



CLONBURRIS CANAL EXTENSION

PART 8 - ARCHITECTURAL DESIGN STATEMENT
PART 8 - HOUSING QUALITY AUDIT

Job. Ref. 1273

MARCH 2022 | REV.04

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General


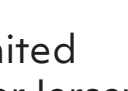
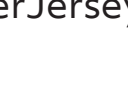

The purpose of this report, in accordance with the requirements of the Planning and Development Regulations 2001 (as amended), is to describe the nature and extent of the proposed scheme and principal features therein. South Dublin County Council (SDCC) appointed McCauley Daye O'Connell Architects to lead and manage a multi-disciplinary team for the development of a section of SDCC lands at Clonburris, Co. Dublin. The area is denoted as Development Area 12 – Canal Extension, within the Clonburris Strategic Development Zone (SDZ), Planning Scheme, 2019.

The proposal consists of the following works:

- 118 No. Units in a mix of houses, duplexes, simplexes, and 1 No. Apartment building, comprising:
- 11 No. 2 storey - three-bed semi-detached and terraced houses
 - 11 No. 3 storey - four-bed semi-detached and terraced houses
 - 25 No. 3 storey buildings each comprising: a single storey 2-bedroom apartment at the ground level with a three-bed duplex above
 - 5 No. 3 storey - stacked simplex units (Triplex): comprising a 1-bedroom apartment with study at ground level and 2 No. 1-bedroom apartments at the first and second floor levels
 - 4 No. 3 storey - stacked simplex units (Triplex): comprising a 2-bed apartment at ground level and 2 No. 1-bedroom apartments with study at the first and second floor levels
 - 1 No. 4 storey Apartment building (c.440 sq.m.) Accommodating 19 No. Apartments, comprising; 15 No. 1 bed and 4 No. of 2 bed units. The proposed apartments are provided with private balconies or terraces.
 - Site development and landscape works include the provision of 112 No. Parking spaces, 24 No. Visitor cycle parking, ESB substation, high quality amenity spaces, landscape works, roundabout at the entrance to the development from Bawnogue Road, SUD's measures and all associated ancillary site development works.

Supporting Documents

Along with the drawings required by regulation, this architectural design report forms a part of the full Part 8 Planning Application and should be read in conjunction with the supporting technical reports and/or drawings prepared by the project team.

REVISION RECORD				
ISSUE NO.	DATE	STATUS	PREPARED	CHECKED
A	25/02/2022	DRAFT Rev.01 PART 8	Niamh Guven	
B	15/03/2022	DRAFT Rev.02 PART 8	Niamh Guven	
C	21/03/2022	DRAFT Rev.03 PART 8	Niamh Guven	
D	25/03/2022	PART 8 Rev.04	Niamh Guven	
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INTRODUCTION | CONTEXT

Introduction

The 3.25ha (Gross Development Area) site is located on lands adjoining the Bawnogue Road and Ashwood drive in Clondalkin/Clonburris, just south of the Grand Canal, and west of the Fonthill road (the R113). The proposal forms part of the Statutory Scheme - Phase 02 of the development of SDCC lands within the approved Clonburris Strategic Development Zone (SDZ) for the 'Canal Extension' area.

The SDZ intends to create a new urban district within the Metropolitan Area to the west of Dublin City Centre, with access to high quality infrastructure and public transport services.

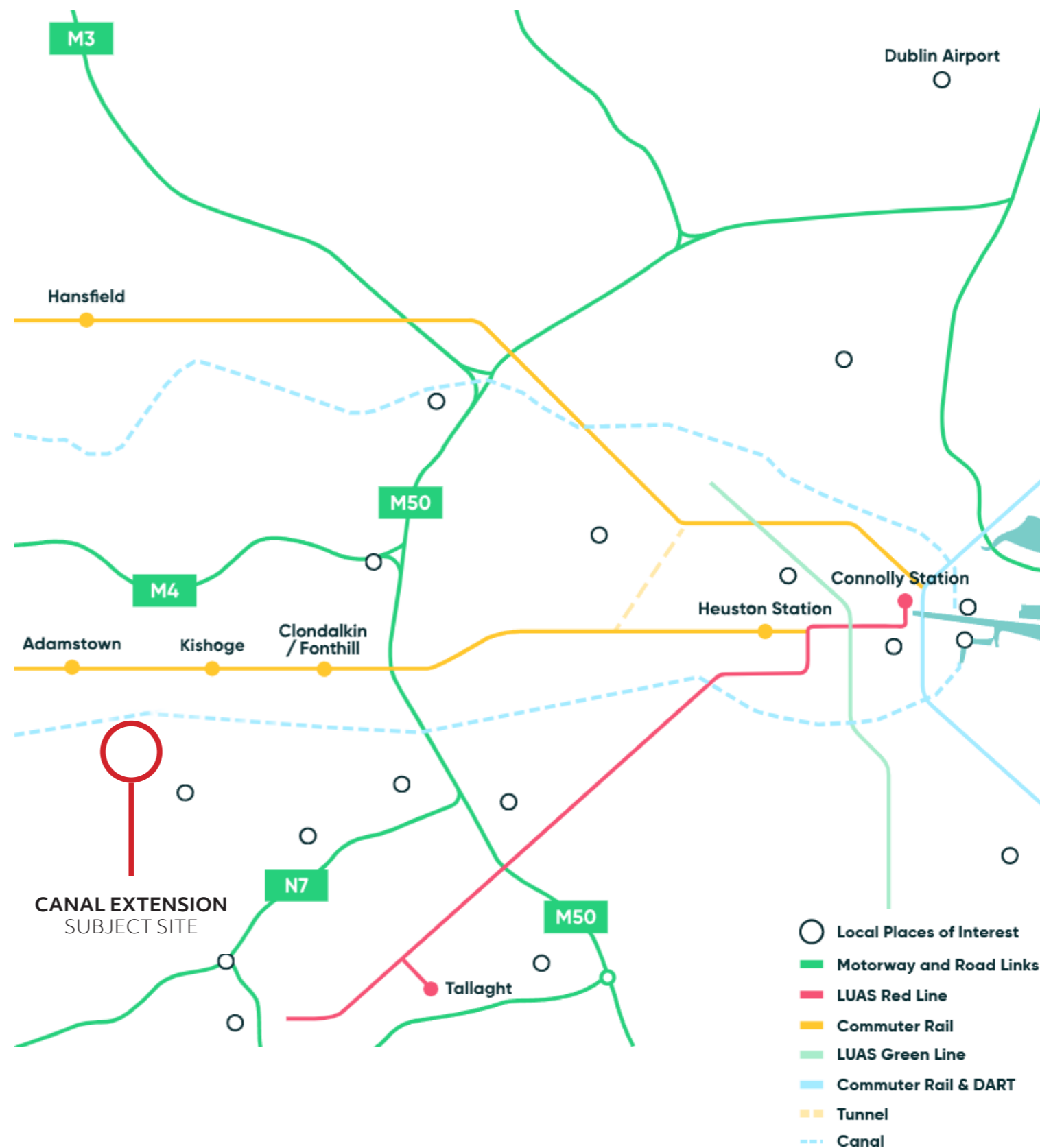
Context

The site is bounded by a residential development to the south and to the north by an adjoining green field site. The area is well served in terms of local amenities, with a range of schools, shops, and community facilities. The proposed development is just a 10 minutes drive from the M50 and the established communities of Lucan, Clondalkin, and Liffey Valley.

The 18th century Grand Canal located at the north of the site is a Natural Heritage Area, it hosts a rich variety of plant and animal species, including protected species and numerous mature tree species. An Appropriate Assessment (AA) Screening has been prepared by Moore Group Environmental Services as part of this application. The report determined that the proposal doesn't present a potential for a significant effect on any European sites, and as such requires no further assessment. Please refer to the 'Appropriate Assessment Screening' report attached to this application.

The site is an undeveloped, greenfield site and it is almost levelled. It is composed of grasslands and an assortment of trees and hedgerows along Bawnogue Road and the canal tow-path. A cluster of trees and scrub species are also found along Fonthill Road and Ashwood Road. Please refer to LDA 'Landscape report and drawings' attached to this application. A Tree Survey and Tree Protection Plan was prepared for the overall SDZ; if a 'site specific' survey/assessment is required for the subject site, it can be carried out at tender stage.

It is noted that a number of services traverse the site; there is an underground high-pressure gas network and telecoms pipes/way-leave located along the east of the site. A series of ESB overhead lines running both north/south and east/west, also cross the site along the east. Please refer to 'M&E utilities drawing' produced by OCSC services engineers.



Metropolitan Workshop, under the instruction of SDCC, carried out a masterplan study of the lands within SDCC ownership that form part of the Clonburris SDZ Planning Scheme. This feasibility study took into consideration the core principles and requirements of the SDZ. The subject proposal prepared by MDO has considered the study prepared and has refined it; focusing on the maximum potential for the development of the lands.

It is also proposed to deliver a strategic park to the south of the Grand Canal; as foreseen in the SDZ masterplan.

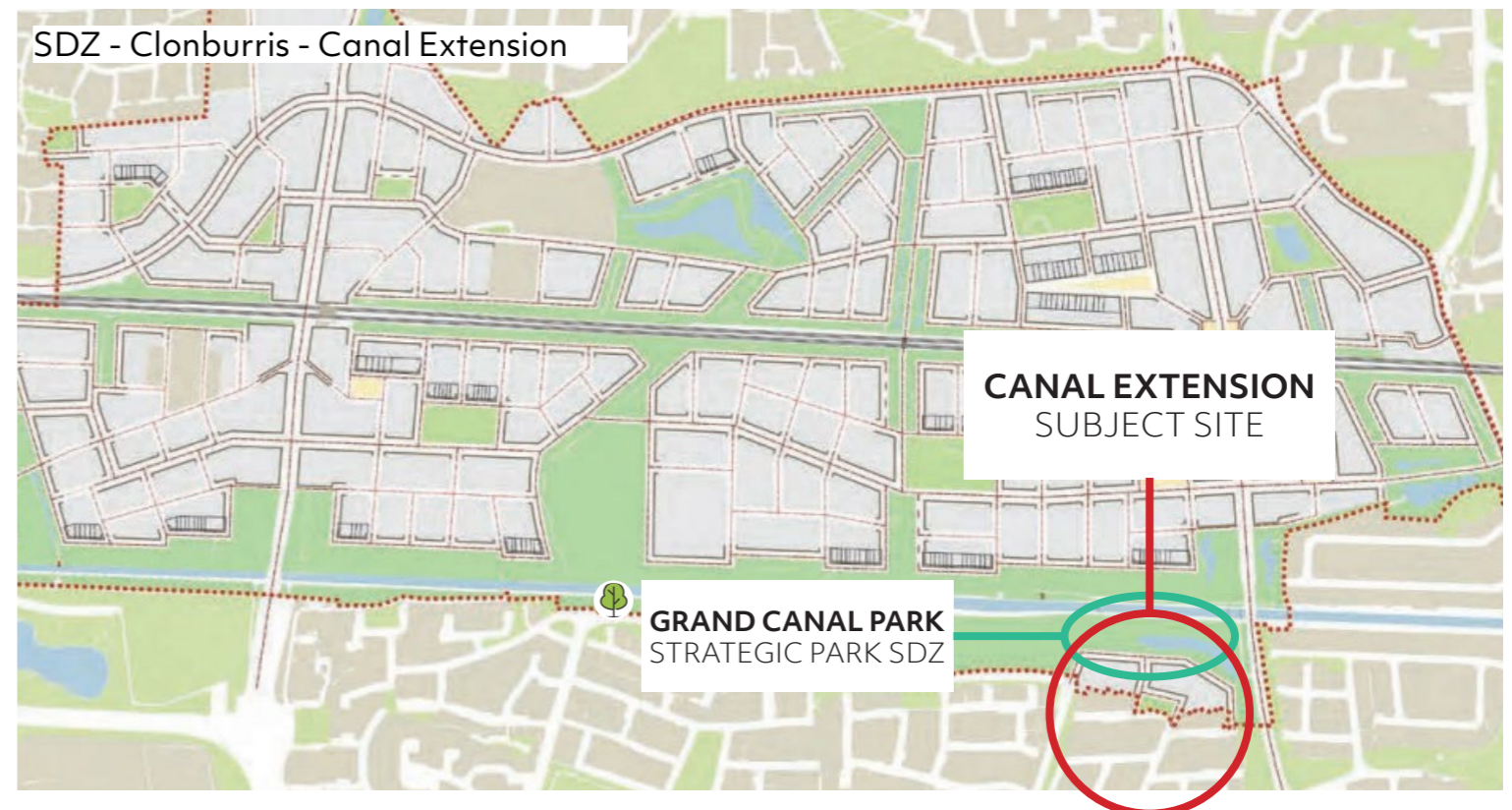
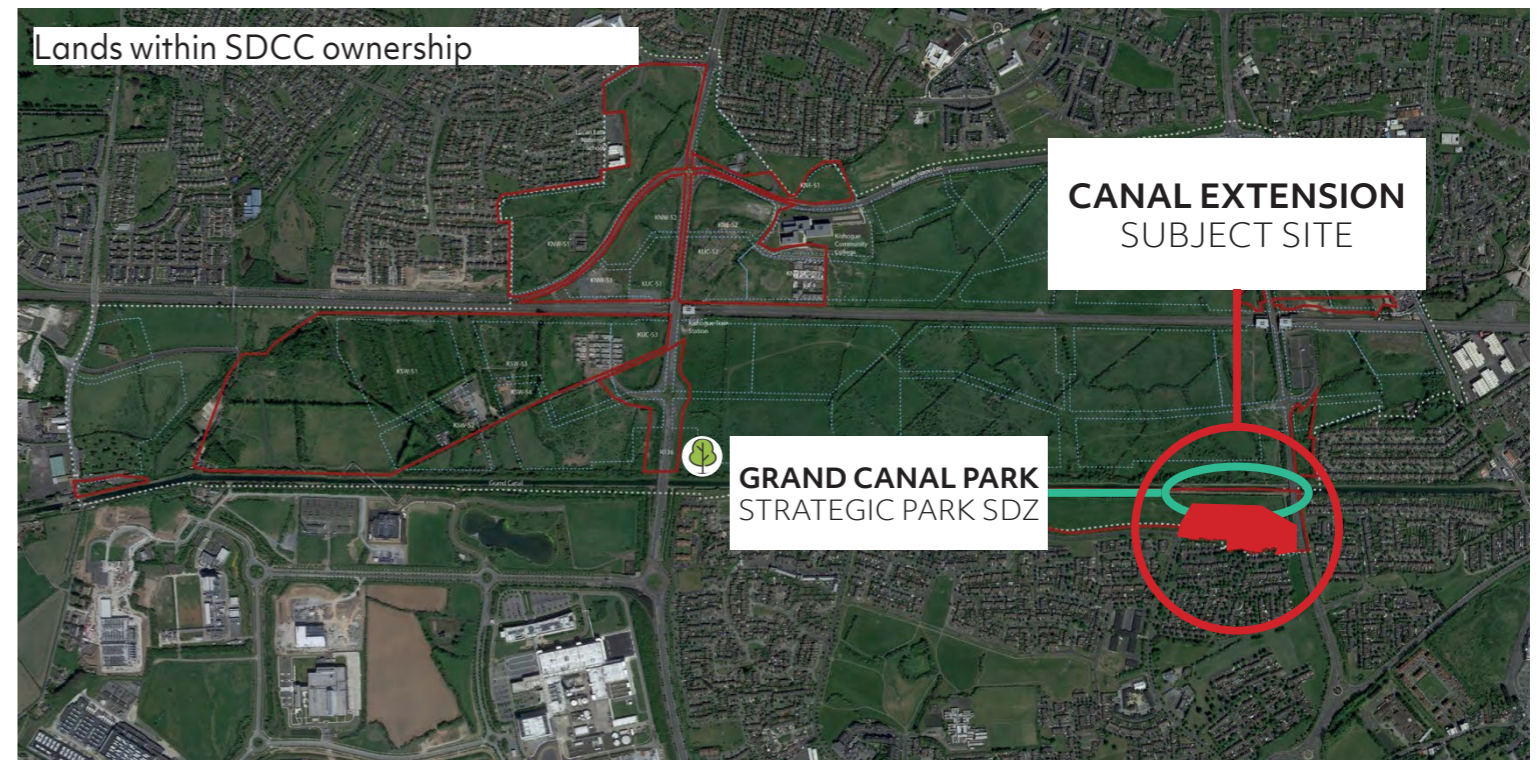
Development Summary

The proposed development will consist of the construction of 118 No. Dwelling units in a mix of houses, duplexes, simplexes, and 1 No. Apartment building. The proposal includes the provision of 112 No. Parking spaces, 24 No. Visitor cycle parking, ESB substation, high quality amenity spaces, landscape works, roundabout at the entrance to the development from Bawnogue Road, SUDS measures and all associated ancillary site development works. The scheme provides over 3830sq.m of Public Open Space (this excludes the strategic park to the north of the site), and over 700sq.m of Communal Open Space. It incorporates green infrastructure principles; such as enhanced cycling and walking connections, and SuDs into the overall design.

A wide variety of dwelling typologies are included in the proposal to suit all potential occupiers. It is proposed to deliver a mix of social and affordable housing; promoting social cohesion, offering good quality homes that meet the aspirations of a range of people and households. The public amenity, has been carefully considered; the development is heavily landscaped, providing privacy and high quality living to all units. The proposed road and homezones have been designed to be safe, attractive and vibrant streets having regard to the Design Manual for Urban Roads and Streets (DMURS). Overall the development has taken into account the core principles of urban design and sustainability set in Urban Design Manual - A best practice guide.

The overall mix across the Development Area is as follow:

Type	1 Bed	2 Bed	3 Bed	4 Bed	Total
Social	25	15	11	5	56
Affordable	8	23	25	6	62
Total	33	38	36	11	118
%	28	32	31	9	100



INTRODUCTION | PLANNING CONTEXT

National Planning Framework Regional Spatial and Economic Strategy (RSES) 2019

The National Planning Framework is the Government's plan to cater for the extra one million people that will be living in Ireland by 2040. The proposal will deliver much needed housing within the Metropolitan Area of the Greater Dublin Area in accordance with the aims of Rebuilding Ireland.

The Draft RSES outlines strategic residential and employment nodes along key public transport corridors existing and planned, that contain development opportunities.

