

Proctor and Matthews Hollystown Kilmartin Sites
Architects Flexibility, Adaptability and Arrangement
Architects Home Owner Manual
September 2021

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**Proctor and Matthews
Architects**

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Document No:
A496_PMA_XX_XX_RP_A_8002_Flexibility, Adaptability and Arrangement Home Owner Manual

Revision No: Date:
DRAFT 05/10/2021

NOTE: For technical reasons it has not been possible to incorporate scaled drawings into the main document, however scale bars are incorporated for reference where possible.

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Introduction

The typologies within the new Hollystown-Kilmartin neighbourhood have been designed to allow flexibility for adaptation, providing for the possibility of future changes in living patterns and practices. Typology design accommodates possible expansion, contraction and ageing of family units, plus designated areas for the future increase in home-working, all in response to the changing patterns of 21st Century Living.

The internal arrangement of a dwelling should be designed to allow residents to use spaces in a multitude of ways to correspond to their changing circumstance, which will undoubtedly develop repeatedly over time. Rooms should be allowed to expand and contract, be open or cellular but most importantly, encourage an interrelationship between all areas.

With this potential for adaptability, residents are not forced to relocate through a change in need and/or circumstance, therefore nurturing the development of a strong sense of community over time.

Lifetime Adaptability

The Lifetime Homes initiative, a concept proposed by the Joseph Rowntree Foundation, established 16 design criteria aimed at making homes more easily adaptable for lifetime use. It focussed on examining the potential adaptation of space to accommodate wheelchair use on either a temporary or permanent basis.

The typologies within Hollystown-Kilmartin have been designed with these principles in mind and in accordance with Building Regulations 2010 Technical Guidance Document M.

The following diagrams illustrate how the Hollystown-Kilmartin typologies can be adapted to facilitate a home for later living, with the potential for both designated entrance level living and sleeping spaces if required.

Lifestyle Adaptability

The Hollystown-Kilmartin typologies centre around the design of flexible, adaptable living spaces, enabling an individual or family to easily transform their living arrangements according to changing and evolving family structures and lifestyle preferences.

The following diagrams demonstrate how, with the future addition of extensions in various locations, these typologies can adapt to offer a larger living/dining area or additional self contained bedroom at ground level, a further bedroom to an upper storey or a total re configuration of internal spaces, also located to maximise use of external space.

These additions have also been carefully considered so as not to detract from the overall design of the streetscape, and therefore resulting in a coherent design both before and after adaptation.

Proctor and Matthews Hollystown-Kilmartin
Architects Lifetime Adaptability

Quantitative Standards Compliance Matrix - 3 Bed 5 Person House													
Standards	Min Floor Area	Min Living Room Area	Aggregate Living Area	Min Living Room Width	Min Storage Area	Aggregate Bedroom Area	Master Bed Size	Double Bed Size	Double Bed Width	Single Bed Size	Single Bed Width	Parking Spaces	Private Open Space
Quality Housing / Fingal Standards	92.0m²	13.0m²	34.0m²	3.8m	5.0m²	32.0m²	13.0m²	11.4m²	2.8m	7.1m²	2.1m	-	60.0m²
Standard Provided	103m²	19.0 m²	36.6 m²	✓	8.8 m²	31.9 m²	13.0 m²	11.4 m²	✓	7.4 m²	✓	2	63 m²
References: Quality Housing For Sustainable Communities - 2007													
Notes: **Private Open Space includes ground floor and upper level terraces. Ground floor private open space will vary between plots.													

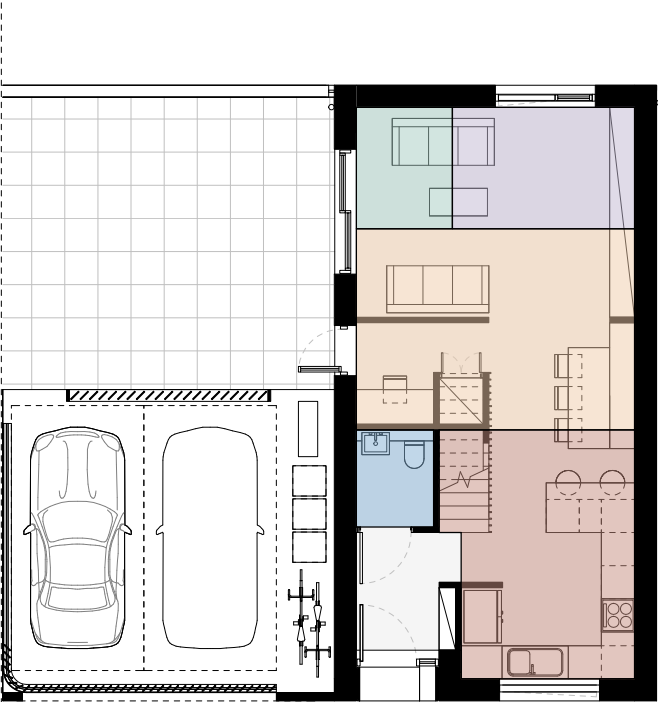
Area	
Level 0	51m²
Level 1	52m²
Level 2	
TOTAL	103m²
Glenveagh 3 bed target area: 108m², 114m² & 125m²	
Note: Area measured according to RICS	

general notes

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Typology Flexibility

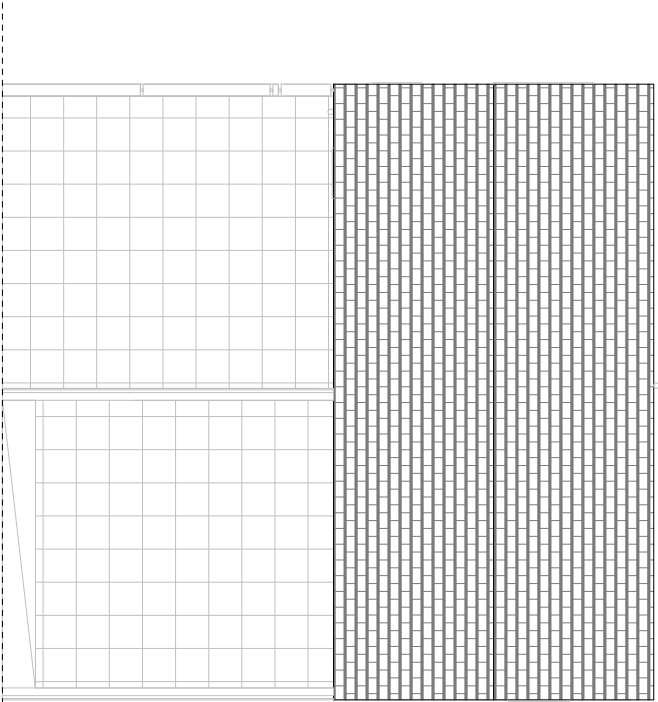
- Bedroom
- Bathroom
- Living
- Dining
- Kitchen
- Kitchen/Dining
- Study



Edge House 3b5p_Level 0_V2a



Edge House 3b5p_Level 1_V2a



Edge House 3b5p_Roof Plan_V2a Lifetime

drawing title **3 Bed 5 Person 2 Storey Edge House (Side by Side Parking) V2a - Plans**


drawing no **Lifestyle Adaptability**

scale	1:100	date	14/05/21	drawn	EM
original	A2	revision		checked	CM

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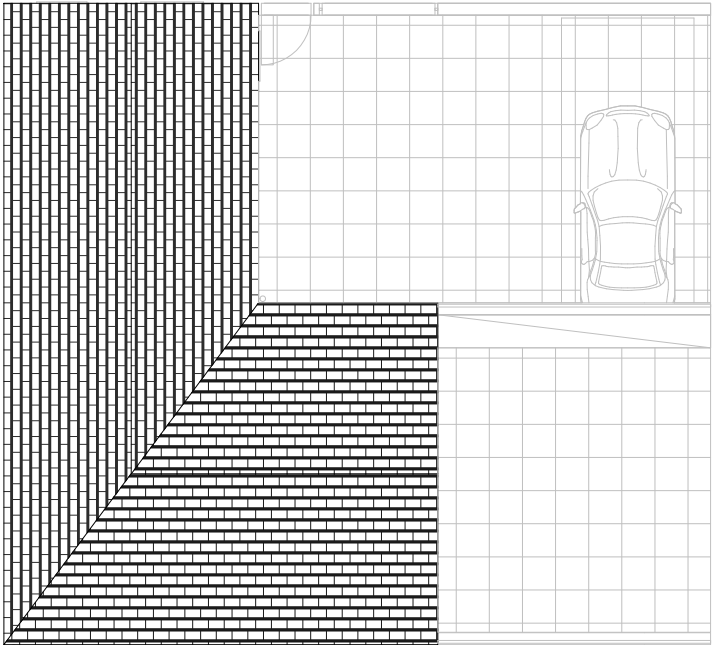
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This architectural floor plan shows a house with a central living area and a large garage. The living area is shaded in light orange and contains a fireplace, a television, and a dining table with two chairs. A staircase leads up from the living area. The garage, located on the right, is shaded in light gray and contains a car. The left side of the plan shows a kitchen area with a sink and a stove, and a bedroom with a bed. The plan also includes a bathroom and a closet. The overall layout is compact and efficient, with a clear division between the living, dining, and sleeping areas.

Courtyard House 3b5p_Level 1_V1a



Courtyard House 3b5p_Roof Plan_V1a

drawing no **Lifestyle Adaptability**

scale	1:100	date	14/05/21	drawn	EM
original	A2	revision		checked	CM

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Quantitative Standards Compliance Matrix - 4 Bed 7 Person House													
Standards	Min Floor Area	Min Living Room Area	Aggregate Living Area	Min Living Room Width	Min Storage Area	Aggregate Bedroom Area	Master Bed Size	Double Bed Size	Double Bed Width	Single Bed Size	Single Bed Width	Parking Spaces	Private Open Space
Quality Housing / Fingal Standards	120.0m²	15.0m²	40.0m²	3.8m	6.0m²	43.0m²	13.0m²	11.4m²	2.8m	7.1m²	2.1m	-	75.0m²
Standard Provided	150 m²	16.9 m²	40.0 m²	✓	10.6 m²	56.9 m²	16.2 m²	11.5 m²	✓	9.2 m²	✓	2	75.5 m²
<div>References</div> <div>Quality Housing For Sustainable Communities - 2007</div> <div>Notes:</div> <div>**Private Open Space includes ground floor and upper level terraces. Ground floor private open space will vary between plots.</div>													

Area	
Level 0	53 m²
Level 1	59 m²
Level 2	38 m²
TOTAL	150 m²
<div>Glenveagh 4 bed target area:</div> <div>131m², 150m² & 175m²</div> <div>Note:</div> <div>Area measured according to RICS</div>	

- general notes
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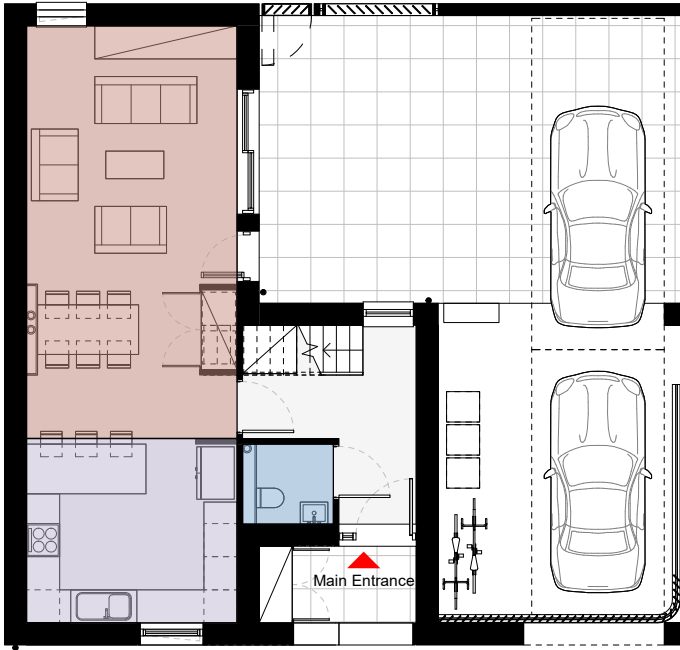
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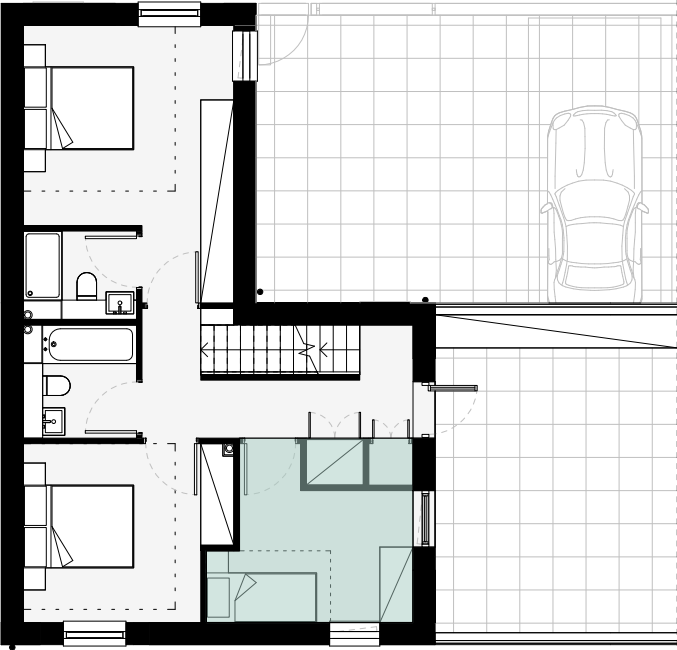
Unless otherwise stated all dimensions are in mm.

