

LRD Opinion Submission
STAP-HJL-XX-XX-RT-A-9001
Appendix I
951220 LDA Stapolin

Rev 02_29 June 2026



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1.1 EXISTING PERMITTED ACCOMMODATION SCHEDULE SHD.011.20 AS AMENDED

Issued for information
Rev P01

TOTAL UNIT MIX										
TOTALS	STUDIO	1B2P	2B3P	2B4P	3B5P	UNITS	2B	3B	4B	HOUSES
BLOCK B1	0	21	10	18	0	49				
BLOCK B2	0	15	8	16	0	39				
BLOCK B3							0	29	9	38
BLOCK B4							0	27	9	36
BLOCK C1A	0	19	0	23	1	43				
BLOCK C2A	0	16	8	9	0	33				
BLOCK C1							7	8	0	15
BLOCK C2							0	10	7	17
BLOCKC3							0	22	7	29
BLOCK A1_North	0	17	0	23	7	47				
BLOCK A1_South	10	7	5	21	0	43				
BLOCK A2_North	0	13	0	28	4	45				
BLOCK A2_South	8	9	4	31	5	57				
BLOCK A3_North	0	12	0	24	5	41				
BLOCK A3_South	0	6	0	28	10	44				
BLOCK D1_North	10	8	4	22	1	45				
BLOCK D1_South	0	16	5	24	11	56				
BLOCK D2_North	2	7	0	20	0	29				
BLOCK D2_South	0	6	0	29	10	45				
BLOCK D3_North	8	14	3	20	1	46				
BLOCK D3_South	0	7	0	23	0	30				
TOTALS	38	193	47	359	55	692	7	96	32	135
	5%	23%	6%	43%	7%		1%	12%	4%	
TOTAL UNITS										827

COMMERCIAL FACILITIES					
	Nett	Ancillary Nett*	Gross	Outdoor	Total Comm. Facilities
Gym (Block D)	313	98	411		
Convenience store (Block A)	854	25	915		
Medical Centre (Block A)	398	49	462		
Pharmacy (Block A)	218	32	268		
Crèche (Block A)	491	39	539	123	
Unit 03 (Block D)	439	17.5**	485		
Unit 02 (Block D)	66	29.5**	112		
Storage Units (Block D)	292				
TOTAL COMMERCIAL FACILITIES	3,071		3,191	3,314	3,314

* Ancillary Nett includes Waste & Store Rooms

** Unit 02 & Retail 03 shared Waste Room

1.1 PROPOSED ACCOMMODATION SCHEDULE

Issued for Planning
Rev P02

TOTAL UNIT MIX										
TOTALS	STUDIO	1B2P	2B3P	2B4P	3B5P	UNITS	2B	3B	4B	HOUSES
BLOCK B1	0	21	10	18	0	49				
BLOCK B2	0	15	8	16	0	39				
BLOCK B3							1	28	9	38
BLOCK B4							0	25	9	34
BLOCK C1A	0	19	0	23	1	43				
BLOCK C2A	0	16	8	9	0	33				
BLOCK C1							7	8	0	15
BLOCK C2							0	10	7	17
BLOCKC3							0	22	7	29
BLOCK A1_North	0	29	0	24	0	53				
BLOCK A1_South	0	22	5	16	0	43				
BLOCK A2_North	0	28	6	20	0	54				
BLOCK A2_South	0	33	4	21	0	58				
BLOCK A3_North	0	28	0	26	0	54				
BLOCK A3_South	0	18	0	32	0	50				
BLOCK D1_North	0	33	9	18	0	60				
BLOCK D1_South	0	18	5	23	5	51				
BLOCK D2_North	0	11	0	20	0	31				
BLOCK D2_South	0	24	0	18	5	47				
BLOCK D3_North	0	27	8	17	0	52				
BLOCK D3_South	0	34	9	0	0	43				
TOTALS	0	376	72	301	11	760	8	93	32	133
	0%	42%	8%	34%	1%		1%	10%	4%	
TOTAL UNITS										893

