

HOUSING QUALITY ASSESSMENT

Planning Application

REVISIONS TO PREVIOUSLY APPROVED SHD SCHEME
Reg Ref ABP 305857-19

At

St. Edmund's Phase 3, St Loman's Road,
Palmerstown, Dublin 20

December 2021

For

Moykerr Ltd

The scheme has been designed with due regard to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas 2009 and associated Urban Design Manual Best Practice Guidelines and the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2018.

The buildings have also been designed with due regard to the principles of universal design, including the 'Building for Everyone' publications. All apartment units are Part M accessible and all upper floors are provided with lift access. Larger own door apartments are located at ground floor level which allow for additional flexibility and adaptability.

A mix of unit types is proposed to cater for multiple occupancy requirements. One Beds, Two Beds, and Three bed units are proposed. This will create a variety for homeowners. The proposed revised scheme shows a significant change in the unit mix. The ratio of one beds is now reduced with a larger proportion of two beds provided as part of the additional units.

Permitted Scheme			Proposed Amended Scheme		
One Bed	119No.	(47.2%)	One Bed	137 No.	(43.8%)
Two Bed	125 No.	(49.6%)	Two Bed	171 No.	(54.6%)
Three Bed	8 No.	(3%)	Three Bed	5 No.	(1.6%)
Total	252 No.		Total	313 No.	

Unit Mix Comparison

166 No. dual aspect units are proposed which is equivalent to 53% of the total unit numbers and a total of 185 units (59%) are at least 10% larger than the minimum required standard and these units are identified in the enclosed Schedule of Accommodation.

All ground floor units have a minimum height of 2.7m. All upper floor units shall have a minimum height of 2.4m.

All units are designed with 'open plan' layouts and provision has been made for sprinklers. The open plan units allow an efficient use of space and help to maximise daylight penetration within the unit improving residential amenity.

Core ratios vary from 4 units per core (Block 4) to a maximum of 8 units per core (Block 1 Core 4).

Apartment areas, room areas and sizes are in accordance with Appendix 1 of Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2018. The following pages itemise the apartment unit by unit and demonstrate compliance with the space, area and aspect standards. Room dimensions are provided on the floor plans included as part of the application.

Storage is provided within each of the units as indicated on the drawings. Minimum storage areas of 3 sq.m for one bed units, 6 sq.m for two bed units and 9 sq.m for three bed units are proposed. These areas consist of a mixture of dedicated utility/storerooms, open shelving, additional wardrobe units and bathroom storage.

Each apartment has a balcony or terrace area accessed from the main living space. The minimum areas provided are 5sq.m for all one bed units, 7 sq.m for all two bed units and 9sq.m for the three bed units. Larger private amenity spaces are provided at ground floor level in the form of small front gardens to each of the units creating the potential for own door access and a more vibrant streetscape.

The apartments are generally designed in an efficient plan format balancing the ratio between floor area and external wall which allows for an efficient and sustainable layout while also creating an efficient thermal envelope. The apartments will be constructed to building regulation standards delivering a high level of energy efficiency in use in line with Part L's near zero energy target. A building lifecycle report is being prepared and shall be included as part of the Stage 3 SHD submission.

Each block has its own allocated communal open space areas which are in addition to the central public open space area.

	Type	No.	Area per Unit (sq.m)	Total (sq.m)	Total Area Required (sq.m)	Total Area Proposed (sq.m)
Block 1	One Bed	116	5	580	1423	1420 (plus half or 175)
	Two Bed	114	7	798		
	Three Bed	5	9	45		
Block 2	One Bed	7	5	35	224	200 (plus half or 175)
	Two Bed	27	7	189		
Block 3	One Bed	6	5	30	184	200
	Two Bed	22	7	154		
Block 4	One Bed	8	5	40	96	140
	Two Bed	8	7	56		
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Communal Open Space Calculations

Block 1 has two interconnected courtyards totalling 1420sq.m of open space (as per the permitted scheme). Blocks 2 and 3 have similar roof gardens totalling 200 sq.m each and Block 4 has a roof garden of 140 sq.m There is also a shared communal open space area of 175 sq.m between Blocks 1 and 2 in the same location as the communal space previously proposed under the existing permission.

A significant indoor residential amenity area (447 sq.m) is also proposed as part of Block 4. This is in addition to the communal open space requirement for each unit. This facility includes a concierge / parcel drop off area, a gym, a work hub and residents lounge together with associated sanitary / kitchen facilities.

Bicycle storage is provided at ground floor in each block. A total of 378 bicycle parking spaces are provided. – Block 1 – 244 spaces, Block 2/3 – 74 spaces, Block 4 – 20 spaces with 40 No. spaces on surface.

Bin storage is also provided in dedicated store rooms at ground floor level.

For more details of the design approach please refer to the Architect's Design Statement.

