RESPONSE TO OPINION

ADDITIONAL ITEM: D

'Complete set of floor plans/elevation/ contiguous elevations/long sections/ boundary treatment plan – to include verified views

Verified Photomontages

The Verified Photomontages have been prepared by Model Works for the proposed LRD at Blackglen Road.

Boundary Treatment Plan

The proposed boundary treatment plan can be reviewed on G+A's Landscape Masterplan drawing:

23170_Balckglen_PA_I_LM



RESPONSE TO OPINION

ADDITIONAL ITEM: D & F

D - 'A complete set of floor plans, elevations, including contiguous elevations, and long sections, boundary treatment plan, in addition with verified views, preferably including winter views, that would assist in understanding the relationship between the proposed development and its context. For clarity, the floor plans for all units shall have bedrooms clearly delineated as such (rather than, for example, 'bedroom/study') and shall be match the content of the Housing Quality Assessment (see below) in relation to same.'

F - 'A complete set of floor plans, elevations, including contiguous elevations, and long sections, in addition with verified views, (preferably including winter views), that would assist in understanding the relationship between the proposed development and its context.'

OMP Drawing Schedule

Please refer to the adjacent 20006A-OMP-MDI-XX-RG-A-0001 you will find a comprehensive list of all OMP's drawings for the proposed development.

Verified Views

Please refer to ModelWorks Photomontage Views that display the relationship between the proposed development and its context.

Issue Format: **E** = email, **K** = disk/usb, **H** = hardcopy, **U** = upload (dropbox/cde etc.)				Date	PL (Draft) 31-05-24
Purpose of Issue: **AR** = as requested, **P** = preliminary, **CR** = comment & return, **FA** = for approval, **PL** = planning, **DA** = dac, **FS** = fsc, **FI** = for information, **TS** = tender, **CS** = construction, **BC** = building control				Purpose	
Sheet/File Identifier	**Description**	**Scale**	**Size**		**Rev.**
	Site				
20006A-OMP-00-00-DR-A-1000	Site Location Map	1:1000	A1		
20006A-OMP-00-00-DR-A-1001	Existing Site Layout Plan	1:500	A0		
20006A-OMP-01-00-DR-A-1000	Proposed Ground Floor Site Layout Plan	1:500	A0		
20006A-OMP-01-01-DR-A-1001	Proposed First Floor Site Layout Plan	1:500	A0		
20006A-OMP-01-RF-DR-A-1002	Proposed Roof Level Site Layout Plan	1:500	A0		
	General Arrangement Drawings - BLOCKS A1 + A2				
20006A-OMP-A1A2-00-DR-A-1000	GA PLANS - Blocks A1 + A2 - Level 00	1:200	A1		
20006A-OMP-A1A2-01-DR-A-1001	GA PLANS - Blocks A1 + A2 - Level 01	1:200	A1		
20006A-OMP-A1A2-02-DR-A-1002	GA PLANS - Blocks A1 + A2 - Level 02	1:200	A1		
20006A-OMP-A1A2-03-DR-A-1003	GA PLANS - Blocks A1 + A2 - Level 03	1:200	A1		
20006A-OMP-A1A2-RF-DR-A-1004	GA PLANS - Blocks A1 + A2 - Roof Level	1:200	A1		
	General Arrangement Drawings - BLOCKS B1 + B2				
20006A-OMP-B1B2-B1-DR-A-999	GA PLANS - Blocks B1 + B2 - Level -01 _Basement	1:200	A1		
20006A-OMP-B1B2-ZZ-DR-A-1000	GA PLANS - Blocks B1 + B2 - Levels 00 + 01	1:200	A1		
20006A-OMP-B1B2-ZZ-DR-A-1001	GA PLANS - Blocks B1 + B2 - Levels 02 + 03	1:200	A1		
20006A-OMP-B1B2-ZZ-DR-A-1002	GA PLANS - Blocks B1 + B2 - Levels 04 + 05	1:200	A1		
	General Arrangement Drawings - BLOCKS B3 + B4				
20006A-OMP-B3B4-ZZ-DR-A-1000	GA PLANS - Blocks B3 + B4 - Levels 00 + 01	1:200	A1		
20006A-OMP-B3B4-ZZ-DR-A-1001	GA PLANS - Blocks B3 + B4 - Levels 02 + 03	1:200	A1		
20006A-OMP-B3B4-ZZ-DR-A-1002	GA PLANS - Blocks B3 + B4 - Levels 04 + 05	1:200	A1		
	General Arrangement Drawings - BLOCKS C1 + C2 + C2A				
20006A-OMP-C1-ZZ-DR-A-1000	GA PLANS - Blocks C1(Duplexes) - Levels 00 + 01	1:100	A1		
20006A-OMP-C1-ZZ-DR-A-1001	GA PLANS - Blocks C1(Duplexes) - Levels 02 + 03	1:100	A1		
20006A-OMP-C2-ZZ-DR-A-1000	GA PLANS - Blocks C2(Duplexes) - Level 00	1:100	A1		
20006A-OMP-C2-ZZ-DR-A-1001	GA PLANS - Blocks C2(Duplexes) - Levels 01 + 02	1:100	A1		
20006A-OMP-C2A-ZZ-DR-A-1000	GA PLANS - Blocks C2A(Duplexes) - Levels 00	1:100	A1		
20006A-OMP-C2A-ZZ-DR-A-1001	GA PLANS - Blocks C2A(Duplexes) - Levels 01 + 02	1:100	A1		
	General Arrangement Drawings - BLOCKS D1				
20006A-OMP-D1-ZZ-DR-A-1000	GA PLANS - Blocks D1 (Houses) - Levels 00 + 01	1:100	A3		
	Elevation Drawings - BLOCKS A1 + A2				
20006A-OMP-A1-ZZ-DR-A-2000	Block A1 - Elevations 01 + 02	1:200	A3		
20006A-OMP-A1-ZZ-DR-A-2001	Block A1 - Elevations 02 + 03	1:200	A3		
20006A-OMP-A2-ZZ-DR-A-2000	Block A2 - Elevations 01 + 02	1:200	A3		
20006A-OMP-A2-ZZ-DR-A-2001	Block A2 - Elevations 03 + 04	1:200	A3		
	Elevation Drawings - BLOCKS B1 + B2				
20006A-OMP-B1-ZZ-DR-A-2000	Block B1 - Elevations 01 + 02	1:200	A3		
20006A-OMP-B1-ZZ-DR-A-2001	Block B1 - Elevations 03 +04	1:200	A3		
20006A-OMP-B2-ZZ-DR-A-2000	Block B2 - Elevations 01 + 02	1:200	A3		
20006A-OMP-B2-ZZ-DR-A-2001	Block B2 - Elevations 03 + 04	1:200	A3		
	Elevation Drawings - BLOCKS B3 + B4				
20006A-OMP-B3-ZZ-DR-A-2000	Block B3 - Elevations 01 + 02	1:200	A3		
20006A-OMP-B3-ZZ-DR-A-2001	Block B3 - Elevations 02 + 04	1:200	A3		
20006A-OMP-B4-ZZ-DR-A-2000	Block B4 - Elevations 01 + 02	1:200	A3		
20006A-OMP-B4-ZZ-DR-A-2001	Block B4 - Elevations 03 + 04	1:200	A3		
	Elevation Drawings - BLOCKS C1 + C2 + C2A				
20006A-OMP-C1-ZZ-DR-A-2000	Block C1 - Elevations 01 + 02	1:100	A3		
20006A-OMP-C1-ZZ-DR-A-2001	Block C1 - Elevations 03 + 04	1:100	A3		
20006A-OMP-C2-ZZ-DR-A-2000	Block C2 - Elevations 01 + 02	1:100	A3		
20006A-OMP-C2-ZZ-DR-A-2001	Block C2 - Elevations 03 + 04	1:100	A3		
20006A-OMP-C2A-ZZ-DR-A-2000	Block C2A - Elevations 01 + 02	1:100	A3		
20006A-OMP-C2A-ZZ-DR-A-2001	Block C2A - Elevations 03 + 04	1:100	A3		
	Elevation Drawings - BLOCKS D1				
20006A-OMP-D1-ZZ-DR-A-2000	Blocks D1 (Houses)_Elevations	1:100	A3		

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Sheet/File Identifier	**Description**	**Scale**	**Size**		**Rev.**
	Site Sections				
20006A-OMP-00-ZZ-DR-A-3000	Contiguous Site Section AA	1:500	A1		
20006A-OMP-00-ZZ-DR-A-3001	Contiguous Site Section BB	1:500	A1		
	Section Drawings - BLOCKS A1 + A2				
20006A-OMP-A1-ZZ-DR-A-3000	Block A1 - Sections AA + BB	1:200	A3		
20006A-OMP-A2-ZZ-DR-A-3000	Block A2 - Sections AA + BB	1:200	A3		
20006A-OMP-A2-ZZ-DR-A-3001	Block A2 - Section CC	1:200	A3		
	Section Drawings - BLOCKS B1 + B2				
20006A-OMP-B1-ZZ-DR-A-3000	Block B1 - Sections AA + BB	1:200	A3		
20006A-OMP-B2-ZZ-DR-A-3000	Block B2 - Sections CC + DD	1:200	A3		
	Section Drawings - BLOCKS B3 + B4				
20006A-OMP-B3-ZZ-DR-A-3000	Block B3 - Sections AA + BB	1:200	A3		
20006A-OMP-B4-ZZ-DR-A-3000	Block B4 - Sections CC + DD	1:200	A3		
	Section Drawings - BLOCKS C1 + C2 + C3				
20006A-OMP-C1-ZZ-DR-A-3000	Block C1 - Section AA	1:100	A3		
20006A-OMP-C2-ZZ-DR-A-3000	Block C2 - Section AA	1:100	A3		
20006A-OMP-C2A-ZZ-DR-A-3000	Block C2A - Section AA	1:100	A3		
	Section Drawings - BLOCKS D1				
20006A-OMP-D1-ZZ-DR-A-3000	Blocks D1 (Houses)_Section AA	1:100	A3		
	Support Documentation				
20006A-OMP-MDI-XX-RG-A-0001	Master Document Index		A3		
20006A-OMP-XX-XX-SH-A-0001	Housing Quality Assessment		A3		
20006A-OMP-XX-XX-SA-A-0001	Schedule of Accommodation		A3		
20006A-OMP-XX-XX-SH-A-0002	Parking Schedules		A3		
20006A-OMP-XX-XX-RP-A-0001	Design Statement		A3		

RESPONSE TO OPINION

ADDITIONAL ITEM: D

Boundary Treatment Plan

The proposed boundary treatment plan can be reviewed on G+A's Landscape Masterplan drawing:

23170_Balckglen_PA_I_LM





RESPONSE TO OPINION

ADDITIONAL ITEM: E

'HQA – compliance with apartment guidelines / development plan'

Housing Quality Assessment

The following pages display OMP's Housing Quality Assessment for the proposed development at Blackglen Road.

