Henry J Lyons

# Architectural Design Statement
## Alterations to Shoreline GA01 Lands at Baldoyle

June 2021

Revision P01



| Revision | Description | Date | Checked |
|---|---|---|---|
| A | Planning issue | 02.06.21 | CP |
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# 01 INTRODUCTION

# 1.0 INTRODUCTION

This design appraisal report has been prepared by Henry J Lyons & Partners Architects on behalf of The Shoreline Partnership. The purpose of the Design Statement is to summarize the architectural design approach to the proposed site.

The report describes the site context, the key aspects of the proposed design and demonstrates compliance with national, regional and local planning objectives.



An artist's impression of the proposed scheme as submitted at SHD pre-application stage

# 1.1 SUMMARY OF PROPOSED SHD DEVELOPMENT

Our vision for Project Shoreline is to create a richly landscaped urban setting with an efficient use of land, promoting sustainable densities. Our aim is to create a highly articulated public realm with a broad mix of uses, in a manner that promotes the development of a new vibrant community.

The streetscape and buildings have been arranged to enhance the sense of connection to the village centre and the surrounding parks. There are two main primary ‘green arteries’ through the scheme; Longfield Road provides a clear, legible orientation towards Racecourse Park and Stapolin road connects the village centre to the Haggard. These green links relate physically and visually to a number of public and communal open spaces at ground and podium levels which emphasises the position of landscape at the heart of the scheme.

The scheme is predominantly residential and will provide 882 high-quality homes in a mix of residential types, including no.747 apartments; studio, 1-, 2- and 3- bed units. The scheme will also include no. 135 2,3 and 4 bed houses. A mixture of residential amenity, a generous retail offering, creche, medical centre, pharmacy are located along the primary Longfield Road Spine and in Stapolin Square.




Proposed Planning Application site boundary

Permitted Scheme site boundary under planning application F16A/0412

Land under the ownership of the applicant, subject to separate application

# 1.1 SUMMARY OF PROPOSED SHD DEVELOPMENT

**Proposed Section A-A**




**Proposed Section B-B**



## 1.2 PRE-PLANNING CONSULTATION AND LOCAL RESIDENTS PRESENTATION

The proposed scheme has been discussed at a number of pre planning meetings with Fingal County Council during the development of the design.  The planning report, prepared by Brady Shipman Martin, which accompanies this application sets out the dates and subject matter addressed at these meetings. The Brady Shipman Martin planning report also sets out the planning and development context of the proposal.

In addition a Local Residents Presentation was held in March 2021, the objective of which was to engage with the local community.





## 1.3 SUPPORTING REPORTS

In addition to the plans and particulars required under the regulations, this Architectural Design Statement should be read in conjunction with the following technical reports prepared by the project team in relation to various aspects of the proposed development, as well as the suite of documents included in this report. The non exhaustive list of reports includes:

- Planning report
- Landscape Report
- Engineering Services report
- Visual impact assessment images + report
- Daylight Analysis
- Micro Climate report.

# 02 SITE CONTEXT

# 2.0 SITE CONTEXT

The subject site is located within the boundary of the Baldoyle-Stapolin Local Area Plan 2013. It falls within a coastal area 9km northeast of Dublin city centre, on the edge of Baldoyle Village. The site is currently vacant, bounded by hoarding and contains basic site infrastructure in terms of roads and services. The application site incorporates the entire area known as Growth Area 1 as designated in the LAP.




GA01 Indicative Site Location

**Site Location Plan**
Project Shoreline

| | | | |
|---|---|---|---|
| 01 | Clongriffin | 05 | Father Collins Park |
| 02 | Baldoyle Industrial Estate | 06 | Skatepark |
| 03 | The Coast | 07 | Baldoyle |
| 04 | Donaghmede | 08 | Portmarnock Golf Club |

# 2.0 SITE LOCATION AND DESCRIPTION

The main Dublin- Belfast railway line and Clongriffin DART station forms the western site boundary. The existing development beyond to the west comprises largely of 4-7 storey residential buildings. There are planning permissions granted on the plots of land north of the western boundary with a grant for a 16 storey residential building as permitted under SHD Reg. Ref 305316. The southern boundary is defined by existing 2 - 4 storey residential development of Myrtle, while Stapolin Lawns and the Red Arches development define the eastern boundary with buildings ranging from 2 - 6 storeys. The lands to the north of the subject site also fall within the LAP lands and are currently undeveloped and are designated as Growth Areas 2 and 3 in the LAP.

The distinctive natural landscape is significant in determining the character of the area. The adjacent lands are highly sensitive. Baldoyle Bay is Natura 2000 site and is designated as a Special Protection Area and a Candidate Special Area of Conservation under the Birds and Habitats Directives respectively. The adjacent wetlands are of international importance; it is a Ramsar site and also a statutory Nature Reserve. The layout of the masterplan has been designed to take advantage of the opportunities afforded by the natural landscape and significant views from and through the site to the regional park and to the coastline.

At present, there is a partially constructed road bridging over the railway line from the development to the west of the railway. Access to Clongriffin Station from the LAP lands is currently via a temporary lift and stair. This application seeks to complete the connection to the western development, prioritising pedestrian and bicycle movement as well as access to public transport.

The development of this site presents an important opportunity to connect the adjoining fragmented housing developments (The Myrtles and Red Arches) in the Baldoyle - Stapolin LAP area to each other and to existing services and proposed amenities. The development seeks to deliver a focal point to the area through the creation of a village centre (Stapolin Square) and important transport routes and linkages through the site. In accordance with the objectives of the LAP, it is proposed that the density of the site be intensified in the vicinity of this new village centre.




**Land ownership**

- GA01 Indicative Site Location
- GA01, GA02 & GA03
- Portion of Racecourse Regional park within applicants ownership

# 2.0 SITE LOCATION AND DESCRIPTION

1. Clongriffin / Dublin Belfast train
2. 4-7 Storeys (Railway Rd)
3. Permitted 16 storey residential/ commercial building (See DCC 3634/16 PL29N.248713)
4. 2-4 Storeys (Myrtle)
5. 2-4 Storeys (Stapolin Lawns)
6. 2-6 Storeys (Red Arches)
7. GA02
8. GA03
9. Baldoyle Bay
10. Wetlands

GA01 Indicative Site Location
Existing built context
Permission to build




**Existing context**


















## 2.1 PLANNING POLICY AND FRAMEWORK

The subject site is located in Baldoyle, Dublin 13. While the site is on the edge of the urban extent of Dublin City it is within the administrative area of Fingal County Council. The area forms part of the Northern Fringe lands which span Dublin City and Fingal Council areas, as set out below.

**National Policy;**

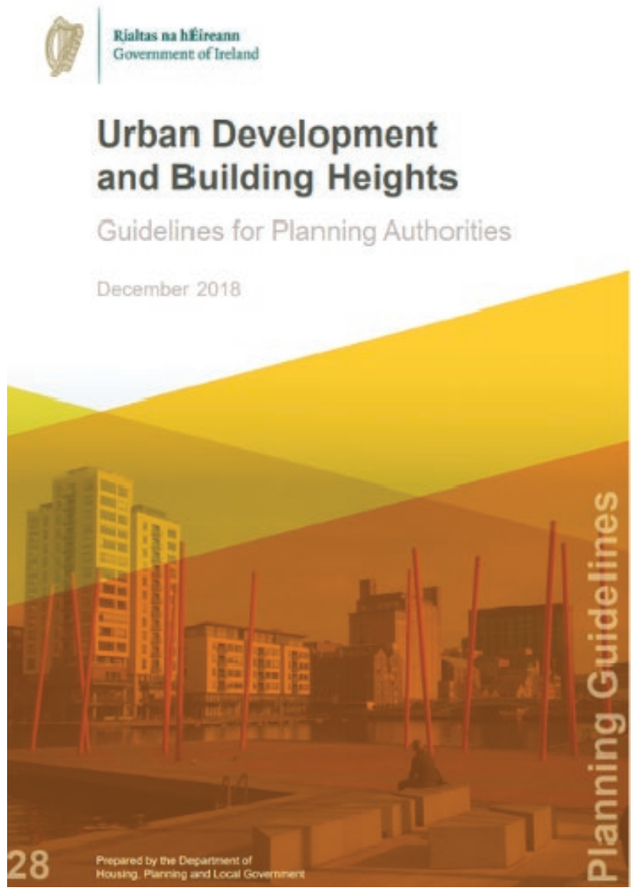
- Project Ireland 2040
- Sustainable Urban Housing: Design Standards for New Apartments (March 2020)
- Urban Development & Building Heights, Guideline for Planning Authorities (Dec 2018)

**Regional Planning Policy;**

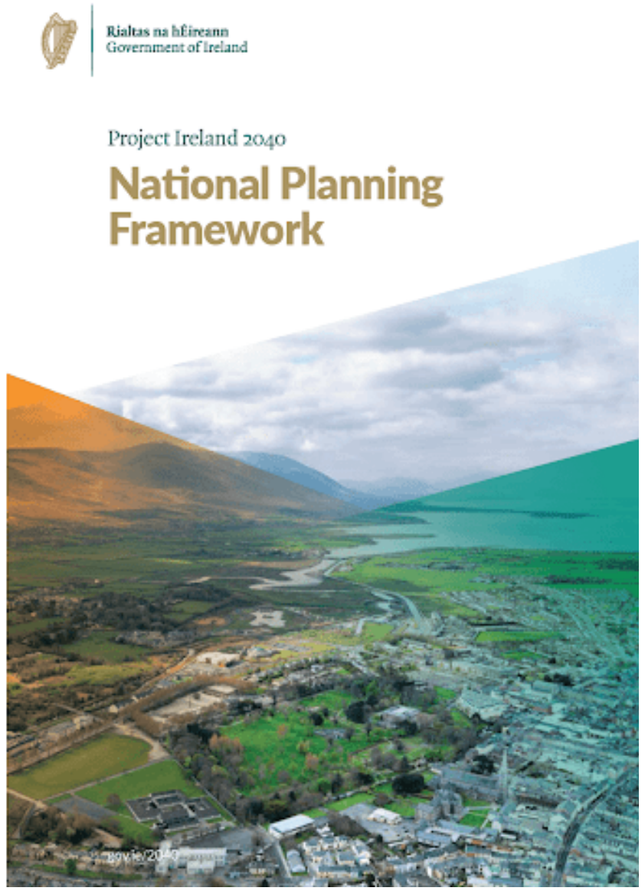
- Regional Spatial & Economic Strategy (RSES) May 2019

**Local Planning Policy;**

- Fingal County Development Plan 2017-2023 - the subject lands are located in the administrative area of Fingal County Council, therefore the Fingal County Development Plan 2017-2023 is pertinent to the site.
- Zoning: The subject site is primarily zoned RA 'new residential' and partially zoned HA 'high amenity'.
- Baldoyle Stapolin Local Area Plan (LAP)




**Urban Development and Building Heights**
*Guidelines*




**National Planning Framework**
*Project Ireland 2040*

## 2.2 LOCAL PLANNING POLICY

The lands at Baldoyle sit within Fingal County Council Development Plan (2017-2023) policy and Baldoyle-Stapolin Local Area Plan (2013) policy.

The objective for the lands is to create new residential development and communities.

Fingal County Council seeks to Consolidate the vast majority of the County's future growth into the strong and dynamic urban centres of the Metropolitan Area while directing development in the hinterland to towns and villages, as advocated by national and regional planning guidance. (Objective SS01)

Baldoyle is considered a 'Consolidation Areas within the Gateway'.

The policy approach in these areas is to gain maximum benefit from existing transport, social, and community infrastructure through the continued consolidation of the city and its suburbs. Future development will happen in a planned and efficient manner utilising opportunities to achieve increased densities where appropriate.

New Residential

Zoned RA 'new residential' under the Fingal County Development Plan 2017-2023.

to 'provide for new residential communities subject to the provision of the necessary social and physical infrastructure.'

Ensure the provision of high quality new residential environments with good layout and design, with adequate public transport and cycle links and within walking distance of community facilities. Provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.

High Amenity

(Racecourse Regional Park) – north of the residential area; Protect & Enhance High Amenity Areas With the objective for Fingal County Council to deliver Racecourse Park

GA01 Indicative Site Location

**The LAP sets out 4 development themes with corresponding objectives:**

1. Sustainable Development - the creation of an urban area with buildings and surrounding areas constructed to high standards of sustainable design, accessible good quality public transport, green spaces and corridors and strong inclusive communities.

2. High Quality Places for All - the development of interesting, exciting and stimulating buildings and public spaces, which make the most of natural features and are well connected to surrounding areas.

3. A New Heart for Baldoyle-Stapolin- the development of a new mixed use local centre and public realm in which people want to live, work and invest.

4. Homes for the Future – the creation of well designed sustainable adaptable homes and neighbourhoods, which cater for a wide range of households.

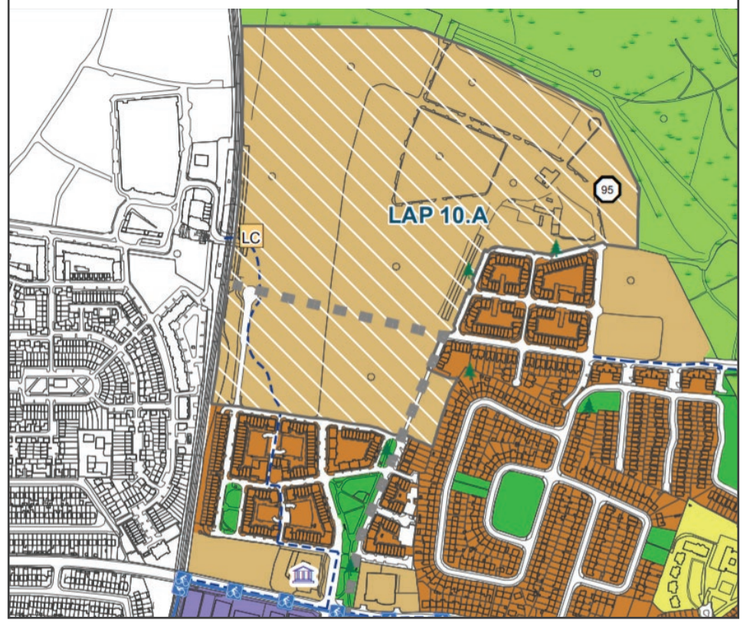
The LAP sets out a range of criteria to guide development proposals to achieve these objectives. The proposed development is put forward in this context.



**Baldoyle Stapolin LAP map. (Source: FCC, 2019.)**

Fingal County Council Development Plan



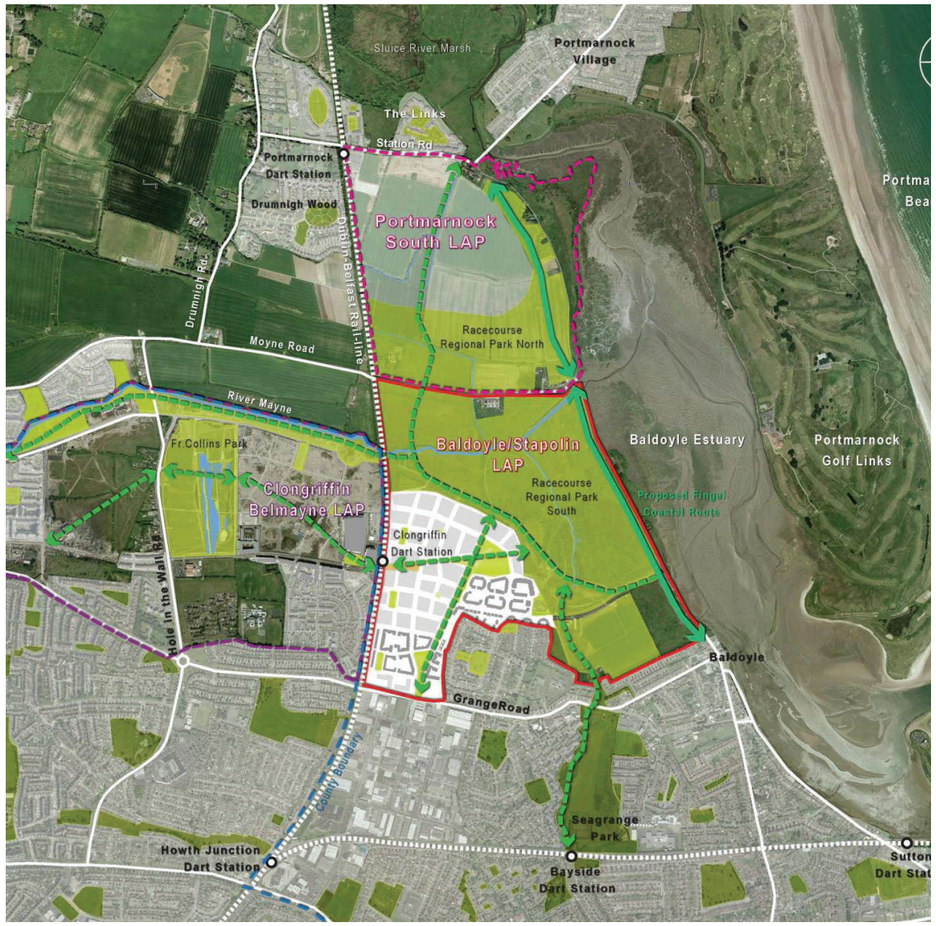






## 2.3 RACECOURSE REGIONAL PARK

An intrinsic part of the Shoreline scheme is the development of Racecouse park to the North of the proposed site within the Baldoyle-Stapolin LAP lands and the Portmarnock LAP lands to the north, as an Ecological buffer zone. A landscape strategy was adopted through the LAPs to promote a balanced approach to human amenity and nature conservation. The landscape strategy incorporates many different elements that support the Shoreline development such as a cycle/walkway and recreational spaces, balanced with areas dedicated to the protection of flora and fauna

Source: Fingal County Council - Planning report:Baldoyle to Portmarnock Pedestrian Cyclist scheme




Landscape Masterplan Baldoyle-Stapolin LAP lands and the Portmarnock LAP lands



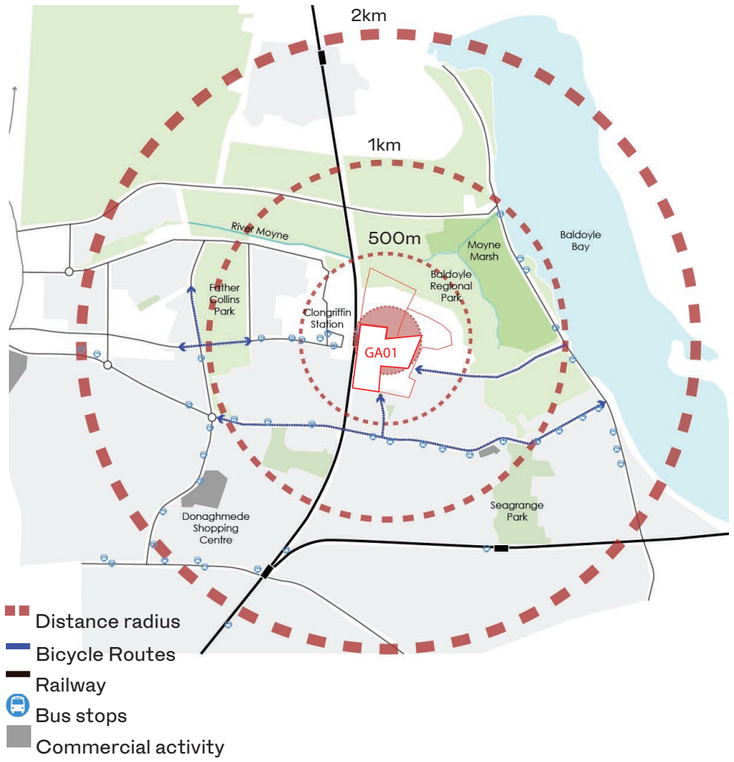

Green Infrastructure and Landscape Masterplan Baldoyle-Stapolin LAP

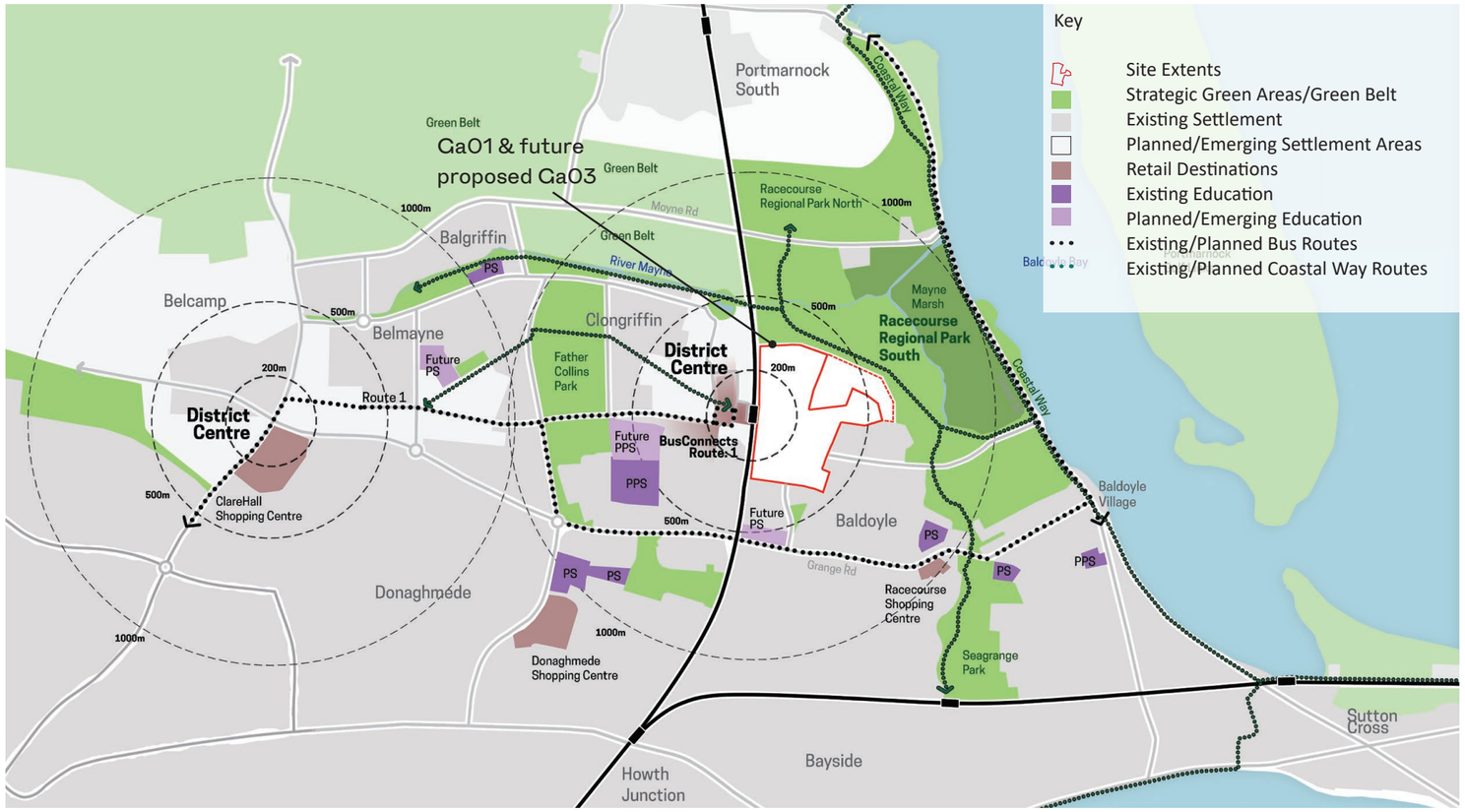
## 2.4 THE MISSING GAP: INTEGRATING WITH EXISTING BUILT AND NATURAL ENVIRONS

The Baldoyle-Stapolin LAP highlights the opportunity at the lands to the south of the former Baldoyle Racecourse to create a new, diverse community on a compact urban footprint. This new neighbourhood will benefit from excellent transport connectivity (close to Dublin Airport and served by the main Dublin-Belfast railway line at Clongriffin Station), proximity to Dublin's coastline and a new accessible village centre at Stapolin Square. The Racecourse itself will be redeveloped to create 112ha of parkland for the new community.




To support this integration, The site benefits from good public transport links, including the bus and DART.



## 2.5 SUSTAINABLE MOBILITY

The proposed development seeks to integrate into the existing cycling infrastructure and to enhance it through more connectivity. There exists in the area,  the Baldoyle to Clontarf Greenway which is to be extended to Sutton. The proposed development of GA01 will connect into this greenway, linking Donaghmede and Clongriffin in the West to the coast. The development will included ample secure bicycle parking as follows (based on 1 spaces per bedroom and 1 every 4 units for visitor & including commercial spaces):

- 1,542 Bicycle parking spaces, of which:
- 1,316  Spaces for residents
- 194 Spaces for visitors
- 32 Spaces for commercial uses

In addition, the development will be serviced by new bus routes and the existing rail network. The development has taken into consideration in the design the future track extension to the rail line.

Bus routes will be brought into and will circulate around the site, with bus stop locations in highly public areas. Bus route connections to numbers 29a, 102, 32 & 15.

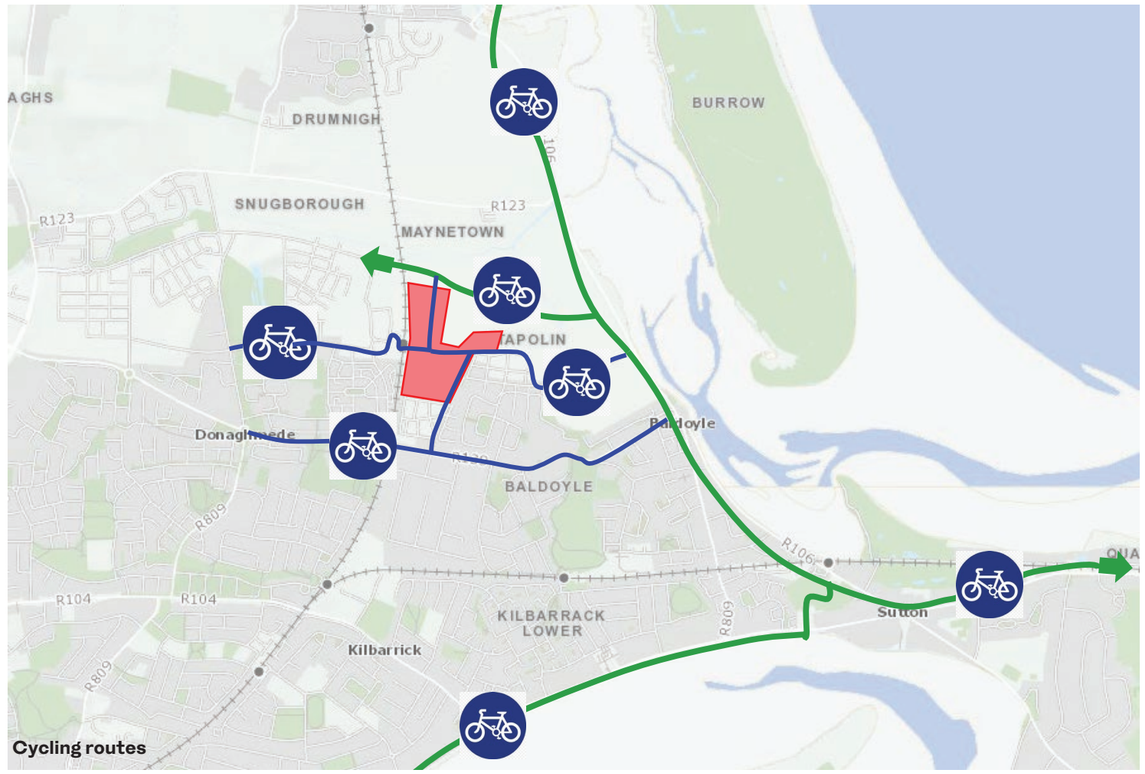


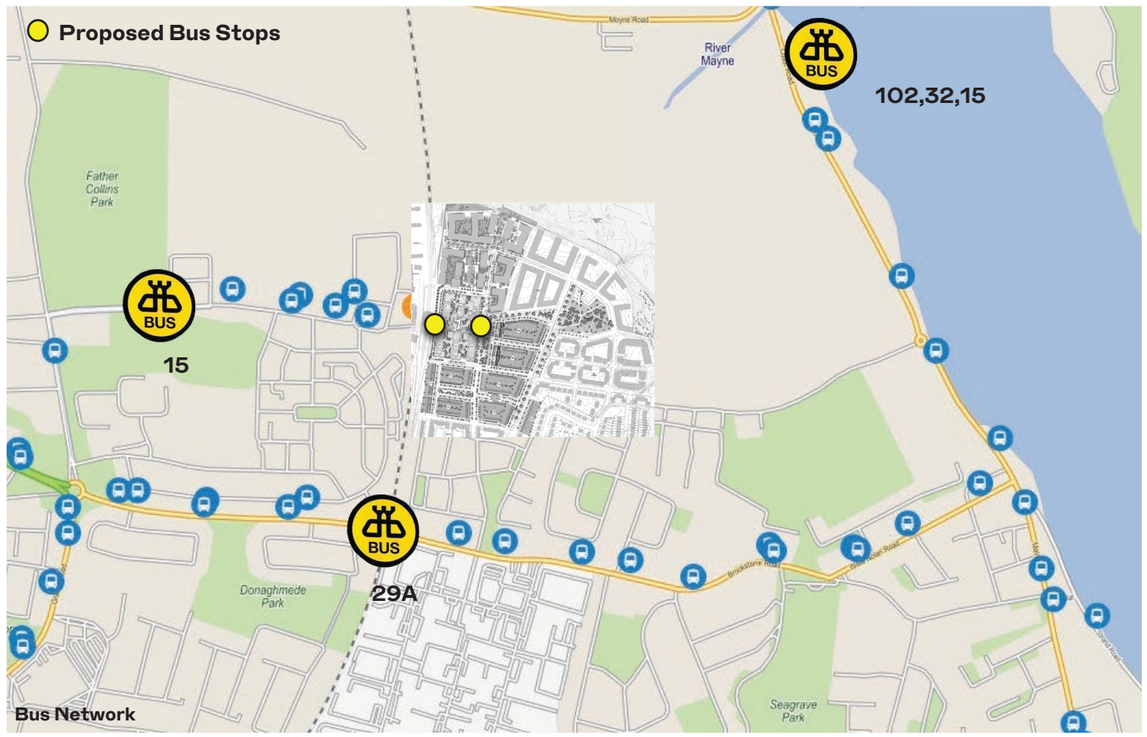








## 2.6 PERMITTED SCHEME

Planning permission was secured for the subject lands under F16A/0412 ABP Reg. 248970 and the extent of this permission is shown on the accompany drawing.

This permission has been subsequently amended by  F20A/0258 and F21A/0046

Please see Planning Report for details on these amendments




F16A/0412 (ABP Reg. Ref. 248970) site boundary

**Permitted Site Plan**

## 2.7 COMPARISON WITH PERMITTED SCHEME

The aspiration for the new application was to recognise and retain the positive aspects of the permitted scheme while overlaying the opportunities and directives of the 2020 Sustainable Urban Housing, Design Standards for New Apartments, Guidelines for Planning Authorities (2020). To assist in understanding how the new proposal varies from the permitted scheme, we set out a schedule of the high level changes, which will be expanded in the following chapters of this report:

**1. Adjustment of the red line boundary**
The red line boundary in the permitted scheme runs along the north edge of Stapolin Square and proposed a temporary retaining solution to the north boundary edge. It is proposed to shift this boundary further north to include the design of an apartment scheme north of the square and a link road to the station. This new approach improves the schemes connectivity and completes the heart of the development at Stapolin Square, enhancing connection to the Rail Station.

**2. Residential and Commercial Amenities.**
The new proposal provides a higher quantum of resident and commercial amenities which are now split into 2 separate clusters in Block A and in D, and seeks to elevate these shared facilities to a central community role. There are more, and better accessible communal facilities in the new proposal, spread across the neighbourhood.

**3. Height variations**
The new proposals looks to increase the current permitted heights to respond to Government guidelines in the Urban Developments and Building Heights, Guidelines for Planning Authorities(Dec 2018), the 2020 Sustainable Urban Housing, Design Standards for New Apartments, Guidelines for Planning Authorities (2020) and the LAPs height aspirations for the site. The proposed increased density across the site responds to these guidelines given the sites adjacency to sustainable transport.

**4. Character**
The proposal aspires to deliver a high-quality development, improving the design of building elevations and the public realm by the introduction of durable and robust materials. Variation in the architectural style of the building facades

Proposed Planning Application site boundary

F16A/0412 (ABP Reg. Ref. 248970) site boundary

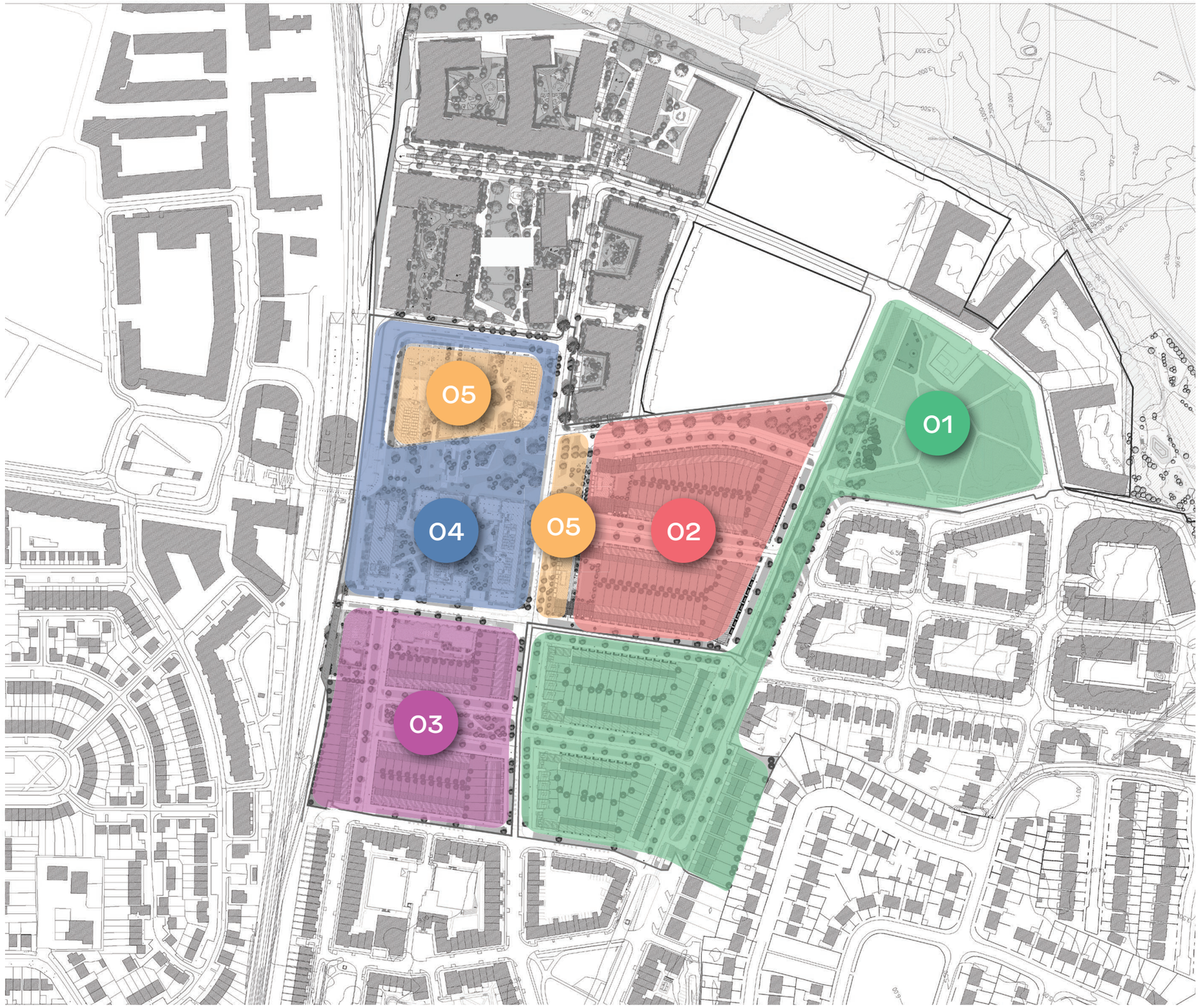



**Proposed Site Plan**

## 2.8 PHASING DIAGRAM

It is anticipated that the development will be constructed in five phases details of which will be agreed with Fingal County Council. The construction and delivery of units is dependent on many variable and it is anticipated that phases may overlap.

Phase 1 is permitted as per applications F16A/ 0412 , F20A/0258 and F21A/0046 and is currently under construction.




- Phase 01
- Phase 02
- Phase 03
- Phase 04
- Phase 05

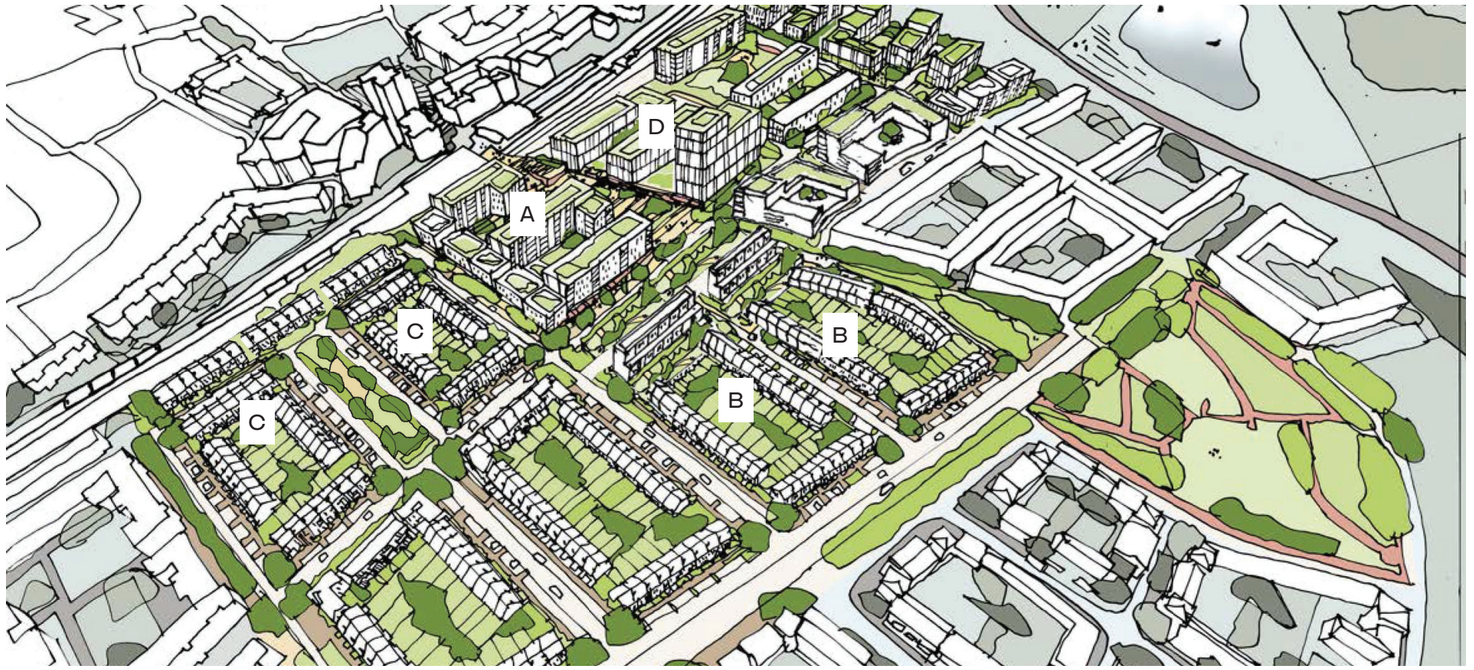
# 03 URBAN DESIGN PRINCIPLES

# 3.0 URBAN DESIGN PRINCIPLES

## The masterplan proposed for Growth Area 1 is organised on the grid layout as established by the LAP. The organisation of building heights have been arranged to give structure and form to the principal avenues and vistas identified in the LAP.

The masterplan gives effect to the density and heights established in the Baldoyle Stapolin LAP. The village centre, Zone A and D, is the most dense and also the highest at a partial 15 storeys of the 'feature building' at the heart of the development. In accordance with the LAP, the heights and density reduce to 5 storey apartment buildings with 3 storey returns in Zone B along Longfield Road which then transition to the two storey houses throughout the rest of Zone B. The heights of the houses are 2 storeys throughout Zone C (with 3 storeys along Longfield Road) with an expressed parapet detail for the houses facing the main primary routes. The apartment blocks of C1a and C2a are 6/4 storeys and 5/4 storeys respectively, acting as transitional buildings between the taller A blocks and the lower houses of C. This reduction in density throughout Zones B and C facilitates the provision of a large number of houses suitable for families. These houses are orientated with the living areas overlooking the primary green spaces and benefit from private amenities to the front of the houses which lead onto tree lined streets.

The grid layout of the masterplan determined by the LAP establishes the typical block size and clearly defines the hierarchy of the proposed street system. The provision of heavily landscaped streets and green corridors have been integral to the design. The buildings have been designed to respond to these green amenity spaces. The building heights are organised with the taller buildings arranged around the perimeter green boulevards and primary transport routes of Stapolin Avenue and Longfield Road. The main thoroughfares generally have increased height and only reduce in height where addressing private and quieter streets.



An artist's impression of the proposed scheme as submitted at SHD pre-application stage

## 3.1 SITE MASTERPLAN - NEIGHBOURHOODS

In response to section 5 of the Baldoyle - Stapolin Local Area Plan, the Shoreline development has been conceived as a collection of neighbourhoods, each with a distinct character and a strong sense of place.

As stated in the LAP, *"Individual character areas within the LAP lands are defined through the finer detailing of the buildings, form, fenestration, the nature of activities they generate, their relationship to each other and to the public realm as well as the specification of the palette of materials required to reflect locality and promote a sense of place."*

The neighbourhoods we are proposing are as follows;

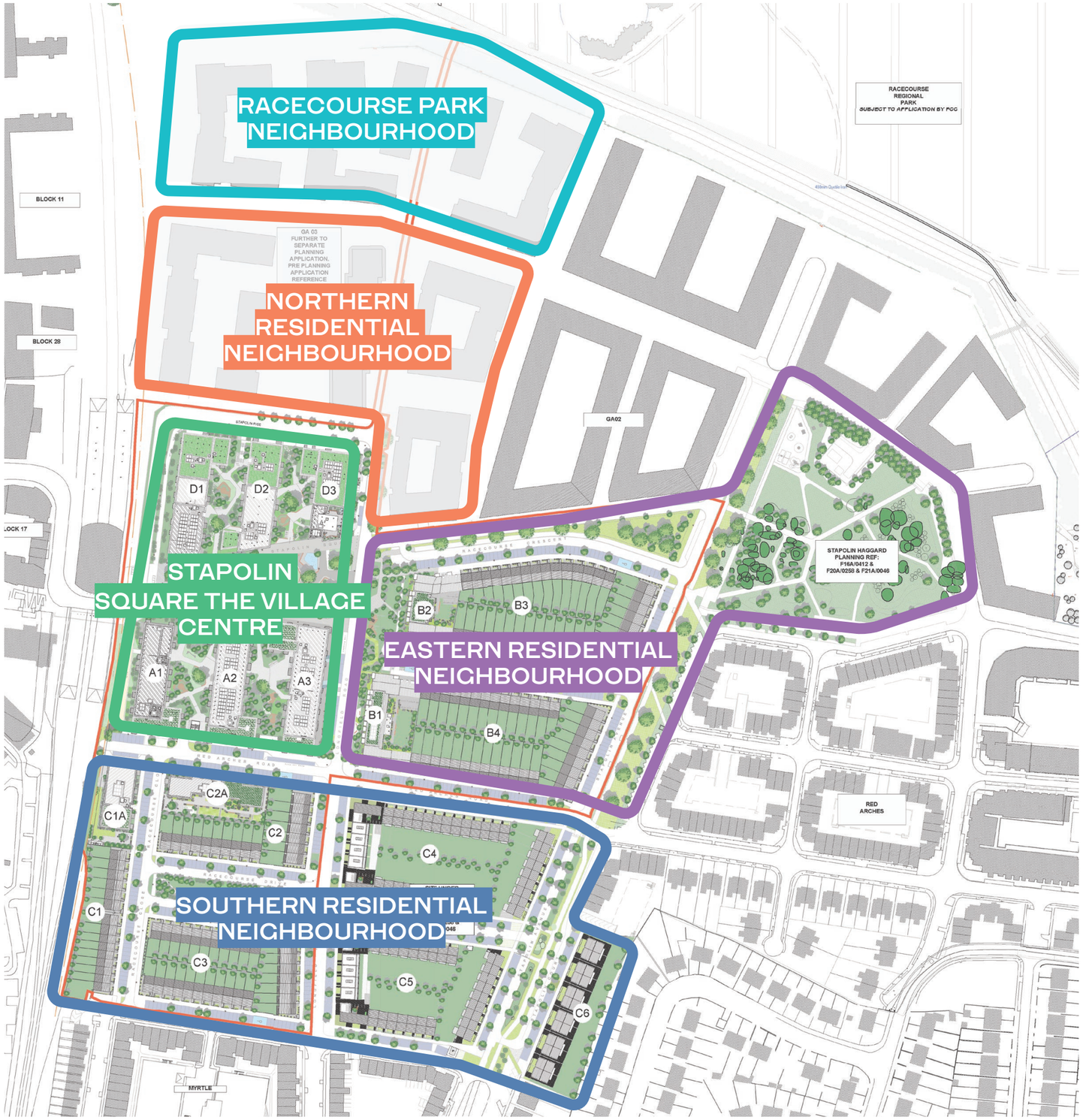
- Southern Residential Neighbourhood
- Stapolin Square, The Village Centre
- Eastern Residential Neighbourhood

And subject to a future planning application for GA03:

- Northern Residential Neighbourhood
- Racecourse Park Neighbourhood




**LAP neighbourhoods**




**Proposed Site Plan with neighbourhoods**

# 3.1 SITE MASTERPLAN - NEIGHBOURHOODS CONT.




The proposed development looks to create character areas which are diverse yet coherent in line with the LAP: *"Character areas will, in some cases, run across density boundaries thereby producing a variety of development forms within a specific character area. Different architectural treatments will be sought to provide variety between character areas and enhance legibility between and within them. "*

*Extract from Baldoyle Stapolin LAP.*















## 3.2 SITE PRINCIPLES

The following site principles form the basis for the urban design approach for the development whilst taking into consideration the objectives of the LAP.



***Urban Square***






***Public park***



***Linear Park***



***Quiet Streets***



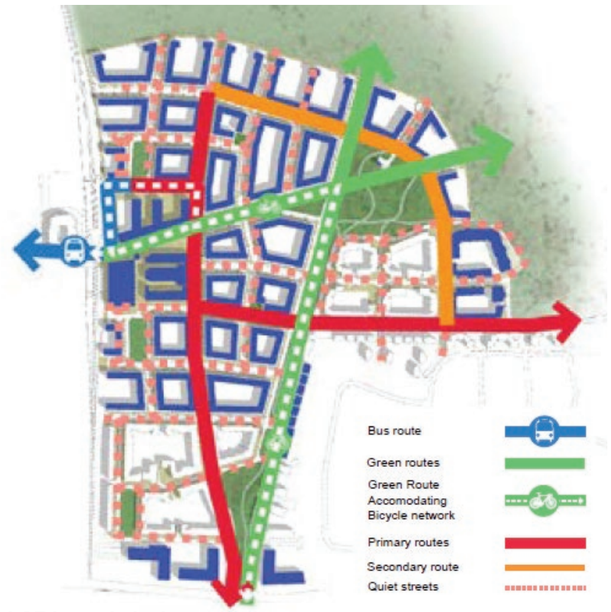
***Pocket Park***



***Green routes***

## 3.3 LAP LAYOUT CONCEPT STRATEGY

The site layout/ urban strategy is informed by the LAP aspirations for the site in relation to the provision of new clear access points across the site, the development of green corridors and the provision of community parks.




**LAP Layout strategy**

- LAP Access Points
- LAP Green Corridors
- LAP Visual Links
- LAP Community Park



## 3.4 CONNECTIVITY - VEHICULAR MOVEMENTS

The road layouts in the scheme are based on the principles set out in the LAP. Longfield Road and Red Arches Road are set out as a Primary Streets in accordance with the LAP facilitating vehicular, pedestrian and cycling access to the Village Centre.

Motor traffic is present only where required, with measures taken to prioritise the pedestrian and the cyclist within the public realm.

A 'boulevard' configuration has been established on Stapolin Road and Longfield Road.




**LAP Layout strategy**

New Roads

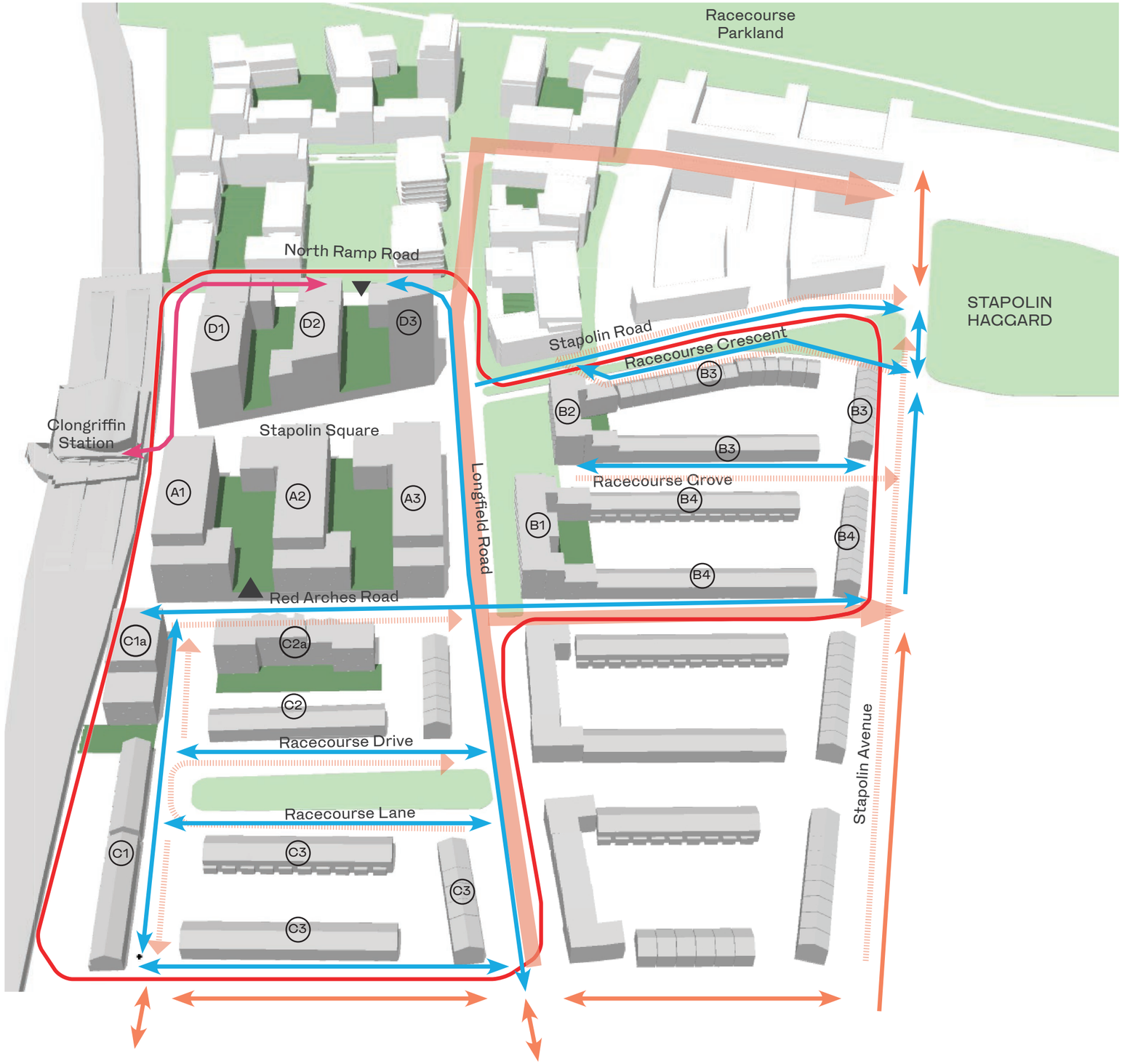
Existing connecting roads

Bus/ taxi only

Primary Vehicular Route
note: Racecourse Crescent/Stapolin Road utilised as primary route until GA03 developed

Secondary Vehicular Route/Local access

Entry Point to the Car Park



## 3.5 CONNECTIVITY - BUS ROUTES

New bus routes are introduced from the Grange road and Red Arches road with bus stops in the village centre at the station platform. These new routes serve to improve connectivity throughout the scheme.




**LAP Layout strategy**




Proposed Future Bus Route

Bus Stop

## 3.6 CONNECTIVITY - PEDESTRIAN AND CYCLIST

The scheme is designed to prioritise pedestrian and cyclist movement throughout the development. Streets are cycle friendly with slow traffic speeds implemented throughout focusing on safety for all. All streets are designed for safe cycle and pedestrian movement with dedicated bike routes only provided on principal routes.




**LAP Layout strategy**




2 Way Cyclepath off Road

On Line Cyclepath on Road

Key Pedestrian routes

## 3.7 INCLUSIVITY

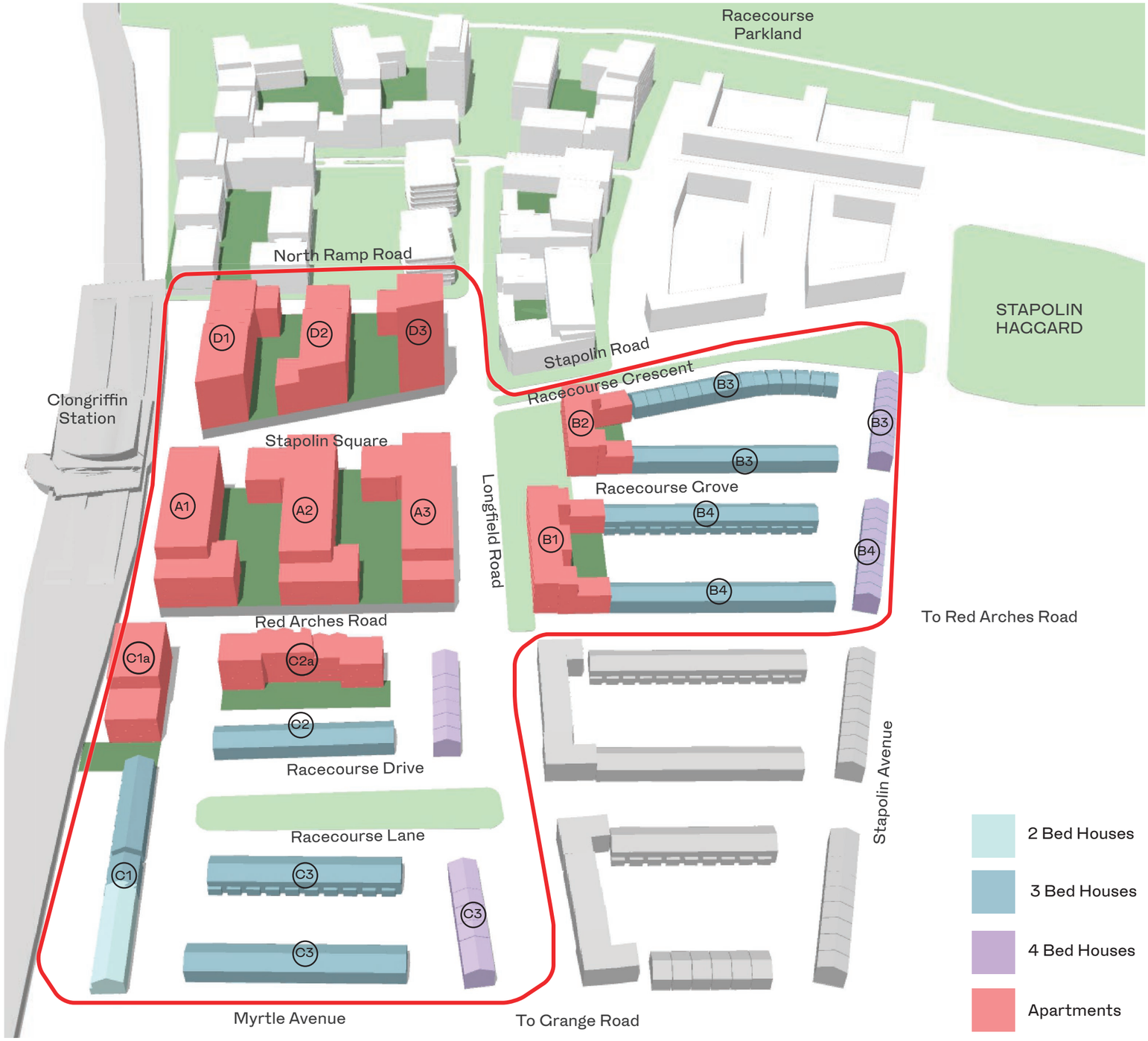
The proposed development comprises of a range of different types and sizes of residential units, to cater for a range of people and households types. A higher density zone to the north and west of the site, at the village centre and adjacent to the railway station comprises of a wide mix and variety of apartment units. Houses and lower density apartments of varying heights are situated to the east and west of the site, complementing the existing residential pattern of development.

A range and variety of studio, 1 bed, 2 bed and 3 bedroom apartments have been provided in the multi unit developments while there is a choice of two, three and four bedroomed houses for larger households with private rear garden space.

The public space strategy includes a variety of amenity spaces of differing sizes that support multi-functional uses by all age groups to support interaction and community engagement. These public spaces are connected by pedestrian, cycle and vehicular routes through the development, and connect with the existing train station and residential developments via new and re-enforced routes.

Small informal play areas with sculpturing mounding for use by toddlers and young children are dispersed throughout the public open spaces and communal gardens. A larger play and already permitted facility intended for use by older children is located at a more appropriate location within Stapolin Haggard. It has been designed as an amenity not just for children but for all members of the community. Well considered and designed pocket parks are located to ensure ease of access for residents of the area.

Details of the landscape design are contained in the landscape report and drawings which accompany this application.



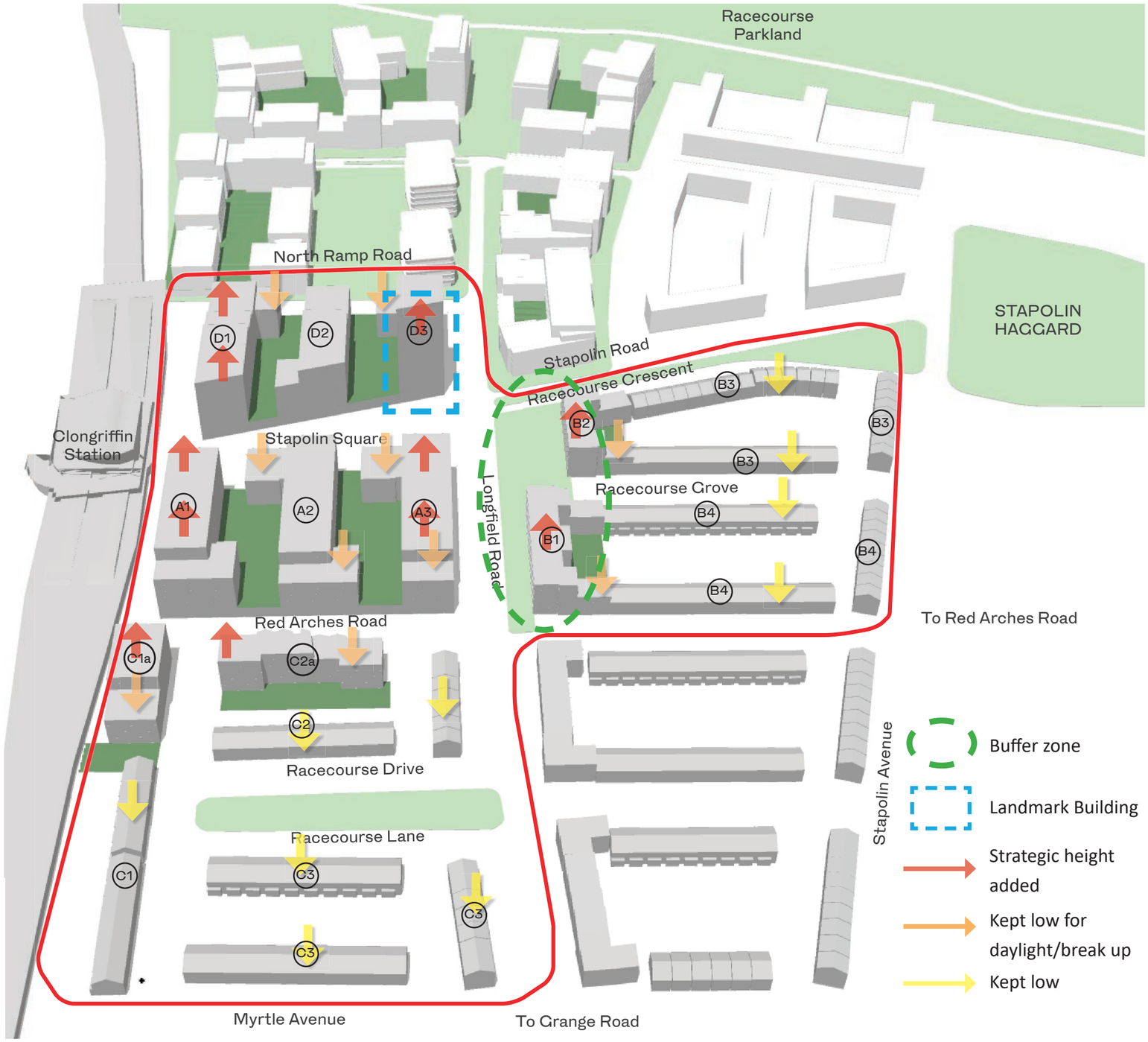
## 3.8 BUILDING HEIGHT STRATEGY CONCEPT STRATEGY

Building heights are set out to be compatible with the LAP and to coexist with existing building heights in the immediate context. The proposal seeks to maintain a continuity of scale with the existing heights along Longfield Road and Red Arches Road. The heights increase towards the village centre and railway station to help define this area as the urban focus.

The proposed building heights range from 5 -9 storeys in the new village centre with a partial 15 storey feature building at the heart of the scheme. The 'feature' buildings' height speaks to the newly granted 16 storey tower to the west of the railway track (See DCC 3634/16 PL29N.248713). The building heights of the Stapolin square blocks reduce to 5-6 storeys at the north, south and east edge in response to their adjacency to houses and lower rise apartment blocks. The 5/3 storey apartment blocks B1 and B2 create an ease of transition between the square blocks and the houses. The linear park at the centre of the scheme reinforces this.




**LAP Height strategy**



# 3.8 BUILDING HEIGHT STRATEGY CONCEPT STRATEGY CONT.

It is considered that these proposed heights are appropriate given the proximity of the existing and permitted high density residential development in Clongriffin directly to the west of the LAP lands and the more modest 2 - 4 storey heights at Myrtle.  The heights proposed respond to the objectives of the LAP, daylight and sunlight considerations and also to the immediate urban design / masterplanning context of the residential units.

At Stapolin Square the height increases from 7 storeys at Longfield road to 8/9 storeys at the railway boundary. The linear park provides a buffer zone between Stapolin Square heights and the lower buildings of B which taper from 5 to 3 storeys to the 2 storey houses. The tree lined avenues outside of the Stapolin Square area (Stapolin Road and Stapolin Avenue, Longfield Road and Red Arches Road) are lined with 2 storey houses or lower height apartment buildings.