South Dublin County Council Development Plan

The zoning objective which applies to the subject lands is 'SDZ' - To provide for strategic development in accordance with approved planning schemes.

Re. Clonburris:
"Clonburris will be an exemplar of best practice in sustainable development, placemaking and urban design. It will realize the full potential of its high accessibility by public transport, its canal-side location, and its critical mass. This will be a new ecodistrict that will set new standards for environmental urban expansion and act as a focus for new mixed-use development in the Greater Dublin Area."

There are a number of policies that apply to the subject site;

- **Transport & Mobility**
Optimization of public transport. Ensure connectivity for pedestrians and cyclists.
- **Infrastructure & Environmental Quality**
To incorporate SUDS as part of the design.
- **Green Infrastructure**
To integrate Green Infrastructure as an essential component. To preserve and protect existing trees and hedgerows.
- **Public open space & Landscape setting**
To connect parks and areas of open space. To promote the development of multinational amenity spaces.
- **Heritage, Conservation & Landscape**
Contribute to the creation of an open and integrated network of walking and cycling routes that integrate with the Grand Canal Way Green Route.

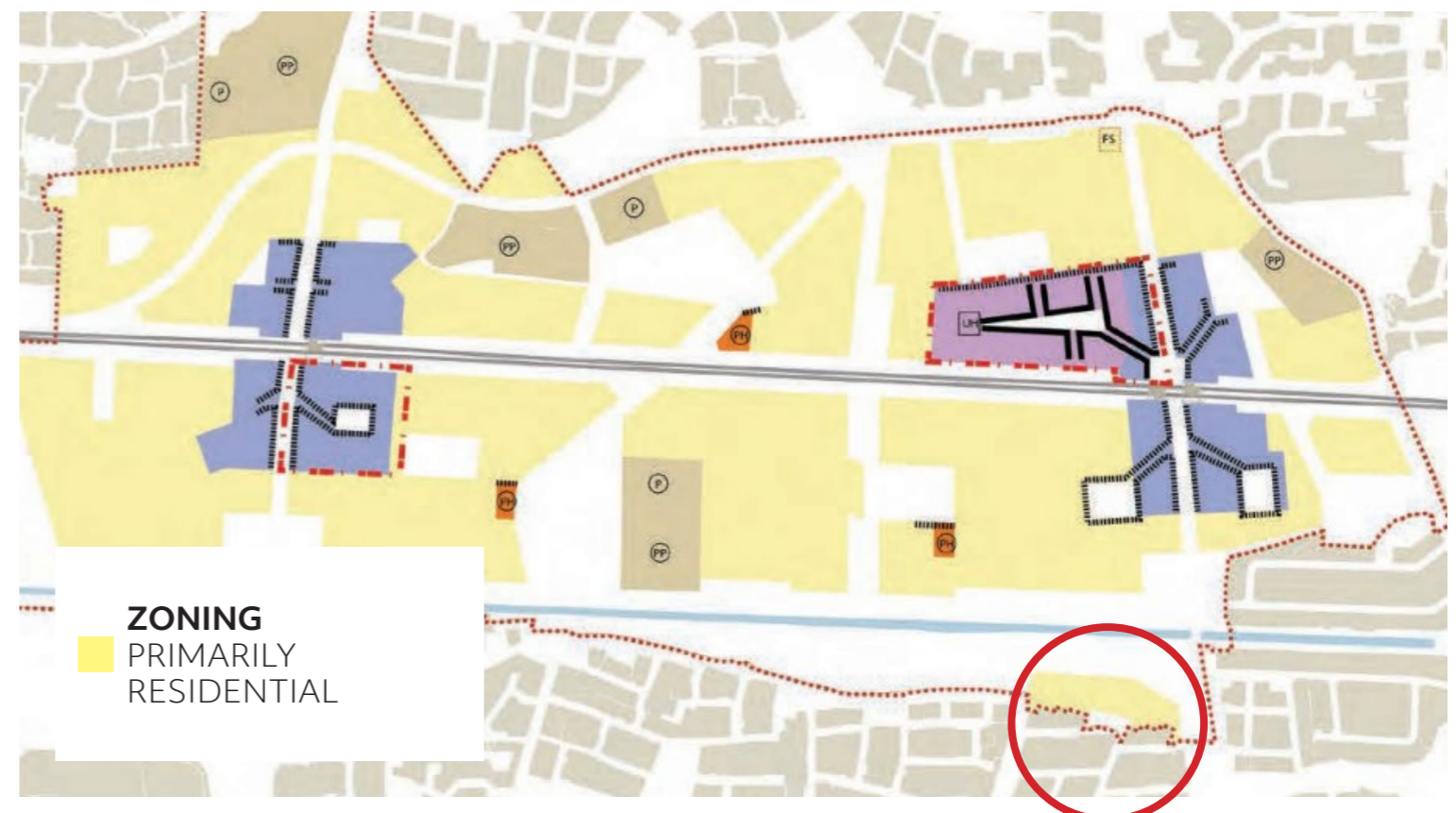
SDZ - Clonburris - Canal Extension

The SDZ sets an overview for the future residential, social, economic and environmental development of a new planned and sustainable community in South Dublin County.

Centered on the provision of a choice of high quality homes and access to open spaces, parks and a range of local services and amenities, together with the delivery of reliable public transport options - Important features of a sustainable community.

Key Objectives

1. To develop a **high-quality residential neighbourhood** as an extension to the existing Ashwood development
2. To provide **locally accessible open spaces** of local and strategic importance; To ensure **high levels of legibility and ease of orientation**
3. To **prioritise pedestrian and cyclist movement**
4. To provide for a **range of housing on the canal frontage and local streets**
5. To provide a **distinctive, diverse and quality frontage to the Canal corridor** and
6. To provide significant and integrated **SUDS infrastructure**, including a **high amenity retention pond/lake** within the Canal corridor



INTRODUCTION | SDZ - CLONBURRIS CANAL EXTENSION



Overall Movement Concept

- Proposed Local Street
- Proposed Intimate Local Street
- Proposed Junction



Green Infrastructure

- Strategic Open Space
- Canal/Suds/Pond/Waterway
- Local Green Corridor



Overview Clonburriss Extension

- Avenue Frontage
- Canal Frontage
- Trees Line



Area character type

Medium-density residential infill development

Area SDZ- 2.27Ha

3.25Ha (Gross development area)
2.5Ha (Net development area)

Total No. Dwelling units

Min 110 units / Max 133 units
Target 121 units
Proposed 118 units

Building heights 2-4 storey
Public Space 2500sqm +

Further Assessments

Metropolitan Workshop, under the instruction of SDCC, carried out a masterplan study of the lands within SDCC ownership that form part of the Clonburriss SDZ Planning Scheme.

The part of the study concerning the subject lands shows a total of 117 No. of units.



Extract from
Metropolitan Workshop
Masterplan Study

INTRODUCTION | SITE LOCATION

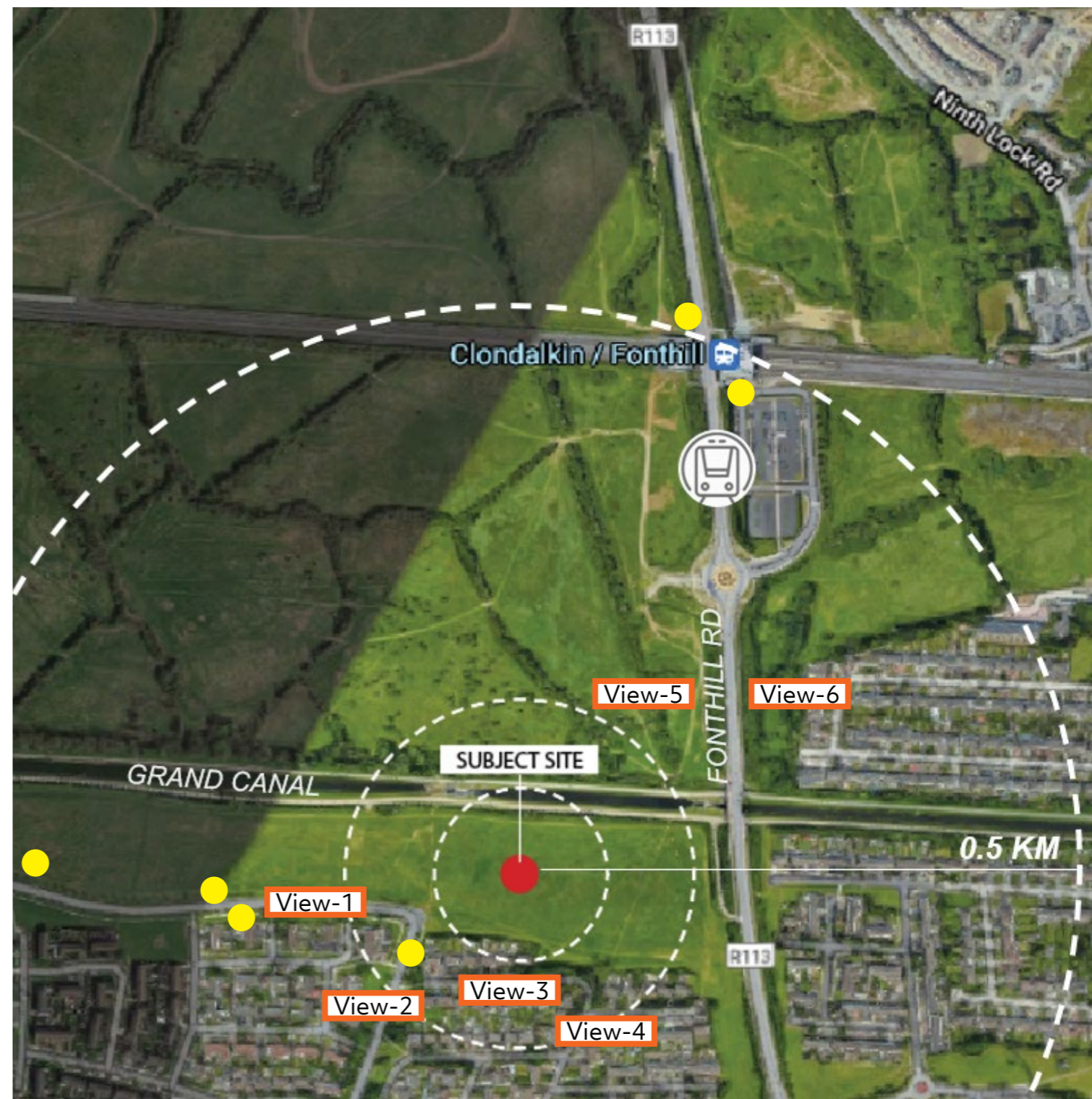
The site has immediate access to excellent transport links. Less than 400m away is the Fonthill Rail Station - approx.10 minutes walk. At the entrance of the site there are a series of existing bus stop (bus route 13 and 51D). There is a 'potential' vehicle access point to the site from Bawnogue Road. It is proposed to incorporate a roundabout at this location to ease movement and secure traffic safety. Please refer to RPS 'Engineering Services Report and drawings' attached to this application.

The area is well served in terms of local amenities, with a range of schools, shops, and community facilities. The proposed development is just a 10 minutes drive from the M50 and the established communities of Lucan, Clondalkin, and Liffey Valley.

There are existing paved paths adjacent to the site which allow for movement of pedestrians and cyclists. There are a series of informal pedestrian routes crossing the site, from east to west and from Ashwood Road to the Grand Canal. Please refer to the diagram below.



- Pedestrian Routes
- Informal Routes
- Cyclist Routes



● Bus Stop

View Site Photographs

INTRODUCTION | SITE LOCATION

Bawnogue Road



View-1

Bawnogue Road



View-2

Ashwood Road



View-3

Ashwood Road



View-4

View from Grand Canal



View-5

View from Grand Canal



View-6

MASTERPLAN DEVELOPMENT | GENERAL

Masterplan proposals

The masterplan proposals are defined in following drawings:

Proposed Site Drawings

1273-MDO-XX-XX-DR-A-05 001	Proposed Site Plan
1273-MDO-XX-XX-DR-A-05 002	Taking in Charge Plan
1273-MDO-ZZ-ZZ-DR-A-21 001	Contiguous Elevations
1273-MDO-ZZ-ZZ-DR-A-21 002	Site Sections
1273-MDO-ZAB-00-DR-A-07 001	Block A and B Ground Floor Plan
1273-MDO-ZCD-00-DR-A-07 002	Block C and D Ground Floor Plan

Proposed Dwelling Typologies Drawings

Houses

1273-MDO-H3AA-ZZ-DR-A-07 101	● House Type 3AA - Plans Sections & Elevations
1273-MDO-H3AB-ZZ-DR-A-07 102	● House Type 3AB - Plans Sections & Elevations
1273-MDO-H3AC-ZZ-DR-A-07 103	● House Type 3AC - Plans Sections & Elevations
1273-MDO-H4AA-ZZ-DR-A-07 104	● House Type 4AA - Plans Sections & Elevations

Duplex

1273-MDO-D1AA-ZZ-DR-A-07 201	● Duplex Type 1AA - Plans Sections & Elevations
1273-MDO-D1AB-ZZ-DR-A-07 202	● Duplex Type 1AB - Plans Sections & Elevations
1273-MDO-D2AA-ZZ-DR-A-07 203	● Duplex Type 2AA - Plans Sections & Elevations
1273-MDO-D2AB-ZZ-DR-A-07 204	● Duplex Type 2AB - Plans Sections & Elevations

3 storey - stacked simplex units (Triplex)

1273-MDO-T1AA-ZZ-DR-A-07 301	● Triplex Type 1AA - Plans
1273-MDO-T1AA-ZZ-DR-A-08 301	● Triplex Type 1AA - Sections & Elevations
1273-MDO-T2AA-ZZ-DR-A-07 302	● Triplex Type 2AA - Plans
1273-MDO-T2AA-ZZ-DR-A-08 302	● Triplex Type 2AB - Sections & Elevations

Apartments

1273-MDO-BA01-ZZ-DR-A-07 401	● Block Type BA01 - Plans (1 of 2)
1273-MDO-BA01-ZZ-DR-A-07 402	● Block Type BA01 - Plans (2 of 2)
1273-MDO-BA01-ZZ-DR-A-08 403	● Block Type BA01 - Elevations
1273-MDO-BA01-ZZ-DR-A-09 404	● Block Type BA01 - Sections

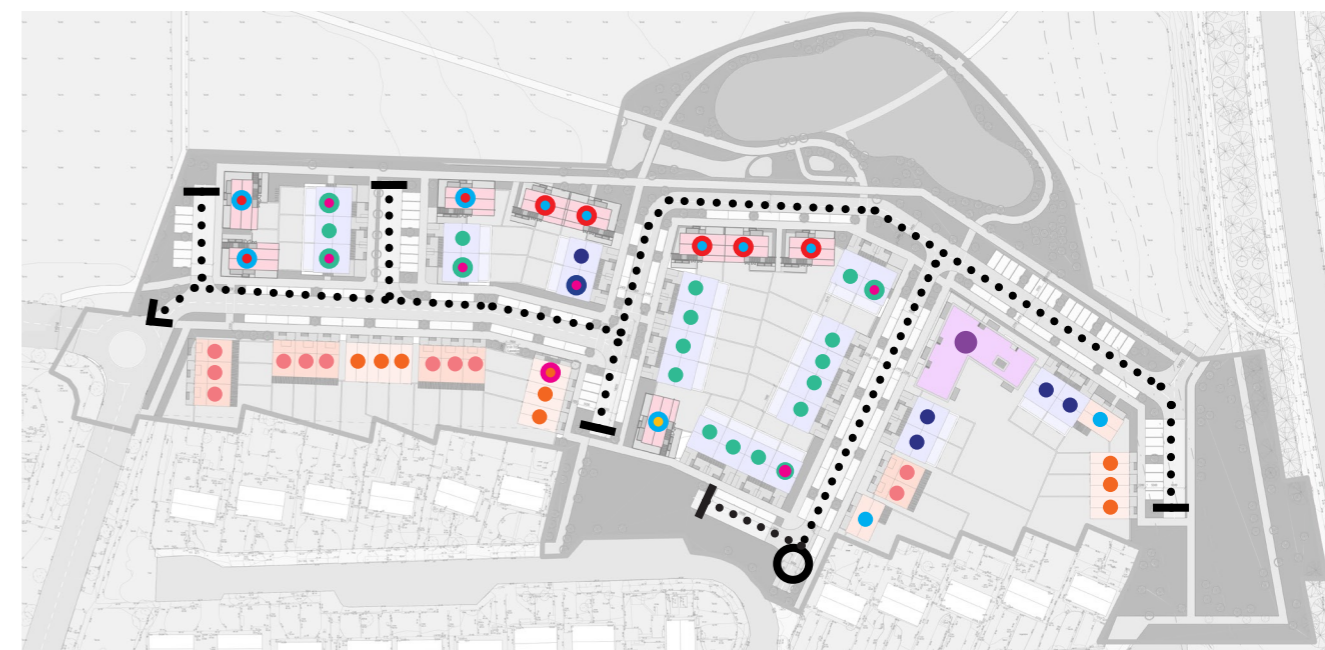
Overall Mix

A wide range of dwelling typologies are included in the proposal. Including 2/3 storey houses, duplexes, stacked simplexes and a 4 storey apartment block. The proposal offers a mix of social and affordable housing; with 56 No. of social units and 62 No. of affordable units.

Overall Benefits & Opportunities

The proposal presents anticipated benefits, such as:

- Deliver an appropriate architectural response aligned to the SDZ and SDCC development plan and housing guidelines
- Enhance existing context / neighbouring developments
- Provide a good variety of high quality social and affordable housing
- A development that encourages sustainable modes of transport. Improved accessibility and movement for pedestrians and cyclists
- Forms a strong urban frontage along the Grand Canal
- Improved sense of security – passive surveillance all along the Canal frontage and inner streets
- Deliver high quality public realm and amenity
- New boundary wall/railings to stop unauthorised access to open space
- New public lighting
- Enhanced recreation facilities – encouraging active play areas
- Enhanced landscape and biodiversity – retention of existing trees and additional planting
- Green infrastructure - SuDs, design principles that incorporate natural drainage systems that help infiltration, attenuation, and passive treatments
- Encourage modal shift in neighbouring developments
- The intention is that this development will set a standard for future developments in Clonburriss





MASTERPLAN DEVELOPMENT | SITE PLAN

118 Residential Units
112 Car Parking Spaces



MASTERPLAN DEVELOPMENT | LANDSCAPE PRINCIPLES

Other Assessments

The Ecological Impact Assessment (EclA) prepared by Moore Group Environmental Services concluded that the development is located in an area of low to moderate ecological value and as such predicted to have a neutral imperceptible effect on biodiversity.

