



PART V - HOUSING QUALITY AUDIT

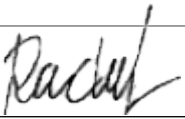
Residential Development at Ballymastone, Donabate

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

mndo
ARCHITECTS

26th May 2026

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

REVISION RECORD				
ISSUE NO.	DATE	STATUS	PREPARED	CHECKED
1	05/06/2025	S32B / LRD S2	KATE MONAHAN	RM
2	25/09/2025	PLANNING APPLICAITON / LRD S3	CAROLINE FLYNN	NG
3	18/05/2026	DRAFT PLANNING - RFI RESPONSE	CF/ RT	NG
4	26/05/2026	PLANNING - RFI RESPONSE	RT	RT/ NG 
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1.0

OVERALL SUMMARY & SCHEDULES

1.1. | SITE SUMMARY

Site Summary Phase 3 RFI

Project Name:	Ballymastone, Donabate	Date:
Project No:	1078	Rev:
Issue:	Planning - RFI Response	

Total/Gross Site Area	11.28	ha	100.0%	
Net Site Area	11.28	ha	100.0%	of Gross Site
Public Open Space	1.91	ha	16.9%	of Net Site
Communal Open Space	0.30	ha	2.7%	of Net Site
Total No. of Houses	231	units	53.3%	
Total No. of Duplexes	47	units	10.9%	
Total No. of Apartments	155	units	35.8%	
Overall No. of Dwellings	433	units	100.0%	
Community Space	215.8	sq.m		
Childcare / Creche Space	567.4	sq.m		
Overall Density-Residential/Gross Area	38.4	units/ha		Total No. of Residential Units / Site Area
Overall Density-Residential/Net Area	38.4	units/ha		Based on No. of Residential Units / NET Area
Phase 3 (Planning 3)				
Net Site Area	11.28	Ha		
Dwellings	433	units		
Density	38.4	units/ha		
Net Internal Areas (Houses)	23060.2	sq.m		
Net Internal Areas (Duplex)	4766.2	sq.m		
Net Internal Areas (Apartment)	5546.2	sq.m		
Total Net/Dwelling Areas	33372.6	sq.m		
Gross Internal Areas (Houses)	23060.2	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)	11077.0	sq.m		(including Common Areas, Plant & Party walls)
Total Residential Gross Internal Areas	39618.5	sq.m		
Gross Internal Areas (External Bin/ Bike Stores/ ESB)	262.9	sq.m		(including Common Areas, Plant & Party walls)
Gross Internal Areas (Creche)	567.4	*sq.m		(including Common Areas, Plant & Party walls)
Gross Internal Areas (Community Space)	215.8	sq.m		(including Common Areas, Plant & Party walls)
Total Gross Internal Areas	40664.6	sq.m		
Houses GEA	13952.2			
Duplex GEA	2176.7			
Apartment GEA	2763.6			(including Creche & Community Space at Ground Floor of BA09)
Bin/ Bike/ ESB GEA	292.1			
Total Site Coverage	19184.6	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) RFI

Project Name:	Ballymastone, Donabate
Project No:	1078
Issue:	Planning - RFI Response

Bedrooms	Affordable	%	Social	%	Market	%	Total	%
2	103	41.9%	47	18.7%	65	8.9%	215	17.5%
3	143	58.1%	43	17.1%	176	24.1%	362	29.5%
4	0	0.0%	6	2.4%	19	2.6%	25	2.0%
Houses	246	100.0%	96	38.1%	260	35.6%	602	49.0%
1	0	0	0	0%	20	3%	20	1.6%
2	0	0	14	6%	98	13%	112	9.1%
3	0	0	16	6%	107	15%	123	10.0%
Duplex	0	0.0%	30	11.9%	225	31%	255	20.7%
Studio	0	0.0%	14	5.6%	24	3.3%	38	3.1%
1	0	0.0%	77	30.6%	90	12.3%	167	13.6%
2	0	0.0%	26	10.3%	121	16.6%	147	12.0%
3	0	0.0%	9	3.6%	11	1.5%	20	1.6%
Apartments	0	0.0%	126	50.0%	246	33.7%	372	30.3%
Total	246	100.0%	252	100.0%	731	100.0%	1229	100.0%
%	20.0%		20.5%		59.5%			

Houses		Tenure							
		Affordable		Social		Market			
Type	Bedrooms	Count	%	Count	%	Count	%	Total	%
H2A*	2	2	0.8%	0	0.0%	44	16.9%	46	7.6%
H2B*	2	98	39.8%	0	0.0%	20	7.7%	118	19.6%
H2C*	2	3	1.2%	47	49.0%	1	0.4%	51	8.5%
H3A*	3	0	0.0%	1	1.0%	74	28.5%	75	12.5%
H3B*	3	22	8.9%	7	7.3%	0	0.0%	29	4.8%
H3C*	3	86	35.0%	19	19.8%	0	0.0%	105	17.4%
H3D*	3	31	12.6%	11	11.5%	1	0.4%	43	7.1%
H3E*	3	0	0.0%	0	0.0%	74	28.5%	74	12.3%
H3F*	3	0	0.0%	0	0.0%	10	3.8%	10	1.7%
H3G*	3	0	0.0%	0	0.0%	17	6.5%	17	2.8%
H3H*	3	4	1.6%	5	5.2%	0	0.0%	9	1.5%
H4A*	4	0	0.0%	2	2.1%	13	5.0%	15	2.5%
H4B*	4	0	0.0%	4	4.2%	6	2.3%	10	1.7%
	Total	246	40.9%	96	15.9%	260	43.2%	602	

*Includes variation in elevational treatment

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

Duplex		Tenure							
		Affordable		Social		Market			
Type	Bedrooms	Count	%	Count	%	Count	%	Total	%
D1AA	1	0	0	0	0.0%	16	7.1%	16	6.3%
D1BA	1	0	0	0	0.0%	1	0.4%	1	0.4%
D1CA	1	0	0	0	0.0%	3	1.3%	3	1.2%
D2AA	2	0	0	3	10.0%	0	0.0%	3	1.2%
D2DA	2	0	0	0	0.0%	6	2.7%	6	2.4%
D2JA	2	0	0	0	0.0%	42	18.7%	42	16.5%
D2JC	2	0	0	0	0.0%	1	0.4%	1	0.4%
D2KA	2	0	0	0	0.0%	1	0.4%	1	0.4%
D2KB	2	0	0	0	0.0%	3	1.3%	3	1.2%
D2LA	2	0	0	11	36.7%	0	0.0%	11	4.3%
D2MA	2	0	0	0	0.0%	1	0.4%	1	0.4%
D2MB	2	0	0	0	0.0%	1	0.4%	1	0.4%
D2OA	2	0	0	0	0.0%	11	4.9%	11	4.3%
D2PA	2	0	0	0	0.0%	1	0.4%	1	0.4%
D2QA	2	0	0	0	0.0%	6	2.7%	6	2.4%
D3AA	3	0	0	13	43.3%	0	0.0%	13	5.1%
D3BA	3	0	0	2	6.7%	0	0.0%	2	0.8%
D3CA	3	0	0	0	0.0%	6	2.7%	6	2.4%
D3EA	3	0	0	0	0.0%	15	6.7%	15	5.9%
D3IA	3	0	0	0	0.0%	19	8.4%	19	7.5%
D3JA	3	0	0	1	3.3%	0	0.0%	1	0.4%
D3KA	3	0	0	0	0.0%	16	7.1%	16	6.3%
D3LA	3	0	0	0	0.0%	1	0.4%	1	0.4%
D3MA	3	0	0	0	0.0%	13	5.8%	13	5.1%
D3NA	3	0	0	0	0.0%	15	6.7%	15	5.9%
D3OA	3	0	0	0	0.0%	1	0.4%	1	0.4%
D3PA	3	0	0	0	0.0%	1	0.4%	1	0.4%
D3QA	3	0	0	0	0.0%	12	5.3%	12	4.7%
D3RA	3	0	0	0	0.0%	4	1.8%	4	1.6%
D3SA	3	0	0	0	0.0%	2	0.9%	2	0.8%
D3TA	3	0	0	0	0.0%	2	0.9%	2	0.8%
	Total	0	0.0%	30	11.8%	225	88.2%	255	

Apartments		Tenure							
		Affordable		Social		Market			
Type	Bedrooms	Count	%	Count	%	Count	%	Total	%
ASAA	1	0	0	14	11.1%	24	9.8%	38	10.2%
A1AA	1	0	0	0	0.0%	15	6.1%	15	4.0%
A1BA	1	0	0	0	0.0%	20	8.1%	20	5.4%
A1EA	1	0	0	27	21.4%	0	0.0%	27	7.3%
A1FA	1	0	0	14	11.1%	0	0.0%	14	3.8%
A1GA	1	0	0	7	5.6%	0	0.0%	7	1.9%
A1HA	1	0	0	2	1.6%	0	0.0%	2	0.5%
A1LA	1	0	0	11	8.7%	32	13.0%	43	11.6%
A1JA	1	0	0	5	4.0%	0	0.0%	5	1.3%
A1MA	1	0	0	0	0.0%	15	6.1%	15	4.0%
A1NA	1	0	0	0	0.0%	8	3.3%	8	2.2%
A1OA	1	0	0	11	8.7%	0	0.0%	11	3.0%
A2AA	2	0	0	0	0.0%	43	17.5%	43	11.6%
A2BA	2	0	0	0	0.0%	10	4.1%	10	2.7%
A2CA	2	0	0	0	0.0%	19	7.7%	19	5.1%
A2DA	2	0	0	0	0.0%	7	2.8%	7	1.9%
A2EA	2	0	0	0	0.0%	5	2.0%	5	1.3%
A2GA	2	0	0	5	4.0%	0	0.0%	5	1.3%
A2HA	2	0	0	6	4.8%	0	0.0%	6	1.6%
A2IA	2	0	0	0	0.0%	6	2.4%	6	1.6%
A2JA	2	0	0	0	0.0%	6	2.4%	6	1.6%
A2LA	2	0	0	0	0.0%	3	1.2%	3	0.8%
A2MA	2	0	0	9	7.1%	9	3.7%	18	4.8%
A2NA	2	0	0	0	0.0%	7	2.8%	7	1.9%
A2OA	2	0	0	6	4.8%	6	2.4%	12	3.2%
A3AA	3	0	0	0	0.0%	11	4.5%	11	3.0%
A3CA	3	0	0	5	4.0%	0	0.0%	5	1.3%
A3DA	3	0	0	4	3.2%	0	0.0%	4	1.1%
	Total	0	0.0%	126	81.7%	246	90.2%	372	