APARTMENTS: St Edmunds - Block 1

CORE	FLOOR LEVEL	DESCRIPTION	UNIT NUMBER	UNIT AREA	BEDSPACES	AGGREGATE LIVING/ DINING/ KITCHEN AREA (sqm)	BED 1 (sqm)	BED 2 (sqm)	BED 3 (sqm)	AGGREGATE BED AREA (sqm)	STORAGE (sqm)	BALCONY (sqm)	ASPECT	ORIENTATION	ADDITIONAL 10% AREA (sqm)
CORE 1	GROUND FLOOR	2 BED	1	81.60	4	30.70	13.00	11.80	-	24.80	6.00	18.50	DUAL	NORTH/WEST	√
		2 BED	2	74.00	4	30.90	13.00	11.50	-	24.50	6.60	17.30	SINGLE	WEST	x
		1 BED	3	61.20	2	33.80	13.90	-	-	13.90	3.00	16.80	SINGLE	WEST	√
	FIRST FLOOR	1 BED	4	52.60	2	30.70	13.00	-	-	13.00	3.40	8.20	SINGLE	NORTH	√
		2 BED	5	77.00	4	31.60	13.60	11.50	-	25.10	6.40	8.50	DUAL	NORTH/WEST	x
		2 BED	6	77.00	4	31.70	14.30	11.50	-	25.80	6.70	7.40	SINGLE	WEST	x
		1 BED	7	57.00	2	34.00	12.50	-	-	12.50	3.50	7.80	SINGLE	WEST	√
		1 BED	8	50.40	2	32.20	11.80	-	-	11.80	3.70	7.30	SINGLE	EAST	√
		1 BED	9	48.50	2	28.30	11.80	-	-	11.80	3.00	6.30	SINGLE	EAST	x
	SECOND FLOOR	1 BED	10	52.30	2	28.10	14.80	-	-	14.80	3.90	8.40	DUAL	NORTH/EAST	√
		2 BED	11	77.00	4	31.60	13.60	11.50	-	25.10	6.40	8.50	DUAL	NORTH/WEST	x
		2 BED	12	77.00	4	31.70	14.30	11.50	-	25.80	6.70	7.40	SINGLE	WEST	x
		2 BED	13	80.90	4	38.60	14.30	11.40	-	25.70	6.60	7.80	DUAL	WEST/EAST	√
		1 BED	14	49.70	2	28.00	11.70	-	-	11.70	3.50	7.40	SINGLE	EAST	√
	THIRD FLOOR	1 BED	15	49.70	2	27.20	11.50	-	-	11.50	4.50	7.30	SINGLE	EAST	√
		1 BED	16	52.30	2	28.10	14.80	-	-	14.80	3.90	8.40	DUAL	NORTH/EAST	√
		2 BED	17	77.00	4	31.60	13.60	11.50	-	25.10	6.40	8.50	DUAL	NORTH/WEST	x
		2 BED	18	77.00	4	31.70	14.30	11.50	-	25.80	6.70	7.40	SINGLE	WEST	x
		2 BED	19	80.90	4	38.60	14.30	11.40	-	25.70	6.60	7.80	DUAL	WEST/EAST	√
		1 BED	20	49.70	2	28.00	11.70	-	-	11.70	3.50	7.40	SINGLE	EAST	√
	FOURTH FLOOR	1 BED	21	49.70	2	27.20	11.50	-	-	11.50	4.50	7.30	SINGLE	EAST	√
		1 BED	22	52.30	2	28.10	14.80	-	-	14.80	3.90	8.40	DUAL	NORTH/EAST	√
		2 BED	23	77.00	4	31.60	13.60	11.50	-	25.10	6.40	8.50	DUAL	NORTH/WEST	x
		2 BED	24	77.00	4	31.70	14.30	11.50	-	25.80	6.70	7.40	SINGLE	WEST	x
		2 BED	25	80.90	4	38.60	14.30	11.40	-	25.70	6.60	7.80	DUAL	WEST/EAST	√
	FIFTH FLOOR	1 BED	26	49.70	2	28.00	11.70	-	-	11.70	3.50	7.40	SINGLE	EAST	√
		1 BED	27	49.70	2	27.20	11.50	-	-	11.50	4.50	7.30	SINGLE	EAST	√
		2 BED	28	76.30	4	31.30	13.00	11.40	-	24.40	6.10	59.90	DUAL	NORTH/WEST	x
		2 BED	29	77.00	4	30.50	13.00	11.40	-	24.40	6.20	8.40	SINGLE	WEST	x
		2 BED	30	74.00	4	32.10	13.00	11.50	-	24.50	6.00	7.40	SINGLE	EAST	x
		1 BED	31	49.70	2	27.20	11.50	-	-	11.50	4.50	7.30	SINGLE	EAST	√
OWN DOOR APARTMENTS		3 BED	32	103.00	5	36.6	13	11.4	8.7	33.1	9.00	22.90	DUAL	NORTH/SOUTH	√
		2 BED	33	84.80	4	30.6	13.6	11.4	-	25.0	6.80	21.90	DUAL	NORTH/SOUTH	√
		2 BED	34	84.80	4	30.6	13.6	11.4	-	25.0	6.80	21.90	DUAL	NORTH/SOUTH	√
		2 BED	35	84.80	4	30.6	13.6	11.4	-	25.0	6.80	21.90	DUAL	NORTH/SOUTH	√
CORE 2	FIRST FLOOR	1 BED	36	52.60	2	30.70	13.00	-	-	13.00	3.40	8.20	SINGLE	NORTH	√
		2 BED	37	90.80	4	45.70	11.40	16.60	-	28.00	6.00	7.40	TRIPLE	NORTH/SOUTH/WEST	√
		2 BED	38	77.90	4	31.30	13.10	11.50	-	24.60	6.00	9.30	DUAL	SOUTH/WEST	x
		1 BED	39	49.70	2	28.00	11.70	-	-	11.70	3.50	7.40	DUAL	SOUTH/EAST	√
		1 BED	40	49.70	2	27.20	11.50	-	-	11.50	4.50	7.30	SINGLE	EAST	√
	SECOND FLOOR	1 BED	41	52.30	2	28.10	14.80	-	-	14.80	3.90	8.40	DUAL	NORTH/EAST	√
		2 BED	42	77.00	4	31.60	13.60	11.50	-	25.10	6.40	8.50	DUAL	NORTH/WEST	x
