

PART V - HOUSING QUALITY AUDIT

Residential Development at Ballymastone, Donabate

LRD Stage 3 - Planning Application To Fingal Co Co On Behalf Of Glenveagh Living Limited

25th September 2025

23010-MDO-XXXX-XX-RP-A01-113003



REVISION RECORD

ISSUE NO.	DATE	STATUS	PREPARED	CHECKED
1	05/06/2025	S32B / LRD S2	KATE MONAHAN	
2	25/09/2025	PLANNING APPLICAITON / LRD S3	CAROLINE FLYNN	
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10				

INDEX

1. Overall Summary & Schedules
2. Blocks Summaries
3. Apartment Types
4. Duplex Types
5. House Types

1.0

OVERALL SUMMARY & SCHEDULES

1.0. Overall Summary

1.1 Site Summary
1.2 Unit Summary
1.3 Site Plans (Type & Tenure)

1.1. | SITE SUMMARY

Site Summary Phase 3

Project Name:	**Ballymastone, Donabate**			Date:	25-Sep-25
Project No:	**1078**			Rev:	31
Issue:	**Planning**				

Total/Gross Site Area	11.28	ha	100.0%	
Net Site Area	11.28	ha	100.0%	of Gross Site
Public Open Space	1.73	ha	15.3%	of Net Site
Communal Open Space	0.27	ha	2.4%	of Net Site
Total No. of Houses	227	units	57.0%	
Total No. of Duplexes	47	units	11.8%	
Total No. of Apartments	124	units	31.2%	
Overall No. of Dwellings	**398**	**units**	**100.0%**	
Community Space	100.4	sq.m		
Childcare / Creche Space	646.3	sq.m		

Overall Density-Residential/Gross Area	35.3	units/ha	Total No. of Residential Units / Site Area
Overall Density-Residential/Net Area	35.3	units/ha	Based on No. of Residential Units / NET Area

Phase 3 (Planning 3)		
Net Site Area	11.28	Ha
Dwellings	398	units
Density	35.3	units/ha

Net Internal Areas (Houses)	22697.7	sq.m	
Net Internal Areas (Duplex)	4766.2	sq.m	
Net Internal Areas (Apartment)	9241.4	sq.m	
Total Net/Dwelling Areas	**36705.3**	**sq.m**	
Gross Internal Areas (Houses)	22697.7	sq.m	(including Common Areas, Plant & Party walls)
Gross Internal Areas (Duplex)	5481.3	sq.m	(including Common Areas, Plant & Party walls)
Gross Internal Areas (Apartment)	13326.5	sq.m	(including Common Areas, Plant & Party walls)
Total Residential Gross Internal Areas	**41505.6**	**sq.m**	
Gross Internal Areas (External Bin / Bike Stores)	251.0	sq.m	(including Common Areas, Plant & Party walls)
Gross Internal Areas (Creche)	646.3	sq.m	(including Common Areas, Plant & Party walls)
Gross Internal Areas (Community Space)	100.4	sq.m	(including Common Areas, Plant & Party walls)
Total Gross Internal Areas	**42503.2**	**sq.m**	
Houses GEA	13738.9		
Duplex GEA	2176.7		
Apartment GEA	3064.2		(including Creche & Community Space at Ground Floor of BA09)
Bin/ Bike GEA	268.4		
Total Site Coverage	**19248.2**	**sq.m**	

Plot Ratio / Gross Site	0.17	Site Coverage / Site Area
Plot Ratio / Net Site	0.17	Site Coverage / NET Area

1.2. | UNIT SUMMARY - MASTERPLAN

Unit Summary (Masterplan)

Project Name:	**Ballymastone, Donabate**	Date:	25/09/2025
Project No:	**1078**	Rev:	31
Issue:	**Planning**		

Bedrooms	Affordable	%	Social	%	Market	%	Total	%	GIFA
2	95	39.9%	47	19.7%	68	9.5%	**210**	17.6%	17519.56
3	143	60.1%	43	18.1%	177	24.7%	**363**	30.4%	39431.049
4	0	0.0%	6	2.5%	19	2.6%	**25**	2.1%	3724.99
Houses	**238**	**100.0%**	**96**	**40.3%**	**264**	**36.8%**	**598**	50.1%	**60675.599**
1	0	0	0	0%	20	3%	20	1.7%	1084.17
2	0	0	14	6%	98	14%	112	9.4%	10059.21
3	0	0	16	7%	107	15%	123	10.3%	14311.52
Duplex	**0**	**0.0%**	**30**	**12.6%**	**225**	**31%**	**255**	21.4%	**25454.9**
1	0	0.0%	81	34.0%	56	7.8%	137	11.5%	7566.26
2	0	0.0%	18	7.6%	157	21.9%	175	14.7%	14495.94
3	0	0.0%	13	5.5%	16	2.2%	29	2.4%	3116.64
Apartments	**0**	**0.0%**	**112**	**47.1%**	**229**	**31.9%**	**341**	28.6%	**25178.84**
Total	**238**	**100.0%**	**238**	**100.0%**	**718**	**100.0%**	**1194**	**100.0%**	**111309.339**
%	19.9%		19.9%		60.1%				

Houses

		Tenure								
		Affordable		Social		Market				
Type	Bedrooms	Count	%	Count	%	Count	%	Total	%	GIFA
H2A*	2	0	0.0%	0	0.0%	48	18.2%	**48**	**8.0%**	78.582
H2B*	2	95	39.9%	0	0.0%	20	7.6%	**115**	**19.2%**	86.8414286
H2C*	2	0	0.0%	47	49.0%	0	0.0%	**47**	**7.9%**	80.644
H3A*	3	0	0.0%	0	0.0%	73	27.7%	**73**	**12.2%**	96.1575
H3B*	3	22	9.2%	7	7.3%	0	0.0%	**29**	**4.8%**	102.096667
H3C*	3	86	36.1%	19	19.8%	0	0.0%	**105**	**17.6%**	107.028
H3D*	3	31	13.0%	11	11.5%	1	0.4%	**43**	**7.2%**	104.92
H3E*	3	0	0.0%	0	0.0%	73	27.7%	**73**	**12.2%**	117.17
H3F*	3	0	0.0%	0	0.0%	10	3.8%	**10**	**1.7%**	115.28
H3G*	3	0	0.0%	1	1.0%	20	7.6%	**21**	**3.5%**	120.2125
H3H*	3	4	1.7%	5	5.2%	0	0.0%	**9**	**1.5%**	104.57
H4A*	4	0	0.0%	2	2.1%	13	4.9%	**15**	**2.5%**	149.655
H4B*	4	0	0.0%	4	4.2%	6	2.3%	**10**	**1.7%**	147.36
	Total	**238**	**39.8%**	**96**	**16.1%**	**264**	**44.1%**	**598**		

*Includes variation in eleavational treatment

Combined Schedule of Units over the masterplan site.
The schedule includes the layout as per Phase 1 Permitted & Phase 2 Permitted
and the current layout for the Phase 3 Application which is subject to detail design.

Duplex

		Tenure								
		Affordable		Social		Market				
Type	Bedrooms	Count	%	Count	%	Count	%	Total	%	GIFA
D1AA	1	0	0	0	0.0%	16	7.1%	**16**	**6.3%**	52.7
D1BA	1	0	0	0	0.0%	1	0.4%	**1**	**0.4%**	77.71
D1CA	1	0	0	0	0.0%	3	1.3%	**3**	**1.2%**	55.22
D2AA	2	0	0	3	10.0%	0	0.0%	**3**	**1.2%**	84.6
D2DA	2	0	0	0	0.0%	6	2.7%	**6**	**2.4%**	105
D2JA	2	0	0	0	0.0%	42	18.7%	**42**	**16.5%**	87.47
D2JC	2	0	0	0	0.0%	1	0.4%	**1**	**0.4%**	85.29
D2KA	2	0	0	0	0.0%	1	0.4%	**1**	**0.4%**	100.5
D2KB	2	0	0	0	0.0%	3	1.3%	**3**	**1.2%**	92.42
D2LA	2	0	0	11	36.7%	0	0.0%	**11**	**4.3%**	86.5
D2MA	2	0	0	0	0.0%	1	0.4%	**1**	**0.4%**	108.92
D2MB	2	0	0	0	0.0%	1	0.4%	**1**	**0.4%**	113.35
D2OA	2	0	0	0	0.0%	11	4.9%	**11**	**4.3%**	94.96
D2PA	2	0	0	0	0.0%	1	0.4%	**1**	**0.4%**	87.73
D2QA	2	0	0	0	0.0%	6	2.7%	**6**	**2.4%**	90.12
D3AA	3	0	0	13	43.3%	0	0.0%	**13**	**5.1%**	126.3
D3BA	3	0	0	2	6.7%	0	0.0%	**2**	**0.8%**	123.84
D3CA	3	0	0	0	0.0%	6	2.7%	**6**	**2.4%**	123.1
D3EA	3	0	0	0	0.0%	15	6.7%	**15**	**5.9%**	107.1
D3IA	3	0	0	0	0.0%	19	8.4%	**19**	**7.5%**	106.31
D3JA	3	0	0	1	3.3%	0	0.0%	**1**	**0.4%**	125.39
D3KA	3	0	0	0	0.0%	16	7.1%	**16**	**6.3%**	114.47
D3LA	3	0	0	0	0.0%	1	0.4%	**1**	**0.4%**	115.67
D3MA	3	0	0	0	0.0%	13	5.8%	**13**	**5.1%**	139.74
D3NA	3	0	0	0	0.0%	15	6.7%	**15**	**5.9%**	108.63
D3OA	3	0	0	0	0.0%	1	0.4%	**1**	**0.4%**	111.5
D3PA	3	0	0	0	0.0%	1	0.4%	**1**	**0.4%**	95.9
D3QA	3	0	0	0	0.0%	12	5.3%	**12**	**4.7%**	135.8
D3RA	3	0	0	0	0.0%	4	1.8%	**4**	**1.6%**	107.95
D3SA	3	0	0	0	0.0%	2	0.9%	**2**	**0.8%**	113.76
D3TA	3	0	0	0	0.0%	2	0.9%	**2**	**0.8%**	96.62
	Total	**0**	**0.0%**	**30**	**11.8%**	**225**	**88.2%**	**255**		

