



Architectural Report

for

Proposed development of 18 no. dwellings & associated site works

at

Rathmore Road, Lusk, Co. Dublin



Fingal County Council Architects Department

Date: 12/02/2024

Ref: 22-003



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1. Description of Proposed Development (nature, extent & principal features)

The proposed development is located on a greenfield site on the outskirts of Lusk town. The site is bounded to the north-east by an existing Fingal County Council social housing development (Remount), the south-east by Rathmore Road and to the north by a grassed area of public open space. The grassed area to the west of the site is in private ownership. The site measures 0.43 hectares.

Planning context:

- In the Fingal Development Plan 2023 to 2029, the site is zoned RS – Residential, with a stated objective to 'Provide for residential development and protect and improve residential amenity' and OS - Open Space, with a stated objective to 'Preserve and provide for open space and recreational amenities'.
- The site falls outside of the 'Zone of Archaeological Notification' and there are no protected structures or local objectives connected to the site. It is also not in an Area of Architectural Conservation. Notwithstanding this, prior to commencement on site, an archaeological assessment of the site will be carried out.

The proposed development consists of the following:

- Two blocks containing a total of 18 no. dwellings representing a net density of 44 dwellings/hectare
- Both blocks range from single storey to 2.5 storeys in height
- Construction of a one-way roadway around the perimeter of the site designed to the standards as set out in Design Manual for Urban Roads and Streets (DMURS 2013)
- On street parking for 15 no. vehicles and parking for 72no. bicycles
- Associated site development works including foul drainage, surface water (incl. SuDS), mains water, gas and telecommunication connections
- The site will be serviced by Irish Water, ESB, EIR, GNI, VM utilities which are all available
- Public lighting to pavements adjacent to and within the site will be designed and installed to the standards of the Public Lighting Section in Fingal County Council Operations Department
- Private open space is provided to all dwellings in the form of back gardens to ground floor apartments and first floor terraces to duplexes
- A 3.0m deep privacy strip between the public footpath and the ground floor apartments provides rainwater gardens, bin storage and bicycle storage
- Space standards within dwellings and provision of private amenity space meet the requirements stated in Fingal Development Plan 2023-2029, Quality Housing for Sustainable Communities; (DEHLG, 2007) and Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities (DEHLG 2009) and Sustainable Urban Housing: Design Standards for New Apartments; Guidelines for Planning Authorities (DOHPLG 2022)

Please refer to the Engineering Report by McMahan Associates Consulting Engineers for details on the proposed drainage & civil works.

2. Architectural Design Statement

The site is roughly square in shape and at present comprises of a grassed area of open space. There are 8no. small trees offset from the railing fronting onto Rathmore Road. Their roots have the potential



to damage the existing 1000mm dia. stormwater and 225mm dia. foul sewer in this location and as such are to be removed as part of the works. It is proposed to plant 10 no. semi mature trees along the north-eastern boundary. A pedestrian gate at the north-eastern corner of the site at Rathmore Road provides access to a macadam footpath running along the boundary with Remount and extends to Orlynn Park to the north. Between the footpath and site boundary is an evergreen hedge interplanted with 11 no. small trees and a metal railing. As can be noted on the Site Layout Plan, the pedestrian gate is to be realigned and a new concrete footpath provided with 2 no. pedestrian crossing points linking to the existing footpath. Sections of the hedge, trees and railing are to be removed to facilitate the proposed vehicular entrance, exit, car and bicycle parking. To compensate for this a mix of native hedge and shrub species will be planted along the three remaining boundaries and a new bow top railing installed along the boundaries fronting onto the area of public open space.

With regards to the proposed dwellings, the scheme comprises of two blocks (Blocks A and B) containing a total of 18 no. dwellings. To create aesthetic elevations the blocks turn the corners so that the dwellings front onto each of the four boundaries. This avoids expanses of blank walls, provides an element of supervision and reduces the likelihood of anti-social behaviour.

The blocks are set back 3.0m from the public footpath to provide a privacy strip to the ground floor dwellings. Rainwater gardens as well as bin and bicycle storage for the individual dwellings are incorporated into this privacy strip.

The blocks are 2.5 storeys and single storey in height and comprise a mix of ground floor dwellings with duplexes over. Each of the ground floor dwellings has own door access with a large area of private amenity space to the rear. The gardens will be separated by post and panel walls of at least 1.8m height.

With regards to the duplexes, each of the 4 no. enclosed stairwell provides first floor access to a pair of dwellings. The stairwells also provide access to external stores to the rear at ground floor level for the occupants of the duplexes sole use. The duplexes are provided with a recessed terrace, accessible from the kitchen/living space. These face the roadway and offer additional passive supervision. In addition, this eliminates any overlooking issues had the terraces been positioned to the rear. All 18 dwellings are dual aspect at a minimum achieving optimal levels of daylight.

