JFA ARCHITECTS

The Tree House,
17 Richview office Park, Clonskeagh, D14 XR82
Ireland.

Tel: (+353 1) 668 9888
Web: www.jfa.ie

2449
Client:

Residential Development at Summerhill Rd, Dunboyne, Co. Meath
Solkerry Ventures Ltd.

Aug-26
Planning

Apartments and Duplexes							
Type	**Type Abbrev.**	**Beds (Persons)**	**Description**	**Storeys**	**Internal Gross Floor Area (sqm)**	**Overall Net Floor Area (sqm)**	**Number of Units**
Duplex Type D2.1 - 2 Bed Duplex	D2.1	2 (4)	Duplex	1	81.8	490.8	**6**
Duplex Type D2.2 - 2 Bed Duplex	D2.2	2 (4)	Duplex	1	82.2	1479.6	**18**
Duplex Type D2.3 - 2 Bed Duplex	D2.3	2 (4)	Duplex	1	83	166	**2**
Duplex Type D3.1 - 3 Bed Duplex	D3.1	3 (6)	Duplex	2	136.5	682.5	**5**
Duplex Type D3.2 - 3 Bed Duplex	D3.2	3 (6)	Duplex	2	137.2	2469.6	**18**
Duplex Type D3.3 - 3 Bed Duplex	D3.3	3 (6)	Duplex	2	136.5	136.5	**1**
Duplex Type D3.4 - 3 Bed Duplex	D3.4	3 (6)	Duplex	2	137.6	275.2	**2**
Apartment Type 1A - 1 Bed Apartment	1A	1 (2)	Apartment	1	50.9	661.7	**13**
Apartment Type 2A - 2 Bed Apartment	2A	2 (4)	Apartment	1	76.6	995.8	**13**

TOTAL Apartments and Duplexes	**7357.7**	**78**

Gross Floor Area	
Apartment Block A	**2517**
Duplex A	**1978.3**
Duplex B	**1478**
Duplex C	**979.6**
Duplex D	**1978.3**
Total	**8931.2**

Houses							
Type	**Type Abbrev.**	**Beds (Persons)**	**Description**	**Storeys**	**Internal Gross Floor Area (sqm)**	**Overall Gross/Net Floor Area (sqm)**	**Number of Units**
House Type T1c - 2 Bed Mid-Terrace	T1c	2 (4)	Mid Terrace	2	88	2376	**27**
House Type 6Ca - 3 Bed End of Terrace	6Ca	3 (5)	End of Terrace	2	111.6	1674	**15**
House Type 6Cb - 3 Bed End of Terrace	6Cb	3 (5)	End of Terrace	2	111.6	558	**5**
House Type N1 - 3 Bed Semi-Detached	N1	3 (5)	Semi-Detached	2	112.8	2030.4	**18**
House Type N1a - 3 Bed Semi-Detached	N1a	3 (5)	Semi-Detached	2	114.4	228.8	**2**
House Type M1 - 3 Bed Semi-D / End of Terrace	M1	3 (5)	Semi-Drtached / End of Terrace	2	111.2	3780.8	**34**
House Type M1a- 3 Bed Semi-D / End of Terrace	M1a	3 (5)	Semi-Drtached / End of Terrace	2	113	2034	**18**
House Type M1c - 3 Bed Mid-Terrace	M1d	3 (5)	Mid Terrace	2	111.2	3558.4	**32**
House Type O1 - 4 Bed Semi-Detached	O1	4 (6)	Semi-Detached	2	133.8	2140.8	**16**
House Type O1a - 4 Bed Semi-Detached	O1a	4 (6)	Semi-Detached	2	135.4	270.8	**2**
House Type P1b - 4 Bed Detached	P1b	4 (7)	Detached	2	149.1	149.1	**1**

TOTAL Houses	**18801.1**	**170**

TOTAL Units (Net)	**26158.8**	**248**
TOTAL Units (Gross)	**27732.3**	

Creche GFA (sqm)	**285.7**	**61no Child Spaces**

Summary Schedule	
Total Units	**248**
Site Area	6.87 ha
Net Developable Site Area	6.49 ha
Plot Ratio	0.43
Site coverage	22.4%
Public Open Space	1.08 ha
Ratio of Public Open Space	16.6% ha

Car Parking Schedule		
Parking Spaces in Curtilage	272	1 per mid terraced unit, 2 per other unit types
On-street parking for houses	10	for 6no houses
Duplex Parking	52	1 per duplex
Apartment Parking	23	0.88 per apartment
Visitor Spaces	18	Spread throughout the site
Residential Total	375	Overall residential parking ratio 1.5/unit
Creche	13	Can be doubled up as visitor parking after hours
Overall Total	388	

Breakdown		
House Types	**Number**	**Percentage**
1 Bed Apartment	13	5.2%
Total 1 beds	**13**	**5.2%**
2 Bed Apartment	13	5.2%
2 Bed Duplex	26	10.5%
2 Bed Mid Terrace	27	10.9%
Total 2 beds	**66**	**26.6%**
3 Bed Duplex	26	10.5%
3 Bed Mid Terrace	32	12.9%
3 Bed End Terrace/Semi	92	37.1%
Total 3 beds	**150**	**60.5%**
4 Bed Semi Detached	18	7.3%
4 Bed Detached	1	0.4%
Total 4 beds	**19**	**7.7%**
Total	248	100.0%

Secure Bicycle Parking Schedule	**Required**	**Provided**	
Houses with direct access to rear gardens	n/a	n/a	111no houses with direct access to gardens
Secure spaces for mid-terraced houses	150	150	Secure bicycle stores at the front within curtilage
Duplex bicycle parking	130	130	Secure communal bicycle stores
Apartment bicycle parking	39	39	Secure bicycle stores located on Ground Floor
Creche bicycle parking	13	14	Located in dedicated creche bike store
Total	332	333	

Visitor Bicycle Parking Schedule	**Required**	**Provided**
Visitor Spaces for Houses	not specified	32
Visitor Spaces for Duplexes	26	40
Visitor Spaces for Apartments	13	16
Visitor Spaces for Creche	not specified	8
Total	39	96

Communal Open Space	**Required**	**Provided**
Apartment Block A	156	198
Duplex A	128	309
Duplex B	96	314
Duplex C	64	172
Duplex D	128	347
Total	572	1340

SRSCG Appendix B Density Calculations	**Proposed**	**Units**
Calculate net site area	6.49	hectares
Calculate overall GFA	27,732.30	sqm
Non-residential GFA	285.7	sqm
Residential GFA	27,446.60	sqm
Residential as a portion of Development	27,446.6 / 27,732.3 = 99%	
Site Area for Density Purposes	6.49 ha * 99% = 6.425 ha	
No. Units	248	
Net Density	39	units/Ha