Apartments

		Tenure								
		Affordable		Social		Market				
Type	Bedrooms	Count	%	Count	%	Count	%	Total	%	GIFA
A1AA	1	0	0	0	0.0%	26	11.4%	**26**	**7.6%**	54.04
A1BA	1	0	0	0	0.0%	29	12.7%	**29**	**8.5%**	51.81
A1EA	1	0	0	30	26.8%	0	0.0%	**30**	**8.8%**	54.02
A1FA	1	0	0	22	19.6%	0	0.0%	**22**	**6.5%**	51.94
A1GA	1	0	0	19	17.0%	0	0.0%	**19**	**5.6%**	61.03
A1HA	1	0	0	2	1.8%	0	0.0%	**2**	**0.6%**	60.96
A1IA	1	0	0	3	2.7%	0	0.0%	**3**	**0.9%**	60.08
A1JA	1	0	0	5	4.5%	0	0.0%	**5**	**1.5%**	55.3
A1KA	1	0	0	0	0.0%	1	0.4%	**1**	**0.3%**	55.3
A2AA	2	0	0	0	0.0%	78	34.1%	**78**	**22.9%**	82.36
A2BA	2	0	0	0	0.0%	10	4.4%	**10**	**2.9%**	90.5
A2CA	2	0	0	0	0.0%	30	13.1%	**30**	**8.8%**	80.8
A2DA	2	0	0	0	0.0%	12	5.2%	**12**	**3.5%**	80.84
A2EA	2	0	0	0	0.0%	11	4.8%	**11**	**3.2%**	78.51
A2FA	2	0	0	0	0.0%	4	1.7%	**4**	**1.2%**	99.08
A2GA	2	0	0	9	8.0%	0	0.0%	**9**	**2.6%**	82.36
A2HA	2	0	0	9	8.0%	0	0.0%	**9**	**2.6%**	91.15
A2IA	2	0	0	0	0.0%	6	2.6%	**6**	**1.8%**	91.5
A2JA	2	0	0	0	0.0%	6	2.6%	**6**	**1.8%**	80.8
A2KA	2	0	0	0	0.0%	0	0.0%	**0**	**0.0%**	82.36
A3AA	3	0	0	0	0.0%	11	4.8%	**11**	**3.2%**	107.14
A3BA	3	0	0	0	0.0%	5	2.2%	**5**	**1.5%**	106.55
A3CA	3	0	0	5	4.5%	0	0.0%	**5**	**1.5%**	106.1
A3DA	3	0	0	8	7.1%	0	0.0%	**8**	**2.3%**	109.4
	Total	**0**	**0.0%**	**112**	**88.4%**	**229**	**100.0%**	**341**		

1.2. | UNIT SUMMARY - PHASE 3

Unit Summary Phase 3

Project Name:	**Ballymastone, Donabate**	Date:	25/09/2025
Project No:	**1078**	Rev:	31
Issue:	**Planning**		

Phase **3*** (* denotes combined sub-phases A,B,C)

Unit Type	Affordable	%	Social	%	Market	%	Total	%	Total GIA (m2)
2 Bed	32	40.5%	15	19.0%	34	14.2%	**81**	20.4%	6696.81
3 Bed	47	59.5%	15	19.0%	72	30.0%	**134**	33.7%	14230.909
4 Bed	0	0.0%	2	2.5%	10	4.2%	**12**	3.0%	1770.02
Houses	**79**	**100.0%**	**32**	**40.5%**	**116**	**48.3%**	**227**	57.0%	22697.739
1 Bed	0	0	0	0%	2	1%	2	0.5%	105.4
2 Bed	0	0	5	6%	19	8%	24	6.0%	2236.07
3 Bed	0	0	5	6%	16	7%	21	5.3%	2424.75
Duplex	**0**	**0.0%**	**10**	**12.7%**	**37**	**15%**	**47**	11.8%	4766.22
1 Bed	0	0.0%	26	32.9%	21	8.8%	47	11.8%	2707.52
2 Bed	0	0.0%	7	8.9%	61	25.4%	68	17.1%	5563.51
3 Bed	0	0.0%	4	5.1%	5	2.1%	9	2.3%	970.35
Apartments	**0**	**0.0%**	**37**	**46.8%**	**87**	**36.3%**	**124**	31.2%	9241.38
Total	**79**	**100.0%**	**79**	**100.0%**	**240**	**100.0%**	**398**	**100.0%**	36705.339
%	19.8%		19.8%		60.3%				

Houses

		Tenure							
		Affordable		Social		Market			
Unit Type	Bedrooms	Count	%	Count	%	Count	%	Total	%
H2A*	2	0	0.0%	0	0.0%	28	24.1%	**28**	**12.3%**
H2B*	2	32	40.5%	0	0.0%	6	5.2%	**38**	**16.7%**
H2C*	2	0	0.0%	15	46.9%	0	0.0%	**15**	**6.6%**
H3A*	3	0	0.0%	0	0.0%	36	31.0%	**36**	**15.9%**
H3B*	3	10	12.7%	2	6.3%	0	0.0%	**12**	**5.3%**
H3C*	3	28	35.4%	8	25.0%	0	0.0%	**36**	**15.9%**
H3D*	3	9	11.4%	4	12.5%	0	0.0%	**13**	**5.7%**
H3E*	3	0	0.0%	0	0.0%	25	21.6%	**25**	**11.0%**
H3F*	3	0	0.0%	0	0.0%	1	0.9%	**1**	**0.4%**
H3G*	3	0	0.0%	1	3.1%	10	8.6%	**11**	**4.8%**
H3H*	3	0	0.0%	0	0.0%	0	0.0%	**0**	**0.0%**
H4A*	4	0	0.0%	0	0.0%	6	5.2%	**6**	**2.6%**
H4B*	4	0	0.0%	2	6.3%	4	3.4%	**6**	**2.6%**
	Total	**79**	**34.8%**	**32**	**14.1%**	**116**	**51.1%**	**227**	

Unit types set by Floor Plan & GIA, * denotes variation in roof level (see terrace drawings)

Apartments

		Tenure							
		Affordable		Social		Market			
Type	Bedrooms	Count	%	Count	%	Count	%	Total	%
A1AA	1	0	0	0	0.0%	11	12.6%	**11**	**8.9%**
A1BA	1	0	0	0	0.0%	9	10.3%	**9**	**7.3%**
A1EA	1	0	0	3	8.1%	0	0.0%	**3**	**2.4%**
A1FA	1	0	0	8	21.6%	0	0.0%	**8**	**6.5%**
A1GA	1	0	0	12	32.4%	0	0.0%	**12**	**9.7%**
A1IA	1	0	0	3	8.1%	0	0.0%	**3**	**2.4%**
A1KA	1	0	0	0	0.0%	1	1.1%	**1**	**0.8%**
A2AA	2	0	0	0	0.0%	35	40.2%	**35**	**28.2%**
A2CA	2	0	0	0	0.0%	11	12.6%	**11**	**8.9%**
A2DA	2	0	0	0	0.0%	5	5.7%	**5**	**4.0%**
A2EA	2	0	0	0	0.0%	6	6.9%	**6**	**4.8%**
A2FA	2	0	0	0	0.0%	4	4.6%	**4**	**3.2%**
A2GA	2	0	0	4	10.8%	0	0.0%	**4**	**3.2%**
A2HA	2	0	0	3	8.1%	0	0.0%	**3**	**2.4%**
A3BA	3	0	0	0	0.0%	5	5.7%	**5**	**4.0%**
A3DA	3	0	0	4	10.8%	0	0.0%	**4**	**3.2%**
	Total	**0**	**0**	**37**	**100.0%**	**87**	**100.0%**	**124**	

Duplex

		Tenure							
		Affordable		Social		Market			
Type	Bedrooms	Count	%	Count	%	Count	%	Total	%
D1AA	1	0	0	0	0.0%	2	5.4%	**2**	**4.3%**
D2AA	2	0	0	1	10.0%	0	0.0%	**1**	**2.1%**
D2DA	2	0	0	0	0.0%	4	10.8%	**4**	**8.5%**
D2JA	2	0	0	0	0.0%	8	21.6%	**8**	**17.0%**
D2JC	2	0	0	0	0.0%	1	2.7%	**1**	**2.1%**
D2KA	2	0	0	0	0.0%	1	2.7%	**1**	**2.1%**
D2LA	2	0	0	4	40.0%	0	0.0%	**4**	**8.5%**
D2MA	2	0	0	0	0.0%	1	2.7%	**1**	**2.1%**
D2MB	2	0	0	0	0.0%	1	2.7%	**1**	**2.1%**
D2OA	2	0	0	0	0.0%	2	5.4%	**2**	**4.3%**
D2PA	2	0	0	0	0.0%	1	2.7%	**1**	**2.1%**
D3AA	3	0	0	4	40.0%	0	0.0%	**4**	**8.5%**
D3CA	3	0	0	0	0.0%	4	10.8%	**4**	**8.5%**
D3EA	3	0	0	0	0.0%	4	10.8%	**4**	**8.5%**
D3IA	3	0	0	0	0.0%	2	5.4%	**2**	**4.3%**
D3JA	3	0	0	1	10.0%	0	0.0%	**1**	**2.1%**
D3KA	3	0	0	0	0.0%	2	5.4%	**2**	**4.3%**
D3RA	3	0	0	0	0.0%	4	10.8%	**4**	**8.5%**
	Total	**0**	**0.0%**	**10**	**21.3%**	**37**	**78.7%**	**47**	



PART V LEGEND

- Social Unit - Part V Allocation
- Dwelling / Building Curtilage (Includes communal areas for

1.3. | SITE PLANS (TYPE & TENURE)





TENURE

TENURE MIX

- Social Unit - Part V Allocation
- Private Discounted Unit
- Private Unit

PART V LEGEND

- Social Unit - Part V Allocation
- Dwelling / Building Curtilage (Includes communal areas for BZ03 & BA04)
- Future Developments to south (by other)

1.4 | PART V ACCESSIBLE HOUSING

Houses

		Tenure							
		Affordable		Social		Market			
Unit Type	Bedrooms	Count	%	Count	%	Count	%	Total	%
H2A*	2	0	0.0%	0	0.0%	28	24.1%	**28**	**12.3%**
H2B*	2	32	40.5%	0	0.0%	6	5.2%	**38**	**16.7%**
H2C*	2	0	0.0%	15	46.9%	0	0.0%	**15**	**6.6%**
H3A*	3	0	0.0%	0	0.0%	36	31.0%	**36**	**15.9%**
H3B*	3	10	12.7%	2	6.3%	0	0.0%	**12**	**5.3%**
H3C*	3	28	35.4%	8	25.0%	0	0.0%	**36**	**15.9%**
H3D*	3	9	11.4%	4	12.5%	0	0.0%	**13**	**5.7%**
H3E*	3	0	0.0%	0	0.0%	25	21.6%	**25**	**11.0%**
H3F*	3	0	0.0%	0	0.0%	1	0.9%	**1**	**0.4%**
H3G*	3	0	0.0%	1	3.1%	10	8.6%	**11**	**4.8%**
H3H*	3	0	0.0%	0	0.0%	0	0.0%	**0**	**0.0%**
H4A*	4	0	0.0%	0	0.0%	6	5.2%	**6**	**2.6%**
H4B*	4	0	0.0%	2	6.3%	4	3.4%	**6**	**2.6%**
	Total	**79**	**34.8%**	**32**	**14.1%**	**116**	**51.1%**	**227**	

