

NEWCASTLE SOUTH

Housing Quality Assessment

June 2022



CONTENTS

| | |
|------------|--|
| 1.0 | INTRODUCTION |
| 2.0 | POLICY OVERVIEW |
| 3.0 | STATEMENT OF COMPLIANCE |
| 4.0 | HOUSE TYPE SUMMARY SCHEDULE |
| APPENDIX A | HOUSING QUALITY ASSESSMENT - RESIDENTIAL SCHEDULES |
| APPENDIX B | Drawings |
| APPENDIX C | Neighbourhoods & Plot Location Layout |

1.0 INTRODUCTION

This Housing Quality Assessment has been prepared as part of a planning application to South Dublin County Council for a residential development site that forms a parcel of land, C. 8.4Ha in size and is located South West of Newcastle Village Centre and the Main Street. The development site will have access from Athgoe Road that forms the western boundary, the adjacent Graydon development to the East currently under construction by Cairn and a further proposed connection to the North out onto main street. The masterplan incorporates the continuation of the Newcastle Boulevard route that runs from Ballynakelly through Graydon and out through the proposed development onto Athgoe Road.

The village of Newcastle represents a developing outer suburban village located within a semi-rural setting.

This report assesses the residential element of the proposed development against the provisions of the Quality Housing Guidelines and the South Dublin Development Plan Standards.

2.0 POLICY OVERVIEW

Quality Housing for Sustainable Communities

In February 2007, the Department of the Environment, Heritage and Local Government published a statement on housing policy, Delivering Homes Sustaining Communities, which set out the fundamentals of the Government's vision for housing in the coming years. The integrated package of policy initiatives identified a wide range of measures to promote better homes, better neighbourhoods and better urban spaces. These design guidelines are intended to assist in the implementation of those policies, and that of the Department of the Environment, Heritage and Local Governments National Spatial Strategy 2002- 2020 and the National Development Plan 2007 - 2013.

The purpose of these Guidelines is to assist in achieving the objectives for Delivering Homes, Sustaining Communities contained in the Government Statement on Housing Policy which focuses on creating sustainable communities that are socially inclusive by:

promoting high standards in the design and construction and in provision of residential amenity and services in new housing schemes;

encouraging best use of building land and optimal utilisation of services and infrastructure in the provision of new housing;

pointing the way to cost effective options for housing design that go beyond minimum codes and standards;

promoting high standards in the design and construction and in the provision of residential amenity and services in new housing schemes;

encouraging best use of building land and optimal utilisation of services and infrastructure in the provision of new housing;

pointing the way to cost effective options for housing design that go beyond minimum codes and standards;

promoting higher standards of environmental performance and durability in housing construction;

seeking to ensure that residents of new housing schemes enjoy the benefits of first-rate living conditions in a healthy, accessible and visually attractive environment; and providing homes and communities that may be easily managed and maintained.



3.0 STATEMENT OF COMPLIANCE

3.1 House Design Standards

As set out in both the South Dublin County Development plan and the Quality Housing for sustainable Communities Design Guidelines 2007, the minimum House floor areas are as follows:

House Floor Areas:

2 Bed/3 persons 2 storey House – minimum 70 sq.m - N/A
2 Bed/4 persons 2 storey House – minimum 80 sq.m - provided - 90.95
3 Bed/5 persons 2 storey House – minimum 92 sq.m - Provided - 114.33 - 118.02sq.m
4 Bed/7 persons 2 storey House – minimum 110 sq.m - Provided -128.24 - 140.02sq.m

The table above indicates the minimum floor areas for each house type.

Dwelling types are defined in terms of the number of bedrooms, the number of intended occupants and the number of storeys.

As per the Guidelines a dwelling designed to accommodate three or more persons the area of the bedrooms should be at least:

Single bedroom - 7.1m²
Double bedroom - 11.4m².
Main bedroom - 13m²

The recommended minimum unobstructed living room widths:

One bedroom - 3.3
Two bedroom - 3.6
Three and over - 3.8

The recommended minimum unobstructed Bedroom widths:

Single bedroom - 2.1
Double bedroom - 2.8

The guidance document also sets out the minimum Living and bedroom areas that are likely to be required to satisfy requirements of normal living.

The House types comply with all these requirements and in many cases exceed them.

The exact unit areas are set out in the attached apartment schedules in Appendix A.

Floor to Ceiling Height

Living room and bedroom spaces should be well proportioned, in terms of floor shapes and ceiling heights, so as to provide a good quality living environment for the occupants.

The Various House types provide for well planned out spaces with ceiling heights in excess of 2.6m in the general living spaces and exceed 2.4m in the bedrooms.

Internal Storage

As advised in the Guidelines, provision has been made for general storage and utility. The minimum storage space area requirements are set out as an appendix to the Guidelines as follows:

2 Bed/4P House 2 storey – 4 sq.m
3 Bed/5P House 2 storey – 5 sq.m
4 Bed/6P House 2 storey - 6 sq.m

3.2 Private Amenity Space – Houses:

The area requirements for Private Amenity Space is set out from Guidelines below:

2 Bedroom Units – 55 sq.m
3 Bedroom Units – 60 sq.m
4 Bedroom Units – 70 sq.m

The development provides for Private Amenity Space and complies with the minimum standards and in most cases exceeds them.

3.3 Public Open Space/Children's Play:

We list below the 5No Public Open Spaces/Children's Play areas which have been located around the application site and which are detailed in the Landscape Architects report and drawings.

- (A) Tower Park
- (B) Sean Feirm Park
- (C) Northern space adjacent to pumping station
- (D) Adjacent to Apartments
- (E) To Eastern Boundary with LAP

3.4 Refuse Storage for all House Types:

Waste storage for the Housing units with external side access can be accommodated in the garden at the rear of the property.

For those units that are located in a mid terrace location with no external side access to the rear garden a private stand alone storage unit is located at the front of the property.

In this situation provision has been made for the adequate storage area to satisfy the three bin system for the collection of mixed dry recyclables, organic waste and residual waste.

Car Parking:

As set out in the South Dublin County Development Plan and Based on Zone 1 (Residential) the Maximum Parking Rates are as follows:

| | |
|--------|------------|
| Houses | |
| 2 Bed | 1.5 Spaces |
| 3+ Bed | 2.0 Spaces |
| | |

Refer to Engineers report with regard to Parking and Vehicular movement.

Refer to the Design Report and drawings in Appendix B (NTS) as well as accompanying set of full scale drawings for houses.

Please refer to separate HQA with regard to the Plots where Apartment blocks & Duplex blocks are proposed within the Scheme.

4.0 Summary Schedule

The residential housing mix achieved, with maximum parking allowed and Parking provisions proposed in the scheme is described in the following tables:

| 7 RESIDENTIAL SITE MIX | | | |
|------------------------|------------|-----|-----------------|
| | Houses | % | Maximum Parking |
| 2 Bed | 8 | 6% | 12 |
| 3 Bed | 94 | 73% | 188 |
| 4 Bed | 25 | 20% | 50 |
| 5 Bed | 1 | 1% | 2 |
| TOTAL | 128 | | 252 |

| 10- PARKING PROVISION IN THE SITE | | | |
|---------------------------------------|---|--------|------------|
| 10a- BICYCLE PARKING PROVISION | | | |
| | Long Stay | | 252 |
| | Staff spaces -Creche | | 6 |
| | Short stay for visitors | | 112 |
| | Total | | 370 |
| 10b- MOTORBIKES | | | |
| | On Surface | | 28 |
| | Total | | 28 |
| 10c- CAR PARKING | | | |
| | Houses on Curtilage | | 179 |
| | Houses on street | | 48 |
| | Duplex | | 36 |
| | Apartments Surface | | 86 |
| | Universal Access | | 10 |
| | Visitor | | 24 |
| | EV Spaces | | 36 |
| | Car Sharing (Go Car etc) | | 4 |
| | 13 associated Parking spaces provided within the Graydon Development | Creche | |
| | Total | | 423 |

| | | |
|--|-------------------------|-----|
| Proposed Parking for the Residential Housing units | On curtilage and street | 227 |
|--|-------------------------|-----|

HOUSING QUALITY ASSESSMENT
RESIDENTIAL SCHEDULES

APPENDIX A

NEWCASTLE - SOUTH
SCHEDULE OF ACCOMMODATION

HOUSING

| UNIT TYPE | PLOT | DESCRIPTION | GIA sq.m | No.of Storeys | No Beds | BEDSPACES | Agg.LIVING sq.m | BED 1 sq.m | BED 2 sq.m | BED 3 sq.m | BED 4 sq.m | BED 5 sq.m | AGG. BED sq.m | ORIENTATION | STORAGE | PRIVATE AMMENITY SPACES sq.m |
|---------------|------|--------------------------|----------|---------------|---------|-----------|-----------------|------------|------------|------------|------------|------------|---------------|-------------|---------|------------------------------|
| HOUSES | | | | | | | | | | | | | | | | |
| A1 | 1 | Semi-Detached Side Entry | 139.66 | 2 STOREY | 4 | 6 | 46.72 | 13.47 | 12.55 | 9.85 | 9.74 | | 45.61 | E | 9.24 | 78.00 |
| A | 2 | Semi-Detached | 138.24 | 2 STOREY | 4 | 6 | 46.93 | 13.38 | 12.55 | 9.85 | 9.74 | | 45.52 | E | 9.24 | 78.00 |
| B1 | 3 | Semi-Detached | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | E | 8.22 | 84.00 |
| B1 | 4 | Semi-Detached | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | E | 8.22 | 84.00 |
| A | 5 | Semi-Detached | 138.24 | 2 STOREY | 4 | 6 | 46.93 | 13.38 | 12.55 | 9.85 | 9.74 | | 45.52 | S | 9.24 | 81.00 |
| A | 6 | Semi-Detached | 138.24 | 2 STOREY | 4 | 6 | 46.93 | 13.38 | 12.55 | 9.85 | 9.74 | | 45.52 | S | 9.24 | 79.00 |
| B1 | 7 | Semi-detached | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | S | 8.22 | 81.00 |
| B1 | 8 | Semi-detached | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | S | 8.22 | 81.00 |
| B1 | 9 | Semi-detached | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | S | 8.22 | 81.00 |
| B1 | 10 | Semi-detached | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | S | 8.22 | 81.00 |
| B1 | 11 | Semi-detached | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | S | 8.22 | 81.00 |
| B1 | 12 | Semi-detached | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | S | 8.22 | 81.00 |
| B1 | 13 | Semi-detached | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | S | 8.22 | 81.00 |
| B1 | 14 | Semi-detached | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | S | 8.22 | 81.00 |
| A | 15 | Semi-Detached | 138.24 | 2 STOREY | 4 | 6 | 46.93 | 13.38 | 12.55 | 9.85 | 9.74 | | 45.52 | S | 9.24 | 79.00 |
| A | 16 | Semi-Detached | 138.24 | 2 STOREY | 4 | 6 | 46.93 | 13.38 | 12.55 | 9.85 | 9.74 | | 45.52 | S | 9.24 | 77.00 |
| C2 | 17 | Semi-Detached | 114.33 | 2 STOREY | 3 | 5 | 33.09 | 13.27 | 11.88 | 7.94 | | | 33.09 | W | 8.55 | 88.00 |
| D | 18 | Semi-Detached | 140.02 | 2 STOREY | 4 | 6 | 53.35 | 14.13 | 12.66 | 10.80 | 7.71 | | 45.30 | W | 8.03 | 121.00 |
| D | 19 | End Terrace | 140.02 | 2 STOREY | 4 | 6 | 53.35 | 14.13 | 12.66 | 10.80 | 7.71 | | 45.30 | N | 8.03 | 73.00 |
| C1 | 20 | Mid Terrace | 115.96 | 2 STOREY | 3 | 5 | 41.00 | 13.87 | 11.88 | 7.94 | | | 33.69 | N | 7.97 | 72.00 |
| C2 | 21 | End Terrace | 114.33 | 2 STOREY | 3 | 5 | 33.09 | 13.27 | 11.88 | 7.94 | | | 33.09 | N | 8.55 | 80.00 |
| A | 22 | Semi-Detached | 138.24 | 2 STOREY | 4 | 6 | 46.93 | 13.38 | 12.55 | 9.85 | 9.74 | | 45.52 | W | 9.24 | 119.00 |
| A | 23 | Semi-Detached | 138.24 | 2 STOREY | 4 | 6 | 46.93 | 13.38 | 12.55 | 9.85 | 9.74 | | 45.52 | W | 9.24 | 90.00 |
| D1 | 24 | Detached | 139.64 | 2 STOREY | 4 | 6 | 53.31 | 14.03 | 12.66 | 10.80 | 7.54 | | 45.03 | N | 8.03 | 162.00 |
| A | 25 | Semi-Detached | 138.24 | 2 STOREY | 4 | 6 | 46.93 | 13.38 | 12.55 | 9.85 | 9.74 | | 45.52 | N | 9.24 | 73.00 |
| A1 | 26 | Semi-Detached Side Entry | 139.66 | 2 STOREY | 4 | 6 | 46.72 | 13.47 | 12.55 | 9.85 | 9.74 | | 45.61 | N | 9.24 | 71.00 |
| B1 | 27 | Semi-Detached | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | N | 8.22 | 77.00 |
| B1 | 28 | Semi-Detached | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | N | 8.22 | 68.00 |
| B1 | 29 | Semi-Detached | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | N | 8.22 | 72.00 |
| B1 | 30 | Semi-Detached | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | N | 8.22 | 84.00 |
| B1 | 31 | Semi-Detached | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | N | 8.22 | 85.00 |
| B1 | 32 | Semi-Detached | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | N | 8.22 | 86.00 |
| C | 33 | Semi-Detached | 114.33 | 2 STOREY | 3 | 5 | 33.09 | 13.27 | 11.88 | 7.94 | | | 33.09 | N | 8.55 | 100.00 |
| C | 34 | Semi-Detached | 114.33 | 2 STOREY | 3 | 5 | 33.09 | 13.27 | 11.88 | 7.94 | | | 33.09 | N | 8.55 | 104.00 |
| C | 35 | Semi-Detached | 114.33 | 2 STOREY | 3 | 5 | 33.09 | 13.27 | 11.88 | 7.94 | | | 33.09 | N | 8.55 | 107.00 |
| C | 36 | Semi-Detached | 114.33 | 2 STOREY | 3 | 5 | 33.09 | 13.27 | 11.88 | 7.94 | | | 33.09 | N | 8.55 | 114.00 |
| B2 | 37 | Semi-Detached Side Entry | 118.02 | 2 STOREY | 3 | 5 | 43.73 | 18.38 | 12.75 | 8.05 | | | 39.18 | W | 7.19 | 64.00 |
| B1 | 38 | Semi-Detached | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | W | 8.22 | 75.00 |
| B1 | 39 | End Terrace | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | W | 8.22 | 75.00 |
| B | 40 | Mid Terrace | 117.26 | 2 STOREY | 3 | 5 | 38.18 | 15.45 | 12.33 | 8.23 | | | 36.01 | W | 8.22 | 61.00 |
| B | 41 | Mid Terrace | 117.26 | 2 STOREY | 3 | 5 | 38.18 | 15.45 | 12.33 | 8.23 | | | 36.01 | W | 8.22 | 61.00 |