The Appropriate Assessment (AAS) Screening prepared by Moore Group Environmental Services determined that the proposal doesn't present a potential for a significant effect on any European sites, and as such requires no further assessment.

The Environmental Impact Assessment Screening (EIAS) prepared by McCutcheon Halley Chartered Planning Consultants considered that a sub-threshold EIAR is not required for the proposed development, as the construction and operation of the overall development will not have a significant negative impact on the environment.

The Archaeological Impact Assessment prepared by John Cronin & Associates concluded that the proposed scheme will have a negligible impact on the recorded archaeological heritage resource.

Please refer to relevant reports attached to this application.



Landscape Benefits & Opportunities

As set out in the Clonburris SDZ, the principles of the landscape elements are to provide a quality residential neighbourhood with locally accessible open spaces:

- High levels of legibility and ease of orientation
- Prioritise pedestrian and cycle movement
- Provide an integrated SUDs infrastructure, including a high amenity pond
- Good street-scape design - inclusion of attractive planting, appropriate in scale and form
- Appropriate boundary treatments
- Reduce noise impacts from the Fonthill Road by enhancing existing planting
- Include appropriate footpath links/connections through the development
- Include formal and informal play - SUDs pond to be a positive recreation and play opportunity
- Improving biodiversity and habitats and link with wider green networks
- Selecting materials and treatments to minimise maintenance burden



MASTERPLAN DEVELOPMENT | LANDSCAPE PLAN



MASTERPLAN DEVELOPMENT | DESIGN RATIONALE

The concept

To create a soft-urban design of blocks sitting in parkland setting. The principal design elements of the proposed residential development include:

- 4 main blocks; each block is defined by a series of buildings with different typologies
- Provision of 3 public parks; to the north, south and east - enhancing the existing context
- Landscaped 'Local Streets' and a variety of 'Home Zones' - fully shared surfaces will harmonize the movement of vehicles, pedestrians and cyclists, creating a balance between the quieter residential areas and the open space.

The development will add quality to the locality through new pedestrian routes and the amenity for children, adults and elderly. This will help create a sense of place and it will also be enjoyed by the neighbouring community.

Movement & Connectivity

The main access to the proposed scheme is from Bawnogue Road, a roundabout at the entrance of the development is proposed to ease traffic - refer to RPS report for details of same. This will be provided by one main vehicular access point and a number of local streets that branch from this. A series of homezones are also proposed; these allow for green links to traverse the roads and permeate the overall development. A series of pedestrian links maximise connectivity between the site and all the destinations. This will allow people to move from place to place in a direct manner with greater route choice. On-street car parking is proposed throughout.

The SDZ proposes a secondary vehicular access/egress at the south of the site, this connection has been explored but it would require a major engineering junction connection, and an existing line of trees at this location would also be affected; disturbing the overall quality of the proposed park.

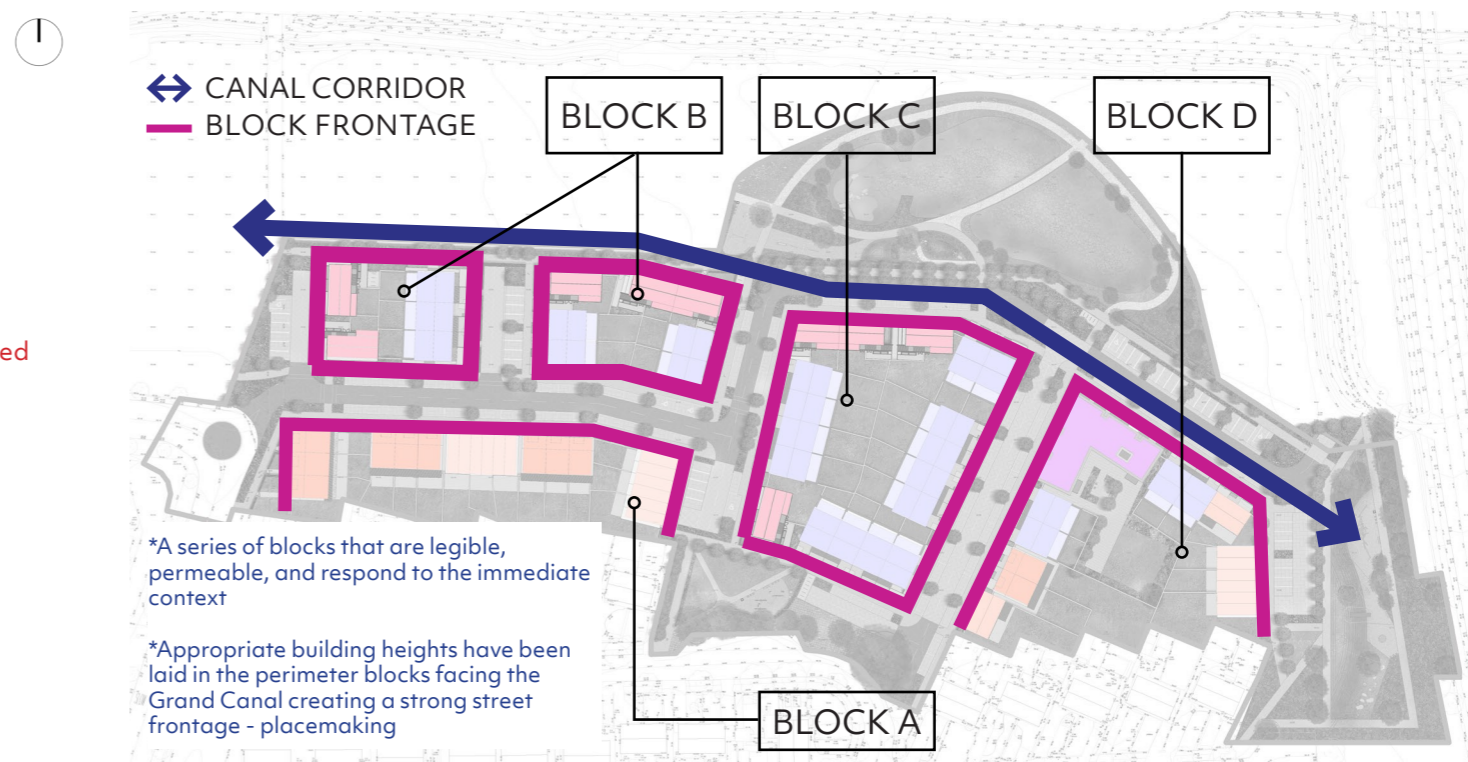
Built form

The SDZ indicates an allowable margin of units - with a minimum of 110 units and a max. of 133 units, meaning that 118 units are considered acceptable.

Movement & Connectivity



Building Frontage



MASTERPLAN DEVELOPMENT | DESIGN RATIONALE

The overall form, scale and massing of the scheme responds to the SDZ and the existing context; the blocks have been laid out having regard to the street hierarchy and the overall permeability of the site.




The building heights and typologies create a transition between the neighbouring development to the south and the Grand Canal. A strong building frontage, facing Grand Canal, is proposed in accordance to the SDZ. All buildings and houses act as active frontage directly serving the street and the proposed open spaces.

Green Infrastructure

Refer to LDA drawings and report for details of same.

The scheme provides three attractive, well used parks. It has been designed to promote a pedestrian centered environment with high levels of permeability which encourage a sense of community. The proposed parks are connected by a series of inviting streetscapes and green corridors that also accommodate active and passive recreational activities. The proposed private open space and parkland are well overlooked, so all users feel comfortable and safe, creating a strong relationship between the private home and public space and boost a sense of ownership.

Green Infrastructure

-  PUBLIC OPEN SPACE
-  ATTENUATION POND
-  GREEN ROUTE



A Sustainable Community



The blocks are laid out to take advantage of the site's orientation, allowing high levels of natural light with no north facing units. Views over open spaces are maximized ensuring passive surveillance throughout the development.

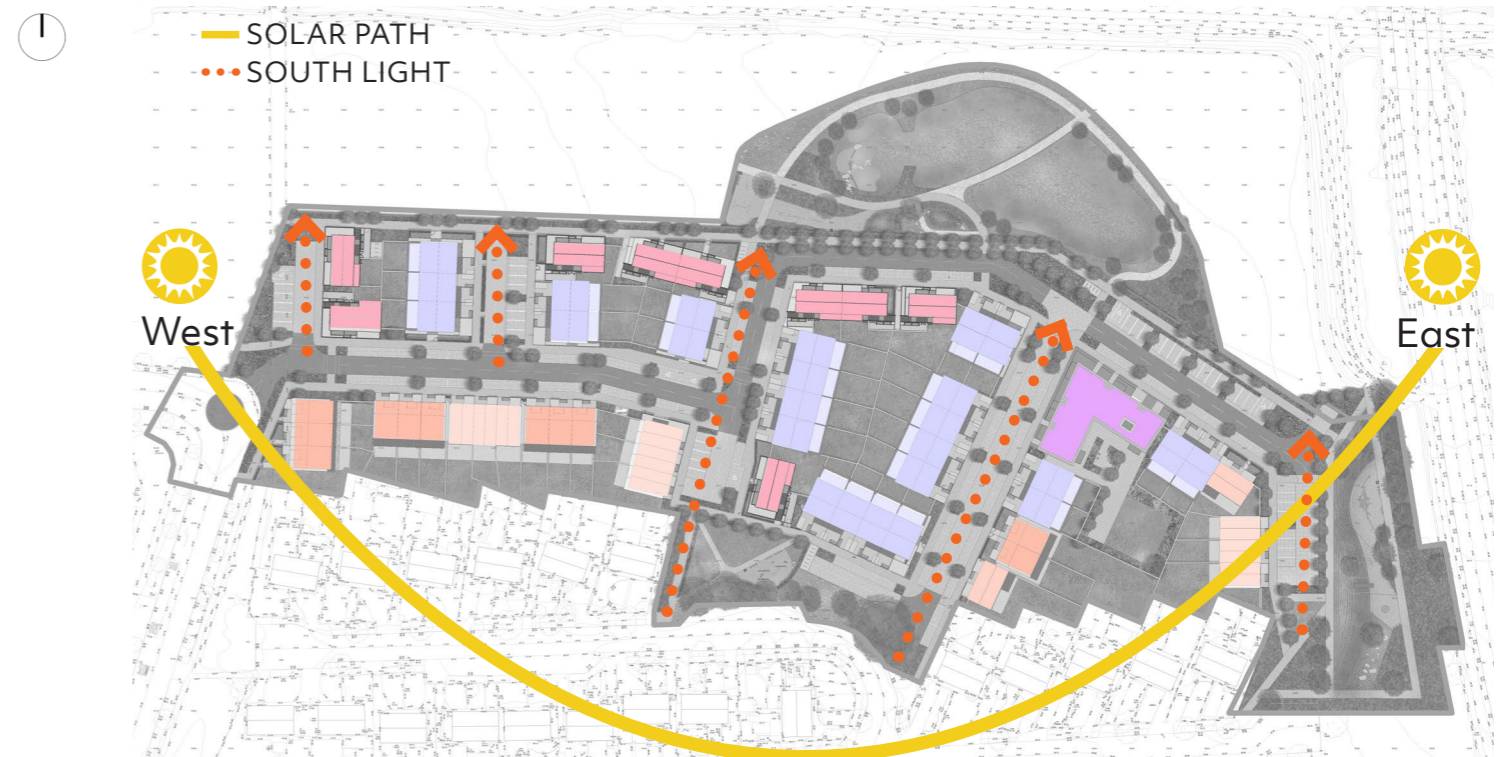
In response to the existing site context, the proposed new development promotes the design of a sustainable new community. The development encourages a more efficient and sustainable quality of life for its residents.

Sustainable urban drainage systems (SUDs) have been employed in the design of the scheme for rain water management - refer to RPS report for details of same. The proposed pond on site has been regraded to provide an enhanced amenity while serving as an attenuation pond - storage, sedimentation and filtration of rain water.

The proposed development will be fully compliant with Part L. The blocks have been carefully sited to exploit solar orientation with the majority of the units enjoying dual aspect orientation. This will ensure that residents can benefit from natural daylight throughout the day and reduce the use of artificial lighting.

Solar Path

-  SOLAR PATH
-  SOUTH LIGHT



MASTERPLAN DEVELOPMENT | GREEN INFRASTRUCTURE

Green Infrastructure - SDZ



Public Amenity

It is proposed to provide over 3830sq.m of public open space in a series of well-distributed parks; one to the south and another one to the east of the development, this provision is excluding the Park to the north which is .75Ha alone. It is also proposed to provide over 695sqm. of communal open space. Private amenity has been provided for each unit - in the form of gardens or patios/terraces for ground floor apartments and balconies at upper levels. Where provided at ground level, private amenity space shall incorporate boundary treatment appropriate to ensure privacy, security and optimising solar orientation.

Public Amenity		Required	Proposed
Public Open Space	15% Net development area	3762 sq.m	3830 sq.m
Communal Open Space	Apartment Guidelines	651 sq.m	695 sq.m
Part to the North	As per the SHD		7460 sq.m

UA & EV Parking



Public Amenity

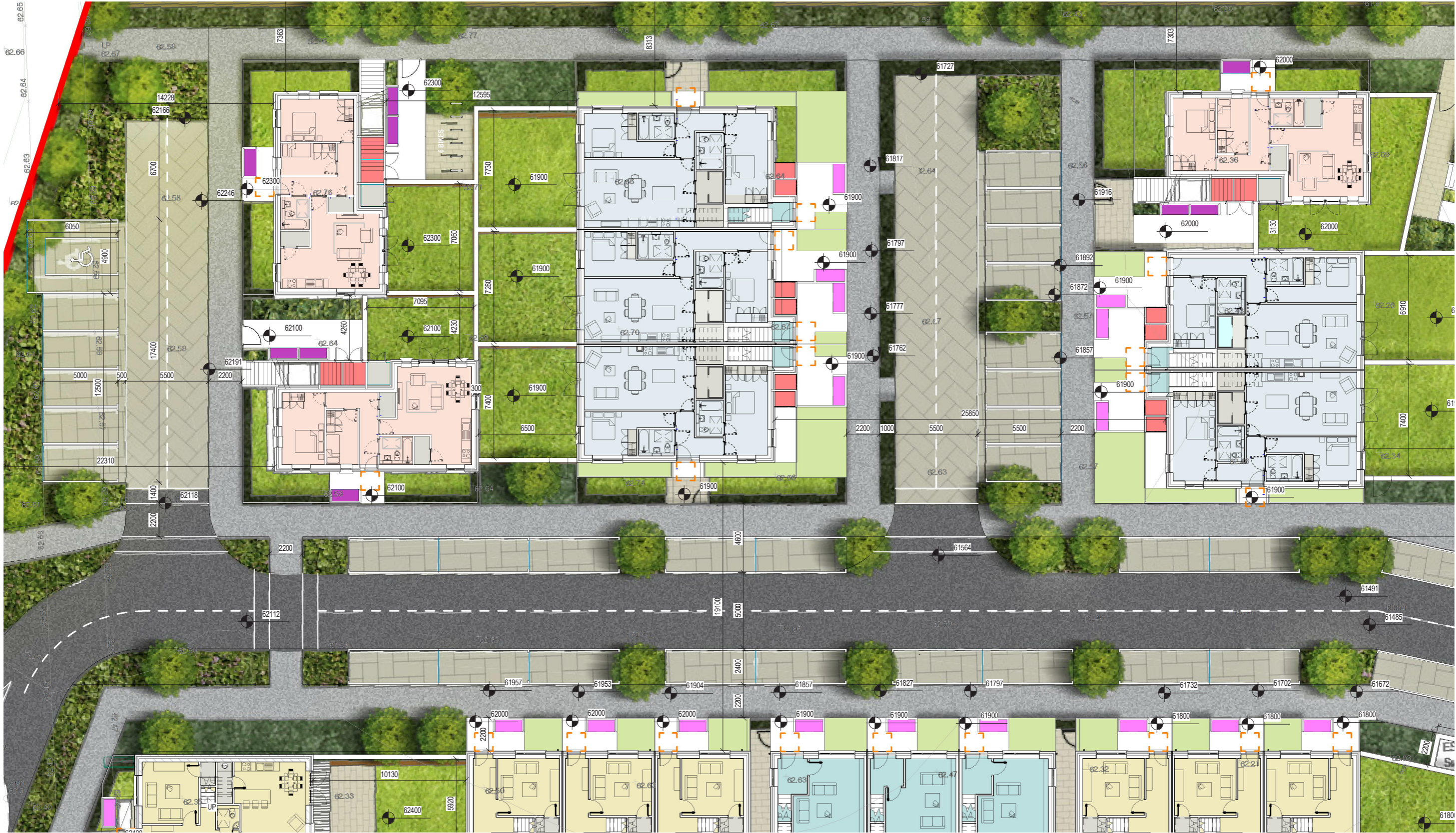


*Tree Survey and Protection plan to be carried out if required at Tender Stage

MASTERPLAN DEVELOPMENT | STREET-SCAPE

Site plan extract of Block B

- Bicycle Parking
- Bin Compound



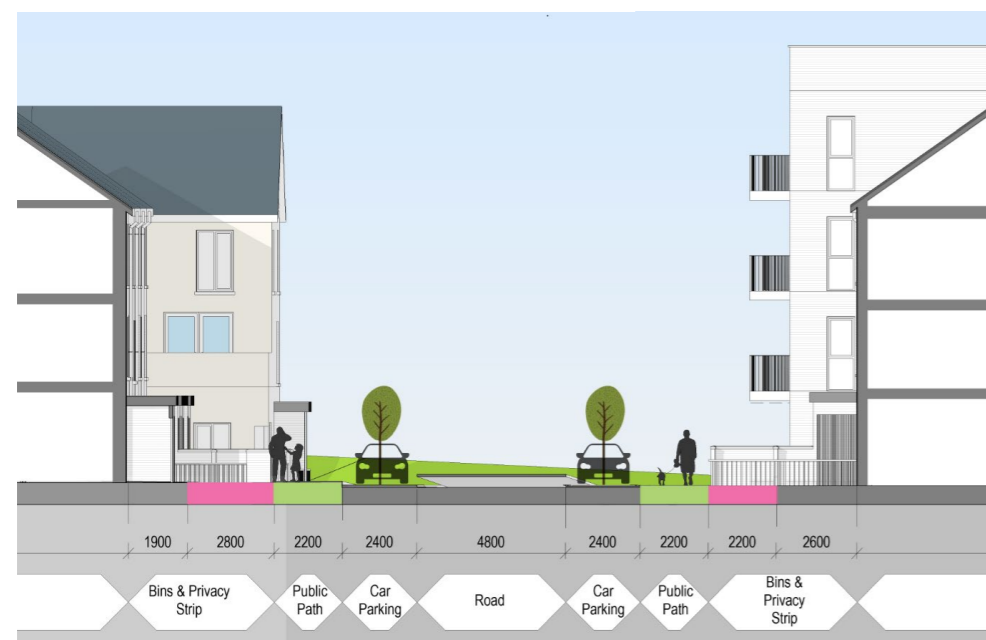
MASTERPLAN DEVELOPMENT | STREET-SCAPE

Proposed Streetscapes

It is proposed to create a strong sense of place, with attractive, carefully considered active streetscapes.

