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Architecture

Tandy's Lane Adamstown

Phase 2

HOUSING QUALITY ASSESSMENT

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Q U I N T A I N

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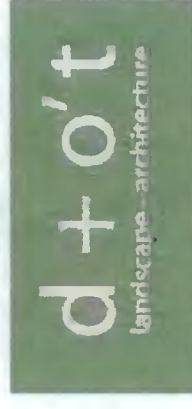
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Contents

1.0 Policy Overview

2.0 Statement of Compliance

Appendix A: Accommodation Schedule
Part V Accommodation Schedule

Appendix B: House layouts

1.0 Policy Overview

This report assesses the residential element of the proposed development against the provisions of the Sustainable Urban Housing:

- Quality Housing for Sustainable Communities

2.2 Quality Housing for Sustainable Communities

In February 2007, the Department of the Environment, Heritage and Local Government published a statement on housing policy, Delivering Homes Sustaining Communities¹, which set out the fundamentals of the Government's vision for housing in the coming years. The integrated package of policy initiatives identified a wide range of measures to promote better homes, better neighbourhoods and better urban spaces. These design guidelines are intended to assist in the implementation of those policies, and that of the Department of the Environment, Heritage and Local Governments National Spatial Strategy 2002- 2020 and the National Development Plan 2007 - 2013.

The residential housing mix achieved in the proposed scheme is described in the table in appendix A:

The purpose of these Guidelines is to assist in achieving the objectives for Delivering Homes, Sustaining Communities contained in the Government Statement on Housing Policy which focuses on creating sustainable communities that are socially inclusive by:

- promoting high standards in the design and construction and in provision of residential amenity and services in new housing schemes;
- encouraging best use of building land and optimal utilisation of services and infrastructure in the provision of new housing;
- pointing the way to cost effective options for housing design that go beyond minimum codes and standards;
- promoting high standards in the design and construction and in the provision of residential amenity and services in new housing schemes;
- encouraging best use of building land and optimal utilisation of services and infrastructure in the provision of new housing;
- pointing the way to cost effective options for housing design that go beyond minimum codes and standards;
- promoting higher standards of environmental performance and durability in housing construction;
- seeking to ensure that residents of new housing schemes enjoy the benefits of first-rate living conditions in a healthy, accessible and visually attractive environment; and providing homes and communities that may be easily managed and maintained.



2.0 Statement of Compliance

As set out in the Quality Housing for Sustainable Communities Design Guidelines 2007, the minimum House floor areas for some typical house types are as follows:

- 2 Bed/4 person 2 storey House - minimum 80sqm
- 3 Bed/5 persons 2 storey House – minimum 92 sqm
- 4 Bed/7 persons 2 storey House – minimum 110 sqm
- 4 Bed/7 persons 3 storey House – minimum 120 sqm

This list above indicates the target gross floor area and the minimum floor areas for each house type. Dwelling types are defined in terms of the number of bedrooms, the number of intended occupants and the number of storeys. As per the Guidelines a dwelling designed to accommodate three or more persons the area of the bedrooms should be at least:

- Single bedroom - 7.1m²
- Double bedroom - 11.4m².
- Main bedroom - 13m²

The recommended minimum unobstructed living room widths:

- One bedroom - 3.3
- Two bedroom - 3.6
- Three and over - 3.8

The guidance document also sets out the minimum Living and bedroom areas that are likely to be required to satisfy requirements of normal living.

The recommended minimum unobstructed living room widths are provided as well as the required areas.

The recommended minimum unobstructed Bedroom widths:

- Single bedroom - 2.1
- Double bedroom - 2.8

The guidance document also sets out the minimum Living and bedroom areas that are likely to be required to satisfy requirements of normal living.

The House types in this development comply with all these requirements and in many cases exceed them.

Floor to Ceiling Height

Living room and bedroom spaces should be well proportioned, in terms of floor shapes and ceiling heights, so as to provide a good quality living environment for the occupants.

The various house types provide for well planned out spaces with ceiling heights in excess of 2.7m in the general living spaces and exceed 2.4m in the bedrooms.

Internal Storage

As advised in the Guidelines, provision has been made for general storage and utility. The minimum storage space area requirements are set out as an Appendix to the Guidelines, and note the following areas, for some typical house types:

- 2 Bed/4P House 2 storey - 4 sqm
- 3 Bed/5P House 2 storey - 5 sqm
- 4 Bed/6P House 2 storey - 6 sqm

Private Amenity Space – Houses:

The area requirements for Private Amenity Space is set out in the Adamstown SDZ as follows:

- Two bedroom 50sqm
- Three Bedroom 60sqm
- Four Bedroom 70sqm

The development provides for Private Amenity Space and complies with the minimum standards and in most cases exceeds them.

Each dwelling has in excess of a 1m privacy strip between it and the footpath.

Public Open Space/Children's Play:

According to the Adamstown SDZ Development Area 6 requirements, the minimum public open space is 0.78 ha. The majority of this open space is being provided by the Linear Park, which is currently under construction for Phase 1. The open space area in Phase 1 is 1.24ha. The 3no. pocket parks in Phase 2 provide the following open space:

Pocket Park 1	1305 sqm
Pocket Park 2	621 sqm
Pocket Park 3	464 sqm
Total Area:	2390 sqm/0.239ha

The total open space for Phase 1 & 2 is 1.479ha. As per the Guidelines, provision is made for a children's play area within the local open space parks. They are easily accessible from the all areas of the development.

Refuse Storage for all House Types:

Waste storage for the Housing units with external side access can be accommodated in the garden at the rear of the property.

For the units in a mid-terrace location with no external side access to the rear garden a private stand-alone integrated storage unit is located at the front of the property.

In this situation provision has been made for the adequate storage area to satisfy the three-bin system for the collection of mixed dry recyclables, organic waste and residual waste.

Car Parking:

The scheme provides 535 no. car parking spaces.

The percentage of car parking types provided is as follows:

On-curtilage: 35%
Off-curtilage: 65%

Parking is provided in this scheme in a variety of locations as follows:

- On-curtilage parking
- Parallel off-curtilage parking
- Grouped off curtilage parking
- Homezone parking

All car parking spaces are designed with regard to the national and local standards. 10% of off-curtilage parking will be EV parking spaces, which also double up as visitor spaces.

Proposed Number of Car Parking Spaces

Unit Type	Provided On Curtilage	Provided Off Curtilage	Total
Houses 352 Units @1-2 per unit	186	314	500
Visitor/ Electric Vehicle		35	35
		Total	535
Total Private On Curtilage Spaces			186
Total Off Curtilage Spaces			349
Total Number of Car Parking Spaces			535
Percentage of Private On Curtilage Spaces			35%

Appendix A

Residential Schedule

Appendix A Accommodation Schedule

PLOT	UNIT NO.	UNIT TYPE	Unit Type & DESCRIPTION	UNIT AREA (GIFA) m ²	Bedrooms	Bedspace	MIN. UNIT AREA	BED. 1 AREA	BED. 2 AREA	BED. 3 AREA	BED. 4 AREA	AGGREGATE BEDROOM AREA	MAIN LIVING AREA (m ²)	AGGREGATE AREA OF LIVING/ DINING/ KITCHEN	STORAGE & UTILITY AREA	PRIVATE AMENITY AREA (m ²)	Garden Aspect
A1	1	E2	Detached - Corner	163.30	4	7	120.00	13.50	15.30	10.40	14.30	53.50	23.60	45.00	6.20	70.00	S-E
A1	2	D3.1	End of Terrace - Front Entry	113.40	3	5	92.00	13.00	11.50	7.10		31.60	21.30	40.80	6.00	60.00	S-W
A1	3	D2	Mid-Terrace - Front Entry	114.00	3	5	92.00	13.20	11.50	7.10		31.80	21.30	40.80	6.00	70.00	S
A1	4	D3.2	End of Terrace - Front Entry	113.40	3	5	92.00	13.00	11.50	7.10		31.60	21.30	40.80	6.00	60.00	S
A1	5	B2	End of Terrace - Front Entry	105.60	3	5	92.00	13.40	11.90	7.60		32.90	16.00	35.00	5.00	85.00	W
A1	6	B3	Mid-Terrace - Front entry	106.70	3	5	92.00	13.50	12.10	7.30		32.90	16.00	35.00	5.00	68.00	W
A1	7	B3	Mid-Terrace - Front entry	106.70	3	5	92.00	13.50	12.10	7.30		32.90	16.00	35.00	5.00	68.00	W
A1	8	B3	Mid-Terrace - Front entry	106.70	3	5	92.00	13.50	12.10	7.30		32.90	16.00	35.00	5.00	70.00	W
A1	9	B3	Mid-Terrace - Front entry	106.70	3	5	92.00	13.50	12.10	7.30		32.90	16.00	35.00	5.00	70.00	W
A1	10	B1	End of Terrace - Side Entry	117.30	3	5	92.00	13.40	11.90	7.60		32.90	16.00	44.00	5.00	62.00	W
A1	11	A4	End of Terrace - Side Entry	155.60	4	7	120.00	16.00	11.90	7.10	17.50	52.50	22.60	45.70	6.00	72.00	E
A1	12	A5.3	Mid-Terrace - Front entry	155.30	4	7	120.00	16.40	12.20	7.10	17.50	53.20	17.00	40.10	6.00	74.00	E
A1	13	A5.3	Mid-Terrace - Front entry	155.30	4	7	120.00	16.40	12.20	7.10	17.50	53.20	17.00	40.10	6.00	74.00	E
A1	14	A5.3	Mid-Terrace - Front entry	155.30	4	7	120.00	16.40	12.20	7.10	17.50	53.20	17.00	40.10	6.00	74.00	E
A1	15	A5.3	Mid-Terrace - Front entry	155.30	4	7	120.00	16.40	12.20	7.10	17.50	53.20	17.00	40.10	6.00	74.00	E
A1	16	A5.1	Mid-Terrace - Front entry	155.30	4	7	120.00	16.40	12.20	7.10	17.50	53.20	17.00	40.10	6.00	76.00	E
A1	17	B6.1	End of Terrace - Front Entry	111.90	3	5	92.00	13.30	12.90	7.30		33.50	17.00	36.00	5.00	78.00	E
A2	12	B6.2	End of Terrace - Front Entry	111.90	3	5	92.00	13.30	12.90	7.30		33.50	17.00	36.00	5.00	60.00	W
A2	13	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	60.00	W
A2	14	B6.2	End of Terrace - Front Entry	111.90	3	5	92.00	13.30	12.90	7.30		33.50	17.00	36.00	5.00	74.00	W
A2	15	B4.2	End of Terrace - Side Entry	118.20	3	5	92.00	13.30	12.90	7.30		33.50	23.20	47.60	5.00	64.00	N
A2	16	B5.3	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	60.00	N
A2	17	B5.3	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	60.00	N
A2	18	B5.3	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	60.00	N
A2	19	B5.3	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	60.00	N
A2	20	B5.3	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	60.00	N
A2	21	B5.3	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	60.00	N
A2	22	B5.3	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	60.00	N
A2	23	B5.3	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	60.00	N
A2	24	B4.2	End of Terrace - Side Entry	118.20	3	5	92.00	13.30	12.90	7.30		33.50	23.20	47.60	5.00	64.00	N
A2	25	B6.2	End of Terrace - Front Entry	111.90	3	5	92.00	13.30	12.90	7.30		33.50	17.00	36.00	5.00	73.00	E
A2	26	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	60.00	E
A2	27	B6.2	End of Terrace - Front Entry	111.90	3	5	92.00	13.30	12.90	7.30		33.50	17.00	36.00	5.00	60.00	E
A3	5	B2	End of Terrace - Front Entry	105.60	3	5	92.00	13.40	11.90	7.60		32.90	16.00	35.00	5.00	66.00	S-W
A3	6	B2	End of Terrace - Front Entry	105.60	3	5	92.00	13.40	11.90	7.60		32.90	16.00	35.00	5.00	79.00	S-W
A3	7	A3.2	End of Terrace - Front Entry	152.90	4	7	120.00	14.30	13.30	15.30	7.10	50.00	17.90	52.20	6.00	70.00	S
A3	8	A1	End of Terrace - Side Entry	154.50	4	7	120.00	11.50	11.60	7.10	14.00	44.20	16.60	52.20	6.00	73.00	S
A3	9	A6.1	End of Terrace - Front Entry	153.70	4	7	120.00	15.90	11.90	7.10	17.50	52.40	16.50	45.10	6.00	90.00	W
A3	10	A4	End of Terrace - Side Entry	155.60	4	7	120.00	16.00	11.90	7.10	17.50	52.50	22.60	40.10	6.00	78.00	W
A3	11	A6.2	End of Terrace - Front Entry	153.70	4	7	120.00	15.90	11.90	7.10	17.50	52.40	16.50	40.10	6.00	90.00	W
A3	12	A5.1	Mid-Terrace - Front entry	155.30	4	7	120.00	16.40	12.20	7.10	17.50	53.20	17.00	40.10	6.00	77.00	W
A3	13	B5.1	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	79.00	W
A3	14	A5.1	Mid-Terrace - Front entry	155.30	4	7	120.00	16.40	12.20	7.10	17.50	53.20	17.00	40.10	6.00	70.00	W
A3	15	A5.1	Mid-Terrace - Front entry	155.30	4	7	120.00	16.40	12.20	7.10	17.50	53.20	17.00	40.10	6.00	70.00	W
A3	16	A5.1	Mid-Terrace - Front entry	155.30	4	7	120.00	16.40	12.20	7.10	17.50	53.20	17.00	40.10	6.00	70.00	W
A3	17	B6.1	End of Terrace - Front Entry	111.90	3	5	92.00	13.30	12.90	7.30		33.50	17.00	36.00	5.00	64.00	W
A3	18	E1	Detached - Corner	189.40	4	8	120.00	13.50	15.30	15.80	15.20	59.80	23.60	45.00	6.20	71.00	N
A3	19	B2	End of Terrace - Front Entry	105.60	3	5	92.00	13.40	11.90	7.60		32.90	16.00	35.00	5.00	60.00	N
A3	20	B3	Mid-Terrace - Front entry	106.70	3	5	92.00	13.50	12.10	7.30		32.90	16.00	35.00	5.00	67.00	N
A3	21	B3	Mid-Terrace - Front entry	106.70	3	5	92.00	13.50	12.10	7.30		32.90	16.00	35.00	5.00	65.00	N
A3	22	B3	Mid-Terrace - Front entry	106.70	3	5	92.00	13.50	12.10	7.30		32.90	16.00	35.00	5.00	63.00	N
A3	23	B1	End of Terrace - Side Entry	117.30	3	5	92.00	13.40	11.90	7.60		32.90	16.00	35.00	5.00	60.00	N
A3	24	B2	End of Terrace - Front Entry	105.60	3	5	92.00	13.40	11.90	7.60		32.90	16.00	35.00	5.00	72.00	E
A3	25	B3	Mid-Terrace - Front entry	106.70	3	5	92.00	13.50	12.10	7.30		32.90	16.00	35.00	5.00	60.00	E
A3	26	B3	Mid-Terrace - Front entry	106.70	3	5	92.00	13.50	12.10	7.30		32.90	16.00	35.00	5.00	60.00	E
A3	27	B3	Mid-Terrace - Front entry	106.70	3	5	92.00	13.50	12.10	7.30		32.90	16.00	35.00	5.00	60.00	E
A3	28	B1	End of Terrace - Side Entry	117.30	3	5	92.00	13.40	11.90	7.60		32.90	16.00	35.00	5.00	60.00	E
A4	1	A4	End of Terrace - Side Entry	155.60	4	7	120.00	16.00	11.90	7.10	17.50	52.50	22.60	45.70	6.00	70.00	W

