

THE HAVEN SHD

HOUSING QUALITY ASSESSMENT REPORT & SCHEDULE OF AREAS
PROPOSED BUILD TO RENT MIXED USE DEVELOPMENT
BELGARD SQUARE EAST, BELGARD ROAD AND
BLESSINGTON ROAD, TALLAGHT, DUBLIN 24



MAY 2022

HENRY J LYONS

Revision	Description	Date
01	Draft Stage 3 Planning Submission	31/05/22

THE HAVEN

Belgard Square East, Belgard Road and Blessington Road,
Tallaght, Dublin 24.

Housing Quality Assessment Report & Schedule of Areas
Ravensbrook Limited

This document and information contained herein has been produced for illustrative purposes only. All design information is property of Henry J Lyons Architects Ltd. and subject to all relevant statutory permissions.

CONSULTANTS

Architects

Henry J Lyons
51 - 54 Pearse Street
Dublin 2
D02 KA66
www.henryjlyons.com

Planning Consultant

John Spain Associates
39 Fitzwilliam Place
Dublin 2
D02 ND61
www.jsaplanning.ie

Townscape & Landscape Visual Assessment

Citydesigner
14 Lower Grosvenor Place
London
SW1W OEX
www.citydesigner.com

Landscape Architect

Park Hood Chartered Landscape Architects
6-9 Trinity Street
Dublin 2
D02 EY47
www.parkhood.com

Structural + Civil Engineers

CS Consulting Group
1st Floor, 19-22 Dame Street
Dublin 2
D02 E267
www.csconsulting.ie

Mechanical + Electrical Engineers

Axiseng Consulting Engineers
47 Mount Street Upper
Dublin 2
D02 AC95
info@axiseng.ie

Fire Engineering

MSA
19 Windsor Place
Lower Pembroke Street
Dublin 2
www.msa.ie

Verified Views

Visual Lab
Mozars Place, 2nd floor
Salthill, Co. Galway
H91 YFC2
www.visuallab.ie

Daylight & Sunlight Analysis

BPG3.
Fumbally Exchange, 5 Dame Lane
Dublin 2
D02 HC67
www.bpg3.com

Environmental Reports

Enviroguide Consulting
3D, Core C, Block 71
The Plaza, Park West,
Dublin 12
D12F9TN
www.enviroguide.ie

Waste Management Plan

AWN Consulting
The Tecpro Building
Clonsaugh Business & Technology Park
Dublin 17
D17 XD90

Arboricultural Impact Assessment

Charles McCorkell Arboral Consultancy
4 Deerpark,
Ashbourne
Co. Meath
A84 HK79
www.cmarbor.com

Archaeological Assessment

IAC Archaeology
Unit G1
Network Enterprise Park
Kilcoole, Co. Wicklow
A63 KT32
www.iac.ie

B-Fluid Ltd | Buildings Fluid Dynamics

IAC Archaeology
28 Baggot St Lower,
Dublin 2
D02 NX43
www.b-fluid.com

ISM

77 Camden St,
D02 XE80
www.ismireland.com

Operation Management Plan

Hooke & MacDonald
118 Lower Baggot Street,
Dublin 2
D02 AW89

Site Retail Provision Report

Bannon Property Consultants & Chartered
Valuation Surveyors
Hambleton House,
19/26 Pembroke Street Lower, Dublin 2
D02WV96

CONTENTS

01 Introduction	02	04 HQA Schedule	17
Introduction	03	Housing Quality Assessment (Sheet 1/8)	18
Project Description	04	Housing Quality Assessment (Sheet 2/8)	19
Policy Summary	05	Housing Quality Assessment (Sheet 3/8)	20
02 Residential areas	06	Housing Quality Assessment (Sheet 4/8)	21
Residential Provision - Unit Mix	07	Housing Quality Assessment (Sheet 5/8)	22
Summary of Residential Areas	08	Housing Quality Assessment (Sheet 6/8)	23
Apartment Floor Area	09	Housing Quality Assessment (Sheet 7/8)	24
Apartment Floor Area	10	Housing Quality Assessment (Sheet 8/8)	25
Dual Aspect Ratios & Building Orientation	11	05 Schedule of Areas	26
Typical apartment Layouts	12	Key Areas	27
Floor To Ceiling Height & Apartments per core	13	NIA + GFA Area	28
Residential Amenity	14	Residential Areas	29
03 Apartment Types	15	Residential Communal Amenity Areas	30
Apartment Types	16	Retail Opportunity	31
		Calculations	32

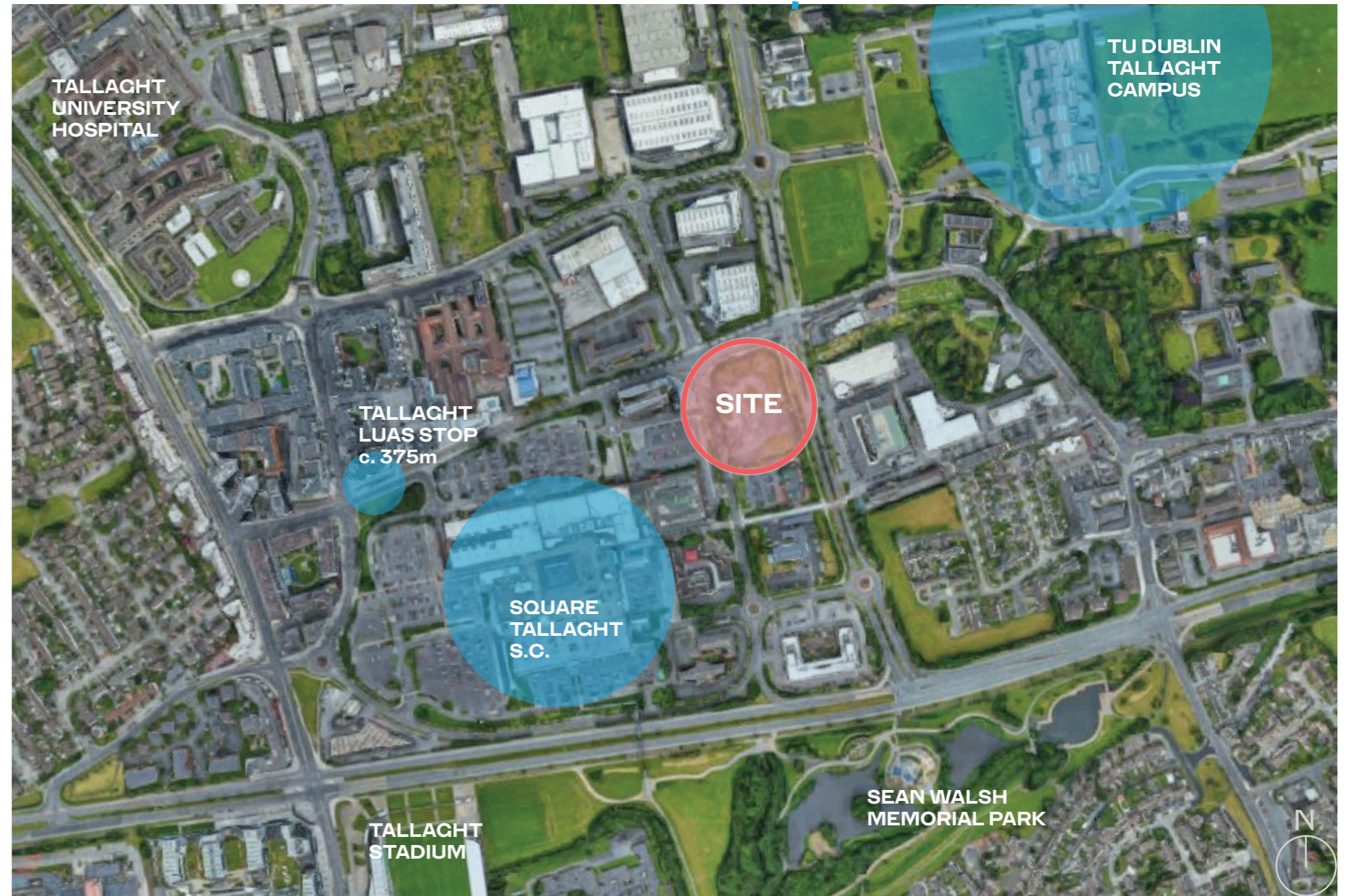
01 INTRODUCTION

01. INTRODUCTION


This report has been prepared on behalf of Ravensbrook Ltd.

This document forms part of a SHD planning application to An Bord Pleanála to summarise the design concept and planning context for the proposed construction of a build-to-rent residential apartment scheme at Belgard Square East, Belgard Road and Blessington Road, Tallaght, Dublin 24.

This statement outlines the site context and key aspects of the proposed design and should be read in conjunction with the drawings submitted as part of this application (Refer to drawing issue sheet).



AERIAL VIEW SHOWING SITE CONTEXT

 SITE LOCATION

02. PROJECT DESCRIPTION

The proposed strategic housing development comprises a mixed-use development including 310 no. “Build-to-Rent” residential apartments, a creche and commercial units (c. 2,289 sqm) on a c. 1.26 ha site at Belgard Square East, Belgard Road and Blessington Road, Tallaght, Dublin 24.

The proposed development will consist of the demolition of existing boundary wall and construction of:

1. c. 2,289sqm of retail/commercial floor space across 10 no. units including retail, restaurant/café and Class 2 financial/professional services and office use, and a crèche (257sqm) at ground and first floor levels;
2. 310 no. build to rent residential apartments including 99 no. one bedroom units, 203 no. 2 bedroom units and 8 no. three bedroom units within a part 6 to part 12 no. storey development across 3 blocks over partial basement;
3. c. 2,223sqm of communal external amenity space provided in the form of a ground floor garden and external terraces at fifth, sixth, seventh and eighth floor levels; c. 1,026sqm of public open space provided in the form of a central courtyard with landscaped areas at site perimeters;
4. c. 1,785 sqm of resident support facilities and services and amenities provided at basement, ground and first floor levels;
5. Vehicular access to the basement development from a new access point at Belgard Square East;
6. A new tertiary route will be provided in the southern part of the site linking Belgard Square East and Belgard Road;
7. Provision of 130 no. car parking spaces (including 8 no. club car spaces and 6 no. disabled access spaces) at basement level in addition to 5 no. set down spaces (4 no. serving creche) and 1 no. disabled access space at ground level, layby on Belgard Square East, 6 no. motorcycle spaces and a total of 763 no. bicycle parking spaces;
8. Provision of 4 no. Ø0.3m microwave link dishes to be mounted on 2 no. steel support pole affixed to lift shaft overrun, all enclosed in radio friendly GRP shrouds, together with associated equipment at roof level at Block B;
9. Provision of 3 no. ESB substations with switch rooms and plant rooms at basement level, hard and soft landscaped areas, bin and bicycle stores, public lighting, attenuation, green roof, plant at roof level, service connections and all ancillary site development works.

03. POLICY SUMMARY

This Housing Quality Assessment Report & Schedule of Areas forms part of a planning submission for a proposed construction of a build-to-rent residential apartment scheme at Belgard Square East, Belgard Road and Blessington Road, Tallaght, Dublin 24..

The purpose of this document is to provide a framework which quantifies each of the criteria required by the residential standards of the proposed development against the provisions required by the ‘Sustainable Urban Housing Standards for New Apartments Guidelines for Planning Authorities 2020’ set out by the government for the following:

- *General locational consideration;*
- *Apartment mix within apartment schemes;*
- *Internal space standards for different types of apartments;*
- *Dual aspect ratios;*
- *Floor to ceiling height;*
- *Apartments to stair/lift core ratios;*
- *Storage spaces;*
- *Amenity spaces including balconies/patios;*
- *Car parking;*
- *Room dimensions for certain rooms.*

The guidelines have been issued by the Minister for Housing, Planning and Local Government under Section 28 of the Planning and Development Act 2000 (as amended). It is required that Planning authorities and An Bord Pleanála have regard to the guidelines, and they are also required to apply any specific planning policy requirements (SPPRS) of the guidelines, within the meaning of Section 28 (1C) of the Planning and Development Act 2000 (as amended) in carrying out their functions.

Where SPPRS are stated in the guideline document, they take precedence over any conflicting, policies and objectives of development plans, local area plans and strategic development zone planning schemes. Where such conflicts arise, such plans should be amended by the relevant planning authority to reflect the content of these guidelines and properly inform the public of the relevant SPPR requirements.

The Development also takes guidance from the following documentation:

- Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities 2000, (as amended December 2020).
- Best practice guidelines Quality Housing for Sustainable Communities (2007)
- Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities (2009)
- Design Manual for Urban Roads and Streets or ‘DMURS’ (2013)

This development proposes to deliver high quality residential development designed to the Build To Rent (BTR) apartment guidelines. This development will provide much needed residential apartment rental accommodation in a sustainable city centre location close to the main transportation hub.

02 RESIDENTIAL AREAS

01. RESIDENTIAL PROVISION - UNIT MIX

For proposals that qualify as specific BTR development in accordance with SPPR 7:

Specific Planning Policy Requirement 1

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

There is no requirement for the proposed BTR scheme to provide a specific apartment mix.

As per the included table, the proposed is designed to be in compliance with SPPR1 and consists of 1 Bed/2Person, 2 Bed/4 Person apartments & 3B/6person apartments. The mix is considered appropriate for the area, and aims to provide homes convenient to workplaces. The apartments are designed with the majority providing an excess of the required minimum areas.

The 2016 Census indicates that Tallaght is the largest town in South Dublin, with a population of 76,119 as of the time, with a predicted population growth to an expected 84,000.

Level	Apartments			Total Apartments
	1 Bed Apartment	2 Bed Apartment	3 Bed Apartment	
Basement	n/a	n/a	n/a	
Ground Floor (218 sqm car park + 146sqm Plant)	10	26	n/a	36
1st Floor	13	30	1	44
2nd Floor	13	30	1	44
3rd Floor	13	30	1	44
4th Floor	13	29	1	43
5th Floor	10	23	1	34
6th Floor	9	17	1	27
7th Floor	7	7	1	15
8th Floor	7	7	1	15
9th Floor	3	3		6
10th Floor	1	1		2
11th Floor				
Roof Level				
	99	203	8	310
	32%	65%	3%	

02. SUMMARY OF RESIDENTIAL AREAS

Belgard Square East
17/05/2022

REV 04

Level	Ancilliary	Circulation	Internal Amenity		Total Int. Amenity	Residential NIA	GFA (Commercial Excluded)		GFA	Commercial	Total GFA
	Plant, ESB Sub-Station	Corridors, Stairs	Residents internal communal amenity	Residents internal communal amenity shared services + facilities	Residents Int. Communal Amenity + Shared Support Facilities + Services	Residential NIA Apartments	GFA (apartment + total int. amenity)	Residential GFA (apartment + int. amenity + corridors + plant)	Scheme GFA excluding commercial	Retail / Office / Commercial + support areas (bins, bikes), etc.	Ancillary + Residential + Internal Amenity + Commercial + Residential
Basement (plant)	1121	93	0	692	692			1,906	1,906	66	1,972
Ground Floor	146	566	771	95	866		866	1,578	1,578	2,096	3,674
1st Floor		572	227		227	2,532	2,759	3,331	3,331	127	3,458
2nd Floor		603				3,129	3,129	3,732	3,732		3,732
3rd Floor		606				3,128	3,128	3,734	3,734		3,734
4th Floor		599				3,129	3,129	3,728	3,728		3,728
5th Floor		604				3,051	3,051	3,655	3,655		3,655
6th Floor		488				2,411	2,411	2,899	2,899		2,899
7th Floor		450				1,902	1,902	2,352	2,352		2,352
8th Floor		279				1,037	1,037	1,316	1,316		1,316
9th Floor		224				1,037	1,037	1,261	1,261		1,261
10th Floor		177				447	447	624	624		624
11th Floor		83				136	136	219	219		219
Roof Level											
Total Excluding Basement	146	5,251	998	95	1,093	21,939	23,032	28,429	28,429	2,223	30,652
Total Including Basement	1267	5,344	998	787	1,785	21,939	23,032	30,335	30,335	2,289	32,624

03. APARTMENT FLOOR AREA

For proposals that qualify as specific BTR development in accordance with SPPR 3:

Specific Planning Policy Requirement 3

Minimum Apartment Floor Areas:

- Studio apartment (1 person) 37 sq.m
- 1-bedroom apartment (2 persons) 45 sq.m
- 2-bedroom apartment (4 persons) 73 sq.m
- 3-bedroom apartment (5 persons) 90 sq.m
- 3-bedroom apartment (6 persons) 94 sq.m*

3.5 The floor area parameters set out in SPPR 3 above shall generally apply to apartment schemes and do not apply to purpose-built and managed student housing. In relation to social housing, or purpose built housing for older people it is considered necessary that these guidelines would also make provision for a two-bedroom apartment to accommodate 3 persons. This is in line with the Quality Housing for Sustainable Communities guidance published by the Department in 2007, for application to social housing schemes.

All proposed apartments meet the minimum required areas.

*Minimum areas for 3 Bedroom (6 persons) extracted from Quality Housing for Sustainable Neighbourhoods, Table 5.1

Safeguarding Higher Standards

3.8 In the interests of sustainable and good quality urban development these guidelines should be applied in a way that ensures delivery of apartments not built down to a minimum standard, but that reflect a good mix of apartment sizes. Accordingly, it is a requirement that:

a) The majority of all apartments in any proposed scheme of 100 or more apartments shall exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom unit types, by a minimum of 10% (any studio apartments must be included in the total, but are not calculable as units that exceed the minimum by at least 10%)

b) Build-To-Rent developments are excepted from this requirement (see SPPR8 below) as such developments are required to provide compensatory communal facilities and amenities for use by residents.