**LAP Height strategy**

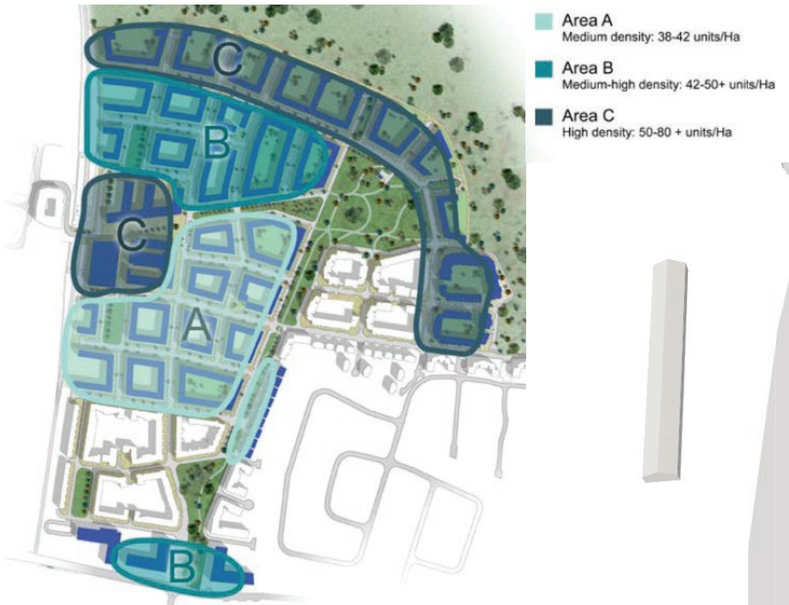


## 3.9 DENSITY

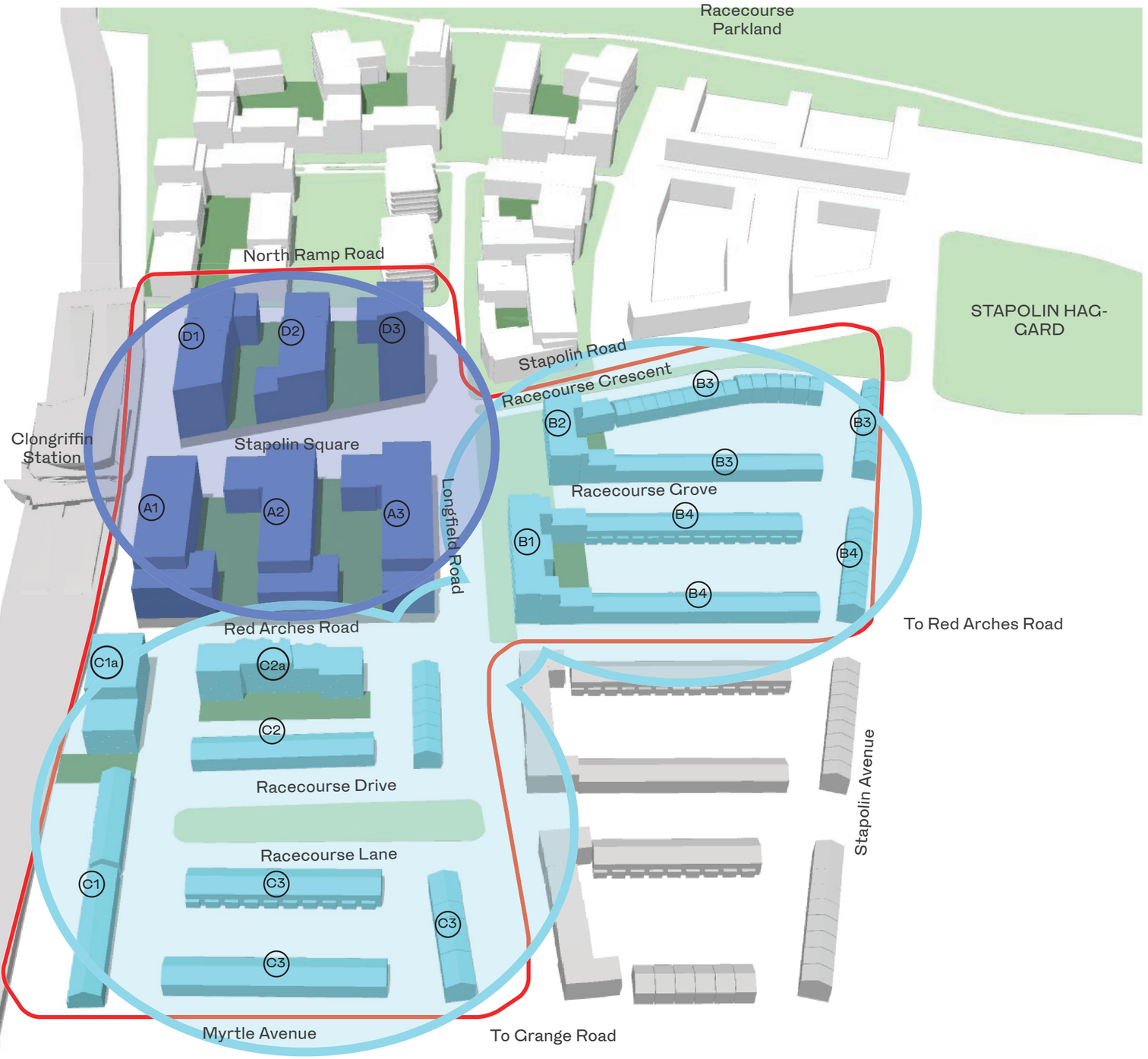
The density for the whole of GA01 would be classified as high density, with a density figure of 99 units per hectare. In comparison with the LAP;

- Area C has a density of: 207 units/Ha (High Density)
- Area A has a density of: 50 units/Ha (Medium density)

These densities are consistent with government policies stated in National Planning Framework, and Urban Development & Building Heights Guidelines for Planning Authorities ( Dec 2018)




**LAP Height strategy**




Area C - High Density

Area A - Medium Density

## 3.10 DISTINCTIVENESS

### THE SCHEME RESPONDS TO EXISTING NATURAL CHARACTER AND ECOLOGICAL FEATURES

The LAP identifies the key view across the bay to Ireland's Eye as a primary design drivers. As previously described, the layout and design of the new pedestrian link from Clongriffin Station, down Stapolin Road to the Haggard has been created to give effect to this objective. In addition, the sensitive and uniqueness of the wetlands environment surrounding the site has been considered at every stage of design process. A constructed wetland is proposed to the north of the site to provide quality water treatment for surface water from the site to satisfy the requirements of the LAP.

### CHARACTER

Both the layout and the detail design of the buildings and interstitial spaces give effect to a unique and distinctive residential community. The overall objective of the scheme is to provide an urban matrix with a richness of landscape character throughout. The relationship between each unit and the natural environment is highly articulated and the scheme enjoys a highly developed public realm in addition to generous and well configured private amenity spaces.

The Village Centre is well defined with the surrounding residential buildings incorporating an active retail ground floor use and forming four landscaped courtyards and the Stapolin Square

Outside of the village centre the grid layout suggested in the LAP provides the opportunity to form long terraces of houses. This is a successful and much used traditional building typology which results in well defined building lines and contained streetscapes. The corners of these long terraces reveal the pitched gables and are articulated to create distinctive bookends along the streetscapes.

The rigour of the terrace typology is enlivened through the playful articulation of windows and the expression of chimneys on these corner points. The predominant building form is that of the traditional pitched roof. This simple and recognisable form is considered an appropriate architectural expression given the residential use. In addition this language knits in with the existing architectural language, of Myrtle, Red Arches and Clongriffin to the west.

### MATERIALITY

A simple and restrained palette of materials has been selected for a high quality and durable appearance, while providing ease of maintenance. The choice of brick as the dominant building material unites the individual blocks and zones in a single cohesive scheme while acknowledging the existing brickwork in the adjoining development. The brick facades bring warmth and texture to the buildings and provide a domestic scale and character to the houses and apartments. The brickwork also provides a backdrop to an extensive landscape proposal which is intended to provide additional texture to the development.



# 04 LANDSCAPE  AS AN URBAN DESIGN PRINCIPLE

# 4.0 LANDSCAPE INTRODUCTION

Our vision for Project Shoreline is to create a richly landscaped urban setting with an efficient use of land, promoting sustainable densities. The approach to the architecture of the scheme is to consider the buildings within the context of a highly developed public realm.

Bernard Seymour Landscape Architects have designed a lush landscaped environment which compliment the Architectural intent for the buildings.

For further detail see Landscape Strategy Design Statement.



# 4.1 LANDSCAPING PRINCIPLES AS URBAN DESIGN PRINCIPLES



*Utilised terraces for planting and seating*



*Landscape features as part of informal play*



*Green Routes through the site*






*Materials as a directional aid and reference to the sea*



*Easily accessible amenities*



*Large, green open spaces for recreation*

# 4.2 LANDSCAPE MASTERPLAN

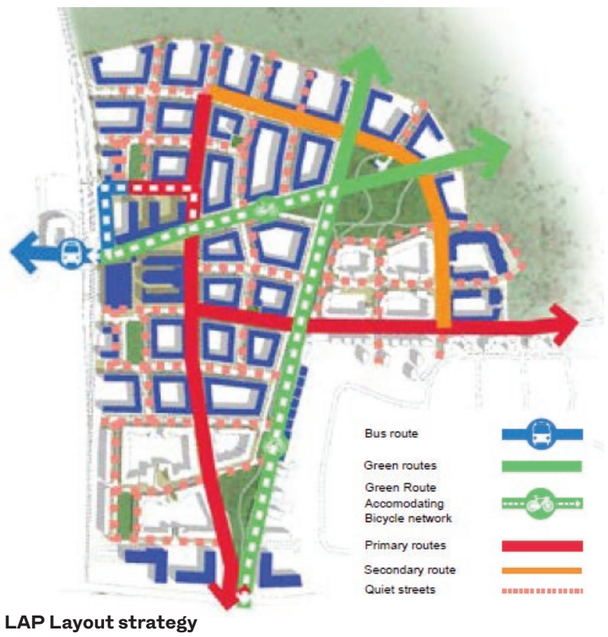


## 4.3 PUBLIC REALM AND OPEN SPACE STRATEGY
## GREEN ROUTES

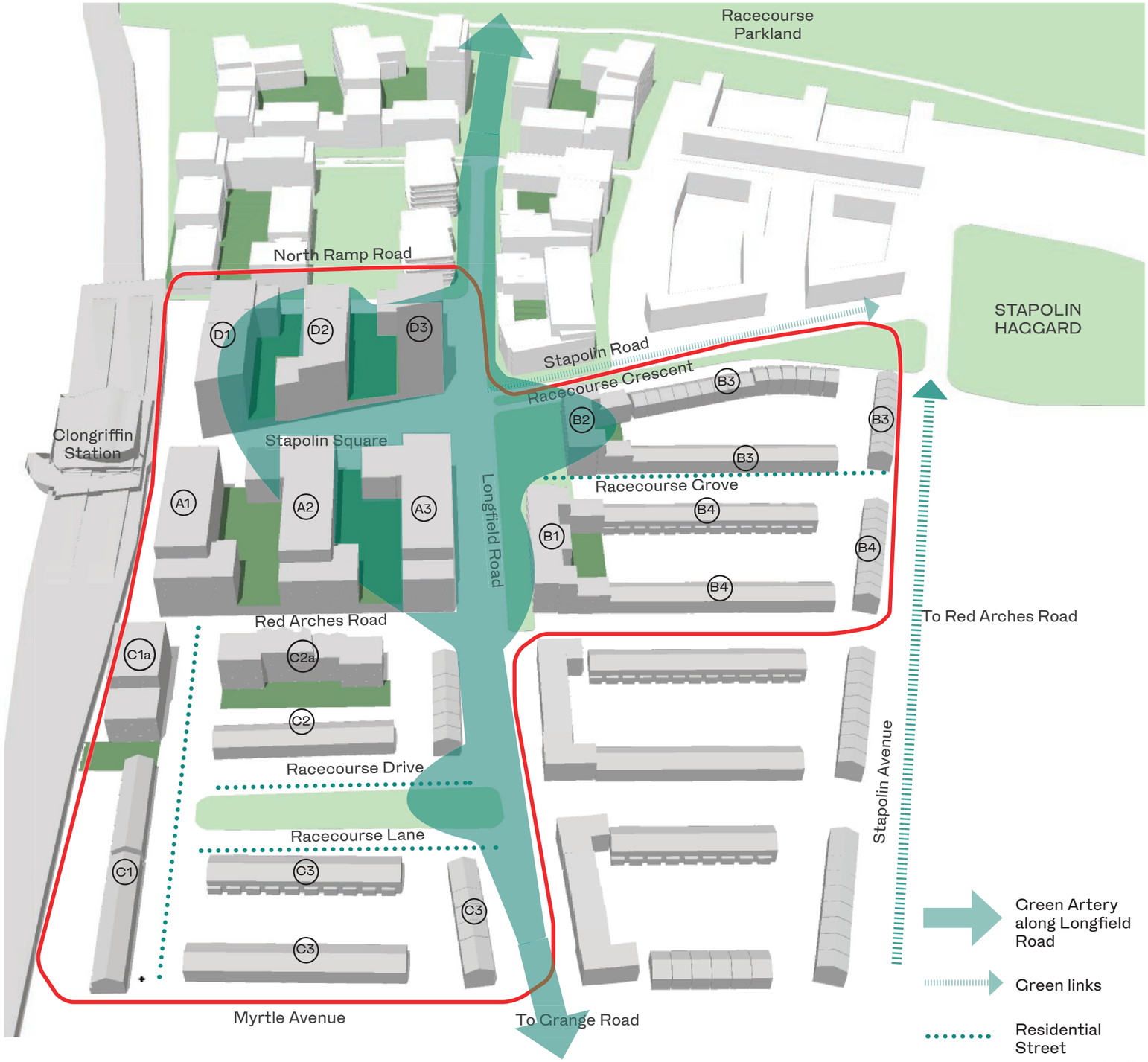
There is a generous provision of outdoor public amenity spaces integrated into the scheme. There are a variety of large and smaller public spaces linked by green corridors as well as semi-private communal spaces for the apartment residences. Tree planting, hedges and low railings are used extensively to create soft boundaries to provide transparency and permeability to both the public green spaces and to delineate private front gardens. The design of the individual street sections have been carefully coordinated to give effect to the principles described in the LAP. Well defined streets with clearly delineated traffic routes, parking zones, tree pits, footpaths and privacy buffer zones have been strategically coordinated to give effect to a high quality residential urban environment.

### GREEN ROUTES

A green boulevard has been created down the centre of the scheme on Longfield road with green links stemming off this green artery. These generous green routes link the primary open space areas of Stapolin Square and the Stapolin Haggard and are designed to link northwards into the future proposed Racecourse Park.




**LAP Layout strategy**






HJL

# 4.3 PUBLIC REALM AND OPEN SPACE STRATEGY
# GREEN ROUTES & QUIET STREETS

Longfield Road and Red Arches Road are defined in the LAP as Primary streets. The road widths are designed to facilitate a public bus route through the site. Bus set downs are located at the eastern end of the village square and this route will be linked to the lands to the west of the railway line upon completion of the northern side of Stapolin Square. The residential buildings fronting onto Longfield Road have entrances located onto the street creating active, over-looked public routes. Red Arches Road to the east is lower in scale and continues the character that has already established in Red Arches, climbing in scale to the apartment blocks to the west of Red Arches Road approaching the train line.





An artist's impression of the proposed scheme as submitted at SHD pre-application stage - View North along Longfield Road










## 4.3 PUBLIC REALM AND OPEN SPACE STRATEGY
## GREEN ROUTES & QUIET STREETS

Two storey terraces face onto the smaller private quiet streets. The roads here are 5.5 metres wide with perpendicular parking and tree planting on both sides. A small private garden of c.2.5m is set behind the footpath to provide privacy to the front rooms of the houses. 2.5 metre wide footpaths are located to the front of this privacy strip, separated from the road by the parking and tree planting zone.

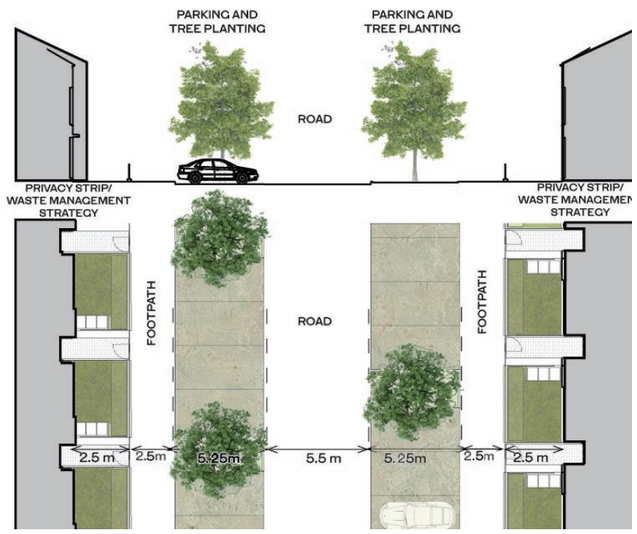








An artist's impression of the proposed scheme as submitted at SHD pre-application stage - View of Houses on Racecourse Drive from Pocket Park








## 4.4 PUBLIC REALM AND OPEN SPACE STRATEGY
## LINEAR AND POCKET PARKS

There are two linear parks integrated into the development both of which connect onto Longfield road. These green parks create a positive aspect to passerby's as they move along the primary tree lined route.

There is a park at the heart of the scheme facing Stapolin Square and one south of the site centred around the houses in Zone C. The linear park facing Stapolin Square offers an extension of the public realm to a green lush amenity for the residents. This park, due to its location and size, offers the residents a large open space, and sensory gardens/playspace for children to enjoy.

The south-west portion of Zone C is organised around a central linear park. In a similar fashion to the linear park facing Stapolin Square, the green park also presents onto Longfield Road. This linear park provides a small play area, seating for the residents and an abundance of green spaces to compliment the surrounding tree lined streets. This provides the residents with a flexible outdoor amenity that benefits from passive surveillance for security. Both parks are fenced in order to provide maximum safety for its users.

These two parks supports the buildings within a landscape concept. There is further open space provided as a green link at the end of Stapolin Road that connects beyond with the Haggard. In addition, there is an over provision of communal open space throughout the scheme contributing to the myriad of recreational, open, outdoor spaces.




Public open space

Communal open space

## 4.4 PUBLIC REALM AND OPEN SPACE STRATEGY
## LINEAR AND POCKET PARKS

The central linear park reinforces the concept of buildings set in a landscape. The park provides a green extension of the urban square (see bottom image).





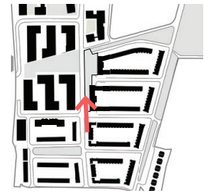
Precedent: Levitt Berstein Granville Road



View North from Linear Park



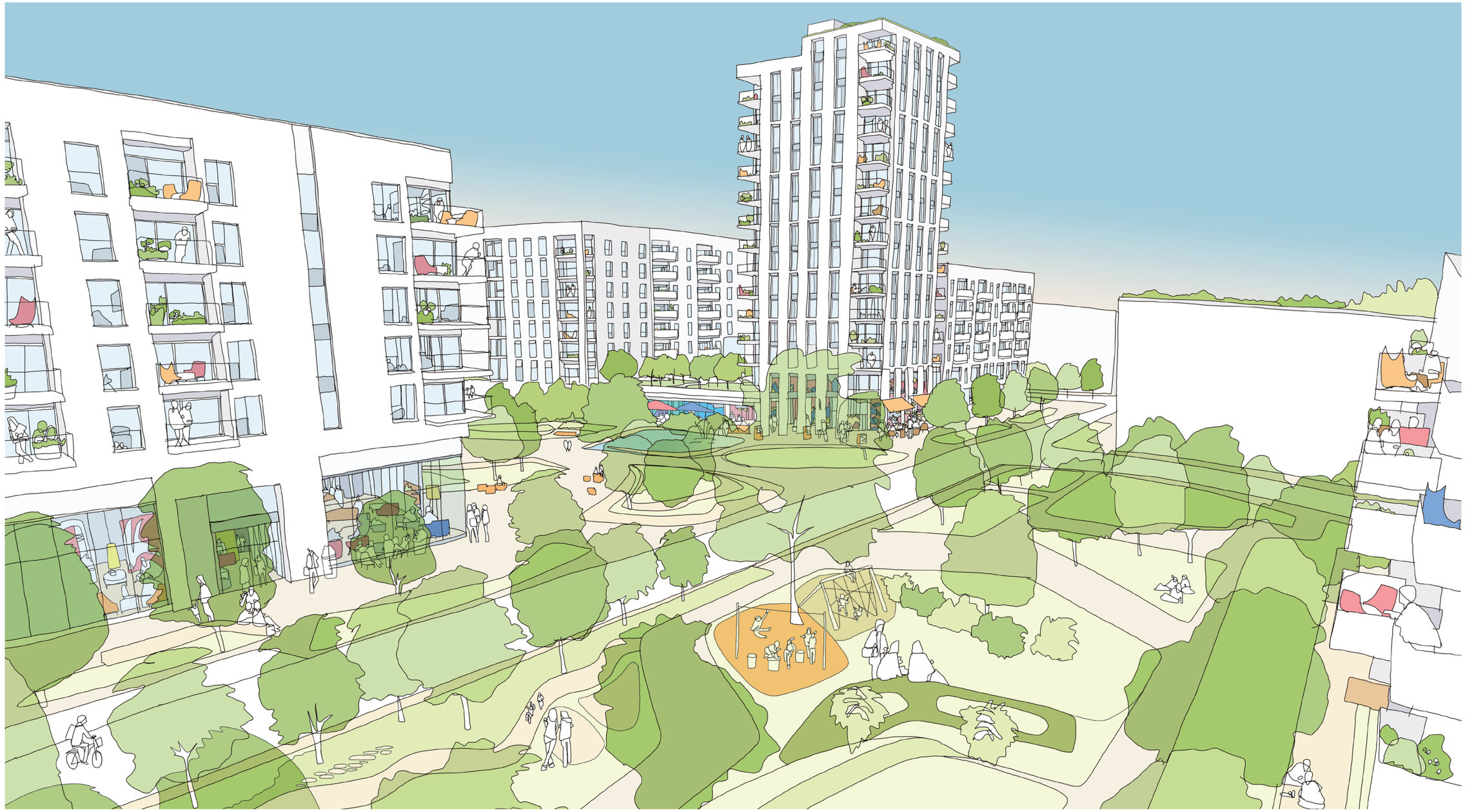
Section through linear park and Stapolin Square



# 4.4 PUBLIC REALM AND OPEN SPACE STRATEGY
# LINEAR AND POCKET PARKS

The pocket parks form part of the basis of design for the scheme; creating landscaped, green recreational spaces for play and leisure. The linear pocket at the heart of the scheme demarcates the transition between the high density development of Stapolin Square and the lower density apartments and houses of Zone B.





# 4.5 PUBLIC REALM AND OPEN SPACE STRATEGY STAPOLIN SQUARE

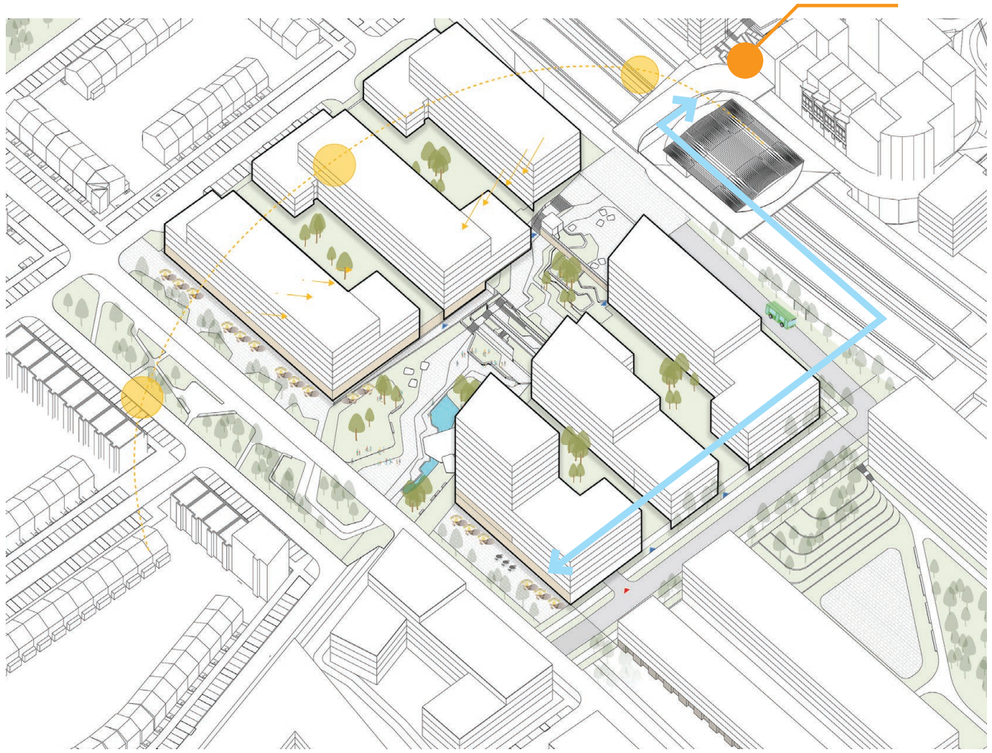
Stapolin square apartment blocks are designed in a courtyard formation. The courtyard scheme seeks to;

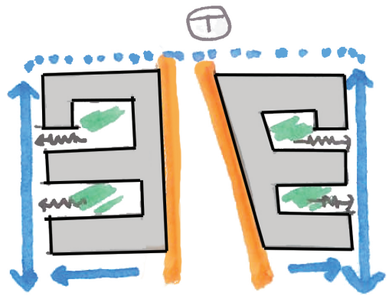
- maximise the daylight penetration to the open spaces and internal rooms by siting the blocks on a North/South axis, amplifying the provision of East/West facing apartments.

- encourage the permeability of people and activities throughout the blocks by the use of linked courtyards, terminating this flow in a communal area of enjoyment for the residents, with the provision of varied residential amenities.

- establish a distinct identity for the blocks via the use of a varied material palette to diminish monotony in the development.

- root the identity of the scheme in visual links to the surrounding context of Ireland's Eye, Baldoyle Bay and Racecourse Park.

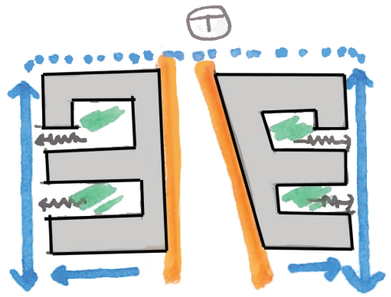




## Proposal 01 - Urban Edge

Advantages
- Strong urban edge to Stapolin Square
- Public/private spaces are defined by architecture
- Hard edge orientated to the public realm with softer edges and views towards low rise residential zones

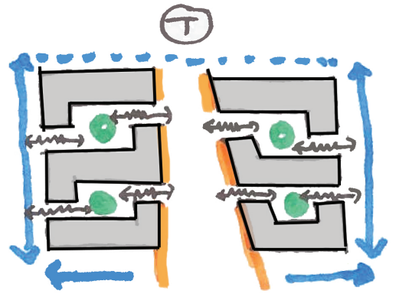
Disadvantages
- Less activated space
- Less public movement North-South across the site
- Views are orientated away from public realm
- Overshadowing to the public realm and northern building



## Proposal 02 - Hybrid

Advantages
- Strong urban retail edge
- Visual links to public realm
- Softer transition between public and private

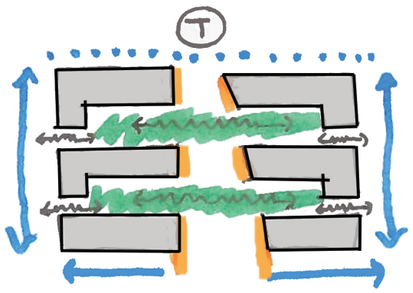
Disadvantages
- Reduced private open space for residents
- Overshadowing to retail zone and northern private open space



## Proposal 03 - Courtyard

Advantages
- Permeable
- Promotes movement between public and private
- Physical and visual links
- Sunlight penetrates through voids into courtyards
- Reduced overshadowing to public realm due to building mass breakup
- Variety to architecture

Disadvantages
- Broken up retail zone



## Proposal 04 - Urban Park

Advantages
- Minimal overshadowing to public realm
- Increased passive surveillance as views are orientated to public realm

Disadvantages
- Reduced private open space for residents
- Broken up retail zone

## 4.5 PUBLIC REALM AND OPEN SPACE STRATEGY
## STAPOLIN SQUARE

The route from the train station and the eventual link to Stapolin Haggard is aligned along Stapolin Road, giving effect to the preservation of the view across the Bay identified in the LAP. The terraced green route down to the main plaza has been designed to allow for set down points for residents or visitors to enjoy the views, to congregate and to relax. The ground floor of this main plaza provides a space for gatherings or markets with shopping facilities and residential amenities.



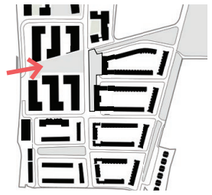

Active street frontages: The Brentford Project, London



Integrated seating at landscaped borders along pedestrian routes




An artist's impression of the proposed scheme as submitted at SHD pre-application stage - View East across Stapolin Square



## 4.5 PUBLIC REALM AND OPEN SPACE STRATEGY
## STAPOLIN SQUARE

Stapolin Square is the central urban space of the development that is the main pedestrian artery of the scheme connecting to the train station at Clongriffin.

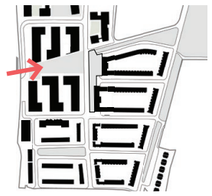




# 4.5 PUBLIC REALM AND OPEN SPACE STRATEGY
# STAPOLIN SQUARE

This urban Square is flanked on both sides by cafe/retail spaces and residential amenity on ground floor creating a vibrant and active public ground plain.





## 4.5 PUBLIC REALM AND OPEN SPACE STRATEGY STAPOLIN SQUARE ACCESS TO TRAIN STATION

Refer to file note prepared by O'Herlihy Access Consultancy and Aramark Public Lifts Management Strategy.

The access strategy for the scheme is in compliance with the Building Regulations 2010 Technical Guidance Document M - Access and Use.

OHAC have been advising the design team on universal design and accessibility throughout the planning stage for the project. There is a 9m change in level within the Square to access the station level and the main square level. A number of studies and designs were prepared, reviewed and analysed as part of the works to access a ramped solution or a lift access solution in the square. The implications of both designs were assessed on the overall scheme. It was decided that lift access was a more user friendly approach to the station. When reviewed the travel distances required through the square on a part M accessible sloped route were exhaustive and the extent of ramp required would reduce usable spaces in the public square. As part of the planning application process a lift management strategy was prepared for Stapolin Square by Aramark. The strategy identifies how the property management team at the site will ensure the lifts are fully operational at all times and the quick turnaround for lift repairs. The square is also accessed by a tree lined sloped road to the north of Stapoln square as per the imagery included. This provides a second accessible route to the train station for residents. Stapolin Square will be populated with clear directional signage to ensure residents and visitors to the square can clearly understand the access routes to the station.



Stapolin Square - lift + stepped access to station



Northern route - tree lined sloped access to station

# 4.6 PUBLIC REALM AND OPEN SPACE STRATEGY
# CARVING OUT SEMI-PRIVATE OPEN SPACES

All of the apartment blocks benefit from generous communal outdoor space.

The courtyards, designed by Bernard Seymour landscape architects, provide lush planted break out spaces that enjoy an abundance of sunshine due to the buildings orientation.

The courtyards in the Stapolin Square (Blocks A and D) blocks are connected by pedestrian links to Stapolin Square. This provides a larger outdoor space for the residents at the urban square and encourages pedestrian movement through the central plaza.




Carved out semi-private space

## 4.6 PUBLIC REALM AND OPEN SPACE STRATEGY CARVING OUT SEMI-PRIVATE OPEN SPACES

There are four communal courtyards provided for the Stapolin Square (Blocks A and D) blocks. These courtyards are designed to give a sense of a natural woodland, with soft planting and trees. There are private terraces for each resident facing onto these courtyards. The courtyards are designed to encourage resident interaction with the residential amenities on the ground floor connecting up to the courtyard level.

The communal spaces to the rear of the B and C apartment blocks include a semi-private landscaped courtyard for the apartment residents. These semi-private courtyards are screened to the houses with soft planting and a wall for privacy. The communal spaces benefit from soft planting and seating for the residents to enjoy.





View of Courtyard between A1 + A2





Precedent of communal landscaped courtyards

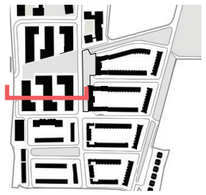
View of Communal Garden of B1





## 4.6 PUBLIC REALM AND OPEN SPACE STRATEGY CARVING OUT SEMI-PRIVATE OPEN SPACES

The courtyards designed by Bernard Seymour landscape architects reinforce the concept of buildings set within a landscape. As the resident or visitor moves through the scheme, they will enjoy views of tree tops from the courtyards.






Section through the courtyards of the A Blocks






Section through the courtyards of the D Blocks






Section through Stapolin Square towards the courtyards of the A Blocks

# 05 RESIDENTIAL QUALITY

# 5.0 RESIDENTIAL QUALITY

The scheme has been designed to provide well considered amenities for the residents of GA01. This includes the design of the public and communal open spaces for residents to enjoy, outdoor amenities as wells as indoor amenities such as shops, cafes, creches, residential amenity spaces etc.



## 5.1 RESIDENTIAL USE + AMENITY

The development benefits from the provision of a generous residential and commercial amenities at ground and podium level.

The residential amenities supports the proposed new residential community by providing a mix of facilities for example;

- Concierge and reception areas

- Lounges and collaborative works spaces

- Study and games room

- Landscaped courtyards

- Resident support facilities.

The residential amenity spaces are located at ground floor and connect to podium level across the A3 and D3 blocks. The scheme also proposes a creche facility for residents, gym, pharmacy, medical centre and shopping/ retail units.




Block A from Red Arches Road



# 5.2 COMMERCIAL & RESIDENTIAL AMENITY

- Residential Amenity
- Medical Centre
- Creche
- Pharmacy
- Retail / Cafe / Restaurant
- Gym

**1577** sq m resident amenity

**462** sq m Medical Centre

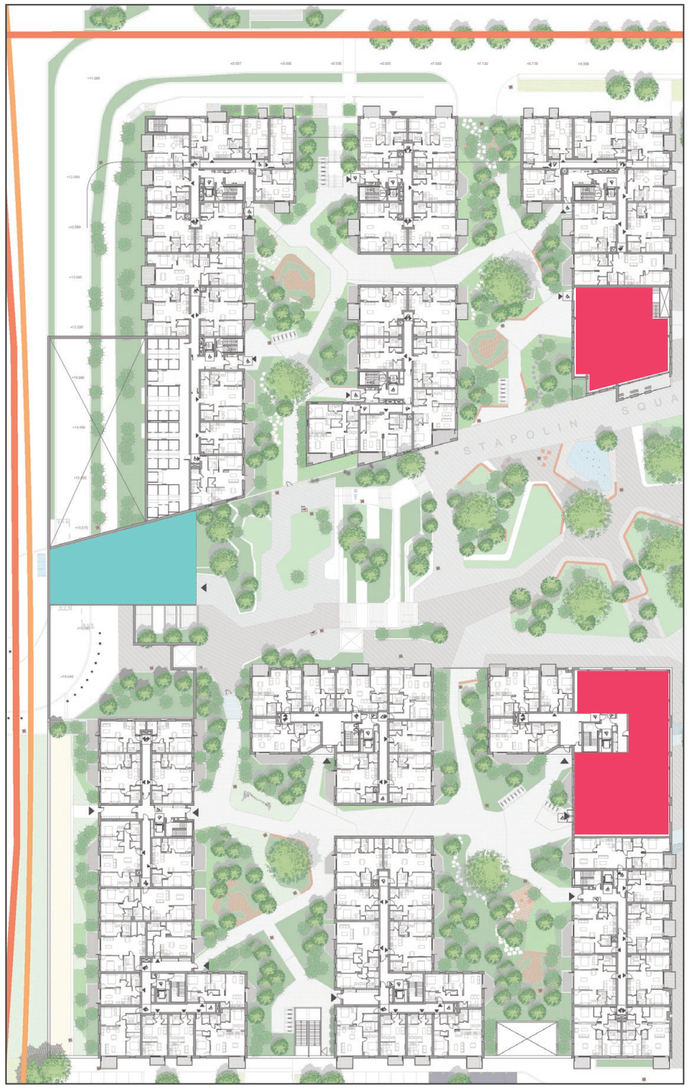
**1512** sq m Retail

**539** sq m creche

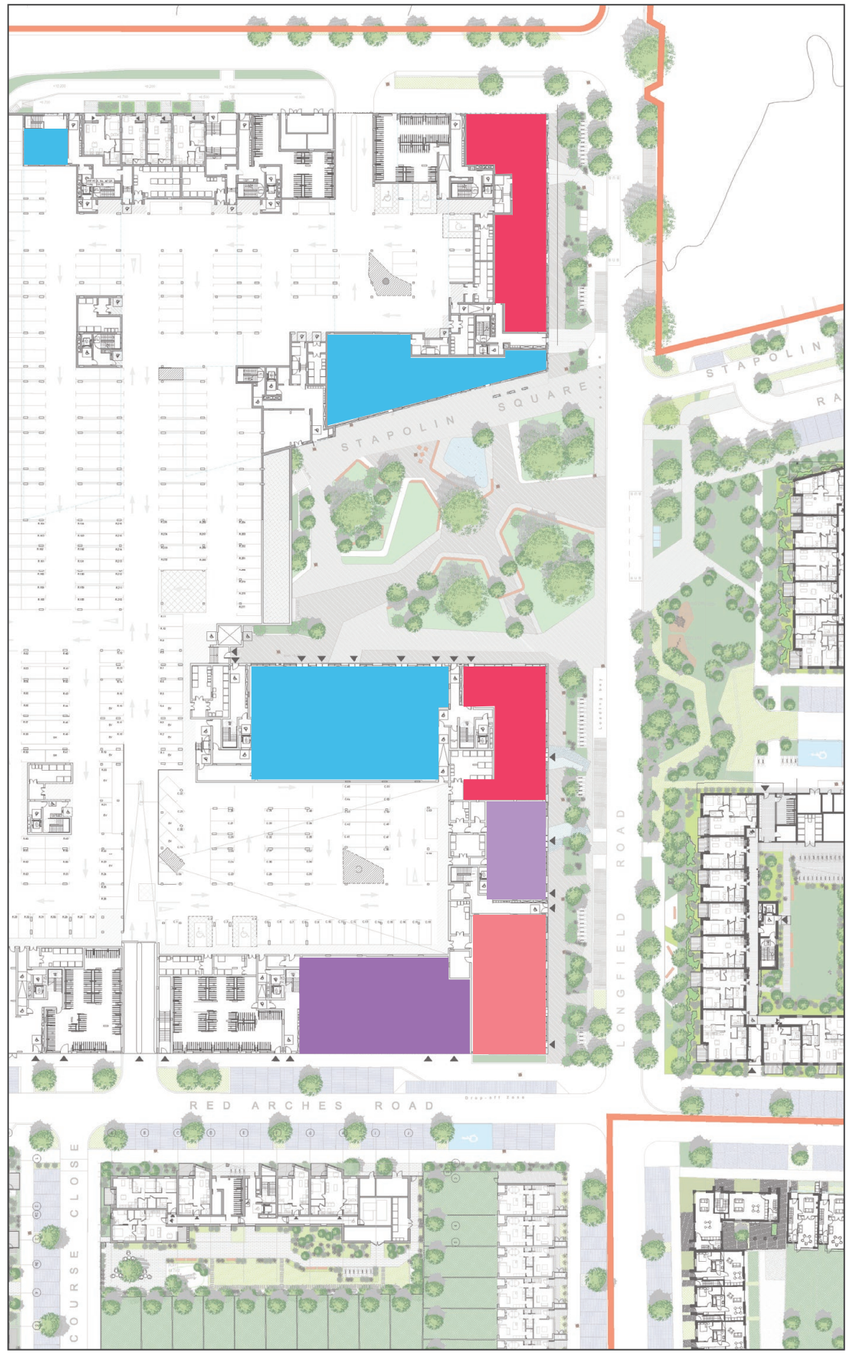
**268** sq m pharmacy

**411** sq m Gym

*Gross areas




Podium Plan




Ground Floor Plan





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# 5.2 COMMERCIAL & RESIDENTIAL AMENITY

Creche - external



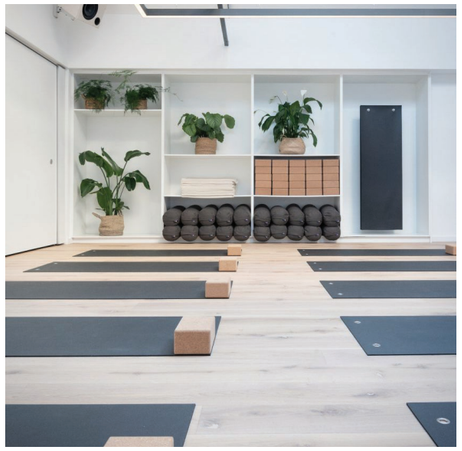
Pharmacy/medical centre



Laundry Facilities



Yoga / Mindfulness

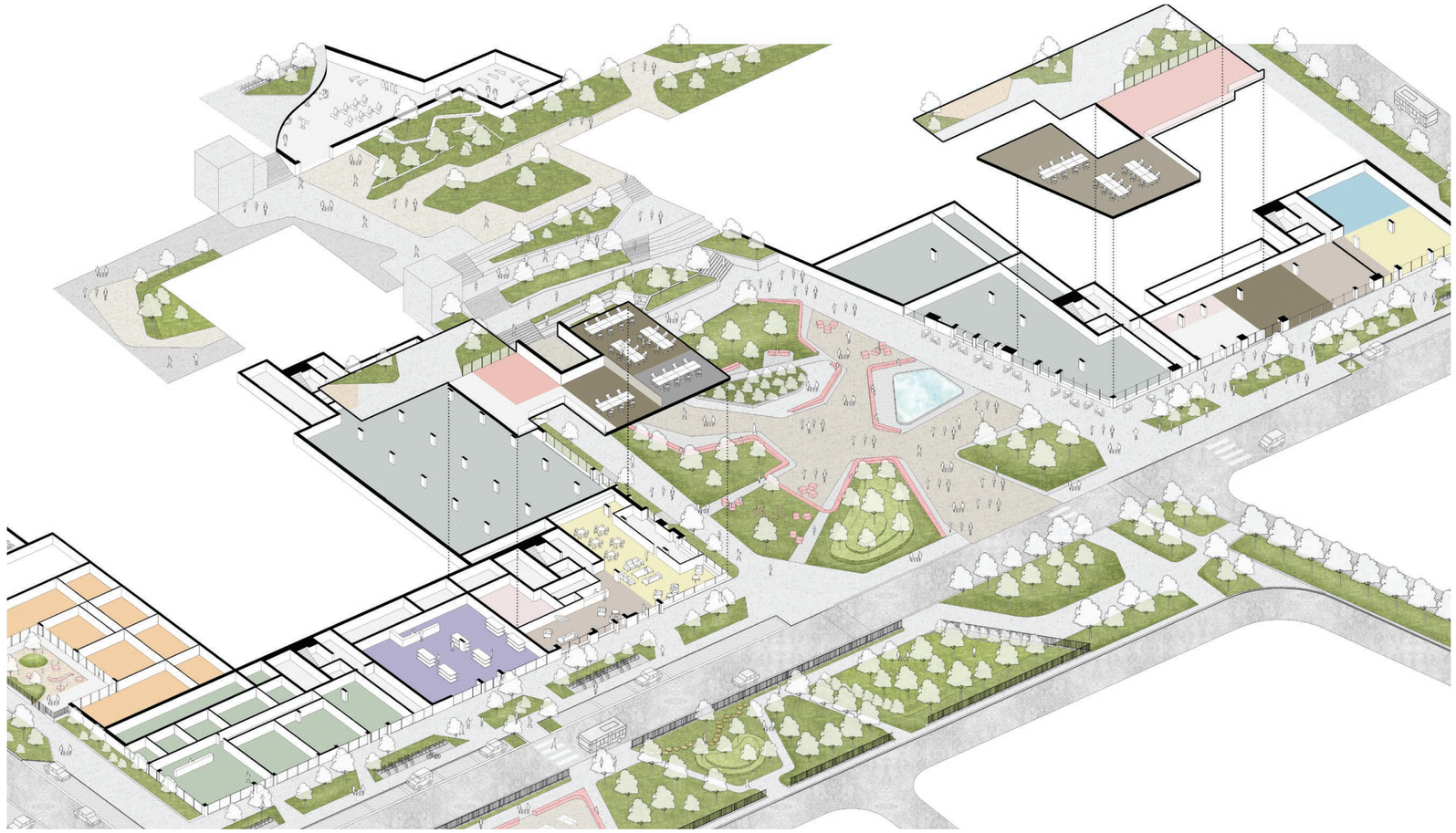


Cafe



Lounge

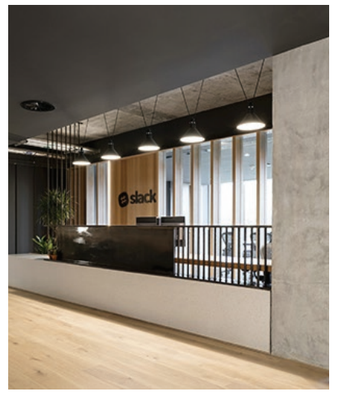




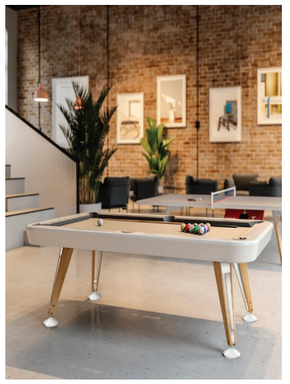
Pet Washing




Concierge




games room



Office Pods

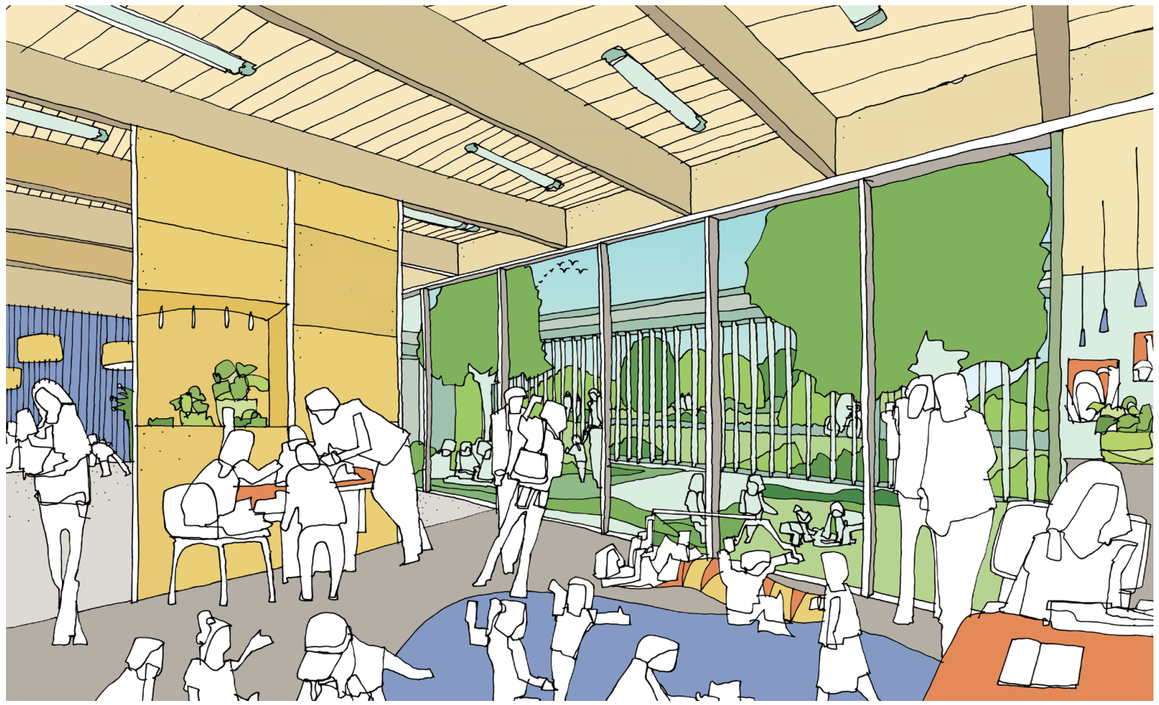


# 5.2 COMMERCIAL & RESIDENTIAL AMENITY

The proposed creche facility in Block A benefits from access to a protected outdoor space





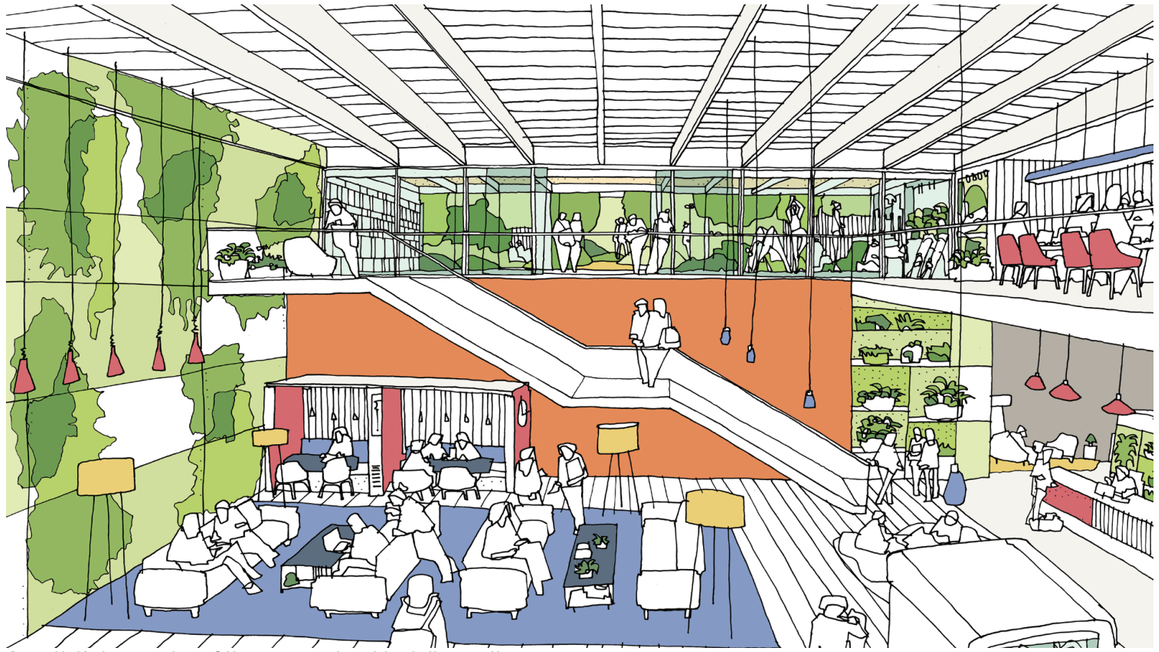


An artist's impression of the proposed creche

The Residential amenity spaces in the A and D blocks benefit from views and access to courtyard level.







An artist's impression of the proposed residentail amenity space

# 5.2 COMMERCIAL & RESIDENTIAL AMENITY




Precedent for design intent for Cafe on the south corner of Block D




An artist's impression of the proposed scheme as submitted at SHD pre-application stage - Block D Cafe and Residential Amenity from Stapolin Square



# 5.3 PUBLIC OPEN SPACE PROVISION

10,042

sq m Class 2 Public Open Space

Red Line Boundary sq m Class 2 Public Open

**Class 2 Public Open Space**

The proposal provides more than 10,000 sq m of Public Open Space on site in the form of small parks and pocket parks. This is twice the required provision under Objective DMS57A. These spaces are designated Class 2 under FCC guidelines as they are:

- between 0.2ha and 2ha
- within 400m walking distance of homes

**Class 1 Public Open Space**

The development benefits from its adjacency to the significant amenity of Racecourse Park, comprising some 112ha of Class 1 Public Open Space and which includes cycle and walking trails, playspaces and sports pitches.

In addition to this, the Haggard Park of approximately 1.5ha is being delivered under the granted application F16/0412 and is being provided as permitted

Please refer to Bernard Seymour Landscape Report for further details.




Public Open Space

| | (sq m) |
|---|---|
| Stapolin Square | 4,914 |
| Linear Park | 2,418 |
| Recreational Lawn | 1,014 |
| Pocket Park | 1,696 |
| TOTAL: | 10,042 |

## 5.4 SEMI-PRIVATE OPEN SPACE

3,035 sq m Semi-Private Blocks A

2,510 sq m Semi-Private Blocks D

639 sq m Semi-Private Blocks B

1,279 sq m Semi-Private Blocks C

sq m Semi-Private Communal Open Space

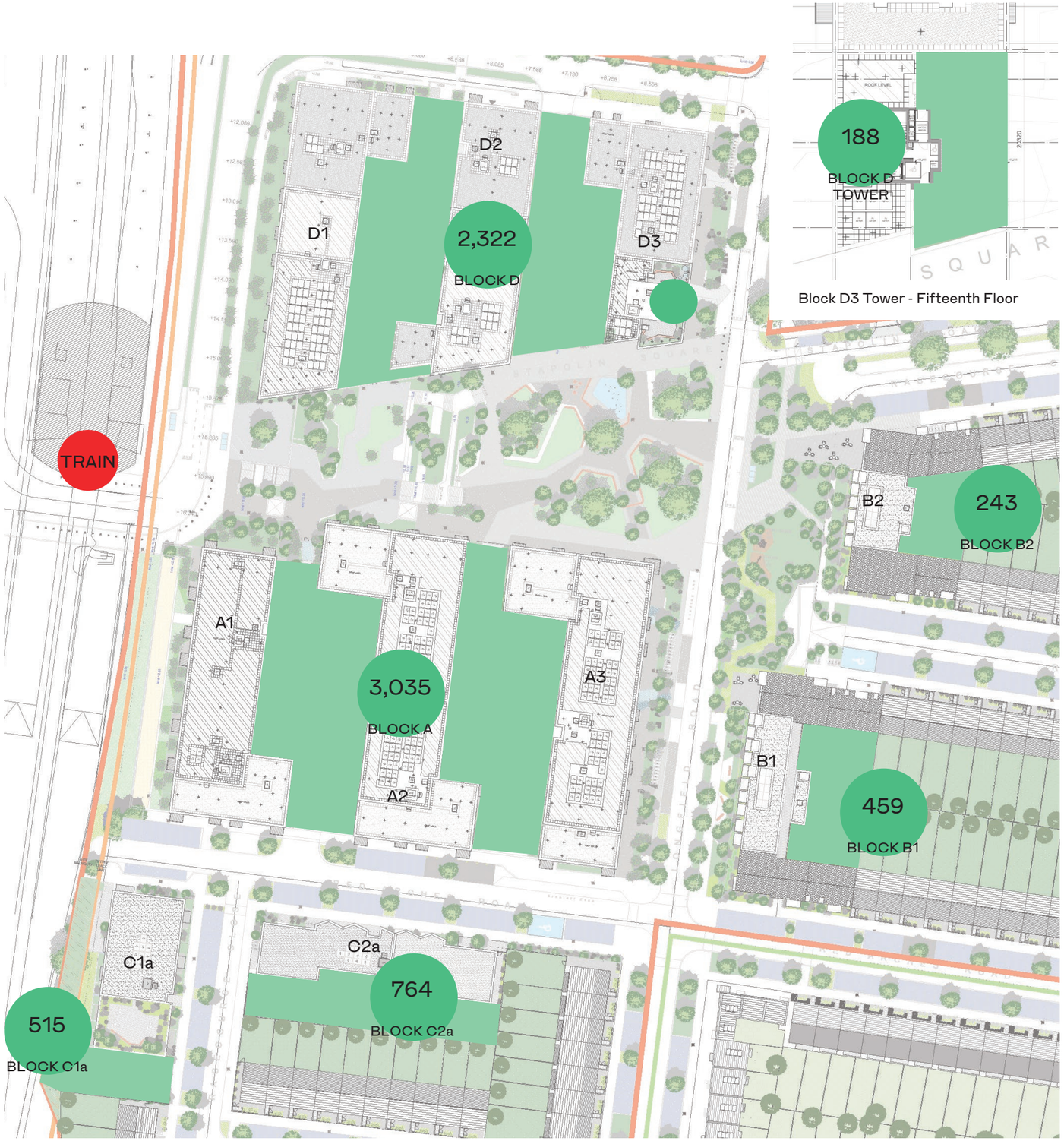
**Communal/Semi-Private Open Space**

| | required* (sq m) | provided (sq m) |
|---|---|---|
| **A Blocks** | 1908 | 3035 |
| **Block B1** | 301 | 459 |
| **Block B2** | 243 | 243 |
| **Block C1a** | 265 | 515 |
| **Block C2a** | 199 | 764 |
| **D Blocks** | 1941 | 2510 |
| **TOTAL:** | **4857** | **7526** |

The proposal for GA01 exceeds the Communal Open Space requirement

**Sustainable Urban Housing: Design Standards for New Apartments — Guidelines for Planning Authorities 2020 sets out guidelines for communal/semi-private open space provision within new developments:*

*5sqm per 1 Bed; 7sqm per 2 Bed; 9sqm per 3 Bed*







Block D3 Tower - Fifteenth Floor

Semi-private open space

## 5.5 DUAL ASPECT

39%
Block A

46%
Block C

46%
Site Wide

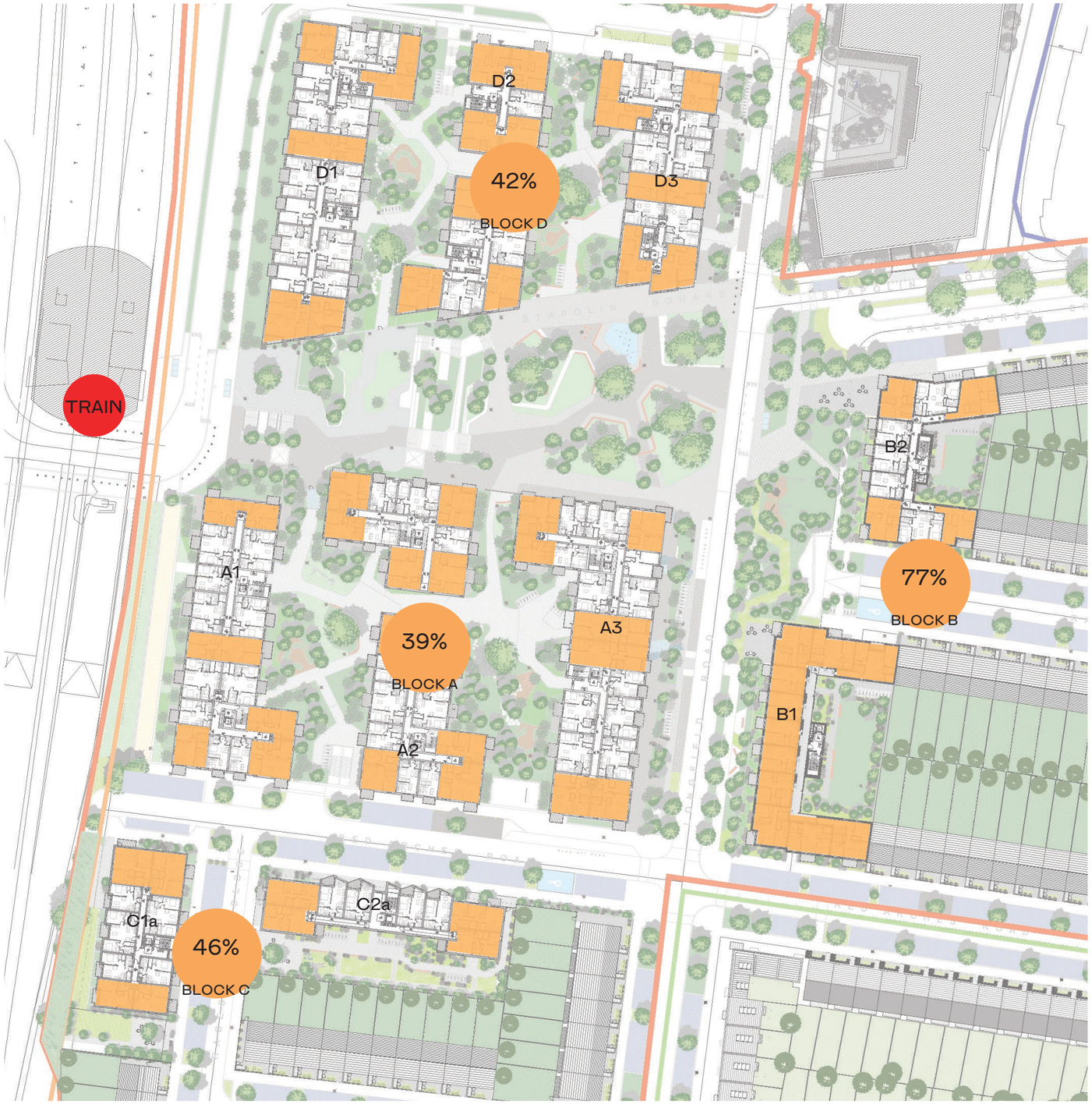
77%
Block B

42%
Block D

The subject development is classified Central and/or Accessible Urban under the Sustainable Urban Housing: Design Standards for New Apartments — Guidelines for Planning Authorities 2020: i.e., it is “within reasonable walking distance (i.e. up to 10 minutes or 800-1,000m) to/from high capacity urban public transport stops (such as DART or Luas)”. Clongriffin train station is within the immediate context of the development in addition to bus connections 29a, 102, 32 & 15.

According to the Design Standards for New Apartments, “it is a policy requirement that apartment schemes deliver at least 33% of the units as dual aspect in more central and accessible and some intermediate locations”.

46% of the proposed apartments are dual aspect.




Second floor dual aspect apartments

## 5.6 PARKING - CAR PARKING

It is proposed to provide car parking spaces at a ratio of 0.55 per apartment residential unit, in line with policy objectives of encouraging a modal shift away from private car use and towards public transport. House car parking is proposed to be provided at a ratio of 2 car parking spaces per unit (3 and 4 bed) or 1.5 per unit for 2 bed.

The development lands benefit from proximity to Clongriffin railway station on the Dublin to Belfast line, which runs along the lands' western boundary. This station is served by frequent DART trains to and from Dublin city centre, as well as commuter services between Dublin and Drogheda/Dundalk. A number of existing Dublin Bus routes serve stops in proximity to the development lands in addition to new bus stops that will be within the site area.

Please refer to CS Consulting Group report for further details.

### ZONE A

| 421 | 314 | 107 | 38 | 6 |
|---|---|---|---|---|
| Total Spaces | Residential Spaces | Commercial Spaces | EV Spaces | Shared Spaces |

### ZONE B

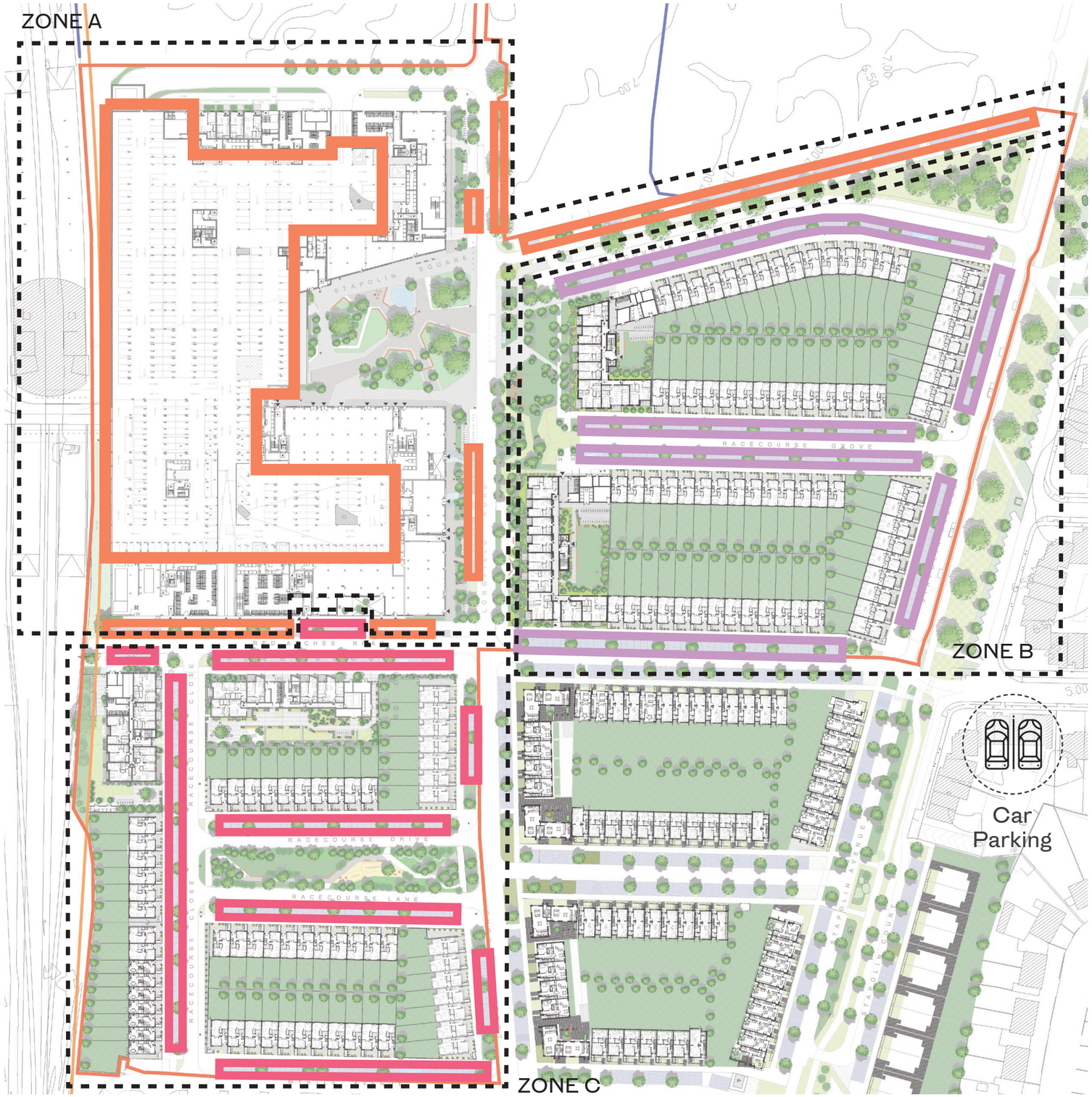
| 208 | 148 | 48 | 12 | 2 |
|---|---|---|---|---|
| Total Spaces | House residents | Apartment residents | Visitor spaces | Accessible Spaces |

### ZONE C

| 189 | 119 | 42 | 28 | 2 |
|---|---|---|---|---|
| Total Spaces | House residents | Apartment residents | Visitor Spaces | Accessible Spaces |

### TOTALS

| 818 | 5% | 5% |
|---|---|---|
| Total Spaces | Accessible Spaces | EV Spaces |




Car Parking diagram

## 5.6 PARKING
## BICYCLE PARKING

The proposed development of the subject lands shall link with the provision of a pedestrian, cyclist, and public transport link across the railway line, as well as high-quality pedestrian and cyclist facilities through the development itself. These shall greatly improve permeability for these transport modes and decrease the need for private car use.

