



# Architectural Report

**Proposed Social and Affordable Housing Development at  
New Road, Donabate, Co. Dublin**

**LADP/001/24 Local Authority Development Proposal**

Report prepared by: Fingal County Council Architects Department

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# **INTRODUCTION & DEVELOPMENT OVERVIEW**

**1**



## 1. Introduction & Development Overview

### Introduction

This report, prepared by Fingal County Council Architects Department, outlines a proposed housing development by Fingal County.

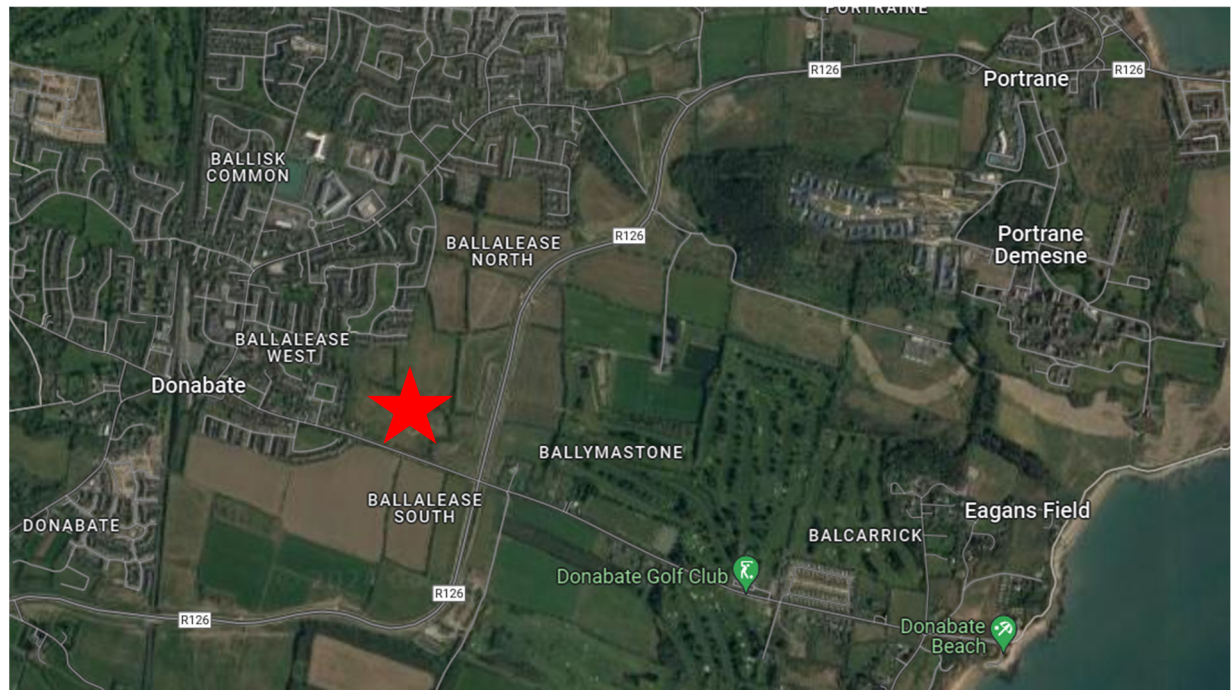
The proposed development comprises of 175 new residential units (houses and apartments) and a creche, and is situated in the Townland of Ballisk, which is toward the eastern edge of Donabate, a town on the east coast of North County Dublin.

### The Proposed Development Description

The development is proposed at this site of 4.72 hectares at New Road, Donabate, Co. Dublin. The site is generally bound by: a site which is currently being developed to the north; Lanestown View residential development to the east; New Road and existing residential dwellings fronting same to the south; and Saint Patrick's Park residential development to the west. The site includes: part of New Road for road junction, cycle track, footpath and water service connection works; and part of the site to the north for water service connection works.

The proposed development will principally comprise the construction of 175 No. residential dwellings (123 No. houses and 52 No. apartments) and a single-storey crèche of 365 sq m (with outdoor play area and external stores). The 123 No. houses, which are part-1-/part-2-storey and 2-storey in height, include 30 No. 2-bed units, 82 No. 3-bed units and 11 No. 4-bed units. The 52 No. apartments include 26 No. 1-bed units, 20 No. 2-bed units and 6 No. 3-bed units and are contained in a single block ranging in height from 1 No. to 4 No. storeys.

The development will also include the following: 2 No. new multi-modal entrances/exits at New Road; 2 No. multi-modal connections to existing and under construction residential developments to the east and north respectively; cycle track and footpath along New Road; 139 No. car parking spaces; 4 No. set down bays; 6 No. motorcycle parking spaces; cycle parking; hard and soft landscaping, including public open space, communal amenity space and private amenity spaces (which include gardens, balconies and terraces facing all directions); boundary treatments; 1 No. sub-station; bin stores; lighting; PV panels atop houses; green roofs, PV panels, lift overruns and plant atop the apartment block; green roofs and PV panels atop the crèche building; and all associated works above and below ground.





## Project Team

The development proposal was prepared by an experienced Multi-Disciplinary Design Team appointed by Fingal County Council, including:

- Planning - Thornton O'Connor Town Planning
- Architecture - Fingal County Council Architects Department
- Civil & Structural Engineering - Waterman Moylan Consulting Engineers
- Transport & Traffic - Waterman Moylan Consulting Engineers & Bruton Consulting Engineers
- Mechanical & Electrical Engineering & Climate Action – JV Tierney Consulting Engineers
- Landscape Architecture & Arboriculture - Áit Urbanism + Landscape
- Archaeology - Rubicon Heritage
- Ecology and the Environment - Enviroguide Consulting
- Visuals & Daylight Study – 3D Design Bureau
- Waste Management – Awn Consulting
- TDG Part B & M Pre-Planning Assessments - Eamon O'Boyle and Associates

## Project Brief

The developer's primary goal is to develop high-quality social and affordable housing on a prominent site off New Road, Donabate, ensuring a visually appealing environment that attracts and retains residents. The proposal includes various on-site amenities such as a creche, hard and soft landscaping, and play facilities, aiming to foster a diverse yet integrated community. It targets families on the Fingal County Council social housing list and those eligible for the Local Authority Affordable Purchase Scheme.

The development benefits from its proximity to the sea, parks, schools, sports facilities, and public transport, and sets out to:

- Meet and exceeding the various Department of Housing, Local Government & Heritage's housing guidelines and standards, ensuring quality and sustainability as well as viability through efficient repetition but with variation in architectural expression.
- Provide easy access for vehicles, cyclists, and pedestrians from multiple points on New Road, with connections to adjoining areas and public transport stops, along with well-planned parking arrangements.
- Establish a legible layout with recognizable streets and distinct character areas for wayfinding and community identity.
- Offer accessible off-street parking, including drop-off spaces and disabled bays, along with a conveniently located creche.
- Provide a high-quality apartment building and standard two-storey houses catering to market demands and target demographics.
- Incorporate high-quality private open spaces, and safe and overlooked communal spaces and publicly accessible open spaces, play areas and amenities.
- Provide an apartment building with prominent entrances, well-lit cores, and majority east/south/west orientation for optimum sunlight.
- Ensure adaptability for medical needs, incorporating Universal Design, and Age-Friendly Principles in a large percentage of units.
- Provide ample secure bike storage, well-ventilated waste storage, and extensive landscaping throughout the site.
- Complete the principal road frontage to New Road with an attractive architectural expression and quality materials to create a strong urban edge.
- Employ durable, visually pleasing materials and efficient space arrangements.
- Maximize natural daylight and sustainability considerations in all aspects of the design.

Overall, the development aims to create a vibrant, inclusive community with high-quality housing, amenities, and environmental features while integrating seamlessly into the existing urban fabric.

# URBAN DESIGN STATEMENT

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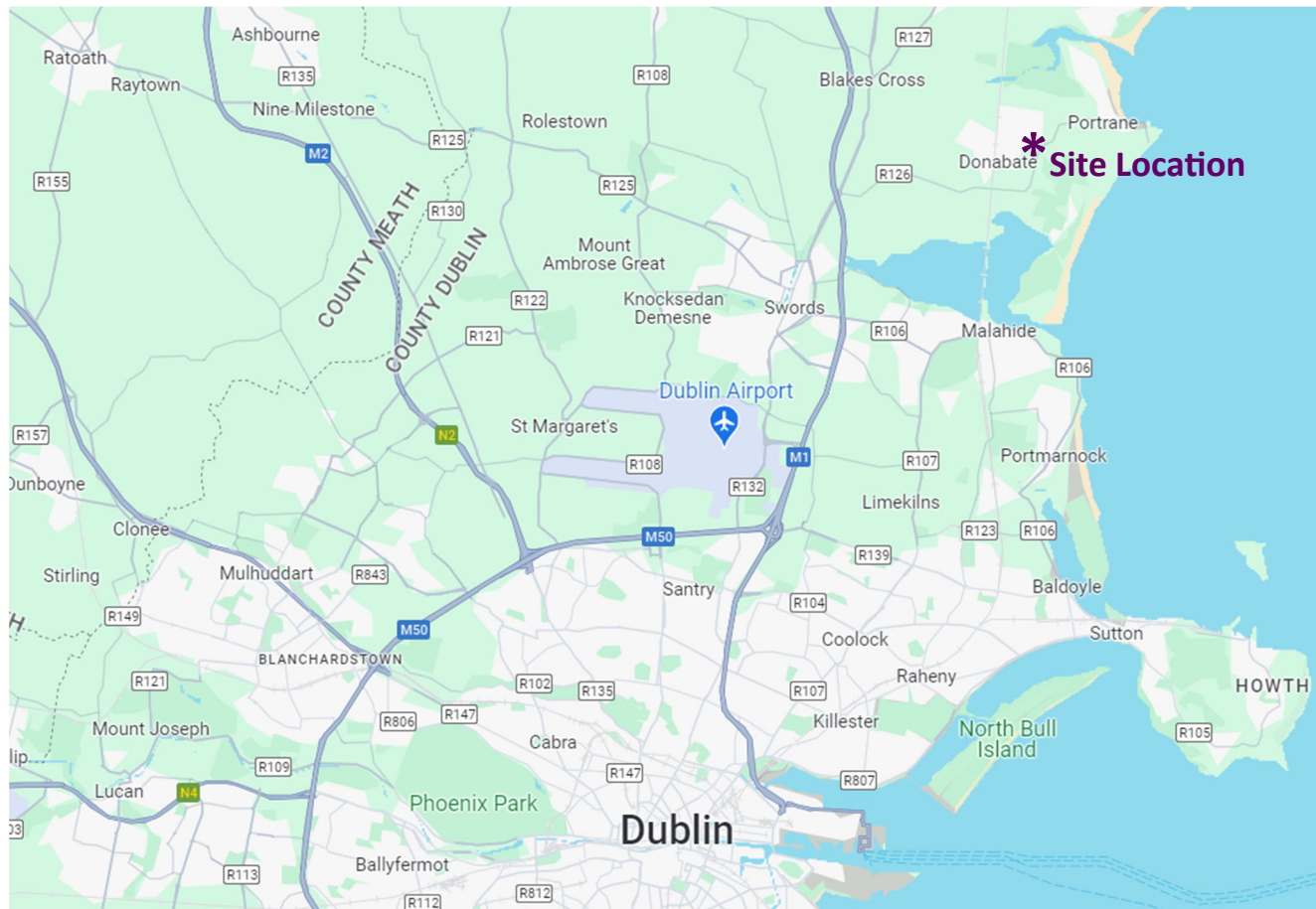
## 2. Urban Design Statement

### 2.1. Context

Donabate (Irish: Domhnach Bat) is a quaint coastal town nestled in North County Dublin, around 25km from Dublin City Centre and 11km north of Dublin Airport. It is surrounded by the picturesque Rogerstown and Malahide Estuaries, part of the Natura 2000 network, and flanked by Newbridge House and Demesne to the west and St. Ita's Hospital, Portrane to the east.

Donabate boasts a scenic environment with nearby high-quality beaches. The village is surrounded by primarily agricultural lands, designated as Greenbelt, High Amenity, and Open Space. The Dublin-Belfast railway line runs through the village, with easy road access via the nearby M1 motorway.

The Donabate peninsula remains predominantly semi-rural, with tillage farming being the primary agricultural pursuit. Additionally, a considerable portion of land is dedicated to leisure activities, including six golf courses and public parks situated within the historic demesnes of Newbridge and parts of the Turvey estate.



Situated within an area experiencing rapid expansion, the greenfield site in the Ballisk Townland benefits from the new Donabate Distributer Road (DDR), facilitating residential and community facility development to the south and east of the village.

### Planning Context

Although not formally part of the Donabate Local Area Plan (March 2016), the site is zoned by the Fingal Development Plan 2023–2029 for residential development and is strategically positioned between the existing and planned residential areas.

There is existing 1- and 2-storey housing to the west and southwest of the site (St. Patrick's Park & 6A & 7 to 10 Ballalease off New Road) as well as a recently completed housing scheme to the east (Lanestown View – Planning Ref: F20A/051) which includes 2-storey housing, 3-storey duplexes, and a 4-storey apartment block.



The lands to the north are currently being developed (Balmoston (Ballymastone) Phase 1 – Planning Ref: Fingal LRD0008) and includes 2-storey housing, 3-storey duplexes, and a 2-storey creche adjacent to the site.

There is also a recently granted permission for 1,020 residential units to the south of New Road (Corballis East – Planning Ref: Fingal LRD0017) which includes 2- and 3-storey houses and duplexes, and apartment blocks ranging from 2- to 5-storeys.

The layout design has been developed to connect the developments to the east and north and responds to its surroundings via a sympathetic approach to scale and massing with the highest point located in the centre of the site, reducing in scale to acknowledge the lower density, and building heights of the adjoining developments.

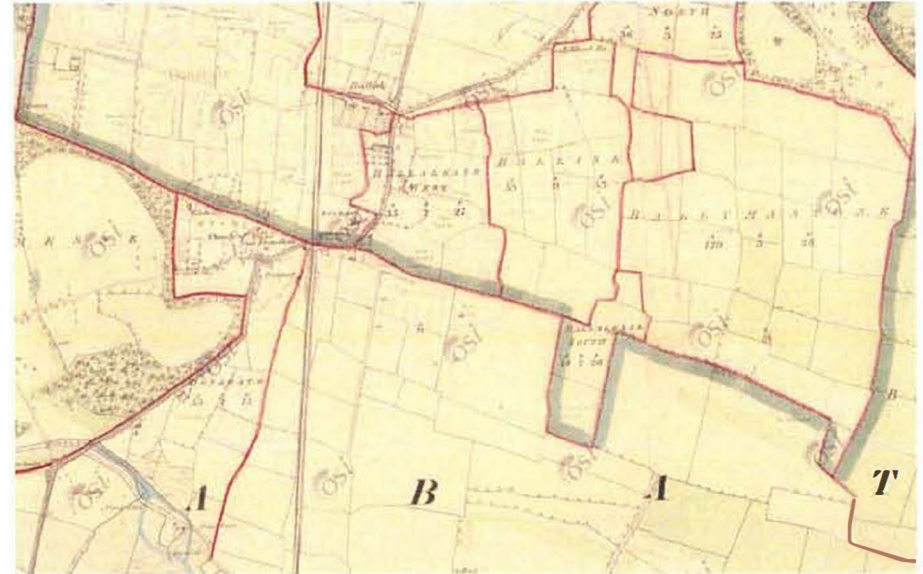
### Historical Context

The coastal region of North County Dublin boasts numerous notable archaeological sites spanning prehistoric to historic periods. Lambay Island offshore reveals extensive evidence of prehistoric settlement, while Malahide has unearthed prehistoric remnants.

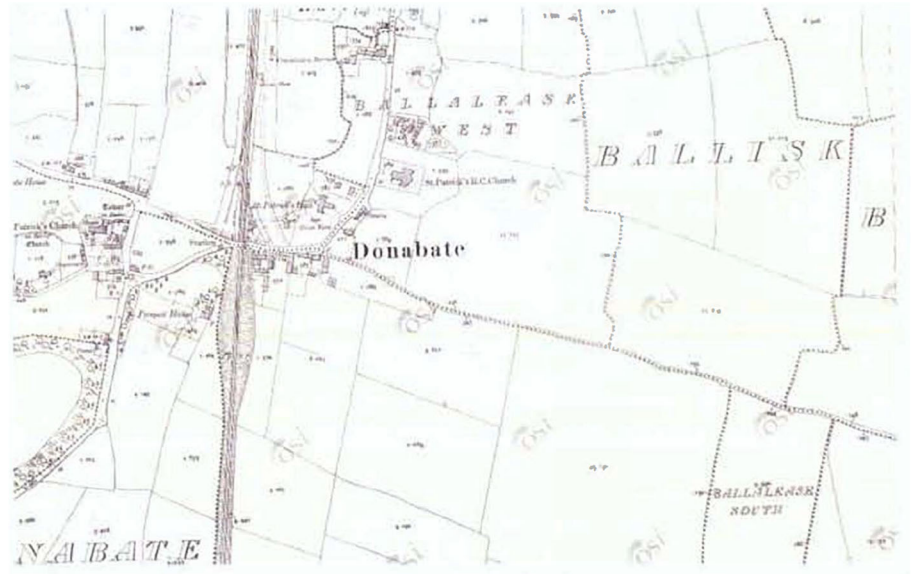
Donabate-Portrane, just north of Swords, holds historical ecclesiastical importance from the Early Medieval era. Nearby Lusk, another Early Medieval ecclesiastical centre, and Grace Dieu Monastery further enrich the area's heritage.

Towards the Rogerstown Estuary's north, Baldongan Hill features medieval relics, including a church and castle. Inland, Knockbrack Hill, northwest of the peninsula, was a pivotal Late Bronze Age and Iron Age hub.

An Archaeological Impact Assessment report prepared by Rubicon Heritage forms part of this design pack and contains further information on the historical context of the site.



Historic map 6'' 1837-1842



Historic map 25'' 1888-1913





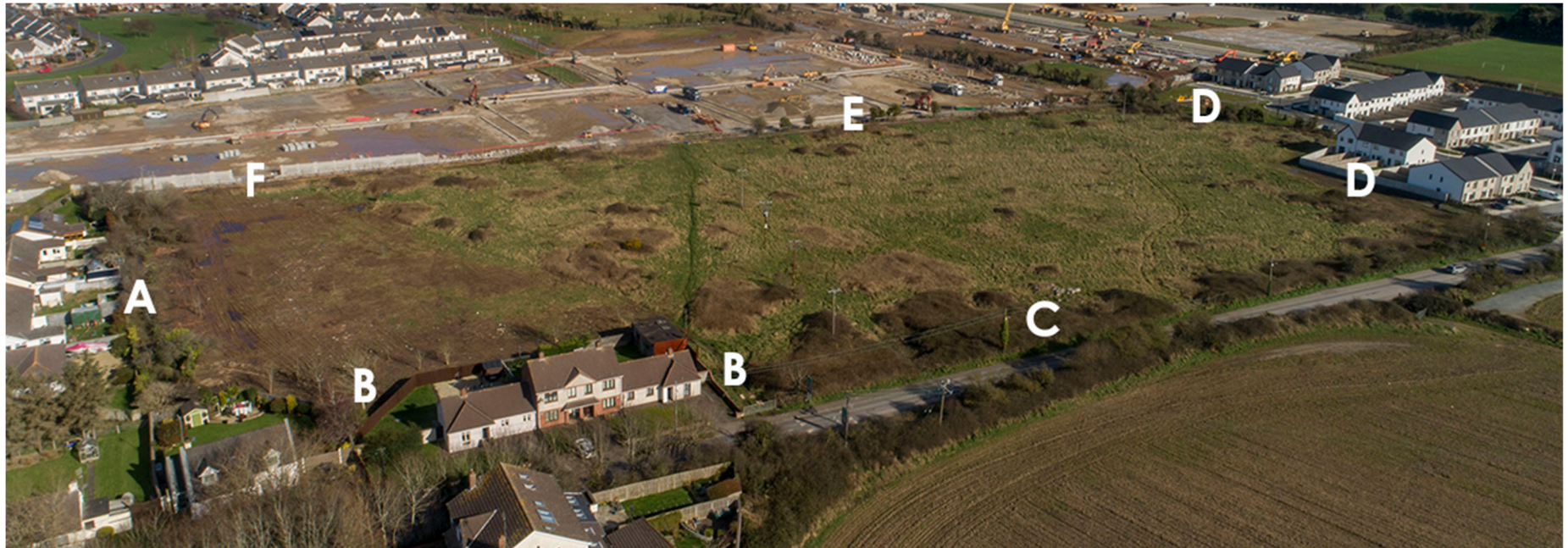
### Site Topography

Spanning approximately 4.72 hectares, the site presently exists as greenfield, with some overgrown hedgerows and mature trees. While generally flat, the site has a slight fall from New Road to the south towards the north, with an approximate drop of 1.5m. There are no historic, conservation or heritage landscapes, or significant views from the site.

Existing drainage is facilitated by a ditch along the western and northern boundaries of the site, though natural drainage has been cut off by the current development to the north which will be reinstated by this proposal.

### Existing Boundaries

- A. Townland Boundary (Ballisk) with scattered hedgerow trees and open ditch flowing from south to north. Various existing boundary walls and fences to back gardens of properties to the west (St. Patrick's Park)
- B. Boundary walls and fences to existing properties on New Road
- C. Townland Boundary (Ballisk) along New Road - Overgrown and unmanaged hedgerow with a few scattered trees
- D. Townland Boundary (Ballisk) - Recently completed Lanestown View boundaries including back garden post and panel fences, and railings to public open space areas.
- E. Open ditch to the northern boundary
- F. Boundary wall to the housing development currently under construction







## 2.2. Sustainable and Efficient Movement

### Site Location

The site location is very accessible for vehicles, cyclists, and pedestrians, and lies within 600 to 800m of the Donabate village core and train station, providing good connections to public transport, shopping and community facilities, all of which are located within 10 to 15minutes' walk. Donabate beach is a 30-minute walk from the site.