Typology Flexibility

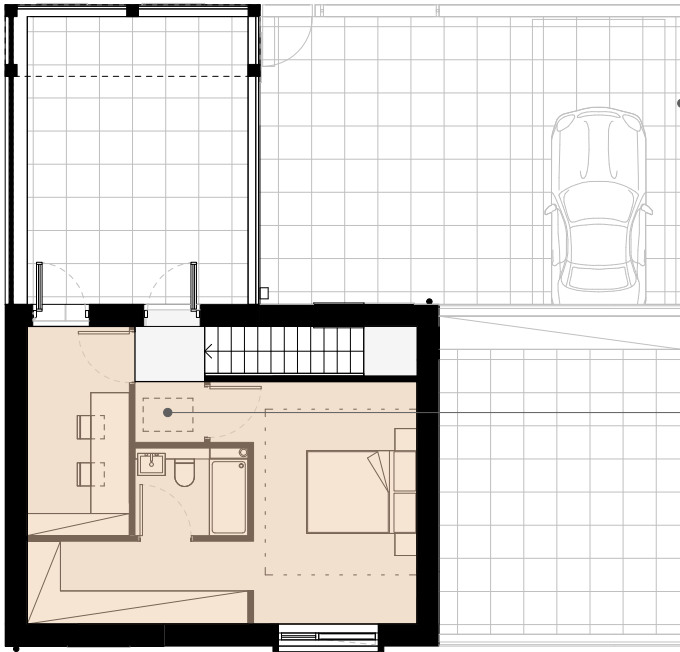
- Bedroom
- Bathroom
- Living
- Dining
- Kitchen
- Kitchen/Dining
- Study



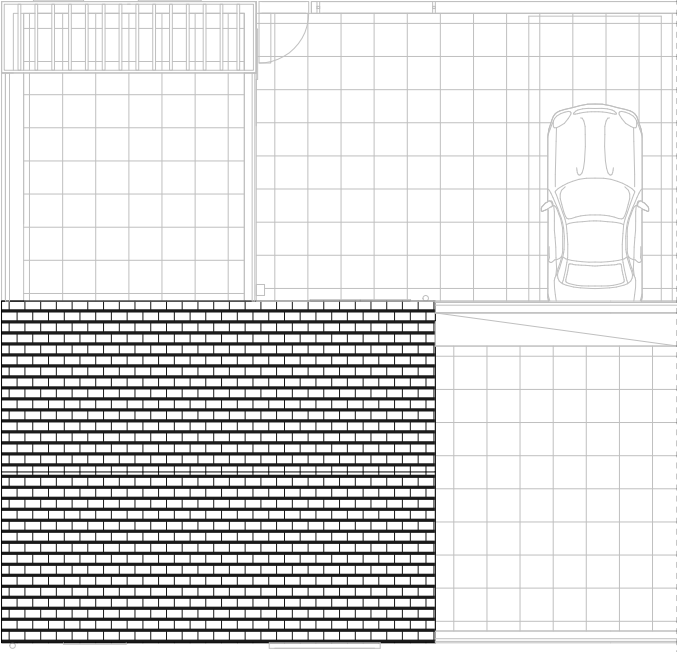
Courtyard House 4b7p_Level 0_V1a



Courtyard House 4b7p_Level 1_V1a



Courtyard House 4b7p_Level 2_V1a



Courtyard House 4b7p_Roof Plan_V1a

drawing title 4 Bed 7 Person 3 Storey Courtyard House V1 - Plans

drawing no Lifestyle Adaptability

scale	1:100	date	13/05/21	drawn	EM
original	A2	revision		checked	CM

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Proctor and Matthews Hollystown-Kilmartin
Architects Lifestyle Adaptability

Quantitative Standards Compliance Matrix - 3 Bed 5 Person House													
Standards	Min Floor Area	Min Living Room Area	Aggregate Living Area	Min Living Room Width	Min Storage Area	Aggregate Bedroom Area	Master Bed Size	Double Bed Size	Double Bed Width	Single Bed Size	Single Bed Width	Parking Spaces	Private Open Space
Quality Housing / Fingal Standards	92.0m²	13.0m²	34.0m²	3.8m	5.0m²	32.0m²	13.0m²	11.4m²	2.8m	7.1m²	2.1m	-	60.0m²
Standard Provided	103m²	19.0 m²	36.6 m²	✓	8.8 m²	31.9 m²	13.0 m²	11.4 m²	✓	7.4 m²	✓	2	63 m²
<div>References: Quality Housing For Sustainable Communities - 2007</div> <div>Notes: **Private Open Space includes ground floor and upper level terraces. Ground floor private open space will vary between plots.</div>													

Area	
Level 0	51m²
Level 1	52m²
Level 2	
TOTAL	103m²
<div>Glenveagh 3 bed target area: 108m²- 114m² & 125m²</div> <div>Note: Area measured according to RICS</div>	

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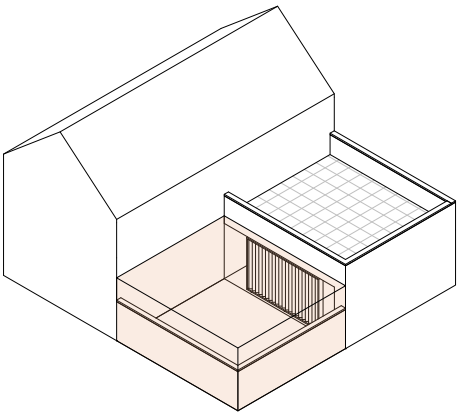
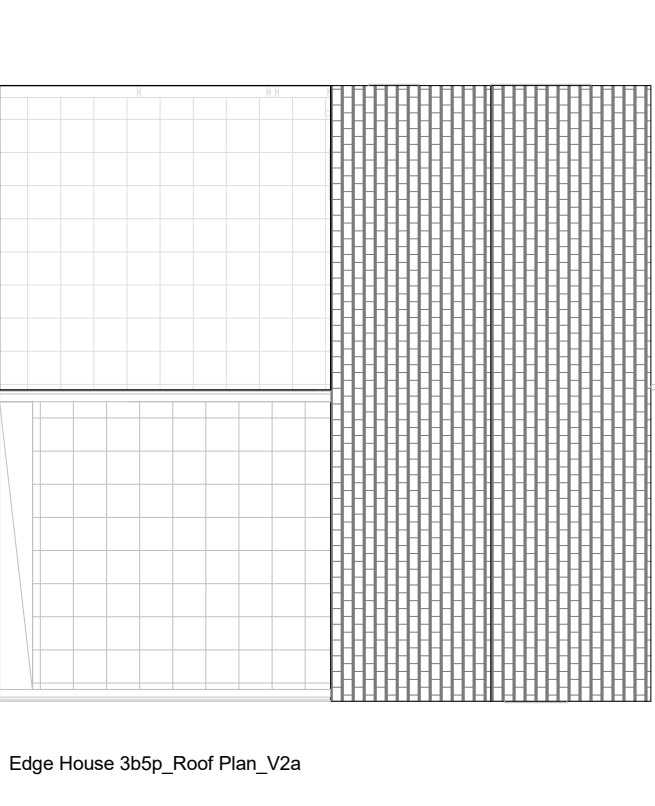
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Typology Flexibility

- Bedroom
- Bathroom
- Living
- Dining
- Kitchen
- Kitchen/Dining
- Study



New Private Open Space Area: 31.26 m²
Extension Area: 33.06 m²

drawing title **3 Bed 5 Person 2 Storey Edge House (Side by Side Parking) V2a - Plans**

drawing no **Lifestyle Adaptability Option 1**

scale	1:100	date	13/05/21	drawn	HS
original	A2	revision		checked	CM

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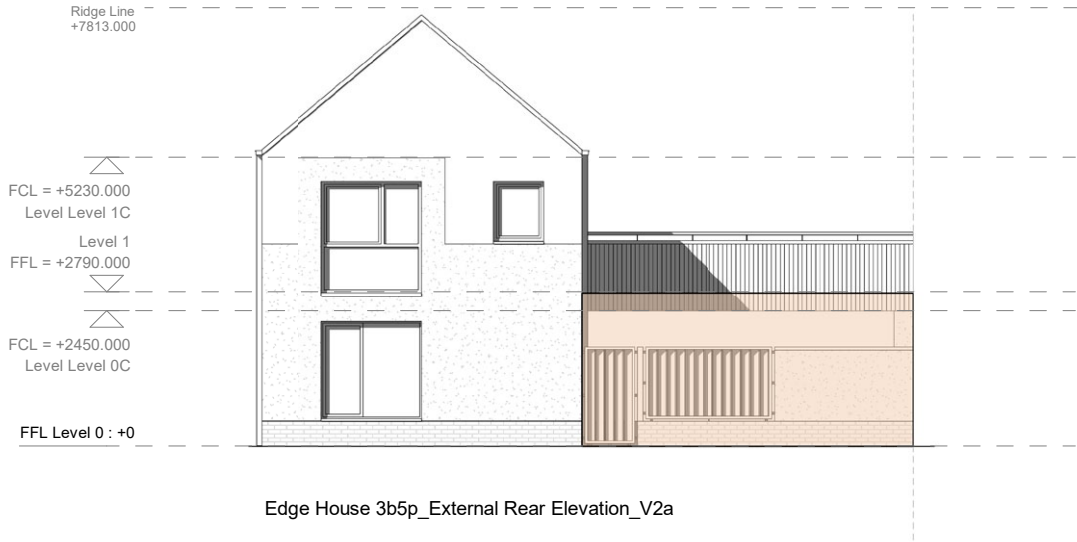
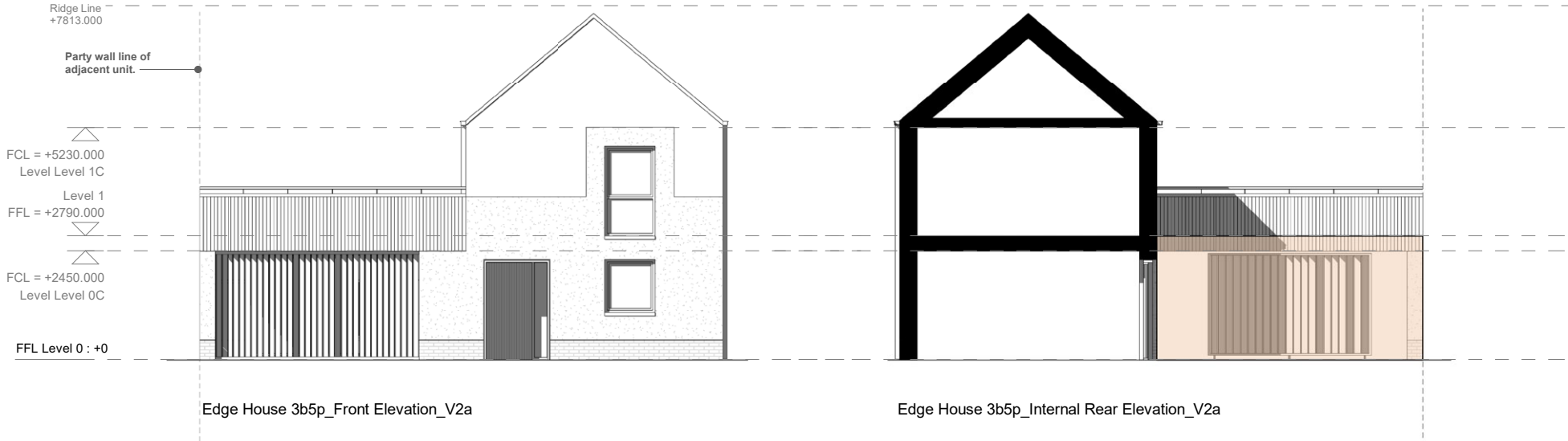
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Typology Flexibility

- Bedroom
- Bathroom
- Living
- Dining
- Kitchen
- Kitchen/Dining
- Study



drawing title

3 Bed 5 Person 2 Storey Edge House (Side by Side Parking) V2a - Elevations

drawing no

Lifestyle Adaptability Option 1

scale

1:100

date

17/05/21

drawn

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original

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revision

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Quantitative Standards Compliance Matrix - 3 Bed 5 Person House

Standards	Min Floor Area	Min Living Room Area	Aggregate Living Area	Min Living Room Width	Min Storage Area	Aggregate Bedroom Area	Master Bed Size	Double Bed Size	Double Bed Width	Single Bed Size	Single Bed Width	Parking Spaces	Private Open Space
Quality Housing / Fingal Standards	92.0m ²	13.0m ²	34.0m ²	3.8m	5.0m ²	32.0m ²	13.0m ²	11.4m ²	2.8m	7.1m ²	2.1m	-	60.0m ²
Standard Provided	103m ²	19.0 m ²	36.6 m ²	✓	8.8 m ²	31.9 m ²	13.0 m ²	11.4 m ²	✓	7.4 m ²	✓	2	63 m ²
References Quality Housing For Sustainable Communities - 2007													
Notes: **Private Open Space includes ground floor and upper level terraces. Ground floor private open space will vary between plots.													