RESPONSE TO OPINION

BLACKGLEN ROAD - RESIDENTIAL DEVELOPMENT - HOUSING QUALITY ASSESSMENT — **31/05/2024**

BUILDING (BLOCK)	UNIT NUMBER	FLOOR LEVEL	Apartment Type	UNIT DESCRIPTION	MIN UNIT AREA REQUIRED (m^2)	UNITS AREAS > MIN AREA +10%(m^2)	UNIT AREA ACHIEVED (m^2)	ASPECT	ORIENTATION	CEILING HEIGHT (Kitchen/Living/Dining)	No. of Bedrooms	No. of Bedspaces	Aggregate Bedroom Areas Required (m^2)	Aggregate Bedroom Area Achieved (m^2)	Main Living Room Width Required (m)	Main Living Room Width Achieved (m)	Kitchen/Living / Dining Area Required (m^2)	Kitchen/Living /Dining Area Achieved (m^2)	Aggregate Storage Area Required (m^2)	Aggregate Storage Area Achieved (m^2)	Garden/ Terrace/Balcony Area Required (m^2)	Garden/ Terrace/Balcony Area Achieved (m^2)	Garden/ Terrace/Balcony Depth Required (m^2)	Garden/ Terrace/Balcony Depth Achieved (m^2)
Block A1	1	1	Apartment	1 Bed Apartment	45	50.4	50.4		S	2550	1	2	11.4	12	3.3	3.4	23	23.9	3	3.2	5	5.5	1.5	1.55
Block A1	2	1	Apartment	2 Bed Apartment	73	81.3	81.3	DUAL	S+W	2550	2	4	24.4	25.2	3.6	3.7	30	30.3	6	6.2	7	7	1.5	1.8
Block A1	3	1	Apartment	3 Bed Apartment	90	114.9	114.9	DUAL	W+N	2550	3	6	31.5	41	3.8	4.3	34	37.2	9	9.2	9	9.2	1.5	1.8
Block A1	4	1	Apartment	3 Bed Apartment	90	116.4	116.4	DUAL	N+E	2550	3	6	31.5	42.1	3.8	4.3	34	37.2	9	9	9	9.2	1.5	1.8
Block A1	5	1	Apartment	2 Bed Apartment	73	81.3	81.3	DUAL	E+S	2550	2	4	24.4	25.2	3.6	3.7	30	30.3	6	6.2	7	7	1.5	1.8
Block A1	6	2	Apartment	1 Bed Apartment	45	50.4	50.4		S	2550	1	2	11.4	12	3.3	3.4	23	23.9	3	3.2	5	5.5	1.5	1.55
Block A1	7	2	Apartment	2 Bed Apartment	73	81.3	81.3	DUAL	S+W	2550	2	4	24.4	25.2	3.6	3.7	30	30.3	6	6.2	7	7	1.5	1.8
Block A1	8	2	Apartment	3 Bed Apartment	90	114.9	114.9	DUAL	W+N	2550	3	6	31.5	41	3.8	4.3	34	37.2	9	9.2	9	9.2	1.5	1.8
Block A1	9	2	Apartment	3 Bed Apartment	90	116.4	116.4	DUAL	N+E	2550	3	6	31.5	42.1	3.8	4.3	34	37.2	9	9	9	9.2	1.5	1.8
Block A1	10	2	Apartment	2 Bed Apartment	73	81.3	81.3	DUAL	E+S	2550	2	4	24.4	25.2	3.6	3.7	30	30.3	6	6.2	7	7	1.5	1.8
Block A1	11	3	Apartment	1 Bed Apartment	45	50.4	50.4		S	2550	1	2	11.4	12	3.3	3.4	23	23.9	3	3.2	5	5.5	1.5	1.55
Block A1	12	3	Apartment	2 Bed Apartment	73	81.3	81.3	DUAL	S+W	2550	2	4	24.4	25.2	3.6	3.7	30	30.3	6	6.2	7	7	1.5	1.8
Block A1	13	3	Apartment	3 Bed Apartment	90	114.9	114.9	DUAL	W+N	2550	3	6	31.5	41	3.8	4.3	34	37.2	9	9.2	9	9.2	1.5	1.8
Block A1	14	3	Apartment	3 Bed Apartment	90	116.4	116.4	DUAL	N+E	2550	3	6	31.5	42.1	3.8	4.3	34	37.2	9	9	9	9.2	1.5	1.8
Block A1	15	3	Apartment	2 Bed Apartment	73	81.3	81.3	DUAL	E+S	2550	2	4	24.4	25.2	3.6	3.7	30	30.3	6	6.2	7	7	1.5	1.8
Block A2	1	0	Apartment	2 Bed (3P) Apartment	63	67.3		DUAL	E+W	2700	2	3	20.1	21.5	3.6	4.3	28	33.5	5	5.5	6	6.2	1.5	1.5
Block A2	2	0	Apartment	2 Bed (3P) Apartment	63	67.3		DUAL	E+W	2700	2	3	20.1	21.5	3.6	4.3	28	33.5	5	5.5	6	6.2	1.5	1.5
Block A2	3	0	Apartment	2 Bed (3P) Apartment	63	67.3		DUAL	E+W	2700	2	3	20.1	21.5	3.6	4.3	28	33.5	5	5.5	6	6.2	1.5	1.5
Block A2	4	0	Apartment	2 Bed (3P) Apartment	63	67.3		DUAL	E+W+S	2700	2	3	20.1	21.5	3.6	4.3	28	33.5	5	5.5	6	6.2	1.5	1.5
Block A2	5	1	Apartment	1 Bed Apartment	45	50.4	50.4		S	2550	1	2	11.4	12	3.3	3.4	23	23.9	3	3.2	5	5.5	1.5	1.55
Block A2	6	1	Apartment	2 Bed Apartment	73	81.3	81.3	DUAL	S+W	2550	2	4	24.4	25.2	3.6	3.7	30	30.3	6	6.2	7	7	1.5	1.8
Block A2	7	1	Apartment	3 Bed Apartment	90	114.9	114.9	DUAL	W+N	2550	3	6	31.5	41	3.8	4.3	34	37.2	9	9.2	9	9.2	1.5	1.8
Block A2	8	1	Apartment	3 Bed Apartment	90	116.4	116.4	DUAL	N+E	2550	3	6	31.5	42.1	3.8	4.3	34	37.2	9	9	9	9.2	1.5	1.8
Block A2	9	1	Apartment	2 Bed Apartment	73	81.3	81.3		E	2550	2	4	24.4	25.2	3.6	3.7	30	30.3	6	6.2	7	7	1.5	1.8
Block A2	10	1	Apartment	2 Bed (3P) Apartment	63	67.3		DUAL	E+W	2550	2	3	20.1	21.5	3.6	4.3	28	33.5	5	5.5	6	6.2	1.5	1.5
Block A2	11	1	Apartment	2 Bed (3P) Apartment	63	67.3		DUAL	E+W	2550	2	3	20.1	21.5	3.6	4.3	28	33.5	5	5.5	6	6.2	1.5	1.5
Block A2	12	1	Apartment	2 Bed (3P) Apartment	63	67.3		DUAL	E+W	2550	2	3	20.1	21.5	3.6	4.3	28	33.5	5	5.5	6	6.2	1.5	1.5
Block A2	13	1	Apartment	2 Bed (3P) Apartment	63	67.3		DUAL	E+W+S	2550	2	3	20.1	21.5	3.6	4.3	28	33.5	5	5.5	6	6.2	1.5	1.5
Block A2	14	2	Apartment	1 Bed Apartment	45	50.4	50.4		S	2550	1	2	11.4	12	3.3	3.4	23	23.9	3	3.2	5	5.5	1.5	1.55
Block A2	15	2	Apartment	2 Bed Apartment	73	81.3	81.3	DUAL	S+W	2550	2	4	24.4	25.2	3.6	3.7	30	30.3	6	6.2	7	7	1.5	1.8
Block A2	16	2	Apartment	3 Bed Apartment	90	114.9	114.9	DUAL	W+N	2550	3	6	31.5	41	3.8	4.3	34	37.2	9	9.2	9	9.2	1.5	1.8
Block A2	17	2	Apartment	3 Bed Apartment	90	116.4	116.4	DUAL	N+E	2550	3	6	31.5	42.1	3.8	4.3	34	37.2	9	9	9	9.2	1.5	1.8
Block A2	18	2	Apartment	2 Bed Apartment	73	81.3	81.3		E	2550	2	4	24.4	25.2	3.6	3.7	30	30.3	6	6.2	7	7	1.5	1.8
Block A2	19	2	Apartment	2 Bed (3P) Apartment	63	67.3		DUAL	E+W	2550	2	3	20.1	21.5	3.6	4.3	28	33.5	5	5.5	6	6.2	1.5	1.5
Block A2	20	2	Apartment	2 Bed (3P) Apartment	63	67.3		DUAL	E+W	2550	2	3	20.1	21.5	3.6	4.3	28	33.5	5	5.5	6	6.2	1.5	1.5
Block A2	21	2	Apartment	2 Bed (3P) Apartment	63	67.3		DUAL	E+W	2550	2	3	20.1	21.5	3.6	4.3	28	33.5	5	5.5	6	6.2	1.5	1.5
Block A2	22	2	Apartment	2 Bed (3P) Apartment	63	67.3		DUAL	E+W+S	2550	2	3	20.1	21.5	3.6	4.3	28	33.5	5	5.5	6	6.2	1.5	1.5
Block A2	23	3	Apartment	2 Bed (3P) Apartment	63	67.3		DUAL	E+W	2550	2	3	20.1	21.5	3.6	4.3	28	33.5	5	5.5	6	6.2	1.5	1.5
Block A2	24	3	Apartment	2 Bed (3P) Apartment	63	67.3		DUAL	E+W	2550	2	3	20.1	21.5	3.6	4.3	28	33.5	5	5.5	6	6.2	1.5	1.5