Bicycle parking and storage will be provided for each apartment resident in their respective Block. This bike parking will be secure and easily accessible, being located at entrances. The bike parking provision for the residents is being provided in accordance with Sustainable Urban Housing: Design Standards for New Apartments — Guidelines for Planning Authorities 2020. Bike parking provision for visitors is being provided at 1 space for every 4 units from day one, which can be easily scaled up.

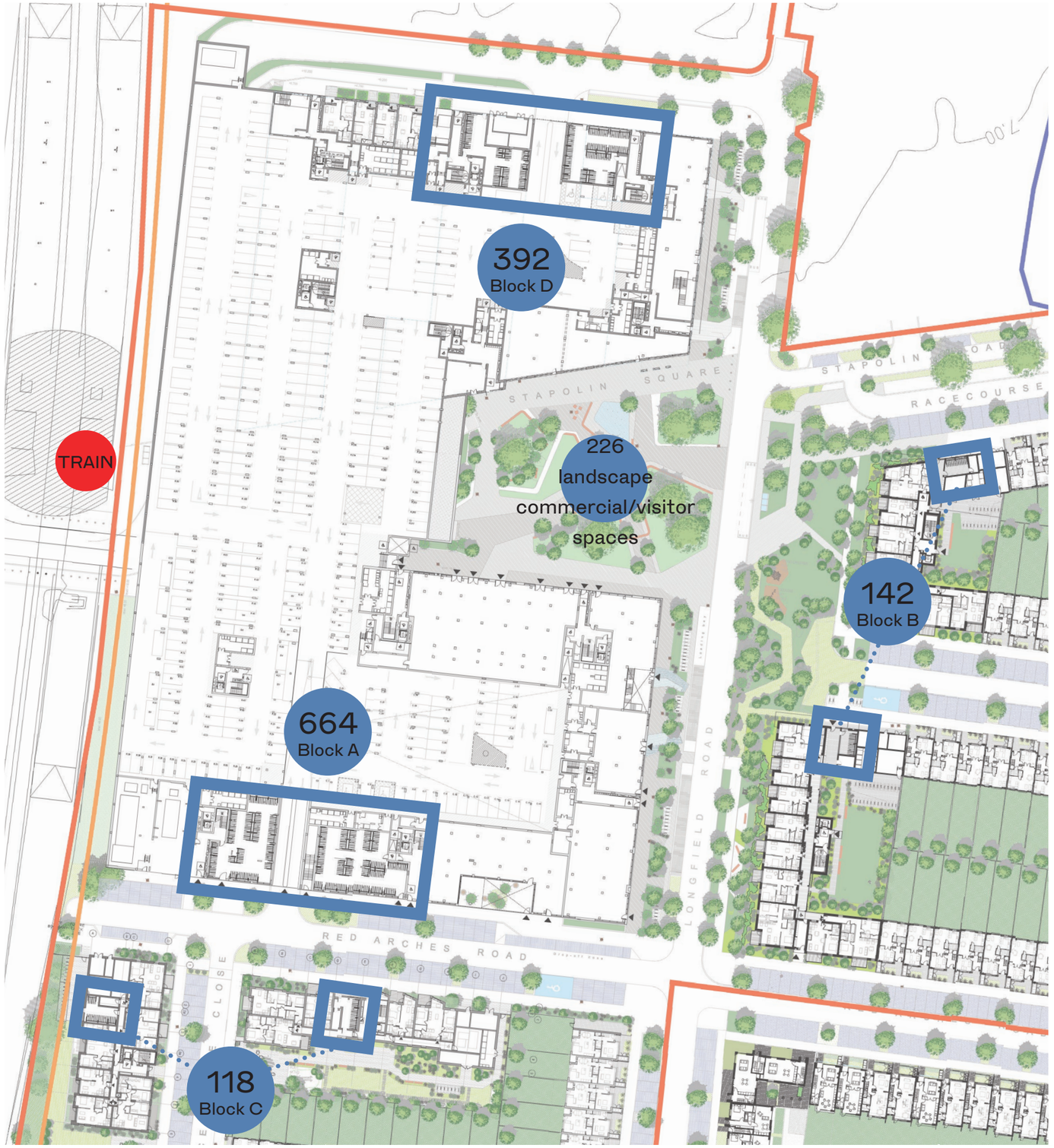
Please refer to CS Consulting Group report for further details

1316
Resident spaces

1
Space per bedroom

226
Landscape commercial/ visitor spaces 1 every 4 units)





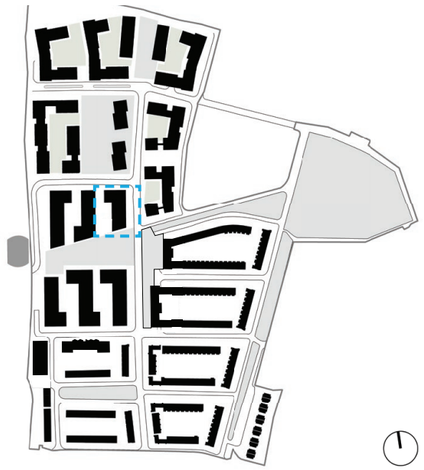

Bike Parking diagram

## 5.7 STAPOLIN SQUARE FEATURE BUILDING ARCHITECTURAL APPROACH

The development includes a proposal for a part 15 story ‘Feature Building’ on the North East corner of Stapolin Sq. The building is seen as a focal point to the development distinguishing the higher density center (focused around Clongriffin Station) from the rest of the development .

The buildings base is integrally linked (and architecturally referenced) to Clongriffin train station through a series of landscaped terraces and podium courtyards which relate to the approach and access to the elevated train station. This base is articulated as a highly open element relating to and activating the surrounding public realm. The perceived slenderness of the elevation and the considered, high quality facade materials will make for a positive landmark building.

The approach to the tower is primarily based on aspect / orientation. The south facade opens up to Stapolin Sq and its southern aspect while the east is more residential in materiality and scale. The focus of the facade articulation is to highlight its three dimensional nature (utilising the relationship between solid facade, inset balconies and windows) to achieve  a sense of richness and texture.






Longfield Road Elevation




Stapolin Square Elevation

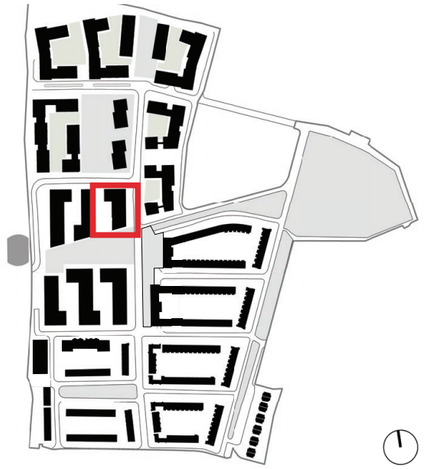
## 5.7 STAPOLIN SQUARE FEATURE BUILDING MICRO CLIMATE ANALYSIS + ENVIRONMENT

The development includes a proposal for a part 15 story 'Feature Building' on the North East corner of Stapolin Sq.

The purpose of this feature building is to create a focal point within the overall development and a counterpoint to the 16 story permitted development (DCC 3634/16 PL29N.248713) to the west of the site on block 17.

Preliminary Environmental analysis (daylight, sunlight, overshadowing and wind) has been undertaken on the proposed massing around Stapolin Sq, a summary of which follows in the subsequent pages







Proposed scheme as submitted at SHD pre-application stage

# 5.7 STAPOLIN SQUARE FEATURE BUILDING VISUAL IMPACT ASSESSMENT

View 08 illustrates the relationship between the permitted development (DCC 3634/16 PL29N.248713) to the west of the site on block 17 and the proposed partial 15 storey 'Feature Building'.

This view also illustrates the general approach to building scale with the higher density buildings been located close to Clongriffin Station and lower density buildings to the East (in relation to the surrounding lower density developments).

Please refer to modelworks Visual Impact assessment for further details.






Angle of View 73° Horizontal ( 24 mm Lens )

Angle of View 39° Horizontal ( 50 mm Lens )




VIA Key Plan

*project:* The Shoreline Partnership
Alterations to Shoreline
GA01 Lands at Baldoyle

*photography:* 08-11-2019 14:26
Canon 5D Mark II
24 mm Lens

*location:*

*viewpoint:* **View 08** **Proposed**
GA01 Masterplan showing Gannon Homes Scheme at Clongriffin railway station

*issued:* 19-05-2021

MODEL WORKS

## 5.8 MICROCLIMATE

Preliminary Environmental analysis (daylight, sunlight, overshadowing and wind) has been undertaken on the proposed massing around Stapolin Square, a summery of which follows in the subsequent pages.

**Sunlight & Daylight**

The Daylight & Sunlight Report prepared by O'Connor Sutton Cronin Consulting Engineers (enclosed as part of this application as a separate document) demonstrates positive results for both the impact on surrounding buildings and the internal apartment quality.

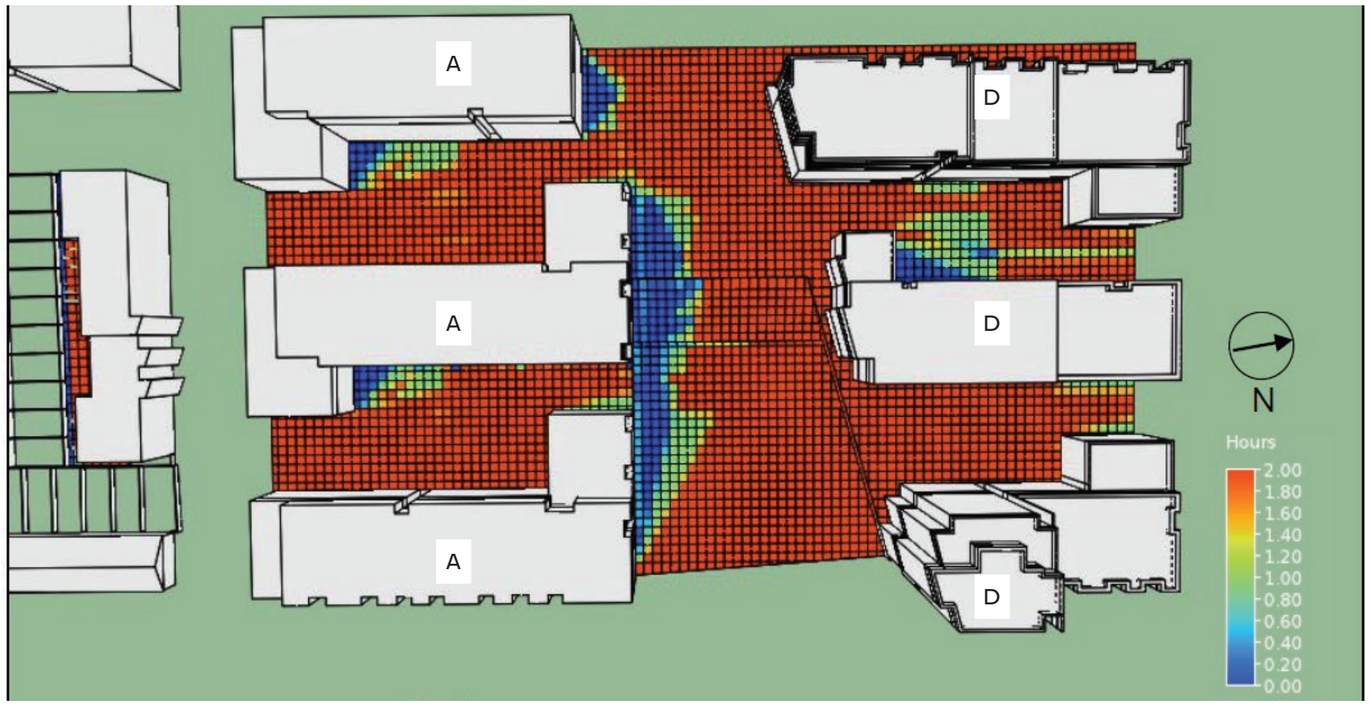



**Overshadowing - 21st March**

The overshadowing images show that no impact will be perceived to any of the adjacent properties.

# 5.8 MICROCLIMATE
# SUNLIGHT

The images on this page to the right are taken from OCSC sunlight analysis. This diagram demonstrates a positive result for the courtyard spaces ,Stapolin Square and the linear park.

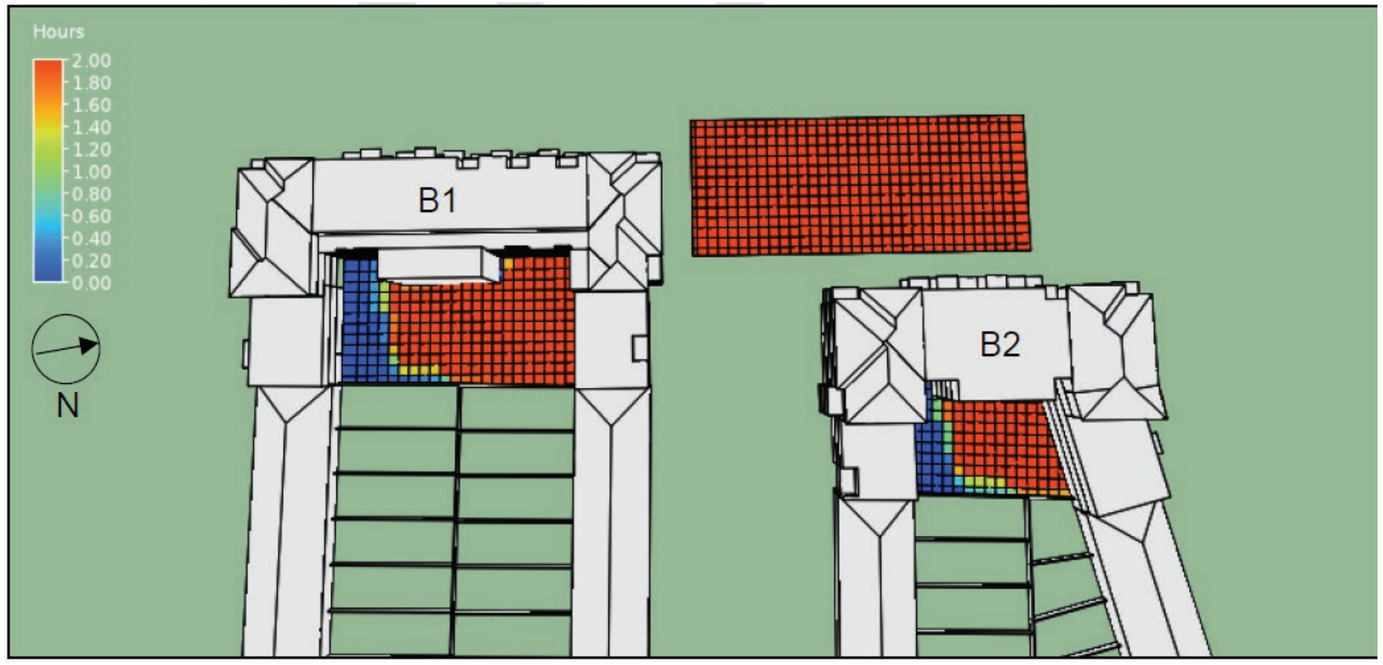



**Sunlight - 21st March**

Sunlight Requirements & Results BRE Guidelines state that at least 50%  of amenity space should receive at least 2hours of sunlight on March 21st.

The images on this page outline the sunlight  analysis undertaken on the amenity space. The red squares denote the areas that are receiving 2 or more hours of sunlight on March 21st.



# 5.8 MICROCLIMATE DAYLIGHT

## DAYLIGHT REQUIREMENTS

BRE Guidelines set out recommendations for average daylight factors within dwellings as follows:

•Bedrooms 1.0%

•Living-spaces 1.5%

However it should be noted that these values are guidelines in relation to good daylight access and are not mandatory requirements.

## DAYLIGHT MODEL

The following dimensions have been use for the daylight model.

•Floor to ceiling height 2.525m
•Glazing height 2.25m

## DAYLIGHT ASSUMPTIONS

Default reflective values have been used for the materials as follows:

•External Wall 30%

•Internal Wall 70%

•Floor 40%

•Ceiling 70%

•Glazing Transmittance 70%

In order to assess the expected daylight levels within the proposed development, units at lower levels have been selected as 'worst case'.

The theory being that as floor level height increases so too does access to day light.

**Refer to: Daylight Sunlight Report prepared by OCSC for further details**

Daylight - Podium (1st) Floor Level

| Room Ref. | Room Type | Minimum Recommended ADF Target in BS 8206 Guideline (%) | ADF Results Achieved (%) | Meets Minimum Recommended ADF Target in BS 8206 Guideline (%) |
|---|---|---|---|---|
| A | Living Room / Kitchen | 2.0 | 2.1 | Y |
| B | Bedroom | 1.0 | 2.5 | Y |
| C | Living Room / Kitchen | 2.0 | 1.5 | N |
| D | Bedroom | 1.0 | 1.0 | Y |
| E | Living Room / Kitchen | 2.0 | 3.1 | Y |
| F | Bedroom | 1.0 | 1.7 | Y |
| G | Living Room / Kitchen | 2.0 | 1.8 | N |
| H | Living Room / Kitchen | 2.0 | 1.5 | N |

Table 12 - Block A3 Level 01 - Average Daylight Factor Results

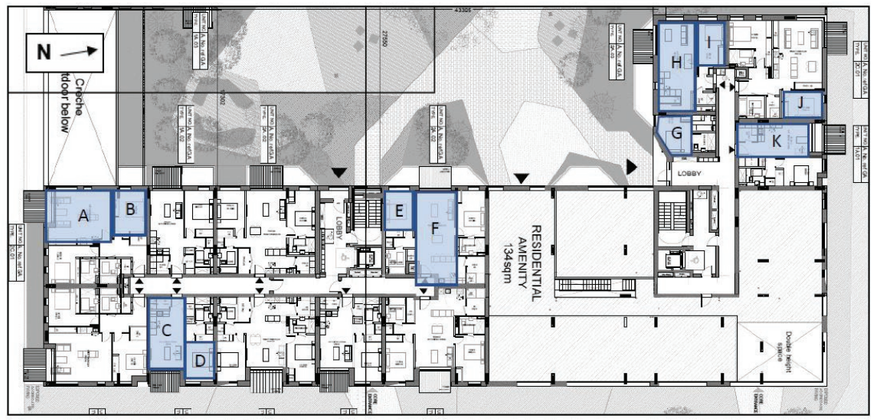



Figure 11 - Block A3 Level 01 - Assessed Rooms

Daylight 2nd Floor Level

| Room Ref. | Room Type | Minimum Recommended ADF Target in BS 8206 Guideline (%) | ADF Results Achieved (%) | Meets Minimum Recommended ADF Target in BS 8206 Guideline (%) |
|---|---|---|---|---|
| A | Living Room / Kitchen | 2.0 | 1.4 | N |
| B | Bedroom | 1.0 | 1.8 | Y |
| C | Bedroom | 1.0 | 1.7 | Y |
| D | Living Room / Kitchen | 2.0 | 1.2 | N |
| E | Living Room / Kitchen | 2.0 | 1.5 | N |

Table 13 - Block A3 Level 02 - Average Daylight Factor Results

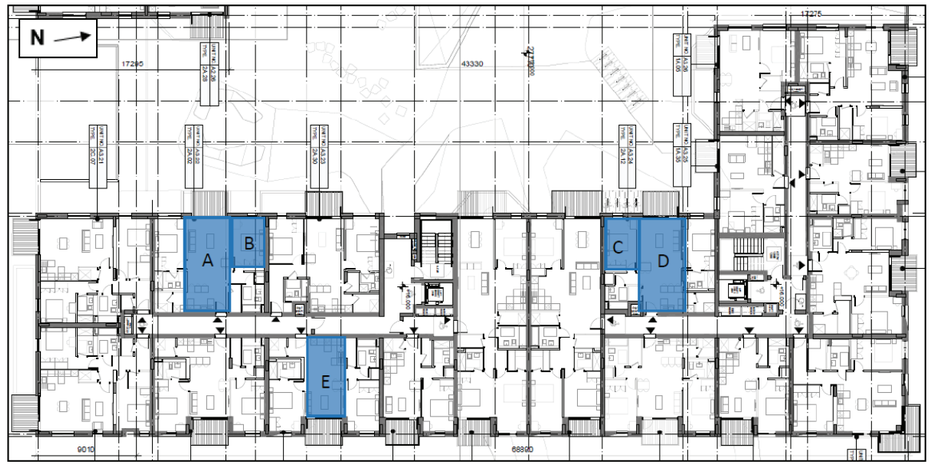



Figure 17 - Block A3 Level 02 - Assessed Rooms

# 5.8 MICROCLIMATE DAYLIGHT

In summary, the vast majority of units not only meet but in the majority of cases exceed the Average Daylight Factor criteria as outlined within the BRE Guidelines. Of the 2,017 rooms that comprise the development, only 155 fall short of the BRE requirements, therefore a 92% compliance rate is achieved across the development. Please see Daylight and Sunlight Report prepared by OCSC for further details

Percentage of compliance

| Total No. of Rooms | No. Living/ Kitchen Rooms Not Compliant with BS 8206 Guidelines (2.0% ADF) | No. Bedrooms Not Compliant with BS 8206 Guidelines (1.0% ADF) | Total No. Rooms Not Compliant with BS 8206 Guidelines | % of compliance with BS 8206 |
|---|---|---|---|---|
| 2,017 | 151 | 4 | 155 | 92% |

Daylight - Podium (1st) Floor Level

| Room Ref. | Room Type | Minimum Recommended ADF Target in BS 8206 Guideline (%) | ADF Results Achieved (%) | Meets Minimum Recommended ADF Target in BS 8206 Guideline (%) |
|---|---|---|---|---|
| A | Bedroom | 1.0 | 1.4 | Y |
| B | Living Room / Kitchen | 2.0 | 1.0 | N |
| C | Bedroom | 1.0 | 1.0 | Y |
| D | Living Room / Kitchen | 2.0 | 2.5 | Y |
| E | Bedroom | 1.0 | 1.5 | Y |
| F | Living Room / Kitchen | 2.0 | 3.1 | Y |
| G | Living Room / Kitchen | 2.0 | 3.3 | Y |
| H | Bedroom | 1.0 | 2.1 | Y |
| I | Living Room / Kitchen | 2.0 | 2.6 | Y |
| J | Bedroom | 1.0 | 2.7 | Y |

Table 28 - Block D3 Level 01 - Average Daylight Factor Results




Figure 32 - Block D3 Level 01 - Assessed Rooms

Daylight 2nd Floor Level

| Room Ref. | Room Type | Minimum Recommended ADF Target in BS 8206 Guideline (%) | ADF Results Achieved (%) | Meets Minimum Recommended ADF Target in BS 8206 Guideline (%) |
|---|---|---|---|---|
| A | Living Room / Kitchen | 2.0 | 1.0 | N |
| B | Living Room / Kitchen | 2.0 | 0.9 | N |
| C | Living Room / Kitchen | 2.0 | 1.5 | N |
| D | Living Room / Kitchen | 2.0 | 1.7 | N |

Table 29 - Block D3 Level 02 - Average Daylight Factor Results

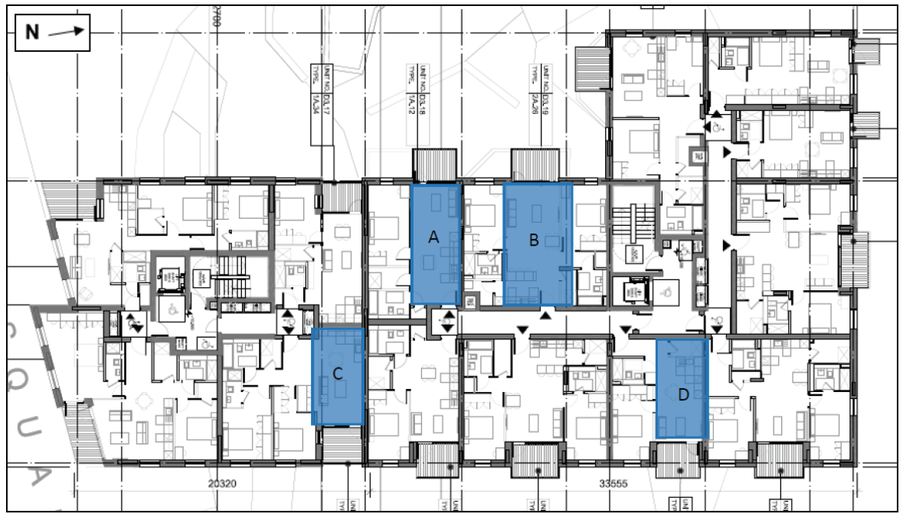



Figure 33 - Block D3 Level 02 - Assessed Rooms

## 5.8 MICROCLIMATE WIND ANALYSIS

The proposed development GA01 receives a major wind effect from the west-south-west direction, which has been accurately mitigated through the design stages with the appropriate integration of landscaping to shield all paths / walkways around and within the development and to create areas comfortable and safe for pedestrians in accordance with Lawson's comfort and distress categories.

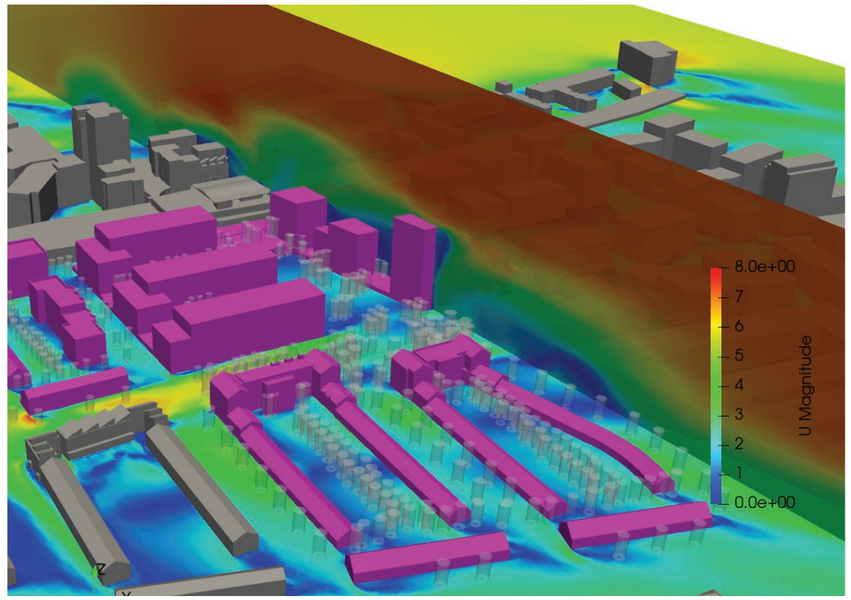
Funneling effects can be still experienced on some of the main roads around the development and on the roads in-between some of the blocks. In these areas higher flow velocities can be accepted as the roads are not used as long term sitting areas.

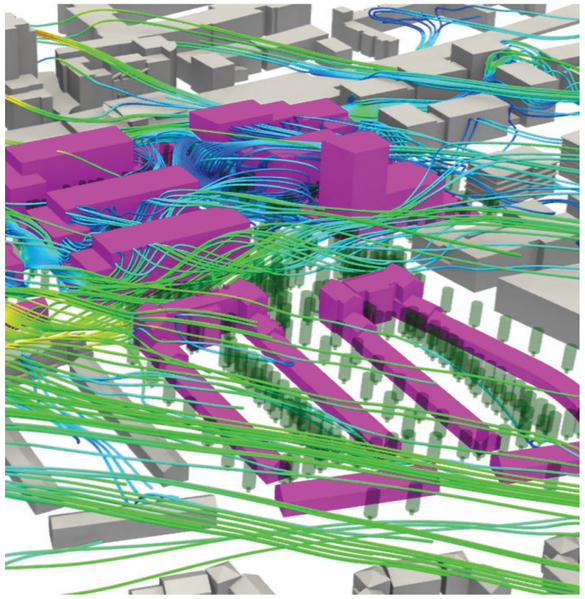
Parks and squares are well shielded from the various wind directions due to a large presence of tree landscaping which helps to deflect the wind and decelerate the same.

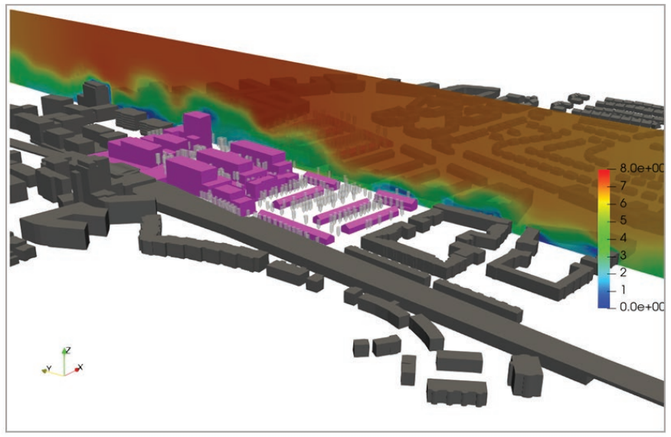
The proposed project does not impact or give rise to negative or critical wind speed profiles at the existing adjacent roads, or nearby buildings, in particular, the Tower of D3 blocks potential downdraft effect, caused by the wind blowing from east and south-west has been mitigated by the increment of trees at ground level on both directions.

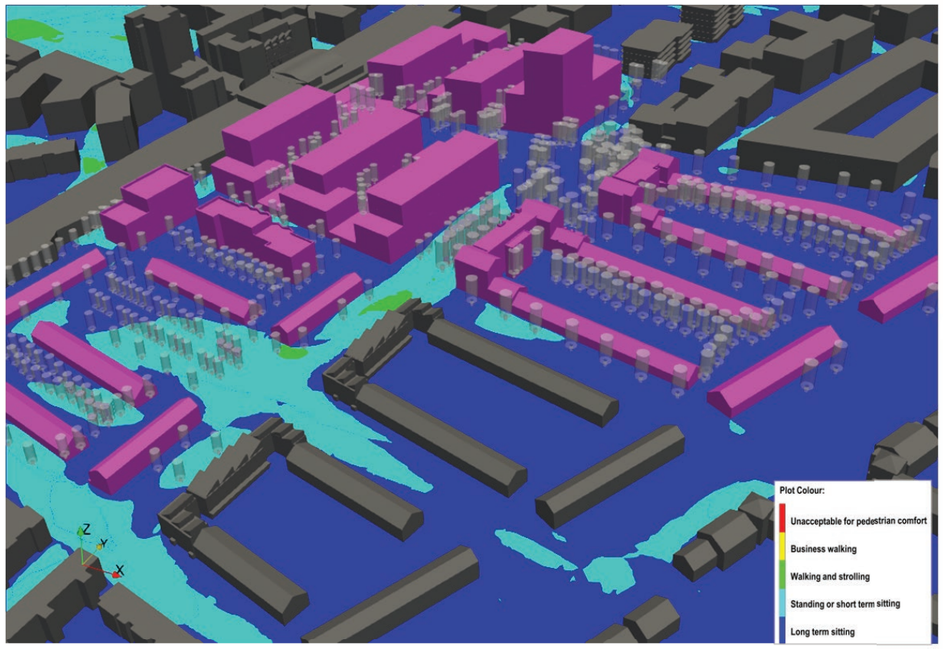
The pedestrian comfort assessment (shown by the Lawson Map) was developed considering all the range of flow velocities recorded using the historical data of the past 30 years. It has identified that the majority of the public areas are suitable for pedestrian activities such as long term sitting and walking, and in that there are not areas left where distress/safety issues related to adverse wind effects could occur.

Please see wind analysis in Environmental Impact Assessment Report prepared by B-Fluid for further information.

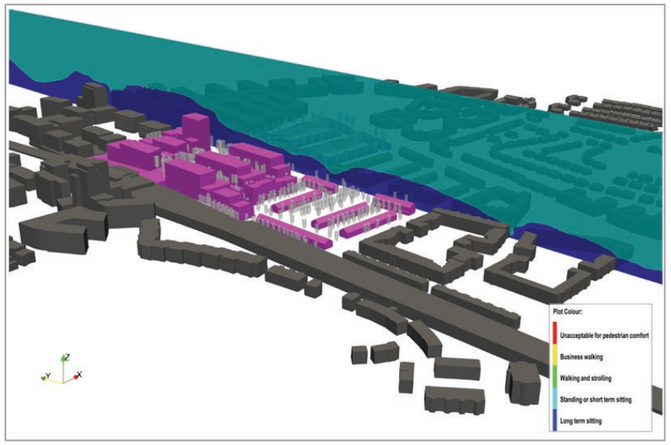




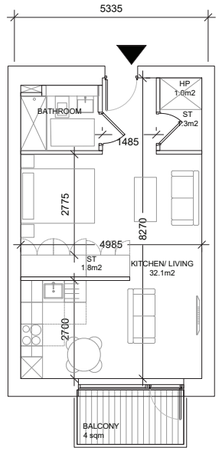




**Lawson Wind Comfort Map**



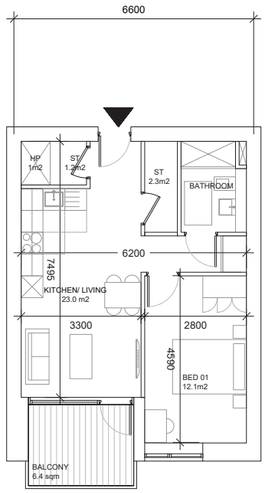
# 5.9 TYPICAL UNIT TYPES

There exists in the development typical apartment layouts that have been manipulated throughout the scheme to suit their context, aspect and immediate site conditions. Presented here  are the typical units which have all been design ed to maximise daylighting, focusing on bright and light living and kitchen spaces.



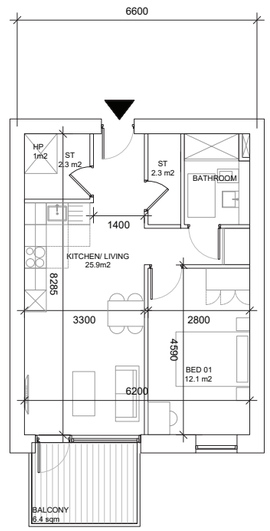

| UNIT NO. | A. No. ref GA |
|---|---|
| TYPE. | SA.01 |

Ref: SA.01
Unit type: Studio Apartment
Area: 41 sqm
Aggregate Living: -
Kitchen/Bedroom: 32.1 sqm
Aggregate Storage: 3.1 sqm + 1sqm for HP
Private Amenity: 4 sqm



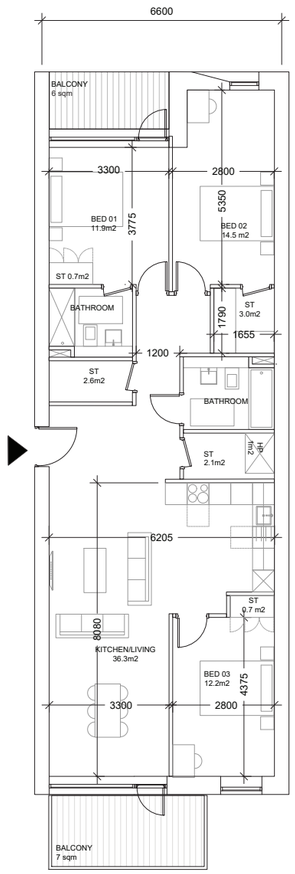

| UNIT NO. | A. No. ref GA |
|---|---|
| TYPE. | 1A.01 |

Ref: 1A.01
Unit type: 1 Bed Apartment
Area: 47 sqm
Aggregate Living/Kitchen: 23.0 sqm
Aggregate Bedroom: 12.1 sqm
Aggregate Storage: 3.5 sqm + 1sqm for HP
Private Amenity: 6.4 sqm



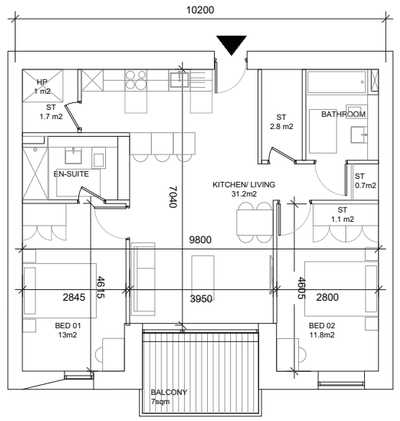

| UNIT NO. | A. No. ref GA |
|---|---|
| TYPE. | 1A.02 |

Ref: 1A.02
Unit type: 1 Bed Apartment
Area: 51 sqm
Aggregate Living/Kitchen: 25.9 sqm
Aggregate Bedroom: 12.1 sqm
Aggregate Storage: 4.6 sqm + 1sqm For HP
Private Amenity: 6.4 sqm



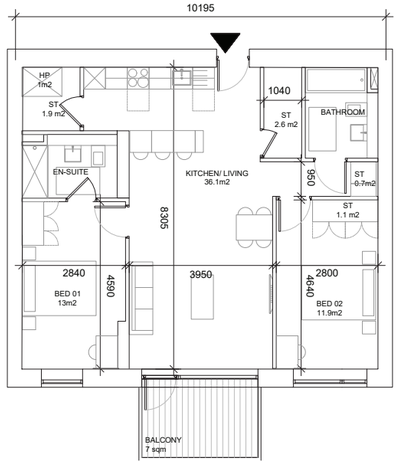

| UNIT NO. | A. No. ref GA |
|---|---|
| TYPE. | 3A.01 |

Ref: 3A.01
Unit type: 3 Bed Apartment
Area: 111 sqm
Aggregate Living/Kitchen: 36.3 sqm
Aggregate Bedroom: 38.6 sqm
Aggregate Storage: 9.1 sqm + 1sqm HP
Private Amenity: 9 sqm




| UNIT NO. | A. No. ref GA |
|---|---|
| TYPE. | 2A.01 |

Ref: 2A.01
Unit type: 2 Bed Apartment
Area: 76 sqm
Aggregate Living/Kitchen: 31.2 sqm
Aggregate Bedroom: 24.8 sqm
Aggregate Storage: 6.9 sqm + 1sqm for HP
Private Amenity: 7 sqm




| UNIT NO. | A. No. ref GA |
|---|---|
| TYPE. | 2A.02 |

Ref: 2A.02
Unit type: 2 Bed Apartment
Area: 81sqm
Aggregate Living/Kitchen: 36.1 sqm
Aggregate Bedroom: 24.9 sqm
Aggregate Storage: 6.3 sqm + 1sqm for HP
Private Amenity: 7 sqm

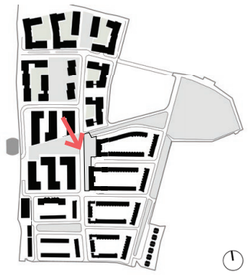
# 06 ARCHITECTURAL APPROACH

# 6.0 ARCHITECTURAL APPROACH

The general approach to the architecture of the scheme is to consider the buildings within the context of a highly developed public realm. In this regard the buildings seek to enhance the public realm by creating an appropriate backdrop to it rather than acting as distinct separate elements. The buildings scale and materially are all considered in this light. Each public space and relating building form a symbiotic relationship supporting and enhancing each other.

Following from this, the architecture can be described as having a sense of quietness and simplicity to it. Highly emphasised architectural elements are kept to a minimum with a focus being placed on high quality materials and detailing. The use of brick throughout the development seeks to create a sense of human scale, texture and a common link to all buildings in the development.

Careful consideration has been given to the building's setting out, massing and scale in the context of enhancing the public realm, the buildings are seen as giving form to the public space.  The surrounding residential context as well as the transport infrastructure has also informed the architectural response.





*View from D3 Balcony*

## 6.1 FACADE DESIGN PRINCIPLES

Interest is brought to the Stapolin Square facades by the relationship / play between recessed and protruding balconies. Recessed balconies are generally located around the perimeter of the blocks adding an additional level of separation and privacy to the public realm. These recessed balconies add texture and depth to the facades. Protruding balconies are located within the communal courtyards utilizing their semi private location and adding another layer of texture to the facades. The relationship between windows, balconies and brick on the elevations is carefully considered in terms of proportion and scale.



Precedent image for Block A facade





**View North from Linear Park (Block A & D)**



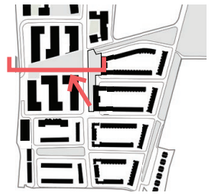
**East Elevation along Longfield Road (Block A & D)**

## 6.1 FACADE DESIGN PRINCIPLES

The facades of each building have been considered in detail to have both a sense of variety and cohesiveness throughout. Variations of brick tone and texture are used to achieve this and to deliver an overall visual variety while maintaining a sense of consistency in approach.




Precedent image for retail amenity





**Stapolin Square and Block D from balcony of Block A**

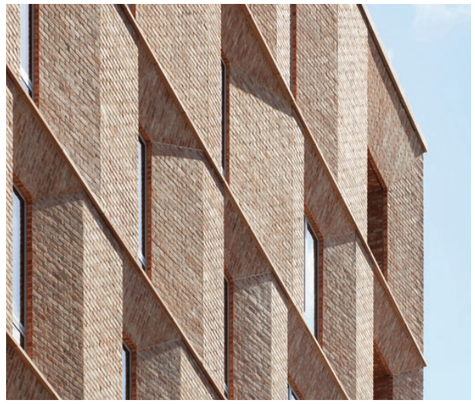



**View of D Blocks from Stapolin Square**

## 6.1 FACADE DESIGN PRINCIPLES

The ground floor around the Stapolin Sq blocks is seen as a highly active, open facade. High levels of glazing are utilised in contrast to the more opaque facades at the upper levels. The first floor level is also set at over 5m above Longfield Ave and Stapolin Sq to assist with articulating the ground floor as being a more public and open element.

Subtle variations in detailing are employed to differentiate the  D3 'feature building' Tapered brick elements are used on the east facade to increase daylight levels and to add texture to the facade. Balconies and window lintels are expressed on every second level  as horizontal elements to contrast with the verticality of the building.



Material concept for North Stapolin Apartments facade to Longfield Road





**View South from Longfield Road (Block A, Stapolin Square and Block D)**



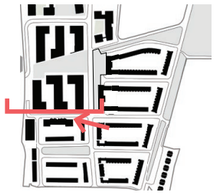

**View of A Blocks from Stapolin Square**

## 6.1 FACADE DESIGN PRINCIPLES

Design considerations have been taken in terms of facade approach and scale to zones facing the lower scale apartments on Red Arches Road. The ground floor amenities offer interest and variety whilst the folded facade of C2a gives a unique character to the street.



DRMM apartments in Trafalgar which show architectural variation






Block A and C2a from Red Arches Road




Block A from Red Arches Road

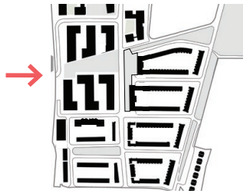
## 6.1 FACADE DESIGN PRINCIPLES

The scheme offers a variation in facade approaches and are designed to work to compliment each other.

The design of the balconies have been considered to maximise the views to the bay and the regional park.



View East from Clongriffin train station approach



## 6.1 FACADE DESIGN PRINCIPLES

The apartment blocks of B and C are seen as key buildings acting as a bridge in scale between the Stapolin Sq apartment blocks and the surrounding 2-3 story houses. The materials and detailing have been selected to this end. The main facade of the B Blocks has been considered carefully in the context of the adjacent linear park and as a backdrop to Stapolin Square beyond. Again the overarching principle in design approach is to consider the facades as forming an appropriate backdrop to the public realm. Facade proportions have been developed specifically to give a sense of human scale and to act as a counterpoint to the bigger volumes / massing of the Stapolin Square blocks



Concept image for the B Block apartments



Block B2 from D Blocks



## 6.1 FACADE DESIGN PRINCIPLES

The facades of the houses are kept simple and ordered. It is proposed to add a playful expression to the facades by changing the facade material and colour introducing a mix of render and brickwork. This will add variation and interest to the quiet streets.



Material concept image for the houses



View of Houses on Racecourse Lane from Linear Park



## 6.1 FACADE DESIGN PRINCIPLES

The courtyard facades are uncomplicated and robust. The balconies are fully projecting to allow the resident have extended views over the lush landscape.



Material concept image for the courtyards



Block D2 from Courtyard



## 6.2 ARCHITECTURAL VARIETY

The variety demonstrated in the graphic below demonstrates the variety in architectural facade types and materials across the GA01 development. Each facade treatment has been carefully detailed to give each zone a sense of identity. The materials have been selected to work cohesively and add variety to the environment.



View South from Block D3 balcony

Block D3 Feature building apartments



South Stapolin Square Apartments



Block B apartments



Houses



## 6.2 ARCHITECTURAL VARIETY



## 6.2 ARCHITECTURAL VARIETY - PHYSICAL MODEL

A physical model has been made by Presentation models to capture the developments relationship to its context, the proposed volumes and architectural variety of the neighbourhoods and blocks.



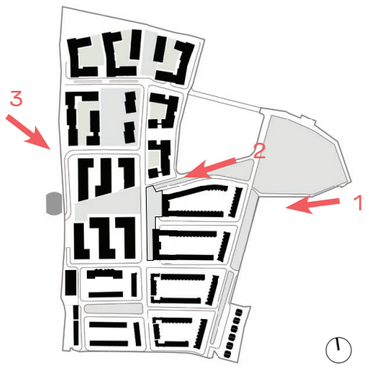
View 1: View of project: Alterations to Shoreline GA01 Lands at Baldoyle



View 2: View towards Stapolin square towards Clongriffin train station

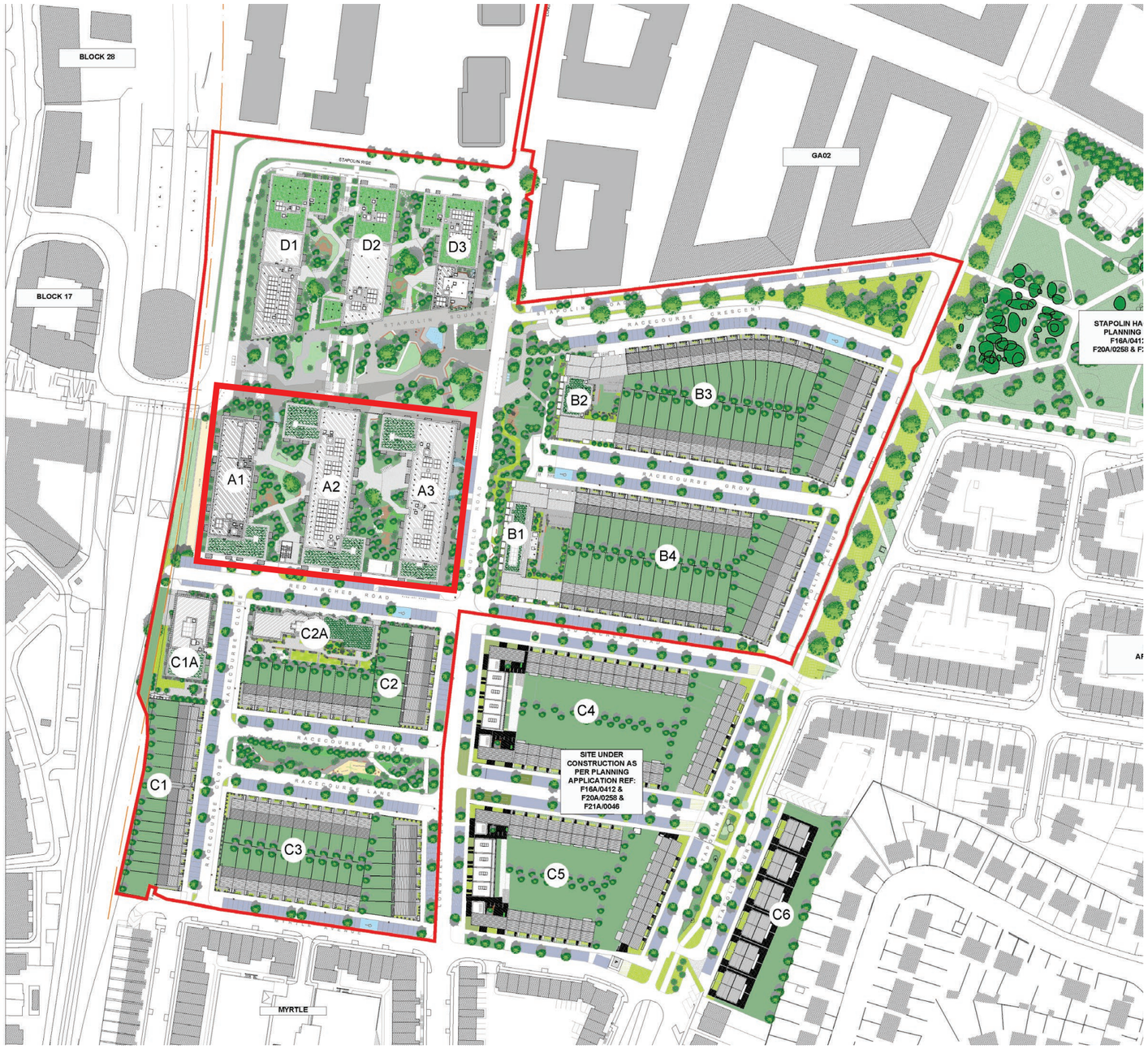


View 3: Aerial view towards Stapolin square D and A blocks from Clongriffin train



# ZONE A - ARCHITECTURAL QUALITY

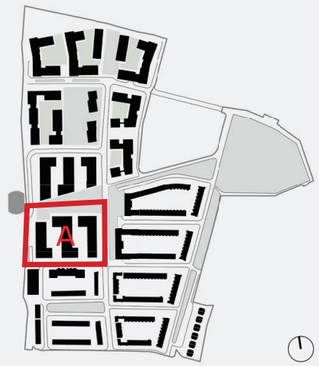
# 6.3 ARCHITECTURAL VARIETY - ZONE A




Block A:
18 NO. STUDIOS
68 NO. 1 BED UNITS
170 NO. 2 BED 2 UNITS
28 NO. 3 BED UNITS
TOTAL - 277

Block D:
20 NO. STUDIOS
70 NO. 1 BED UNITS
177 NO. 2 BED UNITS
28 NO. 3 BED UNITS
TOTAL - 295

TOTAL A + D - 572 UNITS



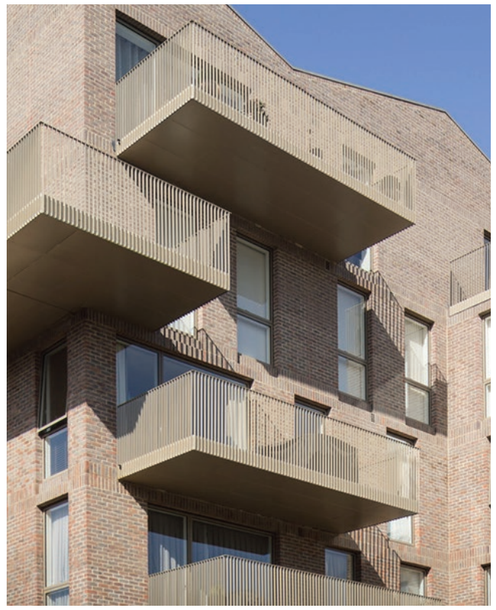



A Blocks in context model

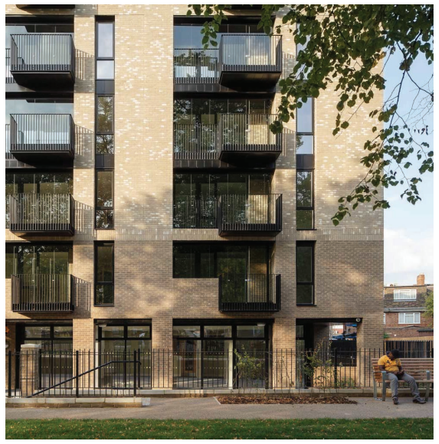
# 6.3 ARCHITECTURAL VARIETY - ZONE A

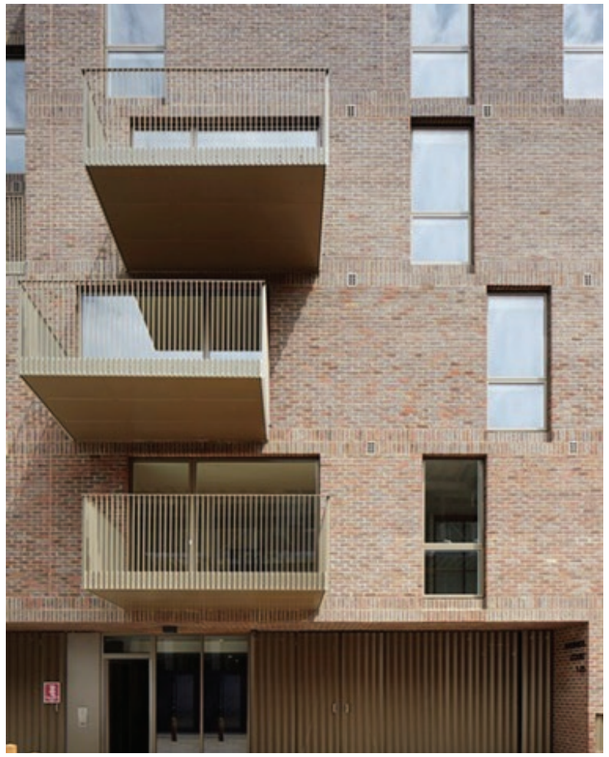
The massing of the blocks follows the design principles of the Courtyard scheme concept whereby the primary building mass runs on a North/South axis to provide apartments with primarily East/West facing aspects. The Northern gables delineate the public open space of Stapolin Square and establish a building perimeter. The massing of this primary facade is broken down five distinct volumes, arranged to allow a large quantum of southern daylight to penetrate through the semi-private courtyards into Stapolin Square. Perimeter elevations are conceived to have a more formal tone towards their interfaces with Clongriffin Train Station, Longfield Road and Stapolin Square. The facade at ground level is designed to actively participate in the movement of people throughout these public elements. Vertical splay windows are used to break the massing of the individual blocks, also adding shadows to give play with the depth of the facade. The massing of the South facade gently steps down to five and six storeys in response to the lower buildings of C1a and C2a across Red Arches Road.

The blush brick material gives visual cohesion to the surrounding red brick Northern apartments of D and B Blocks to the East. This is coupled with a play of texture in the rustification of these brick piers to the street level and the provision of semi-recessed balconies, allowing for the mitigation of noise pollution to these more lively aspects.

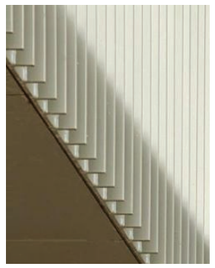


STAPOLIN SQUARE BLOCK A





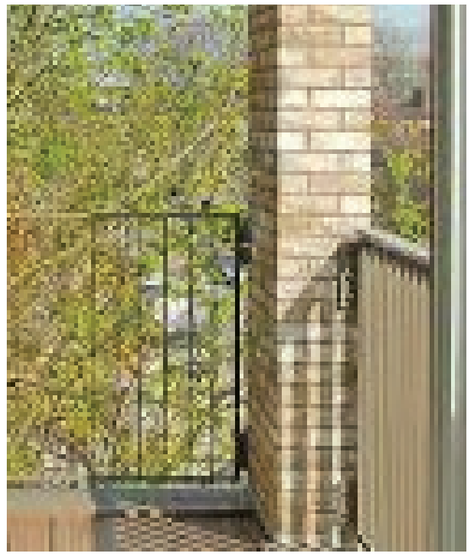
MORRIS & CO. BRENTFORD LOCK











MASTERPLAN ARRAY



# 6.3 ARCHITECTURAL VARIETY - ZONE A



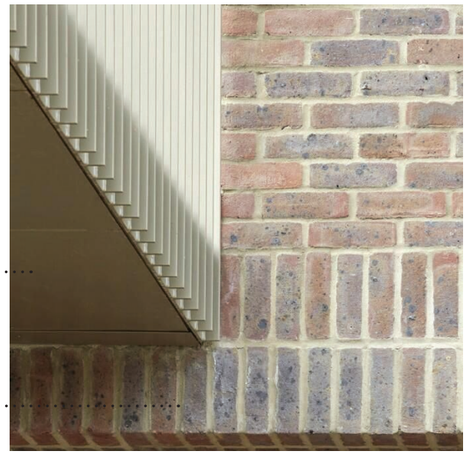
## LONGFIELD ROAD - TYPICAL BAY



## MATERIALS

ANODISED EFFECT

PPC CLADDING



BLUSH

BRICK

## PRECEDENTS



# 6.3 ARCHITECTURAL VARIETY - ZONE A



## MATERIALS



BLUSH BRICK

STRETCHER



BLUSH BRICK

STRETCHER

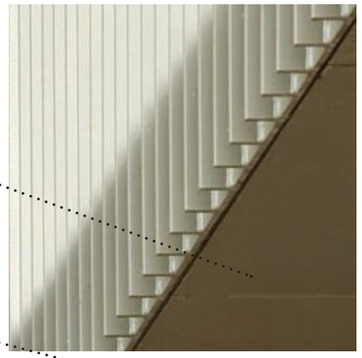
## PRECEDENTS



# 6.3 ARCHITECTURAL VARIETY - ZONE A

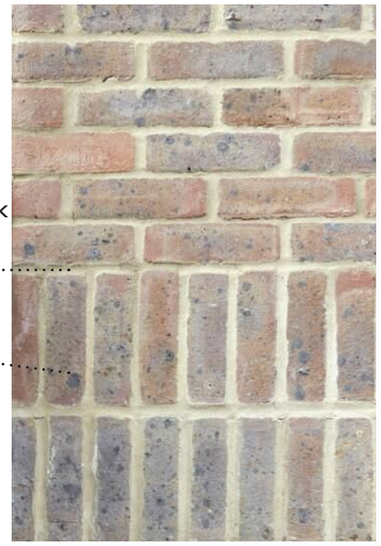
## LONGFIELD ROAD - TYPICAL 1 & 2 BED BAY





## MATERIALS

BLUSH BRICK
STRETCHER



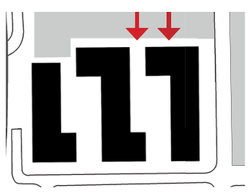


ANODISED EFFECT
PPC CLADDING
&
BALUSTRADES

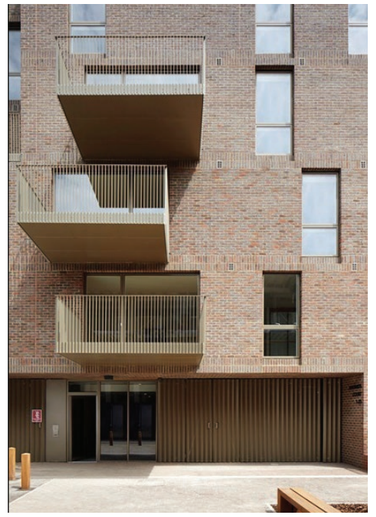
# 6.3 ARCHITECTURAL VARIETY - ZONE A

## STAPOLIN SQUARE CORNER





## PRECEDENTS



## MATERIALS



BLUSH

BRICK

ANODISED EFFECT

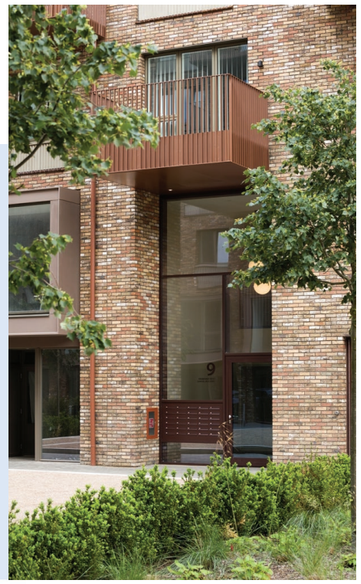
PPC CLADDING

## 6.3 ARCHITECTURAL VARIETY - ZONE A

The semi-private courtyard facades primarily feature a white render which adds a more playful, illuminative atmosphere to the spaces whilst also retaining a domestic scale. A muted champagne coloured metal will envelop the window and cladding reveals.



COURTYARD - ELEVATION





PRECEDENTS - PROJECTING BALCONIES WITH BRICK FACADE

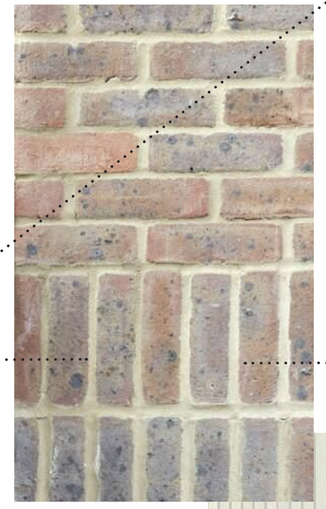
# 6.3 ARCHITECTURAL VARIETY - ZONE A



COURTYARD - TYPICAL CORE ENTRANCE

WHITE RENDER





ANODISED EFFECT
PPC CLADDING



BLUSH BRICK
STRETCHER BONDS

SOLDIER COURSING
ABOVE GROUND
FLOOR BRICKWORK



WHITE BRICKWORK/ RENDER



COURTYARD - TYPICAL 1 & 2 BED BAY

# ZONE D - ARCHITECTURAL QUALITY

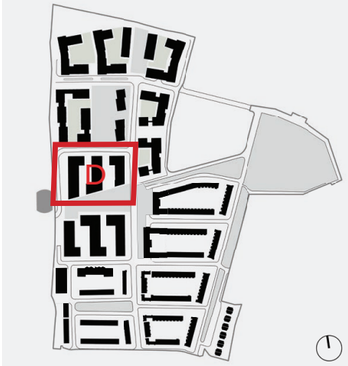
# 6.4 ARCHITECTURAL VARIETY - ZONE D

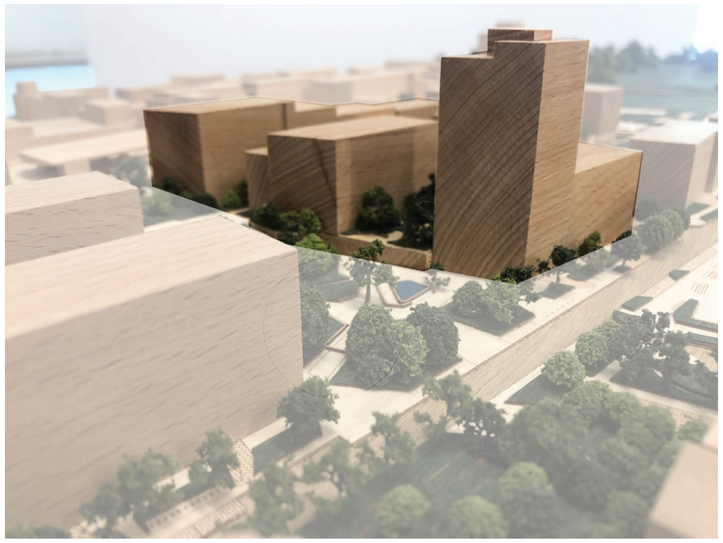



The Northern blocks of D form both an anchor and focal point in GA01. The block's massing responds to this brief by locating a partial 15 storey building (block D3) on the corner of Stapolin Square and Longfield Road. This building creates a focal point for the entire masterplan and a counterpoint to the 16 story tower to the West of Clongriffin station (DCC 3634/16 PL29N.248713). A taller block of 9 storeys above ground (block D1) is located at the West corner to mark the entrance into the development from the Clongriffin station and acts as a counterpoint to D3 tower across Stapolin Square.

| Block A: | Block D: |
|---|---|
| 18 NO. STUDIOS | 20 NO. STUDIOS |
| 68 NO. 1 BED UNITS | 70 NO. 1 BED UNITS |
| 170 NO. 2 BED 2 UNITS | 177 NO. 2 BED UNITS |
| 28 NO. 3 BED UNITS | 28 NO. 3 BED UNITS |
| TOTAL - 277 | TOTAL - 295 |

TOTAL A + D - 572 UNITS



D Blocks in context model

# 6.4 ARCHITECTURAL VARIETY - ZONE D

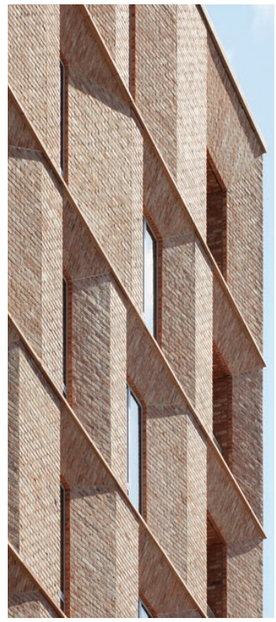
The D blocks design is integrally linked and responds to the site's changing levels including access to the station (circa 9m above Stapolin Square). The communal courtyards between blocks have direct open links to Stapolin Squares intermediate level and relate to the sequences of public spaces leading up to the station. As with the A blocks, the main building orientation is North /South to allow maximum daylight to the communal courtyards. The building volumes step down towards the proposed lower massing in GA03.

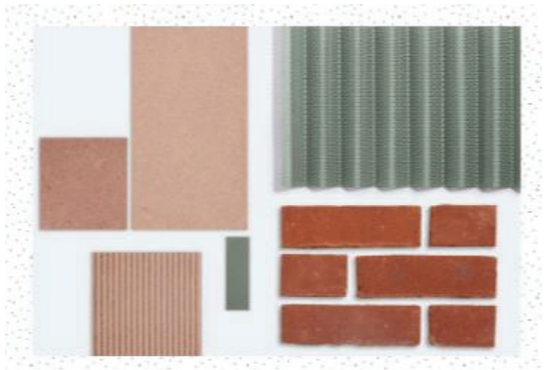
Architecturally the tower is differentiated from the surrounding buildings by the play on horizontal elements. Elsewhere the architectural expression is one of simplicity with an emphasis on high quality materials and detailing. The building's facades are considered as a backdrop, placing an emphasis on the idea of  buildings set within a highly developed and rich public realm. The block's diagonal relationship with Stapolin Square is used to articulate this elevation and create a sense of rhythm and scale to the Square.