There is no requirement for the proposed BTR scheme to provide any number of apartments which exceed the minimum required area.

A total of 117 no. of apartments exceed the minimum required areas by at least 10%; This accounts for 38% of the total proposed apartments, and in addition, there is a full provision of the required compensatory measures associated with a BTR scheme proposal, and this includes the provision of residents internal communal amenity space, private open space attached to each apartment; inclusion of the required storage area within each apartment. A number of these are discussed within this report in more detail.

Level	Apartments			Total Apartments
	1 Bed Apartment	2 Bed Apartment	3 Bed Apartment	
Basement	n/a	n/a	n/a	
Ground Floor (218 sqm car park + 146sqm Plant)	10	26	n/a	36
1st Floor	13	30	1	44
2nd Floor	13	30	1	44
3rd Floor	13	30	1	44
4th Floor	13	29	1	43
5th Floor	10	23	1	34
6th Floor	9	17	1	27
7th Floor	7	7	1	15
8th Floor	7	7	1	15
9th Floor	3	3		6
10th Floor	1	1		2
11th Floor				
Roof Level				
	99	203	8	310
	32%	65%	3%	

APARTMENT FLOOR AREA

Level	GROSS FLOOR SPACE	Residential General Information			Residential General Information		
		Dual Aspect Provision	Apartment Area ≥Min. Req. Area + 10%	Private Open Space Provision	Dual Aspect Provision	Apartment Area ≥Min. Req. Area + 10%	Private Open Space Provision
Basement							
Ground Floor Space							
1st Floor	2,532	16	12	268 m2	16	12	268 m2
2nd Floor	3,129	19	16	330 m2	19	16	330 m2
3rd Floor	3,128	19	16	330 m2	19	16	330 m2
4th Floor	3,129	19	16	330 m2	19	16	330 m2
5th Floor	3,051	18	15	321 m2	18	15	321 m2
6th Floor	2,411	14	9	250 m2	14	9	250 m2
7th Floor	1,902	14	9	183 m2	14	9	183 m2
8th Floor	1,037	11	9	103 m2	11	9	103 m2
9th Floor	1,037	11	8	103 m2	11	8	103 m2
10th Floor	447	6	5	131 m2	6	5	131 m2
11th Floor	136	2	2	26 m2	2	2	26 m2
Roof Level							
	21,939	149	117	2,375	149	117	2,375
		48%	38%	119%	48%	38%	119%

Residents Internal Communal Amenity Space

Required	Achieved
n/a	998 m2

Residents Internal Communal Amenity Facilities & Services

Required	Achieved
n/a	1785.0 m2

Total area per bedroom

Required	Achieved
n/a	3.4 m2

Total area per Apt.

Required	Achieved
n/a	5.8 m2

Dual Aspect

Required	Achieved
33%	48%

Residents External Communal Amenity

Required	Achieved
1988 m2	2223 m2

% External Communal Space Provided

111.8%

Residents Combined Internal + External Amenity

Combined Int. + Ext. Amenity	Area per Bedroom
4008.0	7.6

Residents Private Open Space Provision

Required	Provided
1988.0	2375.0

% Private open space provided

119.5%

Apartment Area ≥Min. Req. Area + 10%

Required	Achieved
0	38%

04. DUAL ASPECT RATIOS & BUILDING ORIENTATION

For proposals that qualify as specific BTR development in accordance with SPPR 7:

Specific Planning Policy Requirement 4

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

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

(ii) In suburban or intermediate locations it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme.

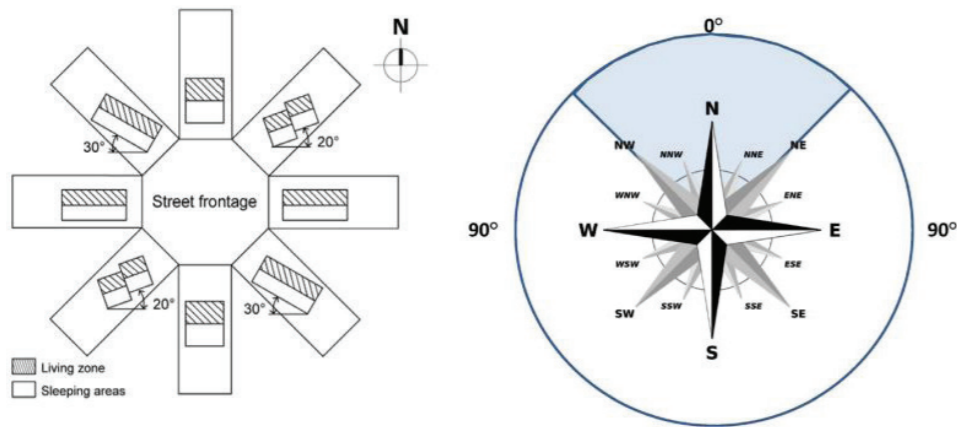
(iii) For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise further discretion to consider dual aspect unit provision at a level lower than the 33% minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects.

Dual Aspect

The proposed development has been designed to provide good daylight and sunlight standards into apartments and communal open spaces, and with consideration to privacy to apartments and private open space.

The location is central and accessible, and a dual aspect ratio of 33% is considered suitable. There is a proposed provision of 48% dual aspect apartments. The diagram below shows a third floor layout plan. It should be noted that a no. of apartments with limited qualities of the provision of dual aspect have been omitted from calculations.

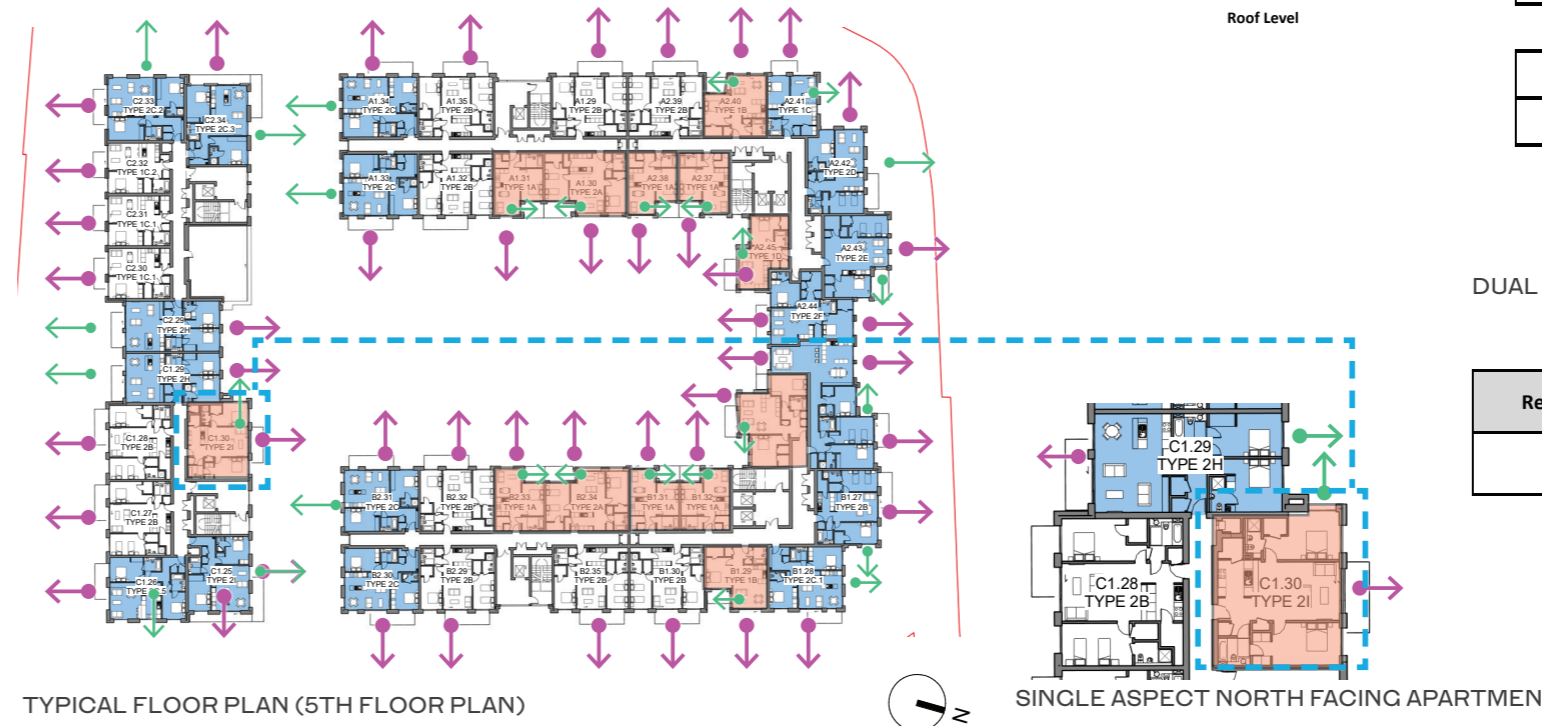
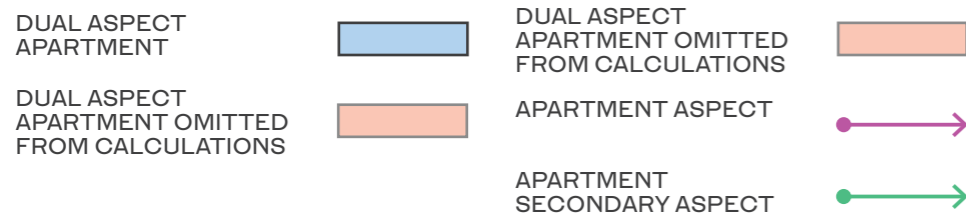
There are 9 no. single aspect north facing apartments that overlook the proposed communal open space, which is considered acceptable in the context of the Apartment Guideline, and achieve good levels of daylight & sunlight. They do have windows provided facing another aspect, but are not significantly sized, and therefore have not been counted as dual access apartments.



* Over 50 per cent of the facade.

EXTRACT FROM SUSTAINABLE URBAN HOUSING :DESIGN STANDARDS FOR NEW APARTMENTS

LEGEND



TYPICAL FLOOR PLAN (5TH FLOOR PLAN)

SINGLE ASPECT NORTH FACING APARTMENT

Residential General Information		
Dual Aspect Provision	Apartment Area ≥Min. Req. Area + 10%	Private Open Space Provision

Level

Basement

Ground Floor (218 sqm car park + 146sqm Plant)

1st Floor

2nd Floor

3rd Floor

4th Floor

5th Floor

6th Floor

7th Floor

8th Floor

9th Floor

10th Floor

11th Floor

Roof Level

16	12	268 m2
19	16	330 m2
19	16	330 m2
19	16	330 m2
18	15	321 m2
14	9	250 m2
14	9	183 m2
11	9	103 m2
11	8	103 m2
6	5	131 m2
2	2	26 m2

149	117	2,375
48%	38%	119%

DUAL ASPECT PROVISION

Required	Achieved
33%	48%

05. TYPICAL APARTMENT LAYOUTS

Specific Planning Policy Requirement 3

Minimum Apartment Floor Areas:

Studio apartment (1 person) 37 sq.m

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

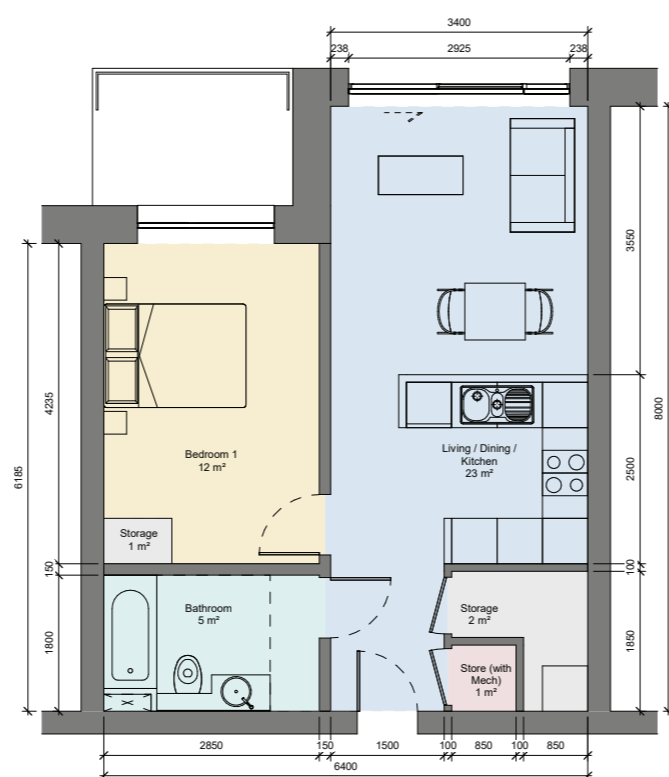
Apartments are designed with reference to SPPR 3, minimum areas and room dimensions in accordance with those set out in the DHP&LG, Sustainable Urban Housing: Design Standards for new Apartments, Guidelines for Planning Authorities 2000, (as amended December 2020).

Please note, all 2 bedroom apartments are 4 person units.

Plans are for indicative purposes only minimum widths, areas & aggregate areas taken From DHP&LG, Sustainable Urban Housing: Design Standards for new Apartments, Guidelines for Planning Authorities 2000, (as amended December 2020).

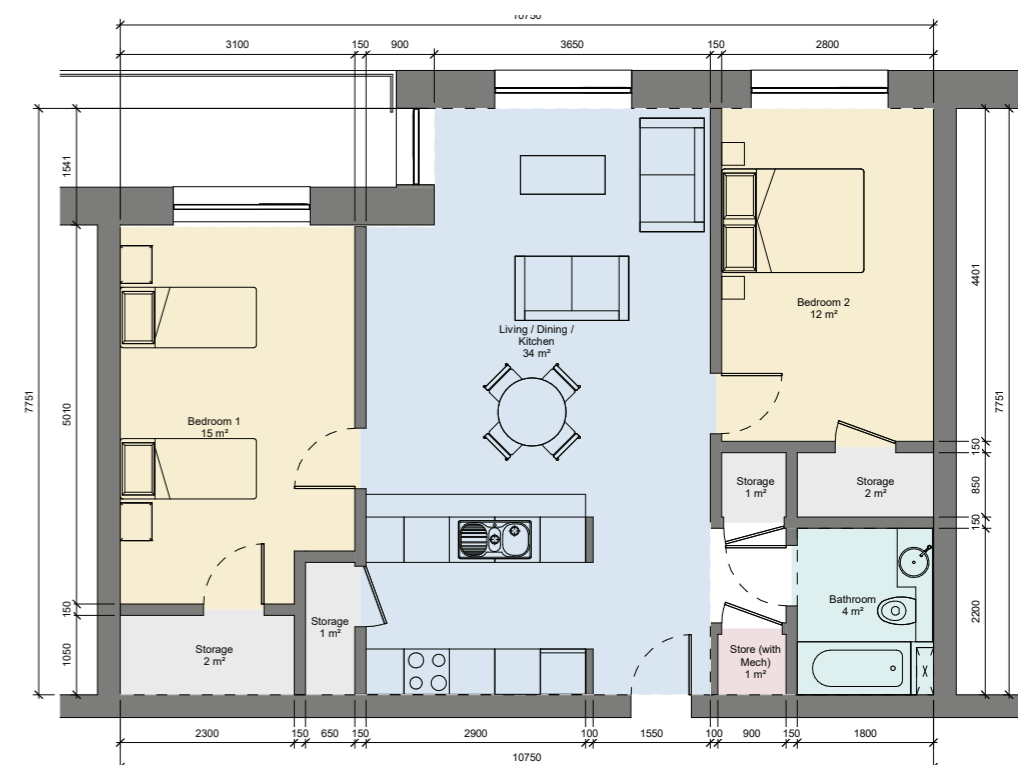
Dimensions, unit doors, balconies and windows shown are for the typical apartment Type; Refer to architectural drawings for individual apartment location, door position and windows.

Refer accompanying architectural drawings for typical apartment types, including areas and min dimension compliance with those set out in the DHP&LG, Sustainable Urban Housing: Design Standards for new Apartments, Guidelines for Planning Authorities 2000.



ROOM NAME	TARGET WIDTH	ACTUAL WIDTH	TARGET AREA	ACTUAL AREA
LIVING / KITCHEN / DINING	3.3m	3.4m	23m ²	23m ²
STORAGE			3m ²	3m ²
BEDROOM	2.8m	2.9m	11.4m ²	12m ²
BALCONY / AMENITY			5m ²	≥ 5m ²
TARGET TOTAL AREA			45m²	46m²

TYPICAL 1 BEDROOM APARTMENT (TYPE 1A)



ROOM NAME	TARGET WIDTH	ACTUAL WIDTH	TARGET AREA	ACTUAL AREA
LIVING / KITCHEN / DINING	3.6m	3.7m	30m ²	34m ²
STORAGE			6m ²	6m ²
BEDROOM 01	2.8m	3.1m	13.0m ²	15m ²
BEDROOM 02	2.8m	2.8m	11.4m ²	12m ²
AGGREGATE BED AREA			24.4m ²	27m ²
BALCONY / AMENITY			7m ²	≥ 7m ²
TARGET TOTAL AREA			73m²	77m²

TYPICAL 1 BEDROOM APARTMENT (TYPE 2A)

06. FLOOR TO CEILING HEIGHT & APARTMENTS PER CORE

SPPR8 - Sustainable Urban Housing Design Standards for new Apartments.

