

# The Farm Bessborough
## ARCHITECTURAL DESIGN STATEMENT

# PART II

RIAI

SHiPSEYBARRY

MASTERPLANNING | URBANISM | ARCHITECTURE

RIBA

commissioned by

ESTUARY VIEW ENTERPRISES 2020 LTD

DECEMBER 2025

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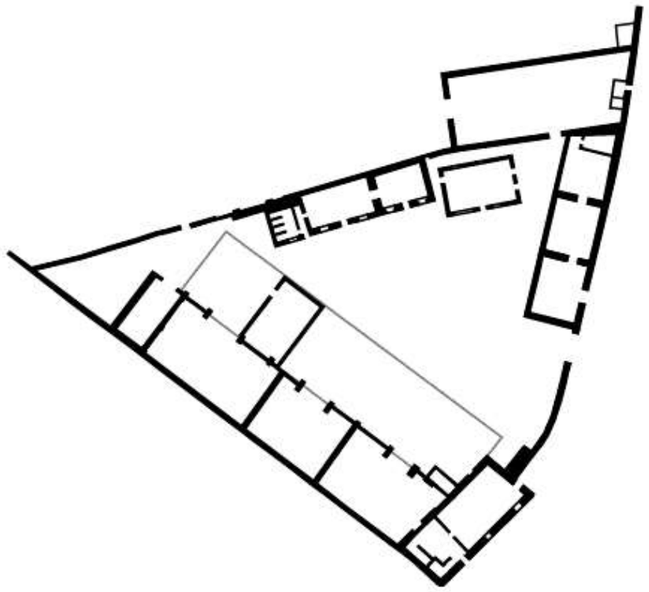
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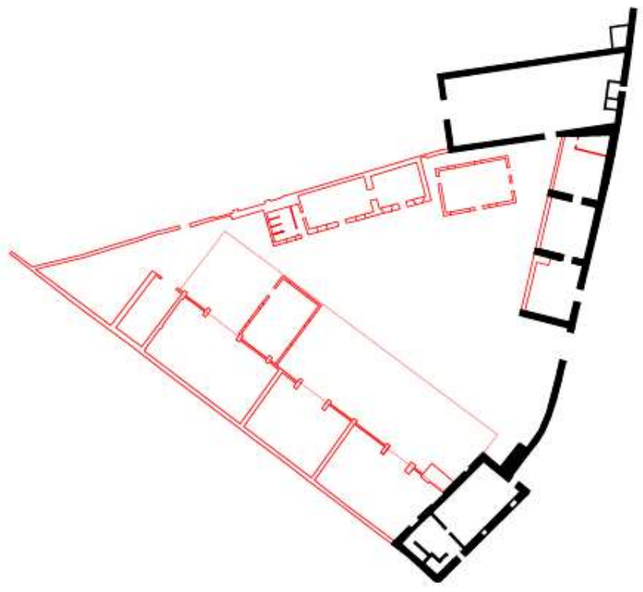

PART I

PART II

# The Farm Area

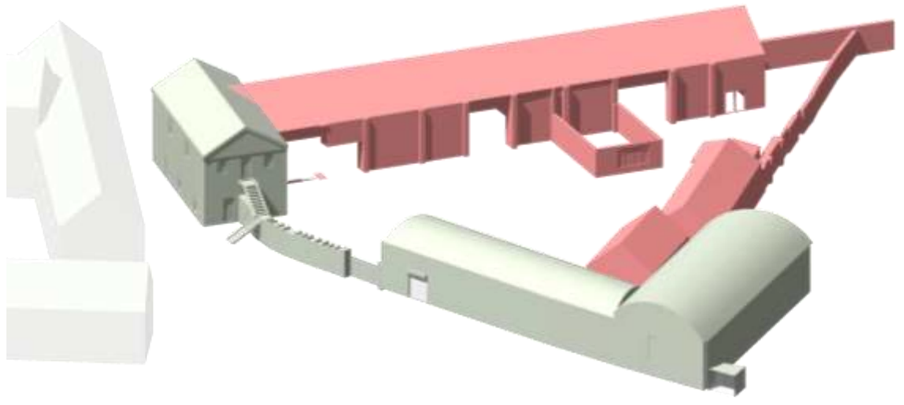








Careful consideration is given to the heritage significance of existing buildings in the Farm area and while not protected, a hierarchy of building heritage value was assessed in conjunction with the teams heritage consultant John Cronin & Associates. Later buildings of poor quality were identified for removal with the core signature elements retained. Key to the reading of the farm is the triangular yard itself with its historical geometry. This also forms a well defined border to the parklands to the west historically. The intend of this is retained with the placement of new buildings to support the conceived original assembly. The long linear barrel vaulted agricultural budlings in high quality stone work form the main generator for design response of the new building's arrangement and scale.



## DEMOLITION STRATEGY





















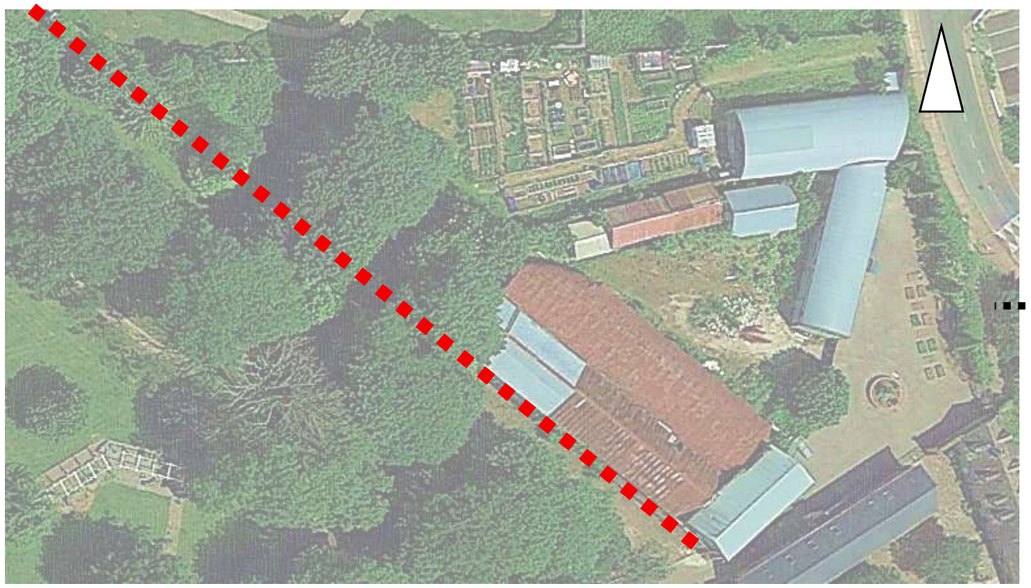


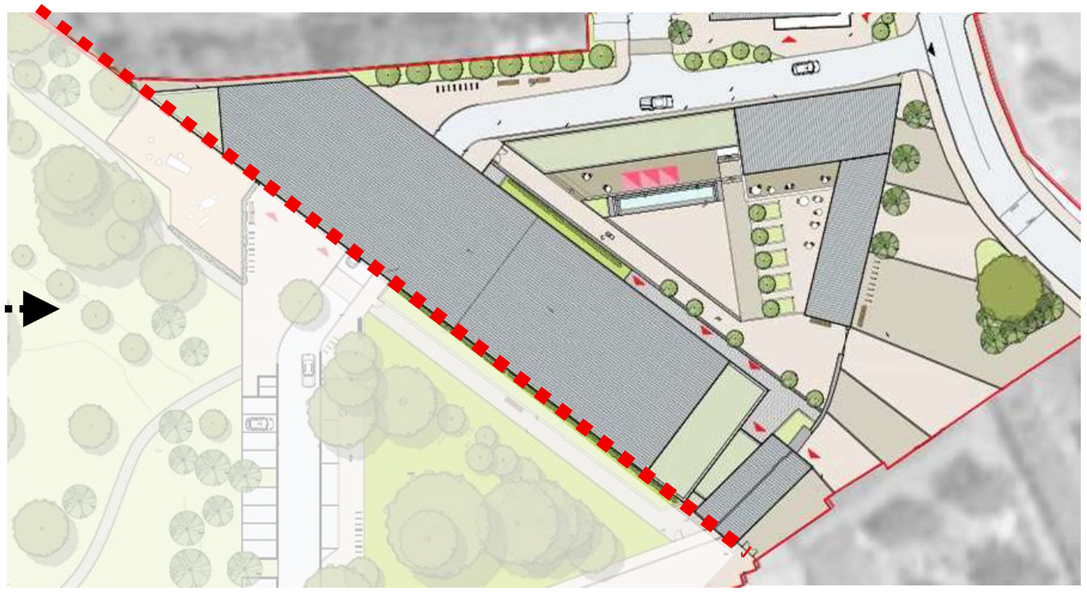


PROPOSED DEMOLITION



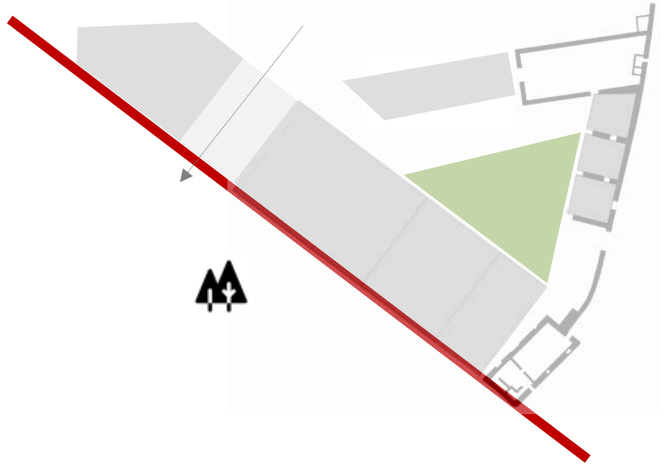
## THE FARM BUILDINGS TODAY







Existing



Proposed

FARM AREA

Farm area interventions retain spatial arrangements while retaining defined boundary arrangements and geometries

## FARM MASTERPLAN APPROACH



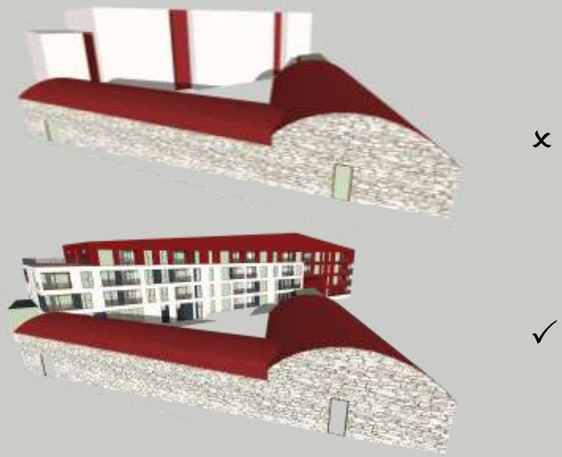
The retained stone buildings are long low linear arrangements derived for their original agricultural function. Their unique form and proportion are characterful and inform a design response to retain this quality of built from and to compliment and add to this special character of buildings.

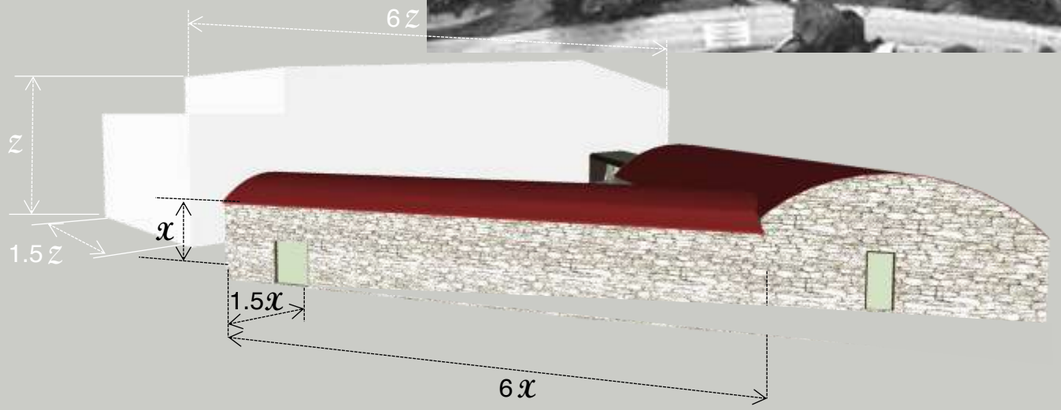
For these reason the main insertion, Building D, takes its main proportional set-up from these buildings, to add to the special building arrangement of long linear buildings which historically existed on the site and also in building D's location. Care has been given to keep the building at a complimentary scale while achieving a proportionality that compliments the settings arrangement. The enclosing café insertion also follows this discipline and presents as a long linear low building.

The design of the farm area architecture has remained unchanged since the Tri-Party engagement of ABP-313206 with the City Architect at that time approving the approach.

*'...The 'crafting' of the 'new build' with the existing farm buildings to form clusters and 'places' is a very good urban design approach. The architectural form, use of materials and massing is to a very high standard.'* – Tony Duggan( former) City Architect -Tri party report







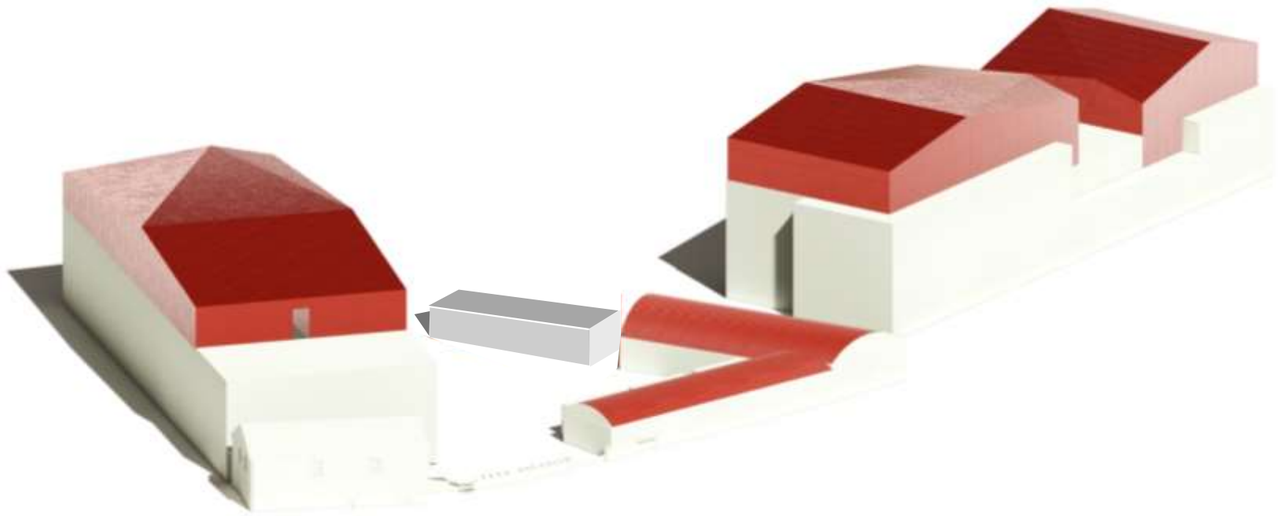

## BUILDING D







## CONCEPT MODEL ANALYISIS





*Painted farming equipment found on site*







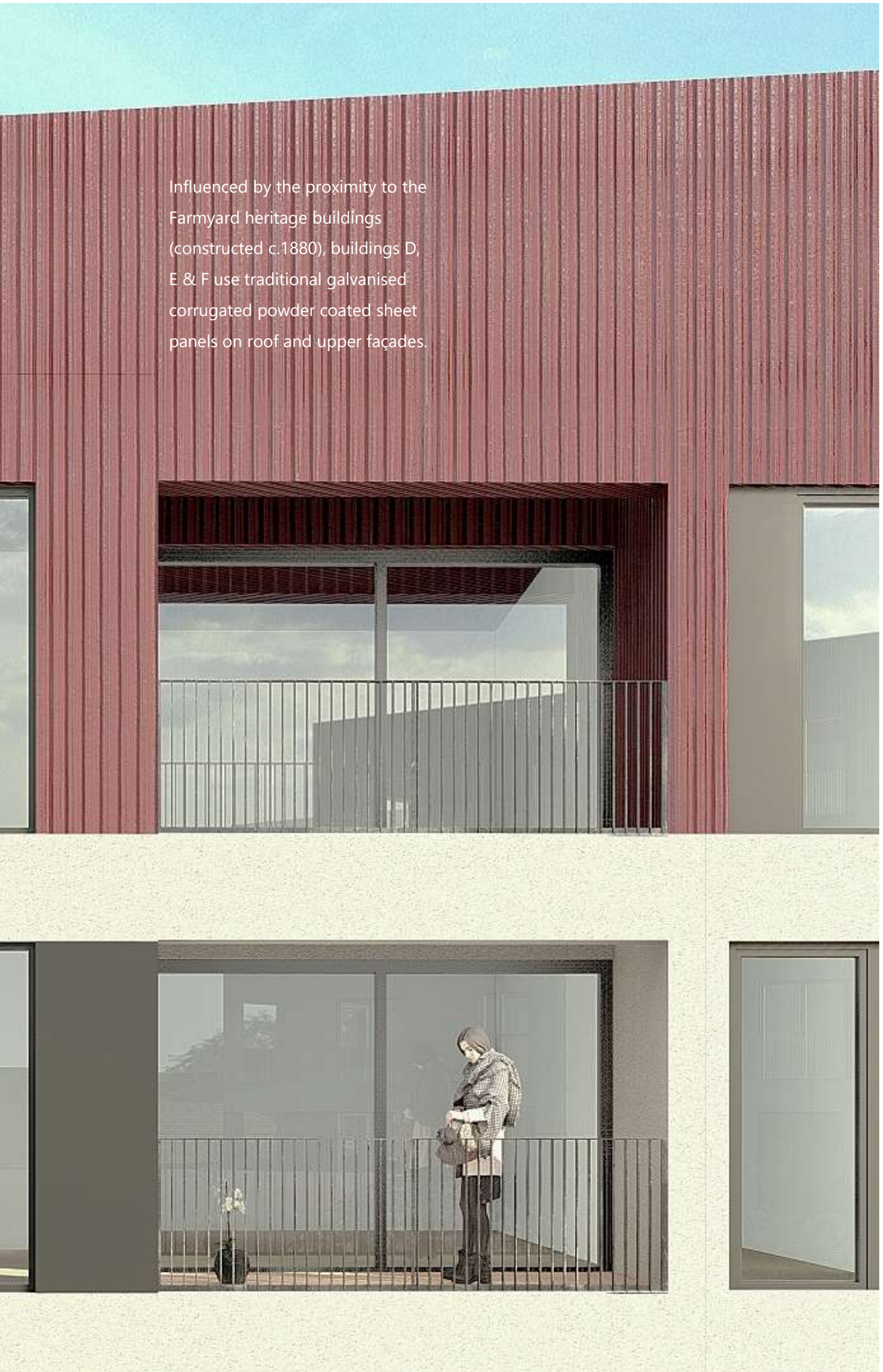
*Dilapidated farmhouse roof on site*



*E.g. Contemporary red metal roofing: FORUM Limbach by Looping Architecture*

## MATERIAL INFLUENCES

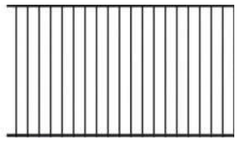




Influenced by the proximity to the Farmyard heritage buildings (constructed c.1880), buildings D, E & F use traditional galvanised corrugated powder coated sheet panels on roof and upper façades.