Unit types set by Floor Plan & GIA, * denotes variation in roof level (see terrace drawings)

Duplex

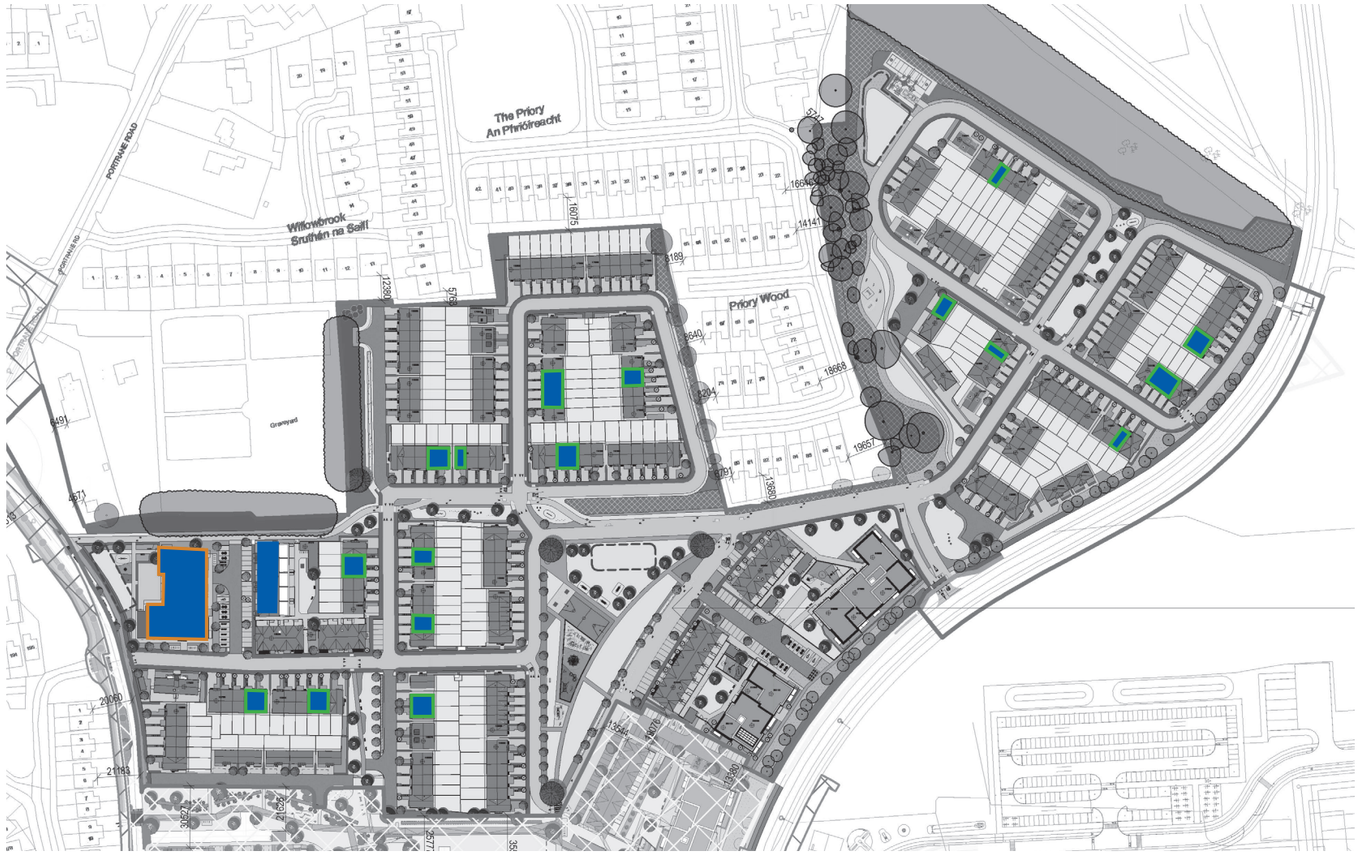
		Tenure							
		Affordable		Social		Market			
Type	Bedrooms	Count	%	Count	%	Count	%	Total	%
D1AA	1	0	0	0	0.0%	2	5.4%	**2**	**4.3%**
D2AA	2	0	0	1	10.0%	0	0.0%	**1**	**2.1%**
D2DA	2	0	0	0	0.0%	4	10.8%	**4**	**8.5%**
D2JA	2	0	0	0	0.0%	8	21.6%	**8**	**17.0%**
D2JC	2	0	0	0	0.0%	1	2.7%	**1**	**2.1%**
D2KA	2	0	0	0	0.0%	1	2.7%	**1**	**2.1%**
D2LA	2	0	0	4	40.0%	0	0.0%	**4**	**8.5%**
D2MA	2	0	0	0	0.0%	1	2.7%	**1**	**2.1%**
D2MB	2	0	0	0	0.0%	1	2.7%	**1**	**2.1%**
D2OA	2	0	0	0	0.0%	2	5.4%	**2**	**4.3%**
D2PA	2	0	0	0	0.0%	1	2.7%	**1**	**2.1%**
D3AA	3	0	0	4	40.0%	0	0.0%	**4**	**8.5%**
D3CA	3	0	0	0	0.0%	4	10.8%	**4**	**8.5%**
D3EA	3	0	0	0	0.0%	4	10.8%	**4**	**8.5%**
D3IA	3	0	0	0	0.0%	2	5.4%	**2**	**4.3%**
D3JA	3	0	0	1	10.0%	0	0.0%	**1**	**2.1%**
D3KA	3	0	0	0	0.0%	2	5.4%	**2**	**4.3%**
D3RA	3	0	0	0	0.0%	4	10.8%	**4**	**8.5%**
	Total	**0**	**0.0%**	**10**	**21.3%**	**37**	**78.7%**	**47**	

Part V Universal Design Units

Unit Type	Count	% of Part V Units
House	32	100.0%
Duplex	0	0.0%
Apartment	19	51.4%
Total	**51**	**47.90%**

Apartments

		Tenure							
		Affordable		Social		Market			
Type	Bedrooms	Count	%	Count	%	Count	%	Total	%
A1AA	1	0	0	0	0.0%	11	12.6%	**11**	**8.9%**
A1BA	1	0	0	0	0.0%	9	10.3%	**9**	**7.3%**
A1EA	1	0	0	3	8.1%	0	0.0%	**3**	**2.4%**
A1FA	1	0	0	8	21.6%	0	0.0%	**8**	**6.5%**
A1GA	1	0	0	12	32.4%	0	0.0%	**12**	**9.7%**
A1IA	1	0	0	3	8.1%	0	0.0%	**3**	**2.4%**
A1KA	1	0	0	0	0.0%	1	1.1%	**1**	**0.8%**
A2AA	2	0	0	0	0.0%	35	40.2%	**35**	**28.2%**
A2CA	2	0	0	0	0.0%	11	12.6%	**11**	**8.9%**
A2DA	2	0	0	0	0.0%	5	5.7%	**5**	**4.0%**
A2EA	2	0	0	0	0.0%	6	6.9%	**6**	**4.8%**
A2FA	2	0	0	0	0.0%	4	4.6%	**4**	**3.2%**
A2GA	2	0	0	4	10.8%	0	0.0%	**4**	**3.2%**
A2HA	2	0	0	3	8.1%	0	0.0%	**3**	**2.4%**
A3BA	3	0	0	0	0.0%	5	5.7%	**5**	**4.0%**
A3DA	3	0	0	4	10.8%	0	0.0%	**4**	**3.2%**
	Total	**0**	**0**	**37**	**100.0%**	**87**	**100.0%**	**124**	



PART V UNITS

UNIVERSAL DESIGN HOUSES

CONTAINING UNIVERSAL DESIGN APARTMENT UNITS

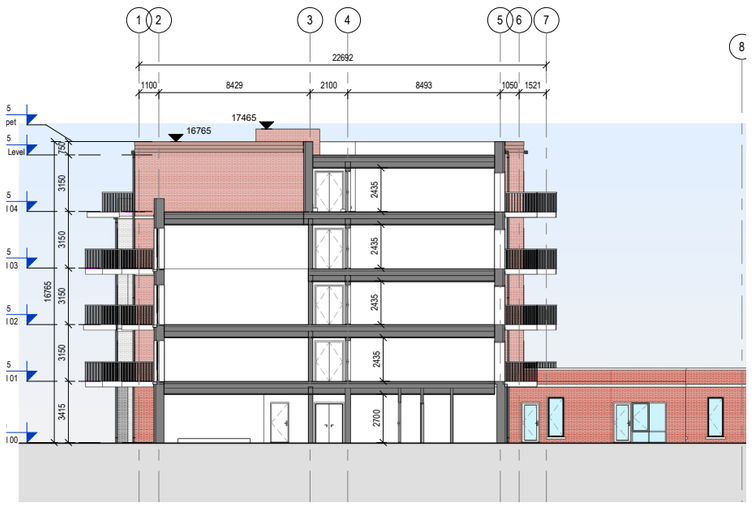
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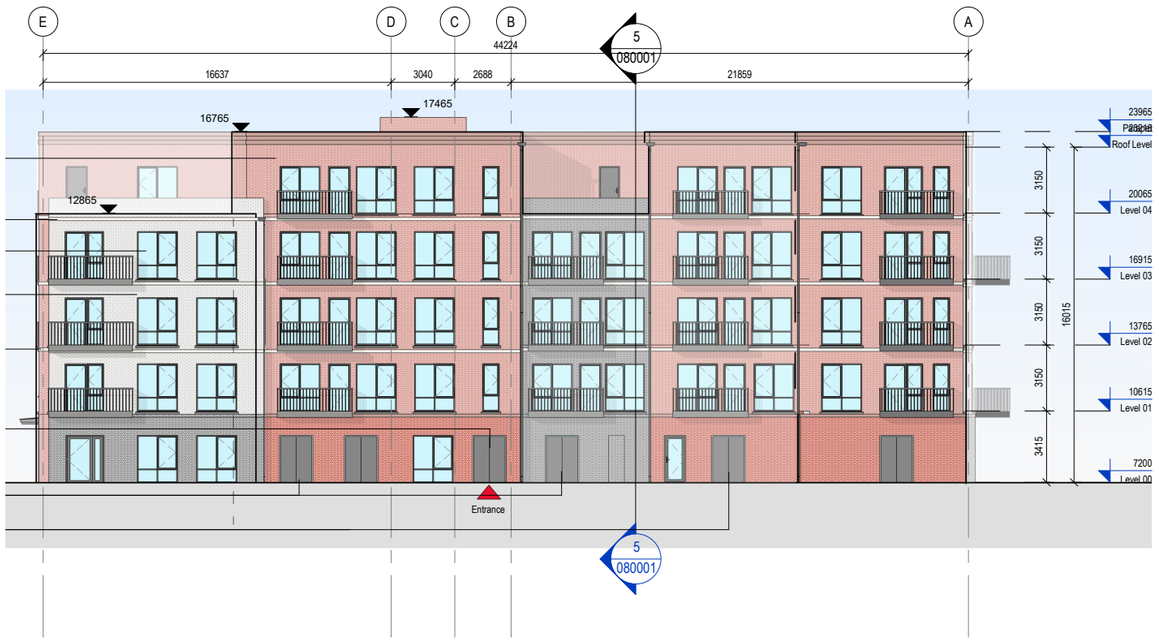
BLOCK SUMMARIES

