

Architecture Report & Urban Design Statement

**Proposed development:
Residential development at Ballykeeffe, Raheen, Limerick.**

**Client:
DW Raheen Developments Ltd.**

**Ref no.:
1704-10**

**Date:
January 2022**



GLEESON MCSWEENEY ARCHITECTS

Relevant guidelines/requirements publications:

1. Southern Environs – Local Area Plan 2021-2027.
2. Limerick County Development Plan 2010-2016 (as extended).
3. Urban Design Manual A Best Practice Guide 2009 as published by the Department of Environment, Heritage & Local Government.
4. Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages) 2009 as published by the Department of the Environment, Heritage & Local Government.
5. Design Manual for Urban Roads & Streets (DMURS) 2013 as published by the Department of Environment, Heritage & Local Government and the Department of Transport, Tourism & Sport.
6. Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authority 2018.
7. Quality Housing for Sustainable Communities Best Practice Guidelines 2007 as published by Department of Housing, Local Government and Heritage.
8. Urban Development & Building Heights Guidelines for Planning Authorities 2018 as published by Department of Housing, Local Government and Heritage.
9. Housing For All – A New Housing Plan for Ireland 2021 as published by Department of Housing, Local Government and Heritage.
10. Childcare Facilities Guidelines for Planning Authorities 2001 as published by Government of Ireland.
11. Guidelines for Setting up a Childcare Service as published by Dún Laoghaire-Rathdown County Childcare Committee.
12. Universal Design Guidelines for Early Learning and Care Settings as published by Department for Children and Youth Affairs.
13. Current Building Regulations.
14. Current Planning Legislation.

Overall Development

Background

The application site is located approximately 4km to the south-west of Limerick City centre. Planning permission was granted previously on site under planning permission ref. no. 09-756 for the construction of 111 units, of 22 no. detached, 54 no. semi-detached and 35 no. terraced houses, a crèche and all associated site works at Skehacreggaun, Mungret, Limerick. While not exactly the same, the application site granted planning permission on this occasion was very similar to that of the current application. The applicants purchased the landholding in November 2016 and now propose developing the site in a manner to provide a range of homes in units of various sizes to suit the pent-up housing need in the area.

Mission statement

It is proposed to design and develop, to a very high standard an estate, which will cater for all walks of life irrespective of demographic, so as to develop social inclusion and to generate a community spirit and a sense of place, in a high quality living environment.

Methodology

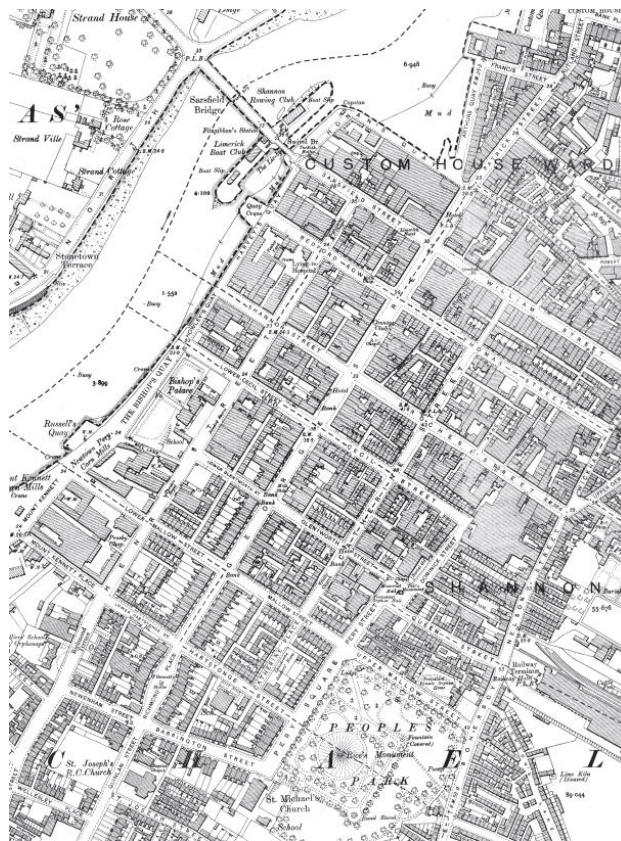
It is the case, that over the years, the people of Limerick City, have been spoilt by the fact, that they can purchase a substantial 3 or 4 bedroomed dwellinghouse, on its own site, for less than what an apartment would cost in Cork or Dublin. However, regardless of this phenomenon, it is incumbent upon us all to reduce our footprint on the landscape and thus as a consequence of this, we have increased the density to utilise the site to its fullest, while designing a space where people will want to reside.

To increase the density, we have designed in, features, so as to make the development as attractive as possible, to people with a housing need in the area. The design of the layout, has been strongly influenced by the Design Manual for Urban Roads & Streets (DMURS), and includes the following aspects;

To foster interconnectivity between all aspects of the site, the development has been designed on a grid format, which incorporates greater permeability, thereby allowing people to visit other people in the estate, access public open spaces and enter and leave the estate, by walking or cycling, the near shortest desired route possible, and thus encouraging social interaction between people. This grid formation along with the various streetscapes has been heavily influenced by the inter-connecting streets of Georgian Limerick, which has served the city so well, for over 250 years. In this regard, below are 3 maps of Georgian Limerick, firstly at Map No. 1 is Christopher Colles visionary map of Limerick from 1769, Map No. 2 is from 1900 and Map No. 3 is from 2008. The period from Christopher Colles map to the present day covers over a quarter of a millennium. The street layout of Georgian Limerick was designed long before motor vehicles arrived and it is testimony to it, that is it as relevant today as when first laid out and incorporates a number of the aims of the Design Manual for Urban Roads & Streets (DMURS).



Map No. 1



Map No. 2



Map No. 3

A number of the routes, through the site, only allow pedestrians or cyclists, which will encourage people to travel in this manner and this in itself, will provide additional social interaction and greater safety as a result of passive surveillance throughout the site.

A variety of interesting spaces are created, by incorporating various squares and open spaces, so as to have ever changing aspects, for the mind to absorb, as one travels from one area to another.

Application site

The application site, which has an area of 10.44 hectares (25.8 acres), is located on the western side of a substantial landholding, the area proposed for development covers all of the available area zoned for residential development, the remainder of the application site is zoned Open Space & Recreational. The application site, is bounded on the southern side by the housing developments of Inis Mor, Inis Lua, Inis Lua Close and Whitethorn. To the west, it is totally bounded by the R510 Regional Road, it is proposed to access the site via the existing roundabout on this road. When this roundabout was constructed, it was designed to cater for the proposed development in question. At the opposite side of the R510 and accessed from the aforementioned roundabout, is Ard Aulin housing development. The remainder of the application site, is bounded on the northern and eastern sides by the Open Space & Recreational zoned land, except for a small area where it abuts the Ballinvoher housing estate. Where the application site is surrounded by various developments, these developments fully comprise of two-storey, detached, semi-detached and terraced dwellinghouses. The total landholding is currently in low intensity agricultural use.

The application site is quite level, in all directions and presently has the appearance of normal farmland, there are no major features on the land, with only limited trees and hedging. Where possible to achieve, the existing hedging and trees have been retained in proposed open spaces.

As previously noted, the application site is located approximately 4km from the city centre of Limerick, accordingly due to its proximity to the centre, the application site has easy access to the amenities and retail & commercial facilities within the city centre.