Appendix A

A5	34	D1	Detached - Corner	155.40	4	7	120.00	13.10	7.10	18.30	14.30	52.80	21.30	48.00	6.00	78.00	S
A5	35	D3.1	End of Terrace - Front Entry	113.40	3	5	92.00	13.00	11.50	7.10		31.60	21.30	40.80	6.00	98.00	S
A5	36	B4.1	End of Terrace - Side Entry	118.20	3	5	92.00	13.30	12.90	7.30		33.50	23.20	47.60	5.00	60.00	N-W
A5	37	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	60.00	N-W
A5	38	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	60.00	N-W
A5	39	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	60.00	N-W
A5	40	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	60.00	N-W
A5	41	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	60.00	N-W
A5	42	B6.1	End of Terrace - Front Entry	111.90	3	5	92.00	13.30	12.90	7.30		33.50	17.00	36.00	5.00	114.00	N-W
A5	43	E1	Detached - Corner	189.40	4	8	120.00	13.50	15.30	15.80	15.20	59.80	23.60	45.00	6.20	83.00	N-E
A5	44	B2	End of Terrace - Front Entry	105.60	3	5	92.00	13.40	11.90	7.60		32.90	16.00	35.00	5.00	60.00	N-E
A5	45	B2	End of Terrace - Front Entry	105.60	3	5	92.00	13.40	11.90	7.60		32.90	16.00	35.00	5.00	60.00	N-E
A5	46	A3.1	End of Terrace - Front Entry	152.90	4	7	120.00	14.30	13.30	15.30	7.10	50.00	17.90	52.20	6.00	119.00	N-E
A5	47	A2	Mid-Terrace - Front entry	155.90	4	7	120.00	14.40	13.50	15.60	7.10	50.60	18.10	52.80	6.00	85.00	N-E
A5	48	A2	Mid-Terrace - Front entry	155.90	4	7	120.00	14.40	13.50	15.60	7.10	50.60	18.10	52.80	6.00	77.00	N-E
A5	49	A1	End of Terrace - Side Entry	154.50	4	7	120.00	11.50	11.60	7.10	14.00	44.20	16.60	52.20	6.00	74.00	N-E
A5	50	B4.2	End of Terrace - Side Entry	118.20	3	5	92.00	13.30	12.90	7.30		33.50	23.20	47.60	5.00	60.00	S
A5	51	B5.3	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	67.00	S
A5	52	B5.3	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	71.00	S
A5	53	B5.3	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	76.00	S
A5	54	B5.3	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	80.00	S
A5	55	B5.3	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	89.00	S
A5	56	B6.3	End of Terrace - Front Entry	111.90	3	5	92.00	13.30	12.90	7.30		33.50	17.00	36.00	5.00	90.00	S
A6	1	B4.1	End of Terrace - Side Entry	118.20	3	5	92.00	13.30	12.90	7.30		33.50	23.20	47.60	5.00	60.00	W
A6	2	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	66.00	W
A6	3	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	66.00	W
A6	4	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	66.00	W
A6	5	B7	Mid-Terrace - Front entry	86.40	2	4	80.00	13.50	13.00	7.40		26.50	16.50	31.50	4.00	51.00	W
A6	6	B6.1	End of Terrace - Front Entry	111.90	3	5	92.00	13.30	12.90	7.30		33.50	17.00	36.00	5.00	69.00	W
A6	7	A1	End of Terrace - Side Entry	154.50	4	7	120.00	11.50	11.60	7.10	14.00	44.20	16.60	52.20	6.00	82.00	N-E
A6	8	A2	Mid-Terrace - Front entry	155.90	4	7	120.00	14.40	13.50	15.60	7.10	50.60	18.10	52.80	6.00	71.00	N-E
A6	9	A2	Mid-Terrace - Front entry	155.90	4	7	120.00	14.40	13.50	15.60	7.10	50.60	18.10	52.80	6.00	70.00	N-E
A6	10	A3.1	End of Terrace - Front Entry	152.90	4	7	120.00	14.30	13.30	15.30	7.10	50.00	17.90	52.20	6.00	80.00	N-E
A6	11	B2	End of Terrace - Front Entry	105.60	3	5	92.00	13.40	11.90	7.60		32.90	16.00	35.00	5.00	63.00	N-E
A6	12	B2	End of Terrace - Front Entry	105.60	3	5	92.00	13.40	11.90	7.60		32.90	16.00	35.00	5.00	60.00	N-E
A6	13	E2	Detached - Corner	163.30	4	7	120.00	13.50	15.30	10.40	14.30	53.50	23.60	45.00	6.20	71.00	N-E
A6	14	B6.1	End of Terrace - Front Entry	111.90	3	5	92.00	13.30	12.90	7.30		33.50	17.00	36.00	5.00	84.00	E
A6	15	A5.1	Mid-Terrace - Front entry	155.30	4	7	120.00	16.40	12.20	7.10	17.50	53.20	17.00	40.10	6.00	74.00	E
A6	16	A5.3	Mid-Terrace - Front entry	155.30	4	7	120.00	16.40	12.20	7.10	17.50	53.20	17.00	40.10	6.00	74.00	E
A6	17	A5.3	Mid-Terrace - Front entry	155.30	4	7	120.00	16.40	12.20	7.10	17.50	53.20	17.00	40.10	6.00	74.00	E
A6	18	A4	End of Terrace - Side Entry	155.60	4	7	120.00	16.00	11.90	7.10	17.50	52.50	22.60	45.70	6.00	75.00	E
A7	1	B6.1	End of Terrace - Front Entry	111.90	3	5	92.00	13.30	12.90	7.30		33.50	17.00	36.00	5.00	74.00	S
A7	2	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	60.00	S
A7	3	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	60.00	S
A7	4	B4.1	End of Terrace - Side Entry	118.20	3	5	92.00	13.30	12.90	7.30		33.50	23.20	47.60	5.00	64.00	S
A7	5	B6.1	End of Terrace - Front Entry	111.90	3	5	92.00	13.30	12.90	7.30		33.50	17.00	36.00	5.00	84.00	W
A7	6	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	68.00	W
A7	7	B4.1	End of Terrace - Side Entry	118.20	3	5	92.00	13.30	12.90	7.30		33.50	23.20	47.60	5.00	61.00	W
A7	8	A4	End of Terrace - Side Entry	155.60	4	7	120.00	16.00	11.90	7.10	17.50	52.50	22.60	45.70	6.00	72.00	E
A7	9	A5.3	Mid-Terrace - Front entry	155.30	4	7	120.00	16.40	12.20	7.10	17.50	53.20	17.00	40.10	6.00	71.00	E
A7	10	A5.3	Mid-Terrace - Front entry	155.30	4	7	120.00	16.40	12.20	7.10	17.50	53.20	17.00	40.10	6.00	71.00	E
A7	11	A5.1	Mid-Terrace - Front entry	155.30	4	7	120.00	16.40	12.20	7.10	17.50	53.20	17.00	40.10	6.00	71.00	E
A7	12	B5.1	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	66.00	E
A7	13	A5.2	Mid-Terrace - Front entry	155.30	4	7	120.00	16.40	12.20	7.10	17.50	53.20	17.00	40.10	6.00	71.00	E
A7	14	A4	End of Terrace - Side Entry	155.60	4	7	120.00	16.00	11.90	7.10	17.50	52.50	22.60	45.70	6.00	72.00	E
A8	1	B6.1	End of Terrace - Front Entry	111.90	3	5	92.00	13.30	12.90	7.30		33.50	17.00	36.00	5.00	72.00	S
A8	2	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	62.00	S
A8	3	B7	Mid-Terrace - Front entry	86.40	2	4	80.00	13.50	13.00	7.40		26.50	16.50	31.50	4.00	53.00	S
A8	4	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	67.00	S
A8	5	A4	End of Terrace - Side Entry	155.60	4	7	120.00	16.00	11.90	7.10	17.50	52.50	22.60	45.70	6.00	74.00	S
A8	6	D3.1	End of Terrace - Front Entry	113.40	3	5	92.00	13.00	11.50	7.10		31.60	21.30	40.80	6.00	77.00	W
A8	7	D2	Mid-Terrace - Front entry	114.00	3	5	92.00	13.20	11.50	7.10		31.80	21.30	40.80	6.00	68.00	W