UNDERCROFT/ PODIUM		GIA (m2)
A & D CAR PARK		10563
BOH/PLANT		578

RETAIL /COMMERCIAL UNITS		GIA (m2)
RETAIL/RESTAURANT/CAFE A-01		224.1
RETAIL/MEDICAL A-02		174.4
RETAIL/PHARMACY A-03		156.4
GYM/RETAIL A-04		431.1
RETAIL WASTE STORAGE		37.3
CRECHE		702.4
CRECHE WASTE STORE		24.2
CRECHE OUTDOOR SPACE		155
RETAIL/RESTAURANT/CAFE D-01		174
RETAIL/RESTAURANT/CAFE D-02		77.9
RETAIL/RESTAURANT/CAFE D-03		67.7
RETAIL/RESTAURANT/CAFE D-04		100.1
RETAIL/RESTAURANT/CAFE D-05		100.9
RETAIL WASTE STORAGE		31.2
COMMERCIAL/ RETAIL LONGSTAY BICYCLE PARKING		40
TOTAL		2496.70

RESIDENTIAL		NIA (m2)	GIA (m2)
BLOCK A RESIDENTIAL		19511	25910
BLOCK A RESIDENTIAL ANCILLARY			1460
BLOCK D RESIDENTIAL		17661	23591
BLOCK D RESIDENTIAL ANCILLARY			1273
TOTAL		37172.30	52233.50

TOTAL BUILDING AREA		GIA (m2)
BLOCK A & D AMENDMENT		65871.40

SITE AREA		GIA (m2)
BLOCK A & D AMENDMENT		30348

1.2 PERMITTED ACCOMMODATION SCHEDULE BLOCKS A & D

BLOCK A & D TOTAL MIX									
TOTALS	STUDIO	1B2P	2B3P	2B4P	3B5P	UNITS	BEDS	DUAL ASPECT	10% OVERS
BLOCK A1_North	0	17	0	23	7	47	84	38%	40%
BLOCK A1_South	10	7	5	21	0	43	69	37%	53%
BLOCK A2_North	0	13	0	28	4	45	81	42%	51%
BLOCK A2_South	8	9	4	31	5	57	102	32%	79%
BLOCK A3_North	0	12	0	24	5	41	75	32%	41%
BLOCK A3_South	0	6	0	28	10	44	92	41%	59%
BLOCK D1_North	10	8	4	22	1	45	73	36%	24%
BLOCK D1_South	0	16	5	24	11	56	107	30%	43%
BLOCK D2_North	2	7	0	20	0	29	49	28%	83%
BLOCK D2_South	0	6	0	29	10	45	94	36%	62%
BLOCK D3_North	8	14	3	20	1	46	71	33%	35%
BLOCK D3_South	0	7	0	23	0	30	53	73%	27%
TOTALS	38	122	21	293	54	528	950	38%	50%
	7%	23%	4%	55%	10%				

1.3 PROPOSED ACCOMMODATION SCHEDULE BLOCKS A & D

BLOCK A & D RESIDENTIAL MIX									
TOTALS	STUDIO	1B2P	2B3P	2B4P	3B5P	UNITS	BEDS	DUAL ASPECT	10% OVERS
BLOCK A1_North	0	29	0	24	0	53	77	23%	23%
BLOCK A1_South	0	22	5	16	0	43	64	37%	63%
BLOCK A2_North	0	28	6	20	0	54	80	28%	56%
BLOCK A2_South	0	33	4	21	0	58	83	24%	33%
BLOCK A3_North	0	28	0	26	0	54	80	30%	67%
BLOCK A3_South	0	18	0	32	0	50	82	24%	64%
BLOCK D1_North	0	33	9	18	0	60	87	28%	53%
BLOCK D1_South	0	18	5	23	5	51	89	31%	47%
BLOCK D2_North	0	11	0	20	0	31	51	32%	0%
BLOCK D2_South	0	24	0	18	5	47	75	23%	49%
BLOCK D3_North	0	27	8	17	0	52	77	29%	50%
BLOCK D3_South	0	34	9	0	0	43	52	58%	79%
TOTALS	0	305	46	235	10	596	897	30%	49%
	0%	51%	8%	39%	2%				

UNDERCROFT CAR PARK		GIA (m2)
A & D CAR PARK		10563

RETAIL /COMMERCIAL UNITS	GIA (m2)
RETAIL/RESTAURANT/CAFE A-01	224.1
RETAIL/MEDICAL A-02	174.4
RETAIL/PHARMACY A-03	156.4
GYM/RETAIL A-04	431.1
RETAIL WASTE STORAGE	37.3
CRECHE	702.4
CRECHE WASTE STORE	24.2
CRECHE OUTDOOR SPACE	155
RETAIL/RESTAURANT/CAFE D-01	174
RETAIL/RESTAURANT/CAFE D-02	77.9
RETAIL/RESTAURANT/CAFE D-03	67.7
RETAIL/RESTAURANT/CAFE D-04	100.1
RETAIL/RESTAURANT/CAFE D-05	100.9
RETAIL WASTE STORAGE	31.2
COMMERCIAL/ RETAIL LONGSTAY BICYCLE PARKING	40
TOTAL	2456.70

