

Coolflugh, Cloghroe, Tower, Cork

Housing Quality Assessment

Proposed Mixed Use Development at Coolflugh, Cloghroe, Tower, Cork



Table of contents

1.0	Project Description and Policy Overview	03
2.0	Summary Schedule	04
3.0	Housing Quality Assessment - Houses	05
4.0	Housing Quality Assessment - Duplex Units + Ground Floor Apartments	09
5.0	Housing Quality Assessment - Step Down Apartment Block + Units over Cafe	12
6.0	Car and Motorbike Parking	14
7.0	Bike Parking	15
8.0	Waste Management	16

1.0 Project Description and Policy Overview

Deady Gahan Architects have been appointed to produce this Housing Quality Assessment to accompany the Strategic Housing Development (SHD) planning application to An Board Pleanála for the proposed development of 198 no residential units (196 + 2 no. 2 bed apartments located above the cafe) a 42 child crèche, retail food store, cafe and all associate site works at Coolflugh, Cloghroe, Tower, Cork.

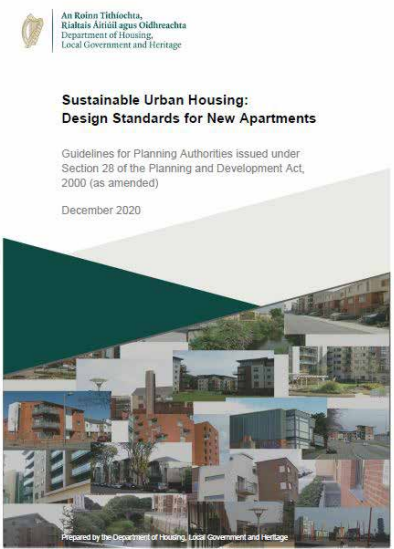
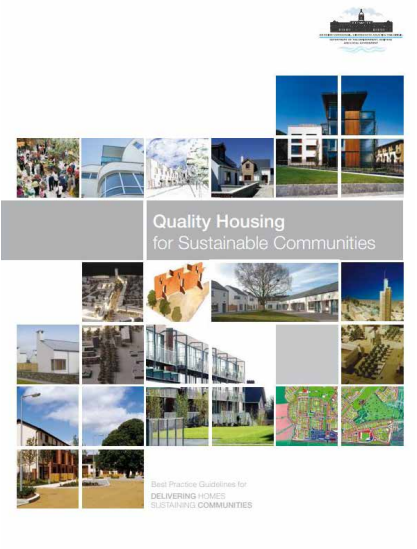
This report demonstrates the proposed residential houses and apartments against the provisions of:

- Quality Housing for Sustainable Communities, Department of the Environment, Heritage and Local Government (2007)
- Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities (2020)
- Cork County Development Plan 2014-2020

**Note - Following the extension of the city boundary in June 2019, the subject site now sits within the administration of Cork City Council. The Cork County Council Development Plan still applies to the subject site until the updated Cork City Development Plan is established which will include these lands.*



Proposed Site Layout



2.0 Summary Schedule

STOCK HOUSING			
UNIT TYPE		AREA	No. of UNITS
A 4 BED DETACHED (7 PERSON)	A2	147.3 m ² / 1,586 ft ²	5
	TOTAL		5
B 4 BED SEMI-DETACHED (7 PERSON)	B1	140.3 m ² / 1,510 ft ²	32
	B2	140.3 m ² / 1,510 ft ²	10
	B3	140.3 m ² / 1,510 ft ²	2
TOTAL		44	
C 3 BED SEMI-DETACHED (5 & 6 PERSON)	C1 (6 person)	118.6 m ² / 1,277 ft ²	4
	C2 (5 person)	109.0 m ² / 1,173 ft ²	2
	C3 (6 person)	124.6 m ² / 1,341 ft ²	2
	C4 (5 person)	114.2 m ² / 1,229 ft ²	6
TOTAL		14	
D 4 BED TOWNHOUSE (8 PERSON)	D1	170.8 m ² / 1,838 ft ²	1
	D2	169.0 m ² / 1,819 ft ²	4
	D3	169.0 m ² / 1,819 ft ²	2
	D4	169.0 m ² / 1,819 ft ²	1
TOTAL		8	
E 3 BED TOWNHOUSE (5 PERSON)	E1	106.7 m ² / 1,149 ft ²	2
	E2	96.1 m ² / 1,034 ft ²	14
	E3	108.2 m ² / 1,165 ft ²	1
	E4	104.4 m ² / 1,124 ft ²	5
	E5	101.6 m ² / 1,094 ft ²	2
TOTAL		24	
F 2 BED TOWNHOUSE (4 PERSON)	F1	80.2 m ² / 863 ft ²	20
	F2	84.0 m ² / 904 ft ²	2
TOTAL		22	
TOTAL NO. OF HOUSES	117 (59.7%)		

DUPLEX APARTMENTS (OWN DOOR)			
UNIT TYPE		AREA	No. of UNITS
Block 01	1 Bed GF Apt. (2 person)	49.4 m ² / 531 ft ²	4
	1 Bed GF Apt. (2 person)	51.1 m ² / 550 ft ²	1
	2 Bed GF Apt. (3 person)	67.6 m ² / 728 ft ²	1
	2 Bed Duplex Apt. (4 person)	86.3 m ² / 929 ft ²	6
TOTAL		12	
Block 02	1 Bed GF Apt. (2 person)	49.4 m ² / 531 ft ²	5
	1 Bed GF Apt. (2 person)	51.1 m ² / 550 ft ²	1
	2 Bed Duplex Apt. (4 person)	86.3 m ² / 929 ft ²	6
TOTAL		12	
Block 03	1 Bed GF Apt. (2 person)	49.4 m ² / 531 ft ²	4
	2 Bed GF Apt. (3 person)	71.9 m ² / 774 ft ²	2
	2 Bed Duplex Apt. (4 person)	86.3 m ² / 929 ft ²	4
	3 Bed Duplex Apt. (5 person)	108.3 m ² / 1,166 ft ²	2
TOTAL		12	
Block 04	1 Bed GF Apt. (2 person)	53.2 m ² / 572 ft ²	2
	2 Bed Duplex Apt. (4 person)	89.1 m ² / 959 ft ²	2
TOTAL		4	
Block 05	1 Bed GF Apt. (2 person)	49.4 m ² / 531 ft ²	4
	1 Bed GF Apt. (2 person)	51.1 m ² / 550 ft ²	1
	2 Bed GF Apt. (3 person)	67.6 m ² / 728 ft ²	1
	2 Bed Duplex Apt. (4 person)	86.3 m ² / 929 ft ²	6
TOTAL		12	
APARTMENTS (BLOCK 06)			
1 BED STEP DOWN APTS.	(2 PERSON)	55.4 - 59.3 m ² / 596 - 638 ft ²	22
	TOTAL		22
2 BED STEP DOWN APTS.	(4 PERSON)	87.3 - 90.5 m ² / 940 - 974 ft ²	5
	TOTAL		5
TOTAL NO. OF APARTMENTS	79 (40.3%)		
TOTAL NO. OF UNITS	196 (198 inclusive of 2no. Apartments of upper floor of proposed café building)		
CRECHE	GROSS INTERNAL AREA: 352.2 m ² / 3,791 ft ²	GROSS AREA: 404.9 m ² / 4,358 ft ²	42-child

