PORTMARNOCK SOUTH PHASE 1D

Planning Application to An Bord Pleanála
Architectural Rationale by BKD Architects

for Quintain Developments Ireland Limited
November 2021

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BURKE-KENNEDY DOYLE

Contents

1.0 Development plan framework
2.0 Development proposed under the subject planning application Phase 1D

Appendix

A. Schedule of areas
B. Housing quality assessment
C. Part V units
D. Universal design statement

1.0 DEVELOPMENT PLAN FRAMEWORK

Portmarnock South Development Plan Framework

The detailed design of a site layout was preceded by the evolution of a Development Framework for the entire landholding controlled by the Prospective Applicant. This Development Framework was prepared having regard to the detailed planning framework set out in the Portmarnock South Local Area Plan 2013. The document was developed through consultation with Fingal County Council informed by the detail of the Portmarnock South Local Area Plan 2013. The framework document provides a roadmap for the delivery of 982 units across our clients land holding. We note that this includes 101 units completed under Phase 1A, 150 units completed under Phase 1B and a further 153 now under construction (Phase 1C) under planning permission Ref : ABP-305619-19.

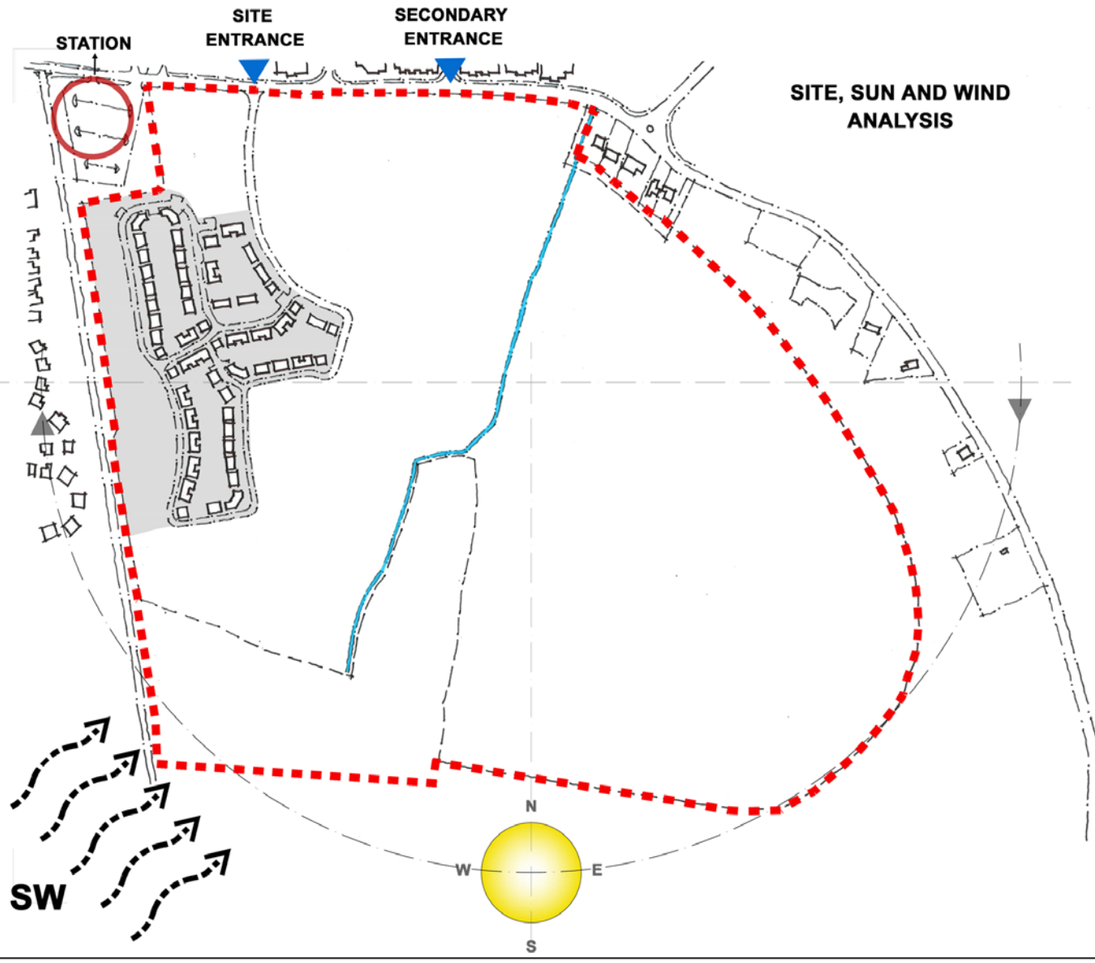
Development Framework Plan : Site Analysis Diagrams

Diagram 1 : Local Area Plan Diagram

The Local Area Plan diagram establishes the key principles for development and forms the basis for the Development Plan Framework.

Diagram 2 : Site, Sun and Wind Analysis Diagram

This diagram highlights the key environmental factors including site orientation and exposure to the prevailing wind which can impact on future design decisions.



1.0 DEVELOPMENT PLAN FRAMEWORK

Development Framework Plan : Site Analysis Diagrams

Diagram 3 : Gradients and Views Analysis Diagram

In plotting the site contours two key site features become apparent. The first is the fact that the recorded monuments are linked along a ridge line which is broadly level across the site and this in turn gives rise to key views to the East and South. This alignment is defined as the Inter Monumental route in the Local Area Plan and forms the landscaped circulation spine for the overall development.

The second is that there is a substantial fall across the site along Station Road to a low point at the Eastern end. This will mean that any terraced housing along Station Road will have to step in accordance with the fall of the road.

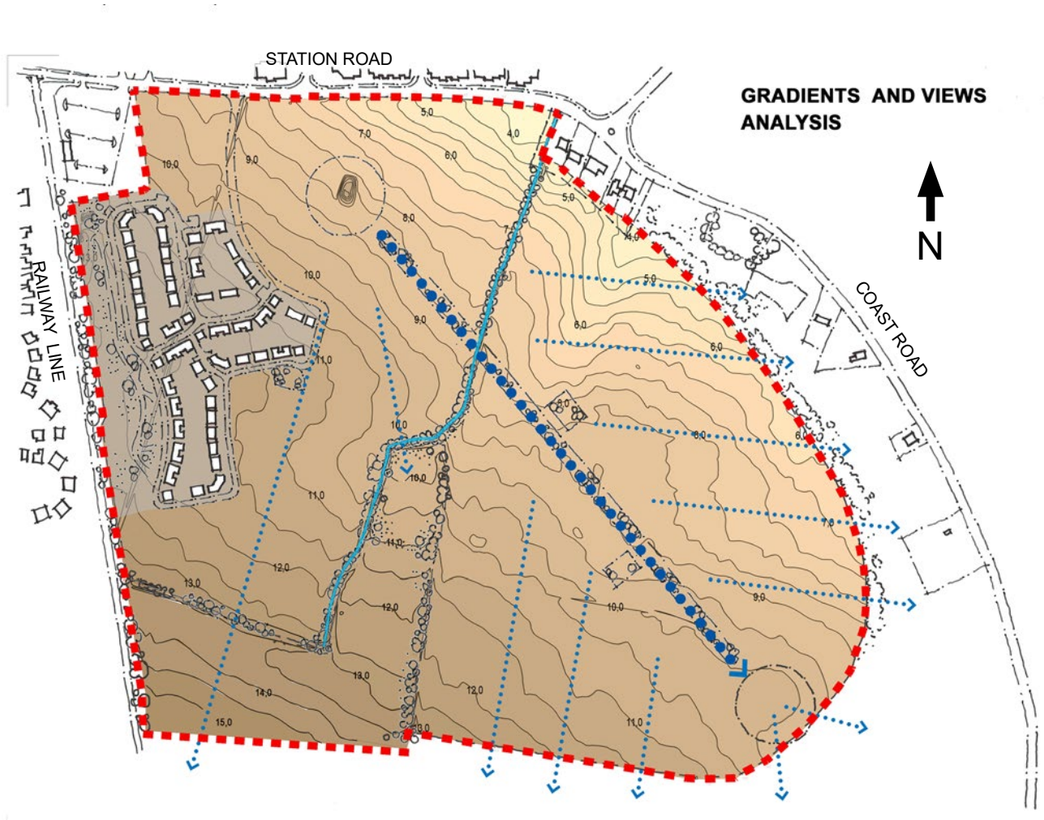
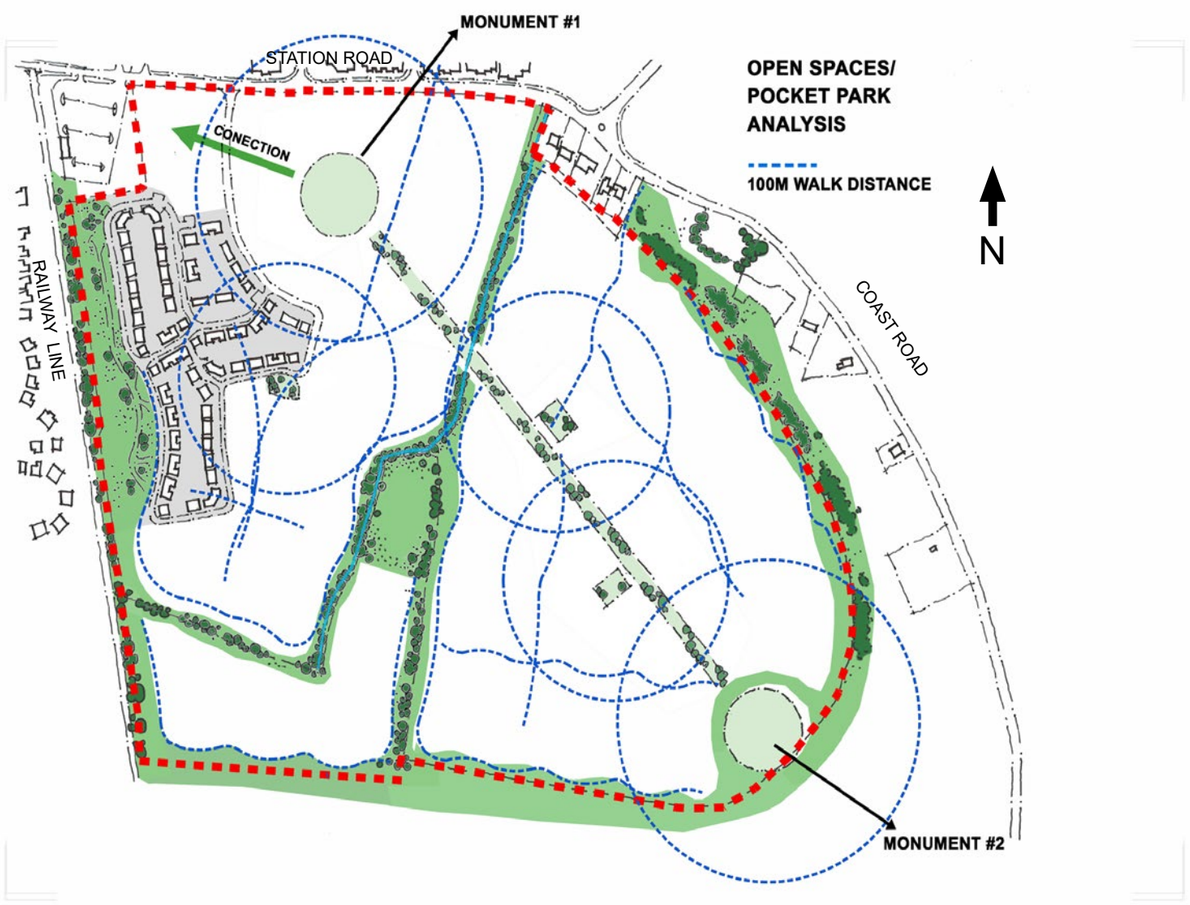


Diagram 4 : Open Spaces and Pocket Parks Diagram

The Local Area plan requires the establishment of Skylark Park and the Linear Park along the Townland boundary. In addition it also requires that all new units be located within 100m of a pocket park. This diagram defines potential pocket park locations within the context of Skylark and the Linear Park.



1.0 DEVELOPMENT PLAN FRAMEWORK

Development Framework Plan : Site Analysis Diagrams

Diagram 5 : Pedestrian and Cycle Network Analysis Diagram

The key pedestrian circulation and cycle routes defined in the Local Area Plan are set out in this diagram.

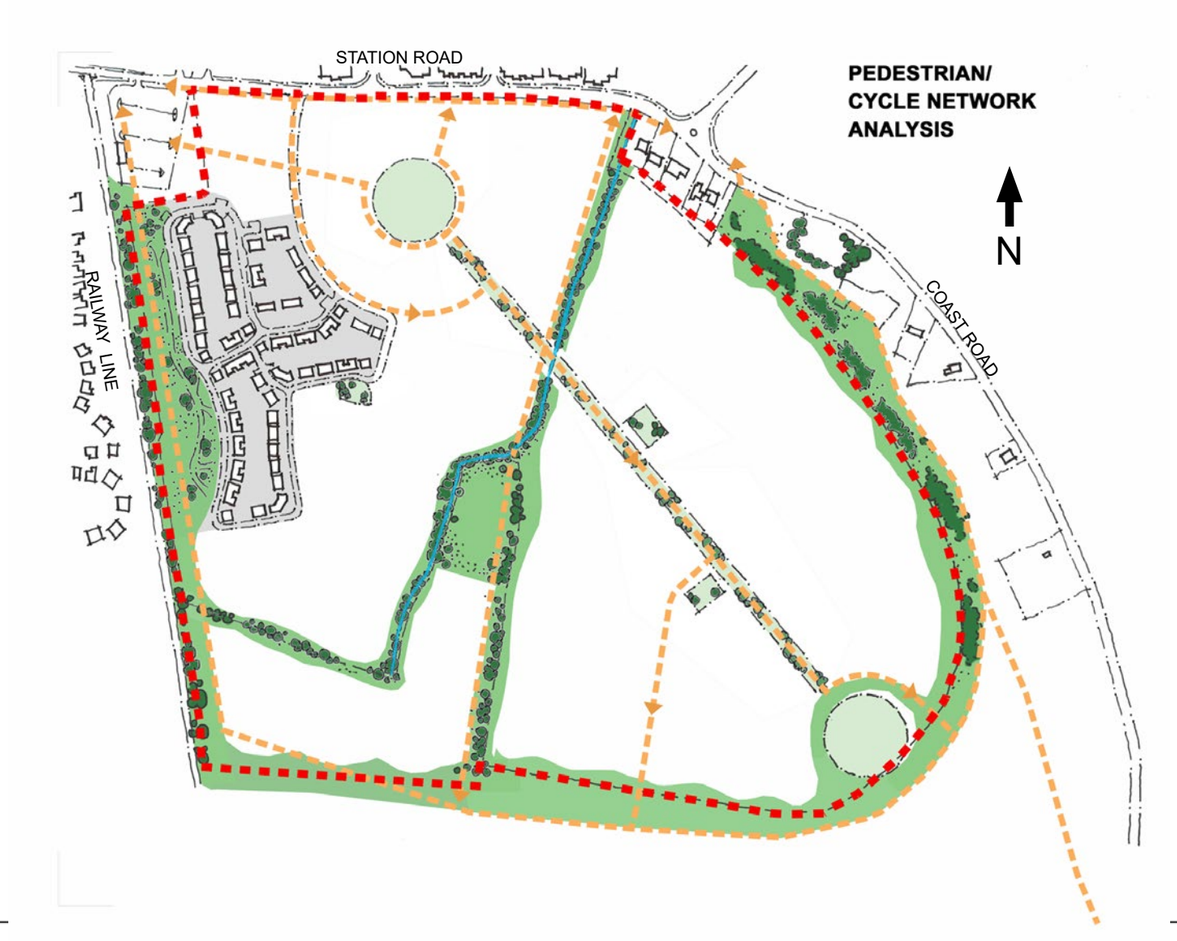
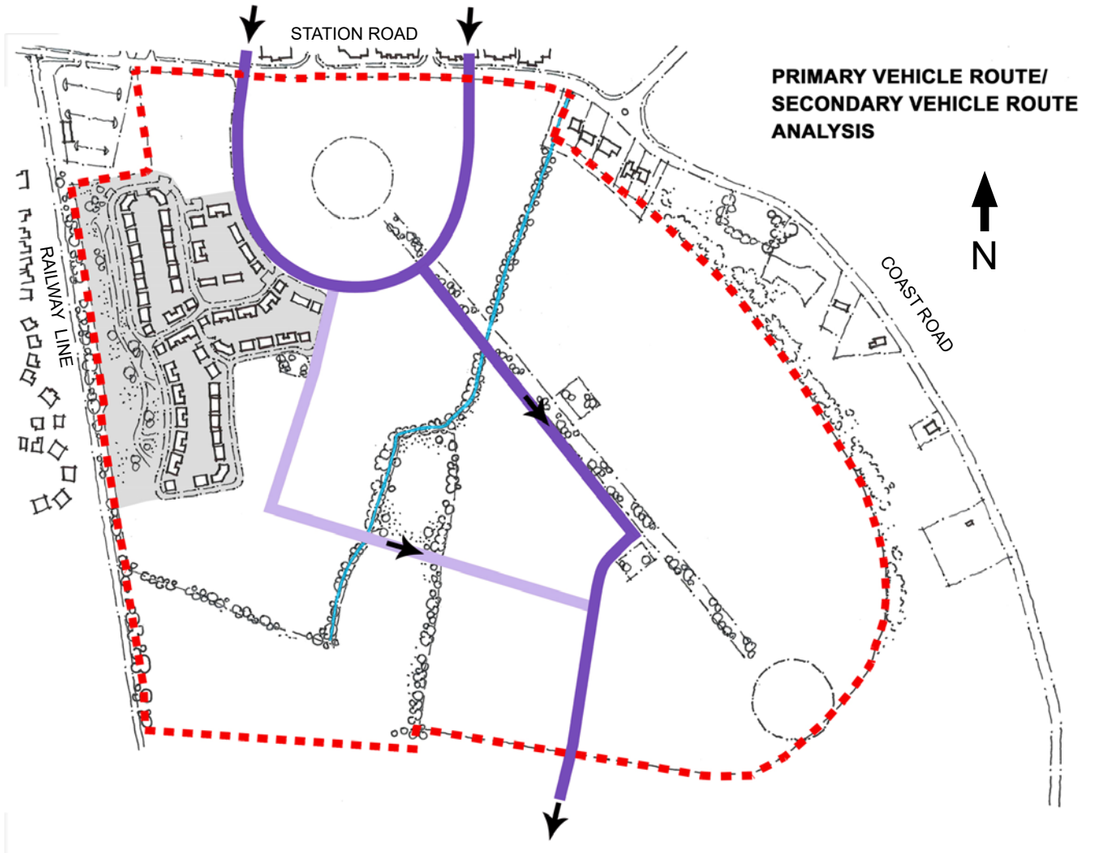


Diagram 6 : Primary and Secondary Vehicle Route Analysis Diagram

The key primary and secondary vehicle routes defined in the Local Area Plan are set out in this diagram.