The ground floor is seen as a highly active element containing various commercial and amenity spaces. These uses continue around the Square and Longfield Ave leading up to GA03. The bus route around the north and east of the D blocks is emphasised as a primary route by maintaining active frontage and high quality landscaping throughout.



STAPOLIN SQUARE BLOCK D







MASTERPLAN ARRAY



North Elevation of D blocks with future planning application of GA03 to the right

# 6.4 ARCHITECTURAL VARIETY - ZONE D

## BLOCK D -LONGFIELD ROAD ELEVATION










Precedent images for ground floor active facades





# 6.4 ARCHITECTURAL VARIETY - ZONE D

**BLOCK D - COURTYARD ELEVATION**







Precedent images for semi-private courtyards

# 6.4 ARCHITECTURAL VARIETY - ZONE D

**BLOCK D - STAPOLIN SQUARE ELEVATION**





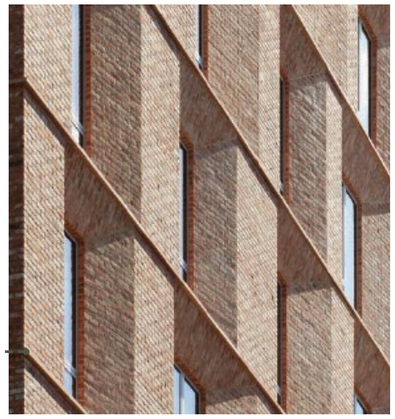


Precedent images for window opes - both private and public

# 6.4 ARCHITECTURAL VARIETY - ZONE D



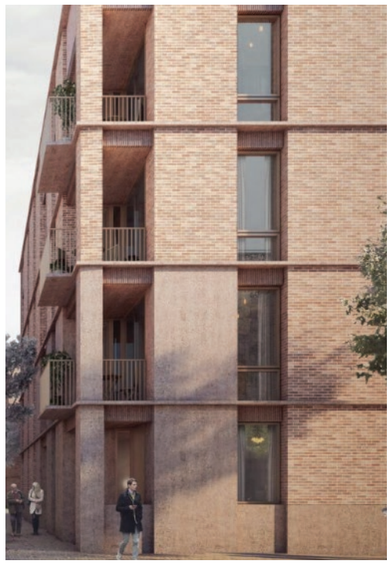
CGI of tower of D3



Precedent: Belle Vue Hamstead



Precedent for balsutrading



Precedent: Sugar House Island

# BLOCKS B1 & B2 - ARCHITECTURAL QUALITY

# 6.5 ARCHITECTURAL VARIETY - ZONE B - BLOCKS B1&B2

Block B1:

21 NO.1 BED APARTMENT UNITS

10 NO.2 BED (3 PERSON) APARTMENT UNITS

18 NO.2 BED (4 PERSON) APARTMENT UNITS

**TOTAL - 49 UNITS**

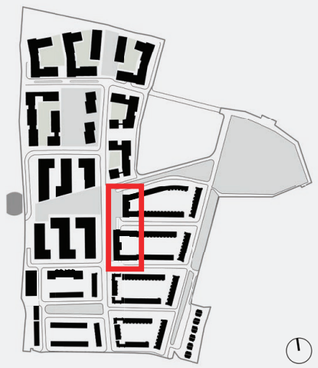
Block B2:

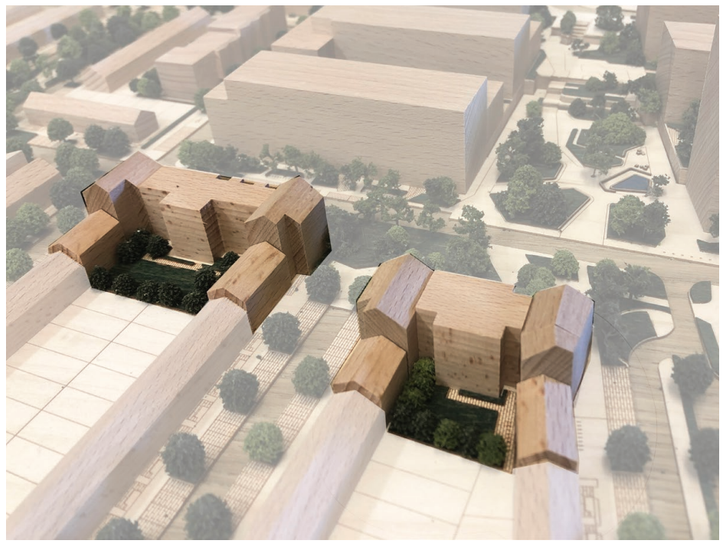
15 NO.1 BED APARTMENT UNITS

8 NO.2 BED (3 PERSON) APARTMENT UNITS

16 NO.2 BED (4 PERSON) APARTMENT UNITS

**TOTAL - 49 UNITS**





B Blocks in context model

The B1 and B2 blocks flank the public linear park, turning the corner and connecting in with the houses of B. The blocks massing responds to this sensitive context, stepping from five storeys on the park to three storeys at the junction with the two storey houses. Communal courtyards for the blocks provide the open space requirements for the residents and secure bike parking is provided at ground floor and in the courtyards. There is a very good dual aspect ratio of 77% across both the blocks due to the B1 Block having gantry accessed apartments from the courtyard side.



## 6.5 ARCHITECTURAL VARIETY - BLOCK B1&B2

Architecturally, the B1 and B2 blocks are in contrast with the forms of the surrounding apartment buildings of Stapolin Square by the play of their roofscapes. The buildings are sculptural in their massing with gestures of movement created by the various roof forms and the carving out of balconies. The building facade is connected with the other buildings in its context by its brick language, allowing for a robust high quality facade. Dark render is used in select locations to demarcate cut out balconies, ground floor units and the courtyard facades.



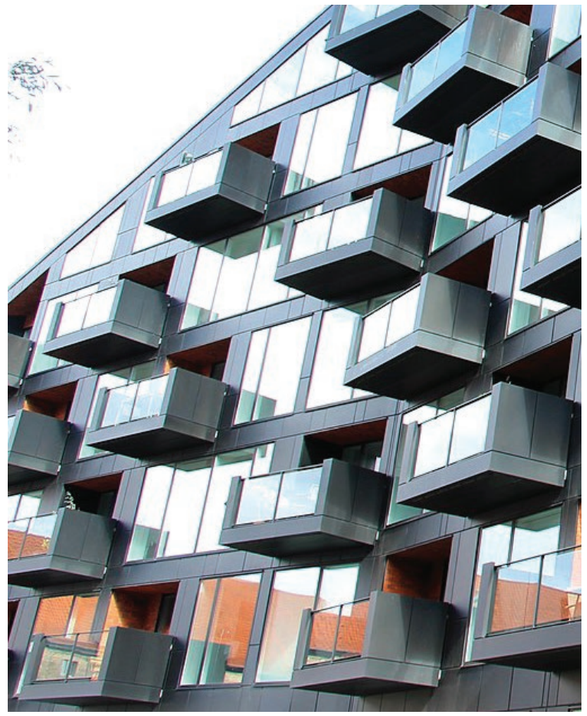


MOLE ARCHITECTS - WALTERS AND COHEN



KOBE - KROYERS PLADS





## 6.5 ARCHITECTURAL VARIETY - BLOCK B1 & B2

The architectural language of the B1 and B2 blocks was derived from its parkland context. A sense of movement and playfulness is created through the shifting roofscapes and the checkerboard west facade which faces the linear park. The ground floor private terraces that face onto the park are set back and have a landscape buffer for privacy.



VIEW OF B BLOCKS IN CONTEXT OF LINEAR PARK

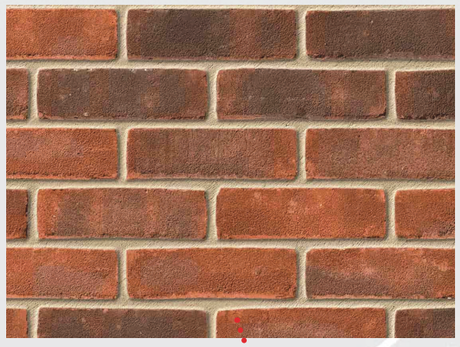




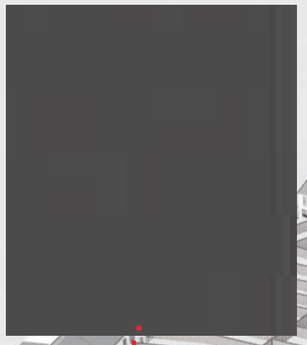
EARLY DESIGN SKETCHES OF B BLOCKS

# 6.5 ARCHITECTURAL VARIETY - BLOCK B1 & B2

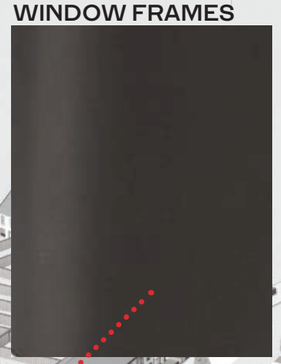
BRICK



DARK RENDER



WINDOW FRAMES



MASTERPLAN ARRAY



COMMUNAL GARDENS







FRONT GARDENS

SCREENING TO GANTRY



COMPOSITE TIMBER CLADDING ( TO COURTYARD ELEVATIONS)

## 6.5 ARCHITECTURAL VARIETY - BLOCK B1 & B2





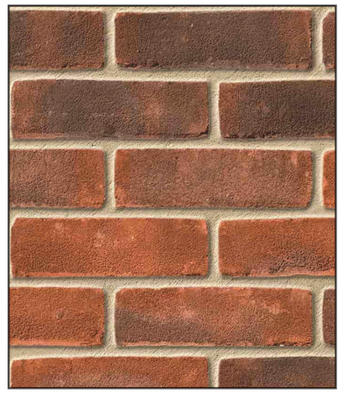
**WEST ELEVATION**

# 6.5 ARCHITECTURAL VARIETY - BLOCK B1 & B2



Typical bay view




Brick


Dark Render


Tile brick with metal uprights


Landscape buffer to ground floor gardens

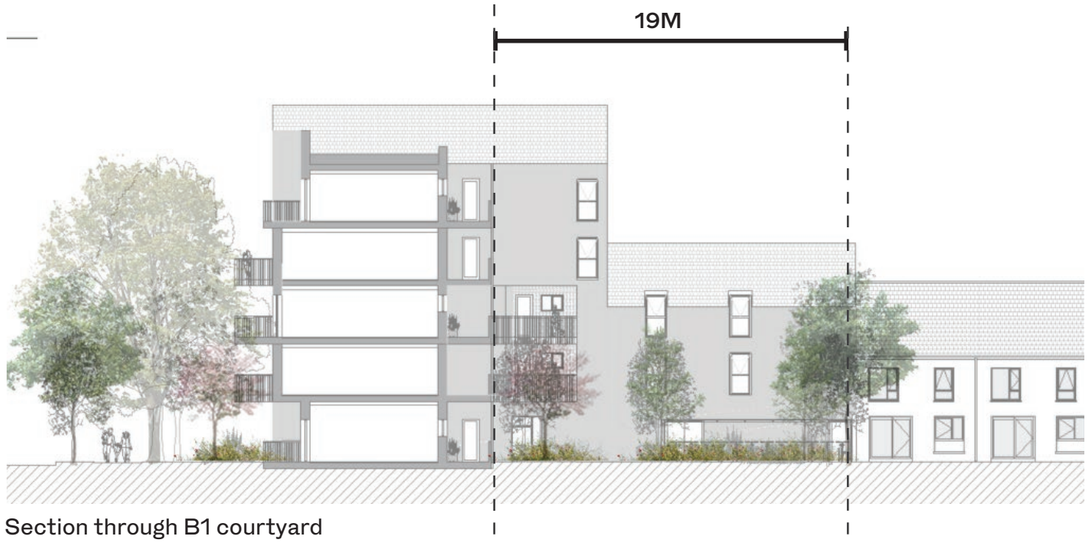
## 6.5 ARCHITECTURAL VARIETY - BLOCK B1 COURTYARD



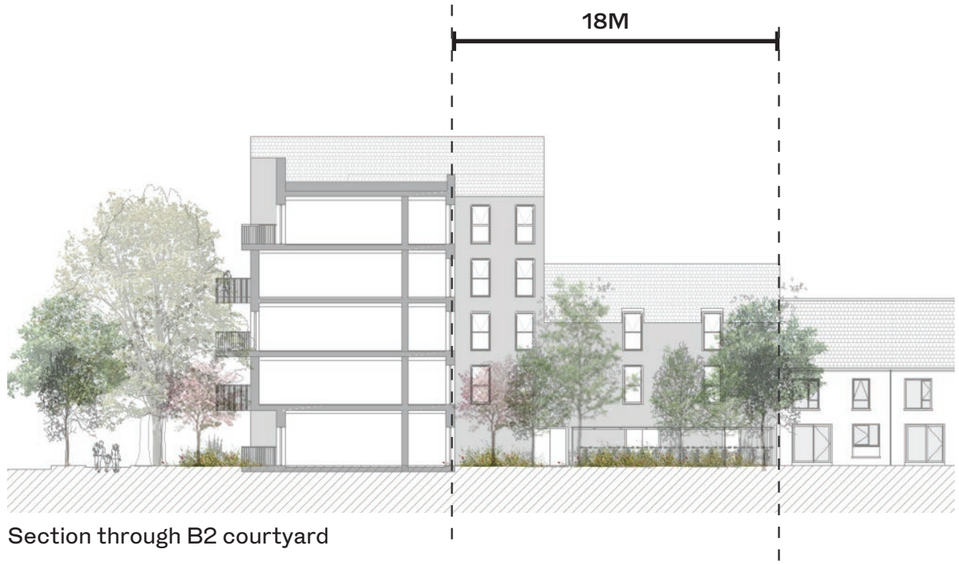


EAST ELEVATION - BLOCK B1

# 6.5 ARCHITECTURAL VARIETY - BLOCK B1 COURTYARD




Section through B1 courtyard




Section through B2 courtyard



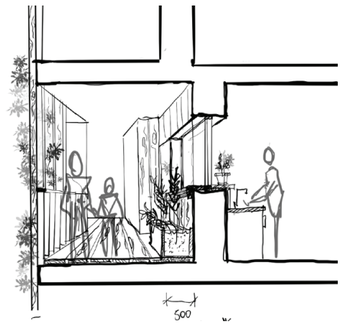
VIEW OF B1 COURTYARD

The courtyards of the B Blocks are accessed though the entrance core and allow for an open, landscaped space to play and relax. The apartments of B1 are gantry accessed, this gantry overlooking the communal courtyard, creating a neighbourhood feel. Planters at apartment entrances on the gantry create a sense of individuality and threshold and a planted screen prevents overlooking to the houses.

The semi-private courtyards are screened from the private gardens of the houses by a small strip of planting or raised planter with a garden wall of approx 2m behind. There is a significant distance between the buildings of B1 and B2 to this garden wall (shown in section above) again mitigating against overlooking.

# 6.5 ARCHITECTURAL VARIETY - BLOCK B1 COURTYARD

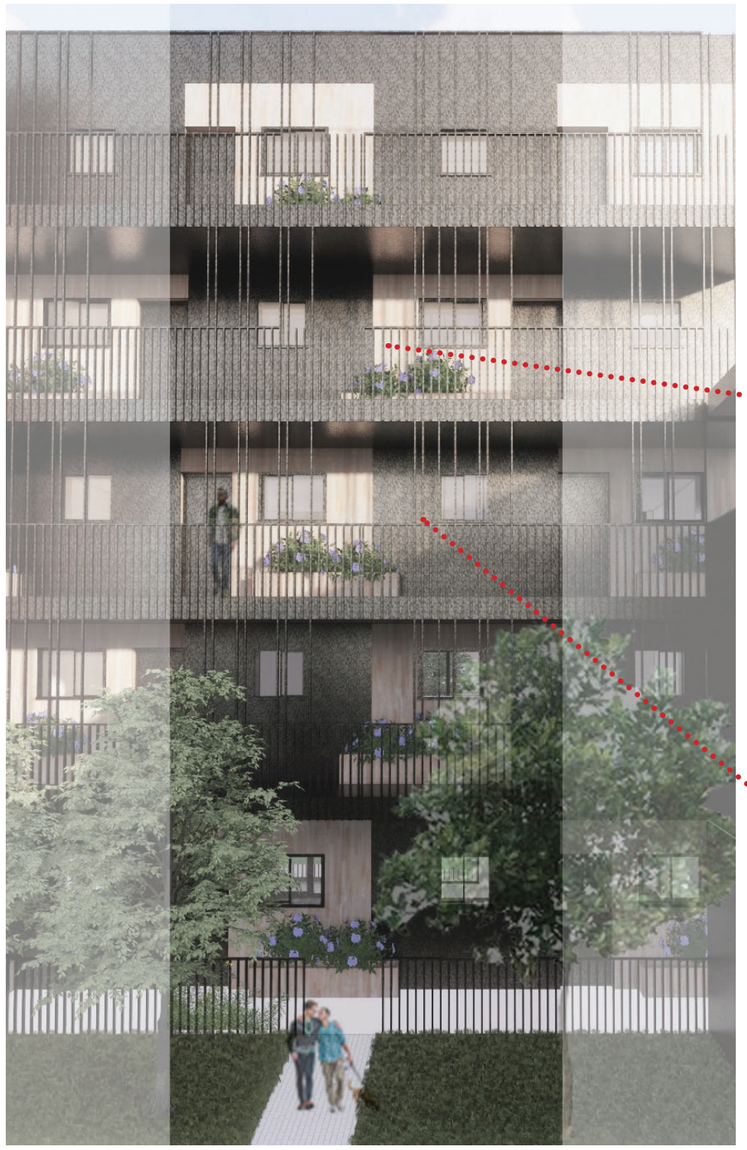








COURTYARD SKETCHES



BLOCK B1 COURTYARD



CHEQUERED FACADE WITH PLANTER BOXES TO DELINEATE INDIVIDUAL ENTRANCES



DARK RENDER

## 6.5 ARCHITECTURAL VARIETY - BLOCK  B2 COURTYARD





EAST ELEVATION - BLOCK B2

# 6.5 ARCHITECTURAL VARIETY - BLOCK B1 & B2







BRICK



PUBLIC PARK

# 6.5 ARCHITECTURAL VARIETY - BLOCK B1 & B2





BLOCK B1 NORTH ELEVATION





BLOCK B2 NORTH ELEVATION

# 6.5 ARCHITECTURAL VARIETY - BLOCK B1 & B2





AXONOMETRIC VISUAL



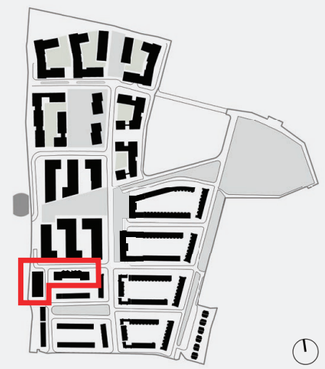


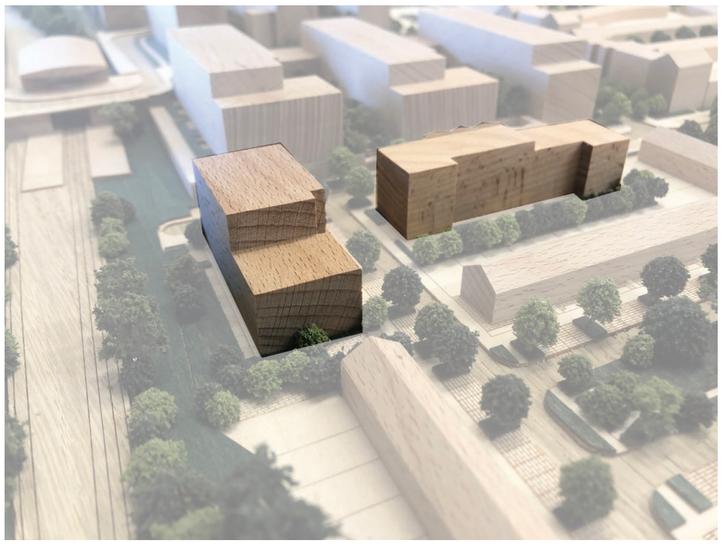
# ZONE C - ARCHITECTURAL QUALITY

# 6.6 ARCHITECTURAL VARIETY - BLOCK C1A & C2A

Block C1a:
19 NO.1 BED APARTMENT UNITS
23 NO.2 BED APARTMENT UNITS
1 NO.3 BED APARTMENT UNITS
**TOTAL - 43 UNITS**

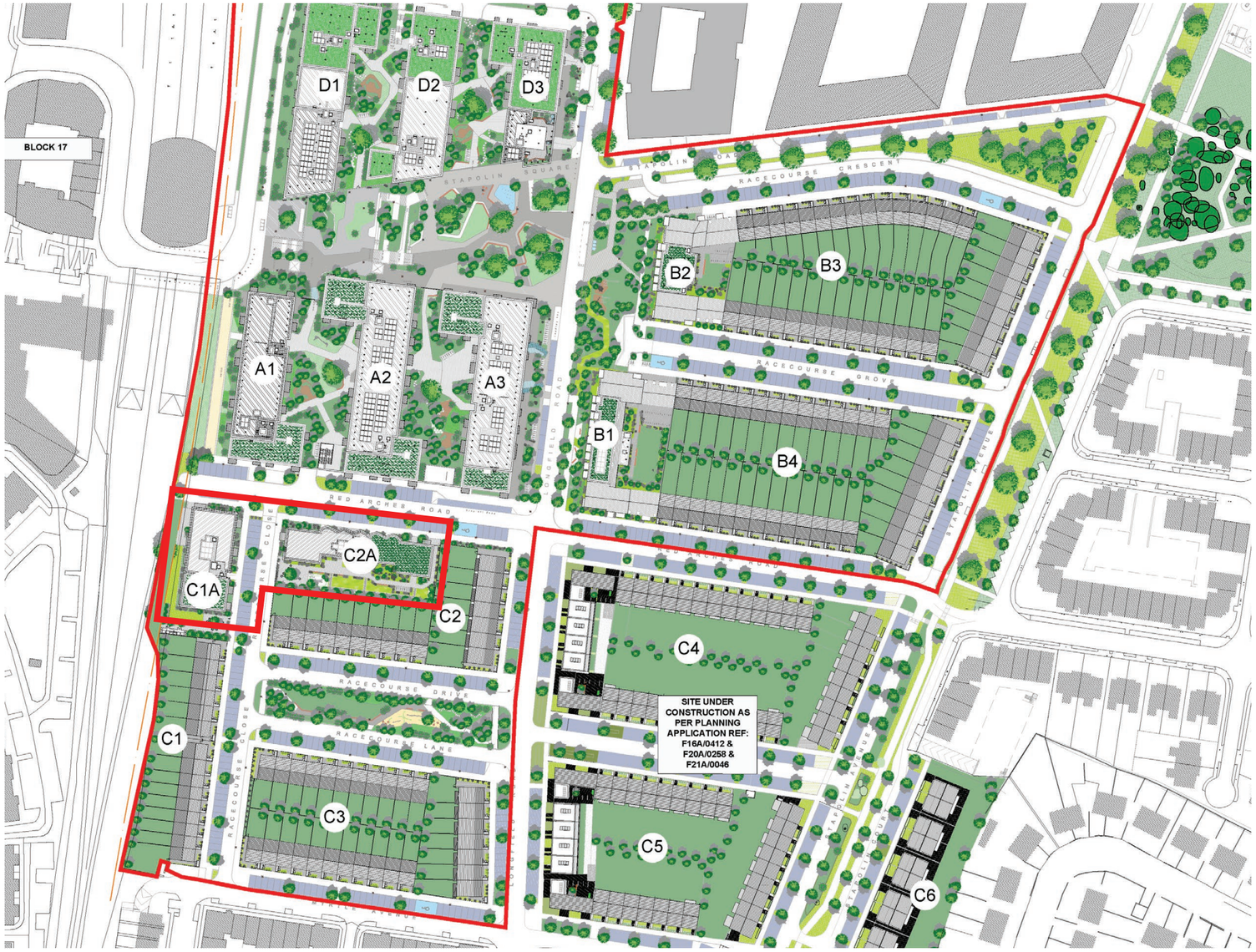
Block C2a:
16 NO.1 BED APARTMENT UNITS
9 NO.2 BED (3 PERSON) APARTMENT UNITS
8 NO.2 BED (4 PERSON) APARTMENT UNITS
**TOTAL - 33 UNITS**





C Blocks in context model

Blocks C1a and C2a are located to the south of the A Blocks, at a transition zone between the higher density buildings of Stapolin Square and the lower density housing of C. In addition, the C2a block is positioned with a north facing aspect that had to be addressed. Due to these parameters, the blocks have been designed specifically to respond to these constraints. Both blocks have a communal courtyard for residents and secure bike parking at ground floor and courtyard level.






HJL

## 6.6 ARCHITECTURAL VARIETY - BLOCK C1A & C2A

Block C1a

Located parallel to the train line with a considerate setback, Block C1a's form is simple and robust. The massing of the building is rectilinear, establishing a formal corner to the development along Red Arches Road, visible from the train line. The building steps from six storeys adjacent to the taller A blocks to four storeys as it approaches the houses. There is a communal south facing garden between the block and the houses thats acts as a buffer zone to the houses.

The massing of the block follows the design principle whereby the primary building mass runs on a North/South axis to provide apartments with primarily East/West facing aspects. The South gable delineates the semi-public open space of the communal garden and establishes a building perimeter.

Block C2a

The design constraint of providing apartments that were not strictly north facing was the main driver behind the building form of the C2a block. Located along the length of red Arches Road, the building has sensitive boundaries with houses to its south and east. The apartments predominately face onto Red Arches Road to prevent overlooking to the houses, with a communal courtyard and a separation distance of 22m ( acting as a buffer.



Brentford Lock West – Mikhail Riches - Facade precedents C1a







pH+ Architects London - facade precedents C2a

## 6.6 ARCHITECTURAL VARIETY - BLOCK C1A & C2A

Block C1a

The blush brick material gives visual cohesion to the surrounding red brick apartments of A and B Blocks to the East. The facade design is simple and unambiguous, focusing on creating light and bright apartments. Pulling tones from the blush brick, contrasting reddish metalwork is prosed for the balconies with low brick garden walls at ground floor, tying in with the domestic scale of the houses of Racecourse Close

Block C2a

The pale brick proposed for C2a provides for a visual connection to the surrounding brick buildings but allows for a building which captures and reflects light in a different manner. This is coupled with a play of texture and form in the triangular bays to the street and the provision of fully-recessed balconies, allowing for the mitigation of noise pollution to these more lively aspects. Contrarily the semi-private courtyard facade primarily features a white render which adds a more playful, illuminative atmosphere to the spaces whilst also retaining a domestic scale. A muted champagne coloured metal will envelop the window and cladding reveals. There is a planted buffer zone along a garden wall to the boundary with the private gardens of the houses to the east and south

The folding north facade of C2a is a design tool which we have used to mitigate against the apartments being north facing. This shifting facade creates movement and playfulness and accentuates the verticality and slenderness of the triangular bays. These triangular bays accommodate the living space and terraces of the apartments enjoying west and east light respectively.

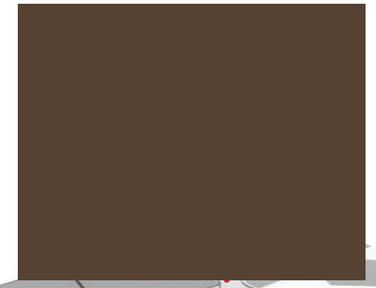


# 6.5 ARCHITECTURAL VARIETY - BLOCK C1A & C2A

SELECTED BRICK



CONTRASTING METALWORK



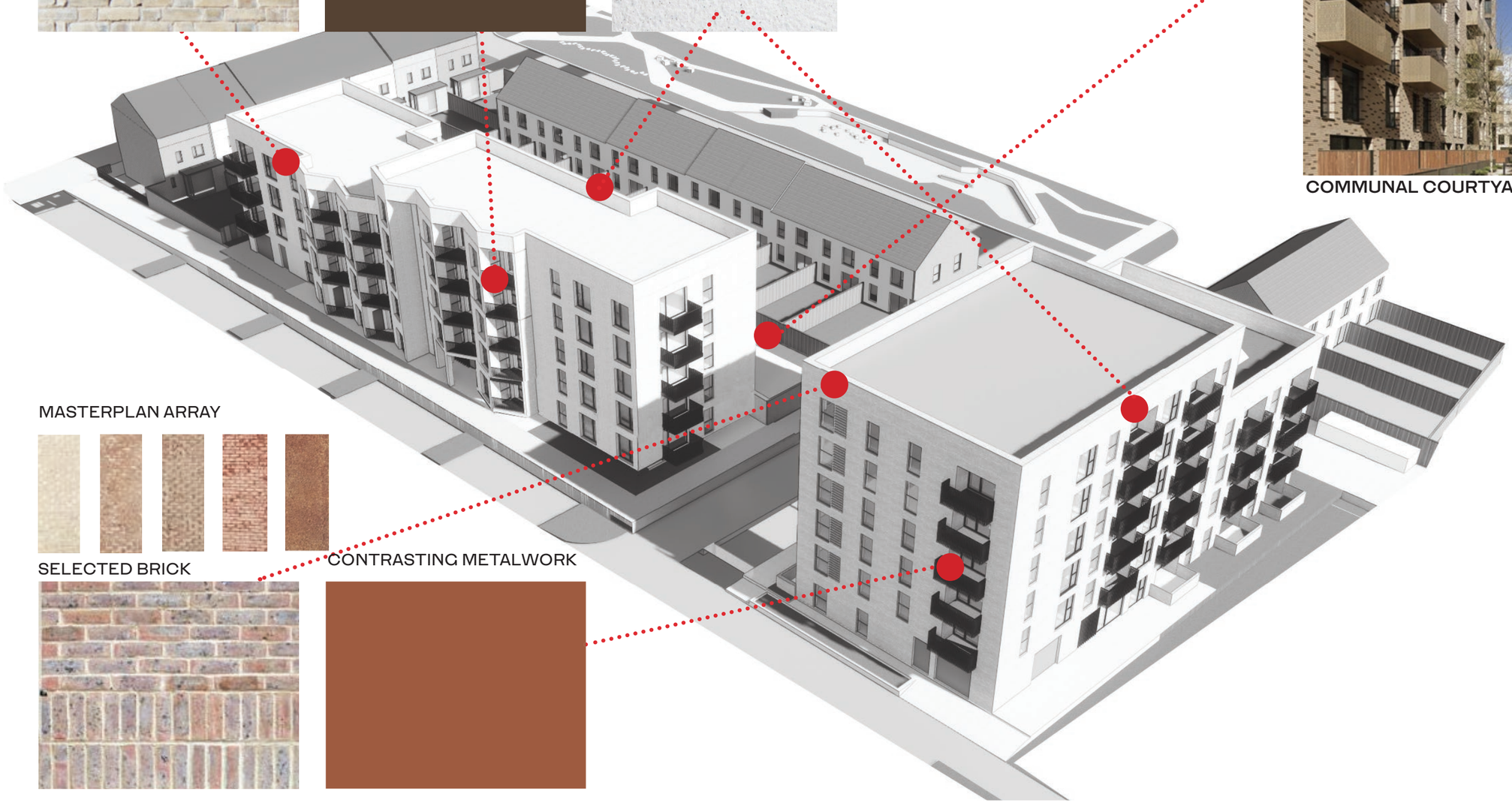
WHITE RENDER







COMMUNAL COURTYARD



MASTERPLAN ARRAY



SELECTED BRICK



CONTRASTING METALWORK

## 6.6 ARCHITECTURAL VARIETY - BLOCK C1A & C2A



The C2a block acts as a transitional volume between the higher density blocks of Stapolin Square and the private houses of Block C. The semi-private courtyard of C2a is screened from the private gardens of the houses by a small strip of planting or raised planter with a garden wall of approx 2m behind. There is a significant distance between the building of C2a to the back wall of the houses (shown in section below) again mitigating against overlooking.




**BLOCK C1A & C2 NORTH ELEVATION**

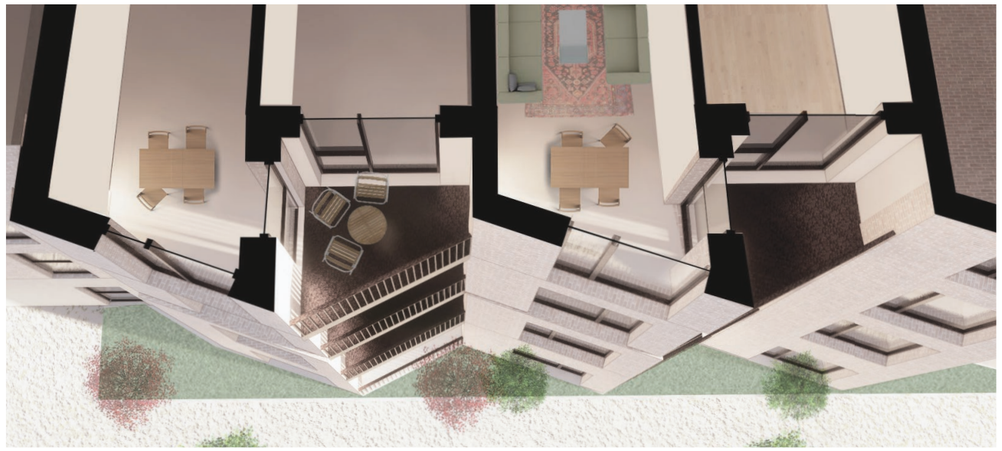
# 6.6 ARCHITECTURAL VARIETY - BLOCK C2A



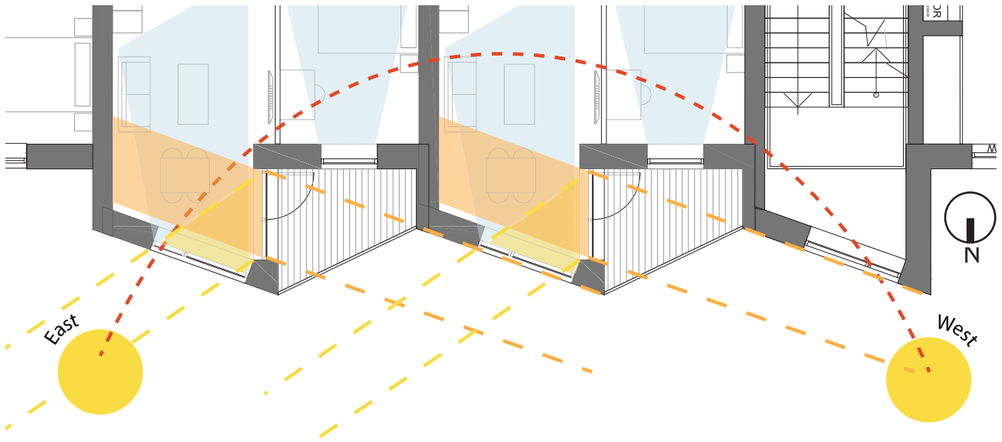



Typical bay view

The north facade along Red Arches Road has a particular design approach due to its northerly aspect. The below images demonstrate how the facade design allows for apartments which benefit from east and west light.



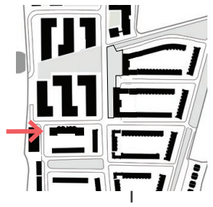
Facade design to address north facing apartments




Facade design to address north facing apartments

East light
West light

# 6.6 ARCHITECTURAL VARIETY - BLOCK C2A





Light brick



Dark Metal




**BLOCK C2A WEST ELEVATION**



Light brick with metal uprights



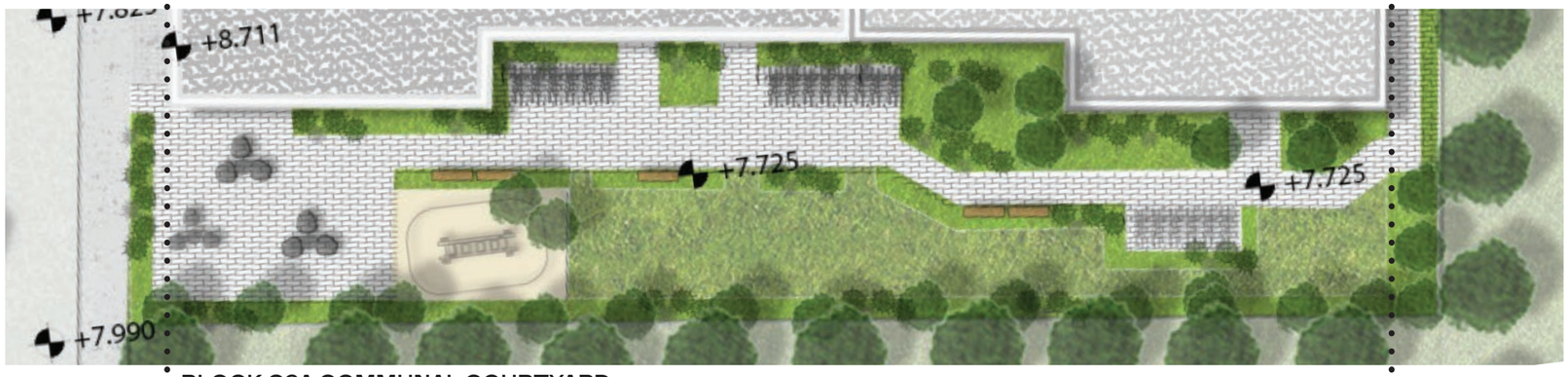
Landscape buffer to ground floor gardens

# 6.6 ARCHITECTURAL VARIETY - BLOCK C2A



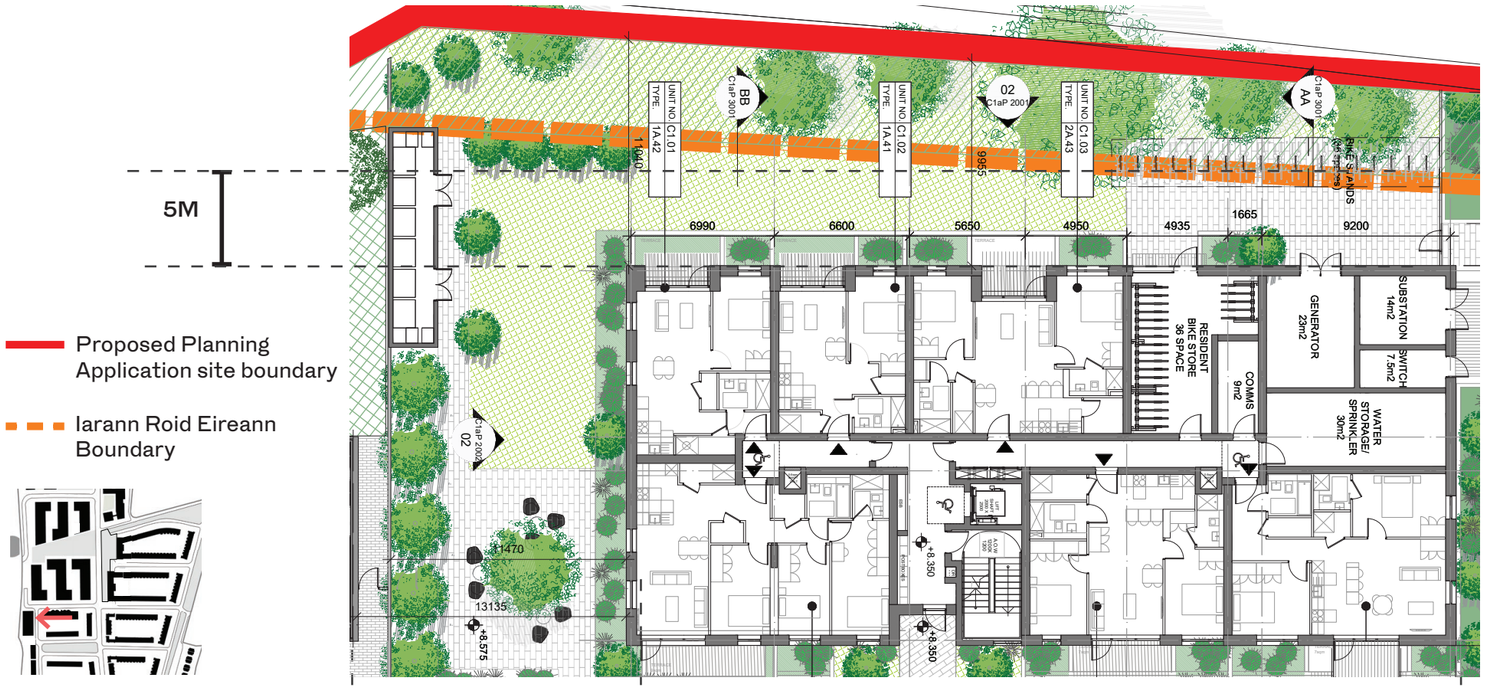


BLOCK C2A SOUTH ELEVATION




BLOCK C2A COMMUNAL COURTYARD

# 6.6 ARCHITECTURAL VARIETY - BLOCK C1A




Block C1a

The C1a block runs parallel to the train line along the western boundary between the eight storeys of the A1 block to the north and the houses of C1 to the south. Its massing responds to this scale change in stepping from 6 storeys to 4 storeys. To increase the buffer zone between the private balconies and the retaining wall of the possible future train line (shown dashed in orange), the balconies are partially recessed on all floors along this western elevation. The distance from the possible future retaining wall to the external wall of the block is approximately 5m at its narrowest point.

The south facing semi-private courtyard of C1a is screened from the private gardens of the houses by a strip of planting or raised planter with a garden wall of approx 2m behind. There are limited windows (from ground floor to the fourth floor) on the southern elevation of C1a with a distance of 13m to the gable of the private houses again reducing overlooking concerns.




C1A EAST ELEVATION

# 6.6 ARCHITECTURAL VARIETY - BLOCK C1A






Blush brick



Reddish
metalwork




Blush brick with metal uprights



Landscape buffer to ground floor gardens

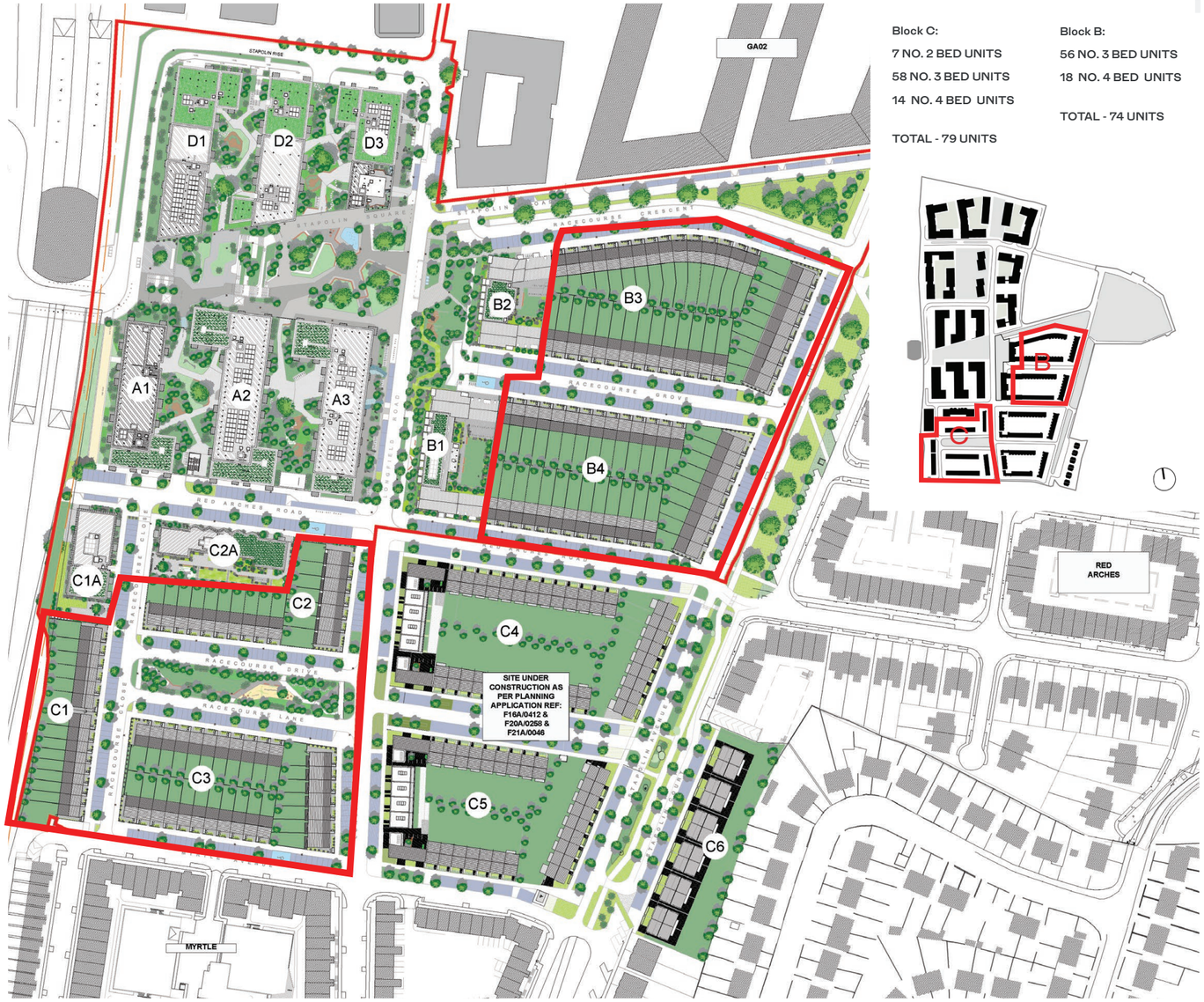
# HOUSES - ARCHITECTURAL QUALITY

# 6.7 ARCHITECTURAL VARIETY - HOUSES - B3 & B4/C1, C2,C3

The houses (Zones B3, B4 & C1, C2, C3) comprise of a mix of 2/3 storey two-bedroom, three-bedroom and four-bedroom homes suitable for people at all stages of their lives. Individual units are orientated north-south or east-west to maximise natural daylight to both the interior of the houses and also their associated gardens, whilst linear terraces are arranged to subtly frame both the linear park and heavily planted tree-lined streets and avenues that connect the entire site. The houses are designed to be easily extendable should residents desire to do this in the future. The plan of the three and four-bedroom homes can also facilitate a straightforward attic conversion, allowing further flexibility for individual homeowners.



An artist's impression of the proposed scheme as submitted at SHD pre-application stage - View North along Longfield Road




Block C:
7 NO. 2 BED UNITS
58 NO. 3 BED UNITS
14 NO. 4 BED UNITS

TOTAL - 79 UNITS

Block B:
56 NO. 3 BED UNITS
18 NO. 4 BED UNITS

TOTAL - 74 UNITS

# 6.7 ARCHITECTURAL VARIETY - HOUSES - B3 & B4/C1, C2,C3

LEVITT BERNSTEIN - GRANVILLE ROAD





HOUSING PRECEDENT BELOW: MIKHAIL RICHES - GOLDSMITH HOUSING








## 6.7 ARCHITECTURAL VARIETY - HOUSES - B3 & B4/C1, C2,C3



An artist's impression of the proposed scheme as submitted at SHD pre-application stage -
View from pocket park of C Block

# 6.7 ARCHITECTURAL VARIETY - HOUSES - B3 & B4/C1, C2,C3

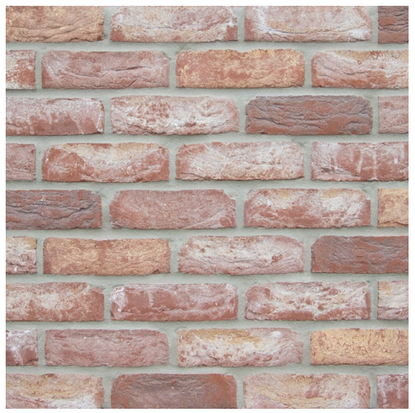
In order to add character to the terraces, three different tones of brick are utilised to create tonally modulated elevations. This treatment helps express individual ownership without detracting from the creation of a wider convivial community. All gables, external boundary walls and front garden bin stores are constructed from the darker tone of brick to provide a level of cohesion across the site as a whole. Planted zones and metal railings to the front and sides of the terraces create threshold zones between the private and public spaces of the houses, whilst also helping to further merge the housing with its associated landscape. Tall and modulated window opes give the houses a sense of generosity whilst also contributing to a formal rhythm along the streetscapes. A taller parapet with concealed gutter is utilised on the four bedroom house type in order to provide an appropriate address to the primary routes through the scheme.





HOUSING PRECEDENT RIGHT: MOLE ARCHITECTS - MARMALADE LANE



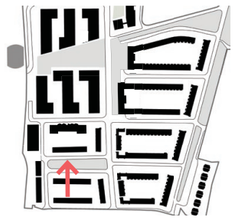






Variety of brick colour to be utilised on the facades of the houses

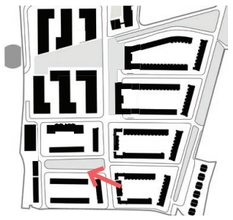
# 6.7 ARCHITECTURAL VARIETY - HOUSES - B3 & B4/C1, C2,C3





RACECOURSE DRIVE - LINEAR PARK VIEW

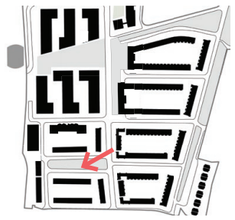
## 6.7 ARCHITECTURAL VARIETY - HOUSES - B3 & B4/C1, C2,C3





RACECOURSE DRIVE - LINEAR PARK VIEW

# 6.7 ARCHITECTURAL VARIETY - HOUSES - B3 & B4/C1 & C2





RACECOURSE DRIVE - LINEAR PARK SECTIONAL AXONOMETRIC





# 07 APPENDICES

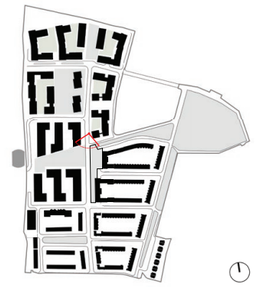
# 7.0 APPENDICES

7.1 CGIS

7.2 Schedules

7.3 Housing Quality Assessment

7.4 Part V

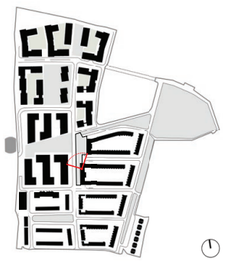




## 7.1 CGI’S

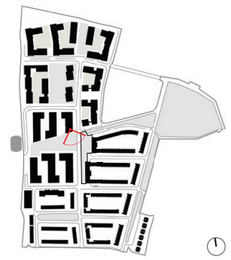
## 7.1 CGIS





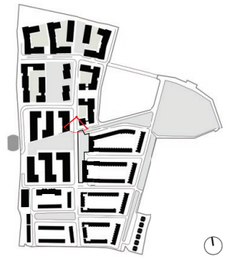
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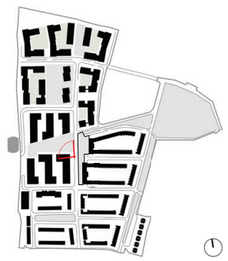
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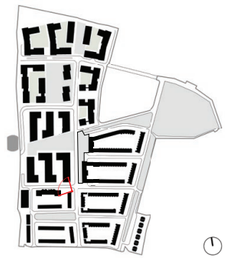
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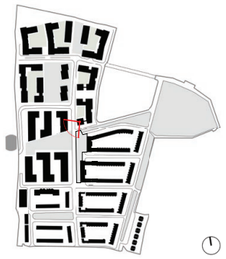
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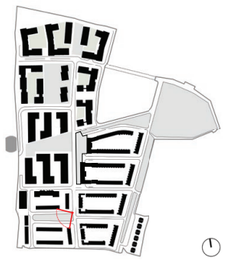
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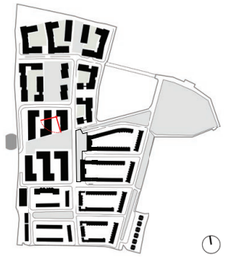
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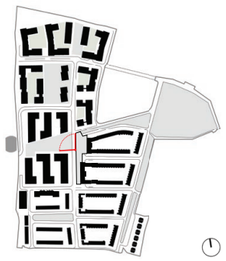
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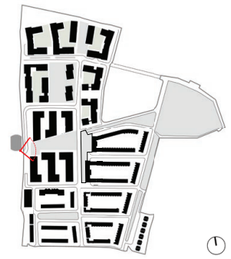
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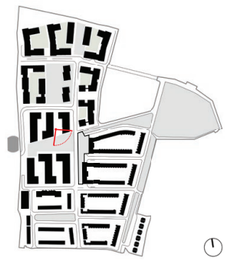
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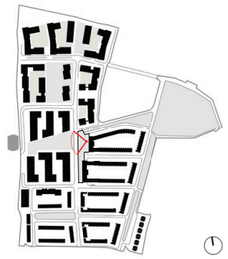
## 7.1 CGIS





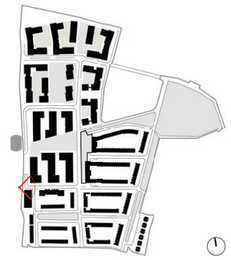
## 7.1 CGIS





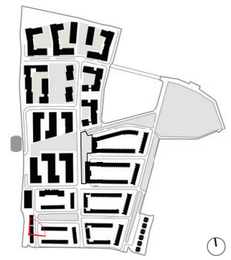
## 7.1 CGIS





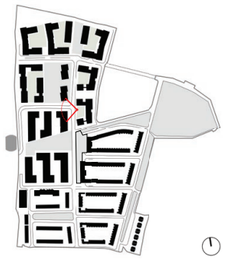
## 7.1 CGIS





## 7.1 CGIS





# 7.2 SCHEDULES

# 7.2 SCHEDULES

## MASTERPLAN SCHEDULE

**Job No.** 950659
**Job Name:** Project Shoreline - GA01
**Schedule:** 950659 MSC P 1901 - MASTERPLAN SCHEDULE
**Revision:** J - 26.05.2021

Henry J Lyons

### RESIDENTIAL ACCOMMODATION

| LEVEL | By Block | | | | | | | | | | | | | | | | Qty |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| UNIT Nos. | | A1 | A2 | A3 | D1 | D2 | D3 | B1 | B2 | C1a | C2a | B3 | B4 | C1 | C2 | C3 | |
| Level | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 9 | 7 | 6 | 5 | 38 | 36 | 15 | 17 | 29 | 166 |
| Level | 1 | 15 | 19 | 11 | 14 | 12 | 9 | 11 | 9 | 9 | 8 | | | | | | 117 |
| Level | 2 | 16 | 21 | 18 | 18 | 12 | 14 | 11 | 9 | 9 | 8 | | | | | | 136 |
| Level | 3 | 16 | 21 | 18 | 18 | 13 | 14 | 9 | 7 | 9 | 8 | | | | | | 133 |
| Level | 4 | 16 | 17 | 14 | 18 | 13 | 14 | 9 | 7 | 5 | 4 | | | | | | 117 |
| Level | 5 | 16 | 12 | 12 | 18 | 13 | 11 | 0 | 0 | 5 | 0 | | | | | | 87 |
| Level | 6 | 11 | 12 | 12 | 15 | 7 | 4 | | | 0 | 0 | | | | | | 61 |
| Level | 7 | 11 | 0 | 0 | 10 | 7 | 4 | | | 0 | | | | | | | 32 |
| Level | 8 | 0 | 0 | 0 | 7 | 0 | 4 | | | 0 | | | | | | | 11 |
| Level | 9 | | | | 0 | | 4 | | | | | | | | | | 4 |
| Level | 10 | | | | | | 4 | | | | | | | | | | 4 |
| Level | 11 | | | | | | 4 | | | | | | | | | | 4 |
| Level | 12 | | | | | | 4 | | | | | | | | | | 4 |
| Level | 13 | | | | | | 4 | | | | | | | | | | 4 |
| Level | 14 | | | | | | 2 | | | | | | | | | | 2 |
| | | | | | | | | | | | | | | | | | 882 |
| TOTAL | Un. | 101 | 102 | 85 | 118 | 81 | 96 | 49 | 39 | 43 | 33 | 38 | 36 | 15 | 17 | 29 | 882 |
| **Total Units** | | **288** | | | **295** | | | **88** | | | **76** | | **135** | | | | |
| **TOTAL** | **Apartments** | | | | | **747** | | | | | | **Houses** | | **135** | | | **882** |

### PLOT RATIO CALCULATION

| | | | | |
|---|---|---|---|---|
| SITE AREA | | sqm | | 91,027 |
| DEVELOPMENT AREA | | sqm | | 88,900 |
| **PLOT RATIO** | | (G/S) | | **1.18** |
| **DENSITY** | | Units / Hectares | | **99** |

### SUMMARY OF AREAS

| | | Nett | Gross |
|---|---|---|---|
| **RESIDENTIAL NETT** | sqm | 68,572 | |
| **RESIDENTIAL GROSS** | sqm | | **82,607** |
| Efficiency | | | **83%** |
| | | | |
| **Residential Amenity** | sqm | | **1,577** |
| **Retail** | sqm | | **3,314** |
| Subtotal (excl. Car Park + Ancillary) | sqm | | **87,498** |
| | | | |
| **Ground Floor Car Park + Ancillary** | | sqm | **17,148** |
| **TOTAL BUILDING AREA (incl. Car park)** | | **sqm** | **104,646** |

### COMMERCIAL FACILITIES

| | Nett | Ancillary Nett* | Gross | Outdoor | Total Comm. Facilities |
|---|---|---|---|---|---|
| Gym (Block D) | 313 | 98 | 411 | | |
| Convenience store (Block A) | 854 | 25 | 915 | | |
| Medical Centre (Block A) | 398 | 49 | 462 | | |
| Pharmacy (Block A) | 218 | 32 | 268 | | |
| Crèche (Block A) | 491 | 39 | 539 | 123 | |
| Unit 03 (Block D) | 439 | 17.5** | 485 | | |
| Unit 02 (Block D) | 66 | 29.5** | 112 | | |
| Storage Units (Block D) | 292 | | | | |
| | | | | | |
| **TOTAL COMMERCIAL FACILITIES** | **3,071** | | **3,191** | 3,314 | **3,314** |

* Ancillary Nett includes Waste & Store Rooms

** Unit 02 & Retail 03 shared Waste Room

### APARTMENTS MIX

| Block | A | D | B | C | | A | D | B | C | | HOUSES MIX: B3, B4, C1, C2, C3 | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Type | Qty | | | | Total | Mix | | | | Total | Type | B3 | B4 | C1 | C2 | C3 | Total | Mix |
| Studio | 18 | 20 | 0 | 0 | **38** | *6%* | *7%* | *0%* | *0%* | ***5%*** | | | | | | | | |
| 1B Units | 68 | 70 | 36 | 35 | **209** | *24%* | *24%* | *41%* | *46%* | ***28%*** | | | | | | | | |
| 2B Units | 170 | 177 | 52 | 40 | **439** | *59%* | *60%* | *59%* | *53%* | ***59%*** | | | | | | | | |
| 3B Units | 32 | 28 | 0 | 1 | **61** | *11%* | *9%* | *0%* | *1%* | ***8%*** | 2B House | *0* | *0* | 7 | 0 | - | 7 | 5% |
| | | | | | | | | | | | 3B House | *29* | *27* | 8 | 10 | 22 | **96** | **71%** |
| | **288** | **295** | **88** | **76** | **747** | | | | | | 4B House | *9* | *9* | 0 | 7 | 7 | **32** | **24%** |
| Total | **747** | | | | | | | | | | | **38** | **36** | **15** | **17** | **29** | **135** | - |

### TOTAL DEVELOPMENT UNIT MIX

| APARTMENTS | | | HOUSES | | | |
|---|---|---|---|---|---|---|
| Type | Qty | Mix | Type | Qty | Mix | |
| Studio | 38 | 5% | | | | |
| 1B Units | 209 | 28% | | | | |
| 2B Units | 439 | 59% | 2B House | 7 | 5% | |
| 3B Units | 61 | 8% | 3B House | 96 | *71%* | |
| | | | 4B House | 32 | *24%* | |
| | | | | | | |
| Total | 747 | | | 135 | | 882 |

### TOTAL UNIT MIX

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Studio | 38 | 1B Units | 209 | 2B Units | 446 | 3B Units | 157 | 4B Units | 32 |
| | 4% | | 24% | | 50% | | 18% | | 4% |

### AVERAGE UNIT NIA

| Zone | A | D | B | C | | Typical | Typical ≥ +10% | A | D | B | C | Average | Houses | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Type | Qty | | | | Total | | | NIA (sqm) | | NIA (sqm) | | NIA | Type | Qty | NIA (sqm) | Gross Area sqm |
| Studio | 18 | 20 | 0 | 0 | **38** | **39** | **41** | 41 | 41 | 0 | 0 | **41** | | | | |
| 1B Units | 68 | 70 | 36 | 35 | **209** | **47** | **49.5** | 50 | 51 | 50 | 49 | **50** | 2B House - Type O | 7 | 86 | 599 |
| 2B Units | 170 | 177 | 52 | 40 | **439** | **76** | **81** | 76 | 74 | 75 | 76 | **79** | 3B House - Type B | 93 | 110 | 10230 |
| 3B Units | 32 | 28 | 0 | 1 | **61** | **110** | **114** | 112 | 106 | 0 | 97 | **109** | 4B House - Type D | 14 | 142 | 1988 |
| | | | | | | | | | | | | | 4B House - Type P | 18 | 134.5 | 2421 |
| | | | | | | | | | | | | | 3B House - Type Q | 3 | 110 | 330 |
| Total | **288** | **295** | **88** | **76** | **747** | | | | | | | | | | sqm | **15568** |

### SECTION 3 D.o.E Guidelines (Apartments Min. Size)

| **Allocation of +10% min. area for compliance** | | |
|---|---|---|
| Studio units >=37 sqm | 22 | no. |
| 1B units > =49.5 sqm | 123 | no. |
| 2B units > =69.3 sqm | 11 | no. |
| 2B units > =80.3 sqm | 194 | no. |
| 3B units >=99 sqm | 48 | no. |
| Number of units larger than 10% over minimum | 398 | no. |
| **Provision is more than 50% of total number of units** | **53%** | |

### OPEN SPACE

| OPEN SPACE | | Required | Provided | | | |
|---|---|---|---|---|---|---|
| **Public Open Space** | Sqm | 10% | | 11% | | |
| | Sqm | 8,890 | | 10042 | | |
| **Public Open Space - based on** | | Studio | 1beds | 2bed | 3bed | 4bed |
| Occupancy rate/persons | | 1.5 | 1.5 | 1.5 | 3.5 | 3.5 |
| | sqm | 57 | 314 | 669 | 550 | 112 |
| Total population | | 1,701 | | | | |
| Open space requirement based | | 4.25 | | | | 100% |
| Stated on-site provision(ha) | | 1.00 | | | | 24% |
| Balance required in proposed | | 3.25 | | | | 76% |

### DUAL ASPECT RATIO - Apartments only

| | Units | | Units | % | ratio |
|---|---|---|---|---|---|
| Apartments -Zone A | 112 | over | 288 | 39% | ratio |
| Apartments -Zone D | 125 | over | 295 | 42% | ratio |
| Apartments -Zone B | 68 | over | 88 | 77% | ratio |
| Apartments -Zone C | 35 | over | 76 | 46% | ratio |
| **Apartments - Total** | **340** | **over** | **747** | **46%** | **ratio** |

### RESIDENTIAL CARPARKING

| | Units | Ratio | Provided |
|---|---|---|---|
| Apartments Reisdents Car parking - Zones A + D | 583 | 0.54 | 314 |
| * Of which Go-Car/Car Club Parking | | | 6 |
| *Of which Part M provision | | | 3 |
| *Of which Electric Charging | | | 32 |
| Apartment Car parking B1 + B2 | 88 | 0.55 | 48 |
| Visitor Car parking B1 + B2 | | 0.08 | 7 |
| *Of which Electric Charging | | | 1 |
| Apartment Car parking C1a + C2a | 76 | 0.55 | 42 |
| Visitor Car parking C1a + C2a | | 0.09 | 7 |
| *Of which Electric Charging | | | 1 |
| **Total Apartment Resident spaces** | 747 | 0.54 | 404 |
| **Total Apartment Visitor spaces** | | | 14 |
| **Total Apartment Car Parking** | 747 | **0.56** | **418** |
| | | | |
| Resident spaces - Zone B3 & B4 | 74 | 2.00 | 148 |
| Visitor spaces - Zone B3 & B4 | | 0.07 | 5 |
| *Of which Disabled spaces | | | 2 |
| *Of which Electric Charging | | | 1 |
| Resident spaces - Zone C1, C2 & C3 | 61 | 2.0 | 119 |
| Visitor spaces - Zone C1, C2 & C3 | | 0.34 | 21 |
| *Of which Disabled spaces | | | 2 |
| *Of which Electric Charging | | | 1 |
| Total Resident Carparking - Zone B3,4 + C1,2,3 | 135 | 2.0 | 267 |
| Total Visitor spaces - Zone B3,4 + C1,2,3 | | 0.19 | 26 |
| **Total Houses spaces** | | 2.2 | **293** |
| | | | |
| **Residential Spaces Total** | | | **671** |
| **Residential Visitor Spaces Total** | | | **40** |
| **Residential Car Parking Total Including Visitors** | | | **711** |