The site is also close to the start of the proposed new Fingal Coastal Way, a greenway extending from Newbridge Demesne in Donabate to the Fingal County boundary, north of Balbriggan, with an overall length of approximately 32km.



### Access, movement, and connections

The proposal aims to establish a highly permeable and cohesive development, facilitating unobstructed access for pedestrians and cyclists along various points of the site perimeter. The layout incorporates roads and footpaths that connect seamlessly to the Balmoston (Ballymastone) lands and Lanestown View to the east, fostering attractive and meaningful connections with neighbouring developments.

Internal street design prioritizes self-regulation to ensure consistent, clear, and integrated movement. The proposed on-site street hierarchy features a primary access point off New Road, linking to Balmoston (Ballymastone) in the north, along with an additional access further east leading to the creche and open space.

Secondary roads traverse east-west, with one connecting to Lanestown View and ending in shared surface areas to the west, and the other running parallel to the open space in the north of the site.

Furthermore, the proposed development includes the establishment of a new bicycle lane on New Road, connecting the main entrances to the development with existing bicycle lanes along Lanestown View and the segregated bicycle lane on the Donabate Distributor Road. High quality secure bicycle storage is provided at the apartment building as well as all mid-terrace houses as per the Fingal Development Plan requirements.

DMURS recommends considering measures to diminish the dominance of vehicles in favour of prioritizing pedestrians and cyclists within street hierarchies. This approach is implemented through the provision of shared surfaces and the use of specific materials and landscaping to manage traffic flow and enhance safety. Pedestrian footpath facilities are situated on both sides of the streets throughout the development and extending into adjoining lands, while roads will be shared between cyclists and motor vehicles.











## 2.3. Green & Blue Infrastructure

### Public Open Spaces

The design intent is to create a high quality and appropriate landscape for future residents, which will meet their recreational needs and provide an attractive visual setting and associated social amenity spaces. The proposal creates people-friendly streets and spaces by placing an emphasis on connecting the public realm with the built form.

A notable feature of the development is the creation of a large public open space, situated to the north and east, and when viewed in conjunction with the open spaces of the adjoining developments, it is destined to become a focal point and community hub for both residents and locals. This space will be managed by Fingal County Council, which means it will be open and accessible to all residents and the public. The open spaces are also directly over-looked by dwellings, providing passive surveillance for safety.

### Streetscapes & Communal Open Spaces

The proposed site layout also aims to create a unifying streetscape which is rich in detail and diverse in textural and spatial qualities, with a diverse array of native plants and street trees, creating tree-lined streets and visually appealing spaces.

Communal amenity spaces are cleverly incorporated into the landscape design with careful detailing ensuring privacy and security while allowing the spaces to read as an inclusive piece.

Soft and hard landscaping delineates public and private zones, with communal areas clearly marked and screened for privacy. Access to the communal spaces is restricted to residents of the apartment block.

Please refer to the Landscape Architect's drawings and report for details on the provision of play areas, planting, and hard landscaping features.

### Blue Infrastructure

The surface water drainage design embraces SUDS principles and the provision of green roofs to the apartment building and creche, offering not only aesthetic, but also ecological and biodiversity value.

Please refer to the Landscape Architect & Civil Engineer's drawings and reports detailing SUDS features including attenuation basin, swales and permeable paving which are incorporated into the streetscapes and public open spaces. The apartment building and creche also includes green roofs as SuDS features.



Typical SUDS features



## 2.4. Responsive Built Form

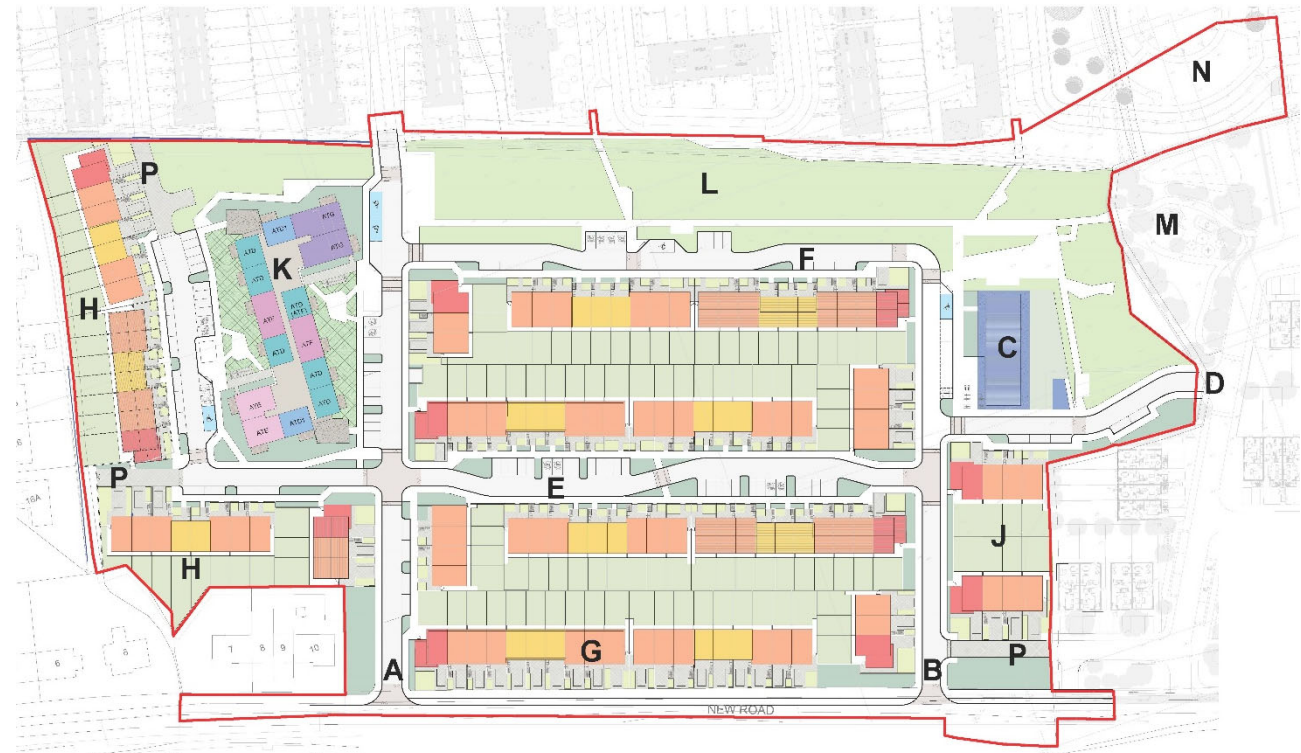
### Layout

The proposal seeks to respond to the site context, layout, and orientation by providing the following:

- A new main access road (A) from New Road (north-south) linking with the Balmoston (Ballymastone) lands to the north, and another secondary access road (B) from New Road (north-south) which leads to the creche (C) and a junction with a road (D) linking into Lanestown View (east-west).
- Two internal roads (E & F) running east-west, which, with New Road to the south, form two large urban blocks, with the southernmost 2-storey terrace of houses (G) forming an interesting, strong, and active street frontage to New Road, continuing the existing building line along New Road, and forming a continuation of the existing urban edge.
- 2-storey terraces backing onto the existing houses to the southwestern and western boundaries (H) to protect the privacy and amenity of these dwellings. Two smaller 2-storey terraces (J) adjoining Lanestown View to the east and continuing the existing building line in that location, with a footpath connection between the two estates.
- 3- and 4-storey apartment block (K) in the heart of the site creating a focal point; the block is turned at an angle to create interest and is stepped to reduce the impact of the increased height of this building on the adjoining 2-storey houses.
- A large public open space (L) 'green corridor' along the northern and northeastern side of the site with easy

pedestrian access, play areas and high quality hard and soft landscaping, which links with the open space areas in Lanestown View to the east (M) and Balmoston (Ballymastone) Ph 1 (N) to the north.

- All flat roofs throughout the site are to be green roofs providing pleasant visual amenity where not accessible.
- A network of footpaths and roads to create permeable interconnected routes that are easy and logical to navigate, with shared surface 'Homezones' (P) at all dead-end roads.
- Dual aspect houses are located at each corner to animate and provide passive overlooking of the public spaces.







### Density

The proposed net density of the site is 42.9 dwellings per hectare, utilizing the residential zoned land efficiently while providing ample public open space that connects with adjacent developments to the East and North. Please refer to Section 4 below for more details.

### Scale & Mass

The development responds sensitively to its surroundings, tapering in scale and mass from a central high point of 3- and 4 storeys to the apartment block, down to 2-storey terraced houses along the perimeters, harmonizing with existing and planned neighbouring developments.

### Orientation

The apartment block predominantly follows a North/South alignment, ensuring excellent aspect, views, and solar orientation. The building design facilitates maximum light penetration into dwellings and open spaces. 50% of the apartment units enjoy dual aspect layouts, providing high-quality internal environments throughout the day. Projecting balconies optimize solar potential both within the apartments and outdoor spaces. Please refer to section 4 below for more details

### Distinctiveness

The design approach is to create a unique, contemporary neighbourhood by thoughtfully positioning the apartment block centrally to the site and sculpting the landscaped areas to harmonize with neighbouring developments and the broader Donabate locale.

The proposal aims to make a positive impact on the local community, which has experienced substantial growth over the past two decades, with ongoing large-

scale developments adjacent to the newly constructed Donabate Distributor Road.

Employing high-quality materials such as coloured render, brickwork, refined window proportions, green roofs, metal railings for balconies and terraces, the scheme's architectural expression complements the Donabate context while forging its own identity and sense of place.

Design elements unify the various scales and blocks within the development, with the apartment block serving as an urban focal point. The sloping green roofs and metal mesh screens to the apartment block's bicycle stores will, through careful detailing, create interest and an aesthetically pleasing feature in this prominent location.

Thoughtfully curated landscaping integrates the blocks into the site, softening the architectural lines and creating an engaging street frontage along New Road.





### Adaptability

All unit types are designed to meet the requirements in the Fingal Development Plan 2023 to 2029, the 'Sustainable Urban Housing: Design Standards for New Apartment' (2023). The homes will be designed and detailed to consider energy efficiency and will be equipped for challenges that are anticipated from a changing climate. The apartments will be constructed to current Building Regulations, and these will provide the minimum required standards.

The variety of unit types within the proposed scheme allows for a good mix of residents throughout and so creates a positive family friendly community catering for the young to the elderly alike.

Refer to sections 3 & 4 below for more information on the schemes approach to lifetime adaptable design, Universal Design and Age Friendly design.

# **UNIVERSAL & AGE FRIENDLY DESIGN STATEMENT**





### 3. Universal & Age Friendly Design Statement

The proposed development is committed to adhering to the principles of Universal and Age Friendly Design, ensuring access and usability for individuals of all abilities, ages, and sizes. The design referenced guidance documents such as "Building for Everyone: A Universal Design Approach ((NDA, 2012)," "Universal Design Guidelines for Homes in Ireland (CEUD, 2015)," "10 Steps to an Age Friendly Home (Fingal County Council)," and "Technical Guidance Document M", and incorporates the following:

- Provision of amenities facilitating easy access for work, shopping, and recreation, promoting local engagement or travel.
- Offering a diverse range of housing types, sizes, and tenures to accommodate various demographics and life stages.
- Encouraging alternatives to private car usage by situating close to public transport and local services, supporting pedestrian, and cycling environments, and providing ample bicycle parking.
- Creating accessible open spaces suitable for a range of activities.

#### Fingal Development Plan UD & AF Objectives

The Fingal Development Plan 2023-2029 supports the needs of older people within the community with reference to Housing, Mobility and Public Realm having regard to "Age Friendly Principles and Guidelines for the Planning Authority 2020" and the "Fingal Age Friendly Strategy 2018-2023". The development plan includes the following Objectives related to UD & AF design:

- Objective SPQHO22 – Accessible Housing "Fingal County Council recognises the importance of social inclusion and aims to make 30% of social housing fully accessible and built with a universal design approach which will mean that the property will be flexible and changed as needed over the course of the occupant's lifetime."

- Objective DMSO37 – Age Friendly Housing: Require new residential developments in excess of 100 units to provide 10% of the units as age friendly accommodation.

The proposed development is in accordance with the policies and the objectives noted above and will deliver 175 no. social and affordable homes. While the final tenure mix must be confirmed, the scheme includes the following UD & AF designed units:

- 45 no. units incorporate Universal Design principles and can be adapted for medical needs, including 34 no. 1-, 2- & 3-bedroomed apartments, and 11 no. 4-bedroomed houses.
- An additional 18 no. 1-bedroomed apartments incorporate Age Friendly design principles (10.3% of the total proposed no. of units).

#### Technical Guidance Document Part M

The proposed development is designed in accordance with TGD M of the Building Regulations. Apartment blocks and external communal spaces have been designed so that they are easy for people to use regardless of age or abilities.

Footpaths, circulation routes, back garden gradients and privacy zones to houses have all been designed as gentle slopes with level landings as required. Entrance thresholds to houses, apartment foyers, common areas and ground floor units and communal facilities are flush throughout. Access to upper floors is via lift together with the provision of TGD M compliant stairs.

#### Universal Design

45 Units, consisting of 34 Apartments and 11 houses, have been designated as accessible units, suitable for adaptation for medical needs. These units have been designed in accordance with the NDA's Universal Design Guidelines for Homes in Ireland as per Fingal Co Co's Strategic Plan for Housing People with a Disability 2016-2021 and the new National Housing Strategy for Persons with Disabilities 2022 2027 (Housing Agency Under Preparation). This involves the provision of highly adaptable homes with a flexible lay out including a bedroom and enlarged bathroom to entry level.



### Age Friendly Design

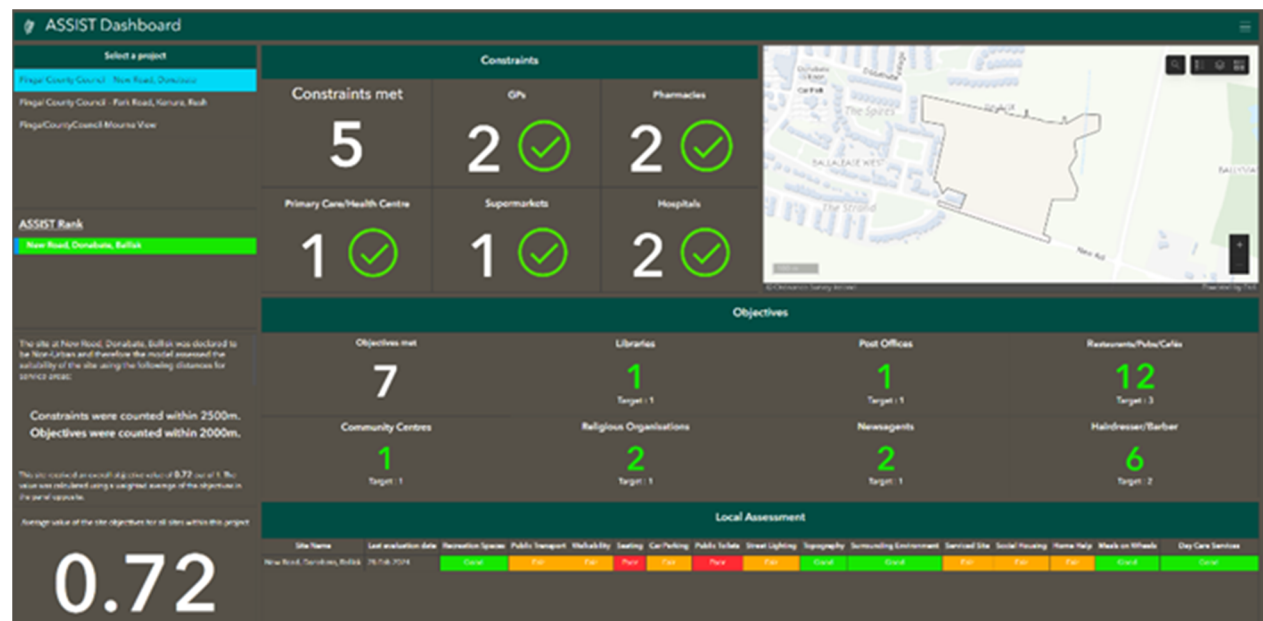
In accordance with Objective DMSO37, the proposed development promotes an age friendly approach by designating 10% of the proposed units as Age Friendly Accommodation. This consists of 18 no. 1-bedroomed apartments designed in accordance with the Ten Universal Design Features to include in a Lifetime Adaptable and Age Friendly Home (June 2021), published by Age Friendly Ireland.

In so far as practicable, the design provides for flexibility in use, accessibility, and adaptability. The aim is to ensure that dwellings can meet the changing needs of occupants over their lifetimes, including needs associated with moderate mobility difficulties and the normal frailty associated with old age.

The ASSIST tool developed by the Department of Housing, Local Government and Heritage (DHLGH) is a mapping solution to support and inform decision-making when identifying suitable sites for purpose-built housing for older people as part of the implementation of actions under Housing Options for Our Ageing Population Policy Statement.

The ASSIST tool assesses sites based on overall ranked importance of different services for older people to have in their locality, and ultimately identifies the constraints and objectives which provides a value to inform site suitability.

The New Road, Donabate development has been assessed under the declaration of a non-urban site modelling the suitability of the site using the following distances for services areas, constraints are measured against a 2500m distance and objectives are measured against a 2000m distance. The New Road, Donabate site received an overall score of 0.72 out of 1.



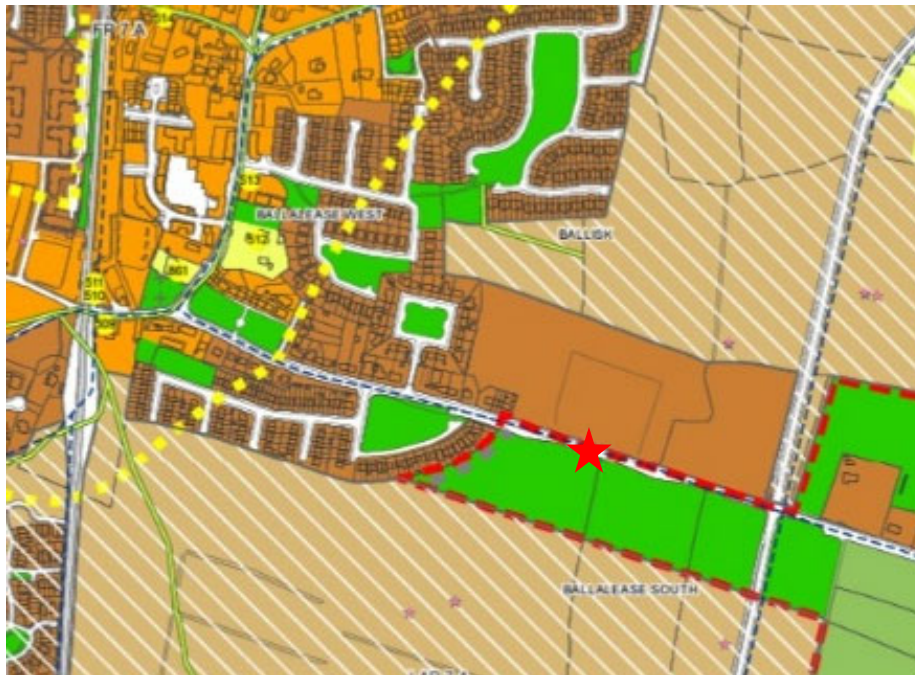
# ARCHITECTURAL DESIGN STATEMENT 4



## 4. Architectural Design Statement

### Residential Zoning

In the Fingal Development Plan 2023 - 2029, the site is principally zoned RS, with a small portion zoned RA but only to facilitate water services infrastructure. RS zoning has a stated objective to 'Provide for residential development and protect and improve residential amenity'.



**RS - Residential** Provide for residential development and protect and improve residential amenity

### Residential Density

- No. of residential units: 175no.
- Gross site area: 4.72Ha
- Net Site Area\*: 4.07Ha
- Gross Density: 4.11Ha
- Net Density: 4.29Ha

\*The net site area excludes the creche site (1000m<sup>2</sup>), the north-south link road to the Balmoston (Ballymastone) lands to the north (Link Street, as defined by Section 3.2.1 DMURS) and lands to the north & south included for infrastructure and service connections only

### Separation Distances

- Fingal Development Plan 2023-2029 Objective DMS023 requires 22m separation.
- Sustainable Residential Development and Compact Settlements guidelines (DoHLGH, 2024) SPPR 1 - Separation Distances requires 16m separation.

The design includes a minimum of 20.98m separation distance between opposing upper rear windows of the proposed new residential dwellings, 22m between new dwellings and those under construction to the north, and 23.68m between the proposed new dwellings and the existing 2-storey dwellings at Ballalease, New Road.

### Sustainable Community Proofing

The site is located within 600 to 800m of the Donabate village core and train station, providing good connections to public transport, shopping, educational and community facilities.