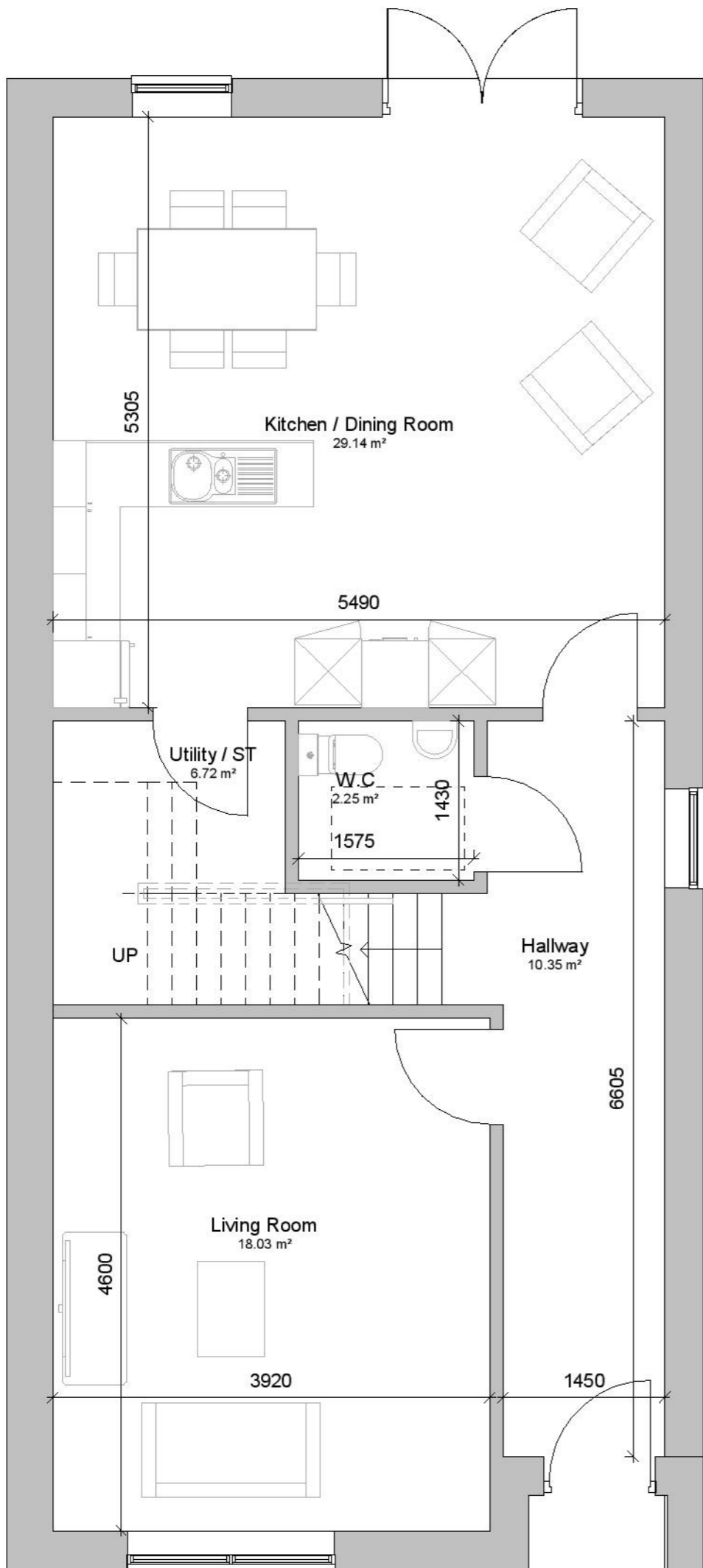
| | | | | | | | | | | | | | | | | |
|----|----|--------------------------|--------|----------|---|---|-------|-------|-------|-------|------|--|-------|---|------|--------|
| B1 | 42 | End Terrace | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | W | 8.22 | 77.00 |
| B1 | 43 | Semi-Detached | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | W | 8.22 | 80.00 |
| B2 | 44 | Semi-Detached Side Entry | 118.02 | 2 STOREY | 3 | 5 | 43.73 | 18.38 | 12.75 | 8.05 | | | 39.18 | W | 7.19 | 75.00 |
| B1 | 45 | End Terrace | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | S | 8.22 | 71.00 |
| B | 46 | Mid Terrace | 117.26 | 2 STOREY | 3 | 5 | 38.18 | 15.45 | 12.33 | 8.23 | | | 36.01 | S | 8.22 | 61.00 |
| B | 47 | Mid Terrace | 117.26 | 2 STOREY | 3 | 5 | 38.18 | 15.45 | 12.33 | 8.23 | | | 36.01 | S | 8.22 | 61.00 |
| B1 | 48 | End Terrace | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | S | 8.22 | 75.00 |
| B1 | 49 | End Terrace | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | S | 8.22 | 71.00 |
| B | 50 | Mid Terrace | 117.26 | 2 STOREY | 3 | 5 | 38.18 | 15.45 | 12.33 | 8.23 | | | 36.01 | S | 8.22 | 61.00 |
| B | 51 | Mid Terrace | 117.26 | 2 STOREY | 3 | 5 | 38.18 | 15.45 | 12.33 | 8.23 | | | 36.01 | S | 8.22 | 61.00 |
| B1 | 52 | End Terrace | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | S | 8.22 | 75.00 |
| C | 53 | End Terrace | 114.33 | 2 STOREY | 3 | 5 | 33.09 | 13.27 | 11.88 | 7.94 | | | 33.09 | S | 8.55 | 98.00 |
| C1 | 54 | Mid Terrace | 115.96 | 2 STOREY | 3 | 5 | 41.00 | 13.87 | 11.88 | 7.94 | | | 33.69 | S | 7.97 | 87.00 |
| C | 55 | End Terrace | 114.33 | 2 STOREY | 3 | 5 | 33.09 | 13.27 | 11.88 | 7.94 | | | 33.09 | S | 8.55 | 89.00 |
| C2 | 56 | End Terrace | 114.33 | 2 STOREY | 3 | 5 | 33.09 | 13.27 | 11.88 | 7.94 | | | 33.09 | E | 8.55 | 71.00 |
| C1 | 57 | Mid Terrace | 115.96 | 2 STOREY | 3 | 5 | 41.00 | 13.87 | 11.88 | 7.94 | | | 33.69 | E | 7.97 | 73.00 |
| D | 58 | End Terrace | 140.02 | 2 STOREY | 4 | 6 | 53.35 | 14.13 | 12.66 | 10.80 | 7.71 | | 45.30 | E | 8.03 | 79.00 |
| D | 59 | Semi-Detached | 140.02 | 2 STOREY | 4 | 6 | 53.35 | 14.13 | 12.66 | 10.80 | 7.71 | | 45.30 | E | 8.03 | 79.00 |
| C | 60 | Semi-Detached | 114.33 | 2 STOREY | 3 | 5 | 33.09 | 13.27 | 11.88 | 7.94 | | | 33.09 | E | 8.55 | 96.00 |
| B2 | 61 | End Terrace Side Entry | 118.02 | 2 STOREY | 3 | 5 | 43.73 | 18.38 | 12.75 | 8.05 | | | 39.18 | E | 7.19 | 87.00 |
| B | 62 | Mid Terrace | 117.26 | 2 STOREY | 3 | 5 | 38.18 | 15.45 | 12.33 | 8.23 | | | 36.01 | E | 8.22 | 57.00 |
| B | 63 | Mid Terrace | 117.26 | 2 STOREY | 3 | 5 | 38.18 | 15.45 | 12.33 | 8.23 | | | 36.01 | E | 8.22 | 59.00 |
| B2 | 64 | End Terrace Side Entry | 118.02 | 2 STOREY | 3 | 5 | 43.73 | 18.38 | 12.75 | 8.05 | | | 39.18 | E | 7.19 | 79.00 |
| B1 | 65 | End Terrace | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | S | 8.22 | 71.00 |
| B | 66 | Mid Terrace | 117.26 | 2 STOREY | 3 | 5 | 38.18 | 15.45 | 12.33 | 8.23 | | | 36.01 | S | 8.22 | 60.00 |
| B | 67 | Mid Terrace | 117.26 | 2 STOREY | 3 | 5 | 38.18 | 15.45 | 12.33 | 8.23 | | | 36.01 | S | 8.22 | 60.00 |
| B1 | 68 | End Terrace | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | S | 8.22 | 74.00 |
| B1 | 69 | End Terrace | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | S | 8.22 | 74.00 |
| B | 70 | Mid Terrace | 117.26 | 2 STOREY | 3 | 5 | 38.18 | 15.45 | 12.33 | 8.23 | | | 36.01 | S | 8.22 | 60.00 |
| B | 71 | Mid Terrace | 117.26 | 2 STOREY | 3 | 5 | 38.18 | 15.45 | 12.33 | 8.23 | | | 36.01 | S | 8.22 | 60.00 |
| B1 | 72 | End Terrace | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | S | 8.22 | 74.00 |
| D | 73 | Semi-Detached | 140.02 | 2 STOREY | 4 | 6 | 53.35 | 14.13 | 12.66 | 10.80 | 7.71 | | 45.30 | W | 8.03 | 70.00 |
| C | 74 | Semi-Detached | 114.33 | 2 STOREY | 3 | 5 | 33.09 | 13.27 | 11.88 | 7.94 | | | 33.09 | W | 8.55 | 92.00 |
| B2 | 75 | Semi-Detached Side Entry | 118.02 | 2 STOREY | 3 | 5 | 43.73 | 18.38 | 12.75 | 8.05 | | | 39.18 | N | 7.19 | 70.00 |
| B1 | 76 | Semi-Detached | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | N | 8.22 | 70.00 |
| B1 | 77 | End Terrace | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | N | 8.22 | 75.00 |
| B | 78 | Mid Terrace | 117.26 | 2 STOREY | 3 | 5 | 38.18 | 15.45 | 12.33 | 8.23 | | | 36.01 | N | 8.22 | 60.00 |
| B | 79 | Mid Terrace | 117.26 | 2 STOREY | 3 | 5 | 38.18 | 15.45 | 12.33 | 8.23 | | | 36.01 | N | 8.22 | 60.00 |
| B1 | 80 | End Terrace | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | N | 8.22 | 74.00 |
| B1 | 81 | End Terrace | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | N | 8.22 | 74.00 |
| B | 82 | Mid Terrace | 117.26 | 2 STOREY | 3 | 5 | 38.18 | 15.45 | 12.33 | 8.23 | | | 36.01 | N | 8.22 | 60.00 |
| B | 83 | Mid Terrace | 117.26 | 2 STOREY | 3 | 5 | 38.18 | 15.45 | 12.33 | 8.23 | | | 36.01 | N | 8.22 | 60.00 |
| B1 | 84 | End Terrace | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | N | 8.22 | 74.00 |
| B1 | 85 | End Terrace | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | E | 8.22 | 75.00 |
| F | 86 | Mid Terrace | 90.95 | 2 STOREY | 2 | 4 | 32.71 | 14.46 | 11.63 | | | | 26.09 | E | 7.18 | 52.00 |
| F | 87 | Mid Terrace | 90.95 | 2 STOREY | 2 | 4 | 32.71 | 14.46 | 11.63 | | | | 26.09 | E | 7.18 | 51.00 |
| B2 | 88 | End Terrace Side Entry | 118.02 | 2 STOREY | 3 | 5 | 43.73 | 18.38 | 12.75 | 8.05 | | | 39.18 | E | 7.19 | 79.00 |
| B2 | 89 | End Terrace Side Entry | 118.02 | 2 STOREY | 3 | 5 | 43.73 | 18.38 | 12.75 | 8.05 | | | 39.18 | W | 7.19 | 80.00 |
| F | 90 | Mid Terrace | 90.95 | 2 STOREY | 2 | 4 | 32.71 | 14.46 | 11.63 | | | | 26.09 | W | 7.18 | 51.00 |
| F | 91 | Mid Terrace | 90.95 | 2 STOREY | 2 | 4 | 32.71 | 14.46 | 11.63 | | | | 26.09 | W | 7.18 | 51.00 |
| B1 | 92 | End Terrace | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | W | 8.22 | 81.00 |
| B1 | 93 | End Terrace | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | W | 8.22 | 105.00 |

| | | | | | | | | | | | | | | | | |
|--------------|-----|--------------------------|----------|----------|---|-----|-------|-------|-------|-------|------|-------|-------|---|------|--------|
| F | 94 | Mid Terrace | 90.95 | 2 STOREY | 2 | 4 | 32.71 | 14.46 | 11.63 | | | | 26.09 | W | 7.18 | 72.00 |
| F | 95 | Mid Terrace | 90.95 | 2 STOREY | 2 | 4 | 32.71 | 14.46 | 11.63 | | | | 26.09 | W | 7.18 | 72.00 |
| B1 | 96 | End Terrace | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | W | 8.22 | 112.00 |
| D | 97 | End Terrace | 140.02 | 2 STOREY | 4 | 7 | 53.35 | 14.13 | 12.66 | 10.80 | 7.71 | | 45.30 | N | 8.03 | 60.00 |
| C1 | 98 | Mid Terrace | 115.96 | 2 STOREY | 3 | 5 | 41.00 | 13.87 | 11.88 | 7.94 | | | 33.69 | N | 7.97 | 67.00 |
| C2 | 99 | End Terrace | 114.33 | 2 STOREY | 3 | 5 | 33.09 | 13.27 | 11.88 | 7.94 | | | 33.09 | N | 8.55 | 75.00 |
| B1 | 100 | Semi-Detached | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | N | 8.22 | 69.00 |
| B2 | 101 | Semi-Detached Side Entry | 118.02 | 2 STOREY | 3 | 5 | 43.73 | 18.38 | 12.75 | 8.05 | | | 39.18 | N | 7.19 | 74.00 |
| B2 | 102 | End Terrace Side Entry | 118.02 | 2 STOREY | 3 | 5 | 43.73 | 18.38 | 12.75 | 8.05 | | | 39.18 | S | 7.19 | 74.00 |
| F | 103 | Mid Terrace | 90.95 | 2 STOREY | 2 | 4 | 32.71 | 14.46 | 11.63 | | | | 26.09 | S | 7.18 | 49.00 |
| F | 104 | Mid Terrace | 90.95 | 2 STOREY | 2 | 4 | 32.71 | 14.46 | 11.63 | | | | 26.09 | S | 7.18 | 49.00 |
| B1 | 105 | End Terrace | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | S | 8.22 | 76.00 |
| D | 106 | Semi-Detached | 140.02 | 2 STOREY | 4 | 6 | 53.35 | 14.13 | 12.66 | 10.80 | 7.71 | | 45.30 | W | 8.03 | 70.00 |
| C | 107 | Semi-Detached | 114.33 | 2 STOREY | 3 | 5 | 33.09 | 13.27 | 11.88 | 7.94 | | | 33.09 | W | 8.55 | 89.00 |
| B1 | 108 | End Terrace | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | W | 8.22 | 162.00 |
| B | 109 | Mid Terrace | 117.26 | 2 STOREY | 3 | 5 | 38.18 | 15.45 | 12.33 | 8.23 | | | 36.01 | W | 8.22 | 102.00 |
| B | 110 | Mid Terrace | 117.26 | 2 STOREY | 3 | 5 | 38.18 | 15.45 | 12.33 | 8.23 | | | 36.01 | W | 8.22 | 76.00 |
| B2 | 111 | End Terrace Side Entry | 118.02 | 2 STOREY | 3 | 5 | 43.73 | 18.38 | 12.75 | 8.05 | | | 39.18 | W | 7.19 | 61.00 |
| B2 | 112 | End Terrace Side Entry | 118.02 | 2 STOREY | 3 | 5 | 43.73 | 18.38 | 12.75 | 8.05 | | | 39.18 | E | 7.19 | 85.00 |
| B | 113 | Mid Terrace | 117.26 | 2 STOREY | 3 | 5 | 38.18 | 15.45 | 12.33 | 8.23 | | | 36.01 | E | 8.22 | 63.00 |
| B | 114 | Mid Terrace | 117.26 | 2 STOREY | 3 | 5 | 38.18 | 15.45 | 12.33 | 8.23 | | | 36.01 | E | 8.22 | 63.00 |
| B1 | 115 | End Terrace | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | E | 8.22 | 75.00 |
| B1 | 116 | End Terrace | 116.40 | 2 STOREY | 3 | 5 | 37.98 | 15.27 | 12.26 | 8.11 | | | 35.64 | E | 8.22 | 77.00 |
| B | 117 | Mid Terrace | 117.26 | 2 STOREY | 3 | 5 | 38.18 | 15.45 | 12.33 | 8.23 | | | 36.01 | E | 8.22 | 62.00 |
| B2 | 118 | End Terrace Side Entry | 118.02 | 2 STOREY | 3 | 5 | 43.73 | 18.38 | 12.75 | 8.05 | | | 39.18 | E | 7.19 | 72.00 |
| C | 119 | Semi-Detached | 114.33 | 2 STOREY | 3 | 5 | 33.09 | 13.27 | 11.88 | 7.94 | | | 33.09 | S | 8.55 | 87.00 |
| C | 120 | Semi-Detached | 114.33 | 2 STOREY | 3 | 5 | 33.09 | 13.27 | 11.88 | 7.94 | | | 33.09 | S | 8.55 | 87.00 |
| C | 121 | Semi-Detached | 114.33 | 2 STOREY | 3 | 5 | 33.09 | 13.27 | 11.88 | 7.94 | | | 33.09 | S | 8.55 | 87.00 |
| D | 122 | Semi-Detached | 140.02 | 2 STOREY | 4 | 6 | 53.35 | 14.13 | 12.66 | 10.80 | 7.71 | | 45.30 | S | 8.03 | 70.00 |
| G1 | 123 | Detached | 128.24 | 2 STOREY | 4 | 6 | 46.09 | 15.26 | 12.70 | 8.51 | 7.49 | | 43.96 | N | 8.48 | 75.00 |
| G | 124 | Detached | 128.24 | 2 STOREY | 4 | 6 | 46.09 | 15.26 | 12.70 | 8.51 | 7.49 | | 43.96 | N | 8.48 | 75.00 |
| G | 125 | Detached | 128.24 | 2 STOREY | 4 | 6 | 46.09 | 15.26 | 12.70 | 8.51 | 7.49 | | 43.96 | N | 8.48 | 75.00 |
| G | 126 | Detached | 128.24 | 2 STOREY | 4 | 6 | 46.09 | 15.26 | 12.70 | 8.51 | 7.49 | | 43.96 | N | 8.48 | 75.00 |
| G | 127 | Detached | 128.24 | 2 STOREY | 4 | 6 | 46.09 | 15.26 | 12.70 | 8.51 | 7.49 | | 43.96 | N | 8.48 | 75.00 |
| G2 | 128 | Detached | 146.65 | 2 STOREY | 5 | 8 | 46.09 | 15.26 | 12.70 | 8.51 | 7.49 | 12.75 | 56.71 | N | 8.48 | 150.00 |
| Total | | | 15221.11 | | | 660 | | | | | | | | | | |

