



## **Housing Quality Assessment**

for

**Proposed development of 69 no. dwellings & associated site works**

at

**Cappaghfinn, Cappagh Road, Finglas, Dublin 11**

**Contents:**

1. Residential Zoning
2. Mix of Dwellings
3. Residential Density
4. Public Open Space
5. Separation Distances
6. Site Safety and Security
7. Accessibility
8. Communal Amenity Space
9. Bicycle Storage
10. Car Parking
11. Refuse Storage and Bins
12. Gross Floor Areas of Dwellings
13. Space Standards
14. Layouts of individual dwellings
15. Aspect of dwellings
16. Ceiling Height
17. Kitchens
18. Internal Storage
19. Private Amenity Space
20. Daylight, Sunlight
21. Acoustic Privacy
22. Energy Performance
23. Design Standards

Appendix A: Location Map.

Appendix B: Table of Space Standards.

## **1. Residential Zoning**

The site has a Zoning Objective: *RA-Residential Area (Provide for new residential communities subject to the provision of the necessary social and physical infrastructure)* in the Fingal Development Plan 2017-2023.

The proposal is for the construction of 69 no. new units on the site at Cappaghfinn, Cappagh Road, Finglas, Dublin 11 and associated site development works. Pedestrian and vehicular access is to be from two locations at Heathfield Estate to the south and east.

The site development and building is to fully meet standards and guidelines in the current County Development Plan and all relevant guidelines provided by the DHPLG for residential development. The building and access is to be designed and constructed fully in compliance with Current Building Regulations in particular Part M, access and Use and Part B, Fire.

### **Sustainable Community Proofing**

The site lies 180m from the M50 motorway and is approximately 2km from Finglas Village with its shops; and approximately 4km from Blanchardstown Shopping Centre with its extensive shopping and entertainment facilities.

The site lies within a mixed tenure, mixed income neighbourhood. It is generally accepted that 400m (5-minute walk) to 800m (a ten minute walk) represents the 'pedshed' - a suitable distance from which residents should be able to access local services and convenience shopping. (Ref QHfSC pages 7, 31). Figure 1 (extract from googlemaps) shows services and facilities within 1200m of the site.

