

## QUALITATIVE ASSESSMENT REPORT



QUALITATIVE ASSESSMENT REPORT OF **APPROVED SHD** AND **PROPOSED ALTERATIONS TO APPROVED SHD** ON LANDS AT **KENNELSFORT ROAD LOWER, PALMERSTOWN, DUBLIN 20**

November 2021

**DOWNNEY**

**Document prepared by**

Downey Planning & Architecture.

No. 29 Merrion Square,

D02RW64,

Dublin 2.

On behalf of

Randelswood Holdings Ltd

for Lands at

Kennelsfort Road Lower, Palmerstown,

Dublin 20.

November 2021

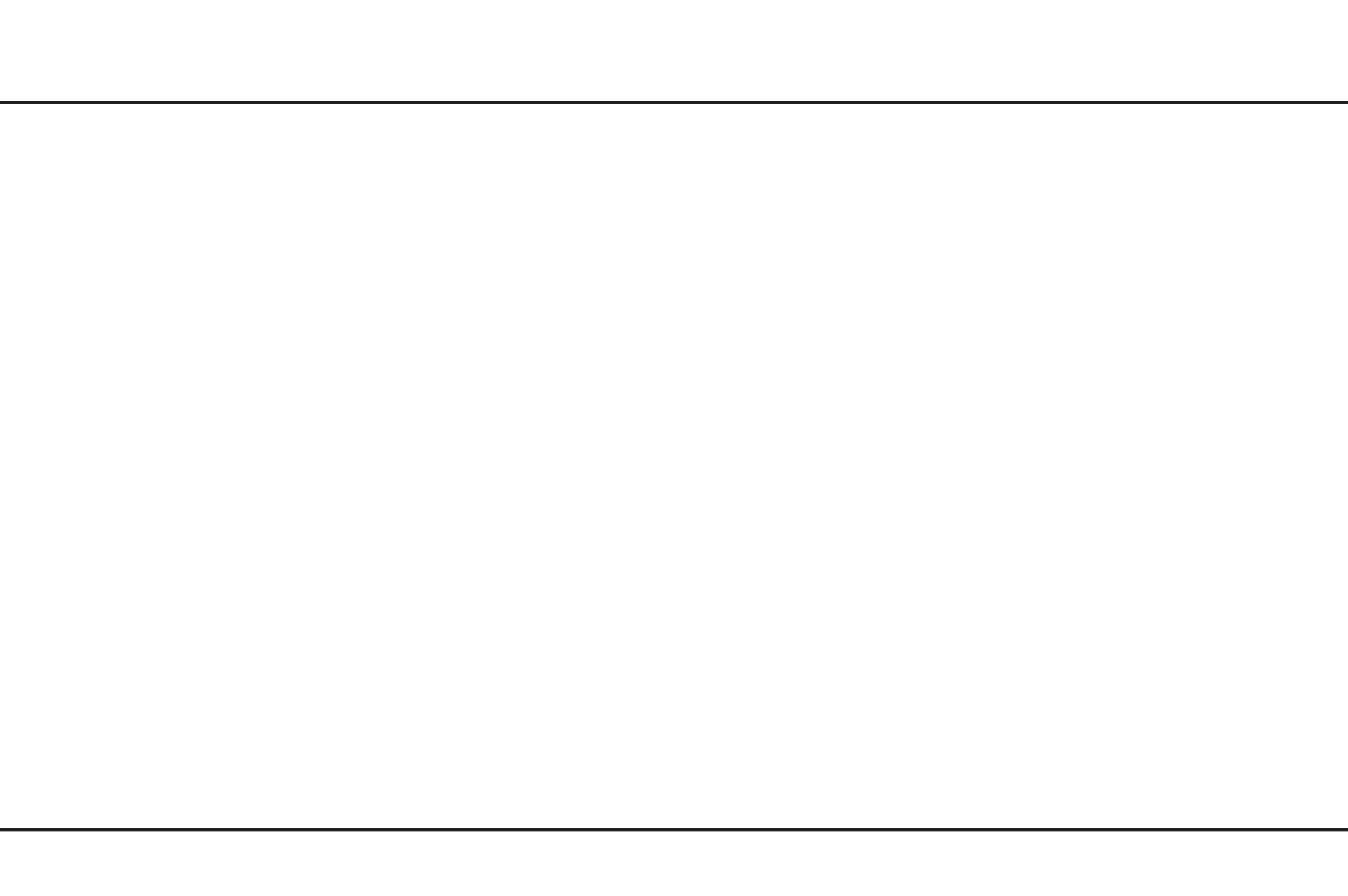
**DOWNEY**



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**UNIT MIX/ UNIT AREAS:**

**Specific Planning Policy Requirement 1**

Housing developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms. Statutory development plans may specify a mix for apartment and other housing developments, but only further to an evidence-based Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city or metropolitan area basis and incorporated into the relevant development plan(s).

**Specific Planning Policy Requirement 3**

**Minimum Apartment Floor Areas:**

- Studio apartment (1 person) 37 sq.m
- 1-bedroom apartment (2 persons) 45 sq.m
- 2-bedroom apartment (4 persons) 73 sq.m
- 3-bedroom apartment (5 persons) 90 sq.m

**PROPOSED SCHEME**

- General modifications to apartment internal layouts in proposed scheme;
- 1 Bed to 2 bed apartments;
- 2 bed 3 (person apartments) to 2 bed (4 person apartments).

2020 Guidelines on Design Standards for New Apartments

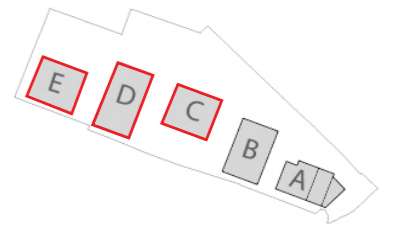
**GRANTED SCHEME**

<b>Block C</b>		smaller <b>1bed</b> apartment area Block C:	46 sq.m
		bigger <b>1bed</b> apartment area Block C:	55 sq.m
<b>Apartment - 1 BED:</b>	<b>30 no. units</b>	smaller <b>2bed (3 persons)</b> apartment area Block C:	66 sq.m
<b>Apartment - 2 BED:</b>	<b>17 no. units</b>	bigger <b>2bed (3 persons)</b> apartment area Block C:	68 sq.m
	<b>47 units in total</b>	smaller <b>2bed (4 persons)</b> apartment area Block C:	75 sq.m
		bigger <b>2bed (4 persons)</b> apartment area Block C:	80 sq.m
<b>Block D</b>		smaller <b>1bed</b> apartment area Block D:	45 sq.m
		bigger <b>1bed</b> apartment area Block D:	55 sq.m
<b>Apartment - 1 BED:</b>	<b>33 no. units</b>	1 unit <b>2bed (3 persons)</b> apartment area Block D:	71 sq.m
<b>Apartment - 2 BED:</b>	<b>34 no. units</b>		
	<b>67 units in total</b>	smaller <b>2bed (4 persons)</b> apartment area Block D:	76 sq.m
		bigger <b>2bed (4 persons)</b> apartment area Block D:	83 sq.m
<b>Block E</b>		smaller <b>1bed</b> apartment area Block E:	47 sq.m
		bigger <b>1bed</b> apartment area Block E:	55 sq.m
<b>Apartment - 1 BED:</b>	<b>40 no. units</b>	smaller <b>2bed (3 persons)</b> apartment area Block E:	66 sq.m
<b>Apartment - 2 BED:</b>	<b>23 no. units</b>	bigger <b>2bed (3 persons)</b> apartment area Block E:	68 sq.m
	<b>63 units in total</b>	smaller <b>2bed (4 persons)</b> apartment area Block E:	75 sq.m
		bigger <b>2bed (4 persons)</b> apartment area Block E:	80 sq.m

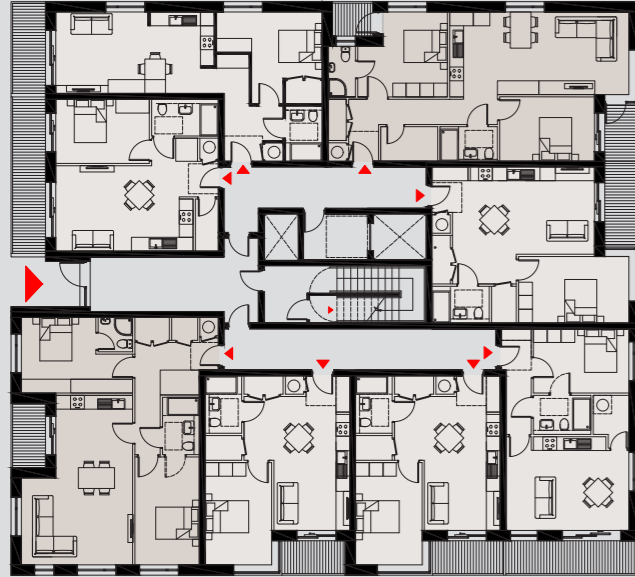
**PROPOSED SCHEME**

<b>Block C</b>		smaller <b>1bed</b> apartment area Block C:	45 sq.m
		bigger <b>1bed</b> apartment area Block C:	53 sq.m
<b>Apartment - 1 BED:</b>	<b>37 no. units</b>	smaller <b>2bed (4 persons)</b> apartment area Block C:	73 sq.m
<b>Apartment - 2 BED:</b>	<b>18 no. units</b>	bigger <b>2bed (4 persons)</b> apartment area Block C:	81 sq.m
	<b>55 units in total</b>		
		OBS: No <b>2bed (3 persons)</b> apartment provided on Block C	
<b>Block D</b>		smaller <b>1bed</b> apartment area Block D:	45 sq.m
		bigger <b>1bed</b> apartment area Block D:	55 sq.m
<b>Apartment - 1 BED:</b>	<b>38 no. units</b>	smaller <b>2bed (4 persons)</b> apartment area Block D:	74 sq.m
<b>Apartment - 2 BED:</b>	<b>37 no. units</b>	bigger <b>2bed (4 persons)</b> apartment area Block D:	79 sq.m
	<b>75 units in total</b>		
		OBS: No <b>2bed (3 persons)</b> apartment provided on Block D	
<b>Block E</b>		smaller <b>1bed</b> apartment area Block E:	45 sq.m
		bigger <b>1bed</b> apartment area Block E:	53 sq.m
<b>Apartment - 1 BED:</b>	<b>47 no. units</b>	smaller <b>2bed (4 persons)</b> apartment area Block E:	73 sq.m
<b>Apartment - 2 BED:</b>	<b>24 no. units</b>	bigger <b>2bed (4 persons)</b> apartment area Block E:	81 sq.m
	<b>71 units in total</b>		
		OBS: No <b>2bed (3 persons)</b> apartment provided on Block E	

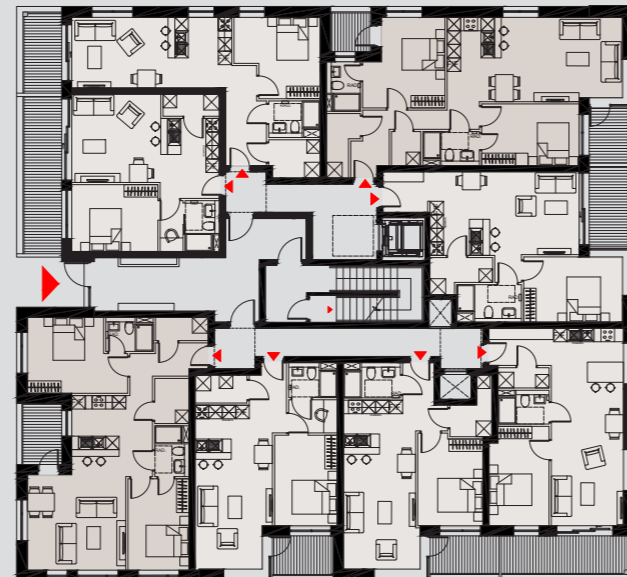
# UNIT MIX COMPARISON



**BLOCK C - Permitted Ground floor Plan**



**BLOCK C - Proposed Ground floor Plan**



**BLOCK E - Permitted Ground floor Plan**



**BLOCK E - Proposed Ground floor Plan**

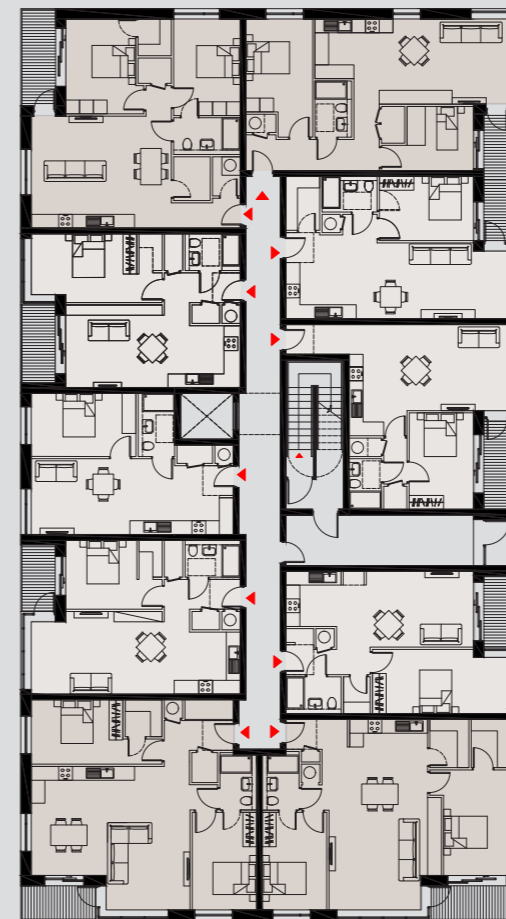


The proposed apartment mix consists of 122 no. 1-bed apartment units (61%) and 79 no. 2-bed apartment units (39%). Further details on the dwelling mix is illustrated on the next page.