A quality palette of materials is proposed which is in keeping with similar developments in the vicinity i.e. brick cladding and smooth render to external walls, slate roofs with metal clad dormers and aluclad windows/doors.

With regards to vehicular movements, to reduce speeds and the extent of hard surfaces a single lane one way carriageway runs around three boundaries with 15no. on street parking spaces provided. This makes for a safer shared surface where children can play. As part of the SuDS strategy the roadway shall have a permeable asphalt build-up and permeable paving for parking spaces. Swept path analysis has been carried out to confirm that large vehicles (refuse vehicles and fire tenders) can enter the site without issue. The new railings are to be offset from the edge of the carriageway to allow for vehicle overhangs.



3. Housing Quality Assessment

Residential Zoning

In the Fingal Development Plan 2023 to 2029, the site is zoned RS - Residential, with a stated objective to 'Provide for residential development and protect and improve residential amenity' and OS - Open Space, with a stated objective to 'Preserve and provide for open space and recreational amenities'. Realignment of existing public pathway to Orynn Park and an area to be upgraded with bench seating and planting are proposed within the OS zoning to the north of the site.

Residential Density

The area of the site is 0.43ha., giving a net density of 44 dwellings per hectare which is appropriate in this location.

Separation Distances

The layout of the scheme is such that, as per FDP 2023 to 2029 Objective DMSO23, separation distances of more than 22m between opposing first floor windows is achieved.

Sustainable Community Proofing

The site is on the outskirts of Lusk town with a large variety of education, shopping, entertainment, sports, employment and transport facilities within the generally accepted 400-800m (5–10 minute walk) 'pedshed' - a suitable distance from which residents should be able to access local services and convenience shopping. (Ref. QHfSC pages 7, 31).

Within 400m (5 minutes walk)

- A. Public amenity space and tennis courts
- B. Lusk Community Unit (HSE)

400 to 800m (10 minutes walk)

- C. Lidl
- D. SuperValu, An Post, Stacks Pharmacy & Clothing/Bottle Recycling
- E. Numerous small businesses including convenience stores, butcher, pharmacies, fast food outlets, public houses, health centre, credit unit etc. along Station Road and Main Street
- F. Garda Station

800 to 2000m (20 to 30 minutes walk)

- G. Round Towers GAA Club
- H. St MacCullins Church
- I. St. MacCulins (national School)
- J. Lusk united AFC & Lusk Sports Hub
- K. Rush & Lusk Educate Together (national school)
- L. Lusk Community School (secondary school)
- M. Rush & Lusk Train Station

In terms of public transport facilities, there is a Fingal Express bus stop directly outside the site on Rathmore Road which provides an express service from Skerries, Rush and Lusk to Dublin City Centre



and UCD. The site is located within 5 minutes walking distance of bus stops served by Dublin Bus - 33, 33A, 33E and 33X, providing links to Rusk, Skerries, Balbriggan, Swords, Dublin Airport and Dublin City centre. Rush and Lusk train station, which is included in Project Ireland 2040 in the DART Expansion to Drogheda, is 1.4km from the site.