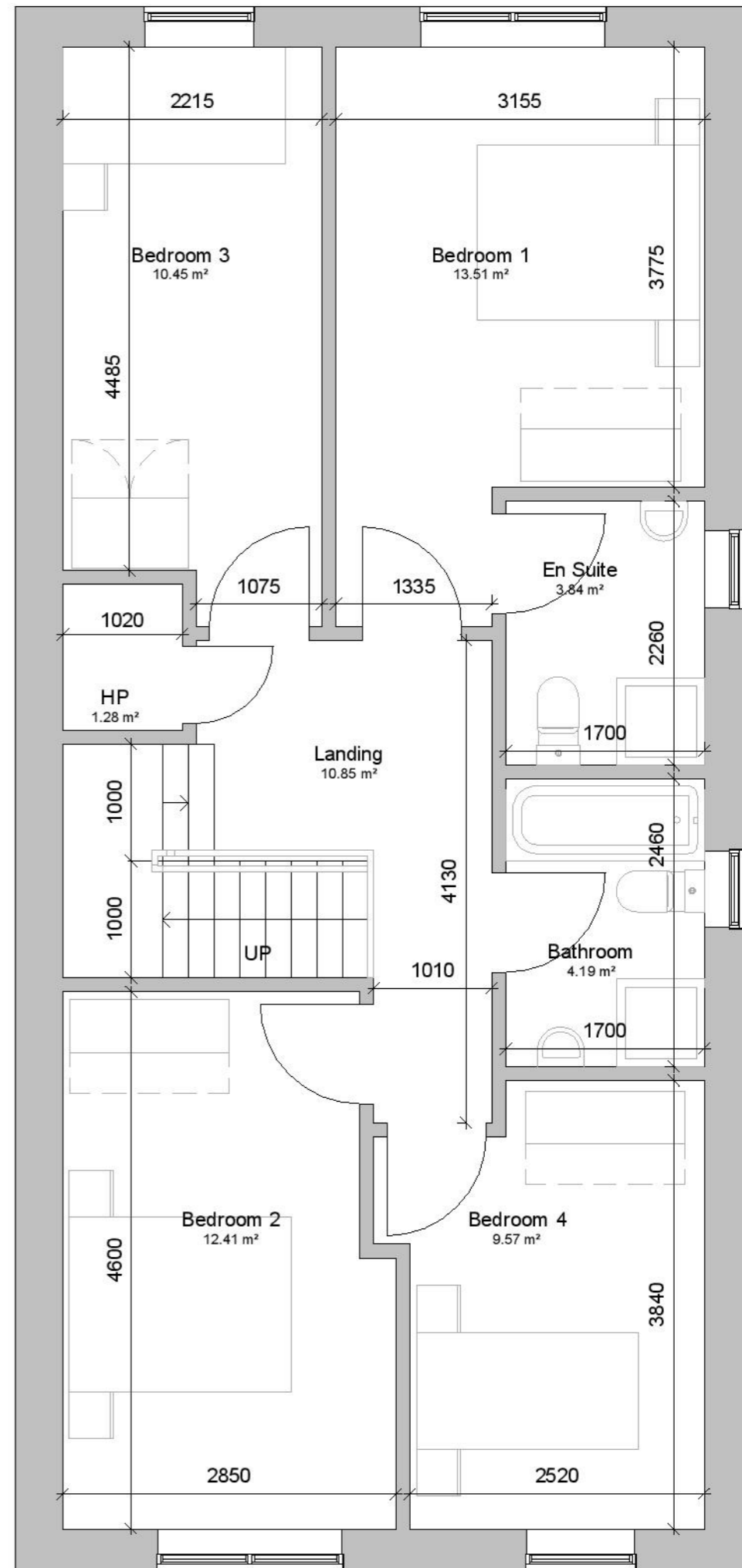
| UNIT BREAKDOWN | TOTAL HOUSING UNITS | 2 BED UNITS. | 3 BED UNITS. | 4 BED UNITS. | 5 BED UNITS. |
|----------------|---------------------|--------------|--------------|--------------|--------------|
| | 128 | 8 | 94 | 25 | 1 |
| | | 6.25% | 73.44% | 19.53% | 0.78% |