A minimum floor to ceiling height of 2.4m is required. Where ground floor units exist, these units should look to achieve a minimum floor to ceiling height of 2.7m

Floor to Ceiling Height

The proposed apartments have been designed with a floor to ceiling height of 2.7 - 2.8m. This is to provide comfortable interiors, and to allow for taller windows and greater light penetration.

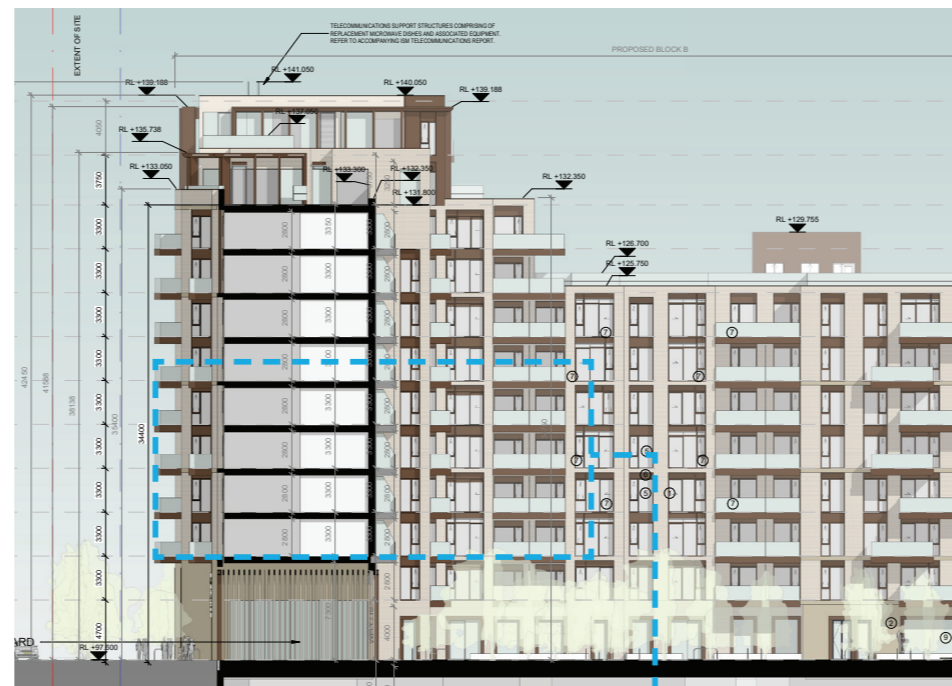
There are no apartments at ground floor level. Ground floor level floor-to-ceiling heights range from 4.0m to 5.3m.

(v) The requirement for a maximum of 12 apartments per floor per core shall not apply to BTR schemes, subject to overall design quality and compliance with building regulations.

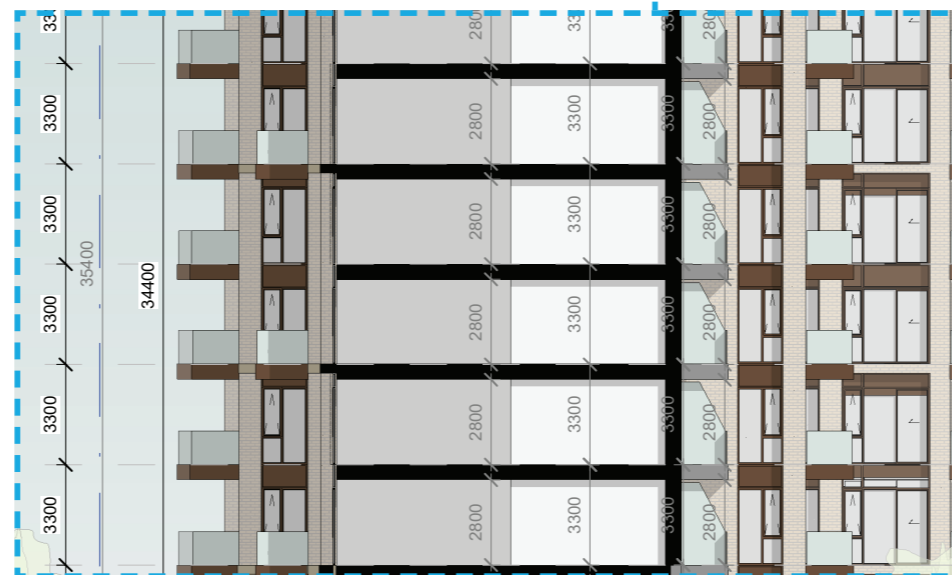
Apartments per core

There are up to 7 no. Apartments associated with Core A1, 8 no. Apartments associated with Core A2, 8 no. Apartments associated with Core B1, 7 no. Apartments associated with Core B2, 7 no.

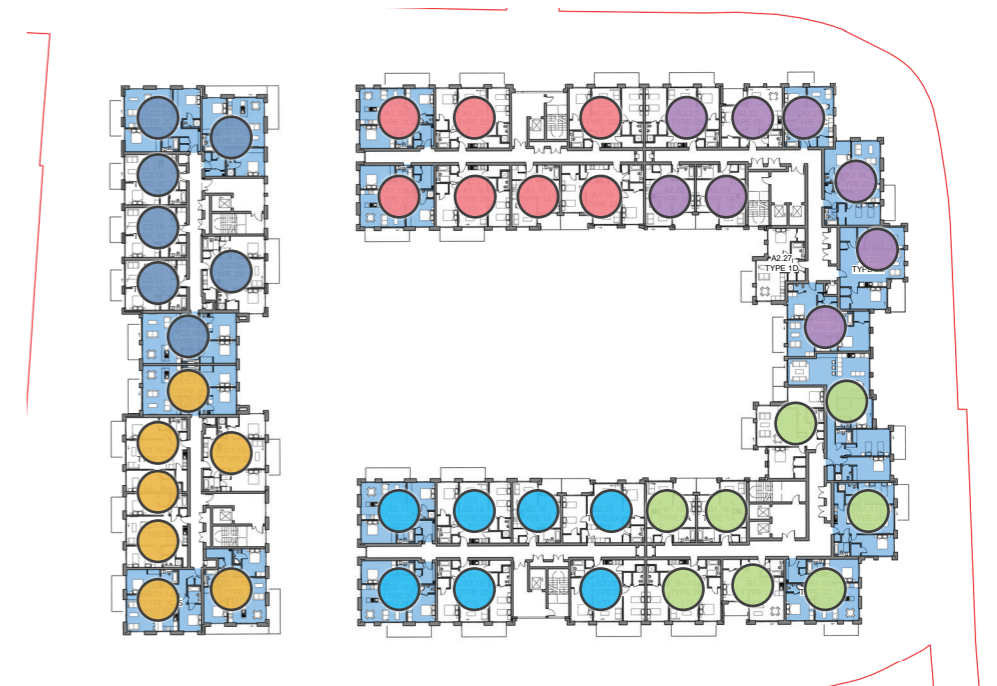
EXTRACT FROM SUSTAINABLE URBAN HOUSING :DESIGN STANDARDS FOR NEW APARTMENTS



TYPICAL SECTION



TYPICAL FLOOR TO CEILING HEIGHTS



TYPICAL FLOOR LAYOUT PLAN (3RD FLOOR PLAN)

LEGEND

- APARTMENT PER CORE A1 ●
- APARTMENT PER CORE A2 ●
- APARTMENT PER CORE B1 ●
- APARTMENT PER CORE B2 ●
- APARTMENT PER CORE C1 ●
- APARTMENT PER CORE C2 ●

07. RESIDENTIAL AMENITY

SPPR 7 aims to ensure that residents will enjoy an enhanced overall standard of amenity. In order for a BTR development to be successful, provision of high quality, well positioned and varied amenity spaces are key to ensure a higher level of comfort and better quality of enjoyment for residents.

In the interest of sustainable and good quality urban development, the overall residential amenity areas provided are in excess of the minimum required areas.

Residents will have access to enjoy a variety of amenities, including private open space, totalling an area of 2,039sqm.

The breakdown of the overall areas are as follows:

- External Communal Amenity 2,223 sqm
- Resident Services & Amenities 998 sqm
- Resident Support Facilities 787 sqm
- Private Open Space 2,375 sqm

Required Private Open Space			
no. of beds	No. of apt.	Area required per apt. (sqm)	Total Area (sqm)
1 Bed	99	5	495
2 Bed	203	7	1,421
3 Bed	8	9	72
Total			1,988

Required Communal Amenity Space			
no. of beds	No. of apt.	Area required per apt. (sqm)	Total Area (sqm)
1 Bed	99	5	495
2 Bed	203	7	1,421
3 Bed	8	9	72
Total			1,988

Residents Combined Internal + External Amenity

Combined Int. + Ext. Amenity	Area per Bedroom
4008.0	7.6

Residents Private Open Space Provision

Required	Provided
1988.0	2375.0

% Private open space provided	119.5%
--------------------------------------	---------------

Residents Combined Internal + External Amenity

Combined Int. + Ext. Amenity	Area per Bedroom
4008.0	7.6

Residents Private Open Space Provision

Required	Provided
1988.0	2375.0

% Private open space provided	119.5%
--------------------------------------	---------------

Specific Planning Policy Requirement 7

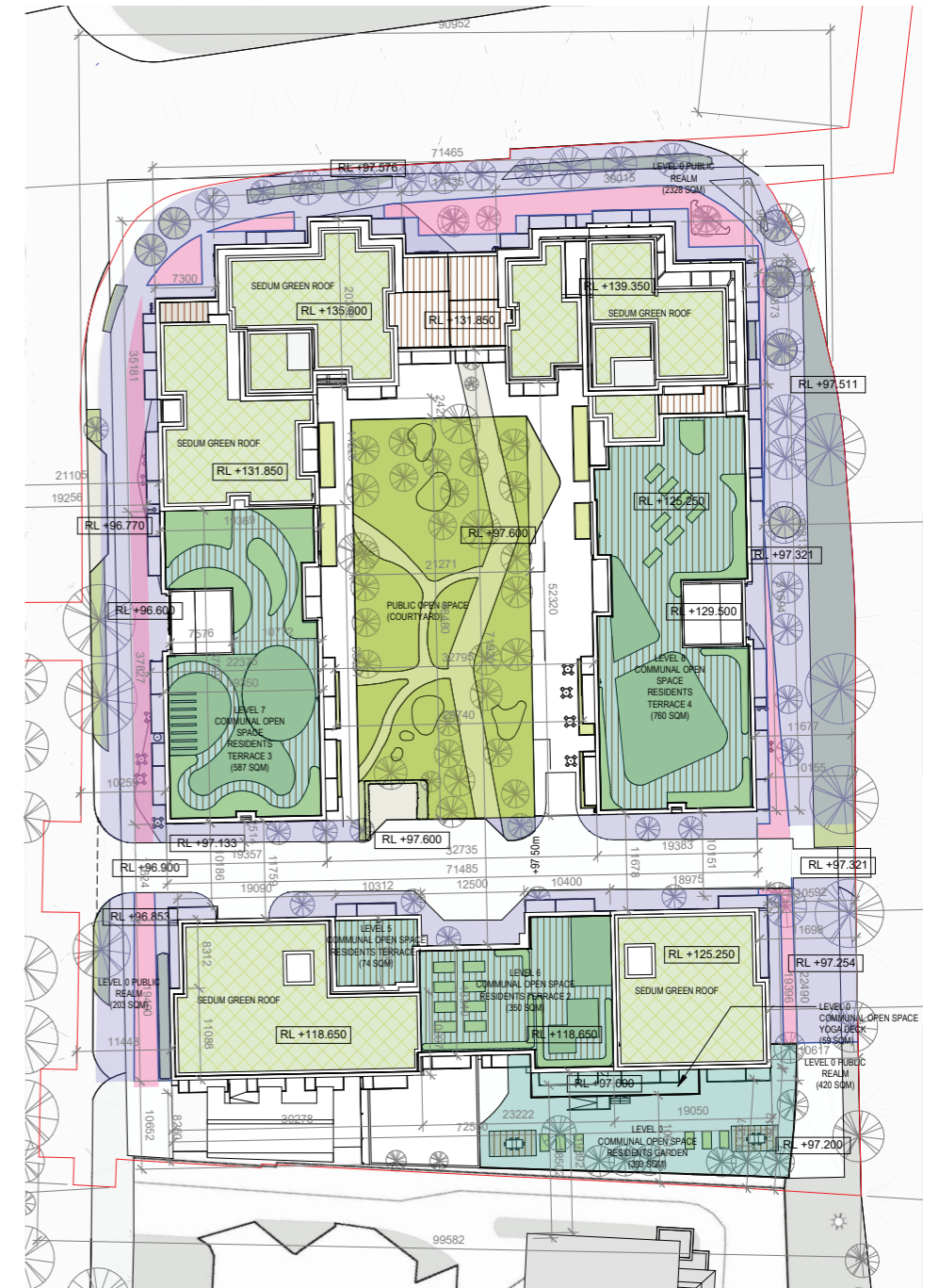
BTR development must be:

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

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

(i) Resident Support Facilities - comprising of facilities related to the operation of the development for residents such as laundry facilities, concierge and management facilities, maintenance/repair services, waste management facilities, etc.

(ii) Resident Services and Amenities - comprising of facilities for communal recreational and other activities by residents including sports facilities, shared TV/lounge areas, work/study spaces, function rooms for use as private dining and kitchen facilities, etc.



EXTERNAL SPACES

LEGEND

- APPLICATION SITE BOUNDARY (Red outline)
- PUBLIC OPEN SPACE (Light green fill)
- PUBLIC REALM TO BE TAKEN IN CHARGE (Light purple fill)
- RESIDENTS COMMUNAL OPEN SPACE ROOF TERRACES (Light green fill)
- PUBLIC REALM (Light purple fill)

03 APARTMENT TYPES

01. APARTMENT TYPES

Apartment			Apartment Area	Required Areas			Bedroom						Kitchen / living / Dining / Storage			Total count per type	
Unit Type *	No. of Bedrooms	No. of Bedspaces		Minimum	10%	Min. Area ≥10%	Bedroom 1	Bedroom 1 Width	Bedroom 2	Bedroom 2 Width	Bedroom 3	Bedroom 3 Width	Bedroom 3 Area	Bedroom Aggregate	Kitchen /Living		Kitchen/ Living Width
1A	1 BED	2	46 m ²	45 m ²	50 m ²		12 m ²	2850 mm	0 m ²	0 mm			12 m ²	23 m ²	3400 mm	6 m ²	45
1B	1 BED	2	55 m ²	45 m ²	50 m ²	Yes	14 m ²	3400 mm	0 m ²	0 mm			14 m ²	30 m ²	4500 mm	4 m ²	17
1C	1 BED	2	51 m ²	45 m ²	50 m ²	Yes	12 m ²	2900 mm	0 m ²	0 mm			12 m ²	23 m ²	3400 mm	6 m ²	9
1C.1	1 BED	2	52 m ²	45 m ²	50 m ²	Yes	12 m ²	2900 mm	0 m ²	0 mm			12 m ²	25 m ²	3600 mm	6 m ²	10
1C.2	1 BED	2	50 m ²	45 m ²	50 m ²	Yes	12 m ²	2900 mm	0 m ²	0 mm			12 m ²	24 m ²	3600 mm	5 m ²	5
1D	1 BED	2	47 m ²	45 m ²	50 m ²	No	13 m ²	2900 mm	0 m ²	0 mm			13 m ²	23 m ²	3700 mm	3 m ²	10
1E	1 BED	2	64 m ²	45 m ²	50 m ²	Yes	15 m ²	2800 mm	0 m ²	0 mm			15 m ²	39 m ²	6300 mm	3 m ²	1
1F	1 BED	2	59 m ²	45 m ²	50 m ²	Yes	12 m ²	3400 mm	0 m ²	0 mm			12 m ²	25 m ²	5000 mm	5 m ²	1
1G	1 BED	2	52 m ²	45 m ²	50 m ²	Yes	17 m ²	4300 mm	0 m ²	0 mm			17 m ²	23 m ²	3300 mm	3 m ²	1
2A	2 BED	4	77 m ²	73 m ²	80 m ²		15 m ²	3100 mm	13 m ²	2800 mm			28 m ²	34 m ²	3700 mm	6 m ²	21
2B	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	2800 mm	13 m ²	2800 mm			26 m ²	30 m ²	3800 mm	6 m ²	66
2B.1	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	3200 mm	14 m ²	2800 mm			27 m ²	30 m ²	3900 mm	9 m ²	4
2C	2 BED	4	77 m ²	73 m ²	80 m ²		15 m ²	3100 mm	12 m ²	3100 mm			27 m ²	30 m ²	4800 mm	6 m ²	24
2C.1	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	3100 mm	13 m ²	3000 mm			26 m ²	38 m ²	4900 mm	6 m ²	6
2C.2	2 BED	4	83 m ²	73 m ²	80 m ²	Yes	14 m ²	3000 mm	13 m ²	3000 mm			27 m ²	32 m ²	5200 mm	9 m ²	5
2C.3	2 BED	4	81 m ²	73 m ²	80 m ²	Yes	14 m ²	3100 mm	14 m ²	3200 mm			28 m ²	33 m ²	6600 mm	6 m ²	8
2C.4	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	3100 mm	13 m ²	3100 mm			26 m ²	30 m ²	4900 mm	6 m ²	2
2C.5	2 BED	4	80 m ²	73 m ²	80 m ²	Yes	12 m ²	3100 mm	13 m ²	3200 mm			25 m ²	30 m ²	4200 mm	6 m ²	7
2D	2 BED	4	80 m ²	73 m ²	80 m ²	Yes	13 m ²	2800 mm	14 m ²	3600 mm			27 m ²	31 m ²	3700 mm	6 m ²	7
2E	2 BED	4	81 m ²	73 m ²	80 m ²	Yes	13 m ²	2800 mm	13 m ²	3000 mm			26 m ²	30 m ²	3800 mm	6 m ²	6
2F	2 BED	4	81 m ²	73 m ²	80 m ²	Yes	14 m ²	2800 mm	12 m ²	2800 mm			26 m ²	30 m ²	4700 mm	6 m ²	8
2F.1	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	3100 mm	14 m ²	3900 mm			27 m ²	30 m ²	4100 mm	7 m ²	3
2G	2 BED	4	80 m ²	73 m ²	80 m ²	Yes	13 m ²	2700 mm	14 m ²	3100 mm			27 m ²	30 m ²	3700 mm	6 m ²	10
2H	2 BED	4	82 m ²	73 m ²	80 m ²	Yes	13 m ²	3100 mm	13 m ²	2950 mm			26 m ²	30 m ²	4400 mm	6 m ²	10
2I	2 BED	4	75 m ²	73 m ²	80 m ²		12 m ²	3100 mm	13 m ²	3100 mm			25 m ²	30 m ²	4900 mm	6 m ²	12
2J	2 BED	2	77 m ²	73 m ²	80 m ²		15 m ²	3200 mm	13 m ²	2700 mm			28 m ²	30 m ²	3500 mm	6 m ²	1
2K	2 BED	4	108 m ²	73 m ²	80 m ²	Yes	15 m ²	2700 mm	16 m ²	2800 mm			31 m ²	57 m ²	3500 mm	6 m ²	1
2L	2 BED	4	83 m ²	73 m ²	80 m ²	Yes	13 m ²	3400 mm	12 m ²	3000 mm			25 m ²	39 m ²	3700 mm	6 m ²	2
3A	3 BED	6	136 m ²	94 m ²	103 m ²	Yes	16 m ²	3 mm	17 m ²	4000 mm	13 m ²	4100	33 m ²	49 m ²	3600 mm	11 m ²	8