RED CORRUGATED STEEL CLADDING + ROOFING



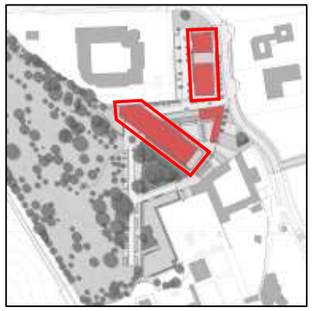
PAINTED GALVASNISED STEEL BALCONY HANDRAILS



DARK RENDERI SELF-CLEANING SYSTEM, CHARCOAL FINISH



WHITE RENDERI SELF-CLEANING SYSTEM, OFFWHITE FINISH



Treatment to lower facades maintain familiar and complimentary materials of brick and render, used in highly contrasting shades to distinguish the bold style and character of the Farm buildings.



## MATERIALITY




**SECTION 4**

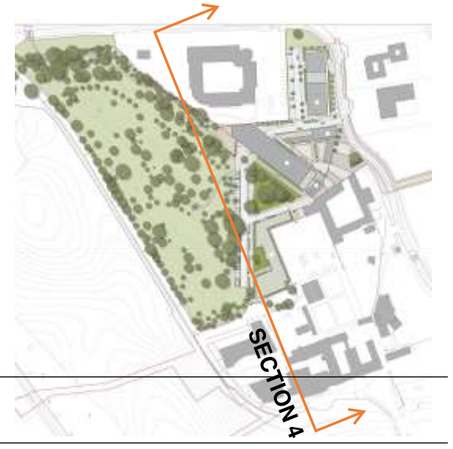
Reference Extract from ABP-313206 Inspector's Report

10.8.13 [on Building height and visual impact/setting of the protected structure]

"I would consider that the proposal provides for a development that is acceptable in terms of scale, design and layout with adequate regard had to the impact of such on the setting of the existing protected structure and its overall historic landscape. The proposal would have positive visual impact and is of acceptable quality in terms of architectural character and materiality. The CE Report recommendation for amendment is noted; however, I am of the view that the proposal is acceptable in the form it has been submitted."








Building E has a stepped massing with lower presentation at 4 floors to the north end to meet the new housing scale adjoining sites under construction and lower scale nearby properties. The building rises to the south to demark the principle access point to the entire development, where Farm and Park zones may be accessed. The street edge is well defined, presents at a lower scale with the penthouse levels set back at upper levels on both north and south ends .

## BUILDING E

# The Farm Area Overview

Ground level view of building E from the north-easterly corner of the site.





Ground level view of public realm access to the farm and park



Ground level view of new route towards the passage way of building D, showing the Farmyard heritage site (building B, left) and building E (right).





Raised view showing the west entrance to the internal courtyard, enclosed by the Farmyard heritage site (building B front), building D (left) and building E (right).





View of internal courtyard facing the café with building D (right) and Farmyard heritage site (building B, right).





Seated view from patio of building D facing internal courtyard, enclosed by Farmyard heritage site (building B, right) with building E south elevation (background).



View of internal courtyard café with Building D (left), farmyard heritage building B (right) and building E (back right).



Raised view of internal courtyard with Farmyard heritage building B (left) and building D (right)



Bird’s eye view of pedestrian path between the Farm and the Park sites, with south facing roof terrace of building D (front) and Building E (back right).

# The Park



## HISTORICAL

The proposal recognises the former open space area in its conceived layout approach, reinstates and supports historic routes to the parkland area .








## ARBORICULTURE

Careful consideration is given to buildings placement to minimise impacts to the existing Arbo setting with coordination between the Arboriculturist and landscape designer to assess full tree inventory and values




## AMENITY – RESIDENTTIAL COMMUNITY

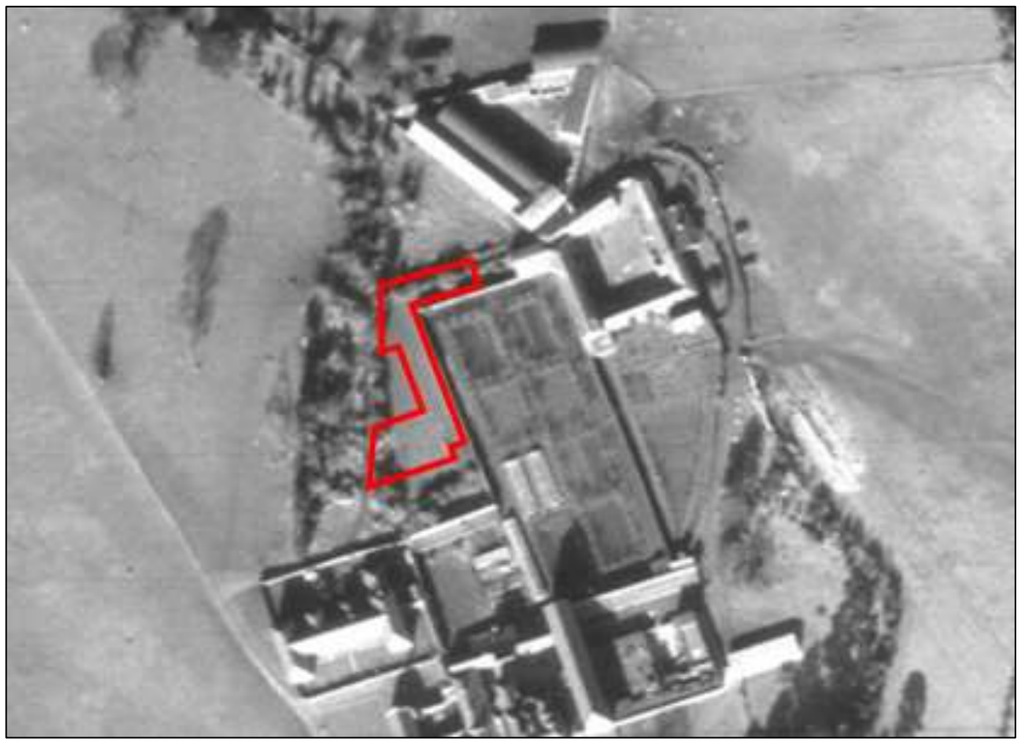
The parkland former open area is clearly identified in the scheme and offered for public amenity enjoyment with the cluster of residential dwellings to form a unique community feel.

# PARK AREA CONCEPT

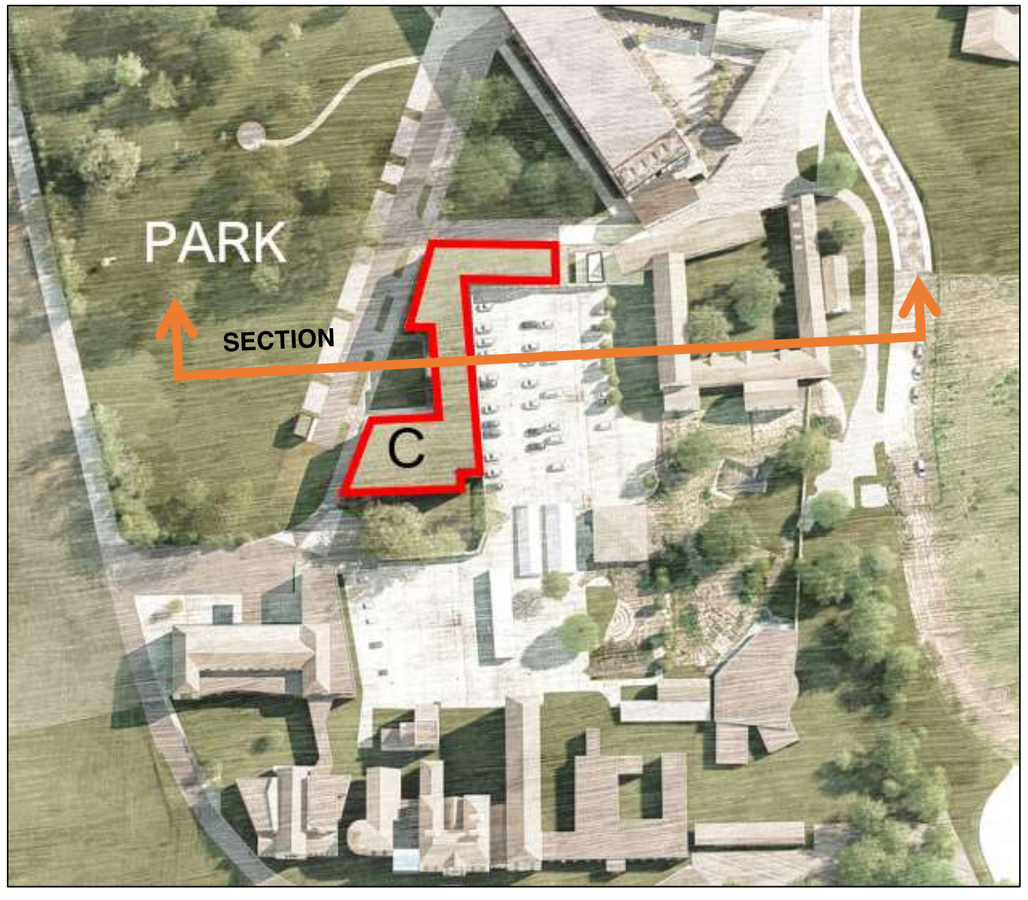


BUILDING C

Building C is situated along the boundary edge in order to minimise the impact on the parkland area. This location was historically between a primary access route from the House and open area east of the main intended park open landscape. The height of this new designed building is at 3 storeys to further reduce impacts with the closer proximity to protected structure to the east and south.



STABLES COURTYARD
(reg. no. 20872006)




## BUILDING C

BUILDING C SUPERVISION OF PARK TO WEST ◀



BUILDING C BOUNDARY ELEVATION EAST ▶



The rear of building C is given a mansard roof to reduce the scale further and compliment the scale to the immediate environment . All corridor windows have opaque glazing preventing over looking the carpark area to the East .

## BUILDING C




**SECTION 1**

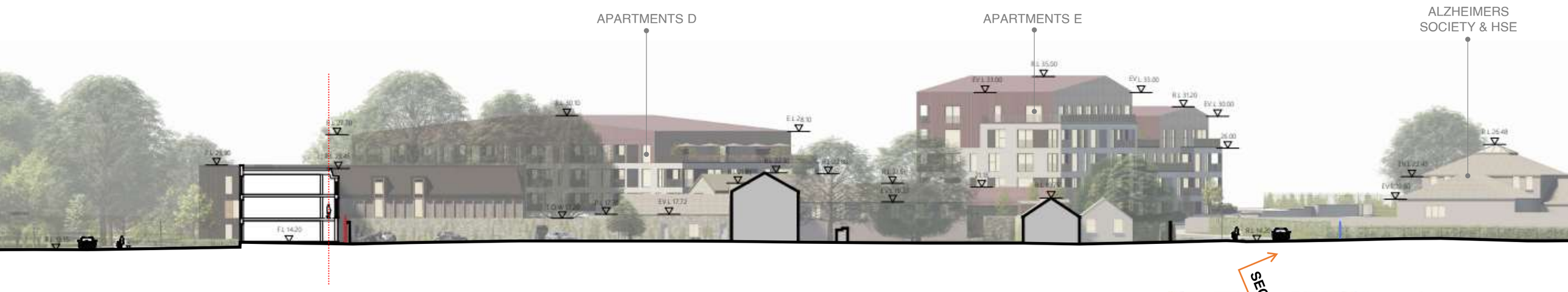
The parkland area given its proximity to Bessborough house, a discipline of building heights being limited to retained tree canopy heights is adopted with building bounding the park.




## HEIGHTS



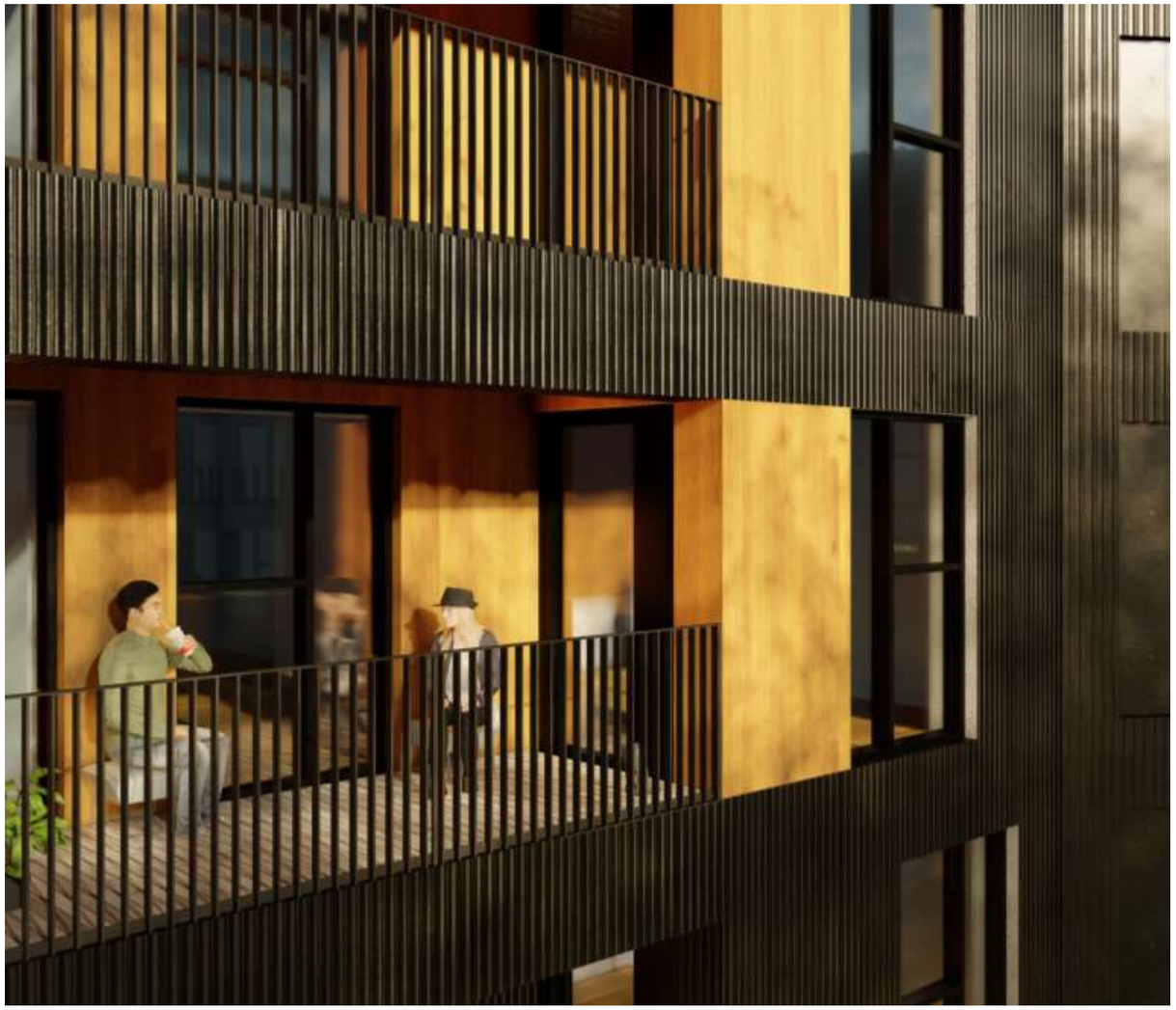

**SECTION 2**




**SECTION 3**

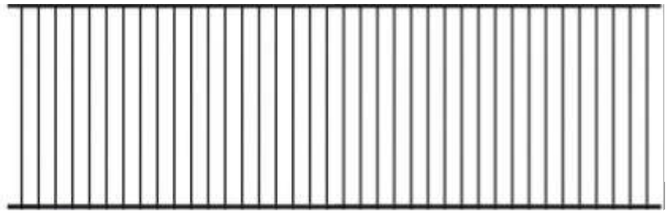



## HEIGHTS





BLACK CORRUGATED STEEL CLADDING + ROOFING



PAINTED GALVASNISED STEEL BALCONY HANDRAILS



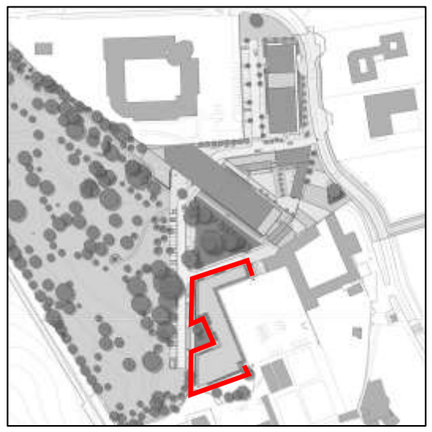
PARKLEX OR SIMIALR VENEERED COMPOSITE PANEL SYSTEM,

The use of a dark pallet of colours in the parkland area reduces the visual impact while allowing the tree and vegetation colours more prominence. The re-application of corrugated steel (as in the Farm) creates a dialogue between both schemes while maintaining a unique character and atmosphere. The veneered composite carrying red and yellow tones brings a warmth to measured proportions of the façade. Untreated western red cedar is used on the rear elevation facing the carpark.









# MATERIALITY

# Park Area Overview



East facing view of path through the parklands.



Path through the parklands approaching building C (centre) and building D (left).





Path through the parklands approaching building D (left) and building C (front).



View from the parklands towards building D



View from new park path approaching building D

View next to creche play area (on left) between building D (left) and building C (right)





In consultation with the CSSA a 'FARM GIRLS ' Memorial space is proved central to the re-wilded parkland . This is a contemplative space for survivors and their families to meet and gather with the possibility of ceremonial planting to the centre  from remembrance and renewal .

The Farm Girl Memorial is a tranquil space within the Arbo setting with a Southerly aspect surrounded by the now re-wilded landscape .





View of amenity area off building D with building d In background



View from threshold of building C towards rear of Bessborugh Centre – historic route





View of building C from edge of Park.