2.1. | APARTMENT BLOCK SCHEDULES - BLOCK BA09

ALL 37 UNITS IN BA09 ARE PART V

Apartment Block	BA09								
Apartment Type	**Bedrooms**	**Ground**	**First**	**Second**	**Third**	**Fourth**	**Fifth**	**Sixth**	**Total**
		0	1	2	3	4	5	6	
A1EA	1	0	1	1	1	0	0	0	3
A1IA	1	0	1	1	1	0	0	0	3
A1FA	1	0	2	2	2	2	0	0	8
A1GA	1	0	3	3	3	3	0	0	12
A2GA	2	0	1	1	1	1	0	0	4
A2HA	2	0	1	1	1	0	0	0	3
A3DA	3	0	1	1	1	1	0	0	4
		0	10	10	10	7	0	0	37





2.1. | DUPLEX BLOCK SCHEDULES - BLOCK BZ04

Duplex Blocks	BZ04	No. Blocks
Duplex Type	Bedrooms	Per Block
D2AA	2	1
D2LA	2	4
D3AA	3	4
D3JA	3	1
		10

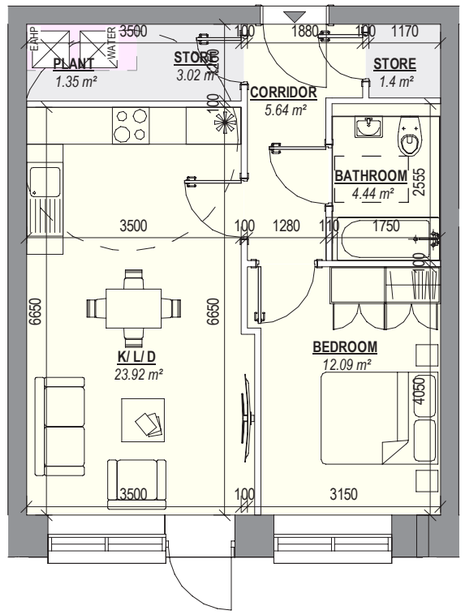




3.0

APARTMENT TYPES

3.1. | APARTMENT UNITS - 1 BED APT, TYPE A1EA

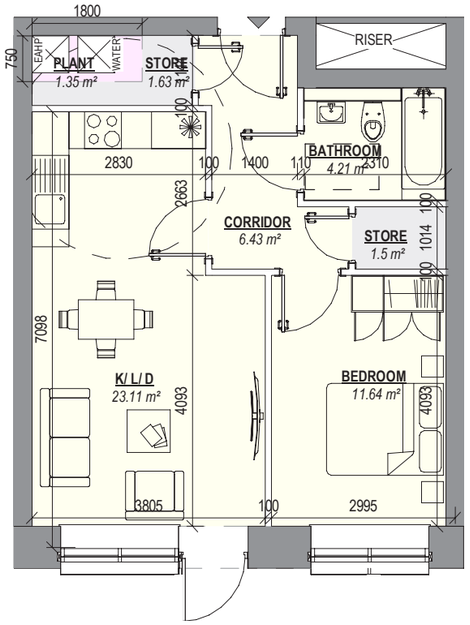


1 Apartment Unit Type A1EA - Plan
1 : 100

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
BEDROOM									
BEDROOM	Level 0		11.4 m²	12.09 m²	0.69 m²	2800	3150	4050	350
			11.4 m²	12.09 m²	0.69 m²				
LIVING AREA									
K/ L/ D	Level 0		23 m²	23.92 m²	0.92 m²	3300	3500	6650	200
			23 m²	23.92 m²	0.92 m²				
OTHER									
BATHROOM	Level 0		0 m²	4.44 m²	0 m²				
CORRIDOR	Level 0		0 m²	5.64 m²	0 m²				
			0 m²	10.09 m²	0 m²				
PLANT									
PLANT	Level 0		0 m²	1.35 m²	0 m²				
			0 m²	1.35 m²	0 m²				
STORE									
STORE	Level 0		3 m²	4.41 m²	1.41 m²				
			3 m²	4.41 m²	1.41 m²				

Gross Internal Areas	
Name	**Area**
Area	54 m²

3.1. | APARTMENT UNITS - 1 BED APT, TYPE A1FA

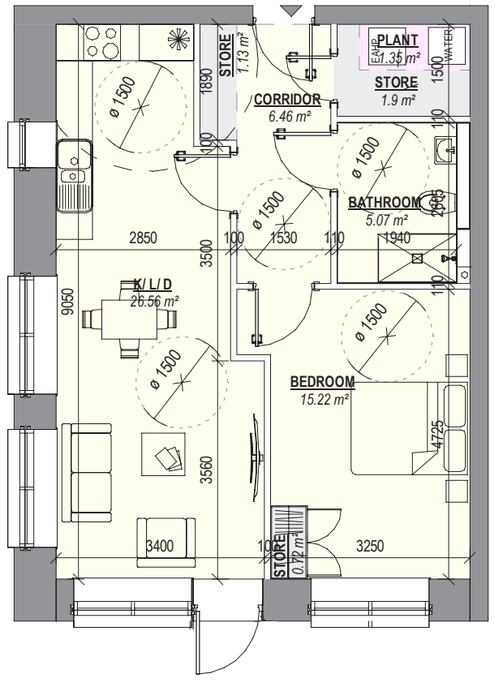


1 Apartment Unit Type A1FA - Plan
1 : 100

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
BALCONY	Level 0			5.37 m²					
			0 m²	5.37 m²	0 m²				
BEDROOM									
BEDROOM	Level 0		11.4 m²	11.64 m²	0.24 m²	2800	2995	4093	195
			11.4 m²	11.64 m²	0.24 m²				
LIVING AREA									
K/ L/ D	Level 0		23 m²	23.11 m²	0.11 m²	3300	3805	7098	505
			23 m²	23.11 m²	0.11 m²				
OTHER									
BATHROOM	Level 0			4.21 m²					
CORRIDOR	Level 0			6.43 m²					
			0 m²	10.64 m²	0 m²				
PLANT									
PLANT	Level 0			1.35 m²					
			0 m²	1.35 m²	0 m²				
STORE									
STORE	Level 0		1.5 m²	1.63 m²	0.13 m²				
STORE	Level 0		1.5 m²	1.5 m²	0 m²				
			3 m²	3.13 m²	0.13 m²				

Gross Internal Areas	
Name	**Area**
Area	51.94 m²

3.1. | APARTMENT UNITS - 1 BED APT, TYPE A1GA

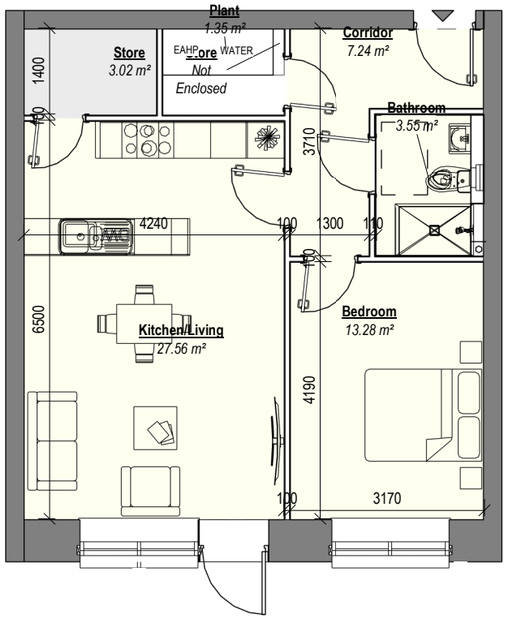


1 Apartment Unit Type A1GA - Plan (Acessible Apartment)
1 : 100

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
BALCONY	Level 0		0 m²	5.16 m²	0 m²				
			0 m²	5.16 m²	0 m²				
BEDROOM									
BEDROOM	Level 0		11.4 m²	15.22 m²	3.82 m²	2800	3250	4725	450
			11.4 m²	15.22 m²	3.82 m²				
LIVING AREA									
K/ L/ D	Level 0		23 m²	26.56 m²	3.56 m²	3300	3400	9050	100
			23 m²	26.56 m²	3.56 m²				
OTHER									
BATHROOM	Level 0		0 m²	5.07 m²	0 m²				
CORRIDOR	Level 0		0 m²	6.46 m²	0 m²				
			0 m²	11.53 m²	0 m²				
PLANT									
PLANT	Level 0		0 m²	1.35 m²	0 m²				
			0 m²	1.35 m²	0 m²				
STORE									
STORE	Level 0		3 m²	3.76 m²	0.76 m²				
			3 m²	3.76 m²	0.76 m²				

Gross Internal Areas	
Name	**Area**
Area	61.03 m²

3.1. | APARTMENT UNITS - 1 BED APT, TYPE A1IA

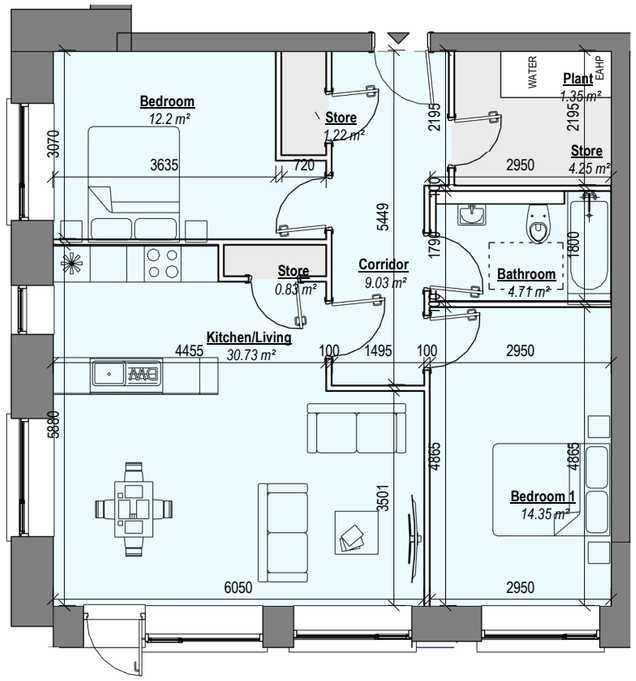


1 Apartment Unit Type A1IA - Plan
1 : 100

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Store	Level 0		0 m²	1.29 m²	0 m²				
			0 m²	1.29 m²	0 m²				
BEDROOM									
Bedroom	Level 0		11.4 m²	13.28 m²	1.88 m²	2800	3170	4190	370
			11.4 m²	13.28 m²	1.88 m²				
LIVING AREA									
Kitchen/Living	Level 0		23 m²	27.56 m²	4.56 m²	3300	4240	6500	940
			23 m²	27.56 m²	4.56 m²				
PLANT									
Plant	Level 0		0 m²	1.35 m²	0 m²				
			0 m²	1.35 m²	0 m²				
STORE									
Store	Level 0		3 m²	3.02 m²	0.02 m²				
			3 m²	3.02 m²	0.02 m²				