		2 BED	43	77.00	4	31.70	14.30	11.50	-	25.80	6.70	7.40	SINGLE	WEST	x
		2 BED	44	80.90	4	38.60	14.30	11.40	-	25.70	6.60	7.80	DUAL	WEST/EAST	√
		1 BED	45	49.70	2	28.00	11.70	-	-	11.70	3.50	7.40	SINGLE	EAST	√
		1 BED	46	49.70	2	27.20	11.50	-	-	11.50	4.50	7.30	SINGLE	EAST	√
	THIRD FLOOR	1 BED	47	52.30	2	28.10	14.80	-	-	14.80	3.90	8.40	DUAL	NORTH/EAST	√
		2 BED	48	77.00	4	31.60	13.60	11.50	-	25.10	6.40	8.50	DUAL	NORTH/WEST	x
		2 BED	49	77.00	4	31.70	14.30	11.50	-	25.80	6.70	7.40	SINGLE	WEST	x
		2 BED	50	80.90	4	38.60	14.30	11.40	-	25.70	6.60	7.80	DUAL	WEST/EAST	√
		1 BED	51	49.70	2	28.00	11.70	-	-	11.70	3.50	7.40	SINGLE	EAST	√
		1 BED	52	49.70	2	27.20	11.50	-	-	11.50	4.50	7.30	SINGLE	EAST	√
	FOURTH FLOOR	1 BED	53	52.30	2	28.10	14.80	-	-	14.80	3.90	8.40	DUAL	NORTH/EAST	√
		2 BED	54	77.00	4	31.60	13.60	11.50	-	25.10	6.40	8.50	DUAL	NORTH/WEST	x
		2 BED	55	77.00	4	31.70	14.30	11.50	-	25.80	6.70	7.40	SINGLE	WEST	x
		2 BED	56	80.90	4	38.60	14.30	11.40	-	25.70	6.60	7.80	DUAL	WEST/EAST	√
		1 BED	57	49.70	2	28.00	11.70	-	-	11.70	3.50	7.40	SINGLE	EAST	√
		1 BED	58	49.70	2	27.20	11.50	-	-	11.50	4.50	7.30	SINGLE	EAST	√
	FIFTH FLOOR	1 BED	59	52.30	2	28.10	14.80	-	-	14.80	3.90	8.40	DUAL	NORTH/EAST	√
		2 BED	60	77.00	4	31.60	13.60	11.50	-	25.10	6.40	8.50	DUAL	NORTH/WEST	x
		2 BED	61	77.00	4	31.70	14.30	11.50	-	25.80	6.70	7.40	SINGLE	WEST	x
		2 BED	62	80.90	4	38.60	14.30	11.40	-	25.70	6.60	7.80	DUAL	WEST/EAST	√
		1 BED	63	49.70	2	28.00	11.70	-	-	11.70	3.50	7.40	SINGLE	EAST	√
		1 BED	64	49.70	2	27.20	11.50	-	-	11.50	4.50	7.30	SINGLE	EAST	√
	SIXTH FLOOR	2 BED	65	76.30	4	31.30	13.00	11.40	-	24.40	6.10	59.90	DUAL	NORTH/EAST	x
		2 BED	66	77.80	4	30.50	13.00	11.40	-	24.40	6.20	8.40	SINGLE	WEST	x
2 BED		67	74.00	4	32.10	13.00	11.50	-	24.50	6.00	7.40	SINGLE	EAST	x	
1 BED		68	49.70	2	27.20	11.50	-	-	11.50	4.50	7.30	SINGLE	EAST	√	
OWN DOOR APARTMENTS		3 BED	69	103.00	5	36.6	13	11.4	8.7	33.1	9.00	24.40	DUAL	NORTH/SOUTH	√
		2 BED	70	84.80	4	30.6	13.6	11.4	-	25.0	6.80	21.90	DUAL	NORTH/SOUTH	√
		2 BED	71	84.80	4	30.6	13.6	11.4	-	25.0	6.80	21.90	DUAL	NORTH/SOUTH	√
		2 BED	72	84.80	4	30.6	13.6	11.4	-	25.0	6.80	21.90	DUAL	NORTH/SOUTH	√
CORE 3	GROUND FLOOR	1 BED	73	51.40	2	28.70	13.70	-	-	13.70	3.60	14.50	DUAL	NORTH/EAST	√
		2 BED	74	81.50	4	35.50	14.30	11.80	-	26.10	6.00	16.00	DUAL	NORTH/WEST	√
		2 BED	75	92.00	4	47.50	14.70	11.60	-	26.30	7.00	20.10	SINGLE	EAST	√
		1 BED	76	45.20	2	23.30	11.40	-	-	11.40	3.40	24.00	SINGLE	EAST	x
	FIRST FLOOR	1 BED	77	51.40	2	28.70	13.70	-	-	13.70	3.60	14.50	DUAL	NORTH/EAST	√
		2 BED	78	81.50	4	35.50	14.30	11.80	-	26.10	6.00	10.50	DUAL	NORTH/WEST	√
		1 BED	79	56.80	2	35.20	13.20	-	-	13.20	3.30	7.70	SINGLE	WEST	√
		2 BED	80	93.00	4	39.20	14.10	12.10	-	26.20	8.10	9.30	DUAL	WEST/EAST	√
		1 BED	81	45.20	2	23.30	11.40	-	-	11.40	3.40	24.00	SINGLE	EAST	x
	SECOND FLOOR	1 BED	82	51.40	2	28.70	13.70	-	-	13.70	3.60	14.50	DUAL	NORTH/EAST	√
		2 BED	83	81.50	4	35.50	14.30	11.80	-	26.10	6.00	10.50	DUAL	NORTH/WEST	√
		2 BED	84	79.30	4	33.10	14.30	11.80	-	26.10	6.10	7.70	SINGLE	WEST	x
		2 BED	85	83.10	4	30.90	13.80	11.80	-	25.60	7.10	18.60	DUAL	WEST/EAST	√
	THIRD FLOOR	1 BED	86	45.20	2	23.30	11.40	-	-	11.40	3.40	24.00	SINGLE	EAST	x
		1 BED	87	51.40	2	28.70	13.70	-	-	13.70	3.60	14.50	DUAL	NORTH/EAST	√
		2 BED	88	81.50	4	35.50	14.30	11.80	-	26.10	6.00	10.50	DUAL	NORTH/WEST	√
		2 BED	89	79.30	4	33.10	14.30	11.80	-						