TOTAL SITE AREA (RED BOUNDARY)	7.5 HA 18.7 ACRES	
NET DEVELOPABLE AREA (ORANGE BOUNDARY)	5.6 HA 13.8 ACRES	
DENSITY OF NET DEVELOPABLE AREA (19% units)	35.0 UNITS/HA (19%/5.6 HA)	
TOTAL OPEN SPACE	16% 14 % (Usable)	
CAR PARK SPACES	Houses & Duplex Apt. - no. 273 Apartment Block - no. 11 Creche - no. 12	
	TOTAL	296
MIXED-USE UNITS		
CAFÉ	GROSS INTERNAL AREA: 155.5 m ² / 1,674 ft ²	GROSS AREA: 186.3 m ² / 2,005 ft ²
2no. APARTMENTS (over café)	Apt 1 - GROSS INTERNAL AREA: 69.2 m ² / 744 ft ²	Apt 2 - GROSS INTERNAL AREA: 69.2 m ² / 744 ft ²
FOODSTORE	RETAIL AREA: 1,315 m ² / 14,155 ft ²	GROSS AREA: 1,895 m ² / 20,398 ft ²
TOTAL MIXED USE AREA	0.81 HA 1.99 ACRES	
CAR PARK SPACES	101 spaces	

3.0 Housing Quality Assessment - Houses

For the housing element, this Housing Quality Assessment provides a framework which quantifies each of the criteria required by the “Quality Housing for Sustainable Communities (2007)” and the “Cork County Development Plan 2014-2020”.

Qualitative aspects such as the residential conceptual design approach are covered within the accompanying “Architectural Design Statement”.

Please see schedule below showing house typologies proposed within the development against the relative legislation.

The private open spaces vary around the development and comply with the following standards from the Cork County Development Plan:

- Minimum 48 sq.m. for 1 or 2 bed houses
- Minimum 60 sq.m. for 3+ bed houses.

Table 5.1: Space provision and room sizes for typical dwellings

DWELLING TYPE	TARGET GROSS FLOOR AREA	MINIMUM - MAIN LIVING ROOM	AGGREGATE LIVING AREA	AGGREGATE BEDROOM AREA	STORAGE
	(m ²)	(m ²)	(m ²)	(m ²)	(m ²)
Family Dwellings - 3 or more persons					
4BED/7P House (3 storey)	120	15	40	43	6
4BED/7P House (2 storey)	110	15	40	43	6
4BED/7P House (1 storey)	100	15	40	43	6
4BED/7P Apartment	105	15	40	43	11
3BED/6P House (3 storey)	110	15	37	36	6
3BED/6P House (2 storey)	100	15	37	36	6
3BED/6P House (1 storey)	90	15	37	36	6
3BED/6P Apartment	94	15	37	36	10
3BED/5P House (3 storey)	102	13	34	32	5
3BED/5P House (2 storey)	92	13	34	32	5
3BED/5P House (1 storey)	82	13	34	32	5
3BED/5P Apartment	86	13	34	32	9
3BED/4P House (2 storey)	83	13	30	28	4
3BED/4P House (1 storey)	73	13	30	28	4
3BED/4P Apartment	76	13	30	28	7
2BED/4P House (2 storey)	80	13	30	25	4
2BED/4P House (1 storey)	70	13	30	25	4
2BED/4P Apartment	73	13	30	25	7
2BED/3P House (2 storey)	70	13	28	20	3
2BED/3P House (1 storey)	60	13	28	20	3
2BED/3P Apartment	63	13	28	20	5

Extract from Quality Housing for Sustainable Communities (2007)

SCHEDULE - Houses Typologies - Legislation



Housing (Detached/Semi-Detached & Townhouses)

Unit No.	Unit Type	Description	BED SPACES	MIN. UNIT AREA M ²	UNIT AREA M ²	MIN. Agg. LIVING AREA M ²	Agg. LIVING AREA M ²	BED 1	BED 2	BED 3	BED 4	MIN. Agg. BED AREA M ²	Agg. BED AREA M ²	MIN. STORAGE M ²	STORAGE M ²	Dual Aspect	MIN. Private Amenity Space M ²	Private Amenity Space M ²
1	D1	4 bed townhouse	8	120.0	170.8	40.0	50.5	19.1	17.4	13.9	12.9	43.0	63.3	6.0	7.40	Yes	60.0	60.0
2	D2	4 bed townhouse	8	120.0	169.0	40.0	48.8	19.1	17.4	13.9	12.9	43.0	63.3	6.0	7.40	Yes	60.0	60.0
3	D2	4 bed townhouse	8	120.0	169.0	40.0	48.8	19.1	17.4	13.9	12.9	43.0	63.3	6.0	7.40	Yes	60.0	60.0
4	D3	4 bed townhouse	8	120.0	169.0	40.0	48.8	19.1	17.4	13.9	12.9	43.0	63.3	6.0	7.40	Yes	60.0	82.9
5	D4	4 bed townhouse	8	120.0	169.0	40.0	48.8	19.1	17.4	13.9	12.9	43.0	63.3	6.0	7.40	Yes	60.0	83.1
6	D2	4 bed townhouse	8	120.0	169.0	40.0	48.8	19.1	17.4	13.9	12.9	43.0	63.3	6.0	7.40	Yes	60.0	60.0
7	D2	4 bed townhouse	8	120.0	169.0	40.0	48.8	19.1	17.4	13.9	12.9	43.0	63.3	6.0	7.40	Yes	60.0	60.0
8	D3	4 bed townhouse	8	120.0	169.0	40.0	48.8	19.1	17.4	13.9	12.9	43.0	63.3	6.0	7.40	Yes	60.0	79.1
25	C2	3 bed semi detached	5	92.0	109.0	34.0	36.0	15.1	12.5	9.0	/	36.0	36.6	5.0	6.60	Yes	60.0	132.3
26	C3	3 bed semi detached	6	100.0	124.6	37.0	46.7	16.3	12.7	12.5	/	36.0	41.5	6.0	6.50	Yes	60.0	105.4
27	C1	3 bed semi detached	6	92.0	118.6	37.0	40.1	15.1	14.7	11.4	/	36.0	41.2	6.0	6.80	Yes	60.0	112.6
28	C1	3 bed semi detached	6	92.0	118.6	37.0	40.1	15.1	14.7	11.4	/	36.0	41.2	6.0	6.80	Yes	60.0	101.4
29	B1	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	83.6
30	B1	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	83.3
31	B1	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	83.3
32	B1	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	83.3
33	B2	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	83.3
34	B2	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	83.3
35	B1	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	83.3
36	B1	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	174.3
37	C4	3 bed semi detached	5	92.0	114.2	34.0	40.3	14.1	11.5	9.0	/	32.0	34.6	5.0	10.00	Yes	60.0	172.7
38	C4	3 bed semi detached	5	92.0	114.2	34.0	40.3	14.1	11.5	9.0	/	32.0	34.6	5.0	10.00	Yes	60.0	137.8
39	E4	3 bed townhouse	5	92.0	104.4	34.0	34.7	16.0	12.4	7.1	/	32.0	35.5	5.0	5.40	Yes	60.0	142.5
40	E5	3 bed townhouse	5	92.0	101.6	34.0	34.2	14.5	12.4	7.1	/	32.0	34.0	5.0	5.00	Yes	60.0	95.9
41	E5	3 bed townhouse	5	92.0	101.6	34.0	34.2	14.5	12.4	7.1	/	32.0	34.0	5.0	5.00	Yes	60.0	97.2
42	E4	3 bed townhouse	5	92.0	104.4	34.0	34.7	16.0	12.4	7.1	/	32.0	35.5	5.0	5.40	Yes	60.0	144.7
43	B1	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	156.3
44	B1	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	83.1
45	B1	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	83.1
46	B1	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	83.1
47	B1	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	83.1
48	B1	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	83.1
49	E4	3 bed townhouse	5	92.0	104.4	34.0	34.7	16.0	12.4	7.1	/	32.0	35.5	5.0	5.40	Yes	60.0	93.5
50	F2	2 bed townhouse	4	80.0	84.0	30.0	31.6	13.5	11.5	/	/	25.0	25.0	4.0	4.10	Yes	48.0	56.5
51	E4	3 bed townhouse	5	92.0	104.4	34.0	34.7	16.0	12.4	7.1	/	32.0	35.5	5.0	5.40	Yes	60.0	89.6
52	E4	3 bed townhouse	5	92.0	104.4	34.0	34.7	16.0	12.4	7.1	/	32.0	35.5	5.0	5.40	Yes	60.0	90.0
53	F2	2 bed townhouse	4	80.0	84.0	30.0	31.6	13.5	11.5	/	/	25.0	25.0	4.0	4.10	Yes	48.0	53.3
54	E3	3 bed townhouse	5	92.0	108.2	34.0	40.6	13.4	13.4	9.4	/	32.0	36.2	5.0	5.80	Yes	60.0	60.3
55	B3	4 bed semi detached	7	110.0	140.3	40.0	59.6	13.0	11.5	11.4	8.0	43.0	43.9	6.0	6.10	Yes	60.0	107.4
56	B1	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	84.4
57	B2	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	84.4
58	B2	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	84.4
59	B1	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	84.4
60	B1	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	84.4
61	B2	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	84.4
62	B2	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	84.4
63	B1	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	84.4
64	B1	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	84.4
65	B1	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	84.4
66	B3	4 bed semi detached	7	110.0	140.3	40.0	59.6	13.0	11.5	11.4	8.0	43.0	43.9	6.0	6.10	Yes	60.0	102.1
67	B1	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	157.9
68	B1	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	95.5
69	B1	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	87.9