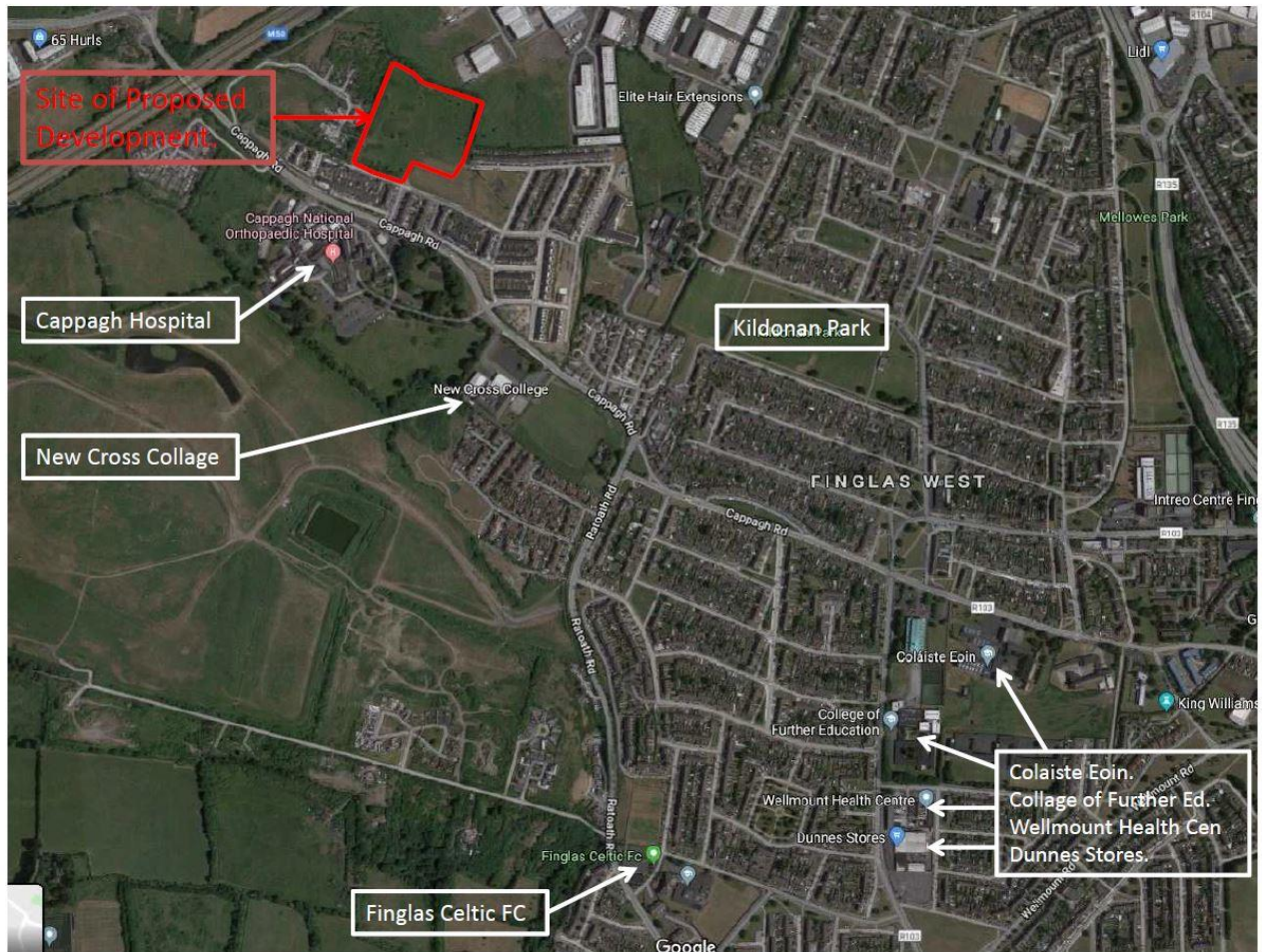


Figure 1: Extent of site (red outline). Also shown are facilities, services within 1200m of the site.

**Within 400m (5 minutes' walk)**

- Cappagh Hospital

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

- Kildonan Park
- New Cross Collage

**800 to 1200m (20 minutes' walk)**

- Wellmount Health Centre
- Dunnes Stores Supermarket
- Colasite Eoin
- Finglas Celtic FC
- Intreo Centre Finglas

In addition, in terms of public transport facilities, the site is located on the Cappagh Road which is served by Dublin Bus routes 40D, 40E, 17A, 40D, 40E, 220, 220A providing good public transport connectivity.

Given its proximity to numerous retail, educational, recreational and healthcare facilities located close-by and its location close to Public Transport, the development of the site for social housing would contribute to the creation of sustainable mixed communities in accordance with national and local statutory planning policy, and raises no concerns as to sustainable community proofing. See Appendix A – Site Location Map

## 2. Mix of Dwelling Types:

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

- 1-bed units:	10
- 2-bed units:	26
- 3-bed units:	25
- <u>4-bed units:</u>	<u>8</u>
<b>Total no. of units:</b>	<b>69</b>

This mix 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 2017-2023 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 not currently available.

The proposal will include two bedroom, three person units; this is in accordance with guidelines in Quality Housing for Sustainable Communities (DEHLG, 2007) and Sustainable Urban Housing: Design Standards for New Apartments; Guidelines for Planning Authorities (DHPLG 2018) paragraph 3.5 and 3.6, which considers this dwelling type necessary in Social Housing.

A number of units will be specially adapted as follows:

1-beds suitable for medical needs:	5
2-beds suitable for medical needs:	7
3-beds suitable for medical needs:	0
<u>4-beds suitable for medical needs:</u>	<u>4</u>
<b>Total Units suitable for medical needs:</b>	<b>16</b>

## 3. Residential Density:

The site is currently a greenfield site used for grazing horses, and is considered to be an underutilized, greenfield site in a suburban location (DEHLG, 2009 and FDP, 2017-23) The area of site for the proposed development of is 32,215 sqm, giving a net density of 21.4 units per hectare.

The density is low due to the following:

- A 20 meter wide buffer zone requirement to the recorded archeological monument , an upstanding ringfort on the site (DU014-029), within which no development works can take place.
- A 10 meter buffer zone required to the riparian strip to the existing water course (ditch) south of the site within which no development works can take place.
- The provision of a road linking Cappagh Road and North City Business Park as per Objective 103 Fingal Development Plan 2017-23; 'Provide bus gate, provides linkage between Cappagh Road and Finglas Road'.

Excluding the archeological and riparian strip buffer zones, the area of site is 2.55 Ha which gives a net density of 27.1 units per hectare.