1.3. | UNIT SUMMARY - PHASE 3

Unit Summary Phase 3 RFI	
Project Name:	Ballymastone, Donabate
Project No:	1078
Issue:	Planning - RFI Response
Phase	3* (* denotes combined sub-phases A,B,C)

Unit Type	Affordable	%	Social	%	Market	%	Total	%
2 Bed	40	46.0%	15	16.1%	31	12.3%	86	19.9%
3 Bed	47	54.0%	15	16.1%	71	28.1%	133	30.7%
4 Bed	0	0.0%	2	2.2%	10	4.0%	12	2.8%
Houses	87	100.0%	32	34.4%	112	44.3%	231	53.3%
1 Bed	0	0	0	0%	2	1%	2	0.5%
2 Bed	0	0	5	5%	19	8%	24	5.5%
3 Bed	0	0	5	5%	16	6%	21	4.8%
Duplex	0	0.0%	10	10.8%	37	15%	47	10.9%
Studio	0	0.0%	14	15.1%	24	9.5%	38	8.8%
1 Bed	0	0.0%	22	23.7%	55	21.7%	77	17.8%
2 Bed	0	0.0%	15	16.1%	25	9.9%	40	9.2%
Apartments	0	0.0%	51	54.8%	104	41.1%	155	35.8%
Total	87	100.0%	93	100.0%	253	100.0%	433	100.0%
%	20.1%		21.5%		58.4%			

Houses		Tenure							
		Affordable		Social		Market			
Unit Type	Bedrooms	Count	%	Count	%	Count	%	Total	%
H2A*	2	2	2.3%	0	0.0%	24	21.4%	26	11.3%
H2B*	2	35	40.2%	0	0.0%	6	5.4%	41	17.7%
H2C*	2	3	3.4%	15	46.9%	1	0.9%	19	8.2%
H3A*	3	0	0.0%	1	3.1%	37	33.0%	38	16.5%
H3B*	3	10	11.5%	2	6.3%	0	0.0%	12	5.2%
H3C*	3	28	32.2%	8	25.0%	0	0.0%	36	15.6%
H3D*	3	9	10.3%	4	12.5%	0	0.0%	13	5.6%
H3E*	3	0	0.0%	0	0.0%	26	23.2%	26	11.3%
H3F*	3	0	0.0%	0	0.0%	1	0.9%	1	0.4%
H3G*	3	0	0.0%	0	0.0%	7	6.3%	7	3.0%
H3H*	3	0	0.0%	0	0.0%	0	0.0%	0	0.0%
H4A*	4	0	0.0%	0	0.0%	6	5.4%	6	2.6%
H4B*	4	0	0.0%	2	6.3%	4	3.6%	6	2.6%
	Total	87	37.7%	32	13.9%	112	48.5%	231	

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	

Apartments		Tenure							
		Affordable		Social		Market			
Type	Bedrooms	Count	%	Count	%	Count	%	Total	%
ASAA	1	0	0	14	27.5%	24	23.1%	38	24.5%
A1LA	1	0	0	11	21.6%	32	30.8%	43	27.7%
A1MA	1	0	0	0	0.0%	15	14.4%	15	9.7%
A1NA	1	0	0	0	0.0%	8	7.7%	8	5.2%
A1OA	1	0	0	11	21.6%	0	0.0%	11	7.1%
A2LA	1	0	0	0	0.0%	3	2.9%	3	1.9%
A2MA	1	0	0	9	17.6%	9	8.7%	18	11.6%
A2NA	1	0	0	0	0.0%	7	6.7%	7	4.5%
A2OA	1	0	0	6	11.8%	6	5.8%	12	7.7%
	Total	0	0	51	88.2%	104	87.5%	155	

1.3. | SITE PLANS (TYPE & TENURE)



TENURE

TENURE MIX

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

1.4 | PART V ACCESSIBLE HOUSING

Houses		Tenure							
		Affordable		Social		Market			
Unit Type	Bedrooms	Count	%	Count	%	Count	%	Total	%
H2A*	2	2	2.3%	0	0.0%	24	21.4%	26	11.3%
H2B*	2	35	40.2%	0	0.0%	6	5.4%	41	17.7%
H2C*	2	3	3.4%	15	46.9%	1	0.9%	19	8.2%
H3A*	3	0	0.0%	1	3.1%	37	33.0%	38	16.5%
H3B*	3	10	11.5%	2	6.3%	0	0.0%	12	5.2%
H3C*	3	28	32.2%	8	25.0%	0	0.0%	36	15.6%
H3D*	3	9	10.3%	4	12.5%	0	0.0%	13	5.6%
H3E*	3	0	0.0%	0	0.0%	26	23.2%	26	11.3%
H3F*	3	0	0.0%	0	0.0%	1	0.9%	1	0.4%
H3G*	3	0	0.0%	0	0.0%	7	6.3%	7	3.0%
H3H*	3	0	0.0%	0	0.0%	0	0.0%	0	0.0%
H4A*	4	0	0.0%	0	0.0%	6	5.4%	6	2.6%
H4B*	4	0	0.0%	2	6.3%	4	3.6%	6	2.6%
	Total	87	37.7%	32	13.9%	112	48.5%	231	

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	

*All houses and duplexes are TGD Part M accessible compliant

Apartments		Tenure							
		Affordable		Social		Market			
Type	Bedrooms	Count	%	Count	%	Count	%	Total	%
ASAA	1	0	0	14	27.5%	24	23.1%	38	24.5%
A1LA	1	0	0	11	21.6%	32	30.8%	43	27.7%
A1MA	1	0	0	0	0.0%	15	14.4%	15	9.7%
A1NA	1	0	0	0	0.0%	8	7.7%	8	5.2%
A1OA	1	0	0	11	21.6%	0	0.0%	11	7.1%
A2LA	1	0	0	0	0.0%	3	2.9%	3	1.9%
A2MA	1	0	0	9	17.6%	9	8.7%	18	11.6%
A2NA	1	0	0	0	0.0%	7	6.7%	7	4.5%
A2OA	1	0	0	6	11.8%	6	5.8%	12	7.7%
Total		0	0	51	88.2%	104	87.5%	155	



- PART V UNITS
- ▭ PART V TGD PART M ACCESSIBLE UNITS
- ▭ PART V APARTMENT BLOCK CONTAINING UNIVERSAL DESIGN APARTMENT UNITS

PART V UNIVERSAL DESIGN APARTMENT UNITS

Apartment Part V UD		
Unit Type	Count	% of Part V Units
A1OA	11	22%
A2MA	9	18%
Total	20	39%

2.0

BLOCK SUMMARIES

2.1. | APARTMENT BLOCK SCHEDULES - BLOCK BA07

Apartment Block	BA07							
Apartment Type	Bedrooms	Ground	First	Second	Third	Fourth	Fifth	Total
		0	1	2	3	4	5	
ASAA	0	1	3	3	3	2	2	14
A1LA	1	1	2	2	2	2	2	11
A1OA	1	2	2	2	2	2	1	11
A2MA	2	1	2	2	2	2	0	9
A2OA	2	1	1	1	1	1	1	6
		6	10	10	10	9	6	51



2.2. | DUPLEX BLOCK SCHEDULES - BLOCK BZ04

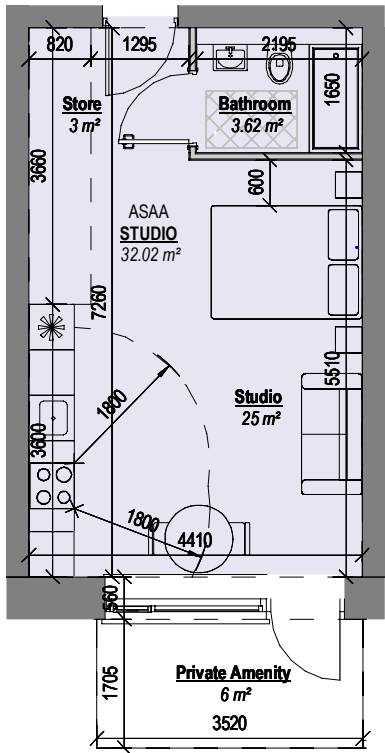
Duplex Blocks	BZ04	1	No. Blocks
Duplex Type	Bedrooms	Total	Per Block
D2AA	2	1	1
D2LA	2	4	4
D3AA	3	4	4
D3JA	3	1	1
		10	10