### COMMERCIAL CARPARKING A+D

| | | | | |
|---|---|---|---|---|
| Commerical covered | | | | 54 |
| *Of which Electric Charging (.05) | | | | 6 |
| *Of which Part M provision (.05) | | | | 2 |
| Commerical surface | | | | 53 |
| **Total** | | | | **107** |
| | | | | |
| **TOTAL CARPARKING (Residential & Commercial)** | | | | **818** |

### BIKE PARKING (based on 1 spaces per bedroom and 1 every 4 units for visitor)

| Block | Required | Provided | |
|---|---|---|---|
| Covered Residents Spaces (A+D) | 1050 | 1056 | 1 spaces per bedroom and 1 every 4 units for visitor |
| Visitor Spaces (A+D) | 146 | 146 | |
| Residents Spaces (B1+B2) | 140 | 142 | |
| Visitor Spaces (B1+B2) | 22 | 22 | 1 spaces per bedroom and 1 every 4 units for visitor |
| Residents Spaces (C1a + C2a) | 118 | 118 | |
| Visitor Spaces (C1a + C2a) | 19 | 26 | |
| Landscape Commercial/Visitor Spaces | - | 32 | |
| **TOTAL BICYCLE PARKING** | 1495 | **1542** | |

# APARTMENTS SCHEDULE

**Job No.** 950659
**Job Name:** Project Shoreline
**Schedule:** 950659 MSC P 1902 APARTMENTS SCHEDULE
**Revision:** F - 26.05.2021

Henry J Lyons

**RESIDENTIAL ACCOMMODATION**

| LEVEL | | | | By Block | | | | | | | | Qty |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| UNIT Nos. | | A1 | A2 | A3 | D1 | D2 | D3 | B1 | B2 | C1a | C2a | |
| Level | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 9 | 7 | 6 | 5 | **31** |
| Level | 1 | 15 | 19 | 11 | 14 | 12 | 9 | 11 | 9 | 9 | 8 | **58** |
| Level | 2 | 16 | 21 | 18 | 18 | 12 | 14 | 11 | 9 | 9 | 8 | **63** |
| Level | 3 | 16 | 21 | 18 | 18 | 13 | 14 | 9 | 7 | 9 | 8 | **60** |
| Level | 4 | 16 | 17 | 14 | 18 | 13 | 14 | 9 | 7 | 5 | 4 | **52** |
| Level | 5 | 16 | 12 | 12 | 18 | 13 | 11 | 0 | 0 | 5 | 0 | **29** |
| Level | 6 | 11 | 12 | 12 | 15 | 7 | 4 | 0 | 0 | 0 | 0 | **11** |
| Level | 7 | 11 | 0 | 0 | 10 | 7 | 4 | 0 | 0 | 0 | 0 | **11** |
| Level | 8 | 0 | 0 | 0 | 7 | 0 | 4 | 0 | 0 | 0 | 0 | **4** |
| Level | 9 | | | | 0 | 0 | 4 | | | | | **4** |
| Level | 10 | | | | 0 | 0 | 4 | | | | | **4** |
| Level | 11 | | | | 0 | 0 | 4 | | | | | **4** |
| Level | 12 | | | | 0 | 0 | 4 | | | | | **4** |
| Level | 13 | | | | 0 | 0 | 4 | | | | | **4** |
| Level | 14 | | | | 0 | 0 | 2 | | | | | **2** |
| | | | | | | | | | | | | **341** |
| **TOTAL** | Un. | 101 | 102 | 85 | 118 | 81 | 96 | 49 | 39 | 43 | 33 | **747** |
| **Total Units** | | **288** | | | **295** | | | **88** | | **76** | | |

**UNIT MIX**

| Block | A | D | B | C | | A | D | B | C | |
|---|---|---|---|---|---|---|---|---|---|---|
| Type | Qty | | Qty | | Total | Mix | | Mix | | Total |
| **Studio** | 18 | 20 | 0 | 0 | **38** | 6% | 7% | 0% | 0% | ***5%*** |
| **1B Units** | 68 | 70 | 36 | 35 | **209** | 24% | 24% | 41% | 46% | ***28%*** |
| **2B Units** | 170 | 177 | 52 | 40 | **439** | 59% | 60% | 59% | 53% | ***59%*** |
| **3B Units** | 32 | 28 | 0 | 1 | **61** | 11% | 9% | 0% | 1% | ***8%*** |
| **Total** | **288** | **295** | **88** | **76** | **747** | | | | | |

**AVERAGE UNIT NIA**

| Block | A | D | B | C | | Typical | Typical ≥ +10% | A | D | B | C | Average |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Type | Qty | | Qty | | Total | | | NIA (sqm) | | NIA (sqm) | | NIA (sqm) |
| **Studio** | 18 | 20 | 0 | 0 | **38** | **39** | **41** | 41 | 41 | 0 | 0 | 41 |
| **1B Units** | 68 | 70 | 36 | 35 | **209** | **47** | **49.5** | 50 | 51 | 50 | 49 | 50 |
| **2B Units** | 170 | 177 | 52 | 40 | **439** | **76** | **81** | 76 | 74 | 75 | 76 | 79 |
| **3B Units** | 32 | 28 | 0 | 1 | **61** | **110** | **114** | 112 | 106 | 0 | 97 | 109 |
| **Total** | **288** | **295** | **88** | **76** | **747** | | | | | | | |

| **SECTION 3 D.o.E Guidelines (Min. Size)** | |
|---|---|
| **Allocation of +10% min. area for compliance** | **Total** |
| Studio units >=40 sqm | 22 no. |
| 1B units > =49.5 sqm | 123 no. |
| 2B (3P) units > =69.3 sqm | 11 no. |
| 2B (4P) units > =80.3 sqm | 194 no. |
| 3B units >=99 sqm | 48 no. |
| Number of units larger than 10% over minimum | 398 no. |
| **Provision is more than 50% of total number of units** | **53%** |

| **COMMUNAL OPEN SPACE** | Required | Provided |
|---|---|---|
| Block | Sqm | Sqm |
| Block D Roof Garden | 0 | 188 |
| Block D | 1941 | 2322 |
| Block A | 1908 | 3035 |
| Block C1a | 265 | 515 |
| Block C2a | 199 | 764 |
| Block B1 | 301 | 459 |
| Block B2 | 243 | 243 |
| **Total** | **4857** | **7526** |

| **SUMMARY OF AREAS** | | **Nett** | **Gross** |
|---|---|---|---|
| **RESIDENTIAL NETT** | Sqm | 53,005 | |
| **RESIDENTIAL GROSS** | Sqm | | **67,039** |
| Efficiency | | 79% | |
| | | | |
| **Residential Amenity** | sqm | | **1,577** |
| **Retail** | sqm | | **3,314** |
| Subtotal (excl. Car Park + Ancillary) | Sqm | | **71,930** |
| | | | |
| **Ground Floor Car Park + Ancillary** | Sqm | | **17,148** |
| **TOTAL (incl. Car park)** | **Sqm** | | **89,078** |

**COMMERCIAL FACILITIES**

| | Nett | Ancillary Nett* | Gross | Outdoor | Total Comm. Facilities |
|---|---|---|---|---|---|
| Gym (Block D) | 313 | 98 | 411 | | |
| Convenience store (Block A) | 854 | 25 | 915 | | |
| Medical Centre (Block A) | 398 | 49 | 462 | | |
| Pharmacy (Block A) | 218 | 32 | 268 | | |
| Crèche (Block A) | 491 | 39 | 539 | 123 | |
| Unit 03 (Block D) | 439 | 17.5** | 484.5 | | |
| Unit 02 (Block D) | 66 | 29.5** | 111.5 | | |
| Storage Units (Block D) | 292 | | | | |
| **TOTAL COMMERCIAL FACILITIES** | **3,071** | | **3,191** | 3,314 | **3,314** |

* Ancillary Nett includes Waste & Store Rooms
** Unit 02 & Retail 03 shared Waste Room

| **DUAL ASPECT RATIO** | | | | | |
|---|---|---|---|---|---|
| Apartments -Zone A | | 112 | over | 288 | 39% |
| Apartments -Zone D | | 125 | over | 295 | 42% |
| Apartments -Zone B | | 68 | over | 88 | 77% |
| Apartments -Zone C | | 35 | over | 76 | 46% |
| **Apartments - Total** | | **340** | over | **747** | **46%** |

| **RESIDENTIAL CARPARKING** | **APTS** | **Ratio** | **Provided** |
|---|---|---|---|
| Apartments Reisdents Car parking - Zones A + D | 583 | 0.54 | 314 |
| * Of which Go-Car/Car Club Parking | | | 6 |
| *Of which Part M provision | | | 3 |
| *Of which Electric Charging | | | 32 |
| Apartment Car parking B1 + B2 | 88 | 0.55 | 48 |
| Visitor Car parking B1 + B2 | | 0.08 | 7 |
| *Of which Electric Charging | | | 1 |
| Apartment Car parking C1a + C2a | 76 | 0.55 | 42 |
| Visitor Car parking C1a + C2a | | 0.09 | 7 |
| *Of which Electric Charging | | | 1 |
| **Total Apartment Resident Car spaces** | 747 | 0.54 | 404 |
| **Total Apartment Visitor spaces** | | | 14 |
| **Total Apartment Car Parking** | 747 | **0.56** | **418** |

| **COMMERCIAL CARPARKING A+D** | | | | |
|---|---|---|---|---|
| Commerical covered | | | | 54 |
| *Of which Electric Charging (.05) | | | | 6 |
| *Of which Part M provision (.05) | | | | 2 |
| Commerical surface | | | | 53 |
| **Total** | | | | **107** |
| | | | | |
| **TOTAL CARPARKING (Apartment Residential & Commercial)** | | | | **525** |

| **BIKE** | | | |
|---|---|---|---|
| Block | Required | Provided | |
| Covered Residents Spaces (A+D) | 1050 | 1056 | 1 spaces per bedroom and 1 every 4 units for visitor |
| Visitor Spaces (A+D) | 146 | 146 | |
| Residents Spaces (B1+B2) | 140 | 142 | |
| Visitor Spaces (B1+B2) | 22 | 22 | 1 spaces per bedroom and 1 every 4 units for visitor |
| Residents Spaces (C1a + C2a) | 118 | 118 | |
| Visitor Spaces (C1a + C2a) | 19 | 26 | |
| Landsca pe | - | 32 | |
| **TOTAL BICYCLE PARKING** | 1495 | **1542** | |

## 7.2 SCHEDULES

# HOUSES SCHEDULE

| | |
|---|---|
| **Job No.** | **950659** |
| **Job Name:** | **Project Shoreline** |
| **Schedule:** | **950659 MSC P 1903 HOUSES SCHEDULE** |
| **Revision:** | **D - 26.05.2021** |

Henry J Lyons

**RESIDENTIAL ACCOMMODATION**

| Type | By Block | | | | | Qty |
|---|---|---|---|---|---|---|
| | B3 | B4 | C1 | C2 | C3 | |
| 2B House - Type O | | | 7 | | | 7 |
| 3B House - Type B | 29 | 27 | 8 | 9 | 20 | 93 |
| 4B House - Type D | | | | 7 | 7 | 14 |
| 4B House - Type P | 9 | 9 | | | | 18 |
| 3B House - Type Q | | | | 1 | 2 | 3 |
| Total (Houses) | 38 | 36 | 15 | 17 | 29 | 135 |

| HOUSE UNIT MIX | Qty | % Mix |
|---|---|---|
| 2B House | 7 | 5% |
| 3B House | 96 | 71% |
| 4B House | 32 | 24% |
| Total (Houses) | 135 | |

**TYPE UNIT MIX**

| Type | Qty | % Mix | Avg. size | Gross Area sqm. |
|---|---|---|---|---|
| 2B House - Type O | 7 | 5% | *85.5* | 598.5 |
| 3B House - Type B | 93 | 69% | *110* | 10230 |
| 4B House - Type D | 14 | 10% | *142* | 1988 |
| 4B House - Type P | 18 | 13% | *134.5* | 2421 |
| 3B House - Type Q | 3 | 2% | *110* | 330 |
| Total (Houses) | | | sqm | 15568 |

**DUAL ASPECT RATIO**

| | | | | | |
|---|---|---|---|---|---|
| Zone B,3,4 + C1,2,3 | 135 | over | 135 | ratio | 100% |

| SUMMARY OF AREAS | | |
|---|---|---|
| RESIDENTIAL GROSS | Sqm | 15,568 |

| CARPARKING REQUIREMENT | | | | Ratio | Provided |
|---|---|---|---|---|---|
| Carparking Zone B,3,4 + C1,2,3 | | | | 2.0 | 267 |
| Visitor spaces | | | | 0.19 | 26 |
| **Total** | | | | **2.2** | **293** |
| | | | | | |
| **Zones B3 & B4** | | | | **2.1** | **153** |
| Resident spaces | | | | 2.0 | 148 |
| Visitor spaces | | | | 0.07 | 5 |
| *Of which Disabled spaces | | | | | 2 |
| *Of which Electric Charging | | | | | 1 |
| **Zones C1, C2 & C3** | | | | **2.3** | **140** |
| Resident spaces | | | | 2.0 | 119 |
| Visitor spaces | | | | 0.34 | 21 |
| *Of which Disabled spaces | | | | | 2 |
| *Of which Electric Charging | | | | | 1 |

## 7.3 HOUSING QUALITY ASSESSMENT

# 7.3 HOUSING QUALITY ASSESSMENT

**Introduction**
This Housing Quality Assessment Report has been prepared in support of an application submitted on behalf of The Shoreline Partnership (the Applicant) for a new Strategic Housing Development at Baldoyle GA01.

This section of the report assesses the apartments within the proposed development against the provisions of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2020).

**Policy Overview**
The document sets out the statutory context for the proposed development and the basis on which the housing quality assessment is carried out.

“Sustainable Urban Housing: Design Standards For New Apartments” - Guidelines For Planning Authorities, (2020) provides design quality safeguards for new developments, setting out internal space standards for 1-, 2- and 3-bedroom apartments, their storage areas and both private and communal amenity space.

These Guidelines update previous guidance, taking account of the Housing Agency National Statement on Housing Demand and Supply, the Government’s Action Plan on Housing and Homelessness Rebuilding Ireland, Project Ireland 2040 and the National Planning Framework.

The Guidelines are supported by legislation which introduces new powers whereby the Minister may expressly state specific planning policy requirements (hereafter SPPRs) which must be applied by planning authorities, or An Bord Pleanála, in the exercise of their functions. Where SPPRs are stated in the Guidelines, the Minister intends that such requirements must take precedence over policies and objectives of Development Plans and Local Area Plans.
The 2020 Guidelines specify planning policy requirements for:

• Internal space standards for different types of apartments, including studio apartments

• Dual aspect ratios

• Floor to ceiling height

• Apartments to stair/lift core ratios

• Storage spaces

• Amenity spaces including balconies/patios

• Room dimensions for certain rooms



## 7.3 HOUSING QUALITY ASSESSMENT

**Order of Compliance**
This Housing Quality Assessment provides an assessment of compliance with requirements under the 2020 Sustainable Urban Housing Guidelines (SUHG).

The SUHG cover a variety of key topics, an overview of each is provided below to provide a summary to the data provided in the Assessment tables.

**Unit Mix**
The mix of units for Project Shoreline Apartments is as per below;

747 Units
Studio: 38
1 Bed: 209
2 Bed: 439
3 Bed: 61

**Apartment and Houses' Floor Areas**
The minimum apartment floor areas have all been met.

**Aspect**
The subject is classified Central and/or Accessible Urban under the Sustainable Urban Housing: Design Standards for New Apartments — Guidelines for Planning Authorities 2020: i.e., it is "within reasonable walking distance (i.e. up to 10 minutes or 800-1,000m) to/ from high capacity urban public transport stops (such as DART or Luas)".
According to the Design Standards for New Apartments, "it is a policy requirement that apartment schemes deliver at least 33% of the units as dual aspect in more central and accessible and some intermediate locations".

46% of proposed units are dual aspect. It also notes "where single aspect apartments are provided, the number of south facing units should be maximised, with west or east facing single aspect units also being acceptable...north-facing single aspect apartments may be considered, where overlooking a significant amenity such as a public park, garden or formal space, or a water body or some other amenity feature".
Single aspect apartments have been located facing west, east, or south, and overlooking gardens, mountains and the Irish Sea.

**North Facing Apartments**
There are a very limited number f north facing apartments in the scheme, located in block C2a and block D2. We have designed these apartments and the buildings facade to address this issue, the facade and the internal layout designed to capture east and west light in the C2a block. Please see chapter 6.6 Architectural variety - Zone C of this report for more information.
There only exits 4 strictly north facing apartments, these located in the Ground floor of D2. These are studio and one bed apartments which benefit from being own door apartments.

**Floor to ceiling height**
Currently the Design Standards for New Apartments Guidelines for Planning Authorities (2020)promote higher floor to ceiling heights for ground floor apartments. Within the development we are providing the minimum 2.7m floor to ceiling height for the ground floor apartments. Floor to ceiling heights for all floors above ground floor level achieve greater floor to ceiling heights than the minimum 2.4m.

**Lift and Stair Cores**
As per the guidelines we have sought to maximise the number of apartments per floor per stair/lift core to assist in ensuring that service charges and maintenance costs faced by residents into the future are kept at reasonable levels.

**Internal Layout**
The proposed scheme's typical apartment is an open plan with a central living space. The apartments are designed to be practical, feel generous, and make the most of their views and orientation.
The majority of apartments are configured either:
to provide a generous entrance leading straight to living rooms to ensure a pleasant sequence of spaces on arrival home; or with living rooms in dual aspect apartments located on the corner of the plan, to maximise the daylight benefit to the living spaces.

Kitchens are generally part of the living space, and utilities cater to noisy appliances and clutter. The storage rooms are located close to the apartments' front door; the storage provision is in accordance with the minimum requirements throughout the units.

**Private Amenity Space**
The minimum private amenity areas have all been met.
As per the guidelines private amenity space is provided to units at ground floor as an adjoining patio or terrace area and for the upper floors is provided by way of balconies to the unit. The balconies all provide the required minimum depth of at least 1.5m and are deeper where possible. The balconies are accessed from the living room and in most cases there is also access from one of the bedrooms.

**Security Considerations**
The design of the blocks provides for passive surveillance of the external spaces, particularly the main central courtyards.
Ground floor units externally have a landscaped buffer between their private amenity space and the communal spaces, in order to provide an additional element of separation and security to these apartments.



## 7.3 HOUSING QUALITY ASSESSMENT

**Daylight/ Sunlight and Shadow Analysis**
The residential buildings have been designed in accordance with the relevant guidelines in relation to Daylight and Sunlight. For full details please refer to the 'Sunlight & Daylight Access Analysis' by OCSC.

**Access & Services**
The proposals are designed in accordance with Part M of the Building Regulations, including Universal Access requirements. Internally circulation corridors exceed the minimum width requirements, and are widened as appropriate to provide for wheelchair turning circles. Service ducts are accessible from common areas as far as practicable and within apartments service runs line up to avoid any cross over to adjacent units.

**Facilities**
A large emphasis is placed on current best practice for provision of communal facilities.

**Communal Amenity Space**
Communal open space meets and significantly exceeds minimum area requirements as set out in Design Standards for New Apartments Guidelines for Planning Authorities (2020).



# 7.3 HOUSING QUALITY ASSESSMENT - A BLOCKS

Job No. 950659 Client: RICHMOND HOMES Henry J Lyons

Job Name: PROJECT SHORELINE Date: 28.05.2021 Revision; A

Schedule: ZONE A | STRATEGIC HOUSING DEVELOPMENT | HOUSING QUALITY ASSESSMENT | 950659 SCA P 1901 Block A Planning Compliance Schedule

Henry J Lyons

**Note 1- Areas referred to are taken from Department of the Environment, Community & Local Government 2018, Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities**

| Unit No. | Classification | Type | Unit Size m2 | Min Unit Size required m2 | Unit Size > Min+10% | Dwelling Aspect | Orientation | Number of bedrooms | Living/ Kitchen room area provided m2 | Living / Kitchen room area required m2 | Aggregate bedroom area provided m2 | Aggregate bedroom area required m2 | Storage area provided in apartment m2* * All figures incusive of 1sqm for Heat Pump | Storage area required m2 | Private terrace / balconies provided m2 | Private terrace / balconies requried m2 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **First Floor** | | | | | | | | | | | | | | | | |
| A1.01 | 1 Bed (2p) | 1A.15 | 50 | 45 | YES | DUAL | N/E | 1 | 26.9 | 23 | 11.4 | 11.4 | 3.4 | 3 | 6.4 | 5 |
| A1.02 | 2 Bed (4p) | 2A.17 | 77 | 73 | NO | SINGLE | E | 2 | 33.3 | 30 | 25.2 | 24.4 | 6 | 6 | 7 | 7 |
| A1.03 | 2 Bed (4p) | 2A.17 | 77 | 73 | NO | SINGLE | E | 2 | 33.3 | 30 | 25.2 | 24.4 | 6 | 6 | 7 | 7 |
| A1.04 | 3 Bed (6p) | 3A.07 | 112 | 90 | YES | DUAL | E/W | 3 | 36.4 | 34 | 41.8 | 31.5 | 9 | 9 | 9 | 9 |
| A1.05 | 1 Bed (2p) | 1A.04 | 61 | 45 | YES | SINGLE | E | 1 | 25.9 | 23 | 13.2 | 11.4 | 3 | 3 | 6 | 5 |
| A1.06 | 2 Bed (3p) | 2A.28 | 68 | 63 | NO | DUAL | N/E | 2 | 30.8 | 28 | 23.2 | 20.1 | 5.4 | 5 | 6 | 6 |
| A1.07 | 2 Bed (4p) | 2C.11 | 86 | 73 | YES | DUAL | S/E | 2 | 33.2 | 30 | 25.2 | 24.4 | 6.1 | 6 | 7 | 7 |
| A1.08 | Studio (2p) | SA.02 | 40 | 37 | NO | SINGLE | S | 1 | 30.9 | 37 | 30.9 | 30 | 3.1 | 3 | 5 | 4 |
| A1.09 | Studio (2p) | SA.01 | 41 | 37 | YES | SINGLE | S | 1 | 32.1 | 37 | 32.1 | 30 | 3.1 | 3 | 5 | 4 |
| A1.10 | 2 Bed (4p) | 2C.14 | 77 | 73 | NO | DUAL | S/W | 2 | 32 | 30 | 24.4 | 24.4 | 6 | 6 | 7 | 7 |
| A1.11 | 1 Bed (2p) | 1A.18 | 49 | 45 | NO | SINGLE | W | 1 | 25.2 | 23 | 11.4 | 11.4 | 4.4 | 3 | 6.4 | 5 |
| A1.12 | 2 Bed (4p) | 2A.20 | 84 | 73 | YES | SINGLE | W | 2 | 36.4 | 30 | 24.4 | 24.4 | 6.4 | 6 | 7 | 7 |
| A1.13 | 3 Bed (6p) | 3A.02 | 103 | 90 | YES | SINGLE | W | 3 | 34.3 | 34 | 39.6 | 31.5 | 9.2 | 9 | 9 | 9 |
| A1.14 | 2 Bed (4p) | 2A.17 | 77 | 73 | NO | SINGLE | W | 2 | 33.3 | 30 | 25.2 | 24.4 | 6 | 6 | 7 | 7 |
| A1.15 | 1 Bed (2p) | 1A.15 | 50 | 45 | YES | DUAL | N/E | 1 | 26.9 | 23 | 11.4 | 11.4 | 3.4 | 3 | 6.4 | 5 |
| | | | | | 8 | 6 | | | | | | | | | | |
| **Total** | | | **1052** | | | | | | | | | | | | | |
| **BLOCK A2** | | | | | | | | | | | | | | | | |
| A2.01 | 2 Bed (4p) | 2C.08 | 76 | 73 | NO | DUAL | N/E | 2 | 30.9 | 30 | 25.2 | 24.4 | 6 | 6 | 7 | 7 |
| A2.02 | 1 Bed (2p) | 1A.02 | 51 | 45 | YES | SINGLE | E | 1 | 25.9 | 23 | 12.1 | 11.4 | 4.6 | 3 | 6.4 | 5 |
| A2.03 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | E | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| A2.04 | 2 Bed (4p) | 2A.14 | 87 | 73 | YES | SINGLE | E | 2 | 40.9 | 30 | 25.8 | 24.4 | 6.1 | 6 | 7 | 7 |
| A2.05 | 1 Bed (2p) | 1A.02 | 51 | 45 | YES | SINGLE | E | 1 | 25.9 | 23 | 12.1 | 11.4 | 4.6 | 3 | 6.4 | 5 |
| A2.06 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | E | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| A2.07 | 2 Bed (3p) | 2A.28 | 68 | 63 | NO | DUAL | N/E | 2 | 30.8 | 28 | 23.2 | 20.1 | 5.4 | 5 | 6 | 6 |
| A2.08 | 2 Bed (4p) | 2C.11 | 86 | 73 | YES | DUAL | S/E | 2 | 33.2 | 30 | 25.2 | 24.4 | 6.1 | 6 | 7 | 7 |
| A2.09 | Studio (2p) | SA.02 | 40 | 37 | NO | SINGLE | S | 1 | 30.9 | 30 | 30.9 | 30 | 3.1 | 3 | 5 | 4 |
| A2.10 | Studio (2p) | SA.01 | 41 | 37 | YES | SINGLE | S | 1 | 32.1 | 30 | 32.1 | 30 | 3.1 | 3 | 5 | 4 |
| A2.11 | 2 Bed (4p) | 2C.12 | 81 | 73 | YES | DUAL | S/W | 2 | 30.5 | 30 | 25.5 | 24.4 | 6 | 6 | 7 | 7 |
| A2.12 | 3 Bed (6p) | 3A.09 | 108 | 90 | YES | SINGLE | W | 3 | 35.1 | 34 | 37.6 | 31.5 | 9 | 9 | 9 | 9 |
| A2.13 | 1 Bed (2p) | 1A.02 | 51 | 45 | YES | SINGLE | W | 1 | 25.9 | 23 | 12.1 | 11.4 | 4.6 | 3 | 6.4 | 5 |
| A2.14 | 2 Bed (4p) | 2A.14 | 87 | 73 | YES | SINGLE | W | 2 | 40.9 | 30 | 25.8 | 24.4 | 6.1 | 6 | 7 | 7 |
| A2.15 | 2 Bed (4p) | 2A.12 | 79 | 73 | NO | SINGLE | W | 2 | 34.8 | 30 | 25.1 | 24.4 | 6.3 | 6 | 7 | 7 |
| A2.16 | 2 Bed (4p) | 2A.03 | 80 | 73 | YES | DUAL | S/W | 2 | 32.3 | 30 | 29.4 | 24.4 | 6.1 | 6 | 9 | 7 |
| A2.17 | 2 Bed (4p) | 2C.10 | 81 | 73 | YES | DUAL | N/E | 2 | 31.2 | 30 | 24.8 | 24.4 | 6.2 | 6 | 7 | 7 |
| A2.18 | 1 Bed (2p) | 1A.29 | 47 | 45 | NO | SINGLE | N/E | 1 | 23.2 | 23 | 11.5 | 11.4 | 3.2 | 3 | 6.4 | 5 |
| A2.19 | 2 Bed (4p) | 2A.13 | 79 | 73 | NO | SINGLE | N/E | 2 | 30.1 | 30 | 28.8 | 24.4 | 6.5 | 6 | 7 | 7 |
| | | | | | 13 | 6 | | | | | | | | | | |
| **Total** | | | **1355** | | | | | | | | | | | | | |
| **BLOCK A3** | | | | | | | | | | | | | | | | |
| A3.01 | 2 Bed (4p) | 2C.10 | 81 | 73 | YES | DUAL | N/W | 2 | 31.2 | 30 | 24.8 | 24.4 | 6.2 | 6 | 7 | 7 |
| A3.02 | 1 Bed (2p) | 1A.29 | 47 | 45 | NO | SINGLE | N | 1 | 23.2 | 30 | 11.5 | 11.4 | 3.2 | 3 | 6.4 | 5 |
| A3.03 | 2 Bed (4p) | 2A.03 | 80 | 73 | YES | DUAL | S/W | 2 | 32.3 | 30 | 29.4 | 24.4 | 6.1 | 6 | 9 | 7 |
| A3.04 | 3 Bed (6p) | 3A.01 | 111 | 90 | YES | DUAL | E/W | 3 | 36.3 | 34 | 40.3 | 31.5 | 9.1 | 9 | 11 | 9 |
| A3.05 | 1 Bed (2p) | 1A.07 | 47 | 45 | NO | SINGLE | E | 1 | 23 | 23 | 12.1 | 11.4 | 3.5 | 3 | 6.4 | 5 |
| A3.06 | 2 Bed (4p) | 2A.31 | 76 | 73 | NO | SINGLE | E | 2 | 30.7 | 30 | 25.2 | 24.4 | 6 | 6 | 7 | 7 |
| A3.07 | 2 Bed (4p) | 2A.21 | 76 | 73 | NO | SINGLE | E | 2 | 30 | 30 | 26.1 | 24.4 | 6 | 6 | 7 | 7 |
| A3.08 | 2 Bed (4p) | 2C.07 | 88 | 73 | YES | DUAL | S/E | 2 | 31.1 | 30 | 25.2 | 24.4 | 6.4 | 6 | 7 | 7 |
| A3.09 | 2 Bed (4p) | 2C.07 | 88 | 73 | YES | DUAL | S/W | 2 | 31.1 | 30 | 25.2 | 24.4 | 6.4 | 6 | 7 | 7 |
| A3.10 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | W | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| A3.11 | 2 Bed (4p) | 2A.30 | 80 | 73 | YES | SINGLE | W | 2 | 36.9 | 30 | 24.5 | 24.4 | 6.3 | 6 | 7 | 7 |
| | | | | | 7 | 5 | | | | | | | | | | |
| **Total** | | | **855** | | | | | | | | | | | | | |
| **Total** | | | **3262** | | **28** | **17** | | | | | | | | | | |
| **Second Floor** | | | | | | | | | | | | | | | | |

# 7.3 HOUSING QUALITY ASSESSMENT - A BLOCKS

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **BLOCK A1** | | | | | | | | | | | | | | | | |
| A1.16 | 1 Bed (2p) | 1A.15 | 50 | 45 | YES | DUAL | N/E | 1 | 26.9 | 23 | 11.4 | 11.4 | 3.4 | 3 | 6.4 | 5 |
| A1.17 | 2 Bed (4p) | 2A.17 | 77 | 73 | NO | SINGLE | E | 2 | 33.3 | 30 | 25.2 | 24.4 | 6 | 6 | 7 | 7 |
| A1.18 | 2 Bed (4p) | 2A.17 | 77 | 73 | NO | SINGLE | E | 2 | 33.3 | 30 | 25.2 | 24.4 | 6 | 6 | 7 | 7 |
| A1.19 | 3 Bed (6p) | 3A.07 | 112 | 90 | YES | DUAL | E/W | 3 | 36.4 | 34 | 41.8 | 31.5 | 9 | 9 | 9 | 9 |
| A1.20 | 2 Bed (4p) | 2A.20 | 84 | 73 | YES | SINGLE | E | 2 | 36.4 | 30 | 24.4 | 24.4 | 6.4 | 6 | 7 | 7 |
| A1.21 | 2 Bed (3p) | 2A.28 | 68 | 63 | NO | DUAL | N/E | 2 | 30.8 | 28 | 23.2 | 20.1 | 5.4 | 5 | 6 | 6 |
| A1.22 | 2 Bed (4p) | 2C.11 | 86 | 73 | YES | DUAL | S/E | 2 | 33.2 | 30 | 25.2 | 24.4 | 6.1 | 6 | 7 | 7 |
| A1.23 | Studio (2p) | SA.02 | 40 | 37 | NO | SINGLE | S | 1 | 30.9 | 30 | 30.9 | 30 | 3.1 | 3 | 5 | 4 |
| A1.24 | Studio (2p) | SA.01 | 41 | 37 | YES | SINGLE | S | 1 | 32.1 | 30 | 32.1 | 30 | 3.1 | 3 | 5 | 4 |
| A1.25 | 2 Bed (4p) | 2C.14 | 77 | 73 | NO | DUAL | S/W | 2 | 32 | 30 | 24.4 | 24.4 | 6 | 6 | 7 | 7 |
| A1.26 | 1 Bed (2p) | 1A.18 | 49 | 45 | NO | SINGLE | W | 1 | 25.2 | 23 | 11.4 | 11.4 | 4.4 | 3 | 6.4 | 5 |
| A1.27 | 2 Bed (4p) | 2A.20 | 84 | 73 | YES | SINGLE | W | 2 | 36.4 | 30 | 24.4 | 24.4 | 6.4 | 6 | 7 | 7 |
| A1.28 | 2 Bed (4p) | 2A.19 | 76 | 73 | NO | SINGLE | W | 2 | 31.8 | 30 | 24.5 | 24.4 | 6 | 6 | 7 | 7 |
| A1.29 | 1 Bed (2p) | 1A.18 | 49 | 45 | NO | SINGLE | W | 1 | 25.2 | 23 | 11.4 | 11.4 | 4.4 | 3 | 6.4 | 5 |
| A1.30 | 2 Bed (4p) | 2A.17 | 77 | 73 | NO | SINGLE | W | 2 | 33.3 | 30 | 25.2 | 24.4 | 6 | 6 | 7 | 7 |
| A1.31 | 1 Bed (2p) | 1A.15 | 50 | 45 | YES | DUAL | N/W | 1 | 26.9 | 23 | 11.4 | 11.4 | 3.4 | 3 | 6.4 | 5 |
| | | | | | 7 | 6 | | | | | | | | | | |
| **Total** | | | **1097** | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK A2** | | | | | | | | | | | | | | | | |
| A2.20 | 2 Bed (4p) | 2C.08 | 76 | 73 | NO | DUAL | N/E | 2 | 30.9 | 30 | 25.2 | 24.4 | 6 | 6 | 7 | 7 |
| A2.21 | 1 Bed (2p) | 1A.02 | 51 | 45 | YES | SINGLE | E | 1 | 25.9 | 23 | 12.1 | 11.4 | 4.6 | 3 | 6.4 | 5 |
| A2.22 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | E | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| A2.23 | 2 Bed (4p) | 2A.14 | 87 | 73 | YES | SINGLE | E | 2 | 40.9 | 30 | 25.8 | 24.4 | 6.1 | 6 | 7 | 7 |
| A2.24 | 1 Bed (2p) | 1A.02 | 51 | 45 | YES | SINGLE | E | 1 | 25.9 | 23 | 12.1 | 11.4 | 4.6 | 3 | 6.4 | 5 |
| A2.25 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | E | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| A2.26 | 2 Bed (3p) | 2A.28 | 68 | 63 | NO | DUAL | N/E | 2 | 30.8 | 28 | 23.2 | 20.1 | 5.4 | 5 | 6 | 6 |
| A2.27 | 2 Bed (4p) | 2C.11 | 86 | 73 | YES | DUAL | S/E | 2 | 33.2 | 30 | 25.2 | 24.4 | 6.1 | 6 | 7 | 7 |
| A2.28 | Studio (2p) | SA.02 | 40 | 37 | NO | SINGLE | S | 1 | 30.9 | 30 | 30.9 | 30 | 3.1 | 3 | 5 | 4 |
| A2.29 | Studio (2p) | SA.01 | 41 | 37 | YES | SINGLE | S | 1 | 32.1 | 30 | 32.1 | 30 | 3.1 | 3 | 5 | 4 |
| A2.30 | 2 Bed (4p) | 2C.12 | 81 | 73 | YES | DUAL | S/W | 2 | 30.5 | 30 | 25.5 | 24.4 | 6 | 6 | 7 | 7 |
| A2.31 | 1 Bed (2p) | 1A.14 | 51 | 45 | YES | SINGLE | W | 1 | 25.5 | 23 | 12.1 | 11.4 | 4.9 | 3 | 6.4 | 5 |
| A2.32 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | W | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| A2.33 | 1 Bed (2p) | 1A.02 | 51 | 45 | YES | SINGLE | W | 1 | 25.9 | 23 | 12.1 | 11.4 | 4.6 | 3 | 6.4 | 5 |
| A2.34 | 2 Bed (4p) | 2A.14 | 87 | 73 | YES | SINGLE | W | 2 | 40.9 | 30 | 25.8 | 24.4 | 6.1 | 6 | 7 | 7 |
| A2.35 | 2 Bed (4p) | 2A.12 | 79 | 73 | NO | SINGLE | W | 2 | 34.8 | 30 | 25.1 | 24.4 | 6.3 | 6 | 7 | 7 |
| A2.36 | 1 Bed (2p) | 1A.35 | 50 | 45 | YES | SINGLE | S | 1 | 23.1 | 23 | 13.2 | 11.4 | 3.8 | 3 | 6 | 5 |
| A2.37 | 1 Bed (2p) | 1A.05 | 55 | 45 | YES | DUAL | S/W | 1 | 28.8 | 23 | 12.4 | 11.4 | 3.4 | 3 | 6 | 5 |
| A2.38 | 2 Bed (4p) | 2C.10 | 81 | 73 | YES | DUAL | N/W | 2 | 31.2 | 30 | 24.8 | 24.4 | 6.2 | 6 | 7 | 7 |
| A2.39 | 1 Bed (2p) | 1A.29 | 47 | 45 | NO | SINGLE | N | 1 | 23.2 | 23 | 11.5 | 11.4 | 3.2 | 3 | 6.4 | 5 |
| A2.40 | 2 Bed (4p) | 2A.13 | 79 | 73 | NO | SINGLE | N | 2 | 30.1 | 30 | 28.8 | 24.4 | 6.5 | 6 | 7 | 7 |
| | | | | | 15 | 6 | | | | | | | | | | |
| **Total** | | | **1404** | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK A3** | | | | | | | | | | | | | | | | |
| A3.12 | 2 Bed (4p) | 2C.09 | 81 | 73 | YES | DUAL | N/E | 2 | 32 | 30 | 25 | 24.4 | 6 | 6 | 9 | 7 |
| A3.13 | 1 Bed (2p) | 1A.01 | 47 | 45 | NO | SINGLE | E | 1 | 23 | 23 | 12.1 | 11.4 | 3.5 | 3 | 6.4 | 5 |
| A3.14 | 2 Bed (4p) | 2A.01 | 76 | 73 | NO | SINGLE | E | 2 | 31.2 | 30 | 24.8 | 24.4 | 6.3 | 6 | 7 | 7 |
| A3.15 | 3 Bed (6p) | 3A.01 | 111 | 90 | YES | DUAL | E/W | 3 | 36.3 | 34 | 40.3 | 31.5 | 9.1 | 9 | 11 | 9 |
| A3.16 | 3 Bed (6p) | 3A.01 | 111 | 90 | YES | DUAL | E/W | 3 | 36.3 | 34 | 40.3 | 31.5 | 9.1 | 9 | 11 | 9 |
| A3.17 | 1 Bed (2p) | 1A.07 | 47 | 45 | NO | SINGLE | E | 1 | 23 | 23 | 12.1 | 11.4 | 3.5 | 3 | 6.4 | 5 |
| A3.18 | 2 Bed (4p) | 2A.31 | 76 | 73 | NO | SINGLE | E | 2 | 30.7 | 30 | 25.2 | 24.4 | 6 | 6 | 7 | 7 |
| A3.19 | 2 Bed (4p) | 2A.21 | 76 | 73 | NO | SINGLE | E | 2 | 30 | 30 | 26.1 | 24.4 | 6 | 6 | 7 | 7 |
| A3.20 | 2 Bed (4p) | 2C.07 | 88 | 73 | YES | DUAL | S/E | 2 | 31.1 | 30 | 25.2 | 24.4 | 6.4 | 6 | 7 | 7 |
| A3.21 | 2 Bed (4p) | 2C.07 | 88 | 73 | YES | DUAL | S/W | 2 | 31.1 | 30 | 25.2 | 24.4 | 6.4 | 6 | 7 | 7 |
| A3.22 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | W | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| A3.23 | 2 Bed (4p) | 2A.30 | 79 | 73 | NO | SINGLE | W | 2 | 36.9 | 30 | 24.5 | 24.4 | 6.3 | 6 | 7 | 7 |
| A3.24 | 2 Bed (4p) | 2A.12 | 79 | 73 | NO | SINGLE | W | 2 | 34.8 | 30 | 25.1 | 24.4 | 6.3 | 6 | 7 | 7 |
| A3.25 | 1 Bed (2p) | 1A.35 | 50 | 45 | YES | SINGLE | S | 1 | 23.1 | 23 | 13.2 | 11.4 | 3.8 | 3 | 6 | 5 |
| A3.26 | 1 Bed (2p) | 1A.05 | 55 | 45 | YES | DUAL | S/W | 1 | 28.8 | 23 | 12.4 | 11.4 | 3.4 | 3 | 6 | 5 |
| A3.27 | 2 Bed (4p) | 2C.10 | 81 | 73 | YES | DUAL | N/E | 2 | 31.2 | 30 | 24.8 | 24.4 | 6.2 | 6 | 7 | 7 |
| A3.28 | 1 Bed (2p) | 1A.29 | 47 | 45 | NO | SINGLE | N | 1 | 23.2 | 23 | 11.5 | 11.4 | 3.2 | 3 | 6.4 | 5 |
| A3.29 | 2 Bed (4p) | 2A.13 | 79 | 73 | NO | SINGLE | N | 2 | 30.1 | 30 | 28.8 | 24.4 | 6.5 | 6 | 7 | 7 |
| | | | | | 9 | 7 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **1352** | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **3853** | | **31** | **19** | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Third Floor** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK A1** | | | | | | | | | | | | | | | | |

# 7.3 HOUSING QUALITY ASSESSMENT - A BLOCKS

| Unit No. | Classification | Type | Unit Size m2 | Min Unit Size required m2 | Unit Size > Min+10% | Dwelling Aspect | Orientation | Number of bedrooms | Living/ Kitchen room area provided m2 | Living / Kitchen room area required m2 | Aggregate bedroom area provided m2 | Aggregate bedroom area required m2 | Storage area provided in apartment m2* * All figures incusive of 1sqm for Heat Pump | Storage area required m2 | Private terrace / balconies provided m2 | Private terrace / balconies requried m2 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A1.32 | 1 Bed (2p) | 1A.15 | 50 | 45 | YES | DUAL | N/E | 1 | 26.9 | 23 | 11.4 | 11.4 | 3.4 | 3 | 6.4 | 5 |
| A1.33 | 2 Bed (4p) | 2A.17 | 77 | 73 | NO | SINGLE | E | 2 | 33.3 | 30 | 25.2 | 24.4 | 6 | 6 | 7 | 7 |
| A1.34 | 2 Bed (4p) | 2A.17 | 77 | 73 | NO | SINGLE | E | 2 | 33.3 | 30 | 25.2 | 24.4 | 6 | 6 | 7 | 7 |
| A1.35 | 3 Bed (6p) | 3A.07 | 112 | 90 | YES | DUAL | E/W | 3 | 36.4 | 34 | 41.8 | 31.5 | 9 | 9 | 9 | 9 |
| A1.36 | 2 Bed (4p) | 2A.20 | 84 | 73 | YES | SINGLE | E | 2 | 36.4 | 30 | 24.4 | 24.4 | 6.4 | 6 | 7 | 7 |
| A1.37 | 2 Bed (3p) | 2A.28 | 68 | 63 | NO | DUAL | N/E | 2 | 30.8 | 28 | 23.2 | 20.1 | 5.4 | 5 | 6 | 6 |
| A1.38 | 2 Bed (4p) | 2C.11 | 86 | 73 | YES | DUAL | S/E | 2 | 33.2 | 30 | 25.2 | 24.4 | 6.1 | 6 | 7 | 7 |
| A1.39 | Studio (2p) | SA.02 | 40 | 37 | NO | SINGLE | S | 1 | 30.9 | 30 | 30.9 | 30 | 3.1 | 3 | 5 | 4 |
| A1.40 | Studio (2p) | SA.01 | 41 | 37 | YES | SINGLE | S | 1 | 32.1 | 30 | 32.1 | 30 | 3.1 | 3 | 5 | 4 |
| A1.41 | 2 Bed (4p) | 2C.14 | 77 | 73 | NO | DUAL | S/W | 2 | 32 | 30 | 24.4 | 24.4 | 6 | 6 | 7 | 7 |
| A1.42 | 1 Bed (2p) | 1A.18 | 49 | 45 | NO | SINGLE | W | 1 | 25.2 | 23 | 11.4 | 11.4 | 4.4 | 3 | 6.4 | 5 |
| A1.43 | 2 Bed (4p) | 2A.20 | 84 | 73 | YES | SINGLE | W | 2 | 36.4 | 30 | 24.4 | 24.4 | 6.4 | 6 | 7 | 7 |
| A1.44 | 2 Bed (4p) | 2A.19 | 76 | 73 | NO | SINGLE | W | 2 | 31.8 | 30 | 24.5 | 24.4 | 6 | 6 | 7 | 7 |
| A1.45 | 1 Bed (2p) | 1A.18 | 49 | 45 | NO | SINGLE | W | 1 | 25.2 | 23 | 11.4 | 11.4 | 4.4 | 3 | 6.4 | 5 |
| A1.46 | 2 Bed (4p) | 2A.17 | 77 | 73 | NO | SINGLE | W | 2 | 33.3 | 30 | 25.2 | 24.4 | 6 | 6 | 7 | 7 |
| A1.47 | 1 Bed (2p) | 1A.15 | 50 | 45 | YES | DUAL | N/E | 1 | 26.9 | 23 | 11.4 | 11.4 | 3.4 | 3 | 6.4 | 5 |
| | | | | | 7 | 6 | | | | | | | | | | |
| **Total** | | | **1097** | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK A2** | | | | | | | | | | | | | | | | |
| A2.41 | 2 Bed (4p) | 2C.08 | 76 | 73 | NO | DUAL | N/E | 2 | 30.9 | 30 | 25.2 | 24.4 | 6 | 6 | 7 | 7 |
| A2.42 | 1 Bed (2p) | 1A.02 | 51 | 45 | YES | SINGLE | E | 1 | 25.9 | 23 | 12.1 | 11.4 | 4.6 | 3 | 6.4 | 5 |
| A2.43 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | E | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| A2.44 | 3 Bed (6p) | 3A.10 | 121 | 90 | YES | DUAL | E/W | 3 | 40.3 | 34 | 43.7 | 31.5 | 9 | 9 | 9 | 9 |
| A2.45 | 3 Bed (6p) | 3A.10 | 121 | 90 | YES | DUAL | E/W | 3 | 40.3 | 34 | 43.7 | 31.5 | 9 | 9 | 9 | 9 |
| A2.46 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | E | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| A2.47 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | E | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| A2.48 | 2 Bed (3p) | 2A.28 | 68 | 63 | NO | DUAL | N/E | 2 | 30.8 | 28 | 23.2 | 20.1 | 5.4 | 5 | 6 | 6 |
| A2.49 | 2 Bed (4p) | 2C.11 | 86 | 73 | YES | DUAL | S/E | 2 | 33.2 | 30 | 25.2 | 24.4 | 6.1 | 6 | 7 | 7 |
| A2.50 | Studio (2p) | SA.02 | 40 | 37 | NO | SINGLE | S | 1 | 30.9 | 30 | 30.9 | 30 | 3.1 | 3 | 5 | 4 |
| A2.51 | Studio (2p) | SA.01 | 41 | 37 | YES | SINGLE | S | 1 | 32.1 | 30 | 32.1 | 30 | 3.1 | 3 | 5 | 4 |
| A2.52 | 2 Bed (4p) | 2C.12 | 81 | 73 | YES | DUAL | S/W | 2 | 30.5 | 30 | 25.5 | 24.4 | 6 | 6 | 7 | 7 |
| A2.53 | 1 Bed (2p) | 1A.14 | 51 | 45 | YES | SINGLE | W | 1 | 25.5 | 23 | 12.1 | 11.4 | 4.9 | 3 | 6.4 | 5 |
| A2.54 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | W | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| A2.55 | 2 Bed (4p) | 2A.12 | 79 | 73 | NO | SINGLE | W | 2 | 34.8 | 30 | 25.1 | 24.4 | 6.3 | 6 | 7 | 7 |
| A2.56 | 2 Bed (4p) | 2A.12 | 79 | 73 | NO | SINGLE | W | 2 | 34.8 | 30 | 25.1 | 24.4 | 6.3 | 6 | 7 | 7 |
| A2.57 | 1 Bed (2p) | 1A.35 | 50 | 45 | YES | SINGLE | S | 1 | 23.1 | 23 | 13.2 | 11.4 | 3.8 | 3 | 6 | 5 |
| A2.58 | 1 Bed (2p) | 1A.05 | 55 | 45 | YES | DUAL | S/W | 1 | 28.8 | 23 | 12.4 | 11.4 | 3.4 | 3 | 6 | 5 |
| A2.59 | 2 Bed (4p) | 2C.10 | 81 | 73 | YES | DUAL | N/W | 2 | 31.2 | 30 | 24.8 | 24.4 | 6.2 | 6 | 7 | 7 |
| A2.60 | 1 Bed (2p) | 1A.29 | 47 | 45 | NO | SINGLE | N | 1 | 23.2 | 23 | 11.5 | 11.4 | 3.2 | 3 | 6.4 | 5 |
| A2.61 | 2 Bed (4p) | 2A.13 | 79 | 73 | NO | SINGLE | N | 2 | 30.1 | 30 | 28.8 | 24.4 | 6.5 | 6 | 7 | 7 |
| | | | | | 14 | 8 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **1530** | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK A3** | | | | | | | | | | | | | | | | |
| A3.30 | 2 Bed (4p) | 2C.09 | 81 | 73 | YES | DUAL | N/E | 2 | 32 | 30 | 25 | 24.4 | 6 | 6 | 9 | 7 |
| A3.31 | 1 Bed (2p) | 1A.01 | 47 | 45 | NO | SINGLE | E | 1 | 23 | 23 | 12.1 | 11.4 | 3.5 | 3 | 6.4 | 5 |
| A3.32 | 2 Bed (4p) | 2A.01 | 76 | 73 | NO | SINGLE | E | 2 | 31.2 | 30 | 24.8 | 24.4 | 6.3 | 6 | 7 | 7 |
| A3.33 | 3 Bed (6p) | 3A.01 | 111 | 90 | YES | DUAL | E/W | 3 | 36.3 | 34 | 40.3 | 31.5 | 9.1 | 9 | 11 | 9 |
| A3.34 | 3 Bed (6p) | 3A.01 | 111 | 90 | YES | DUAL | E/W | 3 | 36.3 | 34 | 40.3 | 31.5 | 9.1 | 9 | 11 | 9 |
| A3.35 | 1 Bed (2p) | 1A.07 | 47 | 45 | NO | SINGLE | E | 1 | 23 | 23 | 40.3 | 11.4 | 3.5 | 3 | 6.4 | 5 |
| A3.36 | 2 Bed (4p) | 2A.31 | 76 | 73 | NO | SINGLE | E | 2 | 30.7 | 30 | 25.2 | 24.4 | 6 | 6 | 7 | 7 |
| A3.37 | 2 Bed (4p) | 2A.21 | 76 | 73 | NO | SINGLE | E | 2 | 30 | 30 | 26.1 | 24.4 | 6 | 6 | 7 | 7 |
| A3.38 | 2 Bed (4p) | 2C.07 | 88 | 73 | YES | DUAL | S/E | 2 | 31.1 | 30 | 25.2 | 24.4 | 6.4 | 6 | 7 | 7 |
| A3.39 | 2 Bed (4p) | 2C.07 | 88 | 73 | YES | DUAL | S/W | 2 | 31.1 | 30 | 25.2 | 24.4 | 6.4 | 6 | 7 | 7 |
| A3.40 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | W | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| A3.41 | 2 Bed (4p) | 2A.30 | 80 | 73 | YES | SINGLE | W | 2 | 36.9 | 30 | 24.5 | 24.4 | 6.3 | 6 | 7 | 7 |
| A3.42 | 2 Bed (4p) | 2A.12 | 79 | 73 | NO | SINGLE | W | 2 | 34.8 | 30 | 25.1 | 24.4 | 6.3 | 6 | 7 | 7 |
| A3.43 | 1 Bed (2p) | 1A.35 | 50 | 45 | YES | SINGLE | S | 1 | 23.1 | 23 | 13.2 | 11.4 | 3.8 | 3 | 6 | 5 |
| A3.44 | 1 Bed (2p) | 1A.05 | 55 | 45 | YES | DUAL | S/W | 1 | 28.8 | 23 | 12.4 | 11.4 | 3.4 | 3 | 6 | 5 |
| A3.45 | 2 Bed (4p) | 2C.10 | 81 | 73 | YES | DUAL | N/W | 2 | 31.2 | 30 | 24.8 | 24.4 | 6.2 | 6 | 7 | 7 |
| A3.46 | 1 Bed (2p) | 1A.29 | 47 | 45 | NO | SINGLE | S | 1 | 23.2 | 23 | 11.5 | 11.4 | 3.2 | 3 | 6.4 | 5 |
| A3.47 | 2 Bed (4p) | 2A.13 | 79 | 73 | NO | SINGLE | S | 2 | 30.1 | 30 | 28.8 | 24.4 | 6.5 | 6 | 7 | 7 |
| | | | | | 10 | 7 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **1353** | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **3980** | | **31** | **21** | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Fourth Floor** | | | | | | | | | | | | | | | | |

# 7.3 HOUSING QUALITY ASSESSMENT - A BLOCKS

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A1.48 | 1 Bed (2p) | 1A.15 | 50 | 45 | YES | DUAL | N/E | 1 | 26.9 | 23 | 11.4 | 11.4 | 3.4 | 3 | 6.4 | 5 |
| A1.49 | 2 Bed (4p) | 2A.17 | 77 | 73 | NO | SINGLE | E | 2 | 33.3 | 30 | 25.2 | 24.4 | 6 | 6 | 7 | 7 |
| A1.50 | 2 Bed (4p) | 2A.17 | 77 | 73 | NO | SINGLE | E | 2 | 33.3 | 30 | 25.2 | 24.4 | 6 | 6 | 7 | 7 |
| A1.51 | 3 Bed (6p) | 3A.07 | 112 | 90 | YES | DUAL | E/W | 3 | 36.4 | 34 | 41.8 | 31.5 | 9 | 9 | 9 | 9 |
| A1.52 | 2 Bed (4p) | 2A.20 | 84 | 73 | YES | SINGLE | E | 2 | 36.4 | 30 | 24.4 | 24.4 | 6.4 | 6 | 7 | 7 |
| A1.53 | 2 Bed (3p) | 2A.28 | 68 | 63 | NO | DUAL | N/E | 2 | 30.8 | 28 | 23.2 | 20.1 | 5.4 | 5 | 6 | 6 |
| A1.54 | 2 Bed (4p) | 2C.11 | 86 | 73 | YES | DUAL | S/E | 2 | 33.2 | 30 | 25.2 | 24.4 | 6.1 | 6 | 7 | 7 |
| A1.55 | Studio (2p) | SA.02 | 40 | 37 | NO | SINGLE | S | 1 | 30.9 | 30 | 30.9 | 30 | 3.1 | 3 | 5 | 4 |
| A1.56 | Studio (2p) | SA.01 | 41 | 37 | YES | SINGLE | S | 1 | 32.1 | 30 | 32.1 | 30 | 3.1 | 3 | 5 | 4 |
| A1.57 | 2 Bed (4p) | 2C.14 | 77 | 73 | NO | DUAL | S/W | 2 | 32 | 30 | 24.4 | 24.4 | 6 | 6 | 7 | 7 |
| A1.58 | 1 Bed (2p) | 1A.18 | 49 | 45 | NO | SINGLE | W | 1 | 25.2 | 23 | 11.4 | 11.4 | 4.4 | 3 | 6.4 | 5 |
| A1.59 | 2 Bed (4p) | 2A.20 | 84 | 73 | YES | SINGLE | W | 2 | 36.4 | 30 | 24.4 | 24.4 | 6.4 | 6 | 7 | 7 |
| A1.60 | 2 Bed (4p) | 2A.19 | 76 | 73 | NO | SINGLE | W | 2 | 31.8 | 30 | 24.5 | 24.4 | 6 | 6 | 7 | 7 |
| A1.61 | 1 Bed (2p) | 1A.18 | 49 | 45 | NO | SINGLE | W | 1 | 25.2 | 23 | 11.4 | 11.4 | 4.4 | 3 | 6.4 | 5 |
| A1.62 | 2 Bed (4p) | 2A.17 | 77 | 73 | NO | SINGLE | W | 2 | 33.3 | 30 | 25.2 | 24.4 | 6 | 6 | 7 | 7 |
| A1.63 | 1 Bed (2p) | 1A.15 | 50 | 45 | YES | DUAL | N/W | 1 | 26.9 | 23 | 11.4 | 11.4 | 3.4 | 3 | 6.4 | 5 |
| | | | | | 7 | 6 | | | | | | | | | | |
| **Total** | | | **1097** | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK A2** | | | | | | | | | | | | | | | | |
| A2.62 | 2 Bed (4p) | 2C.08 | 76 | 73 | NO | DUAL | N/E | 2 | 30.9 | 30 | 25.2 | 24.4 | 6 | 6 | 7 | 7 |
| A2.63 | 1 Bed (2p) | 1A.02 | 51 | 45 | YES | SINGLE | E | 1 | 25.9 | 23 | 12.1 | 11.4 | 4.6 | 3 | 6.4 | 5 |
| A2.64 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | E | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| A2.65 | 3 Bed (6p) | 3A.10 | 121 | 90 | YES | DUAL | E/W | 3 | 40.3 | 34 | 43.7 | 31.5 | 9 | 9 | 9 | 9 |
| A2.66 | 3 Bed (6p) | 3A.10 | 121 | 90 | YES | DUAL | E/W | 3 | 40.3 | 34 | 43.7 | 31.5 | 9 | 9 | 9 | 9 |
| A2.67 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | E | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| A2.68 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | E | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| A2.69 | 2 Bed (3p) | 2A.28 | 68 | 63 | NO | DUAL | N/E | 2 | 30.8 | 28 | 23.2 | 20.1 | 5.4 | 5 | 6 | 6 |
| A2.70 | 2 Bed (4p) | 2C.11 | 86 | 73 | YES | DUAL | S/E | 2 | 33.2 | 30 | 25.2 | 24.4 | 6.1 | 6 | 7 | 7 |
| A2.71 | Studio (2p) | SA.02 | 40 | 37 | NO | SINGLE | S | 1 | 30.9 | 30 | 30.9 | 30 | 3.1 | 3 | 5 | 4 |
| A2.72 | Studio (2p) | SA.01 | 41 | 37 | YES | SINGLE | S | 1 | 32.1 | 30 | 32.1 | 30 | 3.1 | 3 | 5 | 4 |
| A2.73 | 2 Bed (4p) | 2C.12 | 81 | 73 | YES | DUAL | S/W | 2 | 30.5 | 30 | 25.5 | 24.4 | 6 | 6 | 7 | 7 |
| A2.74 | 1 Bed (2p) | 1A.14 | 51 | 45 | YES | SINGLE | E | 1 | 25.5 | 23 | 12.1 | 11.4 | 4.9 | 3 | 6.4 | 5 |
| A2.75 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | E | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| A2.76 | 2 Bed (4p) | 2A.12 | 79 | 73 | NO | SINGLE | E | 2 | 34.8 | 30 | 25.1 | 24.4 | 6.3 | 6 | 7 | 7 |
| A2.77 | 2 Bed (4p) | 2A.12 | 79 | 73 | NO | SINGLE | W | 2 | 34.8 | 30 | 25.1 | 24.4 | 6.3 | 6 | 7 | 7 |
| A2.78 | 2 Bed (4p) | 2A.13 | 79 | 73 | NO | DUAL | N/W | 2 | 30.1 | 30 | 28.8 | 24.4 | 6.5 | 6 | 7 | 7 |
| | | | | | 11 | 7 | | | | | | | | | | |
| **Total** | | | **1297** | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **1297** | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK A3** | | | | | | | | | | | | | | | | |
| A3.48 | 2 Bed (4p) | 2C.09 | 81 | 73 | YES | DUAL | N/E | 2 | 32 | 30 | 25 | 24.4 | 6 | 6 | 9 | 7 |
| A3.49 | 1 Bed (2p) | 1A.01 | 47 | 45 | NO | SINGLE | E | 1 | 23 | 23 | 12.1 | 11.4 | 3.5 | 3 | 6.4 | 5 |
| A3.50 | 2 Bed (4p) | 2A.01 | 76 | 73 | NO | SINGLE | E | 2 | 31.2 | 30 | 24.8 | 24.4 | 6.3 | 6 | 7 | 7 |
| A3.51 | 3 Bed (6p) | 3A.01 | 111 | 90 | YES | DUAL | E/W | 3 | 36.3 | 34 | 40.3 | 31.5 | 9.1 | 9 | 11 | 9 |
| A3.52 | 3 Bed (6p) | 3A.01 | 111 | 90 | YES | DUAL | E/W | 3 | 36.3 | 34 | 40.3 | 31.5 | 9.1 | 9 | 11 | 9 |
| A3.53 | 1 Bed (2p) | 1A.07 | 47 | 45 | NO | SINGLE | E | 1 | 23 | 23 | 12.1 | 11.4 | 3.5 | 3 | 6.4 | 5 |
| A3.54 | 2 Bed (4p) | 2A.31 | 76 | 73 | NO | SINGLE | E | 2 | 30.7 | 30 | 25.2 | 24.4 | 6 | 6 | 7 | 7 |
| A3.55 | 2 Bed (4p) | 2A.21 | 76 | 73 | NO | SINGLE | E | 2 | 30 | 30 | 26.1 | 24.4 | 6 | 6 | 7 | 7 |
| A3.56 | 2 Bed (4p) | 2C.07 | 88 | 73 | YES | DUAL | S/E | 2 | 31.1 | 30 | 25.2 | 24.4 | 6.4 | 6 | 7 | 7 |
| A3.57 | 2 Bed (4p) | 2C.07 | 88 | 73 | YES | DUAL | S/W | 2 | 31.1 | 30 | 25.2 | 24.4 | 6.4 | 6 | 7 | 7 |
| A3.58 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | W | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| A3.59 | 2 Bed (4p) | 2A.30 | 80 | 73 | YES | SINGLE | W | 2 | 36.9 | 30 | 24.5 | 24.4 | 6.3 | 6 | 7 | 7 |
| A3.60 | 2 Bed (4p) | 2A.12 | 79 | 73 | NO | SINGLE | W | 2 | 34.8 | 30 | 25.1 | 24.4 | 6.3 | 6 | 7 | 7 |
| A3.61 | 2 Bed (4p) | 2A.13 | 79 | 73 | NO | DUAL | N/E | 2 | 30.1 | 30 | 28.8 | 24.4 | 6.5 | 6 | 7 | 7 |
| | | | | | 7 | 6 | | | | | | | | | | |
| **Total** | | | **1120** | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **3514** | | **25** | **19** | | | | | | | | | | |
| **Fifth Floor** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK A1** | | | | | | | | | | | | | | | | |
| A1.64 | 1 Bed (2p) | 1A.15 | 50 | 45 | YES | DUAL | N/E | 1 | 26.9 | 23 | 11.4 | 11.4 | 3.4 | 3 | 6.4 | 5 |
| A1.65 | 2 Bed (4p) | 2A.17 | 77 | 73 | NO | SINGLE | E | 2 | 33.3 | 30 | 25.2 | 24.4 | 6 | 6 | 7 | 7 |
| A1.66 | 2 Bed (4p) | 2A.17 | 77 | 73 | NO | SINGLE | E | 2 | 33.3 | 30 | 25.2 | 24.4 | 6 | 6 | 7 | 7 |
| A1.67 | 3 Bed (6p) | 3A.07 | 112 | 90 | YES | DUAL | E/W | 3 | 36.4 | 34 | 41.8 | 31.5 | 9 | 9 | 9 | 9 |
| A1.68 | 2 Bed (4p) | 2A.20 | 84 | 73 | YES | SINGLE | E | 2 | 36.4 | 30 | 24.4 | 24.4 | 6.4 | 6 | 7 | 7 |
| A1.69 | 2 Bed (3p) | 2A.28 | 68 | 63 | NO | DUAL | N/E | 2 | 30.8 | 28 | 23.2 | 20.1 | 5.4 | 5 | 6 | 6 |
| A1.70 | 2 Bed (4p) | 2C.11 | 86 | 73 | YES | DUAL | S/E | 2 | 33.2 | 30 | 25.2 | 24.4 | 6.1 | 6 | 7 | 7 |
| A1.71 | Studio (2p) | SA.02 | 40 | 37 | NO | SINGLE | S | 1 | 30.9 | 30 | 30.9 | 30 | 3.1 | 3 | 5 | 4 |
| A1.72 | Studio (2p) | SA.01 | 41 | 37 | YES | SINGLE | S | 1 | 32.1 | 30 | 32.1 | 30 | 3.1 | 3 | 5 | 4 |
| A1.73 | 2 Bed (4p) | 2C.14 | 77 | 73 | NO | DUAL | S/W | 2 | 32 | 30 | 24.4 | 24.4 | 6 | 6 | 7 | 7 |
| | 1 Bed (2p) | 1A.18 | 49 | 45 | NO | SINGLE | W | 1 | 25.2 | 23 | 11.4 | 11.4 | 4.4 | 3 | 6.4 | 5 |
| A1.75 | 2 Bed (4p) | 2A.20 | 84 | 73 | YES | SINGLE | W | 2 | 36.4 | 30 | 24.4 | 24.4 | 6.4 | 6 | 7 | 7 |
| A1.76 | 2 Bed (4p) | 2A.19 | 76 | 73 | NO | SINGLE | W | 2 | 31.8 | 30 | 24.5 | 24.4 | 6 | 6 | 7 | 7 |
| A1.77 | 1 Bed (2p) | 1A.18 | 49 | 45 | NO | SINGLE | W | 1 | 25.2 | 23 | 11.4 | 11.4 | 4.4 | 3 | 6.4 | 5 |
| A1.78 | 2 Bed (4p) | 2A.17 | 77 | 73 | NO | SINGLE | W | 2 | 33.3 | 30 | 25.2 | 24.4 | 6 | 6 | 7 | 7 |
| A1.79 | 1 Bed (2p) | 1A.15 | 50 | 45 | YES | DUAL | N/W | 1 | 26.9 | 23 | 11.4 | 11.4 | 3.4 | 3 | 6.4 | 5 |
| | | | | | 7 | 6 | | | | | | | | | | |