RESPONSE TO OPINION

BUILDING (BLOCK)	UNIT NUMBER	FLOOR LEVEL	Apartment Type	UNIT DESCRIPTION	MIN UNIT AREA REQUIRED (m^2)	UNITS AREAS > MIN AREA +10%(m^2)	UNIT AREA ACHIEVED (m^2)	ASPECT	ORIENTATION	CEILING HEIGHT (Kitchen/Living/Dining)	No. of Bedrooms	No. of Bedspaces	Aggregate Bedroom Areas Required (m^2)	Aggregate Bedroom Area Achieved (m^2)	Main Living Room Width Required (m)	Main Living Room Width Achieved (m)	Kitchen/Living / Dining Area Required (m^2)	Kitchen/Living /Dining Area Achieved (m^2)	Aggregate Storage Area Required (m^2)	Aggregate Storage Area Achieved (m^2)	Garden/ Terrace/Balcony Area Required (m^2)	Garden/ Terrace/Balcony Area Achieved (m^2)	Garden/ Terrace/Balcony Depth Required (m^2)	Garden/ Terrace/Balcony Depth Achieved (m^2)
Block A2	25	3	Apartment	2 Bed (3P) Apartment	63	67.3		DUAL	E+W	2550	2	3	20.1	21.5	3.6	4.3	28	33.5	5	5.5	6	6.2	1.5	1.5
Block A2	26	3	Apartment	2 Bed (3P) Apartment	63	67.3		DUAL	E+W+S	2550	2	3	20.1	21.5	3.6	4.3	28	33.5	5	5.5	6	6.2	1.5	1.5
Block B1	1	0	Apartment	3 Bed Apartment	90	104	104	DUAL	NE+NW	2700	3	6	31.5	38.4	3.8	5	34	34.7	9	9.2	9	12	1.5	1.8
Block B1	2	0	Apartment	2 Bed Apartment	73	81.2	81.2	DUAL	NW+SW	2700	2	4	24.4	24.5	3.6	4.7	30	31.1	6	6.3	7	7.2	1.5	1.8
Block B1	3	1	Apartment	3 Bed Apartment	90	104	104	DUAL	NE+NW	2550	3	6	31.5	38.4	3.8	5	34	34.7	9	9.2	9	12	1.5	1.8
Block B1	4	1	Apartment	2 Bed Apartment	73	81.2	81.2	DUAL	NW+SW	2550	2	4	24.4	24.5	3.6	4.7	30	31.1	6	6.3	7	7.2	1.5	1.8
Block B1	5	1	Apartment	2 Bed Apartment	73	84	84		SE	2550	2	4	24.4	27.1	3.6	4.2	30	32.3	6	6.4	7	7.2	1.5	1.8
Block B1	6	1	Apartment	2 Bed Apartment	73	81.2	81.2	DUAL	SE+SW	2550	2	4	24.4	24.5	3.6	4.7	30	31.1	6	6.3	7	7.2	1.5	1.8
Block B1	7	1	Apartment	2 Bed Apartment	73	81.2	81.2	DUAL	SW+NW	2550	2	4	24.4	24.5	3.6	4.7	30	31.1	6	6.3	7	7.2	1.5	1.8
Block B1	8	2	Apartment	3 Bed Apartment	90	104	104	DUAL	NE+NW	2550	3	6	31.5	38.4	3.8	5	34	34.7	9	9.2	9	12	1.5	1.8
Block B1	9	2	Apartment	2 Bed Apartment	73	81.2	81.2	DUAL	NW+SW	2550	2	4	24.4	24.5	3.6	4.7	30	31.1	6	6.3	7	7.2	1.5	1.8
Block B1	10	2	Apartment	1 Bed Apartment	45	50.0	50.0		SE	2550	1	2	11.4	13.9	3.3	3.35	23	24.5	3	3.35	5	5.4	1.5	1.8
Block B1	11	2	Apartment	1 Bed Apartment	45	50.0	50.0		SE	2550	1	2	11.4	13.9	3.3	3.35	23	24.5	3	3.35	5	5.4	1.5	1.8
Block B1	12	2	Apartment	2 Bed Apartment	73	81.2	81.2	DUAL	SE+SW	2550	2	4	24.4	24.5	3.6	4.7	30	31.1	6	6.3	7	7.2	1.5	1.8
Block B1	13	2	Apartment	2 Bed Apartment	73	81.2	81.2	DUAL	SW+NW	2550	2	4	24.4	24.5	3.6	4.7	30	31.1	6	6.3	7	7.2	1.5	1.8
Block B1	14	3	Apartment	3 Bed Apartment	90	104	104	DUAL	NE+NW	2550	3	6	31.5	38.4	3.8	5	34	34.7	9	9.2	9	12	1.5	1.8
Block B1	15	3	Apartment	2 Bed Apartment	73	81.2	81.2	DUAL	NW+SW	2550	2	4	24.4	24.5	3.6	4.7	30	31.1	6	6.3	7	7.2	1.5	1.8
Block B1	16	3	Apartment	1 Bed Apartment	45	50.0	50.0		SE	2550	1	2	11.4	13.9	3.3	3.35	23	24.5	3	3.35	5	5.4	1.5	1.8
Block B1	17	3	Apartment	1 Bed Apartment	45	50.0	50.0		SE	2550	1	2	11.4	13.9	3.3	3.35	23	24.5	3	3.35	5	5.4	1.5	1.8
Block B1	18	3	Apartment	2 Bed Apartment	73	81.2	81.2	DUAL	SE+SW	2550	2	4	24.4	24.5	3.6	4.7	30	31.1	6	6.3	7	7.2	1.5	1.8
Block B1	19	3	Apartment	2 Bed Apartment	73	81.2	81.2	DUAL	SW+NW	2550	2	4	24.4	24.5	3.6	4.7	30	31.1	6	6.3	7	7.2	1.5	1.8
Block B1	20	4	Apartment	1 Bed Apartment	45	50.2	50.2	DUAL	NW+NE	2550	1	2	11.4	11.4	3.3	3.7	23	24.1	3	3.5	5	52	1.5	1.5/4.6
Block B1	21	4	Apartment	2 Bed Apartment	73	86.7	86.7	DUAL	NE+SE	2550	2	4	24.4	26.7	3.6	4	30	32.4	6	6.1	7	31.7	1.5	1.9
Block B1	22	4	Apartment	2 Bed Apartment	73	88	88	DUAL	SE+SW	2550	2	4	24.4	25.3	3.6	5.1	30	31.8	6	7.8	7	68.8	1.5	1.5/2.5
Block B2	1	0	Apartment	2 Bed Apartment	73	81.7	81.7	DUAL	N+E	2700	2	4	24.4	25.6	3.6	5.6	30	32.3	6	8.2	7	7.0	1.5	1.8
Block B2	2	0	Apartment	2 Bed Apartment	73	81.7	81.7	DUAL	E+S	2700	2	4	24.4	25.6	3.6	5.6	30	32.3	6	8.2	7	7.0	1.5	1.8
Block B2	3	1	Apartment	1 Bed Apartment	45	50.0	50.0		N	2550	1	2	11.4	13.9	3.3	3.35	23	24.5	3	3.35	5	5.4	1.5	1.8
Block B2	4	1	Apartment	2 Bed Apartment	73	79.7	79.7	DUAL	N+E	2650	2	4	24.4	24.7	3.6	5.4	30	30.1	6	6.6	7	7	1.5	1.8
Block B2	5	1	Apartment	2 Bed Apartment	73	79.7	79.7	DUAL	E+S	2550	2	4	24.4	24.7	3.6	5.4	30	30.1	6	6.6	7	7	1.5	1.8
Block B2	6	1	Apartment	2 Bed Apartment	73	80.4	80.4		S	2550	2	4	24.4	25.4	3.6	4.2	30	30.1	6	6.1	7	7	1.5	1.8
Block B2	7	1	Apartment	1 Bed Apartment	45	50.0	50.0		S	2550	1	2	11.4	13.9	3.3	3.35	23	24.5	3	3.35	5	5.4	1.5	1.8
Block B2	8	1	Apartment	1 Bed Apartment	45	50.0	50.0		S	2550	1	2	11.4	13.9	3.3	3.35	23	24.5	3	3.35	5	5.4	1.5	1.8
Block B2	9	1	Apartment	2 Bed Apartment	73	81.2	81.2	DUAL	S+W	2550	2	4	24.4	24.5	3.6	4.7	30	31.1	6	6.3	7	7	1.5	1.8
Block B2	10	1	Apartment	2 Bed Apartment	73	81.2	81.2	DUAL	W+N	2550	2	4	24.4	24.5	3.6	4.7	30	31.1	6	6.3	7	7	1.5	1.8
Block B2	11	1	Apartment	3 Bed Apartment	90	101.1	101.1	DUAL	N	2550	3	6	31.5	36.2	3.8	4	34	34.4	9	10.9	9	9.4	1.5	1.8
Block B2	12	2	Apartment	1 Bed Apartment	45	50.0	50.0	DUAL	N+E	2550	1	2	11.4	13.9	3.3	3.35	23	24.5	3	3.35	5	19.4	1.5	1.8
Block B2	13	2	Apartment	2 Bed Apartment	73	80.4	80.4	DUAL	E+S	2550	2	4	24.4	24.7	3.6	5.4	30	30.1	6	6.6	7	21	1.5	1.8
Block B2	14	2	Apartment	1 Bed Apartment	45	50.0	50.0		S	2550	1	2	11.4	13.9	3.3	3.35	23	24.5	3	3.35	5	5.4	1.5	1.8
Block B2	15	2	Apartment	1 Bed Apartment	45	50.0	50.0		S	2550	1	2	11.4	13.9	3.3	3.35	23	24.5	3	3.35	5	5.4	1.5	1.8