3.0

APARTMENT TYPES

3.1. | APARTMENTS UNITS - STUDIO APT, TYPE ASSA

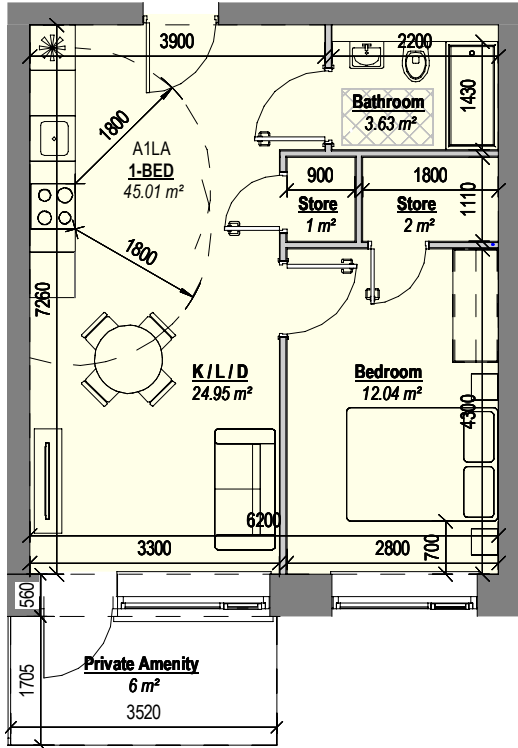


1 Apartment Unit Type ASSA - Plan
1 : 100

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)
Bathroom	Level 0		0 m²	3.62 m²	0 m²				
Private Amenity	Level 0		4 m²	6 m²	2 m²	1500	1705	3520	205
Store	Level 0		3 m²	3 m²	0 m²				
Studio	Level 0	2	25 m²	25 m²	0 m²	4000	4410	5510	410

Gross Internal Areas - ASSA	
Name	Area
ASSA	32.02 m²

3.1. | APARTMENTS UNITS - 1 BED APT, TYPE A1LA

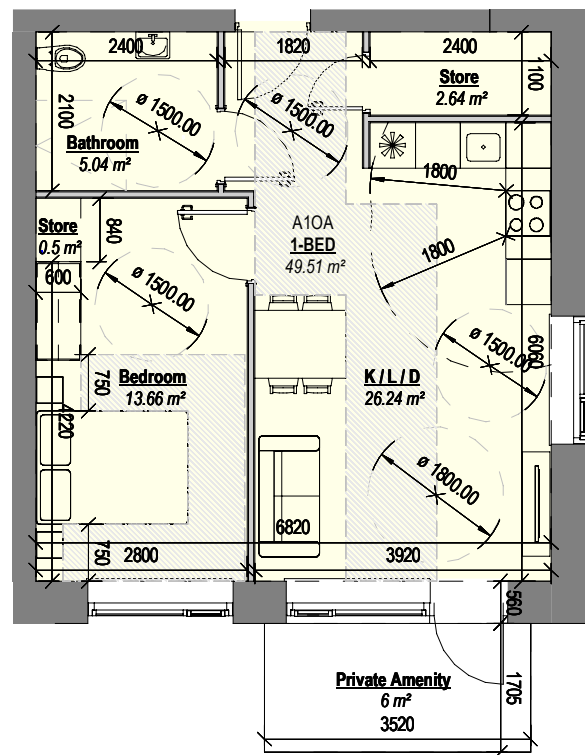


1 Apartment Unit Type A1LA - Plan
1 : 100

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)
Bathroom	Level 0		0 m²	3.63 m²	0 m²				
Bedroom	Level 0	2	11.4 m²	12.04 m²	0.64 m²	2800	2800	4300	0
K / L / D	Level 0		23 m²	24.95 m²	1.95 m²	3300	3300	7260	0
Private Amenity	Level 0		5 m²	6 m²	1 m²	1500	1705	3520	205
Store			3 m²	3 m²	0 m²				

Gross Internal Areas - A1LA	
Name	Area
A1LA	45.02 m²

3.1. | APARTMENTS UNITS- 1 BED APT, TYPE A10A

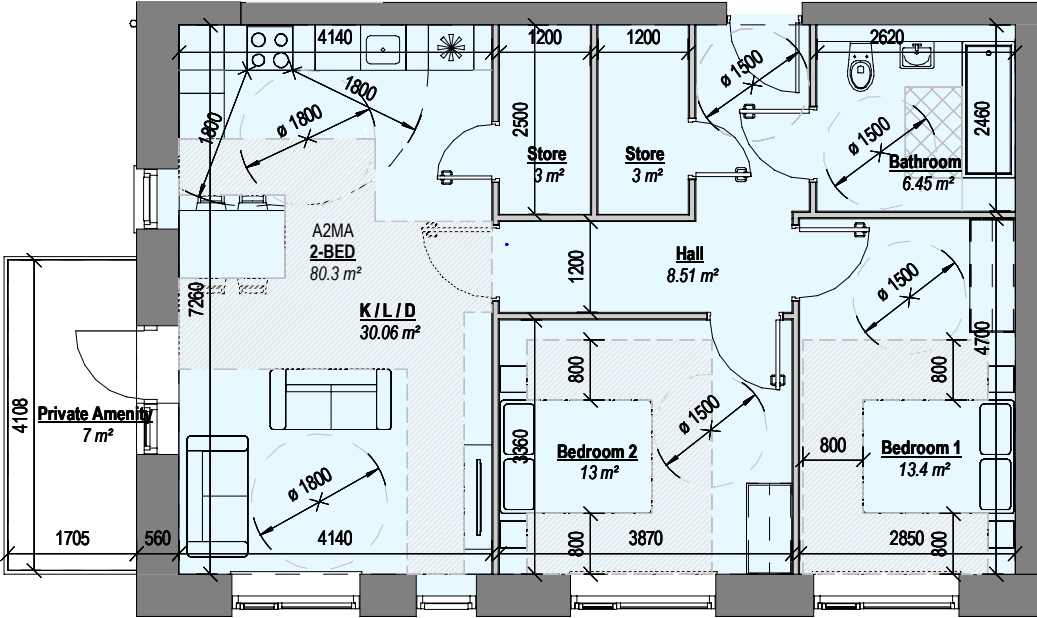


1 Apartment Unit Type A10A - Plan
1 : 100

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)
Bathroom	Level 0		0 m²	5.04 m²	0 m²				
Bedroom	Level 0	2	11.4 m²	13.66 m²	2.26 m²	2800	2800	4220	0
K / L / D	Level 0		23 m²	26.24 m²	3.24 m²	3300	3920	6060	620
Private Amenity	Level 0		5 m²	6 m²	1 m²	1500	1705	3520	205
Store	Level 0		3 m²	3.14 m²	0.14 m²				

Gross Internal Areas - A10A	
Name	Area
A10A	49.51 m²

3.1. | APARTMENTS UNITS - 2 BED APT, TYPE A2MA

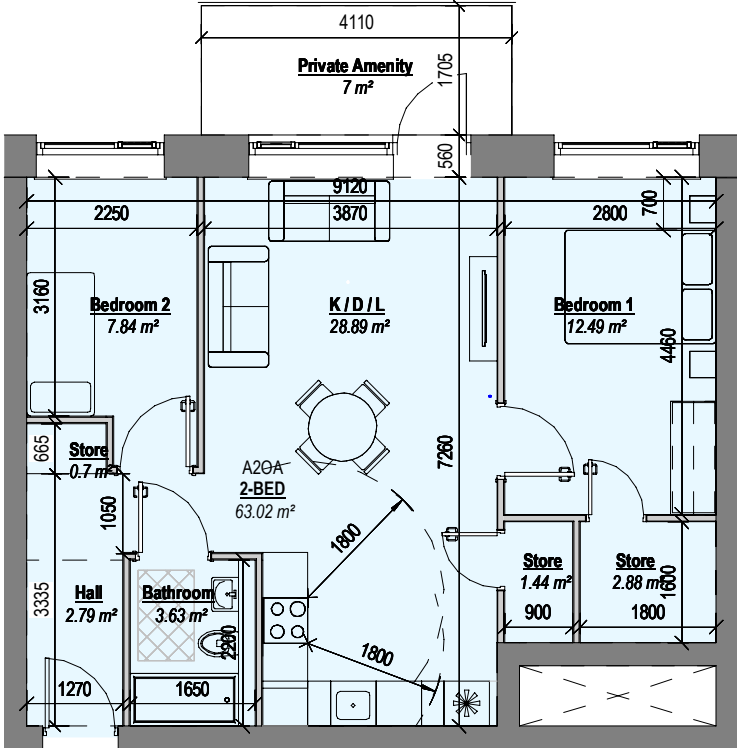


1 Apartment Unit Type A2MMA - Plan
1 : 100

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)
Bathroom			0 m²	6.45 m²	0 m²				
Bedroom 1	Level 0	2	13 m²	13.4 m²	0.4 m²	2800	2850	4700	50
Bedroom 2	Level 0	2	11.4 m²	13 m²	1.6 m²	2800	3360	3870	560
Hall	Level 0		0 m²	8.51 m²	0 m²				
K / L / D	Level 0		30 m²	30.06 m²	0.06 m²	3600	4140	7260	540
Private Amenty	Level 0		0 m²	7 m²	0 m²	1500	1705	4108	205
Store	Level 0		6 m²	6 m²	0 m²				