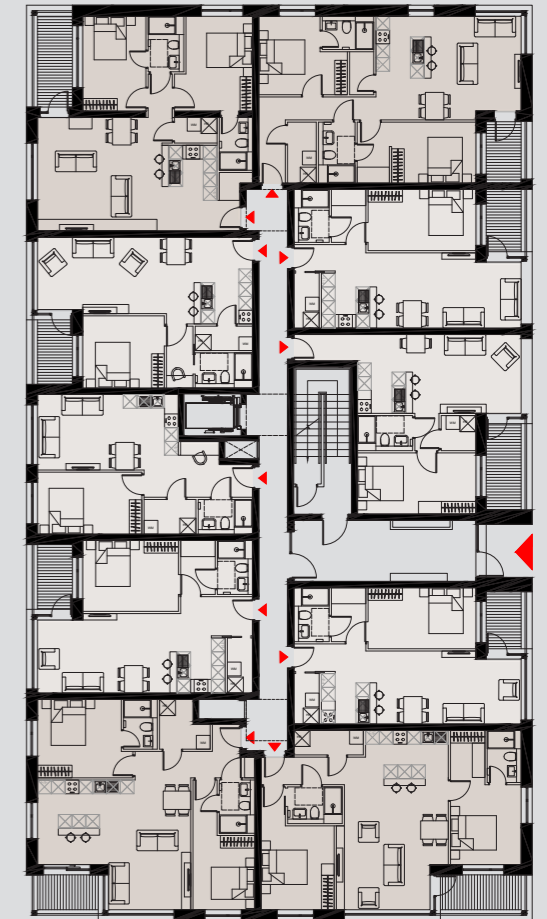
The total number of units previously granted (250) are now increased to 274 no. units. The unit mix has changed in Blocks C, D and E.

- Communal Facilities
- 01 Bed Type
- 02 Bed Type

**BLOCK D - Permitted Ground floor Plan**



**BLOCK D - Proposed Ground floor Plan**



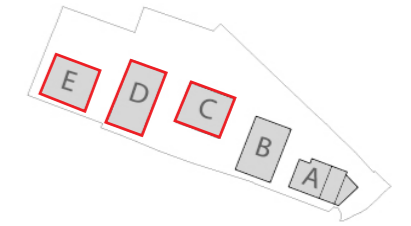
IMAGES: Ground Floor Plans - Block D - Not to Scale

IMAGES: Ground Floor Plans - Block C - Not to Scale

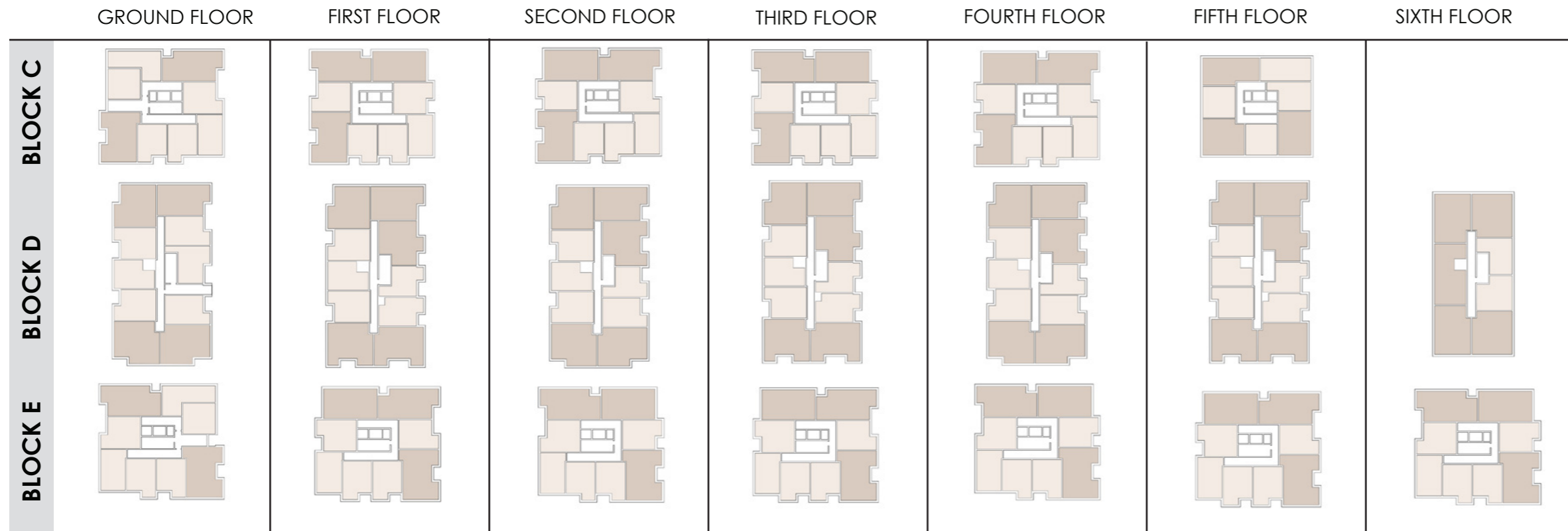
IMAGES: Ground Floor Plans - Block E - Not to Scale

# DWELLING MIX COMPARISON

■ COMMUNAL FACILITIES  
■ 01 BED TYPE  
■ 02 BED TYPE

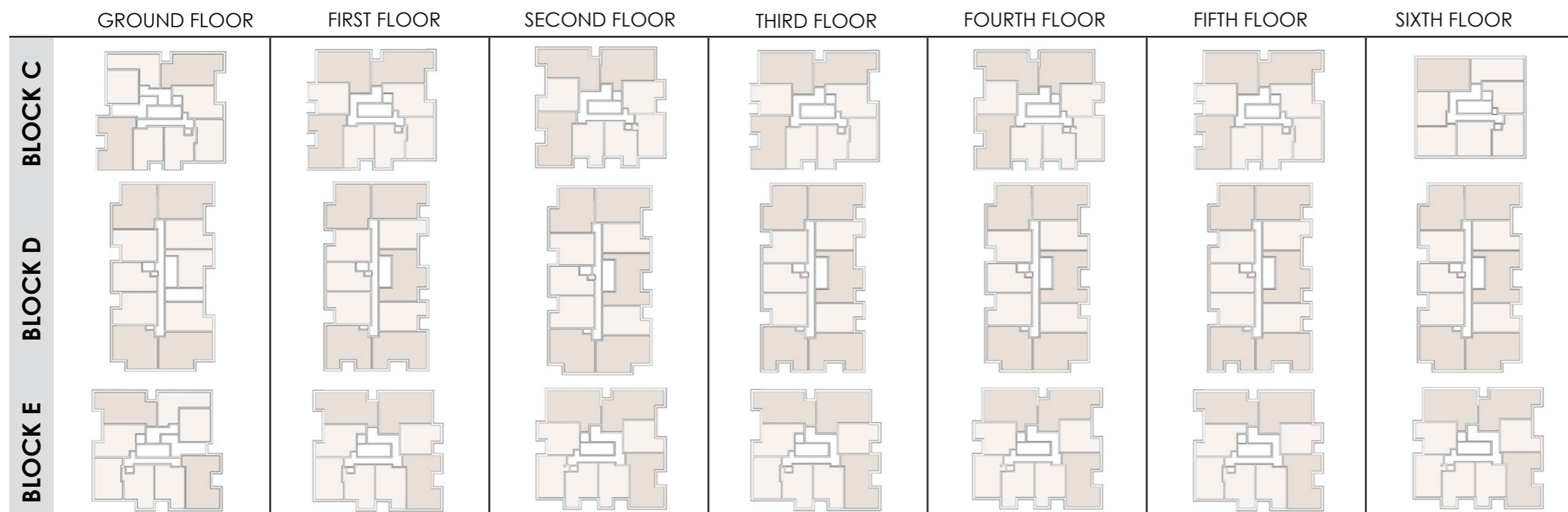


## PERMITTED DWELLING MIX BLOCKS C, D AND E



No of Apartments %		
01 Bed Apartment	103	58
02 Bed Apartment	74	42
<b>TOTAL</b>	<b>177</b>	<b>100</b>
SEVENTH FLOOR		

## PROPOSED DWELLING MIX BLOCKS C, D AND E

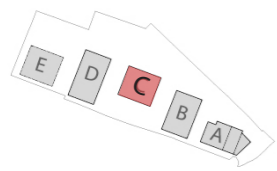


No of Apartments %		
01 Bed Apartment	122	61
02 Bed Apartment	79	39
<b>TOTAL</b>	<b>201</b>	<b>100</b>
SEVENTH FLOOR		EIGHTH FLOOR

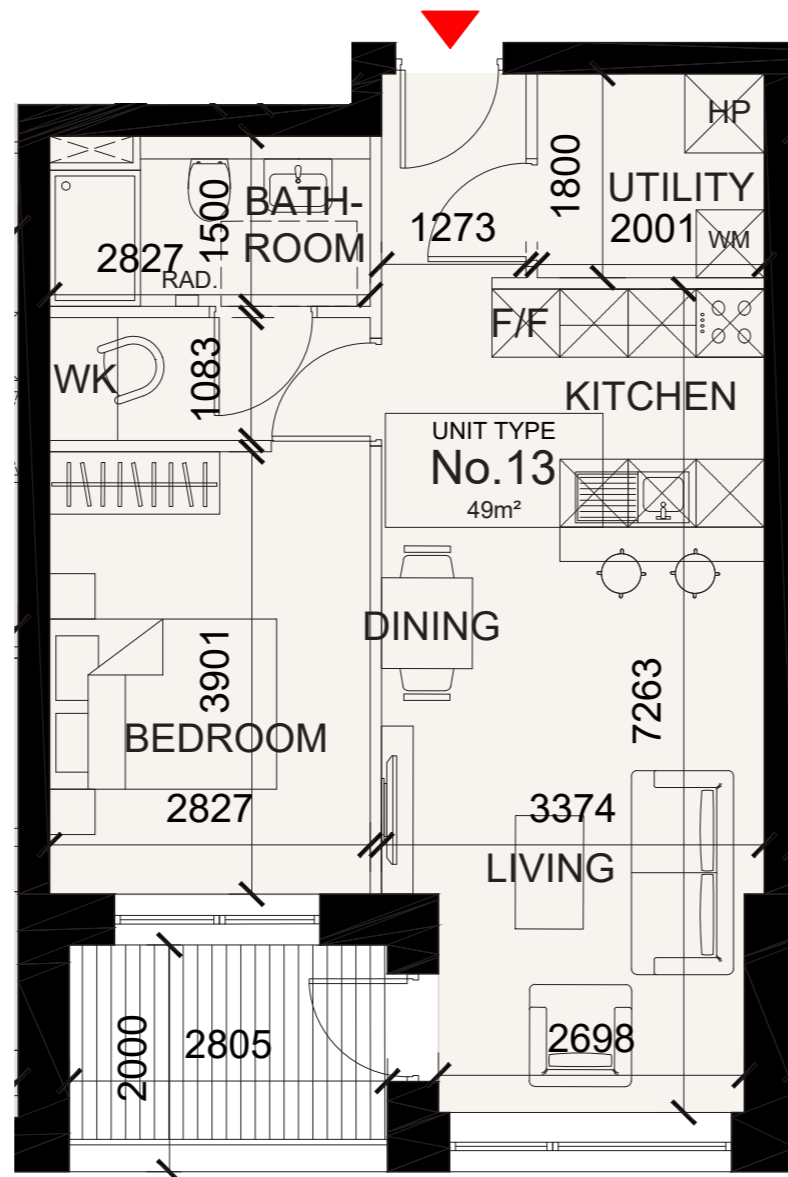
# PROPOSED UNIT TYPE

All apartments have been designed in accordance with South Dublin County Council's Development Plan standards and the 'Sustainable Urban Housing: Design Standards for New Apartments' guidelines, complying with or exceeding the minimum standards.