1.0 DEVELOPMENT PLAN FRAMEWORK

Development Framework Plan : Site Analysis Diagrams

Diagram 7 : Zones for Building, Analysis Diagram

Using the foregoing diagrams as a layered set of site parameters, potential zones for building are defined.

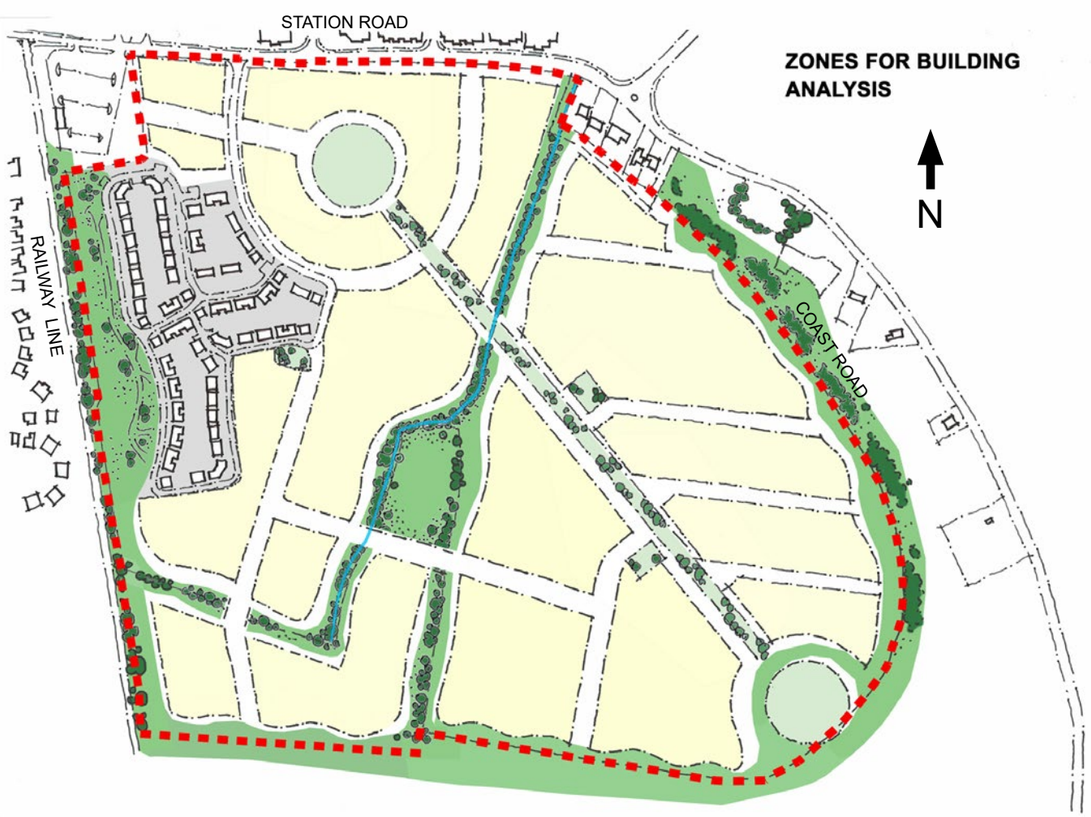


Diagram 8 : Development Framework Plan : High level Concept:

Taking the underlying principles established in the Local Area Plan 2013 and the preceding analysis diagrams, the Development Framework is structured to visually integrate the residential community into the surrounding landscape. The footprint is divided by the Inter Monumental Route linking the two recorded monuments, and projects into the surrounding open landscape. The plan form is structured in a shape resembling a leaf, with indented edges to draw in the landscape and landscaped “fingers” extending inwards towards the central spine. These streets open up controlled lines of sight and views from the central spine out towards the open landscape beyond. The recorded monuments themselves inform the curved plan form of adjoining building lines and create highly distinctive locations within the framework. This high level concept builds on, and is in keeping with, the aspirations established by the Local Area Plan to deliver a well connected built environment with landscape, views and local topography as key components in the development of its character.

1.0 DEVELOPMENT PLAN FRAMEWORK

Development Plan Framework Diagram :

The Development Plan Framework builds on the parameters set out in the Local Area Plan as described in the foregoing analysis diagrams. With 101 units constructed in Phase 1A, 150 constructed in Phase 1B, and a further 153 under construction in Phase 1C, the plan has the potential to deliver a further 679 units (inclusive of the proposed development - Phase 1D) across the remaining lands in our client's ownership.

The plan includes :

- Apartment units over retail space at the Local Centre adjoining Station Road
- Duplex units (2 storey houses over ground floor apartments) adjoining the south and western boundaries of the Local Centre.
- A public plaza accessed from Station Road and marked by three storey feature corner buildings.
- Duplex units (2 storey houses over ground floor apartments) across a public space at the Local Centre.
- Duplex units (2 storey houses over ground floor apartments) as an edge to Station Road
- Two storey houses in a curved plan form around the Northern Recorded Monument (The Crescent)
- Two storey houses along a curved tree lined road backing on to The Crescent and Northern Recorded Monument (The Avenue)
- Three Storey Houses and Duplex Units (2 storey houses over ground floor apartments) along the Inter-Monumental Route.
- Two storey houses in a variety of formats throughout the rest of the lands
- One and half to two storey houses along the Eastern and Southern boundaries of the lands next to open space.

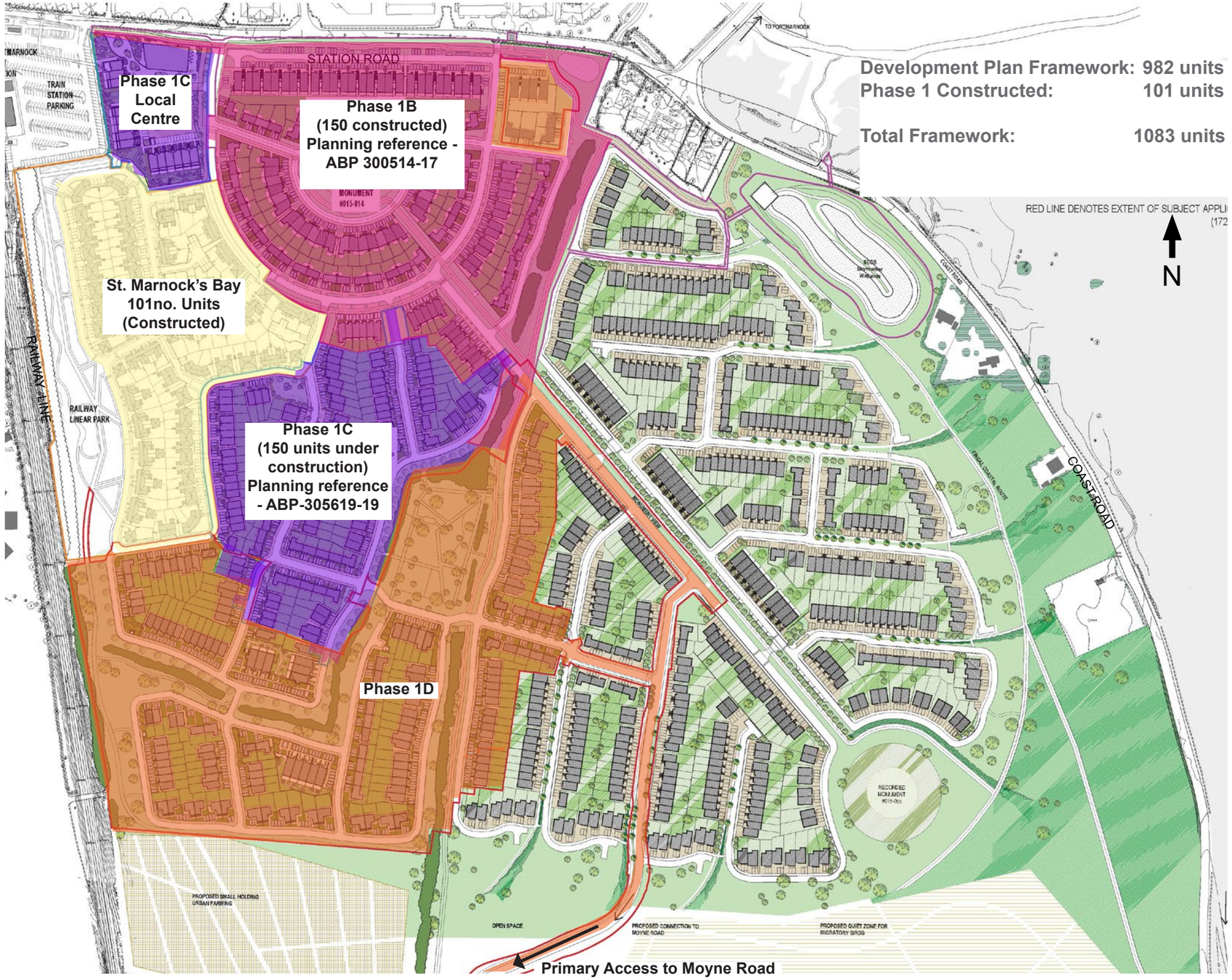
The final disposition and density of units on the site has been analysed to accord with the requirements and restrictions on density for the Airport Outer Safety Zone.

1.0 DEVELOPMENT PLAN FRAMEWORK

Development Plan Framework Diagram :

Illustrating:

- Phase 1A 101 units (constructed)
- Phase 1B 150 units (constructed)
- Phase 1C 153 Units (under construction) Planning reference - ABP-305619-19
- Phase 1D 172 Units (current application)



2.0 Development proposed under the subject planning application phase 1D

Response to An Bord Pleanala Opinion Item 2:

'A report that addresses and provides a clear design rationale for the proposed design and layout, character areas, materials and finishes of the proposed development including specific detailing of finishes and frontages for the proposed duplex blocks, and the maintenance of same. Particular regard should be had to the requirement to provide high quality, robust and sustainable finishes and details which seek to create a distinctive character for the development.'

2.0 DEVELOPMENT PROPOSED UNDER THE SUBJECT PLANNING APPLICATION PHASE 1D

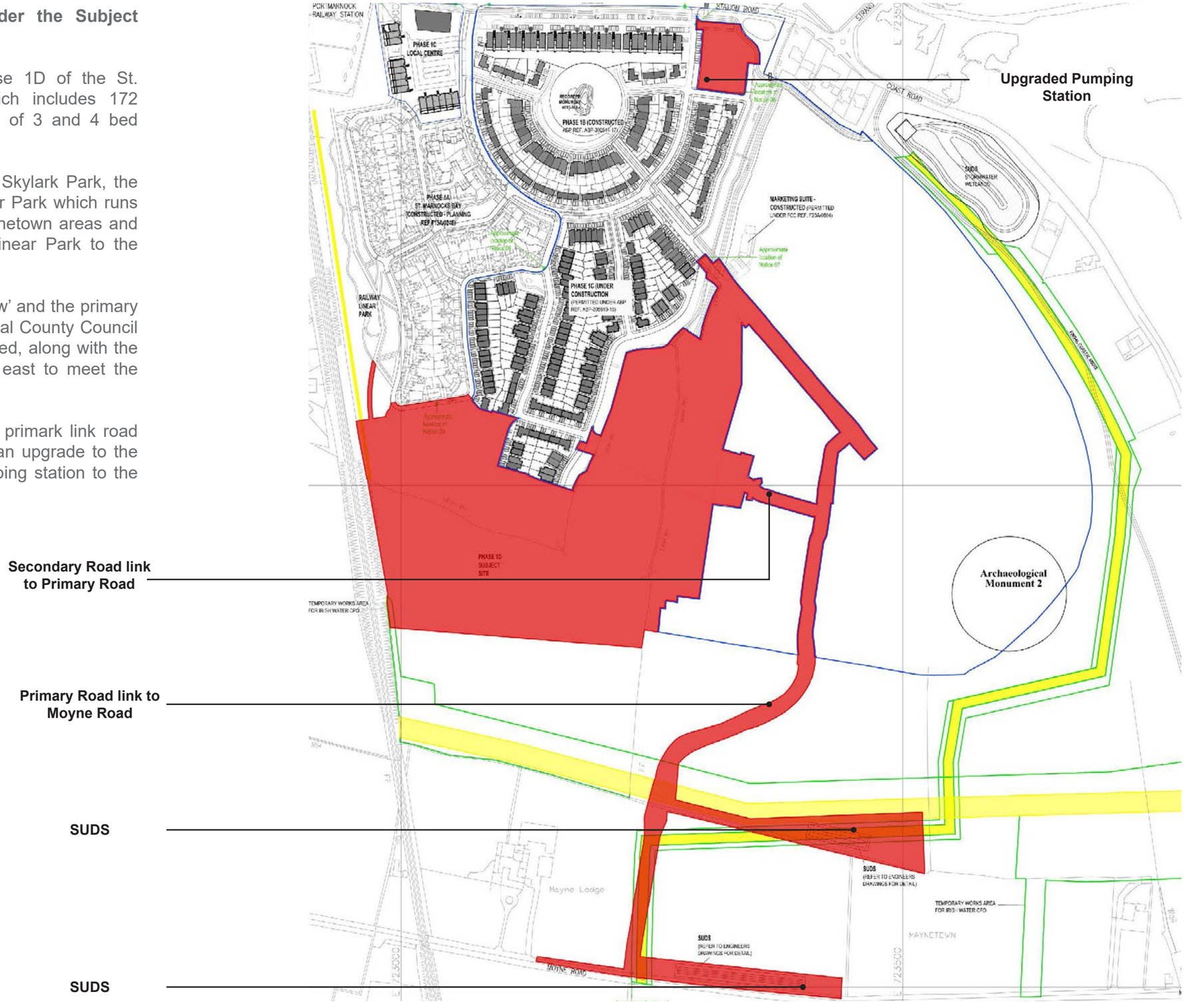
2.1 Development Proposed under the Subject Planning Application Phase 1D :

The subject proposal is for Phase 1D of the St. Marnock's Bay Development which includes 172 residential units, in a combination of 3 and 4 bed houses and duplex units.

Also included in the application is Skylark Park, the continuation of the Townland Linear Park which runs between Central, Skylark and Maynetown areas and the continuation of the Railway Linear Park to the south.

The continuation of 'Monument View' and the primary link road to the south, through Fingal County Council lands, out to Moyne Road is included, along with the secondary road link from west to east to meet the primary road.

SUDs features are located off this primark link road to the south of the site aswell as an upgrade to the existing temporary foul water pumping station to the north at Station Road.



2.0 DEVELOPMENT PROPOSED UNDER THE SUBJECT PLANNING APPLICATION PHASE 1D

2.1 Development Proposed under the Subject Planning Application Phase 1D :

The subject proposal is for Phase 1D of the St. Marnock's Development which includes 172 residential units, in a combination of houses and duplex units, Skylark Park and the Townland Linear Parks which run between Central, Skylark and Maynetown areas, the primary link road to the south through FCC lands as well as the extended secondary link road from east to west, to meet the proposed primary road.

Central Character Area

The units proposed in this area finish out the blocks already under construction as part of Phase 1C. These consist of 3 and 4 bed terraces as a continuation of 'Brent Road' and 'The Drive', a continuation of the 4 bed houses facing the Townland Linear Park along 'Skylark Park View' and duplex units and 3 bed houses facing onto the 'Townland Linear Park'.

Skylark

The Skylark area is surrounded by the various linear parks in the development. Duplex units are proposed facing onto the Townland Linear Park in the centre of the block, with the remainder of the block consisting of 3 & 4 bed houses. The exception being the site edge where 1.5/2 storey houses face onto the ecological buffer zone lands to the south.

Maynetown

The portion of Maynetown in this application contains 3 & 4 bed houses facing the Townland Linear Park from it's junction with Monument View down to the southern site boundary and also on the portion of secondary road running east to west. This strip of Maynetown is the first 43no. units of a proposed total c.235no. units for the Maynetown Character Area.

2.0 DEVELOPMENT PROPOSED

2.2 Site Diagrams

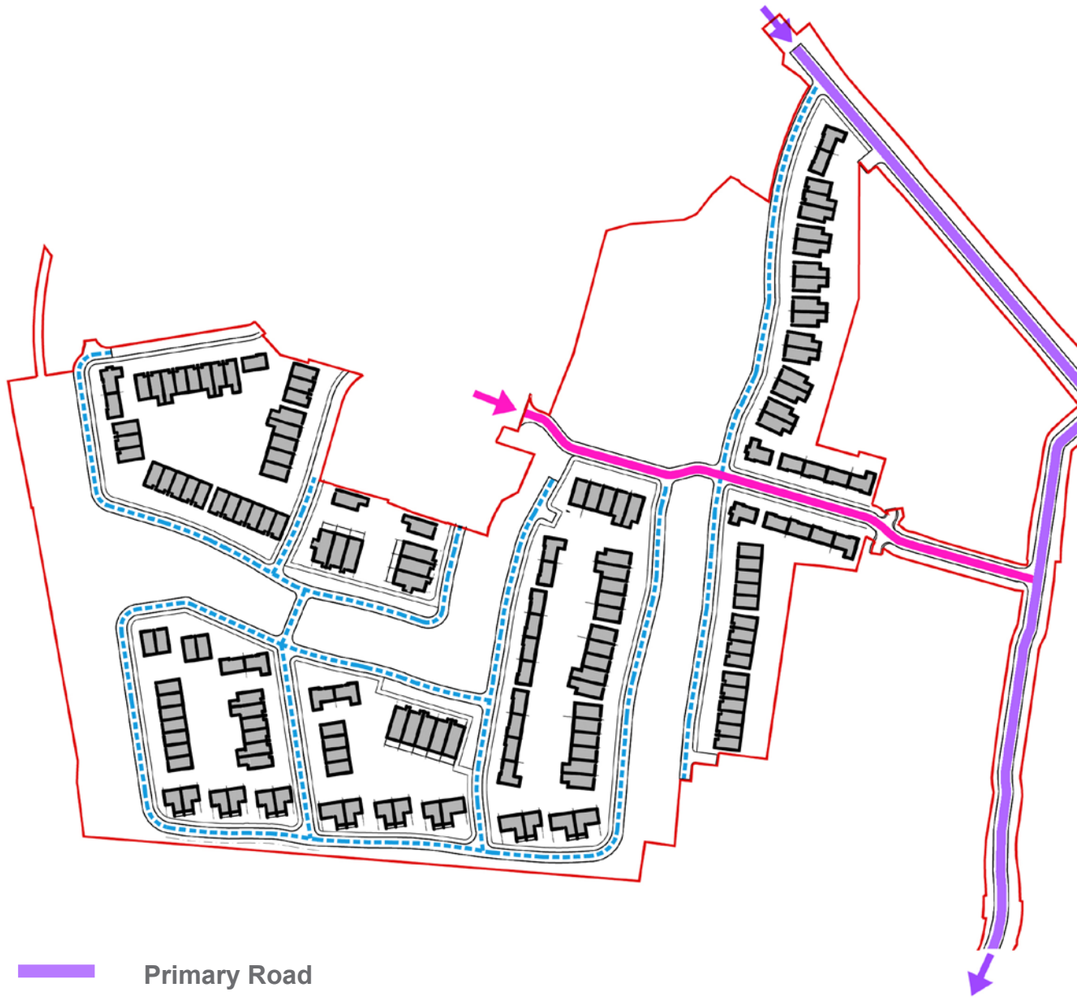


Diagram A : Road Network Analysis Diagram

Phase 1D contains the extension of the main primary Road, ‘Monument View’, as well as the secondary link road from east to west from Phase 1C and a primary connection to Moyne Road (key piece of infrastructure in the LAP).