Gross Internal Areas - A2MA	
Name	Area
A2MA	80.3 m²

3.1. | APARTMENTS UNITS - 2 BED APT, TYPE A2OA



1 Apartment Unit Type A2OA - Plan
1 : 100

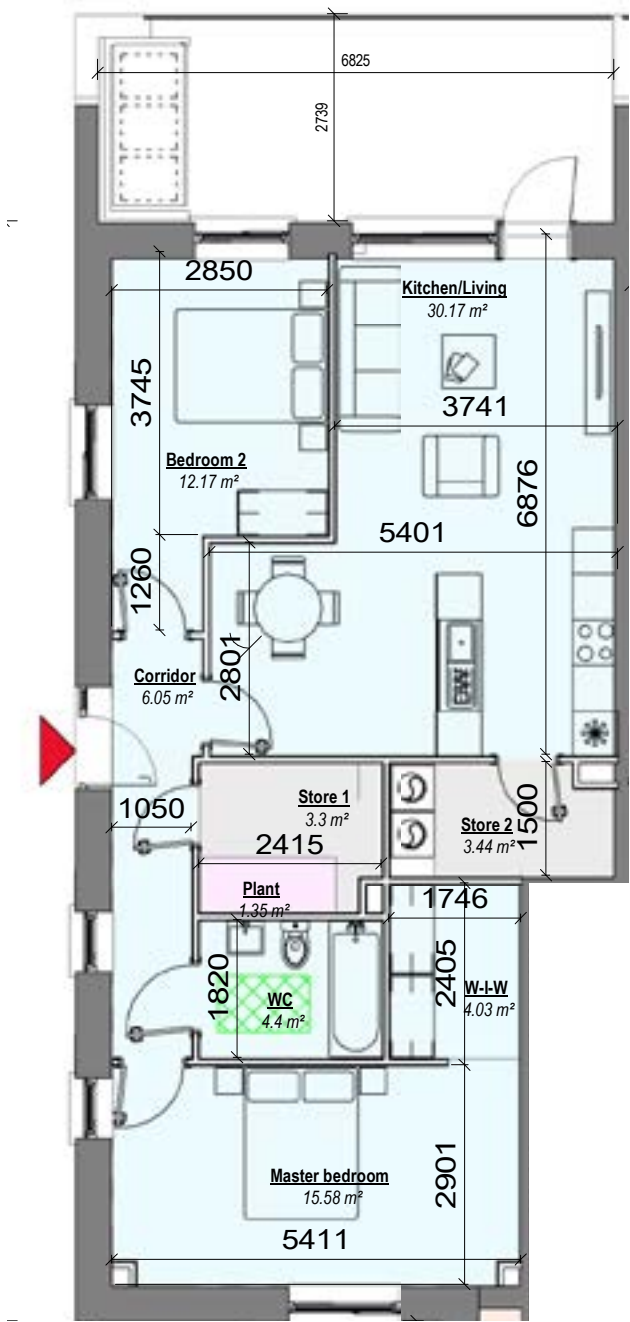
ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	Level	Occupancy	Area Target	Actual Area	Difference m²	Width Target	Actual Width	Actual Length	Difference (mm)
Bathroom			0 m²	3.63 m²	0 m²				
Bedroom 1	Level 0	2	11.4 m²	12.49 m²	1.09 m²	2800	2800	4460	0
Bedroom 2		1	7.1 m²	7.84 m²	0.74 m²	2100	2250	3160	150
Hall	Level 0		0 m²	2.79 m²	0 m²				
K / D / L	Level 0		28 m²	28.89 m²	0.89 m²	3600	3870	7260	270
Private Amenity	Level 0		7 m²	7 m²	0 m²	1500	1705	4110	205
Store			5 m²	5.02 m²	0.02 m²				