A8	8	D3.1	End of Terrace - Front Entry	113.40	3	5	92.00	13.00	11.50	7.10		31.60	21.30	40.80	6.00	77.00	W
A8	9	B4.2	End of Terrace - Side Entry	118.20	3	5	92.00	13.30	12.90	7.30		33.50	23.20	47.60	5.00	60.00	N
A8	10	B5.3	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	65.00	N
A8	11	B5.3	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	67.00	N
A8	12	B5.3	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	67.00	N
A8	13	B5.3	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	70.00	N
A8	14	B5.3	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	70.00	N
A8	15	B5.3	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	70.00	N
A8	16	B4.2	End of Terrace - Side Entry	118.20	3	5	92.00	13.30	12.90	7.30		33.50	23.20	47.60	5.00	76.00	N
A8	17	B6.1	End of Terrace - Front Entry	111.90	3	5	92.00	13.30	12.90	7.30		33.50	17.00	36.00	5.00	74.00	E
A8	18	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	60.00	E
A8	19	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	60.00	E
A8	20	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	60.00	E
A8	21	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	60.00	E
A8	22	B6.1	End of Terrace - Front Entry	111.90	3	5	92.00	13.30	12.90	7.30		33.50	17.00	36.00	5.00	70.00	E
A8	23	B4.1	End of Terrace - Side Entry	118.20	3	5	92.00	13.30	12.90	7.30		33.50	23.20	47.60	5.00	86.00	E
A8	24	B7	Mid-Terrace - Front entry	86.40	2	4	80.00	13.50	13.00			26.50	16.50	31.50	4.00	51.00	E
A8	25	B7	Mid-Terrace - Front entry	86.40	2	4	80.00	13.50	13.00			26.50	16.50	31.50	4.00	51.00	E
A8	26	B4.1	End of Terrace - Side Entry	118.20	3	5	92.00	13.30	12.90	7.30		33.50	23.20	47.60	5.00	60.00	E
A9	1	B4.2	End of Terrace - Side Entry	118.20	3	5	92.00	13.30	12.90	7.30		33.50	23.20	47.60	5.00	60.00	S
A9	2	B5.3	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	60.00	S
A9	3	B5.3	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	60.00	S
A9	4	B5.3	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	60.00	S
A9	5	B5.3	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	62.00	S
A9	6	B5.3	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	62.00	S
A9	7	B5.3	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	60.00	S
A9	8	B4.2	End of Terrace - Side Entry	118.20	3	5	92.00	13.30	12.90	7.30		33.50	23.20	47.60	5.00	60.00	S
A9	9	B6.1	End of Terrace - Front Entry	111.90	3	5	92.00	13.30	12.90	7.30		33.50	17.00	36.00	5.00	80.00	W
A9	10	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	64.00	W
A9	11	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	64.00	W
A9	12	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	63.00	W
A9	13	B7	Mid-Terrace - Front entry	86.40	2	4	80.00	13.50	13.00			26.50	16.50	31.50	4.00	50.00	W
A9	14	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	62.00	W
A9	15	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	63.00	W
A9	16	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	63.00	W
A9	17	B6.1	End of Terrace - Front Entry	111.90	3	5	92.00	13.30	12.90	7.30		33.50	17.00	36.00	5.00	99.00	W
A9	18	D1	Detached - Corner	155.40	4	7	120.00	13.10	7.10	18.30	14.30	52.80	21.30	48.00	6.00	70.00	N
A9	19	D2	Mid-Terrace - Front entry	114.00	3	5	92.00	13.20	11.50	7.10		31.80	21.30	40.80	6.00	69.00	N
A9	20	D2	Mid-Terrace - Front entry	114.00	3	5	92.00	13.20	11.50	7.10		31.80	21.30	40.80	6.00	61.00	N
A9	21	D2	Mid-Terrace - Front entry	114.00	3	5	92.00	13.20	11.50	7.10		31.80	21.30	40.80	6.00	61.00	N
A9	22	D3.2	End of Terrace - Front Entry	113.40	3	5	92.00	13.00	11.50	7.10		31.60	21.30	40.80	6.00	61.00	N
A9	23	B2	End of Terrace - Front Entry	105.60	3	5	92.00	13.40	11.90	7.60		32.90	16.00	35.00	5.00	77.00	E
A9	24	B3	Mid-Terrace - Front entry	106.70	3	5	92.00	13.50	12.10	7.30		32.90	16.00	35.00	5.00	64.00	E
A9	25	B3	Mid-Terrace - Front entry	106.70	3	5	92.00	13.50	12.10	7.30		32.90	16.00	35.00	5.00	64.00	E
A9	26	B3	Mid-Terrace - Front entry	106.70	3	5	92.00	13.50	12.10	7.30		32.90	16.00	35.00	5.00	64.00	E
A9	27	B3	Mid-Terrace - Front entry	106.70	3	5	92.00	13.50	12.10	7.30		32.90	16.00	35.00	5.00	64.00	E
A9	28	B3	Mid-Terrace - Front entry	106.70	3	5	92.00	13.50	12.10	7.30		32.90	16.00	35.00	5.00	64.00	E
A9	29	B3	Mid-Terrace - Front entry	106.70	3	5	92.00	13.50	12.10	7.30		32.90	16.00	35.00	5.00	64.00	E
A9	30	B2	End of Terrace - Front Entry	105.60	3	5	92.00	13.40	11.90	7.60		32.90	16.00	35.00	5.00	77.00	E
A10	1	B2	End of Terrace - Front Entry	105.60	3	5	92.00	13.40	11.90	7.60		32.90	16.00	35.00	5.00	73.00	S
A10	2	B1	End of Terrace - Side Entry	117.30	3	5	92.00	13.40	11.90	7.60		32.90	16.00	35.00	5.00	62.00	S
A10	3	D3.1	End of Terrace - Front Entry	113.40	3	5	92.00	13.00	11.50	7.10		31.60	21.30	40.80	6.00	82.00	W
A10	4	D3.1	End of Terrace - Front Entry	113.40	3	5	92.00	13.00	11.50	7.10		31.60	21.30	40.80	6.00	76.00	W
A10	5	D3.1	End of Terrace - Front Entry	113.40	3	5	92.00	13.00	11.50	7.10		31.60	21.30	40.80	6.00	79.00	W
A10	6	D3.1	End of Terrace - Front Entry	113.40	3	5	92.00	13.00	11.50	7.10		31.60	21.30	40.80	6.00	92.00	W
A10	7	B1	End of Terrace - Side Entry	117.30	3	5	92.00	13.40	11.90	7.60		32.90	16.00	35.00	5.00	60.00	N
A10	8	B2	End of Terrace - Front Entry	105.60	3	5	92.00	13.40	11.90	7.60		32.90	16.00	35.00	5.00	73.00	N
A10	9	A4	End of Terrace - Side Entry	155.60	4	7	120.00	16.00	11.90	7.10	17.50	52.50	22.60	45.70	6.00	79.00	E
A10	10	A5.2	Mid-Terrace - Front entry	155.30	4	7	120.00	16.40	12.20	7.10	17.50	53.20	17.00	40.10	6.00	79.00	E
A10	11	B5.1	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	73.00	E
A10	12	A5.1	Mid-Terrace - Front entry	155.30	4	7	120.00	16.40	12.20	7.10	17.50	53.20	17.00	40.10	6.00	79.00	E
A10	13	A5.3	Mid-Terrace - Front entry	155.30	4	7	120.00	16.40	12.20	7.10	17.50	53.20	17.00	40.10	6.00	79.00	E