# 7.3 HOUSING QUALITY ASSESSMENT - A BLOCKS

| Unit No. | Classification | Type | Unit Size m2 | Min Unit Size required m2 | Unit Size > Min+10% | Dwelling Aspect | Orientation | Number of bedrooms | Living/ Kitchen room area provided m2 | Living / Kitchen room area required m2 | Aggregate bedroom area provided m2 | Aggregate bedroom area required m2 | Storage area provided in apartment m2* * All figures incusive of 1sqm for Heat Pump | Storage area required m2 | Private terrace / balconies provided m2 | Private terrace / balconies requried m2 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Total** | | | **1097** | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK A2** | | | | | | | | | | | | | | | | |
| A2.79 | 2 Bed (4p) | 2C.08 | 76 | 73 | NO | DUAL | N/E | 2 | 30.9 | 30 | 25.2 | 24.4 | 6 | 6 | 7 | 7 |
| A2.80 | 1 Bed (2p) | 1A.02 | 51 | 45 | YES | SINGLE | E | 1 | 25.9 | 23 | 12.1 | 11.4 | 4.6 | 3 | 6.4 | 5 |
| A2.81 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | E | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| A2.82 | 3 Bed (6p) | 3A.10 | 121 | 90 | YES | DUAL | E/W | 3 | 40.3 | 34 | 43.7 | 31.5 | 9 | 9 | 9 | 9 |
| A2.83 | 3 Bed (6p) | 3A.10 | 121 | 90 | YES | DUAL | E/W | 3 | 40.3 | 34 | 43.7 | 31.5 | 9 | 9 | 9 | 9 |
| A2.84 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | E | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| A2.85 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | E | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| A2.86 | 1 Bed (2p) | 1A.20 | 64 | 45 | YES | DUAL | S/W | 1 | 36.9 | 23 | 12.1 | 11.4 | 3.4 | 3 | 6.4 | 5 |
| A2.87 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | W | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| A2.88 | 2 Bed (4p) | 2A.12 | 79 | 73 | NO | SINGLE | W | 2 | 34.8 | 30 | 25.1 | 24.4 | 6.3 | 6 | 7 | 7 |
| A2.89 | 2 Bed (4p) | 2A.12 | 79 | 73 | NO | SINGLE | W | 2 | 34.8 | 30 | 25.1 | 24.4 | 6.3 | 6 | 7 | 7 |
| A2.90 | 2 Bed (4p) | 2A.13 | 79 | 73 | NO | DUAL | N/W | 2 | 30.1 | 30 | 28.8 | 24.4 | 6.5 | 6 | 7 | 7 |
| | | | | | 8 | 5 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **994** | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK A3** | | | | | | | | | | | | | | | | |
| A3.62 | 2 Bed (4p) | 2C.09 | 81 | 73 | YES | DUAL | N/E | 2 | 32 | 30 | 25 | 24.4 | 6 | 6 | 9 | 7 |
| A3.63 | 1 Bed (2p) | 1A.01 | 47 | 45 | NO | SINGLE | E | 1 | 23 | 23 | 12.1 | 11.4 | 3.5 | 3 | 6.4 | 5 |
| A3.64 | 2 Bed (4p) | 2A.01 | 76 | 73 | NO | SINGLE | E | 2 | 31.2 | 30 | 24.8 | 24.4 | 6.3 | 6 | 7 | 7 |
| A3.65 | 3 Bed (6p) | 3A.01 | 111 | 90 | YES | DUAL | E/W | 3 | 36.3 | 34 | 40.3 | 31.5 | 9.1 | 9 | 11 | 9 |
| A3.66 | 3 Bed (6p) | 3A.01 | 111 | 90 | YES | DUAL | E/W | 3 | 36.3 | 34 | 40.3 | 31.5 | 9.1 | 9 | 11 | 9 |
| A3.67 | 1 Bed (2p) | 1A.07 | 47 | 45 | NO | SINGLE | E | 1 | 23 | 23 | 12.1 | 11.4 | 3.5 | 3 | 6.4 | 5 |
| A3.68 | 2 Bed (4p) | 2A.31 | 76 | 73 | NO | SINGLE | E | 2 | 30.7 | 30 | 25.2 | 24.4 | 6 | 6 | 7 | 7 |
| A3.69 | 3 Bed (5p) | 3A.15 | 95 | 90 | NO | DUAL | S/E | 3 | 34.2 | 34 | 34.6 | 31.5 | 9.4 | 9 | 9 | 9 |
| A3.70 | 3 Bed (5p) | 3A.16 | 101 | 90 | YES | DUAL | S/W | 3 | 41/7 | 34 | 34.8 | 31.5 | 9.3 | 9 | 9 | 9 |
| A3.71 | 2 Bed (4p) | 2A.30 | 80 | 73 | YES | SINGLE | W | 2 | 36.9 | 30 | 24.5 | 24.4 | 6.3 | 6 | 7 | 7 |
| A3.72 | 2 Bed (4p) | 2A.12 | 79 | 73 | NO | SINGLE | W | 2 | 34.8 | 30 | 25.1 | 24.4 | 6.3 | 6 | 7 | 7 |
| A3.73 | 2 Bed (4p) | 2A.13 | 79 | 73 | NO | DUAL | N/W | 2 | 30.1 | 30 | 28.8 | 24.4 | 6.5 | 6 | 7 | 7 |
| | | | | | 5 | 6 | | | | | | | | | | |
| **Total** | | | **983** | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **3074** | | **20** | **17** | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Sixth Floor** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK A1** | | | | | | | | | | | | | | | | |
| A1.80 | 1 Bed (2p) | 1A.15 | 50 | 45 | YES | DUAL | N/E | 1 | 26.9 | 23 | 11.4 | 11.4 | 3.4 | 3 | 6.4 | 5 |
| A1.81 | 2 Bed (4p) | 2A.17 | 77 | 73 | NO | SINGLE | E | 2 | 33.3 | 30 | 25.2 | 24.4 | 6 | 6 | 7 | 7 |
| A1.82 | 2 Bed (4p) | 2A.17 | 77 | 73 | NO | SINGLE | E | 2 | 33.3 | 30 | 25.2 | 24.4 | 6 | 6 | 7 | 7 |
| A1.83 | 3 Bed (6p) | 3A.07 | 112 | 90 | YES | DUAL | E/W | 3 | 36.4 | 34 | 41.8 | 31.5 | 9 | 9 | 9 | 9 |
| A1.84 | 2 Bed (4p) | 2A.20 | 84 | 73 | YES | SINGLE | W | 2 | 36.4 | 30 | 24.4 | 24.4 | 6.4 | 6 | 7 | 7 |
| A1.85 | 1 Bed (2p) | 1A.19 | 61 | 45 | YES | DUAL | S/W | 1 | 32.9 | 23 | 14.3 | 11.4 | 3.1 | 3 | 6.4 | 5 |
| A1.86 | 2 Bed (4p) | 2A.20 | 84 | 73 | YES | SINGLE | W | 2 | 36.4 | 30 | 24.4 | 24.4 | 6.4 | 6 | 7 | 7 |
| A1.87 | 2 Bed (4p) | 2A.19 | 76 | 73 | NO | SINGLE | W | 2 | 31.8 | 30 | 6 | 24.4 | 6 | 6 | 7 | 7 |
| A1.88 | 1 Bed (2p) | 1A.18 | 49 | 45 | NO | SINGLE | W | 1 | 25.2 | 23 | 11.4 | 11.4 | 4.4 | 3 | 6.4 | 5 |
| A1.89 | 2 Bed (4p) | 2A.17 | 77 | 73 | NO | SINGLE | W | 2 | 33.3 | 30 | 25.2 | 24.4 | 6 | 6 | 7 | 7 |
| A1.90 | 1 Bed (2p) | 1A.15 | 50 | 45 | YES | DUAL | N/W | 1 | 26.9 | 23 | 11.4 | 11.4 | 3.4 | 3 | 6.4 | 5 |
| | | | | | 6 | 4 | | | | | | | | | | |
| **Total** | | | **797** | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK A2** | | | | | | | | | | | | | | | | |
| A2.91 | 2 Bed (4p) | 2C.08 | 76 | 73 | NO | DUAL | N/E | 2 | 30.9 | 30 | 25.2 | 24.4 | 6 | 6 | 7 | 7 |
| A2.92 | 1 Bed (2p) | 1A.02 | 51 | 45 | YES | SINGLE | E | 1 | 25.9 | 23 | 12.1 | 11.4 | 4.6 | 3 | 6.4 | 5 |
| A2.93 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | E | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| A2.94 | 3 Bed (6p) | 3A.10 | 121 | 90 | YES | DUAL | E/W | 3 | 40.3 | 34 | 43.7 | 31.5 | 9 | 9 | 9 | 9 |
| A2.95 | 3 Bed (6p) | 3A.10 | 121 | 90 | YES | DUAL | E/W | 3 | 40.3 | 34 | 43.7 | 31.5 | 9 | 9 | 9 | 9 |
| A2.96 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | E | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| A2.97 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | E | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| A2.98 | 1 Bed (2p) | 1A.20 | 64 | 45 | YES | DUAL | S/W | 1 | 36.9 | 23 | 12.1 | 11.4 | 3.4 | 3 | 6.4 | 5 |
| A2.99 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | W | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| A2.100 | 2 Bed (4p) | 2A.12 | 79 | 73 | NO | SINGLE | W | 2 | 34.8 | 30 | 25.1 | 24.4 | 6.3 | 6 | 7 | 7 |
| A2.101 | 2 Bed (4p) | 2A.12 | 79 | 73 | NO | SINGLE | W | 2 | 34.8 | 30 | 25.1 | 24.4 | 6.3 | 6 | 7 | 7 |
| A2.102 | 2 Bed (4p) | 2A.13 | 79 | 73 | NO | DUAL | N/W | 2 | 30.1 | 30 | 28.8 | 24.4 | 6.5 | 6 | 7 | 7 |
| | | | | | 8 | 5 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **994** | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK A3** | | | | | | | | | | | | | | | | |
| A3.74 | 2 Bed (4p) | 2C.09 | 81 | 73 | YES | DUAL | N/E | 2 | 32 | 30 | 25 | 24.4 | 6 | 6 | 9 | 7 |

# 7.3 HOUSING QUALITY ASSESSMENT - A BLOCKS

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A3.75 | 1 Bed (2p) | 1A.01 | 47 | 45 | NO | SINGLE | E | 1 | 23 | 23 | 12.1 | 11.4 | 3.5 | 3 | 6.4 | 5 |
| A3.76 | 2 Bed (4p) | 2A.01 | 76 | 73 | NO | SINGLE | E | 2 | 31.2 | 30 | 24.8 | 24.4 | 6.3 | 6 | 7 | 7 |
| A3.77 | 3 Bed (6p) | 3A.01 | 111 | 90 | YES | DUAL | E/W | 3 | 36.3 | 34 | 40.3 | 31.5 | 9.1 | 9 | 11 | 9 |
| A3.78 | 3 Bed (6p) | 3A.01 | 111 | 90 | YES | DUAL | E/W | 3 | 36.3 | 34 | 40.3 | 31.5 | 9.1 | 9 | 11 | 9 |
| A3.79 | 1 Bed (2p) | 1A.07 | 47 | 45 | NO | SINGLE | E | 1 | 23 | 23 | 12.1 | 11.4 | 3.5 | 3 | 6.4 | 5 |
| A3.80 | 2 Bed (4p) | 2A.31 | 76 | 73 | NO | SINGLE | E | 2 | 30.7 | 30 | 25.2 | 24.4 | 6 | 6 | 7 | 7 |
| A3.81 | 3 Bed (5p) | 3A.15 | 95 | 90 | NO | DUAL | S/E | 3 | 34.2 | 34 | 34.6 | 31.5 | 9.4 | 9 | 9 | 9 |
| A3.82 | 3 Bed (5p) | 3A.16 | 101 | 90 | YES | DUAL | S/W | 3 | 41/7 | 34 | 34.8 | 31.5 | 9.3 | 9 | 9 | 9 |
| A3.83 | 2 Bed (4p) | 2A.30 | 80 | 73 | YES | SINGLE | W | 2 | 36.9 | 30 | 24.5 | 24.4 | 6.3 | 6 | 7 | 7 |
| A3.84 | 2 Bed (4p) | 2A.12 | 79 | 73 | NO | SINGLE | W | 2 | 34.8 | 30 | 25.1 | 24.4 | 6.3 | 6 | 7 | 7 |
| A3.85 | 2 Bed (4p) | 2A.13 | 79 | 73 | NO | DUAL | N/W | 2 | 30.1 | 30 | 28.8 | 24.4 | 6.5 | 6 | 7 | 7 |
| | | | | | 5 | 6 | | | | | | | | | | |
| **Total** | | | **983** | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **2774** | | **19** | **15** | | | | | | | | | | |
| **Seventh Floor** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK A1** | | | | | | | | | | | | | | | | |
| A1.91 | 1 Bed (2p) | 1A.15 | 50 | 45 | YES | DUAL | N/E | 1 | 26.9 | 23 | 11.4 | 11.4 | 3.4 | 3 | 6.4 | 5 |
| A1.92 | 2 Bed (4p) | 2A.17 | 77 | 73 | NO | SINGLE | E | 2 | 33.3 | 30 | 25.2 | 24.4 | 6 | 6 | 7 | 7 |
| A1.93 | 2 Bed (4p) | 2A.17 | 77 | 73 | NO | SINGLE | E | 2 | 33.3 | 30 | 25.2 | 24.4 | 6 | 6 | 7 | 7 |
| A1.94 | 3 Bed (6p) | 3A.07 | 112 | 90 | YES | DUAL | E/W | 3 | 36.4 | 34 | 41.8 | 31.5 | 9 | 9 | 9 | 9 |
| A1.95 | 2 Bed (4p) | 2A.20 | 84 | 73 | YES | SINGLE | W | 2 | 36.4 | 30 | 24.4 | 24.4 | 6.4 | 6 | 7 | 7 |
| A1.96 | 1 Bed (2p) | 1A.19 | 61 | 45 | YES | DUAL | S/W | 1 | 32.9 | 23 | 14.3 | 11.4 | 3.1 | 3 | 6.4 | 5 |
| A1.97 | 2 Bed (4p) | 2A.20 | 84 | 73 | YES | SINGLE | W | 2 | 36.4 | 30 | 24.4 | 24.4 | 6.4 | 6 | 7 | 7 |
| A1.98 | 2 Bed (4p) | 2A.19 | 76 | 73 | NO | SINGLE | W | 2 | 31.8 | 30 | 24.5 | 24.4 | 6 | 6 | 7 | 7 |
| A1.99 | 1 Bed (2p) | 1A.18 | 49 | 45 | NO | SINGLE | W | 1 | 25.2 | 23 | 11.4 | 11.4 | 4.4 | 3 | 6.4 | 5 |
| A1.100 | 2 Bed (4p) | 2A.17 | 77 | 73 | NO | SINGLE | W | 2 | 33.3 | 30 | 25.2 | 24.4 | 6 | 6 | 7 | 7 |
| A1.101 | 1 Bed (2p) | 1A.15 | 50 | 45 | YES | DUAL | N/W | 1 | 26.9 | 23 | 11.4 | 11.4 | 3.4 | 3 | 6.4 | 5 |
| | | | | | 6 | 4 | | | | | | | | | | |
| **Total** | | | **797** | | | | | | | | | | | | | |

# 7.3 HOUSING QUALITY ASSESSMENT - D BLOCKS

Job No. 950659 Client: RICHMOND HOMES
Job Name: PROJECT SHORELINE Date: 28.05.2021
Schedule: ZONE D | STRATEGIC HOUSING DEVELOPMENT | HOUSING QUALITY ASSESSMENT | 950659 SCD P 1901 Block D Planning Compliance Schedule

Henry J Lyons

**Note 1- Areas referred to are taken from Department of the Environment, Community & Local Government 2018, Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities**

| Unit No. | Classification | Type | Unit Size m2 | Unit Size required m2 | Unit Size > Min+10% | Dwelling Aspect | Orientation | Number of bedrooms | Living/ Kitchen room area provided m2 | Living / Kitchen room area required m2 | Aggregate bedroom area provided m2 | Aggregate bedroom area required m2 | Storage area provided in apartment m2 | Storage area required m2 | Private terrace / balconies provided m2 | Private terrace / balconies requried m2 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | |
| **Ground Floor** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Total** | | | | | | | | | | | | | | | | |
| **BLOCK D2** | | | | | | | | | | | | | | | | |
| No.1 | 1 Bed (2p) | 1A.31 | 56 | 45 | YES | SINGLE | N | 1 | 33.3 | 23 | 11.5 | 11.4 | 3.2 | 3 | 20 | 5 |
| No.2 | 1 Bed (2p) | 1A.30 | 58 | 45 | YES | SINGLE | N | 1 | 31.1 | 23 | 12.4 | 11.4 | 4.2 | 3 | 23.6 | 5 |
| No.3 | Studio (2p) | SC.03 | 42 | 37 | YES | SINGLE | N | 1 | 32.1 | 30 | 32.1 | 30 | 3.3 | 3 | 14.3 | 4 |
| No.4 | Studio (2p) | SC.03 | 42 | 37 | YES | SINGLE | N | 1 | 32.1 | 30 | 32.1 | 30 | 3.3 | 3 | 14.3 | 4 |
| | | | | | | | | | | | | | | | | |
| **Total** | | | 198 | | | | | | | | | | | | | |
| **Total** | | | 198 | | 4 | 0 | | | | | | | | | | |
| **First Floor** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK D1** | | | | | | | | | | | | | | | | |
| No.01 | Studio (2p) | SC.01 | 45 | 37 | YES | DUAL | N/E | 1 | 34.2 | 30 | 34.2 | 30 | 3 | 3 | 4 | 4 |
| No.02 | 1 Bed (2p) | 1A.06 | 46 | 45 | NO | DUAL | S/E | 1 | 23.1 | 23 | 11.5 | 11.4 | 3 | 3 | 6.4 | 5 |
| No.03 | 2 Bed (4p) | 2A.04 | 86 | 73 | YES | SINGE | E | 2 | 40.3 | 30 | 24.9 | 24.4 | 6.6 | 6 | 7 | 7 |
| No.04 | 3 Bed (6p) | 3A.13 | 110 | 90 | YES | DUAL | E/W | 3 | 34 | 34 | 41.4 | 31.5 | 9 | 9 | 9 | 9 |
| No.05 | 2 Bed (4p) | 2A.26 | 80 | 73 | YES | SINGLE | E | 2 | 34.1 | 30 | 25.2 | 24.4 | 6.4 | 6 | 7 | 7 |
| No.06 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | E | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.07 | 1 Bed (2p) | 1A.02 | 51 | 45 | YES | SINGLE | E | 1 | 25.9 | 23 | 12.1 | 11.4 | 4.6 | 3 | 6.4 | 5 |
| No.08 | 2 Bed (4p) | 2B.08 | 89 | 73 | YES | DUAL | S/E | 2 | 34.2 | 30 | 25.7 | 24.4 | 6.6 | 6 | 9.4 | 7 |
| No.09 | 2 Bed (4p) | 2A.01 | 76 | 73 | NO | SINGLE | W | 2 | 31.2 | 30 | 24.8 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.10 | 2 Bed (4p) | 2A.06 | 79 | 73 | NO | SINGLE | W | 2 | 33 | 30 | 25.1 | 24.4 | 6.1 | 6 | 7 | 7 |
| No.11 | 1 Bed (2p) | 1A.01 | 47 | 45 | NO | SINGLE | W | 1 | 23 | 23 | 12.1 | 11.4 | 3.5 | 3 | 6.4 | 5 |
| No.12 | 1 Bed (2p) | 1C.03 | 49 | 45 | NO | SINGLE | W | 1 | 24.9 | 23 | 13.2 | 11.4 | 3 | 3 | 7 | 5 |
| No.13 | 2 Bed (4p) | 2C.03 | 76 | 73 | NO | SINGLE | N | 2 | 30.3 | 30 | 25.2 | 24.4 | 6.5 | 6 | 7 | 7 |
| No.14 | Studio (2p) | SC.02 | 37 | 37 | NO | SINGLE | N | 1 | 30 | 30 | 30 | 30 | 3.2 | 3 | 4 | 4 |
| | | | | | | | | | | | | | | | | |
| **Total** | | | 952 | | 7 | 4 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK D2** | | | | | | | | | | | | | | | | |
| No.05 | 2 Bed (4p) | 2C.01 | 85 | 73 | YES | DUAL | N/E | 2 | 30.1 | 30 | 26.1 | 24.4 | 6.4 | 6 | 7 | 7 |
| No.06 | 1 Bed (2p) | 1A.02 | 51 | 45 | YES | SINGLE | E | 1 | 25.9 | 23 | 12.1 | 11.4 | 4.6 | 3 | 6.4 | 5 |
| No.07 | 2 Bed (4p) | 2A.04 | 86 | 73 | YES | SINGLE | E | 2 | 40.3 | 30 | 24.9 | 24.4 | 6.6 | 6 | 7 | 7 |
| No.08 | 2 Bed (4p) | 2A.04 | 86 | 73 | YES | SINGLE | E | 2 | 40.3 | 30 | 24.9 | 24.4 | 6.6 | 6 | 7 | 7 |
| No.09 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | E | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.10 | 2 Bed (4p) | 2B.14 | 77 | 73 | NO | DUAL | S/E | 2 | 30.2 | 30 | 25.9 | 24.4 | 6.2 | 6 | 12 | 7 |
| No.11 | 2 Bed (4p) | 2B.09 | 76 | 73 | NO | SINGLE | S | 2 | 32.5 | 30 | 26 | 24.4 | 6 | 6 | 10 | 7 |
| No.12 | 3 Bed (6p) | 3B.03 | 98 | 90 | NO | DUAL | S/W/N | 3 | 34 | 34 | 35.8 | 31.5 | 9.2 | 9 | 9 | 9 |
| No.13 | 1 Bed (2p) | 1A.02 | 51 | 45 | YES | SINGLE | W | 1 | 25.9 | 23 | 12.1 | 11.4 | 4.6 | 3 | 6.4 | 5 |
| No.14 | 2 Bed (4p) | 2A.04 | 86 | 73 | YES | SINGLE | W | 2 | 40.3 | 30 | 24.9 | 24.4 | 6.6 | 6 | 7 | 7 |
| No.15 | 2 Bed (4p) | 2A.04 | 86 | 73 | YES | SINGLE | W | 2 | 40.3 | 30 | 24.9 | 24.4 | 6.6 | 6 | 7 | 7 |
| No.16 | 2 Bed (4p) | 2C.01 | 85 | 73 | YES | DUAL | N/W | 2 | 30.1 | 30 | 26.1 | 24.4 | 6.4 | 6 | 7 | 7 |
| | | | | | | | | | | | | | | | | |
| **Total** | | | 948 | | 9 | 4 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK D3** | | | | | | | | | | | | | | | | |
| No.01 | 2 Bed (4p) | 2C.02 | 76 | 73 | NO | DUAL | N/E | 2 | 30.1 | 30 | 24.9 | 24.4 | 6 | 6 | 7 | 7 |
| No.02 | 1 Bed (2p) | 1A.33 | 47 | 45 | NO | SINGLE | E | 1 | 23.1 | 23 | 12.4 | 11.4 | 3.1 | 3 | 6.4 | 5 |
| No.03 | 2 Bed (4p) | 2A.01 | 76 | 73 | NO | SINGLE | E | 2 | 31.2 | 30 | 24.8 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.04 | 3 Bed (6p) | 3A.18 | 113 | 90 | YES | DUAL | E/W | 3 | 38.9 | 34 | 42 | 31.5 | 9 | 9 | 16.1 | 9 |
| No.05 | 2 Bed (4p) | 2A.26 | 80 | 73 | YES | SINGLE | W | 2 | 34.1 | 30 | 25.2 | 24.4 | 6.4 | 6 | 7 | 7 |
| No.06 | 1 Bed (2p) | 1A.06 | 46 | 45 | NO | DUAL | S/W | 1 | 23.1 | 23 | 11.5 | 11.4 | 3 | 3 | 6.4 | 5 |
| No.07 | Studio (2p) | SC.01 | 45 | 37 | YES | DUAL | N/W | 1 | 34.2 | 30 | 34.2 | 30 | 3 | 3 | 4 | 4 |

# 7.3 HOUSING QUALITY ASSESSMENT - D BLOCKS

Job No. 950659 Client: RICHMOND HOMES
Job Name: PROJECT SHORELINE Date: 28.05.2021
Schedule: ZONE D | STRATEGIC HOUSING DEVELOPMENT | HOUSING QUALITY ASSESSMENT | 950659 SCD P 1901 Block D Planning Compliance Schedule

Henry J Lyons

**Note 1- Areas referred to are taken from Department of the Environment, Community & Local Government 2018, Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities**

| Unit No. | Classification | Type | Unit Size m2 | Unit Size required m2 | Unit Size > Min+10% | Dwelling Aspect | Orientation | Number of bedrooms | Living/ Kitchen room area provided m2 | Living / Kitchen room area required m2 | Aggregate bedroom area provided m2 | Aggregate bedroom area required m2 | Storage area provided in apartment m2 | Storage area required m2 | Private terrace / balconies provided m2 | Private terrace / balconies requried m2 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| No.08 | Studio (2p) | SC.02 | 37 | 37 | NO | SINGLE | N | 1 | 30 | 30 | 30 | 30 | 3.2 | 3 | 4 | 4 |
| No.09 | 2 Bed (4p) | 2C.03 | 76 | 73 | NO | SINGLE | N | 2 | 30.3 | 30 | 25.2 | 24.4 | 6.5 | 6 | 7 | 7 |
| | | | | | | | | | | | | | | | | |
| **Total** | | | 596 | | 3 | 4 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **2496** | | 19 | 12 | | | | | | | | | | |
| **Second Floor** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK D1** | | | | | | | | | | | | | | | | |
| No.15 | Studio (2p) | SC.01 | 45 | 37 | YES | DUAL | N/E | 1 | 34.2 | 30 | 34.2 | 30 | 3 | 3 | 4 | 4 |
| No.16 | 2 Bed (3p) | 2A.27 | 69 | 63 | NO | DUAL | S/E | 2 | 28.3 | 28 | 20.8 | 20.1 | 5.9 | 5 | 6.5 | 6 |
| No.17 | 2 Bed (4p) | 2A.04 | 86 | 73 | YES | SINGLE | E | 2 | 40.3 | 30 | 24.9 | 24.4 | 6.6 | 6 | 7 | 7 |
| No.18 | 3 Bed (6p) | 3A.13 | 110 | 90 | YES | DUAL | E/W | 3 | 34 | 34 | 41.4 | 31.5 | 9 | 9 | 9 | 9 |
| No.19 | 2 Bed (4p) | 2A.26 | 80 | 73 | YES | SINGLE | E | 2 | 34.1 | 30 | 25.2 | 24.4 | 6.4 | 6 | 7 | 7 |
| No.20 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | E | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.21 | 1 Bed (2p) | 1A.02 | 51 | 45 | YES | SINGLE | E | 1 | 25.9 | 23 | 12.1 | 11.4 | 4.6 | 3 | 6.4 | 5 |
| No.22 | 2 Bed (3p) | 2B.12 | 65 | 63 | NO | DUAL | S/E | 2 | 28 | 28 | 20.5 | 20.1 | 5.2 | 5 | 9.7 | 6 |
| No.23 | 3 Bed (6p) | 3B.05 | 106 | 90 | YES | DUAL | S/W | 3 | 36.6 | 34 | 40.3 | 31.5 | 9.1 | 9 | 9 | 9 |
| No.24 | 1 Bed (2p) | 1A.01 | 47 | 45 | NO | SINGLE | W | 1 | 23 | 23 | 12.1 | 11.4 | 3.5 | 3 | 6.4 | 5 |
| No.25 | 2 Bed (4p) | 2A.01 | 76 | 73 | NO | SINGLE | W | 2 | 31.2 | 30 | 24.8 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.26 | 1 Bed (2p) | 1A.01 | 47 | 45 | NO | SINGLE | W | 1 | 23 | 23 | 12.1 | 11.4 | 3.5 | 3 | 6.4 | 5 |
| No.27 | 2 Bed (4p) | 2A.01 | 76 | 73 | NO | SINGLE | W | 2 | 31.2 | 30 | 24.8 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.28 | 2 Bed (4p) | 2A.06 | 79 | 73 | NO | SINGLE | W | 2 | 33 | 30 | 25.1 | 24.4 | 6.1 | 6 | 7 | 7 |
| No.29 | 1 Bed (2p) | 1A.01 | 47 | 45 | NO | SINGLE | W | 1 | 23 | 23 | 12.1 | 11.4 | 3.5 | 3 | 6.4 | 5 |
| No.30 | 2 Bed (4p) | 2C.02 | 76 | 73 | NO | DUAL | N/E | 2 | 30.1 | 30 | 24.9 | 24.4 | 6 | 6 | 7 | 7 |
| No.31 | 2 Bed (4p) | 2C.03 | 76 | 73 | NO | SINGLE | N | 2 | 30.3 | 30 | 25.2 | 24.4 | 6.5 | 6 | 7 | 7 |
| No.32 | Studio (2p) | SC.02 | 37 | 37 | NO | SINGLE | N | 1 | 30 | 30 | 30 | 30 | 3.2 | 3 | 4 | 4 |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **1254** | | 7 | 6 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK D2** | | | | | | | | | | | | | | | | |
| No.17 | 2 Bed (4p) | 2C.01 | 85 | 73 | YES | DUAL | N/E | 2 | 30.1 | 30 | 26.1 | 24.4 | 6.4 | 6 | 7 | 7 |
| No.18 | 1 Bed (2p) | 1A.02 | 51 | 45 | YES | SINGLE | E | 1 | 25.9 | 23 | 12.1 | 11.4 | 4.6 | 3 | 6.4 | 5 |
| No.19 | 2 Bed (4p) | 2A.04 | 86 | 73 | YES | SINGLE | E | 2 | 40.3 | 30 | 24.9 | 24.4 | 6.6 | 6 | 7 | 7 |
| No.20 | 2 Bed (4p) | 2A.04 | 86 | 73 | YES | SINGLE | E | 2 | 40.3 | 30 | 24.9 | 24.4 | 6.6 | 6 | 7 | 7 |
| No.21 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | E | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.22 | 2 Bed (4p) | 2B.14 | 77 | 73 | NO | DUAL | S/E | 2 | 30.2 | 30 | 25.9 | 24.4 | 6.2 | 6 | 12 | 7 |
| No.23 | 2 Bed (4p) | 2B.09 | 76 | 73 | NO | SINGLE | S | 2 | 32.5 | 30 | 26 | 24.4 | 6 | 6 | 10 | 7 |
| No.24 | 3 Bed (6p) | 3B.03 | 98 | 90 | NO | DUAL | S/W/N | 3 | 34 | 34 | 35.8 | 31.5 | 9.2 | 9 | 9 | 9 |
| No.25 | 1 Bed (2p) | 1A.02 | 51 | 45 | YES | SINGLE | W | 1 | 25.9 | 23 | 12.1 | 11.4 | 4.6 | 3 | 6.4 | 5 |
| No.26 | 2 Bed (4p) | 2A.04 | 86 | 73 | YES | SINGLE | W | 2 | 40.3 | 30 | 24.9 | 24.4 | 6.6 | 6 | 7 | 7 |
| No.27 | 2 Bed (4p) | 2A.04 | 86 | 73 | YES | SINGLE | W | 2 | 40.3 | 30 | 24.9 | 24.4 | 6.6 | 6 | 7 | 7 |
| No.28 | 2 Bed (4p) | 2C.01 | 85 | 73 | YES | DUAL | N/W | 2 | 30.1 | 30 | 26.1 | 24.4 | 6.4 | 6 | 7 | 7 |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **948** | | 9 | 4 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK D3** | | | | | | | | | | | | | | | | |
| No.10 | 2 Bed (4p) | 2C.02 | 76 | 73 | NO | DUAL | N/E | 2 | 30.1 | 30 | 24.9 | 24.4 | 6 | 6 | 7 | 7 |
| No.11 | 1 Bed (2p) | 1A.33 | 47 | 45 | NO | SINGLE | E | 1 | 23.1 | 23 | 12.4 | 11.4 | 3.1 | 3 | 6.4 | 5 |
| No.12 | 2 Bed (4p) | 2A.01 | 76 | 73 | NO | SINGLE | E | 2 | 31.2 | 30 | 24.8 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.13 | 1 Bed (2p) | 1A.13 | 51 | 45 | YES | SINGLE | E | 1 | 25.8 | 23 | 12.5 | 11.4 | 3.6 | 3 | 6.4 | 5 |
| No.14 | 2 Bed (4p) | 2A.25 | 75 | 73 | NO | DUAL | S/E | 2 | 31.3 | 30 | 24.7 | 24.4 | 6 | 6 | 7.2 | 7 |
| No.15 | 2 Bed (4p) | 2B.16 | 83 | 73 | YES | DUAL | S/W | 2 | 31.2 | 30 | 31.7 | 24.4 | 6.1 | 6 | 7.2 | 7 |
| No.16 | 2 Bed (4p) | 2B.15 | 79 | 73 | NO | SINGLE | W | 2 | 33.1 | 30 | 25.5 | 24.4 | 6.1 | 6 | 8.5 | 7 |
| No.17 | 1 Bed (2p) | 1A.34 | 47 | 45 | NO | SINGLE | W | 1 | 23.8 | 23 | 11.4 | 11.4 | 3.3 | 3 | 5.8 | 5 |
| No.18 | 1 Bed (2p) | 1A.12 | 55 | 45 | YES | SINGLE | W | 1 | 27.1 | 23 | 14.8 | 11.4 | 3.2 | 3 | 6.4 | 5 |

# 7.3 HOUSING QUALITY ASSESSMENT - D BLOCKS

Job No. 950659 Client: RICHMOND HOMES
Job Name: PROJECT SHORELINE Date: 28.05.2021
Schedule: ZONE D | STRATEGIC HOUSING DEVELOPMENT | HOUSING QUALITY ASSESSMENT | 950659 SCD P 1901 Block D Planning Compliance Schedule

Henry J Lyons

**Note 1- Areas referred to are taken from Department of the Environment, Community & Local Government 2018, Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities**

| Unit No. | Classification | Type | Unit Size m2 | Unit Size required m2 | Unit Size > Min+10% | Dwelling Aspect | Orientation | Number of bedrooms | Living/ Kitchen room area provided m2 | Living / Kitchen room area required m2 | Aggregate bedroom area provided m2 | Aggregate bedroom area required m2 | Storage area provided in apartment m2 | Storage area required m2 | Private terrace / balconies provided m2 | Private terrace / balconies requried m2 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| No.19 | 2 Bed (4p) | 2A.26 | 80 | 73 | YES | SINGLE | W | 2 | 34.1 | 30 | 25.2 | 24.4 | 6.4 | 6 | 7 | 7 |
| No.20 | 2 Bed (3p) | 2A.29 | 70 | 63 | YES | DUAL | S/W | 2 | 27.1 | 28 | 22.2 | 20.1 | 6.1 | 5 | 6.5 | 6 |
| No.21 | Studio (2p) | SC.01 | 45 | 37 | YES | DUAL | N/W | 1 | 34.2 | 30 | 34.2 | 30 | 3 | 3 | 4 | 4 |
| No.22 | Studio (2p) | SC.02 | 37 | 37 | NO | SINGLE | N | 1 | 30 | 30 | 30 | 30 | 3.2 | 3 | 4 | 4 |
| No.23 | 2 Bed (4p) | 2C.03 | 76 | 73 | NO | SINGLE | N | 2 | 30.3 | 30 | 25.2 | 24.4 | 6.5 | 6 | 7 | 7 |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **897** | | 6 | 5 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **3099** | | **22** | **15** | | | | | | | | | | |
| **Third Floor** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK D1** | | | | | | | | | | | | | | | | |
| No.33 | Studio (2p) | SC.01 | 45 | 37 | YES | DUAL | N/E | 1 | 34.2 | 30 | 34.2 | 30 | 3 | 3 | 4 | 4 |
| No.34 | 2 Bed (3p) | 2A.27 | 69 | 63 | NO | DUAL | S/E | 2 | 28.3 | 28 | 20.8 | 20.1 | 5.9 | 5 | 6.5 | 6 |
| No.35 | 2 Bed (4p) | 2A.04 | 86 | 73 | YES | SINGLE | E | 2 | 40.3 | 30 | 24.9 | 24.4 | 6.6 | 6 | 7 | 7 |
| No.36 | 3 Bed (6p) | 3A.13 | 110 | 90 | YES | DUAL | E/W | 3 | 34 | 34 | 41.4 | 31.5 | 9 | 9 | 9 | 9 |
| No.37 | 2 Bed (4p) | 2A.26 | 80 | 73 | YES | SINGLE | E | 2 | 34.1 | 30 | 25.2 | 24.4 | 6.4 | 6 | 7 | 7 |
| No.38 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | E | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.39 | 1 Bed (2p) | 1A.02 | 51 | 45 | YES | SINGLE | E | 1 | 25.9 | 23 | 12.1 | 11.4 | 4.6 | 3 | 6.4 | 5 |
| No.40 | 2 Bed (3p) | 2B.12 | 65 | 63 | NO | DUAL | S/E | 2 | 28 | 28 | 20.5 | 20.1 | 5.2 | 5 | 9.7 | 6 |
| No.41 | 3 Bed (6p) | 3B.05 | 106 | 90 | YES | DUAL | S/W | 3 | 36.6 | 34 | 40.3 | 31.5 | 9.1 | 9 | 9 | 9 |
| No.42 | 1 Bed (2p) | 1A.01 | 47 | 45 | NO | SINGLE | W | 1 | 23 | 23 | 12.1 | 11.4 | 3.5 | 3 | 6.4 | 5 |
| No.43 | 2 Bed (4p) | 2A.01 | 76 | 73 | NO | SINGLE | W | 2 | 31.2 | 30 | 24.8 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.44 | 1 Bed (2p) | 1A.01 | 47 | 45 | NO | SINGLE | W | 1 | 23 | 23 | 12.1 | 11.4 | 3.5 | 3 | 6.4 | 5 |
| No.45 | 2 Bed (4p) | 2A.01 | 76 | 73 | NO | SINGLE | W | 2 | 31.2 | 30 | 24.8 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.46 | 2 Bed (4p) | 2A.06 | 79 | 73 | NO | SINGLE | W | 2 | 33 | 30 | 25.1 | 24.4 | 6.1 | 6 | 7 | 7 |
| No.47 | 1 Bed (2p) | 1A.01 | 47 | 45 | NO | SINGLE | W | 1 | 23 | 23 | 12.1 | 11.4 | 3.5 | 3 | 6.4 | 5 |
| No.48 | 2 Bed (4p) | 2C.02 | 76 | 73 | NO | DUAL | N/E | 2 | 30.1 | 30 | 24.9 | 24.4 | 6 | 6 | 7 | 7 |
| No.49 | 2 Bed (4p) | 2C.03 | 76 | 73 | NO | SINGLE | N | 2 | 30.3 | 30 | 25.2 | 24.4 | 6.5 | 6 | 7 | 7 |
| No.50 | Studio (2p) | SC.02 | 37 | 37 | NO | SINGLE | N | 1 | 30 | 30 | 30 | 30 | 3.2 | 3 | 4 | 4 |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **1254** | | 7 | 6 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK D2** | | | | | | | | | | | | | | | | |
| No.29 | 2 Bed (4p) | 2C.01 | 85 | 73 | YES | DUAL | N/E | 2 | 30.1 | 30 | 26.1 | 24.4 | 6.4 | 6 | 7 | 7 |
| No.30 | 1 Bed (2p) | 1A.02 | 51 | 45 | YES | SINGLE | E | 1 | 25.9 | 23 | 12.1 | 11.4 | 4.6 | 3 | 6.4 | 5 |
| No.31 | 2 Bed (4p) | 2A.04 | 86 | 73 | YES | SINGLE | E | 2 | 40.3 | 30 | 24.9 | 24.4 | 6.6 | 6 | 7 | 7 |
| No.32 | 3 Bed (6p) | 3A.14 | 117 | 90 | YES | DUAL | E/W | 3 | 36.1 | 34 | 44.6 | 31.5 | 9.1 | 9 | 9 | 9 |
| No.33 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | E | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.34 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | E | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.35 | 2 Bed (4p) | 2B.14 | 77 | 73 | NO | DUAL | S/E | 2 | 30.2 | 30 | 25.9 | 24.4 | 6.2 | 6 | 12 | 7 |
| No.36 | 2 Bed (4p) | 2B.09 | 76 | 73 | NO | SINGLE | S | 2 | 32.5 | 30 | 26 | 24.4 | 6 | 6 | 10 | 7 |
| No.37 | 3 Bed (6p) | 3B.03 | 98 | 90 | NO | DUAL | S/W/N | 3 | 34 | 34 | 35.8 | 31.5 | 9.2 | 9 | 9 | 9 |
| No.38 | 1 Bed (2p) | 1A.02 | 51 | 45 | YES | SINGLE | W | 1 | 25.9 | 23 | 12.1 | 11.4 | 4.6 | 3 | 6.4 | 5 |
| No.39 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | W | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.40 | 2 Bed (4p) | 2A.04 | 86 | 73 | YES | SINGLE | W | 2 | 40.3 | 30 | 24.9 | 24.4 | 6.6 | 6 | 7 | 7 |
| No.41 | 2 Bed (4p) | 2C.01 | 85 | 73 | YES | DUAL | N/W | 2 | 30.1 | 30 | 26.1 | 24.4 | 6.4 | 6 | 7 | 7 |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **1055** | | 10 | 5 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK D3** | | | | | | | | | | | | | | | | |
| No.24 | 2 Bed (4p) | 2C.02 | 76 | 73 | NO | DUAL | N/E | 2 | 30.1 | 30 | 24.9 | 24.4 | 6 | 6 | 7 | 7 |
| No.25 | 1 Bed (2p) | 1A.33 | 47 | 45 | NO | SINGLE | E | 1 | 23.1 | 23 | 12.4 | 11.4 | 3.1 | 3 | 6.4 | 5 |
| No.26 | 2 Bed (4p) | 2A.01 | 76 | 73 | NO | SINGLE | E | 2 | 31.2 | 30 | 24.8 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.27 | 1 Bed (2p) | 1A.13 | 51 | 45 | YES | SINGLE | E | 1 | 25.8 | 23 | 12.5 | 11.4 | 3.6 | 3 | 6.4 | 5 |

# 7.3 HOUSING QUALITY ASSESSMENT - D BLOCKS

Job No. 950659 Client: RICHMOND HOMES
Job Name: PROJECT SHORELINE Date: 28.05.2021
Schedule: ZONE D | STRATEGIC HOUSING DEVELOPMENT | HOUSING QUALITY ASSESSMENT | 950659 SCD P 1901 Block D Planning Compliance Schedule

Henry J Lyons

**Note 1- Areas referred to are taken from Department of the Environment, Community & Local Government 2018, Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities**

| Unit No. | Classification | Type | Unit Size m2 | Unit Size required m2 | Unit Size > Min+10% | Dwelling Aspect | Orientation | Number of bedrooms | Living/ Kitchen room area provided m2 | Living / Kitchen room area required m2 | Aggregate bedroom area provided m2 | Aggregate bedroom area required m2 | Storage area provided in apartment m2 | Storage area required m2 | Private terrace / balconies provided m2 | Private terrace / balconies requried m2 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| No.28 | 2 Bed (4p) | 2A.25 | 75 | 73 | NO | SINGLE | E | 2 | 31.3 | 30 | 24.7 | 24.4 | 6 | 6 | 7.2 | 7 |
| No.29 | 2 Bed (4p) | 2B.16 | 83 | 73 | YES | DUAL | S/E | 2 | 31.2 | 30 | 31.7 | 24.4 | 6.1 | 6 | 7.2 | 7 |
| No.30 | 2 Bed (4p) | 2B.15 | 79 | 73 | NO | DUAL | S/W | 2 | 33.1 | 30 | 25.5 | 24.4 | 6.1 | 6 | 8.5 | 7 |
| No.31 | 1 Bed (2p) | 1A.34 | 47 | 45 | NO | SINGLE | W | 1 | 23.8 | 23 | 11.4 | 11.4 | 3.3 | 3 | 5.8 | 5 |
| No.32 | 1 Bed (2p) | 1A.12 | 55 | 45 | YES | SINGLE | W | 1 | 27.1 | 23 | 14.8 | 11.4 | 3.2 | 3 | 6.4 | 5 |
| No.33 | 2 Bed (4p) | 2A.26 | 80 | 73 | YES | SINGLE | W | 2 | 34.1 | 30 | 25.2 | 24.4 | 6.4 | 6 | 7 | 7 |
| No.34 | 2 Bed (3p) | 2A.29 | 70 | 63 | YES | DUAL | S/W | 2 | 27.1 | 28 | 22.2 | 20.1 | 6.1 | 5 | 6.5 | 6 |
| No.35 | Studio (2p) | SC.01 | 45 | 37 | YES | DUAL | N/W | 1 | 34.2 | 30 | 34.2 | 30 | 3 | 3 | 4 | 4 |
| No.36 | Studio (2p) | SC.02 | 37 | 37 | NO | SINGLE | N | 1 | 30 | 30 | 30 | 30 | 3.2 | 3 | 4 | 4 |
| No.37 | 2 Bed (4p) | 2C.03 | 76 | 73 | NO | SINGLE | N | 2 | 30.3 | 30 | 25.2 | 24.4 | 6.5 | 6 | 7 | 7 |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **897** | | 6 | 5 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **3206** | | 23 | 16 | | | | | | | | | | |
| **Forth Floor** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK D1** | | | | | | | | | | | | | | | | |
| No.51 | Studio (2p) | SC.01 | 45 | 37 | YES | DUAL | N/E | 1 | 34.2 | 30 | 34.2 | 30 | 3 | 3 | 4 | 4 |
| No.52 | 2 Bed (3p) | 2A.27 | 69 | 63 | NO | DUAL | S/E | 2 | 28.3 | 28 | 20.8 | 20.1 | 5.9 | 5 | 6.5 | 6 |
| No.53 | 2 Bed (4p) | 2A.04 | 86 | 73 | YES | SINGLE | E | 2 | 40.3 | 30 | 24.9 | 24.4 | 6.6 | 6 | 7 | 7 |
| No.54 | 3 Bed (6p) | 3A.13 | 110 | 90 | YES | DUAL | E/W | 3 | 34 | 34 | 41.4 | 31.5 | 9 | 9 | 9 | 9 |
| No.55 | 2 Bed (4p) | 2A.26 | 80 | 73 | YES | SINGLE | E | 2 | 34.1 | 30 | 25.2 | 24.4 | 6.4 | 6 | 7 | 7 |
| No.56 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | E | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.57 | 1 Bed (2p) | 1A.02 | 51 | 45 | YES | SINGLE | E | 1 | 25.9 | 23 | 12.1 | 11.4 | 4.6 | 3 | 6.4 | 5 |
| No.58 | 2 Bed (3p) | 2B.12 | 65 | 63 | NO | DUAL | S/E | 2 | 28 | 28 | 20.5 | 20.1 | 5.2 | 5 | 9.7 | 6 |
| No.59 | 3 Bed (6p) | 3B.05 | 106 | 90 | YES | DUAL | S/W | 3 | 36.6 | 34 | 40.3 | 31.5 | 9.1 | 9 | 9 | 9 |
| No.60 | 1 Bed (2p) | 1A.01 | 47 | 45 | NO | SINGLE | W | 1 | 23 | 23 | 12.1 | 11.4 | 3.5 | 3 | 6.4 | 5 |
| No.61 | 2 Bed (4p) | 2A.01 | 76 | 73 | NO | SINGLE | W | 2 | 31.2 | 30 | 24.8 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.62 | 1 Bed (2p) | 1A.01 | 47 | 45 | NO | SINGLE | W | 1 | 23 | 23 | 12.1 | 11.4 | 3.5 | 3 | 6.4 | 5 |
| No.63 | 2 Bed (4p) | 2A.01 | 76 | 73 | NO | SINGLE | W | 2 | 31.2 | 30 | 24.8 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.64 | 2 Bed (4p) | 2A.06 | 79 | 73 | NO | SINGLE | W | 2 | 33 | 30 | 25.1 | 24.4 | 6.1 | 6 | 7 | 7 |
| No.65 | 1 Bed (2p) | 1A.01 | 47 | 45 | NO | SINGLE | W | 1 | 23 | 23 | 12.1 | 11.4 | 3.5 | 3 | 6.4 | 5 |
| No.66 | 2 Bed (4p) | 2C.02 | 76 | 73 | NO | DUAL | N/W | 2 | 30.1 | 30 | 24.9 | 24.4 | 6 | 6 | 7 | 7 |
| No.67 | 2 Bed (4p) | 2C.03 | 76 | 73 | NO | SINGLE | N | 2 | 30.3 | 30 | 25.2 | 24.4 | 6.5 | 6 | 7 | 7 |
| No.68 | Studio (2p) | SC.02 | 37 | 37 | NO | SINGLE | N | 1 | 30 | 30 | 30 | 30 | 3.2 | 3 | 4 | 4 |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **1254** | | 7 | 6 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK D2** | | | | | | | | | | | | | | | | |
| No.42 | 2 Bed (4p) | 2C.01 | 85 | 73 | YES | DUAL | N/E | 2 | 30.1 | 30 | 26.1 | 24.4 | 6.4 | 6 | 7 | 7 |
| No.43 | 1 Bed (2p) | 1A.02 | 51 | 45 | YES | SINGLE | E | 1 | 25.9 | 23 | 12.1 | 11.4 | 4.6 | 3 | 6.4 | 5 |
| No.44 | 2 Bed (4p) | 2A.04 | 86 | 73 | YES | SINGLE | E | 2 | 40.3 | 30 | 24.9 | 24.4 | 6.6 | 6 | 7 | 7 |
| No.45 | 3 Bed (6p) | 3A.14 | 117 | 90 | YES | DUAL | E/W | 3 | 36.1 | 34 | 44.6 | 31.5 | 9.1 | 9 | 9 | 9 |
| No.46 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | E | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.47 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | E | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.48 | 2 Bed (4p) | 2B.14 | 77 | 73 | NO | DUAL | S/E | 2 | 30.2 | 30 | 25.9 | 24.4 | 6.2 | 6 | 12 | 7 |
| No.49 | 2 Bed (4p) | 2B.09 | 76 | 73 | NO | SINGLE | S | 2 | 32.5 | 30 | 26 | 24.4 | 6 | 6 | 10 | 7 |
| No.50 | 3 Bed (6p) | 3B.03 | 98 | 90 | NO | DUAL | S/W/N | 3 | 34 | 34 | 35.8 | 31.5 | 9.2 | 9 | 9 | 9 |
| No.51 | 1 Bed (2p) | 1A.02 | 51 | 45 | YES | SINGLE | W | 1 | 25.9 | 23 | 12.1 | 11.4 | 4.6 | 3 | 6.4 | 5 |
| No.52 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | W | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.53 | 2 Bed (4p) | 2A.04 | 86 | 73 | YES | SINGLE | W | 2 | 40.3 | 30 | 24.9 | 24.4 | 6.6 | 6 | 7 | 7 |
| No.54 | 2 Bed (4p) | 2C.01 | 85 | 73 | YES | DUAL | N/W | 2 | 30.1 | 30 | 26.1 | 24.4 | 6.4 | 6 | 7 | 7 |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **1055** | | 10 | 5 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK D3** | | | | | | | | | | | | | | | | |
| No.38 | 2 Bed (4p) | 2C.02 | 76 | 73 | NO | DUAL | N/E | 2 | 30.1 | 30 | 24.9 | 24.4 | 6 | 6 | 7 | 7 |

# 7.3 HOUSING QUALITY ASSESSMENT - D BLOCKS

Job No. 950659 Client: RICHMOND HOMES
Job Name: PROJECT SHORELINE Date: 28.05.2021
Schedule: ZONE D | STRATEGIC HOUSING DEVELOPMENT | HOUSING QUALITY ASSESSMENT | 950659 SCD P 1901 Block D Planning Compliance Schedule

Henry J Lyons

**Note 1- Areas referred to are taken from Department of the Environment, Community & Local Government 2018, Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities**

| Unit No. | Classification | Type | Unit Size m2 | Unit Size required m2 | Unit Size > Min+10% | Dwelling Aspect | Orientation | Number of bedrooms | Living/ Kitchen room area provided m2 | Living / Kitchen room area required m2 | Aggregate bedroom area provided m2 | Aggregate bedroom area required m2 | Storage area provided in apartment m2 | Storage area required m2 | Private terrace / balconies provided m2 | Private terrace / balconies requried m2 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| No.39 | 1 Bed (2p) | 1A.33 | 47 | 45 | NO | SINGLE | E | 1 | 23.1 | 23 | 12.4 | 11.4 | 3.1 | 3 | 6.4 | 5 |
| No.40 | 2 Bed (4p) | 2A.01 | 76 | 73 | NO | SINGLE | E | 2 | 31.2 | 30 | 24.8 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.41 | 1 Bed (2p) | 1A.13 | 51 | 45 | YES | SINGLE | E | 1 | 25.8 | 23 | 12.5 | 11.4 | 3.6 | 3 | 6.4 | 5 |
| No.42 | 2 Bed (4p) | 2A.25 | 75 | 73 | NO | SINGLE | E | 2 | 31.3 | 30 | 24.7 | 24.4 | 6 | 6 | 7.2 | 7 |
| No.43 | 2 Bed (4p) | 2B.16 | 83 | 73 | YES | DUAL | S/E | 2 | 31.2 | 30 | 31.7 | 24.4 | 6.1 | 6 | 7.2 | 7 |
| No.44 | 2 Bed (4p) | 2B.15 | 79 | 73 | NO | DUAL | S/W | 2 | 33.1 | 30 | 25.5 | 24.4 | 6.1 | 6 | 8.5 | 7 |
| No.45 | 1 Bed (2p) | 1A.34 | 47 | 45 | NO | SINGLE | W | 1 | 23.8 | 23 | 11.4 | 11.4 | 3.3 | 3 | 5.8 | 5 |
| No.46 | 1 Bed (2p) | 1A.12 | 55 | 45 | YES | SINGLE | W | 1 | 27.1 | 23 | 14.8 | 11.4 | 3.2 | 3 | 6.4 | 5 |
| No.47 | 2 Bed (4p) | 2A.26 | 80 | 73 | YES | SINGLE | W | 2 | 34.1 | 30 | 25.2 | 24.4 | 6.4 | 6 | 7 | 7 |
| No.48 | 2 Bed (3p) | 2A.29 | 70 | 63 | YES | DUAL | S/W | 2 | 27.1 | 28 | 22.2 | 20.1 | 6.1 | 5 | 6.5 | 6 |
| No.49 | Studio (2p) | SC.01 | 45 | 37 | YES | DUAL | N/W | 1 | 34.2 | 30 | 34.2 | 30 | 3 | 3 | 4 | 4 |
| No.50 | Studio (2p) | SC.02 | 37 | 37 | NO | SINGLE | N | 1 | 30 | 30 | 30 | 30 | 3.2 | 3 | 4 | 4 |
| No.51 | 2 Bed (4p) | 2C.03 | 76 | 73 | NO | SINGLE | N | 2 | 30.3 | 30 | 25.2 | 24.4 | 6.5 | 6 | 7 | 7 |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **897** | | 6 | 5 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **3206** | | **23** | **16** | | | | | | | | | | |
| **Fifth Floor** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK D1** | | | | | | | | | | | | | | | | |
| No.69 | Studio (2p) | SC.01 | 45 | 37 | YES | DUAL | N/E | 1 | 34.2 | 30 | 34.2 | 30 | 3 | 3 | 4 | 4 |
| No.70 | 2 Bed (3p) | 2A.27 | 69 | 63 | NO | DUAL | S/E | 2 | 28.3 | 28 | 20.8 | 20.1 | 5.9 | 5 | 6.5 | 6 |
| No.71 | 2 Bed (4p) | 2A.04 | 86 | 73 | YES | SINGLE | E | 2 | 40.3 | 30 | 24.9 | 24.4 | 6.6 | 6 | 7 | 7 |
| No.72 | 3 Bed (6p) | 3A.13 | 110 | 90 | YES | DUAL | E/W | 3 | 34 | 34 | 41.4 | 31.5 | 9 | 9 | 9 | 9 |
| No.73 | 2 Bed (4p) | 2A.26 | 80 | 73 | YES | SINGLE | E | 2 | 34.1 | 30 | 25.2 | 24.4 | 6.4 | 6 | 7 | 7 |
| No.74 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | E | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.75 | 1 Bed (2p) | 1A.02 | 51 | 45 | YES | SINGLE | E | 1 | 25.9 | 23 | 12.1 | 11.4 | 4.6 | 3 | 6.4 | 5 |
| No.76 | 2 Bed (3p) | 2B.12 | 65 | 63 | NO | DUAL | S/E | 2 | 28 | 28 | 20.5 | 20.1 | 5.2 | 5 | 9.7 | 6 |
| No.77 | 3 Bed (6p) | 3B.05 | 106 | 90 | YES | DUAL | S/W | 3 | 36.6 | 34 | 40.3 | 31.5 | 9.1 | 9 | 9 | 9 |
| No.78 | 1 Bed (2p) | 1A.01 | 47 | 45 | NO | SINGLE | W | 1 | 23 | 23 | 12.1 | 11.4 | 3.5 | 3 | 6.4 | 5 |
| No.79 | 2 Bed (4p) | 2A.01 | 76 | 73 | NO | SINGLE | W | 2 | 31.2 | 30 | 24.8 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.80 | 1 Bed (2p) | 1A.01 | 47 | 45 | NO | SINGLE | W | 1 | 23 | 23 | 12.1 | 11.4 | 3.5 | 3 | 6.4 | 5 |
| No.81 | 2 Bed (4p) | 2A.01 | 76 | 73 | NO | SINGLE | W | 2 | 31.2 | 30 | 24.8 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.82 | 2 Bed (4p) | 2A.06 | 79 | 73 | NO | SINGLE | W | 2 | 33 | 30 | 25.1 | 24.4 | 6.1 | 6 | 7 | 7 |
| No.83 | 1 Bed (2p) | 1A.01 | 47 | 45 | NO | SINGLE | W | 1 | 23 | 23 | 12.1 | 11.4 | 3.5 | 3 | 6.4 | 5 |
| No.84 | 2 Bed (4p) | 2C.02 | 76 | 73 | NO | DUAL | N/W | 2 | 30.1 | 30 | 24.9 | 24.4 | 6 | 6 | 7 | 7 |
| No.85 | 2 Bed (4p) | 2C.03 | 76 | 73 | NO | SINGLE | N | 2 | 30.3 | 30 | 25.2 | 24.4 | 6.5 | 6 | 7 | 7 |
| No.86 | Studio (2p) | SC.02 | 37 | 37 | NO | SINGLE | N | 1 | 30 | 30 | 30 | 30 | 3.2 | 3 | 4 | 4 |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **1254** | | 7 | 6 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK D2** | | | | | | | | | | | | | | | | |
| No.55 | 2 Bed (4p) | 2C.01 | 85 | 73 | YES | DUAL | N/E | 2 | 30.1 | 30 | 26.1 | 24.4 | 6.4 | 6 | 7 | 7 |
| No.56 | 1 Bed (2p) | 1A.02 | 51 | 45 | YES | SINGLE | E | 1 | 25.9 | 23 | 12.1 | 11.4 | 4.6 | 3 | 6.4 | 5 |
| No.57 | 2 Bed (4p) | 2A.04 | 86 | 73 | YES | SINGLE | E | 2 | 40.3 | 30 | 24.9 | 24.4 | 6.6 | 6 | 7 | 7 |
| No.58 | 3 Bed (6p) | 3A.14 | 117 | 90 | YES | DUAL | E/W | 3 | 36.1 | 34 | 44.6 | 31.5 | 9.1 | 9 | 9 | 9 |
| No.59 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | E | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.60 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | E | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.61 | 2 Bed (4p) | 2B.14 | 77 | 73 | NO | DUAL | S/E | 2 | 30.2 | 30 | 25.9 | 24.4 | 6.2 | 6 | 12 | 7 |
| No.62 | 2 Bed (4p) | 2B.09 | 76 | 73 | NO | SINGLE | S | 2 | 32.5 | 30 | 26 | 24.4 | 6 | 6 | 10 | 7 |
| No.63 | 3 Bed (6p) | 3B.03 | 98 | 90 | NO | DUAL | S/W/N | 3 | 34 | 34 | 35.8 | 31.5 | 9.2 | 9 | 9 | 9 |
| No.64 | 1 Bed (2p) | 1A.02 | 51 | 45 | YES | SINGLE | W | 1 | 25.9 | 23 | 12.1 | 11.4 | 4.6 | 3 | 6.4 | 5 |
| No.65 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | W | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.66 | 2 Bed (4p) | 2A.04 | 86 | 73 | YES | SINGLE | W | 2 | 40.3 | 30 | 24.9 | 24.4 | 6.6 | 6 | 7 | 7 |
| No.67 | 2 Bed (4p) | 2C.01 | 85 | 73 | YES | DUAL | N/W | 2 | 30.1 | 30 | 26.1 | 24.4 | 6.4 | 6 | 7 | 7 |
| | | | | | | | | | | | | | | | | |

# 7.3 HOUSING QUALITY ASSESSMENT - D BLOCKS

Job No. 950659 Client: RICHMOND HOMES
Job Name: PROJECT SHORELINE Date: 28.05.2021
Schedule: ZONE D | STRATEGIC HOUSING DEVELOPMENT | HOUSING QUALITY ASSESSMENT | 950659 SCD P 1901 Block D Planning Compliance Schedule