At the end of this section, we detail the distances to various services, which can be availed of by the residents of the proposed development and in this regard, the application site is very well located, being approximately 0.5km from the nearby Neighbourhood Retail Centre at Racefield Centre, Fr. Russell Road, which has such services as a grocery shop, pharmacy, crèche, bar and restaurant, hair salon, café, dentist, veterinary clinic, barber shop, traditional takeaway etc. Along with this, St Nessian's National School is located approximately 850m away and there are 2 secondary schools within approximately 1.5km, as well as a third one just over 3km away. University Hospital Limerick, is located approximately 2.1km away and the distance to Raheen Industrial Estate is only 1.55km. The Crescent Shopping Centre, which is the largest shopping centre in Munster, is located approximately 2.7km away and this holds a number of amenities including cinemas, restaurants, cafés, various services and retail outlets. The nearest hotel is the South Court Hotel, located 1.55km from the application site and there are 2 Catholic Churches, located within 2km of the site. There are a large number of sports clubs in close proximity to the application site, including GAA clubs, soccer clubs and rugby clubs. For those availing of public transport, the nearest bus stop is located less than 0.5km from the application site and this services the city centre, the railway/bus station and the University.

For those that travel by bicycle, there are a number of cycle lanes which lead to the city centre, it is also envisaged that in the future, the existing disused railway line located close by, to the north of the application site, will be utilised as a cycle corridor, which will lead directly to the city centre. For those residents, whose work takes them beyond the city boundary, the application site is located close to a number of major roads, including the N18, which is accessed approximately 1.25km from the site, and leads to Shannon, Ennis and Galway, the N18/M7 which is located approximately 1.7km from the application site, leads to Nenagh and Dublin, while the M20, which is located 4.9km, from the application site leads to Cork, Newcastle West, Killarney and Tralee.

Limerick City & its suburbs, had a population in 2016 of 94,192, whereas Cork City & its suburbs had a population of 208,669 and Dublin City & its suburbs had a population of 1,173,179, in fact both of the cities of Cork and Dublin, passed the existing population of Limerick City well over 200 years ago. Accordingly, the city is at a much earlier stage in its augmentation.

Pre-planning meetings with Local Planning Authority

As previously mentioned, planning permission was granted on the application site, under planning permission ref. no. 09-756 for the construction of 111 units. Prior to meeting with Limerick City & County Council, the design team were aware, that the density that prevailed in 2009, would no longer be acceptable, due to current government guidelines. A site layout plan with a density greater than 30 units per hectare was proposed, however, the Local Planning

Authority (LPA), highlighted that a greater density would be required, in excess of 35 units per hectare. The LPA also indicated that (1) a wider range of housing mix would be required, (2) a pedestrian link to the neighbouring estate of Ballinvoher, need to be included, (3) the proposed lake feature was to be omitted, from a health & safety point of view and (4) the width of the access roadway was to be 6m wide, with 2m footpaths. A revised site layout plan was proposed with these changes, this plan included a six-storey apartment block, on the northern edge of the site, overlooking the large public open space. The LPA commented, that while there was merit, in locating the large apartment block, near the main public open space, they would prefer to have it located near the entrance to the site, as it was envisaged that the people living in this apartment block, were the people least likely to have a car, and thus by positioning the building near the entrance, they would have less to walk or cycle. This was taken on board by the design team and the largest apartment blocks are now located near the main entrance to the site. The final housing mix, ranges from 1-bed apartments to 4-bedroom detached dwellinghouses.

Density & Zoning

It was identified at an early stage, in the design process that a portion of the application site, would be unsuitable for residential development from a flood risk point of view. JBA Consulting were engaged to determine the area at risk of flooding, so that this could be taken into consideration, during the design process. This study was carried out while, the previous Local Area Plan was in place, however when the current LAP came into force the outline of the Residential zoning on the landholding was altered to take account of JBA Consulting's report and thus now, none of the land zoned Residential is located within the area identified as being at risk of flooding.

The overall application site, has an area of 10.44 hectares, of this, the portion deemed to be unsuitable for residential development by the flood study report, reduces this area by 0.91 hectares to 9.53 ha. Based on 9.53 hectares and a total number of 384 residential units (houses & apartments), this gives a density of 40.3 units/hectare. Reducing the aforementioned area further, by the amount of ground occupied by the crèche, gives an area of 9.34 hectares, this gives a density of 41.1 units/hectare. All of the apartments and dwellinghouses are located within the land zoned Residential and as the Residentially zoned land has an area of 8.60 ha, the density within the land zoned Residential is 44.6 units/hectare.

As residential densities, have increased under current Government guidelines, a holistic approach has had to be adopted, as the minutest detail is magnified under such circumstances and greater emphases, has to be placed on all aspects including open spaces, landscaping, overlooking, shadow projections, car parking, bicycle parking and storage, walkways and cycle routes. These aspects will be address throughout this report.

Open space

As mentioned above, at an early stage in the design process, a flood risk assessment was carried out on the landholding and this highlighted, an area of the application site, in the north-west corner, which could not be developed for housing. As a result, the development has been laid out, to utilise this area for open space, as all other uses are prohibited. Further open spaces have

been incorporated throughout the layout, so that even though the development is heavily influenced by a streetscape theme, the very greater majority of the dwellinghouses and apartments look out onto open space or squares, and the small number, which don't, have public open space located close by. Not counting incidental open spaces, 28.2% of the 10.44 hectare site, has been given over to open space, the manner in which this open space is calculated, is illustrated on drawing no. 1704-10-106 Open Space Areas. The incidental open spaces, along with the larger open space areas, has been shaded in a dark green on drawing no. 1704-10-101 Site Layout Plan - Presentation, while the private open spaces have been shaded in a lighter green. The central plaza has been designed, to be as attractive and secure as possible, so as to encourage people to converge in this area, whether it is to meet up in the evening or to lounge around on a weekend day. This area will be landscaped throughout to a very high standard, in accordance with the landscape architect's plans. The triangular square, surrounded by house No. 15-19, 74-79 & 190-195, while smaller, will provide similar social engagement. While difficult to achieve, when providing a high-density development, where possible the existing hedge row and trees have been maintained and incorporated into the landscaping layout. A large playground is proposed in the north-western corner of the site and together with this, it is proposed to have individual exercise equipment and children's play equipment, strategically placed along the large open space which circles the development from the entrance roundabout, at the south-west corner to south-east corner, where the application site abuts the existing Ballinvoher Estate. This is to ensure that this large open space will be a fun place to be, whether it is going for the evening walk, cycling the children, playing ball or other sports or just general exercise. This substantial open space will work as an intermediary/transition between the housing in the residential zoned land and the neighbouring land currently in agricultural use by zoned Open Space & Recreational. This will cultivate flora and fauna in the area, and for these reasons, it is envisaged that this open space will not alone serve the people within the estate but will also encourage residents from surrounding estates to avail of the facility. The design of the large enclosing open space has been developed, so that where possible no roadway exists between this open space and the housing units, thereby making it a far safer place for children to play and it also integrates the open space into the housing units.

The open spaces throughout the site have been designed to be ever changing, so as not to be repetitive, whether it is the hard landscaped plaza, the hard landscaped triangle area, the formal square in front of house nos. 348-350, the linear strips in front of house nos. 373-376 and between house nos. 50-57 and 66-73, the courtyard area surrounded by apartment nos. 112-139 or the many random shaped incidental open spaces.