RESPONSE TO OPINION

BUILDING (BLOCK)	UNIT NUMBER	FLOOR LEVEL	Apartment Type	UNIT DESCRIPTION	MIN UNIT AREA REQUIRED (m^2)	UNITS AREAS > MIN AREA +10%(m^2)	UNIT AREA ACHIEVED (m^2)	ASPECT	ORIENTATION	CEILING HEIGHT (Kitchen/Living/Dining)	No. of Bedrooms	No. of Bedspaces	Aggregate Bedroom Areas Required (m^2)	Aggregate Bedroom Area Achieved (m^2)	Main Living Room Width Required (m)	Main Living Room Width Achieved (m)	Kitchen/Living / Dining Area Required (m^2)	Kitchen/Living /Dining Area Achieved (m^2)	Aggregate Storage Area Required (m^2)	Aggregate Storage Area Achieved (m^2)	Garden/ Terrace/Balcony Area Required (m^2)	Garden/ Terrace/Balcony Area Achieved (m^2)	Garden/ Terrace/Balcony Depth Required (m^2)	Garden/ Terrace/Balcony Depth Achieved (m^2)
Block B2	16	2	Apartment	2 Bed Apartment	73	81.2	81.2	DUAL	S+E	2550	2	4	24.4	24.5	3.6	4.7	30	31.1	6	6.3	7	7	1.5	1.8
Block B2	17	2	Apartment	2 Bed Apartment	73	81.2	81.2	DUAL	E+N	2550	2	4	24.4	24.5	3.6	4.7	30	31.1	6	6.3	7	7	1.5	1.8
Block B2	18	2	Apartment	3 Bed Apartment	90	101.1	101.1		N	2550	3	6	31.5	36.2	3.8	4	34	34.4	9	10.9	9	9.4	1.5	1.8
Block B2	19	3	Apartment	1 Bed Apartment	45	50.0	50.0	DUAL	N+E	2550	1	2	11.4	13.9	3.3	3.35	23	24.5	3	3.35	5	5.4	1.5	1.8
Block B2	20	3	Apartment	2 Bed Apartment	73	80.4	80.4	DUAL	E+S	2550	2	4	24.4	24.7	3.6	5.4	30	30.1	6	6.6	7	7	1.5	1.8
Block B2	21	3	Apartment	1 Bed Apartment	45	50.0	50.0		S	2550	1	2	11.4	13.9	3.3	3.35	23	24.5	3	3.35	5	5.4	1.5	1.8
Block B2	22	3	Apartment	1 Bed Apartment	45	50.0	50.0		S	2550	1	2	11.4	13.9	3.3	3.35	23	24.5	3	3.35	5	5.4	1.5	1.8
Block B2	23	3	Apartment	2 Bed Apartment	73	81.2	81.2	DUAL	S+E	2550	2	4	24.4	24.5	3.6	4.7	30	31.1	6	6.3	7	7	1.5	1.8
Block B2	24	3	Apartment	2 Bed Apartment	73	81.2	81.2	DUAL	E+N	2550	2	4	24.4	24.5	3.6	4.7	30	31.1	6	6.3	7	7	1.5	1.8
Block B2	25	3	Apartment	3 Bed Apartment	90	101.1	101.1		N	2550	3	6	31.5	36.2	3.8	4	34	34.4	9	10.9	9	9.4	1.5	1.8
Block B2	26	4	Apartment	2 Bed Apartment	73	86.5	86.5	DUAL	E+S	2550	2	4	24.4	25.2	3.6	5.8	30	32.8	6	6.8	7	74	1.5	1.5/6.2
Block B2	27	4	Apartment	2 Bed Apartment	73	77.3		DUAL	S+W	2550	2	4	24.4	24.6	3.6	3.6	30	30.1	6	6.2	7	31	1.5	1.5
Block B2	28	4	Apartment	2 Bed Apartment	73	77.3	77.3	DUAL	W+N	2550	2	4	24.4	24.6	3.6	3.6	30	30.1	6	6.2	7	31	1.5	1.5
Block B2	29	4	Apartment	1 Bed Apartment	45	48.3			N	2550	1	2	11.4	11.5	3.3	3.9	23	23.5	3	3	5	12.2	1.5	1.5
Block B3	1	0	Apartment	2 Bed Apartment	73	81.6	81.6	DUAL	NW+NE	2700	2	4	24.4	24.7	3.6	5.4	30	30.1	6	8	7	7	1.5	1.8
Block B3	2	0	Apartment	2 Bed Apartment	73	81.6	81.6	DUAL	NE+SE	2700	2	4	24.4	24.7	3.6	5.4	30	30.1	6	8	7	7	1.5	1.8
Block B3	3	0	Apartment	1 Bed Apartment	45	50.0	50.0		SE	2700	1	2	11.4	13.9	3.3	3.35	23	24.5	3	3.3	5	5.4	1.5	1.8
Block B3	4	1	Apartment	3 Bed Apartment	90	102.4	102.4		SE	2550	3	6	31.5	36.2	3.8	4	34	34.4	9	12.1	9	9.4	1.5	1.8
Block B3	5	1	Apartment	2 Bed Apartment	73	82	82	DUAL	SE+SW	2550	2	4	24.4	24.5	3.6	4.7	30	31.1	6	6.4	7	7	1.5	1.8
Block B3	6	1	Apartment	2 Bed Apartment	73	81.2	81.2	DUAL	SW+NW	2550	2	4	24.4	24.5	3.6	4.7	30	31.1	6	6.2	7	7	1.5	1.8
Block B3	7	1	Apartment	3 Bed Apartment	90	101.14	101.14		NW	2550	3	6	31.5	37.3	3.8	4	34	35.4	9	10.7	9	9.4	1.5	1.8
Block B3	8	1	Apartment	2 Bed Apartment	73	80.4	80.4		NW	2550	2	4	24.4	25.4	3.6	4.2	30	30.1	6	6	7	7.2	1.5	1.8
Block B3	9	1	Apartment	2 Bed Apartment	73	79.7	79.7	DUAL	NW+NE	2550	2	4	24.4	24.7	3.6	5.4	30	30.1	6	6.5	7	7	1.5	1.8
Block B3	10	1	Apartment	2 Bed Apartment	73	79.7	79.7	DUAL	NE+SE	2550	2	4	24.4	24.7	3.6	5.4	30	30.1	6	6.5	7	7	1.5	1.8
Block B3	11	1	Apartment	1 Bed Apartment	45	50.0	50.0		SE	2550	1	2	11.4	13.9	3.3	3.35	23	24.5	3	3.3	5	5.4	1.5	1.8
Block B3	12	2	Apartment	3 Bed Apartment	90	102.4	102.4		SE	2550	3	6	31.5	36.2	3.8	4	34	34.4	9	12.1	9	9.4	1.5	1.8
Block B3	13	2	Apartment	2 Bed Apartment	73	82	82	DUAL	SE+SW	2550	2	4	24.4	24.5	3.6	4.7	30	31.1	6	6.4	7	7	1.5	1.8
Block B3	14	2	Apartment	2 Bed Apartment	73	81.2	81.2	DUAL	SW+NW	2550	2	4	24.4	24.5	3.6	4.7	30	31.1	6	6.2	7	7	1.5	1.8
Block B3	15	2	Apartment	3 Bed Apartment	90	101.4	101.14		NW	2550	3	6	31.5	37.3	3.8	4	34	35.4	9	10.7	9	9.4	1.5	1.8
Block B3	16	2	Apartment	2 Bed Apartment	73	80.4	80.4	DUAL	NW+NE	2550	2	4	24.4	25.4	3.6	4.2	30	30.1	6	6	7	14	1.5	1.8
Block B3	17	2	Apartment	1 Bed Apartment	45	50.0	50.0	DUAL	NE+SE	2550	1	2	11.4	13.9	3.3	3.35	23	24.5	3	3.3	5	19.4	1.5	1.8
Block B3	18	3	Apartment	3 Bed Apartment	90	102.4	102.4		SE	2550	3	6	31.5	36.2	3.8	4	34	34.4	9	12.1	9	9.4	1.5	1.8
Block B3	19	3	Apartment	2 Bed Apartment	73	81.2	81.2	DUAL	SE+SW	2550	2	4	24.4	24.5	3.6	4.7	30	31.1	6	6.2	7	7	1.5	1.8
Block B3	20	3	Apartment	2 Bed Apartment	73	82	82	DUAL	SW+NW	2550	2	4	24.4	24.5	3.6	4.7	30	31.1	6	6.4	7	7	1.5	1.8
Block B3	21	3	Apartment	3 Bed Apartment	90	101.14	101.14		NW	2550	3	6	31.5	37.3	3.8	4	34	35.4	9	10.7	9	9.4	1.5	1.8
Block B3	22	3	Apartment	2 Bed Apartment	73	80.4	80.4	DUAL	NW+NE	2550	2	4	24.4	25.4	3.6	4.2	30	30.1	6	6	7	7	1.5	1.8
Block B3	23	3	Apartment	1 Bed Apartment	45	50.0	50.0	DUAL	NE+SE	2550	1	2	11.4	13.9	3.3	3.35	23	24.5	3	3.3	5	12.4	1.5	1.8
Block B3	24	4	Apartment	1 Bed Apartment	45	49.6	49.6		SE	2550	1	2	11.4	11.4	3.3	3.8	23	23.4	3	3.5	5	12	1.5	1.5
Block B3	25	4	Apartment	2 Bed Apartment	73	76.4	76.4	DUAL	SE+SW	2550	2	4	24.4	24.6	3.6	3.6	30	30.1	6	6.5	7	31	1.5	1.5
Block B3	26	4	Apartment	2 Bed Apartment	73	74.9	74.9	DUAL	SW+NW	2550	2	4	24.4	24.4	3.6	3.6	30	30	6	6	7	31	1.5	1.5
Block B3	27	4	Apartment	2 Bed Apartment	73	86.5	86.5	DUAL	NW+NE	2550	2	4	24.4	25.2	3.6	4	30	32.9	6	6.8	7	73.7	1.5	6.2/1.5