Area

Level 0	51m ²
Level 1	52m ²
Level 2	
TOTAL	103m ²
Glenveagh 3 bed target area: 103m ² , 114m ² & 125m ²	
Note: Area measured according to RICS	

general notes

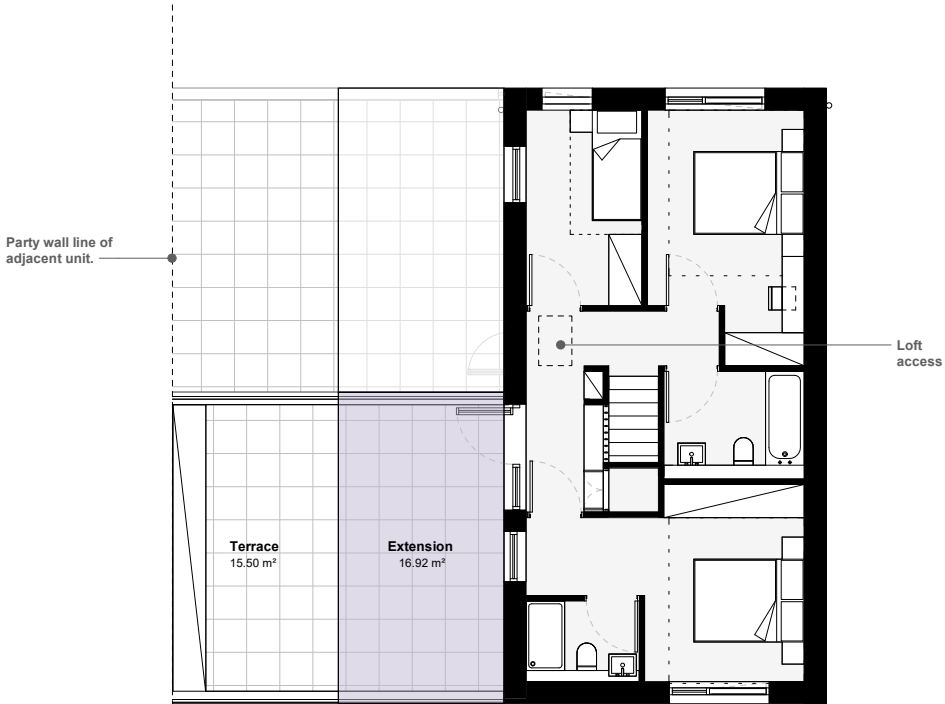
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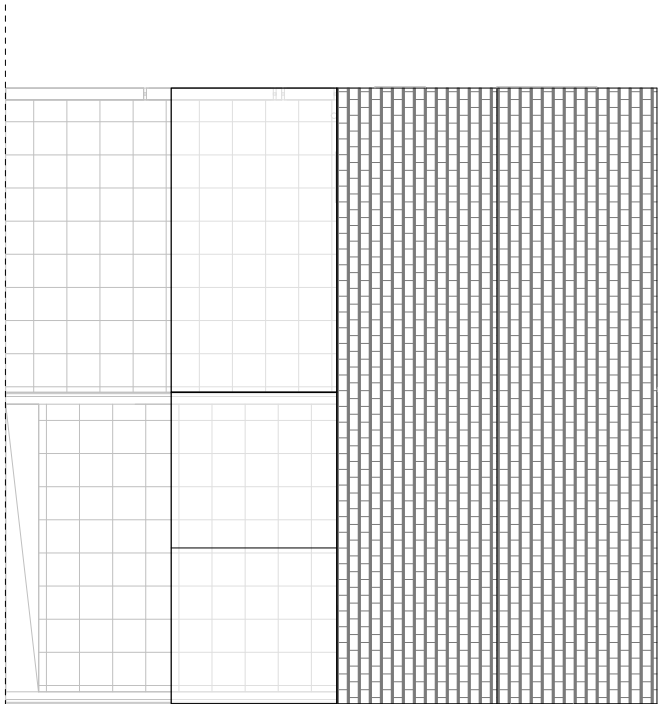
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- Living
- Dining
- Kitchen
- Kitchen/Dining
- Study



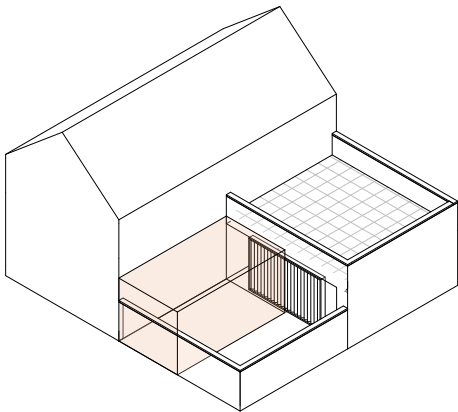
Edge House 3b5p_Level 0_V2a



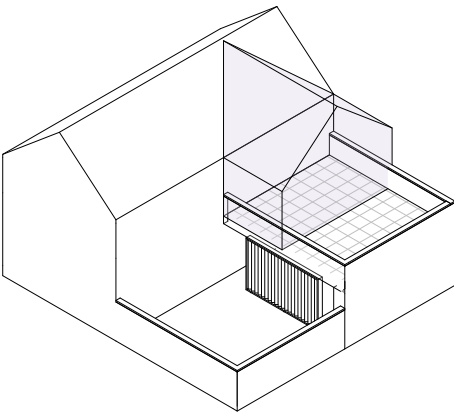
Edge House 3b5p_Level 1_V2a



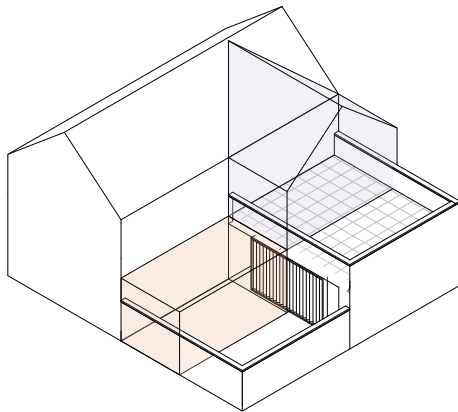
Edge House 3b5p_Roof Plan_V2a



New Private Open Space Area: 47.21 m²
Extension Area: 16.50 m²



New Private Open Space Area: 47.22 m²
Extension Area: 16.92 m²



New Private Open Space Area: 31.57 m²
Extension Area: 33.42 m²

drawing title **3 Bed 5 Person 2 Storey Edge House (Side by Side Parking) V2a - Plans**

drawing no **Lifestyle Adaptability Option 2**

scale	1:100	date	14/05/21	drawn	EM
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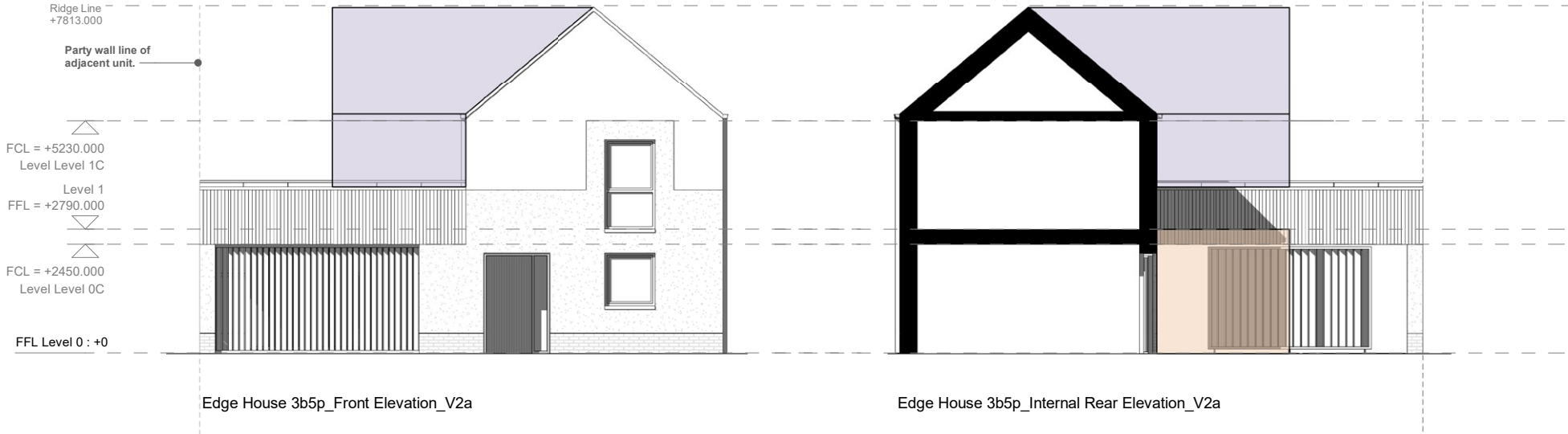
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Typology Flexibility

- Bedroom
- Bathroom
- Living
- Dining
- Kitchen
- Kitchen/Dining
- Study



drawing title

3 Bed 5 Person 2 Storey Edge House (Side by Side Parking) V2a - Elevations

drawing no

Lifestyle Adaptability Option 2

scale

1:100

date

17/05/21

drawn

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original

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revision

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Quantitative Standards Compliance Matrix - 3 Bed 5 Person House

Standards	Min Floor Area	Min Living Room Area	Aggregate Living Area	Min Living Room Width	Min Storage Area	Aggregate Bedroom Area	Master Bed Size	Double Bed Size	Double Bed Width	Single Bed Size	Single Bed Width	Parking Spaces	Private Open Space
Quality Housing / Fingal Standards	92.0m²	13.0m²	34.0m²	3.8m	5.0m²	32.0m²	13.0m²	11.4m²	2.8m	7.1m²	2.1m	-	60.0m²
Standard Provided	111 m²	16.9 m²	40.1 m²	✓	7.1 m²	37.2 m²	15.1 m²	11.6 m²	✓	10.5 m²	✓	2	60.6 m²
References: Quality Housing For Sustainable Communities - 2007													
Notes: *Private Open Space includes ground floor and upper level terraces. Ground floor private open space will vary between plots.													

Area	
Level 0	53 m²
Level 1	58 m²
Level 2	
TOTAL	111 m²
Glenveagh 3 bed target area: 108m²- 114m² & 125m²	
Note: Area measured according to RICS	

- general notes
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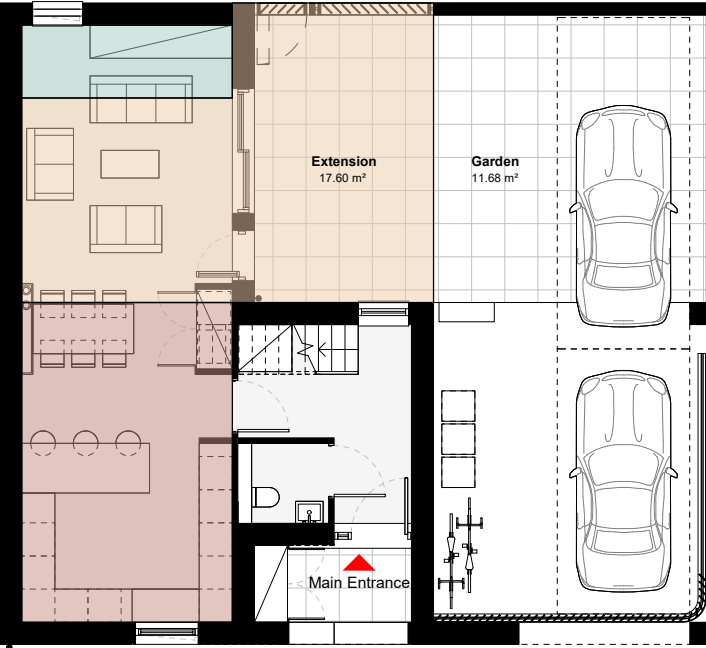
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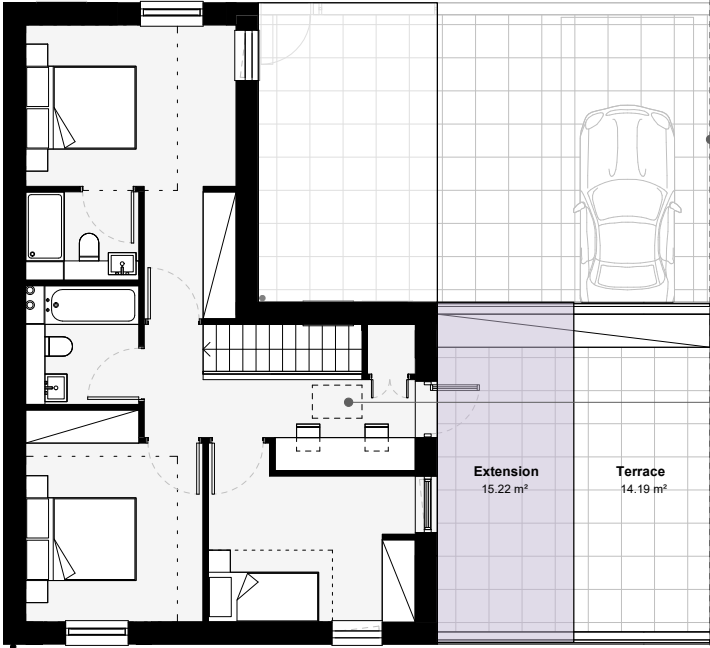
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Typology Flexibility

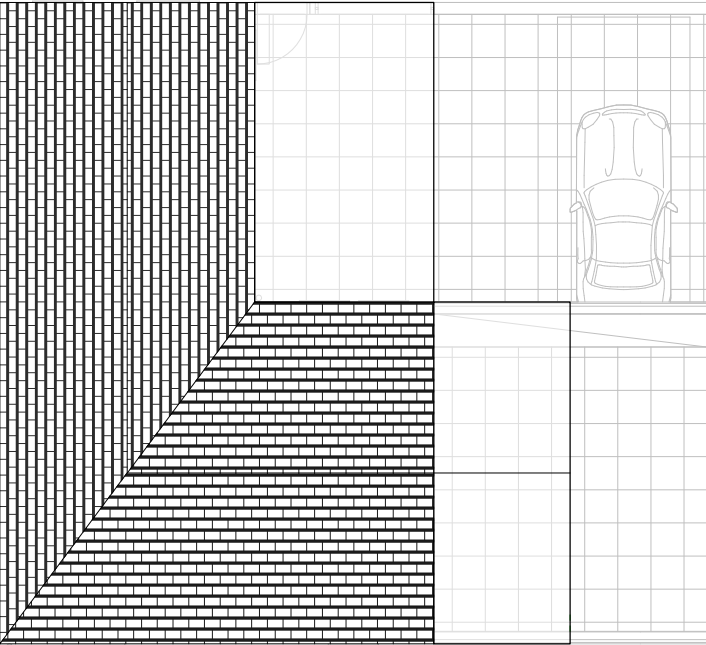
- Bedroom
- Bathroom
- Living
- Dining
- Kitchen
- Kitchen/Dining
- Study



Courtyard House 3b5p_Level 0_V1a



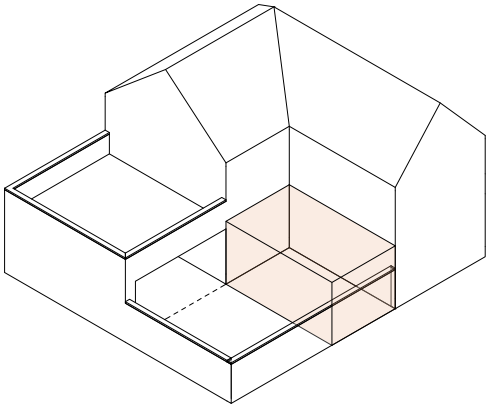
Courtyard House 3b5p_Level 1_V1a



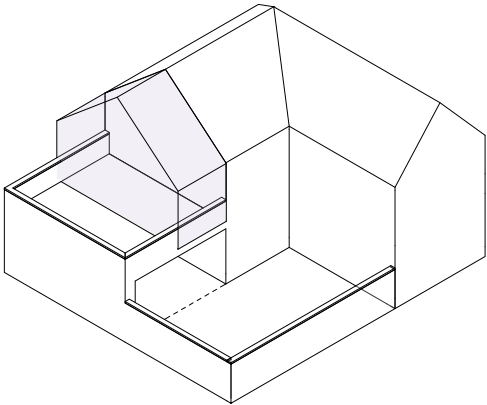
Courtyard House 3b5p_Roof Plan_V1a

Party wall line of adjacent unit.