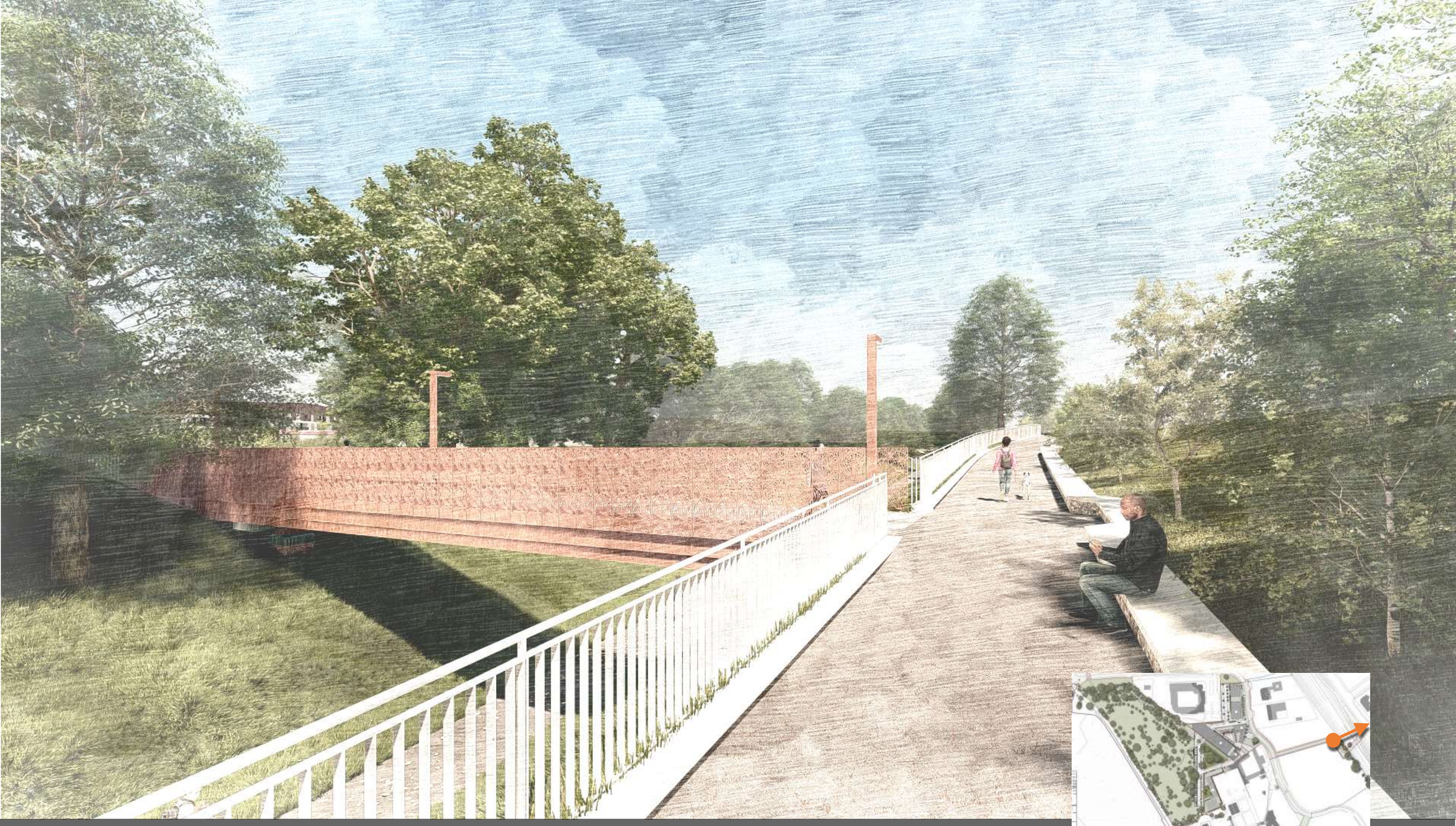
West facing view rear treatment of low scale mansard roof to Building C and opaque corridor glazing



ACCESS/PERMEABILITY - View of link to park from farm area south



ACCESS/PERMEABILITY - View of link to park from farm area North





ACCESS/PERMEABILITY - View to south of bridge access with greenway ramped access below



ACCESS/PERMEABILITY - View of new access pint to North of site through Estate Wall

# Amenity

# AMENITY AREAS

TOTAL OF PUBLIC OPEN SPACE WITHIN THE SITE BOUNDARY:

-26,076 sqm

PUBLIC OPEN SPACE OUTSIDE DEVELOPABLE AREA:

-Parkland 24,520 sqm

PUBLIC OPEN SPACE WITHIN DEVELOPABLE AREA:

-Public Plaza 1,072 sqm
-Green Space 483 sqm

Total: 1,556 sqm (10.6 %)

RESIDENT'S COMMUNAL AMENITY:

Communal Amenity 1 -1,063 sqm
Communal Amenity 2- 1,223 sqm
Communal Amenity 3- 277 sqm

Total: 2,563 sqm

GREEN SPACE
483 SQM

CRECHE

COMMUNAL AMENITY 1
1,063 SQM

PUBLIC
REALM
1,072 SQM

COMMUNAL
AMENITY 2
1,223 SQM

COMMUNAL
AMENITY 3
277 SQM

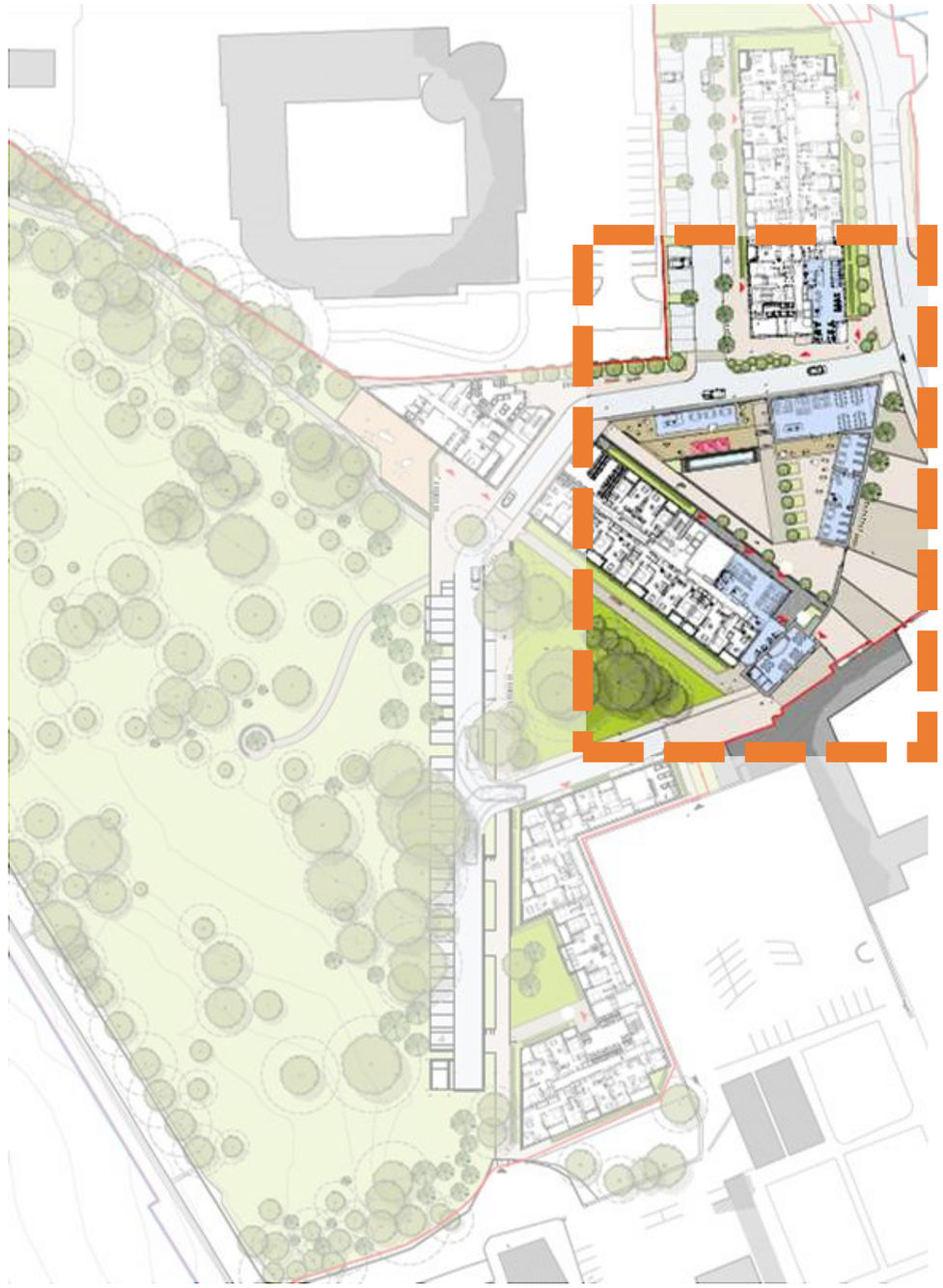
Public realm 1544 SQM



LOUNGE 1



LOUNGE 2



Communal areas are located off the central courtyard across the ground floors of building A and B . This space designed be highly active and the proposed uses have the opportunity to interact with the street and offer live frontages with on street seating areas.

A range of uses are provided for from alternative lounge areas to a games rooms area. A residents gym and meeting room is also provided. In the case of building B, existing Farmyard heritage building are conserved and renovated to new communal uses.

## COMMUNAL AREAS





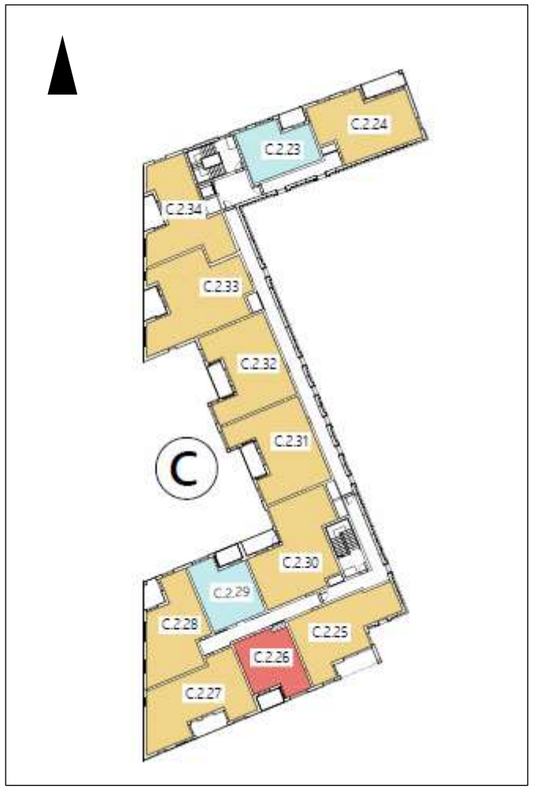
GAMES ROOM



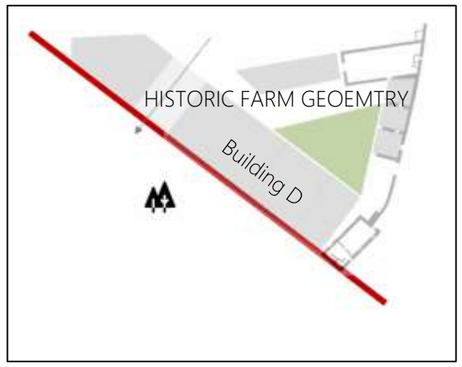
MEETINGS


GYM

## COMMUNAL AREAS




BUILDING C –TYPICAL PLAN LEVEL




Constrained Heritage geometry Building D

Given the accessible location the minimum criteria for assessment is at 33% Dual aspect. The proposal achieve 40.7%  Given the heritage constraints, most notable in building D, where specific geometry's and aspects are informed by designing to heritage sensitivities. Through consultation with the City Architect, the long linear arrangement of building D was optimal to secure a clearly defined boundary arrangement to the Park area to its West as per the original Farm complex intent. This reaction to the historical constraints and creation of a quality design with extensive park area supervision and frontage has limited Building Ds aspect arrangement. Of Note is the geometry of  east side apartments to building D are on the threshold of being North facing / East facing. For the purposes of assessment, we have classed these as North facing and they are addressing the significant primary courtyard amenity space to the East with low scale buildings to the East and South (B)  for a higher quality daylighting exposure. Building C has limited north facing units (6) and are overlooking Amenity areas.

| ASPECT | TOTAL NO. | % |
|---|---|---|
| DUAL | 57 | 40.7 |
| SOUTH | 31 | 22.15 |
| EAST/WEST | 28 | 20.0 |
| NORTH OVER AMENITY | 24 | 17.15 |
| | 140 | 100% |

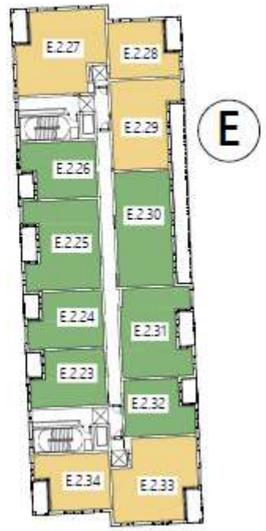
LEGEND

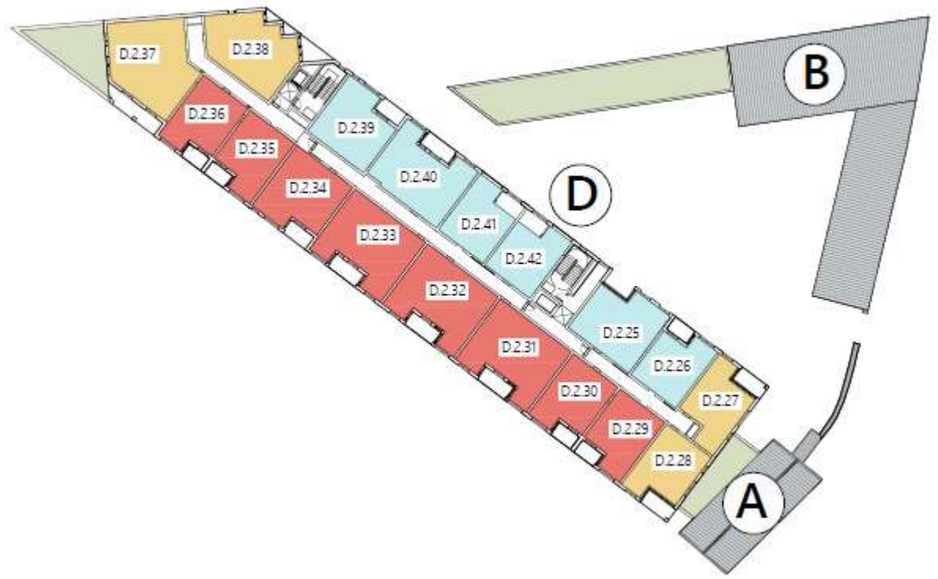
DUAL ASPECT

SOUTH ASPECT

EAST/WEST ASPECT

NORTH ASPECT OVER AMENITY



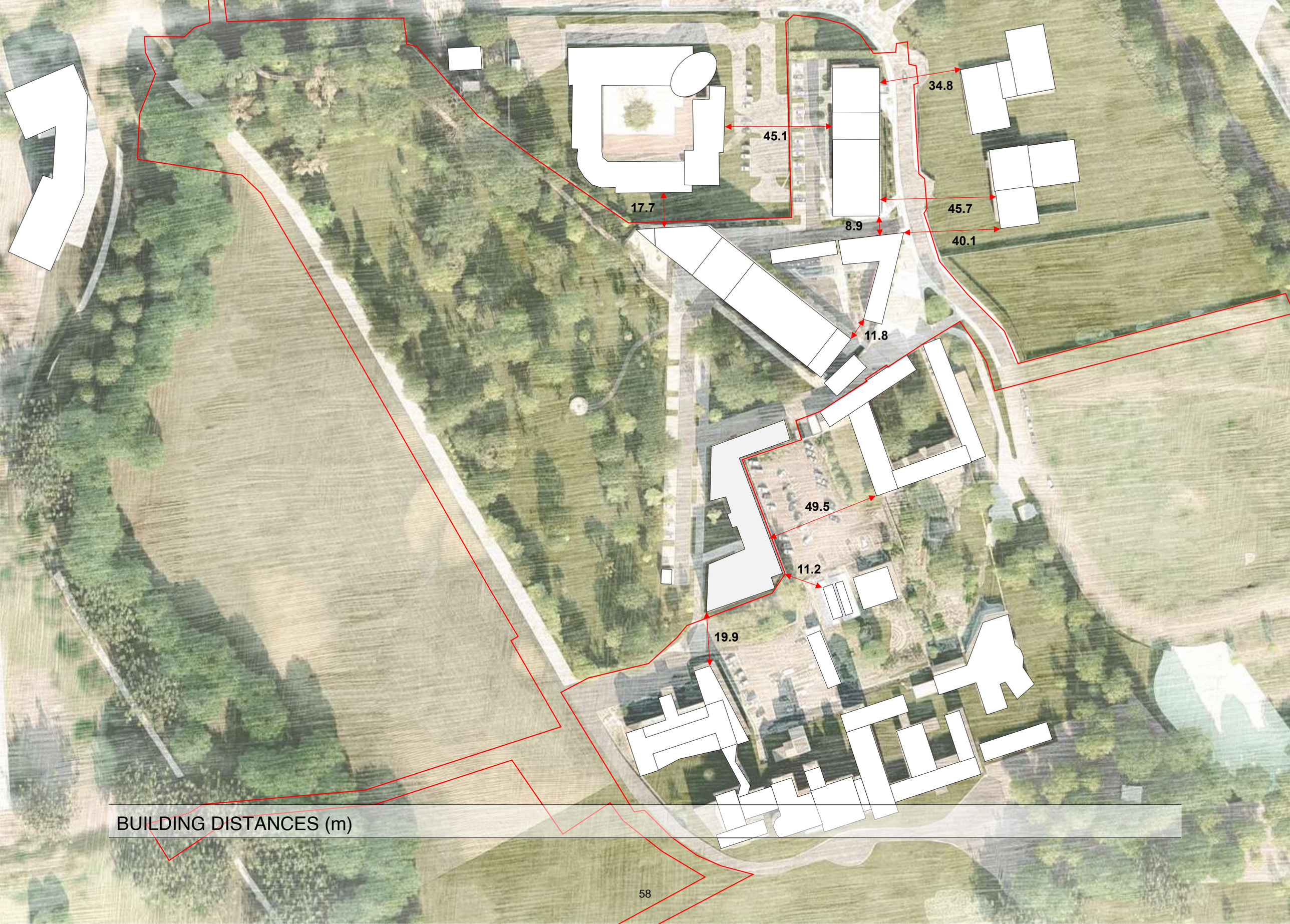




BUILDING D & E  –TYPICAL PLAN LEVEL

## ASPECT RATIO

9
8
7
6
5
4
3
2
1

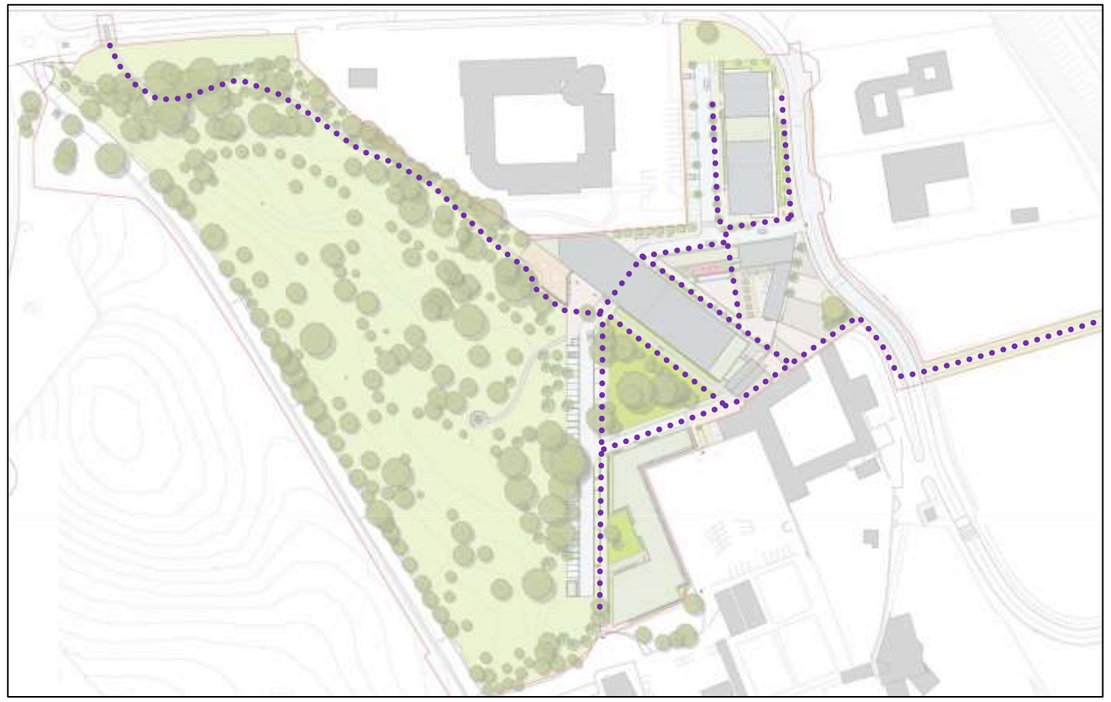
# STOREY HEIGHTS



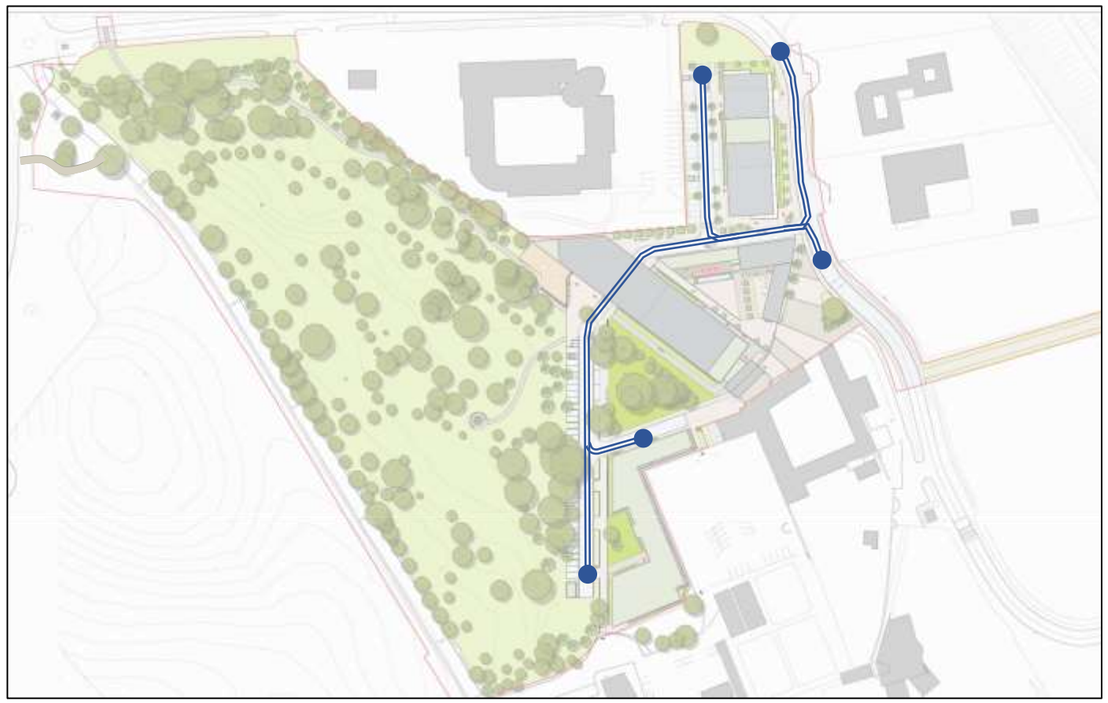

BUILDING DISTANCES (m)