Gross Internal Areas	
Name	**Area**
Area	60.08 m²

3.1. | APARTMENT UNITS - 2 BED APT, TYPE A2GA

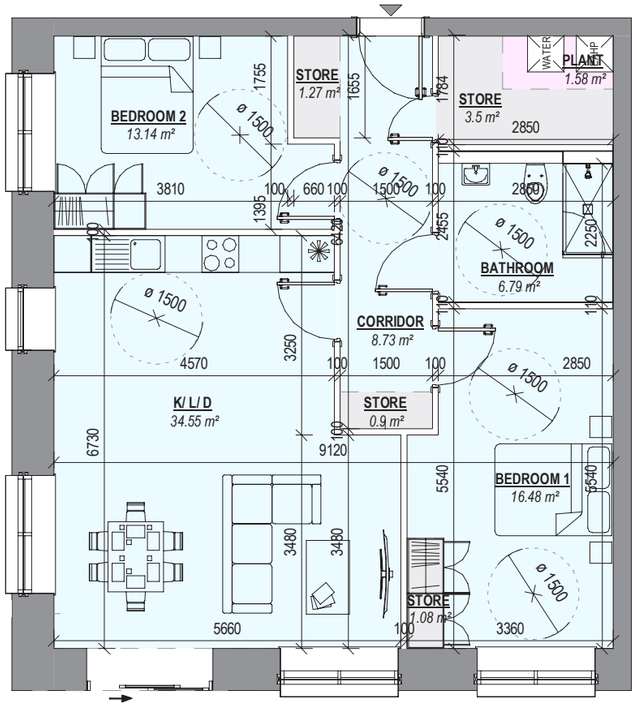


1 Apartment Unit Type A2GA - Plan
1 : 100

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
BEDROOM									
Bedroom	Level 0		11.4 m²	12.2 m²	0.8 m²	2800	3070	3635	270
Bedroom 1	Level 0		13 m²	14.35 m²	1.35 m²	2800	2950	4865	150
			24.4 m²	26.55 m²	2.15 m²				
LIVING AREA									
Kitchen/Living	Level 0		30 m²	30.73 m²	0.73 m²	3600	4455	5880	855
			30 m²	30.73 m²	0.73 m²				
PLANT									
Plant	Level 0		0 m²	1.35 m²	0 m²				
			0 m²	1.35 m²	0 m²				
STORE									
Store	Level 0		6 m²	6.3 m²	0.3 m²				
			6 m²	6.3 m²	0.3 m²				

Gross Internal Areas	
Name	**Area**
Area	82.36 m²

3.1. | APARTMENT UNITS - 2 BED APT, TYPE A2HA

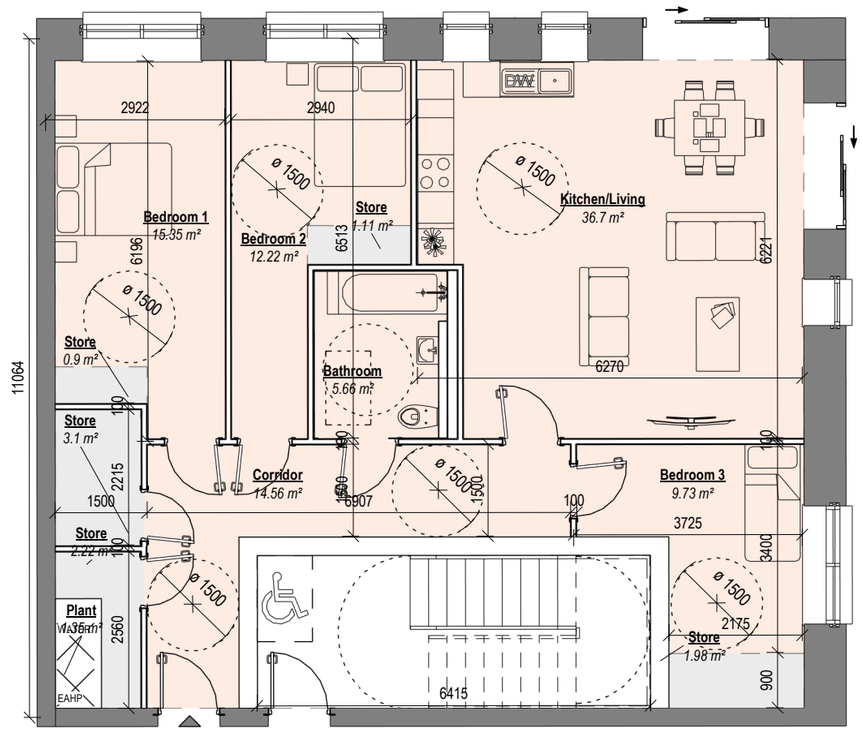


1 Apartment Unit Type A2HA - Plan (Accessible Apartment)
1 : 100

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
BALCONY	Level 0		0 m²	10.05 m²	0 m²				
			0 m²	10.05 m²	0 m²				
BEDROOM									
BEDROOM 1	Level 0		13 m²	16.48 m²	3.48 m²	2800	3360	5540	560
BEDROOM 2	Level 0		11.4 m²	13.14 m²	1.74 m²	2800	3150	3810	350
			24.4 m²	29.62 m²	5.22 m²				
LIVING AREA									
K/ L/ D	Level 0		30 m²	34.55 m²	4.55 m²	3600	4570	6730	970
			30 m²	34.55 m²	4.55 m²				
OTHER									
BATHROOM	Level 0		0 m²	6.79 m²	0 m²				
CORRIDOR	Level 0		0 m²	8.73 m²	0 m²				
			0 m²	15.52 m²	0 m²				
PLANT									
PLANT	Level 0		0 m²	1.58 m²	0 m²				
			0 m²	1.58 m²	0 m²				
STORE									
STORE			6 m²	6.75 m²	0.77 m²				
			6 m²	6.75 m²	0.77 m²				

Gross Internal Areas	
Name	**Area**
Area	91.15 m²

3.1. | APARTMENT UNITS - 3 BED APT, TYPE A3DA



1 Apartment Unit Type A3DA - Plan (Accessible Apartment)
1 : 100

ROOM DATA SCHEDULE

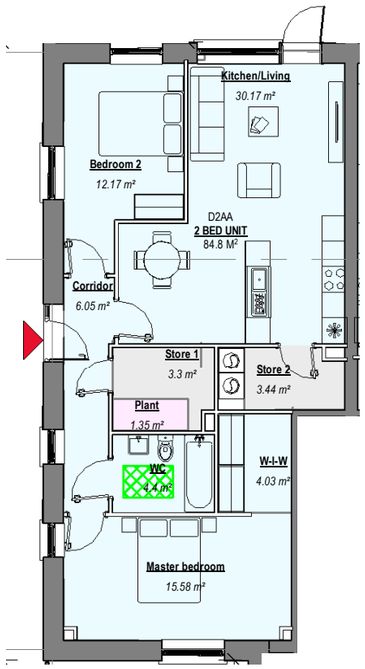
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
BEDROOM									
Bedroom 1	Level 0		13 m²	15.35 m²	2.35 m²	2800	2922	6196	122
Bedroom 2	Level 0		11.4 m²	12.22 m²	0.82 m²	2800	2940	6513	140
Bedroom 3	Level 0		7.1 m²	9.73 m²	2.63 m²	2100	2175	3400	75
			31.5 m²	37.29 m²	5.79 m²				
LIVING AREA									
Kitchen/Living	Level 0		34 m²	36.7 m²	2.7 m²	3800	6221	6270	2421
			34 m²	36.7 m²	2.7 m²				
PLANT									
Plant	Level 0		0 m²	1.35 m²	0 m²				
			0 m²	1.35 m²	0 m²				
STORE									
Store	Level 0		9 m²	9.3 m²	0.3 m²				
			9 m²	9.3 m²	0.3 m²				

Gross Internal Areas	
Name	**Area**
Area	109.4 m²

4.0

DUPLEX TYPES

4.1. | DUPLEX UNITS - 2 BED, TYPE D2AA

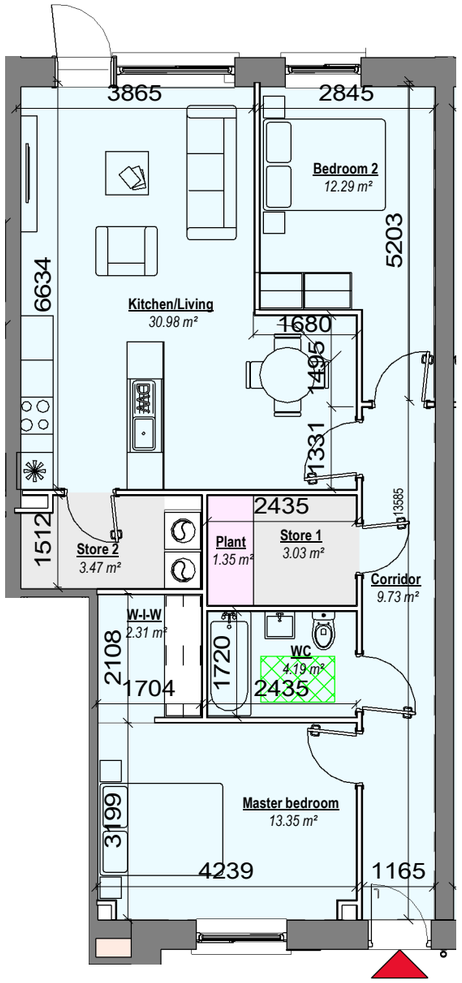


D2AA - 2 Bed Ground Floor End Terrace

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 2	00	2	11.4 m²	12.5 m²	1.1 m²	2800	2850	3945	50
Master bedroom	00	2	13 m²	15.6 m²	2.6 m²	2800	2901	5297	101
			24.4 m²	28.1 m²	3.7 m²				
Living Area									
Kitchen/Living	00		30 m²	30.5 m²	0.5 m²	3600	3741	8361	141
			30 m²	30.5 m²	0.5 m²				
Other									
W-I-W	00		0 m²	2.2 m²	0 m²				
W/D	00		0 m²	0.4 m²	0 m²				
WC	00		0 m²	4.4 m²	0 m²				
			0 m²	7 m²	0 m²				
Plant									
Plant	00		0 m²	1.4 m²	0 m²				
			0 m²	1.4 m²	0 m²				
Store									
Store 1	00		3.4 m²	3.4 m²	0 m²				
Store 2	00		1.5 m²	1.5 m²	0 m²				
Store 3	00		1.1 m²	1.8 m²	0.7 m²				
			6 m²	6.7 m²	0.7 m²				