RESIDENTIAL TYPES
FLOOR PLANS

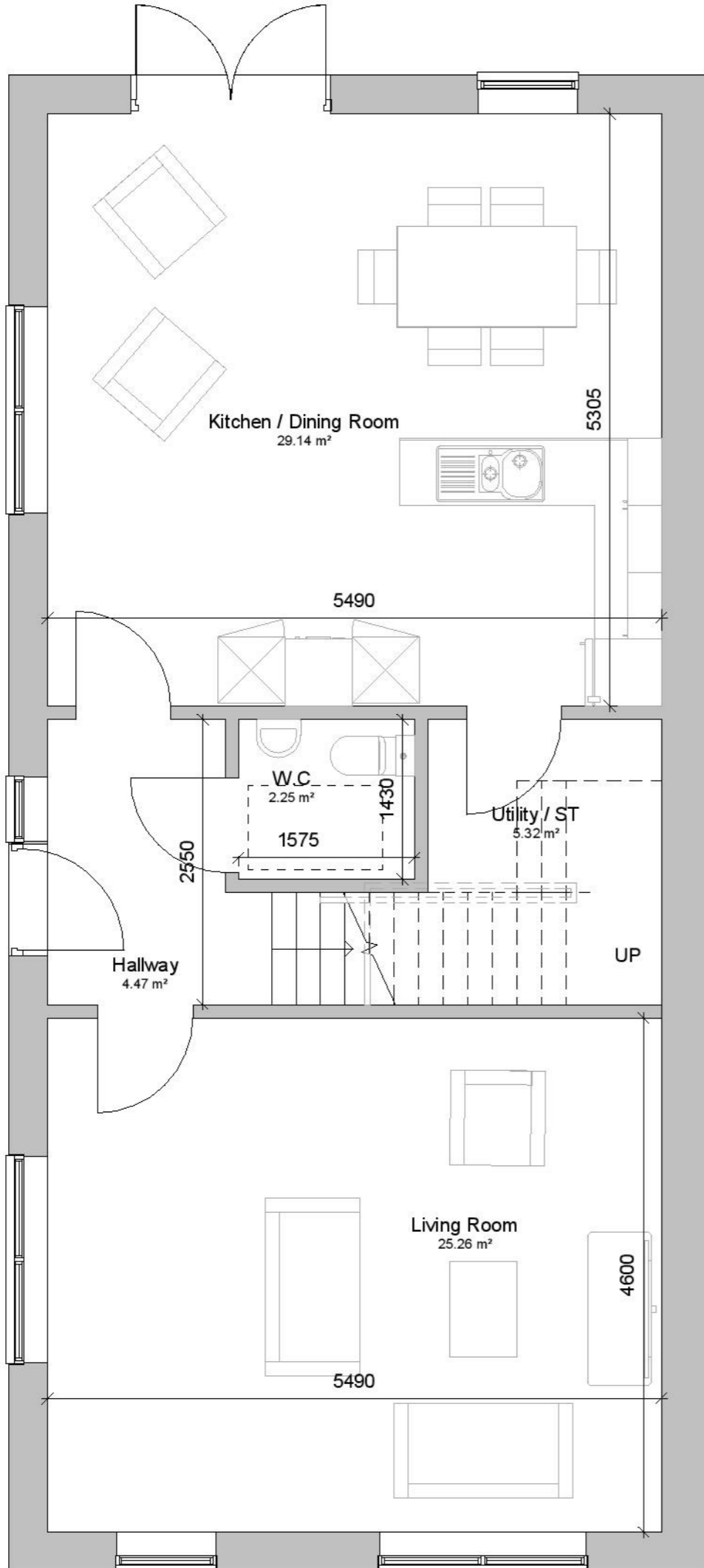
APPENDIX B



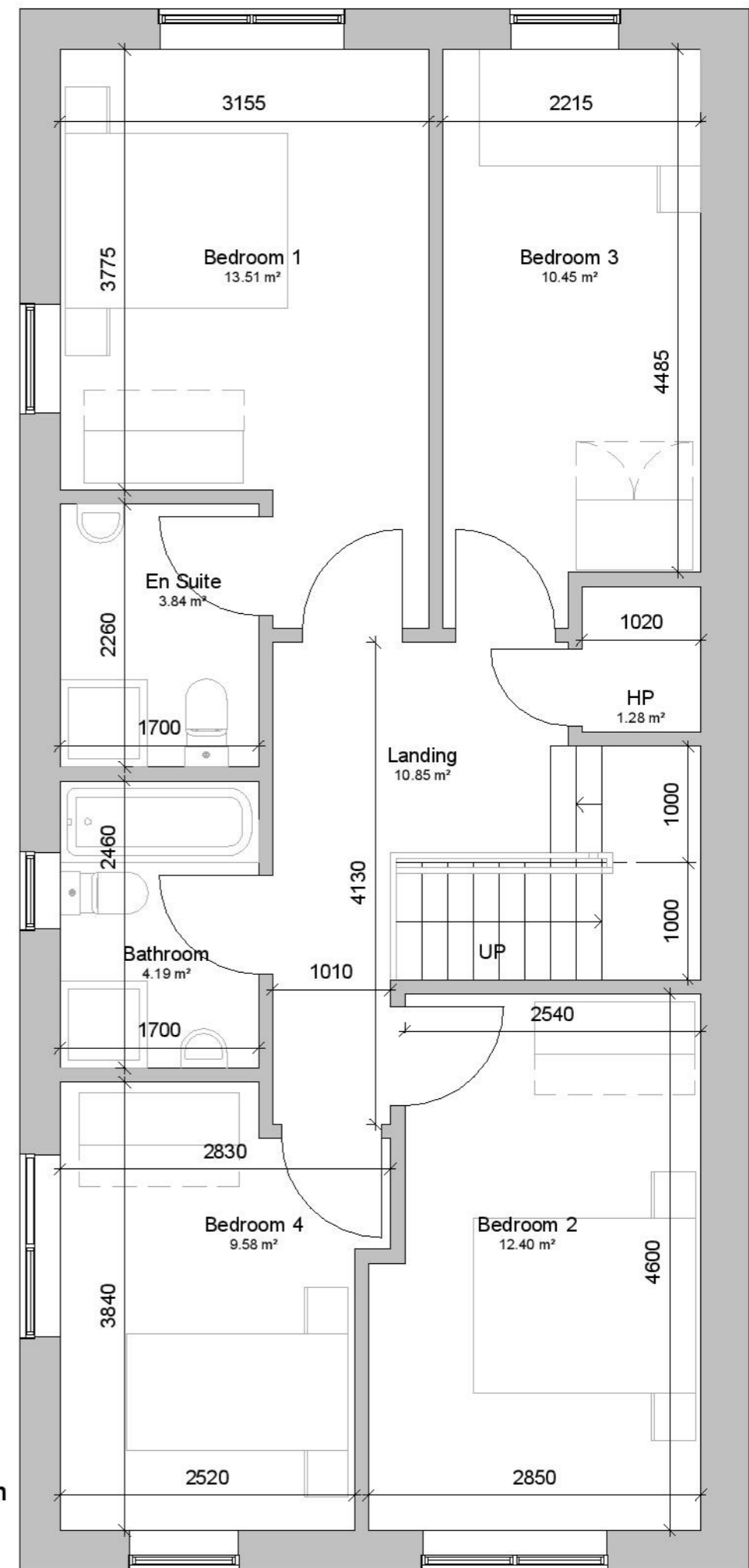
Ground Floor Plan House Type A 1:50



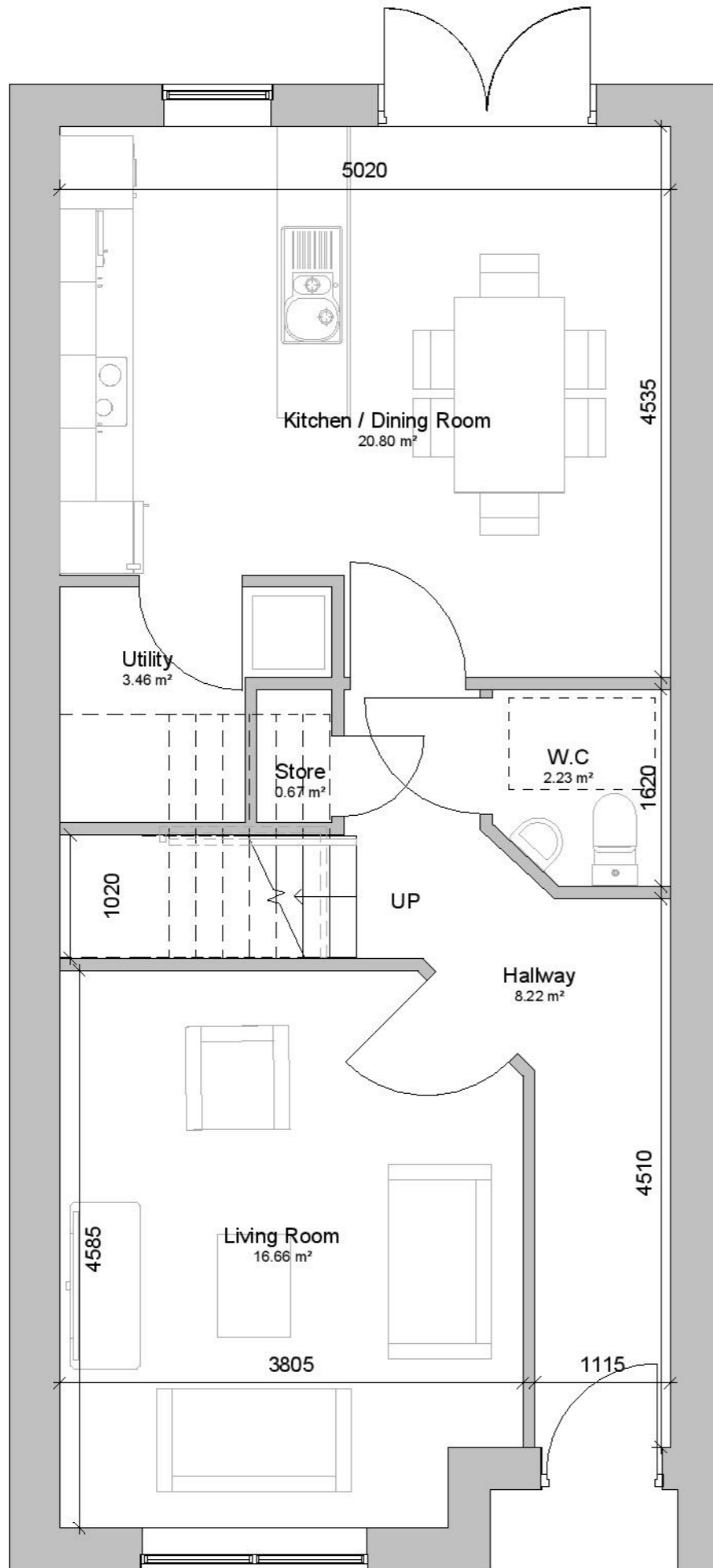
First Floor Plan House Type A 1:50



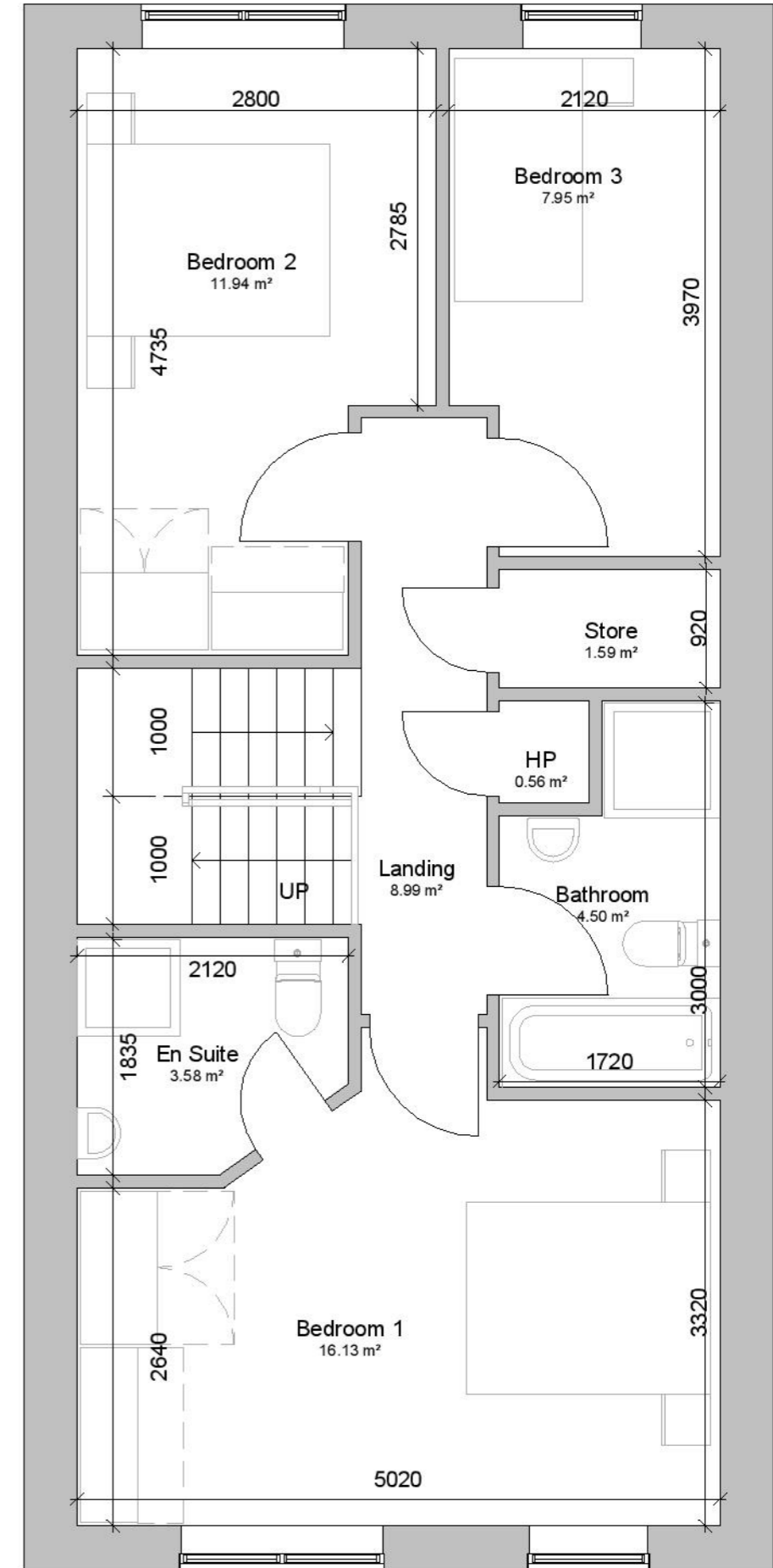
**Ground Floor Plan
House Type A1
1:50**