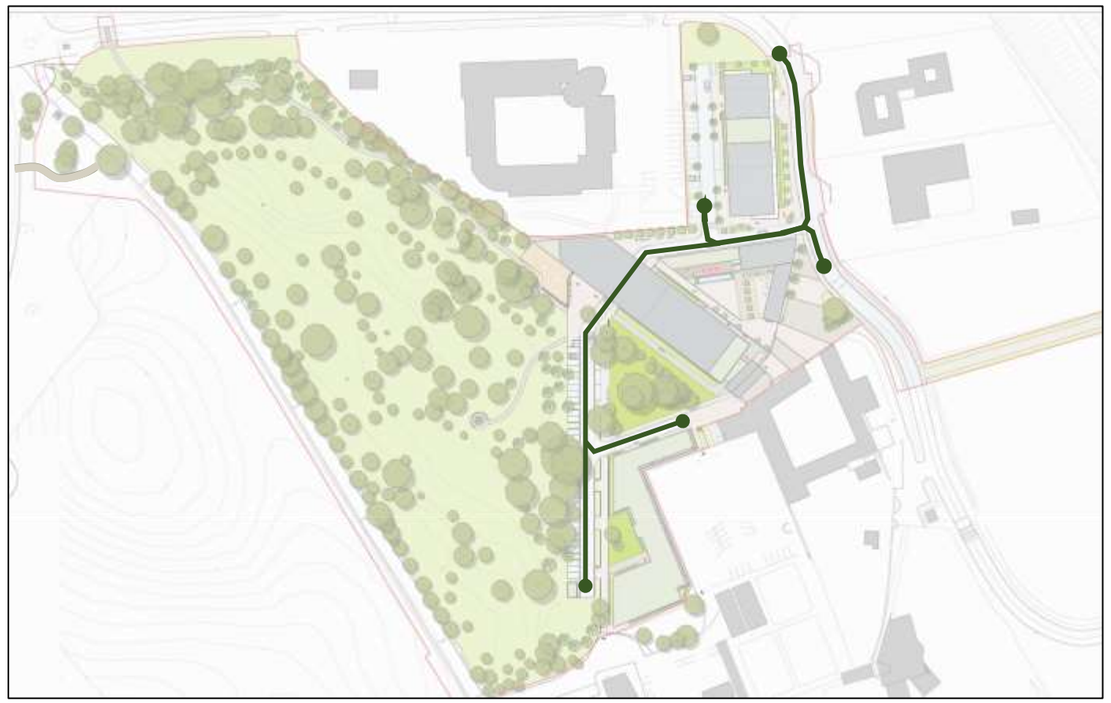
PEDESTRIAN



CYCLE



CAR



SERVICE

## USER CIRCULATION

# Accessibility Statement

# ACCESSIBILITY STATEMET

The proposed Strategic Housing Development seeks to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability).

The proposed development must meet the requirements of Part M of the Building Regulations.

Part M 2022 came into operation on the 1st January 2012 and the requirements of Part M 2022 must be followed subject to certain Transitional arrangements.

The Design Team recognises that since the introduction of the Disability Act in 2005 Irish Building Regulations (See Figure 1 above) have been revised with Universal Design in mind and a more comprehensive technical guidance document is now in place. This document is known as the Building Regulations 2022 Technical Guidance Document M - Access and Use' or alternatively TGD M 2022.

TGD M 2022 provides guidance in relation to meeting the requirements of Part M of the Second Schedule to the Regulations and focuses on Access and Use. It is important to note that the introduction of TGD M 2022 states:

"The materials, methods of construction, standards and other specifications (including technical specifications) which are referred to in this document are those which are likely to be suitable for the purposes of the Regulations. Where works are carried out in accordance with the guidance in this document, this will, prima facie, indicate compliance with Part M of the Second Schedule to the Building Regulations (as amended). However, the adoption of an approach other than that outlined in the guidance is not precluded provided that the relevant requirements of the Regulations are complied with.

Those involved in the design and construction of a building may be required by the relevant building control authority to provide such evidence as is necessary to establish that the requirements of the Building Regulations are being complied with".

The Design Team notes that TGD M 2022 is the minimum guidance to show compliance with the requirements of the Part M of the Building Regulations. The Design Team is also firmly committed to achieving universal access in the building and are committed to ensuring equal access for all. All people regardless of ability can approach and gain independent easy access to the proposed works (e.g. sloped access routes; and level access routes, stepped access routes, common areas .

People can circulate within the building and use the facilities (e.g. Lifts; Part M compliant stairwells; door design and surface finishes in common areas).

People can access the main facilities provided within the development.

The proposals will be subject to a DAC application (Disability Access Certificate) to the local BCA (Building Control Authority). The requirements of the application as well as any additional requirements/conditions raised by the BCA will be implemented in full in the course of construction of the proposal.

# Sustainability Statement & Climate Resilience

Policy - *Cork City development Plan 2022-28* sets out specific criteria around the inclusion of sustainability statement as part of submission .This proposal meets the criteria as set out below

*11.274*

*The built environment will play a key role in addressing climate change mitigation and adaptation and all development proposals will be encouraged to explore and incorporate climate action measures. Large scale development proposals will be expected to demonstrate how this has been taken forward through the evolution of the scheme by submitting a Scheme Sustainability Statement in support of the planning application(s).*

*11.275*

*All planning applications involving developments of 25 or more homes or over 500sqm of commercial floorspace to be accompanied by a Scheme Sustainability Statement demonstrating how the proposal positively responds to the impact of climate change through mitigation and adaption measures. The Scheme Sustainability Statement is required, as a minimum to demonstrate how the following climate change mitigation and adaptation considerations inform the proposal:*

1. *How the location, siting, layout, design and drainage proposals maximise climate adaptation opportunities;*

The location has great active travel opportunities given the proximity to the greenway with future plans for a light rail in corporation. The site is in close proximity to many local services thus reducing the need for car dependency. The proposal re-purposes certain existing buildings on the site while the new builds are orientated to maximise daylighting and aspect. Glazing is generous to improve daylight usage and benefit from passive heat gain. Drainage is design to current Suds standards with servicing available in close proximity. A significant re-wilding approach to the parkland is proposed with the additional planting of over 110 new trees on site.
The use of PV panels further reduces the carbon footprint and the promoters further intends to use locally sources ,sustainable with a low carbon approach where feasible.

*2. How the SUDS strategy integrates the four pillars of SUDS Design – water quantity, water quality, amenity and biodiversity;*

The SuDS strategy has been developed in line with the guidance provided in The SuDS Manual (CIRIA Report C753) -v6, which is the current best practice guidance document for the SuDS Design, which holds the four pillars at its core. Please refer to the Drainage Impact Assessment prepared by Egis Engineering for further details on the SuDS strategy.

*3. The use of green roofs other green infrastructure as a means of contributing towards sustainable urban drainage, improving biodiversity and influencing heat loss/gain from the building;*

The green roof will be an extensive type with sedum planting at the surface with a drainage layer beneath. The drainage layer will convey flows to discharge locations, as well as providing circa 6.9$m^3$ of interception storage. It is not proposed to restrict the discharges from the roofs.

*4. Energy efficiency through thermal insulation, passive ventilation and cooling, passive solar*

The scheme has been designed with increased thickness of thermal insulation to achieve a U-value of c0.14W/m2K (minimum required = 0.18W/m2K), triple glazed windows/glazed doors with a U-value of c1.0W/m2K (minimum required = 1.4W/m2K), Wall thermal insulation of c0.16W/m2K (minimum required = 0.18W/m2K) and roof thermal insulation of c0.12W/m2K (minimum required = 0.20W/m2K).
Air tightness plays a significant part in the heat losses of a residential units and the air tightness target is a minimum of 2.0m3/m2h @ 50Pa through high level workmanship and the masking of all construction joints. Together with a demand controlled ventilation system operated on humidity sensing and the proposed heat pumps and additional photovoltaic the units return an A2 BER meaning their annual primary energy use is less than 50kWh/m2/y of each unit.

The overall applied energy reductions achieved the following results on a single unit and the overall combined phase 1 (140 units):

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Single average unit: 62.3 m2

| Element | Unit | Reference | Required | Rate m2 | mp epc/cpc | Achieved | Rate m2 | epc/cpc |
|---|---|---|---|---|---|---|---|---|
| Primary Energy | kWh/y | 10,949 | 3,285 | 52.7 | 0.30 | **3,099** | 49.7 | 0.283 |
| Carbon Dioxide | kg/y | 2,128 | 745 | 12.0 | 0.35 | **398** | 6.4 | 0.187 |

Overall Besborough The farm Phase 1 achievements for the 140 units

| Element | Unit | Reference | Required | Rate m2 | mp epc/cpc | Achieved | Rate m2 | epc/cpc |
|---|---|---|---|---|---|---|---|---|
| Primary Energy | kWh/y | 1,532,860 | 459,858 | 52.7 | 0.30 | 433,799 | 49.7 | 0.28 |
| Carbon Dioxide | kg/y | 297,920 | 104,272 | 12.0 | 0.35 | 55,711 | 6.4 | 0.19 |

From the tables above we note that the proposed building services solutions resulted in significant primary energy reduction of 71.7% and a carbon dioxide emission reduction of 81.3%.

Overall combined differences: Phase 1

| Element | Unit | Reference | Achieved | Effect | Reduction | Difference |
|---|---|---|---|---|---|---|
| Primary Energy | kWh/y | 1,532,860 | 433,799 | Reduction | **-1,099,061** | **-71.7%** |
| Carbon Dioxide | kg/y | 297,920 | 55,711 | Reduction | **-242,209** | **-81.3%** |

We note from the table above that the overall development achieved an annual energy reduction in energy of 1,099,061 kWh resulting in an annual carbon dioxide (CO2) reduction of 242,209 kg CO2 which would be deemed a great benefit to the global environment

The above units all achieve a BER rating of A2 (49.7 kWh/m2/y) or less.

*5. The use of district, renewable and/or low-carbon energy supply opportunities;*

Response = The scheme has been designed to provide renewable energy in the form of heat pump technology with a c500% (COP 5.0) efficiency and an equivalent renewable primary energy element of 250% (COP 2.5) giving the following results;

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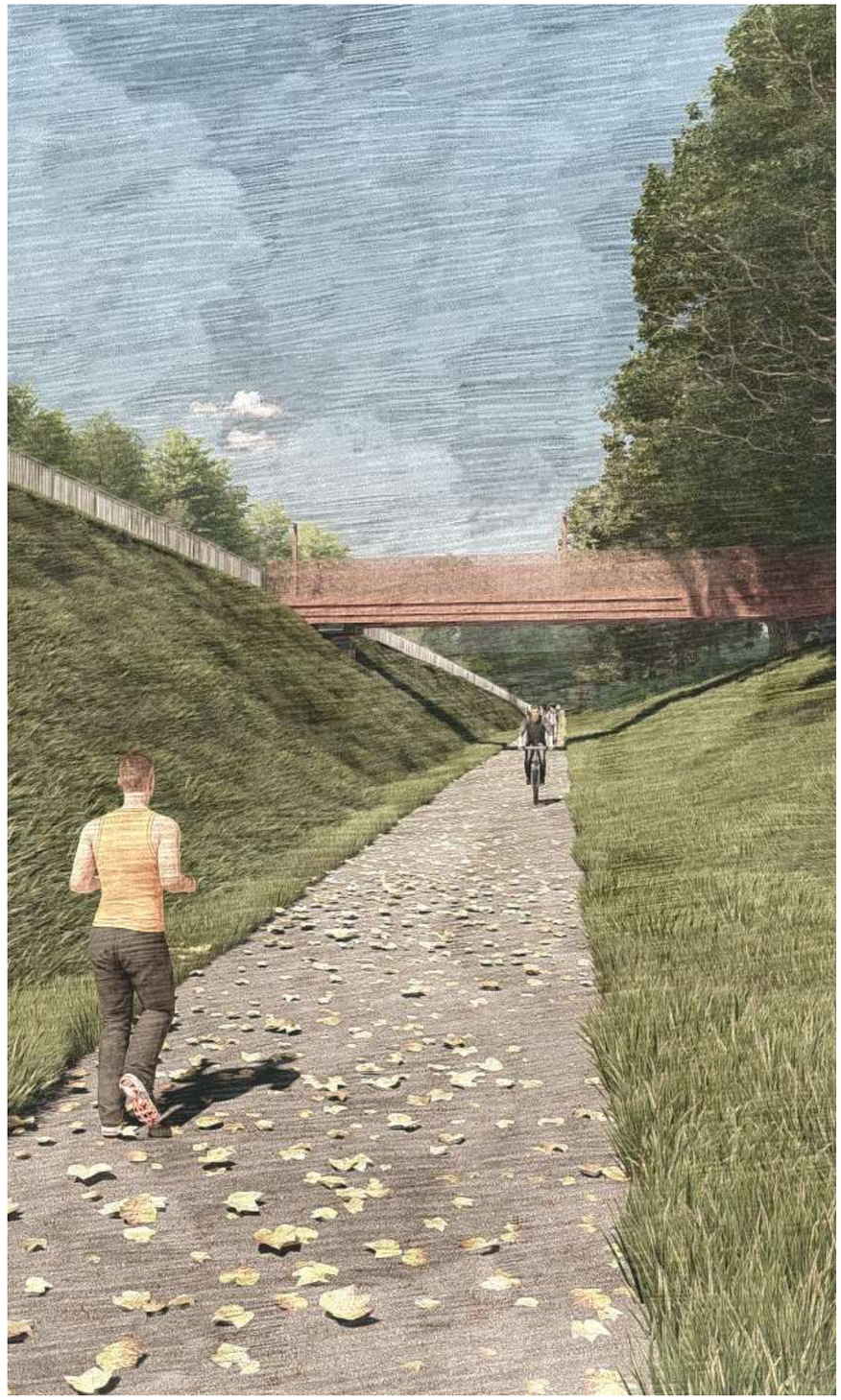
Single average unit: 62.3 m2

| Element | Unit | Reference | Required | Rate m2 | mp epc/cpc | Achieved | Rate m2 | epc/cpc |
|---|---|---|---|---|---|---|---|---|
| Renewable energy | kWh/y | - | 657 | 10.5 | 0.20 | **1,566** | 25.1 | 0.505 |

Overall Besborough The farm Phase 1 achievements for the 140 units

| Element | Unit | Reference | Required | Rate m2 | mp epc/cpc | Achieved | Rate m2 | epc/cpc |
|---|---|---|---|---|---|---|---|---|
| Renewable energy | kWh/y | 0 | 91,972 | 10.5 | 0.20 | 219,240 | 25.1 | 0.51 |

From the table above we note that the proposed building services solutions resulted in a renewable primary energy equivalent of 219,240kWh/y representing 50.5% of the primary energy requirement.



Overall combined differences: Phase 1

| Element | Unit | Reference | Achieved | Effect | Difference | Difference |
|---|---|---|---|---|---|---|
| Renewable energy | kWh/y | 91,972 | 219,240 | Contribution | **219,240** | **+50.5%** |

We note from the table above that the overall development achieved an annual renewable energy contribution with the proposed systems of 219,240 kWh/t which would be deemed a great benefit to the global environment

Furthermore a total of 186 500W Photovoltaic panels are shown on the roofs which over a 20 year period including a 10% reduction of energy gain due to typical PV deterioration of the PV cells will deliver a further c78,000 kWh per year to the project.

*6. How the proposals at all stages embrace the Circular Economy approach in relation to waste management from construction through to the operation of the building(s);*

The Waste Management Hierarchy states that the most preferred option for waste management is prevention and minimisation of waste, followed by reuse and recycling/recovery, energy recovery (i.e. incineration) and, least favoured of all, disposal. A detailed Construction and Demolition Waste Management Plan will be agreed with Cork City Council and put in place in order to control waste management on site, ensure segregation of waste streams and minimise construction waste costs. Waste arising from the site will be considered in relation to the waste management hierarchy.

*7. How noise and air pollution will be managed across all stages of development from construction through to operation of the building(s)*

Noise.
Construction phase.
Construction noise and vibration represents short-term impacts during the construction phase of the development as a result of the use plant and machinery on and to the construction site. As the exact specific construction information is not available at this point of time representative sample calculations have been provided using data from anticipated vehicles and equipment generally expected on construction sites. Minor short-term vibration impacts may occur during the construction phase as a result of the use of heavy plant and machinery; however, these impacts will be unlikely to propagate beyond the construction site boundary with the nearest buildings some 50m to 60m away from the construction site. Predicted noise and vibration levels from plant, machinery and vehicles are all within the maximum allowable noise& vibration levels given in the relevant standards and are not deemed to cause nuisance. Local authority may also at times limit the site operation to day time use and Saturday only.



Operational phase.
Operational noise is mainly attributed to additional noise from mainly passenger vehicles. The calculated predicted impact or increase in noise levels at the Skehard Road junction, Bessborough Road junction and Sharman Avenue junction are at worse case deemed a 'slight' impact based on the calculation methodology of the relevant standards and are in line with general noise impacts of new developments. Operational vibration is not deeded to be a contributing factor in the operational phase.

To summarise whereas the predicted increase in noise levels maybe deemed minor or barely perceptible this is calculated using current data. In real terms when the new government's climate action plan is implemented, the noise levels including the new proposed development will reduce over the current background noise levels due to the fact that petrol & diesel cars will be phased out and replaced by more quiet electrical cars over the next decade during which the development will be constructed.