LDA STAPOLIN BLOCK A

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SCH P 1903 BLOCK A ACCOMMODATION AND AREA SCHEDULE

Issued for information
Rev P01

BLOCK A TOTAL MIX									
TOTALS	STUDIO	1B2P	2B3P	2B4P	3B5P	UNITS	BEDS	DUAL ASPECT	10% OVERS
BLOCK A1_North	0	29	0	24	0	53	77	23%	23%
BLOCK A1_South	0	22	5	16	0	43	64	37%	63%
BLOCK A2_North	0	28	6	20	0	54	80	28%	56%
BLOCK A2_South	0	33	4	21	0	58	83	24%	33%
BLOCK A3_North	0	28	0	26	0	54	80	30%	67%
BLOCK A3_South	0	18	0	32	0	50	82	24%	64%
TOTALS	0	158	15	139	0	312	466	50.0%	50%
	0%	51%	5%	45%	0%				

BLOCK A1 NORTH APARTMENT NUMBERS								GIA (m2)							
	STUDIO	1B2P	2B3P	2B4P	3B5P	TOTAL UNITS	DUAL ASPECT	RESI GROSS	NET	BOH	ANCILLARY	RETAIL/ CRECHE	TOTAL GROSS	% EFFICIENCY	10% overs
Level 0	0	0	0	0	0	0	0	62	0	85	48	0	195	0%	0
Level 1	0	4	0	4	0	8	2	661	498	29			690	75%	2
Level 2	0	5	0	4	0	9	2	690	545				690	79%	2
Level 3	0	5	0	4	0	9	2	690	545				690	79%	2
Level 4	0	5	0	4	0	9	2	690	545				690	79%	2
Level 5	0	5	0	4	0	9	2	690	545				690	79%	2
Level 6	0	5	0	4	0	9	2	690	545				690	79%	2
TOTAL	0	29	0	24	0	53	12	4,173	3,223	114	48	0	3,645	77%	12
MIX	0%	55%	0%	45%	0%		22.6%								23%

BLOCK A1 SOUTH APARTMENT NUMBERS								GIA (m2)							
	STUDIO	1B2P	2B3P	2B4P	3B5P	TOTAL UNITS	DUAL ASPECT	RESI GROSS	NET	BOH	ANCILLARY	RETAIL/ CRECHE	TOTAL GROSS	% EFFICIENCY	10% overs
Level 0	0	0	0	0	0	0	0	131	0	116	475	0	722	0%	0
Level 1	0	5	1	2	0	8	3	640	484				640	76%	5
Level 2	0	4	1	3	0	8	3	640	502				640	79%	5
Level 3	0	4	1	3	0	8	3	640	502				640	79%	5
Level 4	0	4	1	3	0	8	3	640	502				640	79%	5
Level 5	0	4	1	3	0	8	3	640	502				640	79%	5
Level 6	0	1	0	2	0	3	1	291	207				291	71%	2
TOTAL	0	22	5	16	0	43	16	3,621	2,700	116	475	0	4,212	75%	27
MIX	0%	51%	12%	37%	0%		37.2%								63%

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SCH P 1903 BLOCK A ACCOMMODATION AND AREA SCHEDULE

BLOCK A2_NORTH APARTMENT NUMBERS							GIA (m2)									
	STUDIO	1B2P	2B3P	2B4P	3B5P	TOTAL UNITS	DUAL ASPECT	RESI GROSS	NET	BOH	ANCILLARY	RETAIL/ CRECHE	TOTAL GROSS	% EFFICIENCY	10% overs	
Level 0	0	0	0	0	0	0	0	138	0	16	165	22	341	0%	0	
Level 1	0	7	1	3	0	11	3	851	654				851	77%	7	
Level 2	0	6	1	4	0	11	3	851	673				851	79%	7	
Level 3	0	6	1	4	0	11	3	851	673				851	79%	7	
Level 4	0	3	1	3	0	7	2	578	443				578	77%	3	
Level 5	0	3	1	3	0	7	2	578	443				578	77%	3	
Level 6	0	3	1	3	0	7	2	578	443				578	77%	3	
TOTAL	0	28	6	20	0	54	15	4,425	3,329	16	165	22	4,628	75%	30	
MIX	0%	52%	11%	37%	0%		27.8%									56%