- A playful variation in the roofscapes and building forms provides a sense of identity within the development and contribute to the architectural and visual diversity of the SDZ Lands.
- The material palette has been selected to ensure high quality and durable materials that require low maintenance.
- The scheme contains a diverse range of dwelling typologies for a variety of tenures to reflect the demand of the local context – with a mix of 2-3 storey houses, duplex and 3 storey simplexes (triplex units) and a 4 storey apartment building.
- The development has been designed to allow for adequate back-to-back distances between buildings and maximise daylight/sunlight penetration and minimise overshadowing.

Typical Local Street Section



Section AA – Entrance to the development, a mix of houses & 3 storey simplexes (Triplexes)



Section BB – Main road, mix of 2 and 3 storey houses



- The streets are designed as places instead of roads for cars, helping to create a hierarchy of space with a mix of streets shared by pedestrians, cyclists, and drivers.
- Traffic speed is predominantly controlled by the layout design.
- Car-parking areas are considered as an integral element within the public realm design

Car Parking

All parking spaces are within easy access from each dwelling
On-street communal parking - to maximise efficiency
112 No. Parking spaces have been provided

Bicycle Parking

A bicycle store has been provided per unit. A further 24 visitor parking stands are provided around the development.

MASTERPLAN DEVELOPMENT | MASSING VIEWS

View from Grand Canal



Isometric View



Plan View



ARCHITECTURAL PROPOSAL | PRECEDENTS

Design Approach

- Simple, clean contemporary design
- Finishes to be a mix of brick & render
- Threshold between public realm and entrance into units
- Sense of place & ownership
- Bin and bike storage cleverly integrated into the design



ARCHITECTURAL PROPOSAL | HOUSING TYPOLOGIES

Inclusivity & Variety

The development has a diverse range of dwelling typologies for a variety of tenures to reflect the demand of the local context, offering a variety of solutions to people of all ages and family size

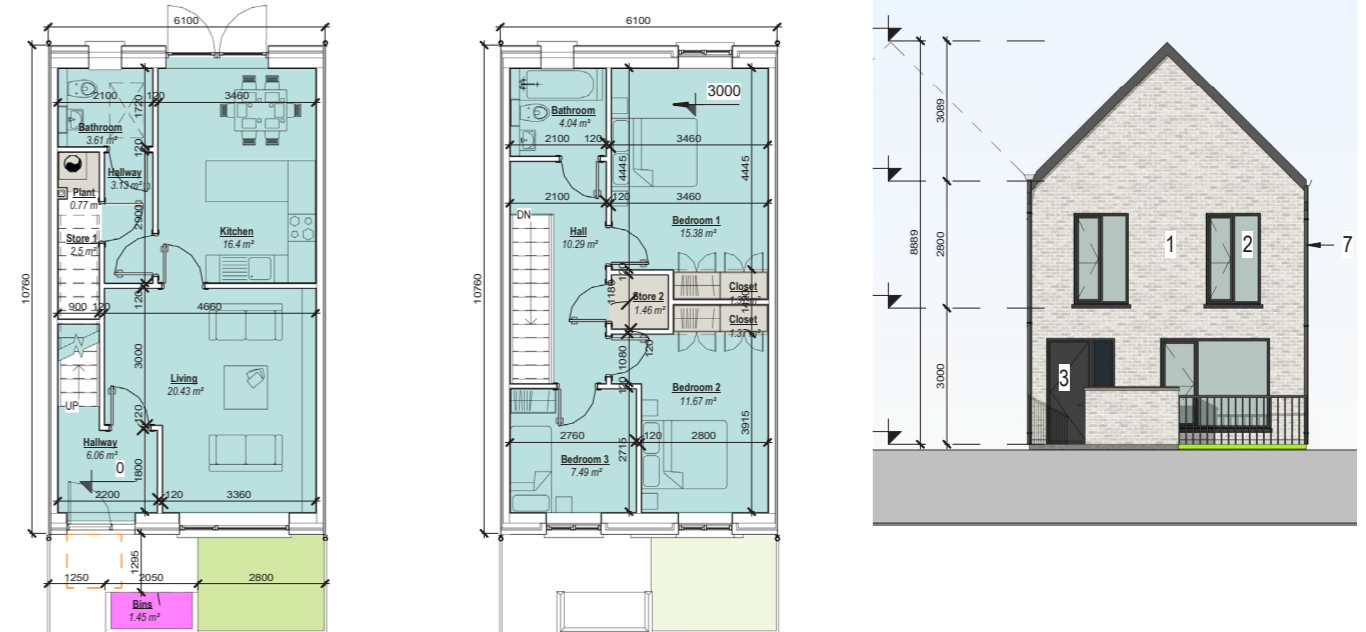
- It contains a mix of 1 Bed and 2 Bed apartment types that differ in size and layout
- 22 No. of Houses of 3 to 4 bedrooms are also provided
- A selection of duplexes and stacked simplexes (triplex units) are also provided to allow for further choice in dwelling types available in the area
- The various building types, vary in height - from 2 to 4 storeys
- The landscape is designed to be an active space ideal for children to play in a safe environment and to complement the existing context
- The development will provide for a variety of formal and informal play spaces ideally suited to children of all ages and abilities

Adaptability

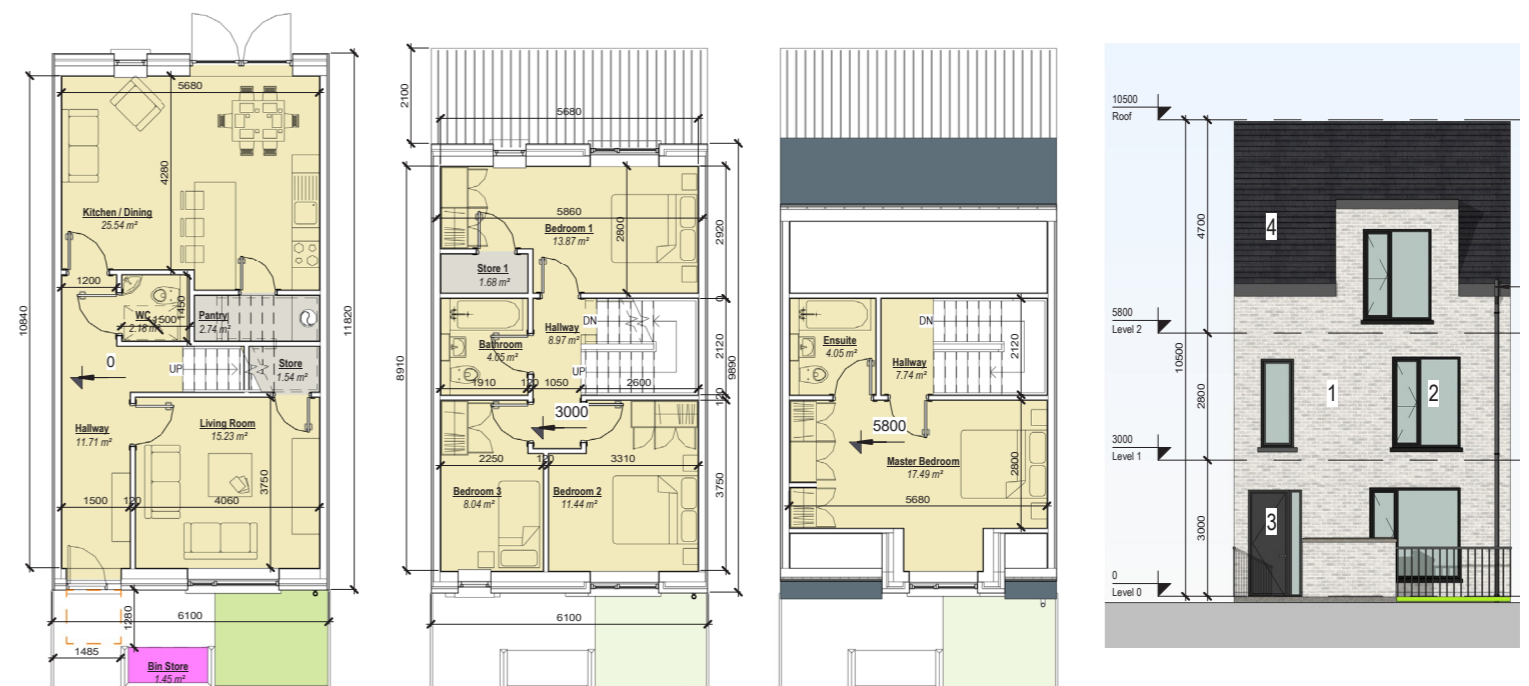
- All of the proposed houses are good quality with large living spaces. All houses provide the potential for further rear extensions and many provide for the possibility of attic conversions for the changing needs of the families who will live here.
- All dwellings have been laid out to maximize daylight admittance, with most of them having an east-west orientation.
- All units comply with the Design Standards for New Apartments 2018 - Please refer to Residential Quality Audit issued as part of this application.
- The proposed building fabric is highly insulated meeting or exceeding the requirements of the current Part L of the Building Regulations. The apartment structure minimizes air leakage paths, with the provision of mechanical ventilation and a heat recovery system to maintain air quality throughout. Lighting will be high efficiency LED type throughout. Aiming to achieve a minimum A3 BER rating for all the dwellings.

-  Bicycle Parking
-  Bin Compound

 3 BED HOUSE - SINGLE UNIT - LOWER DENSITY



 4 BED HOUSE - SINGLE UNIT - LOWER DENSITY



ARCHITECTURAL PROPOSAL | HOUSING TYPOLOGIES

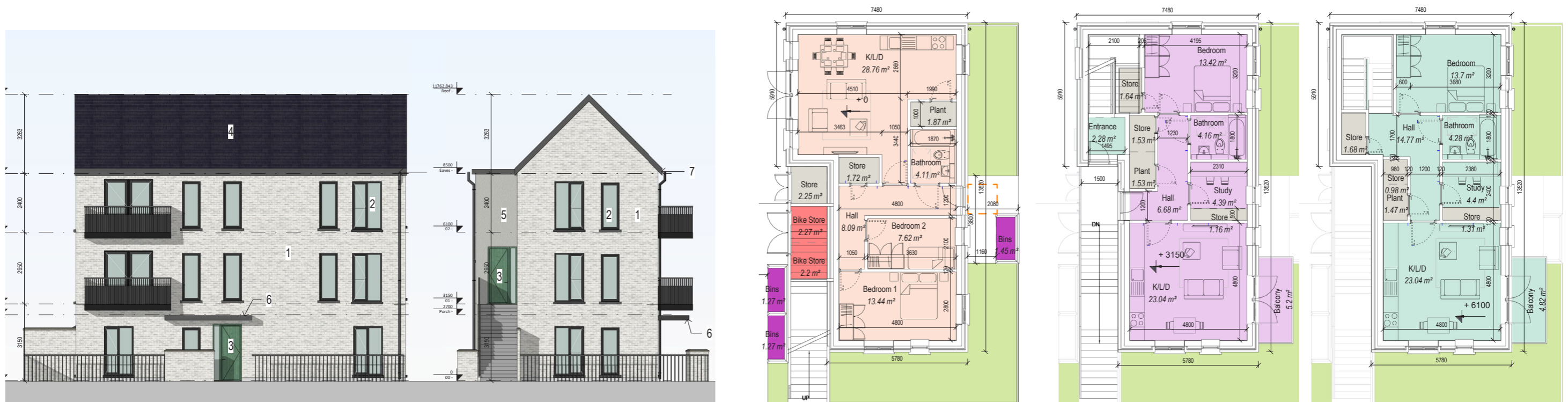
👤 👤 DUPLEX - MEDIUM DENSITY



Bicycle Parking
Cycling is positively encouraged within the proposed development. 1 bicycle parking secure store has been provided per unit within each block. A further 10% visitor parking has been provided around the development.

Bin Stores
For the apartment building a communal bin store has been provided, being accessible to all residents. For all the other unit typologies, an enclosed secure bin store has been provided.

👤 👤 TRIPLEX - MEDIUM/HIGH DENSITY



ARCHITECTURAL PROPOSAL | HOUSING TYPOLOGIES

 APARTMENTS - HIGH DENSITY



ARCHITECTURAL PROPOSAL | GENERAL VIEWS

Entrance to development



ARCHITECTURAL PROPOSAL | GENERAL VIEWS

Entrance street - Block A



ARCHITECTURAL PROPOSAL | GENERAL VIEWS

Street view - Block C



ARCHITECTURAL PROPOSAL | GENERAL VIEWS

View from park - Block C



ARCHITECTURAL PROPOSAL | GENERAL VIEWS

View from Park - Block D



ARCHITECTURAL PROPOSAL | GENERAL VIEWS

Overall view from park



DETAILED DESIGN | CLONBURRIS CANAL EXTENSION

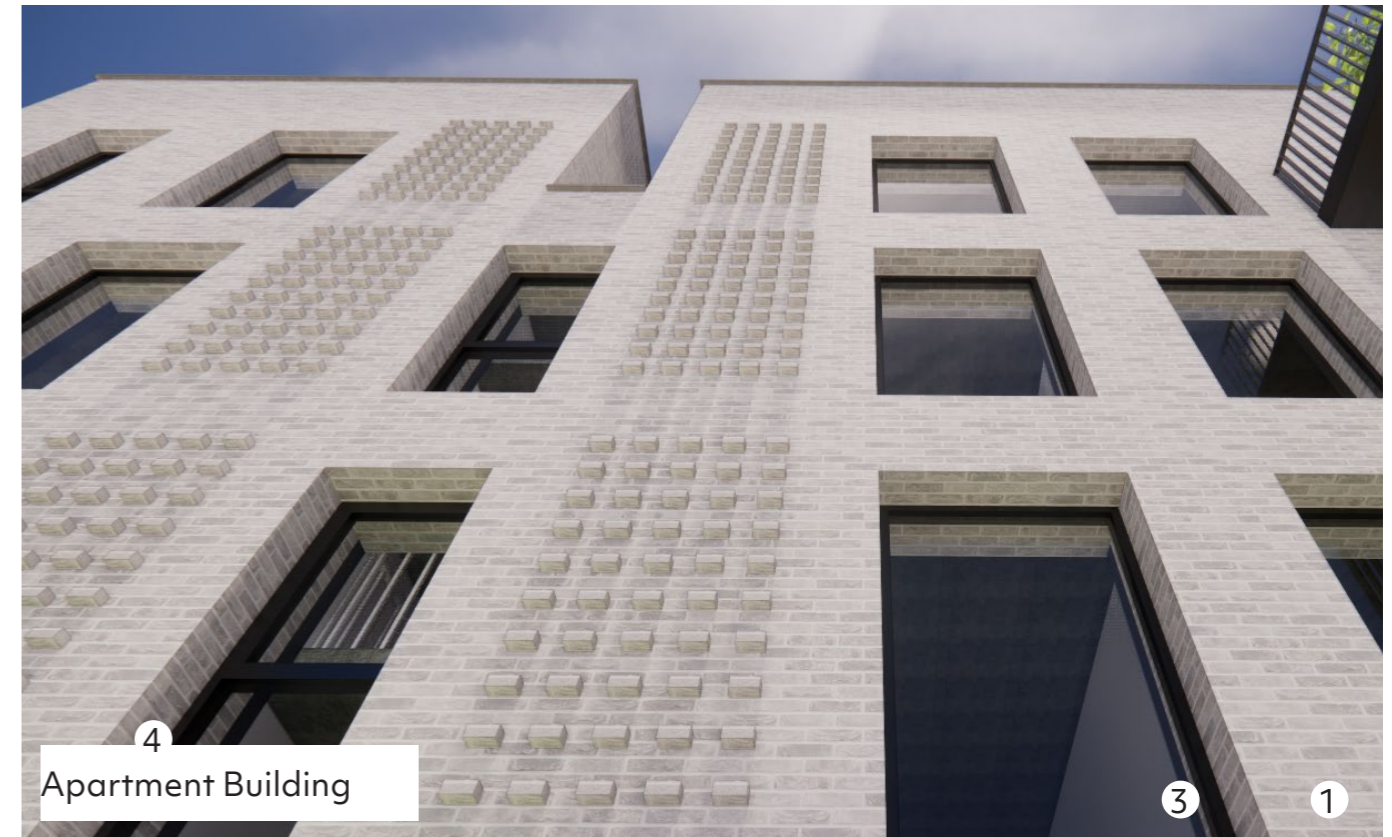
Materiality



1. Selected colour brick 2. Selected colour render 3. Double glazed windows with dark grey uPVC frame 4. Concrete tile roof

As per the SDZ the material palette selected seeks to compliment the proposed character areas and make a positive contribution to the locality.