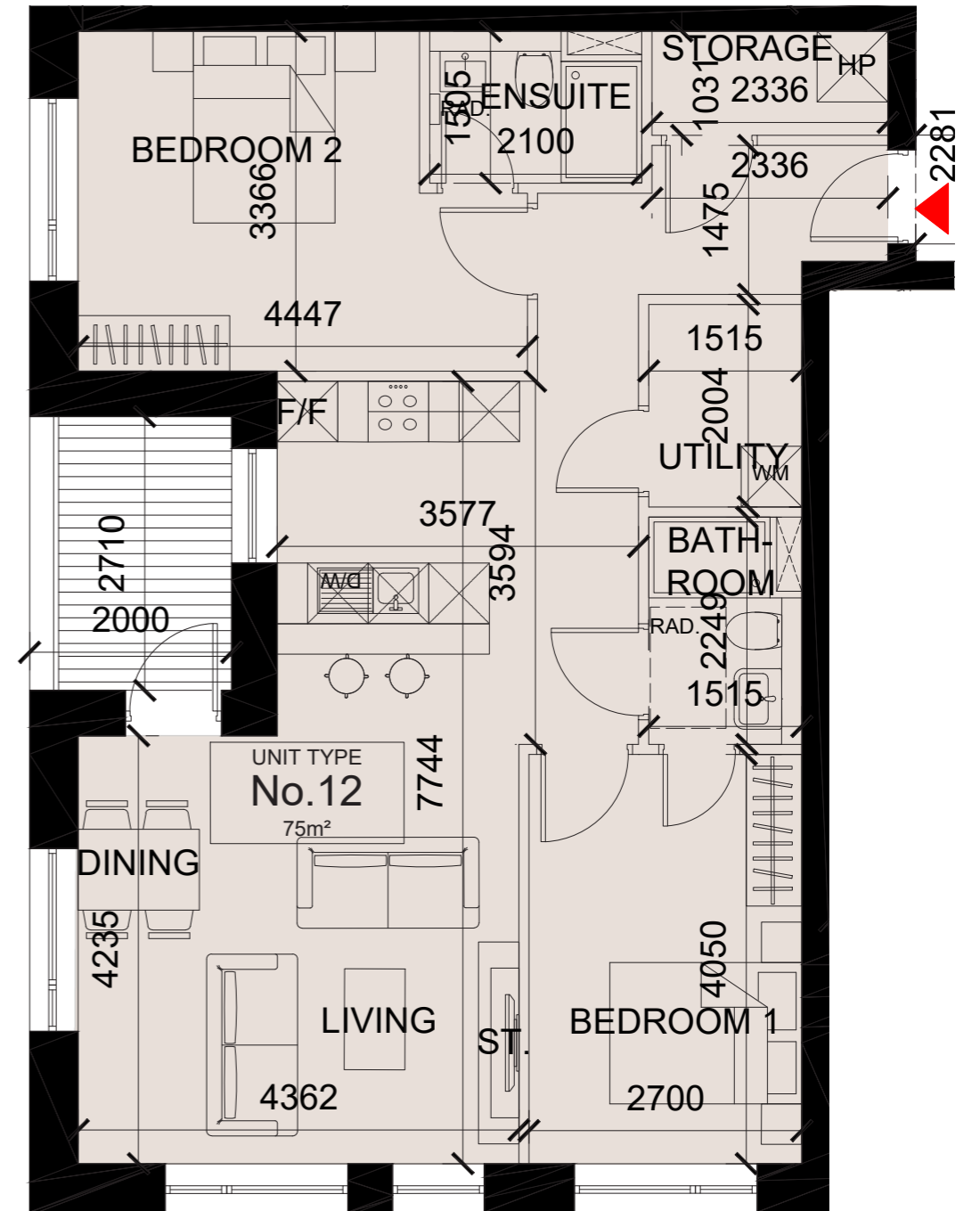
The majority of apartments in the proposed scheme exceed the minimum standards by 10%, as per the 'Sustainable Urban Housing: Design Standards for New Apartments' guidelines.



IMAGES : Examples of Units



ONE BED APARTMENT (Block C)  
Not to scale



TWO BED APARTMENT (Block C)  
Not to scale



**DUAL ASPECT:**

**Specific Planning Policy Requirement 4**

In relation to the minimum number of dual aspect apartments that may be provided in any single apartment scheme, the following shall apply:

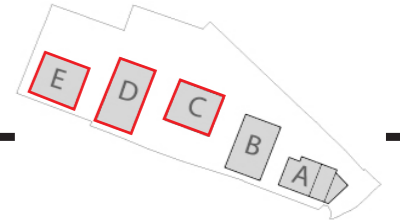
- (i) A minimum of 33% of dual aspect units will be required in more central and accessible urban locations, where it is necessary to achieve a quality design in response to the subject site characteristics and ensure good street frontage where appropriate in.

*2020 Guidelines on Design Standards for New Apartments*

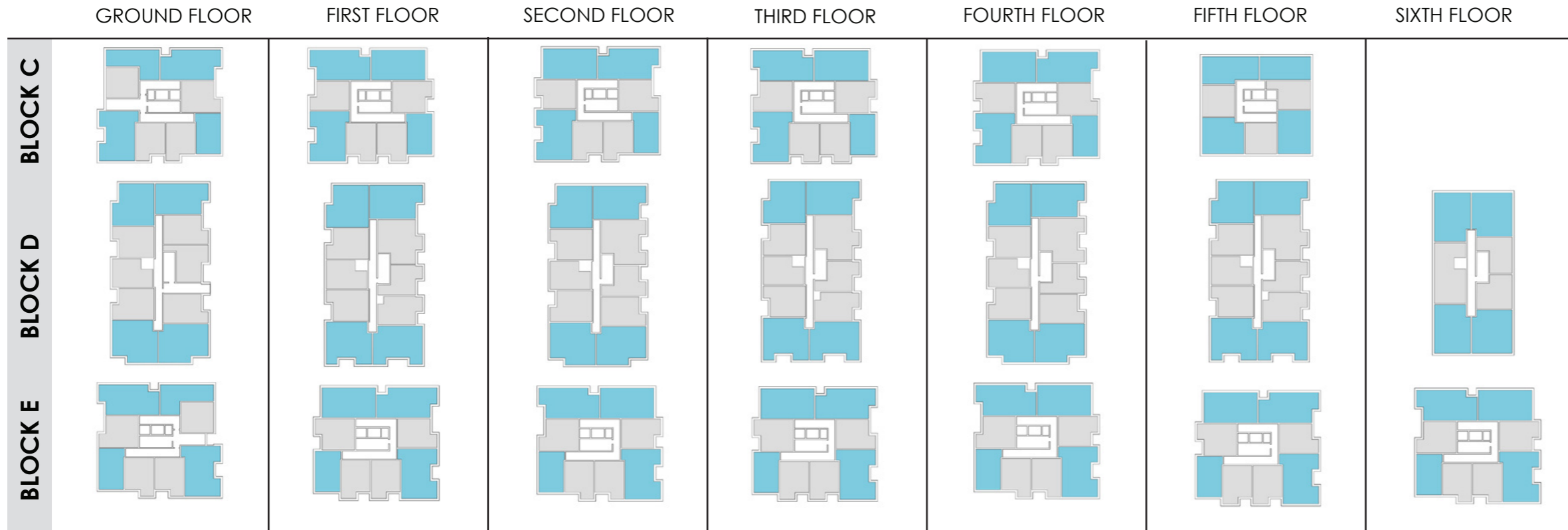
<u>GRANTED SCHEME</u>	<u>PROPOSED SCHEME</u>
<p><b>Block C</b> single aspect - 23 no. units dual aspect - 24 no. units <b>51% dual aspect units</b></p> <p><b>Block D</b> single aspect - 39 no. units dual aspect - 28 no. units <b>42% dual aspect units</b></p> <p><b>Block E</b> single aspect - 31 no. units dual aspect - 32 no. units <b>51% dual aspect units</b></p>	<p><b>Block C</b> single aspect - 27 no. units dual aspect - 28 no. units <b>51% dual aspect units</b></p> <p><b>Block D</b> single aspect - 43 no. units dual aspect - 32 no. units <b>43% dual aspect units</b></p> <p><b>Block E</b> single aspect - 35 no. units dual aspect - 36 no. units <b>51% dual aspect units</b></p>
<p><b>Blocks C, D &amp; E total: 48% dual aspect units</b></p>	<p><b>Blocks C, D &amp; E total: 48% dual aspect units</b></p>

# DUAL ASPECT COMPARISON

SINGLE ASPECT  
 DUAL ASPECT

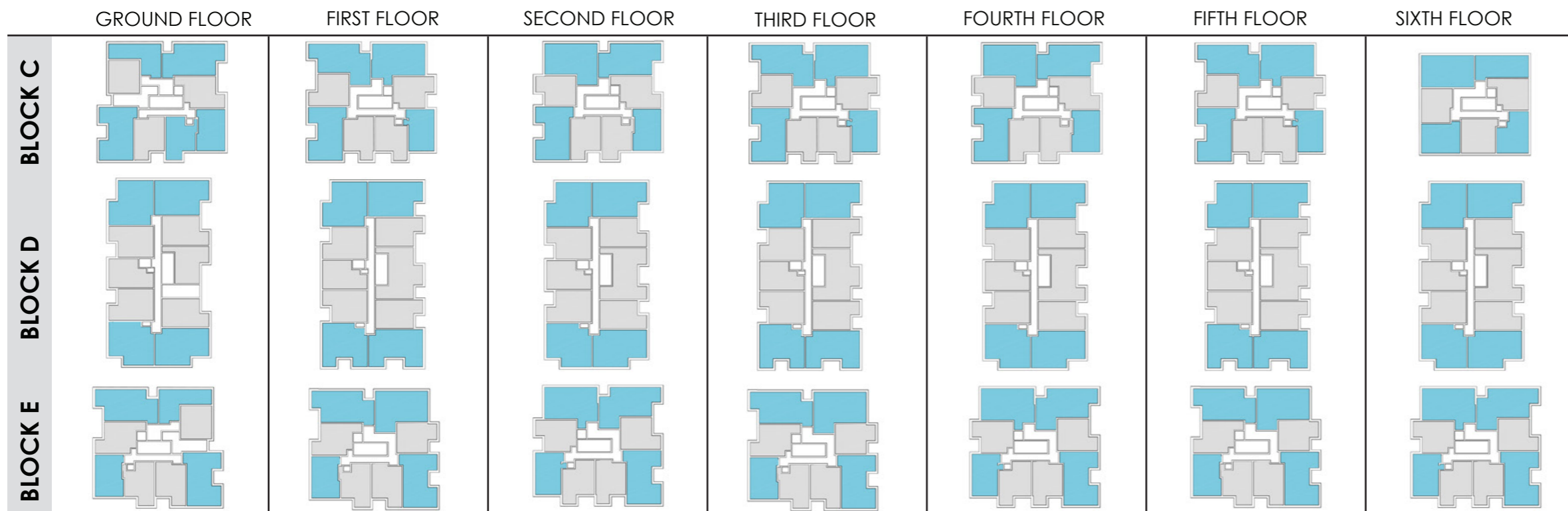


## PERMITTED DUAL ASPECT BLOCKS C, D AND E



No of Apartments %		
Single Aspect	31	42
Dual Aspect	42	58
<b>TOTAL</b>	<b>73</b>	<b>100</b>
SEVENTH FLOOR		

## PROPOSED DUAL ASPECT BLOCKS C, D AND E



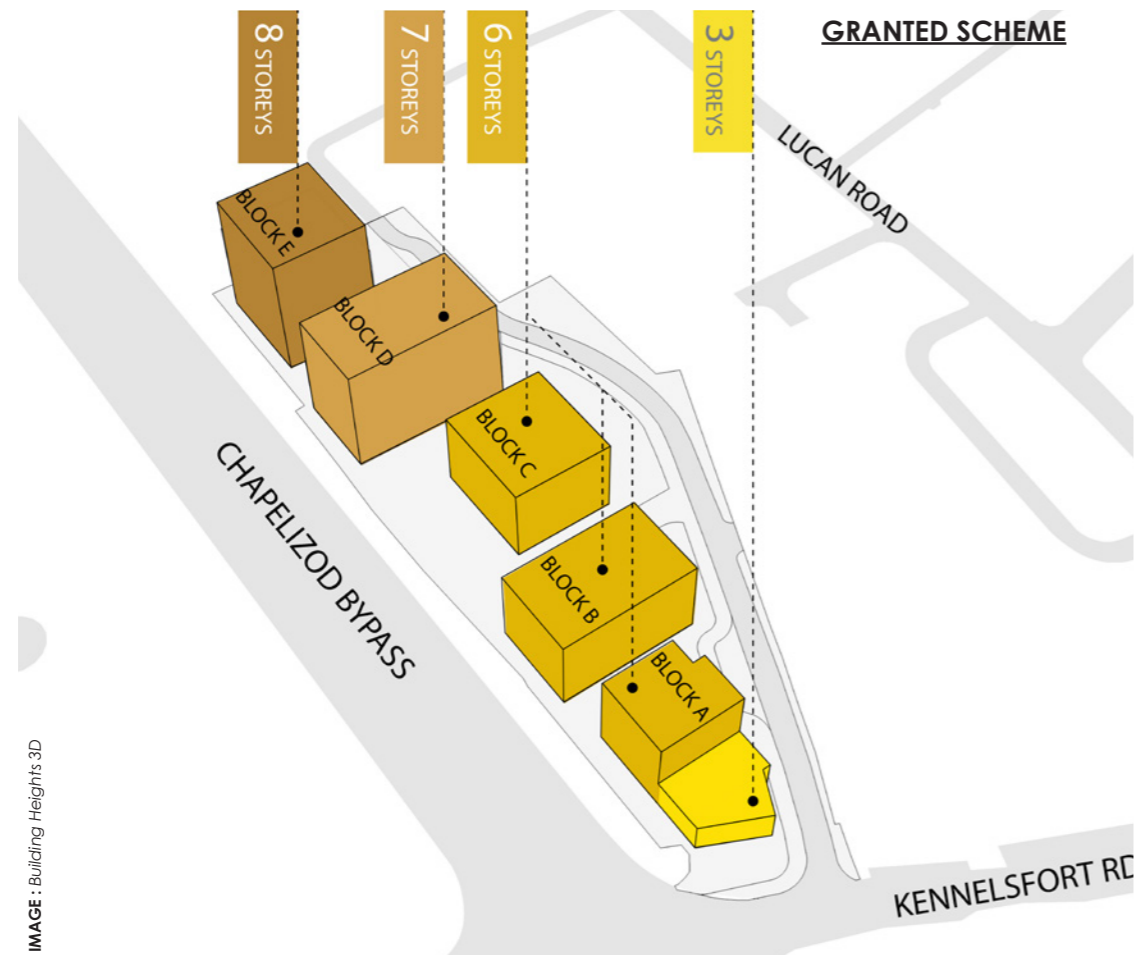
No of Apartments %		
Single Aspect	31	42
Dual Aspect	42	58
<b>TOTAL</b>	<b>73</b>	<b>100</b>
SEVENTH FLOOR		
EIGHTH FLOOR		