Unit No.	Unit Type	Description	BED SPACES	MIN. UNIT AREA M ²	UNIT AREA M ²	MIN. Agg. LIVING AREA M ²	Agg. LIVING AREA M ²	BED 1	BED 2	BED 3	BED 4	MIN. Agg. BED AREA M ²	Agg. BED AREA M ²	MIN. STORAGE M ²	STORAGE M ²	Dual Aspect	MIN. Private Amenity Space M ²	Private Amenity Space M ²
70	B1	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	116.9
71	A2	4 bed detached	7	110.0	147.3	40.0	58.5	14.0	12.2	11.4	9.0	43.0	46.6	6.0	8.60	Yes	60.0	175.8
72	A2	4 bed detached	7	110.0	147.3	40.0	58.5	14.0	12.2	11.4	9.0	43.0	46.6	6.0	8.60	Yes	60.0	159.6
73	B2	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	114.4
74	B2	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	114.4
75	B1	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	115.6
76	B1	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	114.0
77	B1	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	112.1
78	B1	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	109.2
79	B2	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	108.9
80	B2	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	107.7
81	B1	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	104.9
82	B1	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	107.4
83	A2	4 bed detached	7	110.0	147.3	40.0	58.5	14.0	12.2	11.4	9.0	43.0	46.6	6.0	8.60	Yes	60.0	166.4
84	A2	4 bed detached	7	110.0	147.3	40.0	58.5	14.0	12.2	11.4	9.0	43.0	46.6	6.0	8.60	Yes	60.0	167.4
85	A2	4 bed detached	7	110.0	147.3	40.0	58.5	14.0	12.2	11.4	9.0	43.0	46.6	6.0	8.60	Yes	60.0	168.4
86	C4	3 bed semi detached	5	92.0	114.2	34.0	40.3	14.1	11.5	9.0	/	32.0	34.6	5.0	10.00	Yes	60.0	168.6
87	C4	3 bed semi detached	5	92.0	114.2	34.0	40.3	14.1	11.5	9.0	/	32.0	34.6	5.0	10.00	Yes	60.0	273.9
88	C4	3 bed semi detached	5	92.0	114.2	34.0	40.3	14.1	11.5	9.0	/	32.0	34.6	5.0	10.00	Yes	60.0	230.6
89	C4	3 bed semi detached	5	92.0	114.2	34.0	40.3	14.1	11.5	9.0	/	32.0	34.6	5.0	10.00	Yes	60.0	260.5
90	C3	3 bed semi detached	6	100.0	124.6	37.0	46.7	16.3	12.7	12.5	/	36.0	41.5	6.0	6.50	Yes	60.0	143.7
91	C2	3 bed semi detached	5	92.0	109.0	34.0	36.0	15.1	12.5	9.0	/	32.0	36.6	5.0	6.60	Yes	60.0	98.1
92	C1	3 bed semi detached	6	100.0	118.6	37.0	40.1	15.1	14.7	11.4	/	36.0	41.2	6.0	6.8	Yes	60.0	96.6
93	C1	3 bed semi detached	6	100.0	118.6	37.0	40.1	15.1	14.7	11.4	/	36.0	41.2	6.0	6.8	Yes	60.0	95.6
94	B1	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	158.9
95	B1	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	85.3
96	B1	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	85.3
97	B1	4 bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	60.0	85.3
98	E1	3 bed townhouse	5	92.0	106.7	34.0	40.6	13.4	11.9	9.4	/	32.0	34.7	5.0	5.80	Yes	60.0	65.3
99	F1	2 bed townhouse	4	80.0	80.2	30.0	30.1	13.6	11.5	/	/	25.0	25.1	4.0	4.50	Yes	48.0	68.4
100	F1	2 bed townhouse	4	80.0	80.2	30.0	30.1	13.6	11.5	/	/	25.0	25.1	4.0	4.50	Yes	48.0	68.4
101	E2	3 bed townhouse	5	92.0	96.1	34.0	35.1	13.5	11.9	7.2	/	32.0	32.6	5.0	7.20	Yes	60.0	115.5
102	E2	3 bed townhouse	5	92.0	96.1	34.0	35.1	13.5	11.9	7.2	/	32.0	32.6	5.0	7.20	Yes	60.0	136.0
103	F1	2 bed townhouse	4	80.0	80.2	30.0	30.1	13.6	11.5	/	/	25.0	25.1	4.0	4.50	Yes	48.0	81.4
104	F1	2 bed townhouse	4	80.0	80.2	30.0	30.1	13.6	11.5	/	/	25.0	25.1	4.0	4.50	Yes	48.0	81.4
105	E2	3 bed townhouse	5	92.0	96.1	34.0	35.1	13.5	11.9	7.2	/	32.0	32.6	5.0	7.20	Yes	60.0	115.7
106	E2	3 bed townhouse	5	92.0	96.1	34.0	35.1	13.5	11.9	7.2	/	32.0	32.6	5.0	7.20	Yes	60.0	113.4
107	F1	2 bed townhouse	4	80.0	80.2	30.0	30.1	13.6	11.5	/	/	25.0	25.1	4.0	4.50	Yes	48.0	58.8
108	F1	2 bed townhouse	4	80.0	80.2	30.0	30.1	13.6	11.5	/	/	25.0	25.1	4.0	4.50	Yes	48.0	58.8
109	F1	2 bed townhouse	4	80.0	80.2	30.0	30.1	13.6	11.5	/	/	25.0	25.1	4.0	4.50	Yes	48.0	58.8
110	E2	3 bed townhouse	5	92.0	96.1	34.0	35.1	13.5	11.9	7.2	/	32.0	32.6	5.0	7.20	Yes	60.0	96.9
111	E2	3 bed townhouse	5	92.0	96.1	34.0	35.1	13.5	11.9	7.2	/	32.0	32.6	5.0	7.20	Yes	60.0	96.6
112	F1	2 bed townhouse	4	80.0	80.2	30.0	30.1	13.6	11.5	/	/	25.0	25.1	4.0	4.50	Yes	48.0	59.3
113	F1	2 bed townhouse	4	80.0	80.2	30.0	30.1	13.6	11.5	/	/	25.0	25.1	4.0	4.50	Yes	48.0	59.3
114	F1	2 bed townhouse	4	80.0	80.2	30.0	30.1	13.6	11.5	/	/	25.0	25.1	4.0	4.50	Yes	48.0	59.3
115	E2	3 bed townhouse	5	92.0	96.1	34.0	35.1	13.5	11.9	7.2	/	32.0	32.6	5.0	7.20	Yes	60.0	99.0
116	E2	3 bed townhouse	5	92.0	96.1	34.0	35.1	13.5	11.9	7.2	/	32.0	32.6	5.0	7.20	Yes	60.0	96.0
117	F1	2 bed townhouse	4	80.0	80.2	30.0	30.1	13.6	11.5	/	/	25.0	25.1	4.0	4.50	Yes	48.0	65.9
118	F1	2 bed townhouse	4	80.0	80.2	30.0	30.1	13.6	11.5	/	/	25.0	25.1	4.0	4.50	Yes	48.0	72.9
119	E2	3 bed townhouse	5	92.0	96.1	34.0	35.1	13.5	11.9	7.2	/	32.0	32.6	5.0	7.20	Yes	60.0	118.0
120	E2	3 bed townhouse	5	92.0	96.1	34.0	35.1	13.5	11.9	7.2	/	32.0	32.6	5.0	7.20	Yes	60.0	118.3
121	F1	2 bed townhouse	4	80.0	80.2	30.0	30.1	13.6	11.5	/	/	25.0	25.1	4.0	4.50	Yes	48.0	74.4