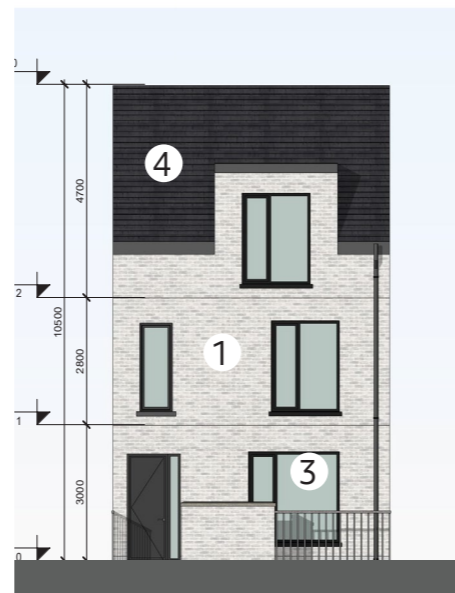
- A selection of brick and render is being proposed.
- In general, all front elevations and gables will be brick and all rear elevations will be render.
- The materials play an important role in the design of the buildings and will ensure the long term durability, and reduce their future maintenance. Overall they will enrich the amenity of the site and create a strong sense of place
- The selection of materials will meet the new NZEB requirements; the building's thermal comfort levels, maintenance cost and energy consumption.



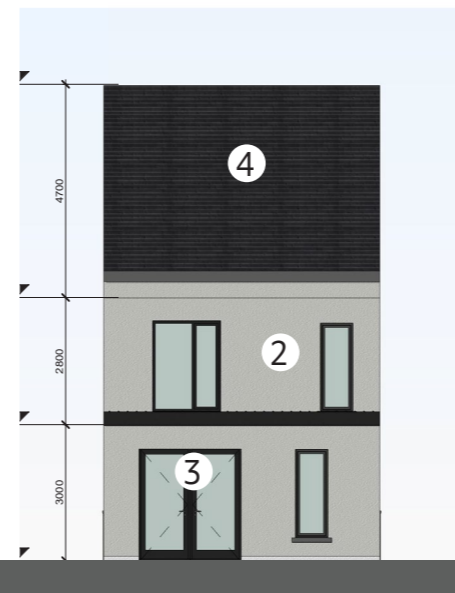
4
Apartment Building



3 Bed House Type



4 Bed House Type



Duplex

CONCLUSION | CLONBURRIS CANAL EXTENSION

The proposal addresses the design criteria set out in the CLONBURRIS - STRATEGIC DEVELOPMENT ZONE and the following Design Standards and Policies;

- South Dublin County Council Development Plan 2016 – 2022
- Delivering Homes, Sustaining Communities (2008) / Quality Housing for Sustainable Communities (2008);
- Sustainable Urban Housing: Design Standards for New Apartments (2018);
- Urban Design Manual – A Best Practice Guide (2009);
- Urban Development and Building Heights (2019)

Conclusion

- The proposed development is consistent with the overall Planning Scheme and Key Objectives set out in the SDZ.
- It will create an attractive, new, high quality neighbourhood in Clonburris.
- It is an optimum use of a strategic site which has been carefully thought to create a sustainable mix of units that are well orientated to maximise solar gain and respond to the immediate site context.
- The development has been laid out to provide both public and private communal amenity spaces that are actively monitored and that can be enjoyed by the residents of the proposed development and the wider community.
- A sustainable urban district based on the integration of land use, promoting identity and prioritizing placemaking.





CLONBURRIS CANAL EXTENSION

PART 8 - HOUSING QUALITY AUDIT

HQA | SUMMARY SCHEDULE

AREA	111.1	113.6	122.6	142.7	84.7	128.5	80	123.4	70.9	58.3	77.9	65.4	52.9	72.4	49.3	53	78	Total	
3 BED House H3AA																			
3 BED House H3AB																			
3 BED House H3AC Accessible Unit																			
4 BED House H4CA																			
Duplex - Aff 2 Bed GF																			
Duplex - Aff 3 Bed 2 storey																			
Duplex - Social 2 Bed GF																			
Duplex - Social 3 Bed 2 storey																			
Triplex - Aff 2 Bed GF (3 person)																			
Triplex - Aff 1 Bed + Study																			
Triplex - Aff 1 Bed + Study																			
Triplex -Social 2 Bed GF (3 person)																			
Triplex - Social 1 Bed + Study																			
Triplex - Social 1 Bed + Study																			
Apt 1 Bed - T1																			
Apt 1 Bed -T2																			
Apt 2 Bed																			
Total	8	1	2	11	19	19	6	6	4	4	4	5	5	5	8	7	4	118	
AFF	5	1	2	6	19	19	6	6	4	4	4	5	5	5	8	7	4	62	
Social	3	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	56	

MDO Mix	1 Bed	2 Bed	3 Bed	4 Bed	Total
Proposed scheme	33	38	36	11	118
%	28	32	31	9	

AFF	Social	Total
62	56	118
52.5	47.5	



HQA | SUMMARY SCHEDULE

	Area/ Unit sq.m	TOTAL No. of Units	No. Affordable Units	No. Social Units	Total No. Units per Block	Carparking provision	Total
BLOCK A							
Houses							
3 BED - Type H3AA	111.10	5	5			1	5
3 BED - Type H3AB	113.60	1	1			1	1
4 BED - Type H4AA	142.70	9	6	3		1	9
		15	12		15		15
BLOCK B							
Duplex - Affordable							
Duplex Type D1AA (Corner)							
Ground Floor Unit - 2 bed	84.70	3	3			1	3
Upper Floors Unit - 3 bed	128.50	3	3			1	3
Duplex Type D1AB (Terrace/Semi D)							
Ground Floor Unit - 2 bed	84.70	2	2			1	2
Upper Floors Unit - 3 bed	128.50	2	2			1	2
		10			10		
Duplex - Social							
Duplex Type D2AA (Corner)							
Ground Floor Unit - 2 bed	80.00	1		1		1	1
Upper Floors Unit - 3 bed	123.40	1		1		1	1
Duplex Type D2AB (Semi D)							
Ground Floor Unit - 2 bed	80.00	1		1		1	1
Upper Floors Unit - 3 bed	123.40	1		1		1	1
		4			4		
Triplex - Affordable							
Triplex Type T1							
Apt 01 - 2 bed	70.90	3	3			1	3
Apt 02 - 1 bed + study	58.30	3	3			0.5	1.5
Apt 03 - 1 bed + study	77.90	3	3			0.5	1.5
		9			9		
Triplex - Social							
Triplex Type T2							
Apt 01 - 2 bed	65.40	2		2		1	2
Apt 02 - 1 bed	52.90	2		2		0.5	1
Apt 03 - 1 bed	72.40	2		2		0.5	1
		6			6		
			19	10	29		24



HQA | SUMMARY SCHEDULE

	Area/ Unit sq.m	TOTAL No. of Units	No. Affordable Units	No. Social Units	Total No. Units per Block	Carparking provision	Total
BLOCK C							
Duplex - Affordable							
Duplex Type D1AA (Corner)							
Ground Floor Unit - 2 bed	84.70	2	2			1	2
Upper Floors Unit - 3 bed	128.50	2	2			1	2
Duplex Type D1AB (Terrace/Semi D)							
Ground Floor Unit - 2 bed	84.70	12	12			1	12
Upper Floors Unit - 3 bed	128.50	12	12			1	12
		28			28		
Triplex - Affordable							
Triplex Type T1							
Apt 01 - 2 bed	70.90	1	1			1	1
Apt 02 - 1 bed + study	58.30	1	1			0.5	0.5
Apt 03 - 1 bed + study	77.90	1	1			0.5	0.5
		3			3		
Triplex - Social							
Triplex Type T2							
Apt 01 - 2 bed	65.40	3		3		1	3
Apt 02 - 1 bed	52.90	3		3		0.5	1.5
Apt 03 - 1 bed	72.40	3		3		0.5	1.5
		9			9		
			31	9	40		36

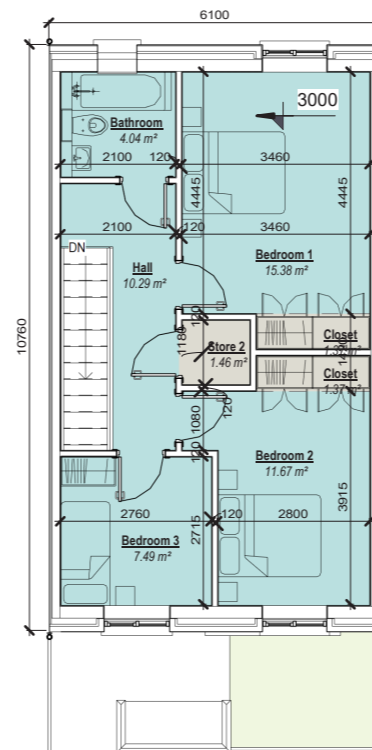
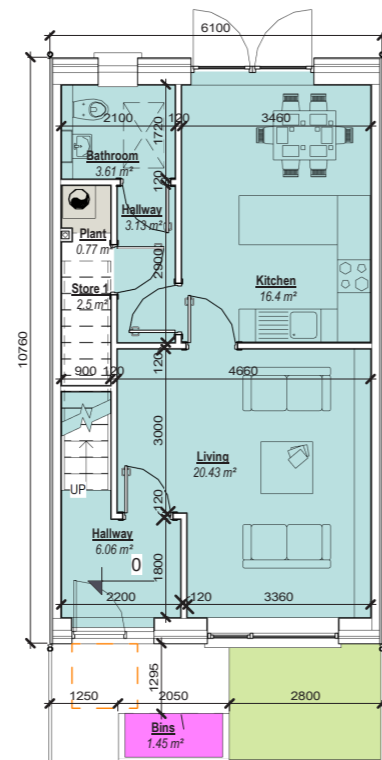
	Area/ Unit sq.m	TOTAL No. of Units	No. Affordable Units	No. Social Units	Total No. Units per Block	Carparking provision	Total
BLOCK D							
Apartment							
1 Bed Apt Type 01	49.30	8		8		0.5	4
1 Bed Apt Type 02	53.00	7		7		0.5	3.5
2 Bed Apt Type 01	78.00	4		4		1	4
		19			19		
Duplex - Social							
Duplex Type D2AA (Semi D)							
Ground Floor Unit - 2 bed	80.00	4		4		1	4
Upper Floors Unit - 3 bed	123.40	4		4		1	4
		8			8		
Houses							
3 BED - Type H3AA	111.10	3		3		1	3
3 BED - Type H3AC	122.60	2		2		1	2
4 BED - Type H4AA	142.70	2		2		1	2
		7			7		
			34		34		27

MDO Proposed scheme

	Total	118	102
	Total	112	PLUS 10% 112

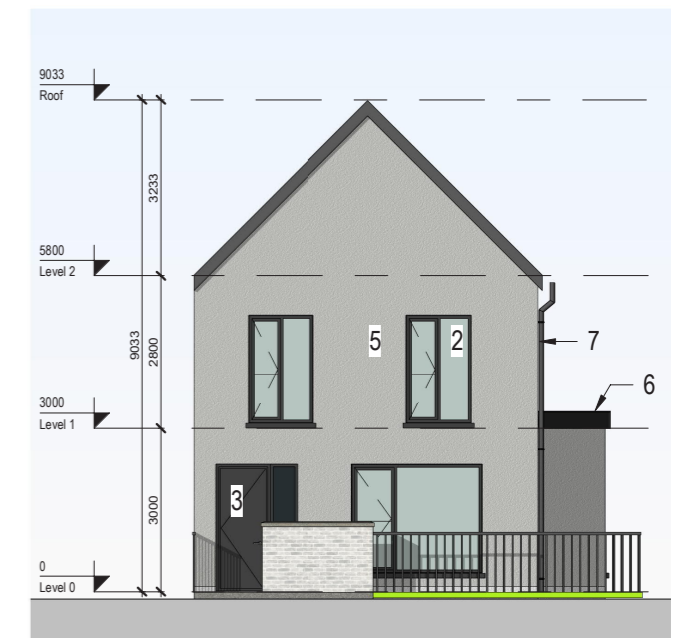
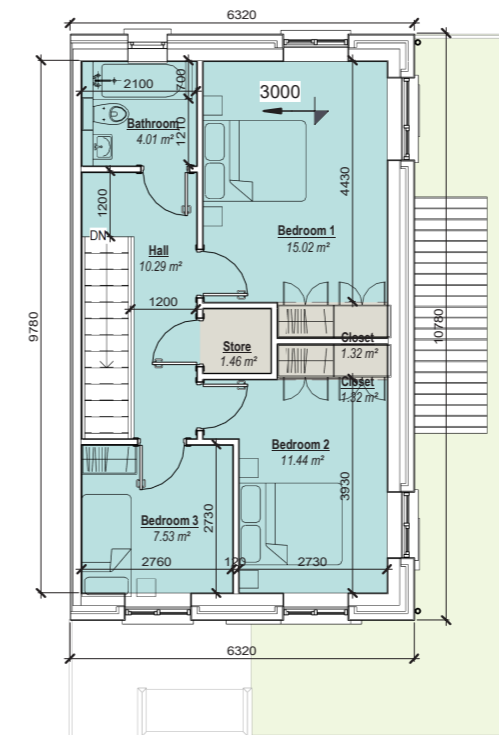
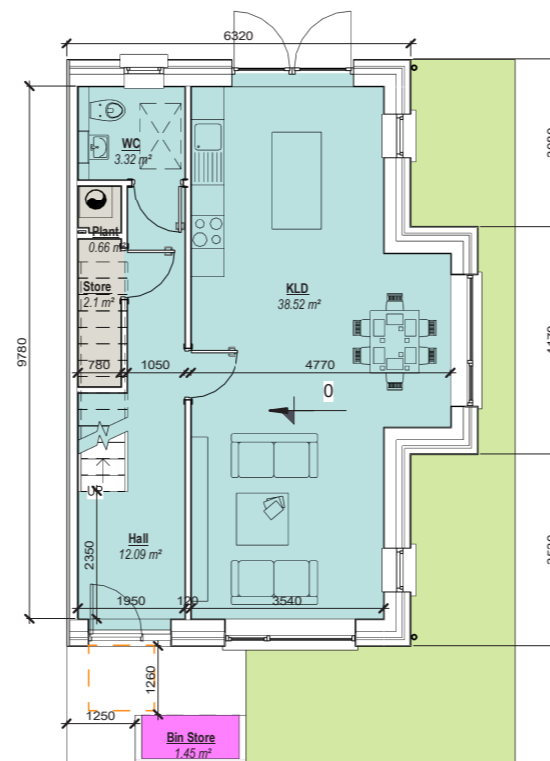


HQA | HOUSE H3AA

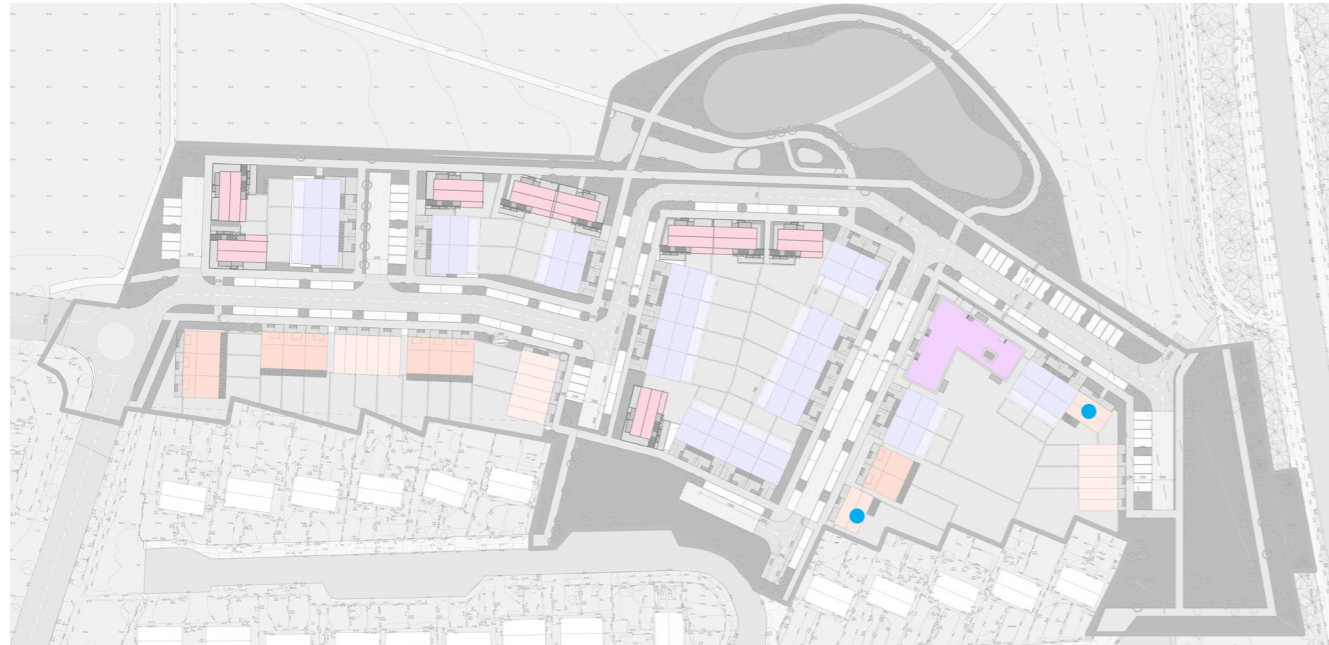


ROOM DATA SCHEDULE				
ROOM INFORMATION		AREA REQUIREMENT		
Name	Level	Area Target	Actual Area	Difference m ²
Bedroom				
Bedroom 1	Level 1	13 m ²	15.38 m ²	2.38 m ²
Bedroom 2	Level 1	11.4 m ²	11.67 m ²	0.27 m ²
Bedroom 3	Level 1	7.1 m ²	7.49 m ²	0.39 m ²
		31.5 m ²	34.55 m ²	3.05 m ²
Living Area				
Kitchen	Level 0	16 m ²	16.4 m ²	0.4 m ²
Living	Level 0	18 m ²	20.43 m ²	2.43 m ²
		34 m ²	36.83 m ²	2.83 m ²
Other				
Bathroom	Level 0		3.61 m ²	
Bathroom	Level 1		4.04 m ²	
Bins	Level 0		1.45 m ²	
Hall	Level 1		10.29 m ²	
Hallway	Level 0		3.13 m ²	
Hallway	Level 0		6.06 m ²	
Plant	Level 0		0.77 m ²	
		0 m ²	29.35 m ²	0 m ²
Store				
Closet	Level 1		1.37 m ²	
Closet	Level 1		1.37 m ²	
Store 1	Level 0		2.5 m ²	
Store 2	Level 1		1.46 m ²	
		0 m ²	6.7 m ²	0 m ²