Gross Internal Areas - A2OA	
Name	Area
A2OA	63.02 m²

4.0

DUPLEX TYPES

4.1. | DUPLEX UNITS - 2 BED, TYPE D2AA

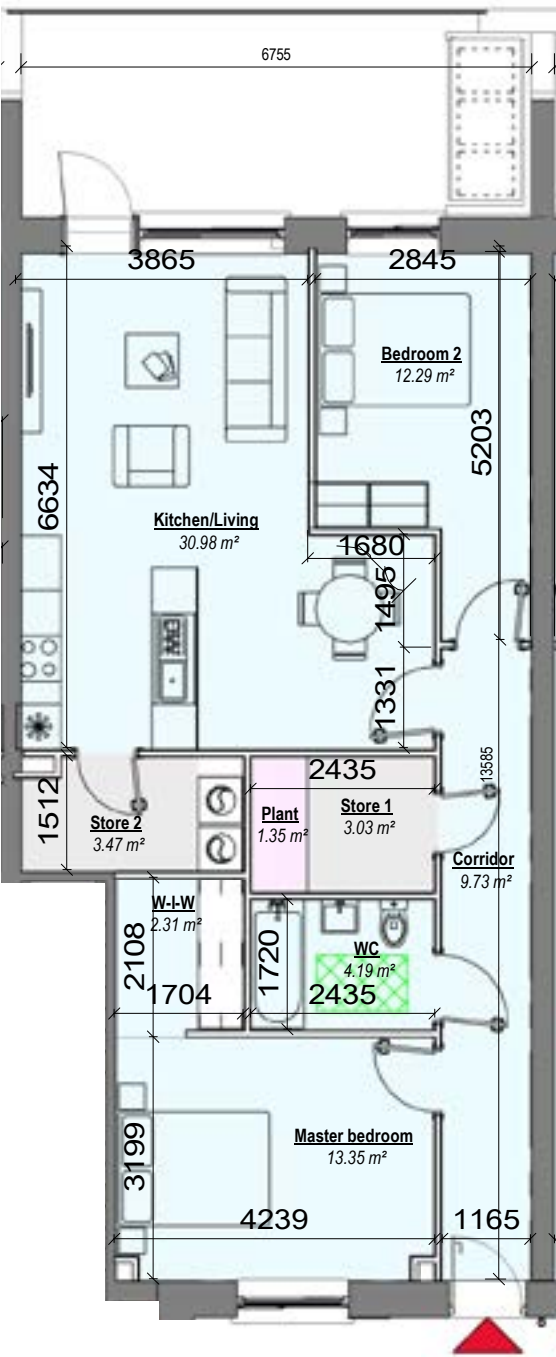


D2AA - 2 Bed Ground Floor End Terrace

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

4.1. | DUPLEX UNITS - 2 BED, TYPE D2LA

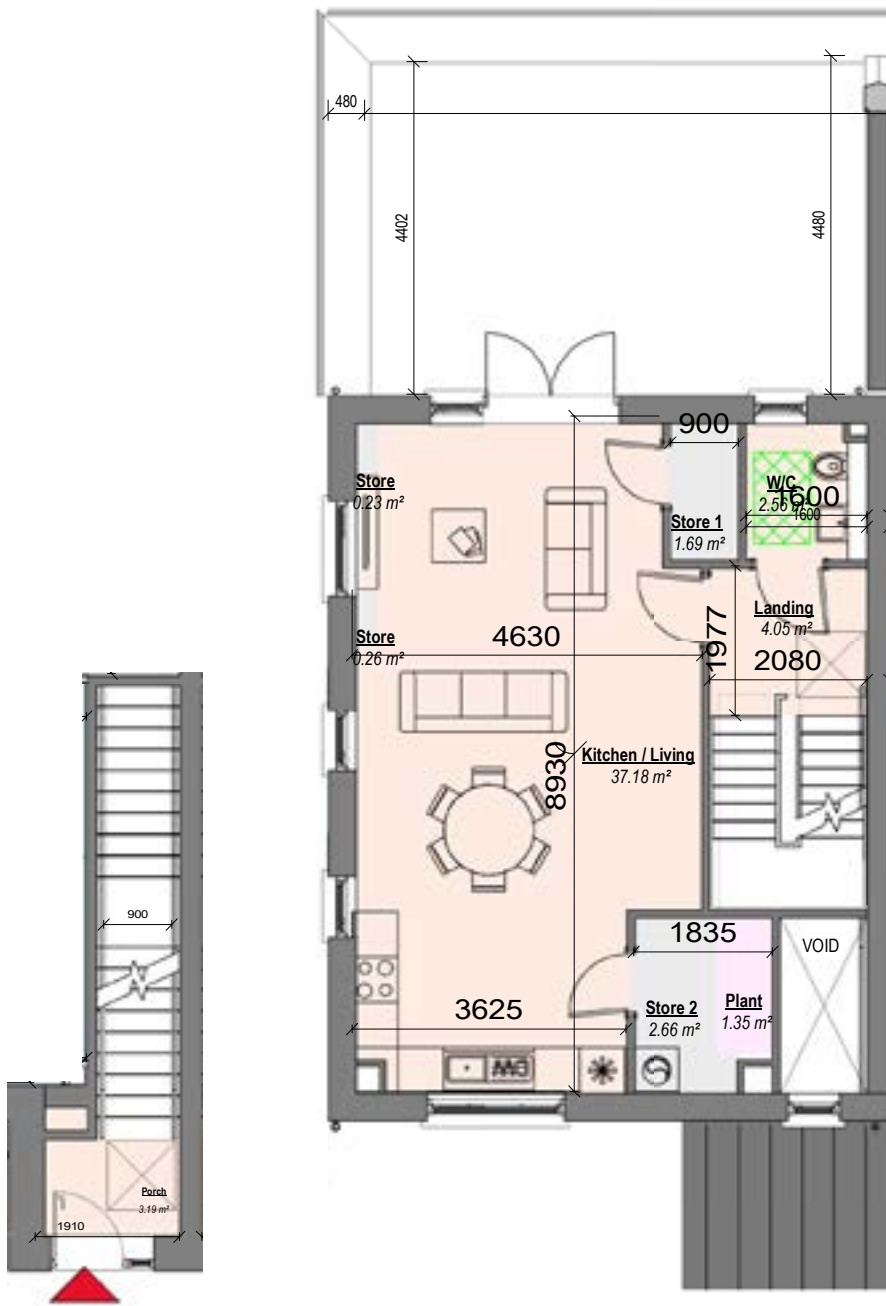


D2LA - 2 Bed Ground
Floor Mid Terrace

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				

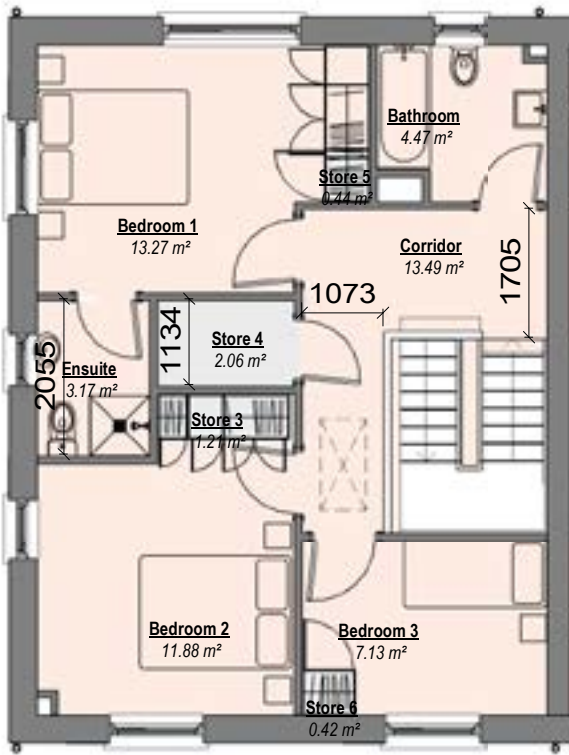
Gross Internal Areas	
Name	Area
D2LA	86.5 m²
	86.5 m²

4.1. | DUPLEX UNITS - 3 BED, TYPE D3AA



D3AA - 3 Bed
Ground Floor
(Entrance Only) Mid
Terrace

D3AA - 3 Bed First Floor Mid
Terrace

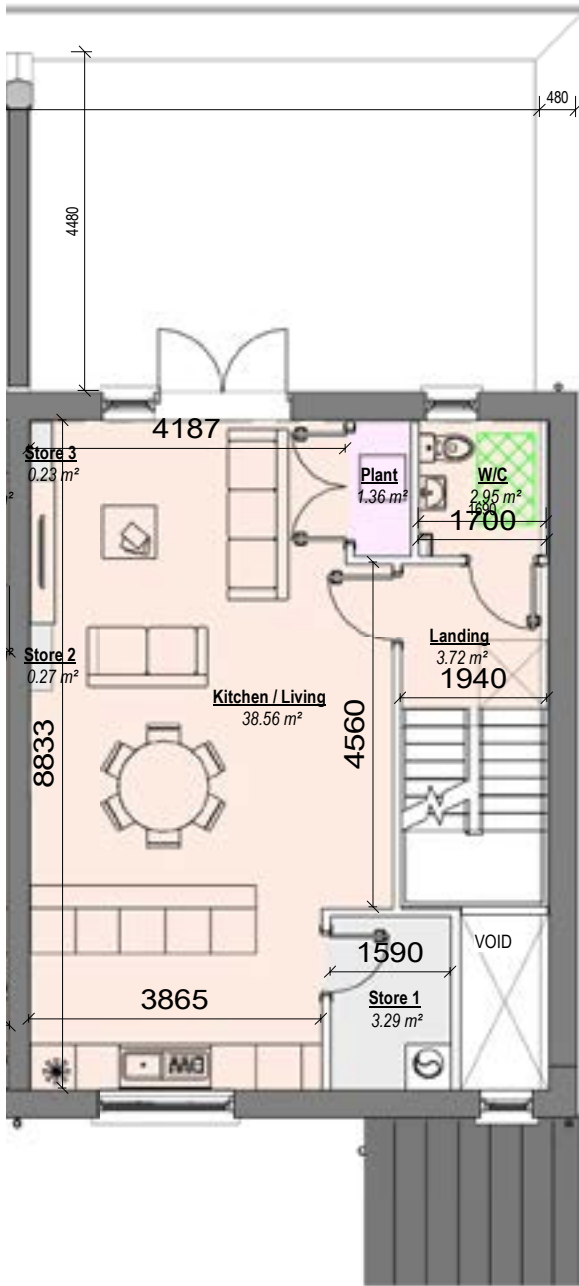


D3AA - 3 Bed Second Floor Mid
Terrace

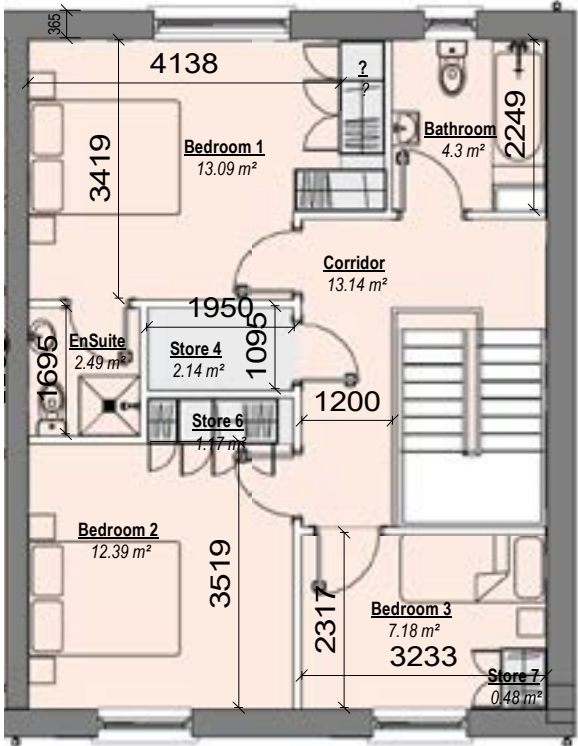
ROOM DATA SCHEDULE									
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	Level	Occupancy	Area Target	Actual Area	Difference m²	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 1	02	2	13 m²	13.3 m²	0.3 m²	2800	3348	4447	548
Bedroom 2	02	2	11.4 m²	11.9 m²	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

4.1. | DUPLEX UNITS - 3 BED, TYPE D3JA



D3JA - 3 Bed Ground Floor End Terrace



D3JA - 3 Bed First 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 1	02	2	13 m²	13.1 m²	0.1 m²	2800	3419	4720	619
Bedroom 2	02	2	11.4 m²	12.4 m²	1 m²	2800	3519	3520	719
Bedroom 3	02	1	7.1 m²	7.2 m²	0.1 m²	2100	2320	3233	220
			31.5 m²	32.7 m²	1.2 m²				
Living Area									
Kitchen / Living	01	4	30 m²	38.6 m²	8.6 m²				
			30 m²	38.6 m²	8.6 m²				
Plant									
Plant	01		0 m²	1.4 m²	0 m²				
			0 m²	1.4 m²	0 m²				
Store									
Store 1	01		3.3 m²	3.3 m²	0 m²				
Store 2	01		0.3 m²	0.3 m²	0 m²				
Store 3	01		0.2 m²	0.2 m²	0 m²				
Store 4	02		2.1 m²	2.1 m²	0 m²				
Store 5	02		1.5 m²	1.6 m²	0.1 m²				
Store 6	02		1.2 m²	1.2 m²	0 m²				
Store 7	02		0.5 m²	0.5 m²	0 m²				
			9 m²	9.2 m²	0.2 m²				

Gross Internal Areas	
Name	Area
GIA 01	60.5 m²
GIA 02	60.5 m²
GIA 00	4.3 m²
	125.4 m²

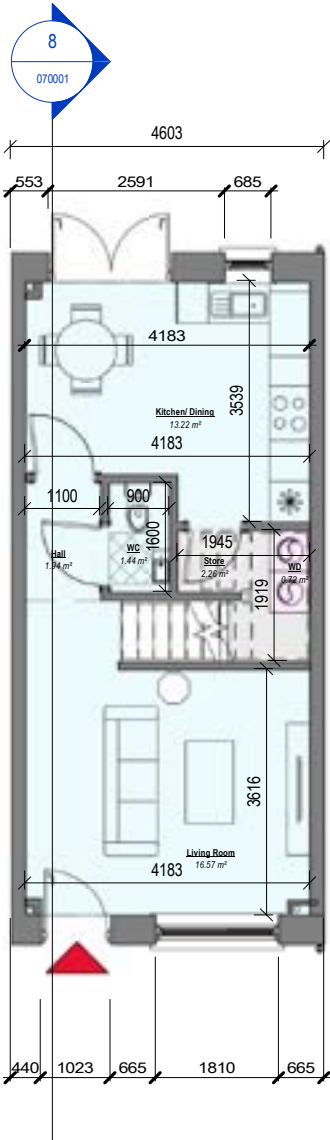
5.0

HOUSES

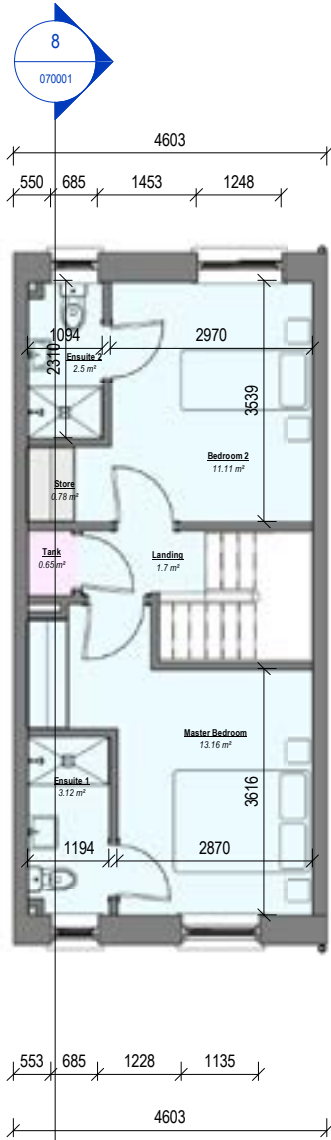
Note, houses have minor variations to elevation treatment by zone and adjustments by terrace for constructibility which are designed around the following floor plans