**BUILDING HEIGHTS:**

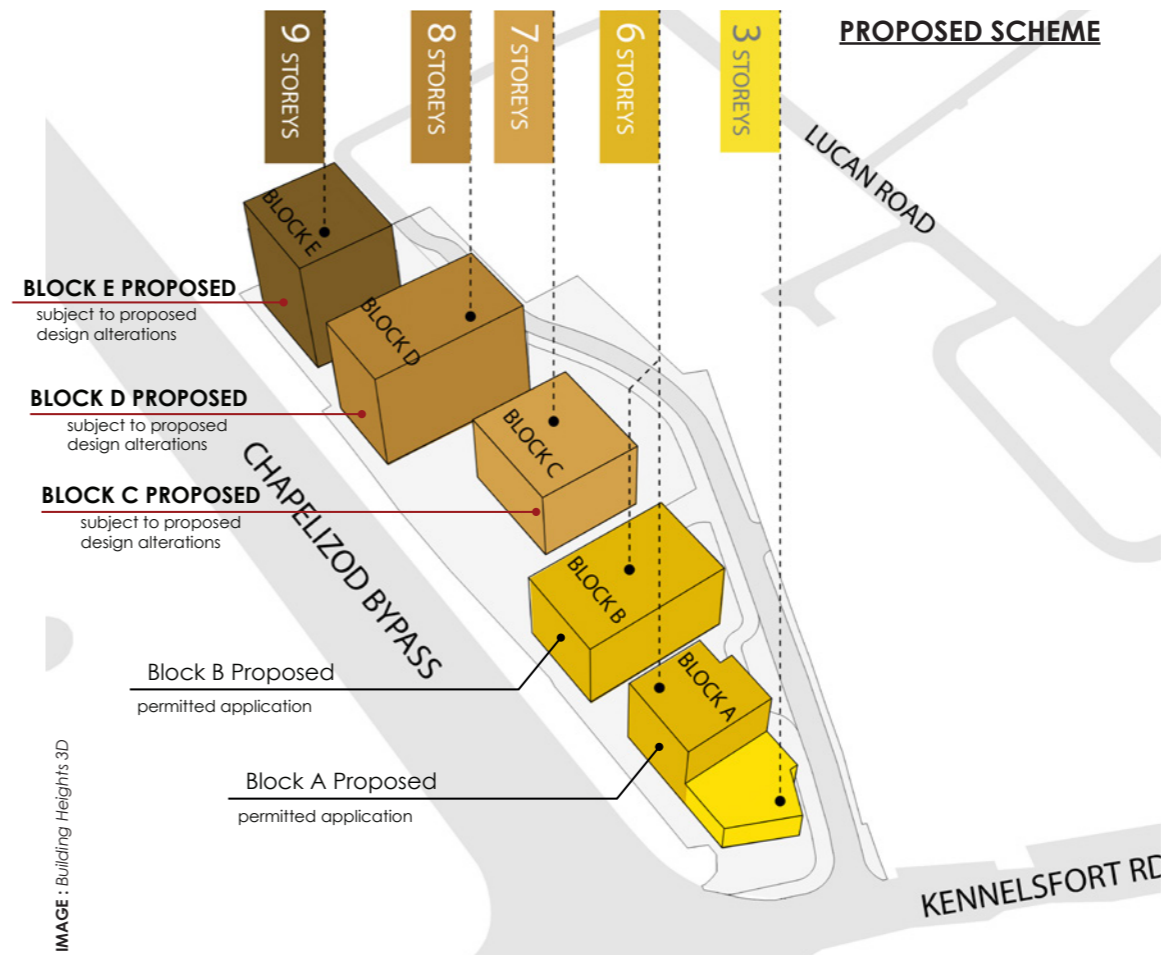
**Specific Planning Policy Requirement 5**

Ground level apartment floor to ceiling heights shall be a minimum of 2.7m and shall be increased in certain circumstances, particularly where necessary to facilitate a future change of use to a commercial use. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise discretion on a case-by-case basis, subject to overall design quality.

2020 Guidelines on Design Standards for New Apartments



**OBS:** Blocks A and B are permitted under Reg. Ref. ABP-309899-21.  
Blocks C, D and E are permitted under Reg. Ref. ABP-307092-20.



**OBS:** Blocks A and B are permitted under Reg. Ref. ABP-309899-21.  
Blocks C, D and E subject to proposed design alterations.

✓ **Increase in overall Building height in proposed scheme.**

*This is due to increase in floor depth for services including sprinkler system and heat recovery system.*

✓ **Lift shaft overrun and AOV slightly increased building height above parapet level by 825mm in proposed scheme.**

*AOV and lift shaft clear head height was not shown on planning drawings. Lift manufacturer's structural head height requirements made for a slight height increase at top of lift; Green roof for suds requires an increase in structural zone height in proposed scheme.*

**Block C approved height from ground level:** 17,450 mm  
**Block C proposed height from ground level:** 23,975mm  
**Difference:** +6,525 mm  
**FFL Block C approved higher level:** 63.100m  
**FFL Block C proposed higher level:** 69.275m  
**Difference:** +6.175 m  
**Ground level apartment floor to ceiling height:** 2,785mm

**Block D approved height from ground level:** 20,300 mm  
**Block D proposed height from ground level:** 27,135mm  
**Difference:** +6,835 mm  
**FFL Block D approved higher level:** 66.950m  
**FFL Block D proposed higher level:** 73.035m  
**Difference:** +6.085m  
**Ground level apartment floor to ceiling height:** 2,785mm

**Block E approved height from ground level:** 23,150 mm  
**Block E proposed height from ground level:** 29,975mm  
**Difference:** +6,825 mm  
**FFL Block E approved higher level:** 70.400m  
**FFL Block E proposed higher level:** 76.275m  
**Difference:** +5.875m  
**Ground level apartment floor to ceiling height:** 2,785mm

**PENTHOUSES**

- Redesign of penthouses to optimise architectural interest with overhanging canopies and colonnade;
- Section of top floor penthouse roof raised locally;
- Split level height to penthouse roofs to allow for light from east and west where possible;
- Additional setback penthouse floor to Blocks C, D and E. Full setback penthouse floor to C and E and partial setback penthouse floor to block D to R148 side, pulled back from residents to north;
- Selection of windows to top penthouse floor changed and increased in height;
- Large feature south facing windows to R148 on southwest apartments for D and E and south east apartment on C to consolidate "shuffled" elevational treatment to main body of blocks while reinforcing prime location for high quality penthouse with optimum aspect and views.

**ELEVATIONAL CHANGES**

- ✓ Elevational changes in window location and opening sections added. General changes to elevations while maintaining permitted design as previously granted application.

Rear elevations to blocks C, D and E changed with minor alterations. New window types and penthouse parapet treatment altered

- ✓ Elevational changes on C, D and E. Primarily minor increase in glazing areas to avail of more daylight.

This is due to redesign of some apartments from 1 bed to 2 bed units and 2 bed 3 person to 2 bed 4 person apartments.

- ✓ Floor structure zone on elevation increased from 300mm in granted scheme to 650mm in proposed scheme resulting in minor alteration to appearance of elevations as per permitted Block A and B changes.

Due to increase in floor depth for services including open plan and sprinkler system

**GRANTED SCHEME**



**PROPOSED SCHEME**



IMAGE : Proposed Contiguous Elevation - Not to Scale

IMAGE : Permitted Site Layout - Reg. Ref. ABP-307092-20 - Not to Scale

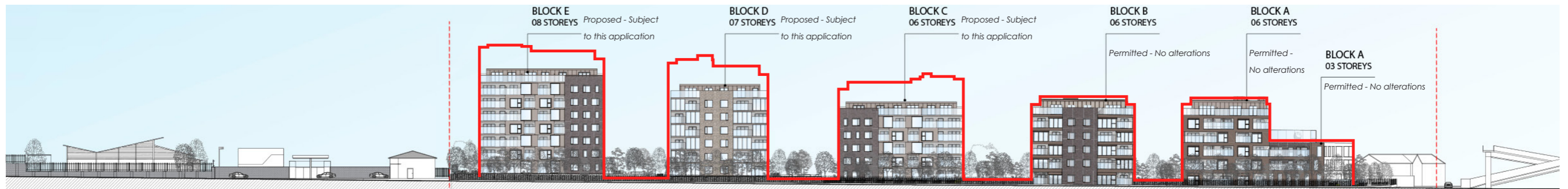


IMAGE : Permitted Contiguous Elevation - Reg. Ref. ABP-309899-21 - Not to Scale

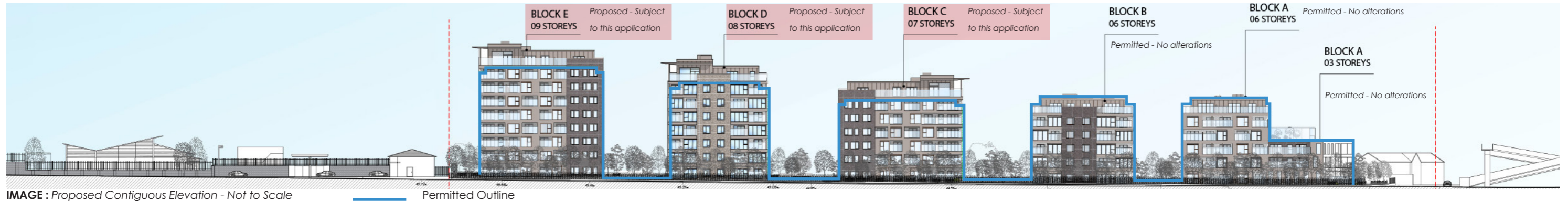


IMAGE : Proposed Contiguous Elevation - Not to Scale

✓ **Increase in building footprint in proposed scheme:**

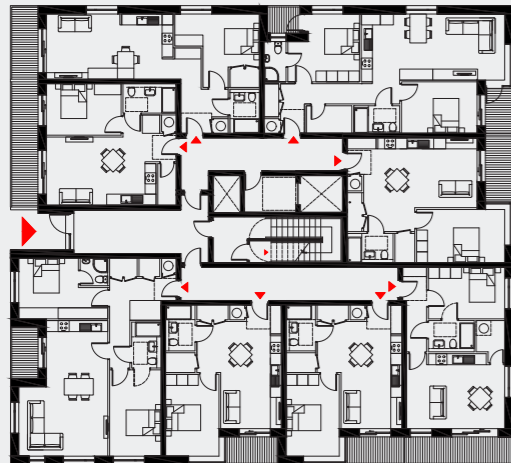
Due to increase requirement for balcony depth. Balconies to go deeper to accommodate upstand beam increase footprint area.

Detailed design - insulation requirement for buildings over 18m height requires non-combustible insulation increases overall footprint

- Smoke shafts included
- Corridors were reduced in size to 1250mm

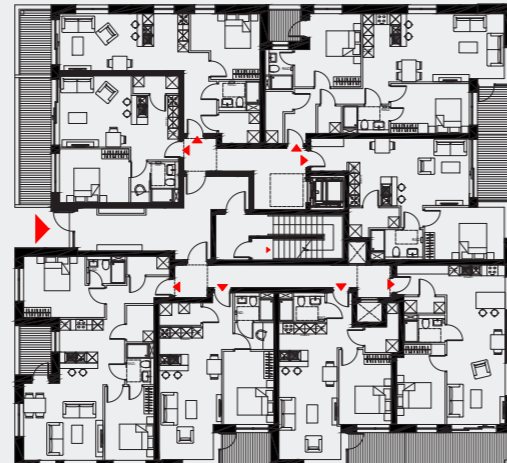
IMAGES : Permitted and proposed Ground Floor Plans for Blocks C, D and E - Not to Scale

**Block C Permitted**



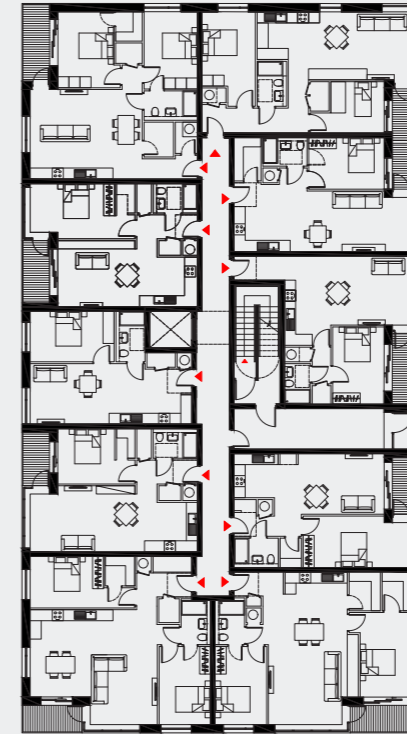
Permitted Footprint Area: 683m<sup>2</sup>  
Permitted Ground Floor Gross Floor Area: 574m<sup>2</sup>

**Block C Proposed**



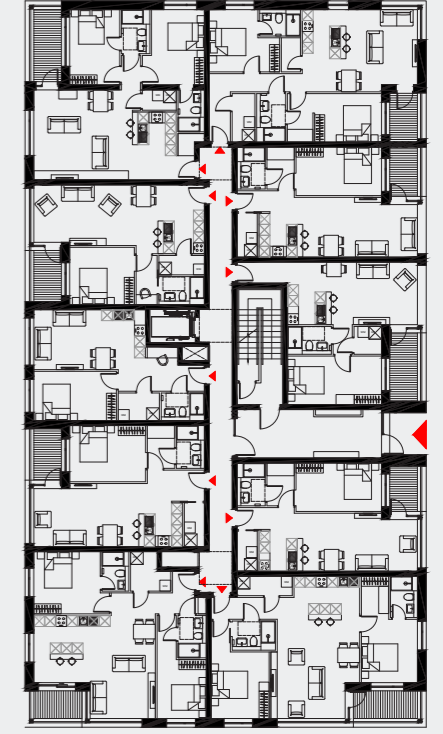
Proposed Footprint Area: 698m<sup>2</sup> +15m<sup>2</sup>  
Proposed Ground Floor Gross Floor Area: 572m<sup>2</sup> -2m<sup>2</sup>