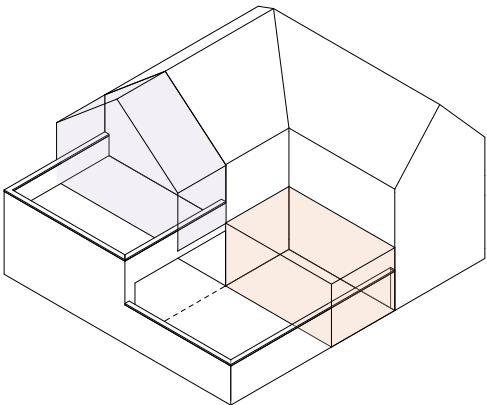
Loft access



New Private Open Space Area: 40.05 m²
Extension Area: 17.60 m²



New Private Open Space Area: 42.78 m²
Extension Area: 15.22 m²



New Private Open Space Area: 25.87 m²
Extension Area: 32.82 m²

drawing title **3 Bed 5 Person 2 Storey Courtyard House V1 - Plans**

drawing no **Lifestyle Adaptability Option 1**

scale	1:100	date	13/05/21	drawn	HS
original	A2	revision		checked	CM

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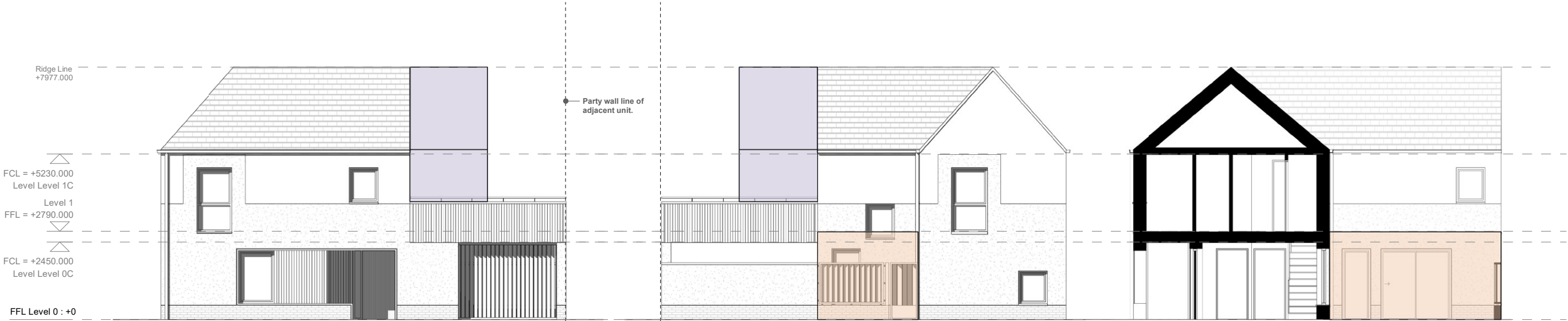
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Typology Flexibility

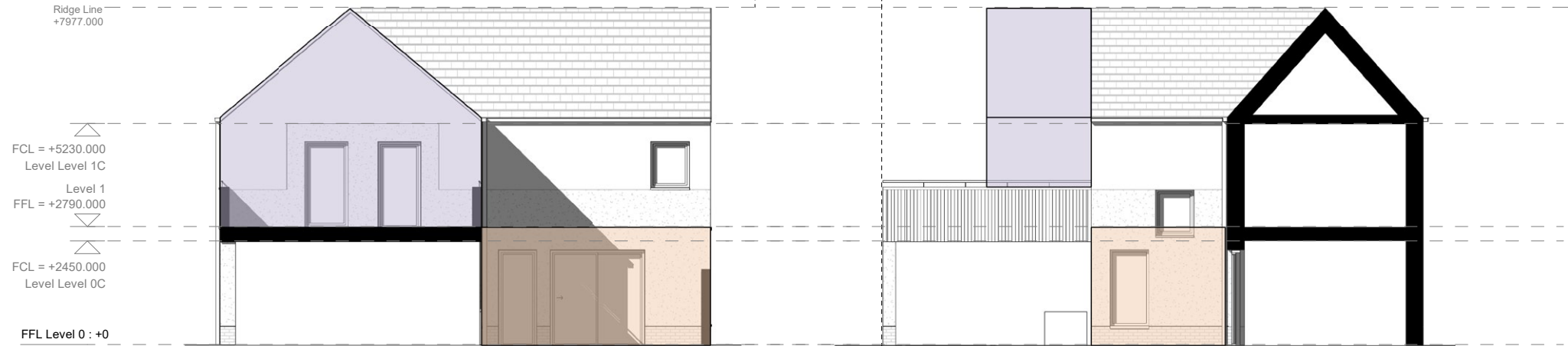
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- Living
- Dining
- Kitchen
- Kitchen/Dining
- Study



Courtyard House 3b5p_Front Elevation_V1a

Courtyard House 3b5p_External Rear Elevation_V1a

Courtyard House 3b5p_Section_V1a



Courtyard House 3b5p_Internal Side Elevation - Parking_V1a

Courtyard House 3b5p_Internal Rear Elevation_V1a

drawing title **3 Bed 5 Person 2 Storey Courtyard House V1 - Elevations**

drawing no **Lifestyle Adaptability Option 1**

scale	1:100	date	17/05/21	drawn	EM
original	A2	revision		checked	CM

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website	www.proctorandmatthews.com

Quantitative Standards Compliance Matrix - 3 Bed 5 Person House													
Standards	Min Floor Area	Min Living Room Area	Aggregate Living Area	Min Living Room Width	Min Storage Area	Aggregate Bedroom Area	Master Bed Size	Double Bed Size	Double Bed Width	Single Bed Size	Single Bed Width	Parking Spaces	Private Open Space
Quality Housing / Fingal Standards	92.0m²	13.0m²	34.0m²	3.8m	5.0m²	32.0m²	13.0m²	11.4m²	2.8m	7.1m²	2.1m	-	60.0m²
Standard Provided	111 m²	16.9 m²	40.1 m²	✓	7.1 m²	37.2 m²	15.1 m²	11.6 m²	✓	10.5 m²	✓	2	60.6 m²
References: Quality Housing For Sustainable Communities - 2007													
Notes: **Private Open Space includes ground floor and upper level terraces. Ground floor private open space will vary between plots.													

Area	
Level 0	53 m²
Level 1	58 m²
Level 2	
TOTAL	111 m²
Glenveagh 3 bed target area: 108m², 114m² & 125m²	
Note: Area measured according to RICS	

- general notes
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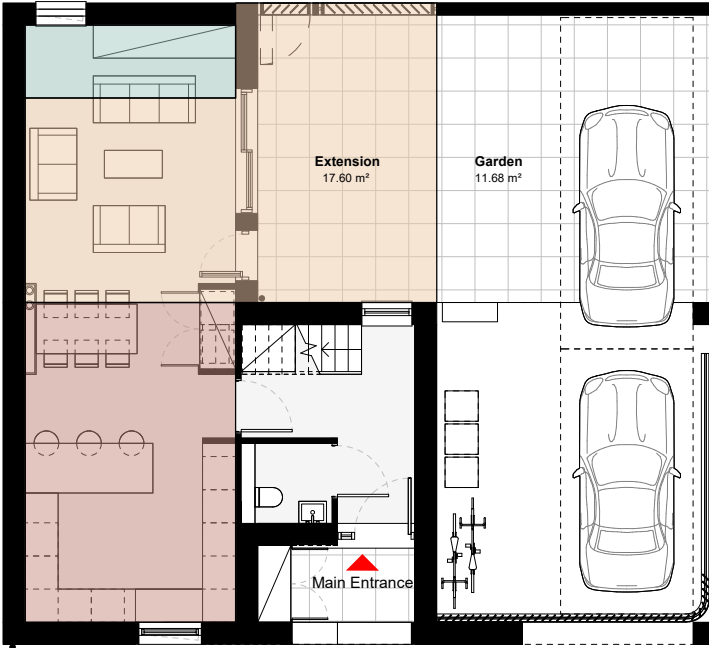
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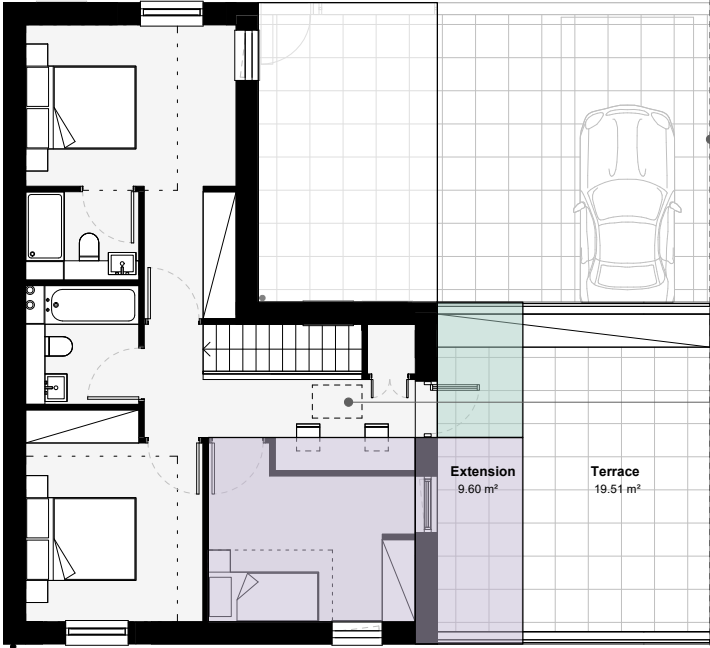
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Typology Flexibility

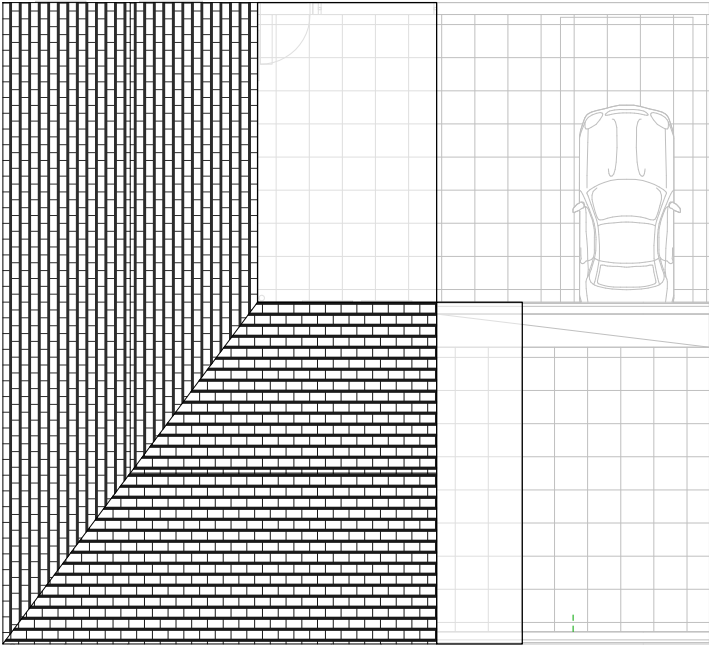
- Bedroom
- Bathroom
- Living
- Dining
- Kitchen
- Kitchen/Dining
- Study



Courtyard House 3b5p_Level 0_V1a



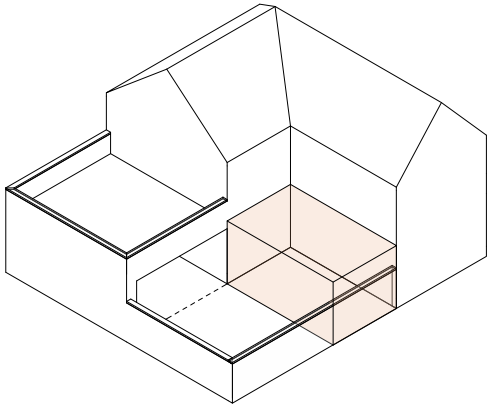
Courtyard House 3b5p_Level 1_V1a



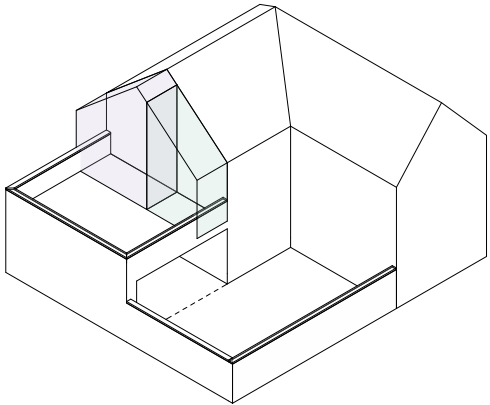
Courtyard House 3b5p_Roof Plan_V1a

Party wall line of adjacent unit.