Unit No.	Unit Type	Description	BED SPACES	MIN. UNIT AREA M ²	UNIT AREA M ²	MIN. Agg. LIVING AREA M ²	Agg. LIVING AREA M ²	BED 1	BED 2	BED 3	BED 4	MIN. Agg. BED AREA M ²	Agg. BED AREA M ²	MIN. STORAGE M ²	STORAGE M ²	Dual Aspect	MIN. Private Amenity Space M ²	Private Amenity Space M ²
122	F1	2 bed townhouse	4	80.0	80.2	30.0	30.1	13.6	11.5	/	/	25.0	25.1	4.0	4.50	Yes	48.0	74.4
123	F1	2 bed townhouse	4	80.0	80.2	30.0	30.1	13.6	11.5	/	/	25.0	25.1	4.0	4.50	Yes	48.0	74.4
124	E2	3 bed townhouse	5	92.0	96.1	34.0	35.1	13.5	11.9	7.2	/	32.0	32.6	5.0	7.20	Yes	60.0	118.0
125	E2	3 bed townhouse	5	92.0	96.1	34.0	35.1	13.5	11.9	7.2	/	32.0	32.6	5.0	7.20	Yes	60.0	118.0
126	F1	2 bed townhouse	4	80.0	80.2	30.0	30.1	13.6	11.5	/	/	25.0	25.1	4.0	4.50	Yes	48.0	74.2
127	F1	2 bed townhouse	4	80.0	80.2	30.0	30.1	13.6	11.5	/	/	25.0	25.1	4.0	4.50	Yes	48.0	74.2
128	F1	2 bed townhouse	4	80.0	80.2	30.0	30.1	13.6	11.5	/	/	25.0	25.1	4.0	4.50	Yes	48.0	74.2
129	E2	3 bed townhouse	5	92.0	96.1	34.0	35.1	13.5	11.9	7.2	/	32.0	32.6	5.0	7.20	Yes	60.0	119.0
130	E2	3 bed townhouse	5	92.0	96.1	34.0	35.1	13.5	11.9	7.2	/	32.0	32.6	5.0	7.20	Yes	60.0	120.8
131	F1	2 bed townhouse	4	80.0	80.2	30.0	30.1	13.6	11.5	/	/	25.0	25.1	4.0	4.50	Yes	48.0	74.6
132	F1	2 bed townhouse	4	80.0	80.2	30.0	30.1	13.6	11.5	/	/	25.0	25.1	4.0	4.50	Yes	48.0	74.6
133	E1	3 bed townhouse	5	92.0	106.7	34.0	40.6	13.4	11.9	9.4	/	32.0	34.7	5.0	5.80	Yes	60.0	74.0

4.0 Housing Quality Assessment - Duplex Units + Ground Floor Apartments

For the duplex units and ground floor apartments, this Housing Quality Assessment provides a framework which quantifies each of the criteria required by the “Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities (2020)”.

Qualitative aspects such as the residential conceptual design approach are covered within the accompanying “Architectural Design Statement”.

Please see schedule below showing duplex units and apartment typologies proposed within the development against the relative legislation.

As outlined in the Design Standards for New Apartments (paragraph 3.8), the majority of all apartments shall exceed the minimum floor area standard by a minimum of 10% which the proposed scheme achieves.

All of the duplex units and apartments are either dual or triple-aspect (Design Standards for New Apartments, paragraph 3.17).

Extract from Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities (2020)

Minimum overall apartment floor areas

Studio	37 sq m (n/a)*
One bedroom	45 sq m (38 sq m)*
Two bedrooms (3 person)**	63 sq m (n/a)*
Two bedrooms (4 person)	73 sq m (55 sq m)*
Three bedrooms	90 sq m (70 sq m)*

* Figures in brackets refer to 1995 guidelines

** Permissible in limited circumstances

Minimum aggregate floor areas for living/dining/kitchen rooms, and minimum widths for the main living/dining rooms

Apartment type ***	Width of living/dining room	Aggregate floor area of living / dining / kitchen area*
Studio	4m**	30 sq m**
One bedroom	3.3 m	23 sq m
Two bedrooms (3 person)	3.6m	28 sq m
Two bedrooms (4 person)	3.6 m	30 sq m
Three bedrooms	3.8 m	34 sq m

* Note: An enclosed (separate) kitchen should have a minimum floor area of 6.5 sq. metres

** Note: Combined living/dining/bedspace, also includes circulation

*** Note: Variation of up to 5% can be applied to room areas and widths subject to overall compliance with required minimum overall apartment floor areas.