#### **4. Public Open Space:**

As per Objective DMS59 of Fingal Development Plan 2017-2023, every home within the scheme is within 150m walking distance of a pocket park, small park, local park or urban neighbourhood park. This proximity can be noted on the Site Development Plan in Appendix A.

#### **5. Separation Distances:**

Separating distance from existing dwellings to the south at Healthfield estate is approximately 38m due to the 10 meter buffer zone is required to the riparian strip to the south of the site within which no development works can take place.

The layout of the three storey blocks and two storey terraces is such that separation distances in excess of 22m between opposing first floor windows as per Objective DMS28 is achieved. To allow for access and maintenance a separation distance in excess of 2.3m is provided between end units as required by Objective DMS29.

#### **6. Site Safety and Security:**

Windows to habitable rooms on all elevations provide passive surveillance of communal external areas within the curtilage of the site including the entrance to the site, parking areas and locations providing access to bin and bicycle storage.

A site lighting scheme will be included in the detailed design to ensure safety and security at night.

#### **7. Accessibility**

As required by Part M, Access and Use, of the Building Regulations, the buildings are designed to ensure that people can safely and conveniently approach and gain access to all the units. Where

the habitable rooms are not located at ground level, the stairs provided are suitable for use by ambulant disable persons.

## 8. Communal Amenity Space

The minimum requirement of Communal Amenity Space for the proposal is 3,221 sqm of accessible, secure and usable outdoor space. (10% of the site area 32,215sqm)

Within the curtilage area of the site, approximately 10,770 sqm (33.4%) will be 'green' landscaped surface in four locations throughout the site. Of these, the location, enclosure and orientation of these spaces make it suitable for the communal amenity of residents, including families with young children and those who are less mobile. All site curtilage areas will be overlooked by habitable rooms and outdoor lighting will ensure safety.

## 9. Bicycle Storage

All units are provided with an area of private open space to the rear which can be used for bicycle parking. In the units where the habitable rooms are not located at ground level, storage space within the stairwells offer sheltered storage for bicycles.

## 10. Car Parking:

Car parking requirements as per Fingal Development Plan 2017-2023, Table 12.8 - Car Parking Standards, are fulfilled as follows:

Block no.	No. of 1-bed units	No. of 2-bed units	No. of 3-bed units	No. of 4-bed units	No. of bays required 1-bed = 1 bay each	No. of bays required 2-bed = 1.5 bays each	No. of bays required 3&4-bed = 2 bays each	No. of parking bays required	No. of street parking bays provided (sorted by proximity)	No. of en-curtilage parking bays provided
1	2	7	0	0	2	10.5	0	12.5	16	
2	4	2	0	0	4	3	0	4	20	
3	0	0	6	2	0	0	16	16	16	
4	0	0	6	2	0	0	16	16	17	
5	0	0	4	0	0	0	8	8	8	
6	0	0	4	0	0	0	8	8	8	
7	0	0	2	1	0	0	6	6		6
8	2	4	0	0	2	6	0	8	10	
9	2	7	0	0	2	10.5	0	12.5	15	
10	0	6	0	0	0	9	0	9	10	
11	0	0	2	1	0	0	6	6	6	
12	0	0	1	2	0	0	6	6		6
<b>TOTAL no. of Parking Bays</b>								<b>112</b>	<b>126</b>	<b>12</b>

**TOTAL BAYS PROVIDED**

**138**

Access from parking spaces to the building entrance will comply with Part M Access and Use, of the Building Regulations. There will be 19 disabled parking bays, which is 13.7% of the total number of bays (16 no. units are suitable for medical needs).

Provision by way of ducting will be made for electric charging points to each dwelling with en-curtilage parking, and at central locations to each area of off street parking.

#### **11. Refuse Storage and Bins:**

All units are provided with a bin storage area for the occupants own use. These are to be screened from view by brick/masonry walls. The size is suitable to allow operation of a three-bin system of segregation i.e. black, brown & green bins.

#### **12. Gross Floor Areas of Dwellings:**

In the interest of safeguarding standards and avoiding building to minimum standards, for schemes of more than 10 units, the majority of units must exceed the minimum floor area standard by 10%; (DHPLG 2018 and Fingal Development Plan 2017-23, Objective DMS26)

All 69 units in the current proposal exceed the minimum Gross Floor Area; % exceedance is included in the table of space standards in Appendix B.