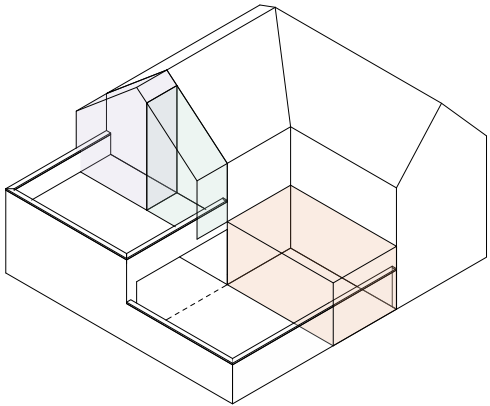
Loft access



New Private Open Space Area: 40.05 m²
Extension Area: 17.60 m²



New Private Open Space Area: 48.10 m²
Extension Area: 9.60 m²



New Private Open Space Area: 31.19 m²
Extension Area: 27.20 m²

drawing title **3 Bed 5 Person 2 Storey Courtyard House V1 - Plans**

drawing no **Lifestyle Adaptability Option 2**

scale	1:100	date	13/05/21	drawn	HS
original	A2	revision		checked	CM

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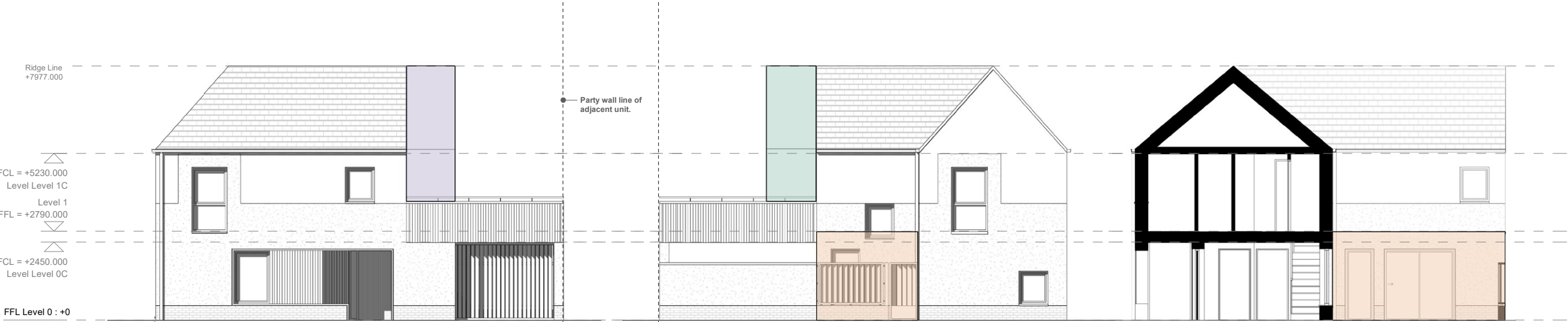
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Typology Flexibility

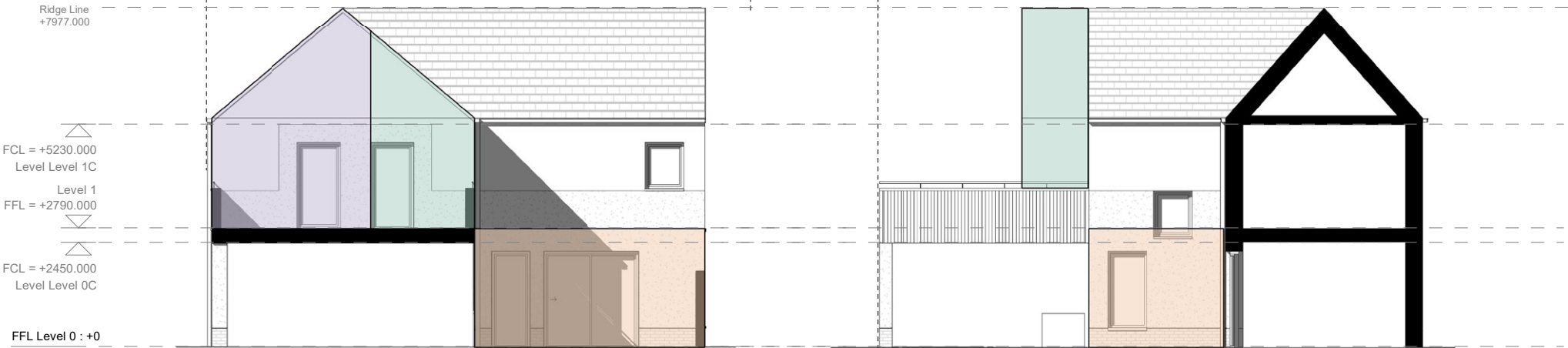
- Bedroom
- Bathroom
- Living
- Dining
- Kitchen
- Kitchen/Dining
- Study



Courtyard House 3b5p_Front Elevation_V1a

Courtyard House 3b5p_External Rear Elevation_V1a

Courtyard House 3b5p_Section_V1a



Courtyard House 3b5p_Internal Side Elevation - Parking_V1a

Courtyard House 3b5p_Internal Rear Elevation_V1a

drawing title **3 Bed 5 Person 2 Storey Courtyard House V1 - Elevations**

drawing no **Lifestyle Adaptability Option 2**

scale	1:100	date	17/05/21	drawn	EM
original	A2	revision		checked	CM

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website	www.proctorandmatthews.com

Quantitative Standards Compliance Matrix - 4 Bed 7 Person House													
Standards	Min Floor Area	Min Living Room Area	Aggregate Living Area	Min Living Room Width	Min Storage Area	Aggregate Bedroom Area	Master Bed Size	Double Bed Size	Double Bed Width	Single Bed Size	Single Bed Width	Parking Spaces	Private Open Space
Quality Housing / Fingal Standards	120.0m²	15.0m²	40.0m²	3.8m	6.0m²	43.0m²	13.0m²	11.4m²	2.8m	7.1m²	2.1m	-	75.0m²
Standard Provided	150 m²	16.9 m²	40.0 m²	✓	10.6 m²	56.9 m²	16.2 m²	11.5 m²	✓	9.2 m²	✓	2	75.5 m²
References: Quality Housing For Sustainable Communities - 2007													
Notes: **Private Open Space includes ground floor and upper level terraces. Ground floor private open space will vary between plots.													

Area	
Level 0	53 m²
Level 1	59 m²
Level 2	38 m²
TOTAL	150 m²
Glenveagh 4 bed target area: 131m², 150m² & 175m²	
Note: Area measured according to RICS	

- general notes
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Courtyard House 4b7p_Level 0_V1a

Courtyard House 4b7p_Level 1_V1a

Courtyard House 4b7p_Level 2_V1a

Courtyard House 4b7p_Roof Plan_V1a

New Private Open Space Area: 54.95 m²
Extension Area: 17.60 m²

New Private Open Space Area: 62.90 m²
Extension Area: 9.63 m²

New Private Open Space Area: 45.99 m²
Extension Area: 27.23 m²

Typology Flexibility

Bedroom

Bathroom

Living

Dining

Kitchen

Kitchen/Dining

Study

drawing title 4 Bed 7 Person 3 Storey Courtyard House V1 - Plans

drawing no Lifestyle Adaptability Option 1

scale	1:100	date	14/05/21	drawn	EM
original	A2	revision		checked	CM

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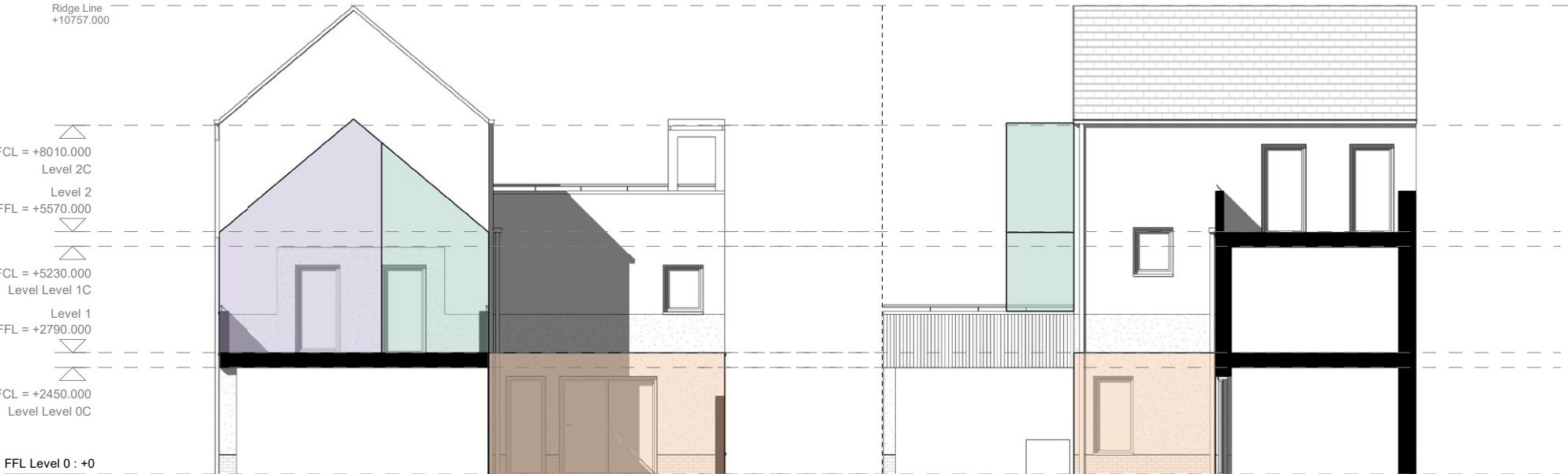
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Courtyard House 4b7p_Front Elevation_V1a

Courtyard House 4b7p_External Rear Elevation_V1a

Courtyard House 4 Bed Section 01 Lifestyle



Courtyard House 4b7p_Internal Side Elevation - Parking_V1a

Courtyard House 4b7p_Internal Rear Elevation_V1a

drawing title

4 Bed 7 Person 3 Storey Courtyard House V2 - Elevations

drawing no

Lifestyle Adaptability Option 1

scale	1:100	date	17/05/21	drawn	HS
original	A2	revision		checked	CM

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Quantitative Standards Compliance Matrix - 4 Bed 7 Person House

Standards	Min Floor Area	Min Living Room Area	Aggregate Living Area	Min Living Room Width	Min Storage Area	Aggregate Bedroom Area	Master Bed Size	Double Bed Size	Double Bed Width	Single Bed Size	Single Bed Width	Parking Spaces	Private Open Space
Quality Housing / Fingal Standards	120.0m²	15.0m²	40.0m²	3.8m	6.0m²	43.0m²	13.0m²	11.4m²	2.8m	7.1m²	2.1m	-	75.0m²
Standard Provided	150 m²	16.9 m²	40.0 m²	✓	10.6 m²	56.9 m²	16.2 m²	11.5 m²	✓	9.2 m²	✓	2	75.5 m²
References Quality Housing For Sustainable Communities - 2007													
Notes: **Private Open Space includes ground floor and upper level terraces. Ground floor private open space will vary between plots.													