Gross Internal Areas	
Name	**Area**
D2AA	84.8 m²
	84.8 m²

4.2. | DUPLEX UNITS - 2 BED, TYPE D2LA

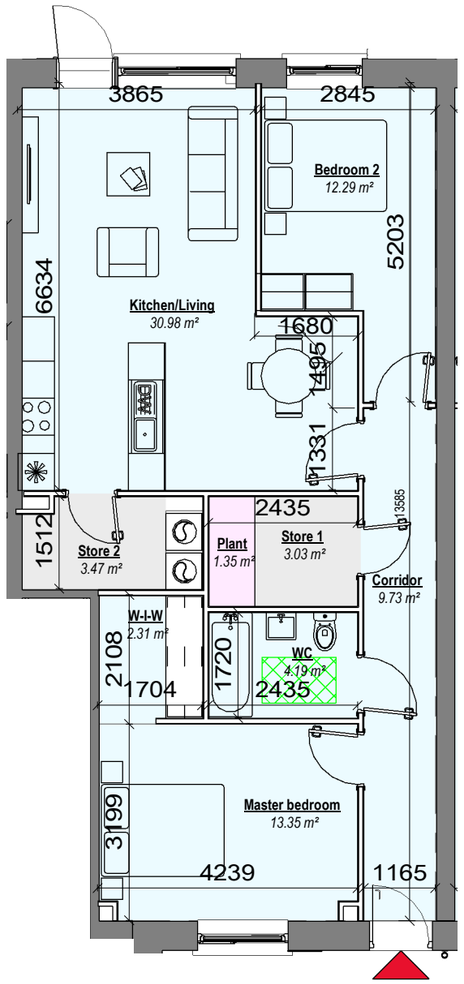


D2LA - 2 Bed Ground Floor Mid Terrace

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 2	00	2	11.4 m²	11.9 m²	0.5 m²	2800	2945	3638	145
Master bedroom	00	2	13 m²	13.3 m²	0.3 m²	2800	3221	3875	421
			24.4 m²	25.3 m²	0.9 m²				
Living Area									
Kitchen/Living	00		30 m²	32.2 m²	2.2 m²	3600	3710	8383	110
			30 m²	32.2 m²	2.2 m²				
Plant									
Plant	00			1.4 m²					
			0 m²	1.4 m²	0 m²				
Store									
Store 1	00		2.9 m²	2.9 m²	0 m²				
Store 2	00		2.1 m²	2.1 m²	0 m²				
Store 3	00		0.9 m²	1 m²	0 m²				
			6 m²	6 m²	0 m²				

Gross Internal Areas	
Name	**Area**
D2LA	86.5 m²
	86.5 m²

4.3. | DUPLEX UNITS - 2 BED, TYPE D2LA

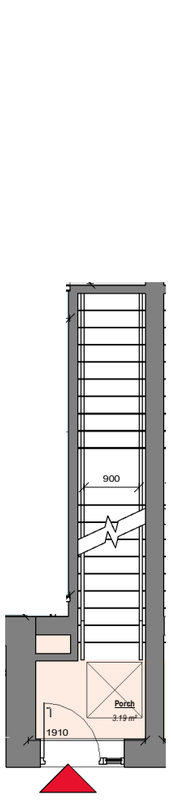


D2LA - 2 Bed First Floor

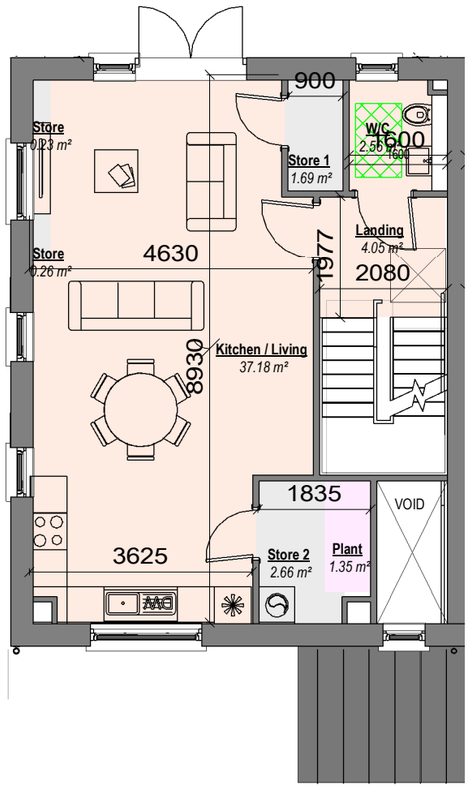
ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 2	00	2	11.4 m²	11.9 m²	0.5 m²	2800	2945	3638	145
Master bedroom	00	2	13 m²	13.3 m²	0.3 m²	2800	3221	3875	421
			24.4 m²	25.3 m²	0.9 m²				
Living Area									
Kitchen/Living	00		30 m²	32.2 m²	2.2 m²	3600	3710	8383	110
			30 m²	32.2 m²	2.2 m²				
Plant									
Plant	00			1.4 m²					
			0 m²	1.4 m²	0 m²				
Store									
Store 1	00		2.9 m²	2.9 m²	0 m²				
Store 2	00		2.1 m²	2.1 m²	0 m²				
Store 3	00		0.9 m²	1 m²	0 m²				
			6 m²	6 m²	0 m²				

Gross Internal Areas	
Name	Area
D2LA	86.5 m²
	86.5 m²

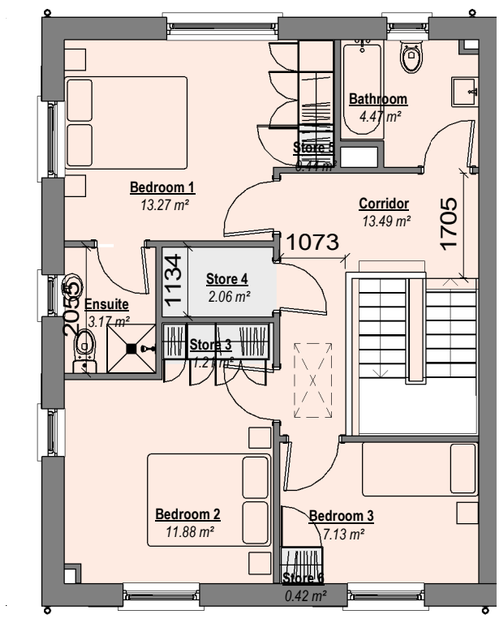
4.4. | DUPLEX UNITS - 3 BED, TYPE D3AA



D3AA - 3 Ground Floor



D3AA - 3 Bed First Floor

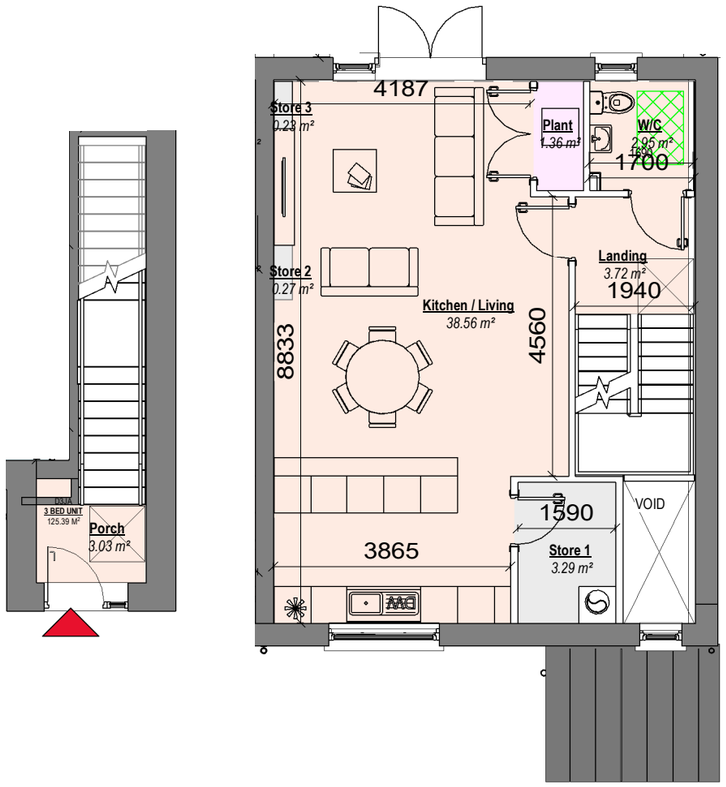


D3AA - 3 Bed Second Floor

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 1	02	2	13 m²	13.3 m²	0.3 m²	2800	3348	4447	548
Bedroom 2	02	2	11.4 m²	11.9 m²	0.5 m²	2800	3333	3457	533
Bedroom 3	02	1	7.1 m²	7.1 m²	0 m²	2100	2320	3253	220
			31.5 m²	32.3 m²	0.8 m²				
Living Area									
Kitchen / Living	01	5	34 m²	37.2 m²	3.2 m²	3800	4630	8930	830
			34 m²	37.2 m²	3.2 m²				
Plant									
Plant	01			1.4 m²					
			0 m²	1.4 m²	0 m²				
Store									
Store	01		0.2 m²	0.2 m²	0 m²				
Store	01		0.3 m²	0.3 m²	0 m²				
Store 1	01		1.7 m²	1.7 m²	0 m²				
Store 2	01		2.7 m²	2.7 m²	0 m²				
Store 3	02		1.2 m²	1.2 m²	0 m²				
Store 4	02		2.1 m²	2.1 m²	0 m²				
Store 5	02		0.4 m²	0.4 m²	0 m²				
Store 6	02		0.4 m²	0.4 m²	0 m²				
			9 m²	9 m²	0 m²				

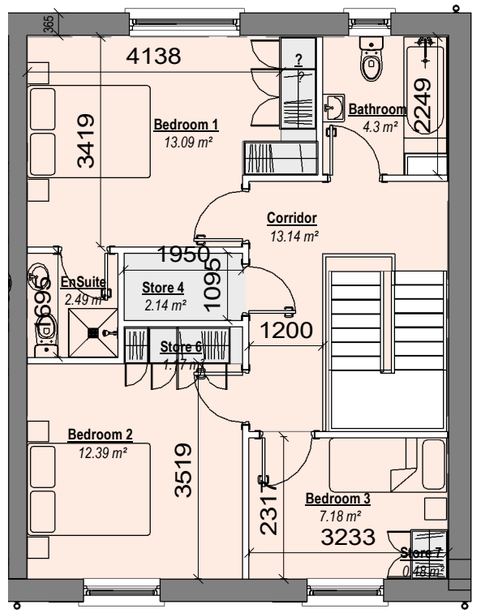
Gross Internal Areas	
Name	**Area**
D3AA - FFL	60.6 m²
D3AA - SFL	60.9 m²
D3AA - GFL	4.5 m²
	126 m²