Averaged across all units the Gross floor Area is 10.3% above the minimum guidelines.

#### **13. Space Standards:**

The dwellings have been planned to ensure compliance with space standards in Fingal Development Plan 2017-23 and guidelines in DHPLG (2018) as follows (see appendices B and C of this report):

- Gross floor areas
- Individual room sizes
- Aggregate floor areas
- Principal room dimensions
- Private amenity space
- Communal amenity space

#### **14. Layouts of individual units:**

Floor plans included in submission, demonstrate:

- Typical arrangement of furniture for each room.
- Freedom of circulation, appropriate to activities.
- Potential for movement of larger items of furniture into and between rooms.
- Living space appropriate for family gatherings, including occasional visitors.
- Working area and storage facilities appropriate to likely activities.



- Door swings do not interfere with other doors, furniture or circulation routes.
- Principal room dimensions.

**15. Aspect of dwellings:**

Criterion is that a minimum 50 % of dwellings shall be dual aspect. All dwellings have dual aspect, with those on the corners having fenestration on three facades.

**16. Ceiling Height:**

Units Type A, C, D & E have a ground floor ceiling height of 2.55m, and the upper floors are 2.45m. Units F & G's ground floor units have ceiling height of 2.7m and upper floors have ceiling heights of 2.475m.

**17. Kitchens:**

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

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

**18. Internal Storage:**

Appendix B demonstrates that each unit meets the minimum internal storage requirement.

In units where the storage requirement is greater than 3.5sqm, it is divided into two or three locations so that none exceed 3.5sqm.

**19. Private Amenity Space:**

Each unit is provided with Private Amenity Space in the form of either a terrace for ground floor units and balconies for first and second floor units or rear gardens for terraced houses.

Ground floor terraces to units give onto Communal Amenity Space/ garden spaces. Heights of perimeter boundaries to these areas are kept to a minimum with low level walls & metal handrail guarding, allowing passive surveillance of open spaces and improving the quality of green spaces but also providing a level of privacy for the inhabitants.

Areas of Private Amenity Space for each unit exceed the minimum requirements of guidelines as demonstrated on the Site Development Plan (Appendix A) and the schedules in Appendix B.

All Private Amenity space is accessible from living areas through glazed doors. Balconies are guarded in accordance with guidance in Building Regulations Technical Guidance Document K.

## **20. Daylight, Sunlight:**

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

- Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (B.R.209, 2011); and
- B.S. 8206 Lighting for Buildings, Part 2 2008: Code of Practice for Daylighting.

## **21. 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 units will be carried out to demonstrate this compliance.

In general the layout of units ensures that bedrooms are separated from stair lobbies by the entrance hall within each unit.

In so far as possible, highly serviced areas such as kitchens and bathrooms are located with vertical alignment to facilitate efficient distribution of service pipes and ducts.

Windows and patio doors will be specified to provide high acoustic and thermal performance.

## **22. Energy Performance:**

Detailed design of individual dwellings and the building as a whole (including common areas), 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.