Cycle & walking routes

Along with social inclusion, one of the main aims in the design of the development, is to foster, greater movement by walking and cycling. To this end, the development being designed on a grid system, means that walkers and cyclists can travel through the estate via a very short route. Drawing no. 1704-10-108 Cycle Routes and drawing no. 1704-10-109 Pedestrian Routes, clearly illustrate the large amount of available routes for cyclists and pedestrians. Along the western side of the application site, side by side a cycle lane and a public footpath have been provided, these are located inside the site boundary with the R510 and thus will be very safe for cyclists and pedestrians to use. To the north the aforementioned cycle lane is extended through the open space area and connects with the R510 roadway, as a future cycle lane is

proposed by the Local Authority along this roadway. To the south the cycle lane connects with the existing segregated cycle lanes provided either side of the R510, which commence at the entrance roundabout to the site (see photograph below, showing view from roundabout at entrance to the site) and connect with the nearby Quinn Cross roundabout (see photograph below, showing view from Quinn Cross roundabout), from this roundabout cycle lanes are provided, in all directions, serving all local amenities. Having existing cycle lanes directly outside the application site, is considered to be a major asset to the development. As previously highlighted, the cycle lane extends around the western, northern and eastern sides of the development, at which point it connects with Ballinvoher estate. Nodes have been provided along this cycle way, to form meeting points and rest locations, all cycle ways and public footpaths will be properly lit, for safety.



View of cycle lanes either side of R510 from roundabout at entrance to application site



View of cycle lanes either side of R510 from Quinn Cross Roundabout

As part of the planning process for the adjoining housing estate in Inis Mor, a public footpath was provided within the estate, running along parallel to the R510, in a similar manner to that now proposed within the application site, not just to serve the residents of Inis Mor but also the surrounding estates. This public footpath connects with the application site, near the entrance roundabout and connects with the Quinn Cross roundabout by a railed access point (see photographs below). This is also a major asset to the application site, as it provided a very safe access route to the Quinn Cross roundabout, and from there safe walk access is provided to all local amenities.



Public footpath through Inis Mor estate connecting with application site



Railed access from public footpath in Inis Mor estate to Quinn Cross Roundabout

Landscaping

The landscaping throughout the development, will be carried out to a very high standard, to the landscaping plan prepared by a specialist landscaping architect. Landscaping, plays an integral part in the design of any development and in this regard, it is proposed to have a high-quality scheme interspersed throughout the estate. Trees and shrubbery will be located, to maximise their amenity value to the public realm. They will however, be located so as not to interfere with sightlines or the street lighting layout. Due to the increase in density, the site layout has been designed to facilitate the planting of a high volume of trees, throughout the site. From an architectural point of view, tree planting plays an important role in the overall design, the planting of the trees will contribute majorly to the ambience and will help to assimilate the buildings into their surroundings. The proposed site layout is very strong on planting, as a result, trees will have the effect of attracting wildlife, such as birds & insects, to the area, thus creating interesting aspects for the residents to enjoy.

Playground equipment

It is proposed to have, a substantial playground, within the large open space located to the north of the application site, as well as having fitness and exercise equipment in this area. It is hoped that this will encourage adults to take their children to the playground while they exercise close by.

It is also proposed to intersperse both playground equipment and fitness/exercise equipment in suitable locations throughout the large open space circling the development site, on the west, north and east sides. In this regard, it is proposed that the layout of also playground and exercise equipment, would be prepared by specialists, such as Kompan.

Car parking requirements

To strengthen the streetscape concept and to emphasize the greater importance of cyclists and pedestrians over vehicles, it is proposed to remove as much car parking from view as possible, thereby relegation vehicles to a status below cyclists and pedestrians within the estate. The car parking calculations have been influenced by the requirements, as outlined in Table 10.5 of the Limerick County Development Plan, as this is the requirement stated in the current Southern Environs Local Area Plan 2021-2027, which states under Policy TM 08 “Ensure car parking is provided in accordance with the Development Management Standards of the Limerick County Development Plan 2010 – 2016 (as extended) or any replacement thereof”. However, we have reduced the required figure somewhat, given the recent government guidelines to promote alternatives, such as public transport, walking and cycling. Table 10.5 stipulates that dwellinghouses of 3 bedrooms or less require 1 car parking space and dwellinghouses of 4 bedrooms are more require 2 car parking spaces, with visitor car parking provided at 1 for every 3 dwellings. It also requires apartments of 2 bedrooms or less to have 1 car parking space and 3 bedrooms or more to have 1.5 car parking spaces, as well as visitor car parking, at a rate of 1 per 2 apartments.

Based on the aforementioned table, the following are the required car parking spaces, however, as noted previously and at the end of this segment, this number has been reduced in line with government guidelines.

The following house numbers have been provided with the required private car parking space within the curtilage of their own site, Nos. 1-18 & 196-203, all other private and visitor car parking is provided by shared parking.

The required number of shared car parking spaces, is calculated as follows:

Houses:

Total number of houses without private carparking = 176, all of which are 3 or less, requiring 176 spaces

Visitor requirement for all houses = 58.66

Total required for houses = 234.66

Apartments:

2 or less bed = 144, requiring 144 spaces

3 or more bed = 38, requiring 57 spaces

Visitor requirement for all apartments = 91

Total required for apartments = 292

Crèche parking:

1 per staff member = 10

1 per 5 children = 16

Total required = 26

Total amount required for Houses + Apartments + Crèche = $234.66 + 292 + 26 = 552.66$.

Total amount of car parking provided = 377 spaces, of which 52 spaces are provided within the curtilage of individual dwellinghouses.

Emphasis has been placed on designing a transit-oriented development, encouraging walking and cycling and the use of public transport, in place of car dependency. This promotes greater social interaction and a cleaner and healthier environment, contributing to a more sustainable community.

The above car parking allocation is in line with this objective and also in line with current Government guidelines and the Design Manual for Urban Roads & Streets (DMURS) 2013 as published by the Department of Environment, Heritage & Local Government and the Department of Transport, Tourism & Sport.

Bicycle storage

Bicycle storage is provided at 1 per apartment, while this is below the national bicycle storage standard of 1 per bedroom, allowance has been made, so that further bicycle storage can be provided, if the need for same becomes apparent. While some bicycle storage is proposed within Apartment Blocks “D & E”, it is proposed to provide the greater majority utilising, the ProPark Bike Locker, (see photograph below) as manufactured by CycleSafe, or similar, this is a modular, interlocking locker system that stores bikes in a fire-retardant, weather and vandal resistant hot compression moulded poly-resin material that does not crack, dent, warp, corrode or sustain UV degradation. The unit includes high security cylinder T-handle. The approximate

size is 1.3m high, 1.97m long and 1.05m wide and this size unit has a door on each end with a diagonal partition, thereby catering for two bicycles in this space. As the unit is only, 1.3m high it can be readily seen over for security reasons. The provision of these bicycle lockers, will be dealt with by the management company, who will have an obligation to provide any apartment owner or occupiers with a ProPark Bike Locker, to match the number of residents in the apartment, if residents request same.

Visitor bicycle parking, will be facilitated by the installation of bicycle racks set in level concrete bases, located not just at the apartment blocks, but throughout the whole estate.



CycleSafe ProPark Bike Locker

Street lighting layout

A street lighting layout plan, which has been prepared by a suitably qualified Engineer, accompanies this application.

Boundary walls

The front gardens of the estate will be constructed as open plan, in this regard, no walls, fences or other boundary treatment will be constructed around the front gardens of the proposed dwellings, accordingly no walls will be constructed forward of the front building line of the dwellinghouses. Behind this point all boundary walls will be 2m in height, where there is a difference in level between adjoining properties, the 2m will be measured from midway in the difference of the ground levels. All walls facing the public realm i.e. facing public roads and open spaces etc., will be constructed with capped, selected clay brick piers and the walls between the piers will be capped and plastered with a dry-dash plaster. It is proposed to have

the elevations of the boundary walls facing into private open space, unplastered, but neatly pointed, so as to make the properties as affordable as possible to potential purchasers. Boundary wall details are shown on drawing no. 1704-10-133.