CORE 4	GROUND FLOOR	1 BED	111	60.90	2	42.00	11.50	-	-	11.50	5.40	20.10	SINGLE	EAST	√
		2 BED	112	101.20	4	38.80	13.00	11.90	-	24.90	6.10	34.50	DUAL	SOUTH/EAST	√
CORE 4	FIRST FLOOR	1 BED	113	49.70	2	28.90	11.50	-	-	11.50	3.00	8.50	SINGLE	EAST	√
		2 BED	114	78.00	4	31.80	13.30	11.40	-	24.70	7.90	8.50	SINGLE	EAST	x
		1 BED	115	50.10	2	28.50	13.20	-	-	13.20	3.30	6.40	SINGLE	WEST	√
		1 BED	116	50.10	2	28.50	13.20	-	-	13.20	3.30	6.40	SINGLE	WEST	√
		1 BED	117	53.90	2	31.10	13.00	-	-	13.00	4.10	8.80	SINGLE	WEST	√
		2 BED	118	83.00	4	36.90	13.70	12.20	-	25.90	6.20	7.50	DUAL	SOUTH/NORTH	√
	SECOND FLOOR	1 BED	119	49.70	2	28.90	11.50	-	-	11.50	3.00	8.50	SINGLE	EAST	√
		2 BED	120	78.00	4	31.80	13.30	11.40	-	24.70	7.90	8.50	SINGLE	EAST	x
		1 BED	121	50.10	2	28.50	13.20	-	-	13.20	3.30	6.40	SINGLE	WEST	√
		1 BED	122	50.10	2	28.50	13.20	-	-	13.20	3.30	6.40	SINGLE	WEST	√
		2 BED	123	74.90	4	33.20	13.10	11.40	-	24.50	6.00	8.80	SINGLE	WEST	x
		2 BED	124	77.20	4	35.60	14.10	11.40	-	25.50	6.10	7.50	DUAL	SOUTH/NORTH	x
	THIRD FLOOR	1 BED	125	57.90	2	33.20	13.80	-	-	13.80	3.40	7.50	SINGLE	SOUTH	√
		1 BED	126	64.30	2	37.80	16.90	-	-	16.90	4.00	13.70	DUAL	SOUTH/EAST	√
		1 BED	127	49.70	2	28.90	11.50	-	-	11.50	3.00	8.50	SINGLE	EAST	√
		2 BED	128	75.70	4	31.40	13.30	11.40	-	24.70	6.10	8.50	SINGLE	EAST	x
		1 BED	129	49.60	2	28.50	13.10	-	-	13.10	3.00	6.40	SINGLE	WEST	√
		1 BED	130	50.10	2	28.50	13.20	-	-	13.20	3.30	6.40	SINGLE	WEST	√
	FOURTH FLOOR	2 BED	131	74.90	4	33.20	13.10	11.40	-	24.50	6.00	8.80	SINGLE	WEST	x
		2 BED	132	77.20	4	35.60	14.10	11.40	-	25.50	6.10	7.50	DUAL	SOUTH/NORTH	x
		1 BED	133	57.90	2	33.20	13.80	-	-	13.80	3.40	7.50	SINGLE	SOUTH	√
		1 BED	134	64.30	2	37.80	16.90	-	-	16.90	4.00	13.70	DUAL	SOUTH/EAST	√
		1 BED	135	49.70	2	28.90	11.50	-	-	11.50	3.00	8.50	SINGLE	EAST	√
		2 BED	136	75.70	4	31.40	13.30	11.40	-	24.70	6.10	8.50	SINGLE	EAST	x
FIFTH FLOOR	1 BED	137	49.60	2	28.50	13.10	-	-	13.10	3.00	6.40	SINGLE	WEST	√	
	1 BED	138	50.10	2	28.50	13.20	-	-	13.20	3.30	6.40	SINGLE	WEST	√	
	2 BED	139	74.90	4	33.20	13.10	11.40	-	24.50	6.00	8.80	SINGLE	WEST	x	
	2 BED	140	77.20	4	35.60	14.10	11.40	-	25.50	6.10	7.50	DUAL	SOUTH/NORTH	x	
	1 BED	141	57.90	2	33.20	13.80	-	-	13.80	3.40	7.50	SINGLE	SOUTH	√	