BLOCK A2_SOUTH APARTMENT NUMBERS								GIA (m2)								
STUDIO		1B2P	2B3P	2B4P	3B5P	TOTAL UNITS	DUAL ASPECT	RESI GROSS	NET	BOH	ANCILLARY	RETAIL/ CRECHE	TOTAL GROSS	% EFFICIENCY	10% overs	
Level 0	0	0	0	0	0	0	0	126	0		295	0	421	0%	0	
Level 1	0	6	1	3	0	10	3	816	591				816	72%	5	
Level 2	0	5	1	4	0	10	3	816	616				816	76%	4	
Level 3	0	7	1	4	0	12	3	935	711				935	76%	4	
Level 4	0	7	1	4	0	12	3	935	711				935	76%	4	
Level 5	0	4	0	3	0	7	1	583	416				583	71%	1	
Level 6	0	4	0	3	0	7	1	583	416				583	71%	1	
TOTAL	0	33	4	21	0	58	14	4,793	3,461	al	295	0	5,088	72%	19	
MIX	0%	57%	7%	36%	0%		24.1%									33%

BLOCK A3_NORTH APARTMENT NUMBERS								GIA (m2)							
	STUDIO	1B2P	2B3P	2B4P	3B5P	UNITS	ASPECT	RESI GROSS	NET	BOH	ANCILLARY	RETAIL/ CRECHE	GROSS	% EFFICIENCY	10% overs
Level 0	0	0	0	0	0	0	0	124	0	26	95	1090	1335	0%	0
Level 1	0	7	0	4	0	11	4	865	665				865	77%	8
Level 2	0	6	0	5	0	11	3	865	684				865	79%	8
Level 3	0	6	0	5	0	11	3	865	684				865	79%	8
Level 4	0	3	0	4	0	7	2	589	454				589	77%	4
Level 5	0	3	0	4	0	7	2	589	454				589	77%	4
Level 6	0	3	0	4	0	7	2	589	454				589	77%	4
TOTAL	0	28	0	26	0	54	16	4,486	3,393	26	95	1,090	5,697	76%	36
MIX	0%	52%	0%	48%	0%		29.6%								67%

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SCH P 1903 BLOCK A ACCOMMODATION AND AREA SCHEDULE

BLOCK A3_SOUTH APARTMENT NUMBERS								GIA (m2)							
	STUDIO	1B2P	2B3P	2B4P	3B5P	UNITS	ASPECT	RESI GROSS	NET	BOH	ANCILLARY	CRECHE	GROSS	% EFFICIENCY	10% overs
Level 0	0	0	0	0	0	0	0	142	0	12	382	729	1265	0%	0
Level 1	0	3	0	6	0	9	2	773	624				773	81%	6
Level 2	0	3	0	6	0	9	2	773	624				773	81%	6
Level 3	0	3	0	6	0	9	2	773	624				773	81%	6
Level 4	0	3	0	6	0	9	2	773	624				773	81%	6
Level 5	0	3	0	4	0	7	2	589	456				589	77%	4
Level 6	0	3	0	4	0	7	2	589	456				589	77%	4
TOTAL	0	18	0	32	0	50	12	4,412	3,406	12	382	729	5,535	77%	32
MIX	0%	36%	0%	64%	0%		24.0%								64%

BLOCK A OVERALL TOTALS								GIA (m2)							
	STUDIO	1B2P	2B3P	2B4P	3B5P	TOTAL UNITS	DUAL ASPECT	RESI GROSS	NET	BOH	ANCILLARY	RETAIL/ CRECHE	TOTAL GROSS	% EFFICIENCY	10% overs
TOTAL	0	158	15	139	0	312	85	25910	19511	284	1460	1841	28805	75%	156
MIX	0%	51%	5%	45%	0%		50.0%								50%

BLOCK A RETAIL /COMMERCIAL UNITS		GIA (m2)
RETAIL/RESTAURANT/CAFE A-01		224.1
RETAIL/MEDICAL A-02		174.4
RETAIL/PHARMACY A-03		156.4
GYM/RETAIL A-04		431.1
RETAIL WASTE STORAGE		37.3
CRECHE		702.4
CRECHE WASTE STORE		24.2
CRECHE OUTDOOR AREA		155
COMMERCIAL LONGSTAY BICYCLE PARKING		40
TOTAL		1,945