Phasing

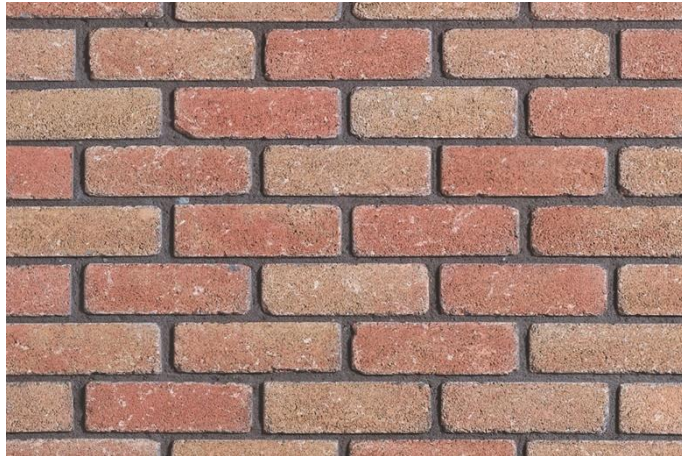
It is proposed to construct the development in phases, whereby, completed houses and apartments, insofar as possible, will overlook the completed part of the estate, and the remainder of the construction will continue at the other side of the rear walls. In this regard, the following is the proposed phasing:

Phase 1	Nos. 1-11, 168-189, 196-239 & crèche	Total = 77
Phase 2A	Nos. 12-29, 74-79, 152-155 & 190-195	Total = 34
Phase 2B	Nos. 156-167 & 240-271	Total = 44
Phase 3A	Nos. 94-151 & 272-313	Total = 100
Phase 3B	Nos. 30-73, 80-93 & 342-384	Total = 101
Phase 4	Nos. 314-341	Total = 28

Materials

It is proposed to utilise, traditional and renewable materials, where possible. The exterior of the houses will be finished with, a painted smooth plaster or selected clay or concrete brick. These materials are influenced by the brickwork of Limerick City centre and the plastered old farmhouses of the open countryside nearby. In limited areas, it is proposed to utilise a timber effect cladding as manufactured by AMS Architectural & Metal Systems Ltd., as it is envisaged that a large number of the properties, will be let, and this form of cladding is virtually maintenance free, and thus will continue to keep its appearance into the future. All roofs will be covered with dark coloured slates or tiles, with matching ridge tiles. The windows will have vertical emphasis and be double/triple glazed pvc and aluminium, in a grey colour, RAL 9007. Doors will be in various colours, to add to the streetscape. Where dwellinghouses have more than one elevation facing the public realm, they have been made dual aspect, so as to properly address the roads and public areas they face.

While most of the character areas, throughout the site will be generated by the many different layouts of buildings and open spaces, it is proposed to further define character areas by changing the selected brickwork, in this regard, the following bricks manufactured by Tobermore Brick, have been selected;



Autumn Gold



Charcoal



Heather

Height of buildings:

All buildings have been designed to a height of between single-storey and four-storey. The four-storey height is reflective of the four-storey over basement height of the Georgian buildings throughout Limerick City. The various heights have been arranged in a stepped formation, whereby the four-storey buildings are positioned along the western boundary, addressing the existing R510 Regional Road and the single-storey retirement homes are located at the eastern side, near the land zoned Open Space & Recreational, with the two & three-storey buildings in the middle, this allows the taller building to look out over the smaller building towards the green area zoned Open Space & Recreational. All surrounding houses abutting the application site, are two-storey and for this reason, any proposed housing located nearby is either single or two-storey, this arrangement will protect the amenity of the existing nearby houses.

Distances to Local Amenities:

Distance from the roundabout, at the entrance to the application site, on the western side of site, to the nearest:

- 1. Neighbourhood Retail Centre at Racefield Centre, Fr. Russell Road, Limerick = 460m**
Consisting of: Grocery shop (Spar), Pharmacy, Crèche, Russell's Bar & Restaurant, Butchers, Café, Hair Salon, Veterinary Clinic, Barber Shop, Dentist & Traditional takeaway
- 2. Bus stop**
Located on Fr. Russell Road, Limerick = **489m.**
- 3. Municipal Neighbourhood Park**
Located at Mungret Park, Mungret College, Limerick = **792m.**
- 4. Primary School**
Located at St. Nessian's National School, Baunacloka, Mungret, Limerick = **853m.**
- 5. Secondary School**
Located at Gaelscoil An Ráithín, Dromderrig, Moneteen, Mungret, Limerick = **1.55km.**
Located at Limerick City East Educate Together, Moneteen, Mungret, Limerick = **1.3km.**
Located at Crescent College Comprehensive, Dooradoyle Road, Dooradoyle, Limerick = **3.15km.**
- 6. Hospital**
Located at University Hospital Limerick, St Nessian's Road, Limerick = **2.1km.**
- 7. Industrial Estate**
Located at Raheen Industrial Estate, Raheen Roundabout, Raheen, Limerick = **1.55km.**
- 8. Shopping Centre**
Located at Crescent Shopping Centre, Dooradoyle Road, Limerick = **2.7km.**
- 9. Hotel**
Located at South Court Hotel, Raheen Roundabout, Raheen, Limerick = **1.55km.**
- 10. Church**
Located at St. Nessian's Church, Raheen, Limerick = **1.6km.**
Located at Church of St. Oliver Plunkett, Mungret, Limerick = **1.9km.**
- 11. Local Government Offices**

Located at Limerick City & County Council, Dooradoyle Road, Limerick = **2.7km**.

12. Major roads

N18 leading to Shannon, Ennis & Galway = 1.25km

N18/M7 leading to Nenagh & Dublin = 1.7km.

M20 leading to Cork, Newcastle West, Killarney & Tralee = 4.9km.

13. GAA Club

Mungret GAA, Moneteen, Mungret, Limerick = 1.5km.

Distance from the eastern side of the application site, utilising possible future link through Ballinvoher Estate to the nearest:

1. Neighbourhood Retail Centre at Racefield Centre, Fr. Russell Road, Limerick = 485m

Consisting of: Grocery shop (Spar), Pharmacy, Crèche, Russell's Bar & Restaurant, Butchers, Café, Hair Salon, Veterinary Clinic, Barber Shop, Dentist & Traditional takeaway

2. Bus stop

Located on Fr. Russell Road, Limerick = **420m**.

Crèche

Due to the number of house and apartments, it is proposed to include a crèche within the development, the crèche has been located near the main entrance, so as to facilitate residents in the estate, when they are leaving in the morning or returning later in the day, and also to facilitate people from outside the estate, who might use the crèche. The crèche is designed to cater for 55 fulltime children and 24 afterschool children, which will require a staff of 10. As is normally the case, the crunch time for traffic to and from the crèche, will be over a short period of time, in the mornings and evenings, for this reason, the car parking area has been designed, with ample car parking, to facilitate the smooth movement of this traffic. The crèche has been designed to cater for the younger children on the ground floor and the older and afterschool children on the first floor. Again, due to its close proximity, to the main entrance to the site, the building has been designed to a very high standard, large glazed windows and doors have been incorporated, so as to maximise solar gain and to make the building a bright and airy as possible. An external play area has been provided at ground level, a portion of which will be covered, so that extra time outside, can be availed of. An optional, additional external play area, is integrated at first floor level.