	1 BED	142	64.30	2	37.80	16.90	-	-	16.90	4.00	13.70	DUAL	SOUTH/EAST	√	
SIXTH FLOOR	1 BED	143	49.70	2	28.90	11.50	-	-	11.50	3.00	8.50	SINGLE	EAST	√	
	2 BED	144	75.70	4	31.40	13.30	11.40	-	24.70	6.10	8.50	SINGLE	EAST	x	
	1 BED	145	49.60	2	28.50	13.10	-	-	13.10	3.00	6.40	SINGLE	WEST	√	
	1 BED	146	50.10	2	28.50	13.20	-	-	13.20	3.30	6.40	SINGLE	WEST	√	
	2 BED	147	74.90	4	33.20	13.10	11.40	-	24.50	6.00	8.80	SINGLE	WEST	x	
	3 BED	148	114.30	6	47.50	13.70	12.80	11.40	37.90	9.00	15.30	TRIPLE	SOUTH/NORTHWEST	√	
OWN DOOR APARTMENTS	1 BED	149	64.30	2	37.80	16.90	-	-	16.90	4.00	13.70	DUAL	SOUTH/EAST	√	
	1 BED	150	49.70	2	28.90	11.50	-	-	11.50	3.00	8.50	SINGLE	EAST	√	
	2 BED	151	75.70	4	31.40	13.30	11.40	-	24.70	6.10	8.50	SINGLE	EAST	x	
	1 BED	152	49.60	2	28.50	13.10	-	-	13.10	3.00	6.40	SINGLE	WEST	√	
	1 BED	153	50.10	2	28.50	13.20	-	-	13.20	3.30	6.40	SINGLE	WEST	√	
	2 BED	154	74.90	4	33.20	13.10	11.40	-	24.50	6.00	8.80	SINGLE	WEST	x	
CORE 5	FIRST FLOOR	2 BED	155	73.40	3	29.50	13.10	7.20	20.30	5.00	8.10	DUAL	SOUTH/WEST	√	
		1 BED	156	64.30	2	37.80	16.90	-	-	16.90	4.00	13.70	DUAL	SOUTH/EAST	√
		2 BED	157	85.80	4	30	13.6	11.4	-	25.0	6.80	44.50	DUAL	SOUTH/NORTH	√
		2 BED	158	85.80	4	30	13.6	11.4	-	25.0	6.80	34.50	DUAL	SOUTH/NORTH	√
		2 BED	159	85.80	4	30	13.6	11.4	-	25.0	6.80	31.20	DUAL	SOUTH/NORTH	√
		2 BED	160	100.10	4	35.8	13	14.1	-	27.1	8.40	35.20	DUAL	SOUTH/NORTH	√
	SECOND FLOOR	1 BED	161	49.70	2	27.20	11.50	-	-	11.50	4.50	7.30	SINGLE	EAST	√
		1 BED	162	49.70	2	28.00	11.70	-	-	11.70	3.50	7.40	DUAL	NORTH/EAST	√
		2 BED	163	77.90	4	31.30	13.10	11.50	-	24.60	6.00	9.30	DUAL	NORTH/WEST	x
		2 BED	164	90.50	4	45.70	14.00	13.30	-	27.30	6.50	7.50	TRIPLE	NORTH/SOUTH/WEST	√
		1 BED	165	52.60	2	30.70	13.00	-	-	13.00	3.40	8.90	DUAL	SOUTH/EAST	√
		1 BED	166	49.70	2	27.20	11.50	-	-	11.50	4.50	7.30	SINGLE	EAST	√
	THIRD FLOOR	1 BED	167	49.70	2	28.00	11.70	-	-	11.70	3.50	7.40	SINGLE	EAST	√
		2 BED	168	80.90	4	38.90	14.30	11.40	-	25.70	6.40	7.80	DUAL	WEST/EAST	√
		2 BED	169	77.00	4	31.70	14.30	11.50	-	25.80	6.70	7.40	SINGLE	WEST	x
		2 BED	170	78.40	4	36.30	14.10	11.40	-	25.50	6.50	7.50	DUAL	SOUTH/NORTH	x
		1 BED	171	59.60	2	33.20	12.90	-	-	12.90	4.80	7.50	SINGLE	SOUTH	√
		1 BED	172	52.10	2	30.10	13.40	-	-	13.40	3.40	8.80	DUAL	SOUTH/EAST	√