Minimum bedroom floor areas/widths***

Type	Minimum width	Minimum floor area
Studio	4m**	30 sq m**
Single bedroom	2.1 m	7.1 sq m
Double bedroom	2.8 m	11.4 sq m
Twin bedroom	2.8 m	13 sq m

* Note: Minimum floor areas exclude built-in storage presses that are contributing to storage space requirements

** Note: Combined living/dining/bedspace

Minimum aggregate bedroom floor areas

One bedroom	11.4 sq m
Two bedrooms (3 person)	13 + 7.1 sq m = 20.1 sq m
Two bedrooms (4 person)	11.4 + 13 sq m = 24.4 sq m
Three bedrooms	11.4 + 13 + 7.1 sq m = 31.5 sq m

Minimum storage space requirements

Studio	3 sq m
One bedroom	3 sq m
Two bedrooms (3 person)	5 sq m
Two bedrooms (4 person)	6 sq m
Three or more bedrooms	9 sq m

Minimum floor areas for private amenity space

Studio	4 sq m
One bedroom	5 sq m
Two bedrooms (3 person)	6 sq m
Two bedrooms (4 person)	7 sq m
Three bedrooms	9 sq m



SCHEDULE - Duplex Units + Ground Floor Apartments - Legislation

Duplex Apartment Block 01

Unit No.	Description	BED SPACES	MIN. UNIT AREA M ²	UNIT AREA M ²	MIN. Agg. LIVING AREA M ²	Agg. LIVING AREA M ²	BED 1	BED 2	BED 3	BED 4	MIN. Agg. BED AREA M ²	Agg. BED AREA M ²	MIN. STORAGE M ²	STORAGE M ²	Dual Aspect	MIN. Private Amenity Space M ²	Private Amenity Space M ²
146	2 bed apartment	3	63.0	67.6	28.0	30.0	13.0	7.3	/	/	20.1	20.3	5.0	5.20	Yes	6.0	18.8
147	2 bed duplex apartment	4	73.0	86.3	30.0	30.0	14.4	11.5	/	/	24.4	25.9	6.0	6.5	Yes	7.0	11.0
148	2 bed duplex apartment	4	73.0	86.3	30.0	30.0	14.4	11.5	/	/	24.4	25.9	6.0	6.0	Yes	7.0	7.9
149	1 bed apartment	2	45.0	49.4	23.0	23.3	11.5	/	/	/	11.4	11.5	3.0	3.20	Yes	5.0	11.7
150	1 bed apartment	2	45.0	49.4	23.0	23.3	11.5	/	/	/	11.4	11.5	3.0	3.20	Yes	5.0	11.7
151	2 bed duplex apartment	4	73.0	86.3	30.0	30.0	14.4	11.5	/	/	24.4	25.9	6.0	6.0	Yes	7.0	7.9
152	2 bed duplex apartment	4	73.0	86.3	30.0	30.0	14.4	11.5	/	/	24.4	25.9	6.0	6.0	Yes	7.0	7.9
153	1 bed apartment	2	45.0	49.4	23.0	23.3	11.5	/	/	/	11.4	11.5	3.0	3.20	Yes	5.0	11.7
154	1 bed apartment	2	45.0	49.4	23.0	23.3	11.5	/	/	/	11.4	11.5	3.0	3.20	Yes	5.0	11.7
155	2 bed duplex apartment	4	73.0	86.3	30.0	30.0	14.4	11.5	/	/	24.4	25.9	6.0	6.0	Yes	7.0	7.9
156	2 bed duplex apartment	4	73.0	86.3	30.0	30.0	14.4	11.5	/	/	24.4	25.9	6.0	6.0	Yes	7.0	7.9
157	1 bed apartment	2	45.0	51.1	23.0	25.1	11.5	/	/	/	11.4	11.5	3.0	3.20	Yes	5.0	9.5

Duplex Apartment Block 02

Unit No.	Description	BED SPACES	MIN. UNIT AREA M ²	UNIT AREA M ²	MIN. Agg. LIVING AREA M ²	Agg. LIVING AREA M ²	BED 1	BED 2	BED 3	BED 4	MIN. Agg. BED AREA M ²	Agg. BED AREA M ²	MIN. STORAGE M ²	STORAGE M ²	Dual Aspect	MIN. Private Amenity Space M ²	Private Amenity Space M ²
158	1 bed apartment	2	45.0	51.1	23.0	25.1	11.5	/	/	/	11.4	11.5	3.0	3.20	Yes	5.0	10.9
159	2 bed duplex apartment	4	73.0	86.3	30.0	30.0	14.4	11.5	/	/	24.4	25.9	6.0	6.5	Yes	7.0	11.0
160	2 bed duplex apartment	4	73.0	86.3	30.0	30.0	14.4	11.5	/	/	24.4	25.9	6.0	6.0	Yes	7.0	7.9
161	1 bed apartment	2	45.0	49.4	23.0	23.3	11.5	/	/	/	11.4	11.5	3.0	3.20	Yes	5.0	10.6
162	1 bed apartment	2	45.0	49.4	23.0	23.3	11.5	/	/	/	11.4	11.5	3.0	3.20	Yes	5.0	10.6
163	2 bed duplex apartment	4	73.0	86.3	30.0	30.0	14.4	11.5	/	/	24.4	25.9	6.0	6.0	Yes	7.0	7.9
164	2 bed duplex apartment	4	73.0	86.3	30.0	30.0	14.4	11.5	/	/	24.4	25.9	6.0	6.0	Yes	7.0	7.9
165	1 bed apartment	2	45.0	49.4	23.0	23.3	11.5	/	/	/	11.4	11.5	3.0	3.20	Yes	5.0	10.6
166	1 bed apartment	2	45.0	49.4	23.0	23.3	11.5	/	/	/	11.4	11.5	3.0	3.20	Yes	5.0	10.6
167	2 bed duplex apartment	4	73.0	86.3	30.0	30.0	14.4	11.5	/	/	24.4	25.9	6.0	6.0	Yes	7.0	7.9
168	2 bed duplex apartment	4	73.0	86.3	30.0	30.0	14.4	11.5	/	/	24.4	25.9	6.0	6.0	Yes	7.0	7.9
169	1 bed apartment	2	45.0	49.4	23.0	23.3	11.5	/	/	/	11.4	11.5	3.0	3.20	Yes	5.0	13.6

Duplex Apartment Block 03

Unit No.	Description	BED SPACES	MIN. UNIT AREA M ²	UNIT AREA M ²	MIN. Agg. LIVING AREA M ²	Agg. LIVING AREA M ²	BED 1	BED 2	BED 3	BED 4	MIN. Agg. BED AREA M ²	Agg. BED AREA M ²	MIN. STORAGE M ²	STORAGE M ²	Dual Aspect	MIN. Private Amenity Space M ²	Private Amenity Space M ²
134	3 bed duplex apartment	5	90.0	108.3	34.0	36.0	14.9	11.5	8.6	/	31.5	35.0	9.0	10.00	Yes	9.0	21.2
135	2 bed apartment	3	63.0	71.9	28.0	30.3	13.1	9.1	/	/	20.1	22.2	5.0	5.90	Yes	6.0	6.5
136	2 bed duplex apartment	4	73.0	86.3	30.0	30.0	15.3	11.7	/	/	24.4	27.0	6.0	6.0	Yes	7.0	8.0
137	1 bed apartment	2	45.0	49.4	23.0	23.3	11.5	/	/	/	11.4	11.5	3.0	3.20	Yes	5.0	10.2
138	1 bed apartment	2	45.0	49.4	23.0	23.3	11.5	/	/	/	11.4	11.5	3.0	3.20	Yes	5.0	10.4
139	2 bed duplex apartment	4	73.0	86.3	30.0	30.0	15.3	11.7	/	/	24.4	27.0	6.0	6.0	Yes	7.0	8.0
140	2 bed duplex apartment	4	73.0	86.3	30.0	30.0	15.3	11.7	/	/	24.4	27.0	6.0	6.0	Yes	7.0	8.0
141	1 bed apartment	2	45.0	49.4	23.0	23.3	11.5	/	/	/	11.4	11.5	3.0	3.20	Yes	5.0	10.4
142	1 bed apartment	2	45.0	49.4	23.0	23.3	11.5	/	/	/	11.4	11.5	3.0	3.20	Yes	5.0	10.2
143	2 bed duplex apartment	4	73.0	86.3	30.0	30.0	15.3	11.7	/	/	24.4	27.0	6.0	6.0	Yes	7.0	8.0
144	2 bed apartment	3	63.0	71.9	28.0	30.3	13.1	9.1	/	/	20.1	22.2	5.0	5.90	Yes	6.0	6.5
145	3 bed duplex apartment	5	90.0	108.3	34.0	36.0	14.9	11.5	8.6	/	31.5	35.0	9.0	10.00	Yes	9.0	21.2