RESPONSE TO OPINION

BUILDING (BLOCK)	UNIT NUMBER	FLOOR LEVEL	Apartment Type	UNIT DESCRIPTION	MIN UNIT AREA REQUIRED (m^2)	UNITS AREAS > MIN AREA +10%(m^2)	UNIT AREA ACHIEVED (m^2)	ASPECT	ORIENTATION	CEILING HEIGHT (Kitchen/Living/Dining)	No. of Bedrooms	No. of Bedspaces	Aggregate Bedroom Areas Required (m^2)	Aggregate Bedroom Area Achieved (m^2)	Main Living Room Width Required (m)	Main Living Room Width Achieved (m)	Kitchen/Living / Dining Area Required (m^2)	Kitchen/Living /Dining Area Achieved (m^2)	Aggregate Storage Area Required (m^2)	Aggregate Storage Area Achieved (m^2)	Garden/ Terrace/Balcony Area Required (m^2)	Garden/ Terrace/Balcony Area Achieved (m^2)	Garden/ Terrace/Balcony Depth Required (m^2)	Garden/ Terrace/Balcony Depth Achieved (m^2)
Block B4	1	0	Apartment	2 Bed Apartment	73	81.2	81.2	DUAL	NW+NE	2700	2	4	24.4	25.8	3.6	4.3	30	31.2	6	6.4	7	8.0	1.5	1.8
Block B4	2	0	Apartment	3 Bed Apartment	90	104	104	DUAL	NE+SE	2700	3	6	31.5	38.4	3.8	5	34	34.7	9	10.7	9	12	1.5	1.8
Block B4	3	1	Apartment	3 Bed Apartment	90	104	104	DUAL	NW+NE	2550	3	6	31.5	38.4	3.8	5	34	34.7	9	9.1	9	12	1.5	1.8
Block B4	4	1	Apartment	3 Bed Apartment	90	104	104	DUAL	NE+SE	2550	3	6	31.5	38.4	3.8	5	34	34.7	9	9.1	9	12	1.5	1.8
Block B4	5	1	Apartment	1 Bed Apartment	45	50.0	50.0		SE	2550	1	2	11.4	13.9	3.3	3.35	23	24.6	3	3.3	5	5.4	1.5	1.8
Block B4	6	1	Apartment	2 Bed Apartment	73	79	79	DUAL	SE+SW	2550	2	4	24.4	24.7	3.6	5.4	30	30.1	6	6.4	7	7	1.5	1.8
Block B4	7	1	Apartment	2 Bed Apartment	73	81.6	81.6	DUAL	SW+NW	2550	2	4	24.4	25.2	3.6	5.4	30	30.9	6	6.2	7	7	1.5	1.8
Block B4	8	2	Apartment	1 Bed Apartment	45	50.0	50.0	DUAL	NW+NE	2550	1	2	11.4	13.9	3.3	3.35	23	24.6	3	3.3	5	20.3	1.5	1.8
Block B4	9	2	Apartment	1 Bed Apartment	45	50.0	50.0	DUAL	NE+SE	2550	1	2	11.4	13.9	3.3	3.35	23	24.5	3	3.3	5	20.3	1.5	1.8
Block B4	10	2	Apartment	1 Bed Apartment	45	50.0	50.0	DUAL	SE	2550	1	2	11.4	13.9	3.3	3.35	23	24.5	3	3.3	5	5.4	1.5	1.8
Block B4	11	2	Apartment	2 Bed Apartment	73	79	79	DUAL	SE+SW	2550	2	4	24.4	24.7	3.6	5.4	30	30.1	6	6.4	7	7	1.5	1.8
Block B4	12	2	Apartment	2 Bed Apartment	73	81.6	81.6	DUAL	SW+NW	2550	2	4	24.4	25.2	3.6	5.4	30	30.9	6	6.2	7	7	1.5	1.8
Block B4	13	3	Apartment	1 Bed Apartment	45	50.0	50.0	DUAL	NW+NE	2550	1	2	11.4	13.9	3.3	3.35	23	24.6	3	3.3	5	12.4	1.5	1.8
Block B4	14	3	Apartment	1 Bed Apartment	45	50.0	50.0	DUAL	NE+SE	2550	1	2	11.4	13.9	3.3	3.35	23	24.5	3	3.3	5	12.4	1.5	1.8
Block B4	15	3	Apartment	1 Bed Apartment	45	50.0	50.0	DUAL	SE	2550	1	2	11.4	13.9	3.3	3.35	23	24.5	3	3.3	5	5.4	1.5	1.8
Block B4	16	3	Apartment	2 Bed Apartment	73	79	79	DUAL	SE+SW	2550	2	4	24.4	24.7	3.6	5.4	30	30.1	6	6.4	7	7	1.5	1.8
Block B4	17	3	Apartment	2 Bed Apartment	73	81.6	81.6	DUAL	SW+NW	2550	2	4	24.4	25.2	3.6	5.4	30	30.9	6	6.2	7	7	1.5	1.8
Block B4	18	4	Apartment	3 Bed Apartment	90	95.4	95.4	DUAL	NE+SE+SW	2550	3	6	31.5	33	3.8	4.9	34	34.1	9	9	9	88.3	1.5	1.5/6.2
Block B4	19	4	Apartment	1 Bed Apartment	45	47.1	47.1	DUAL	SW+NW	2550	1	2	11.4	11.4	3.3	3.4	23	23.8	3	3.1	5	24.8	1.5	1.5
Block C1	1	0/1	Duplex Apartment	4 Bed Duplex (7P)	110	145.7	145.7	DUAL	NE+SW	2700	4	7	43	50.9	3.8	4.3	40	41.3	9	9.8	9	21.2	1.5	2.7
Block C1	2	2/3	Duplex Apartment	3 Bed Duplex (5P)	92	112	112	DUAL	NE+SW	2550	3	5	32	34.3	3.8	3.8	34	34.1	9	9	9	20.3	1.5	2.7
Block C1	3	0/1	Duplex Apartment	4 Bed Duplex (7P)	110	145.7	145.7	DUAL	NE+SW	2700	4	7	43	50.9	3.8	4.3	40	41.3	9	9.8	9	21.2	1.5	2.7
Block C1	4	2/3	Duplex Apartment	3 Bed Duplex (5P)	92	112	112	DUAL	NE+SW	2550	3	5	32	34.3	3.8	3.8	34	34.1	9	9	9	20.3	1.5	2.7
Block C1	5	0/1	Duplex Apartment	4 Bed Duplex (7P)	110	145.7	145.7	DUAL	NE+SW	2700	4	7	43	50.9	3.8	4.3	40	41.3	9	9.8	9	21.2	1.5	2.7
Block C1	6	2/3	Duplex Apartment	3 Bed Duplex (5P)	92	112	112	DUAL	NE+SW	2550	3	5	32	34.3	3.8	3.8	34	34.1	9	9	9	20.3	1.5	2.7
Block C1	7	0/1	Duplex Apartment	4 Bed Duplex (7P)	110	145.7	145.7	DUAL	NE+SW	2700	4	7	43	50.9	3.8	4.3	40	41.3	9	9.8	9	21.2	1.5	2.7
Block C1	8	2/3	Duplex Apartment	3 Bed Duplex (5P)	92	112	112	DUAL	NE+SW	2550	3	5	32	34.3	3.8	3.8	34	34.1	9	9	9	20.3	1.5	2.7
Block C1	9	0/1	Duplex Apartment	4 Bed Duplex (7P)	110	145.7	145.7	DUAL	NE+SW	2700	4	7	43	50.9	3.8	4.3	40	41.3	9	9.8	9	21.2	1.5	2.7
Block C1	10	2/3	Duplex Apartment	3 Bed Duplex (5P)	92	112	112	DUAL	NE+SW	2550	3	5	32	34.3	3.8	3.8	34	34.1	9	9	9	20.3	1.5	2.7
Block C1	11	0/1	Duplex Apartment	4 Bed Duplex (7P)	110	145.7	145.7	DUAL	NE+SW	2700	4	7	43	50.9	3.8	4.3	40	41.3	9	9.8	9	21.2	1.5	2.7
Block C1	12	2/3	Duplex Apartment	3 Bed Duplex (5P)	92	112	112	DUAL	NE+SW	2550	3	5	32	34.3	3.8	3.8	34	34.1	9	9	9	20.3	1.5	2.7
Block C1	13	0/1	Duplex Apartment	4 Bed Duplex (7P)	110	145.7	145.7	DUAL	NE+SW	2700	4	7	43	50.9	3.8	4.3	40	41.3	9	9.8	9	21.2	1.5	2.7
Block C1	14	2/3	Duplex Apartment	3 Bed Duplex (5P)	92	112	112	DUAL	NE+SW	2550	3	5	32	34.3	3.8	3.8	34	34.1	9	9	9	20.3	1.5	2.7
Block C1	15	0/1	Duplex Apartment	4 Bed Duplex (7P)	110	145.7	145.7	DUAL	NE+SW	2700	4	7	43	50.9	3.8	4.3	40	41.3	9	9.8	9	21.2	1.5	2.7
Block C1	16	2/3	Duplex Apartment	3 Bed Duplex (5P)	92	112	112	DUAL	NE+SW	2550	3	5	32	34.3	3.8	3.8	34	34.1	9	9	9	20.3	1.5	2.7
Block C1	17	0/1	Duplex Apartment	4 Bed Duplex (7P)	110	145.7	145.7	DUAL	NE+SW	2700	4	7	43	50.9	3.8	4.3	40	41.3	9	9.8	9	21.2	1.5	2.7
Block C1	18	2/3	Duplex Apartment	3 Bed Duplex (5P)	92	112	112	DUAL	NE+SW	2550	3	5	32	34.3	3.8	3.8	34	34.1	9	9	9	20.3	1.5	2.7
Block C1	19	0/1	Duplex Apartment	4 Bed Duplex (7P)	110	145.7	145.7	DUAL	NE+SW	2700	4	7	43	50.9	3.8	4.3	40	41.3	9	9.8	9	21.2	1.5	2.7
Block C1	20	2/3	Duplex Apartment	3 Bed Duplex (5P)	92	112	112	DUAL	NE+SW	2550	3	5	32	34.3	3.8	3.8	34	34.1	9	9	9	20.3	1.5	2.7
Block C1	21	0/1	Duplex Apartment	4 Bed Duplex (7P)	110	145.7	145.7	DUAL	NE+SW	2700	4	7	43	50.9	3.8	4.3	40	41.3	9	9.8	9	21.2	1.5	2.7
Block C1	22	2/3	Duplex Apartment	3 Bed Duplex (5P)	92	112	112	DUAL	NE+SW	2550	3	5	32	34.3	3.8	3.8	34	34.1	9	9	9	20.3	1.5	2.7
Block C1	23	0/1	Duplex Apartment	4 Bed Duplex (7P)	110	145.7	145.7	DUAL	NE+SW	2700	4	7	43	50.9	3.8	4.3	40	41.3	9	9.8	9	21.2	1.5	2.7