4.5. | DUPLEX UNITS - 3 BED, TYPE D3JA



D3JA - 3 Bed Ground Floor

D3JA - 3 Bed First Floor



D3JA - 3 Bed Second Floor

ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 1	02	2	13 m²	13.3 m²	0.3 m²	2800	3348	4447	548
Bedroom 2	02	2	11.4 m²	11.9 m²	0.5 m²	2800	3333	3457	533
Bedroom 3	02	1	7.1 m²	7.1 m²	0 m²	2100	2320	3253	220
			31.5 m²	32.3 m²	0.8 m²				
Living Area									
Kitchen / Living	01	5	34 m²	37.2 m²	3.2 m²	3800	4630	8930	830
			34 m²	37.2 m²	3.2 m²				
Plant									
Plant	01			1.4 m²					
			0 m²	1.4 m²	0 m²				
Store									
Store	01		0.2 m²	0.2 m²	0 m²				
Store	01		0.3 m²	0.3 m²	0 m²				
Store 1	01		1.7 m²	1.7 m²	0 m²				
Store 2	01		2.7 m²	2.7 m²	0 m²				
Store 3	02		1.2 m²	1.2 m²	0 m²				
Store 4	02		2.1 m²	2.1 m²	0 m²				
Store 5	02		0.4 m²	0.4 m²	0 m²				
Store 6	02		0.4 m²	0.4 m²	0 m²				
			9 m²	9 m²	0 m²				

Gross Internal Areas	
Name	**Area**
D3AA - FFL	60.6 m²
D3AA - SFL	60.9 m²
D3AA - GFL	4.5 m²
	126 m²

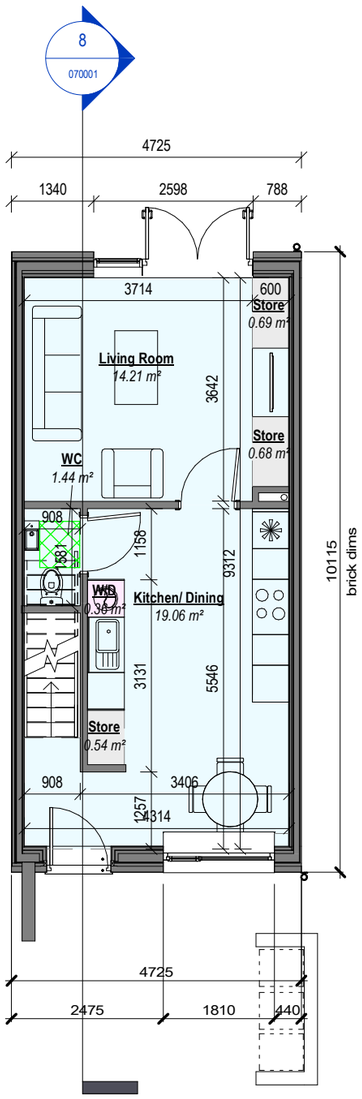
5.0

HOUSES

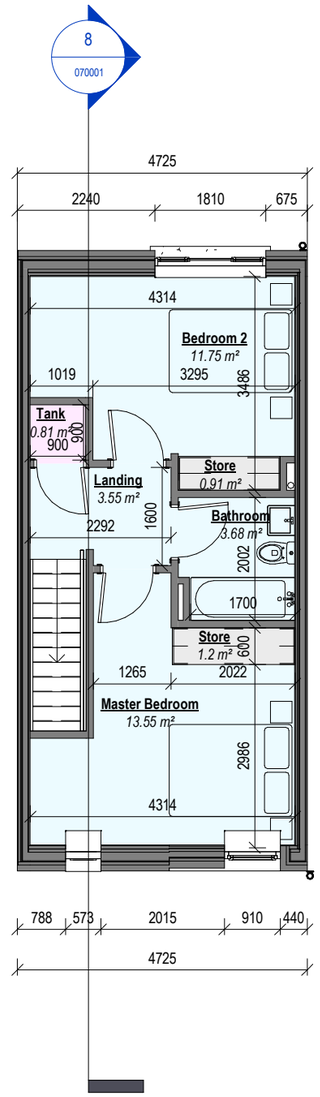
Note, houses have minor variations to elevation treatment by zone and adjustments by terrace for constructibility which are designed around the following floor plans

5.1. | HOUSES - 2 BED HOUSE TYPE H2C*

*DENOTES INTERNAL LAYOUT USED WITH VARYING ELEVATIONAL TREATMENT



Ground floor plan

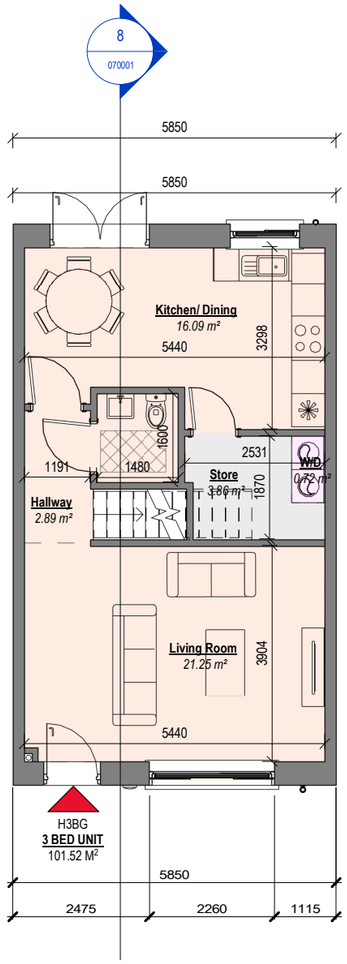


First floor plan

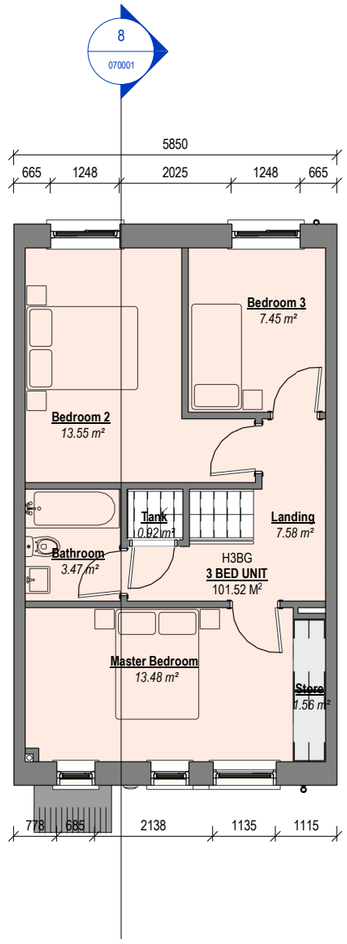
H2CD ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 2	01	2	11.4 m²	11.75 m²	0.35 m²	2800	4315	3480	1515
Master Bedroom	01	2	13 m²	13.55 m²	0.55 m²	2800	3280	3535	480
			24.4 m²	25.3 m²	0.9 m²				
Living Area									
Kitchen/ Dining	00		17 m²	19.06 m²	2.06 m²				
Living Room	00		13 m²	14.21 m²	1.21 m²	3600	3640	4315	40
			30 m²	33.28 m²	3.28 m²				
Other									
Landing	01			3.55 m²					
Tank	01		0 m²	0.81 m²	0.81 m²				
W/D	00			0.36 m²					
WC	00			1.44 m²					
			0 m²	6.15 m²	0.81 m²				
Store									
Store	00		0.5 m²	0.54 m²	0.04 m²				
Store	01		0.9 m²	0.91 m²	0.01 m²				
Store	01		1.2 m²	1.2 m²	0 m²				
Store	00		0.7 m²	0.69 m²	-0.01 m²				
Store	00		0.7 m²	0.68 m²	-0.02 m²				
			4 m²	4.02 m²	0.02 m²				

5.2. | HOUSES - 3 BED HOUSE TYPE H3B*

*DENOTES INTERNAL LAYOUT USED WITH VARYING ELEVATIONAL TREATMENT



Ground floor plan

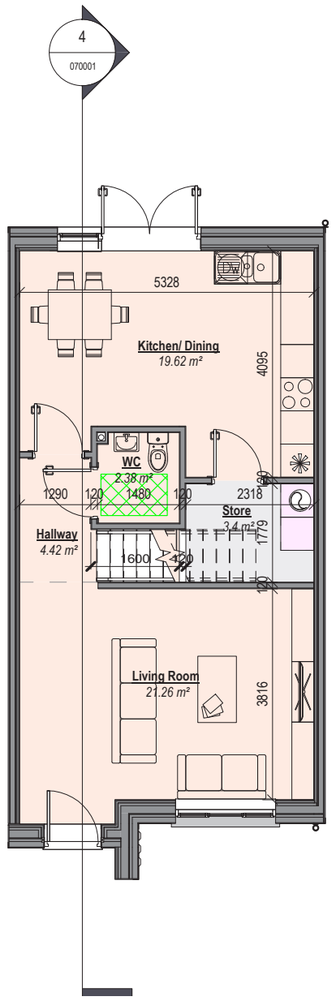


First floor plan

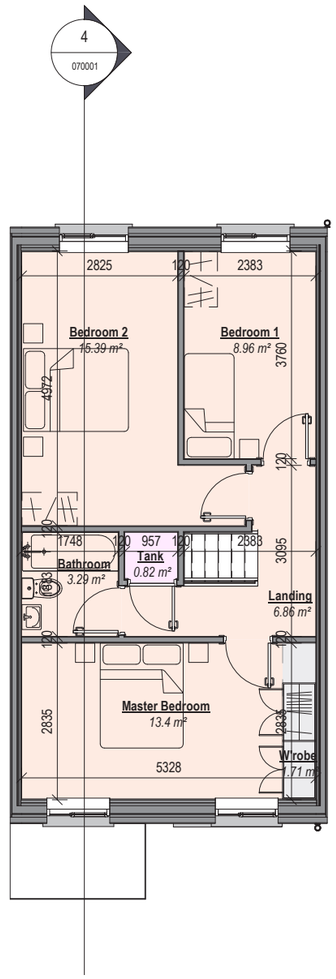
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 2	Level 1		11.4 m²	13.55 m²	2.15 m²	2800	2825	4125	25
Bedroom 3	Level 1		7.1 m²	7.45 m²	0.35 m²	2100	2495	3000	395
Master Bedroom	Level 1		13 m²	13.48 m²	0.48 m²	2800	2800	5440	0
			31.5 m²	34.49 m²	2.99 m²				
Living Area									
Kitchen/ Dining	Level 0		14.5 m²	16.09 m²	1.59 m²				
Living Room	Level 0		19.5 m²	21.25 m²	1.75 m²	3800	3850	5440	50
			34 m²	37.34 m²	3.34 m²				
Other									
Hallway	Level 0		0 m²	2.89 m²	2.89 m²				
Landing	Level 1			7.58 m²					
WC	Level 0			2.37 m²					
			0 m²	12.84 m²	2.89 m²				
Plant									
Tank	Level 1		0 m²	0.92 m²	0.92 m²				
W/D	Level 0		0.36 m²	0.72 m²	0.36 m²				
			0.36 m²	1.64 m²	1.28 m²				
Store									
Store	Level 0		3.5 m²	3.86 m²	0.36 m²				
Store	Level 1		1.5 m²	1.56 m²	0.06 m²				
			5 m²	5.42 m²	0.42 m²				