Duplex Apartment Block 04

Unit No.	Description	BED SPACES	MIN. UNIT AREA M ²	UNIT AREA M ²	MIN. Agg. LIVING AREA M ²	Agg. LIVING AREA M ²	BED 1	BED 2	BED 3	BED 4	MIN. Agg. BED AREA M ²	Agg. BED AREA M ²	MIN. STORAGE M ²	STORAGE M ²	Dual Aspect	MIN. Private Amenity Space M ²	Private Amenity Space M ²
9	1 bed apartment	2	45.0	53.2	23.0	23.0	13.1	/	/	/	11.4	13.1	3.0	5.70	Yes	5.0	48.3
10	2 bed duplex apartment	4	73.0	89.1	30.0	30.3	15.0	11.4	/	/	24.4	26.0	6.0	6.1	Yes	7.0	7.7
11	1 bed apartment	2	45.0	53.2	23.0	23.0	13.1	/	/	/	11.4	13.1	3.0	5.70	Yes	5.0	55.0
12	2 bed duplex apartment	4	73.0	89.1	30.0	30.3	15.0	11.4	/	/	24.4	26.0	6.0	6.1	Yes	7.0	7.7

Duplex Apartment Block 05

Unit No.	Description	BED SPACES	MIN. UNIT AREA M ²	UNIT AREA M ²	MIN. Agg. LIVING AREA M ²	Agg. LIVING AREA M ²	BED 1	BED 2	BED 3	BED 4	MIN. Agg. BED AREA M ²	Agg. BED AREA M ²	MIN. STORAGE M ²	STORAGE M ²	Dual Aspect	MIN. Private Amenity Space M ²	Private Amenity Space M ²
13	2 bed apartment	3	63.0	67.6	28.0	30.0	13.0	7.3	/	/	20.1	20.3	5.0	5.20	Yes	6.0	114.0
14	2 bed duplex apartment	4	73.0	86.3	30.0	30.0	14.4	11.5	/	/	24.4	25.9	6.0	6.5	Yes	7.0	11.0
15	2 bed duplex apartment	4	73.0	86.3	30.0	30.0	14.4	11.5	/	/	24.4	25.9	6.0	6.0	Yes	7.0	7.9
16	1 bed apartment	2	45.0	49.4	23.0	23.3	11.5	/	/	/	11.4	11.5	3.0	3.20	Yes	5.0	64.2
17	1 bed apartment	2	45.0	49.4	23.0	23.3	11.5	/	/	/	11.4	11.5	3.0	3.20	Yes	5.0	64.2
18	2 bed duplex apartment	4	73.0	86.3	30.0	30.0	14.4	11.5	/	/	24.4	25.9	6.0	6.0	Yes	7.0	7.9
19	2 bed duplex apartment	4	73.0	86.3	30.0	30.0	14.4	11.5	/	/	24.4	25.9	6.0	6.0	Yes	7.0	7.9
20	1 bed apartment	2	45.0	49.4	23.0	23.3	11.5	/	/	/	11.4	11.5	3.0	3.20	Yes	5.0	64.2
21	1 bed apartment	2	45.0	49.4	23.0	23.3	11.5	/	/	/	11.4	11.5	3.0	3.20	Yes	5.0	64.2
22	2 bed duplex apartment	4	73.0	86.3	30.0	30.0	14.4	11.5	/	/	24.4	25.9	6.0	6.0	Yes	7.0	7.9
23	2 bed duplex apartment	4	73.0	86.3	30.0	30.0	14.4	11.5	/	/	24.4	25.9	6.0	6.0	Yes	7.0	7.9
24	1 bed apartment	2	45.0	51.1	23.0	25.1	11.5	/	/	/	11.4	11.5	3.0	3.20	Yes	5.0	81.0

5.0 Housing Quality Assessment - Step Down Apartment Block (Block 06) + Units over Cafe

For the apartments (27no in block 06 and 2no over the cafe), this Housing Quality Assessment provides a framework which quantifies each of the criteria required by the “*Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities (2020)*”.

Qualitative aspects such as the residential conceptual design approach are covered within the accompanying “Architectural Design Statement”.

Please see schedule below showing apartment units typologies proposed within the development against the relative legislation.

The floor to ceiling height is kept at 2.7m as outlined in the Design Standards for New Apartments (paragraph 3.22).

As outlined in the Design Standards for New Apartments (paragraph 3.8), the majority of all apartments shall exceed the minimum floor area standard by a minimum of 10%: As the units within the apartment block have been designed as step down apartments, additional space has been allocated to ensure that residents with mobility issues can safely manoeuvre throughout their home. As a result of this, all units within Block 06 achieve this standard.

The majority of the apartments are dual-aspect (25no of the 29no - 86%) with the single aspect units located on the western side of Block 06 overlooking the streamside walk. (Design Standards for New Apartments, paragraph 3.17).



Extract from Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities (2020)

Minimum overall apartment floor areas

Studio	37 sq m (n/a)*
One bedroom	45 sq m (38 sq m)*
Two bedrooms (3 person)**	63 sq m (n/a)*
Two bedrooms (4 person)	73 sq m (55 sq m)*
Three bedrooms	90 sq m (70 sq m)*

* Figures in brackets refer to 1995 guidelines

** Permissible in limited circumstances

Minimum aggregate floor areas for living/dining/kitchen rooms, and minimum widths for the main living/dining rooms

Apartment type ***	Width of living/dining room	Aggregate floor area of living / dining / kitchen area*
Studio	4m**	30 sq m**
One bedroom	3.3 m	23 sq m
Two bedrooms (3 person)	3.6m	28 sq m
Two bedrooms (4 person)	3.6 m	30 sq m
Three bedrooms	3.8 m	34 sq m

* Note: An enclosed (separate) kitchen should have a minimum floor area of 6.5 sq. metres

** Note: Combined living/dining/bedspace, also includes circulation

*** Note: Variation of up to 5% can be applied to room areas and widths subject to overall compliance with required minimum overall apartment floor areas.

Minimum bedroom floor areas/widths***

Type	Minimum width	Minimum floor area
Studio	4m**	30 sq m**
Single bedroom	2.1 m	7.1 sq m
Double bedroom	2.8 m	11.4 sq m
Twin bedroom	2.8 m	13 sq m

* Note: Minimum floor areas exclude built-in storage presses that are contributing to storage space requirements

** Note: Combined living/dining/bedspace

Minimum aggregate bedroom floor areas

One bedroom	11.4 sq m
Two bedrooms (3 person)	13 + 7.1 sq m = 20.1 sq m
Two bedrooms (4 person)	11.4 + 13 sq m = 24.4 sq m
Three bedrooms	11.4 + 13 + 7.1 sq m = 31.5 sq m

Minimum storage space requirements

Studio	3 sq m
One bedroom	3 sq m
Two bedrooms (3 person)	5 sq m
Two bedrooms (4 person)	6 sq m
Three or more bedrooms	9 sq m

Minimum floor areas for private amenity space

Studio	4 sq m
One bedroom	5 sq m
Two bedrooms (3 person)	6 sq m
Two bedrooms (4 person)	7 sq m
Three bedrooms	9 sq m