Area	
Level 0	53 m²
Level 1	59 m²
Level 2	38 m²
TOTAL	150 m²
Glenveagh 4 bed target area: 131m², 150m² & 175m²	
Note: Area measured according to RICS	

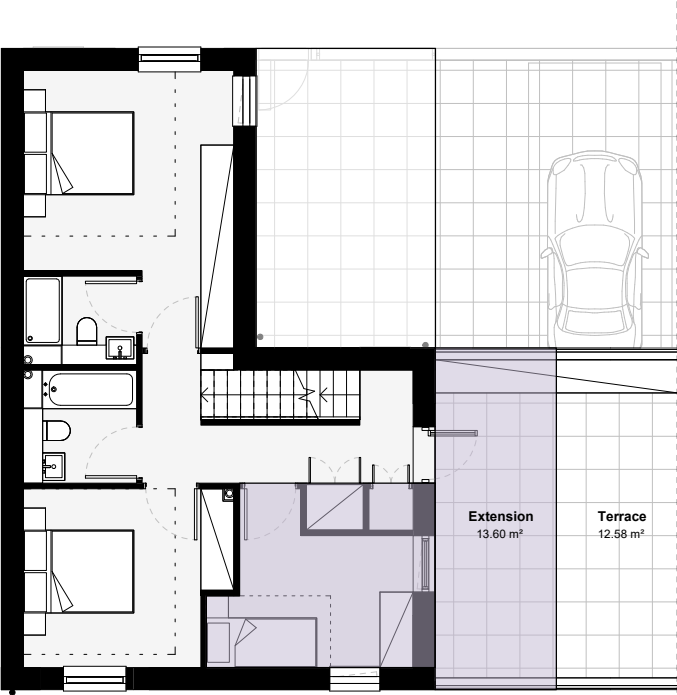
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Typology Flexibility

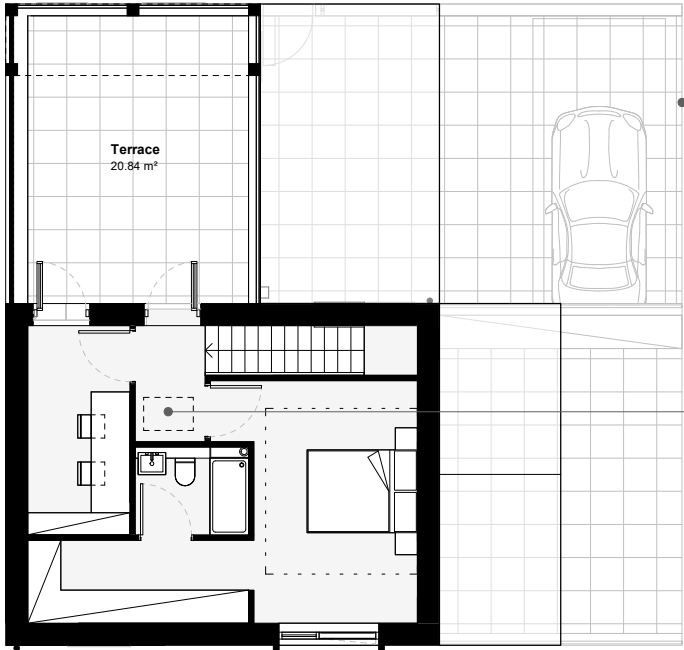
- Bedroom
- Bathroom
- Living
- Dining
- Kitchen
- Kitchen/Dining
- Study



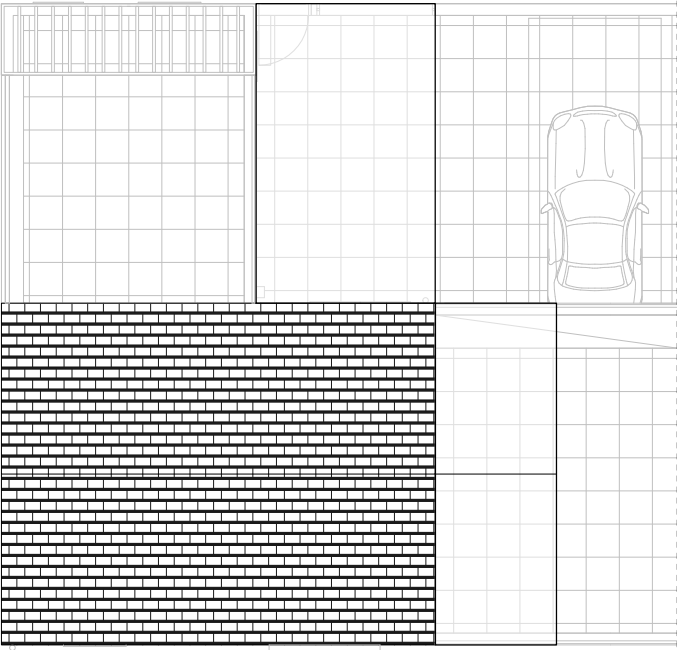
Courtyard House 4b7p_Level 0_V1a



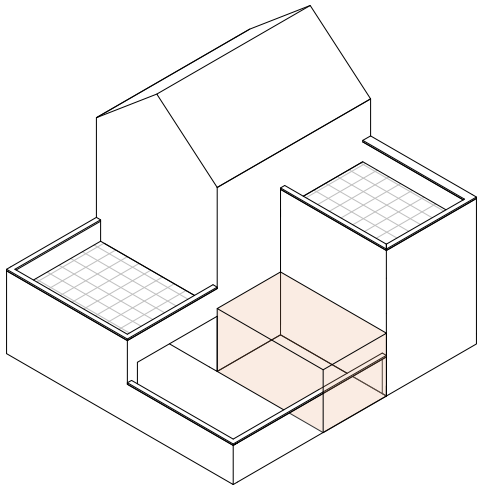
Courtyard House 4b7p_Level 1_V1a



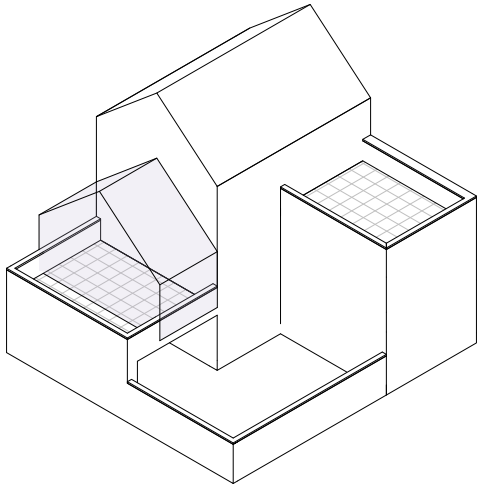
Courtyard House 4b7p_Level 2_V1a



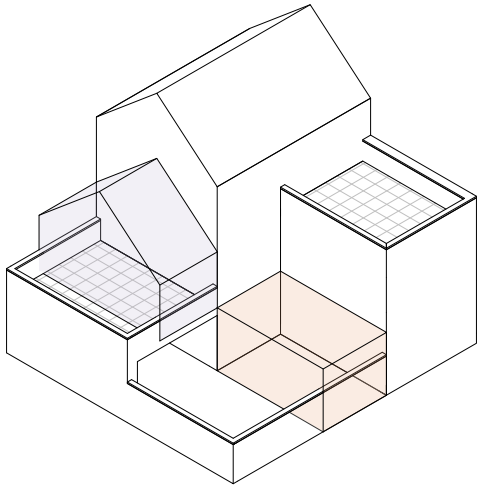
Courtyard House 4b7p_Roof Plan_V1a



New Private Open Space Area: 55.02 m²
Extension Area: 16.91 m²



New Private Open Space Area: 59.27 m²
Extension Area: 13.60 m²



New Private Open Space Area: 42.23 m²
Extension Area: 30.51 m²

drawing title **4 Bed 7 Person 3 Storey Courtyard House V1 - Plans**

drawing no **Lifestyle Adaptability Option 2**

scale 1:100 date 18/05/21 drawn HS
original A2 revision checked CM

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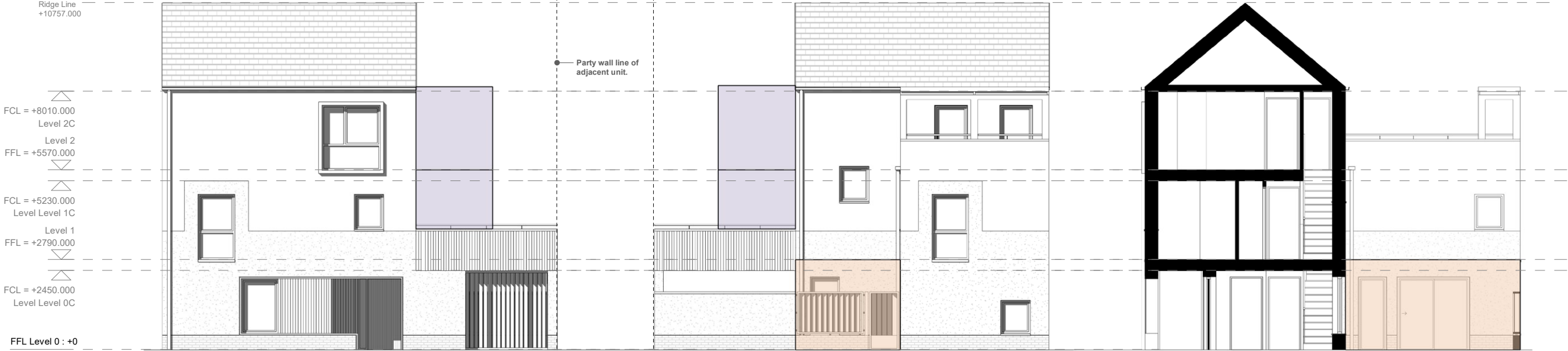
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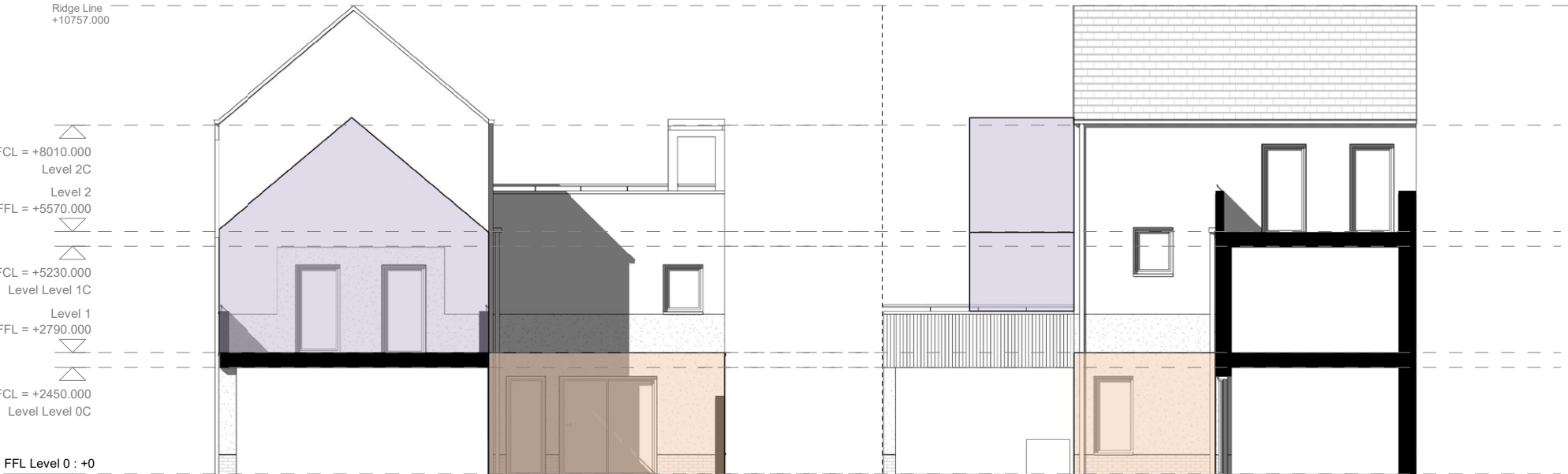
Unless otherwise stated all dimensions are in mm.



Courtyard House 4b7p_Front Elevation_V1a

Courtyard House 4b7p_External Rear Elevation_V1a

Courtyard House 4 Bed Section 01 Lifestyle Copy 1



Courtyard House 4b7p_Internal Side Elevation - Parking_V1a

Courtyard House 4b7p_Internal Rear Elevation_V1a

drawing title **4 Bed 7 Person 3 Storey Courtyard House V1 - Elevations**

drawing no **Lifestyle Adaptability Option 2**

scale	1:100	date	18/05/21	drawn	HS
original	A2	revision		checked	CM

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Quantitative Standards Compliance Matrix - 4 Bed 7 Person House													
Standards	Min Floor Area	Min Living Room Area	Aggregate Living Area	Min Living Room Width	Min Storage Area	Aggregate Bedroom Area	Master Bed Size	Double Bed Size	Double Bed Width	Single Bed Size	Single Bed Width	Parking Spaces	Private Open Space
Quality Housing / Fingal Standards	120.0m²	15.0m²	40.0m²	3.8m	6.0m²	43.0m²	13.0m²	11.4m²	2.8m	7.1m²	2.1m	-	75.0m²
Standard Provided	150 m²	16.9 m²	40.0 m²	✓	10.6 m²	56.9 m²	16.2 m²	11.5 m²	✓	9.2 m²	✓	2	75.5 m²
<div>References: Quality Housing For Sustainable Communities - 2007</div> <div>Notes: **Private Open Space includes ground floor and upper level terraces. Ground floor private open space will vary between plots.</div>													

Area	
Level 0	53 m²
Level 1	59 m²
Level 2	38 m²
TOTAL	150 m²
<div>Glenveagh 4 bed target area: 131m², 150m² & 175m²</div> <div>Note: Area measured according to RICS</div>	

- general notes
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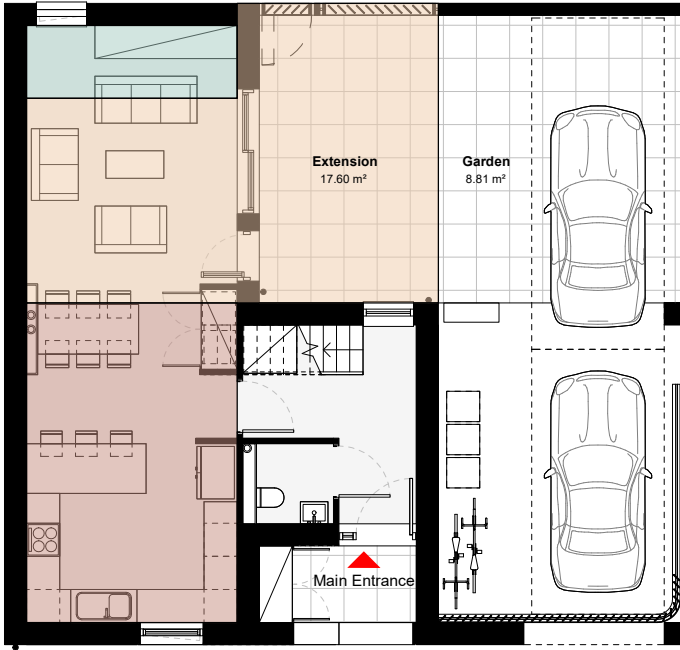
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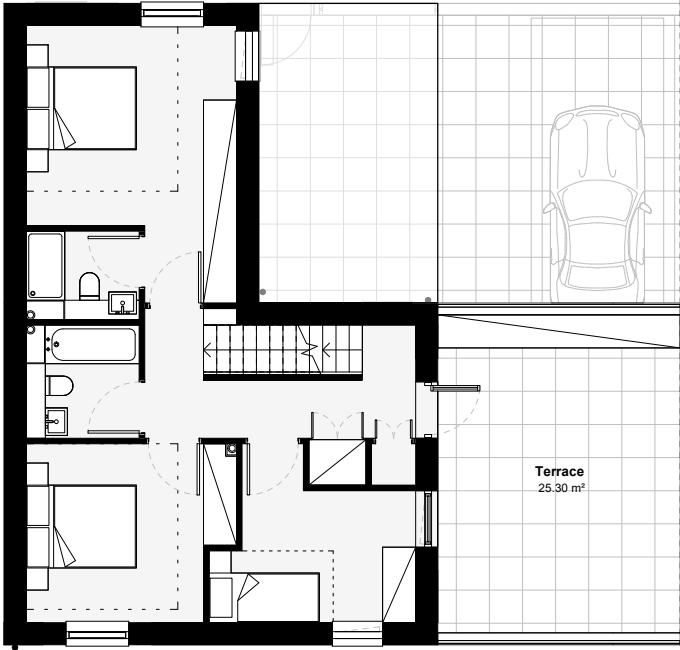
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Typology Flexibility