Henry J Lyons

**Note 1- Areas referred to are taken from Department of the Environment, Community & Local Government 2018, Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities**

| Unit No. | Classification | Type | Unit Size m2 | Unit Size required m2 | Unit Size > Min+10% | Dwelling Aspect | Orientation | Number of bedrooms | Living/ Kitchen room area provided m2 | Living / Kitchen room area required m2 | Aggregate bedroom area provided m2 | Aggregate bedroom area required m2 | Storage area provided in apartment m2 | Storage area required m2 | Private terrace / balconies provided m2 | Private terrace / balconies requried m2 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Total** | | | **1055** | | 10 | 5 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK D3** | | | | | | | | | | | | | | | | |
| No.52 | 2 Bed (4p) | 2C.02 | 76 | 73 | NO | DUAL | N/E | 2 | 30.1 | 30 | 24.9 | 24.4 | 6 | 6 | 7 | 7 |
| No.53 | 1 Bed (2p) | 1A.33 | 47 | 45 | NO | SINGLE | E | 1 | 23.1 | 23 | 12.4 | 11.4 | 3.1 | 3 | 6.4 | 5 |
| No.54 | 2 Bed (4p) | 2A.01 | 76 | 73 | NO | SINGLE | E | 2 | 31.2 | 30 | 24.8 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.55 | 1 Bed (2p) | 1A.13 | 51 | 45 | YES | SINGLE | E | 1 | 25.8 | 23 | 12.5 | 11.4 | 3.6 | 3 | 6.4 | 5 |
| No.56 | 2 Bed (4p) | 2A.25 | 75 | 73 | NO | SINGLE | E | 2 | 31.3 | 30 | 24.7 | 24.4 | 6 | 6 | 7.2 | 7 |
| No.57 | 2 Bed (4p) | 2B.16 | 83 | 73 | YES | DUAL | S/E | 2 | 31.2 | 30 | 31.7 | 24.4 | 6.1 | 6 | 7.2 | 7 |
| No.58 | 2 Bed (4p) | 2B.15 | 79 | 73 | NO | DUAL | N/E | 2 | 33.1 | 30 | 25.5 | 24.4 | 6.1 | 6 | 8.5 | 7 |
| No.59 | 1 Bed (2p) | 1A.34 | 47 | 45 | NO | SINGLE | E | 1 | 23.8 | 23 | 11.4 | 11.4 | 3.3 | 3 | 5.8 | 5 |
| No.60 | 1 Bed (2p) | 1A.12 | 55 | 45 | YES | SINGLE | E | 1 | 27.1 | 23 | 14.8 | 11.4 | 3.2 | 3 | 6.4 | 5 |
| No.61 | 2 Bed (4p) | 2A.26 | 80 | 73 | YES | SINGLE | E | 2 | 34.1 | 30 | 25.2 | 24.4 | 6.4 | 6 | 7 | 7 |
| No.62 | 2 Bed (4p) | 2C.03 | 76 | 73 | NO | DUAL | N/W | 2 | 30.3 | 30 | 25.2 | 24.4 | 6.5 | 6 | 7 | 7 |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **745** | | 4 | 4 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **3054** | | **21** | **15** | | | | | | | | | | |
| **Sixth Floor** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK D1** | | | | | | | | | | | | | | | | |
| No.87 | 2 Bed (4p) | 2A.04 | 86 | 73 | YES | SINGLE | E | 2 | 40.3 | 30 | 24.9 | 24.4 | 6.6 | 6 | 7 | 7 |
| No.88 | 3 Bed (6p) | 3A.13 | 110 | 90 | YES | DUAL | E/W | 3 | 34 | 34 | 41.4 | 31.5 | 9 | 9 | 9 | 9 |
| No.89 | 2 Bed (4p) | 2A.26 | 80 | 73 | YES | SINGLE | E | 2 | 34.1 | 30 | 25.2 | 24.4 | 6.4 | 6 | 7 | 7 |
| No.90 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | E | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.91 | 1 Bed (2p) | 1A.02 | 51 | 45 | YES | SINGLE | E | 1 | 25.9 | 23 | 12.1 | 11.4 | 4.6 | 3 | 6.4 | 5 |
| No.92 | 2 Bed (3p) | 2B.12 | 65 | 63 | NO | DUAL | S/E | 2 | 28 | 28 | 20.5 | 20.1 | 5.2 | 5 | 9.7 | 6 |
| No.93 | 3 Bed (6p) | 3B.05 | 106 | 90 | YES | DUAL | S/W | 3 | 36.6 | 34 | 40.3 | 31.5 | 9.1 | 9 | 9 | 9 |
| No.94 | 1 Bed (2p) | 1A.01 | 47 | 45 | NO | SINGLE | W | 1 | 23 | 23 | 12.1 | 11.4 | 3.5 | 3 | 6.4 | 5 |
| No.95 | 2 Bed (4p) | 2A.01 | 76 | 73 | NO | SINGLE | W | 2 | 31.2 | 30 | 24.8 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.96 | 1 Bed (2p) | 1A.01 | 47 | 45 | NO | SINGLE | W | 1 | 23 | 23 | 12.1 | 11.4 | 3.5 | 3 | 6.4 | 5 |
| No.97 | 2 Bed (4p) | 2A.01 | 76 | 73 | NO | SINGLE | W | 2 | 31.2 | 30 | 24.8 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.98 | 2 Bed (4p) | 2A.06 | 79 | 73 | NO | SINGLE | W | 2 | 33 | 30 | 25.1 | 24.4 | 6.1 | 6 | 7 | 7 |
| No.99 | 1 Bed (2p) | 1A.01 | 47 | 45 | NO | SINGLE | W | 1 | 23 | 23 | 12.1 | 11.4 | 3.5 | 3 | 6.4 | 5 |
| No.100 | 2 Bed (4p) | 2C.02 | 76 | 73 | NO | DUAL | N/W | 2 | 30.1 | 30 | 24.9 | 24.4 | 6 | 6 | 7 | 7 |
| No.101 | 3 Bed (6p) | 3A.12 | 94 | 90 | NO | DUAL | N/E | 3 | 35.9 | 34 | 36 | 31.5 | 9.1 | 9 | 9 | 9 |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **1121** | | 6 | 5 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK D2** | | | | | | | | | | | | | | | | |
| No.68 | 3 Bed (6p) | 3A.14 | 117 | 90 | YES | DUAL | W/N/E | 3 | 36.1 | 34 | 44.6 | 31.5 | 9.1 | 9 | 9 | 9 |
| No.69 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | E | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.70 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | E | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.71 | 2 Bed (4p) | 2B.14 | 77 | 73 | NO | DUAL | S/E | 2 | 30.2 | 30 | 25.9 | 24.4 | 6.2 | 6 | 12 | 7 |
| No.72 | 3 Bed (5p) | 3B.06 | 90 | 90 | NO | DUAL | S/W | 3 | 36 | 34 | 31.6 | 31.5 | 9.4 | 9 | 9 | 9 |
| No.73 | 1 Bed (2p) | 1A.02 | 51 | 45 | YES | SINGLE | W | 1 | 25.9 | 23 | 12.1 | 11.4 | 4.6 | 3 | 6.4 | 5 |
| No.74 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | W | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **578** | | 5 | 3 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK D3** | | | | | | | | | | | | | | | | |
| No.63 | 2 Bed (4p) | 2A.25 | 75 | 73 | NO | DUAL | N/E | 2 | 31.3 | 30 | 24.7 | 24.4 | 6 | 6 | 7.2 | 7 |
| No.64 | 2 Bed (4p) | 2B.16 | 83 | 73 | YES | DUAL | S/E | 2 | 31.2 | 30 | 31.7 | 24.4 | 6.1 | 6 | 7.2 | 7 |
| No.65 | 2 Bed (4p) | 2B.15 | 79 | 73 | NO | DUAL | S/W | 2 | 33.1 | 30 | 25.5 | 24.4 | 6.1 | 6 | 8.5 | 7 |
| No.66 | 1 Bed (2p) | 1A.34 | 47 | 45 | NO | DUAL | N/W | 1 | 23.8 | 23 | 11.4 | 11.4 | 3.3 | 3 | 5.8 | 5 |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **284** | | 1 | 4 | | | | | | | | | | |

# 7.3 HOUSING QUALITY ASSESSMENT - D BLOCKS

Job No. 950659 Client: RICHMOND HOMES
Job Name: PROJECT SHORELINE Date: 28.05.2021
Schedule: ZONE D | STRATEGIC HOUSING DEVELOPMENT | HOUSING QUALITY ASSESSMENT | 950659 SCD P 1901 Block D Planning Compliance Schedule

Henry J Lyons

**Note 1- Areas referred to are taken from Department of the Environment, Community & Local Government 2018, Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities**

| Unit No. | Classification | Type | Unit Size m2 | Unit Size required m2 | Unit Size > Min+10% | Dwelling Aspect | Orientation | Number of bedrooms | Living/ Kitchen room area provided m2 | Living / Kitchen room area required m2 | Aggregate bedroom area provided m2 | Aggregate bedroom area required m2 | Storage area provided in apartment m2 | Storage area required m2 | Private terrace / balconies provided m2 | Private terrace / balconies requried m2 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | |
| **Total** | | | **1983** | | **12** | **12** | | | | | | | | | | |
| **Seventh Floor** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK D1** | | | | | | | | | | | | | | | | |
| No.102 | 3 Bed (6p) | 3A.13 | 110 | 90 | YES | DUAL | W/N/E | 3 | 34 | 34 | 41.4 | 31.5 | 9 | 9 | 9 | 9 |
| No.103 | 2 Bed (4p) | 2A.26 | 80 | 73 | YES | SINGLE | E | 2 | 34.1 | 30 | 25.2 | 24.4 | 6.4 | 6 | 7 | 7 |
| No.104 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | E | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.105 | 1 Bed (2p) | 1A.02 | 51 | 45 | YES | SINGLE | E | 1 | 25.9 | 23 | 12.1 | 11.4 | 4.6 | 3 | 6.4 | 5 |
| No.106 | 2 Bed (3p) | 2B.12 | 65 | 63 | NO | DUAL | S/E | 2 | 28 | 28 | 20.5 | 20.1 | 5.2 | 5 | 9.7 | 6 |
| No.107 | 3 Bed (6p) | 3B.05 | 106 | 90 | YES | DUAL | S/W | 3 | 36.6 | 34 | 40.3 | 31.5 | 9.1 | 9 | 9 | 9 |
| No.108 | 1 Bed (2p) | 1A.01 | 47 | 45 | NO | SINGLE | W | 1 | 23 | 23 | 12.1 | 11.4 | 3.5 | 3 | 6.4 | 5 |
| No.109 | 2 Bed (4p) | 2A.01 | 76 | 73 | NO | SINGLE | W | 2 | 31.2 | 30 | 24.8 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.110 | 1 Bed (2p) | 1A.01 | 47 | 45 | NO | SINGLE | W | 1 | 23 | 23 | 12.1 | 11.4 | 3.5 | 3 | 6.4 | 5 |
| No.111 | 2 Bed (4p) | 2A.01 | 76 | 73 | NO | SINGLE | W | 2 | 31.2 | 30 | 24.8 | 24.4 | 6.3 | 6 | 7 | 7 |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **739** | | 5 | 3 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK D2** | | | | | | | | | | | | | | | | |
| No.75 | 3 Bed (6p) | 3A.14 | 117 | 90 | YES | DUAL | W/N/E | 3 | 36.1 | 34 | 44.6 | 31.5 | 9.1 | 9 | 9 | 9 |
| No.76 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | E | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.77 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | E | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.78 | 2 Bed (4p) | 2B.14 | 77 | 73 | NO | DUAL | S/E | 2 | 30.2 | 30 | 25.9 | 24.4 | 6.2 | 6 | 12 | 7 |
| No.79 | 3 Bed (5p) | 3B.06 | 90 | 90 | NO | DUAL | S/W | 3 | 36 | 34 | 31.6 | 31.5 | 9.4 | 9 | 9 | 9 |
| No.80 | 1 Bed (2p) | 1A.02 | 51 | 45 | YES | SINGLE | W | 1 | 25.9 | 23 | 12.1 | 11.4 | 4.6 | 3 | 6.4 | 5 |
| **No.81** | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | W | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **578** | | 5 | 3 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK D3** | | | | | | | | | | | | | | | | |
| No.67 | 2 Bed (4p) | 2A.25 | 75 | 73 | NO | DUAL | N/E | 2 | 31.3 | 30 | 24.7 | 24.4 | 6 | 6 | 7.2 | 7 |
| No.68 | 2 Bed (4p) | 2B.16 | 83 | 73 | YES | DUAL | S/E | 2 | 31.2 | 30 | 31.7 | 24.4 | 6.1 | 6 | 7.2 | 7 |
| No.69 | 2 Bed (4p) | 2B.15 | 79 | 73 | NO | DUAL | S/W | 2 | 33.1 | 30 | 25.5 | 24.4 | 6.1 | 6 | 8.5 | 7 |
| No.70 | 1 Bed (2p) | 1A.34 | 47 | 45 | NO | DUAL | N/W | 1 | 23.8 | 23 | 11.4 | 11.4 | 3.3 | 3 | 5.8 | 5 |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **284** | | 1 | 4 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **1601** | | **11** | **10** | | | | | | | | | | |
| **Eight Floor** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK D1** | | | | | | | | | | | | | | | | |
| No.112 | 2 Bed (4p) | 2A.02 | 81 | 73 | YES | SINGLE | E | 2 | 36.1 | 30 | 24.9 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.113 | 1 Bed (2p) | 1A.02 | 51 | 45 | YES | SINGLE | E | 1 | 25.9 | 23 | 12.1 | 11.4 | 4.6 | 3 | 6.4 | 5 |
| No.114 | 2 Bed (3p) | 2B.12 | 65 | 63 | NO | DUAL | S/E | 2 | 28 | 28 | 20.5 | 20.1 | 5.2 | 5 | 9.7 | 6 |
| No.115 | 3 Bed (6p) | 3B.05 | 106 | 90 | YES | DUAL | S/W | 3 | 36.6 | 34 | 40.3 | 31.5 | 9.1 | 9 | 9 | 9 |
| No.115 | 1 Bed (2p) | 1A.01 | 47 | 45 | NO | SINGLE | W | 1 | 23 | 23 | 12.1 | 11.4 | 3.5 | 3 | 6.4 | 5 |
| No.117 | 2 Bed (4p) | 2A.01 | 76 | 73 | NO | SINGLE | W | 2 | 31.2 | 30 | 24.8 | 24.4 | 6.3 | 6 | 7 | 7 |
| No.118 | 1 Bed (2p) | 1A.01 | 47 | 45 | NO | DUAL | N/W | 1 | 23 | 23 | 12.1 | 11.4 | 3.5 | 3 | 6.4 | 5 |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **473** | | 3 | 3 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK D3** | | | | | | | | | | | | | | | | |
| No.71 | 2 Bed (4p) | 2A.25 | 75 | 73 | NO | DUAL | N/E | 2 | 31.3 | 30 | 24.7 | 24.4 | 6 | 6 | 7.2 | 7 |
| No.72 | 2 Bed (4p) | 2B.16 | 83 | 73 | YES | DUAL | S/E | 2 | 31.2 | 30 | 31.7 | 24.4 | 6.1 | 6 | 7.2 | 7 |
| No.73 | 2 Bed (4p) | 2B.15 | 79 | 73 | NO | DUAL | S/W | 2 | 33.1 | 30 | 25.5 | 24.4 | 6.1 | 6 | 8.5 | 7 |

# 7.3 HOUSING QUALITY ASSESSMENT - D BLOCKS

Job No. 950659 Client: RICHMOND HOMES
Job Name: PROJECT SHORELINE Date: 28.05.2021
Schedule: ZONE D | STRATEGIC HOUSING DEVELOPMENT | HOUSING QUALITY ASSESSMENT | 950659 SCD P 1901 Block D Planning Compliance Schedule

Henry J Lyons

**Note 1- Areas referred to are taken from Department of the Environment, Community & Local Government 2018, Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities**

| Unit No. | Classification | Type | Unit Size m2 | Unit Size required m2 | Unit Size > Min+10% | Dwelling Aspect | Orientation | Number of bedrooms | Living/ Kitchen room area provided m2 | Living / Kitchen room area required m2 | Aggregate bedroom area provided m2 | Aggregate bedroom area required m2 | Storage area provided in apartment m2 | Storage area required m2 | Private terrace / balconies provided m2 | Private terrace / balconies requried m2 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| No.74 | 1 Bed (2p) | 1A.34 | 47 | 45 | NO | DUAL | N/W | 1 | 23.8 | 23 | 11.4 | 11.4 | 3.3 | 3 | 5.8 | 5 |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **284** | | 1 | 4 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **757** | | **4** | **7** | | | | | | | | | | |
| **Ninth Floor** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK D3** | | | | | | | | | | | | | | | | |
| No.75 | 2 Bed (4p) | 2A.25 | 75 | 73 | NO | DUAL | N/E | 2 | 31.3 | 30 | 24.7 | 24.4 | 6 | 6 | 7.2 | 7 |
| No.76 | 2 Bed (4p) | 2B.16 | 83 | 73 | YES | DUAL | S/E | 2 | 31.2 | 30 | 31.7 | 24.4 | 6.1 | 6 | 7.2 | 7 |
| No.77 | 2 Bed (4p) | 2B.15 | 79 | 73 | NO | DUAL | S/W | 2 | 33.1 | 30 | 25.5 | 24.4 | 6.1 | 6 | 8.5 | 7 |
| No.78 | 1 Bed (2p) | 1A.34 | 47 | 45 | NO | DUAL | N/W | 1 | 23.8 | 23 | 11.4 | 11.4 | 3.3 | 3 | 5.8 | 5 |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **284** | | 1 | 4 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **284** | | 1 | 4 | | | | | | | | | | |
| **Tenth Floor** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK D3** | | | | | | | | | | | | | | | | |
| No.79 | 2 Bed (4p) | 2A.25 | 75 | 73 | NO | DUAL | N/E | 2 | 31.3 | 30 | 24.7 | 24.4 | 6 | 6 | 7.2 | 7 |
| No.80 | 2 Bed (4p) | 2B.16 | 83 | 73 | YES | DUAL | S/E | 2 | 31.2 | 30 | 31.7 | 24.4 | 6.1 | 6 | 7.2 | 7 |
| No.81 | 2 Bed (4p) | 2B.15 | 79 | 73 | NO | DUAL | S/W | 2 | 33.1 | 30 | 25.5 | 24.4 | 6.1 | 6 | 8.5 | 7 |
| No.82 | 1 Bed (2p) | 1A.34 | 47 | 45 | NO | DUAL | N/W | 1 | 23.8 | 23 | 11.4 | 11.4 | 3.3 | 3 | 5.8 | 5 |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **284** | | 1 | 4 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **284** | | **1** | **4** | | | | | | | | | | |
| **Eleventh Floor** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK D3** | | | | | | | | | | | | | | | | |
| No.83 | 2 Bed (4p) | 2A.25 | 75 | 73 | NO | DUAL | N/E | 2 | 31.3 | 30 | 24.7 | 24.4 | 6 | 6 | 7.2 | 7 |
| No.84 | 2 Bed (4p) | 2B.16 | 83 | 73 | YES | DUAL | S/E | 2 | 31.2 | 30 | 31.7 | 24.4 | 6.1 | 6 | 7.2 | 7 |
| No.85 | 2 Bed (4p) | 2B.15 | 79 | 73 | NO | DUAL | S/W | 2 | 33.1 | 30 | 25.5 | 24.4 | 6.1 | 6 | 8.5 | 7 |
| No.86 | 1 Bed (2p) | 1A.34 | 47 | 45 | NO | DUAL | N/W | 1 | 23.8 | 23 | 11.4 | 11.4 | 3.3 | 3 | 5.8 | 5 |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **284** | | 1 | 4 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **284** | | **1** | **4** | | | | | | | | | | |
| **Twelveth Floor** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK D3** | | | | | | | | | | | | | | | | |
| No.87 | 2 Bed (4p) | 2A.25 | 75 | 73 | NO | DUAL | N/E | 2 | 31.3 | 30 | 24.7 | 24.4 | 6 | 6 | 7.2 | 7 |
| No.88 | 2 Bed (4p) | 2B.16 | 83 | 73 | YES | DUAL | S/E | 2 | 31.2 | 30 | 31.7 | 24.4 | 6.1 | 6 | 7.2 | 7 |
| No.89 | 2 Bed (4p) | 2B.15 | 79 | 73 | NO | DUAL | S/W | 2 | 33.1 | 30 | 25.5 | 24.4 | 6.1 | 6 | 8.5 | 7 |
| No.90 | 1 Bed (2p) | 1A.34 | 47 | 45 | NO | DUAL | N/W | 1 | 23.8 | 23 | 11.4 | 11.4 | 3.3 | 3 | 5.8 | 5 |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **284** | | 1 | 4 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **284** | | **1** | **4** | | | | | | | | | | |
| **Thrirtheenth Floor** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK D3** | | | | | | | | | | | | | | | | |
| No.91 | 2 Bed (4p) | 2A.25 | 75 | 73 | NO | DUAL | N/E | 2 | 31.3 | 30 | 24.7 | 24.4 | 6 | 6 | 7.2 | 7 |
| No.92 | 2 Bed (4p) | 2B.16 | 83 | 73 | YES | DUAL | S/E | 2 | 31.2 | 30 | 31.7 | 24.4 | 6.1 | 6 | 7.2 | 7 |
| No.93 | 2 Bed (4p) | 2B.15 | 79 | 73 | NO | DUAL | S/W | 2 | 33.1 | 30 | 25.5 | 24.4 | 6.1 | 6 | 8.5 | 7 |

# 7.3 HOUSING QUALITY ASSESSMENT - D BLOCKS

Job No. 950659 Client: RICHMOND HOMES
Job Name: PROJECT SHORELINE Date: 28.05.2021
Schedule: ZONE D | STRATEGIC HOUSING DEVELOPMENT | HOUSING QUALITY ASSESSMENT | 950659 SCD P 1901 Block D Planning Compliance Schedule

Henry J Lyons

**Note 1- Areas referred to are taken from Department of the Environment, Community & Local Government 2018, Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities**

| Unit No. | Classification | Type | Unit Size m2 | Unit Size required m2 | Unit Size > Min+10% | Dwelling Aspect | Orientation | Number of bedrooms | Living/ Kitchen room area provided m2 | Living / Kitchen room area required m2 | Aggregate bedroom area provided m2 | Aggregate bedroom area required m2 | Storage area provided in apartment m2 | Storage area required m2 | Private terrace / balconies provided m2 | Private terrace / balconies requried m2 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| No.94 | 1 Bed (2p) | 1A.34 | 47 | 45 | NO | DUAL | N/W | 1 | 23.8 | 23 | 11.4 | 11.4 | 3.3 | 3 | 5.8 | 5 |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **284** | | 1 | 4 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **284** | | **1** | **4** | | | | | | | | | | |
| **Fourthteenth Floor** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK D3** | | | | | | | | | | | | | | | | |
| No.95 | 2 Bed (4p) | 2A.25 | 75 | 73 | NO | DUAL | N/E | 2 | 31.3 | 30 | 24.7 | 24.4 | 6 | 6 | 7.2 | 7 |
| No.96 | 2 Bed (4p) | 2B.16 | 83 | 73 | YES | DUAL | S/E | 2 | 31.2 | 30 | 31.7 | 24.4 | 6.1 | 6 | 7.2 | 7 |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **158** | | 1 | 2 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **158** | | **1** | **2** | | | | | | | | | | |

# 7.3 HOUSING QUALITY ASSESSMENT - B BLOCKS

Job No. 950659 Client: RICHMOND HOMES
Job Name: PROJECT SHORELINE Date: 28.05.2021
Schedule: ZONE B1 + B2 | STRATEGIC HOUSING DEVELOPMENT | HOUSING QUALITY ASSESSMENT | 950659 SCB P 1901 Block B1 + B2 Planning Compliance Schedule

Henry J Lyons

**Note 1- Areas referred to are taken from Department of the Environment, Community & Local Government 2018, Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities**

| Unit No. | Classification | Type | Unit Size m2 | Unit Size required m2 | Unit Size > Min+10% | Dwelling Aspect | Orientation | Number of bedrooms | Living/ Kitchen room area provided m2 | Living / Kitchen room area required m2 | Aggregate bedroom area provided m2 | Aggregate bedroom area required m2 | Storage area provided in apartment m2 | Storage area required m2 | Private terrace / balconies provided m2 | Private terrace / balconies requried m2 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | |
| **Ground Floor** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK B1** | | | | | | | | | | | | | | | | |
| B1.01 | 2 Bed (4p) | 2C.50 | 86 | 73 | YES | DUAL | S/N | 2 | 30.2 | 30 | 26.6 | 24.4 | 6.4 | 6 | 7 | 7 |
| B1.02 | 1 Bed (2p) | 1A.50 | 51 | 45 | YES | DUAL | S/N | 1 | 28.1 | 23 | 13 | 11.4 | 3.8 | 3 | 6 | 5 |
| B1.03 | 2 Bed (4p) | 2C.51 | 81 | 73 | YES | DUAL | S/W | 2 | 31.6 | 30 | 26 | 24.4 | 6.1 | 6 | 7 | 7 |
| B1.04 | 2 Bed (3p) | 2A.51 | 64 | 63 | NO | DUAL | W/E | 2 | 29.4 | 28 | 20.6 | 20.1 | 5 | 5 | 7 | 6 |
| B1.05 | 1 Bed (2p) | 1A.51 | 51 | 45 | YES | DUAL | W/E | 1 | 27.3 | 23 | 13.2 | 11.4 | 3.1 | 3 | 5 | 5 |
| B1.06 | 1 Bed (2p) | 1A.53 | 46 | 45 | NO | DUAL | W/E | 1 | 23.1 | 23 | 13.4 | 11.4 | 3 | 3 | 5 | 5 |
| B1.07 | 1 Bed (2p) | 1A.53 | 46 | 45 | NO | DUAL | W/E | 1 | 23.1 | 23 | 13.4 | 11.4 | 3 | 3 | 5 | 5 |
| B1.08 | 1 Bed (2p) | 1A.53 | 46 | 45 | NO | DUAL | W/E | 1 | 23.1 | 23 | 13.4 | 11.4 | 3 | 3 | 5 | 5 |
| B1.09 | 2 Bed (3p) | 1A.62 | 75 | 63 | YES | DUAL | N/W | 2 | 31.2 | 28 | 25.7 | 20.1 | 6 | 5 | 7 | 6 |
| | | | **546** | | **5** | **9** | | | | | | | | | | |
| **BLOCK B2** | | | | | | | | | | | | | | | | |
| B2.01 | 2 Bed (3p) | 2C.55 | 64 | 63 | NO | DUAL | S/N | 2 | 29.5 | 28 | 21 | 20.1 | 5 | 5 | 7 | 6 |
| B2.02 | 2 Bed (4p) | 2A.52 | 77 | 73 | NO | SINGLE | S | 2 | 31.3 | 30 | 26.6 | 24.4 | 6 | 6 | 7 | 7 |
| B2.03 | 2 Bed (4p) | 2C.52 | 77 | 73 | NO | DUAL | S/W | 2 | 31.8 | 30 | 24.8 | 24.4 | 6.7 | 6 | 7 | 7 |
| B2.04 | 1 Bed (2p) | 1A.52 | 51 | 45 | YES | SINGLE | W | 1 | 27 | 23 | 13.2 | 11.4 | 3.4 | 3 | 5 | 5 |
| B2.05 | 1 Bed (2p) | 1A.54 | 51 | 45 | YES | SINGLE | W | 1 | 27 | 23 | 13.2 | 11.4 | 3.1 | 3 | 5 | 5 |
| B2.06 | 1 Bed (2p) | 1A.55 | 46 | 45 | NO | SINGLE | W | 1 | 23 | 23 | 13.2 | 11.4 | 3 | 3 | 5 | 5 |
| B2.06 | 2 Bed (3p) | 1C.61 | 74 | 63 | YES | DUAL | N/W | 2 | 31.1 | 28 | 25.7 | 20.1 | 6 | 5 | 7 | 6 |
| | | | **440** | | **3** | **3** | | | | | | | | | | |
| **Total** | | | | | | | | | | | | | | | | |
| **Total** | | | **986** | | **8** | **12** | | | | | | | | | | |
| **First Floor** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK B1** | | | | | | | | | | | | | | | | |
| B1.09 | 2 Bed (4p) | 2C.50 | 86 | 73 | YES | DUAL | S/N | 2 | 30.2 | 30 | 26.6 | 24.4 | 6.4 | 6 | 7 | 7 |
| B1.10 | 2 Bed (4p) | 2A.54 | 73 | 73 | NO | DUAL | S/N | 2 | 31 | 30 | 24.8 | 24.4 | 6.1 | 6 | 7 | 7 |
| B1.11 | 2 Bed (4p) | 2C.51 | 81 | 73 | YES | DUAL | S/W | 2 | 31.6 | 30 | 26 | 24.4 | 6.1 | 6 | 7 | 7 |
| B1.12 | 2 Bed (3p) | 2A.51 | 64 | 63 | NO | DUAL | W/E | 2 | 29.4 | 28 | 20.6 | 20.1 | 5 | 5 | 7 | 6 |
| B1.13 | 1 Bed (2p) | 1A.51 | 51 | 45 | YES | DUAL | W/E | 1 | 27.3 | 23 | 13.2 | 11.4 | 3.1 | 3 | 5 | 5 |
| B1.14 | 1 Bed (2p) | 1A.51 | 51 | 45 | YES | DUAL | W/E | 1 | 27.3 | 23 | 13.2 | 11.4 | 3.1 | 3 | 5 | 5 |
| B1.15 | 1 Bed (2p) | 1A.51 | 51 | 45 | YES | DUAL | W/E | 1 | 27.3 | 23 | 13.2 | 11.4 | 3.1 | 3 | 5 | 5 |
| B1.16 | 1 Bed (2p) | 1A.51 | 51 | 45 | YES | DUAL | W/E | 1 | 27.3 | 23 | 13.2 | 11.4 | 3.1 | 3 | 5 | 5 |
| B1.17 | 2 Bed (4p) | 2C.51 | 81 | 73 | YES | DUAL | N/W | 2 | 31.6 | 30 | 26 | 24.4 | 6.1 | 6 | 7 | 7 |
| B1.18 | 2 Bed (4p) | 2A.53 | 76 | 73 | NO | DUAL | S/N | 2 | 30.9 | 30 | 26.8 | 24.4 | 6 | 6 | 7 | 7 |
| B1.19 | 2 Bed (4p) | 2C.53 | 89 | 73 | YES | DUAL | S/N | 2 | 40.4 | 30 | 26.2 | 24.4 | 6 | 6 | 7 | 7 |
| | | | **754** | | **8** | **11** | | | | | | | | | | |
| **Total** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK B2** | | | | | | | | | | | | | | | | |
| B2.07 | 2 Bed (3p) | 2C.55 | 64 | 63 | NO | DUAL | S/N | 2 | 29.5 | 28 | 21 | 20.1 | 5 | 5 | 7 | 6 |
| B2.08 | 2 Bed (4p) | 2A.52 | 77 | 73 | NO | SINGLE | S | 2 | 31.3 | 30 | 26.6 | 24.4 | 6 | 6 | 7 | 7 |
| B2.09 | 2 Bed (4p) | 2C.52 | 77 | 73 | NO | DUAL | S/W | 2 | 31.8 | 30 | 24.8 | 24.4 | 6.7 | 6 | 7 | 7 |
| B2.10 | 1 Bed (2p) | 1A.52 | 51 | 45 | YES | SINGLE | S | 1 | 27 | 23 | 13.2 | 11.4 | 3.4 | 3 | 5 | 5 |
| B2.11 | 1 Bed (2p) | 1A.56 | 51 | 45 | YES | SINGLE | S | 1 | 27 | 23 | 12.4 | 11.4 | 3.4 | 3 | 5 | 5 |
| B2.12 | 1 Bed (2p) | 1A.52 | 51 | 45 | YES | SINGLE | S | 1 | 27 | 23 | 13.2 | 11.4 | 3.4 | 3 | 5 | 5 |
| B2.13 | 2 Bed (4p) | 2C.52 | 77 | 73 | NO | DUAL | W/N | 2 | 31.8 | 30 | 24.8 | 24.4 | 6.7 | 6 | 7 | 7 |
| B2.14 | 2 Bed (4p) | 2A.55 | 80 | 73 | YES | SINGLE | N | 2 | 34 | 30 | 24.8 | 24.4 | 6.1 | 6 | 7 | 7 |
| B2.15 | 2 Bed (4p) | 2C.56 | 90 | 73 | YES | DUAL | N/S | 2 | 30.7 | 30 | 27.4 | 24.4 | 6.1 | 6 | 7 | 7 |
| | | | **618** | | **5** | **4** | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **1372** | | **13** | **15** | | | | | | | | | | |

# 7.3 HOUSING QUALITY ASSESSMENT - B BLOCKS

Job No. 950659 Client: RICHMOND HOMES
Job Name: PROJECT SHORELINE Date: 28.05.2021
Schedule: ZONE B1 + B2 | STRATEGIC HOUSING DEVELOPMENT | HOUSING QUALITY ASSESSMENT | 950659 SCB P 1901 Block B1 + B2 Planning Compliance Schedule

Henry J Lyons

**Note 1- Areas referred to are taken from Department of the Environment, Community & Local Government 2018, Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities**

| Unit No. | Classification | Type | Unit Size m2 | Unit Size required m2 | Unit Size > Min+10% | Dwelling Aspect | Orientation | Number of bedrooms | Living/ Kitchen room area provided m2 | Living / Kitchen room area required m2 | Aggregate bedroom area provided m2 | Aggregate bedroom area required m2 | Storage area provided in apartment m2 | Storage area required m2 | Private terrace / balconies provided m2 | Private terrace / balconies requried m2 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Second Floor** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| B1.20 | 2 Bed (4p) | 2C.54 | 86 | 73 | YES | DUAL | S/N | 2 | 30.9 | 30 | 25 | 24.4 | 6 | 6 | 7 | 7 |
| B1.21 | 2 Bed (4p) | 2A.54 | 73 | 73 | NO | DUAL | S/N | 2 | 31 | 30 | 24.8 | 24.4 | 6.1 | 6 | 7 | 7 |
| B1.22 | 2 Bed (4p) | 2C.51 | 81 | 73 | YES | DUAL | S/W | 2 | 31.6 | 30 | 26 | 24.4 | 6.1 | 6 | 7 | 7 |
| B1.23 | 2 Bed (3p) | 2A.51 | 64 | 63 | NO | DUAL | W/E | 2 | 29.4 | 28 | 20.6 | 20.1 | 5 | 5 | 7 | 6 |
| B1.24 | 1 Bed (2p) | 1A.51 | 51 | 45 | YES | DUAL | W/E | 1 | 27.3 | 23 | 13.2 | 11.4 | 3.1 | 3 | 5 | 5 |
| B1.25 | 1 Bed (2p) | 1A.51 | 51 | 45 | YES | DUAL | W/E | 1 | 27.3 | 23 | 13.2 | 11.4 | 3.1 | 3 | 5 | 5 |
| B1.26 | 1 Bed (2p) | 1A.51 | 51 | 45 | YES | DUAL | W/E | 1 | 27.3 | 23 | 13.2 | 11.4 | 3.1 | 3 | 5 | 5 |
| B1.27 | 1 Bed (2p) | 1A.51 | 51 | 45 | YES | DUAL | W/E | 1 | 27.3 | 23 | 13.2 | 11.4 | 3.1 | 3 | 5 | 5 |
| B1.28 | 2 Bed (4p) | 2C.51 | 81 | 73 | YES | DUAL | N/W | 2 | 31.6 | 30 | 26 | 24.4 | 6.1 | 6 | 7 | 7 |
| B1.29 | 2 Bed (4p) | 2A.53 | 76 | 73 | NO | DUAL | S/N | 2 | 30.9 | 30 | 26.8 | 24.4 | 6 | 6 | 7 | 7 |
| B1.30 | 2 Bed (4p) | 2C.53 | 89 | 73 | YES | DUAL | S/N | 2 | 40.4 | 30 | 26.2 | 24.4 | 6 | 6 | 7 | 7 |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **754** | | **8** | **11** | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK B2** | | | | | | | | | | | | | | | | |
| B2.16 | 2 Bed (3p) | 2C.55 | 64 | 63 | NO | DUAL | S/N | 2 | 29.5 | 28 | 21 | 20.1 | 5 | 5 | 7 | 6 |
| B2.17 | 2 Bed (4p) | 2A.52 | 77 | 73 | NO | SINGLE | S | 2 | 31.3 | 30 | 26.6 | 24.4 | 6 | 6 | 7 | 7 |
| B2.18 | 2 Bed (4p) | 2C.52 | 77 | 73 | NO | DUAL | S/W | 2 | 31.8 | 30 | 24.8 | 24.4 | 6.7 | 6 | 7 | 7 |
| B2.19 | 1 Bed (2p) | 1A.52 | 51 | 45 | YES | SINGLE | S | 1 | 27 | 23 | 13.2 | 11.4 | 3.4 | 3 | 5 | 5 |
| B2.20 | 1 Bed (2p) | 1A.54 | 51 | 45 | YES | SINGLE | S | 1 | 27 | 23 | 13.2 | 11.4 | 3.1 | 3 | 5 | 5 |
| B2.21 | 1 Bed (2p) | 1A.52 | 51 | 45 | YES | SINGLE | S | 1 | 27 | 23 | 13.2 | 11.4 | 3.4 | 3 | 5 | 5 |
| B2.22 | 2 Bed (4p) | 2C.52 | 77 | 73 | NO | DUAL | W/N | 2 | 31.8 | 30 | 24.8 | 24.4 | 6.7 | 6 | 7 | 7 |
| B2.23 | 2 Bed (4p) | 2A.55 | 80 | 73 | YES | SINGLE | N | 2 | 34 | 30 | 24.8 | 24.4 | 6.1 | 6 | 7 | 7 |
| B2.24 | 2 Bed (4p) | 2C.56 | 90 | 73 | YES | DUAL | N/S | 2 | 30.7 | 30 | 27.4 | 24.4 | 6.1 | 6 | 7 | 7 |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **618** | | **5** | **4** | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **1372** | | **13** | **15** | | | | | | | | | | |
| **Third Floor** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK B1** | | | | | | | | | | | | | | | | |
| B1.31 | 2 Bed (3p) | 2C.59 | 68 | 63 | NO | DUAL | N/S | 2 | 30.4 | 28 | 20.7 | 20.1 | 5.4 | 5 | 7 | 6 |
| B1.32 | 2 Bed (4p) | 2C.51 | 81 | 73 | YES | DUAL | S/W | 2 | 31.6 | 30 | 26 | 24.4 | 6.1 | 6 | 7 | 7 |
| B1.33 | 2 Bed (3p) | 2A.51 | 64 | 63 | NO | DUAL | W/E | 2 | 29.4 | 28 | 20.6 | 20.1 | 5 | 5 | 7 | 6 |
| B1.34 | 1 Bed (2p) | 1A.51 | 51 | 45 | YES | DUAL | W/E | 1 | 27.3 | 23 | 13.2 | 11.4 | 3.1 | 3 | 5 | 5 |
| B1.35 | 1 Bed (2p) | 1A.51 | 51 | 45 | YES | DUAL | W/E | 1 | 27.3 | 23 | 13.2 | 11.4 | 3.1 | 3 | 5 | 5 |
| B1.36 | 1 Bed (2p) | 1A.51 | 51 | 45 | YES | DUAL | W/E | 1 | 27.3 | 23 | 13.2 | 11.4 | 3.1 | 3 | 5 | 5 |
| B1.37 | 1 Bed (2p) | 1A.51 | 51 | 45 | YES | DUAL | W/E | 1 | 27.3 | 23 | 13.2 | 11.4 | 3.1 | 3 | 5 | 5 |
| B1.38 | 2 Bed (4p) | 2C.51 | 81 | 73 | YES | DUAL | N/W | 2 | 31.6 | 30 | 26 | 24.4 | 6.1 | 6 | 7 | 7 |
| B1.39 | 2 Bed (3p) | 2C.58 | 65 | 63 | NO | DUAL | S/N | 2 | 28.3 | 28 | 20.7 | 20.1 | 6.5 | 5 | 7 | 6 |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **563** | | **6** | **9** | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK B2** | | | | | | | | | | | | | | | | |
| B2.25 | 2 Bed (3p) | 2C.57 | 64 | 63 | NO | DUAL | S/N | 2 | 28.2 | 28 | 20.1 | 20.1 | 5.7 | 5 | 7 | 6 |
| B2.26 | 2 Bed (4p) | 2C.52 | 77 | 73 | NO | DUAL | S/W | 2 | 31.8 | 30 | 24.8 | 24.4 | 6.7 | 6 | 7 | 7 |
| B2.27 | 1 Bed (2p) | 1A.52 | 51 | 45 | YES | SINGLE | W | 1 | 27 | 23 | 13.2 | 11.4 | 3.4 | 3 | 5 | 5 |
| B2.28 | 1 Bed (2p) | 1A.56 | 51 | 45 | YES | SINGLE | W | 1 | 27 | 23 | 12.4 | 11.4 | 3.4 | 3 | 5 | 5 |
| B2.29 | 1 Bed (2p) | 1A.52 | 51 | 45 | YES | SINGLE | W | 1 | 27 | 23 | 13.2 | 11.4 | 3.4 | 3 | 5 | 5 |
| B2.30 | 2 Bed (4p) | 2C.52 | 77 | 73 | NO | DUAL | N/W | 2 | 31.8 | 30 | 24.8 | 24.4 | 6.7 | 6 | 7 | 7 |
| B2.31 | 2 Bed (3p) | 2C.60 | 67 | 63 | NO | DUAL | N/S | 2 | 28.3 | 28 | 21.8 | 20.1 | 5.8 | 5 | 7 | 6 |
| **Total** | | | **438** | | **3** | **4** | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |

# 7.3 HOUSING QUALITY ASSESSMENT - B BLOCKS

Job No. 950659 Client: RICHMOND HOMES
Job Name: PROJECT SHORELINE Date: 28.05.2021
Schedule: ZONE B1 + B2 | STRATEGIC HOUSING DEVELOPMENT | HOUSING QUALITY ASSESSMENT | 950659 SCB P 1901 Block B1 + B2 Planning Compliance Schedule

Henry J Lyons

**Note 1- Areas referred to are taken from Department of the Environment, Community & Local Government 2018, Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities**

| Unit No. | Classification | Type | Unit Size m2 | Unit Size required m2 | Unit Size > Min+10% | Dwelling Aspect | Orientation | Number of bedrooms | Living/ Kitchen room area provided m2 | Living / Kitchen room area required m2 | Aggregate bedroom area provided m2 | Aggregate bedroom area required m2 | Storage area provided in apartment m2 | Storage area required m2 | Private terrace / balconies provided m2 | Private terrace / balconies requried m2 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | |
| | | | **1001** | | **9** | **13** | | | | | | | | | | |
| **Forth Floor** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK B1** | | | | | | | | | | | | | | | | |
| B1.40 | 2 Bed (3p) | 2C.59 | 68 | 63 | NO | DUAL | N/S | 2 | 30.4 | 28 | 20.7 | 20.1 | 5.4 | 5 | 7 | 6 |
| B1.41 | 2 Bed (4p) | 2C.51 | 81 | 73 | YES | DUAL | S/W | 2 | 31.6 | 30 | 26 | 24.4 | 6.1 | 6 | 7 | 7 |
| B1.42 | 2 Bed (3p) | 2A.51 | 64 | 63 | NO | DUAL | W/E | 2 | 29.4 | 28 | 20.6 | 20.1 | 5 | 5 | 7 | 6 |
| B1.43 | 1 Bed (2p) | 1A.51 | 51 | 45 | YES | DUAL | W/E | 1 | 27.3 | 23 | 13.2 | 11.4 | 3.1 | 3 | 5 | 5 |
| B1.44 | 1 Bed (2p) | 1A.53 | 46 | 45 | NO | DUAL | W/E | 1 | 23.1 | 23 | 13.4 | 11.4 | 3 | 3 | 5 | 5 |
| B1.45 | 1 Bed (2p) | 1A.53 | 46 | 45 | NO | DUAL | W/E | 1 | 23.1 | 23 | 13.4 | 11.4 | 3 | 3 | 5 | 5 |
| B1.46 | 1 Bed (2p) | 1A.53 | 46 | 45 | NO | DUAL | W/E | 1 | 23.1 | 23 | 13.4 | 11.4 | 3 | 3 | 5 | 5 |
| B1.47 | 2 Bed (4p) | 2C.51 | 81 | 73 | YES | DUAL | N/W | 2 | 31.6 | 30 | 26 | 24.4 | 6.1 | 6 | 7 | 7 |
| B1.48 | 2 Bed (3p) | 2C.58 | 65 | 63 | NO | DUAL | S/N | 2 | 28.3 | 28 | 20.7 | 20.1 | 6.5 | 5 | 7 | 6 |
| | | | **548** | | **3** | **9** | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK B2** | | | | | | | | | | | | | | | | |
| B2.32 | 2 Bed (3p) | 2C.57 | 64 | 63 | NO | DUAL | S/N | 2 | 28.2 | 28 | 20.1 | 20.1 | 5.7 | 5 | 7 | 6 |
| B2.33 | 2 Bed (4p) | 2C.52 | 77 | 73 | NO | DUAL | S/W | 2 | 31.8 | 30 | 24.8 | 24.4 | 6.7 | 6 | 7 | 7 |
| B2.34 | 1 Bed (2p) | 1A.52 | 51 | 45 | YES | SINGLE | W | 1 | 27 | 23 | 13.2 | 11.4 | 3.4 | 3 | 5 | 5 |
| B2.35 | 1 Bed (2p) | 1A.54 | 51 | 45 | YES | SINGLE | W | 1 | 27 | 23 | 13.2 | 11.4 | 3.1 | 3 | 5 | 5 |
| B2.36 | 1 Bed (2p) | 1A.53 | 46 | 45 | NO | SINGLE | W | 1 | 23.1 | 23 | 13.4 | 11.4 | 3 | 3 | 5 | 5 |
| B2.37 | 2 Bed (4p) | 2C.52 | 77 | 73 | NO | DUAL | N/W | 2 | 31.8 | 30 | 24.8 | 24.4 | 6.7 | 6 | 7 | 7 |
| B2.38 | 2 Bed (3p) | 2C.60 | 67 | 63 | NO | DUAL | N/S | 2 | 28.3 | 28 | 21.8 | 20.1 | 5.8 | 5 | 7 | 6 |
| | | | **433** | | **2** | **4** | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **981** | | **5** | **13** | | | | | | | | | | |

# 7.3 HOUSING QUALITY ASSESSMENT - C1A

Job No. 950659 Client: RICHMOND HOMES
Job Name: PROJECT SHORELINE Date: 28.05.2021
Schedule: ZONE C1A | STRATEGIC HOUSING DEVELOPMENT | HOUSING QUALITY ASSESSMENT | 950659 SCC P 1901 Block C1A Planning Compliance Schedule

Henry J Lyons

**Note 1- Areas referred to are taken from Department of the Environment, Community & Local Government 2018, Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities**

| Unit No. | Classification | Type | Unit Size m2 | Unit Size required m2 | Unit Size > Min+10% | Dwelling Aspect | Orientation | Number of bedrooms | Living/ Kitchen room area provided m2 | Living / Kitchen room area required m2 | Aggregate bedroom area provided m2 | Aggregate bedroom area required m2 | Storage area provided in apartment m2 | Storage area required m2 | Private terrace / balconies provided m2 | Private terrace / balconies requried m2 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | |
| **Ground Floor** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Block C1A** | | | | | | | | | | | | | | | | |
| C1a.01 | 1 Bed (2p) | 1A.42 | 52 | 45 | YES | DUAL | S/W | 1 | 25.7 | 23 | 12 | 11.4 | 3.1 | 3 | 5.2 | 5 |
| C1a.02 | 1 Bed (2p) | 1A.41 | 45 | 45 | NO | SINGLE | E | 1 | 23.4 | 23 | 11.5 | 11.4 | 3 | 3 | 5.2 | 5 |
| C1a.03 | 2 Bed (4p) | 2A.43 | 73 | 73 | NO | SINGLE | E | 2 | 30 | 30 | 25.2 | 24.4 | 6 | 6 | 7 | 7 |
| C1a.04 | 2 Bed (4p) | 2A.41 | 81 | 73 | YES | DUAL | N/E | 2 | 31.5 | 30 | 24.9 | 24.4 | 6 | 6 | 7 | 7 |
| C1a.05 | 2 Bed (4p) | 2A.42 | 73 | 73 | NO | SINGLE | E | 2 | 30.4 | 30 | 24.4 | 24.4 | 6 | 6 | 7 | 7 |
| C1a.06 | 3 Bed (5p) | 3A.20 | 97 | 90 | NO | DUAL | S/E | 3 | 34.4 | 34 | 35.7 | 31.5 | 9.2 | 9 | 9 | 9 |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **421** | | **2** | **3** | | | | | | | | | | |
| **First Floor** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Block C1A** | | | | | | | | | | | | | | | | |
| C1a.07 | 1 Bed (2p) | 1A.42 | 52 | 45 | YES | DUAL | S/W | 1 | 25.7 | 23 | 12 | 11.4 | 3.1 | 3 | 5.2 | 5 |
| C1a.08 | 1 Bed (2p) | 1A.41 | 45 | 45 | NO | SINGLE | W | 1 | 23.4 | 23 | 11.5 | 11.4 | 3 | 3 | 5.2 | 5 |
| C1a.09 | 2 Bed (4p) | 2A.43 | 73 | 73 | NO | SINGLE | W | 2 | 30 | 30 | 25.2 | 24.4 | 6 | 6 | 7 | 7 |
| C1a.10 | 1 Bed (2p) | 1A.41 | 45 | 45 | NO | SINGLE | W | 1 | 23.4 | 23 | 11.5 | 11.4 | 3 | 3 | 5.2 | 5 |
| C1a.11 | 2 Bed (4p) | 2A.44 | 82 | 73 | YES | DUAL | N/W | 2 | 30.9 | 30 | 25.2 | 24.4 | 6.1 | 6 | 7 | 7 |
| C1a.12 | 2 Bed (4p) | 2A.41 | 81 | 73 | YES | DUAL | N/E | 2 | 31.5 | 30 | 24.9 | 24.4 | 6 | 6 | 7 | 7 |
| C1a.13 | 2 Bed (4p) | 2A.42 | 73 | 73 | NO | SINGLE | E | 2 | 30.4 | 30 | 24.4 | 24.4 | 6 | 6 | 7 | 7 |
| C1a.14 | 1 Bed (2p) | 1A.45 | 47 | 45 | NO | SINGLE | E | 1 | 23.1 | 23 | 11.5 | 11.4 | 3.9 | 3 | 6.1 | 5 |
| C1a.15 | 1 Bed (2p) | 1A.44 | 53 | 45 | YES | DUAL | S/E | 1 | 27.2 | 23 | 12 | 11.4 | 3.1 | 3 | 6.1 | 5 |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **551** | | **4** | **4** | | | | | | | | | | |
| **Second Floor** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Block C1A** | | | | | | | | | | | | | | | | |
| C1a.16 | 1 Bed (2p) | 1A.42 | 52 | 45 | YES | DUAL | S/W | 1 | 25.7 | 23 | 12 | 11.4 | 3.1 | 3 | 5.2 | 5 |
| C1a.17 | 1 Bed (2p) | 1A.41 | 45 | 45 | NO | SINGLE | W | 1 | 23.4 | 23 | 11.5 | 11.4 | 3 | 3 | 5.2 | 5 |
| C1a.18 | 2 Bed (4p) | 2A.43 | 73 | 73 | NO | SINGLE | W | 2 | 30 | 30 | 25.2 | 24.4 | 6 | 6 | 7 | 7 |
| C1a.19 | 1 Bed (2p) | 1A.41 | 45 | 45 | NO | SINGLE | W | 1 | 23.4 | 23 | 11.5 | 11.4 | 3 | 3 | 5.2 | 5 |
| C1a.20 | 2 Bed (4p) | 2A.44 | 82 | 73 | YES | DUAL | N/W | 2 | 30.9 | 30 | 25.2 | 24.4 | 6.1 | 6 | 7 | 7 |
| C1a.21 | 2 Bed (4p) | 2A.41 | 81 | 73 | YES | DUAL | N/E | 2 | 31.5 | 30 | 24.9 | 24.4 | 6 | 6 | 7 | 7 |
| C1a.22 | 2 Bed (4p) | 2A.42 | 73 | 73 | NO | SINGLE | E | 2 | 30.4 | 30 | 24.4 | 24.4 | 6 | 6 | 7 | 7 |
| C1a.23 | 1 Bed (2p) | 1A.45 | 47 | 45 | NO | SINGLE | E | 1 | 23.1 | 23 | 11.5 | 11.4 | 3.9 | 3 | 6.1 | 5 |
| C1a.24 | 1 Bed (2p) | 1A.44 | 53 | 45 | YES | DUAL | S/E | 1 | 27.2 | 23 | 12 | 11.4 | 3.1 | 3 | 6.1 | 5 |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **551** | | **4** | **4** | | | | | | | | | | |
| **Third Floor** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Block C1A** | | | | | | | | | | | | | | | | |
| C1a.25 | 1 Bed (2p) | 1A.42 | 52 | 45 | YES | DUAL | S/W | 1 | 25.7 | 23 | 12 | 11.4 | 3.1 | 3 | 5.2 | 5 |
| C1a.26 | 1 Bed (2p) | 1A.41 | 45 | 45 | NO | SINGLE | W | 1 | 23.4 | 23 | 11.5 | 11.4 | 3 | 3 | 5.2 | 5 |
| C1a.27 | 2 Bed (4p) | 2A.43 | 73 | 73 | NO | SINGLE | W | 2 | 30 | 30 | 25.2 | 24.4 | 6 | 6 | 7 | 7 |
| C1a.28 | 1 Bed (2p) | 1A.41 | 45 | 45 | NO | SINGLE | W | 1 | 23.4 | 23 | 11.5 | 11.4 | 3 | 3 | 5.2 | 5 |
| C1a.29 | 2 Bed (4p) | 2A.44 | 82 | 73 | YES | DUAL | N/W | 2 | 30.9 | 30 | 25.2 | 24.4 | 6.1 | 6 | 7 | 7 |
| C1a.30 | 2 Bed (4p) | 2A.41 | 81 | 73 | YES | DUAL | N/E | 2 | 31.5 | 30 | 24.9 | 24.4 | 6 | 6 | 7 | 7 |
| C1a.31 | 2 Bed (4p) | 2A.42 | 73 | 73 | NO | SINGLE | E | 2 | 30.4 | 30 | 24.4 | 24.4 | 6 | 6 | 7 | 7 |
| C1a.32 | 1 Bed (2p) | 1A.45 | 47 | 45 | NO | SINGLE | E | 1 | 23.1 | 23 | 11.5 | 11.4 | 3.9 | 3 | 6.1 | 5 |
| C1a.33 | 1 Bed (2p) | 1A.44 | 53 | 45 | YES | DUAL | S/E | 1 | 27.2 | 23 | 12 | 11.4 | 3.1 | 3 | 6.1 | 5 |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **551** | | **4** | **4** | | | | | | | | | | |
| **Forth Floor** | | | | | | | | | | | | | | | | |

# 7.3 HOUSING QUALITY ASSESSMENT - C1A

Job No. 950659 Client: RICHMOND HOMES
Job Name: PROJECT SHORELINE Date: 28.05.2021
Schedule: ZONE C1A | STRATEGIC HOUSING DEVELOPMENT | HOUSING QUALITY ASSESSMENT | 950659 SCC P 1901 Block C1A Planning Compliance Schedule

Henry J Lyons

**Note 1- Areas referred to are taken from Department of the Environment, Community & Local Government 2018, Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities**

| Unit No. | Classification | Type | Unit Size m2 | Unit Size required m2 | Unit Size > Min+10% | Dwelling Aspect | Orientation | Number of bedrooms | Living/ Kitchen room area provided m2 | Living / Kitchen room area required m2 | Aggregate bedroom area provided m2 | Aggregate bedroom area required m2 | Storage area provided in apartment m2 | Storage area required m2 | Private terrace / balconies provided m2 | Private terrace / balconies requried m2 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Block C1A** | | | | | | | | | | | | | | | | |
| C1a.34 | 2 Bed (4p) | 2A.43 | 73 | 73 | NO | SINGLE | W | 2 | 30 | 30 | 25.2 | 24.4 | 6 | 6 | 7 | 7 |
| C1a.35 | 1 Bed (2p) | 1A.41 | 45 | 45 | NO | SINGLE | W | 1 | 23.4 | 23 | 11.5 | 11.4 | 3 | 3 | 5.2 | 5 |
| C1a.36 | 2 Bed (4p) | 2A.44 | 82 | 73 | YES | DUAL | N/W | 2 | 30.9 | 30 | 25.2 | 24.4 | 6.1 | 6 | 7 | 7 |
| C1a.37 | 2 Bed (4p) | 2A.41 | 81 | 73 | YES | DUAL | N/E | 2 | 31.5 | 30 | 24.9 | 24.4 | 6 | 6 | 7 | 7 |
| C1a.38 | 2 Bed (4p) | 2A.42 | 73 | 73 | NO | SINGLE | E | 2 | 30.4 | 30 | 24.4 | 24.4 | 6 | 6 | 7 | 7 |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **354** | | **2** | **2** | | | | | | | | | | |
| **Fifth Floor** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Block C1A** | | | | | | | | | | | | | | | | |
| C1a.39 | 2 Bed (4p) | 2A.43 | 73 | 73 | NO | SINGLE | W | 2 | 30 | 30 | 25.2 | 24.4 | 6 | 6 | 7 | 7 |
| C1a.40 | 1 Bed (2p) | 1A.41 | 45 | 45 | NO | SINGLE | W | 1 | 23.4 | 23 | 11.5 | 11.4 | 3 | 3 | 5.2 | 5 |
| C1a.41 | 2 Bed (4p) | 2A.44 | 82 | 73 | YES | DUAL | N/W | 2 | 30.9 | 30 | 25.2 | 24.4 | 6.1 | 6 | 7 | 7 |
| C1a.42 | 2 Bed (4p) | 2A.41 | 81 | 73 | YES | DUAL | N/E | 2 | 31.5 | 30 | 24.9 | 24.4 | 6 | 6 | 7 | 7 |
| C1a.43 | 2 Bed (4p) | 2A.42 | 73 | 73 | NO | SINGLE | E | 2 | 30.4 | 30 | 24.4 | 24.4 | 6 | 6 | 7 | 7 |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **354** | | **2** | **2** | | | | | | | | | | |

# 7.3 HOUSING QUALITY ASSESSMENT - C2A

Job No. 950659 Client: RICHMOND HOMES
Job Name: PROJECT SHORELINE Date: 28.05.2021
Schedule: ZONE C2A | STRATEGIC HOUSING DEVELOPMENT | HOUSING QUALITY ASSESSMENT | 950659 SCC P 1902 Block C2A Planning Compliance Schedule

Henry J Lyons

**Note 1- Areas referred to are taken from Department of the Environment, Community & Local Government 2018, Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities**

| Unit No. | Classification | Type | Unit Size m2 | Unit Size required m2 | Unit Size > Min+10% | Dwelling Aspect | Orientation | Number of bedrooms | Living/ Kitchen room area provided m2 | Living / Kitchen room area required m2 | Aggregate bedroom area provided m2 | Aggregate bedroom area required m2 | Storage area provided in apartment m2 | Storage area required m2 | Private terrace / balconies provided m2 | Private terrace / balconies requried m2 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | |
| **Ground Floor** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Block C2A** | | | | | | | | | | | | | | | | |
| C2a.01 | 2 Bed (4p) | 2C.26 | 74 | 73 | NO | DUAL | N/W | 2 | 30 | 30 | 2.4 | 24.4 | 6 | 6 | 7 | 7 |
| C2a.02 | 1 Bed (2p) | 1B.07 | 50 | 45 | YES | SINGLE | N | 1 | 25.2 | 23 | 13.5 | 11.4 | 3.2 | 3 | 5 | 5 |
| C2a.03 | 1 Bed (2p) | 1B.07 | 50 | 45 | YES | SINGLE | N | 1 | 25.2 | 23 | 13.5 | 11.4 | 3.2 | 3 | 5 | 5 |
| C2a.04 | 2 Bed (4p) | 2C.25 | 73 | 73 | NO | SINGLE | N | 2 | 33.2 | 30 | 24.5 | 24.4 | 6.2 | 6 | 7 | 7 |
| C2a.05 | 2 Bed (3p) | 2C.24 | 70 | 63 | YES | DUAL | S/W | 2 | 29.6 | 28 | 21.3 | 20.1 | 5.3 | 5 | 6 | 6 |
| | | | | | | | | | | | | | | | | |
| **Total** | | | | | | | | | | | | | | | | |
| **Total** | | | **317** | | **3** | **2** | | | | | | | | | | |
| **First Floor** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Block C2A** | | | | | | | | | | | | | | | | |
| C2a.06 | 2 Bed (4p) | 2C.22 | 78 | 73 | NO | DUAL | N/W | 2 | 30.1 | 30 | 24.4 | 24.4 | 6 | 6 | 7 | 7 |
| C2a.07 | 1 Bed (2p) | 1B.07 | 50 | 45 | YES | SINGLE | N | 1 | 25.2 | 23 | 13.5 | 11.4 | 3.2 | 3 | 5 | 5 |
| C2a.08 | 1 Bed (2p) | 1B.07 | 50 | 45 | YES | SINGLE | N | 1 | 25.2 | 23 | 13.5 | 11.4 | 3.2 | 3 | 5 | 5 |
| C2a.09 | 1 Bed (2p) | 1B.07 | 50 | 45 | YES | SINGLE | N | 1 | 25.2 | 23 | 13.5 | 11.4 | 3.2 | 3 | 5 | 5 |
| C2a.10 | 1 Bed (2p) | 1B.07 | 50 | 45 | YES | SINGLE | N | 1 | | 23 | | 11.4 | | 3 | | 5 |
| C2a.11 | 2 Bed (4p) | 2C.23 | 78 | 73 | NO | DUAL | N/E | 2 | 30.1 | 30 | 24.6 | 24.4 | 6 | 6 | 7 | 7 |
| C2a.12 | 2 Bed (3p) | 2C.24 | 70 | 63 | YES | DUAL | S/E | 2 | 29.6 | 28 | 21.3 | 20.1 | 5.3 | 5 | 6 | 6 |
| C2a.13 | 2 Bed (3p) | 2C.24 | 70 | 63 | YES | DUAL | S/W | 2 | 29.6 | 28 | 21.3 | 20.1 | 5.3 | 5 | 6 | 6 |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | **496** | | **6** | **4** | | | | | | | | | | |
| **Second Floor** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Block C2A** | | | | | | | | | | | | | | | | |
| C2a.14 | 2 Bed (4p) | 2C.22 | 78 | 73 | NO | DUAL | N/W | 2 | 30.1 | 30 | 24.4 | 24.4 | 6 | 6 | 7 | 7 |
| C2a.15 | 1 Bed (2p) | 1B.07 | 50 | 45 | YES | SINGLE | N | 1 | 25.2 | 23 | 13.5 | 11.4 | 3.2 | 3 | 5 | 5 |
| C2a.16 | 1 Bed (2p) | 1B.07 | 50 | 45 | YES | SINGLE | N | 1 | 25.2 | 23 | 13.5 | 11.4 | 3.2 | 3 | 5 | 5 |
| C2a.17 | 1 Bed (2p) | 1B.07 | 50 | 45 | YES | SINGLE | N | 1 | 25.2 | 23 | 13.5 | 11.4 | 3.2 | 3 | 5 | 5 |
| C2a.18 | 1 Bed (2p) | 1B.07 | 50 | 45 | YES | SINGLE | N | 1 | 25.2 | 23 | 13.5 | 11.4 | 3.2 | 3 | 5 | 5 |
| C2a.19 | 2 Bed (4p) | 2C.23 | 78 | 73 | NO | DUAL | N/E | 2 | 30.1 | 30 | 24.6 | 24.4 | 6 | 6 | 7 | 7 |
| C2a.20 | 2 Bed (3p) | 2C.24 | 70 | 63 | YES | DUAL | S/E | 2 | 29.6 | 28 | 21.3 | 20.1 | 5.3 | 5 | 6 | 6 |
| C2a.21 | 2 Bed (3p) | 2C.24 | 70 | 63 | YES | DUAL | S/W | 2 | 29.6 | 28 | 21.3 | 20.1 | 5.3 | 5 | 6 | 6 |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **496** | | **6** | **4** | | | | | | | | | | |
| **Third Floor** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Block C2A** | | | | | | | | | | | | | | | | |
| C2a.22 | 2 Bed (4p) | 2C.22 | 78 | 73 | NO | DUAL | N/W | 2 | 30.1 | 30 | 24.4 | 24.4 | 6 | 6 | 7 | 7 |
| C2a.23 | 1 Bed (2p) | 1B.07 | 50 | 45 | YES | SINGLE | N | 1 | 25.2 | 23 | 13.5 | 11.4 | 3.2 | 3 | 5 | 5 |
| C2a.24 | 1 Bed (2p) | 1B.07 | 50 | 45 | YES | SINGLE | N | 1 | 25.2 | 23 | 13.5 | 11.4 | 3.2 | 3 | 5 | 5 |
| C2a.25 | 1 Bed (2p) | 1B.07 | 50 | 45 | YES | SINGLE | N | 1 | 25.2 | 23 | 13.5 | 11.4 | 3.2 | 3 | 5 | 5 |
| C2a.26 | 1 Bed (2p) | 1B.07 | 50 | 45 | YES | SINGLE | N | 1 | 25.2 | 23 | 13.5 | 11.4 | 3.2 | 3 | 5 | 5 |
| C2a.27 | 2 Bed (4p) | 2C.23 | 78 | 73 | NO | DUAL | N/E | 2 | 30.1 | 30 | 24.6 | 24.4 | 6 | 6 | 7 | 7 |
| C2a.28 | 2 Bed (3p) | 2C.24 | 70 | 63 | YES | DUAL | S/E | 2 | 29.6 | 28 | 21.3 | 20.1 | 5.3 | 5 | 6 | 6 |
| C2a.29 | 2 Bed (3p) | 2C.24 | 70 | 63 | YES | DUAL | S/W | 2 | 29.6 | 28 | 21.3 | 20.1 | 5.3 | 5 | 6 | 6 |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **496** | | **6** | **4** | | | | | | | | | | |

# 7.3 HOUSING QUALITY ASSESSMENT - C2A

Job No. 950659 Client: RICHMOND HOMES
Job Name: PROJECT SHORELINE Date: 28.05.2021
Schedule: ZONE C2A | STRATEGIC HOUSING DEVELOPMENT | HOUSING QUALITY ASSESSMENT | 950659 SCC P 1902 Block C2A Planning Compliance Schedule

Henry J Lyons

**Note 1- Areas referred to are taken from Department of the Environment, Community & Local Government 2018, Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities**

| Unit No. | Classification | Type | Unit Size m2 | Unit Size required m2 | Unit Size > Min+10% | Dwelling Aspect | Orientation | Number of bedrooms | Living/ Kitchen room area provided m2 | Living / Kitchen room area required m2 | Aggregate bedroom area provided m2 | Aggregate bedroom area required m2 | Storage area provided in apartment m2 | Storage area required m2 | Private terrace / balconies provided m2 | Private terrace / balconies requried m2 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Forth Floor** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Block C2A** | | | | | | | | | | | | | | | | |
| C2a.30 | 2 Bed (3p) | 2C.24 | 70 | 63 | YES | DUAL | N/W | 2 | 29.6 | 28 | 21.3 | 20.1 | 5.3 | 5 | 6 | 6 |
| C2a.31 | 2 Bed (4p) | 2C.22 | 78 | 73 | NO | DUAL | N | 2 | 30.1 | 30 | 24.4 | 24.4 | 6 | 6 | 7 | 7 |
| C2a.32 | 1 Bed (2p) | 1B.07 | 50 | 45 | YES | SINGLE | N | 1 | 25.2 | 23 | 13.5 | 11.4 | 3.2 | 3 | 5 | 5 |
| C2a.33 | 1 Bed (2p) | 1B.07 | 50 | 45 | YES | SINGLE | S/W | 1 | 25.2 | 23 | 13.5 | 11.4 | 3.2 | 3 | 5 | 5 |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Total** | | | **248** | | **3** | **2** | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |

# 7.3 HOUSING QUALITY ASSESSMENT - HOUSES

Job No. 950659 Client: RICHMOND HOMES
Job Name: PROJECT SHORELINE Date: 28.05.2021
Schedule: ZONE B3-B4, C1-C3 | STRATEGIC HOUSING DEVELOPMENT | HOUSING QUALITY ASSESSMENT | 950659 SCBC P 1901 Block B3-4, C1-C3 Housing Planning Compliance Schedule