**Block D Permitted**



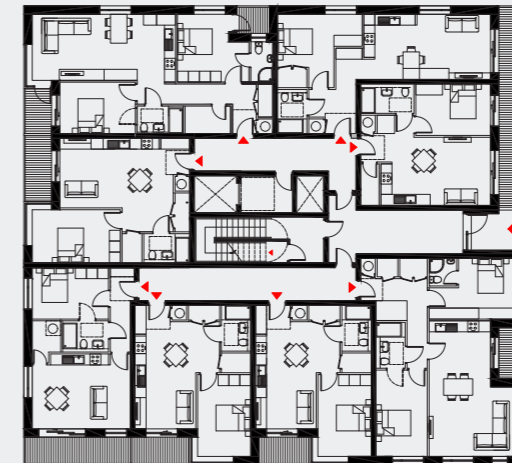
Permitted Footprint Area: 860m<sup>2</sup>  
Permitted Ground Floor Gross Floor Area: 751m<sup>2</sup>

**Block D Proposed**



Proposed Footprint Area: 878m<sup>2</sup> +18m<sup>2</sup>  
Proposed Ground Floor Gross Floor Area: 748m<sup>2</sup> -3m<sup>2</sup>

**Block E Permitted**



Permitted Footprint Area: 683m<sup>2</sup>  
Permitted Ground Floor Gross Floor Area: 574m<sup>2</sup>

**Block E Proposed**



Proposed Footprint Area: 698m<sup>2</sup> +15m<sup>2</sup>  
Proposed Ground Floor Gross Floor Area: 572m<sup>2</sup> -2m<sup>2</sup>

**BUILT TO RENT (BTR) SCHEMES:**

**Specific Planning Policy Requirement 7**

BTR development must be:

- (a) Described in the public notices associated with a planning application specifically as a ‘Build-To-Rent’ housing development that unambiguously categorises the project (or part of thereof) as a long-term rental housing scheme, to be accompanied by a proposed covenant or legal agreement further to which appropriate planning conditions may be attached to any grant of permission to ensure that the development remains as such. Such conditions include a requirement that the development remains owned and operated by an institutional entity and that this status will continue to apply for a minimum period of not less than 15 years and that similarly no individual residential units are sold or rented separately for that period;

- (b) Accompanied by detailed proposals for supporting communal and recreational amenities to be provided as part of the BTR development. These facilities to be categorised as:

- (i) **Resident Support Facilities** - comprising of facilities related to the operation of the development for residents such as laundry facilities, concierge and management facilities, maintenance/repair services, waste management facilities, etc.
- (ii) **Resident Services and Amenities** – comprising of facilities for communal recreational and other activities by residents including sports facilities, shared TV/lounge areas, work/study spaces, function rooms for use as private dining and kitchen facilities, etc.

2020 Guidelines on Design Standards for New Apartments

**Communal Facilities**

Communal rooms may be provided in apartment schemes, particularly in some larger developments. For example, communal laundry facilities and for drying clothes may be provided in well-ventilated areas. Other communal facilities may include community or meeting rooms or a management/maintenance office on-site. The provision of facilities within an apartment development could also extend to childcare or gym uses that may be open to non-residents.

**Communal Amenity Space**

The provision and proper future maintenance of well-designed communal amenity space will contribute to meeting the amenity needs of residents. In particular, accessible, secure and usable outdoor space is a high priority for families with young children and for less mobile older people. The minimum required areas for public communal amenity space are set out in Appendix 1. While private and communal amenity space may adjoin each other, there should generally be a clear distinction with an appropriate boundary treatment and/or a ‘privacy strip’ between the two.

**Minimum floor areas for communal amenity space**

Studio	4 sq m
One bedrooms	5 sq m
Two bedrooms (3 person)	6 sq m
Two bedrooms (4 person)	7 sq m
Three bedrooms	9 sq m

Appendix 1

**GRANTED SCHEME**

Manager Office	11sq.m
Reception/Parcel Deliveries	52 sq.m
Bookable Space	59 sq.m
Cafe	133 sq.m
Work Space/ Resident Lounge	39 sq.m
Meeting Room	38 sq.m
Gym	96 sq.m
Cinema - Games Room (Refer to Basement Plan)	198 sq.m
Total Resident Terrace	161 sq.m
Outdoor Communal Open Space (Refer to Landscape Open Space Quantum Plan)	2,753sq.m
<b>TOTAL COMMUNAL AMENITY/ FACILITY SPACES</b>	<b>3,540 sq.m</b>

**PROPOSED SCHEME**

Manager Office	7 sq.m
Reception/Parcel Deliveries	10 sq.m
Staff Area (Refer to Basement Plan)	31 sq.m
Cafe/ Kiosk	133 sq.m
Work Space/ Resident Lounge	197 sq.m
Studio Space (Refer to Basement Plan)	48 sq.m
Gym (Refer to Basement Plan)	202 sq.m
Multimedia Space (Refer to Basement Plan)	48 sq.m
Total Resident Terrace (Block A)	161 sq.m
Outdoor Communal Open Space (Refer to Landscape Open Space Quantum Plan)	2,825sq.m
<b>TOTAL COMMUNAL AMENITY/ FACILITY SPACES</b>	<b>3,662 sq.m</b>

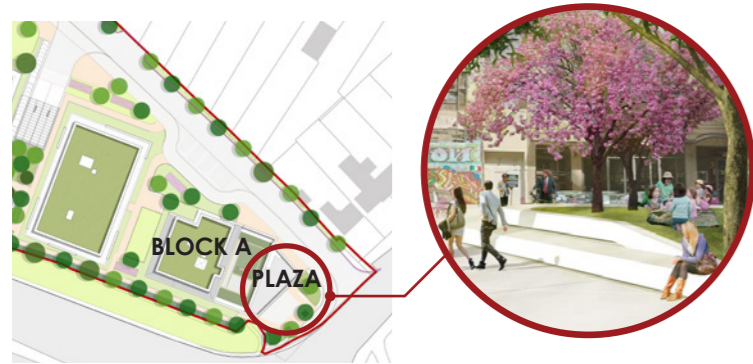
OBS: Considering the total number of 1 and 2 bed apartments in blocks A, B, C, D and E, the total minimum floor area for communal amenity space would be 1,482 sq.m.

**COMMUNAL FACILITIES:**

The ground floor will contain defined areas for the reception/ concierge with a manager's office, the lounge/ workspace, the café, and the inclusion of a new feature staircase. The first floor lounge/ workspace will be used as an extension of ground floor amenity space.

The games room will be located at second floor with board games, pool table, ping pong table, bean bags etc., a communal roof garden with high quality landscape layout will be located at third floor level and a Multimedia space, studio space and a gym at basement level to minimise any noise disruption, also a staff room and wc will be located at basement.

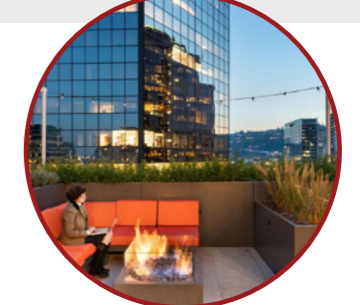
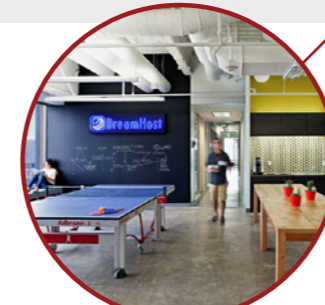
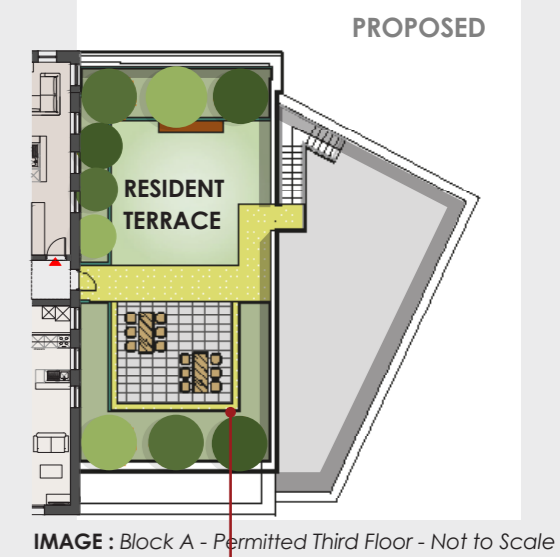
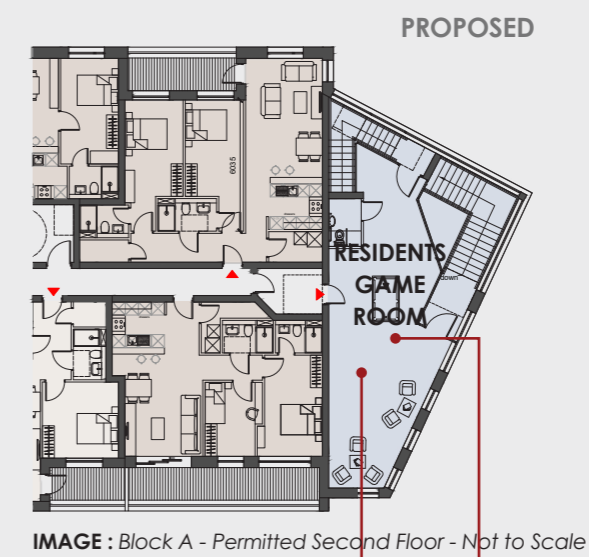
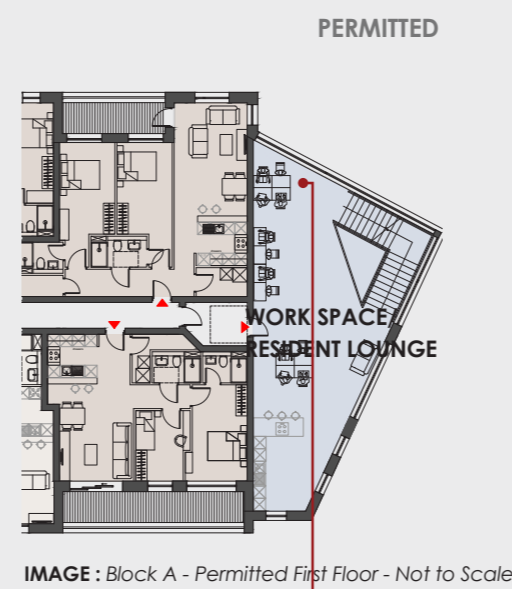
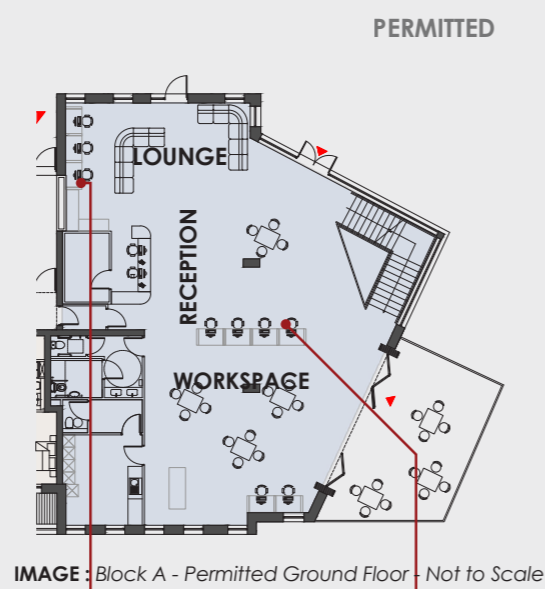
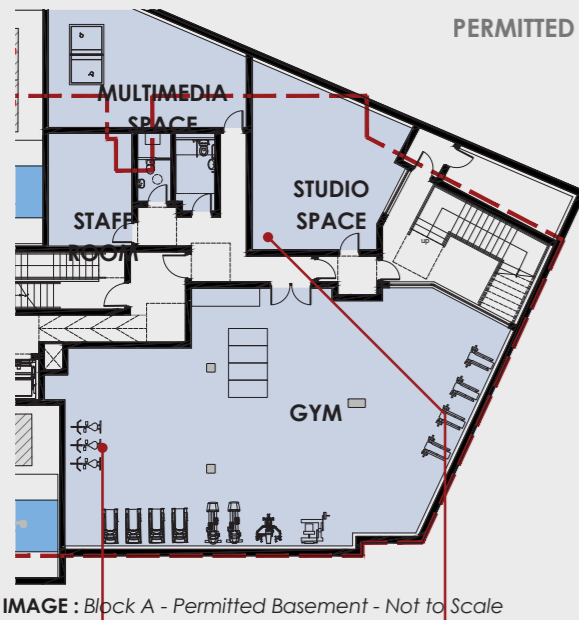
The café is open for the local community, which will encourage the interaction between the existing and future population of the area.



**PERMITTED APPLICATION**

Residential Services and Amenities	sqm.
Manager Office	07
Reception/ Parcel Deliveries	10
Gym	202
Workspace/ Resident Lounge	197
Café	133
Games Room	79
Multimedia Space	48
Studio Space	48
Staff Area	31
<b>Total Amenities</b>	<b>755</b>
Resident Terrace - Block A	161
<b>Total Amenities and Terraces</b>	<b>916</b>

OBS: ILLUSTRATIVE IMAGES





**OUTDOOR COMMUNAL OPEN SPACE:**

The approved scheme, subject to these minor proposed design alterations, aims to maximise permeability and connectivity to and through the site with an emphasis on quantum and quality of open space within the development.

As part of the approved development, there is a pedestrian and cycle route which runs along the northern boundary of the site allowing for access to the lands west of the site and to Old Lucan Road.

The open spaces are connected by a hierarchy of human scale, pedestrian-orientated paths that provide connectivity and legibility within and through the development.

Overall, the approved scheme will form a distinctive residential neighbourhood and is of a density and character that assimilates to its location within walking distance of high-quality transport corridor.