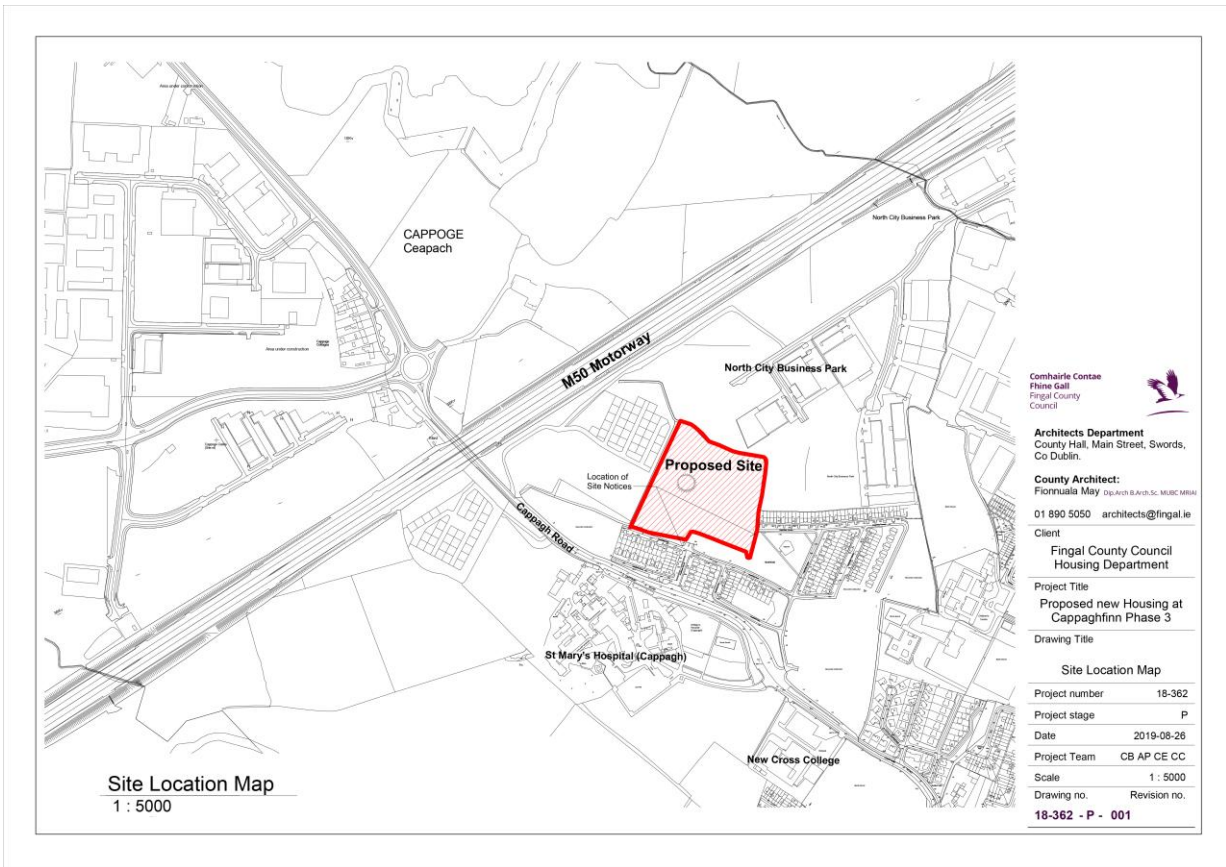
In particular the requirement for nearly zero energy buildings and renewable sources of energy will be addressed in the detailed design and construction stages.

## **23. Design Standards:**

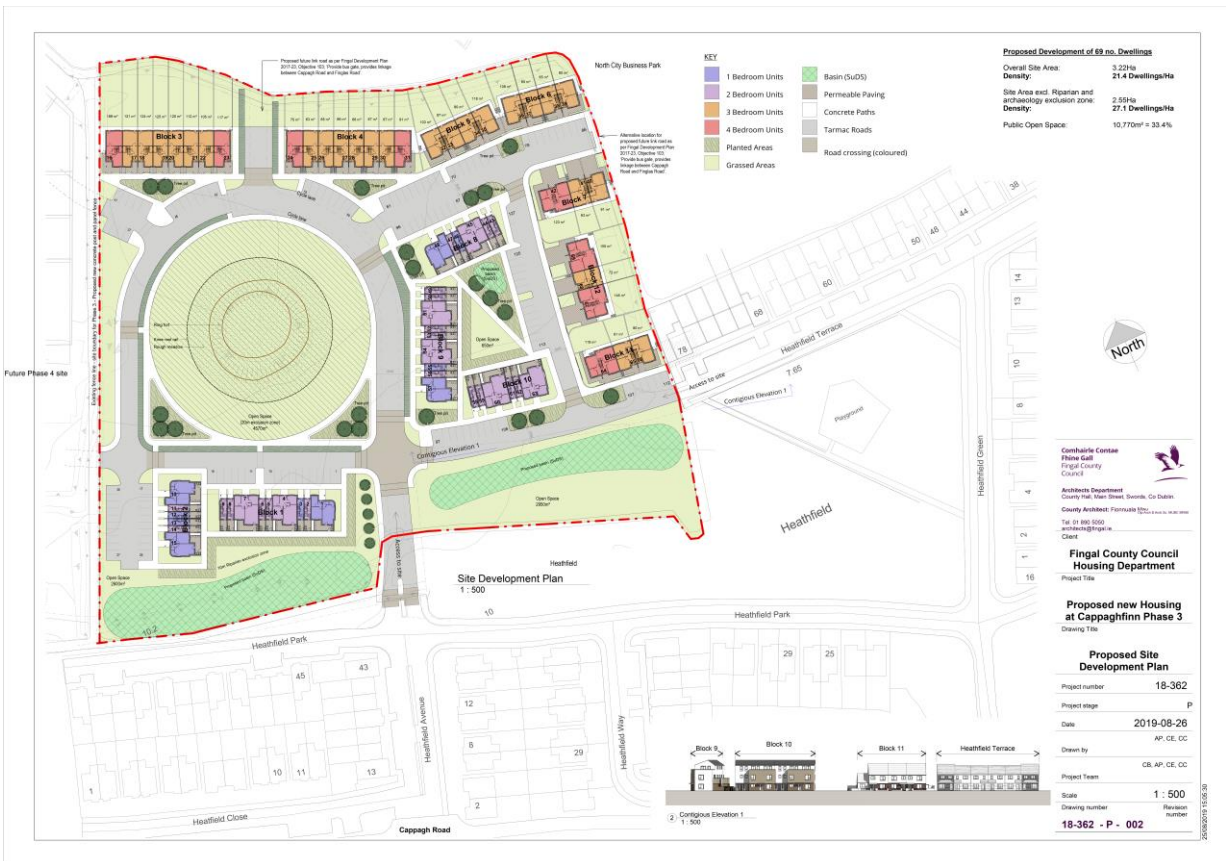
The following documents have been consulted in the pre-planning design stage:

- Fingal Development Plan 2017-23. (FDP, 2017-23)
- Quality Housing for Sustainable Communities; (DEHLG, 2007)
- Sustainable Urban Housing: Design Standards for New Apartments; Guidelines for Planning Authorities; (DHPLG 2018)
- Sustainable Residential Development in Urban Areas; Guidelines for Planning Authorities (DEHLG 2009)
- Recommendations for Site Development Works for Housing Areas; (DOELG 1998).
- Design Manual for Urban Roads and Streets (DMURS 2013)

# Appendix A: Site Location Map



# Site Development Plan



## Appendix B:

### Table of Space Standards.

Type	Accommodation	Total Gross Floor Area m <sup>2</sup>	No. units	Target Gross Floor Area m <sup>2</sup>	Percentage variation	TOTAL areas per Type m <sup>2</sup>	Target Total areas	Comments
A	3B5P	99.00	13	92.0	7.61%	1287.00	1196.0	
C	3B6P	118.67	12	110.0	7.88%	1424.04	1320.0	
D	4B7P	125.56	4	110.0	14.15%	502.24	440.0	Designed for medical needs
E	4B7P	136.19	4	120.0	13.49%	544.76	480.0	
F1	2B3P	73.53	7	63.0	16.71%	514.71	441.0	Designed for medical needs
F2	2B4P	73.53	7	73.0	0.73%	514.71	511.0	
F3	2B3P	71.84	7	63.0	14.03%	502.88	441.0	
G1	1B2P	57.73	5	45.0	28.29%	288.65	225.0	Designed for medical needs
G2	2B3P	64.87	5	63.0	2.97%	324.35	315.0	
G3	1B2P	53.35	5	45.0	18.56%	266.75	225.0	
<b>TOTALS</b>			<b>69</b>		<b>10.30%</b>	<b>6170.09</b>	<b>5594.0</b>	

### Accommodation Schedules

TYPE A - 3-bed 5-person	Area m <sup>2</sup>	Target Area m <sup>2</sup> (minimum)	Percentage variation
Kitchen/Dining Area m <sup>2</sup>	20.7	-	
Living Area m <sup>2</sup>	14.4	13.0	
Aggregate Living Area m <sup>2</sup>	35.1	34.0	
Bedroom 1 (single) Area m <sup>2</sup>	7.5	7.1	
Bedroom 2 (Double) Area m <sup>2</sup>	11.4	11.4	
Bedroom 3 (Double/Main) Area m <sup>2</sup>	13.1	13	
Aggregate Bedroom Area m <sup>2</sup>	32.0	32.0	
Storage m <sup>2</sup>	6.6	5.0	
GF Area m <sup>2</sup>	49.9	-	
FF Area m <sup>2</sup>	49.1	-	
Total Gross Floor Area m <sup>2</sup>	<b>99.0</b>	<b>92.0</b>	<b>7.61%</b>