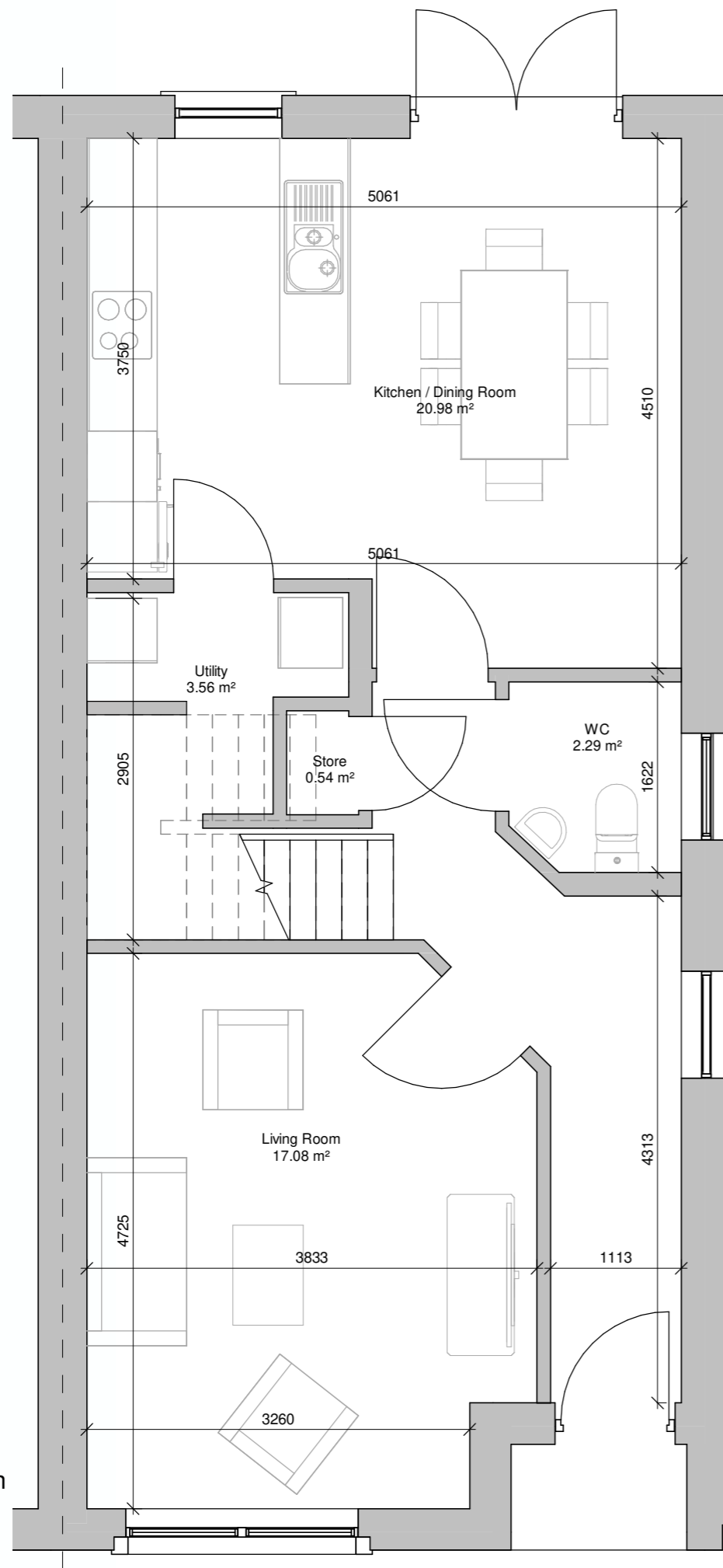
**First Floor Plan
House Type A1
1:50**



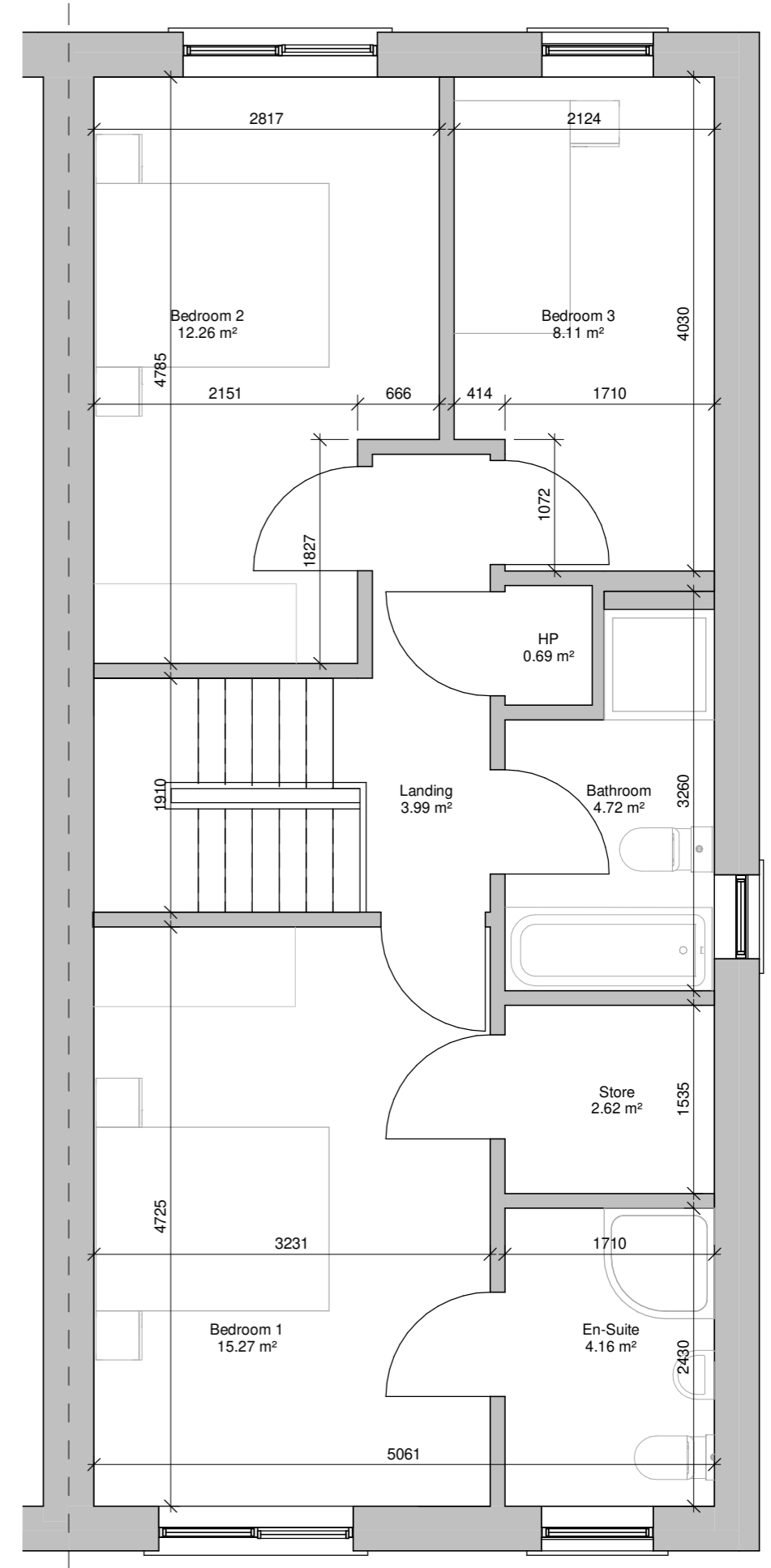
Ground Floor Plan
House Type B
1:50



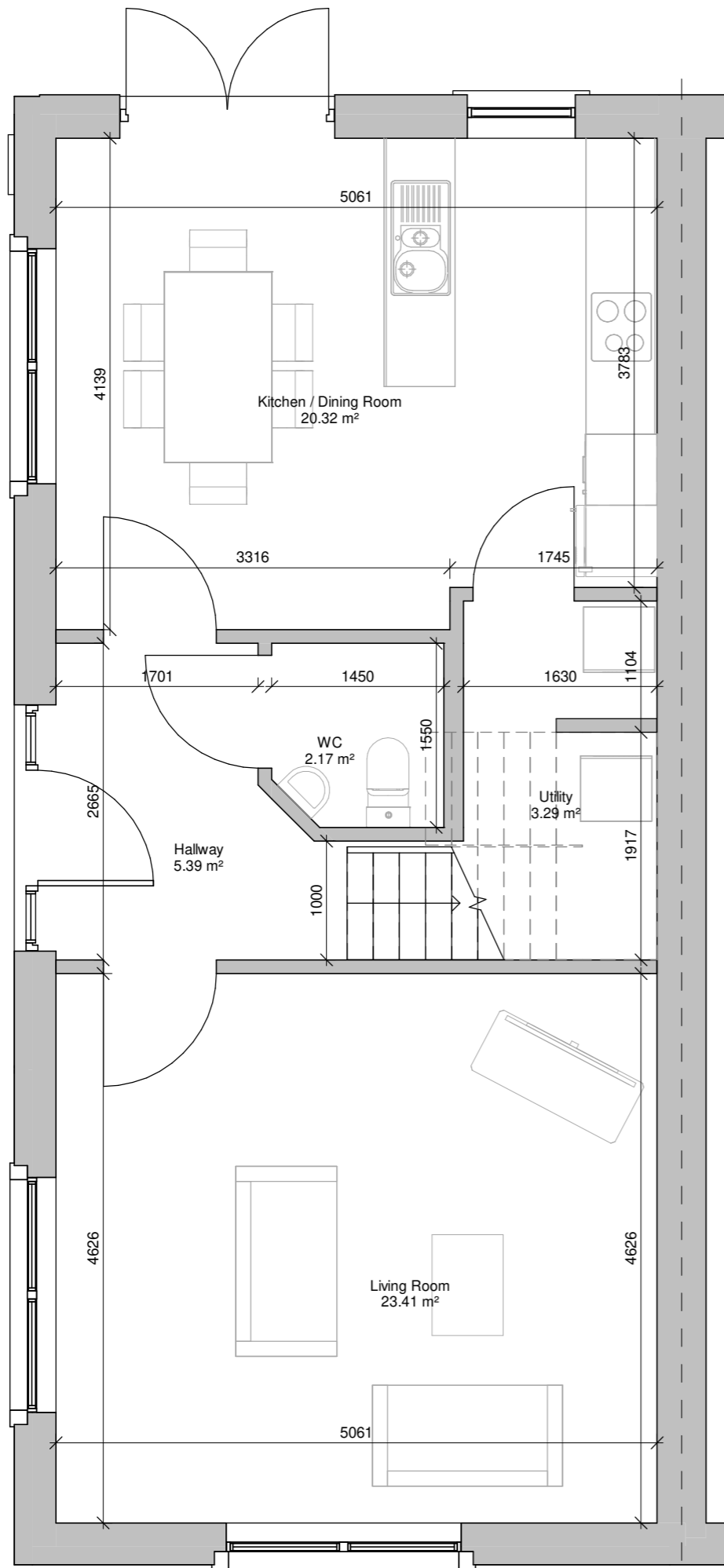
First Floor Plan
House Type B
1:50



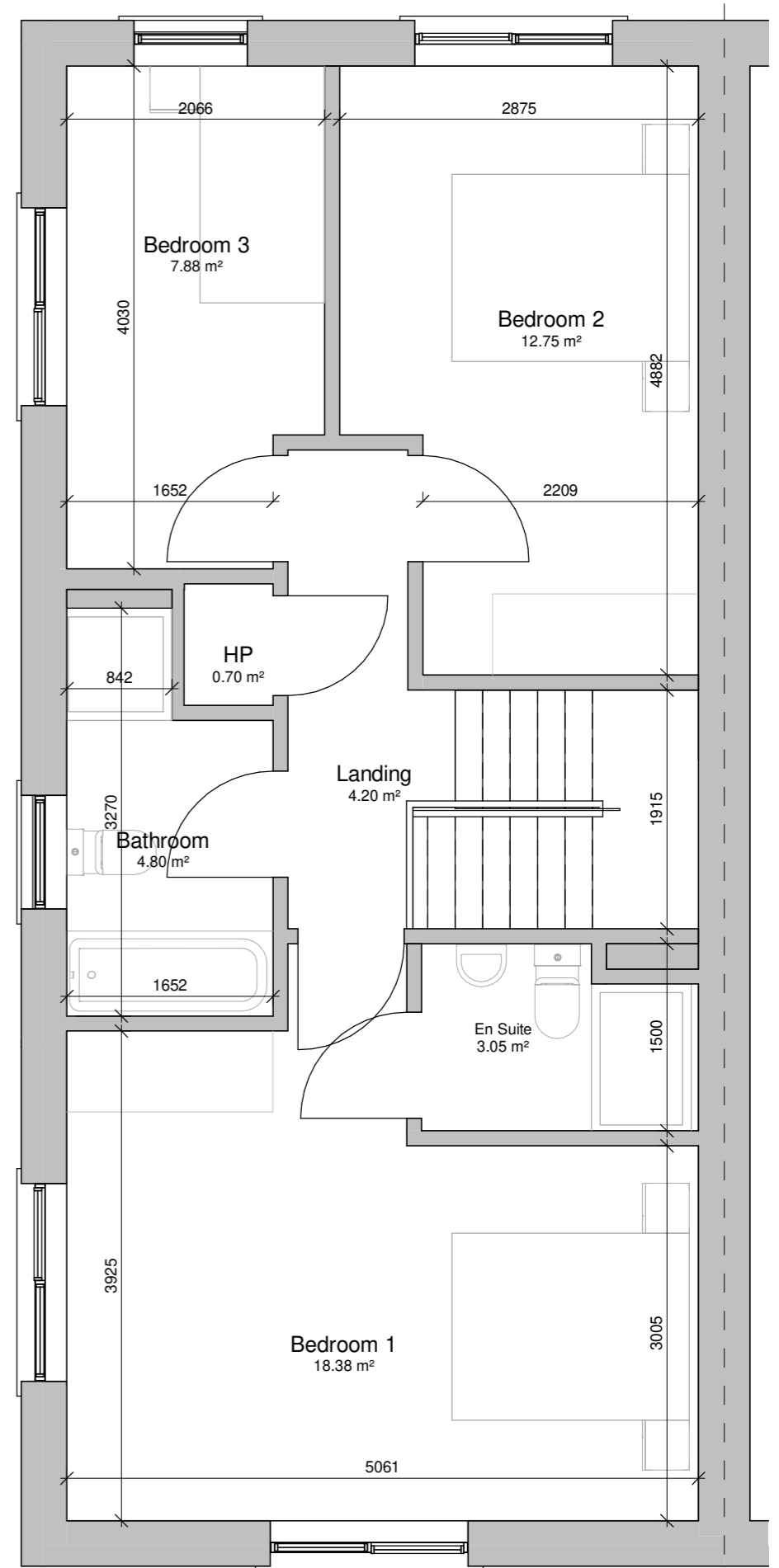
Ground Floor Plan
House Type B1
1:50



First Floor Plan
House Type B1
1:50

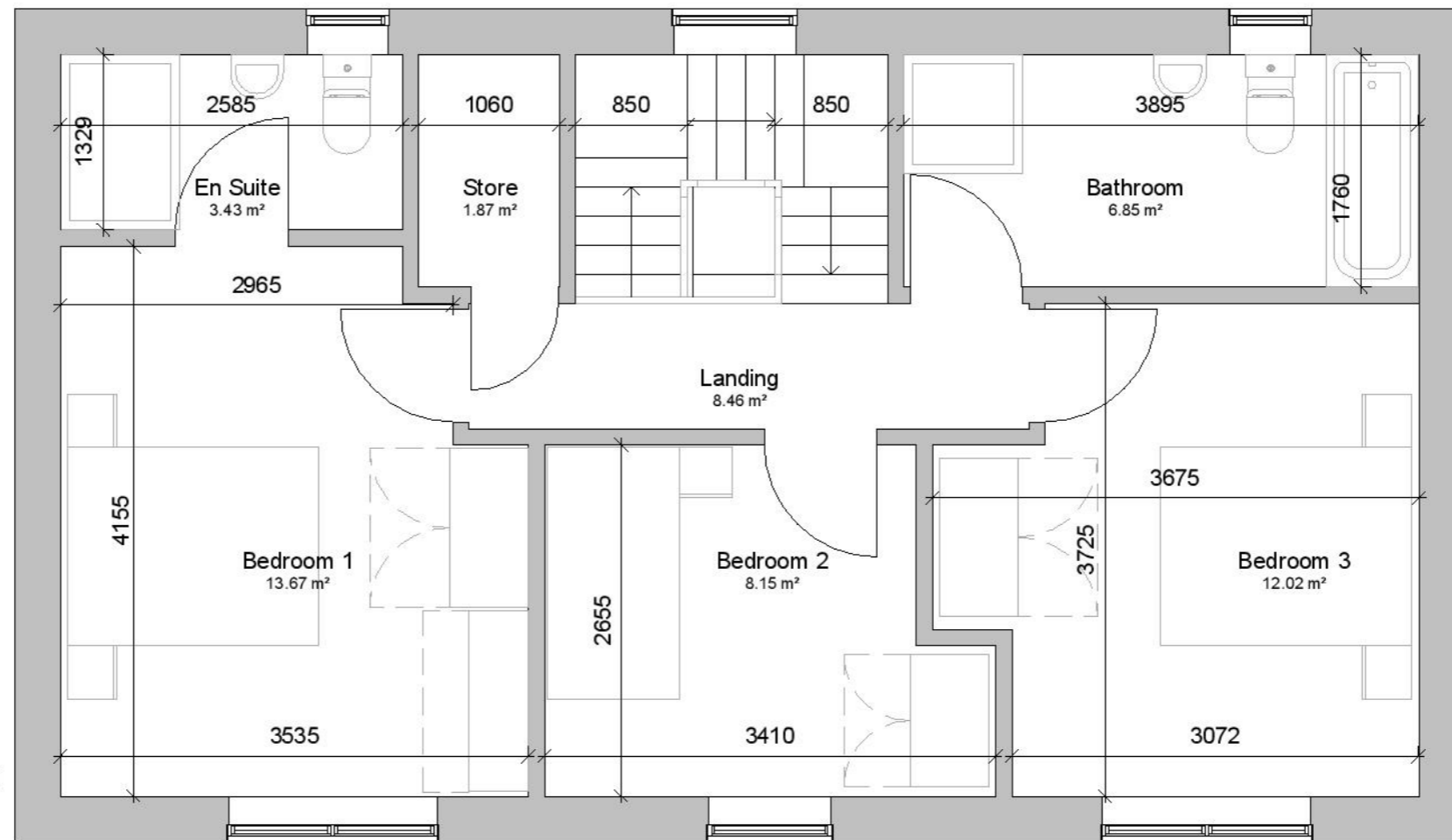