UNDERCROFT CAR PARK		GIA (m2)
A & D CAR PARK		10563

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SCH P 1904 BLOCK D ACCOMMODATION AND AREA SCHEDULE

Issued for information
Rev P01

BLOCK D TOTAL MIX									
TOTALS	STUDIO	1B2P	2B3P	2B4P	3B5P	UNITS	BEDS	DUAL ASPECT	10% OVERS
BLOCK D1_North	0	33	9	18	0	60	87	28%	53%
BLOCK D1_South	0	18	5	23	5	51	89	31%	47%
BLOCK D2_North	0	11	0	20	0	31	51	32%	0%
BLOCK D2_South	0	24	0	18	5	47	75	23%	49%
BLOCK D3_North	0	27	8	17	0	52	77	29%	50%
BLOCK D3_South	0	34	9	0	0	43	52	58%	79%
TOTALS	0	147	31	96	10	284	431	33%	49%
	0%	52%	11%	34%	4%				

BLOCK D1 NORTH APARTMENT NUMBERS								GIA (m2)							
	STUDIO	1B2P	2B3P	2B4P	3B5P	TOTAL UNITS	DUAL ASPECT	RESI GROSS	NET	BOH	ANCILLARY	RETAIL/ CRECHE	TOTAL GROSS	% EFFICIENCY	10% overs
Level 0	0	3	0	0	0	3	0	334	226	137	336	0	807	68%	3
Level 1	0	7	1	2	0	10	3	770	573				770	74%	5
Level 2	0	5	2	3	0	10	3	770	609				770	79%	5
Level 3	0	5	2	3	0	10	3	770	609				770	79%	5
Level 4	0	5	2	3	0	10	3	770	609				770	79%	5
Level 5	0	5	2	3	0	10	3	770	609				770	79%	5
Level 6	0	3	0	4	0	7	2	595	459				595	77%	4
TOTAL	0	33	9	18	0	60	17	4,779	3,618	137	336	0	4,657	76%	32
MIX	0%	55%	15%	30%	0%		28.3%								53%

BLOCK D1 SOUTH APARTMENT NUMBERS								GIA (m2)							
	STUDIO	1B2P	2B3P	2B4P	3B5P	TOTAL UNITS	DUAL ASPECT	RESI GROSS	NET	BOH	ANCILLARY	RETAIL/ CRECHE	TOTAL GROSS	% EFFICIENCY	10% overs
Level 0	0	0	0	0	0	0	0	52	0	0	66	0	118	0%	0
Level 1	0	3	0	3	0	6	0	522	381	10	231		763	73%	4
Level 2	0	3	1	4	1	9	4	767	619				767	81%	4
Level 3	0	3	1	4	1	9	4	767	619				767	81%	4
Level 4	0	3	1	4	1	9	4	767	619				767	81%	4
Level 5	0	3	1	4	1	9	2	767	619				767	81%	4
Level 6	0	3	1	4	1	9	2	767	619				767	81%	4
TOTAL	0	18	5	23	5	51	16	4,409	3,474	10	297	0	4,716	79%	24
MIX	0%	35%	10%	45%	10%		31.4%								47%

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SCH P 1904 BLOCK D ACCOMMODATION AND AREA SCHEDULE

BLOCK D2_NORTH APARTMENT NUMBERS								GIA (m2)							
	STUDIO	1B2P	2B3P	2B4P	3B5P	TOTAL UNITS	DUAL ASPECT	RESI GROSS	NET	BOH	ANCILLARY	RETAIL/ CRECHE	TOTAL GROSS	% EFFICIENCY	10% overs
Level 0	0	0	0	0	0	0	0	129	0	99	321	0	549	0%	0
Level 1	0	1	0	4	0	5	2	461	352				461	76%	0
Level 2	0	1	0	4	0	5	2	461	352				461	76%	0
Level 3	0	3	0	4	0	7	2	577	446				577	77%	0
Level 4	0	3	0	4	0	7	2	577	446				577	77%	0
Level 5	0	3	0	4	0	7	2	577	446				577	77%	0
Level 6	0	0	0	0	0	0	0	0	0				0	0%	0
TOTAL	0	11	0	20	0	31	10	2,782	2,042	99	321	0	3,202	73%	0
MIX	0%	35%	0%	65%	0%		32.3%								0%