TYPE C - 3-bed 6-person	Area m <sup>2</sup>	Target Area m <sup>2</sup> (minimum)	Percentage variation
Kitchen/Dining Area m <sup>2</sup>	12.5	-	
Living Area m <sup>2</sup>	24.6	15.0	
Aggregate Living Area m <sup>2</sup>	37.1	37.0	
Bedroom 1 (Double) Area m <sup>2</sup>	12.3	11.4	
Bedroom 2 (Double) Area m <sup>2</sup>	12.1	11.4	
Bedroom 3 (Double/Main) Area m <sup>2</sup>	13.0	13	
Aggregate Bedroom Area m <sup>2</sup>	37.4	36.0	
Storage m <sup>2</sup>	8.4	6.0	
GF Area m <sup>2</sup>	54.65	-	
FF Area m <sup>2</sup>	44.44	-	
2nd F Area m <sup>2</sup>	19.58		
Total Gross Floor Area m <sup>2</sup>	<b>118.7</b>	<b>110.0</b>	<b>7.88%</b>

<b>TYPE D - 4-bed 7-person</b>	<b>Area m<sup>2</sup></b>	<b>Target Area m<sup>2</sup> (minimum)</b>	<b>Percentage variation</b>
Kitchen/Dining Area m <sup>2</sup>	24.0	-	
Living Area m <sup>2</sup>	16.0	15.0	
Aggregate Living Area m <sup>2</sup>	40.0	40.0	
Bedroom 1 (single) Area m <sup>2</sup>	7.5	7.1	
Bedroom 2 (Double) Area m <sup>2</sup>	13.6	11.4	
Bedroom 3 (Double) Area m <sup>2</sup>	11.4	11.4	
Bedroom 4 (Double/Main) Area m <sup>2</sup>	13.1	13.0	
Aggregate Bedroom Area m <sup>2</sup>	45.6	43.0	
Storage m <sup>2</sup>	7.5	6.0	
GF Area m <sup>2</sup>	76.4	-	
FF Area m <sup>2</sup>	49.2	-	
<b>Total Gross Floor Area m<sup>2</sup></b>	<b>125.6</b>	<b>110.0</b>	<b>14.15%</b>

<b>TYPE E - 4-bed 7-person</b>	<b>Area m<sup>2</sup></b>	<b>Target Area m<sup>2</sup> (minimum)</b>	<b>Percentage variation</b>
Kitchen/Dining Area m <sup>2</sup>	14.0	-	
Living Area m <sup>2</sup>	26.3	15.0	
Aggregate Living Area m <sup>2</sup>	40.3	40.0	
Bedroom 1 (Double) Area m <sup>2</sup>	13.0	11.4	
Bedroom 2 (Double) Area m <sup>2</sup>	12.9	11.4	
Bedroom 3 (Double/Main) Area m <sup>2</sup>	13.0	13	
Bedroom 4 (Single) Area m <sup>2</sup>	7.1	7.1	
Aggregate Bedroom Area m <sup>2</sup>	46.0	43.0	
Storage m <sup>2</sup>	10.8	6.0	
GF Area m <sup>2</sup>	58.52	-	
FF Area m <sup>2</sup>	47.54	-	
2nd F Area m <sup>2</sup>	30.13		
<b>Total Gross Floor Area m<sup>2</sup></b>	<b>136.2</b>	<b>120.0</b>	<b>13.49%</b>

<b>TYPE F1 - 2-bed 3-person</b>	<b>Area m<sup>2</sup></b>	<b>Target Area m<sup>2</sup> (minimum)</b>	<b>Percentage variation</b>
Kitchen/Dining/Living Area m <sup>2</sup>	28.2	13	
Aggregate Living Area m <sup>2</sup>	28.2	28.0	
Bedroom 1 (Single) Area m <sup>2</sup>	7.4	7.1	
Bedroom 2 (Double/Main) Area m <sup>2</sup>	13.7	13	
Aggregate Bedroom Area m <sup>2</sup>	21.1	20.1	
Storage m <sup>2</sup>	5.0	5.0	
Private Open Space (Terrace)	15.7	6.0	
GF Area m <sup>2</sup>	73.5	-	
FF Area m <sup>2</sup>	0.0	-	
<b>Total Gross Floor Area m<sup>2</sup></b>	<b>73.5</b>	<b>63.0</b>	<b>16.71%</b>