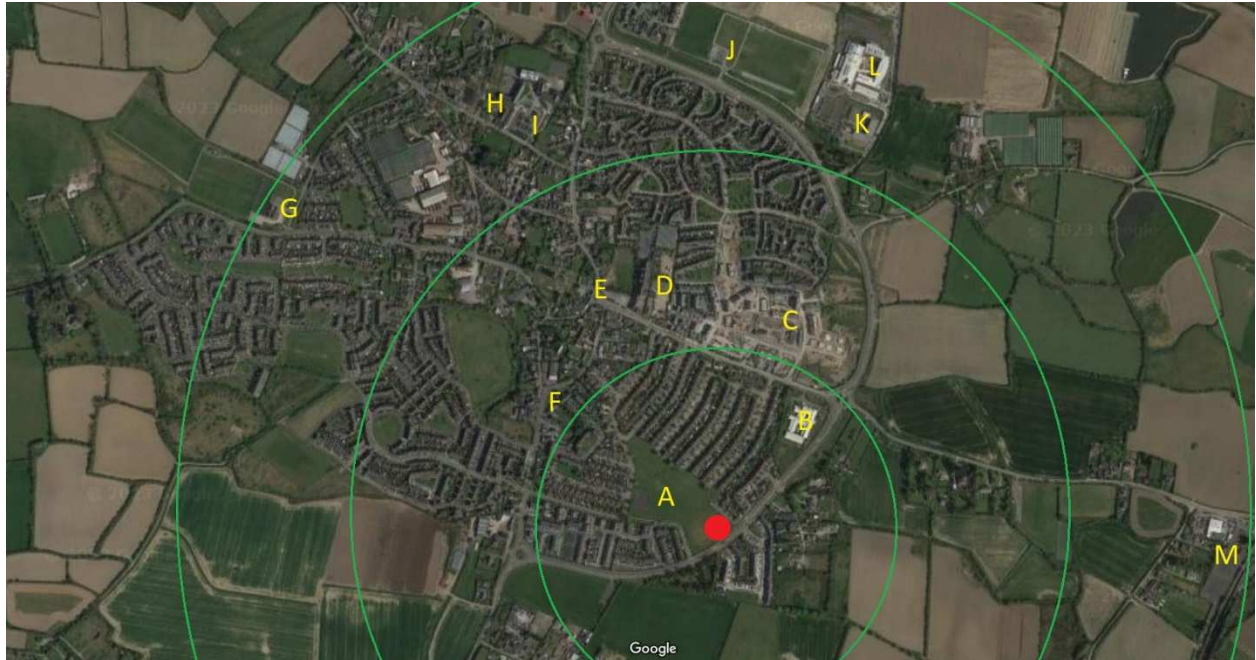


Figure 1: Extent of site (red dot) and facilities in the area

Given its proximity to a variety of retail, educational, recreational, and healthcare facilities located close-by and to public transport, the development of the site for social housing would contribute to the creation of sustainable mixed communities in accordance with national and local statutory planning policy and raises no concerns as to sustainable community proofing.

Mix of Dwelling Types

The mix of dwelling types has been agreed with FCC Housing Department, based upon their assessment of housing need, the objective to achieve a balanced mix of dwelling types and size, and taking account of the location and nature of the proposed development. All ground floor dwellings are wheelchair accessible with two of the dwellings being specially adapted to allow for tenants with medical needs.

The following mix of unit types is included in the proposal:

- 1 bed (2 person) units: 2 no.
- 2 bed (3 person) units: 5 no.
- 2 bed (4 person) units: 7 no.
- 3 bed (5 person) units: 4 no.

Total no. of units: 18 (38.9% to Universal Design Standards)



The objectives of Fingal Housing Strategy 2023-2029 have also been considered in deciding upon the mix of dwellings. It is considered that the proposal will make a positive contribution to the existing dwelling mix in the locality by providing dwelling types which are currently in high demand.

Public Open Space

As per Table 14.11 of Fingal Development Plan 2023-2029, every home within the scheme is within 100-200m walking distance of a pocket park, small park, local park, or urban neighbourhood park. This proximity can be noted on the Site Layout Plan.

Biodiversity

The development will include the provision of nesting boxes to maximise nesting opportunities for Swift, House Sparrow, House Martin, Swallow, Bats & insects. The quantity, type and location of these nesting boxes will be determined in consultation with specialists during detail design.

The surface water drainage design incorporates Sustainable Urban Drainage Systems (SuDS) and will include permeable paving, permeable asphalt, filter drains, rainwater gardens and rainwater butts (please refer to the Engineering Report). The landscaping design will be carried out by a professional landscape architect and where appropriate will include biodiverse and pollinator friendly planting.

Private & Communal Amenity Space

Given the proximity to the existing public open space, provision shall be made for upgrading the quality of the public open space to the north including bench seating, additional tree planting etc. towards communal open space. The landscape design strategy at detailed design stage will address the detailed layout of the proposal.

Each unit is provided with Private Amenity Space in the form of a large back garden for ground floor dwellings and recessed first floor terraces for duplexes. All are accessible from the open plan kitchen/living areas via a fully glazed door. Areas of Private Amenity Space for each unit exceed the minimum requirements of Table 14.7 as demonstrated below.

Unit no.	Private Amenity Space Required (FDP 2023-2029, Design Standards for New Apartments DoHLGH)	Private Amenity Space Provided
1	6m ² (2-bed 3-person)	63.7
2	7m ² (2 bed 4-person)	10.1
3	7m ² (2 bed 4-person)	9.6
4	6m ² (2-bed 3-person)	83.2
5	6m ² (2-bed 3-person)	91.5
6	7m ² (2 bed 4-person)	9.6
7	7m ² (2 bed 4-person)	9.8
8	9m ² (3 bed 5-person)	79.9
9	5m ² (1 bed 2-person)	33.0
10	9m ² (3 bed 5-person)	46.2
11	9m ² (3 bed 5-person)	13.2
12	7m ² (2 bed 4-person)	9.4
13	6m ² (2-bed 3-person)	89.0
14	6m ² (2-bed 3-person)	92.8