BLOCK D2_SOUTH APARTMENT NUMBERS								GIA (m2)							
	STUDIO	1B2P	2B3P	2B4P	3B5P	TOTAL UNITS	DUAL ASPECT	RESI GROSS	NET	BOH	ANCILLARY	RETAIL/ CRECHE	TOTAL GROSS	% EFFICIENCY	10% overs
Level 0	0	0	0	0	0	0	0	178	0		53	0	231	0%	0
Level 1	0	4	0	3	1	8	2	659	528				659	80%	4
Level 2	0	4	0	3	1	8	2	659	528				659	80%	4
Level 3	0	4	0	3	1	8	2	662	528				662	80%	4
Level 4	0	4	0	3	1	8	2	662	528				662	80%	4
Level 5	0	4	0	3	1	8	2	662	528				662	80%	4
Level 6	0	4	0	3	0	7	1	558	427				558	77%	3
TOTAL	0	24	0	18	5	47	11	4,040	3,069	0	53	0	4,093	76%	23
MIX	0%	51%	0%	38%	11%		23.4%								49%

BLOCK D3_NORTH APARTMENT NUMBERS								GIA (m2)							
	STUDIO	1B2P	2B3P	2B4P	3B5P	TOTAL UNITS	DUAL ASPECT	RESI GROSS	NET	BOH	ANCILLARY	RETAIL/ CRECHE	TOTAL GROSS	% EFFICIENCY	10% overs
Level 0	0	3	0	2	0	5	1	524	307	12	231	0	767	59%	4
Level 1	0	6	2	2	0	10	3	771	591				771	77%	5
Level 2	0	5	2	3	0	10	3	771	609				771	79%	5
Level 3	0	5	2	3	0	10	3	771	606				771	79%	4
Level 4	0	5	2	3	0	10	3	771	606				771	79%	4
Level 5	0	3	0	4	0	7	2	598	459				598	77%	4
Level 6	0	0	0	0	0	0	0	0	0				0	-	0
TOTAL	0	27	8	17	0	52	15	4,206	3,178	12	231	0	4,449	76%	26
MIX	0%	52%	15%	33%	0%		28.8%								50%

PLANNING

SCH P 1904 BLOCK D ACCOMMODATION AND AREA SCHEDULE

BLOCK D3_SOUTH APARTMENT NUMBERS								GIA (m2)							
	STUDIO	1B2P	2B3P	2B4P	3B5P	TOTAL UNITS	DUAL ASPECT	RESI GROSS	NET	BOH	ANCILLARY	RETAIL/ CRECHE	TOTAL GROSS	% EFFICIENCY	10% overs
Level 0	0	0	0	0	0	0	0	151	0	36	35	637	859	0%	0
Level 1	0	4	1	0	0	5	3	372	265				372	71%	4
Level 2	0	4	1	0	0	5	2	372	265				372	71%	4
Level 3	0	4	1	0	0	5	2	372	265				372	71%	4
Level 4	0	4	1	0	0	5	2	372	265				372	71%	4
Level 5	0	4	1	0	0	5	2	372	265				372	71%	4
Level 6	0	4	1	0	0	5	4	369	265				369	72%	4
Level 7	0	4	1	0	0	5	4	369	265				369	72%	4
Level 8	0	4	1	0	0	5	4	369	265				369	72%	4
Level 9	0	2	1	0	0	3	2	257	163				257	63%	2
TOTAL	0	34	9	0	0	43	25	3,375	2,280	36	35	637	4,083	68%	34
MIX	0%	79%	21%	0%	0%		58.1%								79%

BLOCK D OVERALL TOTALS								GIA (m2)							
STUDIO		1B2P	2B3P	2B4P	3B5P	TOTAL UNITS	DUAL ASPECT	RESI GROSS	NET	BOH	ANCILLARY	RETAIL/ CRECHE	TOTAL GROSS	% EFFICIENCY	10% overs
TOTAL	0	147	31	96	10	284	94	23591	17661	294	1273	637	25200	75%	139
MIX	0%	52%	11%	34%	4%		33.0%								49%

BLOCK D RETAIL /COMMERCIAL UNITS		GIA (m2)
RETAIL/RESTAURANT/CAFE D-01		174
RETAIL/RESTAURANT/CAFE D-02		77.9
RETAIL/RESTAURANT/CAFE D-03		67.7
RETAIL/RESTAURANT/CAFE D-04		100.1
RETAIL/RESTAURANT/CAFÉ D-05		100.9
RETAIL WASTE STORAGE		31.2
TOTAL		552