Total 310

Note

Type 2G	BEDROOM 1 WIDTH HAS A VARIATION OF LESS THAN 5% OF THE MINIMUM REQUIRED. THE OVERALL APARTMENT AREA EXCEEDS THE MINIMUM REQUIRED AREA BY 23%
Type 2J	LIVING / KITCHEN / DINING MINIMUM WIDTH HAS A VARIATION OF 5% OF THE MINIMUM REQUIRED. THE OVERALL APARTMENT AREA EXCEEDS THE MINIMUM REQUIRED AREA BY 5%. BEDROOM 1 HAS A VARIATION OF 5% OF THE MINIMUM WIDTH REQUIRED. BEDROOM 1 OVERALL AREA EXCEEDS THE MINIMUM REQUIRED BY 14%
Type 3A	LIVING / KITCHEN / DINING WIDTH VARIES FROM 3.6 - 6 M. A MINIMUM DEPTH OF THE WIDTH HAS A VARIATION OF 5% OF THE MINIMUM REQUIRED. THE OVERALL APARTMENT AREA EXCEEDS THE MINIMUM REQUIRED AREA BY 44%. THE OVERALL LIVING / KITCHEN / DINING AREA EXCEEDS THE MINIMUM REQUIRED AREA BY 44%

*Refer to HOA schedule & Henry J Lyons architectural drawings for typical apartment type plans, and general arrangement plans for specific apartment core, level, aspect & private open space provision.

Note: Any dimensions or areas indicated in blue do not meet the minimum required figure, and are in accordance with Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, where the Apartment Required Minimum Floor Areas & Standards, allow for Variation of up to 5% can be applied to room areas and widths subject to overall compliance with required minimum overall apartment floor areas.

04 HQA SCHEDULE

01. HOUSING QUALITY ASSESSMENT (SHEET 1/8)

ASSESSMENT SCHEDULE - MASTER

Core	Level	Unit Number	Unit Type	No. of Bedrooms	No. of Bedspaces	Unit Area	Required Areas		Min. Area ≥10%	Bedroom				Bedroom Areas		Amenity/Storage Areas	Kitchen/Living Width	Storage Area	Balcony Area	Other Features		18_Communal AmenitySpace_ HJL	Comments	
							Minimum	10%		Bedroom 1	Bedroom 1 Width	Bedroom 2	Bedroom 2 Width	Bedroom 3	Bedroom 3 Width	Bedroom 3 Area				Bedroom Aggregate	Kitchen / Living			Aspect
A1	L01	A1.1	2B	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	2800 mm	13 m ²	2800 mm		26 m ²	30 m ²	3800 mm	6 m ²	7 m ²	SINGLE	W	W	7 m ²	
A1	L01	A1.2	2A	2 BED	4	77 m ²	73 m ²	80 m ²		15 m ²	3100 mm	12 m ²	2800 mm		27 m ²	34 m ²	3700 mm	6 m ²	7 m ²	SINGLE	E	E	7 m ²	
A1	L01	A1.3	1A	1 BED	2	46 m ²	45 m ²	50 m ²		12 m ²	2900 mm	0 m ²	0 mm		12 m ²	23 m ²	3400 mm	3 m ²	5 m ²	SINGLE	E	E	5 m ²	
A1	L01	A1.4	2B	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	2800 mm	13 m ²	2800 mm		26 m ²	30 m ²	3800 mm	6 m ²	7 m ²	SINGLE	W	W	7 m ²	
A1	L01	A1.5	2C	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	3100 mm	13 m ²	3100 mm		26 m ²	30 m ²	4800 mm	6 m ²	9 m ²	DUAL	S, E	E	7 m ²	
A1	L01	A1.6	2C	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	3100 mm	13 m ²	3100 mm		26 m ²	30 m ²	4800 mm	6 m ²	9 m ²	DUAL	S, W	W	7 m ²	
A1	L01	A1.7	2B	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	2800 mm	13 m ²	2800 mm		26 m ²	30 m ²	3800 mm	6 m ²	7 m ²	SINGLE	W	W	7 m ²	
A1	L02	A1.8	2B	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	2800 mm	13 m ²	2800 mm		26 m ²	30 m ²	3800 mm	6 m ²	7 m ²	SINGLE	W	W	7 m ²	
A1	L02	A1.9	2A	2 BED	4	77 m ²	73 m ²	80 m ²		15 m ²	3100 mm	12 m ²	2800 mm		27 m ²	34 m ²	3700 mm	6 m ²	7 m ²	SINGLE	E	E	7 m ²	
A1	L02	A1.10	1A	1 BED	2	46 m ²	45 m ²	50 m ²		12 m ²	2900 mm	0 m ²	0 mm		12 m ²	23 m ²	3400 mm	3 m ²	5 m ²	SINGLE	E	E	5 m ²	
A1	L02	A1.11	2B	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	2800 mm	13 m ²	2800 mm		26 m ²	30 m ²	3800 mm	6 m ²	7 m ²	SINGLE	E	E	7 m ²	
A1	L02	A1.12	2C	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	3100 mm	13 m ²	3100 mm		26 m ²	30 m ²	4800 mm	6 m ²	9 m ²	DUAL	S, E	E	7 m ²	
A1	L02	A1.13	2C	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	3100 mm	13 m ²	3100 mm		26 m ²	30 m ²	4800 mm	6 m ²	9 m ²	DUAL	S, W	W	7 m ²	
A1	L02	A1.14	2B	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	2800 mm	13 m ²	2800 mm		26 m ²	30 m ²	3800 mm	6 m ²	7 m ²	SINGLE	W	W	7 m ²	
A1	L03	A1.15	2B	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	2800 mm	13 m ²	2800 mm		26 m ²	30 m ²	3800 mm	6 m ²	7 m ²	SINGLE	W	W	7 m ²	
A1	L03	A1.16	2A	2 BED	4	77 m ²	73 m ²	80 m ²		15 m ²	3100 mm	12 m ²	2800 mm		27 m ²	34 m ²	3700 mm	6 m ²	7 m ²	SINGLE	E	E	7 m ²	
A1	L03	A1.17	1A	1 BED	2	46 m ²	45 m ²	50 m ²		12 m ²	2900 mm	0 m ²	0 mm		12 m ²	23 m ²	3400 mm	3 m ²	5 m ²	SINGLE	E	E	5 m ²	
A1	L03	A1.18	2B	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	2800 mm	13 m ²	2800 mm		26 m ²	30 m ²	3800 mm	6 m ²	7 m ²	SINGLE	E	E	7 m ²	
A1	L03	A1.19	2C	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	3100 mm	13 m ²	3100 mm		26 m ²	30 m ²	4800 mm	6 m ²	9 m ²	DUAL	S, E	E	7 m ²	
A1	L03	A1.20	2C	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	3100 mm	13 m ²	3100 mm		26 m ²	30 m ²	4800 mm	6 m ²	9 m ²	DUAL	S, W	W	7 m ²	
A1	L03	A1.21	2B	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	2800 mm	13 m ²	2800 mm		26 m ²	30 m ²	3800 mm	6 m ²	7 m ²	SINGLE	W	W	7 m ²	
A1	L04	A1.22	2B	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	2800 mm	13 m ²	2800 mm		26 m ²	30 m ²	3800 mm	6 m ²	7 m ²	SINGLE	W	W	7 m ²	
A1	L04	A1.23	2A	2 BED	4	77 m ²	73 m ²	80 m ²		15 m ²	3100 mm	12 m ²	2800 mm		27 m ²	34 m ²	3700 mm	6 m ²	7 m ²	SINGLE	E	E	7 m ²	
A1	L04	A1.24	1A	1 BED	2	46 m ²	45 m ²	50 m ²		12 m ²	2900 mm	0 m ²	0 mm		12 m ²	23 m ²	3400 mm	3 m ²	5 m ²	SINGLE	E	E	5 m ²	
A1	L04	A1.25	2B	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	2800 mm	13 m ²	2800 mm		26 m ²	30 m ²	3800 mm	6 m ²	7 m ²	SINGLE	E	E	7 m ²	
A1	L04	A1.26	2C	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	3100 mm	13 m ²	3100 mm		26 m ²	30 m ²	4800 mm	6 m ²	9 m ²	DUAL	S, W	W	7 m ²	
A1	L04	A1.27	2C	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	3100 mm	13 m ²	3100 mm		26 m ²	30 m ²	4800 mm	6 m ²	9 m ²	DUAL	S, W	W	7 m ²	
A1	L04	A1.28	2B	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	2800 mm	13 m ²	2800 mm		26 m ²	30 m ²	3800 mm	6 m ²	7 m ²	SINGLE	W	W	7 m ²	
A1	L05	A1.29	2B	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	2800 mm	13 m ²	2800 mm		26 m ²	30 m ²	3800 mm	6 m ²	7 m ²	SINGLE	W	W	7 m ²	
A1	L05	A1.30	2A	2 BED	4	77 m ²	73 m ²	80 m ²		15 m ²	3100 mm	12 m ²	2800 mm		27 m ²	34 m ²	3700 mm	6 m ²	7 m ²	SINGLE	E	E	7 m ²	
A1	L05	A1.31	1A	1 BED	2	46 m ²	45 m ²	50 m ²		12 m ²	2900 mm	0 m ²	0 mm		12 m ²	23 m ²	3400 mm	3 m ²	5 m ²	SINGLE	E	E	5 m ²	
A1	L05	A1.32	2B	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	2800 mm	13 m ²	2800 mm		26 m ²	30 m ²	3800 mm	6 m ²	7 m ²	SINGLE	E	E	7 m ²	
A1	L05	A1.33	2C	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	3100 mm	13 m ²	3100 mm		26 m ²	30 m ²	4800 mm	6 m ²	9 m ²	DUAL	S, E	E	7 m ²	
A1	L05	A1.34	2C	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	3100 mm	13 m ²	3100 mm		26 m ²	30 m ²	4800 mm	6 m ²	9 m ²	DUAL	S, W	W	7 m ²	
A1	L05	A1.35	2B	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	2800 mm	13 m ²	2800 mm		26 m ²	30 m ²	3800 mm	6 m ²	7 m ²	SINGLE	W	W	7 m ²	
A1	L06	A1.36	2B	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	2800 mm	13 m ²	2800 mm		26 m ²	30 m ²	3800 mm	6 m ²	7 m ²	SINGLE	W	W	7 m ²	
A1	L06	A1.37	2A	2 BED	4	77 m ²	73 m ²	80 m ²		15 m ²	3100 mm	12 m ²	2800 mm		27 m ²	34 m ²	3700 mm	6 m ²	7 m ²	SINGLE	E	E	7 m ²	
A1	L06	A1.38	1A	1 BED	2	46 m ²	45 m ²	50 m ²		12 m ²	2900 mm	12 m ²	0 mm		24 m ²	23 m ²	3400 mm	3 m ²	5 m ²	SINGLE	E	E	5 m ²	
A1	L06	A1.39	2B	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	2800 mm	13 m ²	2800 mm		26 m ²	30 m ²	3800 mm	6 m ²	7 m ²	SINGLE	E	E	7 m ²	
A1	L06	A1.40	2C	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	3100 mm	13 m ²	3100 mm		26 m ²	30 m ²	4800 mm	6 m ²	9 m ²	DUAL	S, E	E	7 m ²	
A1	L06	A1.41	2C	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	3100 mm	13 m ²	3100 mm		26 m ²	30 m ²	4800 mm	6 m ²	9 m ²	DUAL	S, W	W	7 m ²	
A1	L06	A1.42	2B	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	2800 mm	13 m ²	2800 mm		26 m ²	30 m ²	3800 mm	6 m ²	7 m ²	SINGLE	W	W	7 m ²	