Ground Floor Plan
House Type B2
1:50

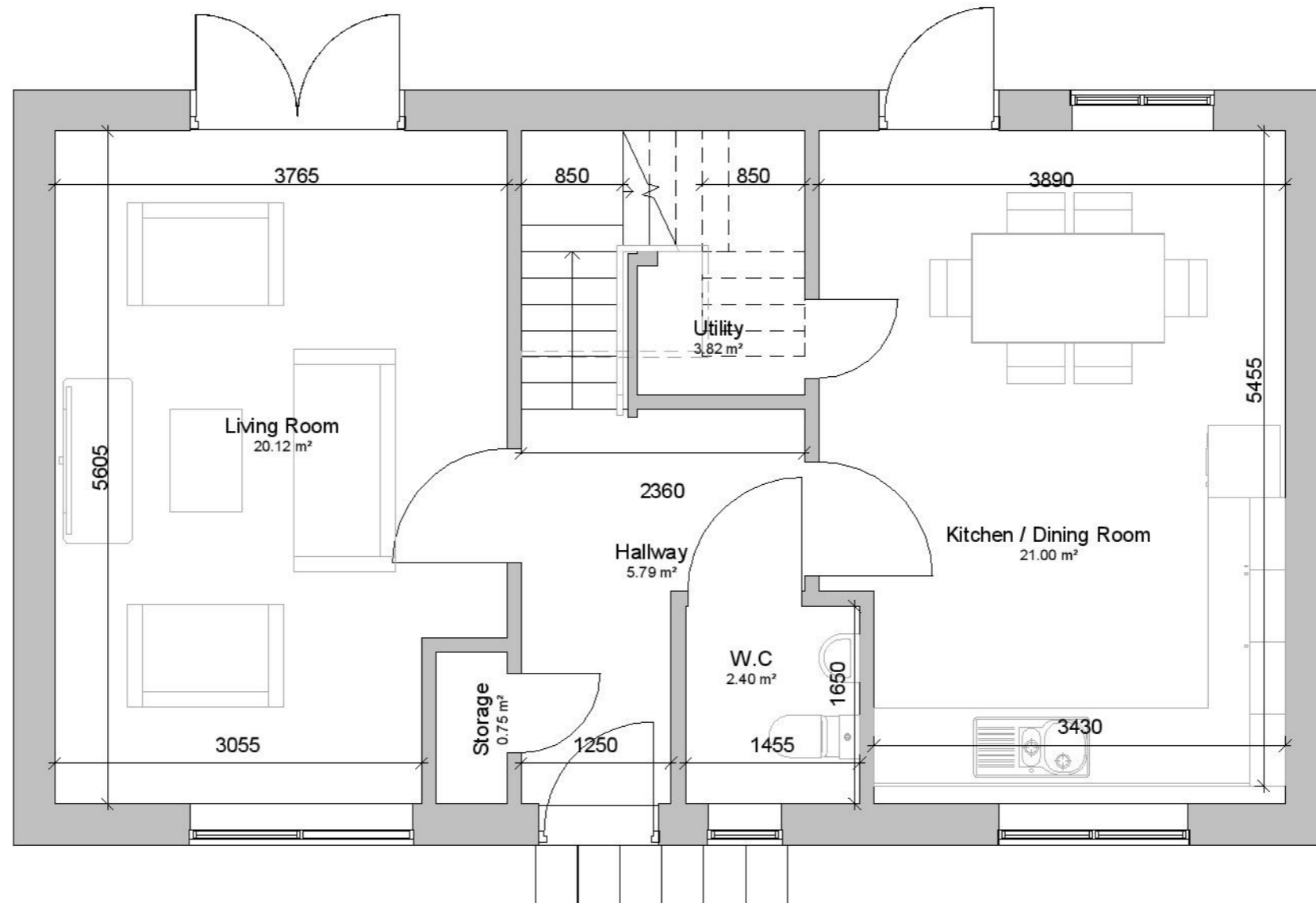


First Floor Plan
House Type B2
1:50

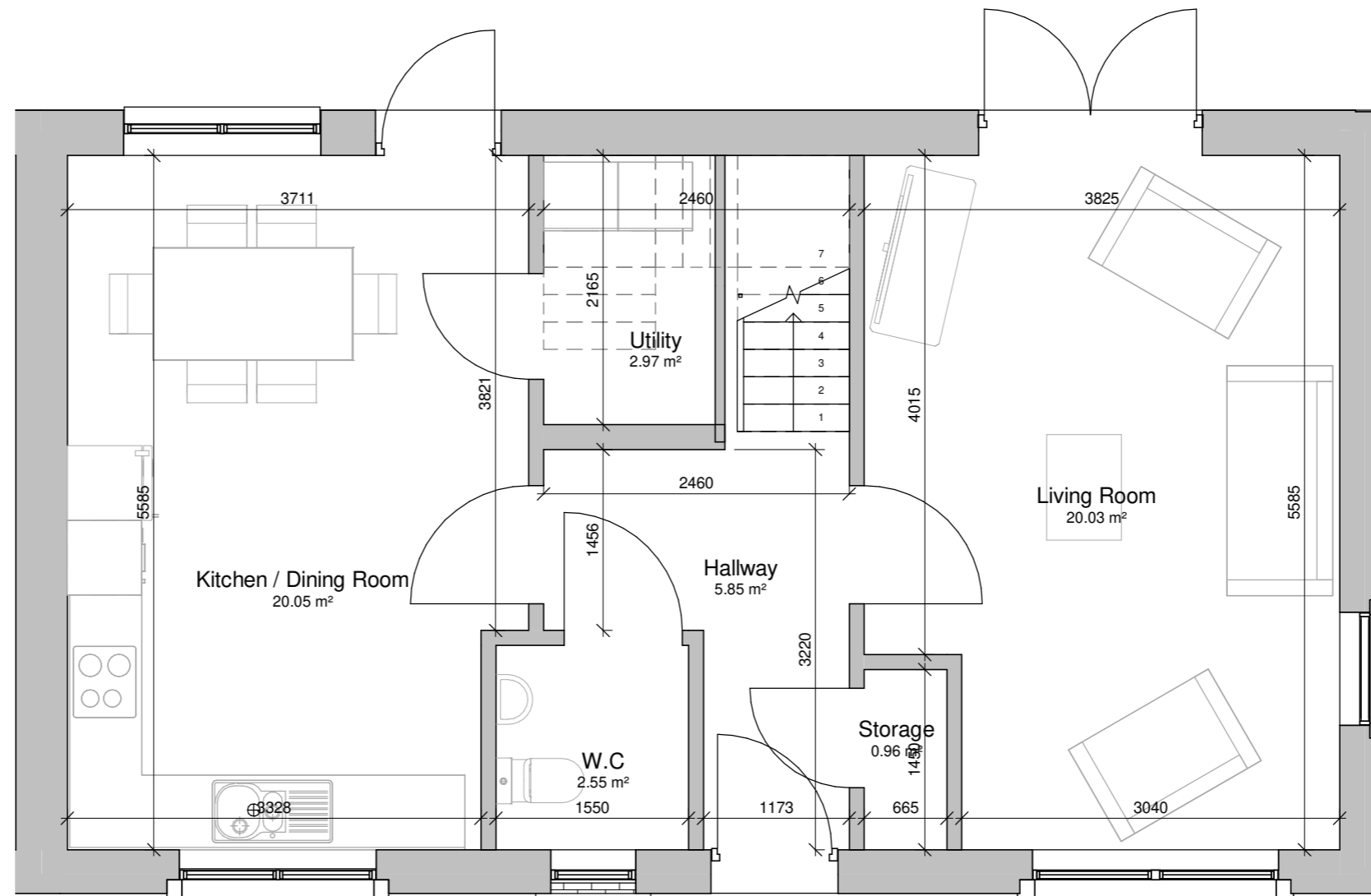
First Floor Plan
House Type C & C1
1:50



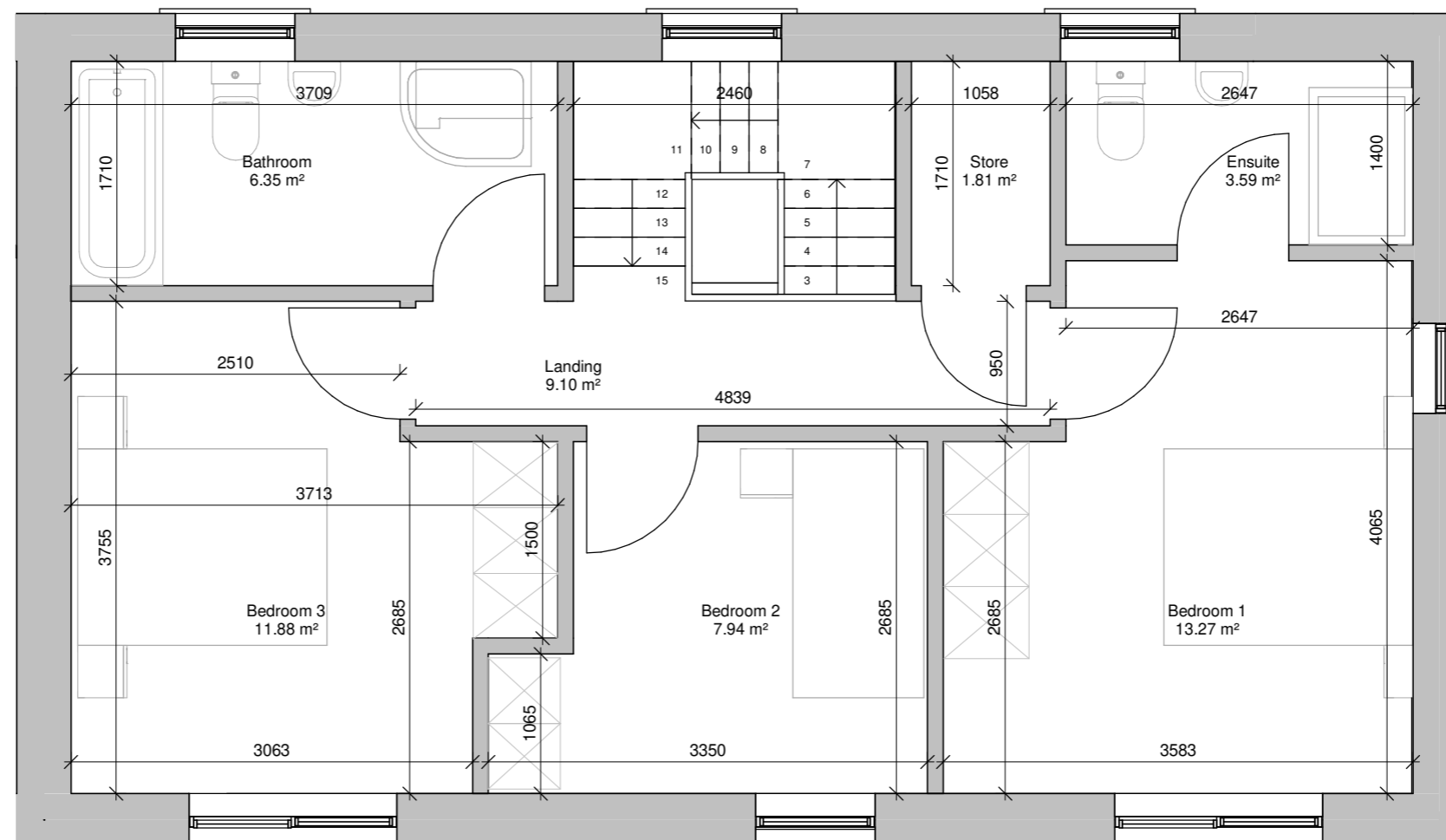
Ground Floor Plan
House Type C & C1
1:50

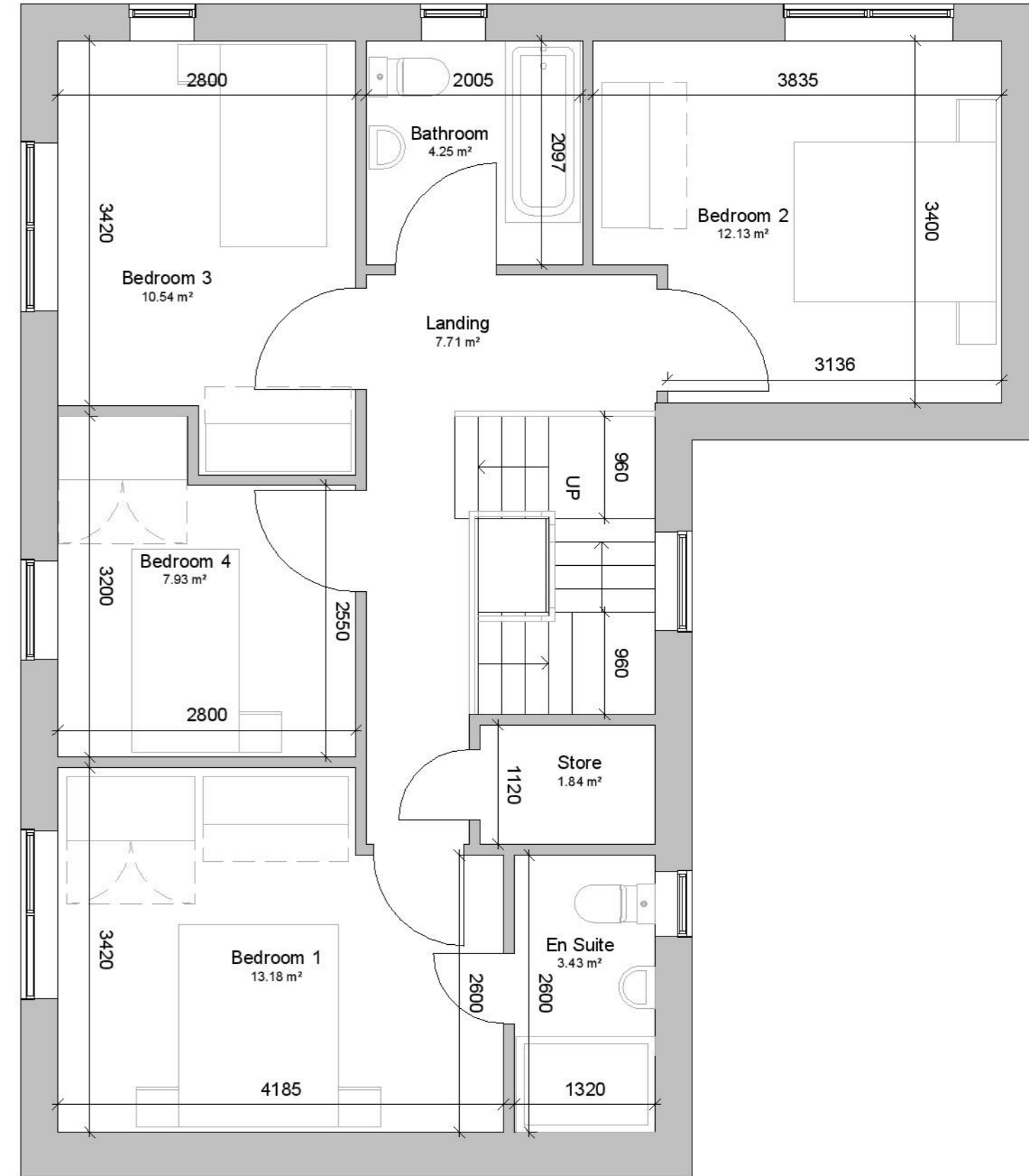
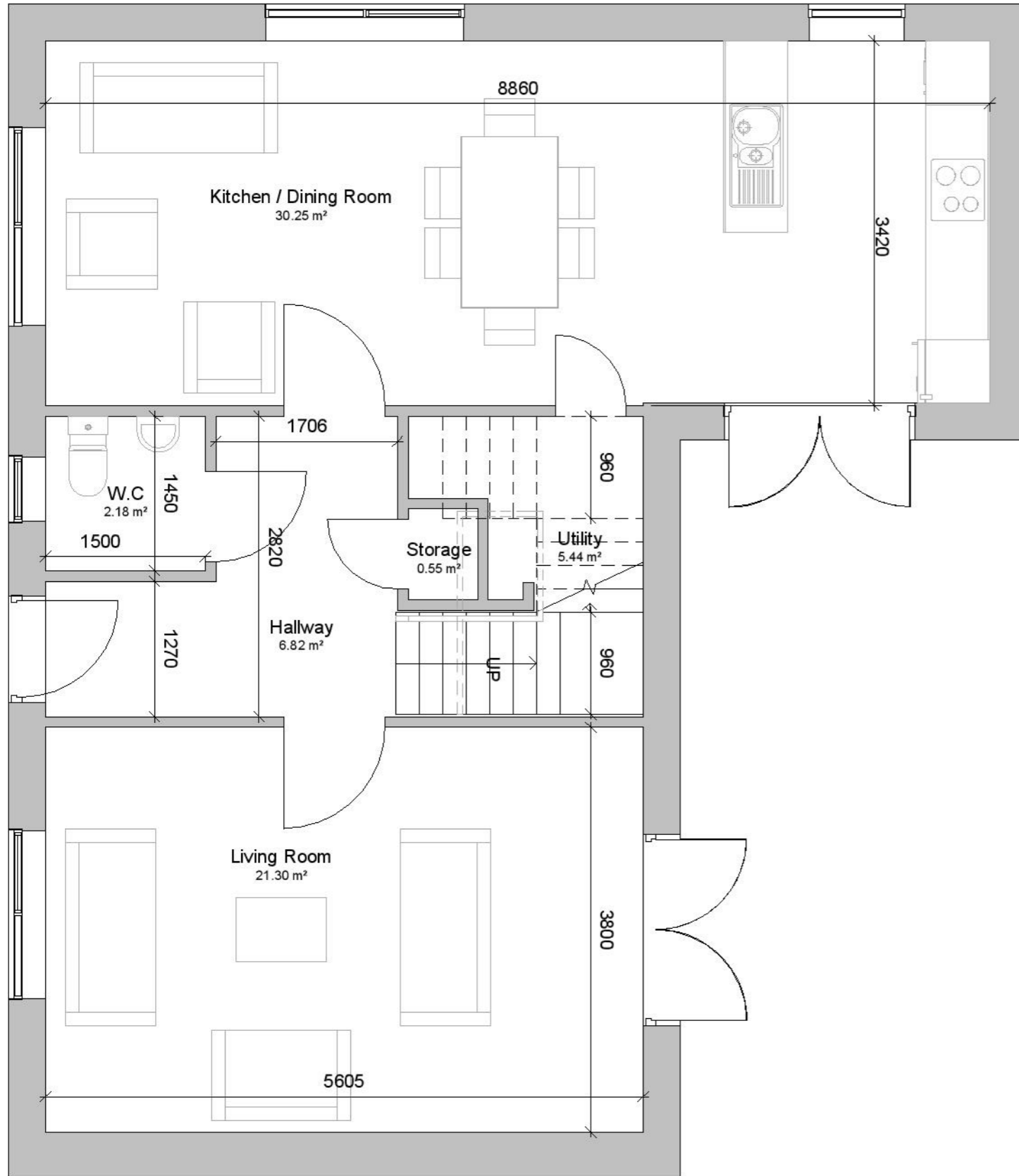