A10	14	A5.3	Mid-Terrace - Front entry	155.30	4	7	120.00	16.40	12.20	7.10	17.50	53.20	17.00	40.10	6.00	79.00	E
A10	15	A6.1	End of Terrace - Front Entry	153.70	4	7	120.00	15.90	11.90	7.10	17.50	52.40	16.50	40.10	6.00	79.00	E
A10	16	C1	End of Terrace - Front Entry	147.00	3	6	110.00	16.20	15.40	13.90		45.50	15.60	47.20	6.00	61.00	E
A10	17	C2	Mid-Terrace - Front entry	148.50	3	6	110.00	16.40	15.70	14.10		46.20	15.80	47.70	6.00	61.00	E
A10	18	C2	Mid-Terrace - Front entry	148.50	3	6	110.00	16.40	15.70	14.10		46.20	15.80	47.70	6.00	61.00	E
A10	19	C2	Mid-Terrace - Front entry	148.50	3	6	110.00	16.40	15.70	14.10		46.20	15.80	47.70	6.00	61.00	E
A10	20	C1	End of Terrace - Front Entry	147.00	3	6	110.00	16.20	15.40	13.90		45.50	15.60	47.20	6.00	61.00	E
A10	21	A6.1	End of Terrace - Front Entry	153.70	4	7	120.00	15.90	11.90	7.10	17.50	52.40	16.50	40.10	6.00	75.00	E
A10	22	A5.3	Mid-Terrace - Front entry	155.30	4	7	120.00	16.40	12.20	7.10	17.50	53.20	17.00	40.10	6.00	79.00	E
A10	23	A5.3	Mid-Terrace - Front entry	155.30	4	7	120.00	16.40	12.20	7.10	17.50	53.20	17.00	40.10	6.00	79.00	E
A10	24	A5.1	Mid-Terrace - Front entry	155.30	4	7	120.00	16.40	12.20	7.10	17.50	53.20	17.00	40.10	6.00	79.00	E
A10	25	B5.1	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	73.00	E
A10	26	A5.2	Mid-Terrace - Front entry	155.30	4	7	120.00	16.40	12.20	7.10	17.50	53.20	17.00	40.10	6.00	79.00	E
A10	27	A4	End of Terrace - Side Entry	155.60	4	7	120.00	16.00	11.90	7.10	17.50	52.50	22.60	45.70	6.00	80.00	E
A11	1	B4.1	End of Terrace - Side Entry	118.20	3	5	92.00	13.30	12.90	7.30		33.50	23.20	47.60	5.00	67.00	W
A11	2	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	73.00	W
A11	3	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	73.00	W
A11	4	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	73.00	W
A11	5	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	73.00	W
A11	6	B7	Mid-Terrace - Front entry	86.40	2	4	80.00	13.50	13.00			26.50	16.50	31.50	4.00	56.00	W
A11	7	B7	Mid-Terrace - Front entry	86.40	2	4	80.00	13.50	13.00			26.50	16.50	31.50	4.00	57.00	W
A11	8	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	73.00	W
A11	9	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	73.00	W
A11	10	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	73.00	W
A11	11	B4.1	End of Terrace - Side Entry	118.20	3	5	92.00	13.30	12.90	7.30		33.50	23.20	47.60	5.00	68.00	W
A11	12	A4	End of Terrace - Side Entry	155.60	4	7	120.00	16.00	11.90	7.10	17.50	52.50	22.60	45.70	6.00	80.00	E
A11	13	A5.2	Mid-Terrace - Front entry	155.30	4	7	120.00	16.40	12.20	7.10	17.50	53.20	17.00	40.10	6.00	80.00	E
A11	14	B5.1	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	74.00	E
A11	15	A5.1	Mid-Terrace - Front entry	155.30	4	7	120.00	16.40	12.20	7.10	17.50	53.20	17.00	40.10	6.00	81.00	E
A11	16	A5.3	Mid-Terrace - Front entry	155.30	4	7	120.00	16.40	12.20	7.10	17.50	53.20	17.00	40.10	6.00	81.00	E
A11	17	A5.3	Mid-Terrace - Front entry	155.30	4	7	120.00	16.40	12.20	7.10	17.50	53.20	17.00	40.10	6.00	80.00	E
A11	18	A5.3	Mid-Terrace - Front entry	155.30	4	7	120.00	16.40	12.20	7.10	17.50	53.20	17.00	40.10	6.00	80.00	E
A11	19	A5.3	Mid-Terrace - Front entry	155.30	4	7	120.00	16.40	12.20	7.10	17.50	53.20	17.00	40.10	6.00	80.00	E
A11	20	A5.3	Mid-Terrace - Front entry	155.30	4	7	120.00	16.40	12.20	7.10	17.50	53.20	17.00	40.10	6.00	81.00	E
A11	21	A4	End of Terrace - Side Entry	155.60	4	7	120.00	16.00	11.90	7.10	17.50	52.50	22.60	45.70	6.00	78.00	E
B1	1	B4.1	End of Terrace - Side Entry	118.20	3	5	92.00	13.30	12.90	7.30		33.50	23.20	47.60	5.00	69.00	N-W
B1	2	B7	Mid-Terrace - Front entry	86.40	2	4	80.00	13.50	13.00			26.50	16.50	31.50	4.00	51.00	N-W
B1	3	B7	Mid-Terrace - Front entry	86.40	2	4	80.00	13.50	13.00			26.50	16.50	31.50	4.00	51.00	N-W
B1	4	B6.1	End of Terrace - Front Entry	111.90	3	5	92.00	13.30	12.90	7.30		33.50	17.00	36.00	5.00	82.00	N-W
B1	5	B1	End of Terrace - Side Entry	117.30	3	5	92.00	13.40	11.90	7.60		32.90	16.00	35.00	5.00	60.00	N-E
B1	6	B3	Mid-Terrace - Front entry	106.70	3	5	92.00	13.50	12.10	7.30		32.90	16.00	35.00	5.00	64.00	N-E
B1	7	B3	Mid-Terrace - Front entry	106.70	3	5	92.00	13.50	12.10	7.30		32.90	16.00	35.00	5.00	67.00	N-E
B1	8	B3	Mid-Terrace - Front entry	106.70	3	5	92.00	13.50	12.10	7.30		32.90	16.00	35.00	5.00	67.00	N-E
B1	9	B2	End of Terrace - Front Entry	105.60	3	5	92.00	13.40	11.90	7.60		32.90	16.00	35.00	5.00	82.00	N-E
B1	10	B6.1	End of Terrace - Front Entry	111.90	3	5	92.00	13.30	12.90	7.30		33.50	17.00	36.00	5.00	80.00	N-E
B1	11	B4.1	End of Terrace - Side Entry	118.20	3	5	92.00	13.30	12.90	7.30		33.50	23.20	47.60	5.00	60.00	N-E
B1	12	B6.1	End of Terrace - Front Entry	111.90	3	5	92.00	13.30	12.90	7.30		33.50	17.00	36.00	5.00	107.00	S-E
B1	13	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	60.00	S-E
B1	14	B4.1	End of Terrace - Side Entry	118.20	3	5	92.00	13.30	12.90	7.30		33.50	23.20	47.60	5.00	60.00	S-E
B2	1	B1	End of Terrace - Side Entry	117.30	3	5	92.00	13.40	11.90	7.60		32.90	16.00	35.00	5.00	62.00	S-W
B2	2	B3	Mid-Terrace - Front entry	106.70	3	5	92.00	13.50	12.10	7.30		32.90	16.00	35.00	5.00	65.00	S-W
B2	3	B3	Mid-Terrace - Front entry	106.70	3	5	92.00	13.50	12.10	7.30		32.90	16.00	35.00	5.00	65.00	S-W
B2	4	B2	End of Terrace - Front Entry	105.60	3	5	92.00	13.40	11.90	7.60		32.90	16.00	35.00	5.00	79.00	S-W
B2	5	A1	End of Terrace - Side Entry	154.50	4	7	120.00	11.50	11.60	7.10	14.00	44.20	16.60	52.20	6.00	74.00	N-W
B2	6	A3.2	End of Terrace - Front Entry	152.90	4	7	120.00	14.30	13.30	15.30	7.10	50.00	17.90	52.20	6.00	79.00	N-W
B2	7	B2	End of Terrace - Front Entry	105.60	3	5	92.00	13.40	11.90	7.60		32.90	16.00	35.00	5.00	73.00	N-W
B2	8	B2	End of Terrace - Front Entry	105.60	3	5	92.00	13.40	11.90	7.60		32.90	16.00	35.00	5.00	72.00	N-W
B2	9	C1	End of Terrace - Front Entry	147.00	3	6	110.00	16.20	15.40	13.90		45.50	15.60	47.20	6.00	79.00	N-W
B2	10	C2	Mid-Terrace - Front entry	148.50	3	6	110.00	16.40	15.70	14.10		46.20	15.80	47.70	6.00	66.00	N-W
B2	11	C2	Mid-Terrace - Front entry	148.50	3	6	110.00	16.40	15.70	14.10		46.20	15.80	47.70	6.00	66.00	N-W
B2	12	C2	Mid-Terrace - Front entry	148.50	3	6	110.00	16.40	15.70	14.10		46.20	15.80	47.70	6.00	66.00	N-W
B2	13	C1	End of Terrace - Front Entry	147.00	3	6	110.00	16.20	15.40	13.90		45.50	15.60	47.20	6.00	67.00	N-W

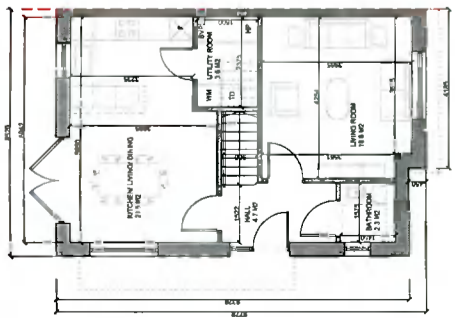
B2	14	E2	Detached - Corner	163.30	4	7	120.00	13:50	15:30	10:40	14.30	53.50	23.60	45.00	6.20	71.00	N-E	
B2	15	B2	End of Terrace - Front Entry	105.60	3	5	92.00	13:40	11.90	7.60		32.90	16.00	35.00	5.00	65.00	N-E	
B2	16	B3	Mid-Terrace - Front entry	106.70	3	5	92.00	13:50	12.10	7.30		32.90	16.00	35.00	5.00	61.00	N-E	
B2	17	B3	Mid-Terrace - Front entry	106.70	3	5	92.00	13:50	12.10	7.30		32.90	16.00	35.00	5.00	63.00	N-E	
B2	18	B3	Mid-Terrace - Front entry	106.70	3	5	92.00	13:50	12.10	7.30		32.90	16.00	35.00	5.00	67.00	N-E	
B2	19	B1	End of Terrace - Side Entry	117.30	3	5	92.00	13:40	11.90	7.60		32.90	16.00	35.00	5.00	60.00	N-E	
B2	20	B6.1	End of Terrace - Front Entry	111.90	3	5	92.00	13:30	12.90	7.30		33.50	17.00	36.00	5.00	75.00	S-E	
B2	21	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13:50	13.00	7.40		33.90	17.10	36.30	5.00	65.00	S-E	
B2	22	B7	Mid-Terrace - Front entry	86.40	2	4	80.00	13:50	13.00			26.50	16.50	31.50	4.00	50.00	S-E	
B2	23	B7	Mid-Terrace - Front entry	86.40	2	4	80.00	13:50	13.00			26.50	16.50	31.50	4.00	50.00	S-E	
B2	24	B7	Mid-Terrace - Front entry	86.40	2	4	80.00	13:50	13.00			26.50	16.50	31.50	4.00	55.00	S-E	
B2	25	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13:50	13.00	7.40		33.90	17.10	36.30	5.00	66.00	S-E	
B2	26	B6.1	End of Terrace - Front Entry	111.90	3	5	92.00	13:30	12.90	7.30		33.50	17.00	36.00	5.00	81.00	S-E	
B3	1	A1	End of Terrace - Side Entry	154.50	4	7	120.00	11.50	11.60	7.10	14.00	44.20	16.60	52.20	6.00	70.00	N-W	
B3	2	A3.2	End of Terrace - Front Entry	152.90	4	7	120.00	14.30	13.30	15.30	7.10	50.00	17.90	52.20	6.00	84.00	N-W	
B3	3	B2	End of Terrace - Front Entry	105.60	3	5	92.00	13.40	11.90	7.60		32.90	16.00	35.00	5.00	82.00	N-W	
B3	4	B2	End of Terrace - Front Entry	105.60	3	5	92.00	13.40	11.90	7.60		32.90	16.00	35.00	5.00	60.00	N-W	
B3	5	C1	End of Terrace - Front Entry	147.00	3	6	110.00	16.20	15.40	13.90		45.50	15.60	47.20	6.00	66.00	N-W	
B3	6	C2	Mid-Terrace - Front entry	148.50	3	6	110.00	16.40	15.70	14.10		46.20	15.80	47.70	6.00	60.00	N-W	
B3	7	C2	Mid-Terrace - Front entry	148.50	3	6	110.00	16.40	15.70	14.10		46.20	15.80	47.70	6.00	61.00	N-W	
B3	8	C2	Mid-Terrace - Front entry	148.50	3	6	110.00	16.40	15.70	14.10		46.20	15.80	47.70	6.00	61.00	N-W	
B3	9	C2	Mid-Terrace - Front entry	148.50	3	6	110.00	16.40	15.70	14.10		46.20	15.80	47.70	6.00	61.00	N-W	
B3	10	C2	Mid-Terrace - Front entry	148.50	3	6	110.00	16.40	15.70	14.10		46.20	15.80	47.70	6.00	62.00	N-W	
B3	11	C2	Mid-Terrace - Front entry	148.50	3	6	110.00	16.40	15.70	14.10		46.20	15.80	47.70	6.00	64.00	N-W	
B3	12	C1	End of Terrace - Front Entry	147.00	3	6	110.00	16.20	15.40	13.90		45.50	15.60	47.20	6.00	77.00	N-W	
B3	13	B2	End of Terrace - Front Entry	105.60	3	5	92.00	13.40	11.90	7.60		32.90	16.00	35.00	5.00	77.00	N-W	
B3	14	B2	End of Terrace - Front Entry	105.60	3	5	92.00	13.40	11.90	7.60		32.90	16.00	35.00	5.00	91.00	N-W	
B3	15	A3.2	End of Terrace - Front Entry	152.90	4	7	120.00	14.30	13.30	15.30	7.10	50.00	17.90	52.20	6.00	97.00	N-W	
B3	16	A1	End of Terrace - Side Entry	154.50	4	7	120.00	11.50	11.60	7.10	14.00	44.20	16.60	52.20	6.00	90.00	N-W	
B3	17	B2	End of Terrace - Front Entry	105.60	3	5	92.00	13.40	11.90	7.60		32.90	16.00	35.00	5.00	67.00	N-E	
B3	18	B3	Mid-Terrace - Front entry	106.70	3	5	92.00	13.50	12.10	7.30		32.90	16.00	35.00	5.00	64.00	N-E	
B3	19	B3	Mid-Terrace - Front entry	106.70	3	5	92.00	13.50	12.10	7.30		32.90	16.00	35.00	5.00	60.00	N-E	
B3	20	B1	End of Terrace - Side Entry	117.30	3	5	92.00	13.40	11.90	7.60		32.90	16.00	35.00	5.00	60.00	N-E	
B3	21	B2	End of Terrace - Front Entry	105.60	3	5	92.00	13.40	11.90	7.60		32.90	16.00	35.00	5.00	68.00	N-E	
B3	22	B2	End of Terrace - Front Entry	105.60	3	5	92.00	13.40	11.90	7.60		32.90	16.00	35.00	5.00	68.00	S-E	
B3	23	B2	End of Terrace - Front Entry	105.60	3	5	92.00	13.40	11.90	7.60		32.90	16.00	35.00	5.00	69.00	S-E	
B3	24	B1	End of Terrace - Side Entry	117.30	3	5	92.00	13.40	11.90	7.60		32.90	16.00	35.00	5.00	60.00	S-E	
B3	25	B1	End of Terrace - Side Entry	117.30	3	5	92.00	13.40	11.90	7.60		32.90	16.00	35.00	5.00	60.00	S-E	
B3	26	B3	Mid-Terrace - Front entry	106.70	3	5	92.00	13.50	12.10	7.30		32.90	16.00	35.00	5.00	60.00	S-E	
B3	27	B2	End of Terrace - Front Entry	105.60	3	5	92.00	13.40	11.90	7.60		32.90	16.00	35.00	5.00	69.00	S-E	
B3	28	D3.1	End of Terrace - Front Entry	113.40	3	5	92.00	13.00	11.50	7.10		31.60	21.30	40.80	6.00	86.00	S	
B3	29	D3.1	End of Terrace - Front Entry	113.40	3	5	92.00	13.00	11.50	7.10		31.60	21.30	40.80	6.00	89.00	S	
B3	30	B6.1	End of Terrace - Front Entry	111.90	3	5	92.00	13.30	12.90	7.30		33.50	17.00	36.00	5.00	68.00	N-E	
B3	31	B6.1	End of Terrace - Front Entry	111.90	3	5	92.00	13.30	12.90	7.30		33.50	17.00	36.00	5.00	67.00	N-E	
B3	32	B6.1	End of Terrace - Front Entry	111.90	3	5	92.00	13.30	12.90	7.30		33.50	17.00	36.00	5.00	63.00	S-W	
B3	33	B6.1	End of Terrace - Front Entry	111.90	3	5	92.00	13.30	12.90	7.30		33.50	17.00	36.00	5.00	60.00	S-W	
Sub Total				43,271.50														
																	24,613.00	