	FOURTH FLOOR	1 BED	173	49.70	2	27.20	11.50	-	-	11.50	4.50	7.30	SINGLE	EAST	√
		1 BED	174	49.70	2	28.00	11.70	-	-	11.70	3.50	7.40	SINGLE	EAST	√
		2 BED	175	80.90	4	38.90	14.30	11.40	-	25.70	6.40	7.80	DUAL	WEST/EAST	√
		2 BED	176	77.00	4	31.70	14.30	11.50	-	25.80	6.70	7.40	SINGLE	WEST	x
		2 BED	177	78.40	4	36.30	14.10	11.40	-	25.50	6.50	7.50	DUAL	SOUTH/NORTH	x
		1 BED	178	59.60	2	33.20	12.90	-	-	12.90	4.80	7.50	SINGLE	SOUTH	√
FIFTH FLOOR	1 BED	179	52.10	2	30.10	13.40	-	-	13.40	3.40	8.80	DUAL	SOUTH/EAST	√	
	1 BED	180	49.70	2	27.20	11.50	-	-	11.50	4.50	7.30	SINGLE	EAST	√	
	1 BED	181	49.70	2	28.00	11.70	-	-	11.70	3.50	7.40	SINGLE	EAST	√	
	2 BED	182	80.90	4	38.90	14.30	11.40	-	25.70	6.40	7.80	DUAL	WEST/EAST	√	
	2 BED	183	77.00	4	31.70	14.30	11.50	-	25.80	6.70	7.40	SINGLE	WEST	x	
	2 BED	184	78.40	4	36.30	14.10	11.40	-	25.50	6.50	7.50	DUAL	SOUTH/NORTH	x	
SIXTH FLOOR	1 BED	185	59.60	2	33.20	12.90	-	-	12.90	4.80	7.50	SINGLE	SOUTH	√	
	1 BED	186	52.10	2	30.10	13.40	-	-	13.40	3.40	8.80	DUAL	SOUTH/EAST	√	
	1 BED	187	49.70	2	27.20	11.50	-	-	11.50	4.50	7.30	SINGLE	EAST	√	
	1 BED	188	49.70	2	28.00	11.70	-	-	11.70	3.50	7.40	SINGLE	EAST	√	
	2 BED	189	80.90	4	38.90	14.30	11.40	-	25.70	6.40	7.80	DUAL	WEST/EAST	√	
	2 BED	190	77.00	4	31.70	14.30	11.50	-	25.80	6.70	7.40	SINGLE	WEST	x	
OWN DOOR APARTMENTS	3 BED	191	116.30	6	30.90	16.30	13.10	12.80	42.20	9.10	15.30	TRIPLE	SOUTH/NORTHWEST	√	
	1 BED	192	52.10	2	30.10	13.40	-	-	13.40	3.40	8.80	DUAL	SOUTH/EAST	√	
	1 BED	193	49.70	2	27.20	11.50	-	-	11.50	4.50	7.30	SINGLE	EAST	√	
	1 BED	194	49.70	2	28.00	11.70	-	-	11.70	3.50	7.40	SINGLE	EAST	√	
	2 BED	195	80.90	4	38.90	14.30	11.40	-	25.70	6.40	7.80	DUAL	WEST/EAST	√	
	2 BED	196	77.00	4	31.70	14.30	11.50	-	25.80	6.70	7.40	SINGLE	WEST	x	
CORE 6	GROUND FLOOR	2 BED	197	75.40	3	30.90	13.20	10.20	23.40	5.00	8.10	DUAL	SOUTH/WEST	√	
		1 BED	198	52.10	2	30.10	13.40	-	-	13.40	3.40	8.80	DUAL	SOUTH/EAST	√
		2 BED	199	85.80	4	30	13.6	11.4	-	25.0	6.80	53.10	DUAL	SOUTH/NORTH	√
		2 BED	200	85.80	4	30	13.6	11.4	-	25.0	6.80	45.60	DUAL	SOUTH/NORTH	√
		2 BED	201	85.80	4	30	13.6	11.4	-	25.0	6.80	45.60	DUAL	SOUTH/NORTH	√
		3 BED	202	103.90	5	34.5	13.7	11.4	8.9	34.0	9.00	44.60	DUAL	SOUTH/NORTH	√
	FIRST FLOOR	1 BED	203	61.20	2	33									