Air quality.
Construction phase.
The impact on air quality during the construction phase is predicted to be from construction dust emissions. The impact at neighbouring sensitive receptors was determined by a theoretic assessment of dust soiling. Standard mitigation measures outlined in EIAR Section 12.5 along with the dust management plan outlined in EIAR Appendix 12.1 would be implemented to control emissions during construction .



# Building Life Cycle Report

# BUILDING LIFE CYCLE

1.0 ASSESSMENT OF LONG-TERM RUNNING AND MAINTENANCE COSTS

Management of the Owners' Management Company's Assets

Service Charge Budget

2.0 MEASURES TO MANAGE AND REDUCE COSTS FOR THE BENEFIT OF RESIDENTS

Building Design

External Building Fabric Material Selection

Internal Building Fabric Material Selection

Energy and Building Services

Landscape Material Selection

Waste Management Plan

Human Health and Well Being

Transport & Accessibility

3.0 BUILDING INVESTMENT FUND

## INTRODUCTION

This Building Life Cycle Report has been prepared for the proposed residential development 'THE FARM at Bessborough, Blackrock, Cork in accordance with the planning guidelines *Sustainable Urban Housing: Design Standards for New Apartments (Guidelines for Planning Authorities) 2022*.

Section 6.13 of the guidelines requires that apartment applications shall:

*"include a building lifecycle report which in turn includes an assessment of long term running and maintenance costs as they would apply on a per residential unit basis at the time of application, as well as demonstrating what measures have been specifically considered by the proposer to effectively manage and reduce costs for the benefit of the residents."*

This Building Life Cycle Report document sets out to address the requirements of Section 6.13 of the Apartment Guidelines. The report is broken into two sections as follows:

Section 1: An assessment of long term running and maintenance costs as they would apply on a per residential unit basis at the time of application.

Section 2: Measures specifically considered by the proposer to effectively manage and reduce costs for the benefit of residents.

## 0.1 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development provides for the demolition of 10 no. existing agricultural buildings /sheds and log cabin structure and the construction of 140 apartments over 2 no. retained and repurposed farmyard buildings and 3 no. new blocks of 3-5 storeys in height. The development will consist of 1 no. 3-bedroom apartments, 69 no. 2-bedroom apartments, and 70 no. 1-bedroom apartments, and the refurbishment, amalgamation and change of use of 3 no. agricultural buildings to provide communal facilities. Provision is made for a creche at ground floor level in Building D, and shared communal facilities including a resident's gym, workspace, lounge, function room, library, lobby and concierge facilities across buildings A, B, D and E. Building management facilities including plant and storage areas are provided across all apartment buildings. The proposed development includes a new pedestrian/cycle bridge over the adjoining Passage West Greenway to the east, connecting into the existing down ramp from Mahon providing direct access to the greenway and wider areas. The development includes new pedestrian/cycle path infrastructure to the north of Bessborough Estate with new archway access point in the estate wall with pedestrian crossing tying into the local footpath network.

## SECTION 1

## ASSESSMENT OF LONG-TERM RUNNING AND MAINTENANCE COSTS

### Management of the Owners' Management Company's assets

A licensed Property Service Provider (PSP) will be contracted to the Owners Management Company (OMC) that will be formed for the residents. The PSP will ensure that the interests of the residents are protected by executing the block management plans efficiently. The PSP will be responsible for the good management of other support services to include finance, administration, insurance, emergency assistance support, company secretarial and communications. As governed by the Multi Unit Development Act 2011, an OMC shall not enter into a contract in excess of 3 years with any supplier. The OMC, by good practice, will re-tender the services received at least each 3 years.

The assets to be transferred to the OMC in accordance with the Act will include the common areas and external fabric of the multi-unit buildings, as well as landscaped areas in their vicinity.

The OMC's operational budgets will benefit from the utilisation of a Planned Preventative Maintenance (PPM) programme. The PPM will be completed annually for each apartment and duplex apartment building to include the shared internal and external common areas. Consideration will be given to the ongoing maintenance of the buildings assets in an effort to protect the asset lifecycle and to identify when replacements/upgrades are required. Items covered will guide which services are required, the timing and number of occurrences of same. Typical PPM programmes will detail the timing of the visits for fire alarm maintenance, lift maintenance, the landscaping specification, waste management protocols, along with day to day cleaning requirements.

### Service Charge Budget

A service charge budget will be compiled to put in place funding requirements as costed in the Planned Preventative Maintenance programme and also in the Building Investment Fund report. The budget will be apportioned to unit owners in a fair and equitable way in accord ance with the MUDs Act, with the collection of fees into dedicated Owners' Management Company (OMC) bank accounts.

The OMC will promote competitive tendering of running and maintenance services to help minimize charges for residents. The service suppliers will be discharged the payment for their services from these bank accounts. Monthly reports of operational and financial matters will be provided to the OMC executives and annual to the members at the general meeting.

## 2.0 MEASURES TO MANAGE AND REDUCE COSTS FOR THE BENEFIT OF RESIDENTS

The proposed layouts make efficient use of the land. The buildings have been designed with a low number of stair and lift cores in order to increase efficiencies and ensuring that service charges and maintenance costs faced by residents into the future are kept at reasonable levels.

The apartment design has followed the principles of the BRE guide - "Site Layout Planning for Daylight and Sunlight". Good levels of sunlight will also be available in the development's amenity areas. When this guidance is followed the end result is generally a site which is positioned and laid out in such a way which will provide adequate levels of sun lighting and daylighting while creating an ambience that will appeal to any building occupant and reduce the lighting costs.

Lifecycle costs are also determined by the durability and maintenance requirements of materials. We have selected the very highest standard of finishes across the project. Low maintenance cladding materials such as brick finishes are proposed to minimise the impact of façade maintenance. Balconies are designed to be capable of fabrication offsite, resulting in higher standard of finish, reducing damage during construction and improved durability. Building materials proposed for use on apartment block elevations and in the public realm achieve a durable standard of quality that will not need regular fabric replacement or maintenance outside general day-to-day care. The choice of high quality and long-lasting materials such as brickwork, aluminium , steel and zinc cladding as well as hardscape in the semi-public and private realms will contribute to lower maintenance costs for future residents and occupiers.

This report reflects the outline material descriptions and examples of typical materials and systems used for schemes of this nature and their associated lifespans and maintenance requirements. All information is therefore indicative subject to detailed design development.

As the building design develops this document will be updated and a schedule will be generated from the items below detailing maintenance and replacement costs over the lifespan of the materials and development constituent parts. This will enable a robust schedule of building component repair and replacement costs which will be available to the property management company so that running and maintenance costs of the development are kept within the agreed annual operational budget. A general outline of the primary materials used in the scheme can be section 2.2 .

Measures are addressed under following headings:

- (2.1) Building Design
- (2.2) External Building Fabric Material Selection
- (2.3) Internal Building Fabric Material Selection
- (2.4) Energy and Building Services
- (2.5) Landscape Material Selection
- (2.6) Waste Management Plan
- (2.7) Human Health and Well-being
- (2.8) Transport and Accessibility

### 2.1 BUILDING DESIGN

| Measure | Description | Benefit |
|---|---|---|
| Daylighting to units | As outlined in 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (December 2022)': to have regard for quantitative performance approaches to daylight provisions 'outlined in guides like the BRE guide 'Site Layout Planning for Daylight and Sunlight' (2nd edition) or BS 8206-2: – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting' when undertaken by development proposers which offer the capability to satisfy minimum standards of daylight provision'. Please refer to Daylight Assessment Report prepared by DKP Consulting Engineers submitted with this application. | Reduces the requirement for continuous daylighting, thus reducing the expense of artificial lighting |
| Daylighting to circulation areas | Natural lighting provided via tall windows at circulation cores. | Reduces the requirement for continuous artificial lighting. |
| External Lighting | External lighting will comply with the latest standards and achieve:<br>□Low-level lighting<br>□Utilise low voltage LED lamps<br>□Minimum upward light spill<br>Each light fitting is to be controlled via an individual Photoelectric Control Unit (PECU). The operation of the lighting shall be on a dusk-dawn profile. | Lighting will be designed to achieve the required standards, provide a safe environment for pedestrians, cyclists, and vehicular traffic, provide surveillance and limit the impact on the artificial lighting on surrounding existing flora and fauna. |

## 2.2 EXTERNAL BUILDING FABRIC MATERIAL SELECTION

| Measure | Description | Benefit |
|---|---|---|
| Render | Used on buildings E & D. Where specified it will be a pigmented render system with lifecycle of circa 25 years. Cleaning of algae and other staining is recommended annually by property maintenance team. | Finish does not require repainting every few years. |
| Metal Cladding - walls | Corrugated Metal facade panels on galvanised metal rainscreen support system above glazing openings and with typical life expectancy of 35 years. | Aesthetic impact, durability and weathering. Annual inspection and cleaning every 5 years. |
| Metal Cladding roofs | Metal facade panels on galvanised metal rainscreen support system above glazing openings and with typical life expectancy of 30 years. | Aesthetic impact, durability and weathering. Annual inspection and cleaning every 5 years. |
| Timber Cladding | Used to rear of building C – western red cedar or similar to have low maintenance un-treated finish to East and South walls to avoid algae blooms . This material has typical life expectancy of 25 -30 years. | Aesthetic impact in heritage setting , durability and weathering. Annual inspection and treatment / cleaning not required. |
| Flat Roofs | TPO or similar roofing membrane with 22- 30 year lifespan installed to manufacturer's proven details. Appropriate protection for access to ensure maintenance of any roof equipment will be carried out without any damage to the membrane. Regular maintenance checks by property maintenance team. | Proven roofing system with regular maintenance prevents needs for repairs and additional cost to residents. |
| Sedum Roof | Extensive Green Roof System. Average life cycle of 13-35 years. Life cycle extended with robust proven detailing and appropriate regular maintenance quarterly every year. | Attenuation for storm water run off and less burden and maintenance of rainwater goods. Increased thermal and sound insulation to the building, aesthetic appeal and increased biodeversity. |
| Windows and Doors | All units double glazed with thermally broken frames in uPVC or Aluminium. | Minimal ongoing maintenance |
| Steel Balconies | Prefinished powder-coated and capability to be manufactured off site | Minimal ongoing maintenance. |
| Steel and Glass Balustrades | Powder coated steel finish | Requires minimal ongoing maintenance |

## 2,3 INTERNAL BUILDING FABRIC MATERIAL SELECTION

| Measure | Description | Benefit |
|---|---|---|
| Floors – apartment stair cores and entrances | Selected anti-slip porcelain or ceramic floor tile with inset mat well at entrancedoors as required. Life span of 20-25 years. | Low maintenance and easilycleaned. |
| Floors – lobbies/corridors | Selected carpet inlay on underlay. 13 years life span typically. Regular cleaningby property maintenance team. | Attractive aesthetic for residents and flexibility tochange in the future. |
| Walls | Selected contract vinyl wallpaper feature or selected paint finish with primer. Wall protection at heavy traffic areas with plasterboard substrate adjacent to lift cores where furniture moving will damage wall fabric. Finish lifespan of 2- 10 years, regular maintenance required. | Attractive aesthetic for residents and flexibility to change appearance in thefuture. |
| Ceilings | Selected paint finish with primer to skimmed plasterboard ceiling. | Decorative and durable finish. |
| Internal balustrades and handrails | Painted metal balustrade or proprietary glazed panel system face fixed to stair stringer/landing edge with polished stainless-steel brackets and clamps to manufacturers installation details. | Durable finish. |
| Internal Doors and Frames | Selected primed and painted solid internal doors. Glass and aluminum doorsystem to glazed entrances. | Durable finish with regular inspection and maintenance. |

## 2.4 ENERGY AND BUILDING SERVICES

| Measure | Description | Benefit |
|---|---|---|
| Nearly Zero Energy Building specifications (nZEB) | The dwellings will be nearly-Zero Energy dwellings. | Reduce primary energy demand by 70% viz. 2005 standards. |
| BER targets | A2 | Reduce primary energy demand by 70% viz. 2005 standards. |
| Highly insulated building fabric | Ground floors: U<= 0.12 W/m$^2$K External walls: U<= 0.15 W/m$^2$K Roof: U<= 0.11 W/m$^2$K<br>Windows: U<=1.3 W/m$^2$K Solar transmittance >= 0.70 | Effective reduction of thermal energy demand |
| Thermal bridging | Acceptable Construction Details employed. Thermal bridging measured, with resultant values lower than the default. | Effective reduction of thermal energy demand |
| Airtightness | 3 to 3.5 m$^3$/m$^2$.h @ 50 Pa maximum | Effective reduction of thermal energy demand |
| General ventilation | Demand-controlled mechanical extract system or mechanical heat recovery system | Effective reduction of thermal energy demand |
| Heating / hot-water controls | Time clocks and thermostats for each heating / hot-water zone | Effective reduction of thermal energy demand |
| Pumping | Variable speed pumps | Effective reduction of thermal energy demand |
| Lighting | 100% LED lighting | Effective reduction of electrical energy demand |

## 2.5 LANDSCAPE MATERIAL SELECTION

| Measure | Description | Benefit |
|---|---|---|
| Paving and Decking Materials | Use of robust high-quality materials and detailing to be durable for bikes, play, etc. | Ensures the longevity of materials. |
| Site Layout & Landscaping Design | High quality landscaping both hard surface (for the cycle /car parking and pavements) and soft landscaping with planting and trees. The landscaping will be fully compliant with the requirements for Part M / K of the Technical Guidance Documents and will provide level access and crossings for wheelchair users and pedestrians with limited mobility. Designated car parking including accessible & visitor car parking reduces the travel distances for visitors with reduced mobility. The landscape design approach is to provide a variety of high- quality durable communal recreation areas for residents within the blocks which feature a range of quality tree, shrub and herbaceous planting. Hard landscape paving and decking materials will be robust and durable and installed using proven details to minimise maintenance requirements. | Plenty of room for cycles and pedestrians along with car spaces provide a good balance between pedestrians and car users. Wheelchair user-friendly. A landscape maintenance company will be retained by the OMC(s) to ensure regular maintenance improves the quality of the living environment for all residents. |
| Balconies & openable windows | Use of balconies & openable windows allow individuals to clean windows themselves. | Reduces the cost and reliance on 3rd party cleaning & maintenance. |

## 2.6 WASTE MANAGEMENT

| Measure | Description | Benefit |
|---|---|---|
| Construction Waste Management Plan | The application is accompanied by a Construction Waste Management Plan by the applicants. | The report demonstrates how the scheme complies with best practice. |
| Storage of Non-Recyclable Waste and Recyclable Household Waste | Domestic waste management strategy: Grey, brown and green bin distinction Competitive tender for waste management collection who will prepare an operational waste management plan for the site. | Helps reduce potential waste charges. |
| Composting | Organic waste bins to be provided throughout. | Helps reduce potential waste charges |

## 2.7 HUMAN HEALTH AND WELL-BEING

How human health and well-being is been considered:

| Measure | Description | Benefit |
|---|---|---|
| Natural / day light | The design, separation distances and layout of the apartment blocks have been designed to optimise the ingress of natural daylight/ sunlight to the proposed dwellings to provide good levels of natural light. | Reduces reliance on artificial lighting, thereby reducing costs |
| Accessibility | All units will comply with the requirements of Building Regulations, Technical Guidance Documents Parts K and M. | Reduces the level of adaptation, and associated costs potentially necessitated by residents' future circumstances. |
| Security | The scheme is designed to incorporate passive surveillance with the following security strategies likely to be adopted:<br>• CCTV monitoring details<br>• Secure bicycle stands<br>• Overlooked communal open space in the form of a courtyard. | Helps to reduce potential security/ management cost |
| Natural Amenity | The site has a very high quality of natural amenity space. Tree retention to the parkland area has maximised with 280+ trees retained and will offer ecologically diverse routes for residents to enjoy. Additional pockets throughout the site as well as communal amenity spaces adjacent to the apartment blocks. Play areas have been provided in parkland setting. | Facilitates community interaction, socialising and play- resulting in improved well being |

## 2.8 TRANSPORT & ACCESSIBILITY

Transport considerations for increasing the update of the use of public transport, cycling and walking and reducing the ownership of private cars and reducing oil dependency:

| Measure | Description | Benefit |
|---|---|---|
| Access to Public Transport | The development is located nest to the main passage west /city greenway on the boundary to the east. The site is located next to the nearby shopping and employment areas within 10 minutes walk away .<br><br>A public bus service is provided to the North connecting to the city centre | Availability, proximity to bus services and greenway reduces the reliance on the private motor. |
| Storage of Non-Recyclable Waste and Recyclable Household Waste | Domestic waste management strategy: Grey, brown and green bin distinction. Competitive tender for waste management collection. | Helps reduce potential waste charges. |
| Composting | Organic waste bins to be provided throughout | Helps reduce potential waste charges. |

## 3.0 Building Investment Fund

In accordance with the MUDs Act, the OMC(s) will allocate a certain portion of funds towards a sinking fund, in order to adequately resource long-term replacement of components.
The Building Investment Fund table below illustrates what could be incorporated in the calcu- lation of a Sinking Fund:

| Element | Life Expectancy |
|---|---|
| *Roofs* | |
| Replacement roof covering incl. insulation to main roofs | 30 |
| Replacement parapet, fascia details | 18 |
| Replace roof access hatches | 25 |
| Specialist Roof Systems - Fall arrest | 25 |
| Waterproofing details to penthouse paved areas | 12 |
| | |
| *Elevations* | |
| Render replacement / repair | 35- 50 |
| Metal Panels - recoating | 25 |
| Minor repairs to render areas | 18 |
| Replace exit/entrance doors | 25 |
| Replace rainwater goods | 25 |
| Replace balcony floor finishes | 25 |
| | |
| *External Areas/Car Parking* | |
| External handrails and guarding | 18 |
| Surface finishes | 18 |
| Check drains for accumulation of debris and other sediments | 6 |
| Repaint parking spaces and numbering | 7 |
| Replace bike stands | 25 |
| Replace access control at entrances | 12 |
| | |
| *M&E Services* | |
| Internal re-lamping common areas | 7 |
| Replace internal light fittings | 18 |
| Replace external light fittings | 18 |
| Replace smoke detector heads | 18 |
| Replace manual break glass units | 18 |
| Replace fire alarm panel | 18 |
| Replace lift car and controls | 25 |
| Replace AOVs | 25 |
| Emergency lighting | 20 |
| External mains water connection | 20 |

# Detailed Area Schedule

THE FARM DETAILED AREA BREAKDOWN — total gross area: 14,676.4 (sq.m)

✱ Balance ( all risers, shats , internal walls , extrenal walls )

## LEVEL 0 — 4422.3

| BUILDING C | | | BUILDING D | | | BUILDING E | | | BUILDING A+B+SUB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Apartments net | | 692.4 | Apartments net | | 449.0 | Apartments net | | 498.0 | Function room | | 79.1 |
| | | | | | | | | | Sun Lounge | | 65.0 |
| Circulation net | | 121.0 | Circulation net | | 45.3 | Circulation net | | 48.3 | Workspace | | 180.9 |
| Stairs core net | | 86.4 | Stairs core net | | 133.0 | Stairs core net | | 148.2 | Library | | 121.7 |
| Plant | | 37.9 | Plant | | 52.4 | Plant | | 21.8 | Sun Lounge | | 65.0 |
| Bins | | 37.0 | Bins | | 61.1 | Bins | | 23.1 | Substation | | 24.6 |
| Bikes | | 69.3 | Bikes | | 131.1 | Gym | | 95.6 | | Net | 536.3 |
| | Net | 1043.9 | Communal | | 145.1 | Substation | | 23.4 | | | |
| | | | Creche | | 240.8 | Bikes | | 33.6 | | | |
| | | | | Net | 1257.8 | | Net | 892.0 | | | |
| ✱ Balance | | 224.3 | ✱ Balance | | 204.5 | ✱ Balance | | 196.9 | ✱ Balance | | 66.6 |
| | Gross | **1268.3** | | Gross | **1462.3** | | Gross | **1088.9** | | Gross | **602.9** |