The following facilities are located 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):





#### 400 to 800m (10 minutes' walk)

- A. Donabate Village Core, including Post Office, Pharmacy & GP Practice, Fast-food outlets, pubs & restaurants, SuperValu, Various shops and services, Childcare facilities etc.
- A. Donabate Health Centre
- B. Donabate Train Station
- C. St. Patrick's Catholic Church
- D. Donabate Parish Hall

#### 800 to 2000m (20 to 30 minutes' walk)

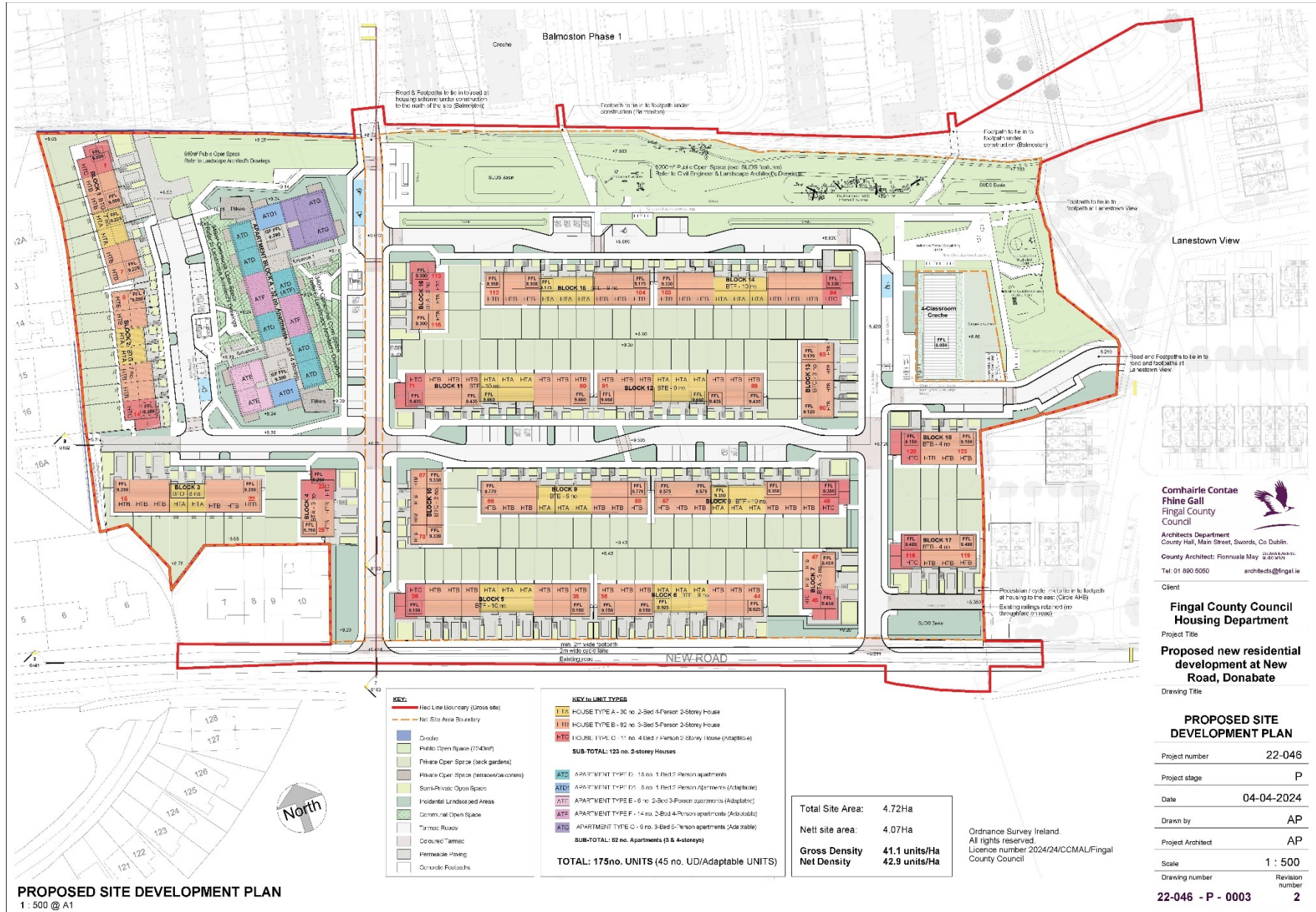
- E. Donabate Portrane Library & Community Centre
- F. Donabate Community College
- G. Gaelscoil Na Mara
- H. Donabate Portrane Educate Together
- I. St Patrick's GAA Club
- J. Donabate Golf Club
- K. Donabate Beach
- L. Newbridge Demesne House & Farm







Proposed Site Development Plan



Comhairle Contae  
Fine Gall  
Fingal County  
Council

Architects Department  
County Hall, Main Street, Swords, Co Dublin.  
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**Fingal County Council  
Housing Department**

Project Title  
**Proposed new residential  
development at New  
Road, Donabate**

Drawing Title

PROPOSED SITE DEVELOPMENT PLAN	
Project number	22-046
Project stage	P
Date	04-04-2024
Drawn by	AP
Project Architect	AP
Scale	1:500
Drawing number	Revision number
22-046 - P - 0003	2

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County Council







## Public Open Space

Fingal Development Plan 2023-2029: Table 14.12 states that a minimum of 12 to 15% of the net site area should be Public Open Space. The proposal includes the following Public Open Space areas:

Area:	Area m <sup>2</sup>	% of Net Site**
Proposed Public Open Space* (excl SUDS) (910 + 5200m <sup>2</sup> ):	6110m <sup>2</sup>	15.01%
Proposed SuDS features within Public Open Space	1150m <sup>2</sup>	
Proposed Public Open Space* (incl SUDS) (6110 + 1150m <sup>2</sup> ):	7260m <sup>2</sup>	17.84%

\* Areas excludes Communal Open Space and small incidental open space areas <500m<sup>2</sup>

\*\*Total Net Site Area = 40700m<sup>2</sup>

All units in this scheme are within 150m walking distance of a Public Open Space area in compliance with FDP 2023-2029 Objective DMSO56 – Proximity of New Residential Schemes to Parks.

Please refer to the Landscape Architect's Report & Drawings for details on the hard and soft landscaping proposal to the Public Open Spaces, which includes recreation and play facilities for all age groups of children with play areas aimed at under 12's, a skate plaza, social space, and all-weather sports court providing for older teenage children. The design also includes seating areas for sitting out and associated small pockets of pollinator planting.

## Communal Open Space

Please refer to the drawings and accommodation schedules in relation to the provision of Communal Open Space to the apartments, which complies with the requirements of:

- Sustainable Urban Housing: Design Standards for New Apartments Appendix 1
- Fingal Development Plan 2023-2029

Please refer to the Landscape Architect's Report & Drawings for details on the hard and soft landscaping proposal to the Communal Open Space which includes seating areas, pollinator planting and lawn areas.

PROVISION OF COMMUNAL OPEN SPACE				
Unit Type	Quantity	FDP & SUH:DSNA App 1	Required	Provided
1B2P Apartment	26	5m <sup>2</sup>	130m <sup>2</sup>	
2B3P Apartment	6	6m <sup>2</sup>	36m <sup>2</sup>	
2B4P Apartment	14	7m <sup>2</sup>	98m <sup>2</sup>	
3B5P Apartment	6	9m <sup>2</sup>	54m <sup>2</sup>	
<b>TOTAL</b>			<b>318m<sup>2</sup></b>	<b>680m<sup>2</sup></b>





### Private Open Space

Please refer to the drawings and accommodation schedules in relation to the provision of Private Open Space to individual houses and apartments, which are all in compliance with the requirements of:

- Fingal Development Plan 2023-2029 (FDP)
- Sustainable Residential Development and Compact Settlements guidelines (DoHLGH, 2024) SPPR 2 - Minimum Private Open Space Standards for Houses (SRDCS SPPR 2)
- Sustainable Urban Housing: Design Standards for New Apartments Appendix 1 (SUH:DSNA App 1)

The table below sets out the Private OS areas required and provided:

PROVISION OF PRIVATE OPEN SPACE				
Unit Type	FDP	SRDCS SPPR 2	SUH:DSNA App 1	Minimum size provided
2B4P House	60m <sup>2</sup>	30m <sup>2</sup>	-	53.9m <sup>2</sup>
3B5P House	60m <sup>2</sup>	40m <sup>2</sup>	-	46.1m <sup>2</sup>
4B7P House	75m <sup>2</sup>	50m <sup>2</sup>	-	85.2m <sup>2</sup>
1B2P Apartment	5m <sup>2</sup>	-	5m <sup>2</sup>	7.3m <sup>2</sup>
2B3P Apartment	6m <sup>2</sup>	-	6m <sup>2</sup>	7.3 m <sup>2</sup>
2B4P Apartment	6m <sup>2</sup>	-	7m <sup>2</sup>	7.3m <sup>2</sup>
3-Bed Apartment	7m <sup>2</sup>	-	9m <sup>2</sup>	9.5m <sup>2</sup>

### 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.

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

DWELLING TYPES		
Houses:	Description	No.
Type A	2-Bed 4-Person 2-Storey mid-Terraced	30
Type B	3-Bed 5-Person 2-Storey mid-Terraced	57
Type B1	3-Bed 5-Person 2-Storey end-of-Terrace	25
Type C	4-Bed 7-Person end-of-Terrace (UD)	11
<b>HOUSES SUB-TOTAL:</b>		<b>123</b>

Apartments:	Description	No.
Type D	1-Bed 2-Person apartments (AF)	18
Type D1	1-Bed 2-Person apartments (UD)	8
Type E	2-Bed 3-Person apartments (UD)	6
Type F	2-Bed 4-Person apartments (UD)	14
Type G	3-Bed 5-Person apartments (UD)	6
<b>APARTMENTS SUB-TOTAL:</b>		<b>52</b>
<b>TOTALS (APARTMENTS &amp; HOUSES)</b>		<b>175</b>

\*UD refers to Universal Design & AF refers to Age Friendly Design

The proposal includes the following mix of dwellings by number of bedrooms:

- 1-Bedroom dwellings: 26 = 14.8%
- 2-Bedroom dwellings: 50 = 28.6%
- 3-Bedroom Dwellings: 88 = 50.3%
- 4-Bedroom dwellings: 11 = 6.3%
- TOTAL: 175 dwellings



### Gross Floor Areas of Dwellings

All dwellings comply with the minimum floor area standards set out in:

- Fingal Development Plan 2023-2029 (FDP 2023-2029)
- Quality Housing for Sustainable Communities (DEHLG, 2007)
- Design Manual for Quality Housing (DoHLGH, 2022)
- Sustainable Residential Development and Compact Settlements guidelines (DoHLGH, 2024)
- Sustainable Urban Housing: Design Standards for New Apartments; Guidelines for Planning Authorities (DoHLGH, 2023)

The areas of each of the dwelling types are indicated on the drawings and tables below.

### Building Regulations

The preliminary design has been assessed for compliance with building regulations, and particularly TGD Part B & M.

### Safeguarding Higher Standards (Apartments)

The Sustainable Urban Housing: Design Standards for New Apartments; Guidelines for Planning Authorities (DoHLGH 2023) includes for more than half of the apartments in relevant schemes to generate additional floorspace that would exceed the minimum floor area standard by at least 10%.

In schemes of 10 up to 99 units it is acceptable to redistribute the minimum 10% additional floorspace requirement throughout the scheme, i.e., to all proposed units, to allow for greater flexibility (SUH: DSNA 3.12).

In this proposal the 10% additional floorspace requirement has been allocated to all the units throughout the scheme as demonstrated in this table:

### SAFEGUARDING HIGHER STANDARDS

		Quantity no.	% of Total	Target Min. Floor Area m <sup>2</sup>
Type D	1-Bed 2-Person apartments	18	35%	45
Type D1	1-Bed 2-Person apartments	8	15%	45
Type E	2-Bed 3-Person apartments	6	12%	63
Type F	2-Bed 4-Person apartments	14	27%	73
Type G	3-Bed 5-Person apartments	6	12%	90
		<b>52</b>	<b>100%</b>	

### Requirement: min 50% of units to exceed the minimum floor area standard by at least 10%

		Quantity no.	% of Total	10% Additional floorspace
Type D1	1-Bed 2-Person apartments	8	15%	4.5
Type F	2-Bed 4-Person apartments	14	27%	7.3
Type G	3-Bed 5-Person apartments	6	12%	9
		<b>28</b>	<b>54%</b>	
<b>Total Required Minimum floor area:</b>				

### Proposed: Reallocation of +10% of Majority by Unit Type

		Quantity no.	% of Total	Proposed Floor Area m <sup>2</sup>
Type D	1-Bed 2-Person apartments	18	35%	47.50
Type D1	1-Bed 2-Person apartments	8	15%	53.70
Type E	2-Bed 3-Person apartments	6	12%	67.50
Type F	2-Bed 4-Person apartments	14	27%	75.80
Type G	3-Bed 5-Person apartments	6	12%	93.30
		<b>52</b>	<b>100%</b>	

Total Proposed Floor area complies as 3310.6m<sup>2</sup> > 3302.2m<sup>2</sup>



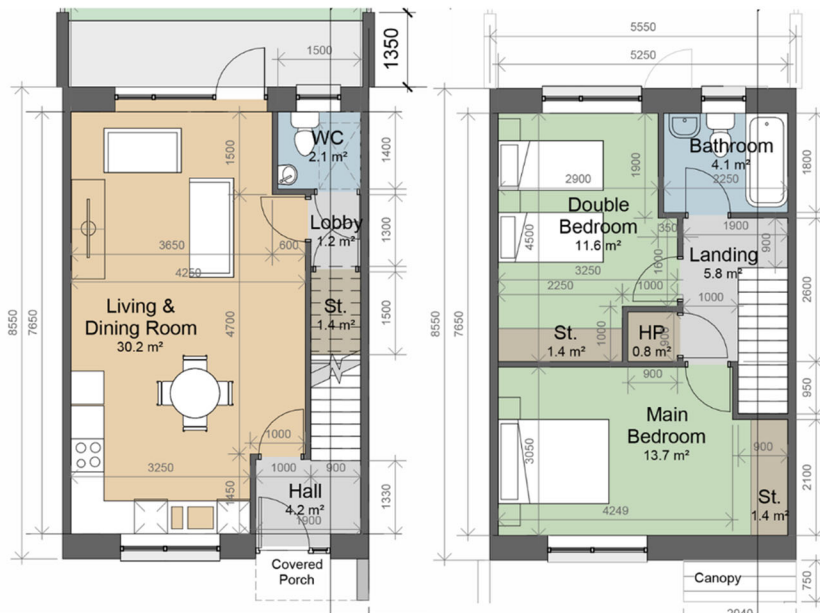
### Space Standards & Layouts of Units

The drawings and tables below show the layout of each of the house and apartment types. Please see Appendices for drawings showing the Apartment Block and the various types of terraced housing blocks.

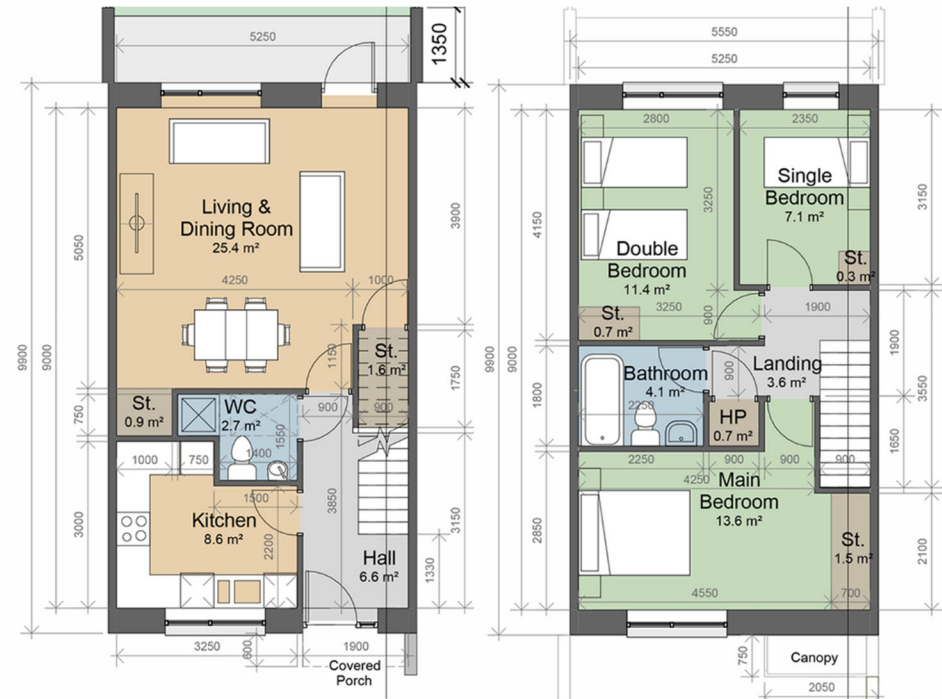
The dwellings comply with the space standards set out in:

- Fingal Development Plan 2023-2029 (FDP 2023-2029)
- Quality Housing for Sustainable Communities (DEHLG, 2007)
- Sustainable Urban Housing: Design Standards for New Apartments; (DoHLGH 2022)

### House Type A – 2-bedrooms, 4 bedspaces, 2-storeys



### House Type B – 3-bedrooms, 5 bedspaces, 2-storeys



### House Type A - 2B-4P-2S

Relevant Area	Proposed	Target	Comparison
Total Floor Area:	80.3m <sup>2</sup>	80.0m <sup>2</sup>	100.3%
Aggr. Living:	30.2m <sup>2</sup>	30.0m <sup>2</sup>	100.7%
Aggr. Bedrooms:	25.0m <sup>2</sup>	25.0m <sup>2</sup>	100.0%
Storage:	4.5m <sup>2</sup>	4.0m <sup>2</sup>	112.5%

### House Type B - 3B-5P-2S

Relevant Area	Proposed	Target	Comparison
Total Floor Area:	94.5m <sup>2</sup>	92.0m <sup>2</sup>	102.7%
Aggr. Living:	34.0m <sup>2</sup>	34.0m <sup>2</sup>	100.0%
Aggr. Bedrooms:	32.1m <sup>2</sup>	32.0m <sup>2</sup>	100.3%
Storage:	5.0m <sup>2</sup>	5.0m <sup>2</sup>	100.0%



### House Type C – 4 bedrooms, 7 bedspaces, 2-storeys

This house features a ground floor bedroom and bathroom with level access shower to allow for adaptation for medical needs.



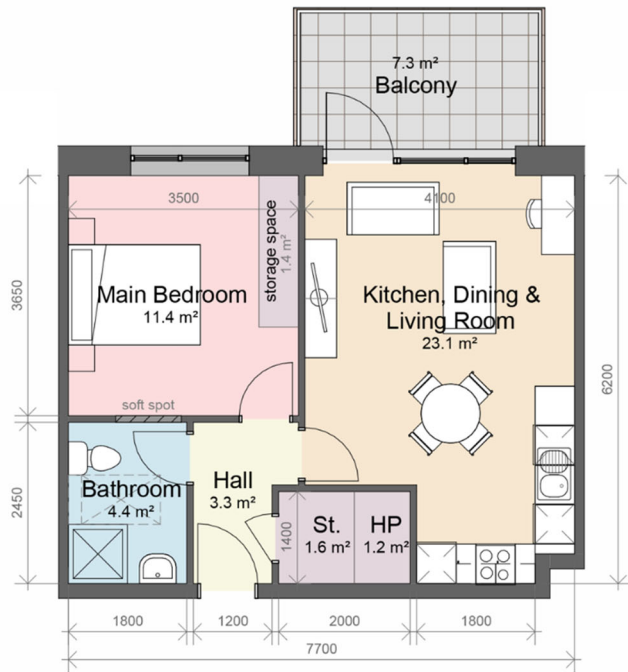
House Type C - 4B-7P-2S

Relevant Area	Proposed	Target	Comparison
Total Floor Area:	119.6m <sup>2</sup>	110.0m <sup>2</sup>	108.7%
Aggr. Living:	40.5m <sup>2</sup>	40.0m <sup>2</sup>	101.3%
Aggr. Bedrooms:	43.1m <sup>2</sup>	43.0m <sup>2</sup>	100.2%
Storage:	6.0m <sup>2</sup>	6.0m <sup>2</sup>	100.0%



**Apartment Type D – 1 bedroom, 2 bed spaces.**

This apartment’s layout incorporates Age Friendly Design principles.

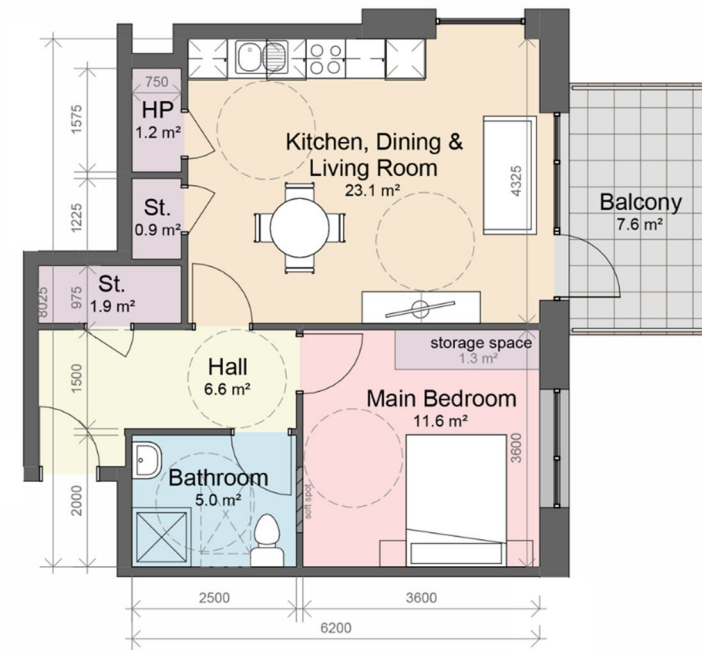


**ATD - 1B2P (AF)**

Relevant Area	Proposed	Target	Comparison
Total Floor Area:	47.5m <sup>2</sup>	45.0m <sup>2</sup>	105.6%
Aggr. Living:	23.1m <sup>2</sup>	23.0m <sup>2</sup>	100.4%
Aggr. Bedrooms:	11.4m <sup>2</sup>	11.4m <sup>2</sup>	100.0%
Storage:	3.0m <sup>2</sup>	3.0m <sup>2</sup>	100.0%
Private Open Space:	7.3m <sup>2</sup>	5.0m <sup>2</sup>	146.0%

**Apartment Type D1 – 1 bedroom, 2 bed spaces.**

This apartment’s layout incorporates Universal Design principles and allows for adaptation for medical needs.