RESPONSE TO OPINION

BUILDING (BLOCK)	UNIT NUMBER	FLOOR LEVEL	Apartment Type	UNIT DESCRIPTION	MIN UNIT AREA REQUIRED (m^2)	UNITS AREAS > MIN AREA +10%(m^2)	UNIT AREA ACHIEVED (m^2)	ASPECT	ORIENTATION	CEILING HEIGHT (Kitchen/Living/Dining)	No. of Bedrooms	No. of Bedspaces	Aggregate Bedroom Areas Required (m^2)	Aggregate Bedroom Area Achieved (m^2)	Main Living Room Width Required (m)	Main Living Room Width Achieved (m)	Kitchen/Living / Dining Area Required (m^2)	Kitchen/Living /Dining Area Achieved (m^2)	Aggregate Storage Area Required (m^2)	Aggregate Storage Area Achieved (m^2)	Garden/ Terrace/Balcony Area Required (m^2)	Garden/ Terrace/Balcony Area Achieved (m^2)	Garden/ Terrace/Balcony Depth Required (m^2)	Garden/ Terrace/Balcony Depth Achieved (m^2)
Block C1	**24**	2/3	Duplex Apartment	3 Bed Duplex (5P)	92	112	112	DUAL	NE+SW	2550	3	5	32	34.3	3.8	3.8	34	34.1	9	9	9	20.3	1.5	2.7
Block C1	**25**	0/1	Duplex Apartment	4 Bed Duplex (7P)	110	145.7	145.7	DUAL	NE+SW	2700	4	7	43	50.9	3.8	4.3	40	41.3	9	9.8	9	21.2	1.5	2.7
Block C1	**26**	2/3	Duplex Apartment	3 Bed Duplex (5P)	92	112	112	DUAL	NE+SW	2550	3	5	32	34.3	3.8	3.8	34	34.1	9	9	9	20.3	1.5	2.7
Block C1	**27**	0/1	Duplex Apartment	4 Bed Duplex (7P)	110	145.7	145.7	DUAL	NE+SW	2700	4	7	43	50.9	3.8	4.3	40	41.3	9	9.8	9	21.2	1.5	2.7
Block C1	**28**	2/3	Duplex Apartment	3 Bed Duplex (5P)	92	112	112	DUAL	NE+SW	2550	3	5	32	34.3	3.8	3.8	34	34.1	9	9	9	20.3	1.5	2.7
Block C2A	**29**	0	Duplex Apartment	2 Bed Apartment	73	77.6	77.6	DUAL	SE+SW	2700	2	4	24.4	25.6	3.6	4	30	31.2	6	6.1	7	21.2	1.5	2.7
Block C2A	**30**	1/2	Duplex Apartment	3 Bed Duplex (5P)	92	112	112	DUAL	NE+SW	2550	3	5	32	34.3	3.8	3.8	34	34.1	9	9	9	20.3	1.5	2.7
Block C2A	**31**	0	Duplex Apartment	2 Bed Apartment	73	77.6	77.6	DUAL	SE+SW	2700	2	4	24.4	25.6	3.6	4	30	31.2	6	6.1	7	21.2	1.5	2.7
Block C2A	**32**	1/2	Duplex Apartment	3 Bed Duplex (5P)	92	112	112	DUAL	NE+SW	2550	3	5	32	34.3	3.8	3.8	34	34.1	9	9	9	20.3	1.5	2.7
Block C2A	**33**	0	Duplex Apartment	2 Bed Apartment	73	77.6	77.6	DUAL	SE+SW	2700	2	4	24.4	25.6	3.6	4	30	31.2	6	6.1	7	21.2	1.5	2.7
Block C2A	**34**	1/2	Duplex Apartment	3 Bed Duplex (5P)	92	112	112	DUAL	NE+SW	2550	3	5	32	34.3	3.8	3.8	34	34.1	9	9	9	20.3	1.5	2.7
Block C2A	**35**	0	Duplex Apartment	2 Bed Apartment	73	77.6	77.6	DUAL	SE+SW	2700	2	4	24.4	25.6	3.6	4	30	31.2	6	6.1	7	21.2	1.5	2.7
Block C2A	**36**	1/2	Duplex Apartment	3 Bed Duplex (5P)	92	112	112	DUAL	NE+SW	2550	3	5	32	34.3	3.8	3.8	34	34.1	9	9	9	20.3	1.5	2.7
Block C2	**37**	0	Duplex Apartment	2 Bed Apartment	73	81.7	81.7	DUAL	SE+SW	2700	2	4	24.4	26.6	3.6	4	30	32.4	6	7.2	7	21.2	1.5	2.7
Block C2	**38**	1/2	Duplex Apartment	3 Bed Duplex (5P)	92	112	112	DUAL	NE+SW	2550	3	5	32	34.3	3.8	3.8	34	34.1	9	9	9	20.3	1.5	2.7
Block C2	**39**	0	Duplex Apartment	2 Bed Apartment	73	81.7	81.7	DUAL	SE+SW	2700	2	4	24.4	26.6	3.6	4	30	32.4	6	7.2	7	21.2	1.5	2.7
Block C2	**40**	1/2	Duplex Apartment	3 Bed Duplex (5P)	92	112	112	DUAL	NE+SW	2550	3	5	32	34.3	3.8	3.8	34	34.1	9	9	9	20.3	1.5	2.7
Block D1	**1**	0/1	House	3 Bed House (5P)	92	105.2	105.2	DUAL	NE+SW	2550	3	5	32	34.8	3.8	4.2	34	34.8	5	6	40	40.5	1.5	5.8
Block D1	**2**	0/1	House	3 Bed House (5P)	92	105.2	105.2	DUAL	NE+SW	2550	3	5	32	34.8	3.8	4.2	34	34.8	5	6	40	40.5	1.5	5.8
Block D1	**3**	0/1	House	3 Bed House (5P)	92	105.2	105.2	DUAL	NE+SW	2550	3	5	32	34.8	3.8	4.2	34	34.8	5	6	40	40.5	1.5	5.8
Block D1	**4**	0/1	House	3 Bed House (5P)	92	105.2	105.2	DUAL	NE+SW	2550	3	5	32	34.8	3.8	4.2	34	34.8	5	6	40	40.5	1.5	5.8
Block D1	**5**	0/1	House	3 Bed House (5P)	92	105.2	105.2	DUAL	NE+SW	2550	3	5	32	34.8	3.8	4.2	34	34.8	5	6	40	40.5	1.5	5.8
Block D1	**6**	0/1	House	3 Bed House (5P)	92	105.2	105.2	DUAL	NE+SW	2550	3	5	32	34.8	3.8	4.2	34	34.8	5	6	40	40.5	1.5	5.8
Block D2	**7**	0/1	House	3 Bed House (5P)	92	109.5	109.5	DUAL	NE+SW	2550	3	5	32	34.8	3.8	4.2	34	38.2	5	6.8	40	87.4	1.5	12.1
Block D2	**8**	0/1	House	3 Bed House (5P)	92	109.5	109.5	DUAL	NE+SW	2550	3	5	32	34.8	3.8	4.2	34	38.2	5	6.8	40	81.2	1.5	11.2
Block D2	**9**	0/1	House	3 Bed House (5P)	92	109.5	109.5	DUAL	NE+SW	2550	3	5	32	34.8	3.8	4.2	34	38.2	5	6.8	40	95.8	1.5	13.3
Block D2	**10**	0/1	House	3 Bed House (5P)	92	109.5	109.5	DUAL	NE+SW	2550	3	5	32	34.8	3.8	4.2	34	38.2	5	6.8	40	90.0	1.5	12.5
Block D2	**11**	0/1	House	3 Bed House (5P)	92	109.5	109.5	DUAL	NE+SW	2550	3	5	32	34.8	3.8	4.2	34	38.2	5	6.8	40	84.7	1.5	11.7
Block D2	**12**	0/1	House	3 Bed House (5P)	92	109.5	109.5	DUAL	NE+SW	2550	3	5	32	34.8	3.8	4.2	34	38.2	5	6.8	40	79.6	1.5	11.1
Block D2	**13**	0/1	House	3 Bed House (5P)	92	109.5	109.5	DUAL	NE+SW	2550	3	5	32	34.8	3.8	4.2	34	38.2	5	6.8	40	74.6	1.5	10.3
Block D2	**14**	0/1	House	3 Bed House (5P)	92	109.5	109.5	DUAL	NE+SW	2550	3	5	32	34.8	3.8	4.2	34	38.2	5	6.8	40	76.9	1.5	10.3