<b>TYPE F2 - 2-bed 4-person</b>	<b>Area m<sup>2</sup></b>	<b>Target Area m<sup>2</sup> (minimum)</b>	<b>Percentage variation</b>
Kitchen/Dining/Living Area m <sup>2</sup>	30.0	13.0	
Aggregate Living Area m <sup>2</sup>	30.0	30.0	
Bedroom 1 (Double) Area m <sup>2</sup>	11.4	11.4	
Bedroom 2 (Double/Main) Area m <sup>2</sup>	13.0	13.0	
Aggregate Bedroom Area m <sup>2</sup>	24.4	24.4	
Storage m <sup>2</sup>	6.0	6.0	
Private Open Space (Balcony)	8.0	7.0	
GF Area m <sup>2</sup>	12.8	-	
FF Area m <sup>2</sup>	73.5	-	
Total Gross Floor Area m <sup>2</sup>	86.3		
<b>Total Area Excl Stairwell m<sup>2</sup></b>	<b>73.5</b>	<b>73.0</b>	<b>0.73%</b>

TYPE F3 - 2-bed 3-person	Area m <sup>2</sup>	Target Area m <sup>2</sup> (minimum)	Percentage variation
Kitchen/Dining/Living Area m <sup>2</sup>	30.6	13.0	
Aggregate Living Area m <sup>2</sup>	30.6	28.0	
Bedroom 1 (Single) Area m <sup>2</sup>	9.0	7.1	
Bedroom 2 (Double/Main) Area m <sup>2</sup>	13.0	13.0	
Aggregate Bedroom Area m <sup>2</sup>	22.0	20.1	
Storage m <sup>2</sup>	6.0	5.0	
Private Open Space (Balcony)	13.6	6.0	
GF Area m <sup>2</sup>	12.8	-	
FF Area m <sup>2</sup>	6.2	-	
2nd F Area m <sup>2</sup>	71.8		
Total Gross Floor Area m <sup>2</sup>	90.8		
Total Area Excl Stairwell m <sup>2</sup>	<b>71.8</b>	<b>63.0</b>	<b>14.03%</b>

TYPE G1 - 1-bed 2-person	Area m <sup>2</sup>	Target Area m <sup>2</sup> (minimum)	Percentage variation
Kitchen/Dining/Living Area m <sup>2</sup>	25.0	11	
Aggregate Living Area m <sup>2</sup>	25.0	23.0	
Bedroom 1 (Double/Main) Area m <sup>2</sup>	14.1	11.4	
Aggregate Bedroom Area m <sup>2</sup>	14.1	11.4	
Storage m <sup>2</sup>	3.1	3.0	
Private Open Space (Terrace)	14.9	5.0	
GF Area m <sup>2</sup>	57.7	-	
Total Gross Floor Area m <sup>2</sup>	<b>57.7</b>	<b>45.0</b>	<b>28.29%</b>

TYPE G2 - 2-bed 3-person	Area m <sup>2</sup>	Target Area m <sup>2</sup> (minimum)	Percentage variation
Kitchen/Dining/Living Area m <sup>2</sup>	28.0	13.0	
Aggregate Living Area m <sup>2</sup>	28.0	28.0	
Bedroom 1 (Single) Area m <sup>2</sup>	7.1	7.1	
Bedroom 2 (Double/Main) Area m <sup>2</sup>	13.0	13.0	
Aggregate Bedroom Area m <sup>2</sup>	20.1	20.1	
Storage m <sup>2</sup>	5.1	5.0	
Private Open Space (Balcony)	6.5	6.0	
GF Area m <sup>2</sup>	12.8	-	
FF Area m <sup>2</sup>	64.9	-	
Total Gross Floor Area m <sup>2</sup>	77.6		
Total Area Excl Stairwell m <sup>2</sup>	<b>64.9</b>	<b>63.0</b>	<b>2.97%</b>

TYPE G3 - 1-bed 2-person	Area m <sup>2</sup>	Target Area m <sup>2</sup> (minimum)	Percentage variation
Kitchen/Dining/Living Area m <sup>2</sup>	24.6	11.0	
Aggregate Living Area m <sup>2</sup>	24.6	23.0	
Bedroom 1 (Double/Main) Area m <sup>2</sup>	13.0	11.4	
Aggregate Bedroom Area m <sup>2</sup>	13.0	11.4	
Storage m <sup>2</sup>	4.7	3.0	
Private Open Space (Balcony)	23.8	5.0	
GF Area m <sup>2</sup>	12.8	-	
FF Area m <sup>2</sup>	6.1	-	
2nd F Area m <sup>2</sup>	53.4		
Total Gross Floor Area m <sup>2</sup>	72.2		
Total Area Excl Stairwell m <sup>2</sup>	<b>53.4</b>	<b>45.0</b>	<b>18.56%</b>