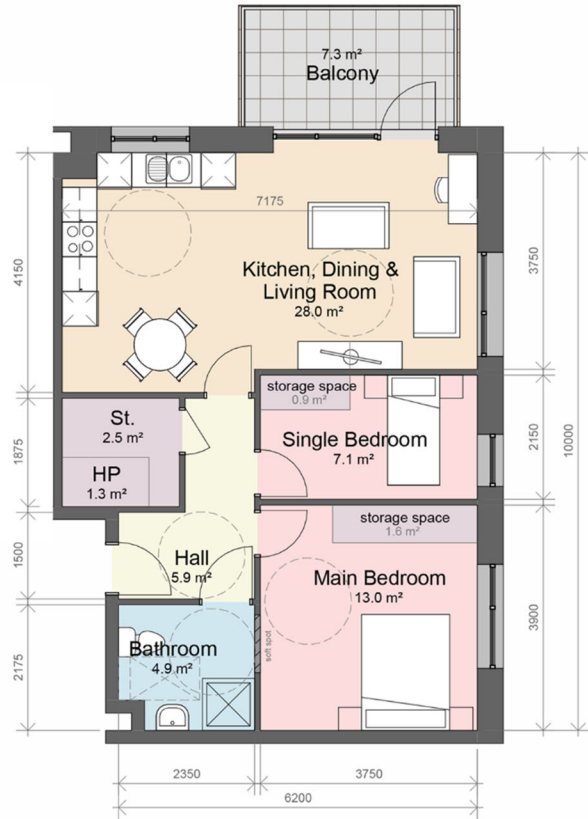
**ATD1 - 1B2P (UD)**

Relevant Area	Proposed	Target	Comparison
Total Floor Area:	53.7m <sup>2</sup>	45.0m <sup>2</sup>	119.3%
Aggr. Living:	23.1m <sup>2</sup>	23.0m <sup>2</sup>	100.4%
Aggr. Bedrooms:	11.6m <sup>2</sup>	11.4m <sup>2</sup>	101.8%
Storage:	4.1m <sup>2</sup>	3.0m <sup>2</sup>	103.7%
Private Open Space:	7.6m <sup>2</sup>	5.0m <sup>2</sup>	152.0%



**Apartment Type E – 2 bedrooms, 3 bed spaces.**

This apartment’s layout includes Universal Design principles and allows for adaptation for medical needs.

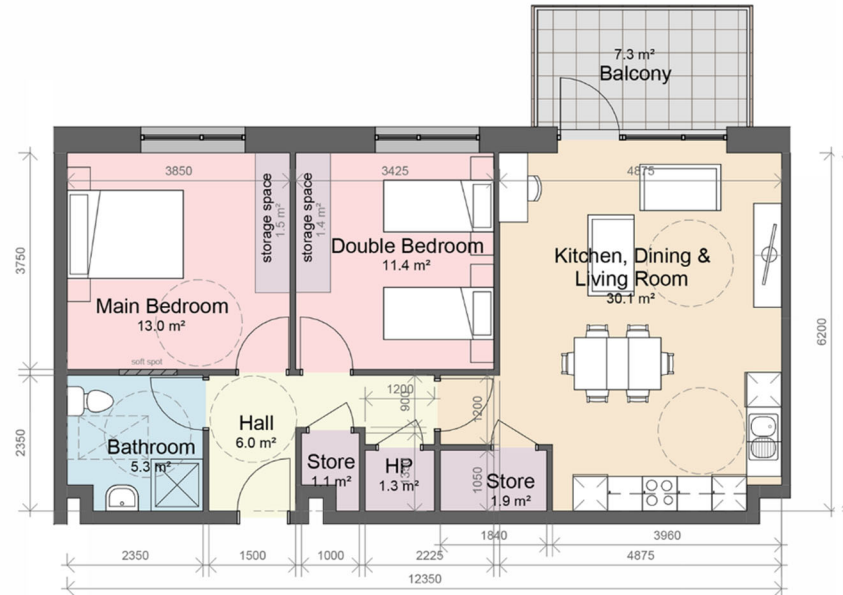


**ATE - 2B3P (UD)**

Relevant Area	Proposed	Target	Comparison
Total Floor Area:	67.5m <sup>2</sup>	63.0m <sup>2</sup>	107.1%
Aggr. Living:	28.0m <sup>2</sup>	28.0m <sup>2</sup>	100.0%
Aggr. Bedrooms:	20.1m <sup>2</sup>	20.1m <sup>2</sup>	100.0%
Storage:	5.0m <sup>2</sup>	5.0m <sup>2</sup>	100.0%
Private Open Space:	7.3m <sup>2</sup>	6.0m <sup>2</sup>	121.6%

**Apartment Type F – 2 bedrooms, 4 bed spaces.**

This apartment’s layout includes Universal Design principles and allows for adaptation for medical needs.



**ATF - 2B4P (UD)**

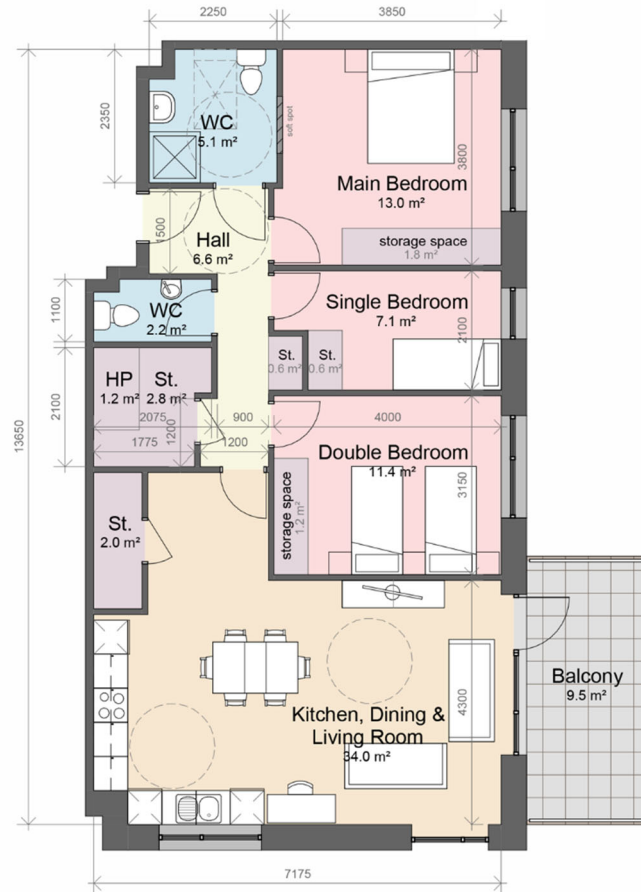
Relevant Area	Proposed	Target	Comparison
Total Floor Area:	75.8m <sup>2</sup>	73.0m <sup>2</sup>	103.8%
Aggr. Living:	30.1m <sup>2</sup>	30.0m <sup>2</sup>	100.3%
Aggr. Bedrooms:	24.4m <sup>2</sup>	24.4m <sup>2</sup>	100.0%
Storage:	6.0m <sup>2</sup>	6.0m <sup>2</sup>	100.0%
Private Open Space:	7.3m <sup>2</sup>	7.0m <sup>2</sup>	104.3%





**Apartment Type G – 3 bedrooms, 5 bed spaces.**

This apartment’s layout includes Universal Design principles and allows for adaptation for medical needs.



**ATG - 3B-5P-UD**

Relevant Area	Proposed	Target	Comparison
Total Floor Area:	93.3m <sup>2</sup>	86.0m <sup>2</sup>	108.5%
Aggr. Living:	34.0m <sup>2</sup>	34.0m <sup>2</sup>	100.0%
Aggr. Bedrooms:	31.5m <sup>2</sup>	31.5m <sup>2</sup>	100.0%
Storage:	9.0m <sup>2</sup>	9.0m <sup>2</sup>	100.0%
Private Open Space:	9.5m <sup>2</sup>	9.0m <sup>2</sup>	105.6%



### Car Parking

Please refer to the Planning Report by Thornton O’Connor Town Planning in relation to the car parking standards as set out in the Compact Growth Guidelines SPPR 3 and the provision of car parking in this proposal which complies with the Fingal Development Plan 2023-2029; the Plan separates the County into 2 No. zones, with the subject site falling within Zone 1.

Zone 1: Developments within 800m of a high-quality bus service, or 1600m of an existing or planned Luas/DART/Metro Rail station or in lands zoned Major Town Centre***		
Land Use Category		
<b>Residential</b>		
Residential (1-2 Bedroom)	0.5	Max
Residential (3-3+ Bedroom)	1	Max
<b>Education</b>		
Pre-school facilities/creche	0.5 per classroom	Max

Zone 1 - Car parking required (maximum):

Type	Description	Quantity	Parking/unit	Car Parking Total (max)
House Type A	2-Bed	30	0.5	15
House Type B	3-Bed	82	1	82
House Type C	4-Bed	11	1	11
Apartment Type D	1-Bed	18	0.5	9
Apartment Type D1	1-Bed	8	0.5	4
Apartment Type E	2-Bed	6	0.5	3
Apartment Type F	2-Bed	14	0.5	7
Apartment Type G	3-Bed	6	1	6
Creche:	Classrooms	4	0.5	2
<b>TOTAL PARKING BAYS REQUIRED (MAX):</b>				<b>139</b>

Car Parking provided:

Block		Street	Street (EV)	Driveway	Disabled	Set Down
A	52 Apartments	20	4	0	3	1
1	7 Houses	2	0	4	0	0
2	7 Houses	6	0	0	0	0
3	8 Houses	4	0	3	0	0
4	3 Houses	0	0	3	0	0
5	10 Houses	0	0	10	0	0
6	9 Houses	0	0	9	0	0
7	3 Houses	0	0	3	0	0
8	10 Houses	12	2	1	0	0
9	9 Houses	0	0	0	0	0
10	4 Houses	4	0	0	0	0
11	10 Houses	12	2	1	0	0
12	9 Houses	0	0	0	0	0
13	4 Houses	0	0	4	0	0
14	10 Houses	7	0	1	0	0
15	9 Houses	3	4	0	1	0
16	3 Houses	0	0	3	0	0
17	4 Houses	0	0	4	0	0
18	4 Houses	4	0	1	0	0
	Creche	1	0	0	1	3
<b>Sub-totals</b>		<b>75</b>	<b>12</b>	<b>47</b>	<b>5</b>	<b>4</b>

<b>TOTAL NO. PARKING BAYS PROVIDED (MAX):</b>	<b>139</b>
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### Bicycle Storage

Bicycle storage is provided in compliance with the Fingal Development Plan 2023-2029.

Table 14.17: Bicycle Parking Standards

Land Use Category	Minimum Bicycle Parking Standards	
	Long-Stay	Short-Stay
Residential (1-2 Bedroom)	1, plus 1 per bedroom	0.5 per unit (for apartment blocks only)
Residential (3+ Bedroom)	2, plus 1 per bedroom.	0.5 per unit (for apartment blocks only)
Education		
Pre-school facilities/creche	1 per classroom	5 per classroom

Bicycle storage required:

Type	Description	No.	Long Stay req/unit	Short Stay req/unit	Long Stay	Short Stay
House Type A	2-Bed	30	3	-	90	-
House Type B (mid terrace only)	3-Bed	57	5	-	285	-
Apartment Type D	1-Bed	18	2	0.5	36	9
Apartment Type D1	1-Bed	8	2	0.5	16	4
Apartment Type E	2-Bed	6	3	0.5	18	3
Apartment Type F	2-Bed	14	3	0.5	42	7
Apartment Type G	3-Bed	6	5	0.5	30	3
Creche:	Class-rooms	4	1	5	4	20
<b>TOTAL BICYCLE STORAGE REQUIRED (MIN):</b>					<b>521</b>	<b>46</b>

In accordance with FDP 2023-2029 (14.17.2.1), long term secure bicycle storage is provided to mid-terraced houses. End of terrace houses all have access gates to back gardens where bicycles can be stored.

Bicycle parking provided:

Block		Long Stay Bicycle Parking	Short stay Bicycle Parking
<b>A</b>	52 Apartments	142	28
<b>1</b>	7 Houses	21	0
<b>2</b>	7 Houses	21	0
<b>3</b>	8 Houses	26	0
<b>4</b>	3 Houses	5	0
<b>5</b>	10 Houses	34	0
<b>6</b>	9 Houses	29	0
<b>7</b>	3 Houses	5	0
<b>8</b>	10 Houses	34	0
<b>9</b>	9 Houses	29	0
<b>10</b>	4 Houses	10	0
<b>11</b>	10 Houses	34	0
<b>12</b>	9 Houses	29	0
<b>13</b>	4 Houses	10	0
<b>14</b>	10 Houses	34	0
<b>15</b>	9 Houses	29	0
<b>16</b>	3 Houses	5	0
<b>17</b>	4 Houses	10	0
<b>18</b>	4 Houses	10	0
	Creche	4	20
	Public Open Space		42
<b>TOTAL BICYCLE STORAGE PROVIDED:</b>		<b>521</b>	<b>90</b>



## Motorcycle Parking

Motorcycle storage is provided in compliance with the Fingal Development Plan 2023-2029.

### 14.17.9 Motorcycle Parking

Motorcycle parking should be provided to meet the requirements of any development. Parking spaces should be provided on the basis of one motorcycle parking bay per 10 car parking spaces provided for no residential developments and apartment developments. Spaces should be provided in locations convenient to building access points, similar to cycle parking requirements. Where parking is provided within streets spaces drop-kerbs should be provided to facilitate access to motorcycle parking bays.

The proposal includes a total of 4 no. motorcycle parking bays associated with the apartment block, which is 14.8% (>10%) of the 27 no. car parking bays associated with the apartments. The motorcycle parking is located close to an entrance and includes a stand to allow for the motorbikes to be locked and secured.

## Universal & Age Friendly Design

The proposed development is committed to adhering to the principles of Universal and Age Friendly Design, ensuring access and usability for individuals of all abilities, ages, and sizes. The design referenced guidance documents such as "Building for Everyone: A Universal Design Approach (NDA, 2012)," "Universal Design Guidelines for Homes in Ireland (CEUD, 2015)," "10 Steps to an Age Friendly Home (Fingal County Council)," and "Technical Guidance Document M".

The Fingal Development Plan 2023-2029 includes various objectives around Universal and Age Friendly design:

#### Objective SPQH022 – Accessible Housing

Fingal County Council recognises the importance of social inclusion and aims to make 30% of social housing should be fully accessible and built with a universal design approach which will mean that the property will be flexible and changed as needed over the course of the occupants lifetime.

#### Objective DMSO37 – Age Friendly Housing

Require new residential developments in excess of 100 units provide 10% of the units as age friendly accommodation.

The apartments in general integrate Universal Design principles, by providing ground-level access for bicycle and vehicular parking, illuminating entrances, ensuring level approaches and thresholds, and a covered main entrance. The communal stairs are easy to access and there are two no. accessible lifts.

34 no. apartments and 11 no. houses include for UD, with:

- adequate circulation space, internal doorway widths, corridors and hallways complying with accessibility standards.
- space for wheelchair turning in kitchens, living rooms, bedrooms, and bathrooms.
- soft spots between main bedroom and bathroom to fit a door in future to allow for a hoist.
- bathrooms are designed to be adaptable incl. handrails, level access showers and easy access to WC and wash basin.
- windows, doors, switches, sockets, ventilation, and service controls etc. are easy to operate will be placed at heights usable by all.

18no. apartments includes for Age Friendly Design, including:

- adequate circulation space
- soft spots between main bedroom and bathroom to fit a door in future to allow for a hoist
- bathrooms are designed to be adaptable incl. handrails, level access showers and easy access to WC and wash basin.
- windows, doors, switches, sockets, ventilation, and service controls etc. are easy to operate will be placed at heights usable by all.

## Ceiling Heights

Houses: All houses have a minimum of 2.55m ceiling height to ground floors, and 2.45m to first floor.

Apartments: All ground floor apartments have a minimum ceiling height of 2.7m, the 1<sup>st</sup> & 2<sup>nd</sup> floors have a ceiling height of 2.475 to 2.55m and the 3<sup>rd</sup> floor has a minimum ceiling height of 2.475m.



## Kitchens

Kitchen sizes and layouts have been designed to provide adequate high and low-level storage, worktop surface, space for appliances, optimum work sequence and efficient ducting for services.

Houses: All kitchens are located close to dining and living areas.

Apartments: All kitchens are within an open plan kitchen/living space.

## Internal Storage

The tables above at each house/apartment type demonstrate that each dwellings achieves the minimum storage requirement set out in Fingal Development Plan 2023-2029, Quality Housing for Sustainable Communities (DEHLG, 2007) and Sustainable Urban Housing: Design Standards for New Apartments; Guidelines for Planning Authorities (DoHLGH 2023).

In addition, the apartment block includes bulky storage facilities at ground floor in the form of large lockers providing storage in excess of the requirements.

## 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 apartments and houses will be carried out to demonstrate this compliance.

The site falls outside of the Airport Noise Zones

## Aspect of Dwellings, Daylight, Sunlight

Houses: All houses are at least dual aspect with some having fenestration on three elevations. All living areas are orientated to ensure adequate indoor light quality during the day.

Apartments: 26 of the 52 proposed apartments are dual aspect which represents 50% of the total units.

Apartments are orientated to ensure that the dual aspect is in living areas.

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

- Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities. (2023)
- BRE - Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice (2022)
- I.S. EN 17037:2018 Daylight in Buildings (2018)
- BS EN 17037:2018: Daylight in Buildings (2018)
- Sustainable Residential Development and Compact Settlements (DoHLGH, 2024)

Please refer to the Daylight Sunlight & Overshadowing report prepared by 3D Design Bureau in support of this proposed development.







## Biodiversity

The development took account of the Fingal Biodiversity Action Plan 2022-2030. The proposal includes integrated 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, raingardens, swales, detention basins etc. Please refer to the Engineering Drawings and Report for details.

The landscaping design has been carried out by a professional landscape architect (Ait). Where appropriate the landscape design includes retaining existing trees, and biodiverse and pollinator friendly planting. Refer to the Landscape Architect's Drawings & Report for details.

## Site Safety and Security

Habitable rooms to all front and side elevations of the houses provide passive surveillance of external areas. A site lighting scheme is included in the design pack and has been designed to ensure safety and security at night.

## Archaeology

An Archaeological Impact Assessment Report has been prepared by Rubicon Heritage and forms part of the design pack. The proposed development site crosses the statutory zone of notification for DU012-088. The proposed development may have a direct impact on CH001; DU012-088----an enclosure, or features associated with this monument. This enclosure has no above ground expression. The marked location of this monument is 10 m outside the red line boundary.

The report has recommended the following, subject to the approval of the National Monuments Service and the Fingal archaeologist:

- prior to construction, a combination of advance geophysical survey and advance archaeological test trenching should be carried out by a suitably qualified archaeological consultant.
- All sub-surface groundworks should be monitored by a qualified archaeological consultant.
- Where a section of an upstanding townland boundary are to be removed, a representative cross-section of the feature will be investigated and recorded by a suitably qualified archaeological consultant prior to removal.

## Energy Performance & Building Lifecycle

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. Please refer to the Building Lifecycle Report that forms part of this design pack for more detail.

## 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.
- A Construction Environmental Management Plan (CEMP) was prepared by Waterman Moylan Engineers and forms part of the design pack. The CEMP addresses 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.
  - A site compound will be established & maintained in good condition throughout the construction period. The compound will be decommissioned and 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 adjoining areas.
  - Noise, Dust Minimisation, Surface Water Management & Resource & Waste Management will be considered and addressed prior to construction.

**TDG Part B & M Pre-Planning Assessments**

Eamon O'Boyle and Associates was consulted on the design of the creche and the apartment block in terms of high-level compliance with Building Regulations Technical Guidance Documents Part B & M. All recommendations were included in the proposed design of the building.

**Refuse Storage & Recycling**

Houses: End of terrace houses have side access gates bins are to be stored in back gardens. Mid-terrace units will have an integrated bin store to the front which will accommodate a typical three-bin system.

Apartments: The apartments have bin stores located at each of the entrances to the building in a location convenient to residents and less

than 20m from each entrance (FDP 2023-2029 requires max. 50m). The two bin stores are easily accessible for bin collection, are well-ventilated, allows for wheelchair access, and provides space for the following bins:

Recycling facilities are accessible to all units within the development, housed within dedicated bin storage spaces associated with the apartment building, and to all houses. There are also Bring Bank facilities available in the village to the rear of SuperValu.

Apartment Block	Volume	Bin Size	240L	Collection
Waste type	m <sup>3</sup> /week	1100 l	Other	
Organic Waste	0.76		3.16	Weekly
Mixed Dry Recyclables	5.37	4.88		Weekly
Glass	0.15		0.61	Weekly
Mixed Municipal Waste	2.82	2.57		Weekly
<b>Total</b>	<b>9.10</b>	<b>8.00</b>	<b>5.00</b>	

Creche	Volume	Bin Type	Collection
Waste type	m <sup>3</sup> /week	1100L	Other
Organic Waste	0.07		1 x 120L
Mixed Dry Recyclables	2.57	3	
Glass	0.01		1 x 120L
Mixed Non-Recyclables	1.41	2	
<b>Total</b>	<b>4.06</b>	5	2 x 120L Weekly



## Proposed Creche

A proposed new single storey creche, 365m<sup>2</sup> in area, is located to the North-East of the site directly adjacent the community recreation zone. The facility includes four generous and flexible childcare rooms, a communal space, staff, and support rooms. It can provide for approximately 47 childcare spaces, depending on age and service or care type, and shall serve as an excellent amenity for the development and the larger local community. A secure outdoor play area, 320m<sup>2</sup> in size, is located on the eastern side with direct access from the childcare rooms.

The building design consists of a simple rectangular brick structure with a pop-up roof form surrounded by a green roof. The simple form has been set back in two locations to form a covered entrance, with bike and pram parking, and to provide a sheltered outdoor play zone. The plan layout has been designed to be accessible and is arranged around central entrance with a communal space and roof-lit, secure circulation corridor running in a North-South orientation. The childcare rooms have been positioned to the East to benefit from optimum morning sun lighting whilst staff and support rooms are located along the western building edge to contribute to passive surveillance at the entrance.