5.1. | HOUSES - 2 BED HOUSE TYPE H2A*

*DENOTES INTERNAL LAYOUT USED WITH VARYING ELEVATIONAL TREATMENT



Ground floor plan

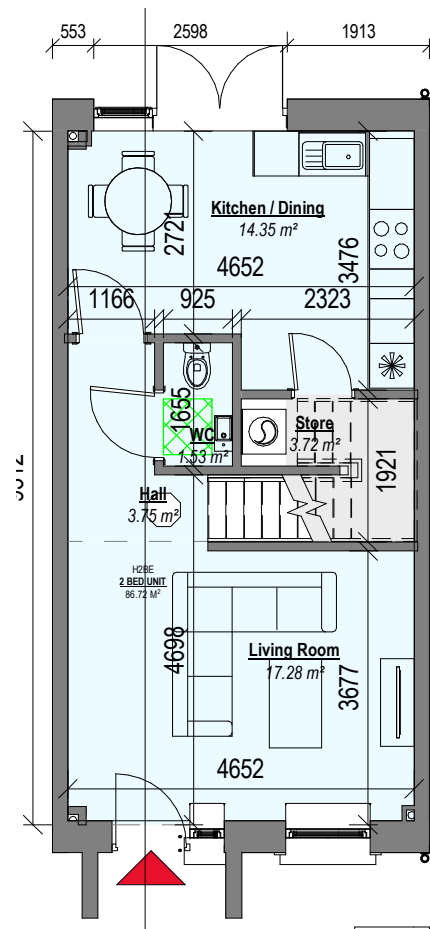


First floor plan

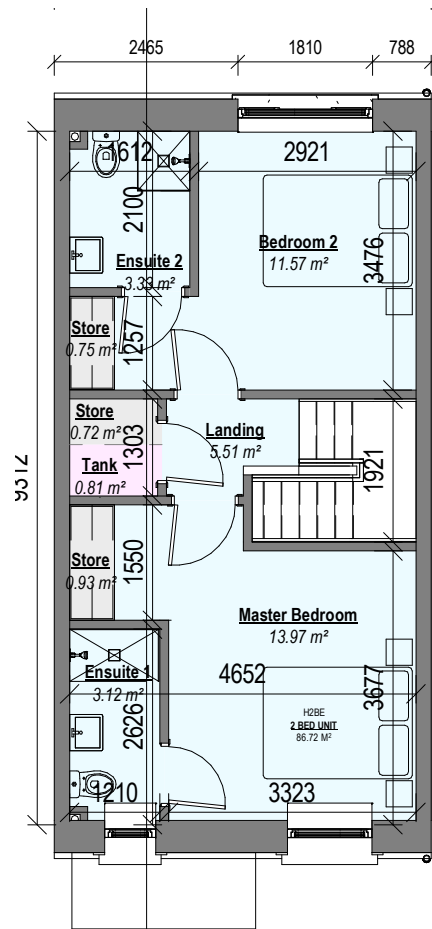
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	Level	Occupancy	Area Target	Actual Area	Difference m²	Width Target	Actual Width	Actual Length	Difference (mm)
Ensuite 1	01			3.12 m²					
Ensuite 2	01			2.5 m²					
Hall	00			1.94 m²					
Landing	01			1.7 m²					
WC	00			1.44 m²					
			0 m²	10.71 m²	0 m²				
Bedroom									
Bedroom 2	01	1	7.1 m²	11.11 m²	4.01 m²	2800	3078	3525	278
Master Bedroom	01	2	13 m²	13.16 m²	0.16 m²	2800	3102	3490	302
			20.1 m²	24.26 m²	4.16 m²				
Living Area									
Kitchen/ Dining	00		0 m²	13.22 m²	13.22 m²	0	0	0	0
Living Room	00		13 m²	16.57 m²	3.57 m²	3600	3610	4203	10
			13 m²	29.79 m²	16.79 m²				
Plant									
Tank	01		0 m²	0.65 m²	0.65 m²				
WD	00			0.72 m²					
			0 m²	1.37 m²	0.65 m²				
Store									
Store	00			2.26 m²					
Store	01			0.78 m²					
			0 m²	3.04 m²	0 m²				

5.1. | HOUSES - 2 BED HOUSE TYPE H2B*

*DENOTES INTERNAL LAYOUT USED WITH VARYING ELEVATIONAL TREATMENT



Ground floor plan

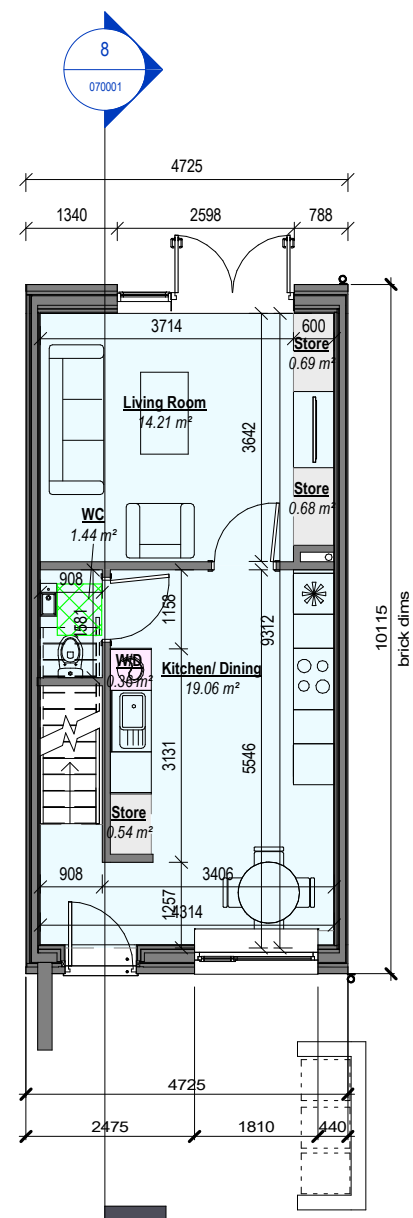


First floor plan

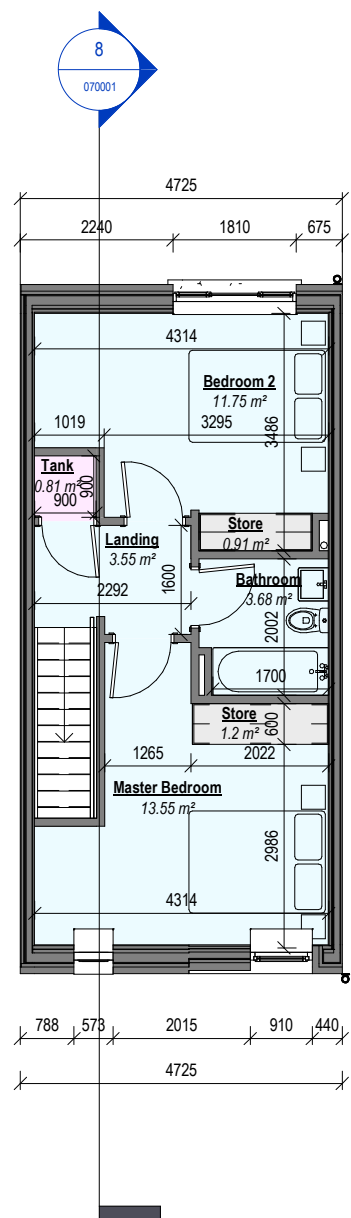
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	Level	Occupancy	Area Target	Actual Area	Difference m²	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 2	01	2	11.4 m²	11.57 m²	0.17 m²	2800	2842	3475	42
Master Bedroom	01	2	13 m²	13.97 m²	0.97 m²	2800	3368	3620	568
			24.4 m²	25.54 m²	1.14 m²				
Living Area									
Kitchen / Dining	00		0 m²	14.35 m²	14.35 m²		4653	3475	
Living Room	00		13 m²	17.28 m²	4.28 m²	3600	3620	4655	20
			13 m²	31.63 m²	18.63 m²				
Other									
Ensuite 1	01			3.12 m²					
Ensuite 2	01			3.33 m²					
Hall	00			3.75 m²					
Landing	01			5.51 m²					
W/D	00			0.36 m²					
WC	00			1.53 m²					
			0 m²	17.6 m²	0 m²				
Plant									
Tank	01			0.81 m²					
			0 m²	0.81 m²	0 m²				
Store									
Store	01		0.6 m²	0.72 m²	0.12 m²				
Store	01		0.7 m²	0.75 m²	0.05 m²				
Store	01		0.9 m²	0.93 m²	0.03 m²				
Store	00		1.8 m²	3.72 m²	1.92 m²				
			4 m²	6.13 m²	2.13 m²				