GROSS FLOOR AREAS - BLOCK 1					BLOCK 1 RESIDENTIAL SUMMARY				
RESIDENTIAL:					1 Bed/2 Person unit	116	No.		
	GROUND FLOOR			1905	2 Bed/4 Person unit	114	No.		
	FIRST FLOOR			3886	3 Bed/5 person unit	5	No.		
	SECOND FLOOR			3116					
	THIRD FLOOR			3005					
	FOURTH FLOOR			3005	Total Number of Units	235	No.		
	FIFTH FLOOR			2811					
	SIXTH FLOOR			1749	One Bed	5999	sq,m		
	SEVENTH FLOOR			336	Two Bed	9099	sq,m		
	EIGHTH FLOOR			336	Three Bed	540	sq,m		
GROSS AREA	TOTAL			20148	Total Net Area	15638	sq,m		
Bins / Bicycles/ Plant				392	Total Gross Area	20148	sq,m		
					Dual Aspect	122	No.		
					Additional 10% Area	159	No.		
TOTAL GROSS AREA				20540	Communal Open Space	1508	sq,m		
UNDERCROFT				3637					

APARTMENTS: St Edmunds - Block 2																
CORE	FLOOR LEVEL	DESCRIPTION	UNIT NUMBER	UNIT AREA	BEDSPACES	AGGREGATE LIVING/ DINING/ KITCHEN AREA (sqm)	BED 1 (sqm)	BED 2 (sqm)	BED 3 (sqm)	AGGREGATE BED AREA (sqm)	STORAGE (sqm)	BALCONY (sqm)	ASPECT	ORIENTATION	ADDITIONAL 10% AREA (sqm)	
CORE 1	GROUND FLOOR	1 BED	1	46.00	2	23.30	12.50	-	-	12.50	3.60	5.20	SINGLE	WEST	x	
		2 BED	2	77.60	4	30.10	13.10	11.70	-	24.80	6.00	7.10	SINGLE	WEST	x	
		2 BED	3	77.60	4	30.10	13.10	11.70	-	24.80	6.00	7.10	SINGLE	EAST	x	
		2 BED	4	80.80	4	32.90	13.50	11.90	-	25.40	6.70	7.50	SINGLE	EAST	√	
		2 BED	5	77.60	4	30.10	13.10	11.70	-	24.80	6.00	7.10	DUAL	SOUTH/EAST	x	
		2 BED	6	77.60	4	30.10	13.10	11.70	-	24.80	6.00	7.10	DUAL	SOUTH/WEST	x	
	FIRST FLOOR	1 BED	7	46.00	2	23.30	12.50	-	-	12.50	3.60	5.20	SINGLE	WEST	x	
		2 BED	8	77.60	4	30.10	13.10	11.70	-	24.80	6.00	7.10	DUAL	NORTH/WEST	x	
		2 BED	9	77.60	4	30.10	13.10	11.70	-	24.80	6.00	7.10	DUAL	NORTH/EAST	x	
		2 BED	10	80.80	4	32.90	13.50	11.90	-	25.40	6.70	7.50	SINGLE	EAST	√	
		2 BED	11	77.60	4	30.10	13.10	11.70	-	24.80	6.00	7.10	DUAL	SOUTH/EAST	x	
		2 BED	12	77.60	4	30.10	13.10	11.70	-	24.80	6.00	7.10	DUAL	SOUTH/WEST	x	
	SECOND FLOOR	1 BED	13	46.00	2	23.30	12.50	-	-	12.50	3.60	5.20	SINGLE	WEST	x	
		2 BED	14	77.60	4	30.10	13.10	11.70	-	24.80	6.00	7.10	DUAL	NORTH/WEST	x	
		2 BED	15	77.60	4	30.10	13.10	11.70	-	24.80	6.00	7.10	DUAL	NORTH/EAST	x	
		2 BED	16	80.80	4	32.90	13.50	11.90	-	25.40	6.70	7.50	SINGLE	EAST	√	
		2 BED	17	77.60	4	30.10	13.10	11.70	-	24.80	6.00	7.10	DUAL	SOUTH/EAST	x	
		2 BED	18	77.60	4	30.10	13.10	11.70	-	24.80	6.00	7.10	DUAL	SOUTH/WEST	x	
	THIRD FLOOR	1 BED	19	46.00	2	23.30	12.50	-	-	12.50	3.60	5.20	SINGLE	WEST	x	
		2 BED	20	77.60	4	30.10	13.10	11.70	-	24.80	6.00	7.10	DUAL	NORTH/WEST	x	
		2 BED	21	77.60	4	30.10	13.10	11.70	-	24.80	6.00	7.10	DUAL	NORTH/EAST	x	
		2 BED	22	80.80	4	32.90	13.50	11.90	-	25.40	6.70	7.50	SINGLE	EAST	√	
		2 BED	23	77.60	4	30.10	13.10	11.70	-	24.80	6.00	7.10	DUAL	SOUTH/EAST	x	
		2 BED	24	77.60	4	30.10	13.10	11.70	-	24.80	6.00	7.10	DUAL	SOUTH/WEST	x	
	FOURTH FLOOR	1 BED	25	46.00	2	23.30	12.50	-	-	12.50	3.60	5.20	SINGLE	WEST	x	
		2 BED	26	77.60	4	30.10	13.10	11.70	-	24.80	6.00	7.10	DUAL	NORTH/WEST	x	
		2 BED	27	77.60	4	30.10	13.10	11.70	-	24.80	6.00	7.10	DUAL	NORTH/EAST	x	
		2 BED	28	80.80	4	32.90	13.50	11.90	-	25.40	6.70	7.50	SINGLE	EAST	√	
		2 BED	29	77.60	4	30.10	13.10	11.70	-	24.80	6.00	7.10	DUAL	SOUTH/EAST	x	
		2 BED	30	77.60	4	30.10	13.10	11.70	-	24.80	6.00	7.10	DUAL	SOUTH/WEST	x	
	FIFTH FLOOR	1 BED	31	46.00	2	23.30	12.50	-	-	12.50	3.60	5.20	SINGLE	WEST	x	
		2 BED	32	77.60	4	30.10	13.10	11.70	-	24.80	6.00	7.10	DUAL	NORTH/WEST	x	
		2 BED	33	77.60	4	30.10	13.10	11.70	-	24.80	6.00	7.10	DUAL	NORTH/EAST	x	
		1 BED	34	55.20	2	30.10	12.90	-	-	12.90	3.20	7.50	SINGLE	EAST	√	
	TOTAL		34	2442.40	122				760.5	190.30	232.40	20		6		