There is also a free-standing storage area within the outdoor play area which includes a secure bicycle store with parking for 4 no. bicycles (staff), a general storeroom and a bin store, all accessed off a secure yard.

A simple palette of materials has been used to complement the residential development which includes brickwork walls, standing seam metal cladding and roofing, a green roof and sizable double-glazed windows and doors.



**CONCLUSION**

**5**



## 5. Conclusion

The main objective of the developer is to provide high quality social and affordable housing on a prominent site off New Road, Donabate, which has high visibility, a clear identity and an attractive appearance which will appeal to prospective residents and retain them in the longer term.

The proposal includes a range of on-site amenities available to the residents such as a creche, high quality hard and soft landscaping and play facilities. The range of house types are envisaged to encourage a diverse but integrated community and to provide much needed housing to families on the Fingal County Council social housing list and those that meet the requirements to qualify to purchase homes under the Local Authority Affordable Purchase Scheme.

The development set out to make the most of its location close to the sea, existing parks, schools, sports facilities, and public transport links, and to provide the following:

- A high-quality residential scheme which provides accommodation to meet the Sustainable Urban Housing Guideline standards and ensures viability by achieving efficiencies and high levels of repetition, using architectural expression and ingenuity to generate variation and visual interest.
- Easy vehicular, cycling and pedestrian accessibility to the development from multiple points on New Road, and with further connections to adjoining estates and public transport stops as well as an easily negotiated car-parking arrangement.
- A simple, legible layout with recognisable streets and distinct character areas to promote wayfinding and a sense of ownership.
- A mix of easily accessed off-street surface parking conveniently located close to building access points, including drop of spaces and disabled parking bays.
- The inclusion of a creche with drop-off and disabled parking, near the public open space and with pedestrian links to the existing and future adjoining estates
- Standard two-storey houses with bedroom and bathroom arrangements which reflect the requirements of the market and target population.
- Secure bike storage provisions and bin storage space to the front of all mid-terrace houses.
- High quality private and shared open spaces including back gardens, high quality private terraces and balconies, and communal open spaces that includes planting, lawn areas, hard landscaping and seating areas.
- An apartment building with easily distinguished main entrances, opening into generous halls with naturally lit core and circulation areas.
- Most of the apartments are oriented east/west to maximise sunlight and daylight, dual aspect apartments in line with minimum standards and achieving dual aspect in the kitchen/ living spaces.
- A high percentage of apartments that allows for adaptation for medical needs in line with Universal Design and Age Friendly Principles, incorporating open plan arrangements, to maximise internal areas and provide a pleasant character.
- Secure and plentiful bike parking spaces located within the footprint of the apartment building, conveniently accessible from cores and externally where practicable, as well as visitor bike parking spaces distributed throughout the site.
- Well-ventilated and easily accessible waste storage areas to the apartments.
- A site layout which allows the development to sit within a well-considered, varied and extensively landscaped environment. The placement of the public open space is to be located beside that of the proposed neighbouring developments and connected by footpaths.
- Provide ample communal amenity spaces and play areas which are safe and passively overlooked, with discrete and secure access points.



- Creating a development which addresses, activates, and completes the principal road frontage at an appropriate scale and generates a positive, distinctive, and attractive expression through the use of architectural language and quality materials.
- The palette of materials is to be of a high visual quality, durable and low in maintenance requirements.
- Provide a functional yet aesthetically considered arrangement of all accommodation, external spaces, storage spaces, waste management areas and utilities, with an efficient organisation of circulation routes and ancillary areas clearly differentiating between public and private spaces.
- Maximise natural daylight and sunlight to all habitable spaces with extensive glazing and sustainability retained as a key consideration.

This proposal sits comfortably between existing, new, and future housing under construction and forms a natural part of the expansion of Donabate. The proposed layout, massing and density of the proposal responds to and is informed by the existing and new residential areas surrounding the site and respects the privacy and amenity of existing residents through specific responses to individual boundary conditions. The contemporary design will also positively contribute to the character and identity of the new neighbourhood using high-quality materials and careful detailing.

**APPENDICES**

**5**





## 6. APPENDICES

### Design Parameters

The following documents were consulted, and its requirements and guidance were incorporated in the design:

- Fingal Development Plan 2023-2029 (FDP 2023-2029)
- Sustainable Residential Development and Compact Settlements (DoHLGH, 2024)
- Quality Housing for Sustainable Communities (DEHLG, 2007)
- Design Manual for Quality Housing (DoHLGH, 2022)
- Sustainable Urban Housing: Design Standards for New Apartments; Guidelines for Planning Authorities (DoHLGH 2022)
- 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)
- Age Friendly Principles and Guidelines for the Planning Authority 2020
- Universal Design Guidelines for Homes in Ireland (NDA - CEUD, 2015)
- Fingal Biodiversity Action Plan 2022-2030
- BRE - Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice (2022)
- I.S. EN 17037:2018 Daylight in Buildings (2018)
- BS EN 17037:2018: Daylight in Buildings (2018)



## Schedules of Accommodation

Creche:	Description	Quantity no.	Occupants (Children)	Total Floor Area m <sup>2</sup>	Bicycles Short stay / class	Bicycles short stay Total (min)	Bicycles long stay / class	Bicycles long stay Total (min)	Car Parking/unit	Car Parking Total (max)
	Classrooms	4	47	406	5	20	1	4	0.5	2
				<b>406</b>		<b>20</b>		<b>4</b>		<b>2</b>

Houses:	Description	Quantity no.	Bedspace	Occupants	Ground Floor Area m <sup>2</sup>	First Floor Area m <sup>2</sup>	Total Floor Area m <sup>2</sup>	Target Floor Area	Variance	Short Stay Bikes/unit	Bicycles short stay Total (min)	Long Stay Bike Storage/unit*	Bicycles long stay Total (min)	Car Parking/unit	Car Parking Total (max)
Type A	2-Bed 4-Person 2-Storey mid-Terraced House	30	4	120	40.16	40.16	80.3	80	100.4%			3	90	0.5	15
Type B	3-Bed 5-Person 2-Storey mid-Terraced House	57	5	285	47.25	47.25	94.5	92	102.7%			5	285	1	57
Type B1	3-Bed 5-Person 2-Storey end-Terraced House	25	5	125	47.25	47.25	94.5	92	102.7%			0	0	1	25
Type C	4-Bed 7-Person 1&2-Storey Terraced House (UD)	11	7	77	72.35	47.25	119.6	110.0	108.7%			0	0	1	11
	<b>HOUSES SUB-TOTAL:</b>	<b>123</b>		<b>607</b>									<b>375</b>		<b>108</b>

Apartments:	Description	Quantity no.	Bedspace	Occupants	Ground Floor Area m <sup>2</sup>	First Floor Area m <sup>2</sup>	Total Floor Area m <sup>2</sup>	Target Floor Area	Variance	Short Stay Bikes/unit	Bicycles short stay Total (min)	Long Stay Bike Storage/unit*	Bicycles long stay Total (min)	Car Parking/unit	Car Parking Total (max)	Visitor Bikes/Unit	Visitor Bikes	CommO.S Space/unit	Communal O.S Total (min)
Type D	1-Bed 2-Person apartments (AF)	18	2	36	47.50	n/a	47.50	45	105.6%	0.5	9	2	36	0.5	9	0.5	9	5	90
Type D1	1-Bed 2-Person apartments (UD)	8	2	16	53.70	n/a	53.70	45	119.3%	0.5	4	2	16	0.5	4	0.5	4	5	40
Type E	2-Bed 3-Person apartments (UD)	6	3	18	67.50	n/a	67.50	63	107.1%	0.5	3	3	18	0.5	3	0.5	3	7	42
Type F	2-Bed 4-Person apartments (UD)	14	4	56	75.80	n/a	75.80	73	103.8%	0.5	7	3	42	0.5	7	0.5	7	7	98
Type G	3-Bed 5-Person apartments (UD)	6	5	30	93.30	n/a	93.30	90.0	103.7%	0.5	3	5	30	1	6	0.5	3	9	54
	<b>APARTMENTS SUB-TOTAL:</b>	<b>52</b>		<b>156</b>							<b>26</b>		<b>142</b>		<b>29</b>		<b>26</b>		<b>324</b>
	<b>TOTALS (APARTMENTS &amp; HOUSES)</b>	<b>175</b>		<b>763</b>							<b>46</b>		<b>521</b>		<b>139</b>		<b>46</b>		

\*Bike storage is required to mid-terrace units only, end of terrace units all have access to back gardens for bicycle storage.

\*\* Including creche requirements



### Proposed Creche - Schedule of Accommodation

Room Name	Proposed Area (sq.m.)	Staff	Children	child (sq.m.)*	Min.Area (sq.m.)
Childcare Room 1	32.2	3	9	3.5	31.5
CR1 Store	2.1				
Sleep Room (6 children)	20.7				
Nappy Change	12.2				
Bottle Prep.	3.8				
Childcare Room 2	32.7	2	10	2.8	28
CR2 Store	2.1				
CR2 WC	2.3				
Childcare Room 3	31.9	2	12	2.35	28.2
CR3 Entrance	2.9				
CR3 Store	2.7				
CR3 WC (2 toilets)	3.8				
Childcare Room 4	37.7	3	16	2.3	36.8
CR4 Store	1.8				
CR4 WC (2 toilets)	3.8				
Reception	6.7				
Office	7.4				
Communal / Dining	37.4				
Kitchen	10.2				
Laundry / Cleaners storage	6.5				
UDWC	5				
UD Shower	5				
Store Room	5				
Staff Room	11.3				
Staff toilets	5.6				
Plant / Services cupboard	3.8				
Entrance Lobby	6				
Circulation	38.7				
<b>TOTAL</b>	<b>341.2</b>	<b>10</b>	<b>47</b>		<b>124.5</b>

#### OTHER:

Buggy Storage - External	
Outdoor Play	320m <sup>2</sup>
Bin Storage	12m <sup>2</sup>
External Storage	8m <sup>2</sup>
Secure Bicycle Store	6m <sup>2</sup>
Staff Car Parking	1 no.
Accessible Car Parking	1 no.
Set down spaces	3 no.
Bike Parking - Short Stay	20 no. incl 2 no. Cargo bikes
Bike Parking - Long Stay	4 no.

#### NOTES:

\* Areas above are based on full day care service, clear floor space  
 Minimum provision: One childcare facility providing a min. 20 spaces / 75 dwellings  
 Childrens Toilets: 1 WC & 1Whb for every 10 toilet using children  
 Staff Toilets: 1 WC & 1Whb for every 8 adults  
 Bike parking: Long stay - 1 per classroom, Short stay - 5 per classroom  
 Staff Car parking: 0.5 per classroom

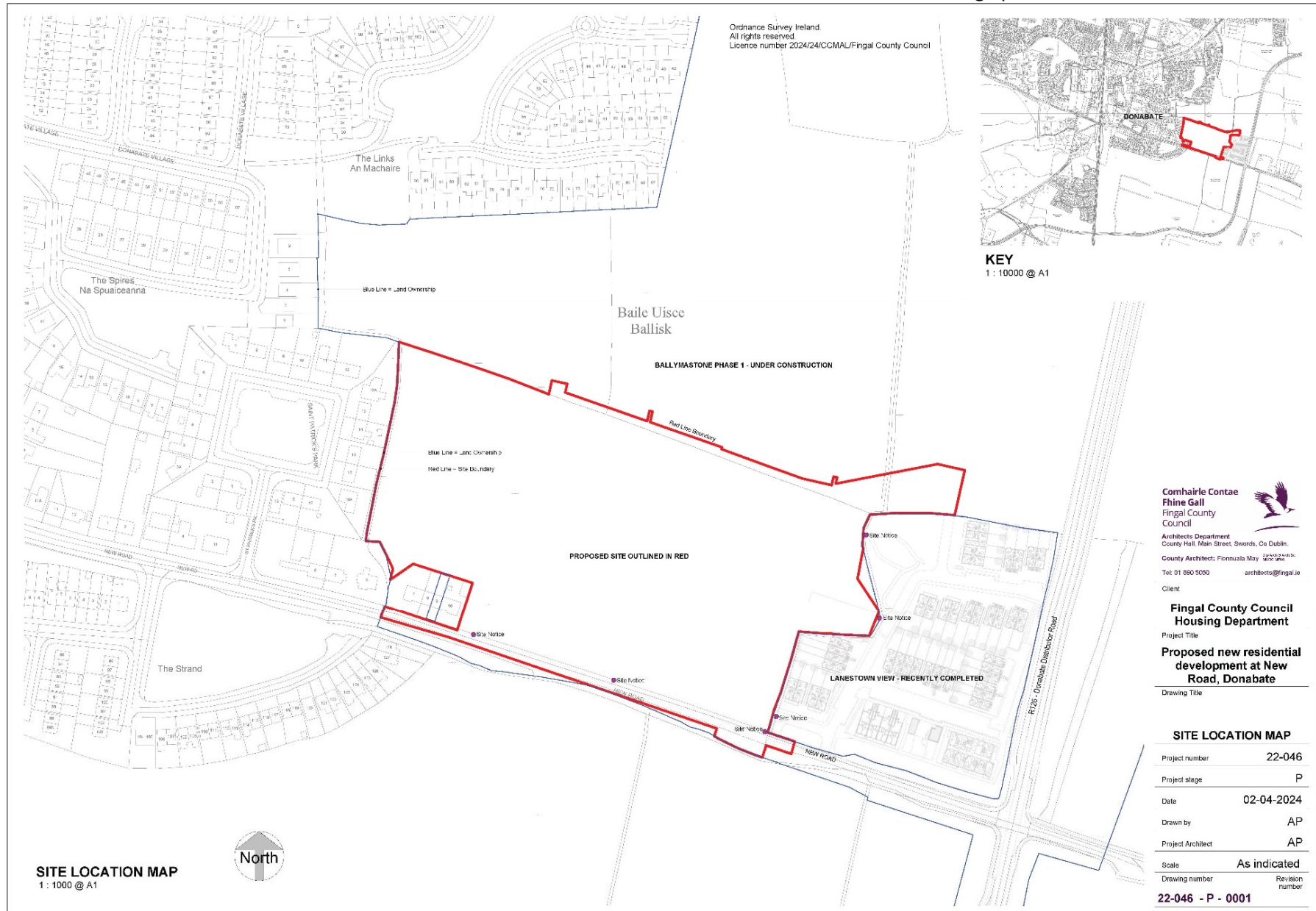
**GROSS INTERNAL FLOOR AREA: 365 sq.m.**

**GROSS EXTERNAL FLOOR AREA 406 sq.m.**

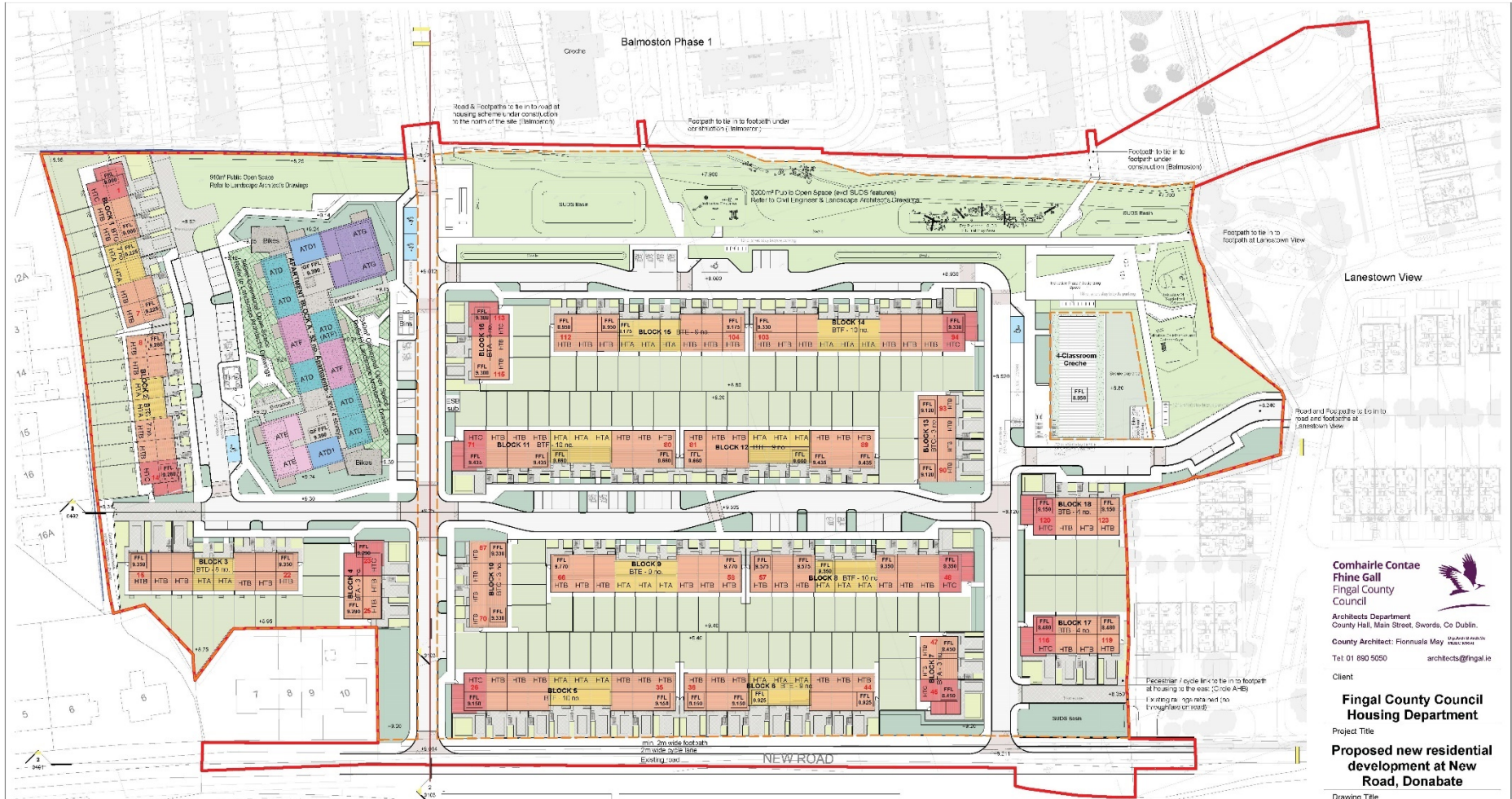


Selected Architectural Drawings

Note: Not all architectural drawings are included in this report, please refer to the full set included in the design pack







**KEY**

- Red Line Boundary (Client side)
- Yellow Line Boundary
- Creche
- Public Open Space (7240m<sup>2</sup>)
- Private Open Space (back gardens)
- Private Open Space (Barracks/abandoned)
- Semi-Private Open Space
- Incidental Landscaped Areas
- Communal Open Space
- Arms Traces
- Outlined Terrace
- Permeable Paving
- Concrete Footpaths

**KEY TO UNIT TYPES**

- H7A HOUSE TYPE A - 30 no. 2-Bed 4-Person 2-Storey House
- H10B HOUSE TYPE B - 82 no. 3-Bed 5-Person 2-Storey House
- H7C HOUSE TYPE C - 11 no. 4-Bed 7-Person 2-Storey House (Adaptable)
- SUB-TOTAL: 123 no. 2-storey Houses**
- ATD APARTMENT TYPE D - 10 no. 1-Bed 2-Person apartments
- ATD APARTMENT TYPE D' - 8 no. 1-Bed 2-Person Apartments (Adaptable)
- A11 APARTMENT TYPE E - 6 no. 2-Bed 3-Person apartments (Adaptable)
- A11 APARTMENT TYPE E - 14 no. 2-Bed 4-Person apartments (Adaptable)
- ATD APARTMENT TYPE G - 5 no. 3-Bed 5-Person apartments (Adaptable)
- SUB-TOTAL: 52 no. Apartments (3 & 4-storeys)**

**TOTAL: 175no. UNITS (45 no. UD/Adaptable UNITS)**

Total Site Area: 4.72Ha  
 Nett site area: 4.07Ha  
 Gross Density: 41.1 units/Ha  
 Net Density: 42.9 units/Ha

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**PROPOSED SITE DEVELOPMENT PLAN**  
 1 : 500 @ A1