Ground Floor Plan
House Type C2
1:50

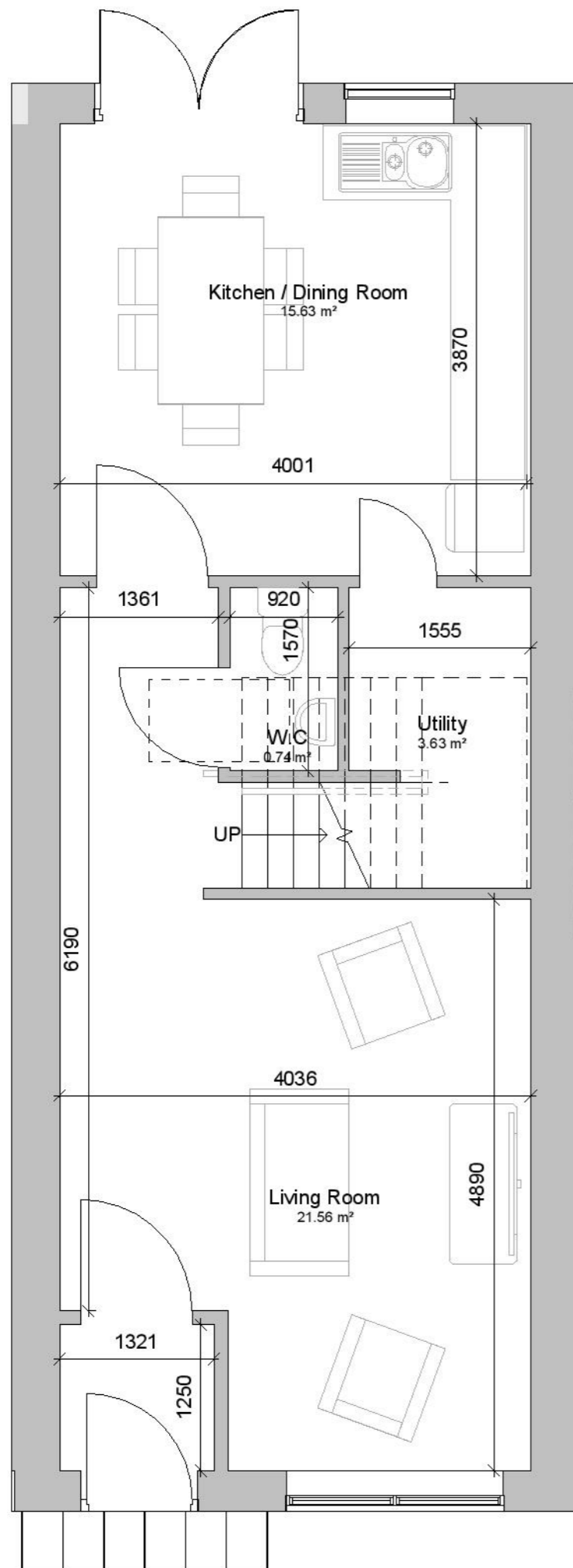


Ground Floor Plan
House Type C2
1:50

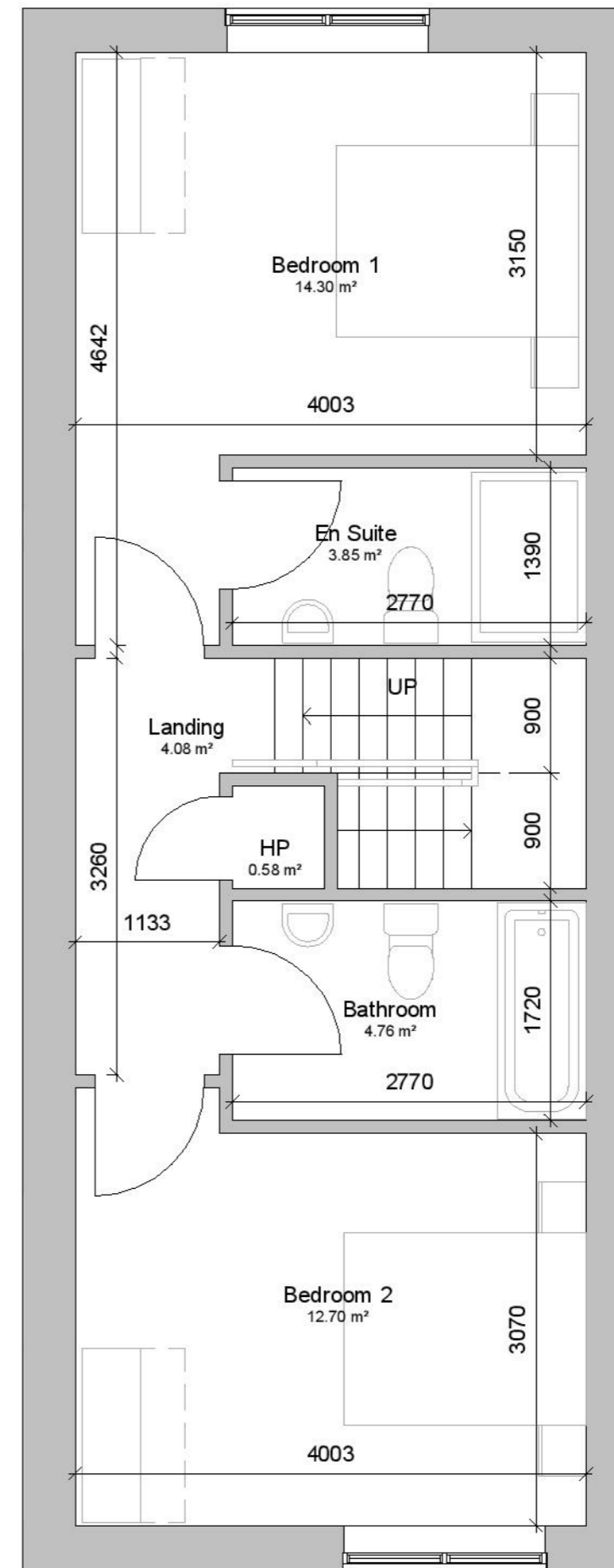


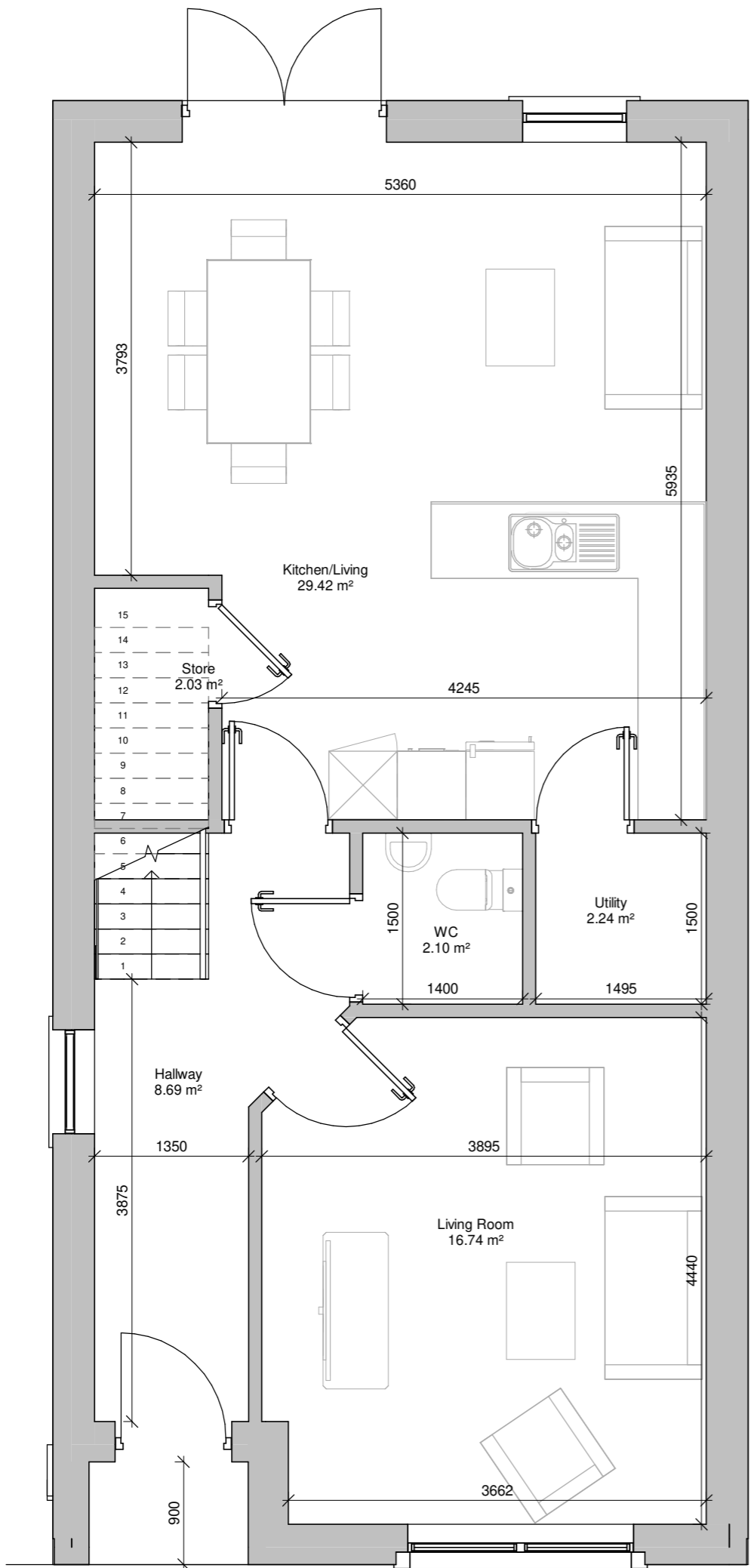


Ground Floor Plan
House Type F
1:50

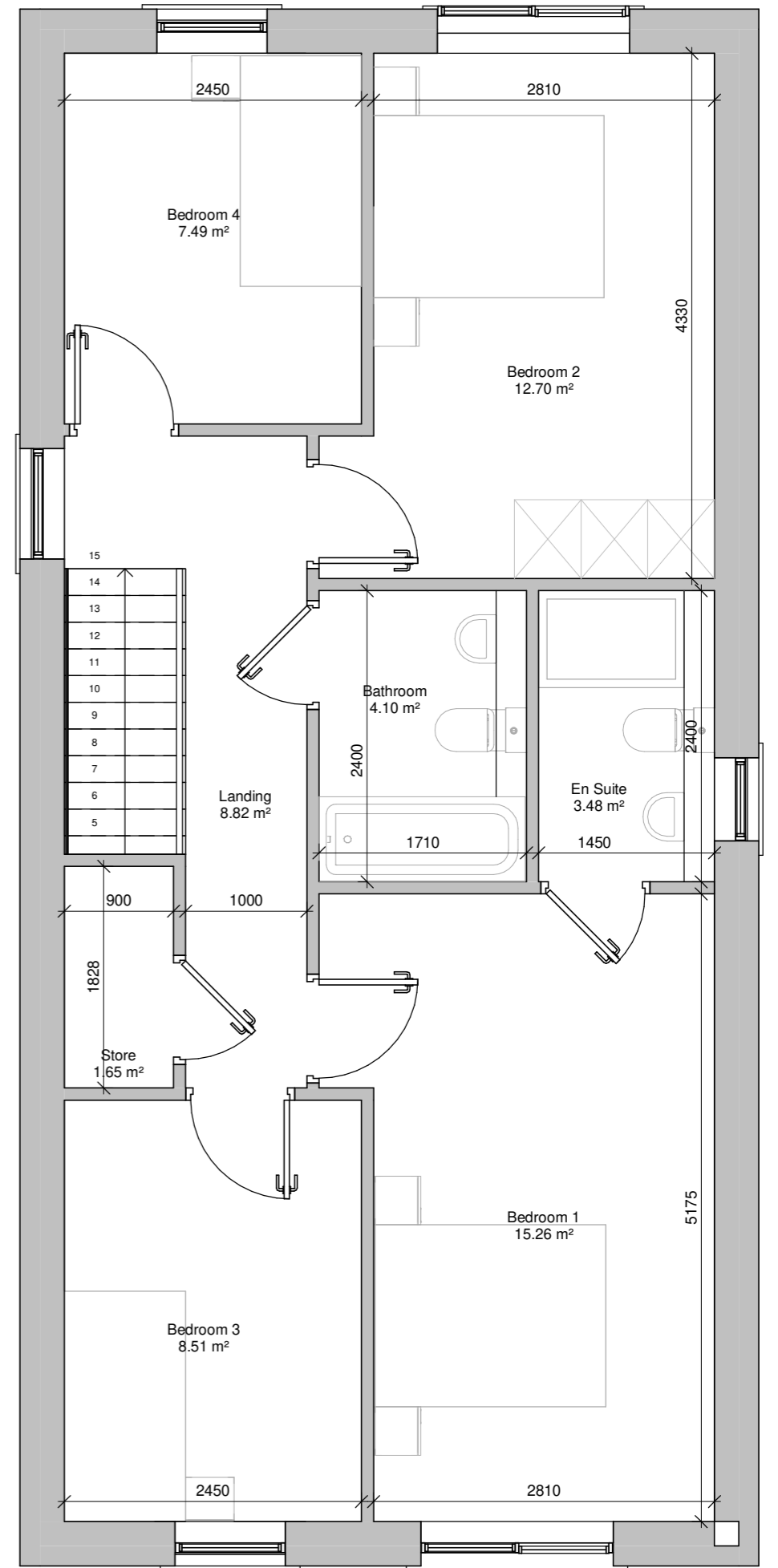


First Floor Plan
House Type F
1:50

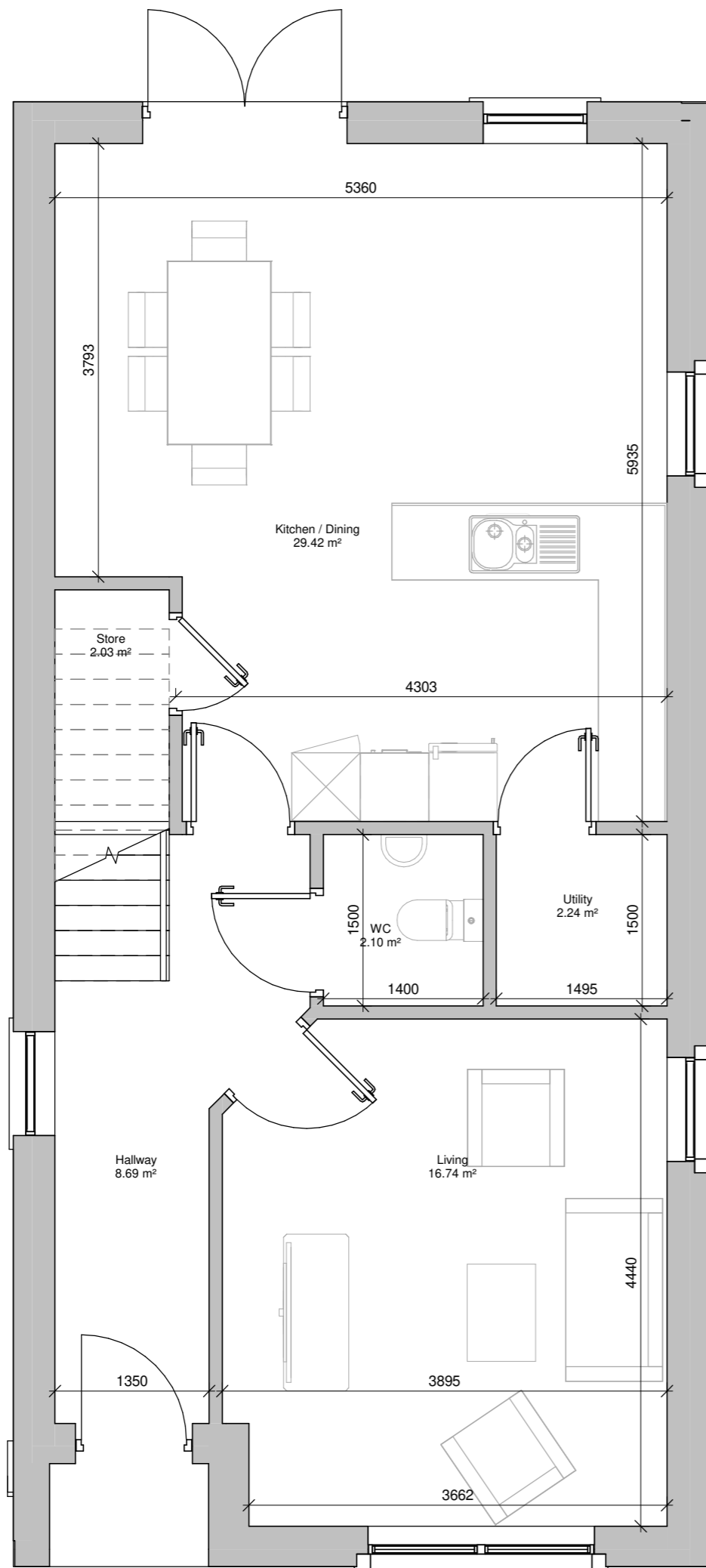




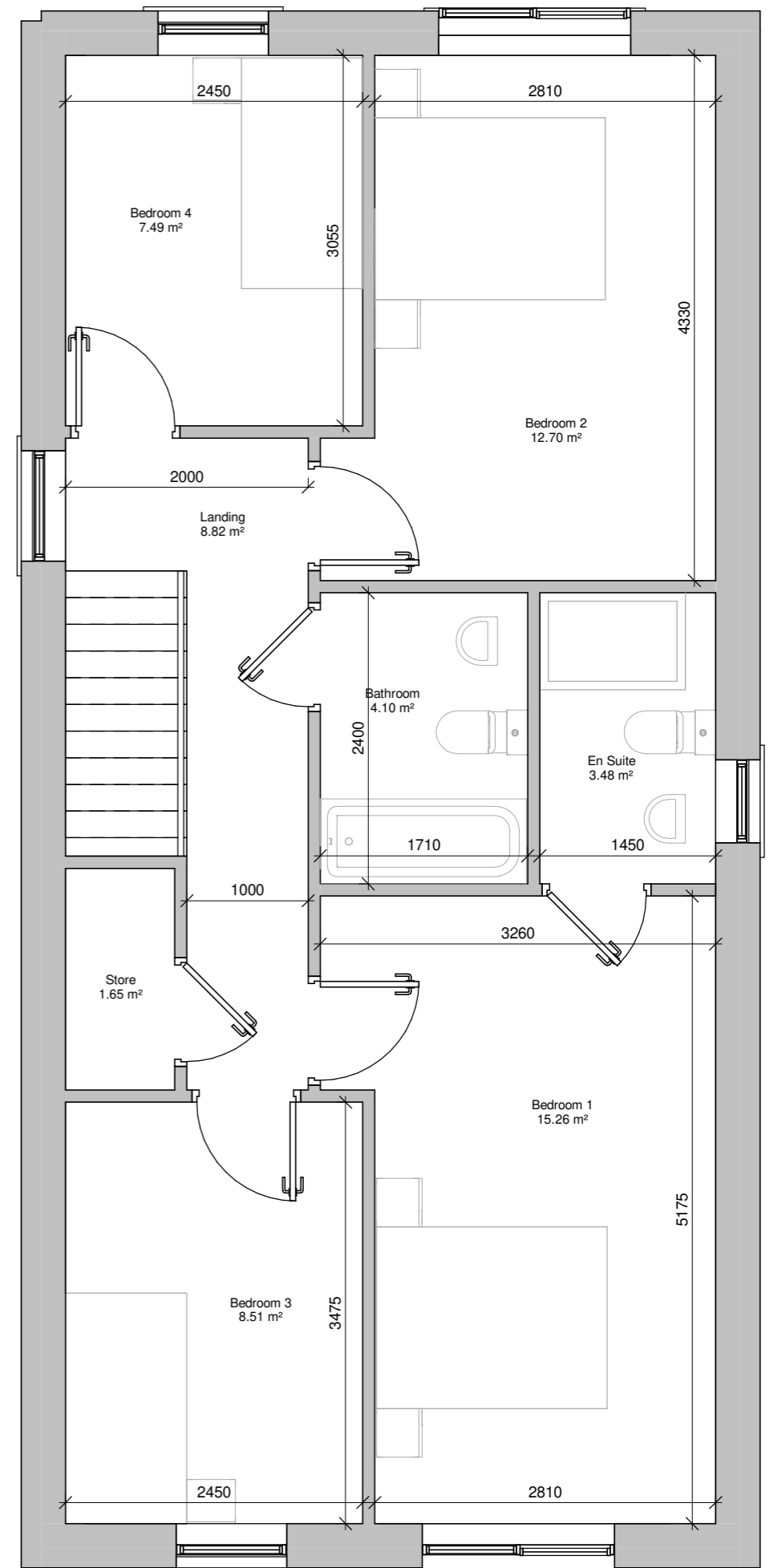
First Floor Plan
House Type G
1:50



First Floor Plan