IMAGE: Permeability Map

The design aims to create high-quality open space areas for residents to engage with, as well as an attractive landscape for people to live in and move through whilst protecting and enhancing the biodiversity value and ecological function of the green infrastructure network. The design approach also aims to repair habitat fragments and provide for the regeneration of flora and fauna where existing landscape lacks. Thus, incorporating appropriate elements of green infrastructure, new tree planting, woodland style planting, mixed ornamental planting and raised planters positioned in areas of hard landscape, which reduce the amount of hardscape.

Each character area shall have its own landscape identity provided by greater surrounding landscape elements. New structural elements include raised planters, specimen trees, and a bold planting palette representing the changing seasons.



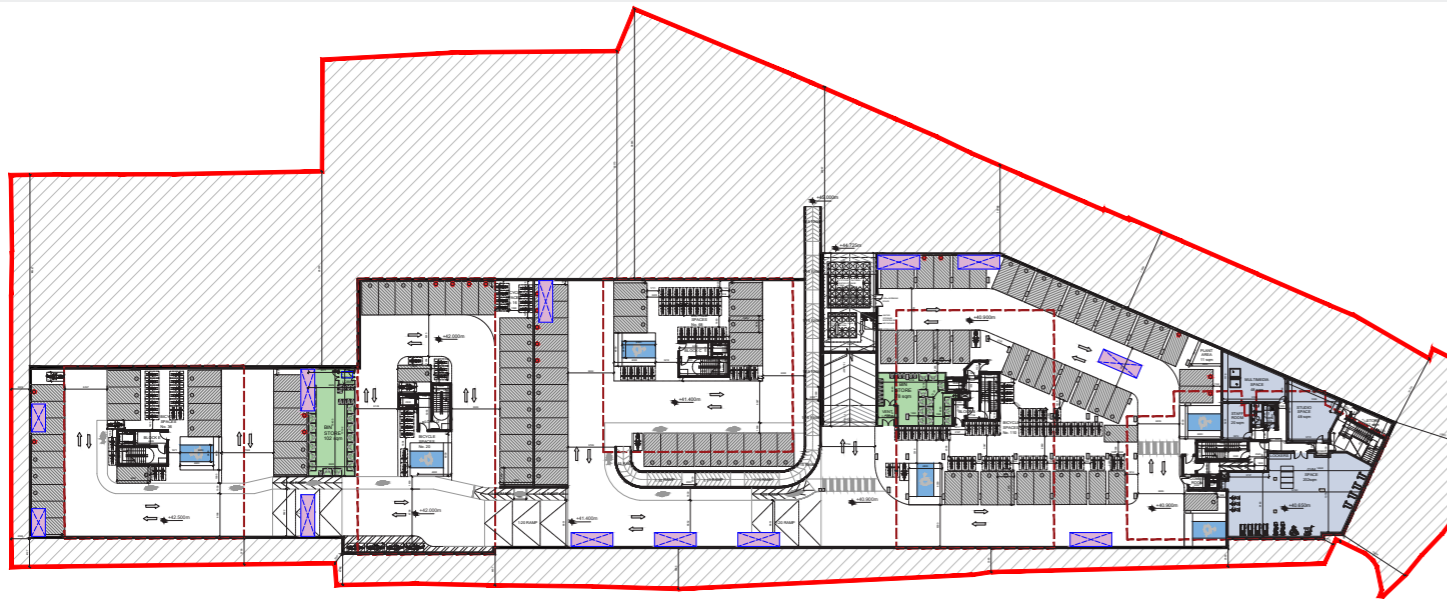
IMAGE : Open Space Map

**BASEMENT**

- Top left/ north west area included new car parking spaces;
- West boundary has changed;
- South east boundary has changes and line of basement changed to splayed wall;
- Double lobbies to basement stair cores have changed;
- Glazing to gym and studio from access stair area;
- Modifications to location of vents in proposed scheme;

IMAGES : Permitted and proposed Basement Plans - Not to Scale

**Basement - Permitted - Reg. Ref: ABP 309899-21**



<b>Total Car Parking Spaces:</b>	125 (120 basement + 5 surface)
<b>Electric Car Parking Spaces:</b>	26 (24 basement + 2 surface)
<b>Disabled Car Parking Space:</b>	8 (6 basement + 2 surface)
<b>Total Bicycle Parking Spaces:</b>	276 (250 basement + 26 surface)
<b>Total Motorbike Parking Spaces:</b>	10 on basement

**Basement increasing in Height:**

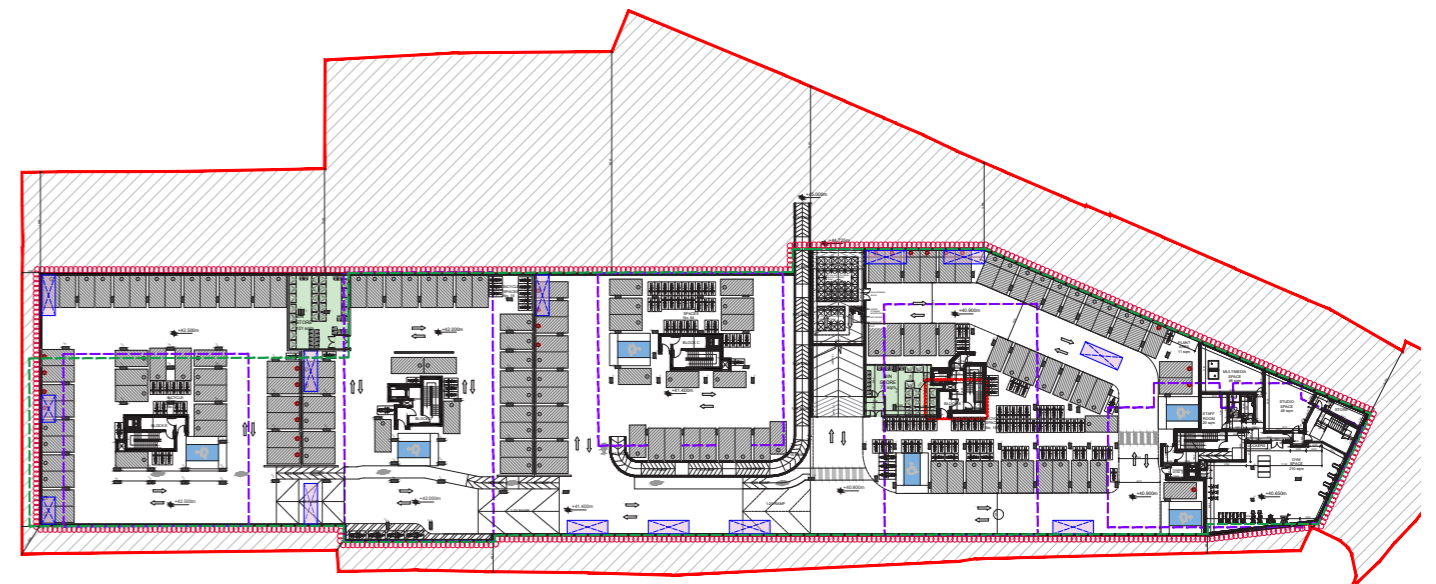
Block C approved FFL: 41.90m  
 Block C proposed FFL: 41.40m  
 Difference: -0.5m

Block D approved FFL: 42.90m  
 Block D proposed FFL: 42.00m  
 Difference: -0.9m

Block E approved FFL: 43.50m  
 Block E proposed FFL: 42.50m  
 Difference: -1.0m

OBS: Specific Planning Policy Requirement nos. 2 and 6 are not applicable to this 'Build to Rent' Scheme.

**Basement - Proposed**



<b>Total Car Parking Spaces:</b>	151 (146 basement + 5 surface)	<b>+26 car spaces</b>
<b>Electric Car Parking Spaces:</b>	28 (26 basement + 2 surface)	<b>+2 electric car spaces</b>
<b>Disabled Car Parking Space:</b>	8 (6 basement + 2 surface)	<b>unchanged</b>
<b>Total Bicycle Parking Spaces:</b>	300 (274 basement + 26 surface)	<b>+24 bike spaces</b>
<b>Total Motorbike Parking Spaces:</b>	10 on basement	<b>unchanged</b>

**PROPOSED  
HOUSING QUALITY ASSESSMENT**

UNIT NO.	DESCRIPTION	FLOOR AREA REQUIRED (m <sup>2</sup> )	FLOOR AREA PROPOSED (m <sup>2</sup> )	NO. OF BED ROOMS	BED SPACES	AGGREGATE LIVING AREA REQUIRED (m <sup>2</sup> )	AGGREGATE LIVING AREA PROPOSED (m <sup>2</sup> )	AGGREGATE BEDROOM AREA REQUIRED (m <sup>2</sup> )	AGGREGATE BEDROOM AREA PROPOSED (m <sup>2</sup> )	AGGREGATE STORAGE REQUIRED (m <sup>2</sup> )	AGGREGATE STORAGE PROPOSED (m <sup>2</sup> )	PRIVATE OPEN SPACE REQUIRED (m <sup>2</sup> )	PRIVATE OPEN SPACE PROPOSED (m <sup>2</sup> )	DUAL ASPECT (YES/NO)	FLOOR AREA > 10% MIN. (YES/NO)
<b>BLOCK C</b>															
C-01	1 BED APARTMENT	45	52	1	2	23	24	11.4	12.6	3	3	5	7	NO	YES
C-02	2 BED APARTMENT	73	77	2	4	30	30	24.4	24.5	6	6	7	5	YES	NO
C-03	1 BED APARTMENT	45	50	1	2	23	23	11.4	12	3	3	5	8	YES	YES
C-04	1 BED APARTMENT	45	46	1	2	23	23	11.4	11.3	3	3	5	14	NO	NO
C-05	2 BED APARTMENT	73	75	2	4	30	31	24.4	24.1	6	6	7	5	YES	NO
C-06	1 BED APARTMENT	45	50	1	2	23	24	11.4	11.1	3	3	5	5	NO	YES
C-07	1 BED APARTMENT	45	49	1	2	23	24	11.4	11.4	3	3	5	6	NO	NO
C-08	1 BED APARTMENT	45	51	1	2	23	28	11.4	11.4	3	3	5	12	YES	YES
C-09	2 BED APARTMENT	73	78	2	4	30	30	24.4	26.2	6	6	7	14	YES	NO
C-10	2 BED APARTMENT	73	79	2	4	30	30	24.4	24.2	6	6	7	10	YES	NO
C-11	1 BED APARTMENT	45	49	1	2	23	23	11.4	11.6	3	3	5	6	NO	NO
C-12	2 BED APARTMENT	73	75	2	4	30	31	24.4	24.1	6	6	7	5	YES	NO
C-13	1 BED APARTMENT	45	49	1	2	23	23	11.4	11	3	3	5	5	NO	NO
C-14	1 BED APARTMENT	45	49	1	2	23	24	11.4	11.4	3	3	5	7	NO	NO
C-15	1 BED APARTMENT	45	50	1	2	23	24	11.4	11.4	3	3	5	11	YES	YES
C-16	1 BED APARTMENT	45	49	1	2	23	23	11.4	11.7	3	3	5	5	NO	NO
C-17	1 BED APARTMENT	45	52	1	2	23	24	11.4	12.6	3	3	5	7	NO	YES
C-18	2 BED APARTMENT	73	77	2	4	30	30	24.4	24.5	6	6	7	5	YES	NO
C-19	2 BED APARTMENT	73	81	2	4	30	30	24.4	26	6	6	7	14	YES	YES
C-20	1 BED APARTMENT	45	48	1	2	23	23	11.4	11.2	3	3	5	4	NO	NO
C-21	2 BED APARTMENT	73	75	2	4	30	31	24.4	24.1	6	6	7	5	YES	NO
C-22	1 BED APARTMENT	45	50	1	2	23	24	11.4	11.1	3	3	5	5	NO	YES
C-23	1 BED APARTMENT	45	49	1	2	23	24	11.4	11.4	3	3	5	6	NO	NO
C-24	1 BED APARTMENT	45	51	1	2	23	28	11.4	11.4	3	3	5	12	YES	YES
C-25	2 BED APARTMENT	73	78	2	4	30	30	24.4	26.2	6	6	7	14	YES	NO
C-26	2 BED APARTMENT	73	79	2	4	30	30	24.4	24.2	6	6	7	10	YES	NO
C-27	1 BED APARTMENT	45	49	1	2	23	23	11.4	11.6	3	3	5	6	NO	NO
C-28	2 BED APARTMENT	73	75	2	4	30	31	24.4	24.1	6	6	7	5	YES	NO
C-29	1 BED APARTMENT	45	49	1	2	23	23	11.4	11	3	3	5	5	NO	NO
C-30	1 BED APARTMENT	45	49	1	2	23	24	11.4	11.4	3	3	5	7	NO	NO
C-31	1 BED APARTMENT	45	50	1	2	23	24	11.4	11.4	3	3	5	11	YES	YES