SCHEDULE - Step Down Apartment Block + Units over Cafe - Legislation

Stepdown Apartment Block (Block 06)

Unit No.	Description	BED SPACES	MIN. UNIT AREA M ²	UNIT AREA M ²	MIN. Agg. LIVING AREA M ²	Agg. LIVING AREA M ²	BED 1	BED 2	BED 3	BED 4	MIN. Agg. BED AREA M ²	Agg. BED AREA M ²	MIN. STORAGE M ²	STORAGE M ²	Dual Aspect	MIN. Private Amenity Space M ²	Private Amenity Space M ²
GROUND FLOOR																	
G-01	1 bed apartment	2	45.0	55.4	23.0	30.0	11.4	/	/	/	11.4	11.4	3.0	3.10	Yes	5.0	6.4
G-02	1 bed apartment	2	45.0	55.4	23.0	30.0	11.4	/	/	/	11.4	11.4	3.0	3.10	Yes	5.0	6.4
G-03	2 bed apartment	4	73.0	90.5	30.0	32.6	19.0	12.8	/	/	24.4	31.8	6.0	6.0	Yes	7.0	7.1
G-04	1 bed apartment	2	45.0	59.3	23.0	25.8	15.6	/	/	/	11.4	15.6	3.0	3.70	Yes	5.0	8.4
G-05	1 bed apartment	2	45.0	56.0	23.0	30.3	11.4	/	/	/	11.4	11.4	3.0	3.10	Yes	5.0	6.4
G-06	1 bed apartment	2	45.0	56.0	23.0	30.3	11.4	/	/	/	11.4	11.4	3.0	3.10	Yes	5.0	6.4
G-07	1 bed apartment	2	45.0	57.4	23.0	27.0	11.5	/	/	/	11.4	11.4	3.0	3.0	Yes	5.0	5.2
FIRST FLOOR																	
1-01	1 bed apartment	2	45.0	55.4	23.0	30.0	11.4	/	/	/	11.4	11.4	3.0	3.10	Yes	5.0	6.4
1-02	1 bed apartment	2	45.0	55.4	23.0	30.0	11.4	/	/	/	11.4	11.4	3.0	3.10	Yes	5.0	6.4
1-03	2 bed apartment	4	73.0	90.5	30.0	32.6	19.0	12.8	/	/	24.4	31.8	6.0	6.0	Yes	7.0	7.1
1-04	1 bed apartment	2	45.0	59.3	23.0	25.8	15.6	/	/	/	11.4	15.6	3.0	3.70	Yes	5.0	8.4
1-05	1 bed apartment	2	45.0	56.0	23.0	30.3	11.4	/	/	/	11.4	11.4	3.0	3.10	Yes	5.0	6.4
1-06	1 bed apartment	2	45.0	56.0	23.0	30.3	11.4	/	/	/	11.4	11.4	3.0	3.10	Yes	5.0	6.4
1-07	1 bed apartment	2	45.0	57.4	23.0	27.0	11.5	/	/	/	11.4	11.4	3.0	3.0	Yes	5.0	5.2
1-08	2 bed apartment	4	73.0	87.3	30.0	37.2	15.0	14.2	/	/	24.4	29.2	6.0	6.0	Single	7.0	8.1
1-09	1 bed apartment	2	45.0	57.0	23.0	26.2	17.0	/	/	/	11.4	17.0	3.0	3.0	Single	5.0	5.0
1-10	1 bed apartment	2	45.0	57.0	23.0	26.2	17.0	/	/	/	11.4	17.0	3.0	3.0	Yes	5.0	5.0
SECOND FLOOR																	
2-01	1 bed apartment	2	45.0	55.4	23.0	30.0	11.4	/	/	/	11.4	11.4	3.0	3.10	Yes	5.0	6.4
2-02	1 bed apartment	2	45.0	55.4	23.0	30.0	11.4	/	/	/	11.4	11.4	3.0	3.10	Yes	5.0	6.4
2-03	2 bed apartment	4	73.0	90.5	30.0	32.6	19.0	12.8	/	/	24.4	31.8	6.0	6.0	Yes	7.0	7.1
2-04	1 bed apartment	2	45.0	59.3	23.0	25.8	15.6	/	/	/	11.4	15.6	3.0	3.70	Yes	5.0	8.4
2-05	1 bed apartment	2	45.0	56.0	23.0	30.3	11.4	/	/	/	11.4	11.4	3.0	3.10	Yes	5.0	6.4
2-06	1 bed apartment	2	45.0	56.0	23.0	30.3	11.4	/	/	/	11.4	11.4	3.0	3.10	Yes	5.0	6.4
2-07	1 bed apartment	2	45.0	57.4	23.0	27.0	11.5	/	/	/	11.4	11.4	3.0	3.0	Yes	5.0	5.2
2-08	2 bed apartment	4	73.0	87.3	30.0	37.2	15.0	14.2	/	/	24.4	29.2	6.0	6.0	Single	7.0	8.1
2-09	1 bed apartment	2	45.0	57.0	23.0	26.2	17.0	/	/	/	11.4	17.0	3.0	3.0	Single	5.0	5.0
2-10	1 bed apartment	2	45.0	57.0	23.0	26.2	17.0	/	/	/	11.4	17.0	3.0	3.0	Yes	5.0	5.0

2no Apartments over Café

Unit No.	Description	BED SPACES	MIN. UNIT AREA M ²	UNIT AREA M ²	MIN. Agg. LIVING AREA M ²	Agg. LIVING AREA M ²	BED 1	BED 2	BED 3	BED 4	MIN. Agg. BED AREA M ²	Agg. BED AREA M ²	MIN. STORAGE M ²	STORAGE M ²	Dual Aspect	MIN. Private Amenity Space M ²	Private Amenity Space M ²
197	2 bed apartment	3	63.0	69.2	28.0	29.1	13.0	9.4	/	/	20.1	22.4	5.0	5.0	Yes	6.0	7.0
198	2 bed apartment	3	63.0	69.2	28.0	29.1	13.0	9.4	/	/	20.1	22.4	5.0	5.0	Yes	6.0	7.0

6.0 Car and Motorbike Parking

VEHICLE PARKING SPACES IN AREA A - RESIDENTIAL (HOUSING)			
Unit Types	No. of Units	Parking x Units	Total Parking
4 bed detached	5no.	2no. Parking spaces per unit	10no.
4 bed semi-detached	44no.	2no. Parking spaces per unit	88no.
3 bed semi-detached	14no.	2no. Parking spaces per unit	28no.
3 bed townhouse	8no.	2no. Parking spaces per unit	16no.
2 bed townhouse	2no.	2no. Parking spaces per unit	4no.
TOTAL NUMBER OF PRIVATE PARKING SPACES			146no.
TOTAL NUMBER OF PARKING SPACES			146no.

VEHICLE PARKING SPACES IN AREA B - RESIDENTIAL (HOUSING)			
Unit Types	No. of Units	Parking x Units	Total Parking
3 bed townhouse	16no.	2no. Parking spaces per unit	32no.
2 bed townhouse	20no.	1no. Parking spaces per unit	20no.
TOTAL NUMBER OF PRIVATE PARKING SPACES			52no.
Visitors Parking			7no.
TOTAL NUMBER OF PARKING SPACES			59no.