Dwellinghouses



The dwellinghouses have been designed to form streetscapes, as opposed to individual units. In this regard, it is their contribution to the streetscape that is emphasised, over individual

standout features. To this effect, the dwellinghouses have been kept simple and balanced, with very limited salient projections. To be all inclusive, a large range of house types and sizes is proposed, ranging from 2 bedroom to 4 bedroom, all intermingled to promote inclusiveness and social cohesion. We have prepared a large number of 3Ds, to illustrate the various streetscapes and public squares, as well as the relationship between the various houses and between the houses and the apartments. All dwellinghouses are located, so that there is a minimum of 22m between first floor windows facing one another. The retirement homes, have shorter back gardens, as the occupants may not be in a position to maintain a large garden, none of these dwellinghouses have a first floor window facing in the direction of these shorter gardens. It is a design feature throughout the development, that insofar as possible, parked cars have been removed from street views. This has been achieved by removing car parking from in front of houses, by providing car parking at the sides of houses or providing grouped car parking in well landscaped, less dominant locations. This design feature allows for reduced front gardens, which again, contributes to the streetscape theme throughout the development. The distance between houses is mainly 3m or more, but in areas is reduced, to again contribute to the appearance of the streetscape. A 1m wide footpath will be provided around all dwellinghouses.

The various areas throughout the site, have been designed to give each area, its own distinctiveness and character, whether it is by the manner in which the houses, streets or public realm have been laid out or by the variation in exterior finishes to the dwellinghouses, either by change of selected brick or of other wall finishes, thereby giving the various areas further self-identity.

Access to rear gardens

Access is provided to the rear of all houses. Rear access is considered a very important feature, as it greatly assists with a lot of issues, including the storage of refuse bins. In this regard, shared access ways will be provided where required, i.e. at terraced houses and some semi-detached, these shared access ways will be provided with an access gate fitted with a self-closing device, positioned close to where the access commences from the public realm, these access gates will be openable only from the inside, further access gates will be erected along the access way more or less in line with each site boundary, in this way any person utilising the access way will only be able to travel in the direction of the public realm. All access ways are dead ends and thus cannot be used as short cuts. To facilitate retrieving the wheelie bins, each gate will be fitted with a chain to hold it open, while the bins are being brought back in. The cut-out below from the Site Layout Plan, demonstrates how the shared access ways will work. The shared access ways will be owned and maintained by the overall estate management company, and while the user will have to pay a nominal fee, for the maintenance of same, this will be very little and a lot smaller than the apartment owner/occupiers, as the apartment owner/occupiers will be provided with a much greater array of services by the management company.



Access points to rear gardens

Apartment Blocks “A”



While, interspersed throughout the development, the greater majority of the apartments, has consciously been located near the entrance to the site and near the crèche.

Apartment Blocks Type A1 & A2, are 2 and 3 storey apartment blocks, with a 3-bedroom apartment on the ground floor and a 3-bedroom apartment on the first floor of the 2 storey (Type A2) and a 4-bedroom duplex apartment on the first and second floors of the 3 storey (Type A1). All apartments in Apartment Blocks Type A1 & A2 are own-door apartments. Own door apartments have many benefits, including providing greater security for the occupants, as they are fully in control of their own unit, only people connected to the apartment, have reason to enter, it is much more difficult for unscrupulous activity to be carried on in such apartments, as a result, occupants do not have to concern themselves about what is happening in other apartments.

As with all of the smaller apartment blocks (Type A-C), the apartments have been designed to form part of the streetscape, and similar to the dwellinghouses, the design of the apartment blocks has been kept simple and balanced, with very limited salient projections.

Apartment Blocks Type A1 & A2, have all been designed around a central hard and soft landscaped courtyard, while they have been designed to address the courtyard, all other elevations, have been designed to a high standard to maintain the streetscape appearance on the other elevations. Where externally, not facing a street, the apartments face onto the main plaza, thus as all four elevations, address either the courtyard, a street or the plaza, all apartment types, have been designed with triple aspect.

The central courtyard functions as the communal open space for the apartments and irrespective of the central courtyard, all apartments have been provided with private open space.

Apartment Block A1

Ground floor apartment

1. Number of Bedrooms = 3
2. Total Floor Area = 94.5 m² (Guideline Requirement = 90 m²)
3. Total area of Kitchen/Dining/Living room = 34.10 m² (Guideline Requirement = 34 m²)
4. Minimum width of Dining/Living area = 4.70 m (Guideline Requirement = 3.8 m)
5. Area of bedroom no. 1 = 13.92 m² (Guideline Requirement = 13 m²)
Area of bedroom no. 2 = 12.95 m² (Guideline Requirement = 11.4 m²)
Area of bedroom no. 3 = 11.79 m² (Guideline Requirement = 7.1 m²)
6. Minimum width of bedroom no. 1 = 3.25 m (Guideline Requirement = 2.8 m)
Minimum width of bedroom no. 2 = 3.05 m (Guideline Requirement = 2.8 m)
Minimum width of bedroom no. 3 = 3.15 m (Guideline Requirement = 2.1 m)
7. Aggregate bedroom floor area = 38.66 m² (Guideline Requirement = 31.5 m²)
8. Storage room = 2.90 m², additional storage in bedroom area surplus = 7.16 m² = 10.06 m² (Guideline Requirement = 9 m²)
9. Total private amenity space = 16.21 m² (Guideline Requirement = 9 m²)
10. Duel Aspect - Yes

First & second floor duplex apartment

1. Number of Bedrooms = 4
2. Total Floor Area = 150.0 m²
3. Total area of Kitchen/Dining/Living room = 44.85 m²
4. Minimum width of Dining/Living area = 5.9 m
5. Area of bedroom no. 1 = 11.85 m²
Area of bedroom no. 2 = 15.62 m²
Area of bedroom no. 3 = 12.32 m²
Area of bedroom no. 4 = 12.32 m²
6. Minimum width of bedroom no. 1 = 3.20 m
Minimum width of bedroom no. 2 = 3.55 m
Minimum width of bedroom no. 3 = 2.9 m
Minimum width of bedroom no. 4 = 2.9 m
7. Aggregate bedroom floor area = 52.11 m²
8. Storage room = 5.95 m², additional storage in bedroom area surplus = 13.51 m² = 19.46 m²
9. Total private amenity space = 14.35 m²
10. Duel Aspect – Yes

Apartment Block A2

Ground floor apartment

1. Number of Bedrooms = 3
2. Total Floor Area = 100 m² (Guideline Requirement = 90 m²)
3. Total area of Kitchen/Dining/Living room = 34.04 m² (Guideline Requirement = 34 m²)
4. Minimum width of Dining/Living area = 4.6 m (Guideline Requirement = 3.8 m)
5. Area of bedroom no. 1 = 13.86 m² (Guideline Requirement = 13 m²)
Area of bedroom no. 2 = 11.55 m² (Guideline Requirement = 11.4 m²)
Area of bedroom no. 3 = 10.87 m² (Guideline Requirement = 7.1 m²)
6. Minimum width of bedroom no. 1 = 3.30 m (Guideline Requirement = 2.8 m)
Minimum width of bedroom no. 2 = 3.05 m (Guideline Requirement = 2.8 m)
Minimum width of bedroom no. 3 = 3.15 m (Guideline Requirement = 2.1 m)
7. Aggregate bedroom floor area = 36.28 m² (Guideline Requirement = 31.5 m²)
8. Storage room = 5.32 m², additional storage in bedroom area surplus = 4.78 m² = 10.1 m² (Guideline Requirement = 9 m²)
9. Total private amenity space = 12.39 m² (Guideline Requirement = 9 m²)
10. Duel Aspect - Yes