**PROPOSED  
HOUSING QUALITY ASSESSMENT**

UNIT NO.	DESCRIPTION	FLOOR AREA REQUIRED (m <sup>2</sup> )	FLOOR AREA PROPOSED (m <sup>2</sup> )	NO. OF BED ROOMS	BED SPACES	AGGREGATE LIVING AREA REQUIRED (m <sup>2</sup> )	AGGREGATE LIVING AREA PROPOSED (m <sup>2</sup> )	AGGREGATE BEDROOM AREA REQUIRED (m <sup>2</sup> )	AGGREGATE BEDROOM AREA PROPOSED (m <sup>2</sup> )	AGGREGATE STORAGE REQUIRED (m <sup>2</sup> )	AGGREGATE STORAGE PROPOSED (m <sup>2</sup> )	PRIVATE OPEN SPACE REQUIRED (m <sup>2</sup> )	PRIVATE OPEN SPACE PROPOSED (m <sup>2</sup> )	DUAL ASPECT (YES/NO)	FLOOR AREA > 10% MIN. (YES/NO)
<b>BLOCK C</b>															
C-32	1 BED APARTMENT	45	49	1	2	23	23	11.4	11.7	3	3	5	5	NO	NO
C-33	1 BED APARTMENT	45	52	1	2	23	24	11.4	12.6	3	3	5	7	NO	YES
C-34	2 BED APARTMENT	73	77	2	4	30	30	24.4	24.5	6	6	7	5	YES	NO
C-35	2 BED APARTMENT	73	81	2	4	30	30	24.4	26	6	6	7	14	YES	YES
C-36	1 BED APARTMENT	45	48	1	2	23	23	11.4	11.2	3	3	5	4	NO	NO
C-37	2 BED APARTMENT	73	75	2	4	30	31	24.4	24.1	6	6	7	5	YES	NO
C-38	1 BED APARTMENT	45	50	1	2	23	24	11.4	11.1	3	3	5	5	NO	YES
C-39	1 BED APARTMENT	45	49	1	2	23	24	11.4	11.4	3	3	5	6	NO	NO
C-40	1 BED APARTMENT	45	51	1	2	23	28	11.4	11.4	3	3	5	12	YES	YES
C-41	2 BED APARTMENT	73	78	2	4	30	30	24.4	26.4	6	6	7	14	YES	NO
C-42	2 BED APARTMENT	73	79	2	4	30	30	24.4	24.2	6	6	7	10	YES	NO
C-43	1 BED APARTMENT	45	49	1	2	23	23	11.4	11.6	3	3	5	6	NO	NO
C-44	2 BED APARTMENT	73	75	2	4	30	31	24.4	24.1	6	6	7	5	YES	NO
C-45	1 BED APARTMENT	45	49	1	2	23	23	11.4	11	3	3	5	5	NO	NO
C-46	1 BED APARTMENT	45	49	1	2	23	24	11.4	11.4	3	3	5	7	NO	NO
C-47	1 BED APARTMENT	45	50	1	2	23	24	11.4	11.4	3	3	5	11	YES	YES
C-48	1 BED APARTMENT	45	49	1	2	23	23	11.4	11.7	3	3	5	5	NO	NO
C-49	1 BED APARTMENT	45	53	1	2	23	27	11.4	11.4	3	3	5	32	YES	YES
C-50	2 BED APARTMENT	73	73	2	4	30	30	24.4	24.6	6	6	7	33	YES	NO
C-51	1 BED APARTMENT	45	45	1	2	23	23	11.4	10.9	3	3	5	17	NO	NO
C-52	1 BED APARTMENT	45	51	1	2	23	24	11.4	11.1	3	6	5	30	YES	YES
C-53	1 BED APARTMENT	45	53	1	2	23	29	11.4	11.1	3	3	5	14	NO	YES
C-54	1 BED APARTMENT	45	50	1	2	23	24	11.4	11.1	3	3	5	33	YES	YES
C-55	1 BED APARTMENT	45	46	1	2	23	23	11.4	10.9	3	3	5	13	NO	NO
<b>TOTAL BLOCK C</b>	<b>55</b>	<b>2,934</b>	<b>3,175</b>	<b>72</b>	<b>144</b>	<b>1,368</b>	<b>1,416</b>	<b>850</b>	<b>858</b>	<b>216</b>	<b>219</b>	<b>306</b>	<b>526</b>	<b>28</b>	<b>19</b>

UNIT NO.	DESCRIPTION	FLOOR AREA REQUIRED (m <sup>2</sup> )	FLOOR AREA PROPOSED (m <sup>2</sup> )	NO. OF BED ROOMS	BED SPACES	AGGREGATE LIVING AREA REQUIRED (m <sup>2</sup> )	AGGREGATE LIVING AREA PROPOSED (m <sup>2</sup> )	AGGREGATE BEDROOM AREA REQUIRED (m <sup>2</sup> )	AGGREGATE BEDROOM AREA PROPOSED (m <sup>2</sup> )	AGGREGATE STORAGE REQUIRED (m <sup>2</sup> )	AGGREGATE STORAGE PROPOSED (m <sup>2</sup> )	PRIVATE OPEN SPACE REQUIRED (m <sup>2</sup> )	PRIVATE OPEN SPACE PROPOSED (m <sup>2</sup> )	DUAL ASPECT (YES/NO)	FLOOR AREA > 10% MIN. (YES/NO)
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**PROPOSED HOUSING QUALITY ASSESSMENT**

BLOCK D															
D-01	1 BED APARTMENT	45	50	1	2	23	25	11.4	13.2	3	3	5	7	NO	YES
D-02	1 BED APARTMENT	45	54	1	2	23	29	11.4	12.5	3	3	5	5	NO	YES
D-03	2 BED APARTMENT	73	77	2	4	30	32	24.4	24	6	6	7	5	YES	NO
D-04	2 BED APARTMENT	73	78	2	4	30	34	24.4	24.1	6	6	7	7	YES	NO
D-05	1 BED APARTMENT	45	55	1	2	23	31	11.4	11.2	3	3	5	5	NO	YES
D-06	1 BED APARTMENT	45	49	1	2	23	24	11.4	12.2	3	4	5	0	NO	NO
D-07	1 BED APARTMENT	45	55	1	2	23	31	11.4	12.8	3	3	5	5	NO	YES
D-08	2 BED APARTMENT	73	77	2	4	30	32	24.4	24.4	6	6	7	5	YES	NO
D-09	2 BED APARTMENT	73	79	2	4	30	32	24.4	26.5	6	6	7	7	YES	NO
D-10	1 BED APARTMENT	45	53	1	2	23	27	11.4	12.5	3	3	5	5	NO	YES
D-11	1 BED APARTMENT	45	54	1	2	23	28	11.4	12.5	3	3	5	5	NO	YES
D-12	2 BED APARTMENT	73	77	2	4	30	32	24.4	24	6	6	7	5	YES	NO
D-13	2 BED APARTMENT	73	78	2	4	30	34	24.4	24.1	6	6	7	7	YES	NO
D-14	1 BED APARTMENT	45	55	1	2	23	31	11.4	11.2	3	3	5	6	NO	YES
D-15	1 BED APARTMENT	45	49	1	2	23	24	11.4	12.2	3	4	5	0	NO	NO
D-16	1 BED APARTMENT	45	55	1	2	23	32	11.4	11.2	3	3	5	5	NO	YES
D-17	2 BED APARTMENT	73	76	2	4	30	33	24.4	24.2	6	6	7	5	YES	NO
D-18	2 BED APARTMENT	73	78	2	4	30	33	24.4	24.8	6	6	7	6	YES	NO
D-19	1 BED APARTMENT	45	53	1	2	23	28	11.4	12.5	3	3	5	5	NO	YES
D-20	2 BED APARTMENT	73	74	2	4	30	31	24.4	25	6	6	7	10	NO	NO
D-21	2 BED APARTMENT	73	78	2	4	30	32	24.4	24.2	6	6	7	8	NO	NO
D-22	1 BED APARTMENT	45	54	1	2	23	29	11.4	12.5	3	3	5	5	NO	YES
D-23	2 BED APARTMENT	73	77	2	4	30	32	24.4	24	6	6	7	5	YES	NO
D-24	2 BED APARTMENT	73	78	2	4	30	34	24.4	24.1	6	6	7	7	YES	NO
D-25	1 BED APARTMENT	45	55	1	2	23	31	11.4	11.2	3	3	5	5	NO	YES
D-26	1 BED APARTMENT	45	49	1	2	23	24	11.4	12.2	3	4	5	0	NO	NO
D-27	1 BED APARTMENT	45	55	1	2	23	31	11.4	12.8	3	3	5	5	NO	YES
D-28	2 BED APARTMENT	73	77	2	4	30	32	24.4	24.4	6	6	7	5	YES	NO
D-29	2 BED APARTMENT	73	79	2	4	30	32	24.4	26.5	6	6	7	7	YES	NO
D-30	1 BED APARTMENT	45	53	1	2	23	27	11.4	12.5	3	3	5	5	NO	YES

**PROPOSED  
HOUSING QUALITY ASSESSMENT**

UNIT NO.	DESCRIPTION	FLOOR AREA REQUIRED (m <sup>2</sup> )	FLOOR AREA PROPOSED (m <sup>2</sup> )	NO. OF BED ROOMS	BED SPACES	AGGREGATE LIVING AREA REQUIRED (m <sup>2</sup> )	AGGREGATE LIVING AREA PROPOSED (m <sup>2</sup> )	AGGREGATE BEDROOM AREA REQUIRED (m <sup>2</sup> )	AGGREGATE BEDROOM AREA PROPOSED (m <sup>2</sup> )	AGGREGATE STORAGE REQUIRED (m <sup>2</sup> )	AGGREGATE STORAGE PROPOSED (m <sup>2</sup> )	PRIVATE OPEN SPACE REQUIRED (m <sup>2</sup> )	PRIVATE OPEN SPACE PROPOSED (m <sup>2</sup> )	DUAL ASPECT (YES/NO)	FLOOR AREA > 10% MIN. (YES/NO)
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BLOCK D															
D-31	1 BED APARTMENT	45	54	1	2	23	28	11.4	12.5	3	3	5	5	NO	YES
D-32	2 BED APARTMENT	73	77	2	4	30	32	24.4	24	6	6	7	5	YES	NO
D-33	2 BED APARTMENT	73	78	2	4	30	34	24.4	24.1	6	6	7	7	YES	NO
D-34	1 BED APARTMENT	45	55	1	2	23	31	11.4	11.2	3	3	5	6	NO	YES
D-35	1 BED APARTMENT	45	49	1	2	23	24	11.4	12.2	3	4	5	0	NO	NO
D-36	1 BED APARTMENT	45	55	1	2	23	32	11.4	11.2	3	3	5	5	NO	YES
D-37	2 BED APARTMENT	73	76	2	4	30	33	24.4	24.2	6	6	7	5	YES	NO
D-38	2 BED APARTMENT	73	78	2	4	30	33	24.4	24.8	6	6	7	6	YES	NO
D-39	1 BED APARTMENT	45	53	1	2	23	28	11.4	12.5	3	3	5	5	NO	YES
D-40	2 BED APARTMENT	73	74	2	4	30	31	24.4	25	6	6	7	10	NO	NO
D-41	2 BED APARTMENT	73	78	2	4	30	32	24.4	24.2	6	6	7	8	NO	NO
D-42	1 BED APARTMENT	45	54	1	2	23	29	11.4	12.5	3	3	5	5	NO	YES
D-43	2 BED APARTMENT	73	77	2	4	30	32	24.4	24	6	6	7	5	YES	NO
D-44	2 BED APARTMENT	73	78	2	4	30	34	24.4	24.1	6	6	7	7	YES	NO
D-45	1 BED APARTMENT	45	55	1	2	23	31	11.4	11.2	3	3	5	5	NO	YES
D-46	1 BED APARTMENT	45	49	1	2	23	24	11.4	12.2	3	4	5	0	NO	NO
D-47	1 BED APARTMENT	45	55	1	2	23	31	11.4	12.8	3	3	5	5	NO	YES
D-48	2 BED APARTMENT	73	77	2	4	30	32	24.4	24.4	6	6	7	5	YES	NO
D-49	2 BED APARTMENT	73	79	2	4	30	32	24.4	26.5	6	6	7	7	YES	NO
D-50	1 BED APARTMENT	45	53	1	2	23	27	11.4	12.5	3	3	5	5	NO	YES
D-51	1 BED APARTMENT	45	54	1	2	23	28	11.4	12.5	3	3	5	5	NO	YES
D-52	2 BED APARTMENT	73	77	2	4	30	32	24.4	24	6	6	7	5	YES	NO
D-53	2 BED APARTMENT	73	78	2	4	30	34	24.4	24.1	6	6	7	7	YES	NO
D-54	1 BED APARTMENT	45	55	1	2	23	31	11.4	11.2	3	3	5	6	NO	YES
D-55	1 BED APARTMENT	45	49	1	2	23	24	11.4	12.2	3	4	5	0	NO	NO
D-56	1 BED APARTMENT	45	55	1	2	23	32	11.4	11.2	3	3	5	5	NO	YES
D-57	2 BED APARTMENT	73	76	2	4	30	33	24.4	24.2	6	6	7	5	YES	NO
D-58	2 BED APARTMENT	73	78	2	4	30	33	24.4	24.8	6	6	7	6	YES	NO
D-59	1 BED APARTMENT	45	53	1	2	23	28	11.4	12.5	3	3	5	5	NO	YES
D-60	2 BED APARTMENT	73	74	2	4	30	31	24.4	25	6	6	7	10	NO	NO

UNIT NO.	DESCRIPTION	FLOOR AREA REQUIRED (m <sup>2</sup> )	FLOOR AREA PROPOSED (m <sup>2</sup> )	NO. OF BED ROOMS	BED SPACES	AGGREGATE LIVING AREA REQUIRED (m <sup>2</sup> )	AGGREGATE LIVING AREA PROPOSED (m <sup>2</sup> )	AGGREGATE BEDROOM AREA REQUIRED (m <sup>2</sup> )	AGGREGATE BEDROOM AREA PROPOSED (m <sup>2</sup> )	AGGREGATE STORAGE REQUIRED (m <sup>2</sup> )	AGGREGATE STORAGE PROPOSED (m <sup>2</sup> )	PRIVATE OPEN SPACE REQUIRED (m <sup>2</sup> )	PRIVATE OPEN SPACE PROPOSED (m <sup>2</sup> )	DUAL ASPECT (YES/NO)	FLOOR AREA > 10% MIN. (YES/NO)
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**PROPOSED HOUSING QUALITY ASSESSMENT**