15	7m ² (2 bed 4-person)	9.4
16	7m ² (2 bed 4-person)	9.5
17	9m ² (3 bed 5-person)	50.0
18	5m ² (1 bed 2-person)	58.8

Car Parking & Bicycle Storage

In the Fingal Development Plan 2023-2029 the site is deemed to be within Zone 1 due to its proximity to quality public transport links i.e. the proposed DART Expansion to include Rush & Lusk train station under Project Ireland 2040. The requirements of Table 14.19 are set out below:

Car Parking (Fingal Development Plan 2023-2029)			
Unit Type	Standard	No. of Units	Required
1-2 Bedroom	0.5	14	7
3 Bedroom	1	4	4
Spaces Required			11
Spaces Provided			15

In terms of Bicycle Storage, Table 14.17 of the Fingal Development Plan 2023-2029 requires the following bicycle parking provision:

Bicycle Storage (Fingal Development Plan 2023-2029)		
Unit Type	Long Stay	Short Stay
1 Bedroom	2 no. units @ 1 + 1 per bedroom = 2 + 2 = 4	2 no. units @ 0.5 each = 1.0
2 Bedroom	12 no. units @ 1 + 1 per bedroom = 12 + 24 = 36	12 no. units @ 0.5 each = 6.0
3 Bedroom	4 no. units @ 2 + 1 per bedroom = 8 + 12 = 20	4 no. units @ 0.5 each = 2.0
Spaces Required	60	9
Spaces Provided	62	10

Site Safety and Security

Windows to habitable rooms and first floor terraces on all elevations provide passive surveillance of external areas within the curtilage of the site, parking areas and locations providing bicycle storage. A site lighting scheme will be included in the detailed design to ensure safety and security at night.

Accessibility and Age Friendly Design

The proposal complies with TGD Part M, Access, and Use, of the Building Regulations as well as FCC's Age Friendly Policies. Two of dwellings are specially adapted to allow for tenants with medical needs. All 10 no. ground floor dwellings (55.6% of the overall total) are accessible (wheelchair or limited mobility) and 7 no. dwellings (38.9% of the overall total) meet Universal Design standards.

Refuse Storage and Bins

Where dwellings have side access gates bins are to be stored in back gardens. All other dwellings have dedicated bin stores capable of accommodating 3 bins (black, green & brown) positioned at their front entrances within the privacy strip.



Gross Floor Areas of Dwellings & Space Standards

All dwellings comply with the minimum floor area standards and space standards set out in Quality Housing for Sustainable Communities – Best Practice Guidelines (DEHLG, 2007) and Sustainable Urban Housing: Design Standards for New Apartments (DoHLGH, 2022). Schedules of Accommodation are provided in Appendix B.

In accordance with Sustainable Urban Housing: Design Standards for New Apartments (DoHLGH, 2022), the majority of all apartments exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bed unit types, by a minimum of 10%.

Layouts of Individual Units

Floor plans included in this submission demonstrate:

- Typical arrangement of furniture for each room
- Freedom of circulation, appropriate to activities
- Potential for movement of larger items of furniture into and between rooms
- Living space appropriate for family gatherings, including occasional visitors
- Working area and storage facilities appropriate to likely activities
- Door swings do not interfere with other doors, furniture, or circulation routes
- Principal room dimensions

Ceiling Heights

All dwellings have a ground floor ceiling height of minimum 2.7m and the upper floors are minimum 2.45m.

Kitchens

Kitchens are located adjacent to dining and living areas. Sizes and layouts have been designed to provide:

- Adequate high and low-level storage
- Adequate worktop surface and space for appliances
- Optimum work sequence
- Efficient ducting for services

Internal Storage

Appendix B demonstrates that each unit meets/or exceeds the minimum storage requirement. Where dwellings fall below the storage requirement, an external shed shall make up the shortfall. In no instance is the internal storage less than 50% of the required floor area for storage in QHfSC or DSfNA as per Section 5.2.2.5 of the Design Manual for Quality Housing.

Aspect of Dwellings, Daylight, Sunlight

All dwellings are dual aspect and all living areas are orientated to ensure adequate indoor light quality during the day.

The following guidance and standards have been considered in the design of the proposed development:

- Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (B.R.209, 2011); and



- B.S. 8206 Lighting for Buildings, Part 2 2008: Code of Practice for Daylighting.

Acoustic Privacy

To ensure compliance with Part E, Sound, of the Building Regulations, the form of construction will be in accordance with guidance in TGD Part E, 2014. Testing of the completed dwellings will be carried out to demonstrate this compliance.

Energy Performance

Detailed design of the buildings will ensure high levels of occupant comfort, and compliance with requirements expressed in current, relevant parts of the Building Regulations:

- Part F: Ventilation
- Part J: Heat Producing Appliances
- Part L: Conservation of Fuel and Energy

The requirement for nearly zero energy buildings and renewable sources of energy will be addressed in the detailed design and construction stages.