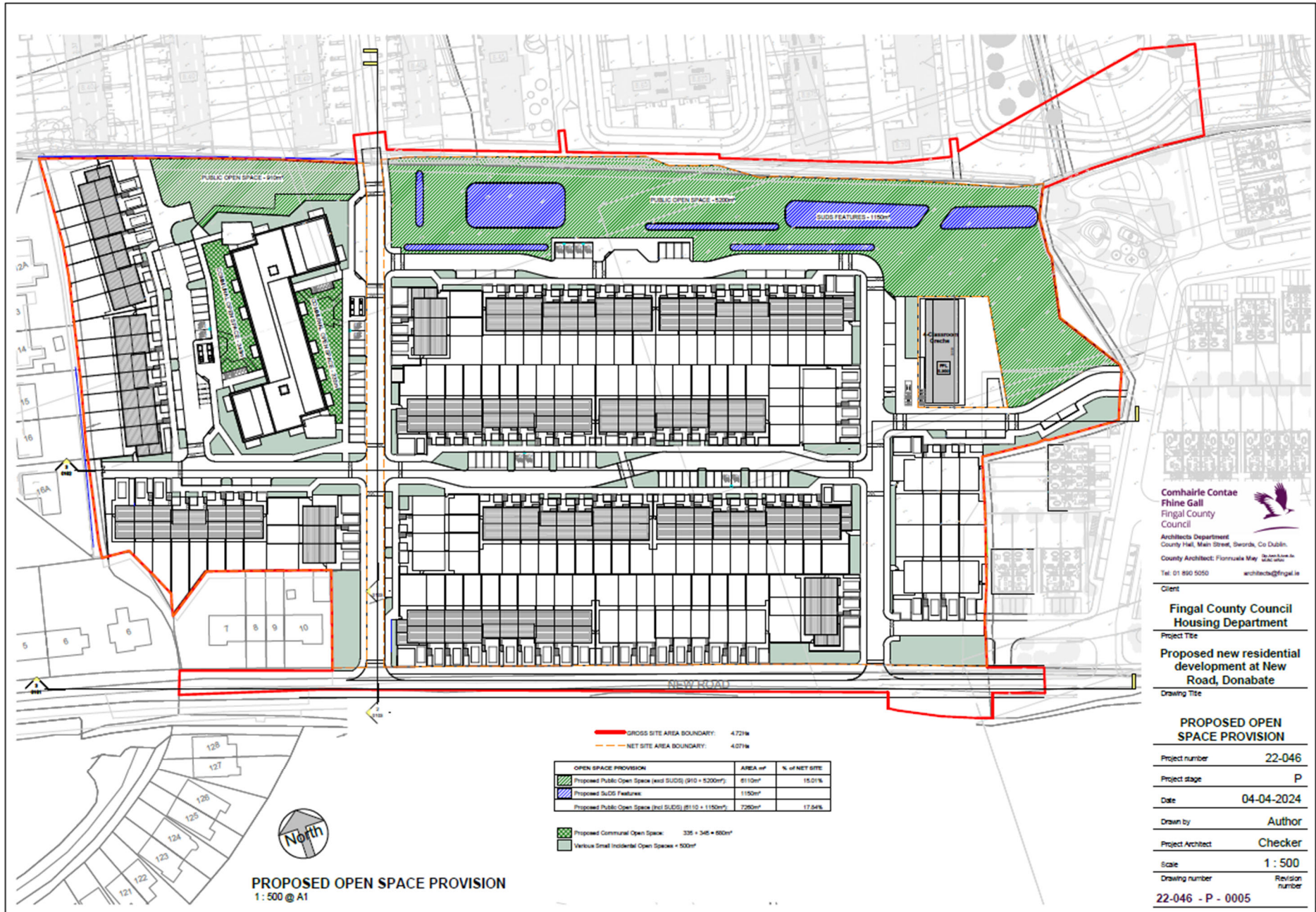
**Comhairle Contae Fingal**  
 Fine Gall Fingal County Council  
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**Fingal County Council Housing Department**  
 Project Title  
**Proposed new residential development at New Road, Donabate**  
 Drawing Title

**PROPOSED SITE DEVELOPMENT PLAN**

Project number	22-046
Project stage	P
Date	04-04-2024
Drawn by	AP
Project Architect	AP
Scale	1 : 500
Drawing number	22-046 - P - 0003
Revision number	2



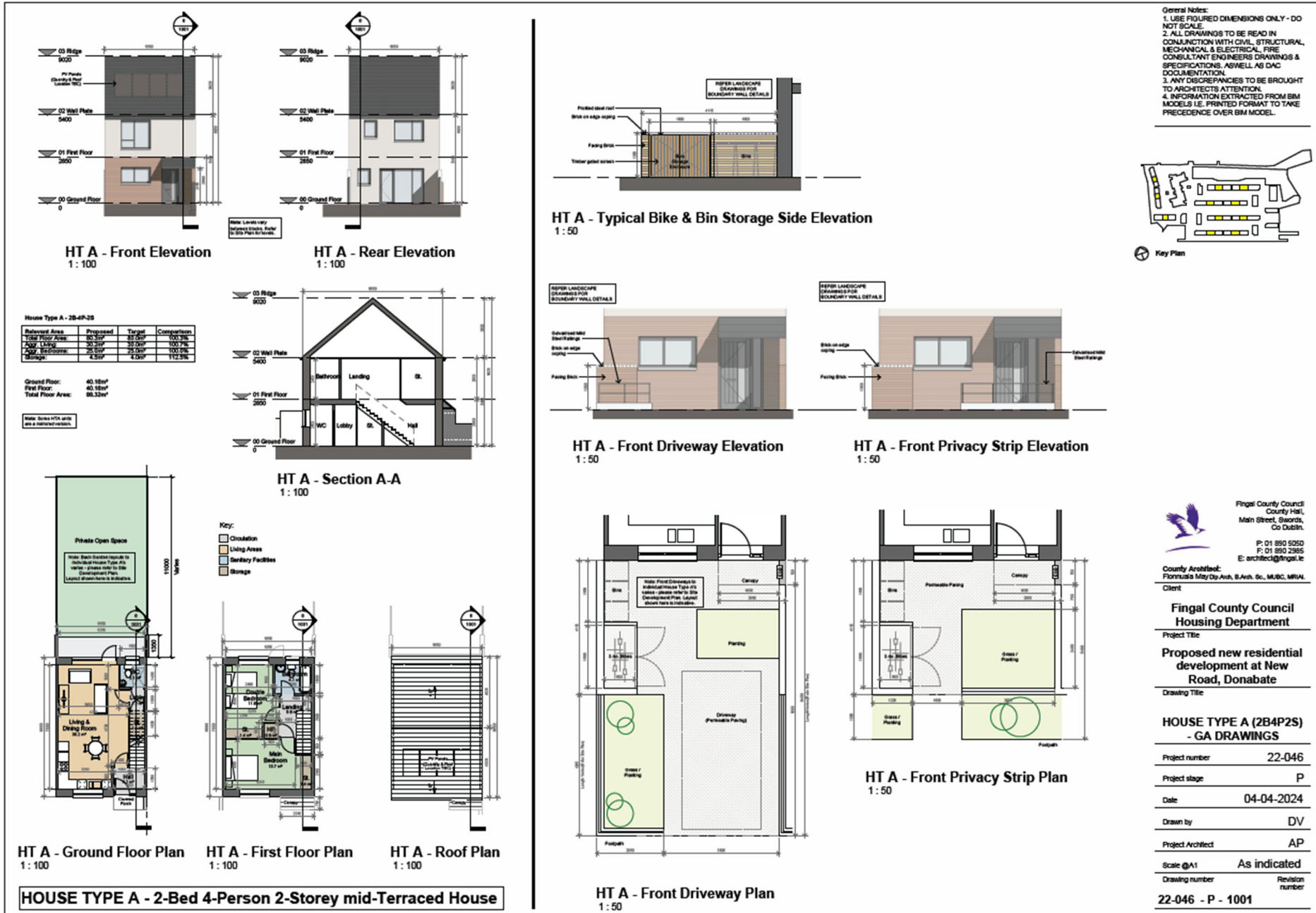


**Comhairle Contae  
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 Council**  
 Architects Department  
 County Hall, Main Street, Swords, Co Dublin.  
 County Architect: Fionnuala May  
 Tel: 01 890 5050 architects@fingal.ie

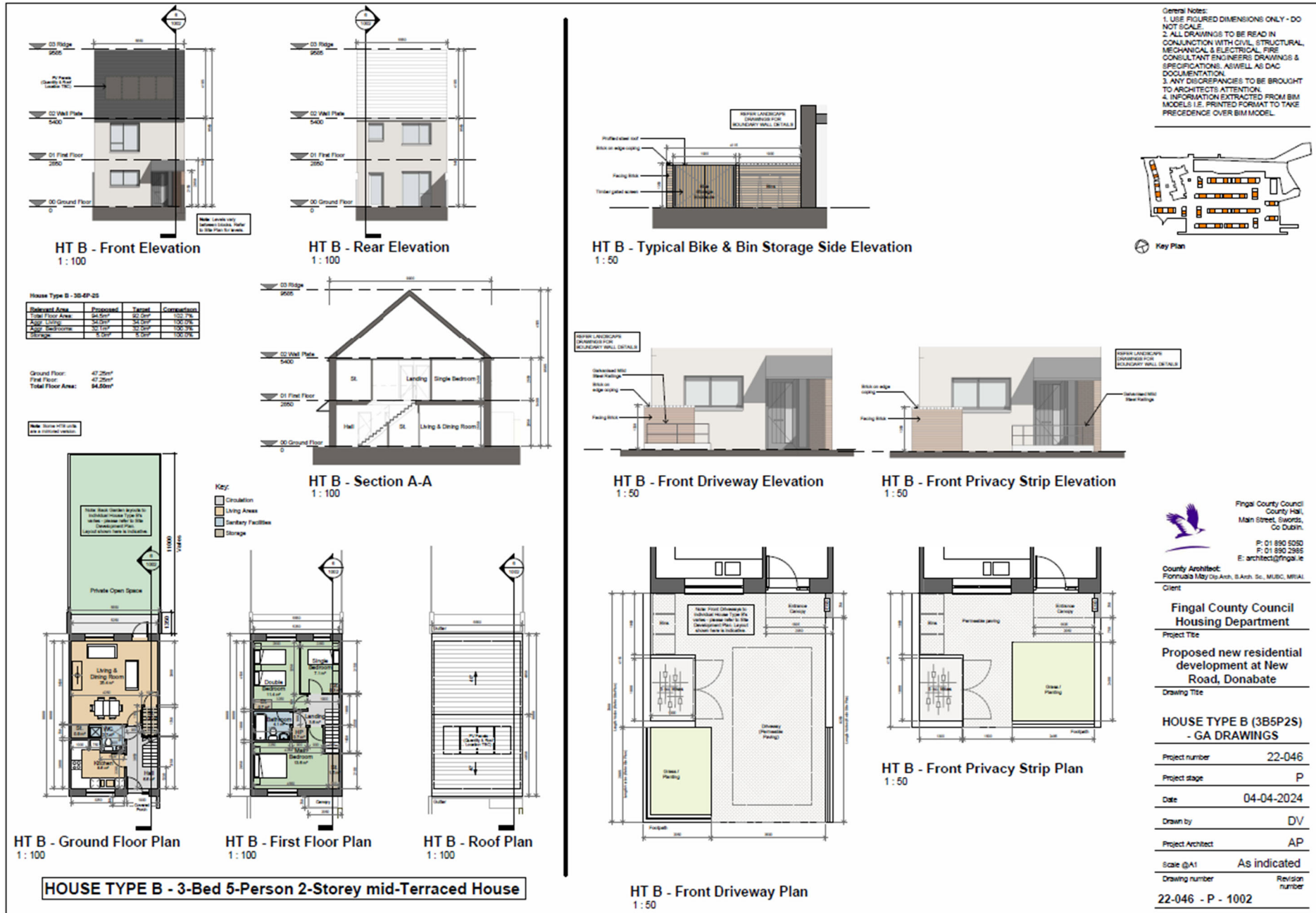
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 Project Title  
**Proposed new residential  
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 Drawing Title

**PROPOSED OPEN SPACE PROVISION**

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Project stage	P
Date	04-04-2024
Drawn by	Author
Project Architect	Checker
Scale	1 : 500
Drawing number	Revision number
22-046 - P - 0005	







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County Architect:  
Flormula MBY (ip Arch, S.Arch. St., M.B.C. M.B.A.)  
Client

Fingal County Council  
Housing Department

Project Title  
Proposed new residential  
development at New  
Road, Donabate

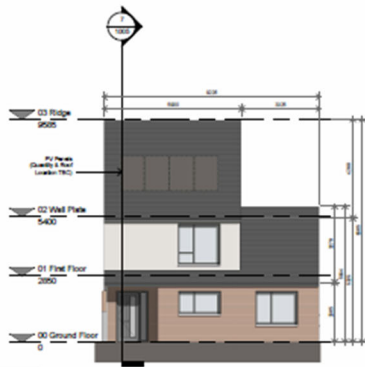
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HOUSE TYPE B (3B5P2S) - GA DRAWINGS	
Project number	22-046
Project stage	P
Date	04-04-2024
Drawn by	DV
Project Architect	AP
Scale @A1	As indicated
Drawing number	Revision number
22-046 - P - 1002	

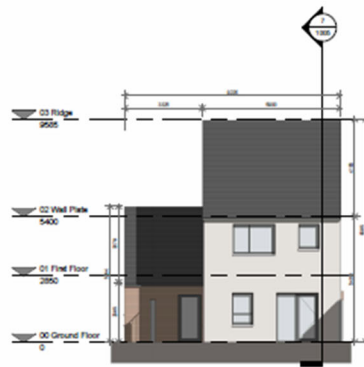




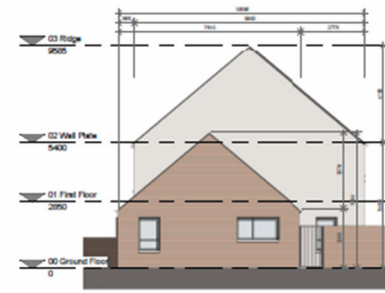
General Notes:  
 1. USE FIGURED DIMENSIONS ONLY - DO NOT SCALE.  
 2. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH CIVIL, STRUCTURAL, MECHANICAL & ELECTRICAL, FIRE CONSULTANT ENGINEERS DRAWINGS & SPECIFICATIONS, AS WELL AS DAC DOCUMENTATION.  
 3. ANY DISCREPANCIES TO BE BROUGHT TO ARCHITECTS ATTENTION.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



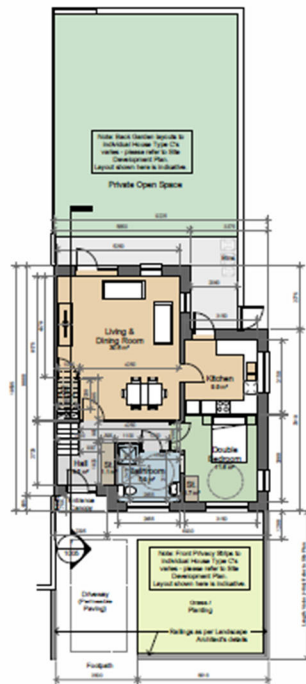
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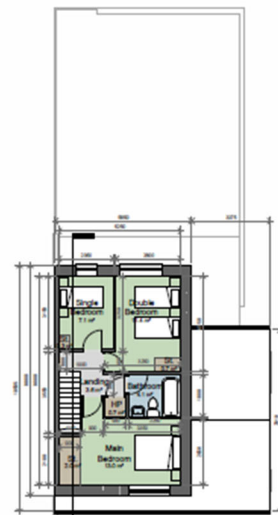
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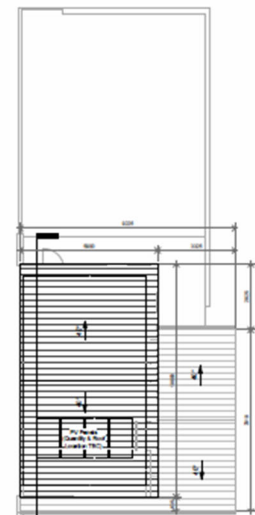
HT C - Proposed Side Elevation  
1: 100



HT C - Proposed Ground Floor Plan  
1: 100



HT C - Proposed First Floor Plan  
1: 100



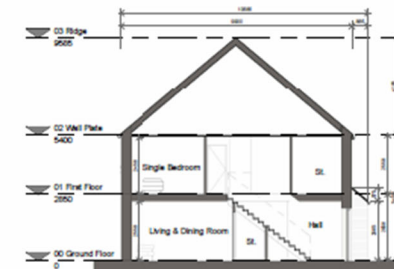
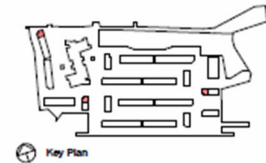
HT C - Proposed Roof Plan  
1: 100

House Type C - 4B7P-2S

Relevant Area	Proposed	Target	Comparison
Total Floor Area	119.8m <sup>2</sup>	119.8m <sup>2</sup>	100.0%
Living Area	42.2m <sup>2</sup>	42.2m <sup>2</sup>	100.0%
Bedrooms	43.1m <sup>2</sup>	43.1m <sup>2</sup>	100.0%
Storage	6.0m <sup>2</sup>	6.0m <sup>2</sup>	100.0%

Ground Floor: 72.25m<sup>2</sup>  
 First Floor: 47.25m<sup>2</sup>  
 Total Floor Area: 119.8m<sup>2</sup>

- Key:
- Bedrooms
  - Circulation
  - Living Areas
  - Sanitary Facilities
  - Storage



HT C - Proposed Section A-A  
1: 100

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Client  
**Fingal County Council  
 Housing Department**  
 Project Title  
**Proposed new residential  
 development at New  
 Road, Donabate**

Drawing Title  
**HOUSE TYPE C (4B7P2S)  
 - GA DRAWINGS**

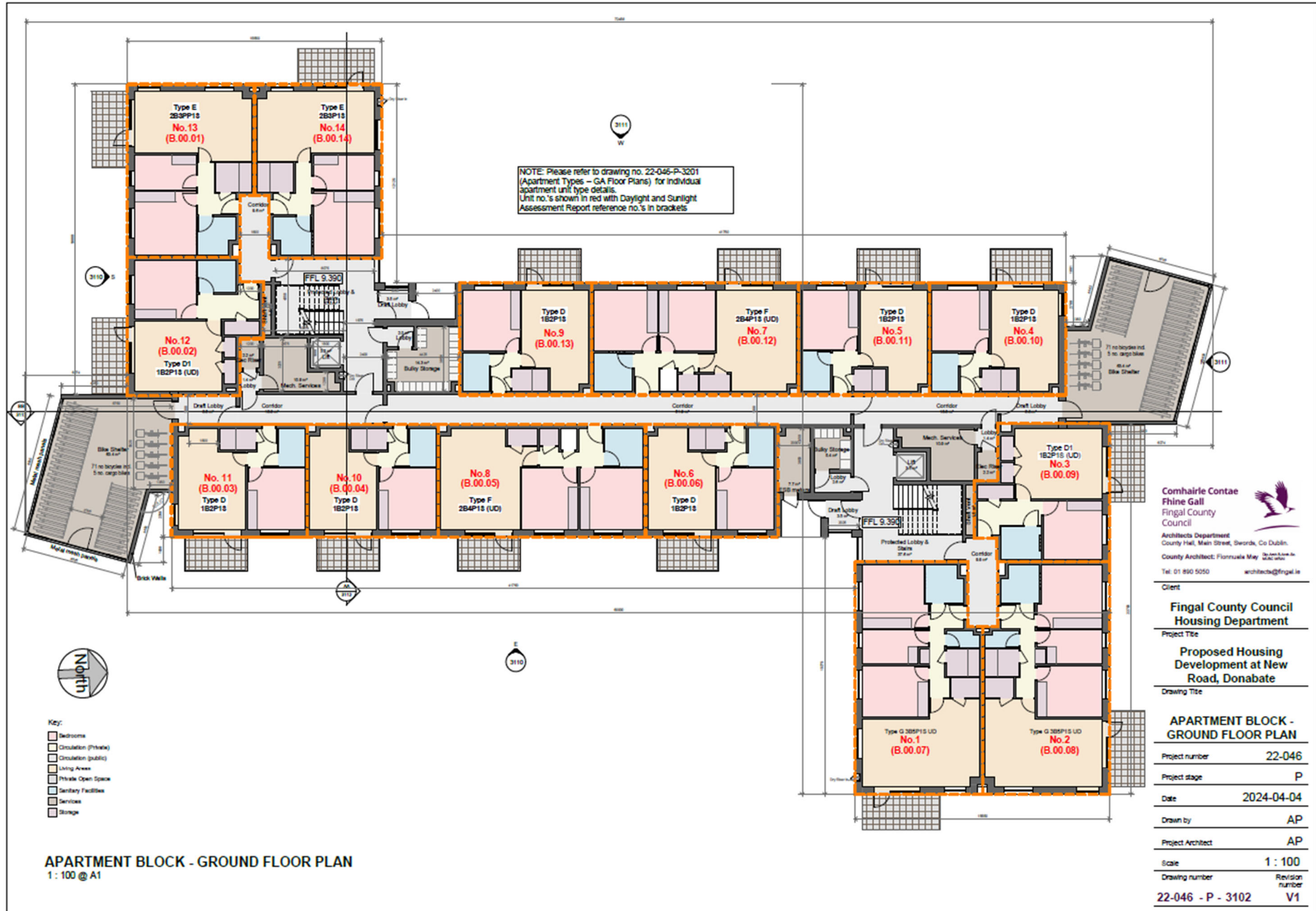
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Project stage	P
Date	04-04-2024
Drawn by	DV
Project Architect	AP
Scale @A1	1 : 100
Drawing number	Revision number
22-046 - P - 1005	

**HOUSE TYPE C - 4-Bed 7-Person 2-Storey End-of-Terrace House (UD)**













**APARTMENT BLOCK - EAST ELEVATION**  
1:100 @ A1



**APARTMENT BLOCK - SOUTH ELEVATION**  
1:100 @ A1

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**Housing Department**

Project Title  
**Proposed Housing**  
**Development at New**  
**Road, Donabate**

Drawing Title  
**APARTMENT BLOCK -**  
**SOUTH & EAST**  
**ELEVATIONS**

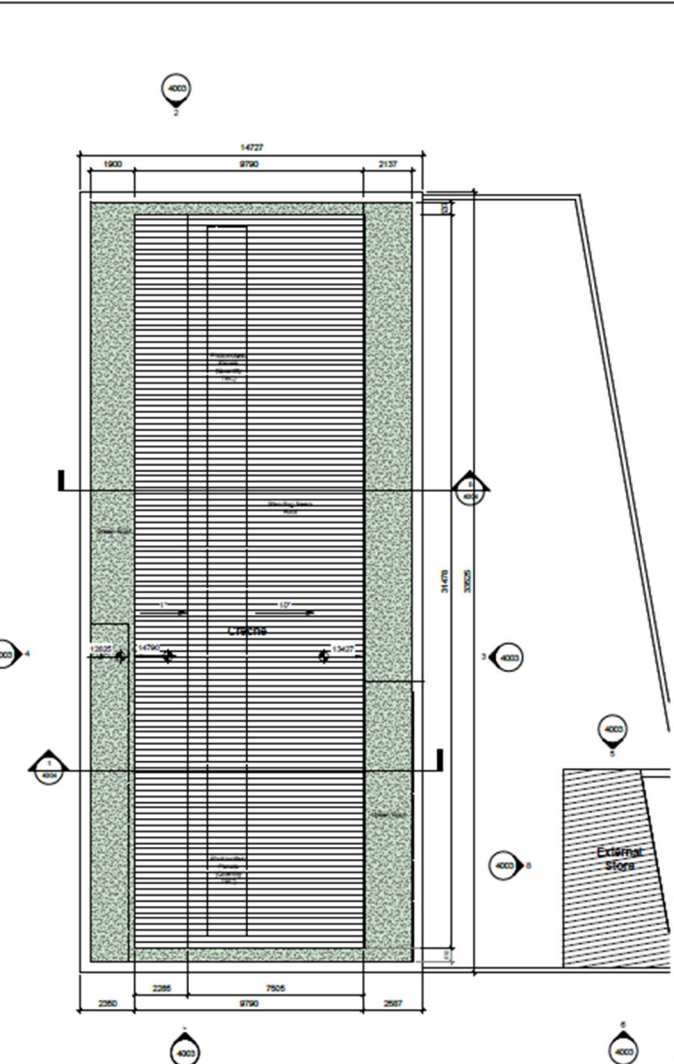
Project number	22-046
Project stage	P
Date	2024-04-04
Drawn by	AP
Project Architect	AP
Scale	1:100
Drawing number	Revision number
22-046 - P - 3110	V1



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 DAC 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.