NUMBER OF UNITS WITH FLOOR AREA > MIN AREA + 10% :	159	82.8%
NUMBER OF DUAL ASPECT APARTMENTS :	158	82.3%
TOTAL NUMBER OF APARTMENTS	192	

RESPONSE TO OPINION

ADDITIONAL ITEM: G

'A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of finishes... requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development.'

Materiality and Finishes

Both the historical and contemporary context rely on brick and render as the predominant building material, with a subtle variety of colours and types reflecting the piecemeal development of the area over a prolonged period of time. Although alternative materials have been explored, brick and render feels a natural choice for the base material for our proposal.

It is our intention that through considered sampling and selection, brickwork for the body of the buildings will bring a domestic, softened and textural quality to the building, whilst also echoing character traits of its context in the area.

However the main contextual conditions surrounding Blackglen Road are broadly coherent in three broad hues:

Buff/Brown hue, mirroring the predominant material palette surrounding Blackglen Road site, as well as working with the contemporary brick/render façades to the East.

Grey/BrownHue, referencing the harder windstone façades and slate roofs which are apparent in the surrounding vernacular housing typologies.

Cream Hue, reflecting the durable use of pebble dash, rough cast and the smooth render of the contemporary detached homes in the surrounding area.

















RESPONSE TO OPINION

HOUSING TYPES

'*particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development.*'

Development Character

There are four different housing types proposed for this development, each addressing their unique position within the development. They have each been positioned to respond to different elements of the surrounding context. Type 01 responds to the vernacular housing along Blackglen Road, Type 02 response to the Eastern boundary and views, Type 03 respond to their visibility from a distance, and Type 04 responds to the rural character of Woodside Road

Typology Key

- Type 01 - Apartment (Terraced Streetscape)
- Type 02 - Apartment (Stepped Massing)
- Type 03 - Duplex (Split level)
- Type 04 - Semi Detached Housing



RESPONSE TO OPINION

HOUSING TYPE 01 - TERRACED

The Arrival from the main entrance off Blackglen Road is characterised by a generous opening into an arrival court which is framed by 2 buildings forming the streetscape. These buildings align with the established building line and frontage from the existing cottages directly to the East. The height and scale of the buildings step down from 4 to 3 storeys adjacent to the existing cottages. The architectural language is more traditional in keeping with the vernacular 'pitched roof' treatment in the area.

The ground floor of the buildings is occupied by a childcare facility and resident amenities providing an active frontage onto the street and the arrival court.



Reference Image: AHMM Architects - Moorland Road



Aerial of Block A1+2

RESPONSE TO OPINION

HOUSING TYPE 01 - TERRACED

1.



2.



3.



4.

Material Palette 01 - Block A1 +2

1. Smooth cast concrete render.
2. PPC aluminium in a RAL 3032 finish is used on the balcony railings.
3. Roughcast concrete render
4. PPC aluminium in a RAL 7038 finish is used on the window frames.



RESPONSE TO OPINION

HOUSING TYPE 02 - STEPPED APARTMENTS

Upon arrival, you slowly wind up the terrain across the lower hillside and past a cluster of buildings that set into the hillside and orientated to look East towards Dublin Bay. Large gaps between apartment buildings afford generous views through into the hillside and parkland open space beyond.

All the ground floor apartments are planned as 'own door' entry units directly from the roadside ensuring good active frontage and passive surveillance. Materials will be a blend of buff brick and light coloured precast concrete.



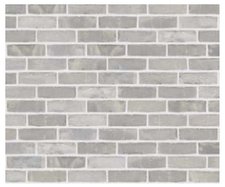
Reference Image: OMP Architects - Addison Park



Aerial of Block B 1+2 - Semi-Detached Houses

RESPONSE TO OPINION

HOUSING TYPE 02 - STEPPED APARTMENTS



1.



2.



3.

Material Palette 02 - Block B1+2+3+4

1. Finnish Brickwork with - Engels Mystique laid in stretcher bond with flush mortar joints.

2. PPC aluminium in a RAL 7038 finish is used on Balcony and railings, complimenting the brickwork.

3. Anodised aluminium in a brushed bronze finish is used to compliment the brickwork.



RESPONSE TO OPINION

HOUSING TYPE 03 - DUPLEX

The Upper Hillside; towards the West; is characterised by a strong existing tree edge along the Southwest boundary comprising mainly of tall Pines and marks the transition up towards the foothill of the Dublin mountains and the interface with Woodside Road along the Western boundary. This area of the site is developed as its own character area and comprises of a series of Duplex units which offer a unique stepped own door unit with the upper unit benefiting from sea views with the lower units allowing access from the rear then stepping down internally to marry with the existing contours and opening out to their own rear gardens.

The Duplex units serve as a transition between the stepped apartment blocks to the centre of the site and the semi detached houses to the Southern edge, which leads onto the hillside beyond:



Reference Image: James Stockwell Architects - Bunkeren house



Aerial of Block C - Duplex Units

RESPONSE TO OPINION

HOUSING TYPE 03 - DUPLEX



1.



2.



3.



4.

Material Palette 03- Bock C	
1.	Timber Black Cladding
2.	PPC aluminium in a RAL 3032 finish
3.	Finnish Brickwork with - Engels Mystique laid in stretcher bond with flush mortar joints.
4.	PPC aluminium in a RAL 7038 finish is used on railngs to compliment the brickwork.



RESPONSE TO OPINION

HOUSING TYPE 04 - HOUSES

The houses to the West bookend the proposed development, set against the tree-lined boundary wall, these houses have been designed to have a simple domestic form that echoes the neighboring context, with pitched slate roofs and rough cast render facades.



Reference Image: Enniskerry - Sika Woods



Aerial of Block D - Semi-Detached Houses

RESPONSE TO OPINION

HOUSING TYPE 04 - HOUSES

1.



2.



3.

Material Palette 04 - Block D

1. Smooth concrete Render.
2. Vinatge white brick.
3. PPC aluminium in a RAL 9005 finish



RESPONSE TO OPINION

ADDITIONAL ITEM: G

'A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of finishes, the treatment of balconies in the apartment buildings, landscaped areas, pathways, entrances, boundary treatments, communal facilities, and publicly accessible retail/service elements of the proposed development.

Architectural Treatments

The following pages detail the architecture treatments to the three specific items:

- Balcony Treatment
- Entrance Treatment
- Communal Facilities (Internal)



RESPONSE TO OPINION

ADDITIONAL ITEM: G

Balcony Treatment

To ensure each apartment benefits from private outdoor amenities, the proposed development incorporates balconies in three distinct ways:

- **Protruding Balconies**
- **Inboard Balconies**
- **External Terraces**



Protruding Balconies

Designed to extend outward, these balconies create a dynamic architectural feature while providing functional outdoor spaces for residents, and where feasible, protruding balconies are thoughtfully stacked above one another. This arrangement not only maximizes design efficiency but also offers residents additional protection from the weather, enhancing the usability and comfort of these outdoor spaces.



Inboard Balconies

Inboard balconies are strategically incorporated to minimise their visual impact in key areas of the building. This design approach not only enhances the building's aesthetic but also offers residents greater privacy and protection from the elements, ensuring a more comfortable and sheltered outdoor space.



External Terraces

This development incorporates a generous number of external terraces, thoughtfully integrated where the building's mass steps back to reduce its height and visual impact. These stepped-back areas create ideal spaces for private or communal terraces, offering functional outdoor zones that enhance both the building's design and the residents' quality of life.

RESPONSE TO OPINION

ADDITIONAL ITEM: G

Entrance Treatment

There are several difference entrance types, with a variety of different architectural treatments which can be categorised into four different types:

1. **Communal Residents Entrance**
2. **Apartment Entrance**
3. **Upper + Lower Duplex Entrance**
4. **House Entrance**



Key

Apartment Block Access

Own Door Access

RESPONSE TO OPINION

ADDITIONAL ITEM: G

Communal Residents Entrance

The communal residential spaces serve two key functions within the building's design.

First, these areas are positioned on the ground floor, featuring expansive 'shopfront' style windows that enhance interaction with the public realm and signal the presence of a vibrant new community to the surrounding area.

Second, the main entrance to the residents' communal area is strategically located at the corner, creating a welcoming and prominent access point that aligns with the main entrance of the overall development.



RESPONSE TO OPINION

ADDITIONAL ITEM: G

Apartment Entrance

The main entrance to each apartment block has been designed with a consistent approach. A recessed section in the façade creates a natural focal point, while the transition from brick to metal accentuates the entrance's significance within the overall design.