Henry J Lyons

**Note 1- Areas referred to are taken from Department of the Environment, Community & Local Government 2018, Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities**

| Unit No. | Classification | Type | Unit Size m2 | Min Unit Size required m2 | Unit Size > Min+10% | Dwelling Aspect | Orientation | Number of bedrooms | Living/ Kitchen room area provided m2 | Living / Kitchen room area required m2 | Aggregate bedroom area provided m2 | Aggregate bedroom area required m2 | Storage area provided in house m2 | Storage area required m2 | Private amenity m2 | Private amenity m2 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **BLOCK B3** | | | | | | | | | | | | | | | | |
| B3-01 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 101 | 60 |
| B3-02 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 103 | 60 |
| B3-03 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 104 | 60 |
| B3-04 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 104 | 60 |
| B3-05 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 104 | 60 |
| B3-06 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 104 | 60 |
| B3-07 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 104 | 60 |
| B3-08 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 105 | 60 |
| B3-09 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 105 | 60 |
| B3-10 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 105 | 60 |
| B3-11 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 105 | 60 |
| B3-12 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 105 | 60 |
| B3-13 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 105 | 60 |
| B3-14 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S/E | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 107 | 60 |
| B3-15 | 4 bed (7 person) | P | 134.5 | 110 | YES | DUAL | E/W/S | 4 | 49.4 | 40 | 46.6 | 43 | 8.7 | 6 | 77 | 75 |
| B3-16 | 4 bed (7 person) | P | 134.5 | 110 | YES | DUAL | E/W | 4 | 49.4 | 40 | 46.6 | 43 | 8.7 | 6 | 78 | 75 |
| B3-17 | 4 bed (7 person) | P | 134.5 | 110 | YES | DUAL | E/W | 4 | 49.4 | 40 | 46.6 | 43 | 8.7 | 6 | 82 | 75 |
| B3-18 | 4 bed (7 person) | P | 134.5 | 110 | YES | DUAL | E/W | 4 | 49.4 | 40 | 46.6 | 43 | 8.7 | 6 | 91 | 75 |
| B3-19 | 4 bed (7 person) | P | 134.5 | 110 | YES | DUAL | E/W | 4 | 49.4 | 40 | 46.6 | 43 | 8.7 | 6 | 82 | 75 |
| B3-20 | 4 bed (7 person) | P | 134.5 | 110 | YES | DUAL | E/W | 4 | 49.4 | 40 | 46.6 | 43 | 8.7 | 6 | 85 | 75 |
| B3-21 | 4 bed (7 person) | P | 134.5 | 110 | YES | DUAL | E/W | 4 | 49.4 | 40 | 46.6 | 43 | 8.7 | 6 | 88 | 75 |
| B3-22 | 4 bed (7 person) | P | 134.5 | 110 | YES | DUAL | E/W | 4 | 49.4 | 40 | 46.6 | 43 | 8.7 | 6 | 91 | 75 |
| B3-23 | 4 bed (7 person) | P | 134.5 | 110 | YES | DUAL | E/W/N | 4 | 49.4 | 40 | 46.6 | 43 | 8.7 | 6 | 108 | 75 |
| B3-24 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S/E | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 115 | 60 |
| B3-25 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 132 | 60 |
| B3-26 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 119 | 60 |
| B3-27 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 116 | 60 |
| B3-28 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 125 | 60 |
| B3-29 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 118 | 60 |
| B3-30 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 122 | 60 |
| B3-31 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 117 | 60 |
| B3-32 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 107 | 60 |
| B3-33 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 98 | 60 |
| B3-34 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 88 | 60 |
| B3-35 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 78 | 60 |
| B3-36 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 69 | 60 |
| B3-37 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 64 | 60 |
| B3-38 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 63 | 60 |
| **Total** | | | 4400.5 | | | | | | | | | | | | | |
| **BLOCK B4** | | | | | | | | | | | | | | | | |
| B4-01 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 104 | 60 |
| B4-02 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 104 | 60 |
| B4-03 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 104 | 60 |
| B4-04 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 104 | 60 |
| B4-05 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 104 | 60 |
| B4-06 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 104 | 60 |
| B4-07 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 104 | 60 |
| B4-08 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 104 | 60 |
| B4-09 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 104 | 60 |
| B4-10 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 104 | 60 |
| B4-11 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 104 | 60 |
| B4-12 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 104 | 75 |
| B4-13 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S/E | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 106 | 75 |
| B4-14 | 4 bed (7 person) | P | 134.5 | 110 | YES | DUAL | E/W/S | 4 | 49.4 | 40 | 46.6 | 43 | 8.7 | 6 | 82 | 75 |
| B4-15 | 4 bed (7 person) | P | 134.5 | 110 | YES | DUAL | E/W | 4 | 49.4 | 40 | 46.6 | 43 | 8.7 | 6 | 77 | 75 |
| B4-16 | 4 bed (7 person) | P | 134.5 | 110 | YES | DUAL | E/W | 4 | 49.4 | 40 | 46.6 | 43 | 8.7 | 6 | 84 | 75 |
| B4-17 | 4 bed (7 person) | P | 134.5 | 110 | YES | DUAL | E/W | 4 | 49.4 | 40 | 46.6 | 43 | 8.7 | 6 | 95 | 75 |
| B4-18 | 4 bed (7 person) | P | 134.5 | 110 | YES | DUAL | E/W | 4 | 49.4 | 40 | 46.6 | 43 | 8.7 | 6 | 101 | 75 |

# 7.3 HOUSING QUALITY ASSESSMENT - HOUSES

Job No. 950659 Client: RICHMOND HOMES
Job Name: PROJECT SHORELINE Date: 28.05.2021
Schedule: ZONE B3-B4, C1-C3 | STRATEGIC HOUSING DEVELOPMENT | HOUSING QUALITY ASSESSMENT | 950659 SCBC P 1901 Block B3-4, C1-C3 Housing Planning Compliance Schedule

Henry J Lyons

**Note 1- Areas referred to are taken from Department of the Environment, Community & Local Government 2018, Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities**

| Unit No. | Classification | Type | Unit Size m2 | Min Unit Size required m2 | Unit Size > Min+10% | Dwelling Aspect | Orientation | Number of bedrooms | Living/ Kitchen room area provided m2 | Living / Kitchen room area required m2 | Aggregate bedroom area provided m2 | Aggregate bedroom area required m2 | Storage area provided in house m2 | Storage area required m2 | Private amenity m2 | Private amenity m2 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| B4-19 | 4 bed (7 person) | P | 134.5 | 110 | YES | DUAL | E/W | 4 | 49.4 | 40 | 46.6 | 43 | 8.7 | 6 | 79 | 75 |
| B4-20 | 4 bed (7 person) | P | 134.5 | 110 | YES | DUAL | E/W | 4 | 49.4 | 40 | 46.6 | 43 | 8.7 | 6 | 85 | 75 |
| B4-21 | 4 bed (7 person) | P | 134.5 | 110 | YES | DUAL | E/W | 4 | 49.4 | 40 | 46.6 | 43 | 8.7 | 6 | 91 | 60 |
| B4-22 | 4 bed (7 person) | P | 134.5 | 110 | YES | DUAL | E/W/N | 4 | 49.4 | 40 | 46.6 | 43 | 8.7 | 6 | 95 | 60 |
| B4-23 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S/E | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 66 | 60 |
| B4-24 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 102 | 60 |
| B4-25 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 104 | 60 |
| B4-26 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 104 | 60 |
| B4-27 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 104 | 60 |
| B4-28 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 104 | 60 |
| B4-29 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 104 | 60 |
| B4-30 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 104 | 60 |
| B4-31 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 104 | 60 |
| B4-32 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 104 | 60 |
| B4-33 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 103 | 60 |
| B4-34 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 103 | 60 |
| B4-35 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 103 | 60 |
| B4-36 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 103 | 60 |
| **Total** | | | 4180.5 | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK C1** | | | | | | | | | | | | | | | | |
| C1-01 | 2 Bed (4 person) | O | 85.5 | 80 | NO | DUAL | E/W/S | 2 | 30.9 | 30 | 25.7 | 25 | 5.5 | 4 | 183 | 60 |
| C1-02 | 2 Bed (4 person) | O | 85.5 | 80 | NO | DUAL | E/W | 2 | 30.9 | 30 | 25.7 | 25 | 5.5 | 4 | 81 | 60 |
| C1-03 | 2 Bed (4 person) | O | 85.5 | 80 | NO | DUAL | E/W | 2 | 30.9 | 30 | 25.7 | 25 | 5.5 | 4 | 79 | 60 |
| C1-04 | 2 Bed (4 person) | O | 85.5 | 80 | NO | DUAL | E/W | 2 | 30.9 | 30 | 25.7 | 25 | 5.5 | 4 | 76 | 60 |
| C1-05 | 2 Bed (4 person) | O | 85.5 | 80 | NO | DUAL | E/W | 2 | 30.9 | 30 | 25.7 | 25 | 5.5 | 4 | 74 | 60 |
| C1-06 | 2 Bed (4 person) | O | 85.5 | 80 | NO | DUAL | E/W | 2 | 30.9 | 30 | 25.7 | 25 | 5.5 | 4 | 72 | 60 |
| C1-07 | 2 Bed (4 person) | O | 85.5 | 80 | NO | DUAL | E/W | 2 | 30.9 | 30 | 25.7 | 25 | 5.5 | 4 | 70 | 60 |
| C1-08 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | E/W | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 84 | 60 |
| C1-09 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | E/W/N | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 103 | 60 |
| C1-10 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | E/W/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 98 | 60 |
| C1-11 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | E/W | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 75 | 60 |
| C1-12 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | E/W | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 75 | 60 |
| C1-13 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | E/W | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 77 | 60 |
| C1-14 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | E/W | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 83 | 60 |
| C1-15 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | E/W/N | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 113 | 60 |
| **Total** | | | 1478.5 | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK C2** | | | | | | | | | | | | | | | | |
| C2-01 | 3 Bed (5 person) | Q | 110 | 92 | YES | DUAL | N/S/W | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 93 | 60 |
| C2-02 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 71 | 60 |
| C2-03 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 71 | 60 |
| C2-04 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 72 | 60 |
| C2-05 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 72 | 60 |
| C2-06 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 72 | 60 |
| C2-07 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 71 | 60 |
| C2-08 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 72 | 60 |
| C2-09 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 72 | 60 |
| C2-10 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S/E | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 75 | 60 |
| C2-11 | 4 bed (7 person) | D | 142 | 110 | YES | DUAL | E/W/S | 4 | 41.5 | 40 | 47 | 43 | 6 | 6 | 133 | 75 |
| C2-12 | 4 bed (7 person) | D | 142 | 110 | YES | DUAL | E/W | 4 | 41.5 | 40 | 47 | 43 | 6 | 6 | 91 | 75 |
| C2-13 | 4 bed (7 person) | D | 142 | 110 | YES | DUAL | E/W | 4 | 41.5 | 40 | 47 | 43 | 6 | 6 | 91 | 75 |
| C2-14 | 4 bed (7 person) | D | 142 | 110 | YES | DUAL | E/W | 4 | 41.5 | 40 | 47 | 43 | 6 | 6 | 90 | 75 |
| C2-15 | 4 bed (7 person) | D | 142 | 110 | YES | DUAL | E/W | 4 | 41.5 | 40 | 47 | 43 | 6 | 6 | 90 | 75 |
| C2-16 | 4 bed (7 person) | D | 142 | 110 | YES | DUAL | E/W | 4 | 41.5 | 40 | 47 | 43 | 6 | 6 | 91 | 75 |
| C2-17 | 4 bed (7 person) | D | 142 | 110 | YES | DUAL | E/W/N | 4 | 41.5 | 40 | 47 | 43 | 6 | 6 | 129 | 75 |
| **Total** | | | 2094 | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **BLOCK C3** | | | | | | | | | | | | | | | | |
| C3-01 | 3 Bed (5 person) | Q | 110 | 92 | YES | DUAL | N/S/W | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 86 | 60 |
| C3-02 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 69 | 60 |
| C3-03 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 69 | 60 |
| C3-04 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 69 | 60 |

# 7.3 HOUSING QUALITY ASSESSMENT - HOUSES

Job No. 950659 Client: RICHMOND HOMES
Job Name: PROJECT SHORELINE Date: 28.05.2021
Schedule: ZONE B3-B4, C1-C3 | STRATEGIC HOUSING DEVELOPMENT | HOUSING QUALITY ASSESSMENT | 950659 SCBC P 1901 Block B3-4, C1-C3 Housing Planning Compliance Schedule

Henry J Lyons

**Note 1- Areas referred to are taken from Department of the Environment, Community & Local Government 2018, Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities**

| Unit No. | Classification | Type | Unit Size m2 | Min Unit Size required m2 | Unit Size > Min+10% | Dwelling Aspect | Orientation | Number of bedrooms | Living/ Kitchen room area provided m2 | Living / Kitchen room area required m2 | Aggregate bedroom area provided m2 | Aggregate bedroom area required m2 | Storage area provided in house m2 | Storage area required m2 | Private amenity m2 | Private amenity m2 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| C3-05 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 69 | 60 |
| C3-06 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 69 | 60 |
| C3-07 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 69 | 60 |
| C3-08 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 69 | 60 |
| C3-09 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 69 | 60 |
| C3-10 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 69 | 60 |
| C3-11 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S/E | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 71 | 60 |
| C3-12 | 4 bed (7 person) | D | 142 | 110 | YES | DUAL | E/W/S | 4 | 41.5 | 40 | 47 | 43 | 6 | 6 | 101 | 75 |
| C3-13 | 4 bed (7 person) | D | 142 | 110 | YES | DUAL | E/W | 4 | 41.5 | 40 | 47 | 43 | 6 | 6 | 94 | 75 |
| C3-14 | 4 bed (7 person) | D | 142 | 110 | YES | DUAL | E/W | 4 | 41.5 | 40 | 47 | 43 | 6 | 6 | 89 | 75 |
| C3-15 | 4 bed (7 person) | D | 142 | 110 | YES | DUAL | E/W | 4 | 41.5 | 40 | 47 | 43 | 6 | 6 | 84 | 75 |
| C3-16 | 4 bed (7 person) | D | 142 | 110 | YES | DUAL | E/W | 4 | 41.5 | 40 | 47 | 43 | 6 | 6 | 78 | 75 |
| C3-17 | 4 bed (7 person) | D | 142 | 110 | YES | DUAL | E/W | 4 | 41.5 | 40 | 47 | 43 | 6 | 6 | 77 | 75 |
| C3-18 | 4 bed (7 person) | D | 142 | 110 | YES | DUAL | E/W/N | 4 | 41.5 | 40 | 47 | 43 | 6 | 6 | 121 | 75 |
| C3-19 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S/E | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 74 | 60 |
| C3-20 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 72 | 60 |
| C3-21 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 72 | 60 |
| C3-22 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 72 | 60 |
| C3-23 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 71 | 60 |
| C3-24 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 71 | 60 |
| C3-25 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 71 | 60 |
| C3-26 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 71 | 60 |
| C3-27 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 71 | 60 |
| C3-28 | 3 Bed (5 person) | B | 110 | 92 | YES | DUAL | N/S | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 71 | 60 |
| C3-29 | 3 Bed (5 person) | Q | 110 | 92 | YES | DUAL | N/S/W | 3 | 35.2 | 34 | 32 | 32 | 5 | 5 | 88 | 60 |
| **Total** | | | 3414 | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |

## 7.4 PART V REPORT

# PART V PROVISION




**Red Line Boundary Proposal;**
**88 units:**
**88 apartments**

**Apartments**
**Zone D2 = 2 units**
**Zone B1 = 9 units**
**Zone C1a = 43 units**
**Zone C2a = 33 units**

**Houses**
**Zone C1 = 1 unit**

# PART V ALLOCATION SCHEDULE

**950569 Project Shoreline - Part V Schedule**
**Date; 24/05/2021**
**Revision: I**

**APARTMENTS**

**Block D2**

| Level | Studio (2p) | 1 Bed (2p) | 2 Bed (3p) | 2 Bed (4p) | 3 Bed (5p) | 3 Bed (6p) | Total |
|---|---|---|---|---|---|---|---|
| **0** | 0 | 2 | 0 | 0 | 0 | 0 | 2 |
| **Type Totals** | 0 | 2 | 0 | 0 | 0 | 0 | **2** |
| **Type Mix** | 0% | 100% | 0% | 0% | 0% | 0% | |
| **Total Nos.** | **0** | **2** | **0** | | **0** | | |
| **Mix** | 0% | 100% | 0% | | 0% | | |

**Block B1**

| Level | Studio (2p) | 1 Bed (2p) | 2 Bed (3p) | 2 Bed (4p) | 3 Bed (5p) | 3 Bed (6p) | Total |
|---|---|---|---|---|---|---|---|
| **0** | 0 | 5 | 1 | 3 | 0 | 0 | 9 |
| **Type Totals** | 0 | 5 | 1 | 3 | 0 | 0 | **9** |
| **Type Mix** | 0% | 56% | 11% | 33% | 0% | 0% | |
| **Total Nos.** | **0** | **5** | **4** | | **0** | | |
| **Mix** | 0% | 56% | 44% | | 0% | | |

**Block C1a**

| Level | Studio (2p) | 1 Bed (2p) | 2 Bed (3p) | 2 Bed (4p) | 3 Bed (5p) | 3 Bed (6p) | Total |
|---|---|---|---|---|---|---|---|
| **0** | 0 | 2 | 0 | 3 | 1 | 0 | 6 |
| **1** | 0 | 5 | 0 | 4 | 0 | 0 | 9 |
| **2** | 0 | 5 | 0 | 4 | 0 | 0 | 9 |
| **3** | 0 | 5 | 0 | 4 | 0 | 0 | 9 |
| **4** | 0 | 1 | 0 | 4 | 0 | 0 | 5 |
| **5** | 0 | 1 | 0 | 4 | 0 | 0 | 5 |
| **Type Totals** | 0 | 19 | 0 | 23 | 1 | 0 | **43** |
| **Type Mix** | 0% | 44% | 0% | 53% | 2% | 0% | |
| **Total Nos.** | **0** | **19** | **23** | | **1** | | |
| **Mix** | 0% | 44% | 53% | | 2% | | |

**Block C2a**

| Level | Studio (2p) | 1 Bed (2p) | 2 Bed (3p) | 2 Bed (4p) | 3 Bed (5p) | 3 Bed (6p) | Total |
|---|---|---|---|---|---|---|---|
| **0** | 0 | 2 | 1 | 2 | 0 | 0 | 5 |
| **1** | 0 | 4 | 2 | 2 | 0 | 0 | 8 |
| **2** | 0 | 4 | 2 | 2 | 0 | 0 | 8 |
| **3** | 0 | 4 | 2 | 2 | 0 | 0 | 8 |
| **4** | 0 | 2 | 1 | 1 | 0 | 0 | 4 |
| **Type Totals** | 0 | 16 | 8 | 9 | 0 | 0 | **33** |
| **Type Mix** | 0% | 48% | 24% | 27% | 0% | 0% | |
| **Total Nos.** | **0** | **16** | **17** | | **0** | | |
| **Mix** | 0% | 48% | 52% | | 0% | | |

**Block C1 (Houses)**

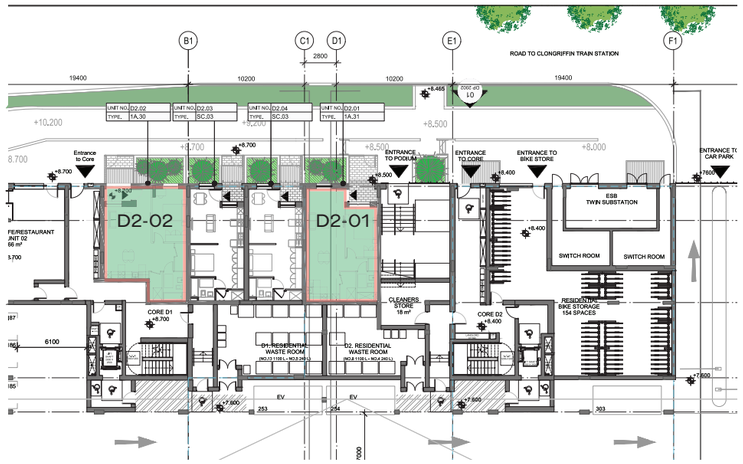
| Level | Studio (2p) | 1 Bed (2p) | 2 Bed (3p) | 2 Bed (4p) | 3 Bed (5p) | 3 Bed (6p) | Total |
|---|---|---|---|---|---|---|---|
| **0** | 0 | | | 1 | 0 | 0 | 1 |
| **Type Totals** | 0 | 0 | 0 | 1 | 0 | 0 | **1** |
| **Type Mix** | 0% | 0% | 0% | 100% | 0% | 0% | |
| **Total Nos.** | **0** | **0** | **1** | | **0** | | |
| **Mix** | 0% | 0% | 100% | | 0% | | |

**PART V - OVERALL MIX**

**TOTAL PROVISION**

| Type | Studio (2p) | 1 Bed (2p) | 2 Bed (3p) | 2 Bed (4p) | 3 Bed (5p) | 3 Bed (6p) | Total |
|---|---|---|---|---|---|---|---|
| **Type Quantity** | 0 | 42 | 9 | 36 | 1 | 0 | **88** |
| **Type Mix** | 0% | 48% | 10% | 41% | 1% | 0% | |
| | | | | | | | |
| **Total Quantity** | **0** | **42** | **45** | | **1** | | **88** |
| **Total Mix** | **0%** | **48%** | **51%** | | **1%** | | |

# BLOCK D2




00-Ground Floor Plan



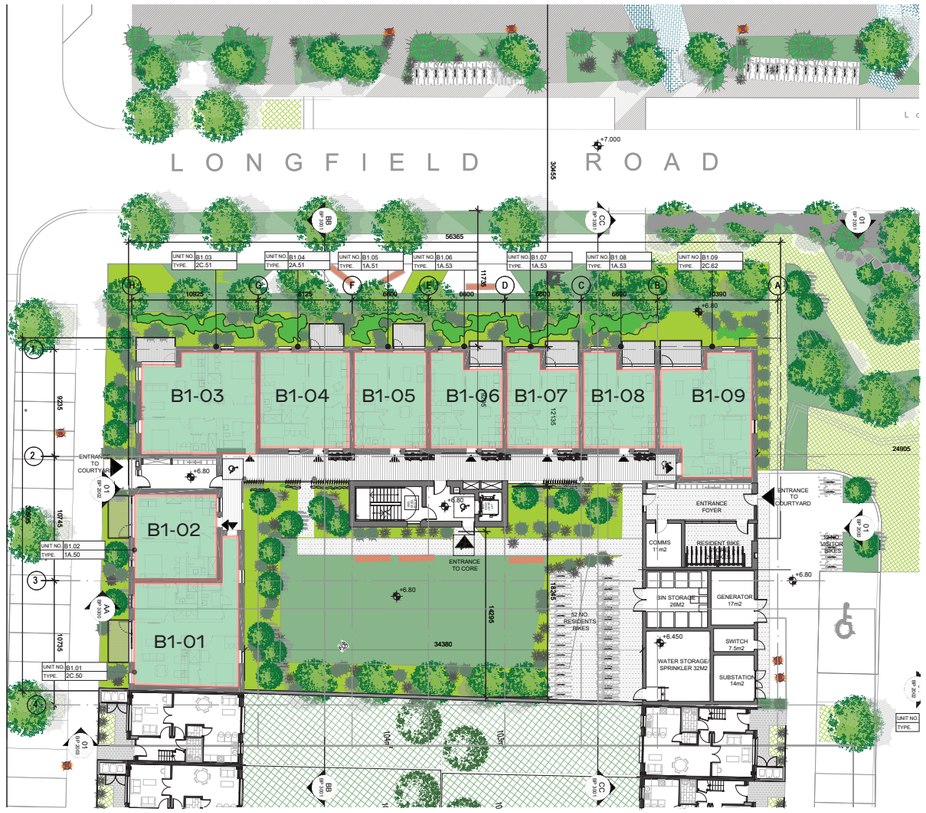
N

## KEY PLAN

| | |
|---|---|
| Job No. | 950659 |
| Job Name: | Project Shoreline |
| Client: | Richmond Homes |
| Schedule: | Part V |
| Revision: | F |
| Date: | 24.05.2021 |

| | LOCATION | | | TYPE | | OVERALL AREAS | | | |
|---|---|---|---|---|---|---|---|---|---|
| No. | Block | Level | Unit No. | Type | No. Bedrooms | Area Provided m2 | Unit over 10% | Dual Aspect | Aspect |
| 1 | D2 | Ground Floor | D2.01 | 1A.31 | 1 Bed (2p) | 56 | YES | SINGLE | N |
| 2 | D2 | Ground Floor | D2.02 | 1A.30 | 1 Bed (2p) | 58 | YES | SINGLE | N |

# BLOCK B1



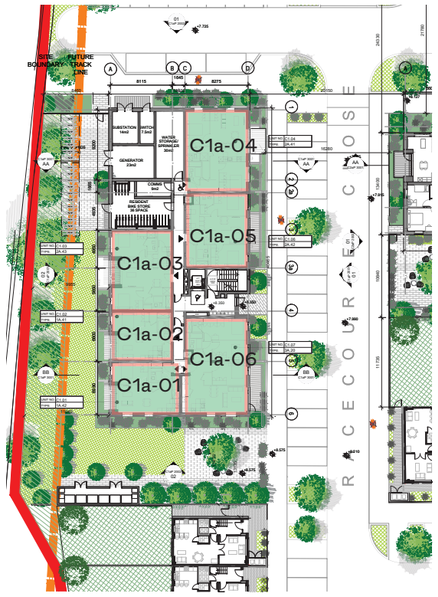

0-Ground Floor Plan



## KEY PLAN

| | LOCATION | | | TYPE | | OVERALL AREAS | | | |
|---|---|---|---|---|---|---|---|---|---|
| No. | Block | Level | Unit No. | Type | No. Bedrooms | Area Provided m2 | Unit over 10% | Dual Aspect | Aspect |
| 3 | B1 | Ground Floor | B1.01 | 2C.50 | 2 Bed (4p) | 86 | YES | DUAL | S/N |
| 4 | B1 | Ground Floor | B1.02 | 1A.50 | 1 Bed (2p) | 51 | YES | DUAL | N/S |
| 5 | B1 | Ground Floor | B1.03 | 2C.51 | 2 Bed (4p) | 81 | YES | DUAL | S/E |
| 6 | B1 | Ground Floor | B1.04 | 2A.51 | 2 Bed (3p) | 64 | NO | DUAL | E/W |
| 7 | B1 | Ground Floor | B1.05 | 1A.51 | 1 Bed (2p) | 51 | YES | DUAL | E/W |
| 8 | B1 | Ground Floor | B1.06 | 1A.53 | 1 Bed (2p) | 46 | NO | DUAL | E/W |
| 9 | B1 | Ground Floor | B1.07 | 1A.53 | 1 Bed (2p) | 46 | NO | DUAL | E/W |
| 10 | B1 | Ground Floor | B1.08 | 1A.53 | 1 Bed (2p) | 46 | NO | DUAL | E/W |
| 11 | B1 | Ground Floor | B1.09 | 2C.62 | 2 Bed (4p) | 75 | NO | DUAL | N/E |

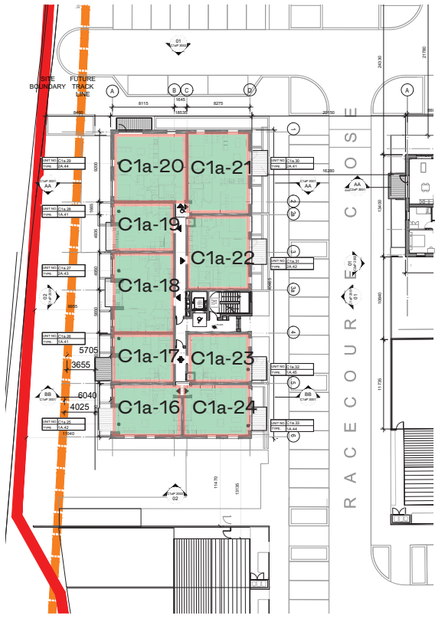
# BLOCK C1A



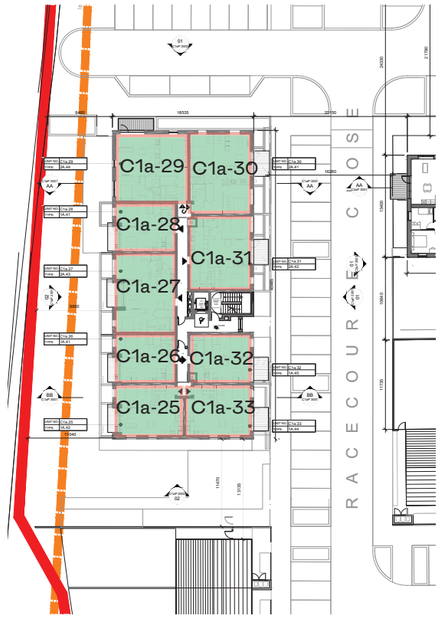

00-Ground Floor Plan



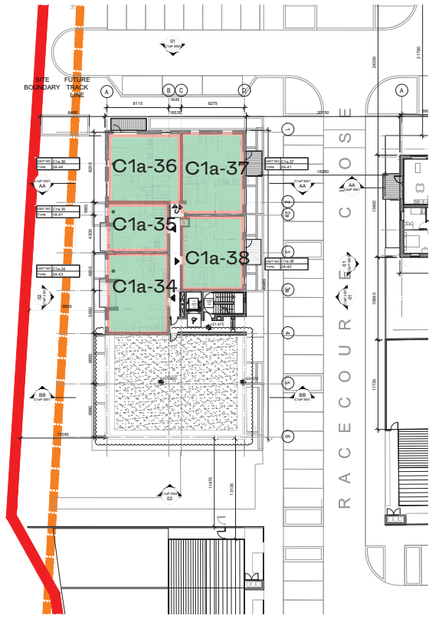

01-First Floor Plan



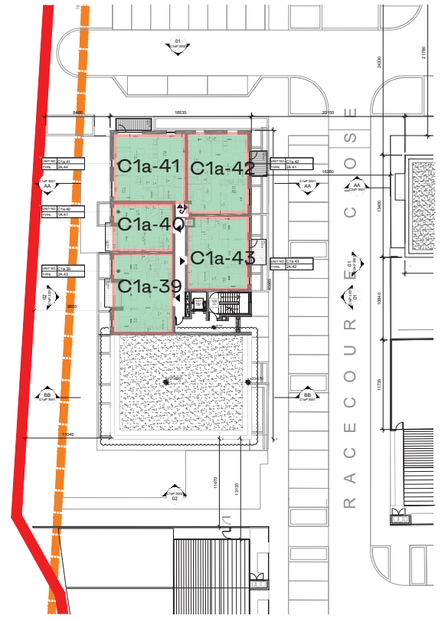

02-Second Floor Plan



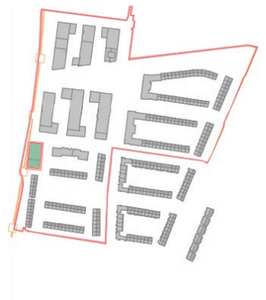

03-Third Floor Plan




04-Fourth Floor Plan




05-Fifth Floor Plan



N

## KEY PLAN

| | LOCATION | | | TYPE | | OVERALL AREAS | | | |
|---|---|---|---|---|---|---|---|---|---|
| No. | Block | Level | Unit No. | Type | No. Bedrooms | Area Provided m2 | Unit over 10% | Dual Aspect | Aspect |
| 12 | C1a | Ground Floor | C1a.01 | 1A.42 | 1 Bed (2p) | 52 | YES | DUAL | S/W |
| 13 | C1a | Ground Floor | C1a.02 | 1A.41 | 1 Bed (2p) | 45 | NO | SINGLE | E |
| 14 | C1a | Ground Floor | C1a.03 | 2A.43 | 2 Bed (4p) | 73 | NO | SINGLE | E |
| 15 | C1a | Ground Floor | C1a.04 | 2A.41 | 2 Bed (4p) | 81 | YES | DUAL | N/E |
| 16 | C1a | Ground Floor | C1a.05 | 2A.42 | 2 Bed (4p) | 73 | NO | SINGLE | E |
| 17 | C1a | Ground Floor | C1a.06 | 3A.20 | 3 Bed (5p) | 97 | NO | DUAL | S/E |
| 18 | C1a | First Floor | C1a.07 | 1A.42 | 1 Bed (2p) | 52 | YES | DUAL | S/W |
| 19 | C1a | First Floor | C1a.08 | 1A.41 | 1 Bed (2p) | 45 | NO | SINGLE | W |
| 20 | C1a | First Floor | C1a.09 | 2A.43 | 2 Bed (4p) | 73 | NO | SINGLE | W |
| 21 | C1a | First Floor | C1a.10 | 1A.41 | 1 Bed (2p) | 45 | NO | SINGLE | W |
| 22 | C1a | First Floor | C1a.11 | 2A.44 | 2 Bed (4p) | 82 | YES | DUAL | N/W |
| 23 | C1a | First Floor | C1a.12 | 2A.41 | 2 Bed (4p) | 81 | YES | DUAL | N/E |
| 24 | C1a | First Floor | C1a.13 | 2A.42 | 2 Bed (4p) | 73 | NO | SINGLE | E |
| 25 | C1a | First Floor | C1a.14 | 1A.45 | 1 Bed (2p) | 47 | NO | SINGLE | E |
| 26 | C1a | First Floor | C1a.15 | 1A.44 | 1 Bed (2p) | 53 | YES | DUAL | S/E |
| 27 | C1a | Second Floor | C1a.16 | 1A.42 | 1 Bed (2p) | 52 | YES | DUAL | S/W |
| 28 | C1a | Second Floor | C1a.17 | 1A.41 | 1 Bed (2p) | 45 | NO | SINGLE | W |
| 29 | C1a | Second Floor | C1a.18 | 2A.43 | 2 Bed (4p) | 73 | NO | SINGLE | W |
| 30 | C1a | Second Floor | C1a.19 | 1A.41 | 1 Bed (2p) | 45 | NO | SINGLE | W |
| 31 | C1a | Second Floor | C1a.20 | 2A.44 | 2 Bed (4p) | 82 | YES | DUAL | N/W |
| 32 | C1a | Second Floor | C1a.21 | 2A.41 | 2 Bed (4p) | 81 | YES | DUAL | N/E |
| 33 | C1a | Second Floor | C1a.22 | 2A.42 | 2 Bed (4p) | 73 | NO | SINGLE | E |
| 34 | C1a | Second Floor | C1a.23 | 1A.45 | 1 Bed (2p) | 47 | NO | SINGLE | E |
| 35 | C1a | Second Floor | C1a.24 | 1A.44 | 1 Bed (2p) | 53 | YES | DUAL | S/E |
| 36 | C1a | Third Floor | C1a.25 | 1A.42 | 1 Bed (2p) | 52 | YES | DUAL | S/W |
| 37 | C1a | Third Floor | C1a.26 | 1A.41 | 1 Bed (2p) | 45 | NO | SINGLE | W |
| 38 | C1a | Third Floor | C1a.27 | 2A.43 | 2 Bed (4p) | 73 | NO | SINGLE | W |
| 39 | C1a | Third Floor | C1a.28 | 1A.41 | 1 Bed (2p) | 45 | NO | SINGLE | W |
| 40 | C1a | Third Floor | C1a.29 | 2A.44 | 2 Bed (4p) | 73 | YES | DUAL | N/W |
| 41 | C1a | Third Floor | C1a.30 | 2A.41 | 2 Bed (4p) | 73 | YES | DUAL | N/E |
| 42 | C1a | Third Floor | C1a.31 | 2A.42 | 2 Bed (4p) | 73 | NO | SINGLE | E |
| 43 | C1a | Third Floor | C1a.32 | 1A.45 | 1 Bed (2p) | 45 | NO | SINGLE | E |
| 44 | C1a | Third Floor | C1a.33 | 1A.44 | 1 Bed (2p) | 45 | YES | DUAL | S/E |
| 45 | C1a | Fourth Floor | C1a.34 | 2A.43 | 2 Bed (4p) | 75 | NO | SINGLE | W |
| 46 | C1a | Fourth Floor | C1a.35 | 1A.41 | 1 Bed (2p) | 45 | NO | SINGLE | W |
| 47 | C1a | Fourth Floor | C1a.36 | 2A.44 | 2 Bed (4p) | 82 | YES | DUAL | N/W |
| 48 | C1a | Fourth Floor | C1a.37 | 2A.41 | 2 Bed (4p) | 81 | YES | DUAL | N/E |
| 49 | C1a | Fourth Floor | C1a.38 | 2A.42 | 2 Bed (4p) | 73 | NO | SINGLE | E |
| 50 | C1a | Fifth Floor | C1a.39 | 2A.43 | 2 Bed (4p) | 73 | NO | SINGLE | W |
| 51 | C1a | Fifth Floor | C1a.40 | 1A.41 | 1 Bed (2p) | 45 | NO | SINGLE | W |
| 52 | C1a | Fifth Floor | C1a.41 | 2A.44 | 2 Bed (4p) | 82 | YES | DUAL | N/W |
| 53 | C1a | Fifth Floor | C1a.42 | 2A.41 | 2 Bed (4p) | 81 | YES | DUAL | N/E |
| 54 | C1a | Fifth Floor | C1a.43 | 2A.42 | 2 Bed (4p) | 73 | NO | SINGLE | E |

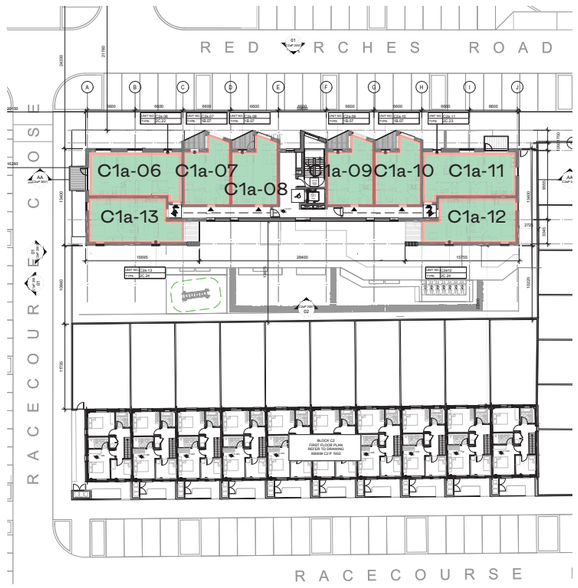


HJL

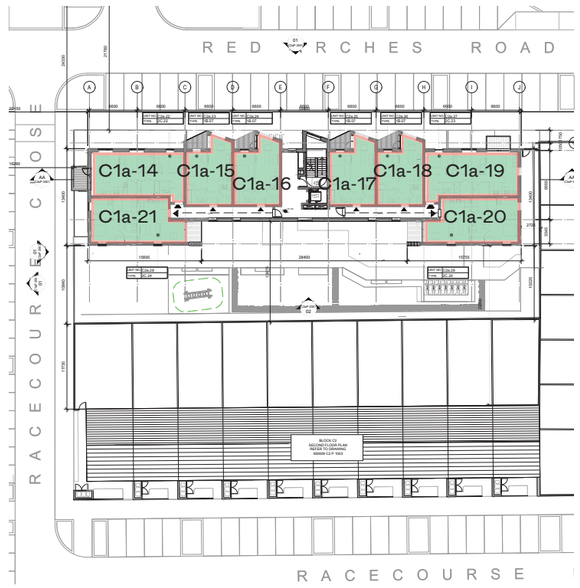
# BLOCK C2A



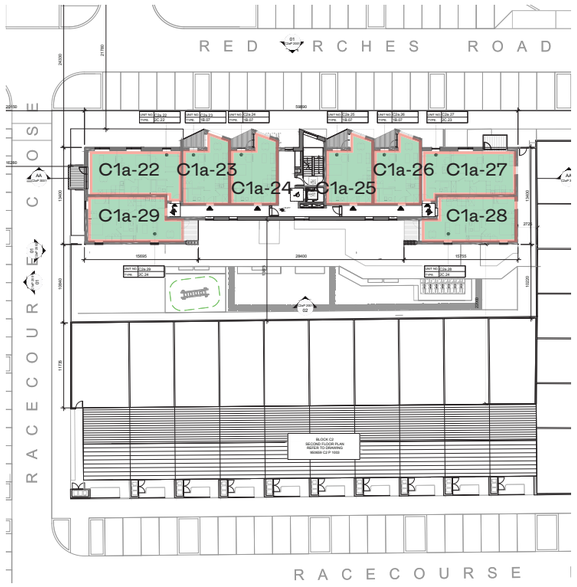

00-Ground Floor Plan



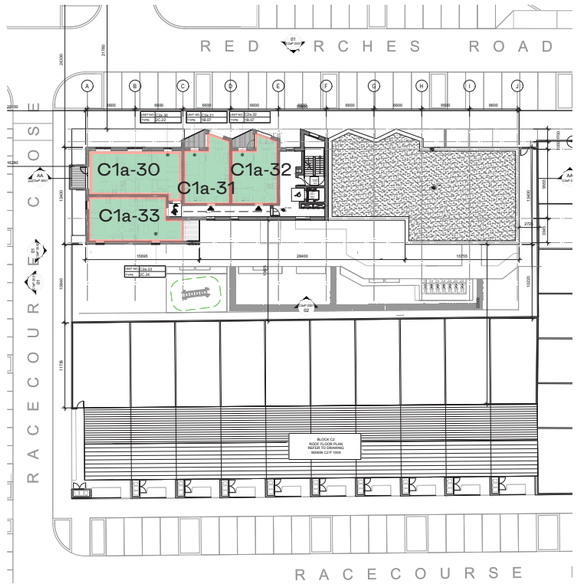

01-First Floor Plan



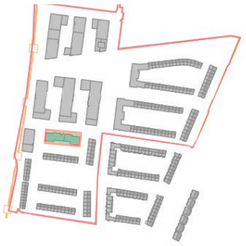

02-Second Floor Plan




03-Third Floor Plan




04-Fourth Floor Plan



KEY PLAN

| | LOCATION | | | TYPE | | OVERALL AREAS | | | |
|---|---|---|---|---|---|---|---|---|---|
| No. | Block | Level | Unit No. | Type | No. Bedrooms | Area Provided m2 | Unit over 10% | Dual Aspect | Aspect |
| 55 | C2a | Ground Floor | C2a.01 | 2C.26 | 2 Bed (4p) | 74 | NO | DUAL | N/W |
| 56 | C2a | Ground Floor | C2a.02 | 1B.07 | 1 Bed (2p) | 50 | YES | SINGLE | N |
| 57 | C2a | Ground Floor | C2a.03 | 1B.07 | 1 Bed (2p) | 50 | YES | SINGLE | N |
| 58 | C2a | Ground Floor | C2a.04 | 2C.25 | 2 Bed (4p) | 73 | NO | SINGLE | N |
| 59 | C2a | Ground Floor | C2a.05 | 2C.24 | 2 Bed (3p) | 70 | YES | DUAL | S/W |
| 60 | C2a | First Floor | C2a.06 | 2C.22 | 2 Bed (4p) | 78 | NO | DUAL | N/W |
| 61 | C2a | First Floor | C2a.07 | 1B.07 | 1 Bed (2p) | 50 | YES | SINGLE | N |
| 62 | C2a | First Floor | C2a.08 | 1B.07 | 1 Bed (2p) | 50 | YES | SINGLE | N |
| 63 | C2a | First Floor | C2a.09 | 1B.07 | 1 Bed (2p) | 50 | YES | SINGLE | N |
| 64 | C2a | First Floor | C2a.10 | 1B.07 | 1 Bed (2p) | 50 | YES | SINGLE | N |
| 65 | C2a | First Floor | C2a.11 | 2C.23 | 2 Bed (4p) | 78 | NO | DUAL | N/E |
| 66 | C2a | First Floor | C2a.12 | 2C.24 | 2 Bed (3p) | 70 | YES | DUAL | S/E |
| 67 | C2a | First Floor | C2a.13 | 2C.24 | 2 Bed (3p) | 70 | YES | DUAL | S/W |
| 68 | C2a | Second Floor | C2a.14 | 2C.22 | 2 Bed (4p) | 78 | NO | DUAL | N/W |
| 69 | C2a | Second Floor | C2a.15 | 1B.07 | 1 Bed (2p) | 50 | YES | SINGLE | N |
| 70 | C2a | Second Floor | C2a.16 | 1B.07 | 1 Bed (2p) | 50 | YES | SINGLE | N |
| 71 | C2a | Second Floor | C2a.17 | 1B.07 | 1 Bed (2p) | 50 | YES | SINGLE | N |
| 72 | C2a | Second Floor | C2a.18 | 1B.07 | 1 Bed (2p) | 50 | YES | SINGLE | N |
| 73 | C2a | Second Floor | C2a.19 | 2C.23 | 2 Bed (4p) | 78 | NO | DUAL | N/E |
| 74 | C2a | Second Floor | C2a.20 | 2C.24 | 2 Bed (3p) | 70 | YES | DUAL | S/E |
| 75 | C2a | Second Floor | C2a.21 | 2C.24 | 2 Bed (3p) | 70 | YES | DUAL | S/W |
| 76 | C2a | Third Floor | C2a.22 | 2C.22 | 2 Bed (4p) | 78 | NO | DUAL | N/W |
| 77 | C2a | Third Floor | C2a.23 | 1B.07 | 1 Bed (2p) | 50 | YES | SINGLE | N |
| 78 | C2a | Third Floor | C2a.24 | 1B.07 | 1 Bed (2p) | 50 | YES | SINGLE | N |
| 79 | C2a | Third Floor | C2a.25 | 1B.07 | 1 Bed (2p) | 50 | YES | SINGLE | N |
| 80 | C2a | Third Floor | C2a.26 | 1B.07 | 1 Bed (2p) | 50 | YES | SINGLE | N |
| 81 | C2a | Third Floor | C2a.27 | 2C.23 | 2 Bed (4p) | 78 | NO | DUAL | N/E |
| 82 | C2a | Third Floor | C2a.28 | 2C.24 | 2 Bed (3p) | 70 | YES | DUAL | S/E |
| 83 | C2a | Third Floor | C2a.29 | 2C.24 | 2 Bed (3p) | 70 | YES | DUAL | S/W |
| 84 | C2a | Fourth Floor | C2a.30 | 2C.24 | 2 Bed (3p) | 70 | YES | DUAL | N/W |
| 85 | C2a | Fourth Floor | C2a.31 | 2C.22 | 2 Bed (4p) | 78 | NO | DUAL | N |
| 86 | C2a | Fourth Floor | C2a.32 | 1B.07 | 1 Bed (2p) | 50 | YES | SINGLE | N |
| 87 | C2a | Fourth Floor | C2a.33 | 1B.07 | 1 Bed (2p) | 50 | YES | SINGLE | S/W |

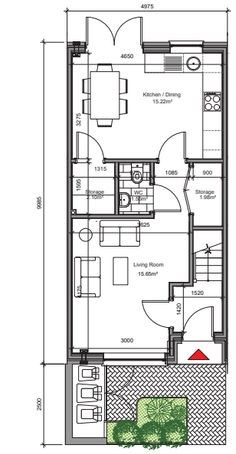
# BLOCK C1



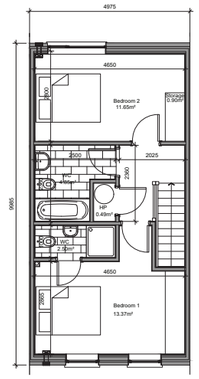



## KEY PLAN

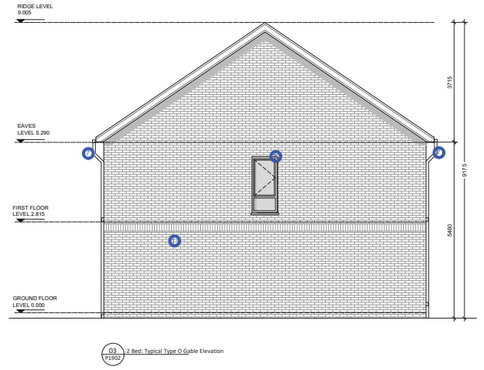
| LOCATION | | | | TYPE | | OVERALL AREAS | | | |
|---|---|---|---|---|---|---|---|---|---|
| No. | Block | Level | Unit No. | Type | No. Bedrooms | Area Provided m2 | Unit over 10% | Dual Aspect | Aspect |
| 88 | C1 | House | C1.06 | TYPE O | 2 Bed (4p) | 86 | NO | DUAL | E/W |



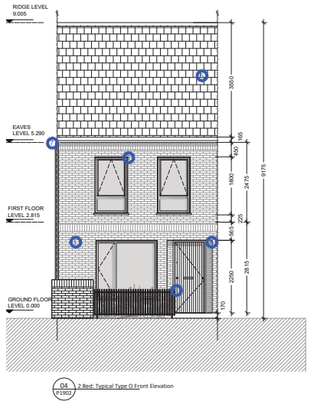

01 / P1901 2 Bed: Typical Type O (Ground Fl)



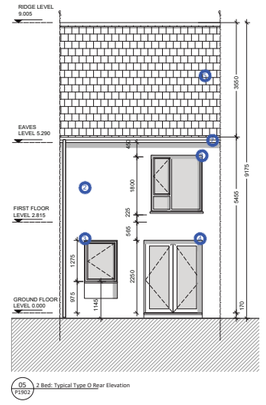

02 / P1902 2 Bed: Typical Type O (First Fl)



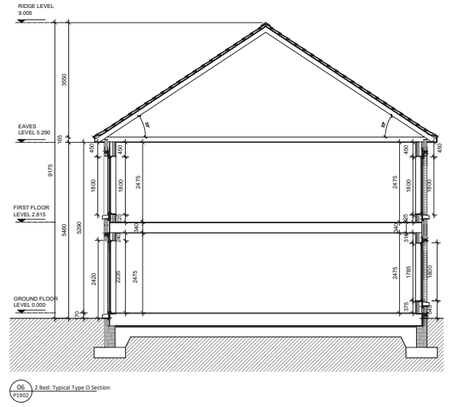

03 / P1903 2 Bed: Typical Type O Gable Elevation




04 / P1904 2 Bed: Typical Type O Front Elevation




05 / P1905 2 Bed: Typical Type O Rear Elevation




06 / P1906 2 Bed: Typical Type O Section

Henry J Lyons

# PART V SCHEDULE

| | LOCATION | | | TYPE | | OVERALL AREAS | | | |
|---|---|---|---|---|---|---|---|---|---|
| No. | Block | Level | Unit No. | Type | No. Bedrooms | Area Provided m2 | Unit over 10% | Dual Aspect | Aspect |
| 1 | D2 | Ground Floor | D2.01 | 1A.31 | 1 Bed (2p) | 56 | YES | SINGLE | N |
| 2 | D2 | Ground Floor | D2.02 | 1A.30 | 1 Bed (2p) | 58 | YES | SINGLE | N |
| 3 | B1 | Ground Floor | B1.01 | 2C.50 | 2 Bed (4p) | 86 | YES | DUAL | S/N |
| 4 | B1 | Ground Floor | B1.02 | 1A.50 | 1 Bed (2p) | 51 | YES | DUAL | N/S |
| 5 | B1 | Ground Floor | B1.03 | 2C.51 | 2 Bed (4p) | 81 | YES | DUAL | S/E |
| 6 | B1 | Ground Floor | B1.04 | 2A.51 | 2 Bed (3p) | 64 | NO | DUAL | E/W |
| 7 | B1 | Ground Floor | B1.05 | 1A.51 | 1 Bed (2p) | 51 | YES | DUAL | E/W |
| 8 | B1 | Ground Floor | B1.06 | 1A.53 | 1 Bed (2p) | 46 | NO | DUAL | E/W |
| 9 | B1 | Ground Floor | B1.07 | 1A.53 | 1 Bed (2p) | 46 | NO | DUAL | E/W |
| 10 | B1 | Ground Floor | B1.08 | 1A.53 | 1 Bed (2p) | 46 | NO | DUAL | E/W |
| 11 | B1 | Ground Floor | B1.09 | 2C.62 | 2 Bed (4p) | 75 | NO | DUAL | N/E |
| 12 | C1a | Ground Floor | C1a.01 | 1A.42 | 1 Bed (2p) | 52 | YES | DUAL | S/W |
| 13 | C1a | Ground Floor | C1a.02 | 1A.41 | 1 Bed (2p) | 45 | NO | SINGLE | E |
| 14 | C1a | Ground Floor | C1a.03 | 2A.43 | 2 Bed (4p) | 73 | NO | SINGLE | E |
| 15 | C1a | Ground Floor | C1a.04 | 2A.41 | 2 Bed (4p) | 81 | YES | DUAL | N/E |
| 16 | C1a | Ground Floor | C1a.05 | 2A.42 | 2 Bed (4p) | 73 | NO | SINGLE | E |
| 17 | C1a | Ground Floor | C1a.06 | 3A.20 | 3 Bed (5p) | 97 | NO | DUAL | S/E |
| 18 | C1a | First Floor | C1a.07 | 1A.42 | 1 Bed (2p) | 52 | YES | DUAL | S/W |
| 19 | C1a | First Floor | C1a.08 | 1A.41 | 1 Bed (2p) | 45 | NO | SINGLE | W |
| 20 | C1a | First Floor | C1a.09 | 2A.43 | 2 Bed (4p) | 73 | NO | SINGLE | W |
| 21 | C1a | First Floor | C1a.10 | 1A.41 | 1 Bed (2p) | 45 | NO | SINGLE | W |
| 22 | C1a | First Floor | C1a.11 | 2A.44 | 2 Bed (4p) | 82 | YES | DUAL | N/W |
| 23 | C1a | First Floor | C1a.12 | 2A.41 | 2 Bed (4p) | 81 | YES | DUAL | N/E |
| 24 | C1a | First Floor | C1a.13 | 2A.42 | 2 Bed (4p) | 73 | NO | SINGLE | E |
| 25 | C1a | First Floor | C1a.14 | 1A.45 | 1 Bed (2p) | 47 | NO | SINGLE | E |
| 26 | C1a | First Floor | C1a.15 | 1A.44 | 1 Bed (2p) | 53 | YES | DUAL | S/E |
| 27 | C1a | Second Floor | C1a.16 | 1A.42 | 1 Bed (2p) | 52 | YES | DUAL | S/W |
| 28 | C1a | Second Floor | C1a.17 | 1A.41 | 1 Bed (2p) | 45 | NO | SINGLE | W |
| 29 | C1a | Second Floor | C1a.18 | 2A.43 | 2 Bed (4p) | 73 | NO | SINGLE | W |
| 30 | C1a | Second Floor | C1a.19 | 1A.41 | 1 Bed (2p) | 45 | NO | SINGLE | W |
| 31 | C1a | Second Floor | C1a.20 | 2A.44 | 2 Bed (4p) | 82 | YES | DUAL | N/W |
| 32 | C1a | Second Floor | C1a.21 | 2A.41 | 2 Bed (4p) | 81 | YES | DUAL | N/E |
| 33 | C1a | Second Floor | C1a.22 | 2A.42 | 2 Bed (4p) | 73 | NO | SINGLE | E |
| 34 | C1a | Second Floor | C1a.23 | 1A.45 | 1 Bed (2p) | 47 | NO | SINGLE | E |
| 35 | C1a | Second Floor | C1a.24 | 1A.44 | 1 Bed (2p) | 53 | YES | DUAL | S/E |
| 36 | C1a | Third Floor | C1a.25 | 1A.42 | 1 Bed (2p) | 52 | YES | DUAL | S/W |
| 37 | C1a | Third Floor | C1a.26 | 1A.41 | 1 Bed (2p) | 45 | NO | SINGLE | W |
| 38 | C1a | Third Floor | C1a.27 | 2A.43 | 2 Bed (4p) | 73 | NO | SINGLE | W |
| 39 | C1a | Third Floor | C1a.28 | 1A.41 | 1 Bed (2p) | 45 | NO | SINGLE | W |
| 40 | C1a | Third Floor | C1a.29 | 2A.44 | 2 Bed (4p) | 73 | YES | DUAL | N/W |
| 41 | C1a | Third Floor | C1a.30 | 2A.41 | 2 Bed (4p) | 73 | YES | DUAL | N/E |
| 42 | C1a | Third Floor | C1a.31 | 2A.42 | 2 Bed (4p) | 73 | NO | SINGLE | E |
| 43 | C1a | Third Floor | C1a.32 | 1A.45 | 1 Bed (2p) | 45 | NO | SINGLE | E |
| 44 | C1a | Third Floor | C1a.33 | 1A.44 | 1 Bed (2p) | 45 | YES | DUAL | S/E |
| 45 | C1a | Fourth Floor | C1a.34 | 2A.43 | 2 Bed (4p) | 75 | NO | SINGLE | W |
| 46 | C1a | Fourth Floor | C1a.35 | 1A.41 | 1 Bed (2p) | 45 | NO | SINGLE | W |
| 47 | C1a | Fourth Floor | C1a.36 | 2A.44 | 2 Bed (4p) | 82 | YES | DUAL | N/W |
| 48 | C1a | Fourth Floor | C1a.37 | 2A.41 | 2 Bed (4p) | 81 | YES | DUAL | N/E |
| 49 | C1a | Fourth Floor | C1a.38 | 2A.42 | 2 Bed (4p) | 73 | NO | SINGLE | E |
| 50 | C1a | Fifth Floor | C1a.39 | 2A.43 | 2 Bed (4p) | 73 | NO | SINGLE | W |
| 51 | C1a | Fifth Floor | C1a.40 | 1A.41 | 1 Bed (2p) | 45 | NO | SINGLE | W |
| 52 | C1a | Fifth Floor | C1a.41 | 2A.44 | 2 Bed (4p) | 82 | YES | DUAL | N/W |
| 53 | C1a | Fifth Floor | C1a.42 | 2A.41 | 2 Bed (4p) | 81 | YES | DUAL | N/E |
| 54 | C1a | Fifth Floor | C1a.43 | 2A.42 | 2 Bed (4p) | 73 | NO | SINGLE | E |
| 55 | C2a | Ground Floor | C2a.01 | 2C.26 | 2 Bed (4p) | 74 | NO | DUAL | N/W |
| 56 | C2a | Ground Floor | C2a.02 | 1B.07 | 1 Bed (2p) | 50 | YES | SINGLE | N |
| 57 | C2a | Ground Floor | C2a.03 | 1B.07 | 1 Bed (2p) | 50 | YES | SINGLE | N |
| 58 | C2a | Ground Floor | C2a.04 | 2C.25 | 2 Bed (4p) | 73 | NO | SINGLE | N |
| 59 | C2a | Ground Floor | C2a.05 | 2C.24 | 2 Bed (3p) | 70 | YES | DUAL | S/W |
| 60 | C2a | First Floor | C2a.06 | 2C.22 | 2 Bed (4p) | 78 | NO | DUAL | N/W |
| 61 | C2a | First Floor | C2a.07 | 1B.07 | 1 Bed (2p) | 50 | YES | SINGLE | N |
| 62 | C2a | First Floor | C2a.08 | 1B.07 | 1 Bed (2p) | 50 | YES | SINGLE | N |
| 63 | C2a | First Floor | C2a.09 | 1B.07 | 1 Bed (2p) | 50 | YES | SINGLE | N |
| 64 | C2a | First Floor | C2a.10 | 1B.07 | 1 Bed (2p) | 50 | YES | SINGLE | N |
| 65 | C2a | First Floor | C2a.11 | 2C.23 | 2 Bed (4p) | 78 | NO | DUAL | N/E |
| 66 | C2a | First Floor | C2a.12 | 2C.24 | 2 Bed (3p) | 70 | YES | DUAL | S/E |
| 67 | C2a | First Floor | C2a.13 | 2C.24 | 2 Bed (3p) | 70 | YES | DUAL | S/W |
| 68 | C2a | Second Floor | C2a.14 | 2C.22 | 2 Bed (4p) | 78 | NO | DUAL | N/W |
| 69 | C2a | Second Floor | C2a.15 | 1B.07 | 1 Bed (2p) | 50 | YES | SINGLE | N |
| 70 | C2a | Second Floor | C2a.16 | 1B.07 | 1 Bed (2p) | 50 | YES | SINGLE | N |
| 71 | C2a | Second Floor | C2a.17 | 1B.07 | 1 Bed (2p) | 50 | YES | SINGLE | N |
| 72 | C2a | Second Floor | C2a.18 | 1B.07 | 1 Bed (2p) | 50 | YES | SINGLE | N |
| 73 | C2a | Second Floor | C2a.19 | 2C.23 | 2 Bed (4p) | 78 | NO | DUAL | N/E |
| 74 | C2a | Second Floor | C2a.20 | 2C.24 | 2 Bed (3p) | 70 | YES | DUAL | S/E |
| 75 | C2a | Second Floor | C2a.21 | 2C.24 | 2 Bed (3p) | 70 | YES | DUAL | S/W |
| 76 | C2a | Third Floor | C2a.22 | 2C.22 | 2 Bed (4p) | 78 | NO | DUAL | N/W |
| 77 | C2a | Third Floor | C2a.23 | 1B.07 | 1 Bed (2p) | 50 | YES | SINGLE | N |
| 78 | C2a | Third Floor | C2a.24 | 1B.07 | 1 Bed (2p) | 50 | YES | SINGLE | N |
| 79 | C2a | Third Floor | C2a.25 | 1B.07 | 1 Bed (2p) | 50 | YES | SINGLE | N |
| 80 | C2a | Third Floor | C2a.26 | 1B.07 | 1 Bed (2p) | 50 | YES | SINGLE | N |
| 81 | C2a | Third Floor | C2a.27 | 2C.23 | 2 Bed (4p) | 78 | NO | DUAL | N/E |
| 82 | C2a | Third Floor | C2a.28 | 2C.24 | 2 Bed (3p) | 70 | YES | DUAL | S/E |
| 83 | C2a | Third Floor | C2a.29 | 2C.24 | 2 Bed (3p) | 70 | YES | DUAL | S/W |
| 84 | C2a | Fourth Floor | C2a.30 | 2C.24 | 2 Bed (3p) | 70 | YES | DUAL | N/W |
| 85 | C2a | Fourth Floor | C2a.31 | 2C.22 | 2 Bed (4p) | 78 | NO | DUAL | N |
| 86 | C2a | Fourth Floor | C2a.32 | 1B.07 | 1 Bed (2p) | 50 | YES | SINGLE | N |
| 87 | C2a | Fourth Floor | C2a.33 | 1B.07 | 1 Bed (2p) | 50 | YES | SINGLE | S/W |
| 88 | C1 | House | C1.06 | TYPE O | 2 Bed (4p) | 86 | NO | DUAL | E/W |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Total Units** | **88** | | | **Total Part V NIA** | 5556 | **Dual Aspect Units** | **44** |
| | | | | **Total Development NIA** | 68,880 | **Dual Aspect Ratio** | **50%** |
| | | | | **No. Apt. Units + 10%** | 48 | **North Facing Single Aspect** | **19** |
| | | | | **% Apt. Units + 10%** | 55% | **North Facing Single Aspect Ratio** | **22%** |

| % | D2 | Qty. |
|---|---|---|
| 0% | Studio (2p) | 0 |
| 67% | 1 Bed (2p) | 2 |
| 0% | 2 Bed (3p) | 0 |
| 33% | 2 Bed (4p) | 1 |
| 0% | 3 Bed (5p) | 0 |
| 0% | 3 Bed (6p) | 0 |
| | **TOTAL** | **3** |

| % | B1 | Qty. |
|---|---|---|
| 0% | Studio (2p) | 0 |
| 63% | 1 Bed (2p) | 5 |
| 13% | 2 Bed (3p) | 1 |
| 25% | 2 Bed (4p) | 2 |
| 0% | 3 Bed (5p) | 0 |
| 0% | 3 Bed (6p) | 0 |
| | **TOTAL** | **8** |

| % | C1a | Qty. |
|---|---|---|
| 0% | Studio (2p) | 0 |
| 44% | 1 Bed (2p) | 19 |
| 0% | 2 Bed (3p) | 0 |
| 53% | 2 Bed (4p) | 23 |
| 2% | 3 Bed (5p) | 1 |
| 0% | 3 Bed (6p) | 0 |
| | **TOTAL** | **43** |

| % | C2a | Qty. |
|---|---|---|
| 0% | Studio (2p) | 0 |
| 48% | 1 Bed (2p) | 16 |
| 24% | 2 Bed (3p) | 8 |
| 27% | 2 Bed (4p) | 9 |
| 0% | 3 Bed (5p) | 0 |
| 0% | 3 Bed (6p) | 0 |
| | **TOTAL** | **33** |

| % | C1 Houses | Qty. |
|---|---|---|
| 0% | Studio (2p) | 0 |
| 0% | 1 Bed (2p) | 0 |
| 0% | 2 Bed (3p) | 0 |
| 100% | 2 Bed (4p) | 1 |
| 0% | 3 Bed (5p) | 0 |
| 0% | 3 Bed (6p) | 0 |
| | **TOTAL** | **1** |

| TYPE MIX | Qty. | % |
|---|---|---|
| Studio (2p) | 0 | 0% |
| 1 Bed (2p) | 42 | 48% |
| 2 Bed (3p) | 9 | 10% |
| 2 Bed (4p) | 36 | 41% |
| 3 Bed (5p) | 1 | 1% |
| 3 Bed (6p) | 0 | 0% |
| **TOTAL** | **88** | |

| TOTAL MIX | Qty. | % |
|---|---|---|
| Studio (2p) | 0 | 0% |
| 1 Bed (2p) | 42 | 48% |
| 2 Bed (3&4p) | 45 | 51% |
| 3 Bed (5&6p | 1 | 1% |
| **TOTAL** | **88** | |

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