1 Ground Floor Plan  
 1 : 100

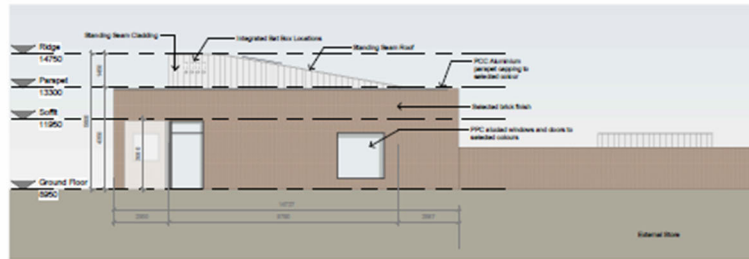


2 Roof Plan  
 1 : 100

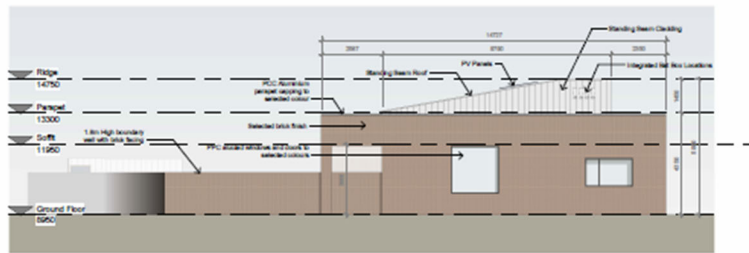
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**Fingal County Council**  
**Housing Department**  
 Project Title  
**New Road, Donabate -**  
**Proposed Creche**  
 Drawing Title

<b>PROPOSED CRECHE -</b>	
<b>GA GROUND FLOOR &amp;</b>	
<b>ROOF PLAN</b>	
Project number	22-046
Project stage	P
Date	04-04-2024
Drawn by	DV
Project Architect	AP
Scale @A1	1 : 100
Drawing number	Revision number
22-046 - P - 4002	V1



1 South Elevation  
1: 100



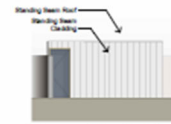
2 North Elevation  
1: 100



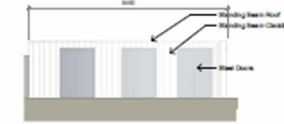
3 East Elevation  
1: 100



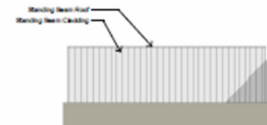
4 West Elevation  
1: 100



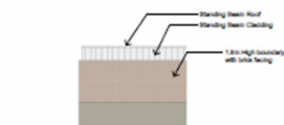
5 Store - North Elevation  
1: 100



7 Store - East Elevation  
1: 100



8 Store - West Elevation  
1: 100



6 Store - South Elevation  
1: 100

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Fingal County Council  
Housing Department  
Project Title

New Road, Donabate -  
Proposed Creche  
Drawing Title

PROPOSED CRECHE -  
GA ELEVATIONS

Project number	22-046
Project stage	P
Date	04-04-2024
Drawn by	DV
Project Architect	AP
Scale @A1	1: 100
Drawing number	Revision number
22-046 - P - 4003	V1







## Housing Quality Assessment

	Apartments*				2-Storey Houses**		
	1B2PA	2B3PA	2B4PA	3B5PA	2B4P2S	3B5P2S	4B7P2S
<b>Required Areas/Widths</b>							
Required Internal Floor Area (m <sup>2</sup> )	45	63	73	90	80	92	110
Required Living Room Area (m <sup>2</sup> )	11	13	13	13	13	13	15
Required Living Room width (m)	3.3	3.6	3.6	3.8	3.6	3.8	3.8
Aggregate Living/Dining/Kitchen Areas (m <sup>2</sup> )	23	28	30	34	30	34	40
Twin Bedroom Area (m <sup>2</sup> )	-	13	13	13	13	13	13
Double Bedroom Area (m <sup>2</sup> )	11.4	-	11.4	11.4	11.4	11.4	11.4
Single Bedroom Area (m <sup>2</sup> )	-	7.1	-	7.1	-	7.1	7.1
Aggregate Bedroom Area (m <sup>2</sup> )	11.4	20.1	24.4	31.5	25	32	43
Double/Twin Bedroom Width (m)	2.8	2.8	2.8	2.8	2.8	2.8	2.8
Single Bedroom Width (m)	2.1	2.1	2.1	2.1	2.1	2.1	2.1
Storage Area (m <sup>2</sup> )	3	5	6	9	4	5	6
Private Open Space (m <sup>2</sup> ) SUH:DSNA App1*	5	6	7	9			
Private Open Space (m <sup>2</sup> ) SRDCSG SPPR2**					30	40	50

\* Sustainable Urban Housing: Design Standards for New Apartments (SUH:DSNA)

Note: Variation of up to 5% can be applied to room areas and widths subject to overall compliance with required minimum overall apartment floor areas. (see Appendix 1)

\*\* Quality Housing for Sustainable Communities (DEHLG, 2007)

\*\*\* Sustainable Residential Development and Compact Settlements guidelines (DoHLGH, 2024)

**KEY:**

Below Target by >5%
Below Target by <5%
On Target
Exceeding the Target

Unit No.	Description	Unit Type	Dual Aspect	Orientation/s	Bedroom Count	Bed Spaces	Level/s	Entry Level Internal Floor Area (m <sup>2</sup> )	Upper Level Internal Floor Area (m <sup>2</sup> )	Total Internal Floor Area (m <sup>2</sup> )	Floor Area Variance from Requirement %	Ceiling Height (Entry Level, m)	Ceiling Height (Upper Level, m)	Living Room Width (m)	Living Room Area (m <sup>2</sup> )	Aggregate Living/Dining/Kitchen (m <sup>2</sup> )	Main Bedroom 1 Area (m <sup>2</sup> )	Main Bedroom 1 Width (m)	Double Bedroom 2 Area (m <sup>2</sup> )	Double Bedroom 2 Width (m)	Double Bedroom 3 Area (m <sup>2</sup> )	Double Bedroom 3 Width (m)	Single Bedroom Area (m <sup>2</sup> )	Single Bedroom Width (m)	Aggregate Bedroom Area (m <sup>2</sup> )	Storage Space (excl Hoopress)(m <sup>2</sup> )	Private Open Space (m <sup>2</sup> )	Private OS Variance from Requirement %	
B1-01	4-Bed 7-Person 1&2-Storey Terraced House (UD)	C	YES	E/N/W	4	7	GF&1st	72.4	47.3	119.6	108.7%	2.55	2.45	4.4	30.6	40.5	13.0	2.9	11.6	3.2	11.4	2.8	7.1	2.4	43.1	6.0	197.00	394.0%	
B1-02	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	E/W	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	-	7.1	2.4	32.1	5.0	51.16	127.9%
B1-03	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	E/W	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	-	7.1	2.4	32.1	5.0	51.60	129.0%
B1-04	2-Bed 4-Person 2-Storey mid-Terraced House	A	YES	E/W	2	4	GF&1st	40.2	40.2	80.3	100.4%	2.55	2.45	4.3	30.2	30.2	13.7	3.1	11.6	2.9	-	-	-	-	25.3	4.2	53.90	179.7%	
B1-05	2-Bed 4-Person 2-Storey mid-Terraced House	A	YES	E/W	2	4	GF&1st	40.2	40.2	80.3	100.4%	2.55	2.45	4.3	30.2	30.2	13.7	3.1	11.6	2.9	-	-	-	-	25.3	4.2	57.10	190.3%	
B1-06	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	E/W	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	-	7.1	2.4	32.1	5.0	61.75	154.4%
B1-07	3-Bed 5-Person 2-Storey end-Terraced House	B1	YES	E/W	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.3	34.0	13.6	2.9	11.4	2.8	-	-	-	7.1	2.4	32.1	5.0	78.45	196.1%
B2-08	3-Bed 5-Person 2-Storey end-Terraced House	B2	YES	E/W	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.3	34.0	13.6	2.9	11.4	2.8	-	-	-	7.1	2.4	32.1	5.0	75.30	188.3%
B2-09	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	E/W	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	-	7.1	2.4	32.1	5.0	64.83	162.1%
B2-10	2-Bed 4-Person 2-Storey mid-Terraced House	A	YES	E/W	2	4	GF&1st	40.2	40.2	80.3	100.4%	2.55	2.45	4.3	30.2	30.2	13.7	3.1	11.6	2.9	-	-	-	-	25.3	4.2	64.54	215.1%	
B2-11	2-Bed 4-Person 2-Storey mid-Terraced House	A	YES	E/W	2	4	GF&1st	40.2	40.2	80.3	100.4%	2.55	2.45	4.3	30.2	30.2	13.7	3.1	11.6	2.9	-	-	-	-	25.3	4.2	64.57	215.2%	
B2-12	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	E/W	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	-	7.1	2.4	32.1	5.0	65.28	163.2%
B2-13	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	E/W	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	-	7.1	2.4	32.1	5.0	65.99	165.0%
B2-14	4-Bed 7-Person 1&2-Storey Terraced House (UD)	C1	YES	E/S/W	4	7	GF&1st	72.4	47.3	119.6	108.7%	2.55	2.45	4.4	30.6	40.5	13.0	2.9	11.6	3.2	11.4	2.8	7.1	2.4	43.1	6.0	112.25	224.5%	
B3-15	3-Bed 5-Person 2-Storey end-Terraced House	B2	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.3	34.0	13.6	2.9	11.4	2.8	-	-	-	7.1	2.4	32.1	5.0	59.00	147.5%
B3-16	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	-	7.1	2.4	32.1	5.0	46.28	115.7%
B3-17	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	-	7.1	2.4	32.1	5.0	76.54	191.4%
B3-18	2-Bed 4-Person 2-Storey mid-Terraced House	A	YES	N/S	2	4	GF&1st	40.2	40.2	80.3	100.4%	2.55	2.45	4.3	30.2	30.2	13.7	3.1	11.6	2.9	-	-	-	-	25.3	4.2	107.58	358.6%	
B3-19	2-Bed 4-Person 2-Storey mid-Terraced House	A	YES	N/S	2	4	GF&1st	40.2	40.2	80.3	100.4%	2.55	2.45	4.3	30.2	30.2	13.7	3.1	11.6	2.9	-	-	-	-	25.3	4.2	68.97	229.9%	
B3-20	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	-	7.1	2.4	32.1	5.0	54.26	135.7%
B3-21	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	-	7.1	2.4	32.1	5.0	53.68	134.2%
B3-22	3-Bed 5-Person 2-Storey end-Terraced House	B1	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.3	34.0	13.6	2.9	11.4	2.8	-	-	-	7.1	2.4	32.1	5.0	67.68	169.2%
B4-23	4-Bed 7-Person 1&2-Storey Terraced House (UD)	C	YES	E/N/W	4	7	GF&1st	72.4	47.3	119.6	108.7%	2.55	2.45	4.4	30.6	40.5	13.0	2.9	11.6	3.2	11.4	2.8	7.1	2.4	43.1	6.0	97.76	195.5%	
B4-24	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	E/W	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	-	7.1	2.4	32.1	5.0	59.68	149.2%
B4-25	3-Bed 5-Person 2-Storey end-Terraced House	B1	YES	E/W	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.3	34.0	13.6	2.9	11.4	2.8	-	-	-	7.1	2.4	32.1	5.0	87.21	218.0%
B5-26	4-Bed 7-Person 1&2-Storey Terraced House (UD)	C1	YES	N/S/W	4	7	GF&1st	72.4	47.3	119.6	108.7%	2.55	2.45	4.4	30.6	40.5	13.0	2.9	11.6	3.2	11.4	2.8	7.1	2.4	43.1	6.0	95.80	191.6%	
B5-27	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	-	7.1	2.4	32.1	5.0	59.40	148.5%
B5-28	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	-	7.1	2.4	32.1	5.0	59.40	148.5%
B5-29	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	-	7.1	2.4	32.1	5.0	59.40	148.5%
B5-30	2-Bed 4-Person 2-Storey mid-Terraced House	A	YES	N/S	2	4	GF&1st	40.2	40.2	80.3	100.4%	2.55	2.45	4.3	30.2	30.2	13.7	3.1	11.6	2.9	-	-	-	-	25.3	4.2	59.40	198.0%	
B5-31	2-Bed 4-Person 2-Storey mid-Terraced House	A	YES	N/S	2	4	GF&1st	40.2	40.2	80.3	100.4%	2.55	2.45	4.3	30.2	30.2	13.7	3.1	11.6	2.9	-	-	-	-	25.3	4.2	59.40	198.0%	
B5-32	2-Bed 4-Person 2-Storey mid-Terraced House	A	YES	N/S	2	4	GF&1st	40.2	40.2	80.3	100.4%	2.55	2.45	4.3	30.2	30.2	13.7	3.1	11.6	2.9	-	-	-	-	25.3	4.2	59.40	198.0%	
B5-33	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	-	7.1	2.4	32.1	5.0	59.40	148.5%
B5-34	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	-	7.1	2.4	32.1	5.0	59.40	148.5%
B5-35	3-Bed 5-Person 2-Storey end-Terraced House	B2	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.3	34.0	13.6	2.9	11.4	2.8	-	-	-	7.1	2.4	32.1	5.0	75.75	189.4%





Unit No.	Description	Unit Type	Dual Aspect	Orientation/s	Bedroom Count	Bed Spaces	Level/s	Entry Level Internal Floor Area (m <sup>2</sup> )	Upper Level Internal Floor Area (m <sup>2</sup> )	Total Internal Floor Area (m <sup>2</sup> )	Floor Area Variance from Requirement %	Ceiling Height (Entry Level, m)	Ceiling Height (Upper Level, m)	Living Room Width (m)	Living Room Area (m <sup>2</sup> )	Aggregate Living/Dining/Kitchen (m <sup>2</sup> )	Main Bedroom 1 Area (m <sup>2</sup> )	Main Bedroom 1 Width (m)	Double Bedroom 2 Area (m <sup>2</sup> )	Double Bedroom 2 Width (m)	Double Bedroom 3 Area (m <sup>2</sup> )	Double Bedroom 3 Width (m)	Single Bedroom Area (m <sup>2</sup> )	Single Bedroom Width (m)	Aggregate Bedroom Area (m <sup>2</sup> )	Storage Space (excl. Hotpress) (m <sup>2</sup> )	Private Open Space (m <sup>2</sup> )	Private OS Variance from Requirement %	
B6-36	3-Bed 5-Person 2-Storey end-Terraced House	B1	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.3	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	75.75	189.4%	
B6-37	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	59.40	148.5%	
B6-38	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	59.40	148.5%	
B6-39	2-Bed 4-Person 2-Storey mid-Terraced House	A	YES	N/S	2	4	GF&1st	40.2	40.2	80.3	100.4%	2.55	2.45	4.3	30.2	30.2	13.7	3.1	11.6	2.9	-	-	-	-	25.3	4.2	59.40	198.0%	
B6-40	2-Bed 4-Person 2-Storey mid-Terraced House	A	YES	N/S	2	4	GF&1st	40.2	40.2	80.3	100.4%	2.55	2.45	4.3	30.2	30.2	13.7	3.1	11.6	2.9	-	-	-	-	25.3	4.2	59.40	198.0%	
B6-41	2-Bed 4-Person 2-Storey mid-Terraced House	A	YES	N/S	2	4	GF&1st	40.2	40.2	80.3	100.4%	2.55	2.45	4.3	30.2	30.2	13.7	3.1	11.6	2.9	-	-	-	-	25.3	4.2	59.40	198.0%	
B6-42	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	59.40	148.5%	
B6-43	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	59.40	148.5%	
B6-44	3-Bed 5-Person 2-Storey end-Terraced House	B2	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.3	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	75.75	189.4%	
B7-45	4-Bed 7-Person 1&2-Storey Terraced House (UD)	C1	YES	E/S/W	4	7	GF&1st	72.4	47.3	119.6	108.7%	2.55	2.45	4.4	30.6	40.5	13.0	2.9	11.6	3.2	11.4	2.8	2.8	7.1	2.4	43.1	6.0	93.87	187.7%
B7-46	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	E/W	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	59.40	148.5%	
B7-47	3-Bed 5-Person 2-Storey end-Terraced House	B2	YES	E/W	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.3	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	75.75	189.4%	
B8-48	4-Bed 7-Person 1&2-Storey Terraced House (UD)	C1	YES	N/E/S	4	7	GF&1st	72.4	47.3	119.6	108.7%	2.55	2.45	4.4	30.6	40.5	13.0	2.9	11.6	3.2	11.4	2.8	2.8	7.1	2.4	43.1	6.0	92.19	184.4%
B8-49	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	56.87	142.2%	
B8-50	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	56.87	142.2%	
B8-51	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	56.87	142.2%	
B8-52	2-Bed 4-Person 2-Storey mid-Terraced House	A	YES	N/S	2	4	GF&1st	40.2	40.2	80.3	100.4%	2.55	2.45	4.3	30.2	30.2	13.7	3.1	11.6	2.9	-	-	-	-	25.3	4.2	56.87	189.6%	
B8-53	2-Bed 4-Person 2-Storey mid-Terraced House	A	YES	N/S	2	4	GF&1st	40.2	40.2	80.3	100.4%	2.55	2.45	4.3	30.2	30.2	13.7	3.1	11.6	2.9	-	-	-	-	25.3	4.2	56.87	189.6%	
B8-54	2-Bed 4-Person 2-Storey mid-Terraced House	A	YES	N/S	2	4	GF&1st	40.2	40.2	80.3	100.4%	2.55	2.45	4.3	30.2	30.2	13.7	3.1	11.6	2.9	-	-	-	-	25.3	4.2	56.87	189.6%	
B8-55	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	56.87	142.2%	
B8-56	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	56.87	142.2%	
B8-57	3-Bed 5-Person 2-Storey end-Terraced House	B2	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.3	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	72.52	181.3%	
B9-58	3-Bed 5-Person 2-Storey end-Terraced House	B1	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.3	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	72.52	181.3%	
B9-59	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	56.87	142.2%	
B9-60	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	56.87	142.2%	
B9-61	2-Bed 4-Person 2-Storey mid-Terraced House	A	YES	N/S	2	4	GF&1st	40.2	40.2	80.3	100.4%	2.55	2.45	4.3	30.2	30.2	13.7	3.1	11.6	2.9	-	-	-	-	25.3	4.2	56.87	189.6%	
B9-62	2-Bed 4-Person 2-Storey mid-Terraced House	A	YES	N/S	2	4	GF&1st	40.2	40.2	80.3	100.4%	2.55	2.45	4.3	30.2	30.2	13.7	3.1	11.6	2.9	-	-	-	-	25.3	4.2	56.94	189.8%	
B9-63	2-Bed 4-Person 2-Storey mid-Terraced House	A	YES	N/S	2	4	GF&1st	40.2	40.2	80.3	100.4%	2.55	2.45	4.3	30.2	30.2	13.7	3.1	11.6	2.9	-	-	-	-	25.3	4.2	56.87	189.6%	
B9-64	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	56.97	142.4%	
B9-65	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	56.97	142.4%	
B9-66	3-Bed 5-Person 2-Storey end-Terraced House	B2	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.3	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	72.18	180.5%	
B10-67	3-Bed 5-Person 2-Storey end-Terraced House	B1	YES	E/N/W	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.3	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	62.72	156.8%	
B10-68	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	E/W	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	56.93	142.3%	
B10-69	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	E/W	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	56.90	142.3%	
B10-70	3-Bed 5-Person 2-Storey end-Terraced House	B2	YES	E/W	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.3	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	73.00	182.5%	
B11-71	4-Bed 7-Person 1&2-Storey Terraced House (UD)	C1	YES	N/S/W	4	7	GF&1st	72.4	47.3	119.6	108.7%	2.55	2.45	4.4	30.6	40.5	13.0	2.9	11.6	3.2	11.4	2.8	2.8	7.1	2.4	43.1	6.0	85.25	170.5%
B11-72	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	56.87	142.2%	
B11-73	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	56.87	142.2%	
B11-74	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	56.87	142.2%	
B11-75	2-Bed 4-Person 2-Storey mid-Terraced House	A	YES	N/S	2	4	GF&1st	40.2	40.2	80.3	100.4%	2.55	2.45	4.3	30.2	30.2	13.7	3.1	11.6	2.9	-	-	-	-	25.3	4.2	56.87	189.6%	
B11-76	2-Bed 4-Person 2-Storey mid-Terraced House	A	YES	N/S	2	4	GF&1st	40.2	40.2	80.3	100.4%	2.55	2.45	4.3	30.2	30.2	13.7	3.1	11.6	2.9	-	-	-	-	25.3	4.2	56.87	189.6%	
B11-77	2-Bed 4-Person 2-Storey mid-Terraced House	A	YES	N/S	2	4	GF&1st	40.2	40.2	80.3	100.4%	2.55	2.45	4.3	30.2	30.2	13.7	3.1	11.6	2.9	-	-	-	-	25.3	4.2	56.87	189.6%	
B11-78	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	56.87	142.2%	
B11-79	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	56.87	142.2%	
B11-80	3-Bed 5-Person 2-Storey end-Terraced House	B2	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.3	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	72.52	181.3%	
B12-81	3-Bed 5-Person 2-Storey end-Terraced House	B1	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.3	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	72.52	181.3%	
B12-82	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2											