5.3. | HOUSES - 3 BED HOUSE TYPE H3C*

*DENOTES INTERNAL LAYOUT USED WITH VARYING ELEVATIONAL TREATMENT



Ground floor plan

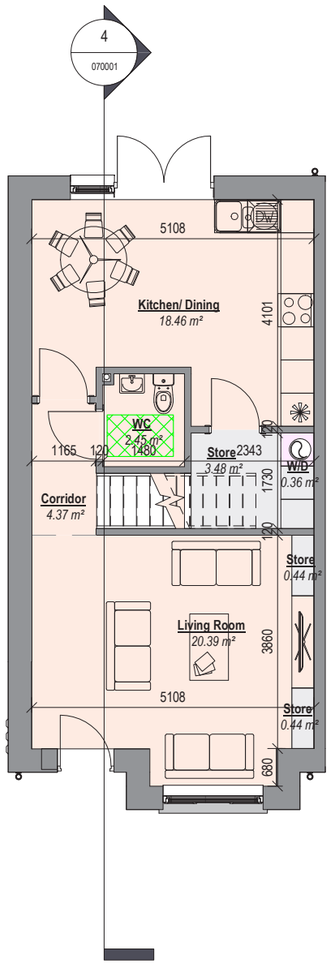


First floor plan

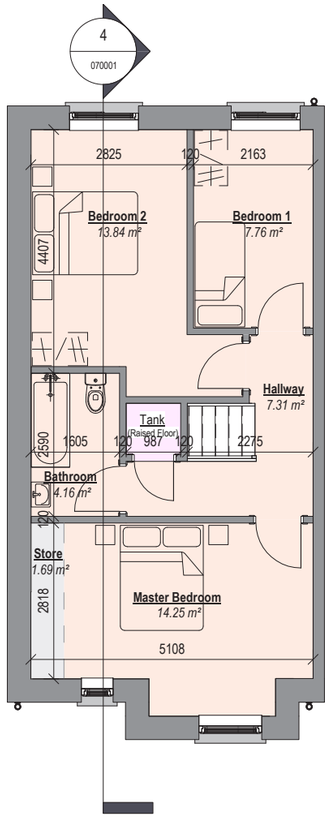
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 1	Level 1		7.1 m²	8.96 m²	1.86 m²	2100	2383	3760	283
Bedroom 2	Level 1		11.4 m²	15.39 m²	3.99 m²	2800	2825	4972	25
Master Bedroom	Level 1		13 m²	13.4 m²	0.4 m²	2800	2835	5328	35
			31.5 m²	37.74 m²	6.24 m²				
Living Area									
Kitchen/ Dining	Level 0		14.5 m²	19.62 m²	5.12 m²				
Living Room	Level 0		19.5 m²	21.26 m²	1.76 m²	3800	3816	5328	16
			34 m²	40.88 m²	6.88 m²				
Other									
Hallway	Level 0		0 m²	4.42 m²	4.42 m²				
Landing	Level 1			6.86 m²					
WC	Level 0			2.38 m²					
			0 m²	13.66 m²	4.42 m²				
Plant									
Tank	Level 1		0 m²	0.82 m²	0.82 m²				
W/D	Level 0			0.72 m²					
			0 m²	1.54 m²	0.82 m²				
Store									
Store	Level 0		3.4 m²	3.4 m²	0 m²				
W'robe	Level 1		1.6 m²	1.71 m²	0.11 m²				
			5 m²	5.11 m²	0.11 m²				

5.3. | HOUSES - 3 BED HOUSE TYPE H3D*

*DENOTES INTERNAL LAYOUT USED WITH VARYING ELEVATIONAL TREATMENT



Ground floor plan

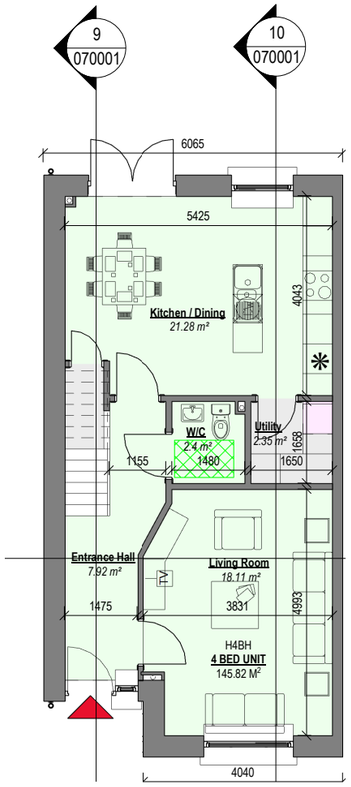


First floor plan

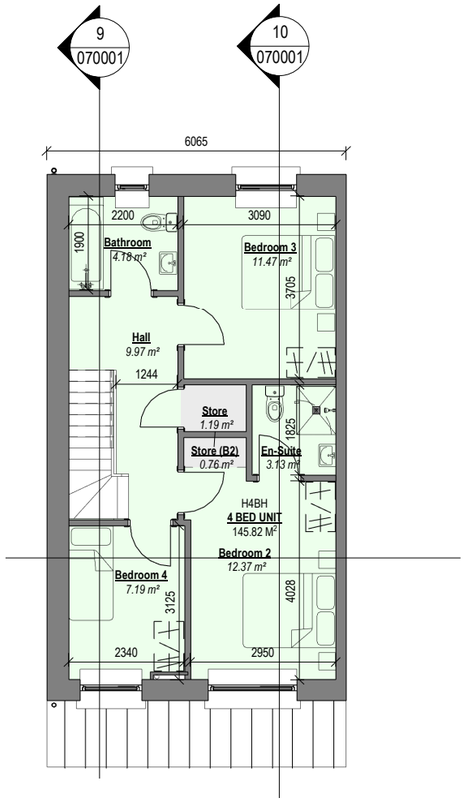
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*Level*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 1	H3DA 01	1	7.1 m²	7.76 m²	0.66 m²	2100	2163	3570	63
Bedroom 2	H3DA 01	2	11.4 m²	13.84 m²	2.44 m²	2800	2825	4407	25
Master Bedroom	H3DA 01	2	13 m²	14.25 m²	1.25 m²	2800	2818	5108	18
			31.5 m²	35.85 m²	4.35 m²				
Living Area									
Kitchen/ Dining	H3DA 00		14.5 m²	18.46 m²	3.96 m²				
Living Room	H3DA 00		19.5 m²	20.39 m²	0.89 m²	3800	3860	5108	60
			34 m²	38.85 m²	4.85 m²				
Other									
Hallway	H3DA 01			7.31 m²					
WC	H3DA 00			2.45 m²					
			0 m²	9.76 m²	0 m²				
Plant									
Tank	H3DA 01			0.92 m²					
W/D	H3DA 00			0.36 m²					
			0 m²	1.28 m²	0 m²				
Store									
Store	H3DA 00		3 m²	3.48 m²	0.48 m²				
Store	H3DA 01		1.5 m²	1.69 m²	0.19 m²				
Store	H3DA 00		0.25 m²	0.44 m²	0.19 m²				
Store	H3DA 00		0.25 m²	0.44 m²	0.19 m²				
			5 m²	6.05 m²	1.05 m²				

5.5. | HOUSES - 4 BED HOUSE TYPE H4B*

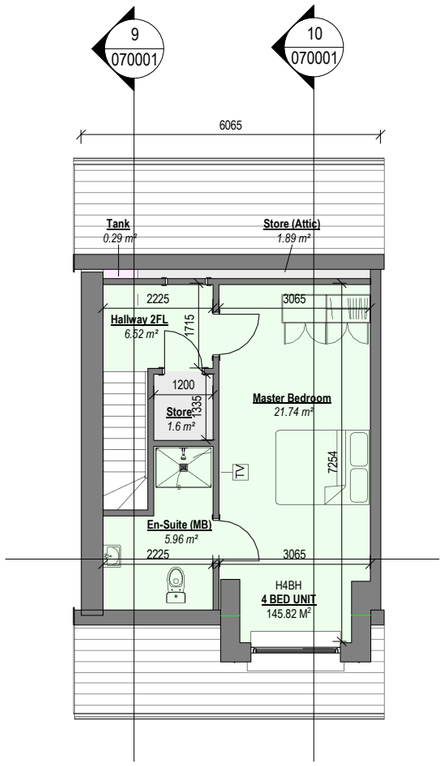
*DENOTES INTERNAL LAYOUT USED WITH VARYING ELEVATIONAL TREATMENT



Ground floor plan



First floor plan



Second floor plan

H4BH ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	*rm*	Occupancy	*Area Target*	*Actual Area*	*Difference m²*	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 2	01	2	11.4 m²	12.37 m²	0.97 m²	2800	2955		155
Bedroom 3	01	2	11.4 m²	11.47 m²	0.07 m²	2800	3095		295
Bedroom 4	01	1	7.2 m²	7.19 m²	-0.01 m²	2100	2340		240
Master Bedroom	2F	2	13 m²	21.74 m²	8.74 m²	2800	3070		270
			43 m²	52.77 m²	9.77 m²				
Living Area									
Kitchen / Dining	00		21.5 m²	21.28 m²	-0.22 m²				
Living Room	00		18.5 m²	18.11 m²	-0.39 m²	3800	3831		31
			40 m²	39.39 m²	-0.61 m²				
Other									
En-Suite	01			3.13 m²					
En-Suite (MB)	2F			5.96 m²					
Entrance Hall	00			7.92 m²					
Hall	01			9.97 m²					
Hallway 2FL	2F			6.52 m²					
W/C	00			2.4 m²					
			0 m²	35.91 m²	0 m²				
Plant									
Tank	2F			0.29 m²					
W/D	00			0.39 m²					
			0 m²	0.68 m²	0 m²				
Store									
Store	2F		1 m²	1.6 m²	0.6 m²				
Store	01		1 m²	1.19 m²	0.19 m²				
Store (Attic)	2F		0 m²	1.89 m²	1.89 m²				
Store (B2)	01		0.5 m²	0.76 m²	0.26 m²				
Store (u/stairs)	00		1.5 m²	2.09 m²	0.59 m²				
Utility	00		2 m²	2.35 m²	0.35 m²				
			6 m²	9.88 m²	3.88 m²				



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