Diagram B : Open Spaces and Parks Diagram

Phase 1D contains a large amount of Park lands, including Skylark Park, the extension of the Railway Linear Park and the Townland Boundary Parks. Cycle paths are proposed through these green areas to link to the rest of the Framework.

2.0 DEVELOPMENT PROPOSED

2.2 Site Diagrams

1.5 storey houses

2 storey houses

3 storey Duplex/Apartments

Diagram C : Heights

The proposed unit types for phase 1D include 1.5 storey houses to the visually sensitive southern edge, 2 storey houses and 3 storey duplex/apartment units.

High Density area reconfigured to meet requirements

Diagram D : Irish Aviation Density Requirements

As part of the initial site layout development, a review was undertaken to ensure compliance with the ‘ERM - Public Safety Zones Report’. Each block was reviewed to ensure no 0.5Ha had an occupancy greater than 60 persons. The resulting site density is 32.3units/Ha.

The preferred layout for the duplex blocks forming the remainder of the ‘Central’ character area were adjusted in order to comply with the maximum population figure by spacing out the blocks.

2.0 DEVELOPMENT PROPOSED

2.3 Character Areas :

The Local Area Plan defines a series of characrter areas within the development plan.

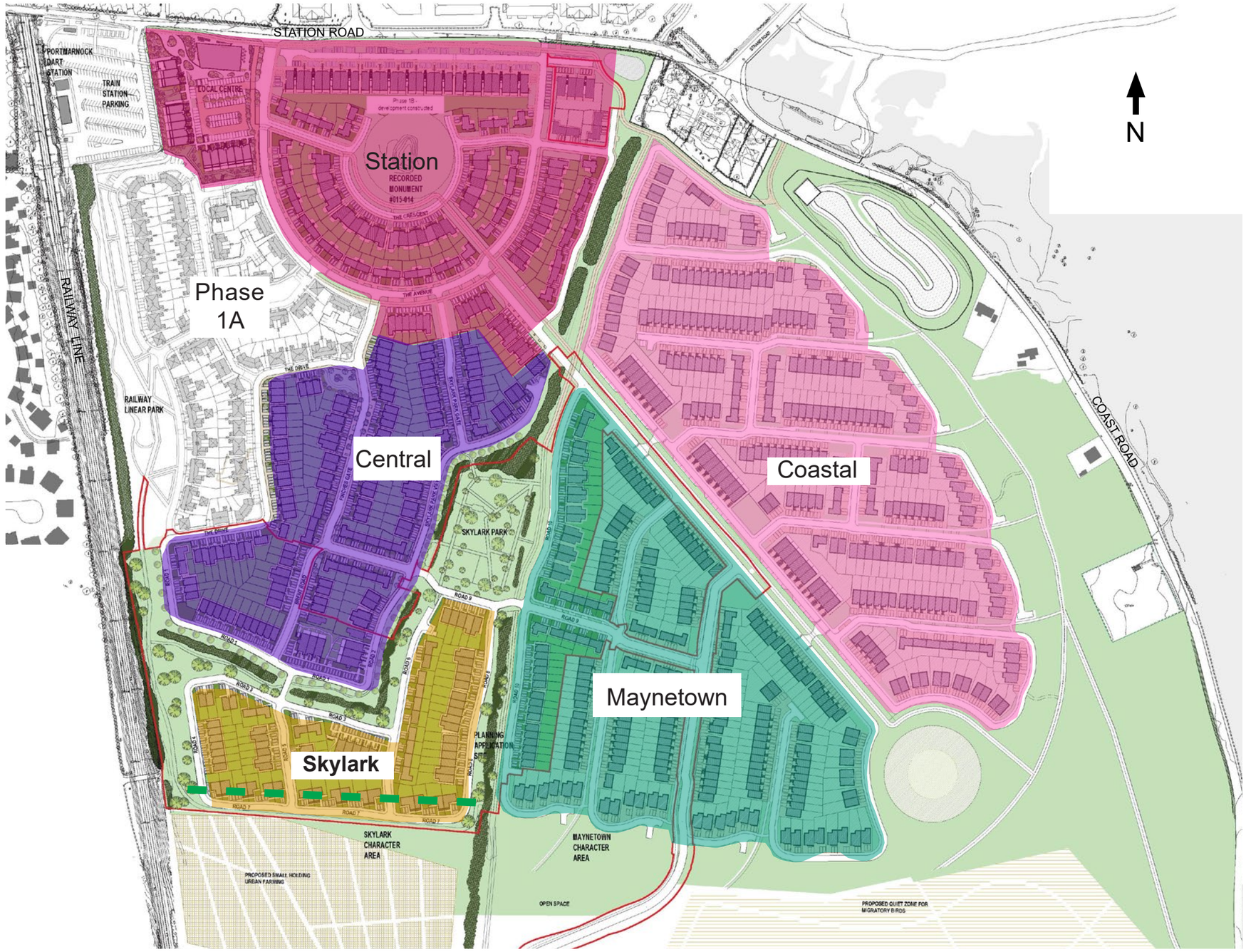
The proposed character areas in this phase of the development include:

1. Central Character Area (continuation)

2. Skylark Character Area

3. Maynetown Character Area (first section)

4. Southern Edge Condition (within Skylark)



2.0 DEVELOPMENT PROPOSED

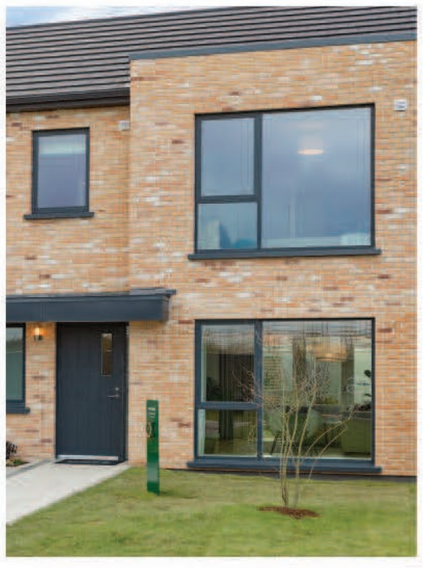
CENTRAL CHARACTER AREA [remaining]

- CONCRETE ROOF TILE
- YELLOW STROKE BUFF BRICK
- WHITE RENDER

1. Central Character Area (continuation)

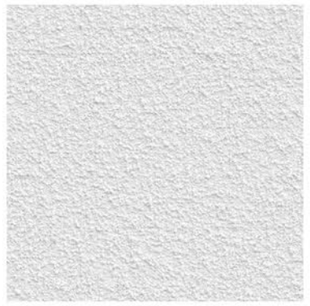
The Central Character Area of Phase 1C currently under construction, uses a light brown / cream coloured brick alongside white render finishes and a feature brick panel around the front door of each unit.

It is proposed to continue this material palette in Phase 1D for the extension of the Central Character Area.

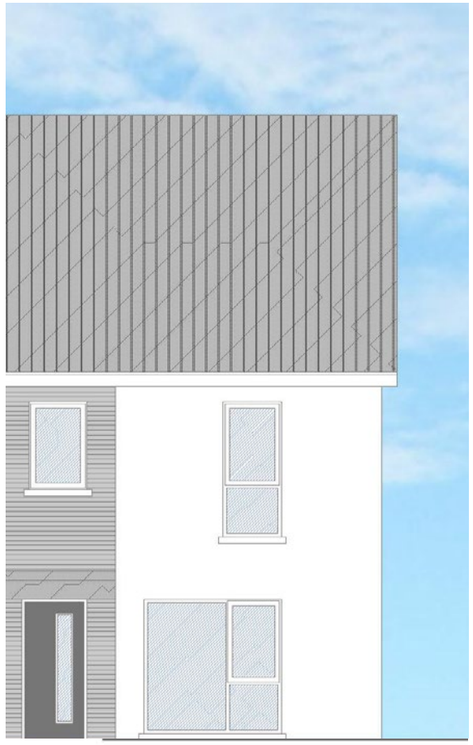


2.0 DEVELOPMENT PROPOSED

SKYLARK CHARACTER AREA



- CONCRETE ROOF TILE
- GREY BRICK
- WHITE RENDER



2. Skylark Character Area

The Skylark Character area is located at the south-eastern edge of the site, bounded by the two townland boundary linear parks.

The Skylark character uses a material palette of grey brick, grey and white render tones and dark coloured window frames, eaves and rainwater goods, to strongly contrast the Central/Station and Maynetown Character areas.

The lighter and more subtle tones in this material palette will assist in integrating the dwellings along the southern edge of the Character Area. (Discussed in further detail on the next two pages)

2.0 DEVELOPMENT PROPOSED

Edge Condition Units

Type G & H - 'Edge Condition'

In keeping with the requirement of the LAP, the edge treatment to the Southern boundary of the Skylark character area utilises one and half to two storey houses along this boundary edge, facing out onto the open lands/ecological buffer to the south. In response to this requirement, we have developed a particular unit type, whose character and architectural treatment respond to this unique condition. This unit has also been carefully designed to provide a controlled transition in height, from the ecology buffer zone to the two storey and three storey elevations and streets to the north. The scale of the units are appropriate for this edge treatment as they work with existing contours to avoid being prominent within the layout. This was an important consideration when addressing the requirements of the LAP.

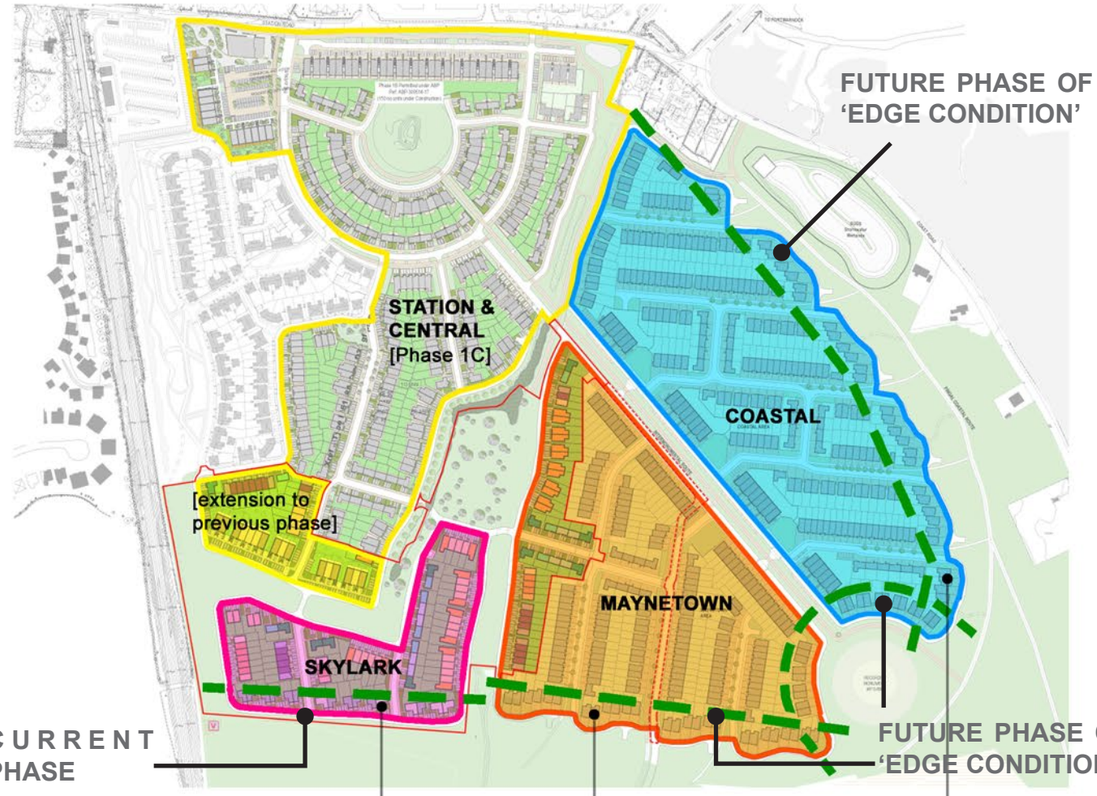
This part of the site is elevated with views toward Dublin city to the south and Howth to the south east. To take advantage of this unique condition, the Type G & H units along this edge are three and four bedroom semi-detached units with interlocking one and a half and two storey roof volumes. The roofs of the projecting two storey gables have been extended to the south to provide weather protection to a first floor balcony and south facing "sit out" area connected to the Living room at ground. The design concept echoes the nearby Portmarnock Golf club building where a collection of roof gables and roofs of varying heights create a composition which sits comfortably within the sea shore environment and relates strongly to the undulations of the surrounding topography.

We respectfully contend that the white and grey coloured material treatments and approach to roof volumes used for the one and a half storey units in the Skylark character area could be used in future phases along the southern and eastern edges of the development to provide a similarly suitable transition between the ecological buffer zone and the development of the Maynetown and Coastal Character areas. On this basis we have defined this zone as the 'Edge Condition Character Area'.

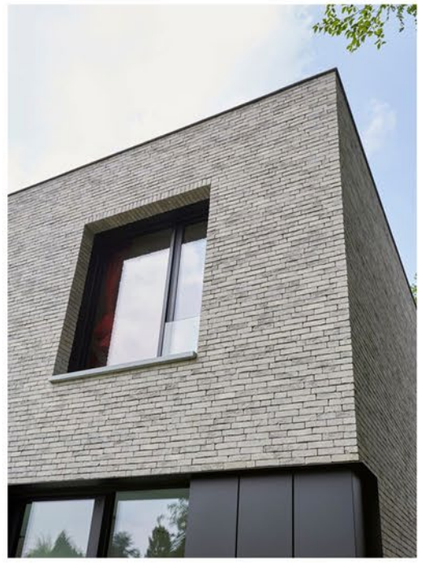
Reference Image - Portmarnock Golf Club, 'Language of Roofs' - taking reference from the local golf club building facing the Portmarnock South lands, with a variety of roof, eaves and gable heights

Reference Image - Projecting eaves to form enclosure and create a material language

2.0 DEVELOPMENT PROPOSED

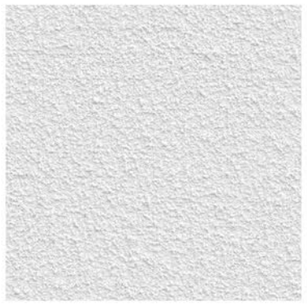


- CONCRETE ROOF TILE
- WHITE RENDER
- COLOURED RENDER ACCENTS
- GREY BRICK ACCENT



2.0 DEVELOPMENT PROPOSED

MAYNETOWN CHARACTER AREA



- CONCRETE ROOF TILE
- BROWN BRICK
- WHITE RENDER

3. Maynetown Character Area (first section)

The Maynetown character completes the eastern edge of Skylark Park and the Townland Boundary. The area will include new architectural forms and elements, including; a Nordic inspired steep pitched gable fronted unit. This gable form will be used to bring variation to the roof profile and interrupt the eaves line on the longer terraced elevations in the area.

The palette of materials will include; a light brown coloured brick, white render panels, dark coloured windows / doors and rainwater goods. The combination of the new brick tones and variations to the architectural language will give Maynetown a character which is distinct, while remaining in keeping with the successful language already established on site by the previous phases.