Design Standards

The following documents have been consulted in the pre-planning design stage:

- Fingal Development Plan 2023-2029 (FDP, 2023-2029)
- Quality Housing for Sustainable Communities (DEHLG, 2007)
- Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (DoEHPLG, 2022)
- Design Manual for Quality Housing (DoHLGH, 2022)
- Sustainable Residential Development in Urban Areas; Guidelines for Planning Authorities (DEHLG 2009)
- Employer's Requirements for Detail Design of Quality Housing (DoHLGH, 2020)
- Recommendations for Site Development Works for Housing Areas (DoELG 1998)
- Design Manual for Urban Roads and Streets (DMURS 2013)
- 10 Ways To Construct A More Lifetime Adaptable and Age Friendly Home (FCC, 2019)
- Building for Everyone: A Universal Design Approach (NDA, 2012)
- Fingal Biodiversity Action Plan 2023-2030

Construction Standards

The proposed development will adhere to best-practice construction standards including:

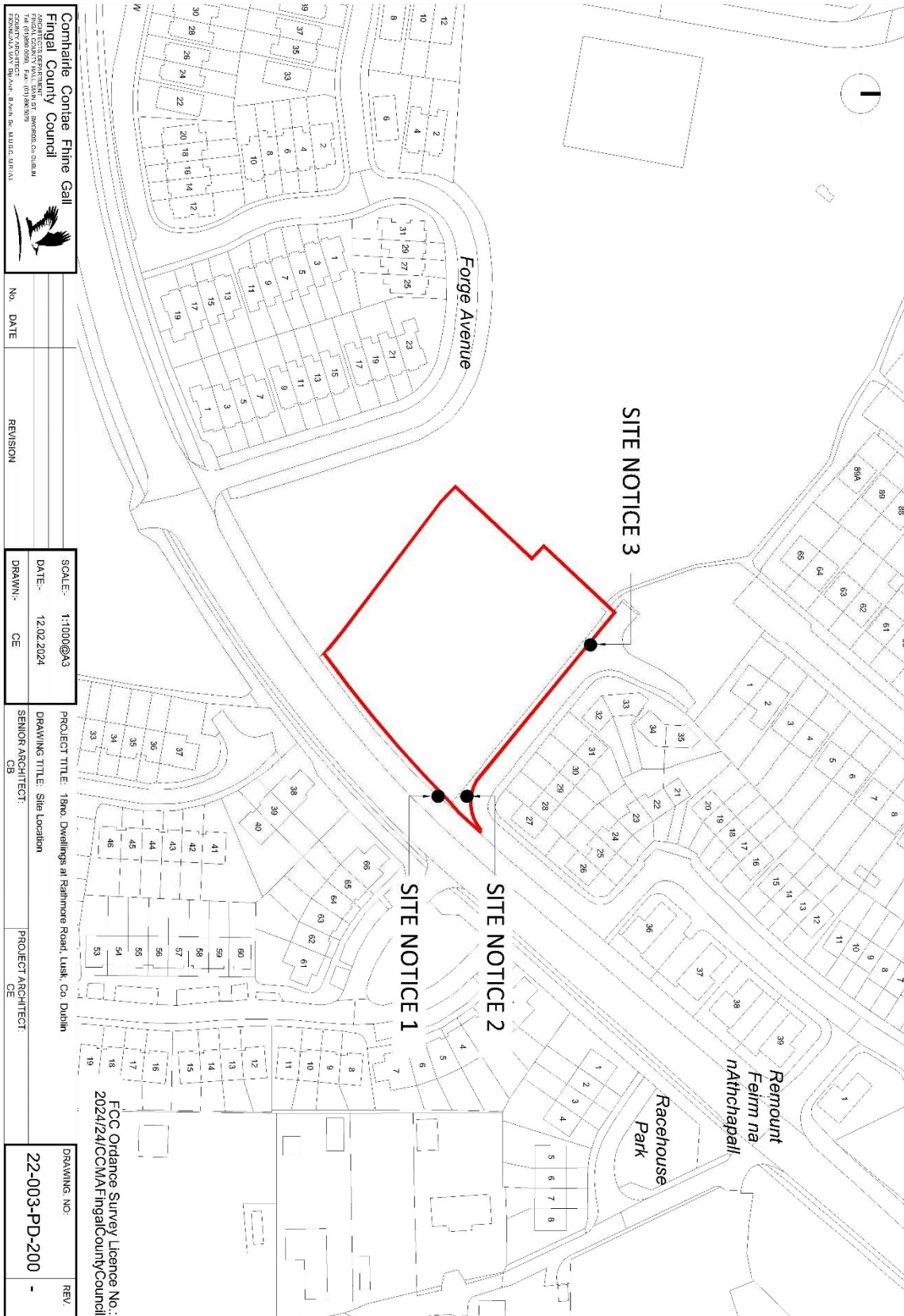
- The contractor will prepare a Construction Traffic Management Plan (CTMP) to be agreed with Fingal County Council prior to commencement of construction. The CTMP will designate construction traffic routes, the location for site access, parking and storage areas. All activity is to be limited to designated areas to ensure minimum impact on surrounding areas.
- The Contractor will be required to ensure the safe access and egress of construction traffic from the site and public road. The Contractor will be responsible for ensuring that there is no conflict between road users and vehicles entering / exiting the site.