02. HOUSING QUALITY ASSESSMENT (SHEET 2/8)

ASSESSMENT SCHEDULE - MASTER

Core	Level	Unit Number	Unit Type	No. of Bedrooms	No. of Bedspaces	Unit Area	Required Areas		Min. Area ≥10%	Bedroom			Bedroom Areas			Amenity/Storage Areas		Other Features		18_Communal AmenitySpace_HJL	Comments			
							Minimum	10%		Bedroom 1	Bedroom 1 Width	Bedroom 2	Bedroom 2 Width	Bedroom 3	Bedroom 3 Width	Bedroom 3 Area	Bedroom Aggregate	Kitchen /Living	Kitchen/Living Width			Storage Area	Balcony Area	Aspect
A2	L01	A2.1	1A	1 BED	2	46 m²	45 m²	50 m²		12 m²	2900 mm	0 m²	0 mm		12 m²	23 m²	3400 mm	3 m²	5 m²	SINGLE	E	E	5 m²	
A2	L01	A2.2	1A	1 BED	2	46 m²	45 m²	50 m²		12 m²	2900 mm	0 m²	0 mm		12 m²	23 m²	3400 mm	3 m²	5 m²	SINGLE	E	E	5 m²	
A2	L01	A2.3	2B	2 BED	4	78 m²	73 m²	80 m²		13 m²	2800 mm	13 m²	2800 mm		26 m²	30 m²	3800 mm	6 m²	7 m²	SINGLE	W	W	7 m²	
A2	L01	A2.4	1B	1 BED	2	55 m²	45 m²	50 m²	Yes	14 m²	3400 mm	0 m²	0 mm		14 m²	30 m²	4500 mm	4 m²	5 m²	SINGLE	W	W	5 m²	
A2	L01	A2.5	1C	1 BED	2	51 m²	45 m²	50 m²	Yes	12 m²	2900 mm	0 m²	0 mm		12 m²	23 m²	3400 mm	6 m²	5 m²	DUAL	N,W	W	5 m²	
A2	L01	A2.6	2D	2 BED	4	80 m²	73 m²	80 m²	Yes	13 m²	2800 mm	14 m²	3600 mm		27 m²	31 m²	3700 mm	6 m²	7 m²	DUAL	N,W	N	7 m²	
A2	L01	A2.7	2E	2 BED	4	81 m²	73 m²	80 m²	Yes	13 m²	2800 mm	13 m²	3000 mm		26 m²	39 m²	3750 mm	6 m²	7 m²	DUAL	N,E	N	7 m²	
A2	L01	A2.8	2F.1	2 BED	4	78 m²	73 m²	80 m²		13 m²	3100 mm	14 m²	3900 mm		27 m²	30 m²	4100 mm	7 m²	7 m²	DUAL	N,S	S	7 m²	
A2	L01	A2.9	1D	1 BED	2	47 m²	45 m²	50 m²		13 m²	2900 mm	0 m²	0 mm		13 m²	23 m²	3700 mm	3 m²	7 m²	SINGLE	S	S	5 m²	
A2	L02	A2.10	1A	1 BED	2	46 m²	45 m²	50 m²		12 m²	2900 mm	0 m²	0 mm		12 m²	23 m²	3400 mm	3 m²	5 m²	SINGLE	E	E	5 m²	
A2	L02	A2.11	1A	1 BED	2	46 m²	45 m²	50 m²		12 m²	2900 mm	0 m²	0 mm		12 m²	23 m²	3400 mm	3 m²	5 m²	SINGLE	E	E	5 m²	
A2	L02	A2.12	2B	2 BED	4	78 m²	73 m²	80 m²		13 m²	2800 mm	13 m²	2800 mm		26 m²	30 m²	3800 mm	6 m²	7 m²	SINGLE	W	W	7 m²	
A2	L02	A2.13	1B	1 BED	2	55 m²	45 m²	50 m²	Yes	14 m²	3400 mm	0 m²	0 mm		14 m²	30 m²	4500 mm	4 m²	5 m²	SINGLE	W	W	5 m²	
A2	L02	A2.14	1C	1 BED	2	51 m²	45 m²	50 m²	Yes	12 m²	2900 mm	0 m²	0 mm		12 m²	23 m²	3400 mm	6 m²	5 m²	DUAL	N,W	W	5 m²	
A2	L02	A2.15	2D	2 BED	4	80 m²	73 m²	80 m²	Yes	13 m²	2800 mm	14 m²	3600 mm		27 m²	31 m²	3700 mm	6 m²	7 m²	DUAL	N,W	N	7 m²	
A2	L02	A2.16	2E	2 BED	4	81 m²	73 m²	80 m²	Yes	13 m²	2800 mm	13 m²	3000 mm		26 m²	39 m²	3750 mm	6 m²	7 m²	DUAL	N,E	N	7 m²	
A2	L02	A2.17	2F	2 BED	4	81 m²	73 m²	80 m²	Yes	12	3100 mm	14 m²	4100 mm		27 m²	30 m²	4800 mm	9 m²	7 m²	DUAL	N,S	S	7 m²	
A2	L02	A2.18	1D	1 BED	2	47 m²	45 m²	50 m²		13 m²	2900 mm	0 m²	0 mm		13 m²	23 m²	3700 mm	3 m²	7 m²	SINGLE	S	S	5 m²	
A2	L03	A2.19	1A	1 BED	2	46 m²	45 m²	50 m²		12 m²	2900 mm	0 m²	0 mm		12 m²	23 m²	3400 mm	3 m²	5 m²	SINGLE	E	E	5 m²	
A2	L03	A2.20	1A	1 BED	2	46 m²	45 m²	50 m²		12 m²	2900 mm	0 m²	0 mm		12 m²	23 m²	3400 mm	3 m²	5 m²	SINGLE	E	E	5 m²	
A2	L03	A2.21	2B	2 BED	4	78 m²	73 m²	80 m²		13 m²	2800 mm	13 m²	2800 mm		26 m²	30 m²	3800 mm	6 m²	7 m²	SINGLE	W	W	7 m²	
A2	L03	A2.22	1B	1 BED	2	55 m²	45 m²	50 m²	Yes	14 m²	3400 mm	0 m²	0 mm		14 m²	30 m²	4500 mm	4 m²	5 m²	SINGLE	W	W	5 m²	
A2	L03	A2.23	1C	1 BED	2	51 m²	45 m²	50 m²	Yes	12 m²	2900 mm	0 m²	0 mm		12 m²	23 m²	3400 mm	6 m²	5 m²	DUAL	N,W	W	5 m²	
A2	L03	A2.24	2D	2 BED	4	80 m²	73 m²	80 m²	Yes	13 m²	2800 mm	14 m²	3600 mm		27 m²	31 m²	3700 mm	6 m²	7 m²	DUAL	N,W	N	7 m²	
A2	L03	A2.25	2E	2 BED	4	81 m²	73 m²	80 m²	Yes	13 m²	2800 mm	13 m²	3000 mm		26 m²	39 m²	3750 mm	6 m²	7 m²	DUAL	N,E	N	7 m²	
A2	L03	A2.26	2F	2 BED	4	81 m²	73 m²	80 m²	Yes	12	3100 mm	14 m²	4100 mm		26 m²	30 m²	4800 mm	9 m²	7 m²	DUAL	N,S	S	7 m²	
A2	L03	A2.27	1D	1 BED	2	47 m²	45 m²	50 m²		13 m²	2900 mm	0 m²	0 mm		13 m²	23 m²	3700 mm	3 m²	7 m²	SINGLE	S	S	5 m²	
A2	L04	A2.28	1A	1 BED	2	46 m²	45 m²	50 m²		12 m²	2900 mm	0 m²	0 mm		12 m²	23 m²	3400 mm	3 m²	5 m²	SINGLE	E	E	5 m²	
A2	L04	A2.29	1A	1 BED	2	46 m²	45 m²	50 m²		12 m²	2900 mm	0 m²	0 mm		12 m²	23 m²	3400 mm	3 m²	5 m²	SINGLE	E	E	5 m²	
A2	L04	A2.30	2B	2 BED	4	78 m²	73 m²	80 m²		13 m²	2800 mm	13 m²	2800 mm		26 m²	30 m²	3800 mm	6 m²	7 m²	SINGLE	W	W	7 m²	
A2	L04	A2.31	1B	1 BED	2	55 m²	45 m²	50 m²	Yes	14 m²	3400 mm	0 m²	0 mm		14 m²	30 m²	4500 mm	4 m²	5 m²	SINGLE	W	W	5 m²	
A2	L04	A2.32	1C	1 BED	2	51 m²	45 m²	50 m²	Yes	12 m²	2900 mm	0 m²	0 mm		12 m²	23 m²	3400 mm	6 m²	5 m²	DUAL	N,W	W	5 m²	
A2	L04	A2.33	2D	2 BED	4	80 m²	73 m²	80 m²	Yes	13 m²	2800 mm	14 m²	3600 mm		27 m²	31 m²	3700 mm	6 m²	7 m²	DUAL	N,W	N	7 m²	
A2	L04	A2.34	2E	2 BED	4	81 m²	73 m²	80 m²	Yes	13 m²	2800 mm	13 m²	3000 mm		26 m²	39 m²	3750 mm	6 m²	7 m²	DUAL	N,E	N	7 m²	
A2	L04	A2.35	2F	2 BED	4	81 m²	73 m²	80 m²	Yes	12	3100 mm	14 m²	4100 mm		26 m²	30 m²	4800 mm	9 m²	7 m²	DUAL	N,S	S	7 m²	
A2	L04	A2.36	1D	1 BED	2	47 m²	45 m²	50 m²		13 m²	2900 mm	0 m²	0 mm		13 m²	23 m²	3700 mm	3 m²	7 m²	SINGLE	S	S	5 m²	
A2	L05	A2.37	1A	1 BED	2	46 m²	45 m²	50 m²		12 m²	2900 mm	0 m²	0 mm		12 m²	23 m²	3400 mm	3 m²	5 m²	SINGLE	E	E	5 m²	
A2	L05	A2.38	1A	1 BED	2	46 m²	45 m²	50 m²		12 m²	2900 mm	0 m²	0 mm		12 m²	23 m²	3400 mm	3 m²	5 m²	SINGLE	E	E	5 m²	
A2	L05	A2.39	2B	2 BED	4	78 m²	73 m²	80 m²		13 m²	2800 mm	13 m²	2800 mm		26 m²	30 m²	3800 mm	6 m²	7 m²	SINGLE	W	W	7 m²	
A2	L05	A2.40	1B	1 BED	2	55 m²	45 m²	50 m²	Yes	14 m²	3400 mm	0 m²	0 mm		14 m²	30 m²	4500 mm	4 m²	5 m²	SINGLE	W	W	5 m²	
A2	L05	A2.41	1C	1 BED	2	51 m²	45 m²	50 m²	Yes	12 m²	2900 mm	0 m²	0 mm		12 m²	23 m²	3400 mm	6 m²	5 m²	DUAL	N,W	W	5 m²	
A2	L05	A2.42	2D	2 BED	4	80 m²	73 m²	80 m²	Yes	13 m²	2800 mm	14 m²	3600 mm		27 m²	31 m²	3700 mm	6 m²	7 m²	DUAL	N,W	N	7 m²	
A2	L05	A2.43	2E	2 BED	4	81 m²	73 m²	80 m²	Yes	13 m²	2800 mm	13 m²	3000 mm		26 m²	39 m²	3750 mm	6 m²	7 m²	DUAL	N,E	N	7 m²	
A2	L05	A2.44	2F	2 BED	4	81 m²	73 m²	80 m²	Yes	12	3100 mm	14 m²	4100 mm		26 m²	30 m²	4800 mm	9 m²	7 m²	DUAL	N,S	S	7 m²	
A2	L05	A2.45	1D	1 BED	2	47 m²	45 m²	50 m²		13 m²	2900 mm	0 m²	0 mm		13 m²	23 m²	3700 mm	3 m²	7 m²	SINGLE	S	S	5 m²	

03. HOUSING QUALITY ASSESSMENT (SHEET 3/8)

ASSESSMENT SCHEDULE - MASTER

Core	Level	Unit Number	Unit Type	No. of Bedrooms	No. of Bedspaces	Unit Area	Required Areas		Min. Area ≥10%	Bedroom				Bedroom Areas		Amenity/Storage Areas	Kitchen/Living Width	Storage Area	Balcony Area	Other Features		18_Communal AmenitySpace_HJL	Comments	
							Minimum	10%		Bedroom 1	Bedroom 1 Width	Bedroom 2	Bedroom 2 Width	Bedroom 3	Bedroom 3 Width					Bedroom 3 Area	Bedroom Aggregate			Kitchen /Living
A2	L06	A2.46	1A	1 BED	2	46 m²	45 m²	50 m²		12 m²	2900 mm	0 m²	0 mm		12 m²	23 m²	3400 mm	3 m²	5 m²	SINGLE	E	E	5 m²	
A2	L06	A2.47	1A	1 BED	2	46 m²	45 m²	50 m²		12 m²	2900 mm	0 m²	0 mm		12 m²	23 m²	3400 mm	3 m²	5 m²	SINGLE	E	E	5 m²	
A2	L06	A2.48	2B	2 BED	4	78 m²	73 m²	80 m²		13 m²	2800 mm	13 m²	2800 mm		26 m²	30 m²	3800 mm	6 m²	7 m²	SINGLE	W	W	7 m²	
A2	L06	A2.49	1B	1 BED	2	55 m²	45 m²	50 m²	Yes	14 m²	3400 mm	0 m²	0 mm		14 m²	30 m²	4500 mm	4 m²	5 m²	SINGLE	W	W	5 m²	
A2	L06	A2.50	1C	1 BED	2	51 m²	45 m²	50 m²	Yes	12 m²	2900 mm	0 m²	0 mm		12 m²	23 m²	3400 mm	6 m²	5 m²	DUAL	N,W	W	5 m²	
A2	L06	A2.51	2D	2 BED	4	80 m²	73 m²	80 m²	Yes	13 m²	2800 mm	14 m²	3600 mm		27 m²	31 m²	3700 mm	6 m²	7 m²	DUAL	N, W	N	7 m²	
A2	L06	A2.52	2E	2 BED	4	81 m²	73 m²	80 m²	Yes	13 m²	2800 mm	13 m²	3000 mm		26 m²	39 m²	3750 mm	6 m²	7 m²	DUAL	N, E	N	7 m²	
A2	L06	A2.53	2F	2 BED	4	81 m²	73 m²	80 m²	Yes	12 m²	3100 mm	14 m²	4100 mm		26 m²	30 m²	4800 mm	9 m²	7 m²	DUAL	N, S	S	7 m²	
A2	L06	A2.54	1D	1 BED	2	47 m²	45 m²	50 m²		13 m²	2900 mm	0 m²	0 mm		13 m²	23 m²	3700 mm	3 m²	7 m²	SINGLE	S	S	5 m²	
A2	L07	A2.55	1A	1 BED	2	46 m²	45 m²	50 m²		12 m²	2850 mm	0 m²	0 mm		12 m²	23 m²	3400 mm	6 m²	5 m²	SINGLE	E	E	5 m²	
A2	L07	A2.56	1A	1 BED	2	46 m²	45 m²	50 m²		12 m²	2850 mm	0 m²	0 mm		12 m²	23 m²	3400 mm	6 m²	5 m²	DUAL	S, E	E	5 m²	
A2	L07	A2.57	2A	2 BED	4	78 m²	73 m²	80 m²		13 m²	2800 mm	14 m²	2800 mm		27 m²	31 m²	3800 mm	6 m²	7 m²	DUAL	S, W	W	7 m²	
A2	L07	A2.58	1B	1 BED	2	55 m²	45 m²	50 m²	Yes	14 m²	3400 mm	0 m²	0 mm		14 m²	30 m²	4500 mm	6 m²	5 m²	SINGLE	W	W	5 m²	
A2	L07	A2.59	1C	1 BED	2	51 m²	45 m²	50 m²	Yes	12 m²	2850 mm	0 m²	0 mm		12 m²	23 m²	3400 mm	6 m²	5 m²	DUAL	N, W	W	5 m²	
A2	L07	A2.60	2D	2 BED	4	80 m²	73 m²	80 m²	Yes	13 m²	2800 mm	14 m²	3600 mm		27 m²	31 m²	3700 mm	6 m²	7 m²	DUAL	N, W	N	7 m²	
A2	L07	A2.61	2C.3	2 BED	4	81 m²	73 m²	80 m²	Yes	13 m²	2800 mm	14 m²	2800 mm		27 m²	38 m²	3700 mm	6 m²	7 m²	DUAL	N, E	N	7 m²	
A2	L07	A2.62	2F	2 BED	4	81 m²	73 m²	80 m²	Yes	12 m²	3100 mm	14 m²	4100 mm		26 m²	30 m²	4800 mm	6 m²	7 m²	DUAL	N,S	S	7 m²	
A2	L07	A2.63	1D	1 BED	2	47 m²	45 m²	50 m²	No	12 m²	2900 mm	0 m²	0 mm		12 m²	23 m²	3700 mm	3 m²	5 m²	SINGLE	S	N	5 m²	
A2	L08	A2.64	1A	1 BED	2	46 m²	45 m²	50 m²		12 m²	2850 mm	0 m²	0 mm		12 m²	23 m²	3400 mm	6 m²	5 m²	SINGLE	E	E	5 m²	
A2	L08	A2.65	1A	1 BED	2	46 m²	45 m²	50 m²		12 m²	2850 mm	0 m²	0 mm		12 m²	23 m²	3400 mm	6 m²	5 m²	DUAL	S, E	E	5 m²	
A2	L08	A2.66	2A	2 BED	4	77 m²	73 m²	80 m²		13 m²	2800 mm	14 m²	2800 mm		27 m²	31 m²	3800 mm	6 m²	7 m²	DUAL	S, W	W	7 m²	
A2	L08	A2.67	1B	1 BED	2	55 m²	45 m²	50 m²	Yes	14 m²	3400 mm	0 m²	0 mm		14 m²	30 m²	4500 mm	6 m²	5 m²	SINGLE	W	W	5 m²	
A2	L08	A2.68	1C	1 BED	2	51 m²	45 m²	50 m²	Yes	12 m²	2850 mm	0 m²	0 mm		12 m²	23 m²	3400 mm	6 m²	5 m²	DUAL	N, W	W	5 m²	
A2	L08	A2.69	2G	2 BED	4	80 m²	73 m²	80 m²	Yes	13 m²	2700 mm	14 m²	3100 mm		27 m²	30 m²	3700 mm	6 m²	7 m²	DUAL	N, W	N	7 m²	
A2	L08	A2.70	2C.4	2 BED	4	82 m²	73 m²	80 m²	Yes	13 m²	2800 mm	14 m²	2800 mm		27 m²	38 m²	3700 mm	6 m²	7 m²	DUAL	N, E	N	7 m²	
A2	L08	A2.71	2F	2 BED	4	81 m²	73 m²	80 m²	Yes	12 m²	3100 mm	14 m²	4100 mm		27 m²	30 m²	4800 mm	6 m²	7 m²	DUAL	N, S	S	7 m²	
A2	L08	A2.72	1D	1 BED	2	48 m²	45 m²	50 m²		12 m²	2900 mm	0 m²	0 mm		12 m²	23 m²	3700 mm	3 m²	5 m²	SINGLE	S	N	5 m²	
A2	L09	A2.73	1A	1 BED	2	46 m²	45 m²	50 m²	No	12 m²	2850 mm	0 m²	0 mm		12 m²	23 m²	3400 mm	6 m²	5 m²	SINGLE	E	E	5 m²	
A2	L09	A2.74	1A	1 BED	2	46 m²	45 m²	50 m²		12 m²	2850 mm	0 m²	0 mm		12 m²	23 m²	3400 mm	6 m²	5 m²	DUAL	S, E	E	5 m²	
A2	L09	A2.75	2A	2 BED	4	77 m²	73 m²	80 m²		13 m²	2800 mm	14 m²	2800 mm		27 m²	31 m²	3800 mm	6 m²	7 m²	DUAL	S, W	W	7 m²	
A2	L09	A2.76	1B	1 BED	2	55 m²	45 m²	50 m²	Yes	14 m²	3400 mm	0 m²	0 mm		14 m²	30 m²	4500 mm	6 m²	5 m²	SINGLE	W	W	5 m²	
A2	L09	A2.77	1C	1 BED	2	51 m²	45 m²	50 m²	Yes	12 m²	2850 mm	0 m²	0 mm		12 m²	23 m²	3400 mm	6 m²	5 m²	DUAL	N, W	W	5 m²	
A2	L09	A2.78	2G	2 BED	4	80 m²	73 m²	80 m²	Yes	13 m²	2700 mm	14 m²	3100 mm		27 m²	30 m²	3700 mm	6 m²	7 m²	DUAL	N,W	N	7 m²	
A2	L09	A2.79	2C.4	2 BED	4	81 m²	73 m²	80 m²	Yes	13 m²	2800 mm	14 m²	2800 mm		27 m²	38 m²	3700 mm	6 m²	7 m²	DUAL	N, E	N	7 m²	
A2	L09	A2.80	2F	2 BED	4	81 m²	73 m²	80 m²	Yes	12 m²	3100 mm	14 m²	4100 mm		26 m²	30 m²	4800 mm	6 m²	7 m²	DUAL	N, S	S	7 m²	
A2	L09	A2.81	1D	1 BED	2	48 m²	45 m²	50 m²		12 m²	2900 mm	0 m²	0 mm		12 m²	23 m²	3700 mm	3 m²	5 m²	SINGLE	S, E	N	5 m²	
A2	L10	A1.82	1E	1 BED	2	64 m²	45 m²	50 m²	Yes	15 m²	2800 mm	0 m²	0 mm		15 m²	39 m²	6300 mm	3 m²	15 m²	DUAL	N, W	N, S	5 m²	
A2	L10	A2.83	1F	1 BED	2	59 m²	45 m²	50 m²	Yes	17 m²	4300 mm	0 m²	0 mm		17 m²	25 m²	5100 mm	5 m²	5 m²	DUAL	N,E, W	N, S	5 m²	
A2	L10	A2.84	1D	1 BED	2	56 m²	45 m²	50 m²	Yes	12 m²	2900 mm	0 m²	0 mm		12 m²	23 m²	3700 mm	3 m²	5 m²	DUAL	S	S	5 m²	