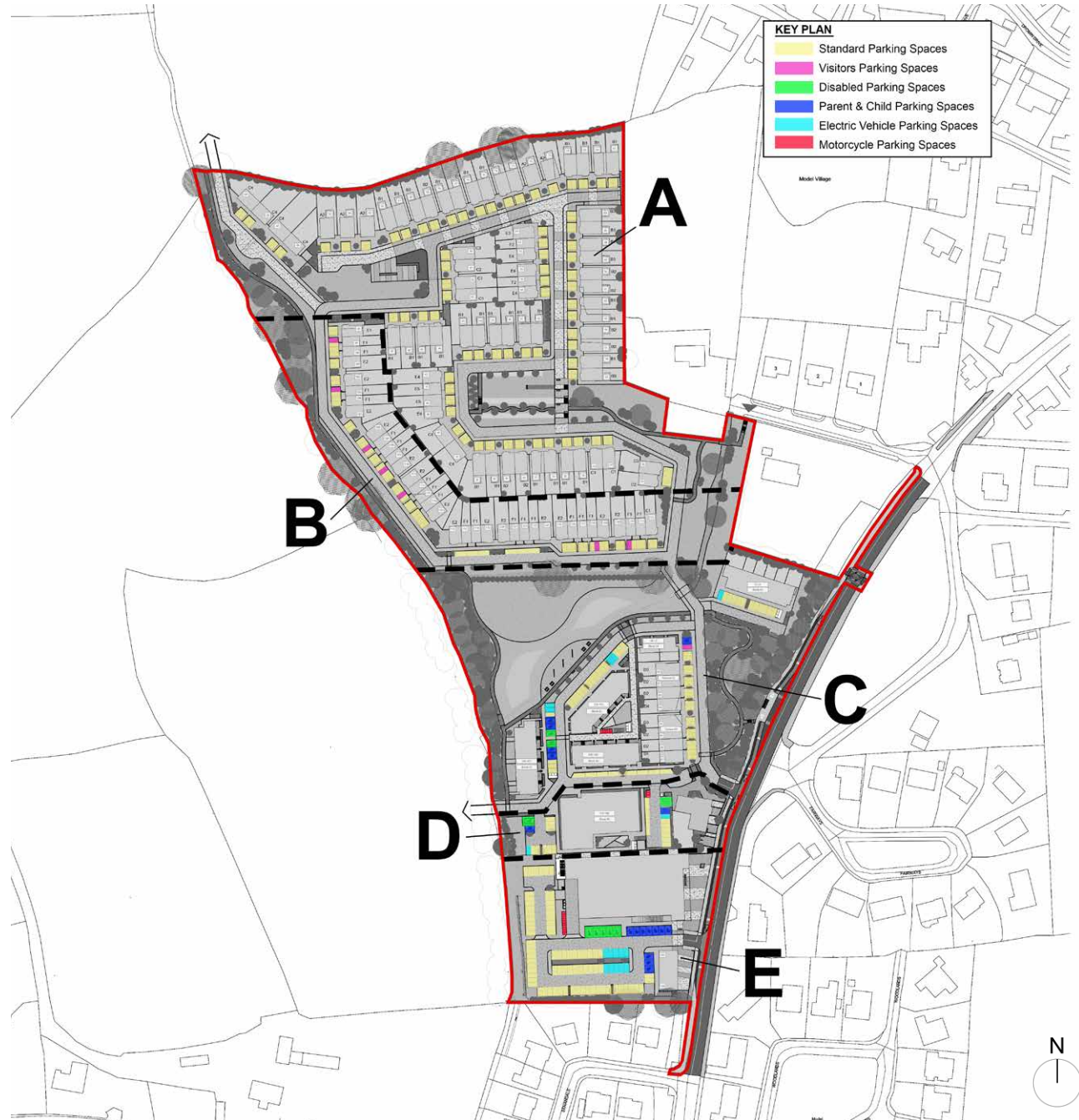
VEHICLE PARKING SPACES IN AREA C - RESIDENTIAL (HOUSING/APARTMENTS/DUPLEX UNITS)			
Unit Types	No. of Units	Parking x Units	Total Parking
4 bed townhouse	8no.	2no. Parking spaces per unit	16no.
2 & 3 bed duplex units	26no.	1no. Parking spaces per unit	26no.
1 & 2 bed GF apartments	26no.	0.5no. Parking spaces per unit	13no.
TOTAL NUMBER OF PRIVATE PARKING SPACES			55no.
Visitors Parking			1no.
Disabled Parking			2no.
Parent & Child Parking			5no.
Electric Vehicle Parking			5no.
TOTAL NUMBER OF PARKING SPACES			68no.

VEHICLE PARKING SPACES IN AREA D - 42 CHILD CRÉCHE & STEP DOWN APARTMENTS			
Unit Types	Users	Parking Allocation	Total Parking
42no. Crèche	staff	1no. Parking space per 3no. Staff members	4no.
	visitors	1no. Parking space per 10no. Children plus	5no.
1 & 2 bed step down apartments	residents/visitors	1no. Visitors space per 3.5 apartments	8no.
Disabled Parking			2no.
Parent & Child Parking			2no.
Electric Vehicle Parking			2no.
TOTAL NUMBER OF PARKING SPACES			23no.

VEHICLE PARKING SPACES IN AREA E - COMMERCIAL AREA (FOOD STORE & CAFÉ WITH 2no. APT'S OVER)			
Unit Types	Users		Total Parking
Foodstore/Café/2no. Apartments	staff/customer/residents		76no.
Disabled Parking			5no.
Parent & Child Parking			10no.
Electric Vehicle Parking			10no.
TOTAL NUMBER OF PARKING SPACES			101no.

N.B. There are 18no. Motorcycle parking spaces gathered in three different areas of the development

TOTAL NUMBER OF CAR PARKING SPACES (ENTIRE SITE) 397no.



6.0 Bike Parking

BIKE PARKING SCHEDULE	
GF Apartments & Upper Duplex Apartments (4no. 1 beds, 24no. 2 beds & 2no. 3 beds within Blocks 1/2/3/4) - 73no. bike spaces required <i>*Ground Floor Apartments that have direct access to their allocated private amenity space can utilise this for bike storage</i>	
1	18no. spaces (Covered)
2	18no. spaces (Covered)
3	18no. spaces (Covered)
4	22no. spaces (Covered)
Total = 76no. spaces	
**Exceeds standards set out in the Design Standards for New Apartments document (2020):	
Stepdown Apartments (Block) & Crèche	
5	20no. spaces (Covered)
6	12no. spaces (Covered)
Total = 32no. spaces	
<i>*27no. spaces allocated for the stepdown apartments and 5no. for the crèche</i>	
Foodstore	
7	18no. spaces (Uncovered)
<i>*Foodstore external canopy to act as cover for bikes</i>	
Total = 18no. spaces	
Café/Shop & 2no. Apartments over	
8	8no. spaces (Covered)
Total = 8no. spaces	
<i>*5no. spaces allocated for the apartments and 3no. for the café/shop</i>	
TOTAL BIKE PARKING PROVIDED = 134no.	



7.0 Waste Management

The use of refuse bin stores will be minimised where possible.

In stock housing situated around the site, access to a rear-garden via a side-gate will allow for no specific refuse bin storage needed in the majority of cases. Regarding the mid-terrace units, they will have small private bins storage areas beside the entrance door and hidden by a low wall.

Ground floor apartments with direct access to rear-gardens/terrace areas will have a dedicated space for bins, while the duplex units above will have shared external bin stores. Bin stores will be built from durable materials (in keeping with the design palate) and located in appropriate areas of the development.

The apartment block will also have access to a shared communal bin store.

The dimensions of bin storage areas have been designed to satisfy the three-bin system.