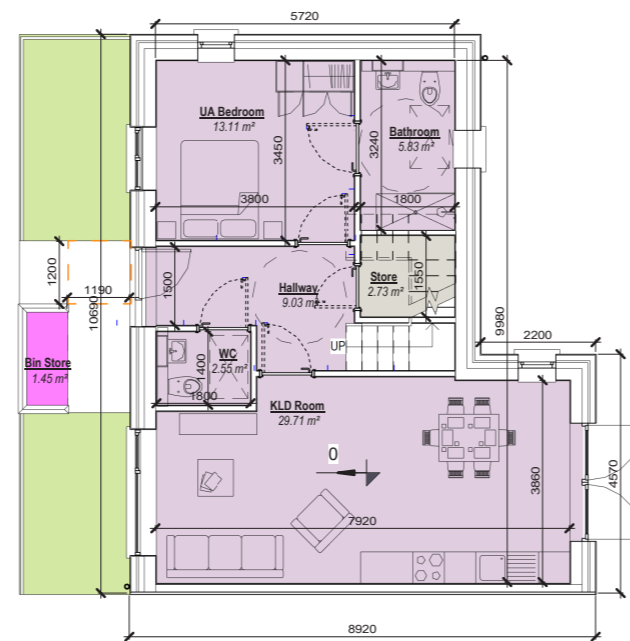
ROOM DATA SCHEDULE				
ROOM INFORMATION		AREA REQUIREMENT		
Name	Level	Area Target	Actual Area	Difference m ²
Bedroom				
Bedroom 1	Level 1	13 m ²	15.02 m ²	2.02 m ²
Bedroom 2	Level 1	11.4 m ²	11.44 m ²	0.04 m ²
Bedroom 3	Level 1	7.1 m ²	7.53 m ²	0.43 m ²
		31.5 m ²	33.99 m ²	2.49 m ²
Living Area				
KLD	Level 0		38.52 m ²	
		0 m ²	38.52 m ²	0 m ²
Other				
Bin Store	Level 0		1.45 m ²	
Hall	Level 0		12.09 m ²	
Hall	Level 1		10.29 m ²	
Plant	Level 0		0.66 m ²	
WC	Level 0		3.32 m ²	
		0 m ²	27.81 m ²	0 m ²
Store				
Closet	Level 1		1.32 m ²	
Closet	Level 1		1.32 m ²	
Store	Level 0		2.1 m ²	
Store	Level 1		1.46 m ²	
		0 m ²	6.2 m ²	0 m ²



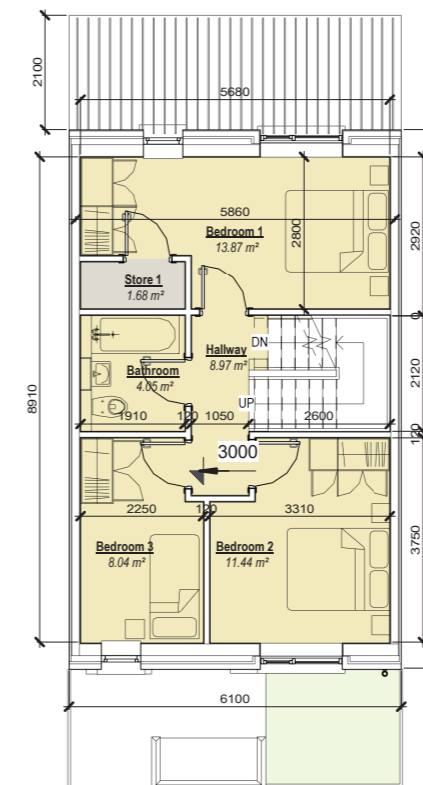
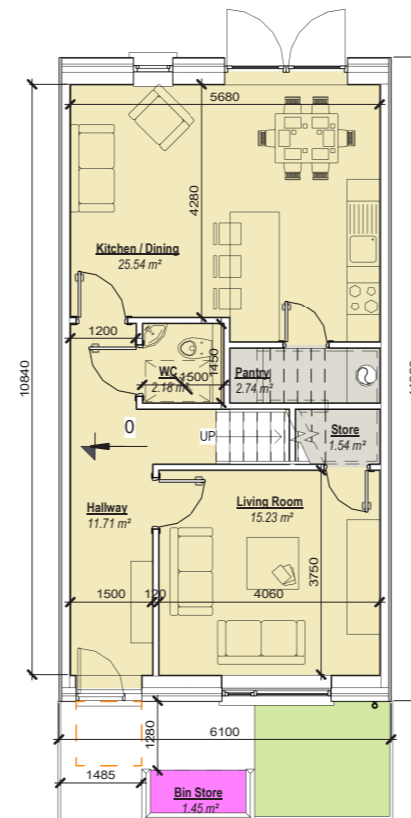
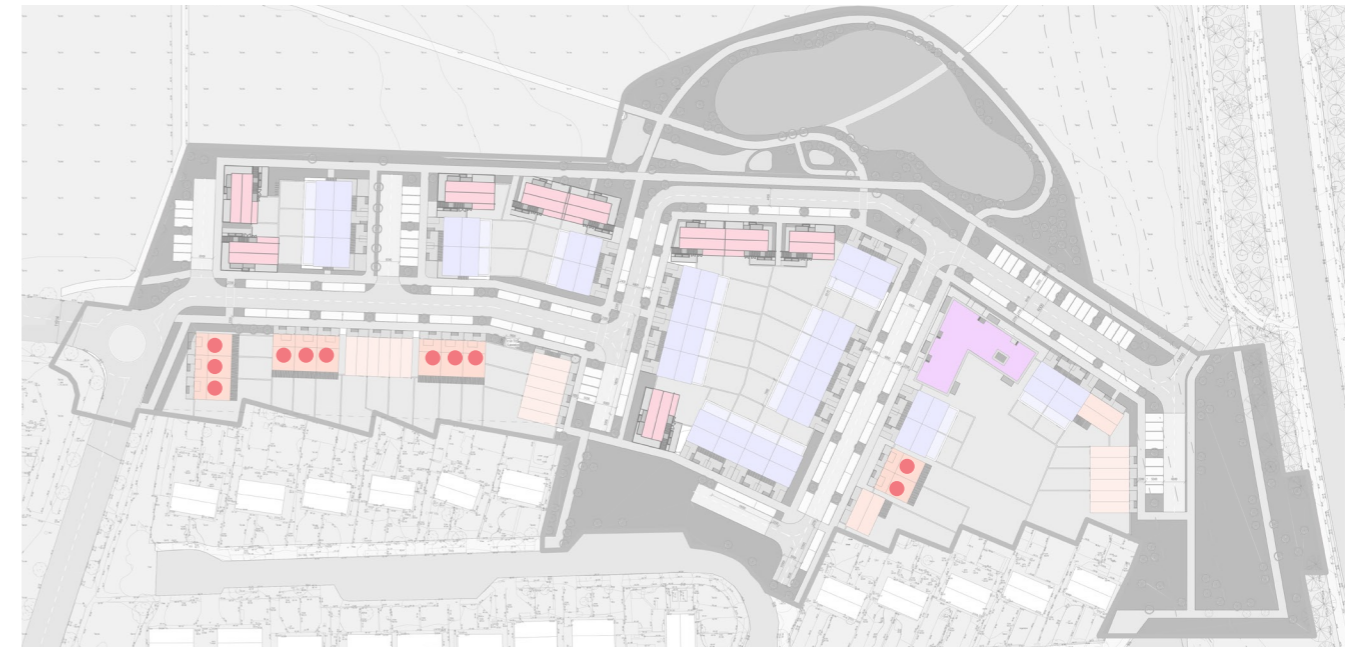
HQA | HOUSE H3AC



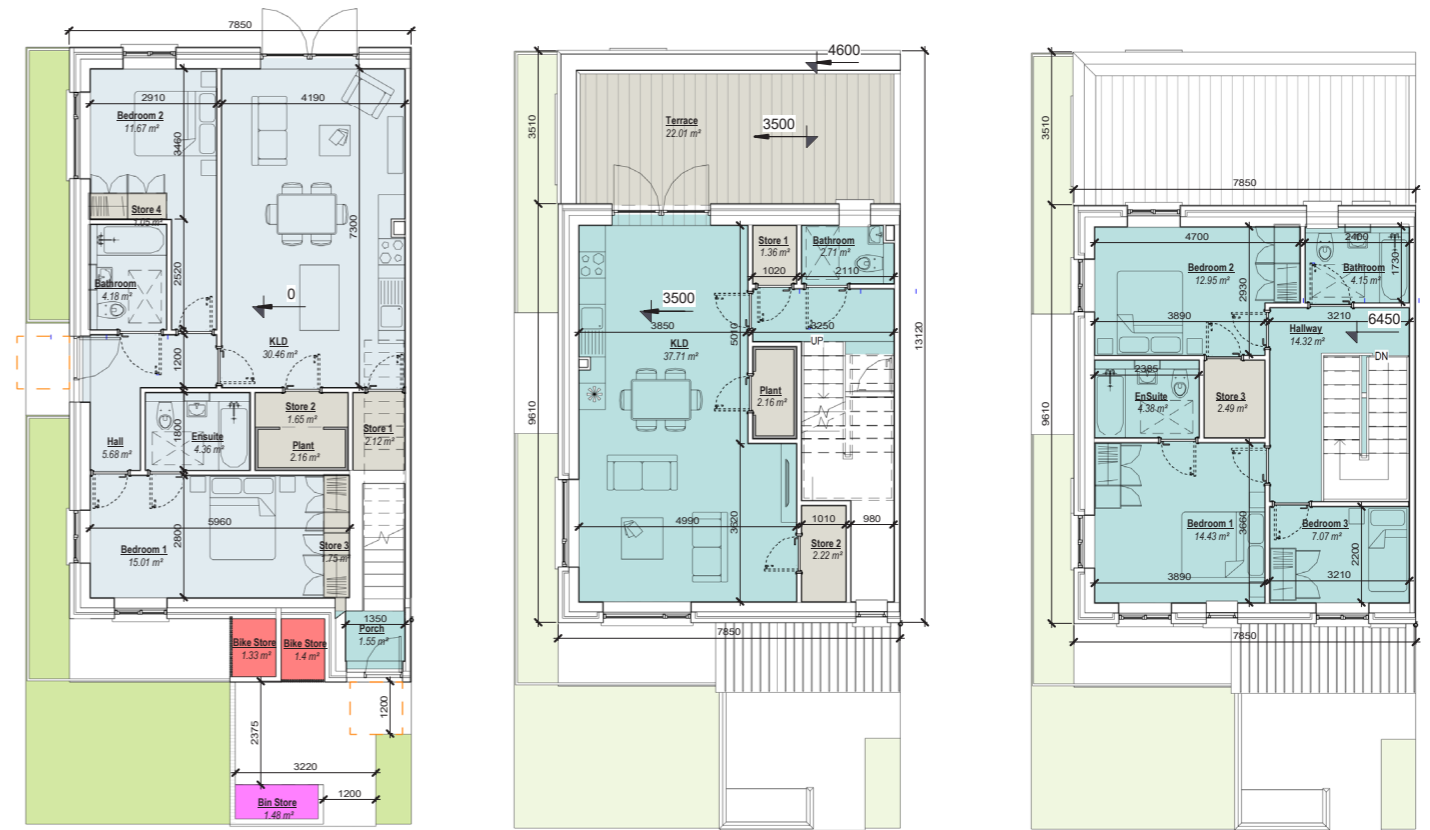
ROOM DATA SCHEDULE				
ROOM INFORMATION		AREA REQUIREMENT		
Name	Level	Area Target	Actual Area	Difference m ²
Bedroom				
Bedroom 2	Level 1	11.4 m ²	12.13 m ²	0.73 m ²
Bedroom 3	Level 1	11.4 m ²	11.14 m ²	-0.26 m ²
UA Bedroom	Level 0	13 m ²	13.11 m ²	0.11 m ²
		35.8 m ²	36.39 m ²	0.59 m ²
Living Area				
Family	Level 1	7.1 m ²	14.92 m ²	7.82 m ²
KLD Room	Level 0	30 m ²	29.71 m ²	-0.29 m ²
		37.1 m ²	44.63 m ²	7.53 m ²
Other				
Bin Store	Level 0	0 m ²	1.45 m ²	0 m ²
Hall	Level 1	0 m ²	9.66 m ²	0 m ²
Hallway	Level 0	0 m ²	9.03 m ²	0 m ²
WC	Level 0	0 m ²	2.55 m ²	0 m ²
		0 m ²	22.68 m ²	0 m ²
Store				
Store		7 m ²	2.73 m ²	2.73 m ²
Store 1	Level 1	0 m ²	1.26 m ²	0 m ²
Store 2	Level 1	0 m ²	1.15 m ²	0 m ²
		7 m ²	5.14 m ²	2.73 m ²



ROOM DATA SCHEDULE				
ROOM INFORMATION		AREA REQUIREMENT		
Name	Level	Area Target	Actual Area	Difference m ²
Bin Store	Level 0	0 m ²	1.45 m ²	0 m ²
Hallway	Not Placed	0 m ²	0 m ²	0 m ²
		0 m ²	1.45 m ²	0 m ²
Bedroom				
Bedroom 1	Level 1	11.4 m ²	13.87 m ²	2.47 m ²
Bedroom 2	Level 1	11.4 m ²	11.44 m ²	0.04 m ²
Bedroom 3	Level 1	7.1 m ²	8.04 m ²	0.94 m ²
Master Bedroom	Level 2	13 m ²	17.49 m ²	4.49 m ²
		42.9 m ²	50.84 m ²	7.94 m ²
Living Area				
Kitchen / Dining	Level 0	0 m ²	25.54 m ²	25.54 m ²
Living Room	Level 0	15 m ²	15.23 m ²	0.23 m ²
		15 m ²	40.77 m ²	25.77 m ²
Other				
Ensuite	Level 2	0 m ²	4.05 m ²	0 m ²
Hallway		0 m ²	28.41 m ²	0 m ²
WC	Level 0	0 m ²	2.18 m ²	0 m ²
		0 m ²	34.64 m ²	0 m ²
Store				
Pantry	Level 0	0 m ²	2.74 m ²	0 m ²
Store	Level 0	0 m ²	1.54 m ²	0 m ²
Store 1	Level 1	0 m ²	1.68 m ²	1.68 m ²
		0 m ²	5.96 m ²	1.68 m ²

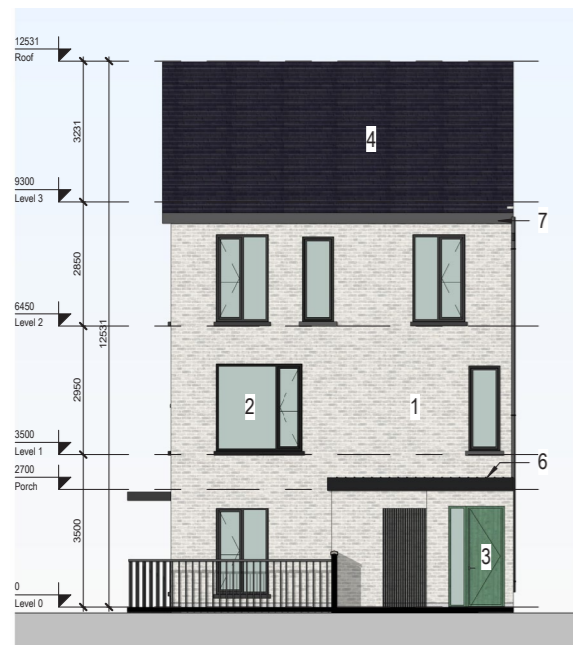


HQA | DUPLEX D1AA



APARTMENT ROOM DATA SCHEDULE				
ROOM INFORMATION		AREA REQUIREMENT		
Name	Level	Area Target	Actual Area	Difference m ²
Bedroom				
Bedroom 1	Level 0	13 m ²	15.01 m ²	2.01 m ²
Bedroom 2	Level 0	11.4 m ²	11.67 m ²	0.27 m ²
		24.4 m ²	26.68 m ²	2.28 m ²
Living Area				
KLD	Level 0	28 m ²	30.46 m ²	2.46 m ²
		28 m ²	30.46 m ²	2.46 m ²
Other				
Bathroom	Level 0		4.18 m ²	
Bike Store	Level 0		1.33 m ²	
Ensuite	Level 0		4.36 m ²	
Hall	Level 0		5.68 m ²	
Plant	Level 0		2.16 m ²	
		0 m ²	17.71 m ²	0 m ²
Store				
Store 1	Level 0		2.12 m ²	
Store 2	Level 0		1.65 m ²	
Store 3	Level 0		1.75 m ²	
Store 4	Level 0		1.05 m ²	
		0 m ²	6.58 m ²	0 m ²

DUPLEX ROOM DATA SCHEDULE				
ROOM INFORMATION		AREA REQUIREMENT		
Name	Level	Area Target	Actual Area	Difference m ²
Bedroom				
Bedroom 1	Level 2	13 m ²	14.43 m ²	1.43 m ²
Bedroom 2	Level 2	11.4 m ²	12.95 m ²	1.55 m ²
Bedroom 3	Level 2	7.1 m ²	7.07 m ²	-0.03 m ²
		31.5 m ²	34.45 m ²	2.95 m ²
Living Area				
KLD	Level 1	34 m ²	37.71 m ²	3.71 m ²
		34 m ²	37.71 m ²	3.71 m ²
Other				
Bathroom	Level 2		4.15 m ²	
Bathroom	Level 1		2.71 m ²	
Bike Store	Level 0		1.4 m ²	
Bin Store	Level 0		1.48 m ²	
EnSuite	Level 2		4.38 m ²	
Hallway	Level 2		14.32 m ²	
Hallway	Level 1		4.23 m ²	
Plant	Level 1		2.16 m ²	
Terrace	Level 1		22.01 m ²	
		0 m ²	56.84 m ²	0 m ²
Store 1				
Store 1	Level 1		1.36 m ²	
Store 2	Level 1		2.22 m ²	
Store 3	Level 2		2.49 m ²	
		0 m ²	6.07 m ²	0 m ²