04. HOUSING QUALITY ASSESSMENT (SHEET 4/8)

ASSESSMENT SCHEDULE - MASTER

Core	Level	Unit Number	Unit Type	No. of Bedrooms	No. of Bedspaces	Unit Area	Required Areas		Min. Area ≥10%	Bedroom					Bedroom Areas		Amenity/Storage Areas	Kitchen/Living Width	Storage Area	Balcony Area	Other Features		18_Communal AmenitySpace_HJL	Comments	
							Minimum	10%		Bedroom 1	Bedroom 1 Width	Bedroom 2	Bedroom 2 Width	Bedroom 3	Bedroom 3 Width	Bedroom 3 Area					Bedroom Aggregate	Kitchen / Living			Aspect
B1	L02	B1.1	2G	2 BED	4	80 m²	73 m²	80 m²	Yes	13 m²	2700 mm	14 m²	3100 mm			27 m²	30 m²	3700 mm	6 m²	7 m²	SINGLE	S	W	7 m²	
B1	L02	B1.2	3A	3 BED	6	136 m²	94 m²	103 m²	Yes	16 m²	3000 mm	17 m²	4000 mm	13 m²	4100	33 m²	49 m²	3600 mm	11 m²	19 m²	DUAL	N, S	N, S	9 m²	
B1	L02	B1.3	2B	2 BED	4	77 m²	73 m²	80 m²		13 m²	2800 mm	13 m²	2800 mm			26 m²	30 m²	3800 mm	7 m²	7 m²	DUAL	N, E	N	7 m²	
B1	L02	B1.4	2C.1	2 BED	4	78 m²	73 m²	80 m²		13 m²	3100 mm	13 m²	3000 mm			26 m²	38 m²	4900 mm	6 m²	7 m²	DUAL	N, E	E	7 m²	
B1	L02	B1.5	1B	1 BED	2	55 m²	45 m²	50 m²	Yes	14 m²	3400 mm	0 m²	0 mm			14 m²	30 m²	4500 mm	4 m²	5 m²	SINGLE	S	S	5 m²	
B1	L02	B1.6	2B	2 BED	4	78 m²	73 m²	80 m²		13 m²	2800 mm	13 m²	2800 mm			26 m²	30 m²	3800 mm	6 m²	7 m²	SINGLE	E	E	7 m²	
B1	L02	B1.7	1A	1 BED	2	46 m²	45 m²	50 m²		12 m²	2900 mm	0 m²	0 mm			12 m²	23 m²	3400 mm	3 m²	5 m²	SINGLE	W	W	5 m²	
B1	L02	B1.8	1A	1 BED	2	46 m²	45 m²	50 m²		12 m²	2900 mm	0 m²	0 mm			12 m²	23 m²	3400 mm	3 m²	5 m²	SINGLE	W	W	5 m²	
B1	L03	B1.9	2G	2 BED	4	80 m²	73 m²	80 m²	Yes	13 m²	2700 mm	14 m²	3100 mm			27 m²	30 m²	3700 mm	6 m²	7 m²	SINGLE	S	W	7 m²	
B1	L03	B1.10	3A	3 BED	6	136 m²	94 m²	103 m²	Yes	16 m²	3000 mm	17 m²	4000 mm	13 m²	4100	33 m²	49 m²	3600 mm	11 m²	19 m²	DUAL	N, S	N, S	9 m²	
B1	L03	B1.11	2B	2 BED	4	77 m²	73 m²	80 m²		13 m²	2800 mm	13 m²	2800 mm			26 m²	30 m²	3800 mm	7 m²	7 m²	DUAL	N, E	N	7 m²	
B1	L03	B1.12	2C.1	2 BED	4	78 m²	73 m²	80 m²		13 m²	3100 mm	13 m²	3000 mm			26 m²	38 m²	4900 mm	6 m²	7 m²	DUAL	N, E	E	7 m²	
B1	L03	B1.13	1B	1 BED	2	55 m²	45 m²	50 m²	Yes	14 m²	3400 mm	0 m²	0 mm			14 m²	30 m²	4500 mm	4 m²	5 m²	SINGLE	S	S	5 m²	
B1	L03	B1.14	2B	2 BED	4	78 m²	73 m²	80 m²		13 m²	2800 mm	13 m²	2800 mm			26 m²	30 m²	3800 mm	6 m²	7 m²	SINGLE	E	E	7 m²	
B1	L03	B1.15	1A	1 BED	2	46 m²	45 m²	50 m²		12 m²	2900 mm	0 m²	0 mm			12 m²	23 m²	3400 mm	3 m²	5 m²	SINGLE	W	W	5 m²	
B1	L03	B1.16	1A	1 BED	2	46 m²	45 m²	50 m²		12 m²	2900 mm	0 m²	0 mm			12 m²	23 m²	3400 mm	3 m²	5 m²	SINGLE	W	W	5 m²	
B1	L04	B1.17	2G	2 BED	4	80 m²	73 m²	80 m²	Yes	13 m²	2700 mm	14 m²	3100 mm			27 m²	30 m²	3700 mm	6 m²	7 m²	SINGLE	S	W	7 m²	
B1	L04	B1.18	3A	3 BED	6	136 m²	94 m²	103 m²	Yes	16 m²	3000 mm	17 m²	4000 mm	13 m²	4100	33 m²	49 m²	3600 mm	11 m²	19 m²	DUAL	N, S	N, S	9 m²	
B1	L04	B1.19	2B	2 BED	4	77 m²	73 m²	80 m²		13 m²	2800 mm	13 m²	2800 mm			26 m²	30 m²	3800 mm	7 m²	7 m²	DUAL	N, E	N	7 m²	
B1	L04	B1.20	2C.1	2 BED	4	78 m²	73 m²	80 m²		13 m²	3100 mm	13 m²	3000 mm			26 m²	38 m²	4900 mm	6 m²	7 m²	DUAL	N, E	E	7 m²	
B1	L04	B1.21	1B	1 BED	2	55 m²	45 m²	50 m²	Yes	14 m²	3400 mm	0 m²	0 mm			14 m²	30 m²	4500 mm	4 m²	5 m²	SINGLE	S	S	5 m²	
B1	L04	B1.22	2B	2 BED	4	78 m²	73 m²	80 m²		13 m²	2800 mm	13 m²	2800 mm			26 m²	30 m²	3800 mm	6 m²	7 m²	SINGLE	E	E	7 m²	
B1	L04	B1.23	1A	1 BED	2	46 m²	45 m²	50 m²		12 m²	2900 mm	0 m²	0 mm			12 m²	23 m²	3400 mm	3 m²	5 m²	SINGLE	W	W	5 m²	
B1	L04	B1.24	1A	1 BED	2	46 m²	45 m²	50 m²		12 m²	2900 mm	0 m²	0 mm			12 m²	23 m²	3400 mm	3 m²	5 m²	SINGLE	W	W	5 m²	
B1	L05	B1.25	2G	2 BED	4	80 m²	73 m²	80 m²	Yes	13 m²	2700 mm	14 m²	3100 mm			27 m²	30 m²	3700 mm	6 m²	7 m²	SINGLE	S	W	7 m²	
B1	L05	B1.26	3A	3 BED	6	136 m²	94 m²	103 m²	Yes	16 m²	3000 mm	17 m²	4000 mm	13 m²	4100	33 m²	49 m²	3600 mm	11 m²	19 m²	DUAL	N, S	N, S	9 m²	
B1	L05	B1.27	2B	2 BED	4	77 m²	73 m²	80 m²		13 m²	2800 mm	13 m²	2800 mm			26 m²	30 m²	3800 mm	7 m²	7 m²	DUAL	N, E	N	7 m²	
B1	L05	B1.28	2C.1	2 BED	4	78 m²	73 m²	80 m²		13 m²	3100 mm	13 m²	3000 mm			26 m²	38 m²	4900 mm	6 m²	7 m²	DUAL	N, E	E	7 m²	
B1	L05	B1.29	1B	1 BED	2	55 m²	45 m²	50 m²	Yes	14 m²	3400 mm	0 m²	0 mm			14 m²	30 m²	4500 mm	4 m²	5 m²	SINGLE	S	S	5 m²	
B1	L05	B1.30	2B	2 BED	4	78 m²	73 m²	80 m²		13 m²	2800 mm	13 m²	2800 mm			26 m²	30 m²	3800 mm	6 m²	7 m²	SINGLE	E	E	7 m²	
B1	L05	B1.31	1A	1 BED	2	46 m²	45 m²	50 m²		12 m²	2900 mm	0 m²	0 mm			12 m²	23 m²	3400 mm	3 m²	5 m²	SINGLE	W	W	5 m²	
B1	L05	B1.32	1A	1 BED	2	46 m²	45 m²	50 m²		12 m²	2900 mm	0 m²	0 mm			12 m²	23 m²	3400 mm	3 m²	5 m²	SINGLE	W	W	5 m²	
B1	L06	B1.33	2G	2 BED	4	80 m²	73 m²	80 m²	Yes	13 m²	2700 mm	14 m²	3100 mm			27 m²	30 m²	3700 mm	6 m²	7 m²	SINGLE	S	W	7 m²	
B1	L06	B1.34	3A	3 BED	6	136 m²	94 m²	103 m²	Yes	16 m²	3000 mm	17 m²	4000 mm	13 m²	4100	33 m²	49 m²	3600 mm	11 m²	19 m²	DUAL	N, S	N, S	9 m²	
B1	L06	B1.35	2B	2 BED	4	77 m²	73 m²	80 m²		13 m²	2800 mm	13 m²	2800 mm			26 m²	30 m²	3800 mm	7 m²	7 m²	DUAL	N, E	N	7 m²	
B1	L06	B1.36	2C.1	2 BED	4	78 m²	73 m²	80 m²		13 m²	3100 mm	13 m²	3000 mm			26 m²	38 m²	4900 mm	6 m²	7 m²	DUAL	N, E	E	7 m²	
B1	L06	B1.37	1B	1 BED	2	55 m²	45 m²	50 m²	Yes	14 m²	3400 mm	0 m²	0 mm			14 m²	30 m²	4500 mm	4 m²	5 m²	SINGLE	S	S	5 m²	
B1	L06	B1.38	2B	2 BED	4	78 m²	73 m²	80 m²		13 m²	2800 mm	13 m²	2800 mm			26 m²	30 m²	3800 mm	6 m²	7 m²	SINGLE	E	E	7 m²	
B1	L06	B1.39	1A	1 BED	2	46 m²	45 m²	50 m²		12 m²	2900 mm	0 m²	0 mm			12 m²	23 m²	3400 mm	3 m²	5 m²	SINGLE	W	W	5 m²	
B1	L06	B1.40	1A	1 BED	2	46 m²	45 m²	50 m²		12 m²	2900 mm	0 m²	0 mm			12 m²	23 m²	3400 mm	3 m²	5 m²	SINGLE	W	W	5 m²	
B1	L07	B1.41	2G	2 BED	4	80 m²	73 m²	80 m²	Yes	13 m²	2700 mm	14 m²	3100 mm			27 m²	30 m²	3700 mm	6 m²	7 m²	SINGLE	S	W	7 m²	
B1	L07	B1.42	3A	3 BED	6	136 m²	94 m²	103 m²	Yes	16 m²	3000 mm	17 m²	4000 mm	13 m²	4100	33 m²	49 m²	3600 mm	11 m²	19 m²	DUAL	N, S	N, S	9 m²	
B1	L07	B1.43	2B	2 BED	4	77 m²	73 m²	80 m²		15 m²	3100 mm	15 m²	2800 mm			30 m²	34 m²	3800 mm	6 m²	7 m²	DUAL	N, E	N	7 m²	
B1	L07	B1.44	2C.1	2 BED	4	78 m²	73 m²	80 m²		13 m²	2800 mm	14 m²	2800 mm			27 m²	32 m²	3800 mm	6 m²	7 m²	DUAL	N, E	E	0 m²	
B1	L07	B1.45	1B	1 BED	2	55 m²	45 m²	50 m²	Yes	14 m²	3400 mm	0 m²	0 mm			14 m²	30 m²	4500 mm	4 m²	5 m²	SINGLE	E	E	5 m²	
B1	L07	B1.46	2A	2 BED	4	78 m²	73 m²	80 m²		13 m²	2800 mm	14 m²	2800 mm			27 m²	31 m²	3800 mm	6 m²	7 m²	SINGLE	E	E	7 m²	
B1	L07	B1.47	1A	1 BED	2	46 m²	45 m²	50 m²		12 m²	2850 mm	0 m²	0 mm			12 m²	23 m²	3400 mm	6 m²	5 m²	SINGLE	W	W	5 m²	
B1	L07	B2.48	1A	1 BED	2	46 m²	45 m²	50 m²		12 m²	2850 mm	0 m²	0 mm			12 m²	23 m²	3400 mm	6 m²	5 m²	SINGLE	W	W	5 m²	

05. HOUSING QUALITY ASSESSMENT (SHEET 5/8)

ASSESSMENT SCHEDULE - MASTER

Core	Level	Unit Number	Unit Type	No. of Bedrooms	No. of Bedspaces	Unit Area	Required Areas	Min. Area ≥10%	Bedroom	Bedroom Areas	Amenity/Storage Areas	Other Features	18_Communal AmenitySpace_HJL	Comments										
							Minimum	10%	Bedroom 1	Bedroom 1 Width	Bedroom 2	Bedroom 2 Width	Bedroom 3	Bedroom 3 Width	Bedroom 3 Area	Bedroom Aggregate	Kitchen /Living	Kitchen/Living Width	Storage Area	Balcony Area	Aspect	Orientation	Balcony Orientation	
B1	L08	B1.49	2G	2 BED	4	80 m ²	73 m ²	80 m ²	Yes	13 m ²	2700 mm	14 m ²	3100 mm			27 m ²	30 m ²	3700 mm	6 m ²	7 m ²	SINGLE	S	W	7 m ²
B1	L08	B1.50	3A	3 BED	6	136 m ²	94 m ²	103 m ²	Yes	16 m ²	3000 mm	17 m ²	4 mm	13 m ²	4100	33 m ²	49 m ²	3600 mm	11 m ²	19 m ²	DUAL	N, S	N, S	9 m ²
B1	L08	B1.51	2B	2 BED	4	77 m ²	73 m ²	80 m ²		15 m ²	3100 mm	15 m ²	2800 mm			30 m ²	34 m ²	3800 mm	6 m ²	7 m ²	DUAL	N, E	N	7 m ²
B1	L08	B1.52	2C.1	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	3100 mm	13 m ²	3000 mm			26 m ²	30 m ²	4900 mm	6 m ²	7 m ²	DUAL	N, E	E	7 m ²
B1	L08	B1.53	1B	1 BED	2	55 m ²	45 m ²	50 m ²	Yes	14 m ²	3400 mm	0 m ²	0 mm			14 m ²	30 m ²	4500 mm	4 m ²	5 m ²	DUAL	S, E	E	5 m ²
B1	L08	B1.54	1A	1 BED	2	46 m ²	45 m ²	50 m ²		12 m ²	2850 mm	0 m ²	0 mm			12 m ²	23 m ²	3400 mm	6 m ²	5 m ²	DUAL	S, W	W	5 m ²
B1	L09	B1.55	2G	2 BED	4	80 m ²	73 m ²	80 m ²	Yes	13 m ²	2700 mm	14 m ²	3100 mm			27 m ²	30 m ²	3700 mm	6 m ²	7 m ²	SINGLE	S	W	7 m ²
B1	L09	B1.56	3A	3 BED	6	136 m ²	94 m ²	103 m ²	Yes	16 m ²	3000 mm	17 m ²	4 mm	13 m ²	4100	33 m ²	49 m ²	3600 mm	11 m ²	19 m ²	DUAL	N, S	N, S	9 m ²
B1	L09	B1.57	2B	2 BED	4	77 m ²	73 m ²	80 m ²		15 m ²	3100 mm	15 m ²	2800 mm			30 m ²	34 m ²	3800 mm	6 m ²	7 m ²	DUAL	N, E	N	7 m ²
B1	L09	B1.58	2C.1	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	3100 mm	13 m ²	3000 mm			26 m ²	30 m ²	4900 mm	6 m ²	7 m ²	DUAL	N, E	E	7 m ²
B1	L09	B1.59	1B	1 BED	2	55 m ²	45 m ²	50 m ²	Yes	14 m ²	3400 mm	0 m ²	0 mm			14 m ²	30 m ²	4500 mm	4 m ²	5 m ²	DUAL	S, E	E	5 m ²
B1	L09	B1.60	1A	1 BED	2	46 m ²	45 m ²	50 m ²		12 m ²	2850 mm	0 m ²	0 mm			12 m ²	23 m ²	3400 mm	6 m ²	5 m ²	DUAL	S, W	W	5 m ²
B1	L10	B1.61	2J	2 BED	2	77 m ²	73 m ²	80 m ²		13 m ²	2700 mm	15 m ²	3200 mm			28 m ²	30 m ²	3500 mm	6 m ²	27 m ²	DUAL	N, S, W	N, S, W	7 m ²
B1	L10	B1.62	2K	2 BED	4	108 m ²	73 m ²	80 m ²	Yes	15 m ²	2800 mm	16 m ²	2800 mm			31 m ²	57 m ²	3600 mm	6 m ²	36 m ²	DUAL	N, E, W	N, S, W	7 m ²
B1	L10	B1.63	2L	2 BED	4	83 m ²	73 m ²	80 m ²	Yes	13 m ²	3400 mm	12 m ²	3000 mm			25 m ²	39 m ²	37000 mm	6 m ²	43 m ²	DUAL	N, E, S	N, S	7 m ²
B1	L11	B1.64	1G	1 BED	2	52 m ²	45 m ²	50 m ²	Yes	13 m ²	3100 mm	0 m ²	0 mm			13 m ²	23 m ²	3300 mm	3 m ²	19 m ²	DUAL	N, E, W	W	5 m ²
B1	L11	B1.65	2L	2 BED	4	84 m ²	73 m ²	80 m ²	Yes	13 m ²	3400 mm	12 m ²	3000 mm			25 m ²	39 m ²	37000 mm	6 m ²	7 m ²	DUAL	N, E, S	S	7 m ²

Note: Any dimensions or areas indicated in blue do not meet the minimum required figure, and are in accordance with Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, where the Apartment Required Minimum Floor Areas & Standards, allow for Variation of up to 5% can be applied to room areas and widths subject to overall compliance with required minimum overall apartment floor areas.

