

Job Number: 95-0659
 Job Name: GA.03 PROJECT SHORELINE

Client: RICHMOND HOMES
 Date: 5th July 2021

Henry J Lyons

Schedule: MASTER HQA SUMMARY
 Stage: SHD SUBMISSION

Revision: REV A

Note 01: Areas referred to are taken from the Department of the Environment, Community & Local Government 2015,
 Note 02: * All Net internal areas and minimum required areas include 1sqm for Heat pump

RESIDENTIAL ACCOMMODATION														
LEVEL	By Block													Qty
	UNIT Nos.	E1	E2	E3	E4	F1	F2	G1	G2	G3	G4	G5		
Level 0		5	6	0	0	12	14	25	23	0	0	18		103
Level 1		23	7	9	9	24	29	21	20	12	10	23		187
Level 2		27	14	9	9	21	25	26	26	12	10	26		205
Level 3		27	14	9	9	22	25	26	26	12	10	26		206
Level 4		27	14	9	9	12	18	25	25	12	10	25		186
Level 5		26	13	9			11	19	19	12	10	19		138
Level 6		17						13	15	12	10	15		82
Level 7		5						5	7	7		7		31
Level 8								5	7	7		7		26
Level 9								5	7	7		7		26
Level 10									7					7
Level 11									7					7
Level 12									7					7
Level 13									7					7
Level 14									3					3
TOTAL	Units	157	68	45	36	91	122	170	175	124	60	173		1221
		Zone E			Zone F			Zone G						
Total Units		306			213			702						

APARTMENTS UNIT COUNT													
Block	E1	E2	E3	E4	F1	F2	G1	G2	G3	G4	G5		Total
Studio	1	0	0	0	0	0	0	0	0	0	0	0	1
1B Units	54	19	25	20	40	57	60	50	83	24	70		502
2B Apartments	88	43	20	16	42	55	86	113	40	36	81		620
2B Duplex	2	3	0	0	0	0	5	3	0	0	3		16
3B Apartments	11	1	0	0	9	10	18	6	1	0	18		74
3B Duplex	1	2	0	0	0	0	1	3	0	0	1		8
TOTAL	157	68	45	36	91	122	170	175	124	60	173		1221
		306			213			702					

APARTMENTS UNIT MIX															
APARTMENTS				ZONE E				ZONE F				ZONE G			
Type	Qty	Mix		Type	Qty	Mix		Type	Qty	Mix		Type	Qty	Mix	
Studio		1	0%	Studio	1	0%		Studio	0	0%		Studio	0	0%	
1B Units	502	41%		1B Units	118	39%		1B Units	97	46%		1B Units	287	41%	
2B Units	636	52%		2B Units	172	56%		2B Units	97	46%		2B Units	367	52%	
3B Units	82	7%		3B Units	15	5%		3B Units	19	9%		3B Units	48	7%	
Total	1221			Total	306			Total	213			Total	702		

MINIMUM UNIT AREAS			
Type	Qty	Avg sq.m	Compliant
Studio	1	43.5	Yes
1B Units	502	46.1	Yes
2B Units	636	74	Yes
3B Units	82	91.6	Yes

SECTION 3 D.o.E Guidelines (Apartments Min. Size)			
Allocation of +10% min. area for compliance			
Number of units larger than 10% over minimum	662	no.	
Provision is more than 50% of total number of units	54%		

DUAL ASPECT RATIO	Units	Units	%	ratio
Block E1	76	over	157	48% ratio
Block E2	34	over	68	50% ratio
Block E3	20	over	45	44% ratio
Block E4	16	over	36	44% ratio
Block F1	39	over	91	43% ratio
Block F2	47	over	122	39% ratio
Block G1	69	over	170	41% ratio
Block G2	67	over	175	38% ratio
Block G3	54	over	124	44% ratio
Block G4	24	over	60	40% ratio
Block G5	69	over	173	40% ratio
TOTAL	515	over	1221	42% ratio

PLOT RATIO CALCULATION		
Site Application Boundary (Red line)	ha	6.89
PLOT RATIO CALCULATION (Residential Gross / SDB)		
		1.63
DENSITY (Units / Hectares)		
		177

SUMMARY OF AREAS	Net	Gross
RESIDENTIAL ACCOMMODATION	sqm 84,715	
AMENITY SPACES	sqm 2,301	
CRECHE	sqm 452	
CAFE	sqm 205	
CIRCULATION SPACE	sqm	24,624
RESIDENTIAL NETT	87,673	
RESIDENTIAL GROSS		112,298
Efficiency		78%
ANCILLARY (Car parks, plant, stores)	sqm	21,701
TOTAL GROSS (including ancillary)	sqm	133,998

COMMUNAL FACILITIES		
ZONE E - AMENITY SPACES	sqm	864
ZONE G - AMENITY SPACES	sqm	1,437
CRECHE	sqm	452
CAFÉ (E3)	sqm	205
TOTAL	sqm	2,958

CAR PARKING AND SET-DOWN	Ratio	Provided
Apartments Residents Car parking - Internal		632
**Of which Part M provision		9
**Of which Electric Charging (10%)		63
Apartments Residents Car parking - External		33
**Of which Go-Car/Car Club Parking		10
Total Residential Car Parking	0.54	665
Creche Parking (Internal Staff parking in G4/G5)		4
Creche Parking (External Drop off)		4
Total Car spaces		673

BIKE PARKING (Residential bike parking based on 1 spaces per bedroom)				
ZONE:	Zone E	Zone F	Zone G	Total
Residents Spaces (covered and secured)	508	348	1165	2021
External in Landscape				
Visitor Spaces (Requirement, 1 space per 2 units)	610			
Provided Visitor Spaces (50% of requirement delivered at project completion, with future provision for full 100% requirement)	154 Covered			154
	152 Uncovered			152
Creche cycle parking	4			4
Cafe cycle parking	2			2
TOTAL BICYCLE PARKING				2333

SEMI-PRIVATE OPEN SPACE (5sq.m per 1 bed, 7sq.m per 2 bed, 9sq.m per 3 bed)		
	Required	Provided
Block E1/E2	1457	1998
Block E3	265	289
Block E4	212	289
Block F1	575	606
Block F2	760	1016
Block G1/G2/G3	2955	4235
Block G4/G5	1481	1830
TOTAL SEMI-PRIVATE	7705	10263

PUBLIC OPEN SPACE - based on population				
	Studio	1beds	2bed	3bed
Occupancy rate/persons	1.5	1.5	1.5	3.5
	sq.m 1.5	753	954	287
Total population	1,996			
Open space requirement	4.99			100%
Class 2 Open space on-site	1.25			25%
Class 1 Open Space in Racecourse Park	3.74			75%