## LEVEL 1 — 3735.3

| BUILDING C | | | BUILDING D | | | BUILDING E | | | BUILDING A+B | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Apartments net | | 852.6 | Apartments net | | 937.1 | Apartments net | | 744.2 | | | |
| Circulation net | | 91.5 | Circulation net | | 76.2 | Circulation net | | 58.2 | Function room(void) | | 0.0 |
| Stairs core net | | 87.1 | Stairs core net | | 81.3 | Stairs core net | | 85.4 | Library(void) | | 0.0 |
| | Net | 1031.2 | | Net | 1094.5 | | Net | 887.8 | | Net | 0.0 |
| ✱ Balance | | 228.9 | ✱ Balance | | 237.4 | ✱ Balance | | 187.2 | ✱ Balance | | 68.3 |
| | Gross | **1260.0** | | Gross | **1331.9** | | Gross | **1075.0** | | Gross | **68.3** |

## LEVEL2 — 3792.6

| BUILDING C | | | BUILDING D | | | BUILDING E | | |
|---|---|---|---|---|---|---|---|---|
| Apartments net | | 852.6 | Apartments net | | 1041.9 | Apartments net | | 728.8 |
| Circulation net | | 91.6 | Circulation net | | 104.4 | Circulation net | | 58.2 |
| Stairs core net | | 87.2 | Stairs core net | | 79.2 | Stairs core net | | 85.4 |
| | Net | 1031.4 | | Net | 1225.4 | | Net | 872.4 |
| ✱ Balance | | 228.5 | ✱ Balance | | 250.5 | ✱ Balance | | 184.5 |
| | Gross | **1259.9** | | Gross | **1475.9** | | Gross | **1056.9** |

LEVEL3 2219.64

BUILDING D

| | | |
|---|---|---|
| Apartments net | | 946.0 |
| Circulation net | | 42.7 |
| Stairs core net | | 91.9 |
| | Net | 1080.7 |
| * Balance | | 277.3 |
| | Gross | **1357.9** |

BUILDING E

| | | |
|---|---|---|
| Apartments net | | 547.7 |
| Store | | 28.5 |
| Circulation net | | 100.1 |
| Stairs core net | | 72.8 |
| | Net | 749.1 |
| * Balance | | 112.6 |
| | Gross | **861.7** |

LEVEL4 506.56

BUILDING E

| | | |
|---|---|---|
| Apartments net | | 330.0 |
| Circulation net | | 34.1 |
| Stairs core net | | 45.0 |
| | Net | 409.1 |
| * Balance | | 97.5 |
| | Gross | **506.6** |

| BUILDING | AREA | % | |
|---|---|---|---|
| BUILDING C | 2,397.5 | | |
| BUILDING D | 3,373.9 | | |
| BUILDING E | 2,848.7 | | |
| TOTAL | 8,620.2 | | |
| NUMBER OF UNITS GREATER THAN 10% OVER MIN. AREA | 35 | 25.0% | (See Hosing Quality Assessment for units identified ) |

# AREA SCHEDULE – BESSBOROUGH FARM, 140 APARTMENTS

| KEY DEVELOPMENT AREAS | (SQ.M) | |
|---|---|---|
| SITE REDLINE AREA | 50,816.0 | 5.08 ha |
| SITE DEVELOPABLE AREA | 14,688.0 | 1.46 ha |
| G.D.A. | 14,676.4 | |
| PLOT RATIO | 1.0 | |
| SITE COVERAGE | 30.1% | |
| DENSITY (DEVELOPABLE AREA) | 95.9 dph | |
| DENSITY (REDLINE) | 27.5 dph | |
| PUBLIC OPEN SPACE( within devlopable area | 10.6% | |
| RESIDENTS AMENITY | 2,563.0 | |
| PUBLIC PARK | 24520.0 | |
| HEIGHT RANGE | 1-5 STOREYS | |

| GROSS DEVELOPMENT AREA | | | | | | (SQ.M) |
|---|---|---|---|---|---|---|
| LEVEL | BLOCK A | BLOCK B | BLOCK C | BLOCK D | BLOCK E | SUBSTATION |
| 0 | 128.3 | 450.0 | 1,268.3 | 1,462.3 | 1,088.9 | 24.6 |
| 1 | 29.3 | 39.0 | 1,260.0 | 1,331.9 | 1,075.0 | |
| 2 | | | 1,259.9 | 1,475.9 | 1,056.9 | |
| 3 | | | | 1,357.9 | 861.7 | |
| 4 | | | | | 506.6 | |
| TOTAL | 157.58 | 488.96 | 3788.20 | 5628.03 | 4589.02 | 24.60 |

| LEVEL | NEW BUILT AREA (EXC. BALCONIES) |
|---|---|
| 0 | 4,422.3 |
| 1 | 3,735.3 |
| 2 | 3,792.6 |
| 3 | 2,219.6 |
| 4 | 506.6 |
| TOTAL | 14,676.4 |

| DEMOLITION | (SQ.M) |
|---|---|
| | AREA |
| EXISTING STRUCTURE | 1,582.0 |
| DEMOLITION | 1,083.0 |

| APARTMENT MIX | | |
|---|---|---|
| TYPE | NUMBER | % |
| 1 BED 2 PERSON | 70 | 50 |
| 2 BED 3 PERSON | 12 | 9 |
| 2 BED 4 PERSON | 57 | 41 |
| 3 BED 5 PERSON | 1 | 1 |
| TOTAL | 140 | 100 |

| APARTMENT FLOOR AREAS & STANDARDS | (SQ.M) | |
|---|---|---|
| BUILDING | AREA | % |
| BUILDING C | 2,397.5 | |
| BUILDING D | 3,373.9 | |
| BUILDING E | 2,848.7 | |
| TOTAL | 8,620.2 | |
| NUMBER OF UNITS GREATER THAN 10% OVER MIN. AREA<br>refer to Housing Quality Assesment | 35 | 25.0% |

| ASPECT RATIO | | |
|---|---|---|
| ASPECT | NO | % |
| DUAL | 57 | 40.7% |
| SOUTH | 31 | 22.1% |
| EAST/WEST | 28 | 20.0% |
| NORTH (over amenity soace) | 24 | 17.1% |
| | 140 | |

# AREA SCHEDULE – BESSBOROUGH FARM, 140 APARTMENTS

| COMMUNAL AREA | (SQ.M) |
|---|---|

| LOCATION | AREA |
|---|---|
| LOBBY | 33.2 |
| CONCIERGE | 8.9 |
| LOUNGE | 79.8 |
| FUNCTION ROOM | 70.1 |
| LIBRARY | 121.7 |
| WORKSPACE | 180.9 |
| ROOF TERRACE 1 | 123.0 |
| ROOF TERRACE 2 | 180.9 |
| RESIDENT'S GYM | 95.0 |
| RESIDENTS SUN LOUNGE | 65.0 |
| TOTAL | **958.5** |

| RESIDENTS AMENITY |
|---|

| TYPE | APART NO. | MIN. AMENITY AREA / APT (sqm) | TOTAL PUBLIC AMENITY AREA REQUIRED (sqm) |
|---|---|---|---|
| STUDIO | 0 | 4.0 | 0.0 |
| 1 BED 2 PERSON | 70 | 5.0 | 350.0 |
| 2 BED 3 PERSON | 12 | 6.0 | 72.0 |
| 2 BED 4 PERSON | 57 | 7.0 | 399.0 |
| 3 BED 5 PERSON | 1 | 9.0 | 9.0 |
| | **140** | | **830.0** |

| | |
|---|---|
| RESIDENTIAL AMENITY ACHIEVED | **2,563.0** |
| PUBLIC OPEN SPACE | **27,136.0** |
| PARK | 24,520.0 |
| STREETS AND SQUARES | 1,072.0 |
| PUBLIC LINK TO GREENWAY | 1,544.0 |

| CRECHE | (SQ.M) |
|---|---|

| | AREA |
|---|---|
| CRECHE AREA | 240.8 |
| CRECHE OUTDOOR PLAY | 240.0 |

| PARKING FACILITIES | (NO.) | (%) |
|---|---|---|

| TYPE | NUMBER | |
|---|---|---|
| RESIDENT'S CAR PARK | 54 | 38.6% |
| + | | |
| CRECHE DROP OFF | 4 | |
| MOTORBIKE SPACES | 5 | |
| RESIDENTS BIKE STANDS | 230 | |
| VISITORS BIKE STANDS | 100 | |

# Housing Quality Assessment

# HOUSING QUALITY ASSESSMENT – BUILDING C

| BUILDING | UNIT NUMBER | FLOOR LEVEL | UNIT REFERENCE | UNIT DESCRIPTION | APARTMENT TYPE | UNIT AREA REQUIRED (m2) | UNIT AREA ACHIEVED (m2) | DUAL ASPECT | ABOVE 10% OF MIN AREA | BEDROOM | BEDSPACES | CEILING HEIGHT | AGGREGATE BEDROOM AREAS REQUIRED (m2) | AGGREGATE BEDROOM AREA ACHIEVED (m2) | MAIN LIVING ROOM WIDTH ACHIEVED (m) | AGGREGATE STORAGE AREA REQUIRED (m2) | AGGREGATE STORAGE AREA ACHIEVED (m2) | PRIVATE AMENITY SPACE REQUIRED (m2) | PRIVATE AMENITY SPACE ACHIEVED (m2) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| C | 1 | 0 | C.0.1 | 1 BEDROOM APARTMENT 2P | 1B2P B | 45.0 | 45.25 | | | 1 | 2 | 2.7 | 11.4 | 11,45 | 5.1 | 3.0 | 3,7 | 5.0 | 5,13 |
| C | 2 | 0 | C.0.2 | 2 BEDROOM APARTMENT 4P | 2B4P T | 73.0 | 74.11 | YES | | 2 | 4 | 2.7 | 24.4 | 24,8 | 5 | 6.0 | 6.1 | 7.0 | 8.8 |
| C | 3 | 0 | C.0.3 | 1 BEDROOM APARTMENT 2P | 1B2P A | 45.0 | 45.10 | | | 1 | 2 | 2.7 | 11.4 | 11.5 | 3.65 | 3.0 | 3 | 5.0 | 5.1 |
| C | 4 | 0 | C.0.4 | 2 BEDROOM APARTMENT 4P | 2B4P S | 73.0 | 80.40 | YES | ● | 2 | 4 | 2.7 | 24.4 | 24.8 | 4.9 | 6.0 | 6.6 | 7.0 | 7.1 |
| C | 5 | 0 | C.0.5 | 2 BEDROOM APARTMENT 3P | 2B3P L | 63.0 | 69.80 | YES | ● | 2 | 3 | 2.7 | 18.5 | 26,4 | 4,75 | 5.0 | 5.1 | 6.0 | 7,6 |
| C | 6 | 0 | C.0.6 | 1 BEDROOM APARTMENT 2P | 1B2P A | 45.0 | 45.10 | | | 1 | 2 | 2.7 | 11.4 | 11.5 | 3.65 | 3.0 | 3 | 5.0 | 5.1 |
| C | 7 | 0 | C.0.7 | 2 BEDROOM APARTMENT 4P | 2B4P N | 73.0 | 78.20 | YES | | 2 | 4 | 2.7 | 24.4 | 25.9 | 4.2 | 6.0 | 7.2 | 7.0 | 7.2 |
| C | 8 | 0 | C.0.8 | 2 BEDROOM APARTMENT 4P | 2B4P N1 | 73.0 | 78.20 | YES | | 2 | 4 | 2.7 | 24.4 | 25.9 | 4.2 | 6.0 | 7.2 | 7.0 | 7.2 |
| C | 9 | 0 | C.0.9 | 2 BEDROOM APARTMENT 4P | 2B4P P | 73.0 | 95.60 | YES | ● | 2 | 4 | 2.7 | 24.4 | 34.9 | 3.6 | 6.0 | 9.2 | 7.0 | 7.5 |
| C | 10 | 0 | C.0.10 | 2 BEDROOM APARTMENT 4P | 2B4P R | 73.0 | 80.66 | YES | ● | 2 | 4 | 2.7 | 24.4 | 26,16 | 3.6 | 6.0 | 6.9 | 7.0 | 7.1 |
| | | | | | | | 692.42 | | | | | | | | | | | | 55.1 |
| C | 11 | 1 | C.1.11 | 1 BEDROOM APARTMENT 2P | 1B2P B | 45.0 | 45.25 | | | 1 | 2 | 2.7 | 11.4 | 11.4 | 5.1 | 3.0 | 3,7 | 5.0 | 5.1 |
| C | 12 | 1 | C.1.12 | 2 BEDROOM APARTMENT 4P | 2B4P W | 73.0 | 73.30 | YES | | 2 | 4 | 2.7 | 24.4 | 25 | 5 | 6.0 | 6,1 | 7.0 | 8.7 |
| C | 13 | 1 | C.1.13 | 2 BEDROOM APARTMENT 4P | 2B4P T | 73.0 | 74.10 | YES | | 2 | 4 | 2.7 | 24.4 | 25,8 | 5 | 6.0 | 6,2 | 7.0 | 8.8 |
| C | 14 | 1 | C.1.14 | 1 BEDROOM APARTMENT 2P | 1B2P A | 45.0 | 45.10 | | | 1 | 2 | 2.7 | 11.4 | 11.5 | 3.65 | 3.0 | 3 | 5.0 | 5.1 |
| C | 15 | 1 | C.1.15 | 2 BEDROOM APARTMENT 4P | 2B4P S | 73.0 | 80.40 | YES | ● | 2 | 4 | 2.7 | 24.4 | 24.8 | 3,89 | 6.0 | 7,0 | 7.0 | 7.1 |
| C | 16 | 1 | C.1.16 | 2 BEDROOM APARTMENT 3P | 2B3P L | 63.0 | 69.80 | YES | ● | 2 | 3 | 2.7 | 18.5 | 26,4 | 4,75 | 5.0 | 5.1 | 6.0 | 7,6 |
| C | 17 | 1 | C.1.17 | 1 BEDROOM APARTMENT 2P | 1B2P A | 45.0 | 45.10 | | | 1 | 2 | 2.7 | 11.4 | 11.5 | 3.65 | 3.0 | 3 | 5.0 | 5.1 |
| C | 18 | 1 | C.1.18 | 2 BEDROOM APARTMENT 4P | 2B4P U | 73.0 | 86.90 | YES | ● | 2 | 4 | 2.7 | 24.4 | 27.5 | 4.4 | 6.0 | 7.6 | 7.0 | 7.2 |
| C | 19 | 1 | C.1.19 | 2 BEDROOM APARTMENT 4P | 2B4P N | 73.0 | 78.20 | YES | | 2 | 4 | 2.7 | 24.4 | 25.9 | 4.2 | 6.0 | 7.2 | 7.0 | 7.2 |
| C | 20 | 1 | C.1.20 | 2 BEDROOM APARTMENT 4P | 2B4P N1 | 73.0 | 78.20 | YES | | 2 | 4 | 2.7 | 24.4 | 25.9 | 4.2 | 6.0 | 7.2 | 7.0 | 7.2 |
| C | 21 | 1 | C.1.21 | 2 BEDROOM APARTMENT 4P | 2B4P P | 73.0 | 95.60 | YES | ● | 2 | 4 | 2.7 | 24.4 | 33,82 | 3.6 | 6.0 | 9.2 | 7.0 | 7,1 |
| C | 22 | 1 | C.1.22 | 2 BEDROOM APARTMENT 4P | 2B4P R | 73.0 | 80.60 | YES | ● | 2 | 4 | 2.7 | 24.4 | 26,1 | 3,7 | 6.0 | 8,2 | 7.0 | 7.1 |
| | | | | | | | 852.55 | | | | | | | | | | | | 68.6 |
| C | 23 | 2 | C.2.23 | 1 BEDROOM APARTMENT 2P | 1B2P B | 45.0 | 45.25 | | | 1 | 2 | 2.5 | 11.4 | 11.4 | 5.1 | 3.0 | 3,7 | 5.0 | 5.1 |
| C | 24 | 2 | C.2.24 | 2 BEDROOM APARTMENT 4P | 2B4P W | 73.0 | 73.30 | YES | | 2 | 4 | 2.5 | 24.4 | 25 | 5 | 6.0 | 6.1 | 7.0 | 8.7 |
| C | 25 | 2 | C.2.25 | 2 BEDROOM APARTMENT 4P | 2B4P T | 73.0 | 74.10 | YES | | 2 | 4 | 2.5 | 24.4 | 25,8 | 5 | 6.0 | 6,2 | 7.0 | 8.8 |
| C | 26 | 2 | C.2.26 | 1 BEDROOM APARTMENT 2P | 1B2P A | 45.0 | 45.10 | | | 1 | 2 | 2.5 | 11.4 | 11.5 | 3.65 | 3.0 | 3 | 5.0 | 5.1 |
| C | 27 | 2 | C.2.27 | 2 BEDROOM APARTMENT 4P | 2B4P S | 73.0 | 80.40 | YES | ● | 2 | 4 | 2.5 | 24.4 | 24,7 | 4.9 | 6.0 | 6.6 | 7.0 | 7.1 |
| C | 28 | 2 | C.2.28 | 2 BEDROOM APARTMENT 3P | 2B3P L | 63.0 | 69.80 | YES | ● | 2 | 3 | 2.5 | 18.5 | 26,4 | 4.55 | 5.0 | 5.1 | 6.0 | 7,6 |
| C | 29 | 2 | C.2.29 | 1 BEDROOM APARTMENT 2P | 1B2P A | 45.0 | 45.10 | | | 1 | 2 | 2.5 | 11.4 | 11.5 | 3.65 | 3.0 | 3 | 5.0 | 5.1 |
| C | 30 | 2 | C.2.30 | 2 BEDROOM APARTMENT 4P | 2B4P U | 73.0 | 86.90 | YES | ● | 2 | 4 | 2.5 | 24.4 | 27,9 | 4.4 | 6.0 | 7.6 | 7.0 | 7,3 |
| C | 31 | 2 | C.2.31 | 2 BEDROOM APARTMENT 4P | 2B4P N | 73.0 | 78.20 | YES | | 2 | 4 | 2.5 | 24.4 | 25.9 | 4.2 | 6.0 | 7,2 | 7.0 | 7,2 |
| C | 32 | 2 | C.2.32 | 2 BEDROOM APARTMENT 4P | 2B4P N1 | 73.0 | 78.20 | YES | | 2 | 4 | 2.5 | 24.4 | 25.9 | 4.2 | 6.0 | 7.2 | 7.0 | 7.2 |
| C | 33 | 2 | C.2.33 | 2 BEDROOM APARTMENT 4P | 2B4P P | 73.0 | 95.60 | YES | ● | 2 | 4 | 2.5 | 24.4 | 33,8 | 3.6 | 6.0 | 9.2 | 7.0 | 7,1 |
| C | 34 | 2 | C.2.34 | 2 BEDROOM APARTMENT 4P | 2B4P R | 73.0 | 80.60 | YES | ● | 2 | 4 | 2.5 | 24.4 | 25.3 | 3,7 | 6.0 | 8,2 | 7.0 | 7.1 |
| | | | | | | | 852.55 | | | | | | | | | | | | 54.2 |
| 34 apartm. | | | 9-1 BED 2P, 3- 2 BED 3P, 22- 2 BED 4P | | | | 2397.52 | 25 | 14 | 59 | 115 | | | | | | | | 177.9 |