HQA | DUPLEX D1AB

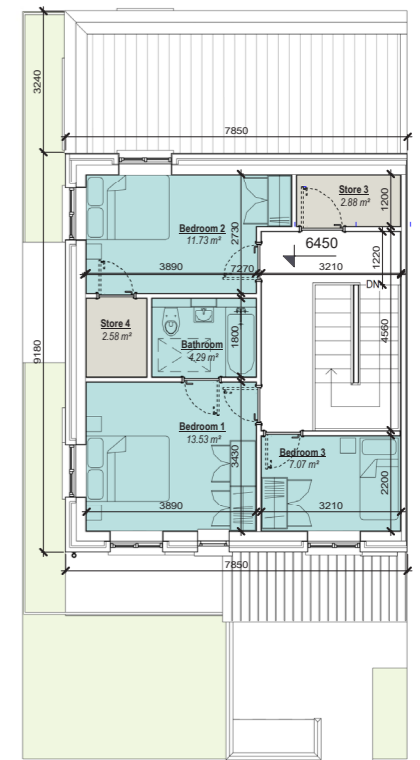
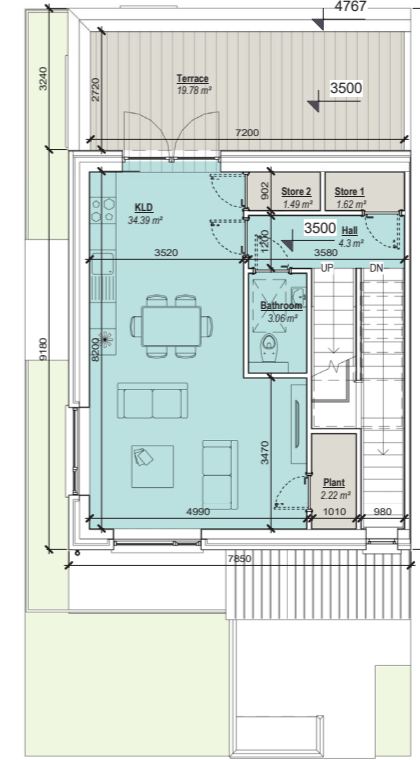
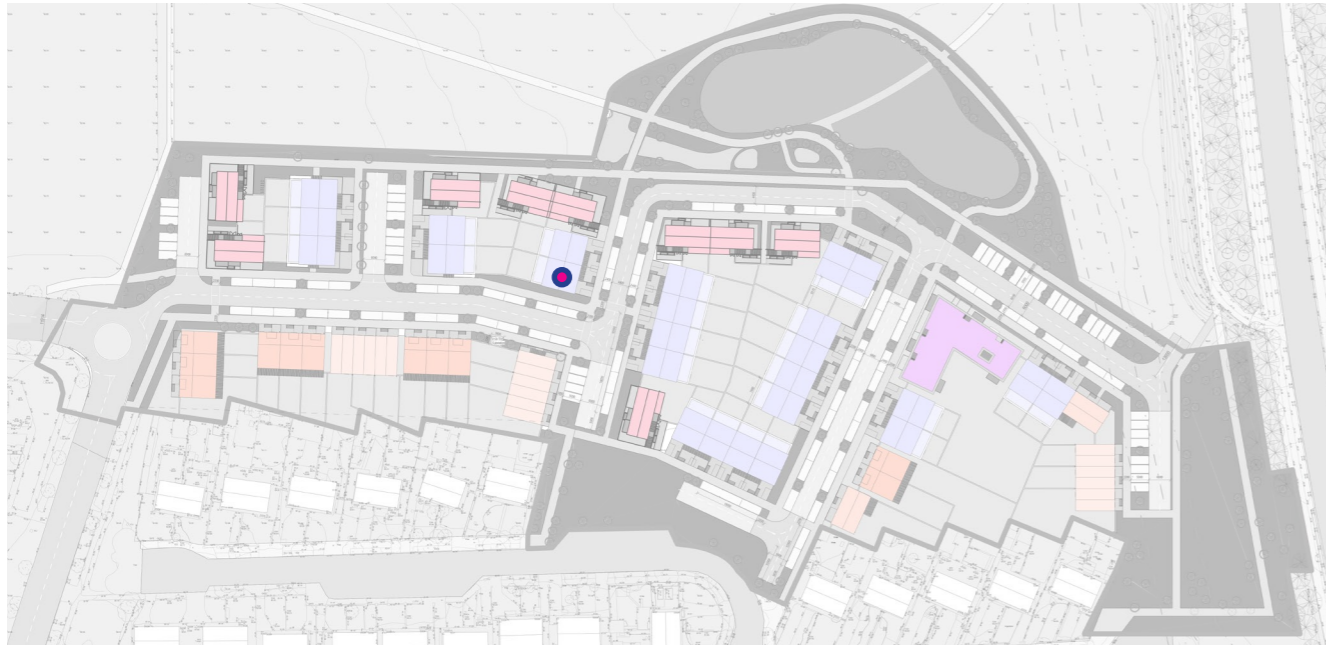


APARTMENT ROOM DATA SCHEDULE				
ROOM INFORMATION		AREA REQUIREMENT		
Name	Level	Area Target	Actual Area	Difference m ²
Bedroom				
Bedroom 1	Level 0	13 m ²	13.1 m ²	0.1 m ²
Bedroom 2	Level 0	11.4 m ²	11.69 m ²	0.29 m ²
		24.4 m ²	24.8 m ²	0.4 m ²
Living Area				
Kitchen-Living-Dining	Level 0	28 m ²	30.38 m ²	2.38 m ²
		28 m ²	30.38 m ²	2.38 m ²
Other				
Bathroom	Level 0		4.32 m ²	
Bike Store	Level 0		1.33 m ²	
Bin Store	Level 0		1.52 m ²	
Ensuite	Level 0		4.48 m ²	
Hall	Level 0		9.43 m ²	
Plant	Level 0		2.16 m ²	
		0 m ²	23.24 m ²	0 m ²
Store				
Store 1	Level 0		1.76 m ²	
Store 2	Level 0		2.18 m ²	
Store 3	Level 0		1.09 m ²	
		0 m ²	5.03 m ²	0 m ²

DUPLEX ROOM DATA SCHEDULE				
ROOM INFORMATION		AREA REQUIREMENT		
Name	Level	Area Target	Actual Area	Difference m ²
Bedroom				
Bedroom 1	Level 2	13 m ²	14.46 m ²	1.46 m ²
Bedroom 2	Level 2	11.4 m ²	12.97 m ²	1.57 m ²
Bedroom 3	Level 2	7.1 m ²	7.06 m ²	-0.04 m ²
		31.5 m ²	34.49 m ²	2.99 m ²
Living Area				
KLD	Level 1	34 m ²	37.8 m ²	3.8 m ²
		34 m ²	37.8 m ²	3.8 m ²
Other				
Bathroom	Level 2		4.15 m ²	
Bathroom	Level 1		2.71 m ²	
Bike Store	Level 0		1.45 m ²	
Bin Store	Level 0		1.48 m ²	
EnSuite	Level 2		4.24 m ²	
Hallway	Level 1		13.46 m ²	
Hallway	Level 2		14.32 m ²	
Porch	Level 0		1.55 m ²	
Terrace	Level 1		21.91 m ²	
		0 m ²	65.27 m ²	0 m ²
Store 1				
Plant	Level 1		2.16 m ²	
Store 1	Level 1		2.22 m ²	
Store 2	Level 1		1.36 m ²	
Store 3	Level 2		2.6 m ²	
		0 m ²	8.34 m ²	0 m ²



HQA | DUPLEX D2AA

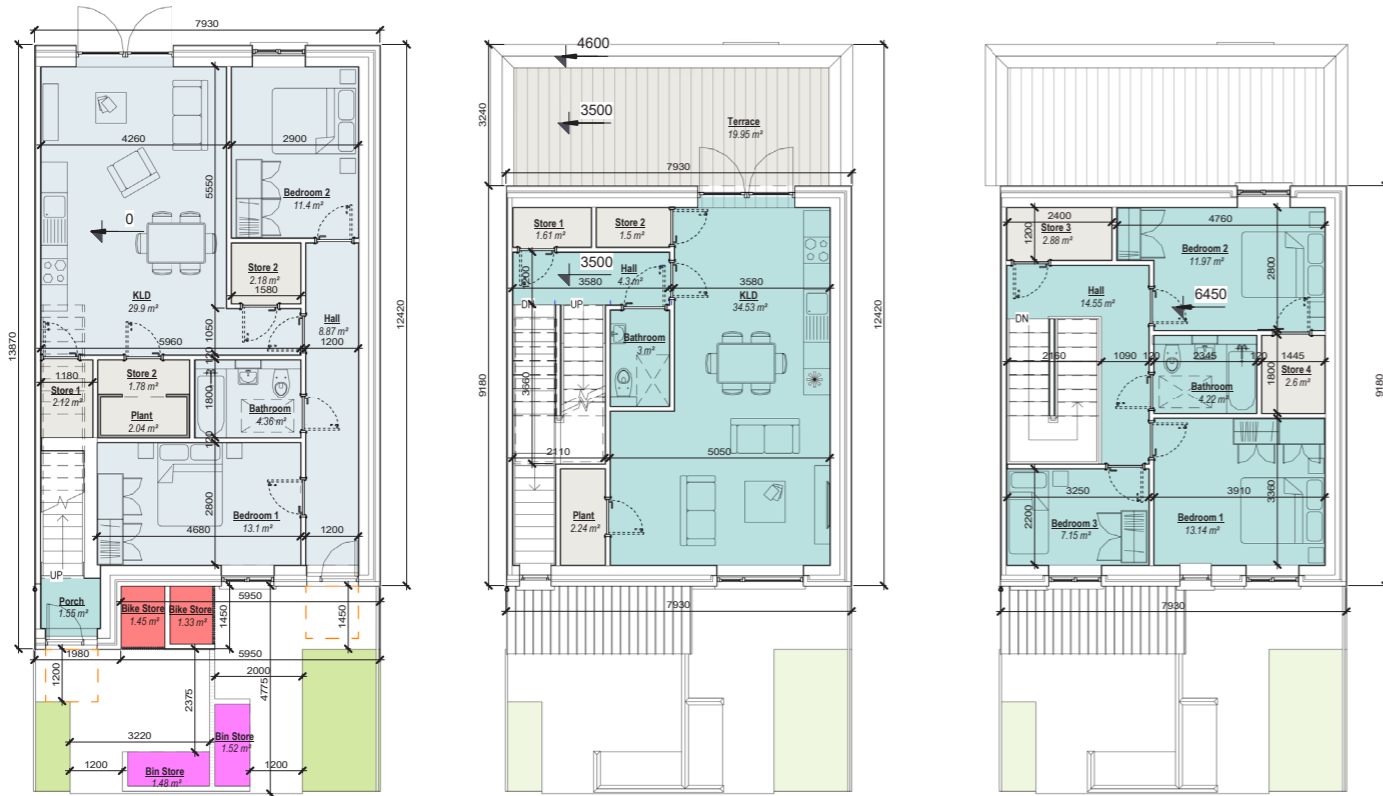


APARTMENT ROOM DATA SCHEDULE				
ROOM INFORMATION		AREA REQUIREMENT		
Name	Level	Area Target	Actual Area	Difference m ²
Bedroom				
Bedroom 1	Level 0	13 m ²	15.01 m ²	2.01 m ²
Bedroom 2	Level 0	11.4 m ²	12.42 m ²	1.02 m ²
		24.4 m ²	27.43 m ²	3.03 m ²
Living Area				
KLD	Level 0		28.84 m ²	
		0 m ²	28.84 m ²	0 m ²
Other				
Bathroom	Level 0		4.32 m ²	
Hall	Level 0		4.61 m ²	
Plant	Level 0		2.16 m ²	
		0 m ²	11.09 m ²	0 m ²
Store				
Bike Store	Level 0		1.33 m ²	
Store 1	Level 0		1.65 m ²	
Store 2	Level 0		2.05 m ²	
Store 3	Level 0		1.68 m ²	
Store 4	Level 0		2.54 m ²	
		0 m ²	9.26 m ²	0 m ²

DUPLEX ROOM DATA SCHEDULE				
ROOM INFORMATION		AREA REQUIREMENT		
Name	Level	Area Target	Actual Area	Difference m ²
Plant				
Plant	Level 1		2.22 m ²	
		0 m ²	2.22 m ²	0 m ²
Bedroom				
Bedroom 1	Level 2	13 m ²	13.53 m ²	0.53 m ²
Bedroom 2	Level 2	11.4 m ²	11.73 m ²	0.33 m ²
Bedroom 3	Level 2	7.1 m ²	7.07 m ²	-0.03 m ²
		31.5 m ²	32.33 m ²	0.83 m ²
Living Area				
KLD	Level 1	34 m ²	34.39 m ²	0.39 m ²
		34 m ²	34.39 m ²	0.39 m ²
Other				
Bathroom	Level 1	0 m ²	3.06 m ²	3.06 m ²
Bathroom	Level 2		4.29 m ²	
Bin Store	Level 0		1.48 m ²	
Hall	Level 1		4.3 m ²	
Porch	Level 0		4.36 m ²	
Terrace	Level 1		19.78 m ²	
		0 m ²	37.28 m ²	3.06 m ²
Store				
Bike Store	Level 0		1.4 m ²	
Store 1	Level 1		1.62 m ²	
Store 2	Level 1		1.49 m ²	
Store 3	Level 2		2.88 m ²	
Store 4	Level 2		2.58 m ²	



HQA | DUPLEX D2AB

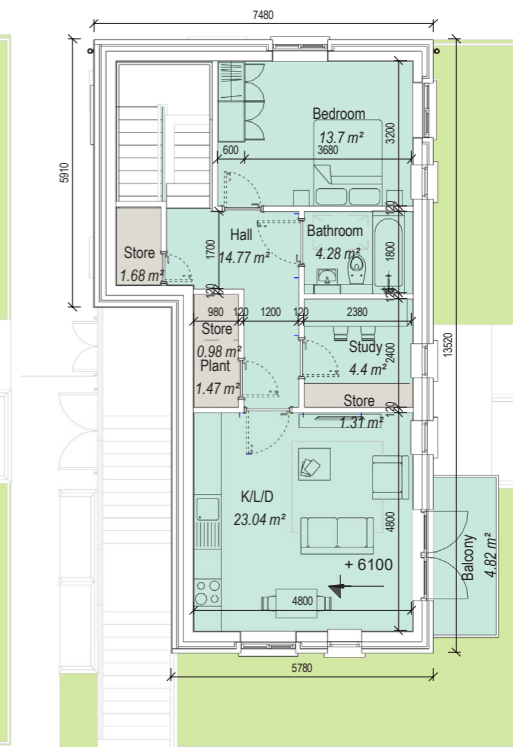
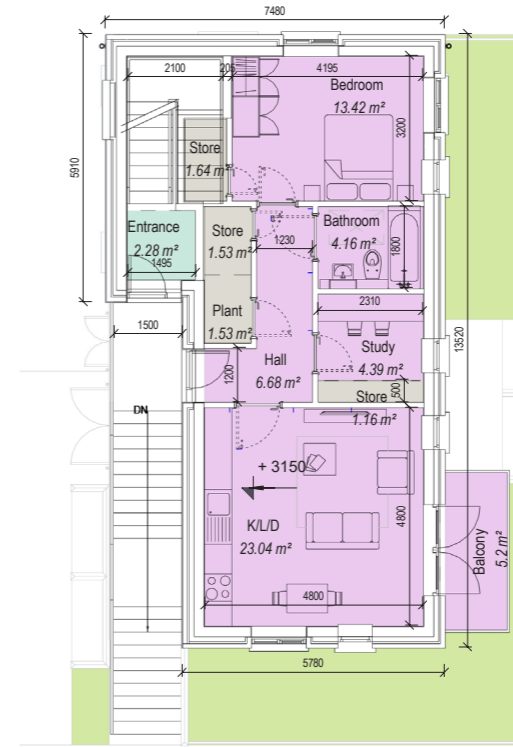
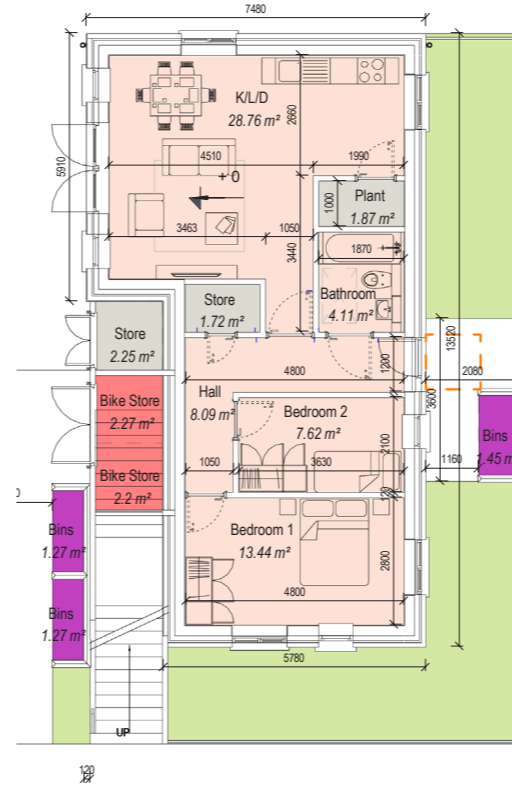
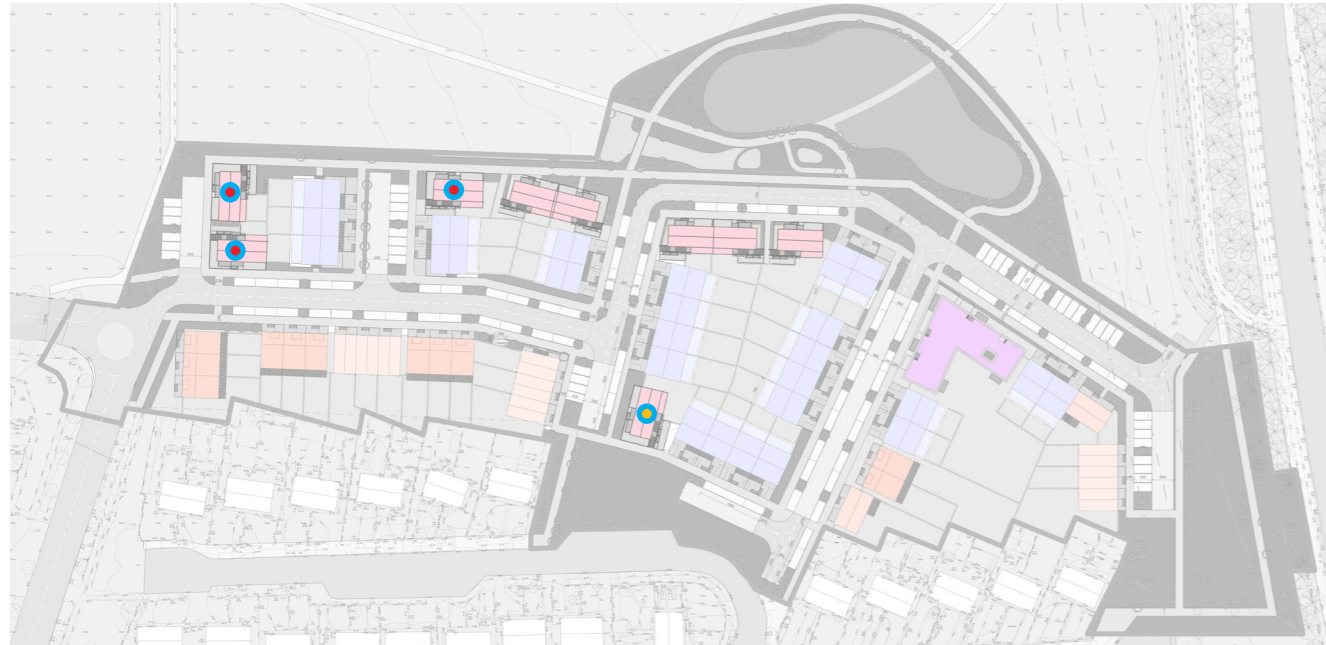