5.1. | HOUSES - 2 BED HOUSE TYPE H2C*

*DENOTES INTERNAL LAYOUT USED WITH VARYING ELEVATIONAL TREATMENT



Ground floor plan

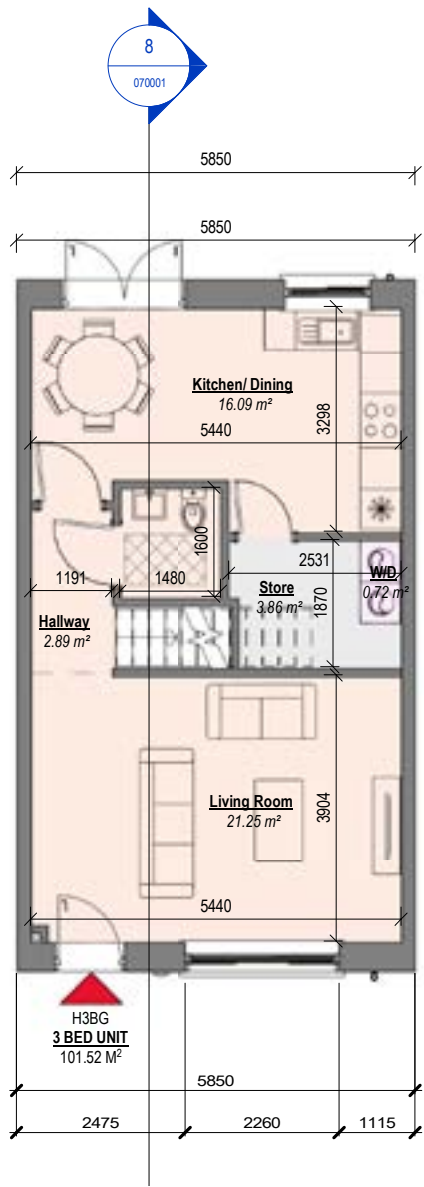


First floor plan

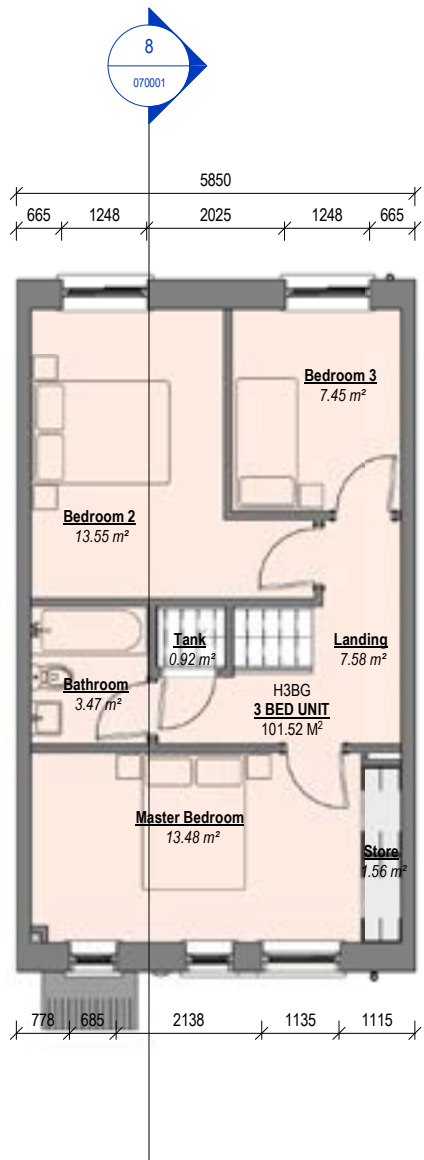
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	Level	Occupancy	Area Target	Actual Area	Difference m²	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 2	01	2	11.4 m²	11.75 m²	0.35 m²	2800	4315	3480	1515
Master Bedroom	01	2	13 m²	13.55 m²	0.55 m²	2800	3280	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				

5.1. | HOUSES - 3 BED HOUSE TYPE H3B*

*DENOTES INTERNAL LAYOUT USED WITH VARYING ELEVATIONAL TREATMENT



Ground floor plan

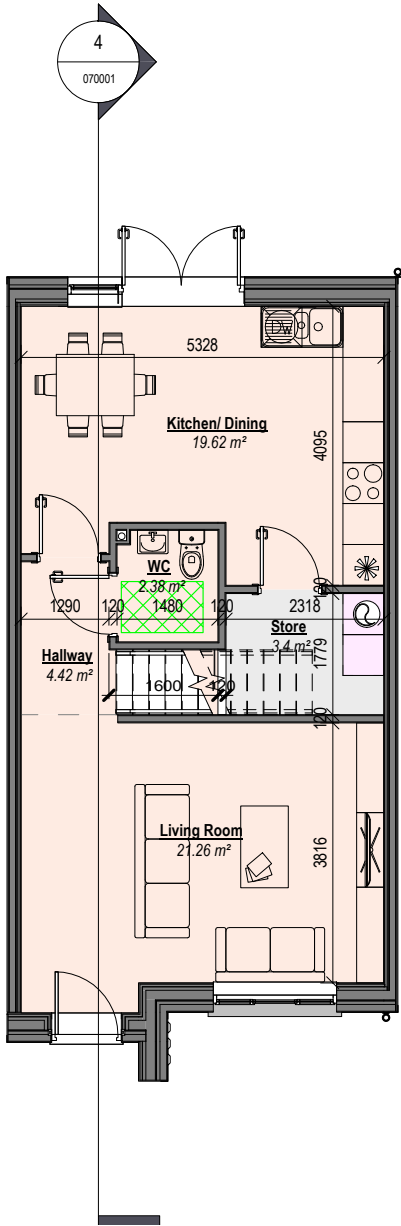


First floor plan

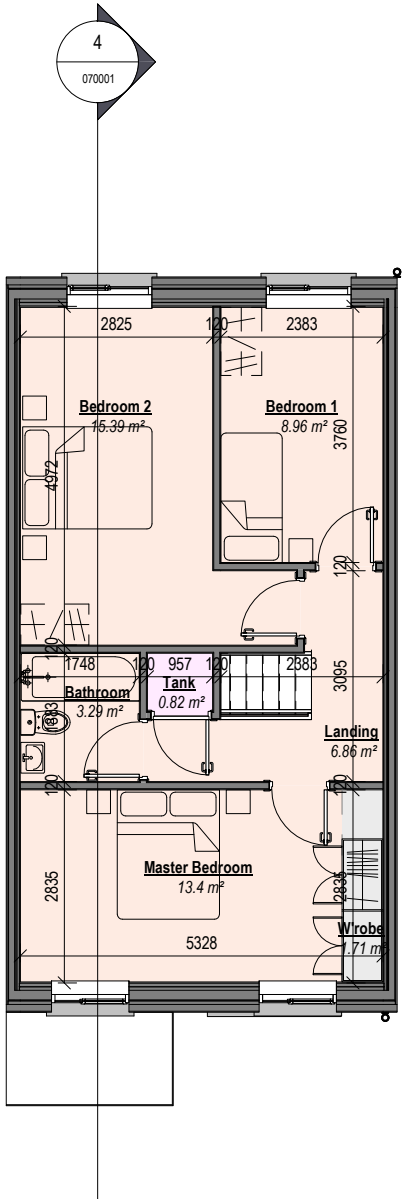
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	Level	Occupancy	Area Target	Actual Area	Difference m²	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 2	Level 1		11.4 m²	13.55 m²	2.15 m²	2800	2825	4125	25
Bedroom 3	Level 1		7.1 m²	7.45 m²	0.35 m²	2100	2495	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				