Appendix A Part V Accommodation Schedule

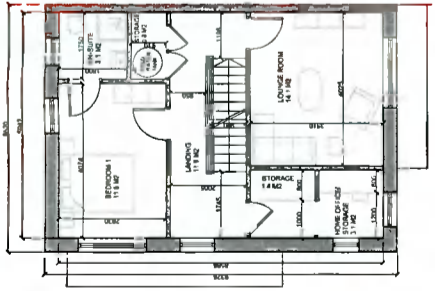
PLOT	UNIT NO.	UNIT TYPE	Unit Type & DESCRIPTION	UNIT AREA (GIFA) m2	Bedrooms	Bedspaces	MIN. UNIT AREA	BED. 1 AREA	BED. 2 AREA	BED. 3 AREA	BED. 4 AREA	AGGREGATE BEDROOM AREA	MAIN LIVING AREA (m2)	AGGREGATE AREA OF LIVING/DINING/KITCHEN	STORAGE & UTILITY AREA	PRIVATE AMENITY AREA (m2)	Aspect
A1	13	A5.3	Mid-Terrace - Front entry	155.30	4	7	120.00	16.40	12.20	7.10	17.50	53.20	17.00	40.10	6.00	74.00	E
A1	12	A5.3	Mid-Terrace - Front entry	155.30	4	7	120.00	16.40	12.20	7.10	17.50	53.20	17.00	40.10	6.00	74.00	E
A1	14	A5.3	Mid-Terrace - Front entry	155.30	4	7	120.00	16.40	12.20	7.10	17.50	53.20	17.00	40.10	6.00	74.00	E
A3	26	B3	Mid-Terrace - Front entry	106.70	3	5	92.00	13.50	12.10	7.30		32.90	16.00	35.00	5.00	60.00	E
A3	25	B3	Mid-Terrace - Front entry	106.70	3	5	92.00	13.50	12.10	7.30		32.90	16.00	35.00	5.00	60.00	E
A3	20	B3	Mid-Terrace - Front entry	106.70	3	5	92.00	13.50	12.10	7.30		32.90	16.00	35.00	5.00	67.00	N
A3	21	B3	Mid-Terrace - Front entry	106.70	3	5	92.00	13.50	12.10	7.30		32.90	16.00	35.00	5.00	65.00	N
A3	22	B3	Mid-Terrace - Front entry	106.70	3	5	92.00	13.50	12.10	7.30		32.90	16.00	35.00	5.00	63.00	N
A4	16	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	65.00	N
A4	17	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	65.00	N
A4	18	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	65.00	N
A5	18	B7	Mid-Terrace - Front entry	86.40	2	4	80.00	13.50	13.00			26.50	16.50	31.50	4.00	58.00	N-E
A5	19	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	75.00	N-E
A5	20	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	73.00	N-E
A5	39	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	60.00	N-W
A5	40	B5.2	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	60.00	N-W
A7	12	B5.1	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	66.00	E
A7	11	A5.1	Mid-Terrace - Front entry	155.30	4	7	120.00	16.40	12.20	7.10	17.50	53.20	17.00	40.10	6.00	71.00	E
A7	10	A5.3	Mid-Terrace - Front entry	155.30	4	7	120.00	16.40	12.20	7.10	17.50	53.20	17.00	40.10	6.00	71.00	E
A9	26	B3	Mid-Terrace - Front entry	106.70	3	5	92.00	13.50	12.10	7.30		32.90	16.00	35.00	5.00	64.00	E
A9	27	B3	Mid-Terrace - Front entry	106.70	3	5	92.00	13.50	12.10	7.30		32.90	16.00	35.00	5.00	64.00	E
A9	28	B3	Mid-Terrace - Front entry	106.70	3	5	92.00	13.50	12.10	7.30		32.90	16.00	35.00	5.00	64.00	E
A10	26	A5.2	Mid-Terrace - Front entry	155.30	4	7	120.00	16.40	12.20	7.10	17.50	53.20	17.00	40.10	6.00	79.00	E
A10	25	B5.1	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	73.00	E
A10	11	B5.1	Mid-Terrace - Front entry	113.20	3	5	92.00	13.50	13.00	7.40		33.90	17.10	36.30	5.00	73.00	E
A10	10	A5.2	Mid-Terrace - Front entry	155.30	4	7	120.00	16.40	12.20	7.10	17.50	53.20	17.00	40.10	6.00	79.00	E
A10	12	A5.1	Mid-Terrace - Front entry	155.30	4	7	120.00	16.40	12.20	7.10	17.50	53.20	17.00	40.10	6.00	79.00	E
B1	5	B1	End of Terrace - Side Entry	117.30	3	5	92.00	13.40	11.90	7.60		32.90	16.00	35.00	5.00	60.00	N-E
B1	6	B3	Mid-Terrace - Front entry	106.70	3	5	92.00	13.50	12.10	7.30		32.90	16.00	35.00	5.00	64.00	N-E
B1	7	B3	Mid-Terrace - Front entry	106.70	3	5	92.00	13.50	12.10	7.30		32.90	16.00	35.00	5.00	67.00	N-E
B1	8	B3	Mid-Terrace - Front entry	106.70	3	5	92.00	13.50	12.10	7.30		32.90	16.00	35.00	5.00	67.00	N-E
B1	9	B2	End of Terrace - Front Entry	105.60	3	5	92.00	13.40	11.90	7.60		32.90	16.00	35.00	5.00	82.00	N-E
B2	22	B7	Mid-Terrace - Front entry	86.40	2	4	80.00	13.50	13.00			26.50	16.50	31.50	4.00	50.00	S-E
B2	23	B7	Mid-Terrace - Front entry	86.40	2	4	80.00	13.50	13.00			26.50	16.50	31.50	4.00	50.00	S-E
B2	24	B7	Mid-Terrace - Front entry	86.40	2	4	80.00	13.50	13.00			26.50	16.50	31.50	4.00	55.00	S-E
Sub Total				4,116.60												2,336.00	