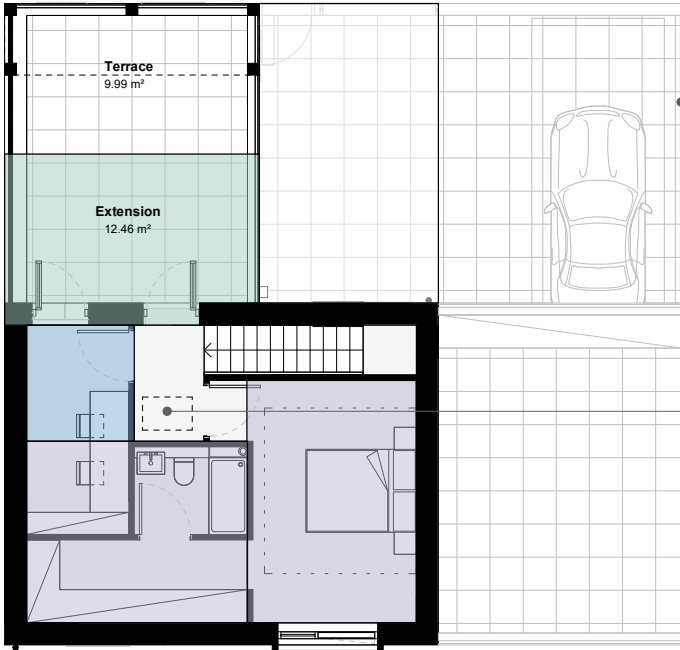
- Bedroom
- Bathroom
- Living
- Dining
- Kitchen
- Kitchen/Dining
- Study



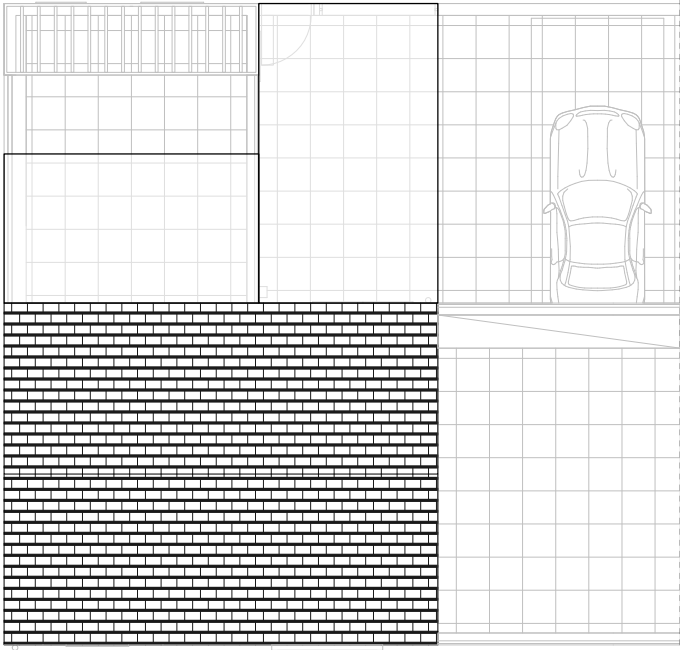
Courtyard House 4b7p_Level 0_V1a



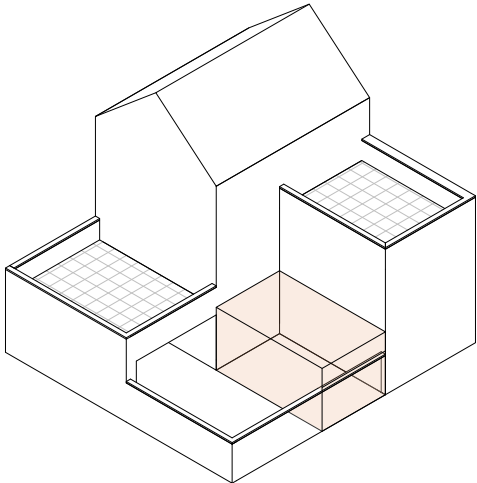
Courtyard House 4b7p_Level 1_V1a



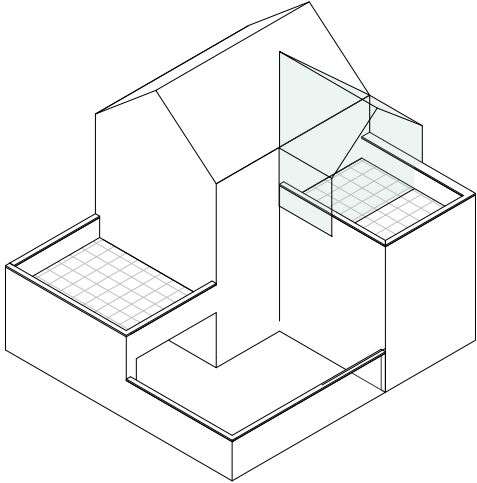
Courtyard House 4b7p_Level 2_V1a



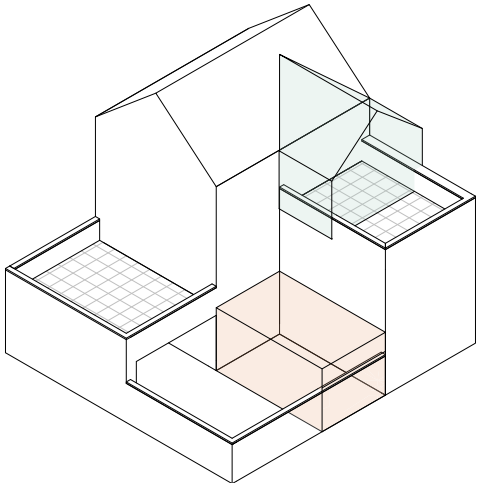
Courtyard House 4b7p_Roof Plan_V1a



New Private Open Space Area: 55.03 m²
Extension Area: 17.60 m²



New Private Open Space Area: 61.01 m²
Extension Area: 12.46 m²



New Private Open Space Area: 44.10 m²
Extension Area: 30.06 m²

drawing title 4 Bed 7 Person 3 Storey Courtyard House V1 - Plans

drawing no Lifestyle Adaptability Option 3

scale	1:100	date	14/05/21	drawn	HS
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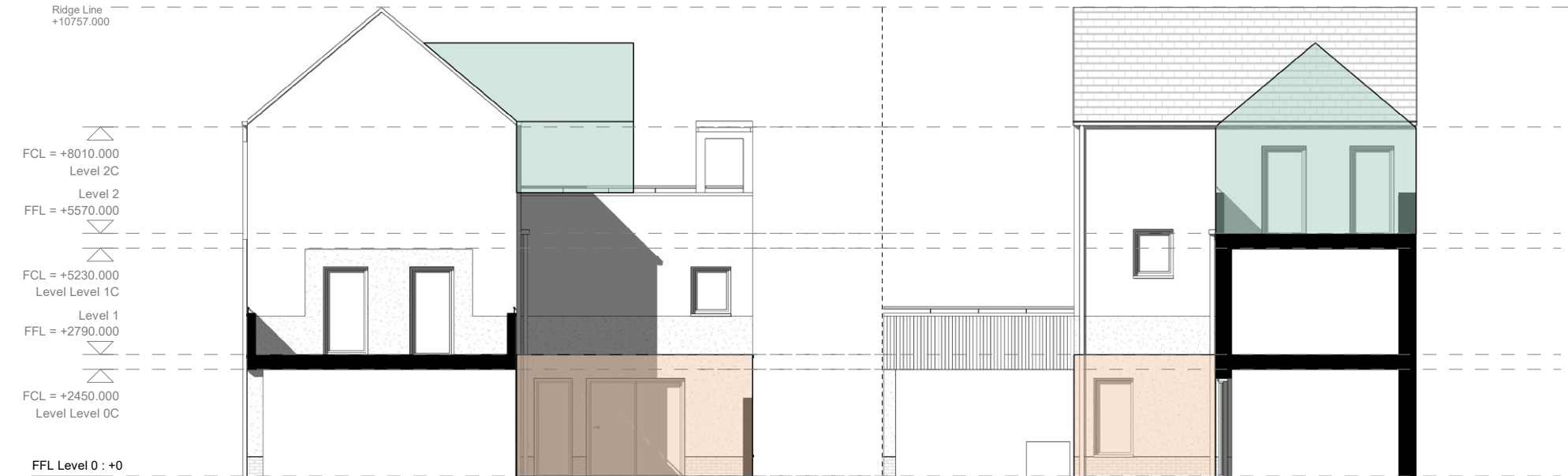
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Courtyard House 4b7p_Front Elevation_V1a

Courtyard House 4b7p_External Rear Elevation_V1a

Courtyard House 4 Bed Section 02 Lifestyle



Courtyard House 4b7p_Internal Side Elevation - Parking_V1a

Courtyard House 4b7p_Internal Rear Elevation_V1a

drawing title **4 Bed 7 Person 3 Storey Courtyard House V1 - Elevations**

drawing no **Lifestyle Adaptability Option 3**

scale	1:100	date	17/05/21	drawn	HS
original	A2	revision		checked	CM

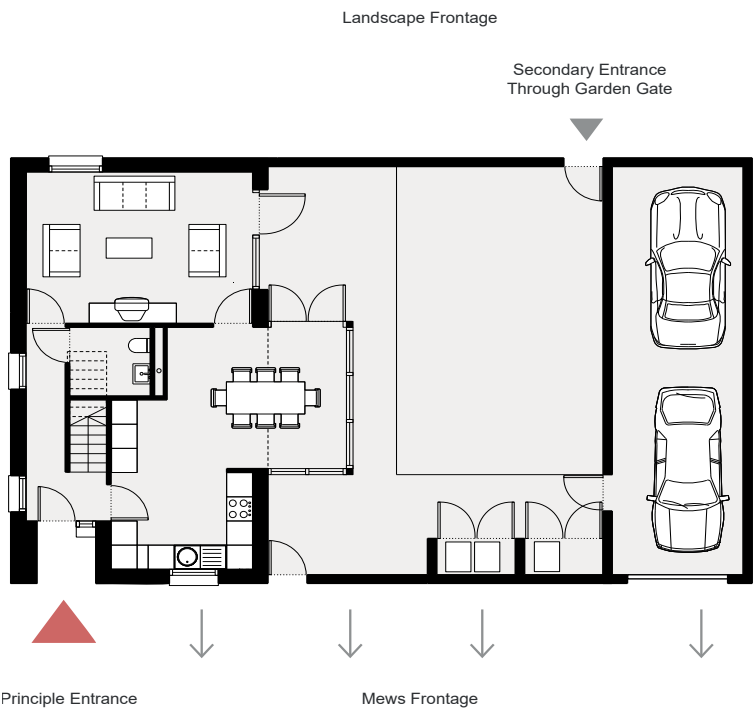
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Proctor and Matthews Hollystown-Kilmartin
Architects Double Fronted Typologies

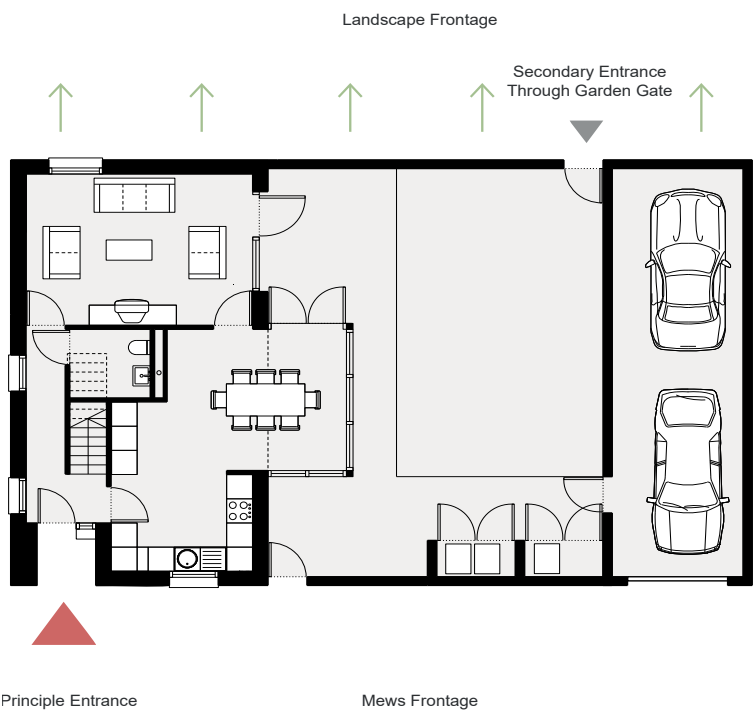
Horsted Park: Example of double fronted houses: Mews frontage

Double fronted typologies are configured to facilitate access via a principle street address, with car parking adjacent to their front door.