GROSS FLOOR AREAS - BLOCK 2					BLOCK 2 RESIDENTIAL SUMMARY				
RESIDENTIAL:					1 Bed/2 Person unit	7	No.		
	GROUND FLOOR			528	2 Bed/4 Person unit	27	No.		
	FIRST FLOOR			528	3 Bed/5 person unit	0	No.		
	SECOND FLOOR			528					
	THIRD FLOOR			528					
	FOURTH FLOOR			528	Total Number of Units	34	No.		
	FIFTH FLOOR			330	One Bed	331	sq,m		
					Two Bed	2111	sq,m		
					Three Bed	0	sq,m		
GROSS AREA	TOTAL			2967	Total Net Area	2442	sq,m		
Bins / Bicycles/ Plant				143	Total Gross Area	2967	sq,m		
					Dual Aspect	20	No.		
					Additional 10% Area	6	No.		
TOTAL GROSS AREA				3110	Communal Open Space	288	sq,m		

APARTMENTS: St Edmunds - Block 3																
CORE	FLOOR LEVEL	DESCRIPTION	UNIT NUMBER	UNIT AREA	BEDSPACES	AGGREGATE LIVING/ DINING/ KITCHEN AREA (sqm)	BED 1 (sqm)	BED 2 (sqm)	BED 3 (sqm)	AGGREGATE BED AREA (sqm)	STORAGE (sqm)	BALCONY (sqm)	ASPECT	ORIENTATION	ADDITIONAL 10% AREA (sqm)	
CORE 1	GROUND FLOOR	1 BED	1	46.00	2	23.30	12.50	-	-	12.50	3.60	5.20	SINGLE	WEST	x	
		2 BED	2	77.60	4	30.10	13.10	11.70	-	24.80	6.00	7.10	SINGLE	WEST	x	
		2 BED	3	77.60	4	30.10	13.10	11.70	-	24.80	6.00	7.10	SINGLE	EAST	x	
		2 BED	4	80.80	4	32.90	13.50	11.90	-	25.40	6.70	7.50	SINGLE	EAST	√	
		2 BED	5	77.60	4	30.10	13.10	11.70	-	24.80	6.00	7.10	DUAL	SOUTH/EAST	x	
		2 BED	6	77.60	4	30.10	13.10	11.70	-	24.80	6.00	7.10	DUAL	SOUTH/WEST	x	
	FIRST FLOOR	1 BED	7	46.00	2	23.30	12.50	-	-	12.50	3.60	5.20	SINGLE	WEST	x	
		2 BED	8	77.60	4	30.10	13.10	11.70	-	24.80	6.00	7.10	DUAL	NORTH/WEST	x	
		2 BED	9	77.60	4	30.10	13.10	11.70	-	24.80	6.00	7.10	DUAL	NORTH/EAST	x	
		2 BED	10	80.80	4	32.90	13.50	11.90	-	25.40	6.70	7.50	SINGLE	EAST	√	
		2 BED	11	77.60	4	30.10	13.10	11.70	-	24.80	6.00	7.10	DUAL	SOUTH/EAST	x	
		2 BED	12	77.60	4	30.10	13.10	11.70	-	24.80	6.00	7.10	DUAL	SOUTH/WEST	x	
	SECOND FLOOR	1 BED	13	46.00	2	23.30	12.50	-	-	12.50	3.60	5.20	SINGLE	WEST	x	
		2 BED	14	77.60	4	30.10	13.10	11.70	-	24.80	6.00	7.10	DUAL	NORTH/WEST	x	
		2 BED	15	77.60	4	30.10	13.10	11.70	-	24.80	6.00	7.10	DUAL	NORTH/EAST	x	
		2 BED	16	80.80	4	32.90	13.50	11.90	-	25.40	6.70	7.50	SINGLE	EAST	√	
		2 BED	17	77.60	4	30.10	13.10	11.70	-	24.80	6.00	7.10	DUAL	SOUTH/EAST	x	
		2 BED	18	77.60	4	30.10	13.10	11.70	-	24.80	6.00	7.10	DUAL	SOUTH/WEST	x	
	THIRD FLOOR	1 BED	19	46.00	2	23.30	12.50	-	-	12.50	3.60	5.20	SINGLE	WEST	x	
		2 BED	20	77.60	4	30.10	13.10	11.70	-	24.80	6.00	7.10	DUAL	NORTH/WEST	x	
		2 BED	21	77.60	4	30.10	13.10	11.70	-	24.80	6.00	7.10	DUAL	NORTH/EAST	x	
		2 BED	22	80.80	4	32.90	13.50	11.90	-	25.40	6.70	7.50	SINGLE	EAST	√	
		2 BED	23	77.60	4	30.10	13.10	11.70	-	24.80	6.00	7.10	DUAL	SOUTH/EAST	x	
		2 BED	24	77.60	4	30.10	13.10	11.70	-	24.80	6.00	7.10	DUAL	SOUTH/WEST	x	
	FOURTH FLOOR	1 BED	25	46.00	2	23.30	12.50	-	-	12.50	3.60	5.20	SINGLE	WEST	x	
		2 BED	26	77.60	4	30.10	13.10	11.70	-	24.80	6.00	7.10	DUAL	NORTH/WEST	x	
		2 BED	27	77.60	4	30.10	13.10	11.70	-	24.80	6.00	7.10	DUAL	NORTH/EAST	x	
		1 BED	28	55.20	2	30.10	12.90	-	-	12.90	3.20	7.50	SINGLE	EAST	√	
		TOTAL		28	2005.20	100				623.4	156.00	191.30	16		5	