First floor apartment

1. Number of Bedrooms = 3
2. Total Floor Area = 93.5 m² (Guideline Requirement = 90 m²)
3. Total area of Kitchen/Dining/Living room = 34.04 m² (Guideline Requirement = 34 m²)
4. Minimum width of Dining/Living area = 4.6 m (Guideline Requirement = 3.8 m)
5. Area of bedroom no. 1 = 14.13 m² (Guideline Requirement = 11.4 m²)
Area of bedroom no. 2 = 13.66 m² (Guideline Requirement = 11.4 m²)
Area of bedroom no. 3 = 10.66 m² (Guideline Requirement = 7.1 m²)
6. Minimum width of bedroom no. 1 = 3.30 m (Guideline Requirement = 2.8 m)
Minimum width of bedroom no. 2 = 3.05 m (Guideline Requirement = 2.8 m)
Minimum width of bedroom no. 3 = 3.15 m (Guideline Requirement = 2.1 m)
7. Aggregate bedroom floor area = 38.45 m² (Guideline Requirement = 31.5 m²)
8. Storage room = 20.55 m²; storage in bedroom area surplus = 8.55 m² plus 12 m² attic storage accessed by pulldown stairs (Guideline Requirement = 9 m²)
9. Total private amenity space = 10.27 m² (Guideline Requirement = 9 m²)
10. Duel Aspect - Yes

Apartment Block “B”



Apartment Block Type B, is 4 storeys high, containing 2 x 2-bedroom apartments on each of the ground and first floors and 2 x 3-bedroom duplex apartments on the third and fourth floors. Again, all apartments are own-door apartments, this is achieved by providing access to the ground floor apartments at the ends of the block and access to the first and second floor apartments at opposite sides of the building.

As all apartments are one apartment deep, all of the living accommodation, is provided with windows on two directly opposite elevations, and some have been provided with windows on three elevations.

These apartments have been designed to form opposite sides (north & south) of the central plaza, and all apartments have been provided with private patios or balconies, overlooking the plaza. This will provide character to the plaza and make it a secure and enjoyable place to be. On the two other sides, the plaza is formed by the aforementioned Apartment Blocks Type A1 & A2, to the west and by Apartment Block C, to the east, thus creating an impressive defined amphitheatre.

Along with addressing the plaza, all apartments also overlook other public realms, and for this reason are all dual aspect.

While these apartment blocks, have the benefit of overlooking the plaza, communal open space reserved for the apartments, has also been provided at the opposite side of the blocks to the plaza.

Apartment Block “B”

Ground & first floor apartments

11. Number of Bedrooms = 2
12. Total Floor Area = 79.6 m² (Guideline Requirement = 73 m²)
13. Total area of Kitchen/Dining/Living room = 30.96 m² (Guideline Requirement = 30 m²)
14. Minimum width of Dining/Living area = 3.6 m (Guideline Requirement = 3.6 m)
15. Area of bedroom no. 1 = 13.09 m² (Guideline Requirement = 11.4 m²)
Area of bedroom no. 2 = 11.41 m² (Guideline Requirement = 11.4 m²)
16. Minimum width of bedroom no. 1 = 3.40 m (Guideline Requirement = 2.8 m)
Minimum width of bedroom no. 2 = 3.15 m (Guideline Requirement = 2.8 m)
17. Aggregate bedroom floor area = 24.50 m² (Guideline Requirement = 24.4 m²)
18. Storage room = 6.08 m², additional storage in bedroom area surplus (Guideline Requirement = 6 m²)
19. Total private amenity space = 17.57 m² (Guideline Requirement = 7 m²)
20. Duel Aspect - Yes

Second & third floor duplex apartment

11. Number of Bedrooms = 3
12. Total Floor Area = 95.6 m² (Guideline Requirement = 90 m²)
13. Total area of Kitchen/Dining/Living room = 34.10 m² (Guideline Requirement = 34 m²)
14. Minimum width of Dining/Living area = 5.1 m (Guideline Requirement = 3.8 m)
15. Area of bedroom no. 1 = 13.59 m² (Guideline Requirement = 13 m²)
Area of bedroom no. 2 = 11.88 m² (Guideline Requirement = 11.4 m²)
Area of bedroom no. 3 = 8.60 m² (Guideline Requirement = 7.1 m²)
16. Minimum width of bedroom no. 1 = 2.95 m (Guideline Requirement = 2.8 m)
Minimum width of bedroom no. 2 = 2.95 m (Guideline Requirement = 2.8 m)
Minimum width of bedroom no. 3 = 2.15 m (Guideline Requirement = 2.1 m)
17. Aggregate bedroom floor area = 34.07 m² (Guideline Requirement = 31.5 m²)
18. Storage room = 12.00 m² attic storage accessed by pulldown stairs (Guideline Requirement = 9 m²)
19. Total private amenity space = 18.43 m² (Guideline Requirement = 9 m²)
20. Duel Aspect - Yes

Apartment Block “C”



Apartment Block Type C, is 3 storeys high and contains 6 apartments, 2 x 2-bedroom apartments access off a central corridor on each floor. These apartment blocks have been designed to intermingle with the dwellinghouses, this is to promote social inclusion, by having the small apartments dispersed amongst the larger dwellinghouses. The apartment blocks are dual aspect and have been positioned at road junctions to book end the streets and reinforce the road junction.

Enclosed communal open space is provided to the rear of all Type C apartment block, and ample space is provide here for wheelie bin and bicycle storage.

Apartment Block “C”

Ground floor apartment No. 1

21. Number of Bedrooms = 2
22. Total Floor Area = 76.9 m² (Guideline Requirement = 73 m²)
23. Total area of Kitchen/Dining/Living room = 30.38 m² (Guideline Requirement = 30 m²)
24. Minimum width of Dining/Living area = 4.90 m (Guideline Requirement = 3.6 m)
25. Area of bedroom no. 1 = 13.68 m² (Guideline Requirement = 11.4 m²)
Area of bedroom no. 2 = 11.40 m² (Guideline Requirement = 11.4 m²)
26. Minimum width of bedroom no. 1 = 2.85 m (Guideline Requirement = 2.8 m)

- Minimum width of bedroom no. 2 = 2.85 m (Guideline Requirement = 2.8 m)
- 27. Aggregate bedroom floor area = 25.08 m² (Guideline Requirement = 24.4 m²)
- 28. Storage room = 4.23 m², additional storage in bedroom area surplus = 2.28 m² = 6.6 m² (Guideline Requirement = 6 m²)
- 29. Total private amenity space = 14.93 m² (Guideline Requirement = 7 m²)
- 30. Duel Aspect - Yes

Ground floor apartment No. 2

- 1. Number of Bedrooms = 2
- 2. Total Floor Area = 83.8 m² (Guideline Requirement = 73 m²)
- 3. Total area of Kitchen/Dining/Living room = 34.88 m² (Guideline Requirement = 30 m²)
- 4. Minimum width of Dining/Living area = 4.60 m (Guideline Requirement = 3.6 m)
- 5. Area of bedroom no. 1 = 13.80 m² (Guideline Requirement = 11.4 m²)
Area of bedroom no. 2 = 12.40 m² (Guideline Requirement = 11.4 m²)
- 6. Minimum width of bedroom no. 1 = 3.20 m (Guideline Requirement = 2.8 m)
Minimum width of bedroom no. 2 = 3.20 m (Guideline Requirement = 2.8 m)
- 7. Aggregate bedroom floor area = 26.20 m² (Guideline Requirement = 24.4 m²)
- 8. Storage room = 4.01 m², additional storage in bedroom area surplus = 3.4 m² = 7.41 m² (Guideline Requirement = 6 m²)
- 9. Total private amenity space = 22.59 m² (Guideline Requirement = 7 m²)
- 10. Duel Aspect - Yes