- Road and footpath cleaning will take place to ensure that there is no negative impact on road / footpath users.
- The contractor will prepare a Construction Environmental Management Plan (CEMP) to be agreed with Fingal County Council prior to commencement of construction. The CEMP will address the following aspects:
 - Establishing channels of communication between the contractor, Local Authority and local residents.
 - Avoiding, reducing and / or remediating any environmental effects arising from construction activities.
 - Site operating hours will be the standard construction hours permitted by Fingal County Council or as outlined in the CE Report.
 - A site compound will be established and maintained in good condition throughout the construction period. The compound will be decommissioned and fully reinstated at the end of the contract.
 - The construction site will be fully enclosed and secured with solid hoarding minimum 2.4m high.
 - Site lighting will not be directed towards the adjoining residential area.
 - Noise, Dust Minimisation, Surface Water Management & Resource & Waste Management will be considered and addressed prior to construction.



Appendix A – Drawings





LEGEND

- New native hedge and shrub planting to FCC Parks Dept. specification
- Retain native garden
- General open areas
- Permeable paving
- Secure long term bicycle parking station
- Aerial storage shed

3D View. Refer to drawing D06

Public Open Space

Existing perimeter boundary to O'Connell Park

Existing boundary to be retained to suit new pedestrian crossing point. Area of existing open space to be retained in full, including existing FCC Parks Dept. specifications. Dashed blue line denotes the 0.15 zoning.

Existing walls & railings to be retained where possible subject to retaining walling specifications per Malachon Associates site layout drawing C-01

10m, short span bridge

Some sections of existing railing bridge & trees to provide car & pedestrian crossing. Railing to be replaced with permeable

Secure link shelter for residents use. Pier also to provide shelter

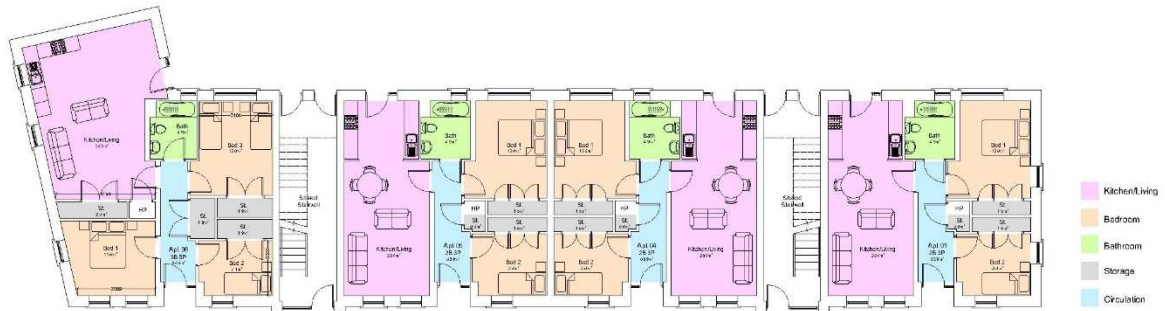
Existing pedestrian access path to be reconfigured to align with new pedestrian crossing point. Existing low top walling to be retained

Secure bike shelter for residents use. Refer also to drawing D06

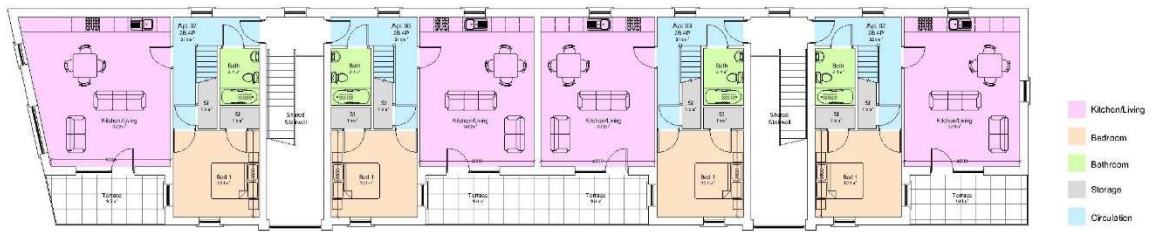
New native hedge and shrub planting to FCC Parks Dept. specification