BLOCK D															
D-61	2 BED APARTMENT	73	78	2	4	30	32	24.4	24.2	6	6	7	8	NO	NO
D-62	1 BED APARTMENT	45	54	1	2	23	29	11.4	12.5	3	3	5	5	NO	YES
D-63	2 BED APARTMENT	73	77	2	4	30	32	24.4	24	6	6	7	5	YES	NO
D-64	2 BED APARTMENT	73	78	2	4	30	34	24.4	24.1	6	6	7	7	YES	NO
D-65	1 BED APARTMENT	45	55	1	2	23	31	11.4	11.2	3	3	5	5	NO	YES
D-66	1 BED APARTMENT	45	49	1	2	23	24	11.4	12.2	3	4	5	0	NO	NO
D-67	1 BED APARTMENT	45	55	1	2	23	31	11.4	12.8	3	3	5	5	NO	YES
D-68	2 BED APARTMENT	73	77	2	4	30	32	24.4	24.4	6	6	7	5	YES	NO
D-69	2 BED APARTMENT	73	79	2	4	30	32	24.4	26.5	6	6	7	7	YES	NO
D-70	1 BED APARTMENT	45	53	1	2	23	27	11.4	12.5	3	3	5	5	NO	YES
D-71	2 BED APARTMENT	73	76	2	4	30	31	24.4	24.2	6	6	7	36	YES	NO
D-72	2 BED APARTMENT	73	76	2	4	30	31	24.4	23.9	6	6	7	33	YES	NO
D-73	2 BED APARTMENT	73	77	2	4	30	33	24.4	23.7	6	6	7	33	YES	NO
D-74	1 BED APARTMENT	45	45	1	2	23	24	11.4	11.8	3	3	5	27	YES	NO
D-75	1 BED APARTMENT	45	47	1	2	23	23	11.4	12.5	3	3	5	10	NO	NO
<b>TOTAL BLOCK D</b>	<b>75</b>	<b>4,411</b>	<b>4,860</b>	<b>112</b>	<b>224</b>	<b>1,984</b>	<b>2,269</b>	<b>1,336</b>	<b>1,368</b>	<b>336</b>	<b>343</b>	<b>449</b>	<b>508</b>	<b>32</b>	<b>22</b>

BLOCK E															
E-01	1 BED APARTMENT	45	46	1	2	23	23	11.4	11.3	3	3	5	14	NO	NO
E-02	1 BED APARTMENT	45	50	1	2	23	23	11.4	12	3	3	5	8	YES	YES
E-03	2 BED APARTMENT	73	77	2	4	30	30	24.4	24.5	6	6	7	5	YES	NO
E-04	1 BED APARTMENT	45	52	1	2	23	24	11.4	12.6	3	3	5	7	NO	YES
E-05	1 BED APARTMENT	45	51	1	2	23	28	11.4	11.4	3	3	5	12	YES	YES
E-06	1 BED APARTMENT	45	49	1	2	23	24	11.4	11.4	3	3	5	6	NO	NO
E-07	1 BED APARTMENT	45	50	1	2	23	24	11.4	11.1	3	3	5	5	NO	YES
E-08	2 BED APARTMENT	73	75	2	4	30	31	24.4	24.1	6	6	7	5	YES	NO
E-09	1 BED APARTMENT	45	49	1	2	23	23	11.4	11.2	3	5	5	6	NO	NO
E-10	2 BED APARTMENT	73	79	2	4	30	30	24.4	24.2	6	6	7	10	YES	NO
E-11	2 BED APARTMENT	73	78	2	4	30	30	24.4	26.2	6	6	7	14	YES	NO
E-12	1 BED APARTMENT	45	49	1	2	23	25	11.4	11.9	3	3	5	5	NO	NO
E-13	1 BED APARTMENT	45	49	1	2	23	24	11.4	11.5	3	3	5	11	YES	NO



**PROPOSED  
HOUSING QUALITY ASSESSMENT**

UNIT NO.	DESCRIPTION	FLOOR AREA REQUIRED (m <sup>2</sup> )	FLOOR AREA PROPOSED (m <sup>2</sup> )	NO. OF BED ROOMS	BED SPACES	AGGREGATE LIVING AREA REQUIRED (m <sup>2</sup> )	AGGREGATE LIVING AREA PROPOSED (m <sup>2</sup> )	AGGREGATE BEDROOM AREA REQUIRED (m <sup>2</sup> )	AGGREGATE BEDROOM AREA PROPOSED (m <sup>2</sup> )	AGGREGATE STORAGE REQUIRED (m <sup>2</sup> )	AGGREGATE STORAGE PROPOSED (m <sup>2</sup> )	PRIVATE OPEN SPACE REQUIRED (m <sup>2</sup> )	PRIVATE OPEN SPACE PROPOSED (m <sup>2</sup> )	DUAL ASPECT (YES/NO)	FLOOR AREA > 10% MIN. (YES/NO)
<b>BLOCK E</b>															
E-14	1 BED APARTMENT	45	49	1	2	23	24	11.4	11.4	3	3	5	7	NO	NO
E-15	1 BED APARTMENT	45	49	1	2	23	23	11.4	11	3	3	5	6	NO	NO
E-16	2 BED APARTMENT	73	75	2	4	30	31	24.4	24.1	6	6	7	5	YES	NO
E-17	1 BED APARTMENT	45	48	1	2	23	23	11.4	11.2	3	4	5	4	NO	NO
E-18	2 BED APARTMENT	73	81	2	4	30	30	24.4	26	6	6	7	14	YES	YES
E-19	2 BED APARTMENT	73	77	2	4	30	30	24.4	24.5	6	6	7	5	YES	NO
E-20	1 BED APARTMENT	45	52	1	2	23	24	11.4	12.6	3	3	5	7	NO	YES
E-21	1 BED APARTMENT	45	51	1	2	23	28	11.4	11.4	3	3	5	12	YES	YES
E-22	1 BED APARTMENT	45	49	1	2	23	24	11.4	11.4	3	3	5	6	NO	NO
E-23	1 BED APARTMENT	45	50	1	2	23	24	11.4	11.1	3	3	5	5	NO	YES
E-24	2 BED APARTMENT	73	75	2	4	30	31	24.4	24.1	6	6	7	5	YES	NO
E-25	1 BED APARTMENT	45	49	1	2	23	23	11.4	11.2	3	5	5	6	NO	NO
E-26	2 BED APARTMENT	73	79	2	4	30	30	24.4	24.2	6	6	7	10	YES	NO
E-27	2 BED APARTMENT	73	78	2	4	30	30	24.4	26.2	6	6	7	14	YES	NO
E-28	1 BED APARTMENT	45	49	1	2	23	25	11.4	11.9	3	3	5	5	NO	NO
E-29	1 BED APARTMENT	45	49	1	2	23	24	11.4	11.5	3	3	5	11	YES	NO
E-30	1 BED APARTMENT	45	49	1	2	23	24	11.4	11.4	3	3	5	7	NO	NO
E-31	1 BED APARTMENT	45	49	1	2	23	23	11.4	11	3	3	5	6	NO	NO
E-32	2 BED APARTMENT	73	75	2	4	30	31	24.4	24.1	6	6	7	5	YES	NO
E-33	1 BED APARTMENT	45	48	1	2	23	23	11.4	11.2	3	4	5	4	NO	NO
E-34	2 BED APARTMENT	73	81	2	4	30	30	24.4	26	6	6	7	14	YES	YES
E-35	2 BED APARTMENT	73	77	2	4	30	30	24.4	24.5	6	6	7	5	YES	NO
E-36	1 BED APARTMENT	45	52	1	2	23	24	11.4	12.6	3	3	5	7	NO	YES
E-37	1 BED APARTMENT	45	51	1	2	23	28	11.4	11.4	3	3	5	12	YES	YES
E-38	1 BED APARTMENT	45	49	1	2	23	24	11.4	11.4	3	3	5	6	NO	NO
E-39	1 BED APARTMENT	45	50	1	2	23	24	11.4	11.1	3	3	5	5	NO	YES
E-40	2 BED APARTMENT	73	75	2	4	30	31	24.4	24.1	6	6	7	5	YES	NO
E-41	1 BED APARTMENT	45	49	1	2	23	23	11.4	11.2	3	5	5	6	NO	NO
E-42	2 BED APARTMENT	73	79	2	4	30	30	24.4	24.2	6	6	7	10	YES	NO
E-43	2 BED APARTMENT	73	78	2	4	30	30	24.4	26.2	6	6	7	14	YES	NO
E-44	1 BED APARTMENT	45	49	1	2	23	25	11.4	11.9	3	3	5	5	NO	NO

UNIT NO.	DESCRIPTION	FLOOR AREA REQUIRED (m <sup>2</sup> )	FLOOR AREA PROPOSED (m <sup>2</sup> )	NO. OF BED ROOMS	BED SPACES	AGGREGATE LIVING AREA REQUIRED (m <sup>2</sup> )	AGGREGATE LIVING AREA PROPOSED (m <sup>2</sup> )	AGGREGATE BEDROOM AREA REQUIRED (m <sup>2</sup> )	AGGREGATE BEDROOM AREA PROPOSED (m <sup>2</sup> )	AGGREGATE STORAGE REQUIRED (m <sup>2</sup> )	AGGREGATE STORAGE PROPOSED (m <sup>2</sup> )	PRIVATE OPEN SPACE REQUIRED (m <sup>2</sup> )	PRIVATE OPEN SPACE PROPOSED (m <sup>2</sup> )	DUAL ASPECT (YES/NO)	FLOOR AREA > 10% MIN. (YES/NO)
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**PROPOSED HOUSING QUALITY ASSESSMENT**

BLOCK D															
E-45	1 BED APARTMENT	45	49	1	2	23	24	11.4	11.5	3	3	5	11	YES	NO
E-46	1 BED APARTMENT	45	49	1	2	23	24	11.4	11.4	3	3	5	7	NO	NO
E-47	1 BED APARTMENT	45	49	1	2	23	23	11.4	11	3	3	5	6	NO	NO
E-48	2 BED APARTMENT	73	75	2	4	30	31	24.4	24.1	6	6	7	5	YES	NO
E-49	1 BED APARTMENT	45	48	1	2	23	23	11.4	11.2	3	4	5	4	NO	NO
E-50	2 BED APARTMENT	73	81	2	4	30	30	24.4	26	6	6	7	14	YES	YES
E-51	2 BED APARTMENT	73	77	2	4	30	30	24.4	24.5	6	6	7	5	YES	NO
E-52	1 BED APARTMENT	45	52	1	2	23	24	11.4	12.6	3	3	5	7	NO	YES
E-53	1 BED APARTMENT	45	51	1	2	23	28	11.4	11.4	3	3	5	12	YES	YES
E-54	1 BED APARTMENT	45	49	1	2	23	24	11.4	11.4	3	3	5	6	NO	NO
E-55	1 BED APARTMENT	45	50	1	2	23	24	11.4	11.1	3	3	5	5	NO	YES
E-56	2 BED APARTMENT	73	75	2	4	30	31	24.4	24.1	6	6	7	5	YES	NO
E-57	1 BED APARTMENT	45	49	1	2	23	23	11.4	11.2	3	5	5	6	NO	NO
E-58	2 BED APARTMENT	73	79	2	4	30	30	24.4	24.2	6	6	7	10	YES	NO
E-59	2 BED APARTMENT	73	78	2	4	30	30	24.4	26.2	6	6	7	14	YES	NO
E-60	1 BED APARTMENT	45	49	1	2	23	25	11.4	11.9	3	3	5	5	NO	NO
E-61	1 BED APARTMENT	45	49	1	2	23	24	11.4	11.5	3	3	5	11	YES	NO
E-62	1 BED APARTMENT	45	49	1	2	23	24	11.4	11.4	3	3	5	7	NO	NO
E-63	1 BED APARTMENT	45	49	1	2	23	23	11.4	11	3	3	5	6	NO	NO
E-64	2 BED APARTMENT	73	75	2	4	30	31	24.4	24.1	6	6	7	5	YES	NO
E-65	1 BED APARTMENT	45	45	1	2	23	23	11.4	10.9	3	3	5	15	NO	NO
E-66	2 BED APARTMENT	73	73	2	4	30	30	24.4	24.6	6	6	7	33	YES	NO
E-67	1 BED APARTMENT	45	53	1	2	23	29	11.4	11.1	3	3	5	14	YES	YES
E-68	1 BED APARTMENT	45	46	1	2	23	23	11.4	10.9	3	3	5	13	NO	NO
E-69	1 BED APARTMENT	45	50	1	2	23	24	11.4	11.1	3	3	5	33	YES	YES
E-70	1 BED APARTMENT	45	53	1	2	23	29	11.4	11.1	3	3	5	14	NO	YES
E-71	1 BED APARTMENT	45	51	1	2	23	24	11.4	11.1	3	3	5	26	YES	YES
<b>TOTAL BLOCK E</b>	<b>71</b>	<b>3,867</b>	<b>4,178</b>	<b>95</b>	<b>190</b>	<b>1,801</b>	<b>1,871</b>	<b>1,121</b>	<b>1,132</b>	<b>285</b>	<b>296</b>	<b>403</b>	<b>640</b>	<b>36</b>	<b>20</b>

**PROPOSED  
HOUSING QUALITY ASSESSMENT**

	PROPOSED SCHEME			PERMITTED SCHEME		
	1 BED UNIT	2 BED UNIT (3 PERS)	2 BED UNIT (4 PERS)	1 BED UNIT	2 BED UNIT (3 PERS)	2 BED UNIT (4 PERS)
<b>BLOCK C</b>	37	0	18	30	3	14
<b>BLOCK D</b>	38	0	37	33	1	33
<b>BLOCK E</b>	47	0	24	40	3	20
<b>TOTAL NO. OF UNITS (BLOCKS C, D &amp; E)</b>	<b>122</b>	<b>0</b>	<b>79</b>	<b>103</b>	<b>7</b>	<b>67</b>

	PROPOSED SCHEME	PERMITTED SCHEME
<b>TOTAL NO. OF UNITS (BLOCKS A, B, C, D AND E)</b>	<b>274</b>	<b>250</b>