2.0 DEVELOPMENT PROPOSED

2.4 Duplex Units - Locations

Blocks 1 & 2

Block 3

2.0 DEVELOPMENT PROPOSED

Duplex Blocks 1 & 2 (Central Character Area) - Explanation of duplex blocks materials & finishes

Low maintenance concrete roof tiles

Low maintenance brick finish to ends of duplex blocks which continues around to the side elevation

Self coloured render accent to elevation, no painting maintenance required

Zinc canopy over entrances

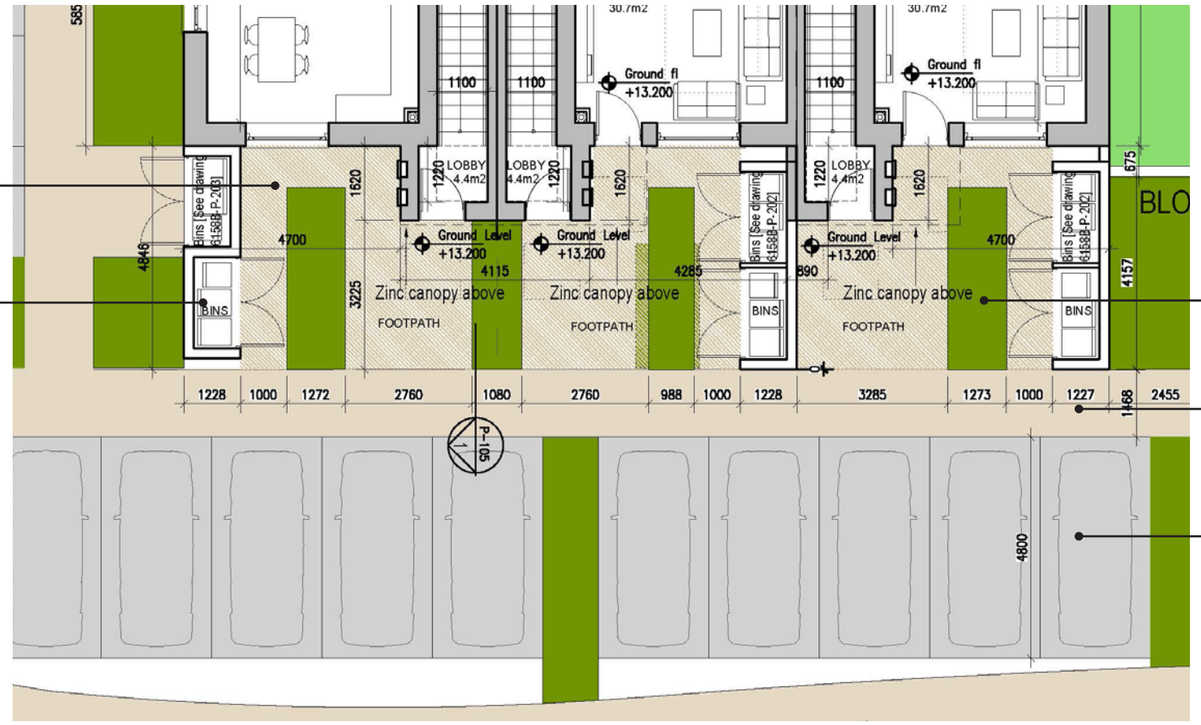
Robust low maintenance brick finish to bins stores

Low maintenance brick finish to ends of duplex blocks which continues around to the side elevation

Robust low maintenance brick finish to ground floor

Selected paving to front of units

Robust low maintenance brick finish to bins stores



Landscaped zones to front

Concrete public footpath

Permeable paving to parking bays

2.0 DEVELOPMENT PROPOSED

Duplex Blocks 1 & 2 (Central Character Area) - Explanation of duplex blocks materials & finishes

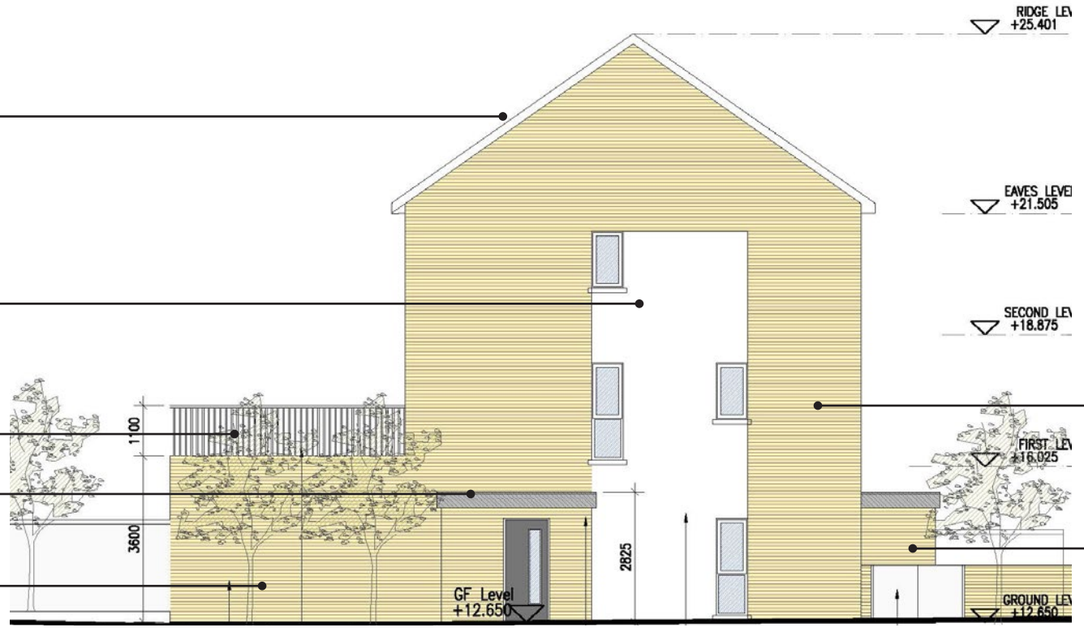
Low maintenance concrete roof tiles

Self coloured render accent to elevation, no painting maintenance required

Painted mild steel railings to upper terrace

Zinc canopy over entrances

Robust low maintenance brick finish to boundary walls and side entrance



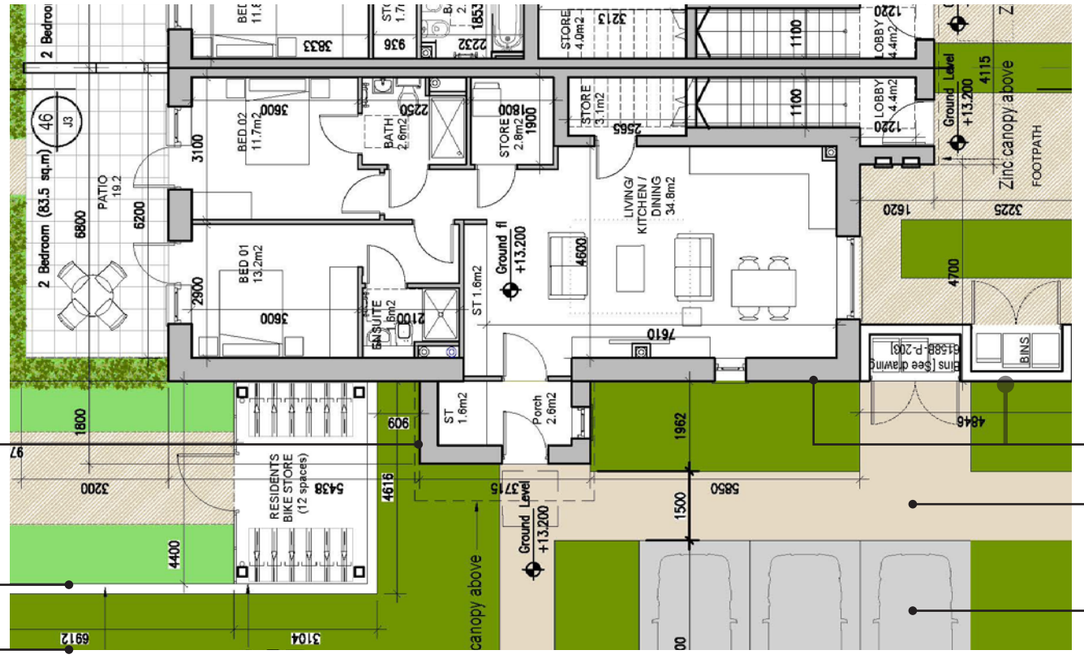
Low maintenance brick finish to side elevation

Robust low maintenance brick finish to ground floor

Robust low maintenance brick finish to side entrance

Robust low maintenance brick finish to boundary walls

Landscaped zones to front



Robust low maintenance brick finish to side elevations & bin stores

Concrete public footpath

Permeable paving to parking bays

2.0 DEVELOPMENT PROPOSED

Duplex Block 3 (Skylark Character Area) - Explanation of duplex blocks materials & finishes

Low maintenance concrete roof tiles

Low maintenance brick finish to ends of duplex blocks which continues around to the side elevation

Self coloured render accent to elevation, no painting maintenance required

Zinc canopy over entrances

Robust low maintenance brick finish to bins stores

Low maintenance brick finish to ends of duplex blocks which continues around to the side elevation

Robust low maintenance brick finish to ground floor

Selected paving to front of units

Robust low maintenance brick finish to bins stores

Robust low maintenance brick finish to ground floor

Landscaped zones to front

Concrete public footpath

Permeable paving to parking bays

2.0 DEVELOPMENT PROPOSED

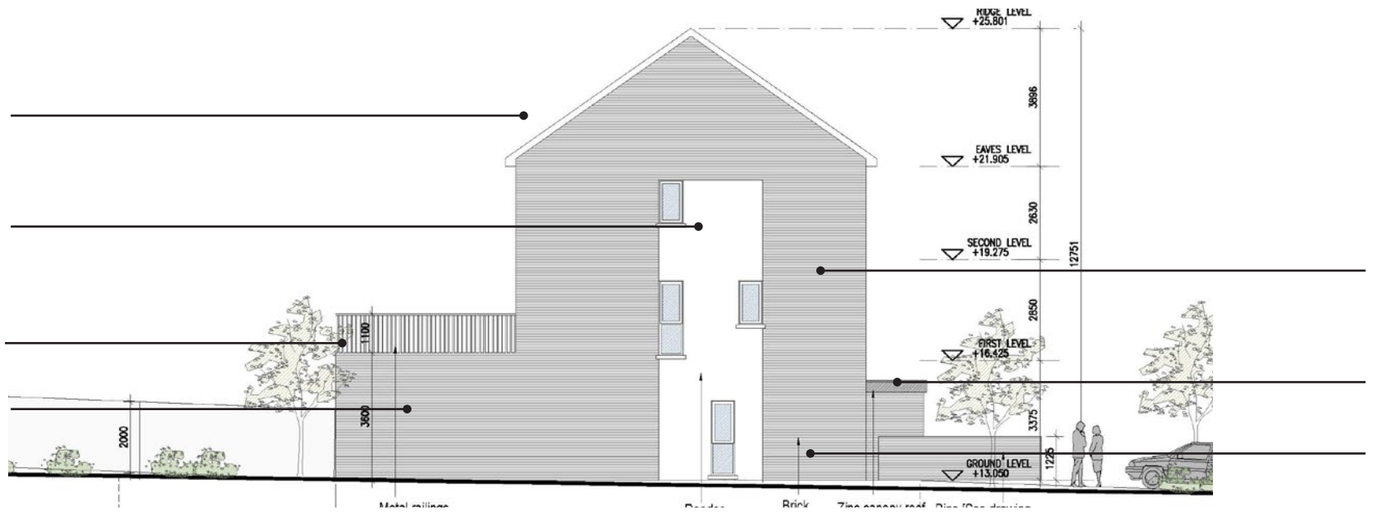
Duplex Block 3 (Skylark Character Area) - Explanation of duplex blocks materials & finishes

Low maintenance concrete roof tiles

Self coloured render accent to elevation, no painting maintenance required

Painted mild steel railings to upper terrace

Robust low maintenance brick finish to bins stores



Low maintenance brick finish to side elevation

Zinc canopy over entrances

Robust low maintenance brick finish to ground floor

Concrete public footpath

Robust low maintenance brick finish to boundary walls

Selected paving to front of units

Landscaped zones to front

Concrete public footpath

Robust low maintenance brick finish to side elevations & bin stores

Permeable paving to parking bays

2.0 DEVELOPMENT PROPOSED

2.5 Duplex Units - Bike Parking

Bike parking relocated inside the boundary walls of the duplex units for better security, railing gates provided for some visibility withint the communal space and additional side windows added to the duplex units to provide improved passive surveillance of the bike parking areas.

Footpath relocated to inside the car parking bays closer to the duplex units.

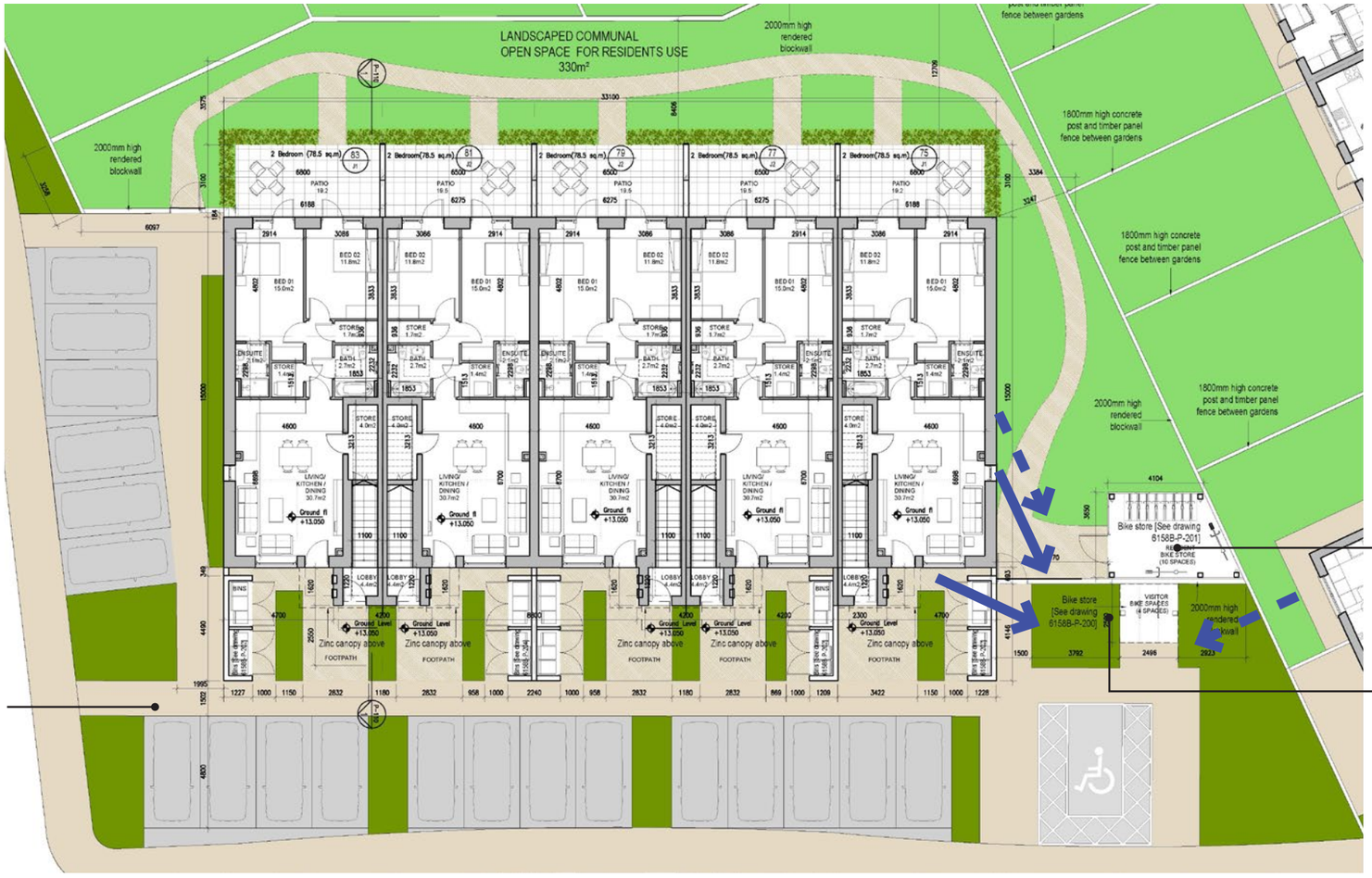
Passive surveillance from ground floor level

Passive surveillance from upper floors

Covered visitor bike shelters located seperately on the public side of the duplex communal space, adjacent to the entrance/front of units no. 042 & 043 and close to the public pavement and street.

2.0 DEVELOPMENT PROPOSED

2.5 Duplex Units - Bike Parking



Footpath relocated to inside the car parking bays closer to the duplex units.

Bike parking relocated inside the boundary walls of the duplex units for better security, railing gates provided for some visibility withint the communal space and additional side windows added to the duplex units to provide improved passive surveillance of the bike parking areas.

Covered visitor bike shelters located seperately on the public side of the duplex communal space, adjacent to the entrance/front of units no. 075 & 076 and close to the public pavement and street.

Passive surveillance from ground floor level

Passive surveillance from upper floors

2.0 DEVELOPMENT PROPOSED

2.6 Proposed CGI Views

Indicative Only

View 1 - View East along secondary road connection

2.0 DEVELOPMENT PROPOSED

2.6 Proposed CGI Views

Indicative Only

View 2 - View South, 4 bedroom houses facing Skylark Park

2.6 Proposed CGI Views

Indicative Only

View 3 - View North-west, 1.5 storey ‘edge condition’ units, facing onto open lands to the south

2.6 Proposed CGI Views

Indicative Only

View 4 - View South, typical street with terraced houses

2.6 Proposed CGI Views

Indicative Only

View 5 - View South of units facing on to the Townland Boundary Park

2.6 Proposed CGI Views

Indicative Only

View 6 - View north-west over Skylark Park

2.0 DEVELOPMENT PROPOSED

Urban Design Manuel : Urban Design Criteria Assessment

01. Context
How does the development respond to its surroundings?

- The subject site is a greenfield site located in Portmarnock, Co. Dublin with two phases of residential development already completed and a third now under construction. The subject application Phase 1D covers three areas to the south of the site, separated by proposed parkland. The new 2 storey housing to the south will relate strongly to the housing constructed in the previous two phases of the development and will extend the existing street lines in accordance with the Development Plan Framework for the site.

- The 'Central Character Area' is a continuation of the central character area in the Phase 1C development now under construction. To the south and east of this is the Skylark Character area separated by the Townland Boundary Park. Within Skylark, a considered response to the sensitive edge condition is allowed for in the proposed design, using 1.5 storey units along the southern edge.To the east of Skylark is the 'Maynetown' Character area, again separated from the other areas by the proposed Skylark and Townland Boundary Parks.

- To the east are future lands to be developed as part of the overall masterplan for this site.

- The proposed development has been designed in response to the Local Area Plan for the site which sets out the key parameters for development, including the location of roads, open spaces and boundary conditions. The LAP defines a series of connections and views across the site and out to the surrounding context which need to be achieved.

- The subject application is for 172 units of 2 storey, 3 and 4 bedroom houses and 2/3 bedroom duplex units. It is the fourth phase in the delivery of 982 units across the subject lands in our client's ownership. As such it delivers on the relevant portion of the Local Area Plan and makes future provision for extension of the development in future phases.

- All of the units in this area are at a scale which respond to their location within the Framework Development while working with the restrictions of the Airport Outer Safety Zone.

02. Connections
How well connected is the site/new neighbourhood?

- The site is accessed from Station Road which has connections to the west towards Clongriffin, Kinsealy and Malahide and to the east connects to Portmarnock Village, Baldoyle and Sutton. Portmarnock Train Station provides access through the Dart service to Malahide and Bray/Greystones as well as the commuter train link to Drogheda/ Dundalk.

- The overall development framework plan for the site provides for a pedestrian cycle network that connects Portmarnock Dart Station and Station Road to the green routes of Monument View, Central Linear Park, Skylark Park and the proposed connection to the south to Moyne Road and out onto the proposed Fingal Coastal Route.

- The Local Centre adjoining Station Road, currently under construction, will complete the cycle network connections for this area of the site while delivering additional pedestrian connections to the Portmarnock Dart Station lands to the north west via the new public space.

- The southern portion of the development and will extend the existing street connections in accordance with the Development Plan Framework for the site, including cycle paths which being continued from the Railway Linear Park and along the Townland Boundary Parks to the south, connecting with the new road that links down to Moyne Road to the South. The cycle network will also link into the Greenway being implemented by FCC.