First & second floor apartment Nos. 3 & 5

- 1. Number of Bedrooms = 2
- 2. Total Floor Area = 83.8 m² (Guideline Requirement = 73 m²)
- 3. Total area of Kitchen/Dining/Living room = 34.88 m² (Guideline Requirement = 30 m²)
- 4. Minimum width of Dining/Living area = 4.60 m (Guideline Requirement = 3.6 m)
- 5. Area of bedroom no. 1 = 13.80 m² (Guideline Requirement = 11.4 m²)
Area of bedroom no. 2 = 12.40 m² (Guideline Requirement = 11.4 m²)
- 6. Minimum width of bedroom no. 1 = 3.20 m (Guideline Requirement = 2.8 m)
Minimum width of bedroom no. 2 = 3.20 m (Guideline Requirement = 2.8 m)
- 7. Aggregate bedroom floor area = 26.20 m² (Guideline Requirement = 24.4 m²)
- 8. Storage room = 4.01 m², additional storage in bedroom area surplus = 3.4 m² = 7.41 m² (Guideline Requirement = 6 m²)
- 9. Total private amenity space = 13.76 m² (Guideline Requirement = 7 m²)
- 10. Duel Aspect - Yes

First & second floor apartment Nos. 4 & 6

- 1. Number of Bedrooms = 2
- 2. Total Floor Area = 76.9 m² (Guideline Requirement = 73 m²)
- 3. Total area of Kitchen/Dining/Living room = 30.38 m² (Guideline Requirement = 30 m²)
- 4. Minimum width of Dining/Living area = 4.90 m (Guideline Requirement = 3.6 m)
- 5. Area of bedroom no. 1 = 13.68 m² (Guideline Requirement = 11.4 m²)
Area of bedroom no. 2 = 11.40 m² (Guideline Requirement = 11.4 m²)
- 6. Minimum width of bedroom no. 1 = 2.85 m (Guideline Requirement = 2.8 m)

- Minimum width of bedroom no. 2 = 2.85 m (Guideline Requirement = 2.8 m)
7. Aggregate bedroom floor area = 25.08 m² (Guideline Requirement = 24.4 m²)
 8. Storage room = 4.32 m², additional storage in bedroom area surplus = 2.28 m² = 6.6 m² (Guideline Requirement = 6 m²)
 9. Total private amenity space = 15.29 m² (Guideline Requirement = 7 m²)
 10. Dual Aspect – Yes

Apartment Blocks “D & E”



Apartment Block Types D & E both, varies in height between 2 and 4 storeys. It was noted in the opinion issued by An Bord Pleanála, following pre-application consultation stage, that a strong urban edge was required to address the R510, which runs along the western boundary of the site. To address this aspect, it is proposed to locate Apartment Block Type D, along with 2 no. Apartment Block Type E, along this boundary. Where the apartment blocks face the R510 Regional Road, they are 4 storeys high, but at the opposite side where they face the 2-storey dwellinghouses, they are only 2 storey in high. This stepped approach is designed to provide a strong statement addressing the R510 Regional Road, while having a step-down approach, so as not to overpower the dwellinghouses.

Apartment Block Type D consists of:

1. 14 no. 1-bedroom apartments.
 2. 26 no. 2-bedroom apartments.
 3. 2 no. own-door 2-bedroom duplex apartments.
- Total = 42 no. apartments.

Apartment Block Type E consists of:

1. 16 no. 1-bedroom apartments.
 2. 14 no. 2-bedroom apartments.
 3. 2 no. own-door 2-bedroom duplex apartments.
- Total = 32 no. apartments.

All apartment blocks are provided with external communal open space at ground level reserved for the apartment block own use, as well as an internal communal room at first floor level and

external communal balconies at second and third floor levels, even though the apartments are not build to rent apartments. This is to provide a more enjoyable living environment, throughout the apartment blocks.

Apartment Block “D”

Ground floor duplex apartment Nos. 1 & 8

31. Number of Bedrooms = 2
32. Total Floor Area = 100.5 m² (Guideline Requirement = 73 m²)
33. Total area of Kitchen/Dining/Living room = 34.17 m² (Guideline Requirement = 30 m²)
34. Minimum width of Dining/Living area = 5.10 m (Guideline Requirement = 3.6 m)
35. Area of bedroom no. 1 = 15.00 m² (Guideline Requirement = 11.4 m²)
Area of bedroom no. 2 = 11.78 m² (Guideline Requirement = 11.4 m²)
36. Minimum width of bedroom no. 1 = 3.30 m (Guideline Requirement = 2.8 m)
Minimum width of bedroom no. 2 = 3.10 m (Guideline Requirement = 2.8 m)
37. Aggregate bedroom floor area = 26.78 m² (Guideline Requirement = 24.4 m²)
38. Storage room = 7.89 m², (Guideline Requirement = 6 m²)
39. Total private amenity space = 12.57 m² (Guideline Requirement = 7 m²)
40. Duel Aspect - Yes

Ground & first floor apartment Nos. 2, 9, 15, & 21

11. Number of Bedrooms = 1
12. Total Floor Area = 56.8 m² (Guideline Requirement = 45 m²)
13. Total area of Kitchen/Dining/Living room = 23.71 m² (Guideline Requirement = 23 m²)
14. Minimum width of Dining/Living area = 3.30 m (Guideline Requirement = 3.3 m)
15. Area of bedroom no. 1 = 15.25 m² (Guideline Requirement = 11.4 m²)
16. Minimum width of bedroom no. 1 = 3.20 m (Guideline Requirement = 2.8 m)
17. Aggregate bedroom floor area = 15.25 m² (Guideline Requirement = 11.4 m²)
18. Storage room = 5.25 m², (Guideline Requirement = 3 m²)
19. Total private amenity space = 8.13 m² (Guideline Requirement = 5 m²)
20. Duel Aspect - No

Ground, first, second & third floor apartment Nos. 3-6, 10-13, 16-19, 22-25, 27-29, 31-33, 35, 36, 39 & 40

11. Number of Bedrooms = 2
12. Total Floor Area = 79.7 m² (Guideline Requirement = 73 m²)
13. Total area of Kitchen/Dining/Living room = 30.08 m² (Guideline Requirement = 30 m²)
14. Minimum width of Dining/Living area = 4.70 m (Guideline Requirement = 3.6 m)
15. Area of bedroom no. 1 = 13.20 m² (Guideline Requirement = 11.4 m²)
Area of bedroom no. 2 = 11.36 m² (Guideline Requirement = 11.4 m²)
16. Minimum width of bedroom no. 1 = 3.00 m (Guideline Requirement = 2.8 m)
Minimum width of bedroom no. 2 = 3.20 m (Guideline Requirement = 2.8 m)
17. Aggregate bedroom floor area = 24.56 m² (Guideline Requirement = 24.4 m²)
18. Storage room = 5.70 m², additional storage in bedroom area surplus = 1.76 m² = 7.46 m² (Guideline Requirement = 6 m²)

19. Total private amenity space = 12.57 m² (Guideline Requirement = 7 m²)
20. Duel Aspect - Yes = Nos. 3, 4, 6, 10, 11, 13, 16, 17, 19, 22, 23, 25, 27, 29, 31, 33, 35 & 39
No = Nos. 5, 12, 18, 24, 28, 32, 36 & 40

Ground, first, second & third floor apartment Nos. 7, 14, 20, 26, 30, 34, 38 & 42