# HOUSING QUALITY ASSESSMENT – BUILDING D

| BUILDING | UNIT NUMBER | FLOOR LEVEL | UNIT REFERENCE | UNIT DESCRIPTION | APARTMENT TYPE | UNIT AREA REQUIRED (m2) | UNIT AREA ACHIEVED (m2) | DUAL ASPECT | ABOVE 10% OF MIN AREA | BEDROOM | BEDSPACES | CEILING HEIGHT | AGGREGATE BEDROOM AREAS REQUIRED (m2) | AGGREGATE BEDROOM AREA ACHIEVED (m2) | MAIN LIVING ROOM WIDTH ACHIEVED (m) | AGGREGATE STORAGE AREA REQUIRED (m2) | AGGREGATE STORAGE AREA ACHIEVED (m2) | PRIVATE AMENITY SPACE REQUIRED (m2) | PRIVATE AMENITY SPACE ACHIEVED (m2) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| D | 1 | 0 | D.0.1 | 1 BEDROOM APARTMENT 2P | 1B2P C | 45.0 | 45.80 | | | 1 | 2 | 2.7 | 11.4 | 11,4 | 3.65 | 3.0 | 3.1 | 5.0 | 7.1 |
| D | 2 | 0 | D.0.2 | 1 BEDROOM APARTMENT 2P | 1B2P A | 45.0 | 45.10 | | | 1 | 2 | 2.7 | 11.4 | 11,5 | 3.65 | 3.0 | 3 | 5.0 | 5.1 |
| D | 3 | 0 | D.0.3 | 1 BEDROOM APARTMENT 2P | 1B2P A1 | 45.0 | 45.10 | | | 1 | 2 | 2.7 | 11.4 | 11,5 | 3.65 | 3.0 | 3 | 5.0 | 5.1 |
| D | 4 | 0 | D.0.4 | 2 BEDROOM APARTMENT 4P | 2B4P M2 | 73.0 | 74.45 | | | 2 | 4 | 2.7 | 24.4 | 24,4 | 3,6 | 6.0 | 6 | 7.0 | 7.2 |
| D | 5 | 0 | D.0.5 | 2 BEDROOM APARTMENT 4P | 2B4P M | 73.0 | 73.91 | | | 2 | 4 | 2.7 | 24.4 | 24,8 | 3.85 | 6.0 | 6.1 | 7.0 | 7.2 |
| D | 6 | 0 | D.0.6 | 2 BEDROOM APARTMENT 4P | 2B4P M2 | 73.0 | 74.45 | | | 2 | 4 | 2.7 | 24.4 | 24,4 | 3,6 | 6.0 | 6 | 7.0 | 7.2 |
| D | 7 | 0 | D.0.7 | 1 BEDROOM APARTMENT 2P | 1B2P A1 | 45.0 | 45.10 | | | 1 | 2 | 2.7 | 11.4 | 11.5 | 3.65 | 3.0 | 3 | 5.0 | 5.1 |
| D | 8 | 0 | D.0.8 | 1 BEDROOM APARTMENT 2P | 1B2P A | 45.0 | 45.10 | | | 1 | 2 | 2.7 | 11.4 | 11.5 | 3.65 | 3.0 | 3 | 5.0 | 5.1 |
| | | | | | | | 449.01 | | | | | | | | | | | | 49.1 |
| D | 9 | 1 | D.1.9 | 2 BEDROOM APARTMENT 3P | 2B3P H | 63.0 | 63.55 | | | 2 | 3 | 2.7 | 18.5 | 22,5 | 3.6 | 5.0 | 5,2 | 6.0 | 6,2 |
| D | 10 | 1 | D.1.10 | 1 BEDROOM APARTMENT 2P | 1B2P A1 | 45.0 | 45.10 | | | 1 | 2 | 2.7 | 11.4 | 11.5 | 3.65 | 3.0 | 3 | 5.0 | 5.1 |
| D | 11 | 1 | D.1.11 | 1 BEDROOM APARTMENT 2P | 1B2P D | 45.0 | 50.00 | YES | ● | 1 | 2 | 2.7 | 11.4 | 11.9 | 3.65 | 3.0 | 3,5 | 5.0 | 7.1 |
| D | 12 | 1 | D.1.12 | 1 BEDROOM APARTMENT 2P | 1B2P C | 45.0 | 45.80 | YES | | 1 | 2 | 2.7 | 11.4 | 11,4 | 3.65 | 3.0 | 3,2 | 5.0 | 7.1 |
| D | 13 | 1 | D.1.13 | 1 BEDROOM APARTMENT 2P | 1B2P A | 45.0 | 45.10 | | | 1 | 2 | 2.7 | 11.4 | 11,5 | 3.65 | 3.0 | 3 | 5.0 | 5.1 |
| D | 14 | 1 | D.1.14 | 1 BEDROOM APARTMENT 2P | 1B2P A1 | 45.0 | 45.10 | | | 1 | 2 | 2.7 | 11.4 | 11,5 | 3.65 | 3.0 | 3 | 5.0 | 5.1 |
| D | 15 | 1 | D.1.15 | 2 BEDROOM APARTMENT 4P | 2B4P M2 | 73.0 | 74.40 | | | 2 | 4 | 2.7 | 24.4 | 24,4 | 3,6 | 6.0 | 6 | 7.0 | 7.2 |
| D | 16 | 1 | D.1.16 | 2 BEDROOM APARTMENT 4P | 2B4P M | 73.0 | 73.90 | | | 2 | 4 | 2.7 | 24.4 | 24,6 | 3.85 | 6.0 | 6.1 | 7.0 | 7.2 |
| D | 17 | 1 | D.1.17 | 2 BEDROOM APARTMENT 4P | 2B4P M2 | 73.0 | 74.40 | | | 2 | 4 | 2.7 | 24.4 | 24,6 | 3.85 | 6.0 | 6,1 | 7.0 | 7.2 |
| D | 18 | 1 | D.1.18 | 1 BEDROOM APARTMENT 2P | 1B2P A | 45.0 | 45.10 | | | 2 | 4 | 2.7 | 11.4 | 11,5 | 3.65 | 3.0 | 3 | 5.0 | 5.1 |
| D | 19 | 1 | D.1.19 | 1 BEDROOM APARTMENT 2P | 1B2P A1 | 45.0 | 45.10 | | | 2 | 4 | 2.7 | 11.4 | 11,5 | 3.65 | 3.0 | 3 | 5.0 | 5.1 |
| D | 20 | 1 | D.1.20 | 2 BEDROOM APARTMENT 4P | 2B4P X | 73.0 | 81.00 | YES | ● | 2 | 4 | 2.7 | 24.4 | 27,5 | 5.5 | 6.0 | 8 | 7.0 | 12,5 |
| D | 21 | 1 | D.1.21 | 2 BEDROOM APARTMENT 3P | 2B3P I | 63.0 | 71.30 | YES | ● | 2 | 3 | 2.7 | 18.5 | 23,5 | 3,7 | 5.0 | 6,0 | 6.0 | 6,1 |
| D | 22 | 1 | D.1.22 | 2 BEDROOM APARTMENT 4P | 2B4P M3 | 73.0 | 87.00 | | ● | 2 | 4 | 2.7 | 24.4 | 24.6 | 3.85 | 6.0 | 7 | 7.0 | 7.2 |
| D | 23 | 1 | D.1.23 | 1 BEDROOM APARTMENT 2P | 1B2P A1 | 45.0 | 45.10 | | | 1 | 2 | 2.7 | 11.4 | 11.5 | 3.65 | 3.0 | 3 | 5.0 | 5.1 |
| D | 24 | 1 | D.1.24 | 1 BEDROOM APARTMENT 2P | 1B2P A | 45.0 | 45.10 | | | 1 | 2 | 2.7 | 11.4 | 11.5 | 3.65 | 3.0 | 3 | 5.0 | 5.1 |
| | | | | | | | 937.05 | | | | | | | | | | | | 78.7 |
| D | 25 | 2 | D.2.25 | 2 BEDROOM APARTMENT 3P | 2B3P H | 63.0 | 63.50 | | | 2 | 3 | 2.7 | 18.5 | 22,5 | 3.6 | 5.0 | 5,2 | 6.0 | 6,2 |
| D | 26 | 2 | D.2.26 | 1 BEDROOM APARTMENT 2P | 1B2P A1 | 45.0 | 45.10 | | | 1 | 2 | 2.7 | 11.4 | 11.5 | 3.65 | 3.0 | 3 | 5.0 | 5.1 |
| D | 27 | 2 | D.2.27 | 1 BEDROOM APARTMENT 2P | 1B2P D | 45.0 | 50.00 | YES | ● | 1 | 2 | 2.7 | 11.4 | 11.9 | 3.65 | 3.0 | 3,5 | 5.0 | 7.1 |
| D | 28 | 2 | D.2.28 | 1 BEDROOM APARTMENT 2P | 1B2P C | 45.0 | 45.80 | YES | | 1 | 2 | 2.7 | 11.4 | 11,4 | 3.65 | 3.0 | 3,2 | 5.0 | 7.1 |
| D | 29 | 2 | D.2.29 | 1 BEDROOM APARTMENT 2P | 1B2P A | 45.0 | 45.10 | | | 1 | 2 | 2.7 | 11.4 | 11,5 | 3.65 | 3.0 | 3 | 5.0 | 5.1 |
| D | 30 | 2 | D.2.30 | 1 BEDROOM APARTMENT 2P | 1B2P A1 | 45.0 | 45.10 | | | 1 | 2 | 2.7 | 11.4 | 11,5 | 3.65 | 3.0 | 3 | 5.0 | 5.1 |

# HOUSING QUALITY ASSESSMENT – BUILDING D CONTINUED

| BUILDING | UNIT NUMBER | FLOOR LEVEL | UNIT REFERENCE | UNIT DESCRIPTION | APARTMENT TYPE | UNIT AREA REQUIRED (m2) | UNIT AREA ACHIEVED (m2) | DUAL ASPECT | ABOVE 10% OF MIN AREA | BEDROOM | BEDSPACES | CEILING HEIGHT | AGGREGATE BEDROOM AREAS REQUIRED (m2) | AGGREGATE BEDROOM AREA ACHIEVED (m2) | MAIN LIVING ROOM WIDTH ACHIEVED (m) | AGGREGATE STORAGE AREA REQUIRED (m2) | AGGREGATE STORAGE AREA ACHIEVED (m2) | PRIVATE AMENITY SPACE REQUIRED (m2) | PRIVATE AMENITY SPACE ACHIEVED (m2) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| D | 31 | 2 | D.2.31 | 2 BEDROOM APARTMENT 4P | 2B4P M2 | 73.0 | 74.45 | | | 2 | 4 | 2.7 | 24.4 | 24,4 | 3,6 | 6.0 | 6 | 7.0 | 7.2 |
| D | 32 | 2 | D.2.32 | 2 BEDROOM APARTMENT 4P | 2B4P M | 73.0 | 73.90 | | | 2 | 4 | 2.7 | 24.4 | 24,6 | 3.85 | 6.0 | 6.1 | 7.0 | 7.2 |
| D | 33 | 2 | D.2.33 | 2 BEDROOM APARTMENT 4P | 2B4P M1 | 73.0 | 73.90 | | | 2 | 4 | 2.7 | 24.4 | 24,6 | 3.85 | 6.0 | 6 | 7.0 | 7.2 |
| D | 34 | 2 | D.2.34 | 1 BEDROOM APARTMENT 2P | 1B2P F1 | 45.0 | 59.20 | | ● | 1 | 2 | 2.7 | 11.4 | 12,4 | 4.5 | 3.0 | 4,4 | 5.0 | 5,5 |
| D | 35 | 2 | D.2.35 | 1 BEDROOM APARTMENT 2P | 1B2P A | 45.0 | 45.10 | | | 1 | 2 | 2.7 | 11.4 | 11,5 | 3.65 | 3.0 | 3 | 5.0 | 5.1 |
| D | 36 | 2 | D.2.36 | 1 BEDROOM APARTMENT 2P | 1B2P A1 | 45.0 | 45.10 | | | 1 | 2 | 2.7 | 11.4 | 11,5 | 3.65 | 3.0 | 3 | 5.0 | 5.1 |
| D | 37 | 2 | D.2.37 | 2 BEDROOM APARTMENT 4P | 2B4P X | 73.0 | 81.00 | YES | ● | 2 | 4 | 2.7 | 24.4 | 27,5 | 5.5 | 6.0 | 8 | 7.0 | 12,5 |
| D | 38 | 2 | D.2.38 | 2 BEDROOM APARTMENT 3P | 2B3P I | 63.0 | 71.30 | YES | ● | 2 | 3 | 2.7 | 18.5 | 23,5 | 3,7 | 5.0 | 5,6 | 6.0 | 6.1 |
| D | 39 | 2 | D.2.39 | 1 BEDROOM APARTMENT 2P | 1B2P F | 45.0 | 59.20 | | ● | 1 | 2 | 2.7 | 11.4 | 12,4 | 4.5 | 3.0 | 4,4 | 5.0 | 5,6 |
| D | 40 | 2 | D.2.40 | 2 BEDROOM APARTMENT 4P | 2B4P M | 73.0 | 73.90 | | | 2 | 4 | 2.7 | 24.4 | 24.6 | 3.85 | 6.0 | 6.1 | 7.0 | 7.2 |
| D | 41 | 2 | D.2.41 | 1 BEDROOM APARTMENT 2P | 1B2P A1 | 45.0 | 45.10 | | | 1 | 2 | 2.7 | 11.4 | 11.5 | 3.65 | 3.0 | 3 | 5.0 | 5.1 |
| D | 42 | 2 | D.2.42 | 1 BEDROOM APARTMENT 2P | 1B2P A | 45.0 | 45.10 | | | 1 | 2 | 2.7 | 11.4 | 11.5 | 3.65 | 3.0 | 3 | 5.0 | 5.1 |
| | | | | | | | 1041.85 | | | | | | | | | | | | 84.8 |
| D | 43 | 3 | D.3.43 | 2 BEDROOM APARTMENT 3P | 2B3P H | 63.0 | 63.50 | | | 2 | 3 | 2.7 | 18.5 | 22,5 | 3.6 | 5.0 | 5,2 | 6.0 | 6,2 |
| D | 44 | 3 | D.3.44 | 1 BEDROOM APARTMENT 2P | 1B2P A1 | 45.0 | 45.10 | YES | | 1 | 2 | 2.7 | 11.4 | 11.5 | 3.65 | 3.0 | 3 | 5.0 | 5.1 |
| D | 45 | 3 | D.3.45 | 1 BEDROOM APARTMENT 2P | 1B2P A1 | 45.0 | 45.10 | YES | | 1 | 2 | 2.7 | 11.4 | 11.5 | 3.65 | 3.0 | 3 | 5.0 | 5.1 |
| D | 46 | 3 | D.3.46 | 1 BEDROOM APARTMENT 2P | 1B2P A1 | 45.0 | 45.10 | | | 1 | 2 | 2.7 | 11.4 | 11.5 | 3.65 | 3.0 | 3 | 5.0 | 5.1 |
| D | 47 | 3 | D.3.47 | 2 BEDROOM APARTMENT 4P | 2B4P M2 | 73.0 | 74.40 | | | 2 | 4 | 2.7 | 24.4 | 24,4 | 3,6 | 6.0 | 6 | 7.0 | 7.2 |
| D | 48 | 3 | D.3.48 | 2 BEDROOM APARTMENT 4P | 2B4P M | 73.0 | 73.90 | | | 2 | 4 | 2.7 | 24.4 | 24,6 | 3.85 | 6.0 | 6.1 | 7.0 | 7.2 |
| D | 49 | 3 | D.3.49 | 2 BEDROOM APARTMENT 4P | 2B4P M1 | 73.0 | 73.90 | | | 2 | 4 | 2.7 | 24.4 | 24,6 | 3.85 | 6.0 | 6,1 | 7.0 | 7.2 |
| D | 50 | 3 | D.3.50 | 1 BEDROOM APARTMENT 2P | 1B2P F1 | 45.0 | 59.20 | | ● | 1 | 2 | 2.7 | 11.4 | 12,4 | 4.5 | 3.0 | 4,4 | 5.0 | 5,5 |
| D | 51 | 3 | D.3.51 | 1 BEDROOM APARTMENT 2P | 1B2P A | 45.0 | 45.10 | | | 1 | 2 | 2.7 | 11.4 | 11,5 | 3.65 | 3.0 | 3 | 5.0 | 5.1 |
| D | 52 | 3 | D.3.52 | 1 BEDROOM APARTMENT 2P | 1B2P A1 | 45.0 | 45.10 | | | 1 | 2 | 2.7 | 11.4 | 11,5 | 3.65 | 3.0 | 3 | 5.0 | 5.1 |
| D | 53 | 3 | D.3.53 | 2 BEDROOM APARTMENT 4P | 2B4P X | 73.0 | 81.00 | YES | ● | 2 | 4 | 2.7 | 24.4 | 27,5 | 5.5 | 6.0 | 8 | 7.0 | 12,5 |
| D | 54 | 3 | D.3.54 | 2 BEDROOM APARTMENT 3P | 2B3P I | 63.0 | 71.30 | YES | ● | 2 | 3 | 2.7 | 18.5 | 23,5 | 3,7 | 5.0 | 5,6 | 6.0 | 6.1 |
| D | 55 | 3 | D.3.55 | 1 BEDROOM APARTMENT 2P | 1B2P F | 45.0 | 59.20 | | ● | 1 | 2 | 2.7 | 11.4 | 12,4 | 4.5 | 3.0 | 4,4 | 5.0 | 5,6 |
| D | 56 | 3 | D.3.56 | 2 BEDROOM APARTMENT 4P | 2B4P M | 73.0 | 73.90 | | | 2 | 4 | 2.7 | 24.4 | 24.6 | 3.85 | 6.0 | 6.1 | 7.0 | 7.2 |
| D | 57 | 3 | D.3.57 | 1 BEDROOM APARTMENT 2P | 1B2P A1 | 45.0 | 45.10 | | | 1 | 2 | 2.7 | 11.4 | 11.5 | 3.65 | 3.0 | 3 | 5.0 | 5.1 |
| D | 58 | 3 | D.3.58 | 1 BEDROOM APARTMENT 2P | 1B2P A | 45.0 | 45.10 | | | 1 | 2 | 2.7 | 11.4 | 11.5 | 3.65 | 3.0 | 3 | 5.0 | 5.1 |
| | | | | | | | 946.00 | | | | | | | | | | | | 70.6 |
| | 58 apartm. | | | 34- 1 BED 2P, 6-2 BED 3P, 18- 2 BED 4P | | | 3373.91 | 12 | 13 | 84 | 162 | | | | | | | | 283.2 |