UNDERCROFT CAR PARK		GIA (m2)
A & D CAR PARK		10563

Age Friendly Homes Rating Checklist

Henry J Lyons

LDA Stapolin Phase 2

Accurate as of April 2026

Home Location and Approach	Yes/No	Rating		Comments
Neighbourhood Location Well connected to Local Amenities				
Within 1.5km metres of local shop and services (a 15 minute walk) Such as grocery shop, post office, community centre	Yes	7		An applegreen is located 650m away and a post office located 700m away on the grange road. A community centre is located 700m away on the Red Arches road.
Within 500 metres of public transport (such as bus, Local Link)	Yes	5		Bus Links and a train station located beside the site.
Nearby community centre or shared indoor space for services and social interaction	Yes	1		Baldoyle Racecourse Community Centre is located just 700m away.
Within 2km of other amenities (a 20 minute walk)	Yes	1		Numerous parks, gyms, shops, cafes
Within 2km of health services or other public services (a 20 minute walk)	Yes	1		2 Gp services located within 500m. Pharmacy and Vets located neraby. Church Located 950m Away.
Support co-ordination service available. [A local service you can contact if you need help accessing other services]	Yes	1		Baldoyle Family resource centre Located nearby
Access to community supports such as Meals on wheels or Day Care Services for older people	Yes	1		Baldoyle Family Resource Service CLG, Grange Road, Baldoyle, Dublin D13 TE80
Near to local infrastructure to support physical activity such as swimming pool, walkways, cycle ways, gym	Yes	1		Multiple parks located nearby, Badminton club nearby, Multiple gyms, and a leisure centre.
Connection to the Outdoors				
Communal outdoor space. (Not applicable in one off housing)	Yes	1		Podium Courtyards
External communal area clean and well maintained. (Not applicable in one off housing)	Yes	1		Privately managed communal and external areas.
Private, secure outdoor space (garden, yard, porch or balcony)	Yes	1		Private outdoor amenity provided for each unit
Outdoor seating area	Yes	1		Benches provided
Low maintenance garden or outdoor private space [Or access to a local Care and Repair scheme or other support to help with garden maintenance]	Yes	1		Private outdoorbalcony or terrace for each unit & privately managed communal and external areas.
View to a green or communal area from inside the house	Yes	1		Yes, each unit has a view overlooking either the courtyards, Stapolin square, or local surroudings.
Safe and accessible pedestrian route in the neighbourhood	Yes	1		Provions for safe, accessible pedestrain routes provided across the scheme
Access to a green area or park within walking distance that is shared by all generations	Yes	1		Multiple green areas located within the development
Section Total /26		26		

Entering and Moving around				
Easy to move about in				
Entrance door with a clear width of between 800mm and 850mm	Yes	7		
Entrance hallway with a space of between 1500mm x 1500mm and 1800mm x 1800mm adjacent to the entrance door	No	0		Unit dependant.
Level transition at all doors	Yes	1		
Accessible bedroom (Turning circle of 1500?1800mm)	No	0		Unit Dependant
Grab rails / hand rails installed in bathroom	No	0		
Door widths with 850mm unobstructed opening section.	Yes	1		
Internal storage space for mobility aids, prams and equipment	No	0		Not provided within unit. There is the option to avail of bulky storage space for additional storage needs and bicycle storage room provide spaces for mobility scooters.
Continuous floor finish / absence of saddle boards	Yes	1		
Modification options (for example, soft spots in walls to create doorways at a later stage. This means that sections of the wall are not solid and an opening can be put in for a new door way)	No	0		
Non slip flooring throughout	Yes	1		Minimum PTV 36
Easy to approach and enter				
Level access into dwelling Is there a level approach or a gentle gradient? (If you have steps at the front door, check if it would it be possible to install a ramp in future)	Yes	7		Level access at every entrance. Gently sloping access to unit entrances. All entrances are accessible and part M compliant.

Porch or covered entranceway	Yes	1		All main entrances are covered.
Level access at rear Is there level access to your back garden or outdoor space to rear of building?	Yes	1		Level access is provided at all entrances.
Hard standing patio flush with internal floor level	Yes	1		All private amenity spaces flush with internal level.
External lighting (Both outside the house and on the street)	Yes	1		Public lighting proposed as part of the scheme, External lighting provided to all balconies and terraces.
Accessible car parking for residents and visitors (In urban developments this should include an Age Friendly bay and an Accessible bay)	No	0		Accessible bayss provided as standard, 5% of all spaces are accessible. No age friendly bays provided.
Accessible route to bins and clothes line (No steps / no trip hazards)	Yes	1		All routes to the bins are accessible. No clothes lines in the units.
Clear signage within the housing estate, apartment complex or community	Yes	1		Wayfinding to be provided.
Distinct front door (door colour, planting, clearly identifiable home number or name)	Yes	1		Clearly idenitfiable residential entrances are provided, and colour contrasting apartment entrance doors will be provided to each unit.
Section Total /31		25		