Unit No.	Description	Unit Type	Dual Aspect	Orientation/s	Bedroom Count	Bed Spaces	Level/s	Entry Level Internal Floor Area (m <sup>2</sup> )	Upper Level Internal Floor Area (m <sup>2</sup> )	Total Internal Floor Area (m <sup>2</sup> )	Floor Area Variance from Requirement %	Ceiling Height (Entry Level, m)	Ceiling Height (Upper Level, m)	Living Room Width (m)	Living Room Area (m <sup>2</sup> )	Aggregate Living/ Dining/Kitchen (m <sup>2</sup> )	Main Bedroom 1 Area (m <sup>2</sup> )	Main Bedroom 1 Width (m)	Double Bedroom 2 Area (m <sup>2</sup> )	Double Bedroom 2 Width (m)	Double Bedroom 3 Area (m <sup>2</sup> )	Double Bedroom 3 Width (m)	Single Bedroom Area (m <sup>2</sup> )	Single Bedroom Width (m)	Aggregate Bedroom Area (m <sup>2</sup> )	Storage Space (excl Hotpress)(m <sup>2</sup> )	Private Open Space (m <sup>2</sup> )	Private OS Variance from Requirement %
B13-90	3-Bed 5-Person 2-Storey end-Terraced House	B1	YES	E/S/W	4	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.3	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	62.73	156.8%
B13-91	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	E/W	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	56.95	142.4%
B13-92	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	E/W	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	56.91	142.3%
B13-93	3-Bed 5-Person 2-Storey end-Terraced House	B2	YES	E/W	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.3	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	73.00	182.5%
B14-94	4-Bed 7-Person 1&2-Storey Terraced House (UD)	C1	YES	N/E/S	4	7	GF&1st	72.4	47.3	119.6	108.7%	2.55	2.45	4.4	30.6	40.5	13.0	2.9	11.6	3.2	11.4	2.8	7.1	2.4	43.1	6.0	92.19	184.4%
B14-95	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	56.87	142.2%
B14-96	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	56.87	142.2%
B14-97	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	56.87	142.2%
B14-98	2-Bed 4-Person 2-Storey mid-Terraced House	A	YES	N/S	2	4	GF&1st	40.2	40.2	80.3	100.4%	2.55	2.45	4.3	30.2	30.2	13.7	3.1	11.6	2.9	-	-	-	-	25.3	4.2	56.87	189.6%
B14-99	2-Bed 4-Person 2-Storey mid-Terraced House	A	YES	N/S	2	4	GF&1st	40.2	40.2	80.3	100.4%	2.55	2.45	4.3	30.2	30.2	13.7	3.1	11.6	2.9	-	-	-	-	25.3	4.2	56.87	189.6%
B14-100	2-Bed 4-Person 2-Storey mid-Terraced House	A	YES	N/S	2	4	GF&1st	40.2	40.2	80.3	100.4%	2.55	2.45	4.3	30.2	30.2	13.7	3.1	11.6	2.9	-	-	-	-	25.3	4.2	56.87	189.6%
B14-101	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	56.87	142.2%
B14-102	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	56.87	142.2%
B14-103	3-Bed 5-Person 2-Storey end-Terraced House	B2	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.3	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	72.52	181.3%
B15-104	3-Bed 5-Person 2-Storey end-Terraced House	B1	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.3	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	72.53	181.3%
B15-105	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	56.87	142.2%
B15-106	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	56.87	142.2%
B15-107	2-Bed 4-Person 2-Storey mid-Terraced House	A	YES	N/S	2	4	GF&1st	40.2	40.2	80.3	100.4%	2.55	2.45	4.3	30.2	30.2	13.7	3.1	11.6	2.9	-	-	-	-	25.3	4.2	56.87	189.6%
B15-108	2-Bed 4-Person 2-Storey mid-Terraced House	A	YES	N/S	2	4	GF&1st	40.2	40.2	80.3	100.4%	2.55	2.45	4.3	30.2	30.2	13.7	3.1	11.6	2.9	-	-	-	-	25.3	4.2	56.94	189.8%
B15-109	2-Bed 4-Person 2-Storey mid-Terraced House	A	YES	N/S	2	4	GF&1st	40.2	40.2	80.3	100.4%	2.55	2.45	4.3	30.2	30.2	13.7	3.1	11.6	2.9	-	-	-	-	25.3	4.2	56.87	189.6%
B15-110	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	56.87	142.2%
B15-111	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	56.87	142.2%
B15-112	3-Bed 5-Person 2-Storey end-Terraced House	B2	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.3	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	72.52	181.3%
B16-113	4-Bed 7-Person 1&2-Storey Terraced House (UD)	C1	YES	E/N/W	4	7	GF&1st	72.4	47.3	119.6	108.7%	2.55	2.45	4.4	30.6	40.5	13.0	2.9	11.6	3.2	11.4	2.8	7.1	2.4	43.1	6.0	93.15	186.3%
B16-114	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	E/W	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	59.40	148.5%
B16-115	3-Bed 5-Person 2-Storey end-Terraced House	B2	YES	E/W	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.3	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	118.20	295.5%
B17-116	4-Bed 7-Person 1&2-Storey Terraced House (UD)	C1	YES	N/S/W	4	7	GF&1st	72.4	47.3	119.6	108.7%	2.55	2.45	4.4	30.6	40.5	13.0	2.9	11.6	3.2	11.4	2.8	7.1	2.4	43.1	6.0	96.60	193.2%
B17-117	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	60.20	150.5%
B17-118	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	59.67	149.2%
B17-119	3-Bed 5-Person 2-Storey end-Terraced House	B2	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.3	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	110.18	275.5%
B18-120	4-Bed 7-Person 1&2-Storey Terraced House (UD)	C	YES	N/S/W	4	7	GF&1st	72.4	47.3	119.6	108.7%	2.55	2.45	4.4	30.6	40.5	13.0	2.9	11.6	3.2	11.4	2.8	7.1	2.4	43.1	6.0	92.47	184.9%
B18-121	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	57.39	143.5%
B18-122	3-Bed 5-Person 2-Storey mid-Terraced House	B	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.4	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	56.86	142.2%
B18-123	3-Bed 5-Person 2-Storey end-Terraced House	B1	YES	N/S	3	5	GF&1st	47.3	47.3	94.5	102.7%	2.55	2.45	3.8	25.3	34.0	13.6	2.9	11.4	2.8	-	-	7.1	2.4	32.1	5.0	82.46	206.2%





Unit No.	Description	Unit Type	Dual Aspect	Orientation/s	Bedroom Count	Bed Spaces	Level/s	Entry Level Internal Floor Area (m <sup>2</sup> )	Upper Level Internal Floor Area (m <sup>2</sup> )	Total Internal Floor Area (m <sup>2</sup> )	Floor Area Variance from Requirement %	Ceiling Height (Entry Level, m)	Ceiling Height (Upper Level, m)	Living Room Width (m)	Living Room Area (m <sup>2</sup> )	Aggregate Living/ Dining/Kitchen (m <sup>2</sup> )	Main Bedroom 1 Area (m <sup>2</sup> )	Main Bedroom 1 Width (m)	Double Bedroom 2 Area (m <sup>2</sup> )	Double Bedroom 2 Width (m)	Double Bedroom 3 Area (m <sup>2</sup> )	Double Bedroom 3 Width (m)	Single Bedroom Area (m <sup>2</sup> )	Single Bedroom Width (m)	Aggregate Bedroom Area (m <sup>2</sup> )	Storage Space (excl Hotpress)(m <sup>2</sup> )	Private Open Space (m <sup>2</sup> )	Private OS Variance from Requirement %		
A-01	3-Bed 5-Person apartments (UD)	G	YES	S/E	3	5	GF	93.3	-	93.3	103.7%	2.7	-	4.3	34.0	34.0	13.0	3.8	11.4	3.2	-	-	7.1	2.1	31.5	9.0	9.50	105.6%		
A-02	3-Bed 5-Person apartments (UD)	G	YES	N/E	3	5	GF	93.3	-	93.3	103.7%	2.7	-	4.3	34.0	34.0	13.0	3.8	11.4	3.2	-	-	7.1	2.1	31.5	9.0	9.50	105.6%		
A-03	1-Bed 2-Person apartments (UD)	D1	NO	N	1	2	GF	53.7	-	53.7	119.3%	2.7	-	4.3	23.1	23.1	11.6	3.6	-	-	-	-	-	-	11.6	4.1	7.60	152.0%		
A-04	1-Bed 2-Person apartments (AF)	D	YES	N/W	1	2	GF	47.5	-	47.5	105.6%	2.7	-	4.1	23.1	23.1	11.4	3.5	-	-	-	-	-	-	11.4	3.0	7.30	146.0%		
A-05	1-Bed 2-Person apartments (AF)	D	NO	W	1	2	GF	47.5	-	47.5	105.6%	2.7	-	4.1	23.1	23.1	11.4	3.5	-	-	-	-	-	-	11.4	3.0	7.30	146.0%		
A-06	1-Bed 2-Person apartments (AF)	D	NO	E	1	2	GF	47.5	-	47.5	105.6%	2.7	-	4.1	23.1	23.1	11.4	3.5	-	-	-	-	-	-	11.4	3.0	7.30	146.0%		
A-07	2-Bed 4-Person apartments (UD)	F	NO	W	2	4	GF	75.8	-	75.8	103.8%	2.7	-	4.9	30.1	30.1	13.0	3.9	11.4	3.4	-	-	-	-	24.4	6.0	7.30	104.3%		
A-08	2-Bed 4-Person apartments (UD)	F	NO	E	2	4	GF	75.8	-	75.8	103.8%	2.7	-	4.9	30.1	30.1	13.0	3.9	11.4	3.4	-	-	-	-	24.4	6.0	7.30	104.3%		
A-09	1-Bed 2-Person apartments (AF)	D	NO	W	1	2	GF	47.5	-	47.5	105.6%	2.7	-	4.1	23.1	23.1	11.4	3.5	-	-	-	-	-	-	11.4	3.0	7.30	146.0%		
A-10	1-Bed 2-Person apartments (AF)	D	NO	E	1	2	GF	47.5	-	47.5	105.6%	2.7	-	4.1	23.1	23.1	11.4	3.5	-	-	-	-	-	-	11.4	3.0	7.30	146.0%		
A-11	1-Bed 2-Person apartments (AF)	D	YES	S/E	1	2	GF	47.5	-	47.5	105.6%	2.7	-	4.1	23.1	23.1	11.4	3.5	-	-	-	-	-	-	11.4	3.0	7.30	146.0%		
A-12	1-Bed 2-Person apartments (UD)	D1	NO	S	1	2	GF	53.7	-	53.7	119.3%	2.7	-	4.3	23.1	23.1	11.6	3.6	-	-	-	-	-	-	11.6	4.1	7.60	152.0%		
A-13	2-Bed 3-Person apartments (UD)	E	YES	S/W	2	3	GF	67.5	-	67.5	107.1%	2.7	-	3.8	28.0	28.0	13.0	3.8	-	-	-	-	-	7.1	2.2	20.1	5.0	7.30	121.7%	
A-14	2-Bed 3-Person apartments (UD)	E	YES	N/W	2	3	GF	67.5	-	67.5	107.1%	2.7	-	3.8	28.0	28.0	13.0	3.8	-	-	-	-	-	7.1	2.2	20.1	5.0	7.30	121.7%	
A-15	3-Bed 5-Person apartments (UD)	G	YES	S/E	3	5	1st	93.3	-	93.3	103.7%	2.55	-	4.3	34.0	34.0	13.0	3.8	11.4	3.2	-	-	-	-	7.1	2.1	31.5	9.0	9.50	105.6%
A-16	3-Bed 5-Person apartments (UD)	G	YES	N/E	3	5	1st	93.3	-	93.3	103.7%	2.55	-	4.3	34.0	34.0	13.0	3.8	11.4	3.2	-	-	-	-	7.1	2.1	31.5	9.0	9.50	105.6%
A-17	1-Bed 2-Person apartments (UD)	D1	YES	N/W	1	2	1st	53.7	-	53.7	119.3%	2.55	-	4.3	23.1	23.1	11.6	3.6	-	-	-	-	-	-	11.6	4.1	7.60	152.0%		
A-18	1-Bed 2-Person apartments (AF)	D	YES	N/W	1	2	1st	47.5	-	47.5	105.6%	2.55	-	4.1	23.1	23.1	11.4	3.5	-	-	-	-	-	-	11.4	3.0	7.30	146.0%		
A-19	1-Bed 2-Person apartments (AF)	D	NO	W	1	2	1st	47.5	-	47.5	105.6%	2.55	-	4.1	23.1	23.1	11.4	3.5	-	-	-	-	-	-	11.4	3.0	7.30	146.0%		
A-20	2-Bed 4-Person apartments (UD)	F	NO	E	2	4	1st	75.8	-	75.8	103.8%	2.55	-	4.9	30.1	30.1	13.0	3.9	11.4	3.4	-	-	-	-	24.4	6.0	7.30	104.3%		
A-21	2-Bed 4-Person apartments (UD)	F	NO	W	2	4	1st	75.8	-	75.8	103.8%	2.55	-	4.9	30.1	30.1	13.0	3.9	11.4	3.4	-	-	-	-	24.4	6.0	7.30	104.3%		
A-22	2-Bed 4-Person apartments (UD)	F	NO	E	2	4	1st	75.8	-	75.8	103.8%	2.55	-	4.9	30.1	30.1	13.0	3.9	11.4	3.4	-	-	-	-	24.4	6.0	7.30	104.3%		
A-23	2-Bed 4-Person apartments (UD)	F	NO	W	2	4	1st	75.8	-	75.8	103.8%	2.55	-	4.9	30.1	30.1	13.0	3.9	11.4	3.4	-	-	-	-	24.4	6.0	7.30	104.3%		
A-24	1-Bed 2-Person apartments (AF)	D	NO	E	1	2	1st	47.5	-	47.5	105.6%	2.55	-	4.1	23.1	23.1	11.4	3.5	-	-	-	-	-	-	11.4	3.0	7.30	146.0%		
A-25	1-Bed 2-Person apartments (AF)	D	YES	S/E	1	2	1st	47.5	-	47.5	105.6%	2.55	-	4.1	23.1	23.1	11.4	3.5	-	-	-	-	-	-	11.4	3.0	7.30	146.0%		
A-26	1-Bed 2-Person apartments (UD)	D1	YES	S/W	1	2	1st	53.7	-	53.7	119.3%	2.55	-	4.3	23.1	23.1	11.6	3.6	-	-	-	-	-	-	11.6	4.1	7.60	152.0%		
A-27	2-Bed 3-Person apartments (UD)	E	YES	S/W	2	3	1st	67.5	-	67.5	107.1%	2.55	-	3.8	28.0	28.0	13.0	3.8	-	-	-	-	-	7.1	2.2	20.1	5.0	7.30	121.7%	
A-28	2-Bed 3-Person apartments (UD)	E	YES	N/W	2	3	1st	67.5	-	67.5	107.1%	2.55	-	3.8	28.0	28.0	13.0	3.8	-	-	-	-	-	7.1	2.2	20.1	5.0	7.30	121.7%	
A-29	3-Bed 5-Person apartments (UD)	G	YES	S/E	3	5	2nd	93.3	-	93.3	103.7%	2.45	-	4.3	34.0	34.0	13.0	3.8	11.4	3.2	-	-	-	-	7.1	2.1	31.5	9.0	9.50	105.6%
A-30	3-Bed 5-Person apartments (UD)	G	YES	N/E	3	5	2nd	93.3	-	93.3	103.7%	2.45	-	4.3	34.0	34.0	13.0	3.8	11.4	3.2	-	-	-	-	7.1	2.1	31.5	9.0	9.50	105.6%
A-31	1-Bed 2-Person apartments (UD)	D1	YES	N/W	1	2	2nd	53.7	-	53.7	119.3%	2.55	-	4.3	23.1	23.1	11.6	3.6	-	-	-	-	-	-	11.6	4.1	7.60	152.0%		
A-32	1-Bed 2-Person apartments (AF)	D	YES	N/W	1	2	2nd	47.5	-	47.5	105.6%	2.55	-	4.1	23.1	23.1	11.4	3.5	-	-	-	-	-	-	11.4	3.0	7.30	146.0%		
A-33	1-Bed 2-Person apartments (AF)	D	NO	W	1	2	2nd	47.5	-	47.5	105.6%	2.55	-	4.1	23.1	23.1	11.4	3.5	-	-	-	-	-	-	11.4	3.0	7.30	146.0%		
A-34	2-Bed 4-Person apartments (UD)	F	NO	E	2	4	2nd	75.8	-	75.8	103.8%	2.55	-	4.9	30.1	30.1	13.0	3.9	11.4	3.4	-	-	-	-	24.4	6.0	7.30	104.3%		
A-35	2-Bed 4-Person apartments (UD)	F	NO	W	2	4	2nd	75.8	-	75.8	103.8%	2.55	-	4.9	30.1	30.1	13.0	3.9	11.4	3.4	-	-	-	-	24.4	6.0	7.30	104.3%		
A-36	2-Bed 4-Person apartments (UD)	F	NO	E	2	4	2nd	75.8	-	75.8	103.8%	2.55	-	4.9	30.1	30.1	13.0	3.9	11.4	3.4	-	-	-	-	24.4	6.0	7.30	104.3%		
A-37	2-Bed 4-Person apartments (UD)	F	NO	W	2	4	2nd	75.8	-	75.8	103.8%	2.55	-	4.9	30.1	30.1	13.0	3.9	11.4	3.4	-	-	-	-	24.4	6.0	7.30	104.3%		
A-38	1-Bed 2-Person apartments (AF)	D	NO	E	1	2	2nd	47.5	-	47.5	105.6%	2.55	-	4.1	23.1	23.1	11.4	3.5	-	-	-	-	-	-	11.4	3.0	7.30	146.0%		
A-39	1-Bed 2-Person apartments (AF)	D	YES	S/E	1	2	2nd	47.5	-	47.5	105.6%	2.55	-	4.1	23.1	23.1	11.4	3.5	-	-	-	-	-	-	11.4	3.0	7.30	146.0%		
A-40	1-Bed 2-Person apartments (UD)	D1	YES	S/W	1	2	2nd	53.7	-	53.7	119.3%	2.55	-	4.3	23.1	23.1	11.6	3.6	-	-	-	-	-	-	11.6	4.1	7.60	152.0%		
A-41	2-Bed 3-Person apartments (UD)	E	YES	S/W	2	3	2nd	67.5	-	67.5	107.1%	2.45	-	3.8	28.0	28.0	13.0	3.8	-	-	-	-	-	7.1	2.2	20.1	5.0	7.30	121.7%	
A-42	2-Bed 3-Person apartments (UD)	E	YES	N/W	2	3	2nd	67.5	-	67.5	107.1%	2.45	-	3.8	28.0	28.0	13.0	3.8	-	-	-	-	-	7.1	2.2	20.1	5.0	7.30	121.7%	
A-43	1-Bed 2-Person apartments (UD)	D1	YES	N/W/E	1	2	3rd	53.7	-	53.7	119.3%	2.45	-	4.3	23.1	23.1	11.6	3.6	-	-	-	-	-	-	11.6	4.1	7.60	152.0%		
A-44	1-Bed 2-Person apartments (AF)	D	YES	N/W	1	2	3rd	47.5	-	47.5	105.6%	2.45	-	4.1	23.1	23.1	11.4	3.5	-	-	-	-	-	-	11.4	3.0	7.30	146.0%		
A-45	1-Bed 2-Person apartments (AF)	D	NO	W	1	2	3rd	47.5	-	47.5	105.6%	2.45	-	4.1	23.1	23.1	11.4	3.5	-	-	-	-	-	-	11.4	3.0	7.30	146.0%		
A-46	2-Bed 4-Person apartments (UD)	F	NO	E	2	4	3rd	75.8	-	75.8	103.8%	2.45	-	4.9	30.1	30.1	13.0	3.9	11.4	3.4	-	-	-	-	24.4	6.0	7.30	104.3%		
A-47	2-Bed 4-Person apartments (UD)	F	NO	W	2	4	3rd	75.8	-	75.8	103.8%	2.45	-	4.9	30.1	30.1	13.0	3.9	11.4	3.4	-	-	-	-	24.4	6.0	7.30	104.3%		
A-48	2-Bed 4-Person apartments (UD)	F	NO	E	2	4	3rd	75.8	-	75.8	103.8%	2.45	-	4.9	30.1	30.1	13.0	3.9	11.4	3.4	-	-	-	-	24.4	6.0	7.30	104.3%		
A-49	2-Bed 4-Person apartments (UD)	F	NO	W	2	4	3rd	75.8	-	75.8	103.8%	2.45	-	4.9	30.1	30.1	13.0	3.9	11.4	3.4	-	-	-	-	24.4	6.0	7.30	104.3%		
A-50	1-Bed 2-Person apartments (AF)	D	NO	E	1	2	3rd	47.5	-	47.5	105.6%	2.45	-	4.1	23.1	23.1	11.4	3.5	-	-	-	-	-	-	11.4	3.0	7.30	146.0%		
A-51	1-Bed 2-Person apartments (AF)	D	YES	S/E	1	2	3rd	47.5	-	47.5	105.6%	2.45	-	4.1	23.1	23.1	11.4	3.5	-	-	-	-	-	-	11.4	3.0	7.30	146.0%		
A-52	1-Bed 2-Person apartments (UD)	D1	YES	S/W/N	1	2	3rd	53.7	-	53.7	119.3%	2.45	-	4.3	23.1	23.1	11.6	3.6	-	-	-	-	-	-	11.6	4.1	7.60	152.0%		