Appendix B

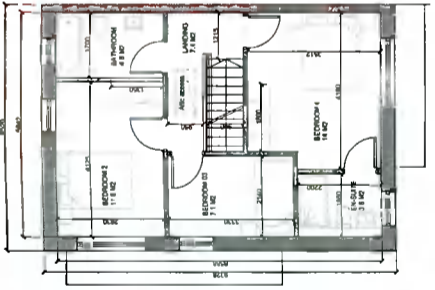
House Layouts



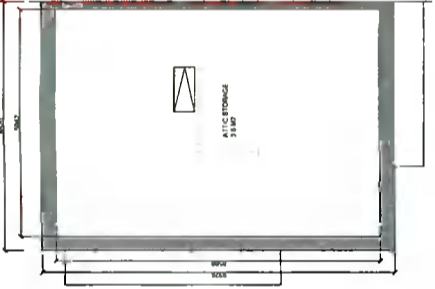
1 Ground Floor Plan_1:100



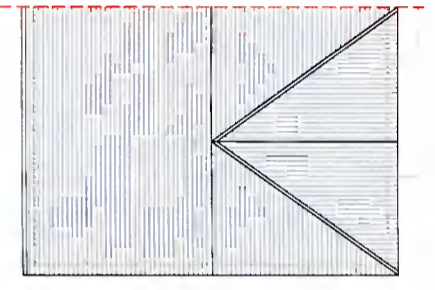
2 First Floor Plan_1:100



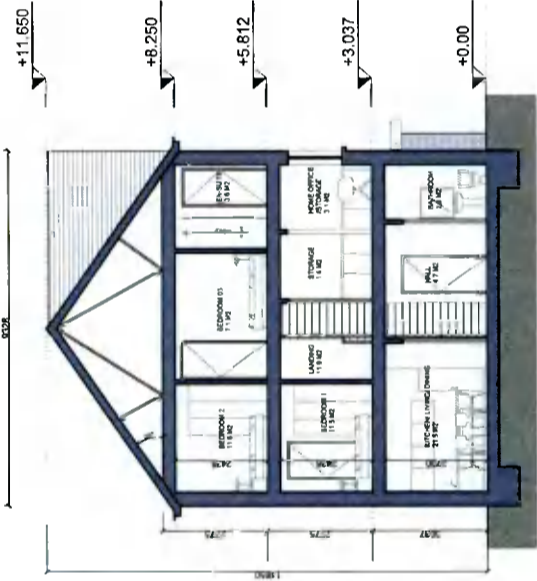
3 Second Floor Plan_1:100



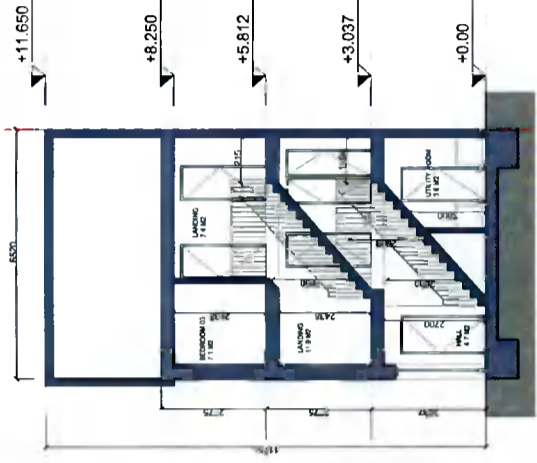
4 Attic Plan_1:100



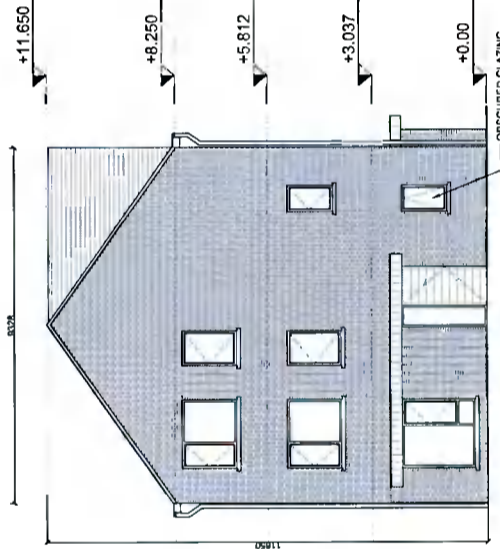
5 Roof Plan_1:100



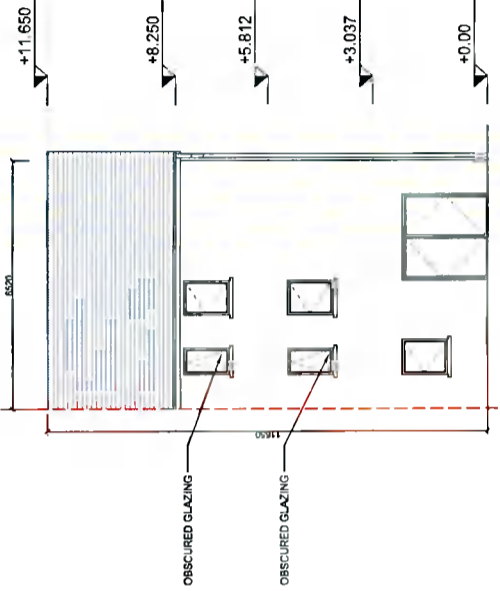
6 Section X-X_1:100



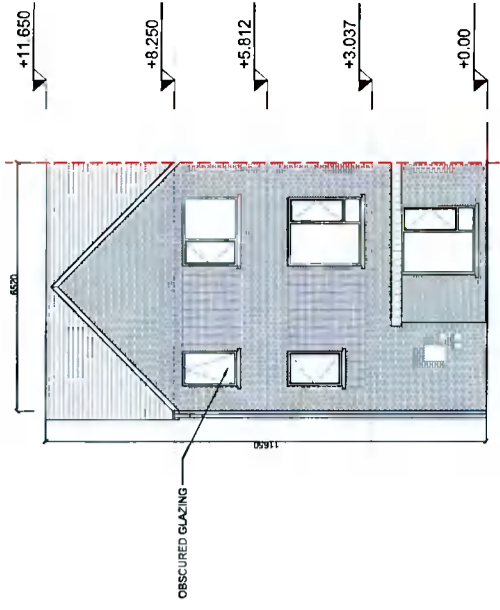
7 Section Y-Y_1:100



8 Front Elevation_1:100



9 Rear Elevation_1:100



10 Elevation to street_1:100

NOTES / LEGEND

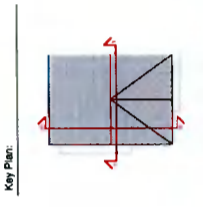
TYPE A1_4 BED_END OF TERRACE-SIDE ENTRY
TOTAL Gross Internal Floor Area 154.5 m²

- MATERIALS LEGEND**
- Walls: Selected brick / Self-coloured render/ colour TBC
 - Roof: Selected concrete flat roof tile
 - Rain Water Goods: Dark-coloured fascia, soffit, gutter and downpipes
 - Doors: Selected double-glazed system
 - Windows: Selected double-glazed system

- Concrete slabs to rear
- Concrete slabs to rear
- Obscure glazing to all bathroom / ensuite windows

GENERAL NOTE

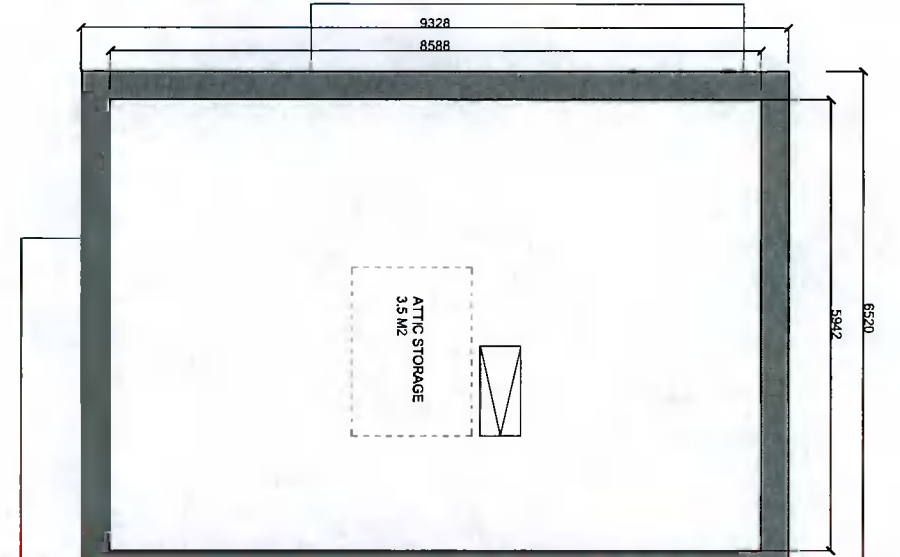
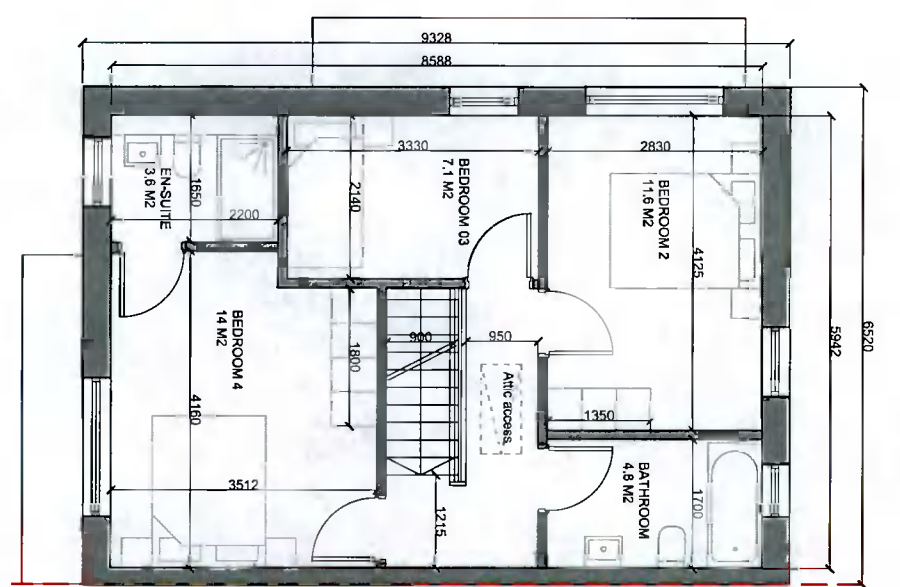
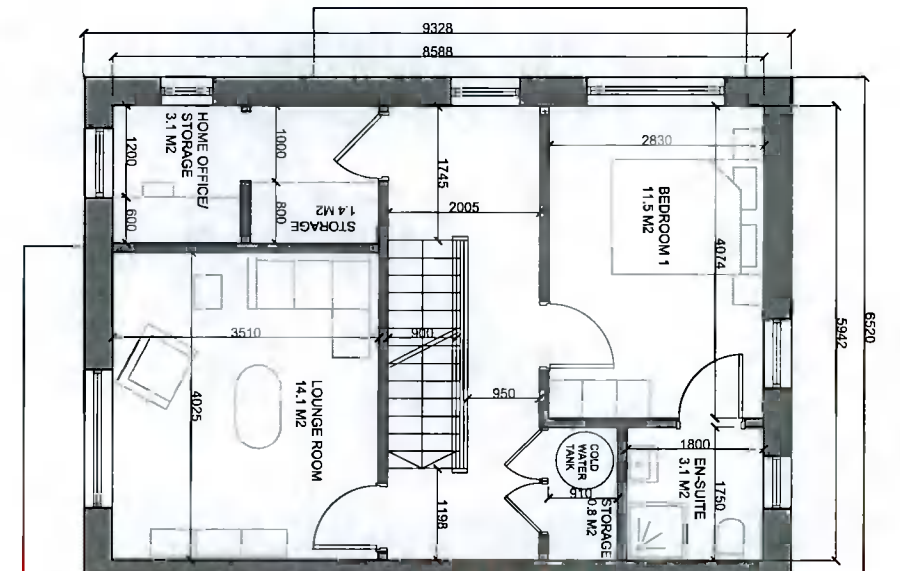
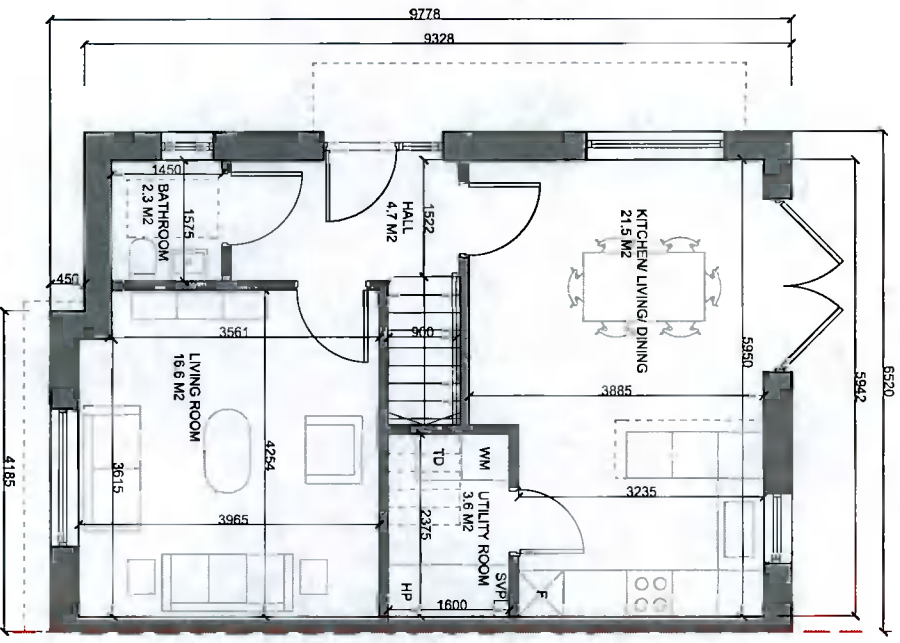
- Refer to site plans for the location and levels of these house types
- House type numbering (i.e. XX.1, XX.2) refers to variations in material finishes to elevations and roof profiles, where applicable. Plans are the same where materials and roof profiles differ.

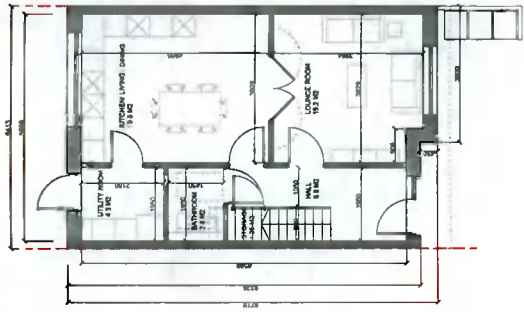


Rev.	Date	Description	By:
00	08/02/22	ISSUED FOR INFORMATION	MOLA

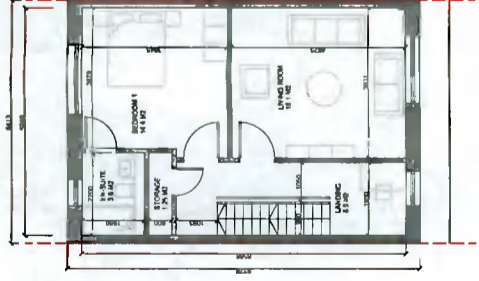
MOLA
2 Donnybrook Road,
Dublin 4, Ireland
Telephone +353 1 218 8000
www.moladublin.com

PLANNING
Client: QUINLAN DEVELOPMENTS IRELAND LTD
Project: TANDY'S LANE DEVELOPMENT PHASE 2
Address: ADMINSTOWN, LUCAN, DUBLIN
Drawing No: HOUSE TYP/A1_4-Bed
Date: APR 22
Scale: 1:100@A1
Drawing No: TL-2-02-PX-ZZ-DR-MOLA-AR-04/00
Revision: 02