Secure bike shelter for residents use. Refer also to drawing D06

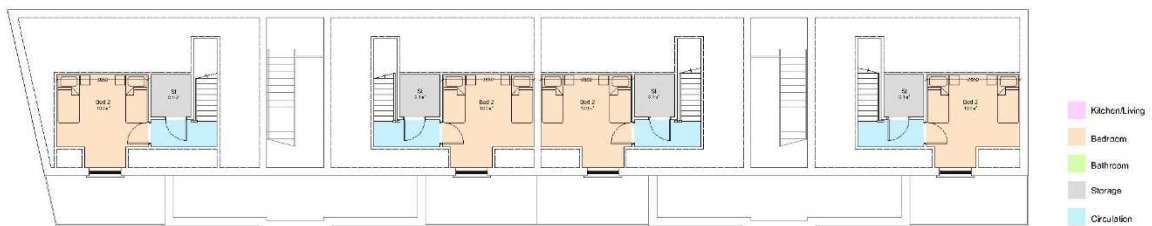
Client		FCC Housing Dept.	
Project Title		14no. Dwellings at Rathmore Road, Lusk	
Project Stage		Public Display	
Drawing Title		Site Layout Plan	
Project Architect			
CE	CE	Checked	CB
Drawn	CE	Checked	CB
Scale	1:250@A2	Date	12.02.2024
Drawing Number	22-003-PD-201	Rev	-



Block A: Ground Floor Plan
1:1000



Block A: First Floor Plan
1:1000



Block A: Sectioned Floor Plan
1:1000

General Notes:
 1. USE FIGURED DIMENSIONS ONLY - DO NOT SCALE.
 2. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH CIVIL, STRUCTURAL, MECHANICAL & ELECTRICAL, FIRE CONSULTANT ENGINEERS DRAWINGS & SPECIFICATIONS, AS WELL AS DIAC DOCUMENTATION.
 3. ANY DISCREPANCIES TO BE BROUGHT TO ARCHITECTS ATTENTION.
 4. INFORMATION EXTRACTED FROM BIM MODELS I.E. PRINTED FORMAT TO TAKE PRECEDENCE OVER BIM MODEL.

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 County Hall, Main Street, Crossin, Co. Dublin
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Project Name	BLOCK A: FLOOR PLANS			
Project	18no. Dwellings at Rathmore Road, Lusk, Co. Dublin			
Client	1:100 @ A1	Drawn	CE	Checked
Scale	22-003-PD-202	Date	09.01.2024	Date
Sheet	22-003-PD-202	Date	09.01.2024	Date





A1



DO NOT SCALE

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- General Note:
1. ALL DIMENSIONS ON 'X', 'Y', 'Z' OR NOT SCALE
 2. ALL DRAWINGS TO BE SEEN IN CONJUNCTION WITH THE PROJECT'S ARCHITECTURAL DRAWINGS & SPECIFICATIONS, AS WELL AS THE DOCUMENTATION AND ATTACHED ATTENTION.
 3. INFORMATION EXTRACTED FROM BIM MODELS, E.G. MODEL INFORMATION FOR MAINTENANCE (MIM) MODEL.

1
1:100
Site Section AA



2
1:100
Site Section BB

Comtable Centre
 Prime Call
 Fife City Council
 100, Castle Street, Edinburgh, Scotland
 EH1 1JF
 Tel: 0131 225 5555
 Email: info@comtable.co.uk



CB/CE/COV
 100, Castle Street, Edinburgh, Scotland
 EH1 1JF
 Tel: 0131 225 5555
 Email: info@comtable.co.uk

SITE SECTIONS	
1:100	1:100
2:100	2:100
3:100	3:100
4:100	4:100
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7:100	7:100
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50:100	50:100



A1



DO NOT SCALE

107

004



1 3D View 1



4 3D View 2



2 3D View 3



3 3D View 4

General Note:
 1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DRAWINGS TO BE SEaled IN CONJUNCTION WITH THE PERMITS.
 3. SPECIFICATIONS, AS WELL AS THE REQUIREMENTS, AND MATERIALS, SHALL BE PROVIDED TO THE ARCHITECT BY THE CLIENT.
 4. INFORMATION EXTRACTED FROM BIM MODELS, ETC. SHALL BE USED AS A GUIDE ONLY AND NOT AS A BASIS FOR CONSTRUCTION.
 5. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE MODEL.