1. Number of Bedrooms = 1
2. Total Floor Area = 55.3 m² (Guideline Requirement = 45 m²)
3. Total area of Kitchen/Dining/Living room = 25.36 m² (Guideline Requirement = 23 m²)
4. Minimum width of Dining/Living area = 4.65 m (Guideline Requirement = 3.3 m)
5. Area of bedroom no. 1 = 12.90 m² (Guideline Requirement = 11.4 m²)
6. Minimum width of bedroom no. 1 = 3.00 m (Guideline Requirement = 2.8 m)
7. Aggregate bedroom floor area = 12.90 m² (Guideline Requirement = 11.4 m²)
8. Storage room = 4.69 m², (Guideline Requirement = 3 m²)
9. Total private amenity space = 11.67 m² (Guideline Requirement = 5 m²)
10. Duel Aspect - No

Third floor apartment Nos. 37 & 41

1. Number of Bedrooms = 1
2. Total Floor Area = 58.6 m² (Guideline Requirement = 45 m²)
3. Total area of Kitchen/Dining/Living room = 27.92 m² (Guideline Requirement = 23 m²)
4. Minimum width of Dining/Living area = 3.95 m (Guideline Requirement = 3.3 m)
5. Area of bedroom no. 1 = 14.10 m² (Guideline Requirement = 11.4 m²)
6. Minimum width of bedroom no. 1 = 3.00 m (Guideline Requirement = 2.8 m)
7. Aggregate bedroom floor area = 14.10 m² (Guideline Requirement = 11.4 m²)
8. Storage room = 4.80 m², (Guideline Requirement = 3 m²)
9. Total private amenity space = 18.48 m² (Guideline Requirement = 5 m²)
10. Duel Aspect - Yes

Apartment Block “E”

Ground floor duplex apartment Nos. 1 & 6

41. Number of Bedrooms = 2
42. Total Floor Area = 100.5 m² (Guideline Requirement = 73 m²)
43. Total area of Kitchen/Dining/Living room = 34.17 m² (Guideline Requirement = 30 m²)
44. Minimum width of Dining/Living area = 5.10 m (Guideline Requirement = 3.6 m)
45. Area of bedroom no. 1 = 15.00 m² (Guideline Requirement = 11.4 m²)
Area of bedroom no. 2 = 11.78 m² (Guideline Requirement = 11.4 m²)
46. Minimum width of bedroom no. 1 = 3.30 m (Guideline Requirement = 2.8 m)
Minimum width of bedroom no. 2 = 3.10 m (Guideline Requirement = 2.8 m)
47. Aggregate bedroom floor area = 26.78 m² (Guideline Requirement = 24.4 m²)
48. Storage room = 7.89 m², (Guideline Requirement = 6 m²)
49. Total private amenity space = 12.57 m² (Guideline Requirement = 7 m²)
50. Duel Aspect - Yes

Ground & first floor apartment Nos. 2, 7, 11 & 15

21. Number of Bedrooms = 1
22. Total Floor Area = 56.8 m² (Guideline Requirement = 45 m²)
23. Total area of Kitchen/Dining/Living room = 23.71 m² (Guideline Requirement = 23 m²)
24. Minimum width of Dining/Living area = 3.30 m (Guideline Requirement = 3.3 m)
25. Area of bedroom no. 1 = 15.25 m² (Guideline Requirement = 11.4 m²)
26. Minimum width of bedroom no. 1 = 3.20 m (Guideline Requirement = 2.8 m)
27. Aggregate bedroom floor area = 15.25 m² (Guideline Requirement = 11.4 m²)
28. Storage room = 5.25 m², (Guideline Requirement = 3 m²)
29. Total private amenity space = 8.13 m² (Guideline Requirement = 5 m²)
30. Duel Aspect - Yes

Ground, first, second & third floor apartment Nos. 3, 4, 8, 9, 12, 13, 16, 17, 20, 21, 24, 25, 27 & 30

21. Number of Bedrooms = 2
22. Total Floor Area = 79.7 m² (Guideline Requirement = 73 m²)
23. Total area of Kitchen/Dining/Living room = 30.08 m² (Guideline Requirement = 30 m²)
24. Minimum width of Dining/Living area = 4.70 m (Guideline Requirement = 3.6 m)
25. Area of bedroom no. 1 = 13.20 m² (Guideline Requirement = 11.4 m²)
Area of bedroom no. 2 = 11.36 m² (Guideline Requirement = 11.4 m²)
26. Minimum width of bedroom no. 1 = 3.00 m (Guideline Requirement = 2.8 m)
Minimum width of bedroom no. 2 = 3.20 m (Guideline Requirement = 2.8 m)
27. Aggregate bedroom floor area = 24.56 m² (Guideline Requirement = 24.4 m²)
28. Storage room = 5.70 m², additional storage in bedroom area surplus = 1.76 m² = 7.46 m² (Guideline Requirement = 6 m²)
29. Total private amenity space = 12.57 m² (Guideline Requirement = 7 m²)
30. Duel Aspect - Yes = Nos. 4, 9, 13, 17, 21 & 25
No = Nos. 3, 8, 12, 16, 20, 24, 27 & 30

Ground, first, second & third floor apartment Nos. 5, 10, 14, 18, 22, 26, 29 & 32

11. Number of Bedrooms = 1
12. Total Floor Area = 55.3 m² (Guideline Requirement = 45 m²)
13. Total area of Kitchen/Dining/Living room = 25.36 m² (Guideline Requirement = 23 m²)
14. Minimum width of Dining/Living area = 4.65 m (Guideline Requirement = 3.3 m)
15. Area of bedroom no. 1 = 12.90 m² (Guideline Requirement = 11.4 m²)
16. Minimum width of bedroom no. 1 = 3.00 m (Guideline Requirement = 2.8 m)
17. Aggregate bedroom floor area = 12.90 m² (Guideline Requirement = 11.4 m²)
18. Storage room = 4.69 m², (Guideline Requirement = 3 m²)
19. Total private amenity space = 11.67 m² (Guideline Requirement = 5 m²)
20. Duel Aspect - No

Third floor apartment Nos. 19 & 23

1. Number of Bedrooms = 1
2. Total Floor Area = 57.9 m² (Guideline Requirement = 45 m²)
3. Total area of Kitchen/Dining/Living room = 24.30 m² (Guideline Requirement = 23 m²)

- m²)
4. Minimum width of Dining/Living area = 3.3 m (Guideline Requirement = 3.3 m)
 5. Area of bedroom no. 1 = 15.25 m² (Guideline Requirement = 11.4 m²)
 6. Minimum width of bedroom no. 1 = 3.00 m (Guideline Requirement = 2.8 m)
 7. Aggregate bedroom floor area = 15.25 m² (Guideline Requirement = 11.4 m²)
 8. Storage room = 5.25 m², (Guideline Requirement = 3 m²)
 9. Total private amenity space = 18.48 m² (Guideline Requirement = 5 m²)
 10. Duel Aspect - No

Third floor apartment Nos. 28 & 31

1. Number of Bedrooms = 1
2. Total Floor Area = 58.6 m² (Guideline Requirement = 45 m²)
3. Total area of Kitchen/Dining/Living room = 27.92 m² (Guideline Requirement = 23 m²)
4. Minimum width of Dining/Living area = 3.95 m (Guideline Requirement = 3.3 m)
5. Area of bedroom no. 1 = 14.10 m² (Guideline Requirement = 11.4 m²)
6. Minimum width of bedroom no. 1 = 3.00 m (Guideline Requirement = 2.8 m)
7. Aggregate bedroom floor area = 14.10 m² (Guideline Requirement = 11.4 m²)
8. Storage room = 4.80 m², (Guideline Requirement = 3 m²)
9. Total private amenity space = 18.48 m² (Guideline Requirement = 5 m²)
10. Duel Aspect - Yes

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