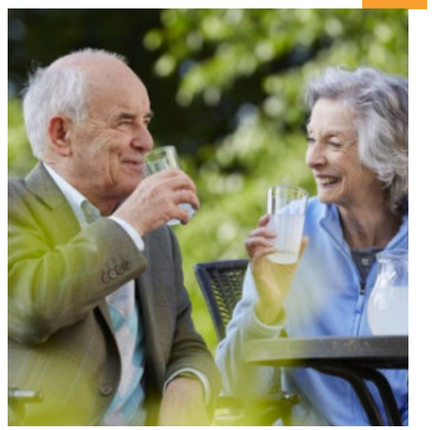
2.0 DEVELOPMENT PROPOSED

03. Inclusivity
How easily can people use and access the development?

- The proposed development includes a mixture of unit types from detached/semi-detached and terraced 3/4 bedroom houses, 2 bedroom apartments and 3 bed duplex units. All units have own front doors and have level access to their front doors.
- All accommodation in the 2 bed apartment duplex units will be located on a single level with level access throughout, including patio spaces to the rear.
- All units within the development will meet the requirements of Part M of the Technical Guidance Documents where accessibility is concerned.
- All amenity areas, and parks within the development are open to the public and overlooked by units which provide active surveillance.
- Shared private spaces are clearly defined with boundary walls and incorporate sections of railings for maximum transparency and active surveillance.
- Front gardens and side gardens (to the front of units) will be private but boundaries will be defined by low railings for maximum visibility.

04. Variety
How does the development promote a good mix of activities?

- The subject application includes a mix of units types as well as extensive areas of parkland including Skylark Park, Townland Boundary Parks and the extension of Railway Linear Park, all of which continue cycle paths from existing areas of the development. The proposed Skylark Park also contains a playground.
- A series of sub character areas are defined by their location within the development and the site conditions at these locations. A variety of Architectural treatments are proposed for each of these areas guided by a common palette of materials.
- The overall development framework plan for the site allows for even greater mix of unit types across the wider site in future phases.



05. Efficiency
How does the development make appropriate use of resources, including land?

- The development provides the highest density possible while taking account of the limits set by Airport Authorities Outer Safety Zone.
- Cycling and public transport links are maximised within the development to encourage modal shift.
- SUDS areas and green swales are proposed within the site which will create an attractive green zone for biodiversity.
- Each housing unit has been designed to allow for either; side access to the rear garden for refuse and recycling bins, or bin stores to the front of the unit.
- Proposed parklands are based around existing features such as the historic hedgerows that make up the townland boundaries and the railway line to the west.

06. Distinctiveness
How do the proposals create a sense of place?

- As set out in the foregoing sections, a series of localities have been created all of which have a strong sense of place related to their location and the site features specific to each area.
- A range of Architectural treatments are employed within the development with specific elevation treatments in each area to enhance their legibility.
- These character areas are : the continuation of Central Character Area, Skylark, Maynetown and the ‘sub-character area’ of the Site Edge Condition. A variety of Architectural treatments are proposed for each of these areas guided by a common palette of materials.
(Refer to section on character areas for further description)

2.0 DEVELOPMENT PROPOSED

07. Layout

How does the proposal create people friendly streets and spaces?

- The proposed layout of the site creates a series of natural routes following desire lines established in the Local Area Plan. In many cases pedestrians and cyclists are provided with dedicated landscaped routes which deviate from the street pattern for improved security and safety. These routes link together the green spaces within the development and offer the opportunity for encounters away from the roadways.

- A hierarchy of roads and routes following the principles of DMURS ensures that traffic speeds are minimised and that the pedestrian is favoured. Secondary roads have incorporated curves to slow traffic and offset junctions creating a safer route for cyclists and pedestrians

- Access to the units are along the streets to maximise activity and provide passive surveillance of the surrounding space.

- The proposed parklands: Railway Linear Park, Skylark Park and the Townload Boundary Parks, provide open space and creates markers in amongst the residential streets

08. Public Realm

How safe, secure and enjoyable are the public areas?

- The development is well served with open amenity areas and parks which are ungated and accessible to all. All of these spaces are overlooked by housing to ensure maximum passive surveillance and supervision.

- Each of the public spaces within the development has a distinctive quality related to their location and the prevailing site conditions / opportunities.

- Skylark Park at the heart of the southern housing area is surrounded by residential units on all sides.

- The areas to the rear and sides of the duplex units will deliver a series of gated, semi private amenity spaces for the benefit of the duplex and apartment unit occupiers.

- Private or shared private spaces are clearly defined with boundary walls to the sides of the gardens and low railings to the front facing the road. Visual barriers are avoided wherever possible.

09. Adaptability

How will the buildings cope with change?

- The house type layouts are designed to allow for adaption according to the future needs of the owners. They include wide frontage units which maximises light, views and ventilation and allows extension to rear without distancing the centre of the house from natural light. The narrower fronting units have a better proportion to the rear garden for extension.

- Internal walls are lightweight partition walls which could facilitate internal alterations in the future and allows for adaption and subdivision.

- Units can extend into the rear gardens without impacting on the character of the streets.

- Room layouts allow for future needs of residents so that connections can be made between a bedroom and the main bathroom or living room and bedroom above by a lift.

- The units are designed with an average ‘A’ BER rating and the use of high efficiency split system air source heat pumps.

2.0 DEVELOPMENT PROPOSED

10. Privacy & Amenity
How does the scheme provide a decent standard of amenity?

- Each home has access to usable private outdoor space to the rear of the unit which meets or exceeds the development plan standards and the Apartment Guidelines (2020) for duplexes.
- All units are at a minimum dual aspect, with many triple and quadruple aspect units.
- The units are separated by the required distances between houses and the street which provides privacy and improves private amenity space whilst avoiding overshadowing and reduces overlooking.
- All units meet or exceed the Development Plan standards for storage and provide either side passage to the rear of semi-detached houses for bin storage or built bin storage units to the front of terraced houses.
- Duplex units have either a private first floor external deck area or ground level patio space to the rear of each unit.

11. Parking
How will the parking be secure and attractive?

- The parking for the house units is to the front or side of each unit and parking is located within the curtilage of the unit.
- Parking will be provided to the front/side of the duplex units in close proximity to the unit entrances.
- The parking bays will be constructed with permeable paving throughout the scheme.
- The apartment and duplex units are allocated bicycle parking within the bike parking enclosure located adjacent to the duplex units.

12. Detailed Design
How well thought through is the building and landscape design?

- The materials used in the design of this scheme reflect the rich history of industry in Portmarnock. Station Road historically had a local brick works and lime kiln which is reflected upon by the use of brick and self-coloured render throughout the scheme. These materials are used differently on each residential unit type to inform the character of each area within the development framework plan.
- Further information on the design rationale for this scheme can be found within the foregoing sections of the Architectural Design Rationale document and Brady Shipman Martin's landscape documents.
- An approach has been outlined to the development of the street elevations in terms of place making and the character areas through a combination building form, elevation materials and hard and soft landscape.
- The design of the individual units seeks to provide a robust range of unit types and sizes to reflect the needs of a range of households, living arrangements and economic situations.
- Passive surveillance of adjoining public and private space has been a key driver in design development through the maximization of active frontages and the siting of entrances and windows.

APPENDIX

A. SCHEDULE OF AREAS
B. HOUSING QUALITY ASSESSMENT
C. PART V UNITS
D. UNIVERSAL DESIGN STATEMENT

APPENDIX: A. UNIT TYPES

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APPENDIX A - SCHEDULE OF AREAS

Portmarnock Phase 1D

bkdarchitects
BURKE-KENNEDY DOYLE

Client: Quintain Developments Ireland Limited
Project Number: 6158B

OVERALL SCHEDULE OF AREAS

NOTES:

TOTAL SITE AREA PHASE 1D	11.05 Ha	*1 (EXCLUDING CENTRAL LINEAR PARK, SKYLARK PARK, RAILWAY LINEAR PARK, LANDSCAPED SOUTHER EDGE OF SITE, INTERMONUMENT ROUTE, PRIMARY LINK ROAD TO THE SOUTH AND SECONDARY ROAD LINK TO JUNCTION WITH PRIMARY ROAD (WHERE NOT SERVICING UNITS IN THIS PHASE)
TOTAL DEVELOPMENT AREA PHASE 1D	5.33 Ha *	
TOTAL NUMBER OF RESIDENTIAL UNITS	172	
DENSITY (based on development area)	32.3 units/Ha	
PLOT RATIO (based on development area)	0.21	
SITE COVERAGE (based on development area)	25%	

NO. OF UNIT TYPES	UNIT TYPE RESIDENTIAL	AREA* GIA	NUMBER OF UNITS	TOTAL AREA GROSS
		m²		m²
HOUSES				
A1	3 Bedroom House - End Terrace	108.6	6	651.6
A2	3 Bedroom House - Mid Terrace	108.6	19	2063.4
A3	3 Bedroom House -End Terrace	108.6	7	760.2
A4	3 Bedroom House - Mid Terrace w/ return	117.6	7	823.2
A5	3 Bedroom House - End Terrace w/ return	117.6	3	352.8
A6	3 Bedroom House - End Terrace w/ return	117.6	1	117.6
B1	3-Bedroom House - End of Terrace	110.6	7	774.2
B2	3-Bedroom House -MidTerrace	110.6	11	1216.6
B3	3-Bedroom House - End of Terrace	110.6	4	442.4
C1	3 Bedroom House - End of Terrace	118.0	9	1062
C2	3 Bedroom House - Mid Terrace	117.4	8	939.2
C3	3 Bedroom House - Detached	118.6	1	118.6
D1	4 Bedroom House - End of Terrace	141.0	9	1269
D2	4 Bedroom House - Detached	142.0	2	284
F1	4 Bedroom House - Mid Terrace	134.4	11	1478.4
F2	4 Bedroom House - End of Terrace	135.6	5	678
F3	4 Bedroom House - Detached	146.5	2	293
F4	4 Bedroom House - End of Terrace w/ return	146.4	5	732
F5	4 Bedroom House - End of Terrace w/ return	147.8	17	2512.6
G	3 Bedroom House - Semi- Detached	114.0	11	1254
H	4 Bedroom House - Semi- Detached	147.0	5	735
	TOTAL HOUSES	1254.7	150	9236

Duplex				
J1	2 Bedroom Apartment (Gr.fl)	78.5	4	314
J2	2 Bedroom Apartment (Gr.fl)	78.5	5	392.5
J3	2 Bedroom Apartment (Gr.fl)	83.5	2	167
K1	3 Bedroom Duplex (1st & 2nd.fl)	114.4	4	457.6
K2	3 Bedroom Duplex (1st & 2nd.fl)	114.4	5	572
K3	3 Bedroom Duplex (1st & 2nd.fl)	114.4	2	228.8
	TOTAL DUPLEX	1985.4	22	2132
	TOTAL	4228.7	**172**	

RESIDENTIAL UNIT TYPE MIX			
	UNIT TYPE	No UNITS	PRECENTAGE (%)
1	3 Bed Houses	94	54.7
2	4 Bed Houses	56	32.6
3	Duplex/Apts [2 & 3 bed]	22	12.8

CAR PARKING SPACES	Required	Provided
DUPLEX UNITS 1.5 no. car parking space per 2-bed unit (11no.) & 2 no. car parking spaces per 3-bed unit (11no.)	38.5	45
VISITORS SPACES FOR DUPLEXES 1 no. car parking space every 5 units	4.4	
HOUSES	300	300

BIKE PARKING SPACES	Required	Provided
DUPLEX SPACES 1 no. bike parking space per unit	22	22
VISITORS SPACES FOR DUPLEXES 1 no. car parking space every 5 units	4.4	8

Note: SPACES PROVIDED FOR RESIDENTS IN 2 SECURE BIKE STORES
SPACES PROVIDED FOR VISITORS VIA SHEFFIELD STANDS

COMMUNAL OPEN SPACE	Required m²	Proposed m²
DUPLEX UNITS 7 m² per 2-bed unit (No.11) + 9 m². per 3-bed unit (No.11)		
Block 01 (6 units- 3no. 2b, 3no. 3b) & Block 02 (6 units- 3no. 2b, 3no. 3b)	96	429
Block 03 (10 units- 5no. 2b, 5no. 3b)	80	330
TOTAL COMMUNAL OPEN SPACE AREA	**176**	**759**

APPENDIX B - HOUSING QUALITY ASSESSMENT

DEVELOPMENT AT PORTMARNOCK, Co. DUBLIN

Client: ST. MARNOCK'S II DESIGNATED ACTIVITY COMPANY
Project Number: 6158B Phase 1D

HOUSING QUALITY ASSESSMENT

NOTES:

(-) DESIGN STANDARDS IN GUIDELINES FOR PLANNING AUTHORITIES 2020 FOR APARTMENTS (AND DUPLEX UNITS) AND QUALITY HOUSING FOR SUSTAINABILE COMMUNITIES 2007 FOR HOUSES

(S) UP TO 50% OF THE MINIMUM STORAGE REQUIREMENT CAN BE PROVIDED EXTERNALLY AT GROUND LEVEL IN SECURE EXTERNAL STORAGE. REFER TO PLANS