Cornblath Centre
 Prime Cell
 Fergus County
 Council



PROJECT NAME
CE/CE/COV
 100% DEVELOPMENT AND EXISTING PLAN
 Lusk, CO 81050

DATE	DESCRIPTION	BY	CHK
11/11/2024	3D/Views	CE/CE/COV	CE/CE/COV
11/11/2024	100% DEVELOPMENT AND EXISTING PLAN	CE/CE/COV	CE/CE/COV
11/11/2024	100% DEVELOPMENT AND EXISTING PLAN	CE/CE/COV	CE/CE/COV

09/07/2024 12:51:47



Appendix B – Accommodation Schedules

1 bed, 2 person Units 9, 18	Area	Target Area	Variation	Comments
Living	11.0	11.0		Specially adapted dwelling.
Agg Living	23.0	23.0		
Bedroom 1	13.3	11.4		
Storage	4.3	3.0		
Private Amenity Space	33.0	5.0		
Gross Floor Area	55.3	45.0	22.9%	

2 bed, 3 person Units 1, 4, 5, 13, 14	Area	Target Area	Variation	Comments
Living	13.0	13.0		Storage >50% of target. External shed to make up shortfall. Private amenity space for Unit 1. Units 4, 5, 13 & 14 have greater areas of amenity space
Agg Living	28.4	28.0		
Bedroom 1	13.0	13.0		
Bedroom 2	8.0	7.1		
Storage	3.6	5.0		
Private Amenity Space	62.0	6.0		
Gross Floor Area	68.9	63.0	9.4%	

2 bed, 4 person Unit 2	Area	Target Area	Variation	Comments
Living	13.0	13.0		
Agg Living	30.9	30.0		
Bedroom 1	13.0	11.4		
Bedroom 2	13.3	13.0		
Storage	6.1	6.0		
Private Amenity Space	10.1	7.0		
Gross Floor Area	82.5	73.0	13.0%	

2 bed, 4 person Unit 3, 6, 12, 15	Area	Target Area	Variation	Comments
Living	13.0	13.0		
Agg Living	30.2	30.0		
Bedroom 1	13.1	11.4		
Bedroom 2	13.3	13.0		
Storage	6.1	6.0		
Private Amenity Space	9.6	7.0		
Gross Floor Area	81.5	73.0	11.6%	



2 bed, 4 person Unit 7	Area	Target Area	Variation	Comments
Living	13.0	13.0		
Agg Living	36.2	30.0		
Bedroom 1	13.1	11.4		
Bedroom 2	13.3	13.0		
Storage	6.1	6.0		
Private Amenity Space	9.8	7.0		
Gross Floor Area	87.5	73.0	19.9%	

2 bed, 4 person Unit 16	Area	Target Area	Variation	Comments
Living	13.0	13.0		
Agg Living	30.7	30.0		
Bedroom 1	13.1	11.4		
Bedroom 2	13.4	13.0		
Storage	6.1	6.0		
Private Amenity Space	9.5	7.0		
Gross Floor Area	82.0	73.0	12.3%	

3 bed, 5 person Unit 8	Area	Target Area	Variation	Comments
Living	13.0	13.0		Storage >50% of target. External shed to make up shortfall.
Agg Living	34.2	34.0		
Bedroom 1	11.5	11.4		
Bedroom 2	13.0	13.0		
Bedroom 3	7.1	7.1		
Storage	7.6	9.0		
Private Amenity Space	64.5	9.0		
Gross Floor Area	90.0	90.0	0.0%	

3 bed, 5 person Unit 10	Area	Target Area	Variation	Comments
Living	13.0	13.0		Storage >50% of target. External shed to make up shortfall.
Agg Living	35.8	34.0		
Bedroom 1	11.5	11.4		
Bedroom 2	13.0	13.0		
Bedroom 3	7.1	7.1		
Storage	7.5	9.0		
Private Amenity Space	46.2	9.0		
Gross Floor Area	91.4	90.0	1.6%	



3 bed, 5 person Unit 11	Area	Target Area	Variation	Comments
Living	13.0	13.0		
Agg Living	35.6	34.0		
Bedroom 1	13.1	11.4		
Bedroom 2	13.2	13.0		
Bedroom 3	9.5	7.1		
Storage	10.0	9.0		
Private Amenity Space	46.2	9.0		
Gross Floor Area	100.0	90.0	11.1%	

3 bed, 5 person Unit 17	Area	Target Area	Variation	Comments
Living	13.0	13.0		Storage >50% of target. External shed to make up shortfall.
Agg Living	34.8	34.0		
Bedroom 1	11.4	11.4		
Bedroom 2	13.0	13.0		
Bedroom 3	7.1	7.1		
Storage	7.2	9.0		
Private Amenity Space	50.0	9.0		
Gross Floor Area	90.0	90.0		