House Type G
1:50

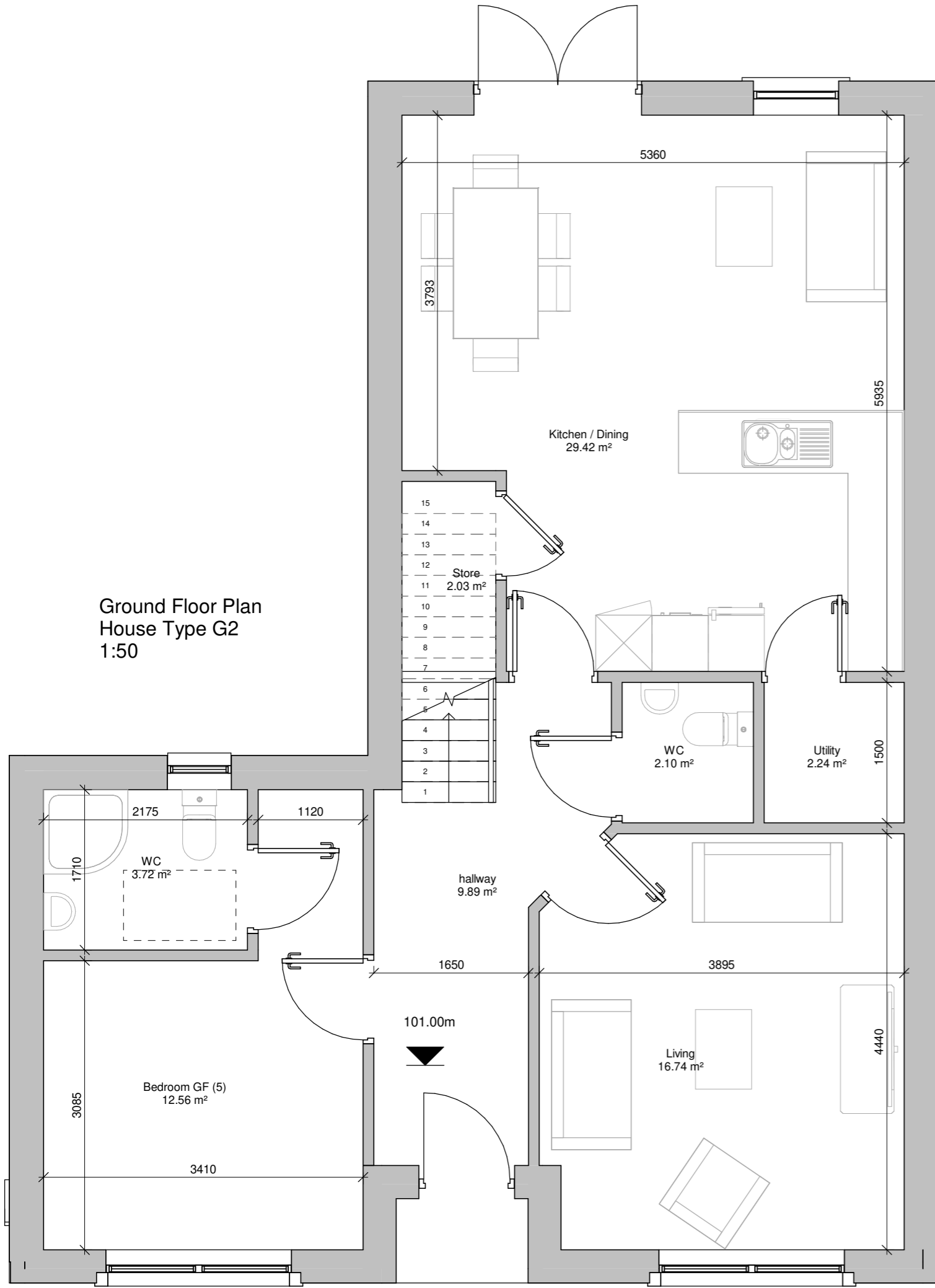


Ground Floor Plan
House Type G1
1:50

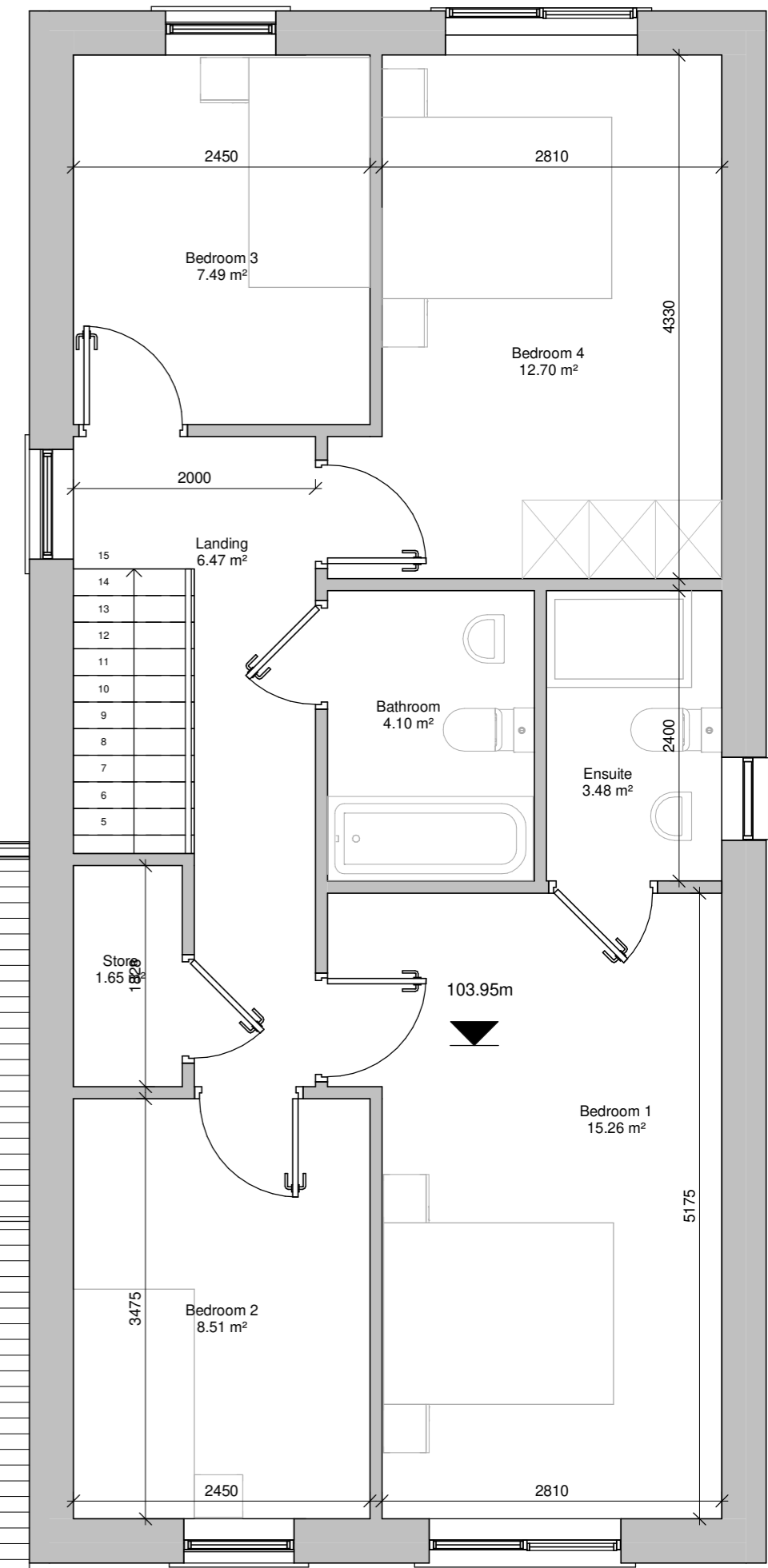
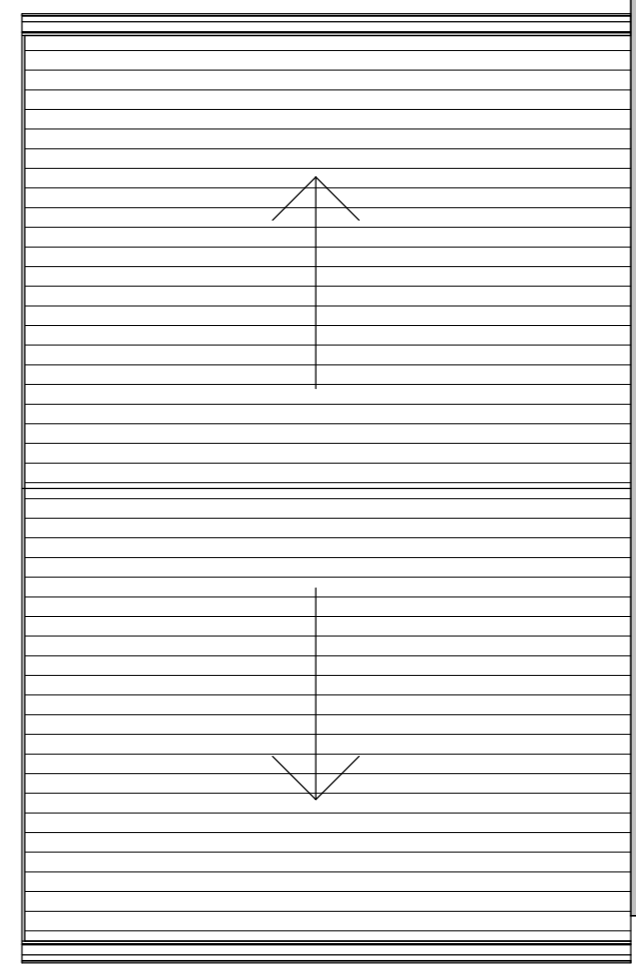


First Floor Plan
House Type G1
1:50

Ground Floor Plan
House Type G2
1:50



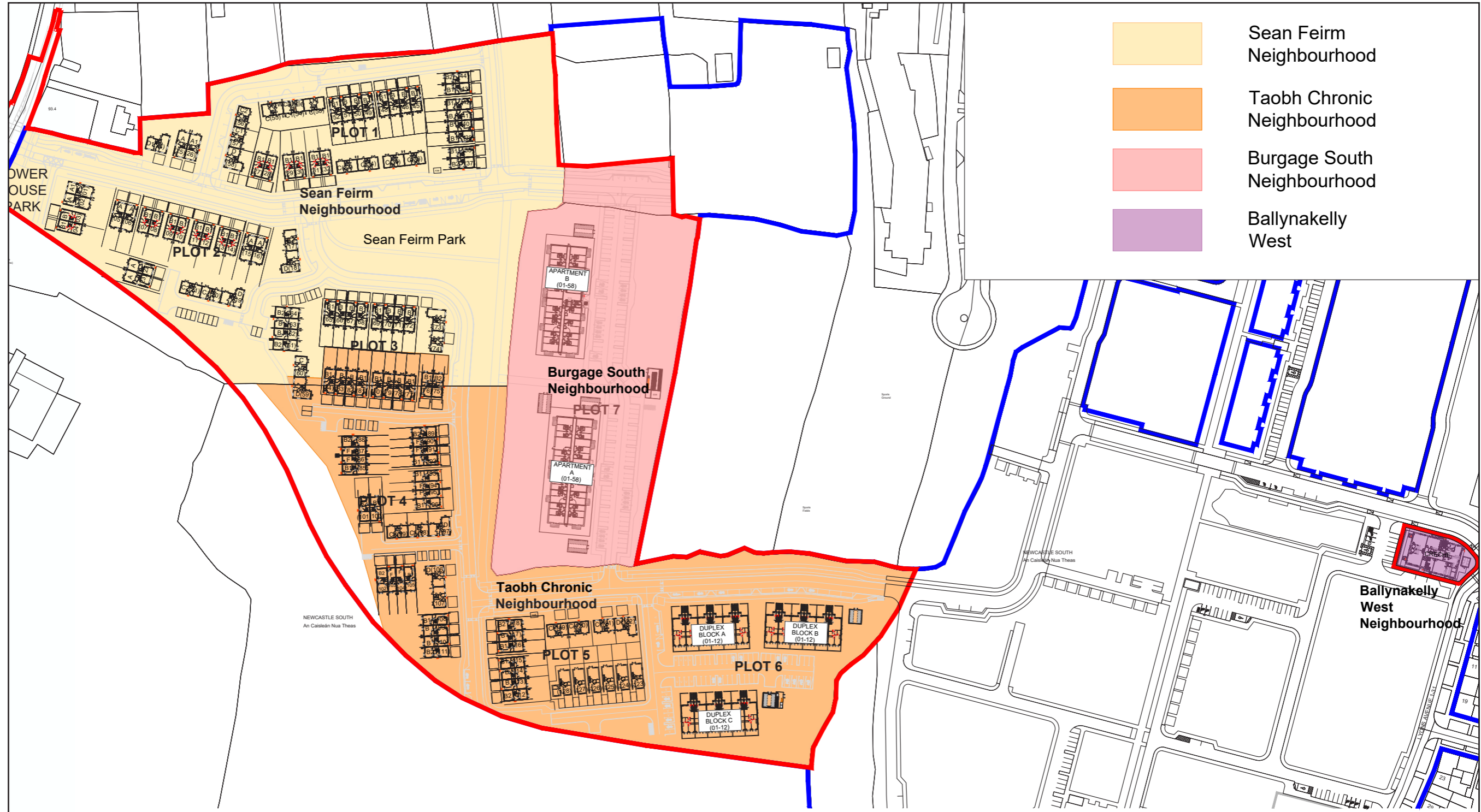
Ground Floor Plan
House Type G2
1:50



NEIGHBOURHOOD & PLOT
LOCATION LAYOUT

APPENDIX C

PLOT LOCATIONS WITH THE LAP NEIGHBOURHOODS



CAIRN
PLC
Newcastle
South