(G) REFER TO SITE PLAN FOR GARDEN AREAS

Rev. P01 26.11.2021

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UNIT NUMBER	UNIT TYPE HOUSES	BED SPACES	AREA		LIVING ROOM AREA	LIVING /DINING /KITCHEN TOTAL AREA	LIVING ROOM MIN. WIDTH	BEDROOM AREAS								BEDROOM TOTAL AREA		BEDROOM MIN. WIDTH				FLOOR TO CEILING HEIGHT	STORAGE (S)		CAR PARKING SPACES	SECURE BICYCLE SPACES	ASPECT	PRIVATE OPEN SPACE					
								1		2		3		4									INTERNAL					GARDEN (G)		BALCONY		BALCONY WIDTH	
			Provided	Required	Provided	Provided (Required)	Provided (Required)	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required		Provided (Required)	Provided (Required)	Provided (Required)	Provided (Required)	Provided	Required	Provided	Provided	Provided	Provided	Required	Provided	Required	Provided	Required
			m²		m²	m	m²											1	2	3	4	m	m²	m²				m²		m²		m	m
001	A1 3 Bedroom House - End of Terrace	5	108.6	92.0	15.8 (13)	34.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	3	108	60.0				
002	A2 3 Bedroom House - Mid Terrace	5	108.6	92.0	15.8 (13)	34.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	2	62	60.0				
003	A3 3 Bedroom House - End of Terrace	5	108.6	92.0	15.8 (13)	34.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	3	78	60.0				
004	F5 4 Bedroom House - End of Terrace	6	147.8	100.0	20.5 (15)	57.1 (40)	3.8 (3.8)	13.7	13.0	12.6	11.4	8.3	7.1	8.0	7.1	42.6	38.6	3.5 (2.8)	3.5 (2.8)	2.2 (2.1)	2.2 (2.1)	2.6	6.2 + attic	6.0	2.0	1.0	3	115	75.0				
005	F4 4 Bedroom House - Mid Terrace	6	146.4	100.0	20.2 (15)	56.7 (40)	3.8 (3.8)	13.7	13.0	12.6	11.4	8.1	7.1	7.8	7.1	42.2	38.6	3.5 (2.8)	3.5 (2.8)	2.2 (2.1)	2.2 (2.1)	2.6	6.2 + attic	6.0	2.0	1.0	2	88	75.0				
006	F1 4 Bedroom House - Mid Terrace	6	134.4	100.0	20.2 (15)	44.5 (40)	3.8 (3.8)	13.5	13.0	12.4	11.4	8.3	7.1	8.0	7.1	42.2	38.6	3.5 (2.8)	3.5 (2.8)	2.2 (2.1)	2.2 (2.1)	2.6	6.2 + attic	6.0	2.0	1.0	2	115	75.0				
007	F1 4 Bedroom House - Mid Terrace	6	134.4	100.0	20.2 (15)	44.5 (40)	3.8 (3.8)	13.5	13.0	12.4	11.4	8.3	7.1	8.0	7.1	42.2	38.6	3.5 (2.8)	3.5 (2.8)	2.2 (2.1)	2.2 (2.1)	2.6	6.2 + attic	6.0	2.0	1.0	2	138	75.0				
008	F2 4 Bedroom House - End of Terrace	6	135.6	100.0	20.5(15)	45 (40)	3.8 (3.8)	13.7	13.0	12.6	11.4	8.3	7.1	8.0	7.1	42.6	38.6	3.5 (2.8)	3.5 (2.8)	2.2 (2.1)	2.2 (2.1)	2.6	6.2 + attic	6.0	2.0	1.0	3	184	75.0				
009	A1 3 Bedroom House - End of Terrace	5	108.6	92.0	15.8 (13)	34.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	3	87	60.0				
010	A2 3 Bedroom House - Mid Terrace	5	108.6	92.0	15.8 (13)	34.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	2	70	60.0				
011	A2 3 Bedroom House - Mid Terrace	5	108.6	92.0	15.8 (13)	34.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	2	70	60.0				
012	A2 3 Bedroom House - Mid Terrace	5	108.6	92.0	15.8 (13)	34.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	2	70	60.0				
013	A2 3 Bedroom House - Mid Terrace	5	108.6	92.0	15.8 (13)	34.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	2	70	60.0				
014	A3 3 Bedroom House - End of Terrace	5	108.6	92.0	15.8 (13)	34.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	3	88	60.0				
015	A1 3 Bedroom House - End of Terrace	5	108.6	92.0	15.8 (13)	34.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	3	88	60.0				
016	A2 3 Bedroom House - Mid Terrace	5	108.6	92.0	15.8 (13)	34.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	2	99	60.0				
017	A2 3 Bedroom House - Mid Terrace	5	108.6	92.0	15.8 (13)	34.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	2	99	60.0				
018	A2 3 Bedroom House - Mid Terrace	5	108.6	92.0	15.8 (13)	34.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	2	99	60.0				
019	A3 3 Bedroom House - End of Terrace	5	108.6	92.0	15.8 (13)	34.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	3	63	60.0				
020	A1 3 Bedroom House - End of Terrace	5	108.6	92.0	15.8 (13)	34.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	3	85	60.0				
021	A2 3 Bedroom House - Mid Terrace	5	108.6	92.0	15.8 (13)	34.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	2	86	60.0				
022	A3 3 Bedroom House - End of Terrace	5	108.6	92.0	15.8 (13)	34.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	3	74	60.0				
023	C1 3 Bedroom House - End of Terrace	5	118.0	92.0	20.6 (13)	42.5 (34)	3.9 (3.8)	16.4	13.0	12.0	11.4	7.1	7.1			35.5	31.5	3.2 (2.8)	3.4 (2.8)	2.4 (2.1)		2.6	5 + attic	5.0	2.0	1.0	2	72	60.0				
024	D1 4 Bedroom House - End of Terrace	7	141.0	110.0	20.6 (15)	54 (40)	3.9 (3.8)	15.9	13.0	11.8	11.4	12.9	11.4	7.7	7.1	48.3	42.9	3.1 (2.8)	3.4 (2.8)	3.5 (2.8)	2.4 (2.1)	2.6	3.8 + attic	6.0	2.0	1.0	3	91	75.0				
025	A3 3 Bedroom House - End of Terrace	5	108.6	92.0	15.8 (13)	34.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	3	60	60.0				
026	A4 3 Bedroom House - Mid Terrace	5	117.6	92.0	15.8 (13)	43.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	2	81	60.0				
027	A4 3 Bedroom House - Mid Terrace	5	117.6	92.0	15.8 (13)	43.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	2	82	60.0				
028	A2 3 Bedroom House - Mid Terrace	5	108.6	92.0	15.8 (13)	34.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	2	108	60.0				
029	A2 3 Bedroom House - Mid Terrace	5	108.6	92.0	15.8 (13)	34.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	2	127	60.0				
030	A4 3 Bedroom House - Mid Terrace	5	117.6	92.0	15.8 (13)	43.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	2	126	60.0				
031	A4 3 Bedroom House - Mid Terrace	5	117.6	92.0	15.8 (13)	43.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	2	105	60.0				
032	A6 3 Bedroom House - End Terrace	5	117.6	92.0	15.8 (13)	43.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	3	85	60.0				
033	C3 3 Bedroom House - Detached	5	118.6	92.0	20.6 (13)	42.8 (34)	3.9 (3.8)	16.6	13.0	12.0	11.4	7.1	7.1			35.7	31.5	3.2 (2.8)	3.4 (2.8)	2.4 (2.1)		2.6	5 + attic	5.0	2.0	1.0	2	153	60.0				
034	F3 4 Bedroom House - Detached	6	146.5	100.0	20.2 (15)	56.7 (40)	3.8 (3.8)	13.7	13.0	12.6	11.4	8.1	7.1	7.8	7.1	42.2	38.6	3.5 (2.8)	3.5 (2.8)	2.2 (2.1)	2.2 (2.1)	2.6	6.2 + attic	6.0	2.0	1.0	3	84	75.0				
035	F3 4 Bedroom House - Detached	6	146.5	100.0	20.2 (15)	56.7 (40)	3.8 (3.8)	13.7	13.0	12.6	11.4	8.1	7.1	7.8	7.1	42.2	38.6	3.5 (2.8)	3.5 (2.8)	2.2 (2.1)	2.2 (2.1)	2.6	6.2 + attic	6.0	2.0	1.0	3	110	75.0				
036	J1 2 Bedroom Duplex Apartment (Gr.fl)	4	78.5	73.0	30.7	30.7 (30)	4.6 (3.8)	15.0	13.0	11.8	11.4					26.8	24.4	2.9 (2.8)	3.0 (2.8)			2.7	7.1	6.0	1.5	1.0	3	N/A	N/A	19.2	7.0	3.1	1.5
037	K1 3 Bedroom Duplex (Upper floors)	5	114.4	90.0	17.0	34.1 (34)	3.8 (3.8)	13.6	13.0	12.4	11.4	7.8	7.1			33.8	31.5	3.0 (2.8)	3.4 (2.8)	2.3 (2.8)		2.5	2.9 + attic	9.0	2.0	1.0	3	N/A	N/A	30.6	9.0	4.8	1.5
038	J2 2 Bedroom Duplex Apartment (Gr.fl)	4	78.5	73.0	30.7	30.7 (30)	4.6 (3.8)	15.0	13.0	11.8	11.4					26.8	24.4	2.9 (2.8)	3.0 (2.8)			2.7	7.1	6.0	1.5	1.0	2	N/A	N/A	19.5	7.0	3.1	1.5
039	K2 3 Bedroom Duplex (Upper floors)	5	114.4	90.0	17.0	34.1 (34)	3.8 (3.8)	13.6	13.0	12.4	11.4	7.8	7.1			33.8	31.5	3.0 (2.8)	3.4 (2.8)	2.3 (2.8)		2.5	2.9 + attic	9.0	2.0	1.0	2	N/A	N/A	30.6	9.0	4.8	1.5
040	J3 2 Bedroom Duplex Apartment (Gr.fl)	4	83.5	73.0	34.8	34.8 (30)	4.6 (3.8)	13.2	13.0	11.7	11.4					24.9	24.4	2.9 (2.8)	3.1 (2.8)			2.7	9.0	6.0	1.5	1.0	3	N/A	N/A	19.2	7.0	3.1	1.5
041	K3 3 Bedroom Duplex (Upper floors)	5	114.4	90.0	17.0	34.1 (34)	3.8 (3.8)	13.6	13.0	12.4	11.4	7.8	7.1			33.8	31.5	3.0 (2.8)	3.4 (2.8)	2.3 (2.8)		2.5	2.9 + attic	9.0	2.0	1.0	3	N/A	N/A	30.6	9.0	4.8	1.5
042	J1 2 Bedroom Duplex Apartment (Gr.fl)	4	78.5	73.0	30.7	30.7 (30)	4.6 (3.8)	15.0	13.0	11.8	11.4					26.8	24.4	2.9 (2.8)	3.0 (2.8)			2.7	7.1	6.0	1.5	1.0	3	N/A	N/A	19.2	7.0	3.1	1.5
043	K1 3 Bedroom Duplex (Upper floors)	5	114.4	90.0	17.0	34.1 (34)	3.8 (3.8)	13.6	13.0	12.4	11.4	7.8	7.1			33.8	31.5	3.0 (2.8)	3.4 (2.8)	2.3 (2.8)		2.5	2.9 + attic	9.0	2.0	1.0	3	N/A	N/A	30.6	9.0	4.8	1.5
044	J2 2 Bedroom Duplex Apartment (Gr.fl)	4	78.5	73.0	30.7	30.7 (30)	4.6 (3.8)	15.0	13.0	11.8	11.4					26.8	24.4	2.9 (2.8)	3.0 (2.8)			2.7	7.1	6.0	1.5	1.0	2	N/A	N/A	19.5	7.0	3.1	1.5
045	K2 3 Bedroom Duplex (Upper floors)	5	114.4	90.0	17.0	34.1 (34)	3.8 (3.8)	13.6	13.0	12.4	11.4	7.8	7.1			33.8	31.5	3.0 (2.8)	3.4 (2.8)	2.3 (2.8)		2.5	2.9 + attic	9.0	2.0	1.0	2	N/A	N/A	30.6	9.0	4.8	1.5
046	J3 2 Bedroom Duplex Apartment (Gr.fl)	4	83.5	73.0	34.8	34.8 (30)	4.6 (3.8)	13.2	13.0	11.7	11.4					24.9	24.4	2.9 (2.8)	3.1 (2.8)			2.7	9.0	6.0	1.5	1.0	3	N/A	N/A	19.2	7.0	3.1	1.5
047	K3 3 Bedroom Duplex (Upper floors)	5	114.4	90.0	17.0	34.1 (34)	3.8 (3.8)	13.6	13.0	12.4	11.4	7.8	7.1			33.8	31.5	3.0 (2.8)	3.4 (2.8)	2.3 (2.8)		2.5	2.9 + attic	9.0	2.0	1.0	3	N/A	N/A	30.6	9.0	4.8	1.5
048	B1 3-Bedroom House - End of Terrace	5	110.6	92.0	17.8 (13)	35.3 (34)	3.8 (3.8)	13.6	13.0	12.4	11.4	7.3	7.1			33.3	31.5	2.9 (2.8)	2.9 (2.8)	2.2 (2.1)		2.6	5.3 + attic	5.0	2.0	1.0	3	73	60.0				
049	B1 3-Bedroom House - End of Terrace	5	110.6	92.0	17.8 (13)	35.3 (34)	3.8 (3.8)	13.6	13.0	12.4	11.4	7.3	7.1			33.3	31.5	2.9 (2.8)	2.9 (2.8)	2.2 (2.1)		2.6	5.3 + attic	5.0	2.0	1.0	3	74	60.0				
050	B1 3-Bedroom House - End of Terrace	5	110.6	92.0	17.8 (13)	35.3 (34)	3.8 (3.8)	13.6	13.0	12.4	11.4	7.3	7.1			33.3	31.5	2.9 (2.8)	2.9 (2.8)	2.2 (2.1)		2.6	5.3 + attic	5.0	2.0	1.0	3	97	60.0				
051	B1 3-Bedroom House - End of Terrace	5	110.6	92.0	17.8 (13)	35.3 (34)	3.8 (3.8)	13.6	13.0	12.4	11.4	7.3	7.1			33.3	31.5	2.9 (2.8)	2.9 (2.8)	2.2 (2.1)		2.6	5.3 + attic	5.0	2.0	1.0	3	95	60.0				
052	C1 3 Bedroom House - End of Terrace	5	118.0	92.0	20.6 (13)	42.5 (34)	3.9 (3.8)	16.4	13.0	12.0	11.4	7.1	7.1			35.5	31.5	3.2 (2.8)	3.4 (2.8)	2.4 (2.1)		2.6	5 + attic	5.0	2.0	1.0	2	91	60.0				
053	D1 4 Bedroom House - End of Terrace	7	141.0	110.0	20.6 (15)	54 (40)	3.9 (3.8)	15.9	13.0	11.8	11.4	12.9	11.4	7.7	7.1	48.3	42.9	3.1 (2.8)	3.4 (2.8)	3.5 (2.8)	2.4 (2.1)	2.6	3.8 + attic	6.0	2.0	1.0	3	87	75.0				
054	A5 3 Bedroom House - End Terrace	5	117.6	92.0	15.8 (13)	43.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	3	106	60.0				
055	A4 3 Bedroom House - Mid Terrace	5	117.6	92.0	15.8 (13)	43.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	2	65	60.0				
056	A2 3 Bedroom House - Mid Terrace	5	108.6	92.0	15.8 (13)	34.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	2	76	60.0				
057	A2 3 Bedroom House - Mid Terrace	5	108.6	92.0	15.8 (13)	34.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	2	76	60.0				
058	A4 3 Bedroom House - Mid Terrace	5	117.6	92.0	15.8 (13)	43.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	2	65	60.0				
059	A5 3 Bedroom House - End Terrace	5	117.6	92.0	15.8 (13)	43.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	3	86	60.0				
060	G 3 Bedroom House - Semi- Detached	5	114.0	92.0	40.5 (13)	40.5 (34)	4.0 (3.8)	13.9	13.0	12.0	11.4	7.9	7.1			33.8	31.5	3.2 (2.8)	3.2 (2.8)	2.4 (2.1)		2.6	3.4 + attic	5.0	2.0	1.0	3	78	60.0				
061	G 3 Bedroom House - Semi- Detached	5	114.0	92.0	40.5 (13)	40.5 (34)	4.0 (3.8)	13.9	13.0	12.0	11.4	7.9	7.1			33.8	31.5	3.2 (2.8)	3.2 (2.8)	2.4 (2.1)		2.6	3.4 + attic	5.0	2.0	1.0	3	94	60.0				
062	G 3 Bedroom House - Semi- Detached	5	114.0	92.0	40.5 (13)	40.5 (34)	4.0 (3.8)	13.9	13.0	12.0	11.4	7.9	7.1			33.8	31.5	3.2 (2.8)	3.2 (2.8)	2.4 (2.1)		2.6	3.4 + attic	5.0	2.0	1.0	3	76	60.0				
063	G 3 Bedroom House - Semi- Detached	5	114.0	92.0	40.5 (13)	40.5 (34)	4.0 (3.8)	13.9	13.0	12.0	11.4	7.9	7.1			33.8	31.5	3.2 (2.8)	3.2 (2.8)	2.4 (2.1)		2.6	3.4 + attic	5.0	2.0	1.0	3	105	60.0				
064	G 3 Bedroom House - Semi- Detached	5	114.0	92.0	40.5 (13)	40.5 (34)	4.0 (3.8)	13.9	13.0	12.0	11.4	7.9	7.1			33.8	31.5	3.2 (2.8)	3.2 (2.8)	2.4 (2.1)		2.6	3.4 + attic	5.0	2.0	1.0	3	81	60.0				
065	G 3 Bedroom House - Semi- Detached	5	114.0	92.0	40.5 (13)	40.5 (34)	4.0 (3.8)	13.9	13.0	12.0	11.4	7.9	7.1			33.8	31.5	3.2 (2.8)	3.2 (2.8)	2.4 (2.1)		2.6	3.4 + attic	5.0	2.0	1.0	3	75	60.0				
066	B1 3-Bedroom House - End of Terrace	5	110.6	92.0	17.8 (13)	35.3 (34)	3.8 (3.8)	13.6	13.0	12.4	11.4	7.3	7.1			33.3	31.5	2.9 (2.8)	2.9 (2.8)	2.2 (2.1)		2.6	5.3 + attic	5.0	2.0	1.0	3	83	60.0				

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APPENDIX B - HOUSING QUALITY ASSESSMENT