Each shared block entrance features clear signage for effective wayfinding and a protruding canopy above the front door that provides both shelter from the elements and a welcoming architectural element.



RESPONSE TO OPINION

ADDITIONAL ITEM: G

Upper + Lower Duplex Entrance

The entrances to the duplex apartments have been designed to accommodate both levels efficiently. Upper-level apartments are accessed via a central staircase, leading to a shared, covered front door that enhances accessibility and protection from the elements. Meanwhile, lower-level apartments are accessed at ground level, with the upper-level apartment extending above to create a semi-enclosed, covered front door, providing both shelter and a sense of privacy.



RESPONSE TO OPINION

ADDITIONAL ITEM: G

House Entrance

The arrival experience for each Block D house has been thoughtfully designed, with new trees framing the approach on either side of a shared entrance path leading to the principal façade.

The proposed design highlights the entrances and windows with smooth render trim, creating a subtle yet distinct contrast against the rough-cast render of the main façade. Additionally, a shared canopy extends over the entrances of both homes, enhancing their prominence while providing shelter and a cohesive architectural feature.



RESPONSE TO OPINION

ADDITIONAL ITEM: G

Communal Treatment

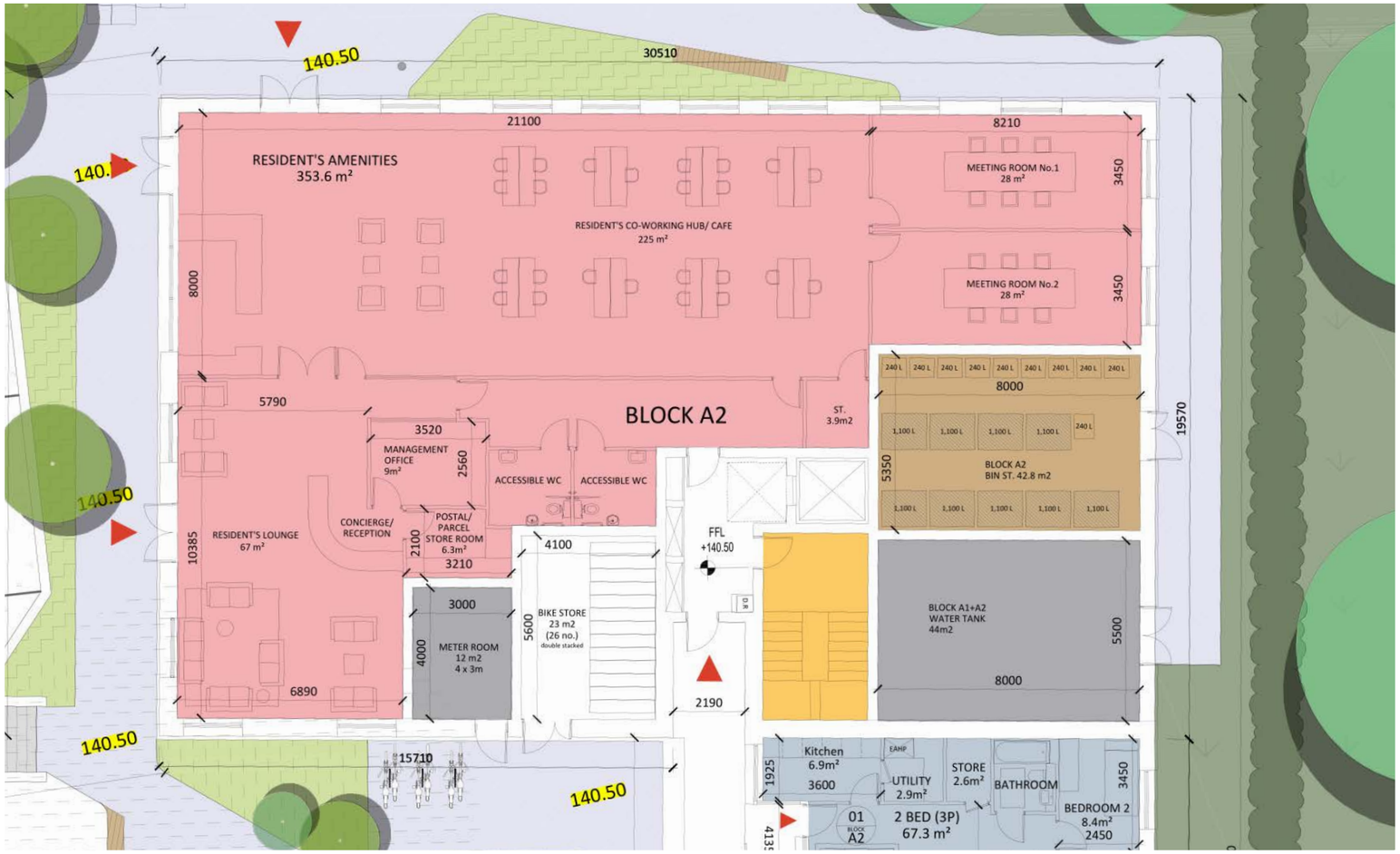
The ground floor of Block A2 welcomes residents from the development entrance with a striking reception and Lounge, the concierge here will serve the residents needs from parcel delivery.

Opening onto the entrance plaza, we have an open and bright co - working space to offer the residents an alternative to their work from home routine. This co-working space will help to animate the developments presence to Blackglen Road and build on the sense of community across this development.



Key

Amenity









RESPONSE TO OPINION

ADDITIONAL ITEM: G

Communal Treatment

The ground floor of Block A1 hosts a bike hub for the residential, offering a location to maintain and clean their bicycles, electric bicycles and electric scooters.



Key

Amenity









RESPONSE TO OPINION

ADDITIONAL ITEM: G

'The timber external finishes of the proposed duplex units is noted and while acceptable in principle, detailed information shall be provided with regard to its durability, maintenance, and appearance etc. and including with regard to these matters long-term and appearance from adjacent surroundings and also as potentially viewed from medium, and any long-distance views, and particularly where used on upper floor façades.'

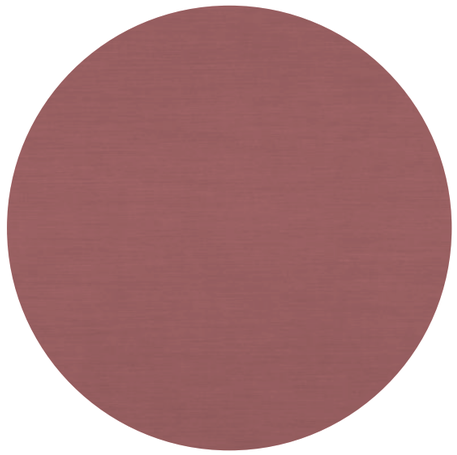
Burnt Cedar Cladding

'Yakisugi' is a traditional Japanese method of wood preservation technique that involves charring and oiling the woods surfaces for waterproofing and is referred to in the West as burnt timber cladding. The properties of burnt timber cladding are:

- Increased durability – properly maintained Charred Timber can last up to 100 years
- Increased resistance to environmental factors, such as decay, rot, and insects
- Waterproof and increased fire resistance as a result of the burning process









RESPONSE TO OPINION

ADDITIONAL ITEM: G

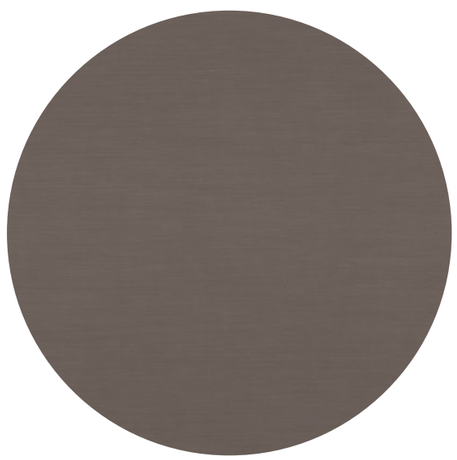
'With similar regard to the indicted external finishes comprising indicated white/off-white/ grey brick or other masonry or concrete finishes of proposed blocks, including directly facing onto Blackglen Road that are noted, and while acceptable in principle; detailed information should be provided with regard to their maintenance and appearance and including with regard to their appearance from adjacent surroundings and also as potentially viewed from medium, and any long-distance views (including winter views)'

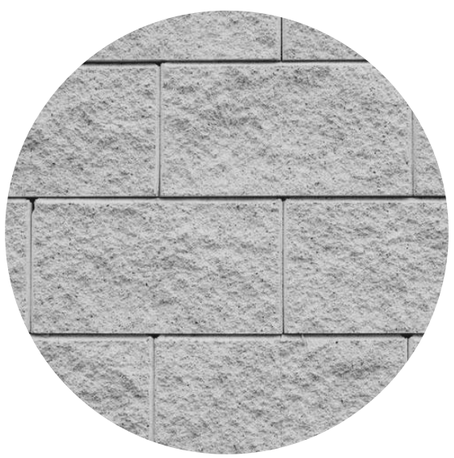
Masonry

The proposed blocks fronting Blackglen Road draw inspiration from the surrounding context, featuring a combination of rough and smooth render on the main façade to complement the local architectural character. At ground level, granite stone cladding is used to differentiate the material palette and signify the building's base. The roofs are finished in slate, while the metalwork reflects the setback levels of Block B, ensuring a consistent and cohesive design language throughout the development.









RESPONSE TO OPINION

ADDITIONAL ITEM: G

Masonry

The proposed B Blocks, located centrally within the scheme and not directly addressing a street, are clad in handmade smooth off-white/grey brick paired with light mortar. This combination creates a cohesive and solid tone for the primary building volume. To highlight the entrances, the masonry is punctuated with slender vertical panels of dark bronze metal cladding, providing a refined contrast. This dark bronze material extends to the upper setback levels, ensuring that when viewed from a distance, these elements blend harmoniously into the surrounding landscape.