06. HOUSING QUALITY ASSESSMENT (SHEET 6/8)

ASSESSMENT SCHEDULE - MASTER

Core	Level	Unit Number	Unit Type	No. of Bedrooms	No. of Bedspaces	Unit Area	Required Areas		Min. Area ≥10%	Bedroom				Bedroom Areas		Amenity/Storage Areas	Kitchen/Living Width	Storage Area	Balcony Area	Other Features		18_Communal AmenitySpace_HJL	Comments
							Minimum	10%		Bedroom 1	Bedroom 1 Width	Bedroom 2	Bedroom 2 Width	Bedroom 3	Bedroom 3 Width					Bedroom 3 Area	Bedroom Aggregate		

B2	L01	B2.1	2B	2 BED	4	78 m²	73 m²	80 m²		13 m²	2800 mm	13 m²	2800 mm		26 m²	30 m²	3800 mm	6 m²	7 m²	SINGLE	E	E	7 m²	
B2	L01	B2.2	2C	2 BED	4	78 m²	73 m²	80 m²		13 m²	3100 mm	13 m²	3100 mm		26 m²	30 m²	4800 mm	6 m²	9 m²	DUAL	S, E	E	7 m²	
B2	L01	B2.3	2C	2 BED	4	78 m²	73 m²	80 m²		13 m²	3100 mm	13 m²	3100 mm		26 m²	30 m²	4800 mm	6 m²	9 m²	DUAL	S, W	W	7 m²	
B2	L01	B2.4	2B	2 BED	4	78 m²	73 m²	80 m²		13 m²	2800 mm	13 m²	2800 mm		26 m²	30 m²	3800 mm	6 m²	7 m²	SINGLE	W	W	7 m²	
B2	L01	B2.5	1A	1 BED	2	46 m²	45 m²	50 m²		12 m²	2900 mm	0 m²	0 mm		12 m²	23 m²	3400 mm	3 m²	5 m²	SINGLE	W	W	5 m²	
B2	L01	B2.6	2A	2 BED	4	77 m²	73 m²	80 m²		15 m²	3100 mm	12 m²	2800 mm		27 m²	34 m²	3700 mm	6 m²	7 m²	SINGLE	W	W	7 m²	
B2	L01	B2.7	2B	2 BED	4	78 m²	73 m²	80 m²		13 m²	2800 mm	13 m²	2800 mm		26 m²	30 m²	3800 mm	6 m²	7 m²	SINGLE	E	E	7 m²	
B2	L02	B2.8	2B	2 BED	4	78 m²	73 m²	80 m²		13 m²	2800 mm	13 m²	2800 mm		26 m²	30 m²	3800 mm	6 m²	7 m²	SINGLE	E	E	7 m²	
B2	L02	B2.9	2C	2 BED	4	78 m²	73 m²	80 m²		13 m²	3100 mm	13 m²	3100 mm		26 m²	30 m²	4800 mm	6 m²	9 m²	DUAL	S, E	E	7 m²	
B2	L02	B2.10	2C	2 BED	4	78 m²	73 m²	80 m²		13 m²	3100 mm	13 m²	3100 mm		26 m²	30 m²	4800 mm	6 m²	9 m²	DUAL	S, W	W	7 m²	
B2	L02	B2.11	2B	2 BED	4	78 m²	73 m²	80 m²		13 m²	2800 mm	13 m²	2800 mm		26 m²	30 m²	3800 mm	6 m²	7 m²	SINGLE	W	W	7 m²	
B2	L02	B2.12	1A	1 BED	2	46 m²	45 m²	50 m²		12 m²	2900 mm	0 m²	0 mm		12 m²	23 m²	3400 mm	3 m²	5 m²	SINGLE	W	W	5 m²	
B2	L02	B2.13	2A	2 BED	4	77 m²	73 m²	80 m²		15 m²	3100 mm	12 m²	2800 mm		27 m²	34 m²	3700 mm	6 m²	7 m²	SINGLE	W	W	7 m²	
B2	L02	B2.14	2B	2 BED	4	78 m²	73 m²	80 m²		13 m²	2800 mm	13 m²	2800 mm		26 m²	30 m²	3800 mm	6 m²	7 m²	SINGLE	E	E	7 m²	
B2	L03	B2.15	2B	2 BED	4	78 m²	73 m²	80 m²		13 m²	2800 mm	13 m²	2800 mm		26 m²	30 m²	3800 mm	6 m²	7 m²	SINGLE	E	E	7 m²	
B2	L03	B2.16	2C	2 BED	4	78 m²	73 m²	80 m²		13 m²	3100 mm	13 m²	3100 mm		26 m²	30 m²	4800 mm	6 m²	9 m²	DUAL	S, E	E	7 m²	
B2	L03	B2.17	2C	2 BED	4	78 m²	73 m²	80 m²		13 m²	3100 mm	13 m²	3100 mm		26 m²	30 m²	4800 mm	6 m²	9 m²	DUAL	S, W	W	7 m²	
B2	L03	B2.18	2B	2 BED	4	78 m²	73 m²	80 m²		13 m²	2800 mm	13 m²	2800 mm		26 m²	30 m²	3800 mm	6 m²	7 m²	SINGLE	W	W	7 m²	
B2	L03	B2.19	1A	1 BED	2	46 m²	45 m²	50 m²		12 m²	2900 mm	0 m²	0 mm		12 m²	23 m²	3400 mm	3 m²	5 m²	SINGLE	W	W	5 m²	
B2	L03	B2.20	2A	2 BED	4	77 m²	73 m²	80 m²		15 m²	3100 mm	12 m²	2800 mm		27 m²	34 m²	3700 mm	6 m²	7 m²	SINGLE	W	W	7 m²	
B2	L03	B2.21	2B	2 BED	4	78 m²	73 m²	80 m²		13 m²	2800 mm	13 m²	2800 mm		26 m²	30 m²	3800 mm	6 m²	7 m²	SINGLE	E	E	7 m²	
B2	L04	B2.22	2B	2 BED	4	78 m²	73 m²	80 m²		13 m²	2800 mm	13 m²	2800 mm		26 m²	30 m²	3800 mm	6 m²	7 m²	SINGLE	E	E	7 m²	
B2	L04	B2.23	2C	2 BED	4	78 m²	73 m²	80 m²		13 m²	3100 mm	13 m²	3100 mm		26 m²	30 m²	4800 mm	6 m²	9 m²	DUAL	S, E	E	7 m²	
B2	L04	B2.24	2C	2 BED	4	78 m²	73 m²	80 m²		13 m²	3100 mm	13 m²	3100 mm		26 m²	30 m²	4800 mm	6 m²	9 m²	DUAL	S, W	W	7 m²	
B2	L04	B2.25	2B	2 BED	4	78 m²	73 m²	80 m²		13 m²	2800 mm	13 m²	2800 mm		26 m²	30 m²	3800 mm	6 m²	7 m²	SINGLE	W	W	7 m²	
B2	L04	B2.26	1A	1 BED	2	46 m²	45 m²	50 m²		12 m²	2900 mm	0 m²	0 mm		12 m²	23 m²	3400 mm	3 m²	5 m²	SINGLE	W	W	5 m²	
B2	L04	B2.27	2A	2 BED	4	77 m²	73 m²	80 m²		15 m²	3100 mm	12 m²	2800 mm		27 m²	34 m²	3700 mm	6 m²	7 m²	SINGLE	W	W	7 m²	
B2	L04	B2.28	2B	2 BED	4	78 m²	73 m²	80 m²		13 m²	2800 mm	13 m²	2800 mm		26 m²	30 m²	3800 mm	6 m²	7 m²	SINGLE	E	E	7 m²	
B2	L05	B2.29	2B	2 BED	4	78 m²	73 m²	80 m²		13 m²	2800 mm	13 m²	2800 mm		26 m²	30 m²	3800 mm	6 m²	7 m²	SINGLE	E	E	7 m²	
B2	L05	B2.30	2C	2 BED	4	78 m²	73 m²	80 m²		13 m²	3100 mm	13 m²	3100 mm		26 m²	30 m²	4800 mm	6 m²	9 m²	DUAL	S, E	E	7 m²	
B2	L05	B2.31	2C	2 BED	4	78 m²	73 m²	80 m²		13 m²	3100 mm	13 m²	3100 mm		26 m²	30 m²	4800 mm	6 m²	9 m²	DUAL	S, W	W	7 m²	
B2	L05	B2.32	2B	2 BED	4	78 m²	73 m²	80 m²		13 m²	2800 mm	13 m²	2800 mm		26 m²	30 m²	3800 mm	6 m²	7 m²	SINGLE	W	W	7 m²	
B2	L05	B2.33	1A	1 BED	2	46 m²	45 m²	50 m²		12 m²	2900 mm	0 m²	0 mm		12 m²	23 m²	3400 mm	3 m²	5 m²	SINGLE	W	W	5 m²	
B2	L05	B2.34	2A	2 BED	4	77 m²	73 m²	80 m²		15 m²	3100 mm	12 m²	2800 mm		27 m²	34 m²	3700 mm	6 m²	7 m²	SINGLE	W	W	7 m²	
B2	L05	B2.35	2B	2 BED	4	78 m²	73 m²	80 m²		13 m²	2800 mm	13 m²	2800 mm		26 m²	30 m²	3800 mm	6 m²	7 m²	SINGLE	E	E	7 m²	

07. HOUSING QUALITY ASSESSMENT (SHEET 7/8)

ASSESSMENT SCHEDULE - MASTER

Core	Level	Unit Number	Unit Type	No. of Bedrooms	No. of Bedspaces	Unit Area	Required Areas	Min. Area ≥10%	Bedroom	Bedroom Areas	Amenity/Storage Areas	Other Features	18_Communal AmenitySpace_HJL	Comments									
							Minimum	10%	Bedroom 1	Bedroom 1 Width	Bedroom 2	Bedroom 2 Width	Bedroom 3	Bedroom 3 Area	Bedroom Aggregate	Kitchen /Living	Kitchen/Living Width	Storage Area	Balcony Area	Aspect	Orientation	Balcony Orientation	

B2	L06	B2.36	2B	2 BED	4	78 m ²	73 m ²	80 m ²	13 m ²	2800 mm	13 m ²	2800 mm			26 m ²	30 m ²	3800 mm	6 m ²	7 m ²	SINGLE	E	E	7 m ²
B2	L06	B2.37	2C	2 BED	4	78 m ²	73 m ²	80 m ²	13 m ²	3100 mm	13 m ²	3100 mm			26 m ²	30 m ²	4800 mm	6 m ²	9 m ²	DUAL	S, E	E	7 m ²
B2	L06	B2.38	2C	2 BED	4	78 m ²	73 m ²	80 m ²	13 m ²	3100 mm	13 m ²	3100 mm			26 m ²	30 m ²	4800 mm	6 m ²	9 m ²	DUAL	S, W	W	7 m ²
B2	L06	B2.39	2B	2 BED	4	78 m ²	73 m ²	80 m ²	13 m ²	2800 mm	13 m ²	2800 mm			26 m ²	30 m ²	3800 mm	6 m ²	7 m ²	SINGLE	W	W	7 m ²
B2	L06	B2.40	1A	1 BED	2	46 m ²	45 m ²	50 m ²	12 m ²	2900 mm	0 m ²	0 mm			12 m ²	23 m ²	3400 mm	3 m ²	5 m ²	SINGLE	W	W	5 m ²
B2	L06	B2.41	2A	2 BED	4	77 m ²	73 m ²	80 m ²	15 m ²	3100 mm	12 m ²	2800 mm			27 m ²	34 m ²	3700 mm	6 m ²	7 m ²	SINGLE	W	W	7 m ²
B2	L06	B2.42	2B	2 BED	4	78 m ²	73 m ²	80 m ²	13 m ²	2800 mm	13 m ²	2800 mm			26 m ²	30 m ²	3800 mm	6 m ²	7 m ²	SINGLE	E	E	7 m ²
B2	L07	B2.43	2A	2 BED	4	78 m ²	73 m ²	80 m ²	13 m ²	2800 mm	14 m ²	2800 mm			27 m ²	31 m ²	3800 mm	6 m ²	7 m ²	SINGLE	E	E	7 m ²
B2	L07	B2.44	2F.1	2 BED	4	77 m ²	73 m ²	80 m ²	13 m ²	3050 mm	13 m ²	3000 mm			26 m ²	30 m ²	4850 mm	6 m ²	7 m ²	DUAL	S, E	E	7 m ²
B2	L07	B2.45	2F.1	2 BED	4	77 m ²	73 m ²	80 m ²	13 m ²	3050 mm	13 m ²	3000 mm			26 m ²	30 m ²	4850 mm	6 m ²	7 m ²	DUAL	S, W	W	7 m ²
B2	L07	B2.46	2A	2 BED	4	78 m ²	73 m ²	80 m ²	13 m ²	2800 mm	14 m ²	2800 mm			27 m ²	31 m ²	3800 mm	6 m ²	7 m ²	SINGLE	W	W	7 m ²
B2	L07	B2.47	1A	1 BED	2	46 m ²	45 m ²	50 m ²	12 m ²	2850 mm	0 m ²	0 mm			12 m ²	23 m ²	3400 mm	6 m ²	5 m ²	SINGLE	W	W	5 m ²
B2	L07	B2.48	2A	2 BED	4	77 m ²	73 m ²	80 m ²	13 m ²	2800 mm	14 m ²	2800 mm			27 m ²	31 m ²	3800 mm	6 m ²	7 m ²	SINGLE	W	W	7 m ²
B2	L07	B2.49	2A	2 BED	4	78 m ²	73 m ²	80 m ²	13 m ²	2800 mm	14 m ²	2800 mm			27 m ²	31 m ²	3800 mm	6 m ²	7 m ²	SINGLE	E	E	7 m ²