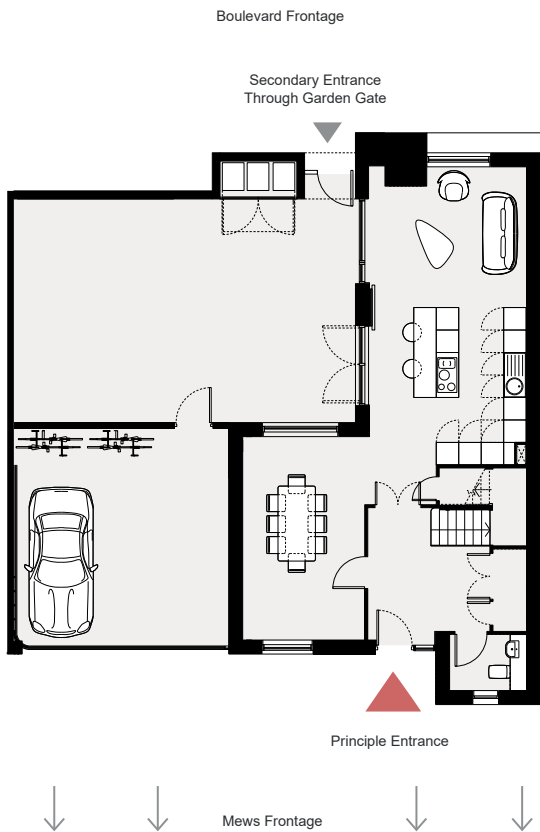
Horsted Park: Example of double fronted houses: Landscape frontage

Active elevations are also positioned facing onto landscaped public amenity space, with direct access to private gardens - captured and alternating between the houses built form.



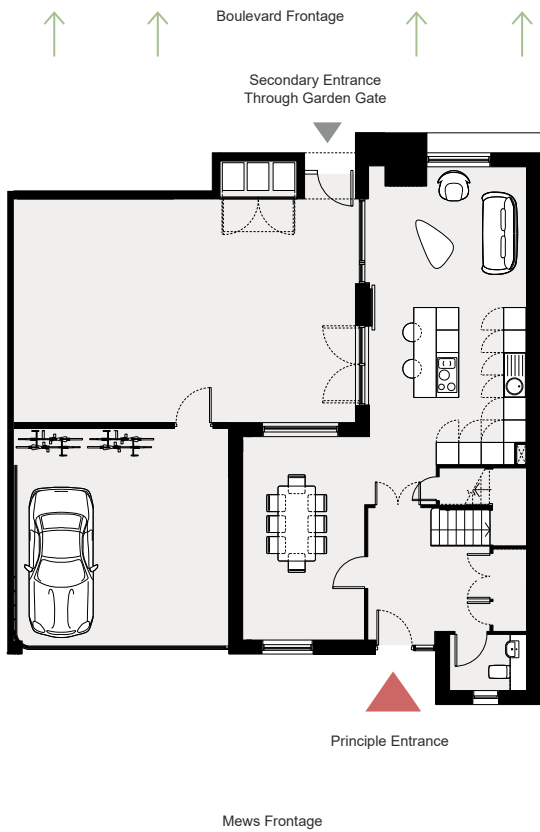
Great Kneighton: Example of double fronted courtyard houses: Mews frontage

Courtyard typology with principle entrance within mews frontage configuration, providing access to on-plot parking and views from upper level private amenity space.



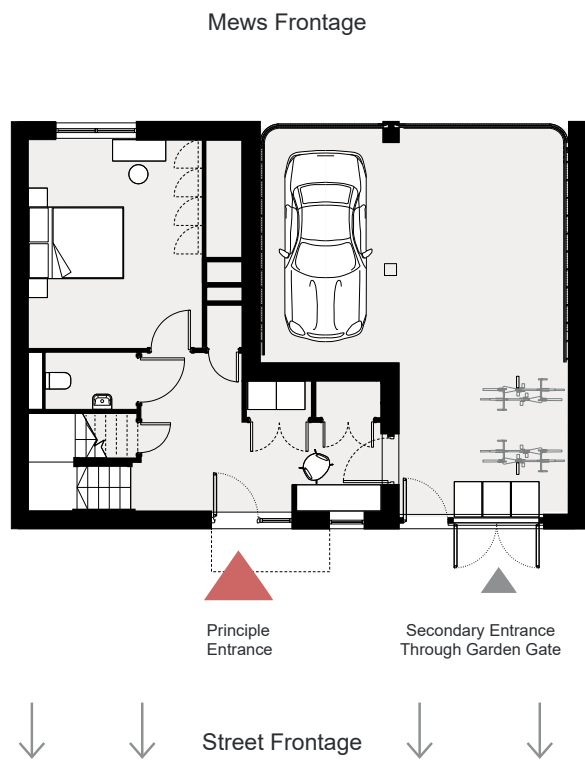
Great Kneighton: Example of double fronted courtyard houses: Principle boulevard frontage

Courtyard house frontage onto principle boulevard, providing direct access to courtyard garden and additional house entrance lobby, via a defined access gate.



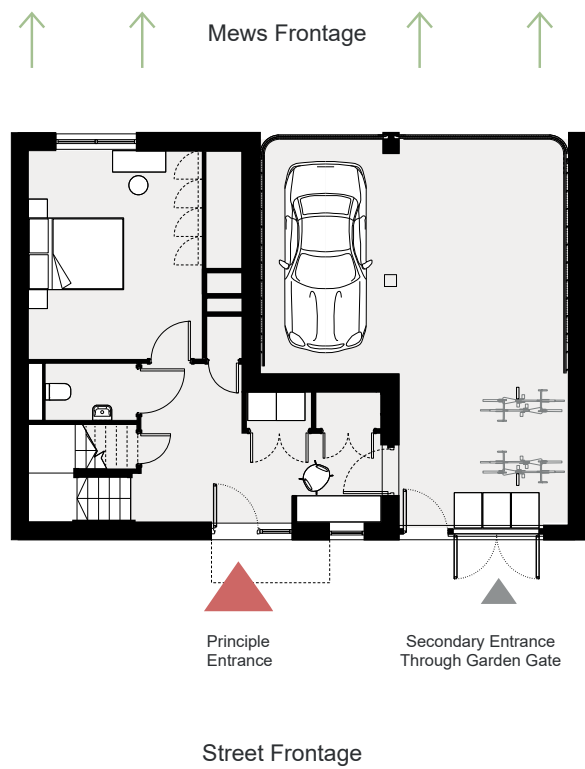
Great Kneigton: Example of double fronted mews houses: Principle street frontage

Mews house typologies are configured to facilitate access via a principle street address, adjacent to on-street parking within the shared surface neighbourhood.



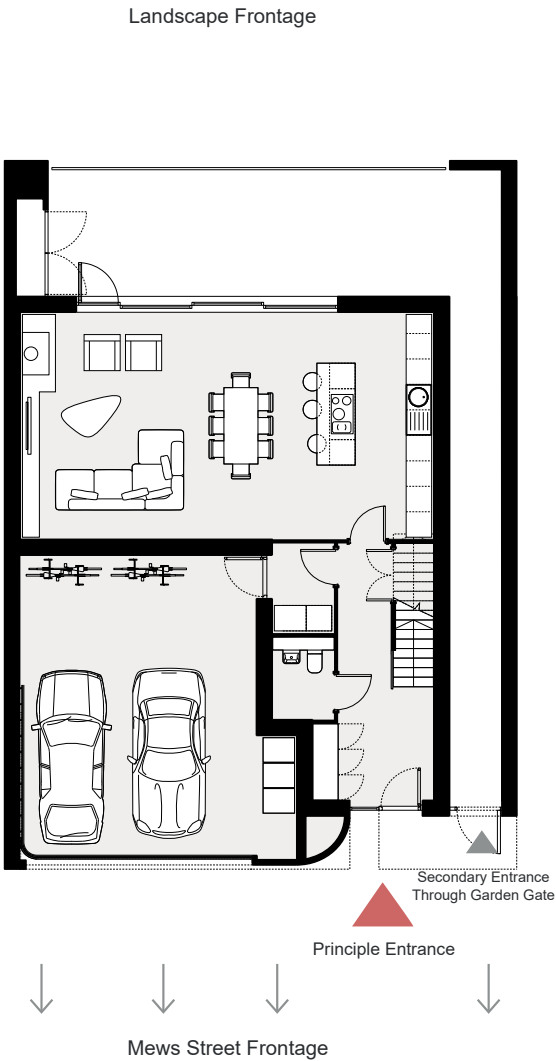
Great Kneighton: Example of double fronted mews houses: Mews street frontage

Mews frontage typologies with access to on-plot parking and upper level terrace connections.



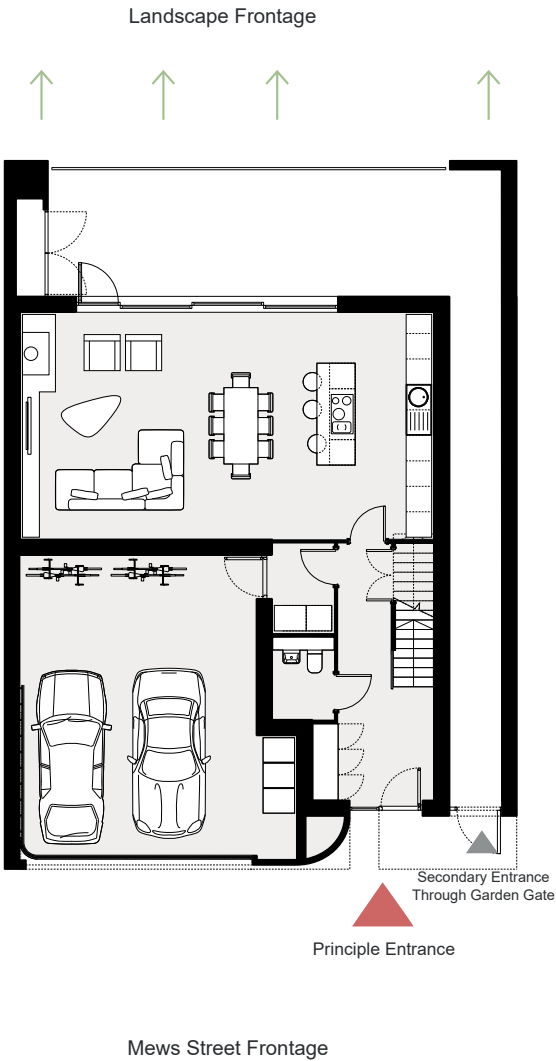
Great Kneighton: Example of double fronted edge houses: Mews street frontage

Edge house typologies within a mews street configuration, providing the principle entrance, access to on-plot parking and private amenity spaces.



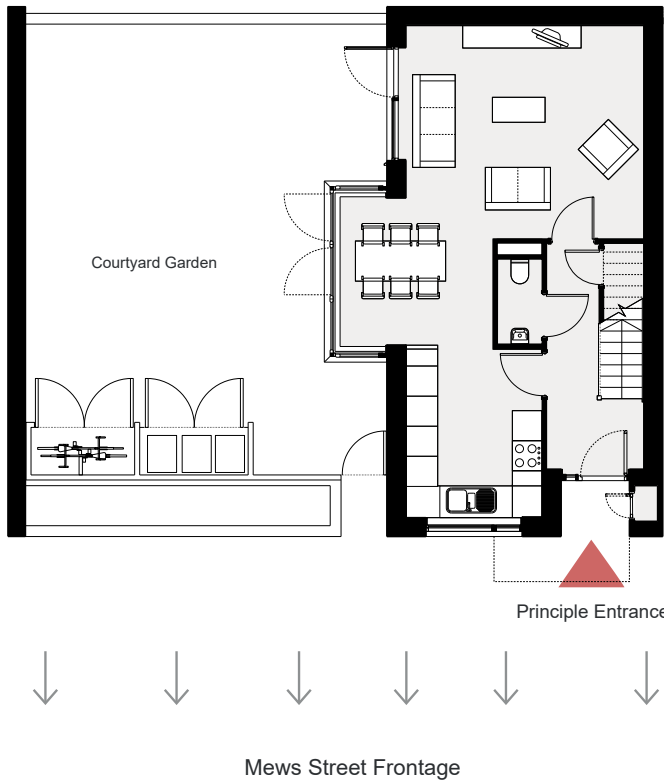
Great Kneighton: Example of double fronted edge houses: Active elevations to a landscape edge

Active frontages onto a landscaped edge, providing visual amenity connections and passive surveillance to the wider neighbourhood.



Great Kneighton: Example of double fronted houses: Courtyard gardens onto principle street frontage

Mews house frontages alternating with courtyard gardens designed to give a continuous frontage.



Proctor and Matthews Hollystown-Kilmartin
Architects Courtyard Living

Great Kneighton: Example of courtyard typologies: Private open space configuration



Distinctive private open spaces within the curtilage of a home, including enclosed landscaped courtyards and upper terraces, provide a variety of outdoor living spaces, and therefore choice, dependant on times of day and seasons.

1. Internal to External Courtyard Living
2. External Courtyard and Terrace Amenity Space



Great Kneighton: Example of courtyard typologies: Private open space configuration



- 3. External Courtyard Living
- 4. Integrated Upper and Lower Courtyards and Terraces



Great Kneighton: Example of courtyard typologies: Inside to Outside Living Connections



- 5. Inside Outside_Living Room to Terrace
- 6. Internal External Living Space
- 7. Inside Outside_Bedroom to Terrace

Great Kneighton: Example of courtyard typologies: Inside to Outside Living Connections



- 8. Inside Outside_Bedroom to Terrace
- 9. Internal Outside Living Space