UNIT NUMBER	UNIT TYPE HOUSES	BED SPACES	AREA		LIVING ROOM AREA	LIVING /DINING /KITCHEN TOTAL AREA	LIVING ROOM MIN. WIDTH	BEDROOM AREAS								BEDROOM TOTAL AREA		BEDROOM MIN. WIDTH				FLOOR TO CEILING HEIGHT	STORAGE (S)		CAR PARKING SPACES	SECURE BICYCLE SPACES	ASPECT	PRIVATE OPEN SPACE					
																							INTERNAL					GARDEN (G)		BALCONY		BALCONY WIDTH	
			Provided	Required	Provided	Provided (Required)	Provided (Required)	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	1	Provided (Required)	Provided (Required)	Provided (Required)	Provided (Required)	Provided	Required	Provided	Provided	Provided	Provided	Required	Provided	Required	Provided	Required
			m²		m²	m	m²	1		2		3		4								m	m²	m²				m²		m²		m	m
067	B2 3-Bedroom House -Mid Terrace	5	110.6	92.0	17.8 (13)	35.3 (34)	3.8 (3.8)	13.6	13.0	12.4	11.4	7.3	7.1			33.3	31.5	2.9 (2.8)	2.9 (2.8)	2.2 (2.1)		2.6	5.3 + attic	5.0	2.0	1.0	2	65	60.0				
068	B2 3-Bedroom House -Mid Terrace	5	110.6	92.0	17.8 (13)	35.3 (34)	3.8 (3.8)	13.6	13.0	12.4	11.4	7.3	7.1			33.3	31.5	2.9 (2.8)	2.9 (2.8)	2.2 (2.1)		2.6	5.3 + attic	5.0	2.0	1.0	2	65	60.0				
069	B2 3-Bedroom House -Mid Terrace	5	110.6	92.0	17.8 (13)	35.3 (34)	3.8 (3.8)	13.6	13.0	12.4	11.4	7.3	7.1			33.3	31.5	2.9 (2.8)	2.9 (2.8)	2.2 (2.1)		2.6	5.3 + attic	5.0	2.0	1.0	2	65	60.0				
070	B2 3-Bedroom House -Mid Terrace	5	110.6	92.0	17.8 (13)	35.3 (34)	3.8 (3.8)	13.6	13.0	12.4	11.4	7.3	7.1			33.3	31.5	2.9 (2.8)	2.9 (2.8)	2.2 (2.1)		2.6	5.3 + attic	5.0	2.0	1.0	2	65	60.0				
071	B2 3-Bedroom House -Mid Terrace	5	110.6	92.0	17.8 (13)	35.3 (34)	3.8 (3.8)	13.6	13.0	12.4	11.4	7.3	7.1			33.3	31.5	2.9 (2.8)	2.9 (2.8)	2.2 (2.1)		2.6	5.3 + attic	5.0	2.0	1.0	2	65	60.0				
072	B3 3-Bedroom House -End Terrace	5	110.6	92.0	17.8 (13)	35.3 (34)	3.8 (3.8)	13.6	13.0	12.4	11.4	7.3	7.1			33.3	31.5	2.9 (2.8)	2.9 (2.8)	2.2 (2.1)		2.6	5.3 + attic	5.0	2.0	1.0	3	68	60.0				
073	D1 4 Bedroom House - End of Terrace	7	141.0	110.0	20.6 (15)	54 (40)	3.9 (3.8)	15.9	13.0	11.8	11.4	12.9	11.4	7.7	7.1	48.3	42.9	3.1 (2.8)	3.4 (2.8)	3.5 (2.8)	2.4 (2.1)	2.6	3.8 + attic	6.0	2.0	1.0	3	81	75.0				
074	D1 4 Bedroom House - End of Terrace	7	141.0	110.0	20.6 (15)	54 (40)	3.9 (3.8)	15.9	13.0	11.8	11.4	12.9	11.4	7.7	7.1	48.3	42.9	3.1 (2.8)	3.4 (2.8)	3.5 (2.8)	2.4 (2.1)	2.6	3.8 + attic	6.0	2.0	1.0	3	100	75.0				
075	J1 2 Bedroom Duplex Apartment (Gr.fl)	4	78.5	73.0	30.7	30.7 (30)	4.6 (3.8)	15.0	13.0	11.8	11.4					26.8	24.4	2.9 (2.8)	3.0 (2.8)			2.7	7.1	6.0	1.5	1.0	3	N/A	N/A	19.2	7.0	3.1	1.5
076	K1 3 Bedroom Duplex (Upper floors)	5	114.4	90.0	17.0	34.1 (34)	3.8 (3.8)	13.6	13.0	12.4	11.4	7.8	7.1			33.8	31.5	3.0 (2.8)	3.4 (2.8)	2.3 (2.8)		2.5	2.9 + attic	9.0	2.0	1.0	3	N/A	N/A	30.6	9.0	4.8	1.5
077	J2 2 Bedroom Duplex Apartment (Gr.fl)	4	78.5	73.0	30.7	30.7 (30)	4.6 (3.8)	15.0	13.0	11.8	11.4					26.8	24.4	2.9 (2.8)	3.0 (2.8)			2.7	7.1	6.0	1.5	1.0	2	N/A	N/A	19.5	7.0	3.1	1.5
078	K2 3 Bedroom Duplex (Upper floors)	5	114.4	90.0	17.0	34.1 (34)	3.8 (3.8)	13.6	13.0	12.4	11.4	7.8	7.1			33.8	31.5	3.0 (2.8)	3.4 (2.8)	2.3 (2.8)		2.5	2.9 + attic	9.0	2.0	1.0	2	N/A	N/A	30.6	9.0	4.8	1.5
079	J2 2 Bedroom Duplex Apartment (Gr.fl)	4	78.5	73.0	30.7	30.7 (30)	4.6 (3.8)	15.0	13.0	11.8	11.4					26.8	24.4	2.9 (2.8)	3.0 (2.8)			2.7	7.1	6.0	1.5	1.0	2	N/A	N/A	19.5	7.0	3.1	1.5
080	K2 3 Bedroom Duplex (Upper floors)	5	114.4	90.0	17.0	34.1 (34)	3.8 (3.8)	13.6	13.0	12.4	11.4	7.8	7.1			33.8	31.5	3.0 (2.8)	3.4 (2.8)	2.3 (2.8)		2.5	2.9 + attic	9.0	2.0	1.0	2	N/A	N/A	30.6	9.0	4.8	1.5
081	J2 2 Bedroom Duplex Apartment (Gr.fl)	4	78.5	73.0	30.7	30.7 (30)	4.6 (3.8)	15.0	13.0	11.8	11.4					26.8	24.4	2.9 (2.8)	3.0 (2.8)			2.7	7.1	6.0	1.5	1.0	2	N/A	N/A	19.5	7.0	3.1	1.5
082	K2 3 Bedroom Duplex (Upper floors)	5	114.4	90.0	17.0	34.1 (34)	3.8 (3.8)	13.6	13.0	12.4	11.4	7.8	7.1			33.8	31.5	3.0 (2.8)	3.4 (2.8)	2.3 (2.8)		2.5	2.9 + attic	9.0	2.0	1.0	2	N/A	N/A	30.6	9.0	4.8	1.5
083	J1 2 Bedroom Duplex Apartment (Gr.fl)	4	78.5	73.0	30.7	30.7 (30)	4.6 (3.8)	15.0	13.0	11.8	11.4					26.8	24.4	2.9 (2.8)	3.0 (2.8)			2.7	7.1	6.0	1.5	1.0	3	N/A	N/A	19.2	7.0	3.1	1.5
084	K1 3 Bedroom Duplex (Upper floors)	5	114.4	90.0	17.0	34.1 (34)	3.8 (3.8)	13.6	13.0	12.4	11.4	7.8	7.1			33.8	31.5	3.0 (2.8)	3.4 (2.8)	2.3 (2.8)		2.5	2.9 + attic	9.0	2.0	1.0	3	N/A	N/A	30.6	9.0	4.8	1.5
085	H 4 Bedroom House - Semi- Detached	7	147.0	110.0	40.5 (15)	40.5 (40)	4.0 (3.8)	13.9	13.0	12.0	11.4	11.7	11.4	7.9	7.1	45.5	42.9	3.2 (2.8)	3.2 (2.8)	2.9 (2.8)	2.4 (2.1)	2.6	4.7+ attic	6.0	2.0	1.0	3	127	75.0				
086	G 3 Bedroom House - Semi- Detached	5	114.0	92.0	40.5 (13)	40.5 (34)	4.0 (3.8)	13.9	13.0	12.0	11.4	7.9	7.1			33.8	31.5	3.2 (2.8)	3.2 (2.8)	2.4 (2.1)		2.6	3.4 + attic	5.0	2.0	1.0	3	137	60.0				
087	G 3 Bedroom House - Semi- Detached	5	114.0	92.0	40.5 (13)	40.5 (34)	4.0 (3.8)	13.9	13.0	12.0	11.4	7.9	7.1			33.8	31.5	3.2 (2.8)	3.2 (2.8)	2.4 (2.1)		2.6	3.4 + attic	5.0	2.0	1.0	3	151	60.0				
088	G 3 Bedroom House - Semi- Detached	5	114.0	92.0	40.5 (13)	40.5 (34)	4.0 (3.8)	13.9	13.0	12.0	11.4	7.9	7.1			33.8	31.5	3.2 (2.8)	3.2 (2.8)	2.4 (2.1)		2.6	3.4 + attic	5.0	2.0	1.0	3	145	60.0				
089	G 3 Bedroom House - Semi- Detached	5	114.0	92.0	40.5 (13)	40.5 (34)	4.0 (3.8)	13.9	13.0	12.0	11.4	7.9	7.1			33.8	31.5	3.2 (2.8)	3.2 (2.8)	2.4 (2.1)		2.6	3.4 + attic	5.0	2.0	1.0	3	128	60.0				
090	H 4 Bedroom House - Semi- Detached	7	147.0	110.0	40.5 (15)	40.5 (40)	4.0 (3.8)	13.9	13.0	12.0	11.4	11.7	11.4	7.9	7.1	45.5	42.9	3.2 (2.8)	3.2 (2.8)	2.9 (2.8)	2.4 (2.1)	2.6	4.7+ attic	6.0	2.0	1.0	3	122	75.0				
091	B1 3-Bedroom House - End of Terrace	5	110.6	92.0	17.8 (13)	35.3 (34)	3.8 (3.8)	13.6	13.0	12.4	11.4	7.3	7.1			33.3	31.5	2.9 (2.8)	2.9 (2.8)	2.2 (2.1)		2.6	5.3 + attic	5.0	2.0	1.0	3	80	60.0				
092	B2 3-Bedroom House -Mid Terrace	5	110.6	92.0	17.8 (13)	35.3 (34)	3.8 (3.8)	13.6	13.0	12.4	11.4	7.3	7.1			33.3	31.5	2.9 (2.8)	2.9 (2.8)	2.2 (2.1)		2.6	5.3 + attic	5.0	2.0	1.0	2	64	60.0				
093	B2 3-Bedroom House -Mid Terrace	5	110.6	92.0	17.8 (13)	35.3 (34)	3.8 (3.8)	13.6	13.0	12.4	11.4	7.3	7.1			33.3	31.5	2.9 (2.8)	2.9 (2.8)	2.2 (2.1)		2.6	5.3 + attic	5.0	2.0	1.0	2	63	60.0				
094	B3 3-Bedroom House -End Terrace	5	110.6	92.0	17.8 (13)	35.3 (34)	3.8 (3.8)	13.6	13.0	12.4	11.4	7.3	7.1			33.3	31.5	2.9 (2.8)	2.9 (2.8)	2.2 (2.1)		2.6	5.3 + attic	5.0	2.0	1.0	3	80	60.0				
095	F2 4 Bedroom House - End of Terrace	6	135.6	100.0	20.5(15)	45 (40)	3.8 (3.8)	13.7	13.0	12.6	11.4	8.3	7.1	8.0	7.1	42.6	38.6	3.5 (2.8)	3.5 (2.8)	2.2 (2.1)	2.2 (2.1)	2.6	6.2 + attic	6.0	2.0	1.0	3	87	75.0				
096	F1 4 Bedroom House - Mid Terrace	6	134.4	100.0	20.2 (15)	44.5 (40)	3.8 (3.8)	13.5	13.0	12.4	11.4	8.3	7.1	8.0	7.1	42.2	38.6	3.5 (2.8)	3.5 (2.8)	2.2 (2.1)	2.2 (2.1)	2.6	6.2 + attic	6.0	2.0	1.0	2	97	75.0				
097	F1 4 Bedroom House - Mid Terrace	6	134.4	100.0	20.2 (15)	44.5 (40)	3.8 (3.8)	13.5	13.0	12.4	11.4	8.3	7.1	8.0	7.1	42.2	38.6	3.5 (2.8)	3.5 (2.8)	2.2 (2.1)	2.2 (2.1)	2.6	6.2 + attic	6.0	2.0	1.0	2	93	75.0				
098	F4 4 Bedroom House - Mid Terrace	6	146.4	100.0	20.2 (15)	56.7 (40)	3.8 (3.8)	13.7	13.0	12.6	11.4	8.1	7.1	7.8	7.1	42.2	38.6	3.5 (2.8)	3.5 (2.8)	2.2 (2.1)	2.2 (2.1)	2.6	6.2 + attic	6.0	2.0	1.0	2	75	75.0				
099	F5 4 Bedroom House - End of Terrace	6	147.8	100.0	20.5 (15)	57.1 (40)	3.8 (3.8)	13.7	13.0	12.6	11.4	8.3	7.1	8.0	7.1	42.6	38.6	3.5 (2.8)	3.5 (2.8)	2.2 (2.1)	2.2 (2.1)	2.6	6.2 + attic	6.0	2.0	1.0	3	116	75.0				
100	F5 4 Bedroom House - End of Terrace	6	147.8	100.0	20.5 (15)	57.1 (40)	3.8 (3.8)	13.7	13.0	12.6	11.4	8.3	7.1	8.0	7.1	42.6	38.6	3.5 (2.8)	3.5 (2.8)	2.2 (2.1)	2.2 (2.1)	2.6	6.2 + attic	6.0	2.0	1.0	3	100	75.0				
101	F4 4 Bedroom House - Mid Terrace	6	146.4	100.0	20.2 (15)	56.7 (40)	3.8 (3.8)	13.7	13.0	12.6	11.4	8.1	7.1	7.8	7.1	42.2	38.6	3.5 (2.8)	3.5 (2.8)	2.2 (2.1)	2.2 (2.1)	2.6	6.2 + attic	6.0	2.0	1.0	2	80	75.0				
102	F1 4 Bedroom House - Mid Terrace	6	134.4	100.0	20.2 (15)	44.5 (40)	3.8 (3.8)	13.5	13.0	12.4	11.4	8.3	7.1	8.0	7.1	42.2	38.6	3.5 (2.8)	3.5 (2.8)	2.2 (2.1)	2.2 (2.1)	2.6	6.2 + attic	6.0	2.0	1.0	2	98	75.0				
103	F1 4 Bedroom House - Mid Terrace	6	134.4	100.0	20.2 (15)	44.5 (40)	3.8 (3.8)	13.5	13.0	12.4	11.4	8.3	7.1	8.0	7.1	42.2	38.6	3.5 (2.8)	3.5 (2.8)	2.2 (2.1)	2.2 (2.1)	2.6	6.2 + attic	6.0	2.0	1.0	2	101	75.0				
104	F2 4 Bedroom House - End of Terrace	6	135.6	100.0	20.5(15)	45 (40)	3.8 (3.8)	13.7	13.0	12.6	11.4	8.3	7.1	8.0	7.1	42.6	38.6	3.5 (2.8)	3.5 (2.8)	2.2 (2.1)	2.2 (2.1)	2.6	6.2 + attic	6.0	2.0	1.0	3	117	75.0				
105	F2 4 Bedroom House - End of Terrace	6	135.6	100.0	20.5(15)	45 (40)	3.8 (3.8)	13.7	13.0	12.6	11.4	8.3	7.1	8.0	7.1	42.6	38.6	3.5 (2.8)	3.5 (2.8)	2.2 (2.1)	2.2 (2.1)	2.6	6.2 + attic	6.0	2.0	1.0	3	122	75.0				
106	F1 4 Bedroom House - Mid Terrace	6	134.4	100.0	20.2 (15)	44.5 (40)	3.8 (3.8)	13.5	13.0	12.4	11.4	8.3	7.1	8.0	7.1	42.2	38.6	3.5 (2.8)	3.5 (2.8)	2.2 (2.1)	2.2 (2.1)	2.6	6.2 + attic	6.0	2.0	1.0	2	94	75.0				
107	F1 4 Bedroom House - Mid Terrace	6	134.4	100.0	20.2 (15)	44.5 (40)	3.8 (3.8)	13.5	13.0	12.4	11.4	8.3	7.1	8.0	7.1	42.2	38.6	3.5 (2.8)	3.5 (2.8)	2.2 (2.1)	2.2 (2.1)	2.6	6.2 + attic	6.0	2.0	1.0	2	92	75.0				
108	F4 4 Bedroom House - Mid Terrace	6	146.4	100.0	20.2 (15)	56.7 (40)	3.8 (3.8)	13.7	13.0	12.6	11.4	8.1	7.1	7.8	7.1	42.2	38.6	3.5 (2.8)	3.5 (2.8)	2.2 (2.1)	2.2 (2.1)	2.6	6.2 + attic	6.0	2.0	1.0	2	75	75.0				
109	F5 4 Bedroom House - End of Terrace	6	147.8	100.0	20.5 (15)	57.1 (40)	3.8 (3.8)	13.7	13.0	12.6	11.4	8.3	7.1	8.0	7.1	42.6	38.6	3.5 (2.8)	3.5 (2.8)	2.2 (2.1)	2.2 (2.1)	2.6	6.2 + attic	6.0	2.0	1.0	3	129	75.0				
110	F2 4 Bedroom House - End of Terrace	6	135.6	100.0	20.5(15)	45 (40)	3.8 (3.8)	13.7	13.0	12.6	11.4	8.3	7.1	8.0	7.1	42.6	38.6	3.5 (2.8)	3.5 (2.8)	2.2 (2.1)	2.2 (2.1)	2.6	6.2 + attic	6.0	2.0	1.0	3	115	75.0				
111	F1 4 Bedroom House - Mid Terrace	6	134.4	100.0	20.2 (15)	44.5 (40)	3.8 (3.8)	13.5	13.0	12.4	11.4	8.3	7.1	8.0	7.1	42.2	38.6	3.5 (2.8)	3.5 (2.8)	2.2 (2.1)	2.2 (2.1)	2.6	6.2 + attic	6.0	2.0	1.0	2	95	75.0				
112	F1 4 Bedroom House - Mid Terrace	6	134.4	100.0	20.2 (15)	44.5 (40)	3.8 (3.8)	13.5	13.0	12.4	11.4	8.3	7.1	8.0	7.1	42.2	38.6	3.5 (2.8)	3.5 (2.8)	2.2 (2.1)	2.2 (2.1)	2.6	6.2 + attic	6.0	2.0	1.0	2	97	75.0				
113	F1 4 Bedroom House - Mid Terrace	6	134.4	100.0	20.2 (15)	44.5 (40)	3.8 (3.8)	13.5	13.0	12.4	11.4	8.3	7.1	8.0	7.1	42.2	38.6	3.5 (2.8)	3.5 (2.8)	2.2 (2.1)	2.2 (2.1)	2.6	6.2 + attic	6.0	2.0	1.0	2	100	75.0				
114	F4 4 Bedroom House - Mid Terrace	6	146.4	100.0	20.2 (15)	56.7 (40)	3.8 (3.8)	13.7	13.0	12.6	11.4	8.1	7.1	7.8	7.1	42.2	38.6	3.5 (2.8)	3.5 (2.8)	2.2 (2.1)	2.2 (2.1)	2.6	6.2 + attic	6.0	2.0	1.0	2	89	75.0				
115	F5 4 Bedroom House - End of Terrace	6	147.8	100.0	20.5 (15)	57.1 (40)	3.8 (3.8)	13.7	13.0	12.6	11.4	8.3	7.1	8.0	7.1	42.6	38.6	3.5 (2.8)	3.5 (2.8)	2.2 (2.1)	2.2 (2.1)	2.6	6.2 + attic	6.0	2.0	1.0	3	138	75.0				
116	H 4 Bedroom House - Semi- Detached	7	147.0	110.0	40.5 (15)	40.5 (40)	4.0 (3.8)	13.9	13.0	12.0	11.4	11.7	11.4	7.9	7.1	45.5	42.9	3.2 (2.8)	3.2 (2.8)	2.9 (2.8)	2.4 (2.1)	2.6	4.7+ attic	6.0	2.0	1.0	3	93	75.0				
117	H 4 Bedroom House - Semi- Detached	7	147.0	110.0	40.5 (15)	40.5 (40)	4.0 (3.8)	13.9	13.0	12.0	11.4	11.7	11.4	7.9	7.1	45.5	42.9	3.2 (2.8)	3.2 (2.8)	2.9 (2.8)	2.4 (2.1)	2.6	4.7+ attic	6.0	2.0	1.0	3	126	75.0				
118	G 3 Bedroom House - Semi- Detached	5	114.0	92.0	40.5 (13)	40.5 (34)	4.0 (3.8)	13.9	13.0	12.0	11.4	7.9	7.1			33.8	31.5	3.2 (2.8)	3.2 (2.8)	2.4 (2.1)		2.6	3.4 + attic	5.0	2.0	1.0	3	100	60.0				
119	H 4 Bedroom House - Semi- Detached	7	147.0	110.0	40.5 (15)	40.5 (40)	4.0 (3.8)	13.9	13.0	12.0	11.4	11.7	11.4	7.9	7.1	45.5	42.9	3.2 (2.8)	3.2 (2.8)	2.9 (2.8)	2.4 (2.1)	2.6	4.7+ attic	6.0	2.0	1.0	3	109	75.0				
120	D1 4 Bedroom House - End of Terrace	7	141.0	110.0	20.6 (15)	54 (40)	3.9 (3.8)	15.9	13.0	11.8	11.4	12.9	11.4	7.7	7.1	48.3	42.9	3.1 (2.8)	3.4 (2.8)	3.5 (2.8)	2.4 (2.1)	2.6	3.8 + attic	6.0	2.0	1.0	3	97	75.0				
121	C2 3 Bedroom House - Mid Terrace	5	117.4	92.0	20.3 (13)	42.2 (34)	3.8 (3.8)	16.4	13.0	11.8	11.4	7.1	7.1			35.3	31.5	3.2 (2.8)	3.4 (2.8)	2.4 (2.1)		2.6	5 + attic	5.0	2.0	1.0	2	67	60.0				
122	C2 3 Bedroom House - Mid Terrace	5	117.4	92.0	20.3 (13)	42.2 (34)	3.8 (3.8)	16.4	13.0	11.8	11.4	7.1	7.1			35.3	31.5	3.2 (2.8)	3.4 (2.8)	2.4 (2.1)		2.6	5 + attic	5.0	2.0	1.0	2	67	60.0				
123	C1 3 Bedroom House - End of Terrace	5	118.0	92.0	20.6 (13)	42.5 (34)	3.9 (3.8)	16.4	13.0	12.0	11.4	7.1	7.1			35.5	31.5	3.2 (2.8)	3.4 (2.8)	2.4 (2.1)		2.6	5 + attic	5.0	2.0	1.0	2	76	60.0				
124	C1 3 Bedroom House - End of Terrace	5	118.0	92.0	20.6 (13)	42.5 (34)	3.9 (3.8)	16.4	13.0	12.0	11.4	7.1	7.1			35.5	31.5	3.2 (2.8)	3.4 (2.8)	2.4 (2.1)		2.6	5 + attic	5.0	2.0	1.0	2	76	60.0				
125	C2 3 Bedroom House - Mid Terrace	5	117.4	92.0	20.3 (13)	42.2 (34)	3.8 (3.8)	16.4	13.0	11.8	11.4	7.1	7.1			35.3	31.5	3.2 (2.8)	3.4 (2.8)	2.4 (2.1)		2.6	5 + attic	5.0	2.0	1.0	2	67	60.0				
126	C2 3 Bedroom House - Mid Terrace	5	117.4	92.0	20.3 (13)	42.2 (34)	3.8 (3.8)	16.4	13.0	11.8	11.4	7.1	7.1			35.3	31.5	3.2 (2.8)	3.4 (2.8)	2.4 (2.1)		2.6	5 + attic	5.0	2.0	1.0	2	67	60.0				
127	C1 3 Bedroom House - End of Terrace	5	118.0	92.0	20.6 (13)	42.5 (34)	3.9 (3.8)	16.4	13.0	12.0	11.4	7.1	7.1			35.5	31.5	3.2 (2.8)	3.4 (2.8)	2.4 (2.1)		2.6	5 + attic	5.0	2.0	1.0	2	76	60.0				
128	C1 3 Bedroom House - End of Terrace	5	118.0	92.0	20.6 (13)	42.5 (34)	3.9 (3.8)	16.4	13.0	12.0	11.4	7.1	7.1			35.5	31.5	3.2 (2.8)	3.4 (2.8)	2.4 (2.1)		2.6	5 + attic	5.0	2.0	1.0	2	63	60.0				
129	D1 4 Bedroom House - End of Terrace	7	141.0	110.0	20.6 (15)	54 (40)	3.9 (3.8)	15.9	13.0	11.8	11.4	12.9	11.4	7.7	7.1	48.3	42.9	3.1 (2.8)	3.4 (2.8)	3.5 (2.8)	2.4 (2.1)	2.6	3.8 + attic	6.0	2.0	1.0	3	104	75.0				
130	D1 4 Bedroom House - End of Terrace	7	141.0	110.0	20.6 (15)	54 (40)	3.9 (3.8)	15.9	13.0	11.8	11.4	12.9	11.4	7.7	7.1	48.3	42.9	3.1 (2.8)	3.4 (2.8)	3.5 (2.8)	2.4 (2.1)	2.6	3.8 + attic	6.0	2.0	1.0	3	188	75.0				
131	C1 3 Bedroom House - End of Terrace	5	118.0	92.0	20.6 (13)	42.5 (34)	3.9 (3.8)	16.4	13.0	12.0	11.4	7.1	7.1			35.5	31.5	3.2 (2.8)	3.4 (2.8)	2.4 (2.1)		2.6	5 + attic	5.0	2.0	1.0	2	171	60.0				
132	B3 3-Bedroom House -End Terrace	5	110.6	92.0	17.8 (13)	35.3 (34)	3.8 (3.8)	13.6	13.0	12.4	11.4	7.3	7.1			33.3	31.5	2.9 (2.8)	2.9 (2.8)	2.2 (2.1)		2.6	5.3 + attic	5.0	2.0	1.0	3	87	60.0				
133	A4 3 Bedroom House - Mid Terrace	5	117.6	92.0	15.8 (13)	43.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	2	66	60.0				
134	A5 3 Bedroom House - End Terrace	5	117.6	92.0	15.8 (13)	43.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	3	87	60.0				