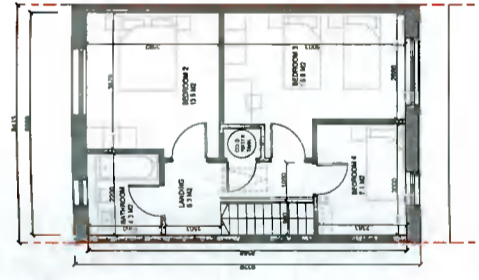




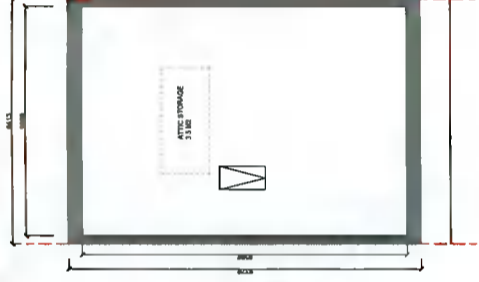
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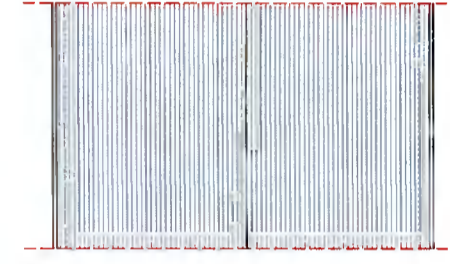
2 First Floor Plan_1:100



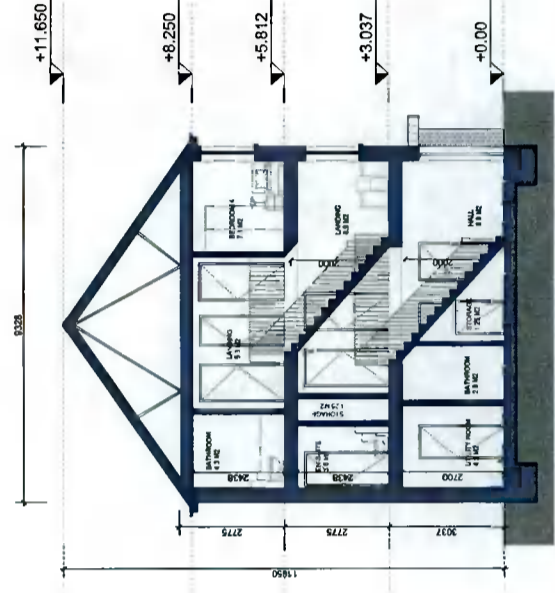
3 Second Floor Plan_1:100



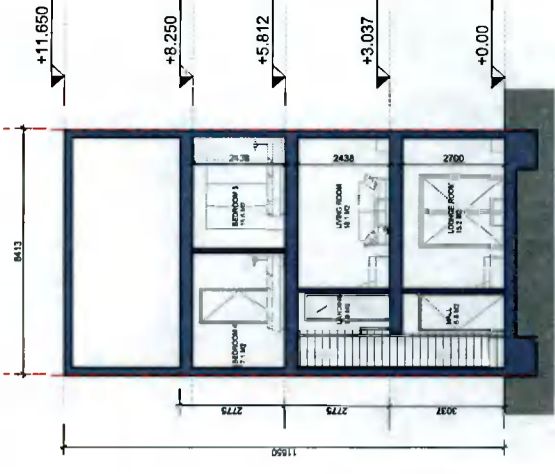
4 Attic Plan_1:100



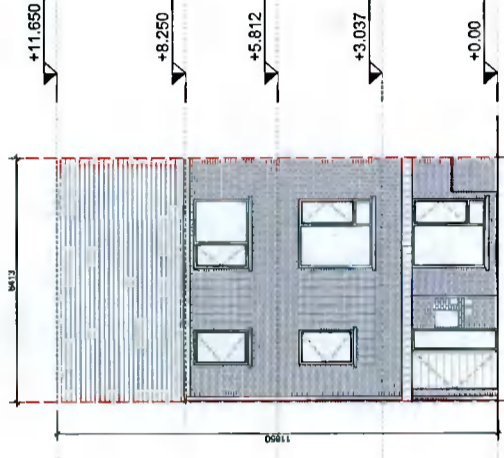
5 Roof Plan_1:100



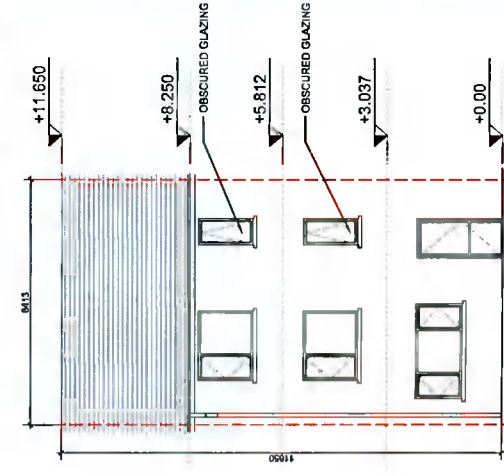
6 Section X-X_1:100



7 Section Y-Y_1:100



8 Front Elevation_1:100



9 Rear Elevation_1:100

NOTES / LEGEND

TYPE A2_4 BED_MID-TERRACE
TOTAL Gross Internal Floor Area 155.9 m²

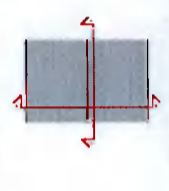
MATERIALS LEGEND:

- Walls: Selected brick / Self-coloured render colour TBC
- Roof: Selected concrete flat roof tile
- Rain Water Goods: Dark-coloured fascia, soffit, gutter and downpipes
- Doors: Selected double-glazed system
- Windows: Metal canopy as indicated on the drawings
- Selected double-glazed system
- Concrete slabs to rear
- Concrete slabs to rear
- Obscure glazing to all bathroom / en-suite windows

GENERAL NOTE:

- Refer to site plans for the location and levels of these house types.
- House type numbering (i.e. XX.1, XX.2) refers to variations in material finishes to elevations and roof profiles, where applicable. Plans are the same where materials and roof profiles differ.

Key Plan:



Revisions:

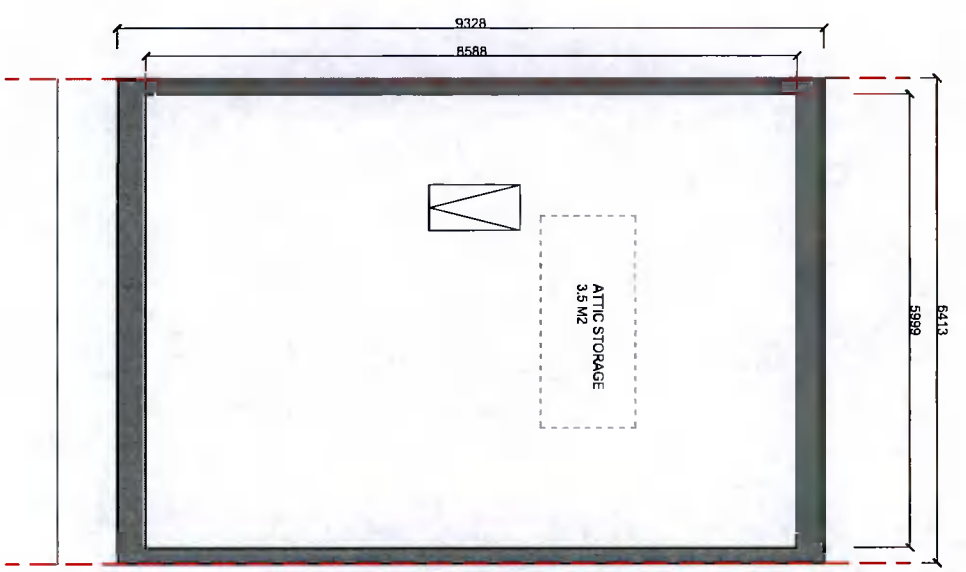
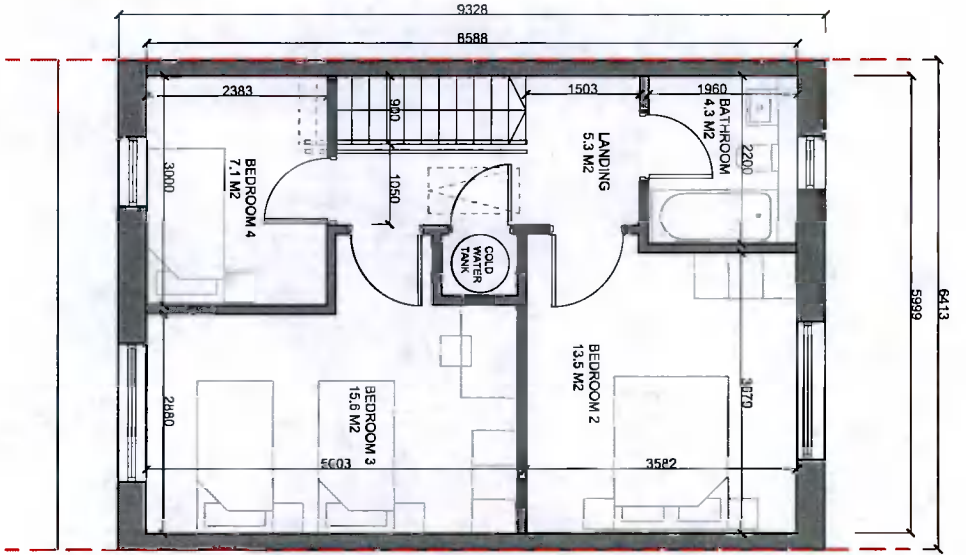
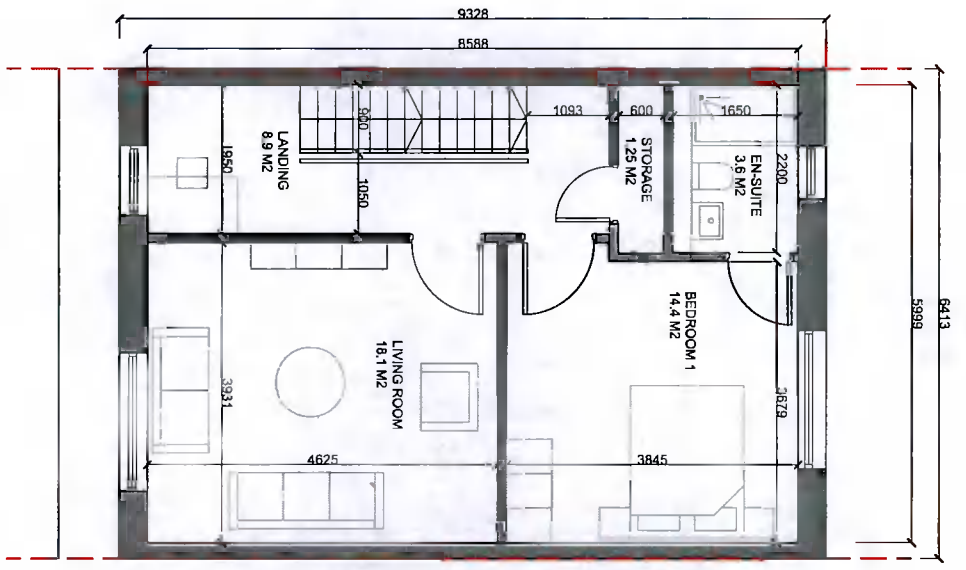
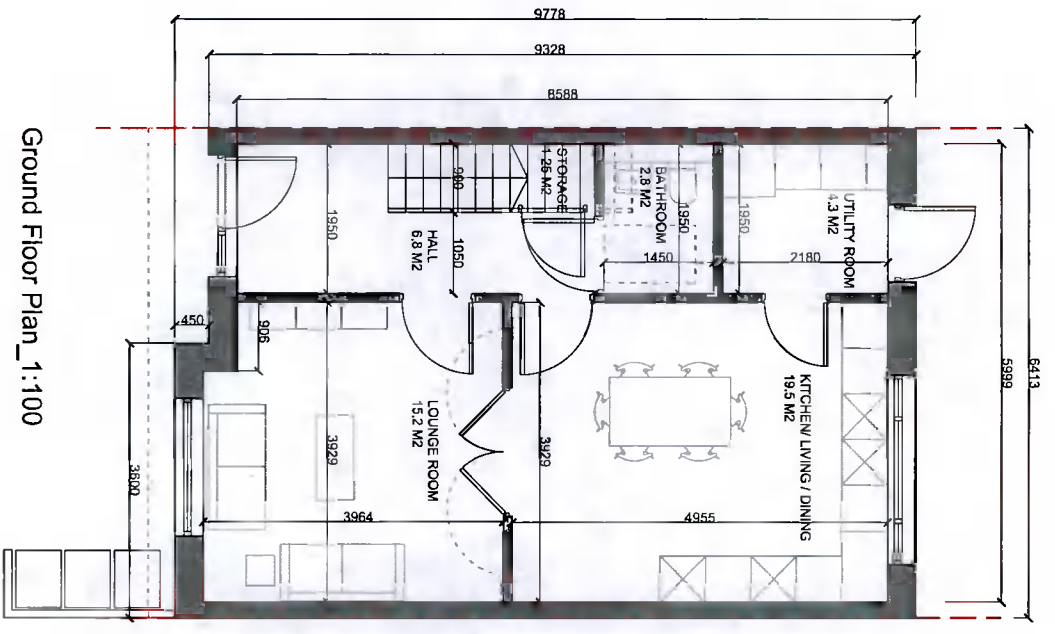
Rev.	Date	Description	By
001	20/05/2022	ISSUED FOR INFORMATION	MOLA