Spaces for Living				
Quest bedroom				
Ability to accommodate overnight guests. Spare bedroom which could also be used for home office, or access to a visitor's apartment	No	0		Unit Dependant.
Green and Sustainable				
Have you got a BER certificate for your home? (Building Energy Rating) The minimum recommended BER rating is B2	Yes	1		
Low clothes line / covered clothes line	No	0		No clothes line provided in the units as standard.
Attic insulation	Yes	1		All roofs to be insulated
Water tank insulated	Yes	1		
Is there wall insulation Either cavity walls pumped, internal or external insulation	Yes	1		Walls to be insulated
Low maintenance heating system (alternative to solid fuel fire)	Yes	1		Heating system provided
External storage for recyclable items such as waste electrical	No	0		Segregated waste streams provided with plastic, cardboard, aluminium and glass separation. No recyclable storage provided for waste electrical
Are you spending less than 10% of household income on heating your home?	No	0		Unit/Tenant dependant.
Using a renewable energy source (for example, solar panels)	Yes	1		Solar panels located on the roof of each block.
Is there a good south facing aspect to the home? A room to sit in that gets sunshine during the day	No	0		Unit dependant.
Accessible heating controls	Yes	1		Yes, each unit to be fitted with temperature controls.

Accessible toilet and Shower Room				
Is the entry level toilet adaptable to install a walk-in shower in future? (A visitable WC 1500 x 1800mm at entry level) <i>Note: For new builds, a wet room / walk-in shower is an essential feature</i>	No	0		
Bathroom located next to main bedroom (or ensuite)	Yes	1		
Comfortable Homes				
Sufficient natural light entering the home	Yes	0		Unit dependant - refer to Daylight and Sunlight Report
Adequate artificial lighting to perform tasks inside the home	Yes	1		Energy efficient LED light fittings. (Taken from LDA Outline Spec document)
Comfortable ambient temperature (21°C in the living room and 18°C in the other occupied rooms, as recommended by the World Health Organization)	Yes	1		
Good sound insulation / quiet neighbourhood	No	0		Park K compliant units provided. Unit dependant, due to proximity of the train line.
Visual contrast of colour scheme (Colour contrast between door, frame and walls within your house)	Yes	1		Yes, LRV standards to be adheared to
Section Total /25		11		

Elements and Systems				
Safety And Security				
External storage for bicycle, mobility aid, scooter, prams	Yes	1		Bicycle storage facilities can accommodate all these. Alternatively Bulky storage area is provided for additional storage needs.
Alarm / security measures	Yes	1		
Anti snap / high security locks	Yes	1		
Video doorbell and remote answering (or glazed panel to observe callers before opening door)	No	0		Audio intercom in each apartment linked to main entrance door.
Emergency call / panic button service available locally	No	0		

Smoke alarm and fire escape route	Yes	1	Smoke and heat detectors to be provided in accordance with relevant standards.
Carbon monoxide alarm	Yes	1	Carbon monoxide detectors to be provided in accordance with relevant standards
Working trip switch on electrical panel	Yes	1	
Floor mats are secure and in good condition (no trip hazards) or Recessed floor mats	Yes	1	
Technology			
Switches and sockets within easy reach (more than 500mm from an internal corner) <i>Note: For new build homes, sockets should be at waist level (between 450mm to 1200mm from the floor) High level sockets for future assistive technology installation. All sockets to have on/off switches</i>	No	0	
Master switch at main entrance	No	0	
Accessible fixtures and fittings - door handles and taps can be operated with one hand (for example lever handles on doors and taps)	No	0	
Sensor technology (for example, lights that come on as you move around)	No	0	
Capped electrical points for future installation of automatic windows or blinds	No	0	
Energy monitoring / SMART metre	No	0	
Entertainment system (for example, music system, radio, TV, satellite TV, internet)	No	0	Not provided as part of the unit, but fittings provided to enable their installation.
Broadband / WiFi available (to support telecare or remote monitoring) High standard CAT 6 cabling is recommended	Yes	1	Wifi connection CAT 6 point to be supplied.
Capped electrical points (For example for future installation of stair lift or automatic windows and blinds)	No	0	
Section Total /18		8	

Scoring

Home Location and Approach		26	Max points 26
Entering and Moving Around		25	Max points 31
Spaces for Living		11	Max points 25
Elements and Systems		8	Max points 18
Total Score (65+ to Comply)		70	Out of 100 points