# HOUSING QUALITY ASSESSMENT – BUILDING E

| BUILDING | UNIT NUMBER | FLOOR LEVEL | UNIT REFERENCE | UNIT DESCRIPTION | APARTMENT TYPE | UNIT AREA REQUIRED (m2) | UNIT AREA ACHIEVED (m2) | DUAL ASPECT | ABOVE 10% OF MIN AREA | BEDROOM | BEDSPACES | CEILING HEIGHT | AGGREGATE BEDROOM AREAS REQUIRED (m2) | AGGREGATE BEDROOM AREA ACHIEVED (m2) | MAIN LIVING ROOM WIDTH ACHIEVED (m) | AGGREGATE STORAGE AREA REQUIRED (m2) | AGGREGATE STORAGE AREA ACHIEVED (m2) | PRIVATE AMENITY SPACE REQUIRED (m2) | PRIVATE AMENITY SPACE ACHIEVED (m2) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| E | 1 | 0 | E.0.1 | 1 BEDROOM APARTMENT 2P | 1B2P A | 45.0 | 45.10 | | | 1 | 2 | 2.7 | 11.4 | 11.5 | 3,65 | 3.0 | 3,0 | 5.0 | 5.1 |
| E | 2 | 0 | E.0.2 | 1 BEDROOM APARTMENT 2P | 1B2P A | 45.0 | 45.10 | | | 1 | 2 | 2.7 | 11.4 | 13.2 | 3.65 | 3.0 | 3 | 5.0 | 5.1 |
| E | 3 | 0 | E.0.3 | 2 BEDROOM APARTMENT 4P | 2B4P M1 | 73.0 | 73.90 | | | 2 | 4 | 2.7 | 24.4 | 24,6 | 3.85 | 6.0 | 6.1 | 7.0 | 7.2 |
| E | 4 | 0 | E.0.4 | 1 BEDROOM APARTMENT 2P | 1B2P A1 | 45.0 | 45.10 | | | 1 | 2 | 2.7 | 11.4 | 11,5 | 3.65 | 3.0 | 3 | 5.0 | 5.1 |
| E | 5 | 0 | E.0.5 | 2 BEDROOM APARTMENT 4P | 2B4P O1 | 73.0 | 78.90 | YES | | 2 | 4 | 2.7 | 24.4 | 24,6 | 6,6 | 6.0 | 6,6 | 7.0 | 7,0 |
| E | 6 | 0 | E.0.6 | 1 BEDROOM APARTMENT 2P | 1B2P C | 45.0 | 45.80 | YES | | 1 | 2 | 2.7 | 11.4 | 11.4 | 3.65 | 3.0 | 3.1 | 5.0 | 7.1 |
| E | 7 | 0 | E.0.7 | 1 BEDROOM APARTMENT 2P | 1B2P A1 | 45.0 | 45.10 | | | 1 | 2 | 2.7 | 11.4 | 11.5 | 3.65 | 3.0 | 3 | 5.0 | 5.1 |
| E | 8 | 0 | E.0.8 | 1 BEDROOM APARTMENT 2P | 1B2P A1 | 45.0 | 45.10 | | | 1 | 2 | 2.7 | 11.4 | 11.5 | 3.65 | 3.0 | 3 | 5.0 | 5.1 |
| E | 9 | 0 | E.0.9 | 2 BEDROOM APARTMENT 4P | 2B4P M | 73.0 | 73.90 | | | 2 | 4 | 2.7 | 24.4 | 24.6 | 3.85 | 6.0 | 6.1 | 7.0 | 7.2 |
| | | | | | | | 498.00 | | | | | | | | | | | | 47 |
| E | 10 | 1 | E.1.10 | 1 BEDROOM APARTMENT 2P | 1B2P A | 45.0 | 45.10 | | | 1 | 2 | 2.7 | 11.4 | 11.5 | 3,65 | 3.0 | 3,0 | 5.0 | 5.1 |
| E | 11 | 1 | E.1.11 | 1 BEDROOM APARTMENT 2P | 1B2P A | 45.0 | 45.10 | | | 1 | 2 | 2.7 | 11.4 | 11.5 | 3.65 | 3.0 | 3,0 | 5.0 | 5.1 |
| E | 12 | 1 | E.1.12 | 2 BEDROOM APARTMENT 4P | 2B4P M1 | 73.0 | 73.90 | | | 2 | 4 | 2.7 | 24.4 | 24,6 | 3.85 | 6.0 | 6.1 | 7.0 | 7.2 |
| E | 13 | 1 | E.1.13 | 1 BEDROOM APARTMENT 2P | 1B2P A1 | 45.0 | 45.10 | | | 1 | 2 | 2.7 | 11.4 | 11,5 | 3.65 | 3.0 | 3,0 | 5.0 | 5.1 |
| E | 14 | 1 | E.1.14 | 2 BEDROOM APARTMENT 4P | 2B4P O1 | 73.0 | 78.90 | YES | | 2 | 4 | 2.7 | 24.4 | 24,6 | 6,6 | 6.0 | 6,6 | 7.0 | 7,0 |
| E | 15 | 1 | E.1.15 | 1 BEDROOM APARTMENT 2P | 1B2P C | 45.0 | 45.80 | YES | | 1 | 2 | 2.7 | 11.4 | 11.4 | 3.65 | 3.0 | 3.1 | 5.0 | 7.1 |
| E | 16 | 1 | E.1.16 | 2 BEDROOM APARTMENT 4P | 2B4P M | 73.0 | 74.33 | | | 2 | 4 | 2.7 | 24.4 | 24.6 | 3.85 | 6.0 | 6.1 | 7.0 | 7.2 |
| E | 17 | 1 | E.1.17 | 1 BEDROOM APARTMENT 2P | 1B2P A1 | 45.0 | 45.10 | | | 1 | 2 | 2.7 | 11.4 | 11.5 | 3.65 | 3.0 | 3 | 5.0 | 5.1 |
| E | 18 | 1 | E.1.18 | 1 BEDROOM APARTMENT 2P | 1B2P A1 | 45.0 | 45.10 | | | 1 | 2 | 2.7 | 11.4 | 11.5 | 3.65 | 3.0 | 3 | 5.0 | 5.1 |
| E | 19 | 1 | E.1.19 | 2 BEDROOM APARTMENT 4P | 2B4P M | 73.0 | 73.90 | | | 2 | 4 | 2.7 | 24.4 | 24.6 | 3.85 | 6.0 | 6.1 | 7.0 | 7.2 |
| E | 20 | 1 | E.1.20 | 1 BEDROOM APARTMENT 2P | 1B2P E | 45.0 | 45.30 | | | 1 | 2 | 2.7 | 11.4 | 13.8 | 3.6 | 3.0 | 3.1 | 5.0 | 5.1 |
| E | 21 | 1 | E.1.21 | 2 BEDROOM APARTMENT 4P | 2B4P O | 73.0 | 80.80 | YES | • | 2 | 4 | 2.7 | 24.4 | 25.9 | 4.05 | 6.0 | 6,4 | 7.0 | 7.2 |
| E | 22 | 1 | E.1.22 | 1 BEDROOM APARTMENT 2P | 1B2P C | 45.0 | 45.80 | | | 1 | 2 | 2.7 | 11.4 | 11,4 | 3.65 | 3.0 | 3.1 | 5.0 | 7.1 |
| | | | | | | | 744.23 | | | | | | | | | | | | 73.6 |
| E | 23 | 2 | E.2.23 | 1 BEDROOM APARTMENT 2P | 1B2P A | 45.0 | 45.10 | | | 1 | 2 | 2.7 | 11.4 | 11.5 | 3,65 | 3.0 | 3,0 | 5.0 | 5.1 |
| E | 24 | 2 | E.2.24 | 1 BEDROOM APARTMENT 2P | 1B2P A | 45.0 | 45.10 | | | 1 | 2 | 2.7 | 11.4 | 11.5 | 3.65 | 3.0 | 3,0 | 5.0 | 5.1 |
| E | 25 | 2 | E.2.25 | 2 BEDROOM APARTMENT 4P | 2B4P M1 | 73.0 | 73.90 | | | 2 | 4 | 2.7 | 24.4 | 24,6 | 3.85 | 6.0 | 6.1 | 7.0 | 7.2 |
| E | 26 | 2 | E.2.26 | 1 BEDROOM APARTMENT 2P | 1B2P A1 | 45.0 | 45.10 | | | 1 | 2 | 2.7 | 11.4 | 11,5 | 3.65 | 3.0 | 3 | 5.0 | 5.1 |
| E | 27 | 2 | E.2.27 | 2 BEDROOM APARTMENT 4P | 2B4P O1 | 73.0 | 78.90 | YES | | 2 | 4 | 2.7 | 24.4 | 24,6 | 6,6 | 6.0 | 6,6 | 7.0 | 7,0 |
| E | 28 | 2 | E.2.28 | 1 BEDROOM APARTMENT 2P | 1B2P C | 45.0 | 45.80 | YES | | 1 | 2 | 2.7 | 11.4 | 11.4 | 3.65 | 3.0 | 3.1 | 5.0 | 7.1 |
| E | 29 | 2 | E.2.29 | 2 BEDROOM APARTMENT 3P | 2B3P J | 63.0 | 68.70 | YES | | 2 | 3 | 2.7 | 18.5 | 24 | 4 | 5.0 | 5,2 | 6.0 | 11.4 |
| E | 30 | 2 | E.2.30 | 2 BEDROOM APARTMENT 4P | 2B4P Y1 | 73.0 | 80.40 | | • | 2 | 4 | 2.7 | 24.4 | 24,8 | 5.8 | 6.0 | 6.8 | 7.0 | 23,5 |

# HOUSING QUALITY ASSESSMENT – BUILDING E- CONTINUED

| BUILDING | UNIT NUMBER | FLOOR LEVEL | UNIT REFERENCE | UNIT DESCRIPTION | APARTMENT TYPE | UNIT AREA REQUIRED (m2) | UNIT AREA ACHIEVED (m2) | DUAL ASPECT | ABOVE 10% OF MIN AREA | BEDROOM | BEDSPACES | CEILING HEIGHT | AGGREGATE BEDROOM AREAS REQUIRED (m2) | AGGREGATE BEDROOM AREA ACHIEVED (m2) | MAIN LIVING ROOM WIDTH ACHIEVED (m) | AGGREGATE STORAGE AREA REQUIRED (m2) | AGGREGATE STORAGE AREA ACHIEVED (m2) | PRIVATE AMENITY SPACE REQUIRED (m2) | PRIVATE AMENITY SPACE ACHIEVED (m2) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| E | 31 | 2 | E.2.31 | 2 BEDROOM APARTMENT 4P | 2B4P M | 73.0 | 73.90 | | | 2 | 4 | 2.7 | 24.4 | 24.6 | 3.85 | 6.0 | 6.1 | 7.0 | 7.2 |
| E | 32 | 2 | E.2.32 | 1 BEDROOM APARTMENT 2P | 1B2P E | 45.0 | 45.30 | | | 1 | 2 | 2.7 | 11.4 | 13.8 | 3.6 | 3.0 | 3.1 | 5.0 | 5.1 |
| E | 33 | 2 | E.2.33 | 2 BEDROOM APARTMENT 4P | 2B4P O | 73.0 | 80.80 | YES | ● | 2 | 4 | 2.7 | 24.4 | 25.9 | 4.05 | 6.0 | 6,4 | 7.0 | 7.2 |
| E | 34 | 2 | E.2.34 | 1 BEDROOM APARTMENT 2P | 1B2P C | 45.0 | 45.80 | YES | | 1 | 2 | 2.7 | 11.4 | 11,4 | 3.65 | 3.0 | 3.1 | 5.0 | 7.1 |
| | | | | | | | 728.80 | | | | | | | | | | | | 67.6 |
| E | 35 | 3 | E.3.35 | 1 BEDROOM APARTMENT 2P | 1B2P A | 45.0 | 45.10 | | | 1 | 2 | 2.7 | 11.4 | 11.5 | 3,65 | 3.0 | 3,0 | 5.0 | 5.1 |
| E | 36 | 3 | E.3.36 | 2 BEDROOM APARTMENT 3P | 2B3P K | 63.0 | 63.90 | YES | | 2 | 3 | 2.7 | 18.5 | 21 | 4,0 | 5.0 | 5,0 | 7.0 | 10.6 |
| E | 37 | 3 | E.3.37 | 2 BEDROOM APARTMENT 4P | 2B4P O2 | 73.0 | 73.00 | YES | | 2 | 4 | 2.7 | 24.4 | 24.5 | 4.9 | 6.0 | 6,4 | 7.0 | 17.2 |
| E | 38 | 3 | E.3.38 | 3 BEDROOM APARTMENT 5P | 3B5P Z | 90.0 | 106.30 | YES | ● | 3 | 5 | 2.7 | 31.5 | 34 | 6.4 | 9.0 | 10,1 | 9.0 | 14.7 |
| E | 39 | 3 | E.3.39 | 2 BEDROOM APARTMENT 4P | 2B4P V | 73.0 | 87.50 | YES | ● | 2 | 4 | 2.7 | 24.4 | 25,9 | 3.85 | 6.0 | 7.8 | 7.0 | 11.9 |
| E | 40 | 3 | E.3.40 | 1 BEDROOM APARTMENT 2P | 1B2P E | 45.0 | 45.30 | | | 1 | 2 | 2.7 | 11.4 | 13.8 | 3.6 | 3.0 | 3.1 | 5.0 | 5.1 |
| E | 41 | 3 | E.3.41 | 2 BEDROOM APARTMENT 4P | 2B4P O | 73.0 | 80.80 | YES | ● | 2 | 4 | 2.7 | 24.4 | 25.9 | 4.05 | 6.0 | 6,4 | 7.0 | 7.2 |
| E | 42 | 3 | E.3.42 | 1 BEDROOM APARTMENT 2P | 1B2P C | 45.0 | 45.80 | YES | | 1 | 2 | 2.7 | 11.4 | 14,8 | 3.65 | 3.0 | 3.1 | 5.0 | 7.1 |
| | | | | | | | 547.70 | | | | | | | | | | | | 78.9 |
| E | 43 | 4 | E.4.43 | 1 BEDROOM APARTMENT 2P | 1B2P A | 45.0 | 45.10 | | | 1 | 2 | 2.7 | 11.4 | 11.5 | 3,65 | 3.0 | 3,0 | 5.0 | 5.1 |
| E | 44 | 4 | E.4.44 | 2 BEDROOM APARTMENT 3P | 2B3P K | 63.0 | 63.90 | YES | | 2 | 3 | 2.7 | 18.5 | 21,1 | 4,0 | 5.0 | 5,0 | 7.0 | 10.6 |
| E | 45 | 4 | E.4.45 | 1 BEDROOM APARTMENT 2P | 1B2P G | 45.0 | 50.00 | YES | ● | 1 | 2 | 2.7 | 11.4 | 11.7 | 4.6 | 3.0 | 3.2 | 5.0 | 7.8 |
| E | 46 | 4 | E.4.46 | 1 BEDROOM APARTMENT 2P | 1B2P G1 | 45.0 | 50.00 | | ● | 1 | 2 | 2.7 | 11.4 | 11.7 | 4.35 | 3.0 | 3.2 | 5.0 | 12.4 |
| E | 47 | 4 | E.4.47 | 2 BEDROOM APARTMENT 4P | 2B4P Y | 73.0 | 75.20 | YES | | 2 | 4 | 2.7 | 24.4 | 24.5 | 3.75 | 6.0 | 7,1 | 7.0 | 34.1 |
| E | 48 | 4 | E.4.48 | 1 BEDROOM APARTMENT 2P | 1B2P C | 45.0 | 45.80 | YES | | 1 | 2 | 2.7 | 11.4 | 11,4 | 3.65 | 3.0 | 3.1 | 5.0 | 7.1 |
| | | | | | | | 330.00 | | | | | | | | | | | | 77.1 |
| | 48 apartm. | | 27-1 BED 2P, 3-2 BED 3P, 17-2 BED 4P, 1- 3BED 5P | | | | 2848.73 | 20 | 8 | | | | | | | | | | 344.2 |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| TOTAL | 140 | | 70 - 1 BED 2 P, 12- 2 BED 3P, 57- 2 BED 4P, 1- 3 BED 5P | 8620.16 | 57 | 35 | | | 805.3 |
| | | | | 8620.16 | | | | | 805.3 |

# APPENDIX

ITEM I : SHD Ref : ABP-313206 Inspectors report relevant extracts

ITEM II : Site photography

# ITEM I : SHD Ref : ABP-313206 Inspectors report relevant extracts

***On Zoning/Principle of Development***

*'10.3.6 I am satisfied that the proposal does complies with the site-specific objectives outlined under Table 16.9. I would note that a detailed assessment of the overall design and scale of the development in the context of the setting of the existing protected structure and its historic landscape is outlined later in this assessment. Notwithstanding such, I am satisfied that the proposed development would be acceptable in the context of land use zoning policy'.*

*'10.3.9 Conclusion on Zoning/Principle of Development: I am satisfied that the proposal is consistent with the two zoning objectives that govern the site and that the design of the proposal does have regard to the site-specific objectives that relate to the ZO 17, Landscape Preservation Zone zoning. I highlight to the Board that a detailed analysis of whether the design, scale and layout is satisfactory in the context of the existing protected structure and its historic landscape is contained in a later section (10.8) of this assessment. Notwithstanding such the principle of the proposal is acceptable.'*

***On Design Strategy***

*'10.7.7 Conclusion on Design Strategy-Design & Layout, Public Realm/Open Spaces: The proposed development provides a satisfactory design strategy in terms of overall design and layout, public realm and open space. The overall proposal provides high degree of urban spaces that provide connectivity between the surrounding area and the application site and permeability through the site with a high level of spaces that are pedestrian priority spaces. The proposal in conjunction with other phases of development proposed for the overall landholding at this location, provide for a high degree of accessibility to a large area of recreation/amenity space to the benefit of the wider area with the provision of a number of access points to allow access from the north, east and west. I am satisfied that the more architectural spaces located within, and adjacent the proposed and existing structures are well defined, sufficiently enclosed and use good quality materials and landscaping. I am satisfied that overall design strategy, design and layout, and public realm/open spaces are of an acceptable quality. I note the comments of the CE report regarding the scale of Blocks D and E and the positioning of Block C in relation to the existing parkland area and would note that I will address these issues in other sections of this report.'*

*'10.8.10 The overall form and materiality of the proposal has adequate regard to its location and setting relative to the protected structure. As noted, Block C is a flat roof structure that is subordinate in height to the Bessborough House. Blocks A and B retain the existing character of the farm buildings while Block D and E feature references to the existing farm building with use of corrugated steel cladding at the upper levels and roof profiles (pitched) that echo the farm the structures. I am satisfied the overall scale and layout of the proposal has adequate regard to the setting of the existing protected structure and that the development proposed in this application would not have a detrimental impact on the character and setting of such and provides for a design that would be a positive addition on these lands and entails reuse of existing structures associated with the protected structure.*

*'10.8.11 Block C is located to the north of Bessborough House and west of an existing car park. This block will encroach onto existing parkland within the historic curtilage of the Bessborough House. In doing so the proposal will entail loss of some existing trees (54 to facilitate the proposal and a further 10 removed due to condition issues out of 359 trees surveyed on the application site). I would be of the view that this Block would have a limited impact on the historic parkland setting of the protected structure given it is located to the north of the existing protected structure and adjacent existing structures. The proposal has limited impact in terms of footprint on the parklands area to the west and I consider that an appropriate balance is struck between the providing for an efficient level of development while respecting the architectural heritage value of the Bessborough House and its historical curtilage.'*

***On Visual Impact***

*'10.8.13 Conclusion on Visual Impact: I would consider that the proposal provides for a development that is acceptable in terms of scale, design and layout with adequate regard had to the impact of such on the setting of the existing protected structure and its overall historic landscape. The proposal would have positive visual impact and is of acceptable quality in terms of architectural character and materiality. The CE Report recommendation for amendment is noted, however I am of the view that the proposal is acceptable in the form it has been submitted.'*

***On built heritage***

*'10.12.8 Conclusion on Built Heritage: I am satisfied that the proposal has adequate regard to the status of the Bessborough House as a protected structure, the status of the existing structures on site in terms of the NIAH and the status of the historic curtilage of Bessborough House on the NIAH Survey of Historic Gardens and Landscapes (NIAH Garden ID 3423). I consider an appropriate balance is struck between new and existing structures and that the proposal successfully integrates existing structures as well as providing for a development that would not impact the overall historic landscape character of the lands associated with Bessborough House.'*

ITEM II : Site photography

















FARM AREA PHOTOS









FARM AREA PHOTOS









FARM AREA PHOTOS



FARM AREA PHOTOS









# PARK AREA PHOTOS









# PARK AREA PHOTOS









# PARK AREA PHOTOS









# PARK AREA PHOTOS

SHiPSEYBARRY

MASTERPLANNING | URBANISM | ARCHITECTURE

RIAI

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