APPENDIX B - HOUSING QUALITY ASSESSMENT

UNIT NUMBER	UNIT TYPE HOUSES	BED SPACES	AREA		LIVING ROOM AREA	LIVING /DINING /KITCHEN TOTAL AREA	LIVING ROOM MIN. WIDTH	BEDROOM AREAS								BEDROOM TOTAL AREA		BEDROOM MIN. WIDTH				FLOOR TO CEILING HEIGHT	STORAGE (S)		CAR PARKING SPACES	SECURE BICYCLE SPACES	ASPECT	PRIVATE OPEN SPACE					
																							INTERNAL					GARDEN (G)		BALCONY		BALCONY WIDTH	
			Provided	Required	Provided	Provided (Required)	Provided (Required)	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required		Provided (Required)	Provided (Required)	Provided (Required)	Provided (Required)	Provided	Provided	Required	Provided	Provided	Provided	Provided	Required	Provided	Required	Provided	Required
			m²		m²	m	m²	1		2		3		4				1	2	3	4	m	m²	m²				m²		m²		m	m
135	F5 4 Bedroom House - Semi	6	147.8	100.0	20.5 (15)	57.1 (40)	3.8 (3.8)	13.7	13.0	12.6	11.4	8.3	7.1	8.0	7.1	42.6	38.6	3.5 (2.8)	3.5 (2.8)	2.2 (2.1)	2.2 (2.1)	2.6	6.2 + attic	6.0	2.0	1.0	3	89	75.0				
136	F5 4 Bedroom House - Semi	6	147.8	100.0	20.5 (15)	57.1 (40)	3.8 (3.8)	13.7	13.0	12.6	11.4	8.3	7.1	8.0	7.1	42.6	38.6	3.5 (2.8)	3.5 (2.8)	2.2 (2.1)	2.2 (2.1)	2.6	6.2 + attic	6.0	2.0	1.0	3	103	75.0				
137	F5 4 Bedroom House - Semi	6	147.8	100.0	20.5 (15)	57.1 (40)	3.8 (3.8)	13.7	13.0	12.6	11.4	8.3	7.1	8.0	7.1	42.6	38.6	3.5 (2.8)	3.5 (2.8)	2.2 (2.1)	2.2 (2.1)	2.6	6.2 + attic	6.0	2.0	1.0	3	105	75.0				
138	F5 4 Bedroom House - Semi	6	147.8	100.0	20.5 (15)	57.1 (40)	3.8 (3.8)	13.7	13.0	12.6	11.4	8.3	7.1	8.0	7.1	42.6	38.6	3.5 (2.8)	3.5 (2.8)	2.2 (2.1)	2.2 (2.1)	2.6	6.2 + attic	6.0	2.0	1.0	3	107	75.0				
139	F5 4 Bedroom House - Semi	6	147.8	100.0	20.5 (15)	57.1 (40)	3.8 (3.8)	13.7	13.0	12.6	11.4	8.3	7.1	8.0	7.1	42.6	38.6	3.5 (2.8)	3.5 (2.8)	2.2 (2.1)	2.2 (2.1)	2.6	6.2 + attic	6.0	2.0	1.0	3	102	75.0				
140	F5 4 Bedroom House - Semi	6	147.8	100.0	20.5 (15)	57.1 (40)	3.8 (3.8)	13.7	13.0	12.6	11.4	8.3	7.1	8.0	7.1	42.6	38.6	3.5 (2.8)	3.5 (2.8)	2.2 (2.1)	2.2 (2.1)	2.6	6.2 + attic	6.0	2.0	1.0	3	171	75.0				
141	F5 4 Bedroom House - Semi	6	147.8	100.0	20.5 (15)	57.1 (40)	3.8 (3.8)	13.7	13.0	12.6	11.4	8.3	7.1	8.0	7.1	42.6	38.6	3.5 (2.8)	3.5 (2.8)	2.2 (2.1)	2.2 (2.1)	2.6	6.2 + attic	6.0	2.0	1.0	3	78	75.0				
142	F5 4 Bedroom House - Semi	6	147.8	100.0	20.5 (15)	57.1 (40)	3.8 (3.8)	13.7	13.0	12.6	11.4	8.3	7.1	8.0	7.1	42.6	38.6	3.5 (2.8)	3.5 (2.8)	2.2 (2.1)	2.2 (2.1)	2.6	6.2 + attic	6.0	2.0	1.0	3	78	75.0				
143	F5 4 Bedroom House - Semi	6	147.8	100.0	20.5 (15)	57.1 (40)	3.8 (3.8)	13.7	13.0	12.6	11.4	8.3	7.1	8.0	7.1	42.6	38.6	3.5 (2.8)	3.5 (2.8)	2.2 (2.1)	2.2 (2.1)	2.6	6.2 + attic	6.0	2.0	1.0	3	78	75.0				
144	F5 4 Bedroom House - Semi	6	147.8	100.0	20.5 (15)	57.1 (40)	3.8 (3.8)	13.7	13.0	12.6	11.4	8.3	7.1	8.0	7.1	42.6	38.6	3.5 (2.8)	3.5 (2.8)	2.2 (2.1)	2.2 (2.1)	2.6	6.2 + attic	6.0	2.0	1.0	3	78	75.0				
145	F5 4 Bedroom House - Semi	6	147.8	100.0	20.5 (15)	57.1 (40)	3.8 (3.8)	13.7	13.0	12.6	11.4	8.3	7.1	8.0	7.1	42.6	38.6	3.5 (2.8)	3.5 (2.8)	2.2 (2.1)	2.2 (2.1)	2.6	6.2 + attic	6.0	2.0	1.0	3	78	75.0				
146	F5 4 Bedroom House - Semi	6	147.8	100.0	20.5 (15)	57.1 (40)	3.8 (3.8)	13.7	13.0	12.6	11.4	8.3	7.1	8.0	7.1	42.6	38.6	3.5 (2.8)	3.5 (2.8)	2.2 (2.1)	2.2 (2.1)	2.6	6.2 + attic	6.0	2.0	1.0	3	78	75.0				
147	D2 4 Bedroom House - Detached	7	142.0	110.0	20.3 (15)	55.5 (40)	3.8 (3.8)	15.7	13.0	11.8	11.4	12.9	11.4	7.7	7.1	48.1	42.9	3.1 (2.8)	3.4 (2.8)	3.5 (2.8)	2.4 (2.1)	2.6	3.8 + attic	6.0	2.0	1.0	3	80	75.0				
148	C1 3 Bedroom House - End of Terrace	5	118.0	92.0	20.6 (13)	42.5 (34)	3.9 (3.8)	16.4	13.0	12.0	11.4	7.1	7.1			35.5	31.5	3.2 (2.8)	3.4 (2.8)	2.4 (2.1)		2.6	5 + attic	5.0	2.0	1.0	2	72	60.0				
149	C2 3 Bedroom House - Mid Terrace	5	117.4	92.0	20.3 (13)	42.2 (34)	3.8 (3.8)	16.4	13.0	11.8	11.4	7.1	7.1			35.3	31.5	3.2 (2.8)	3.4 (2.8)	2.4 (2.1)		2.6	5 + attic	5.0	2.0	1.0	2	63	60.0				
150	C2 3 Bedroom House - Mid Terrace	5	117.4	92.0	20.3 (13)	42.2 (34)	3.8 (3.8)	16.4	13.0	11.8	11.4	7.1	7.1			35.3	31.5	3.2 (2.8)	3.4 (2.8)	2.4 (2.1)		2.6	5 + attic	5.0	2.0	1.0	2	63	60.0				
151	D1 4 Bedroom House - End of Terrace	7	141.0	110.0	20.6 (15)	54 (40)	3.9 (3.8)	15.9	13.0	11.8	11.4	12.9	11.4	7.7	7.1	48.3	42.9	3.1 (2.8)	3.4 (2.8)	3.5 (2.8)	2.4 (2.1)	2.6	3.8 + attic	6.0	2.0	1.0	3	80	75.0				
152	D1 4 Bedroom House - End of Terrace	7	141.0	110.0	20.6 (15)	54 (40)	3.9 (3.8)	15.9	13.0	11.8	11.4	12.9	11.4	7.7	7.1	48.3	42.9	3.1 (2.8)	3.4 (2.8)	3.5 (2.8)	2.4 (2.1)	2.6	3.8 + attic	6.0	2.0	1.0	3	77	75.0				
153	C2 3 Bedroom House - Mid Terrace	5	117.4	92.0	20.3 (13)	42.2 (34)	3.8 (3.8)	16.4	13.0	11.8	11.4	7.1	7.1			35.3	31.5	3.2 (2.8)	3.4 (2.8)	2.4 (2.1)		2.6	5 + attic	5.0	2.0	1.0	2	101	60.0				
154	C2 3 Bedroom House - Mid Terrace	5	117.4	92.0	20.3 (13)	42.2 (34)	3.8 (3.8)	16.4	13.0	11.8	11.4	7.1	7.1			35.3	31.5	3.2 (2.8)	3.4 (2.8)	2.4 (2.1)		2.6	5 + attic	5.0	2.0	1.0	2	68	60.0				
155	C1 3 Bedroom House - End of Terrace	5	118.0	92.0	20.6 (13)	42.5 (34)	3.9 (3.8)	16.4	13.0	12.0	11.4	7.1	7.1			35.5	31.5	3.2 (2.8)	3.4 (2.8)	2.4 (2.1)		2.6	5 + attic	5.0	2.0	1.0	2	79	60.0				
156	D2 4 Bedroom House - Detached	7	142.0	110.0	20.3 (15)	55.5 (40)	3.8 (3.8)	15.7	13.0	11.8	11.4	12.9	11.4	7.7	7.1	48.1	42.9	3.1 (2.8)	3.4 (2.8)	3.5 (2.8)	2.4 (2.1)	2.6	3.8 + attic	6.0	2.0	1.0	3	90	75.0				
157	B3 3-Bedroom House -End Terrace	5	110.6	92.0	17.8 (13)	35.3 (34)	3.8 (3.8)	13.6	13.0	12.4	11.4	7.3	7.1			33.3	31.5	2.9 (2.8)	2.9 (2.8)	2.2 (2.1)		2.6	5.3 + attic	5.0	2.0	1.0	3	104	60.0				
158	B2 3-Bedroom House -Mid Terrace	5	110.6	92.0	17.8 (13)	35.3 (34)	3.8 (3.8)	13.6	13.0	12.4	11.4	7.3	7.1			33.3	31.5	2.9 (2.8)	2.9 (2.8)	2.2 (2.1)		2.6	5.3 + attic	5.0	2.0	1.0	2	78	60.0				
159	B2 3-Bedroom House -Mid Terrace	5	110.6	92.0	17.8 (13)	35.3 (34)	3.8 (3.8)	13.6	13.0	12.4	11.4	7.3	7.1			33.3	31.5	2.9 (2.8)	2.9 (2.8)	2.2 (2.1)		2.6	5.3 + attic	5.0	2.0	1.0	2	77	60.0				
160	B2 3-Bedroom House -Mid Terrace	5	110.6	92.0	17.8 (13)	35.3 (34)	3.8 (3.8)	13.6	13.0	12.4	11.4	7.3	7.1			33.3	31.5	2.9 (2.8)	2.9 (2.8)	2.2 (2.1)		2.6	5.3 + attic	5.0	2.0	1.0	2	75	60.0				
161	B2 3-Bedroom House -Mid Terrace	5	110.6	92.0	17.8 (13)	35.3 (34)	3.8 (3.8)	13.6	13.0	12.4	11.4	7.3	7.1			33.3	31.5	2.9 (2.8)	2.9 (2.8)	2.2 (2.1)		2.6	5.3 + attic	5.0	2.0	1.0	2	73	60.0				
162	B1 3-Bedroom House - End of Terrace	5	110.6	92.0	17.8 (13)	35.3 (34)	3.8 (3.8)	13.6	13.0	12.4	11.4	7.3	7.1			33.3	31.5	2.9 (2.8)	2.9 (2.8)	2.2 (2.1)		2.6	5.3 + attic	5.0	2.0	1.0	3	89	60.0				
163	A3 3 Bedroom House - End of Terrace	5	108.6	92.0	15.8 (13)	34.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	3	107	60.0				
164	A2 3 Bedroom House - Mid Terrace	5	108.6	92.0	15.8 (13)	34.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	2	72	60.0				
165	A2 3 Bedroom House - Mid Terrace	5	108.6	92.0	15.8 (13)	34.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	2	73	60.0				
166	A1 3 Bedroom House - End of Terrace	5	108.6	92.0	15.8 (13)	34.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	3	95	60.0				
167	A3 3 Bedroom House - End of Terrace	5	108.6	92.0	15.8 (13)	34.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	3	87	60.0				
168	A2 3 Bedroom House - Mid Terrace	5	108.6	92.0	15.8 (13)	34.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	2	73	60.0				
169	A2 3 Bedroom House - Mid Terrace	5	108.6	92.0	15.8 (13)	34.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	2	72	60.0				
170	A2 3 Bedroom House - Mid Terrace	5	108.6	92.0	15.8 (13)	34.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	2	71	60.0				
171	A2 3 Bedroom House - Mid Terrace	5	108.6	92.0	15.8 (13)	34.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	2	71	60.0				
172	A1 3 Bedroom House - End of Terrace	5	108.6	92.0	15.8 (13)	34.7 (34)	4.0 (3.8)	14.4	13.0	11.7	11.4	7.8	7.1			33.9	31.5	3.5 (2.8)	3.1 (2.8)	2.1 (2.1)		2.6	5.5 + attic	5.0	2.0	1.0	3	89	60.0				

APPENDIX C: PROPOSED PART V UNITS

Units being provided for Part V:

13no. 3 bed houses
4no. 2 bed apartments
Total: 17no units

3 x 3 bed houses

4 X 2 bed apartments
4 X 3 bed duplex units

6 x 3 bed houses

APPENDIX D:

Universal Design Statement

The approach adopted for the design of the Portmarnock South Development Framework Plan is that all houses, buildings, amenity spaces will be created as an environment that can be used by all people, regardless of their age, size, disability or ability.

The overall scheme is designed to comply with Part M of the Building Regulations. In addition, all of the residential units, along with the public, shared and private spaces, are designed to provide optimum levels of universal access, in an inclusive and comfortable environment.

Principles of Universal Design:
The design incorporates the following seven principles of Universal Design:

1. Equitable Use
Wherever possible, the same means of use is provided for all users, with equally available provisions for privacy, security and safety. Where not possible, equivalent means are provided, minimising segregation.

2. Flexibility in Use
The design is adaptable to the user's accuracy, pace, level of precision and methods of use.

3. Simple and Intuitive Use
The design avoids unnecessary complexity and is consistent with user expectations and intuition. Information is consistent with its importance.

4. Perceptible Information
The design communicates necessary information effectively to users with a range of sensory abilities. Essential information is provided legibly, in different modes and with sufficient levels of contrast.

5. Tolerance for Error
The design minimises hazards and the adverse consequences of accidental or unintended actions. Where possible, hazardous elements are eliminated, and where not possible, are isolates or shielded. Hazards are provided with warnings.

6. Low Physical Effort
The scheme is designed to be used effectively and comfortably with a minimum of fatigue. Access is designed to allow users to maintain a neutral body position, to minimise the operating forces needed and to minimise sustained physical effort.

7. Size and Space for Approach and Use
The design incorporates appropriate size and space for approach, reach, manipulation and use, regardless of the user's size, posture or mobility. Clear lines of sight are provided, with easy reach to components, allowance for variations in hand and grip size, and adequate space provided for assistive devices or personal assistance.

Overall universal design approach:

The landscape design takes particular account of universal access while at the same time incorporating natural landscape features and topography. The landscaped external areas are designed to provide equal access to people of all ages and all levels of mobility.

All residential units are designed with level access throughout and accessible WC areas, with all duplex/apartments having level access to balconies. The street frontage interfaces are designed to present an inclusive and positive interaction with passers-by, with open residential aspect providing passive overlooking of the streets and open spaces, and boundary railings presenting visually open and attractive aspect along the major street boundaries.