5.1. | HOUSES - 3 BED HOUSE TYPE H3C*

*DENOTES INTERNAL LAYOUT USED WITH VARYING ELEVATIONAL TREATMENT



Ground floor plan

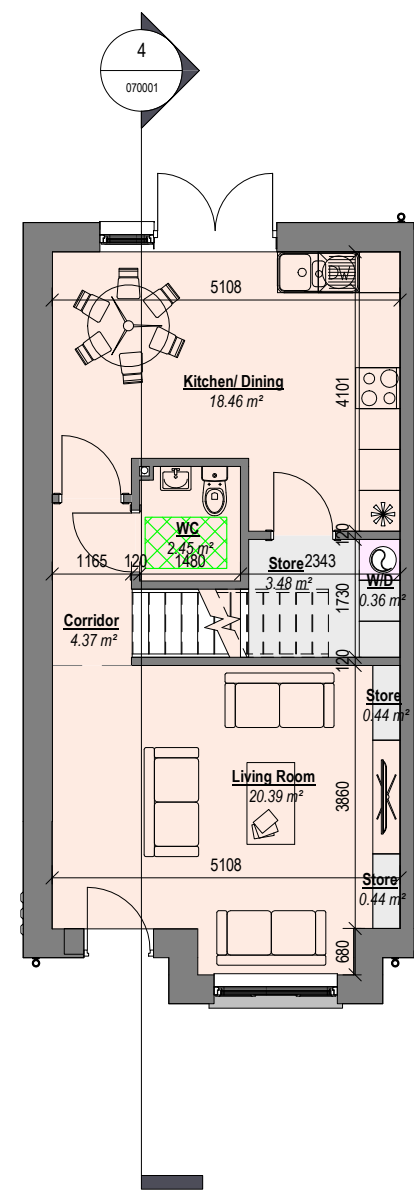


First floor plan

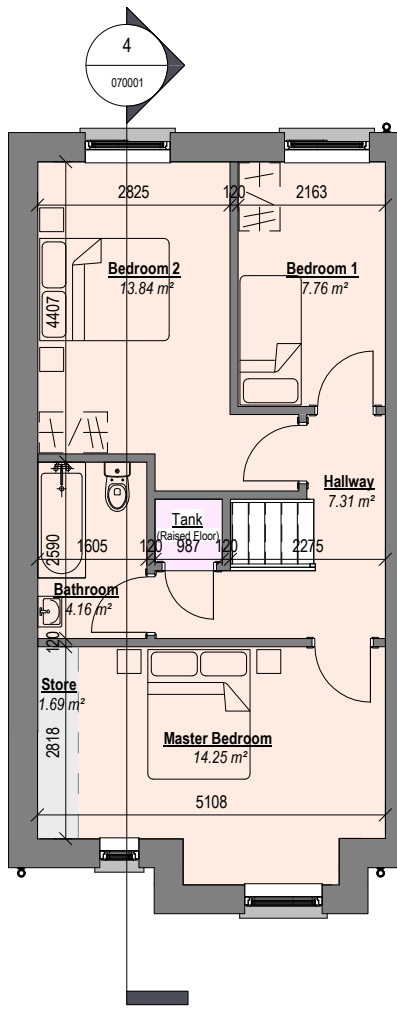
ROOM INFORMATION			AREA REQUIREMENT			DIM REQUIREMENT			
Name	Level	Occupancy	Area Target	Actual Area	Difference m²	Width Target	Actual Width	Actual Length	Difference (mm)
Bedroom									
Bedroom 1	Level 1		7.1 m²	8.96 m²	1.86 m²	2100	2383	3760	283
Bedroom 2	Level 1		11.4 m²	15.39 m²	3.99 m²	2800	2825	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				
Wrobe	Level 1		1.6 m²	1.71 m²	0.11 m²				
			5 m²	5.11 m²	0.11 m²				

5.1. | HOUSES - 3 BED HOUSE TYPE H3D*

*DENOTES INTERNAL LAYOUT USED WITH VARYING ELEVATIONAL TREATMENT



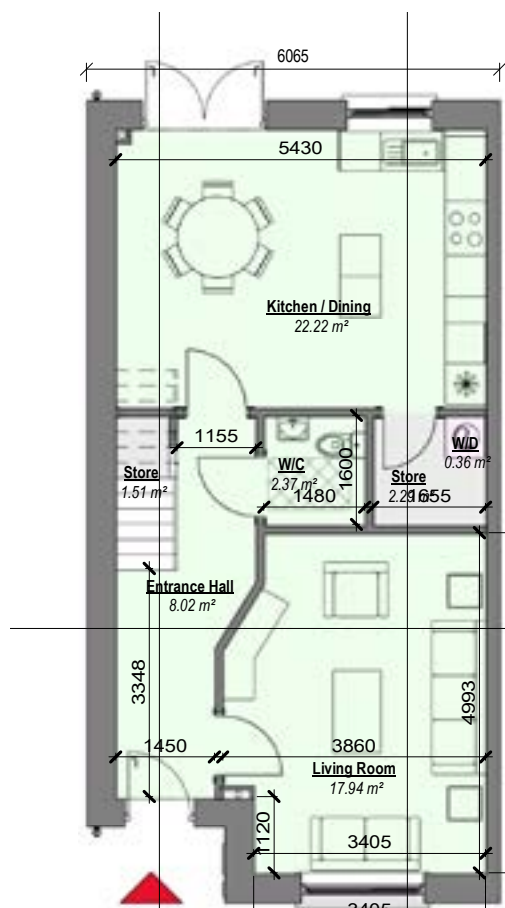
Ground floor plan



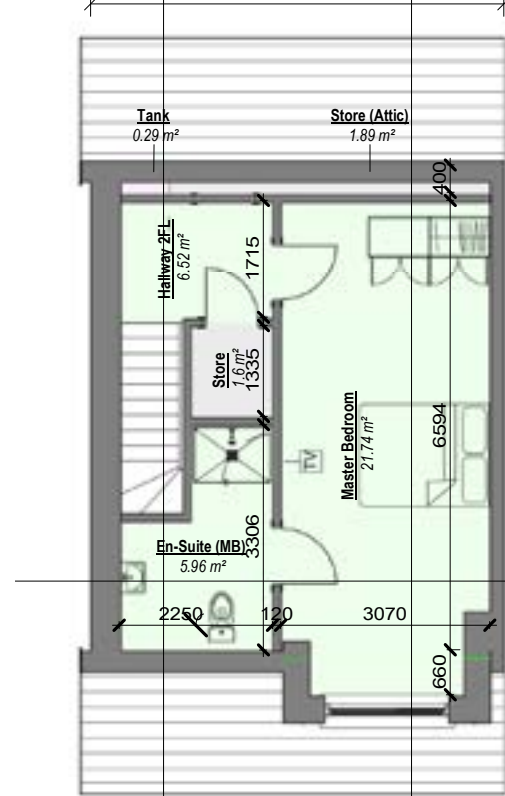
First floor plan

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				

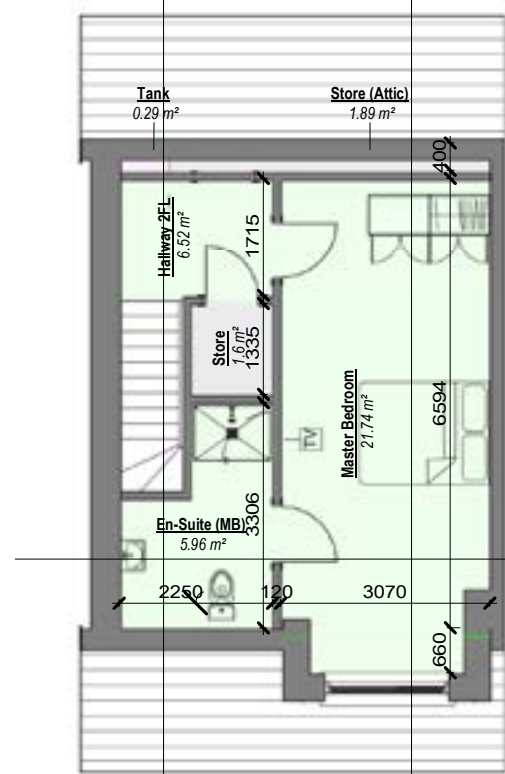
5.1. | HOUSES - 4 BED HOUSE TYPE H4B*



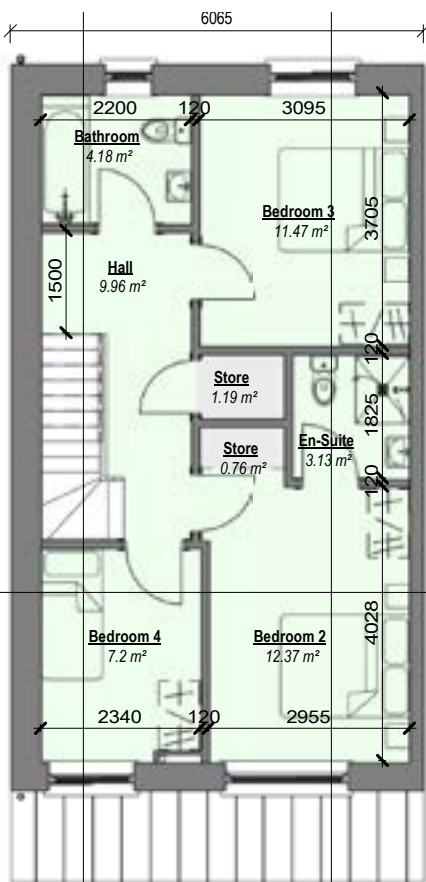
Ground floor plan



First floor plan



Second 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	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	7.2 m²	0 m²	2100	2340		240
Master Bedroom	2F	2	13 m²	21.74 m²	8.74 m²	2800	3070		270
			43 m²	52.78 m²	9.78 m²				
Living Area									
Kitchen / Dining	00		21.5 m²	22.22 m²	0.72 m²				
Living Room	00		18.5 m²	17.94 m²	-0.56 m²	3800	3831		31
			40 m²	40.15 m²	0.15 m²				
Other									
En-Suite	01			3.13 m²					
En-Suite (MB)	2F			5.96 m²					
Entrance Hall	00			8.02 m²					
Hall	01			9.96 m²					
Hallway 2FL	2F			6.52 m²					
W/C	00			2.37 m²					
			0 m²	35.96 m²	0 m²				
Plant									
Tank	2F			0.29 m²					
W/D	00			0.36 m²					
			0 m²	0.65 m²	0 m²				
Store									
Store	00		2 m²	2.29 m²	0.29 m²				
Store	01		0.5 m²	0.76 m²	0.26 m²				
Store	00		1.5 m²	1.51 m²	0.01 m²				
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				
			6 m²	9.23 m²	3.23 m²				