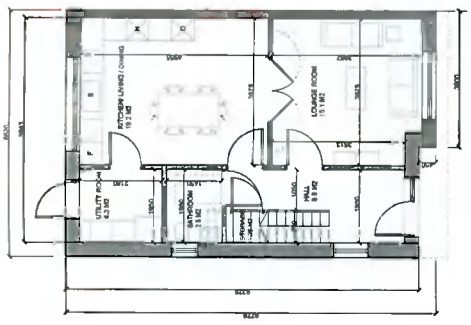
Stage:

Client: QUANTAIN DEVELOPMENTS IRELAND LTD
 Project: PANDY'S LANE DEVELOPMENT PHASE 2
 Address: ADAMSTOWN, LUCAN, DUBLIN
 Drawing No: House TYP02 A2 4-Bed
 Date: APR 22
 Scale: 1:100@A1
 Job No: 21024
 Rev: 02

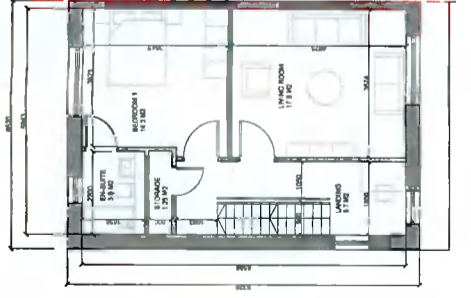


2 Dromowogue Road, DUBLIN 17, IRELAND
 Telephone: +353 1 214 2000
 Email: info@mola.ie
 www.molainstitute.com

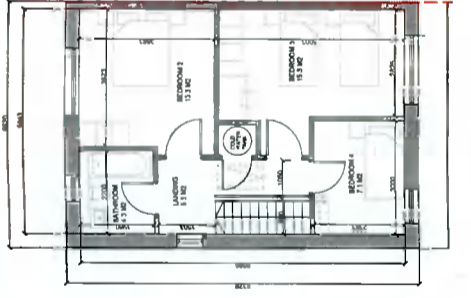




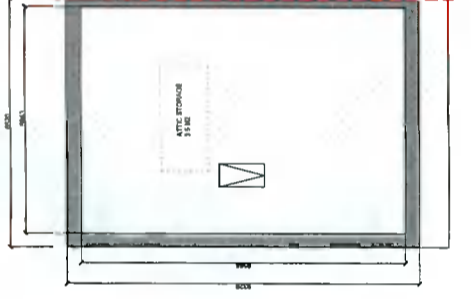
1 Ground Floor Plan_1:100



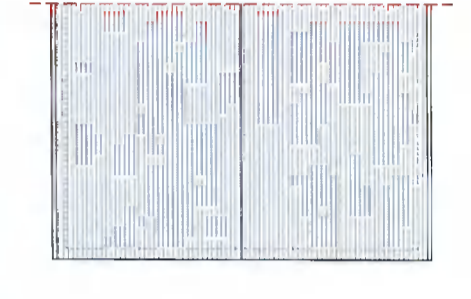
2 First Floor Plan_1:100



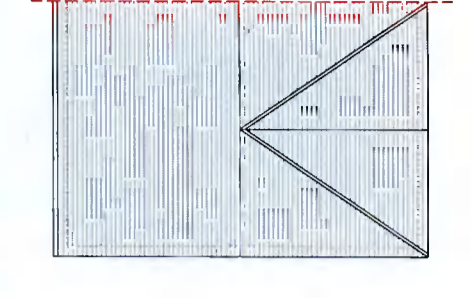
3 Second Floor Plan_1:100



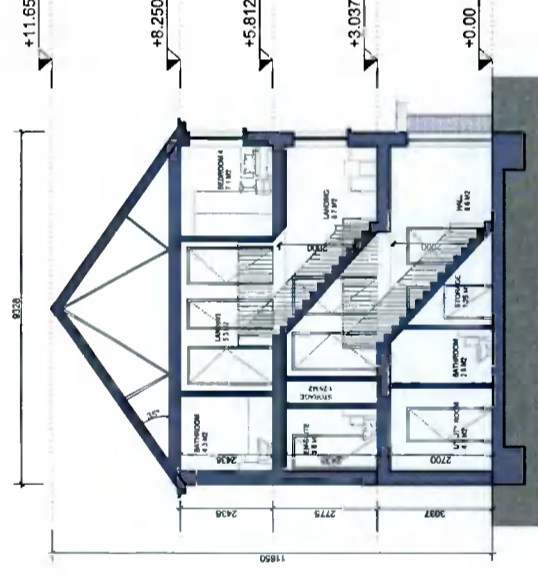
4 Attic Plan_1:100



5 Roof Plan_1:100_A3.1



6 Roof Plan_1:100_A3.2



7 Section X-X_1:100_A3.1



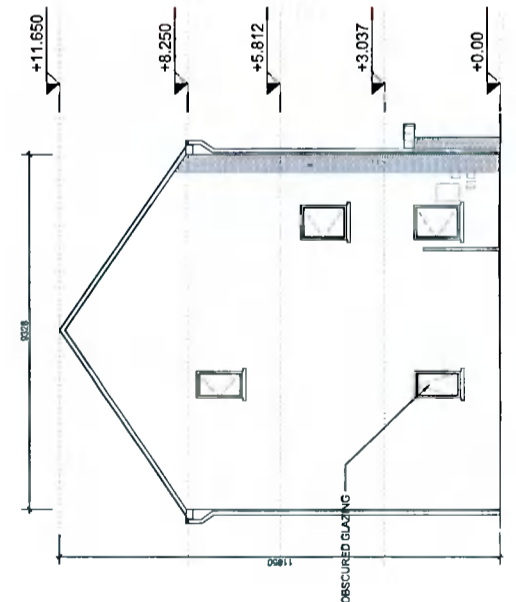
8 Section Y-Y_1:100



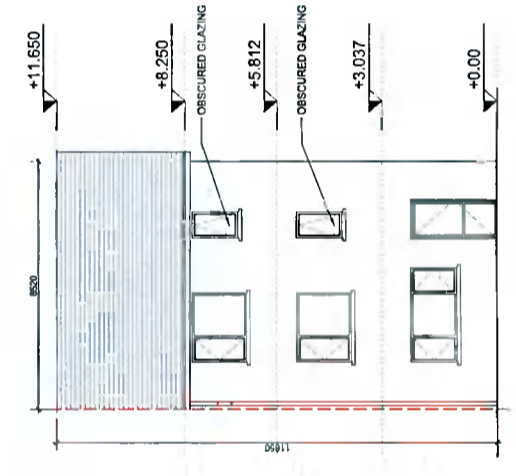
9 Section Z-Z_1:100_A3.2



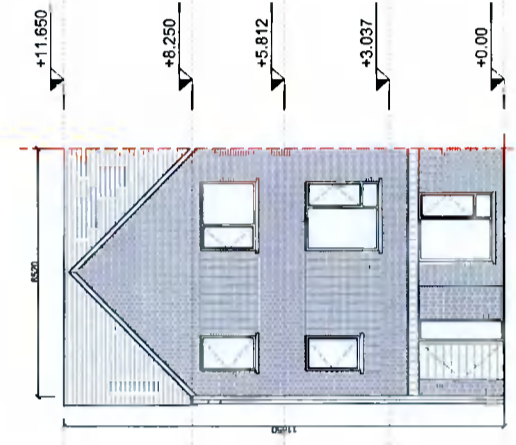
10 Front Elevation_1:100_A3.1



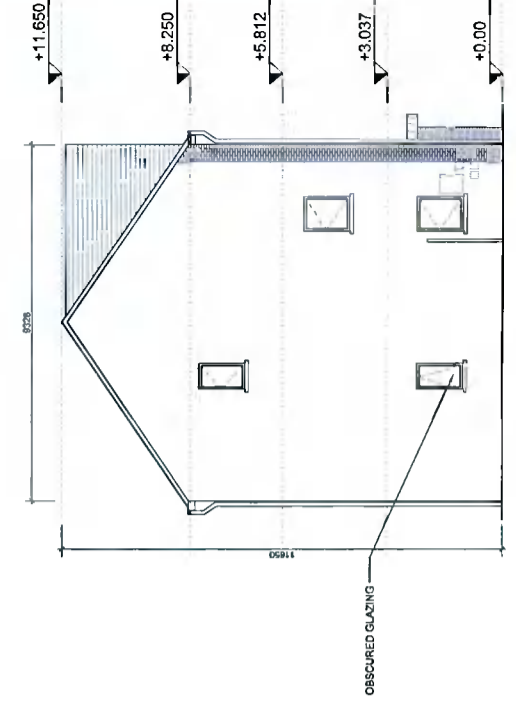
11 Gable Elevation_1:100_A3.1



12 Rear Elevation_1:100



13 Front Elevation_1:100_A3.2



14 Gable Elevation_1:100_A3.2

NOTES / LEGEND
TYPE A3_4 BED_END OF TERRACE
TOTAL GIFA 152.9 m2

MATERIALS LEGEND

Walls:	Selected brick / Self-coloured render colour TBC
Roof:	Dark-coloured concrete flat roof tile
Run Water Goods:	Dark-coloured fascia, soffit, gutter and downpipes
Doors:	Selected double-glazed system
Windows:	Selected double-glazed system Recessed into frame and visible gable fascias Obscure glazing for all bedroom / ensuite windows

GENERAL NOTE
-Refer to site plans for the location and levels of these house types.
-House type numbering (i.e. XX.1, XX.2) refers to variations in material finishes to elevations and roof profiles, where applicable. Plans are the same where materials and roof profiles differ.

Key Plan

Rev.	Date	Description	By
1.00	08/04/2022	ISSUED FOR INFORMATION	MOLA

MOLA
2 Bernbrook Road
Dunmurry, Dublin
Telephone +353 1 218 3000
www.molainstitute.com

Project: TANDYS LANE DEVELOPMENT PHASE 2
Address: ADAMSTOWN, LUCAN, DUBLIN
Drawing: House Type A3_4-Bed
Date: APR 22
Scale: 1:100@A1
Drawing No: TL_2-02-PX-ZZ-DR-MOLAR-0402

Stage: PLANNING
Client: QUINLAN DEVELOPMENTS IRELAND LTD