APARTMENT ROOM DATA SCHEDULE				
ROOM INFORMATION		AREA REQUIREMENT		
Name	Level	Area Target	Actual Area	Difference m ²
Bedroom				
Bedroom 1	Level 0	13 m ²	13.1 m ²	0.1 m ²
Bedroom 2	Level 0	11.4 m ²	11.4 m ²	0 m ²
		24.4 m ²	24.5 m ²	0.1 m ²
Living Area				
KLD	Level 0	28 m ²	29.9 m ²	1.9 m ²
		28 m ²	29.9 m ²	1.9 m ²
Other				
Bathroom	Level 0		4.36 m ²	
Bin Store	Level 0		1.52 m ²	
Hall	Level 0		8.87 m ²	
Plant	Level 0		2.04 m ²	
		0 m ²	16.78 m ²	0 m ²
Store				
Bike Store	Level 0		1.33 m ²	
Store 1	Level 0		2.12 m ²	
Store 2	Level 0		1.78 m ²	
Store 2	Level 0		2.18 m ²	
		0 m ²	7.42 m ²	0 m ²

DUPLEX ROOM DATA SCHEDULE				
ROOM INFORMATION		AREA REQUIREMENT		
Name	Level	Area Target	Actual Area	Difference m ²
Bedroom				
Bedroom 1	Level 2	13 m ²	13.14 m ²	0.14 m ²
Bedroom 2	Level 2	11.4 m ²	11.97 m ²	0.57 m ²
Bedroom 3	Level 2	7.1 m ²	7.15 m ²	0.05 m ²
		31.5 m ²	32.26 m ²	0.76 m ²
Living Area				
KLD	Level 1	34 m ²	34.53 m ²	0.53 m ²
		34 m ²	34.53 m ²	0.53 m ²
Other				
Bathroom	Level 1		3 m ²	
Bathroom	Level 2		4.22 m ²	
Bin Store	Level 0		1.48 m ²	
Hall	Level 1		4.3 m ²	
Hall	Level 2		14.55 m ²	
Plant	Level 1		2.24 m ²	
Porch	Level 0		1.55 m ²	
Terrace	Level 1		19.95 m ²	
		0 m ²	51.29 m ²	0 m ²
Store				
Bike Store	Level 0		1.45 m ²	
Store 1	Level 1		1.61 m ²	
Store 2	Level 1		1.5 m ²	
Store 3	Level 2		2.88 m ²	
Store 4	Level 2		2.6 m ²	
		0 m ²	10.04 m ²	0 m ²



HQA | TRIPLEX T1AA (3 STACKED SIMPLEX)



ROOM DATA SCHEDULE - APARTMENT 1					
ROOM INFORMATION			AREA REQUIREMENT		
Level	Name	Occupancy	Area Target	Actual Area	Difference m ²
Bedroom					
00	Bedroom 1		13.00 m ²	13.44 m ²	0.44 m ²
00	Bedroom 2		7.10 m ²	7.62 m ²	0.52 m ²
			20.10 m ²	21.06 m ²	0.96 m ²
Living Area					
00	K/L/D		28.00 m ²	28.76 m ²	0.76 m ²
			28.00 m ²	28.76 m ²	0.76 m ²
Other					
00	Bathroom			4.11 m ²	
00	Hall			8.09 m ²	
00	Plant			1.87 m ²	
			0.00 m ²	14.08 m ²	0.00 m ²
Store					
00	Store			2.25 m ²	
00	Store			1.72 m ²	
			0.00 m ²	3.97 m ²	0.00 m ²

ROOM DATA SCHEDULE - APARTMENT 2					
ROOM INFORMATION			AREA REQUIREMENT		
Level	Name	Occupancy	Area Target	Actual Area	Difference m ²
Bedroom					
01	Bedroom		13.00 m ²	13.42 m ²	0.42 m ²
			13.00 m ²	13.42 m ²	0.42 m ²
Living Area					
01	K/L/D		23.00 m ²	23.04 m ²	0.04 m ²
			23.00 m ²	23.04 m ²	0.04 m ²
Other					
01	Balcony			5.20 m ²	
01	Bathroom			4.16 m ²	
00	Bins			1.27 m ²	
01	Hall			6.68 m ²	
01	Plant			1.53 m ²	
01	Study			4.39 m ²	
			0.00 m ²	23.23 m ²	0.00 m ²
Store					
00	Bike Store			2.27 m ²	
01	Store			1.53 m ²	
01	Store			1.16 m ²	
01	Store			1.64 m ²	
			0.00 m ²	6.60 m ²	0.00 m ²

ROOM DATA SCHEDULE - APARTMENT 3					
ROOM INFORMATION			AREA REQUIREMENT		
Level	Name	Occupancy	Area Target	Actual Area	Difference m ²
Bedroom					
02	Bedroom		13.00 m ²	13.70 m ²	0.70 m ²
			13.00 m ²	13.70 m ²	0.70 m ²
Living Area					
02	K/L/D		23.00 m ²	23.04 m ²	0.04 m ²
			23.00 m ²	23.04 m ²	0.04 m ²
Other					
02	Balcony			4.82 m ²	
02	Bathroom			4.28 m ²	
00	Bins			1.27 m ²	
01	Entrance			2.28 m ²	
02	Hall			14.77 m ²	
02	Plant			1.47 m ²	
02	Study			4.40 m ²	
			0.00 m ²	33.31 m ²	0.00 m ²
Store					
00	Bike Store			2.20 m ²	
02	Store			1.68 m ²	
02	Store			1.31 m ²	
02	Store			0.98 m ²	
			0.00 m ²	6.16 m ²	0.00 m ²

HQA | TRIPLEX T2AA (3 STACKED SIMPLEX)



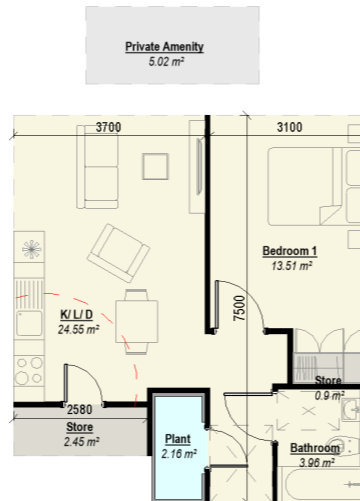
ROOM DATA SCHEDULE - APARTMENT 1					
ROOM INFORMATION			AREA REQUIREMENT		
Level	Name	Occupancy	Area Target	Actual Area	Difference m ²
Bedroom					
00	Bedroom 1		13.00 m ²	13.44 m ²	0.44 m ²
			13.00 m ²	13.44 m ²	0.44 m ²
Living Area					
00	K/L/D		23.00 m ²	25.60 m ²	2.60 m ²
			23.00 m ²	25.60 m ²	2.60 m ²
Other					
00	Bathroom			5.50 m ²	
00	Hall			7.59 m ²	
00	Plant			1.33 m ²	
00	Study		5.00 m ²	5.72 m ²	0.72 m ²
			5.00 m ²	20.15 m ²	0.72 m ²
Store					
00	Store			2.25 m ²	
00	Store			1.15 m ²	
			0.00 m ²	3.40 m ²	0.00 m ²

ROOM DATA SCHEDULE - APARTMENT 2					
ROOM INFORMATION			AREA REQUIREMENT		
Level	Name	Occupancy	Area Target	Actual Area	Difference m ²
Bedroom					
01	Bedroom		13.00 m ²	13.34 m ²	0.34 m ²
			13.00 m ²	13.34 m ²	0.34 m ²
Living Area					
01	K/L/D		23.00 m ²	23.22 m ²	0.22 m ²
			23.00 m ²	23.22 m ²	0.22 m ²
Other					
01	Balcony			5.19 m ²	
01	Bathroom			4.21 m ²	
01	Hall			5.50 m ²	
01	Plant			2.16 m ²	
			0.00 m ²	17.06 m ²	0.00 m ²
Store					
00	Bike Store			2.37 m ²	
01	Store			1.56 m ²	
01	Store			2.11 m ²	
			0.00 m ²	6.04 m ²	0.00 m ²

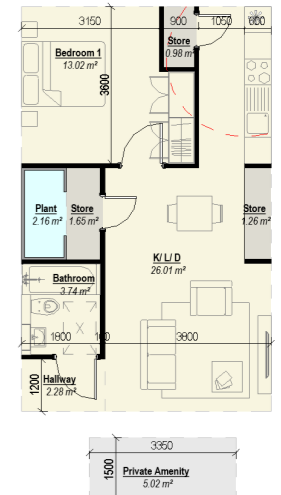
ROOM DATA SCHEDULE - APARTMENT 3					
ROOM INFORMATION			AREA REQUIREMENT		
Level	Name	Occupancy	Area Target	Actual Area	Difference m ²
Bedroom					
02	Bedroom		13.00 m ²	13.61 m ²	0.61 m ²
			13.00 m ²	13.61 m ²	0.61 m ²
Living Area					
02	K/L/D		23.00 m ²	25.60 m ²	2.60 m ²
			23.00 m ²	25.60 m ²	2.60 m ²
Other					
02	Balcony			4.82 m ²	
02	Bathroom			3.96 m ²	
01	Entrance			2.41 m ²	
02	Hall			11.86 m ²	
02	Plant			1.63 m ²	
			0.00 m ²	24.68 m ²	0.00 m ²
Store					
00	Bike Store			2.10 m ²	
02	Store			1.95 m ²	
02	Store			2.01 m ²	
			0.00 m ²	6.06 m ²	0.00 m ²

HQA | APARTMENT BLOCK

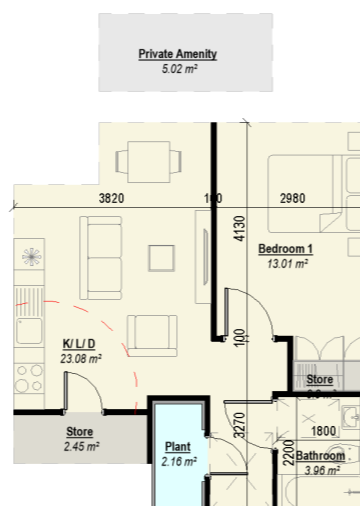
1 Bed Type 01-A01						
Occupancy	ROOM REQUIREMENT			DIMENSION REQUIREMENT		
	Name	Min Area (m ²)	Actual Area (m ²)	Difference (m ²)	Min Width (m)	Compliance Check
1B 2P	Bathroom		3.96 m ²			
1B 2P	Bedroom 1	13.00 m ²	13.51 m ²	0.51 m ²	2.80	Yes
1B 2P	K/ L/ D	23.00 m ²	24.55 m ²	1.55 m ²	3.30	Yes
1B 2P	Plant		2.16 m ²			
1B 2P	Private Amenity	5.00 m ²	5.02 m ²	0.02 m ²	1.50	Yes
1B 2P	Store		0.90 m ²			No
1B 2P	Store		2.45 m ²			



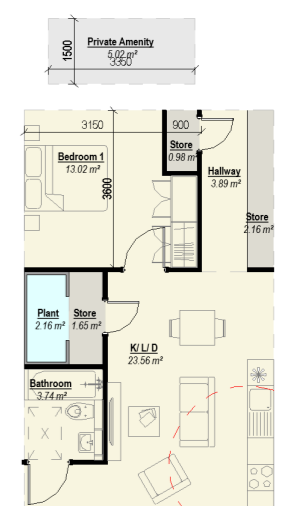
1 Bed Type 02-A01						
Occupancy	ROOM REQUIREMENT			DIMENSION REQUIREMENT		
	Name	Min Area (m ²)	Actual Area (m ²)	Difference (m ²)	Min Width (m)	Compliance Check
1B 2P	Bathroom		3.74 m ²			
1B 2P	Bedroom 1	13.00 m ²	13.02 m ²	0.02 m ²	2.80	Yes
1B 2P	Hallway		2.28 m ²			
1B 2P	K/ L/ D	23.00 m ²	26.01 m ²	3.01 m ²	3.30	Yes
1B 2P	Plant		2.16 m ²			
1B 2P	Private Amenity	5.00 m ²	5.02 m ²	0.02 m ²	1.50	Yes
1B 2P	Store		1.26 m ²			No
1B 2P	Store		0.98 m ²			No
1B 2P	Store		1.65 m ²			



1 Bed Type 01-C01						
Occupancy	ROOM REQUIREMENT			DIMENSION REQUIREMENT		
	Name	Min Area (m ²)	Actual Area (m ²)	Difference (m ²)	Min Width (m)	Compliance Check
1B 2P	Bathroom		3.96 m ²			
1B 2P	Bedroom 1	13.00 m ²	13.01 m ²	0.01 m ²	2.80	Yes
1B 2P	K/ L/ D	23.00 m ²	23.08 m ²	0.08 m ²	3.30	Yes
1B 2P	Plant		2.16 m ²			
1B 2P	Private Amenity	5.00 m ²	5.02 m ²	0.02 m ²	1.50	Yes
1B 2P	Store		2.45 m ²			
1B 2P	Store		0.90 m ²			

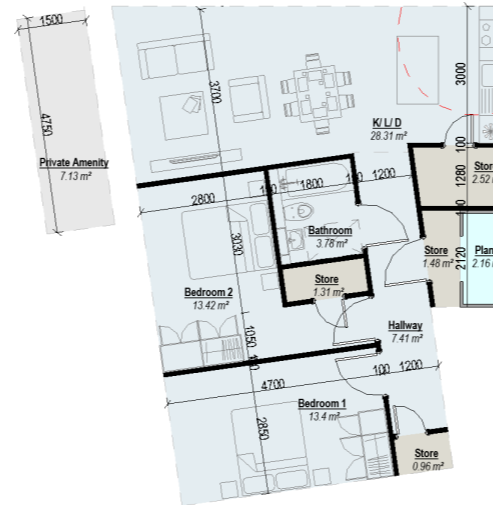


1 Bed Type 02-B01						
Occupancy	ROOM REQUIREMENT			DIMENSION REQUIREMENT		
	Name	Min Area (m ²)	Actual Area (m ²)	Difference (m ²)	Min Width (m)	Compliance Check
1B 2P	Bathroom		3.74 m ²			
1B 2P	Bedroom 1	13.00 m ²	13.02 m ²	0.02 m ²	2.80	Yes
1B 2P	Hallway		3.89 m ²			
1B 2P	K/ L/ D	23.00 m ²	23.56 m ²	0.56 m ²	3.30	Yes
1B 2P	Plant		2.16 m ²			
1B 2P	Private Amenity	5.00 m ²	5.02 m ²	0.02 m ²	1.50	Yes
1B 2P	Store		2.16 m ²			No
1B 2P	Store		0.98 m ²			No
1B 2P	Store		1.65 m ²			



HQA | APARTMENT BLOCK

2 Bed Type 01-A01						
Occupancy	ROOM REQUIREMENT			DIMENSION REQUIREMENT		
	Name	Min Area (m ²)	Actual Area (m ²)	Difference (m ²)	Min Width (m)	Compliance Check
2B 4P	Bathroom		3.78 m ²			
2B 4P	Bedroom 1	13.00 m ²	13.40 m ²	0.40 m ²	2.80	Yes
2B 4P	Bedroom 2	11.40 m ²	13.42 m ²	2.02 m ²	2.80	Yes
2B 4P	Hallway		7.41 m ²			
2B 4P	K/ L/ D	28.00 m ²	28.31 m ²	0.31 m ²	3.60	Yes
2B 4P	Plant		2.16 m ²			
2B 4P	Private Amenity	6.00 m ²	7.13 m ²	1.13 m ²	1.50	Yes
2B 4P	Store		2.52 m ²			No
2B 4P	Store		1.31 m ²			No
2B 4P	Store		0.96 m ²			
2B 4P	Store		1.48 m ²			



2 Bed Type 01-C01						
Occupancy	ROOM REQUIREMENT			DIMENSION REQUIREMENT		
	Name	Min Area (m ²)	Actual Area (m ²)	Difference (m ²)	Min Width (m)	Compliance Check
2B 4P	Bathroom		3.78 m ²			
2B 4P	Bedroom 1	13.00 m ²	13.42 m ²	0.42 m ²	2800.00	Yes
2B 4P	Bedroom 2	11.40 m ²	11.42 m ²	0.02 m ²	2800.00	Yes
2B 4P	Hallway		7.41 m ²			
2B 4P	K/ L/ D	28.00 m ²	28.31 m ²	0.31 m ²	3600.00	Yes
2B 4P	Plant		2.16 m ²			
2B 4P	Private Amenity	6.00 m ²	7.13 m ²	1.13 m ²		Yes
2B 4P	Store		2.52 m ²			No
2B 4P	Store		1.31 m ²			No
2B 4P	Store		0.96 m ²			
2B 4P	Store		1.48 m ²			