08. HOUSING QUALITY ASSESSMENT (SHEET 8/8)

ASSESSMENT SCHEDULE - MASTER

Core	Level	Unit Number	Unit Type	No. of Bedrooms	No. of Bedspaces	Unit Area	Required Areas		Min. Area ≥10%	Bedroom	Bedroom 1 Width	Bedroom 2 Width	Bedroom 3 Width	Bedroom 3 Area	Bedroom Areas Aggregate	Amenity/Storage Areas	Kitchen/Living Width	Storage Area	Balcony Area	Other Features		18_Communal AmenitySpace_HJL	Comments	
							Minimum	10%												Aspect	Orientation			Balcony Orientation
C1	L01	C1.1	2I	2 BED	4	75 m ²	73 m ²	80 m ²		12 m ²	3100 mm	13 m ²	3100 mm		25 m ²	30 m ²	4900 mm	6 m ²	17 m ²	DUAL	N, E	N, E	7 m ²	
C1	L01	C1.2	2C.5	2 BED	4	80 m ²	73 m ²	80 m ²	Yes	12 m ²	3100 mm	13 m ²	3200 mm		25 m ²	30 m ²	4200 mm	6 m ²	7 m ²	DUAL	S, E	S	7 m ²	
C1	L01	C1.3	2B	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	2800 mm	13 m ²	2800 mm		26 m ²	30 m ²	3800 mm	6 m ²	7 m ²	SINGLE	W	W	7 m ²	
C1	L01	C1.4	2B	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	2800 mm	13 m ²	2800 mm		26 m ²	30 m ²	3800 mm	6 m ²	7 m ²	SINGLE	W	W	7 m ²	
C1	L01	C1.5	2H	2 BED	4	82 m ²	73 m ²	80 m ²	Yes	13 m ²	3100 mm	13 m ²	2950 mm		26 m ²	30 m ²	4400 mm	6 m ²	7 m ²	DUAL	N, S	S	7 m ²	
C1	L01	C1.6	2I	2 BED	4	77 m ²	73 m ²	80 m ²		12 m ²	3100 mm	13 m ²	3100 mm		25 m ²	30 m ²	4900 mm	6 m ²	7 m ²	SINGLE	N	N	7 m ²	
C1	L02	C1.7	2I	2 BED	4	75 m ²	73 m ²	80 m ²		12 m ²	3100 mm	13 m ²	3100 mm		25 m ²	30 m ²	4900 mm	6 m ²	17 m ²	DUAL	N, E	N, E	7 m ²	
C1	L02	C1.8	2C.5	2 BED	4	80 m ²	73 m ²	80 m ²	Yes	12 m ²	3100 mm	13 m ²	3200 mm		25 m ²	30 m ²	4200 mm	6 m ²	7 m ²	DUAL	S, E	S	7 m ²	
C1	L02	C1.9	2B	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	2800 mm	13 m ²	2800 mm		26 m ²	30 m ²	3800 mm	6 m ²	7 m ²	SINGLE	W	W	7 m ²	
C1	L02	C1.10	2B	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	2800 mm	13 m ²	2800 mm		26 m ²	30 m ²	3800 mm	6 m ²	7 m ²	SINGLE	W	W	7 m ²	
C1	L02	C1.11	2H	2 BED	4	82 m ²	73 m ²	80 m ²	Yes	13 m ²	3100 mm	13 m ²	2950 mm		26 m ²	30 m ²	4400 mm	6 m ²	7 m ²	DUAL	N, S	S	7 m ²	
C1	L02	C1.12	2I	2 BED	4	77 m ²	73 m ²	80 m ²		12 m ²	3100 mm	13 m ²	3100 mm		25 m ²	30 m ²	4900 mm	6 m ²	9 m ²	SINGLE	N	N	7 m ²	
C1	L03	C1.13	2I	2 BED	4	75 m ²	73 m ²	80 m ²		12 m ²	3100 mm	13 m ²	3100 mm		25 m ²	30 m ²	4900 mm	6 m ²	17 m ²	DUAL	N, E	N, E	7 m ²	
C1	L03	C1.14	2C.5	2 BED	4	80 m ²	73 m ²	80 m ²	Yes	12 m ²	3100 mm	13 m ²	3200 mm		25 m ²	30 m ²	4200 mm	6 m ²	7 m ²	DUAL	S, E	S	7 m ²	
C1	L03	C1.15	2B	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	2800 mm	13 m ²	2800 mm		26 m ²	30 m ²	3800 mm	6 m ²	7 m ²	SINGLE	W	W	7 m ²	
C1	L03	C1.16	2B	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	2800 mm	13 m ²	2800 mm		26 m ²	30 m ²	3800 mm	6 m ²	7 m ²	SINGLE	W	W	7 m ²	
C1	L03	C1.17	2H	2 BED	4	82 m ²	73 m ²	80 m ²	Yes	13 m ²	3100 mm	13 m ²	2950 mm		26 m ²	30 m ²	4400 mm	6 m ²	7 m ²	DUAL	N, S	S	7 m ²	
C1	L03	C1.18	2I	2 BED	4	77 m ²	73 m ²	80 m ²		12 m ²	3100 mm	13 m ²	3100 mm		25 m ²	30 m ²	4900 mm	6 m ²	7 m ²	SINGLE	N	N	7 m ²	
C1	L04	C1.19	2I	2 BED	4	75 m ²	73 m ²	80 m ²		12 m ²	3100 mm	13 m ²	3100 mm		25 m ²	30 m ²	4900 mm	6 m ²	17 m ²	DUAL	N, E	N, E	7 m ²	
C1	L04	C1.20	2C.5	2 BED	4	80 m ²	73 m ²	80 m ²	Yes	12 m ²	3100 mm	13 m ²	3200 mm		25 m ²	30 m ²	4200 mm	6 m ²	7 m ²	DUAL	S, E	S	7 m ²	
C1	L04	C1.21	2B	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	2800 mm	13 m ²	2800 mm		26 m ²	30 m ²	3800 mm	6 m ²	7 m ²	SINGLE	W	W	7 m ²	
C1	L04	C1.22	2B	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	2800 mm	13 m ²	2800 mm		26 m ²	30 m ²	3800 mm	6 m ²	7 m ²	SINGLE	W	W	7 m ²	
C1	L04	C1.23	2H	2 BED	4	82 m ²	73 m ²	80 m ²	Yes	13 m ²	3100 mm	13 m ²	2950 mm		26 m ²	30 m ²	4400 mm	6 m ²	7 m ²	DUAL	N, S	S	7 m ²	
C1	L04	C1.24	2I	2 BED	4	77 m ²	73 m ²	80 m ²		12 m ²	3100 mm	13 m ²	3100 mm		25 m ²	30 m ²	4900 mm	6 m ²	9 m ²	SINGLE	N	N	7 m ²	
C1	L05	C1.25	2I	2 BED	4	75 m ²	73 m ²	80 m ²		12 m ²	3100 mm	13 m ²	3100 mm		25 m ²	30 m ²	4900 mm	6 m ²	17 m ²	DUAL	N, E	N, E	7 m ²	
C1	L05	C1.26	2C.5	2 BED	4	80 m ²	73 m ²	80 m ²	Yes	12 m ²	3100 mm	13 m ²	3200 mm		25 m ²	30 m ²	4200 mm	6 m ²	7 m ²	DUAL	S, E	S	7 m ²	
C1	L05	C1.27	2B	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	2800 mm	13 m ²	2800 mm		26 m ²	30 m ²	3800 mm	6 m ²	7 m ²	SINGLE	W	W	7 m ²	
C1	L05	C1.28	2B	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	2800 mm	13 m ²	2800 mm		26 m ²	30 m ²	3800 mm	6 m ²	7 m ²	SINGLE	W	W	7 m ²	
C1	L05	C1.29	2H	2 BED	4	82 m ²	73 m ²	80 m ²	Yes	13 m ²	3100 mm	13 m ²	2950 mm		26 m ²	30 m ²	4400 mm	6 m ²	7 m ²	DUAL	N, S	S	7 m ²	
C1	L05	C1.30	2I	2 BED	4	77 m ²	73 m ²	80 m ²		12 m ²	3100 mm	13 m ²	3100 mm		25 m ²	30 m ²	4900 mm	6 m ²	7 m ²	SINGLE	N	N	7 m ²	
C1	L06	C1.31	2I	2 BED	4	75 m ²	73 m ²	80 m ²		12 m ²	3100 mm	13 m ²	3100 mm		25 m ²	30 m ²	4900 mm	6 m ²	17 m ²	DUAL	N, E	N, E	7 m ²	
C1	L06	C1.32	2C.5	2 BED	4	80 m ²	73 m ²	80 m ²	Yes	12 m ²	3100 mm	13 m ²	3200 mm		25 m ²	30 m ²	4200 mm	6 m ²	7 m ²	DUAL	S, E	S	7 m ²	
C1	L06	C1.33	2B	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	2800 mm	13 m ²	2800 mm		26 m ²	30 m ²	3800 mm	6 m ²	7 m ²	DUAL	S, W	S	7 m ²	
C1	L07	C1.34	2I	2 BED	4	75 m ²	73 m ²	80 m ²		12 m ²	3100 mm	13 m ²	2950 mm		25 m ²	30 m ²	4900 mm	6 m ²	7 m ²	DUAL	N, E	N	7 m ²	
C1	L07	C1.35	2C.5	2 BED	4	80 m ²	73 m ²	80 m ²	Yes	13 m ²	3150 mm	12 m ²	3050 mm		25 m ²	30 m ²	4100 mm	6 m ²	7 m ²	DUAL	S, E	S	7 m ²	
C1	L07	C1.36	2A	2 BED	4	78 m ²	73 m ²	80 m ²		13 m ²	2800 mm	14 m ²	2800 mm		27 m ²	31 m ²	3800 mm	6 m ²	7 m ²	DUAL	S, W	S	7 m ²	

05 SCHEDULE OF AREAS

01. KEY AREAS

Site

Total Application Site Area (m ²) ^{Note 1}	12640 m ² / 1.264 ha
---	---------------------------------

Net Developable Site Area (m ²) ^{Note 2}	9063 m ² / 0.906 ha
---	--------------------------------

Plot Ratio	3.4:1
------------	-------

Site Coverage	48.7%
---------------	-------

Site Density	342.1 unit/ha
--------------	---------------

Ground Floor Area	4417 m ²
-------------------	---------------------

GREEN ROOF	1352
------------	------

Open Space Provision

Public Open Space Calculation	
Area of Public open Space Provided	1,026

Overall Site Area (Net developable Area including public open space) 9063.0 m²

% Public open Space Provided	11.3%
------------------------------	-------

Retail / Commercial Provision

% of Total GFA	7%
----------------	----

% of Ground Floor Level GFA	57.0%
-----------------------------	-------

Residential Amenity

Required	Achieved
33%	48%

Apartment Area ≥Min. Req. Area + 10%	
Required	Achieved
0	38%

Residents Internal Communal Amenity

Required	Achieved
n/a	998 m ²

Residents Internal Communal Amenity Facilities & Services

Required	Achieved
n/a	1785.0 m ²

Total area per bedroom

Required	Achieved
n/a	3.4 m ²

Total area per Apt.

Required	Achieved
n/a	5.8 m ²

Dual Aspect

Required	Achieved
33%	48%

Residents External Communal Amenity

Required	Achieved
1988 m ²	2223 m ²

% External Communal Space Provided	111.8%
------------------------------------	--------

Residents Combined Internal + External Amenity

Combined Int. + Ext. Amenity	Area per Bedroom
4008.0	7.6

Residents Private Open Space Provision

Required	Provided
1988.0	2375.0

% Private open space provided	119.5%
-------------------------------	--------

Apartment Area ≥Min. Req. Area + 10%

Required	Achieved
0	38%

Car Parking

Total Car Set down parking	5
----------------------------	---

Car Parking Spaces

Total Car Parking Spaces	130
--------------------------	-----

Total Car Parking Spaces	0.4:1
--------------------------	-------

Car Parking Comprised of

Accessible Car Parking Spaces	7
-------------------------------	---

Dedicated Club Car Spaces	8
---------------------------	---

Bicycle Parking

Resident Secure Bicycle Parking (long term)	529
---	-----

Staff Bicycle Parking	20
-----------------------	----

Total Long Term Bike Parking	549
------------------------------	-----

Resident Visitor Spaces	159
-------------------------	-----

Retail / Commercial Visitor	55
-----------------------------	----

Total Short Stay Term Bike Parking	214
------------------------------------	-----

Total Bike Parking	763
--------------------	-----

Cargo Bicycle Parking

Resident Secure Cargo Bicycle Parking	8
---------------------------------------	---

02. NIA + GFA AREA

Belgard Square East
17/05/2022
REV 04

Level	Ancillary		Internal Amenity		Total Int. Amenity Residents Int. Communal Amenity + Shared Support Facilities + Services	Residential NIA Residential NIA Apartments	GFA (Commercial Excluded)		GFA Scheme GFA excluding commercial	Commercial Retail / Office / Commercial + support areas (bins, bikes), etc.	Total GFA Ancillary + Residential + Internal Amenity + Commercial + Residential	Planted Areas		Planted Areas For SUDS
	Plant, ESB Sub-Station	Circulation Corridors, Stairs	Residents internal communal amenity	Residents internal communal amenity shared services + facilities			GFA (apartment + total int. amenity)	Residential GFA (apartment + int. amenity + corridors + plant)				Green Roof	Planted Areas Garden, Public Realm (No Basement below)	
Basement (plant)	1121	93	0	692	692			1,906		1,972			393	393
Ground Floor	146	566	771	95	866		866	1,578	2,096	3,674			0	0
1st Floor		572	227		227	2,532	2,759	3,331	127	3,458			0	0
2nd Floor		603				3,129	3,129	3,732		3,732			0	0
3rd Floor		606				3,128	3,128	3,734		3,734			0	0
4th Floor		599				3,129	3,129	3,728		3,728			0	0
5th Floor		604				3,051	3,051	3,655		3,655		455	0	455
6th Floor		488				2,411	2,411	2,899		2,899			0	0
7th Floor		450				1,902	1,902	2,352		2,352		254	0	254
8th Floor		279				1,037	1,037	1,316		1,316			0	0
9th Floor		224				1,037	1,037	1,261		1,261		294	0	294
10th Floor		177				447	447	624		624		348	0	348
11th Floor		83				136	136	219		219			0	0
Roof Level														
Total Excluding Basement	146	5,251	998	95	1,093	21,939	23,032	28,429	2,223	30,652	1351	393	1,744	
Total Including Basement	1267	5,344	998	787	1,785	21,939	23,032	30,335	2,289	32,624				

03. RESIDENTIAL AREAS

Level	Apartments			Total Apartments
	1 Bed Apartment	2 Bed Apartment	3 Bed Apartment	
Basement				
Ground Floor Space	n/a	n/a	n/a	
1st Floor	n/a	n/a	n/a	
2nd Floor	10	26	n/a	36
3rd Floor	13	30	1	44
4th Floor	13	30	1	44
5th Floor	13	30	1	44
6th Floor	13	29	1	43
7th Floor	10	23	1	34
8th Floor	9	17	1	27
9th Floor	7	7	1	15
10th Floor	7	7	1	15
11th Floor	3	3		6
Roof Level	1	1		2
	99	203	8	310
	32%	65%	3%	

Residential Gross Floor Space			GROSS FLOOR SPACE
1 bed apartment	2 bed apartment	3 bed apartment	

n/a	n/a		
n/a	n/a		
492	2,040		2,532
638	2,355	136	3,129
638	2,354	136	3,128
638	2,355	136	3,129
638	2,277	136	3,051
483	1,792	136	2,411
437	1,329	136	1,902
346	555	136	1,037
346	555	136	1,037
179	268		447
52	84		136

4,887	15,964	1,088	21,939
-------	--------	-------	--------

Residential General Information		
Dual Aspect Provision	Apartment Area ≥Min. Req. Area + 10%	Private Open Space Provision

16	12	268 m2
19	16	330 m2
19	16	330 m2
19	16	330 m2
18	15	321 m2
14	9	250 m2
14	9	183 m2
11	9	103 m2
11	8	103 m2
6	5	131 m2
2	2	26 m2

149	117	2,375
48%	38%	119%

04. RESIDENTIAL COMMUNAL AMENITY AREAS

Residents Int. Communal Amenity Shared Space

Unit no.	Description	Basement	Ground Floor	1st Floor	Total
Residents Int. Communal Amenity Shared Space					
AMENITY A1	Residents Co-Working		77		77
AMENITY A2	Residents Co-Working		78		78
AMENITY A2.1	Parcel Locker		3		3
AMENITY B2	Residents Games Room		87		87
AMENITY B3	Residents Lounge		106		106
AMENITY C1	Residents Lounge		76		76
AMENITY C2	Residents Gym		162		162
LETTER A1	Letterboxes		2		2
LETTER A2	Letterboxes		2		2
LETTER B1	Letterboxes		3		3
LETTER B2	Letterboxes		1		1
LETTER C1	Letterboxes		1		1
LETTER C2	Letterboxes		2		2
AMENITY L1.1	Residents Games Room		78		78
AMENITY L1.1	Residents Lounge		93		93
AMENITY L1.3	Residents Gym			227	227
Total		0	771	227	998

Residents Int. Communal Amenity Shared Space

Residents Int. Communal Amenity Shared Space Support Areas

Unit no.	Description	Basement	Ground Floor	1st Floor	Total
Residents Int. Communal Amenity Shared Space Support Areas					
LB.1	Maintenance	13			13
LB.2	Residents Bike Parking	42			42
LB.3	Bin Store block A	71			71
LB.5	Maintenance	16			16
LB.6	Residents Bike Parking	112			112
LB.7	Residents Bike Parking	107			107
LB.9	Residents Bike Parking	50			50
LB.10	Bin Store block B	78			78
LB.11	Residents Bike Parking	27			27
LB.12	Residents Bike Parking	81			81
LB.14	Residents Bike Parking	46			46
LB.15	Bin Store block C	49			49
L0.3	Bike Store + Repair		30		30
L0.C5	Bike Store + Repair		41		41
L0.C7	Parcel Locker		9		9
L0.C8	Parcel Locker		7		7
L0.C9	PARCEL LOCKER		4		4
L0.C10	PARCEL LOCKER		4		4
Total		692	95		779

Residents Int. Communal Amenity Shared Space Support Areas

GFA (Commercial Excluded)	
GFA (apartment + total int. amenity)	Residential GFA (apartment + int. amenity + corridors + plant)
	1,906
866	1,578
2,759	3,331
3,129	3,732
3,128	3,734
3,129	3,728
3,051	3,655
2,411	2,899
1,902	2,352
1,037	1,316
1,037	1,261
447	624
198	219
23,032	28,429
23,032	30,335

GFA	Commercial	Total GFA
Scheme GFA excluding commercial	Retail / Office / Commercial + support areas (bins, bikes), etc.	Ancillary + Residential + Internal Amenity + Commercial + Residential
1,906	66	1,972
1,578	2,096	3,674
3,331	127	3,458
3,732		3,732
3,734		3,734
3,728		3,728
3,655		3,655
2,899		2,899
2,352		2,352
1,316		1,316
1,261		1,261
624		624
219		219
28,429	2,223	30,652
30,335	2,289	32,624

05. RETAIL OPPORTUNITY

Belgard Square East						
17/05/2022						
REV 04						
Level	Ancillary	Circulation	Internal Amenity		Total Int. Amenity	Residential NIA
	Plant, ESB Sub-Station	Corridors, Stairs	Residents internal communal amenity	Residents internal communal amenity shared services + facilities	Residents Int. Communal Amenity + Shared Support Facilities + Services	Residential NIA Apartments
Basement (plant)	1121	93	0	692	692	
Ground Floor	146	566	771	95	866	
1st Floor		572	227		227	2,532
2nd Floor		603				3,129
3rd Floor		606				3,128
4th Floor		599				3,129
5th Floor		604				3,051
6th Floor		488				2,411
7th Floor		450				1,902
8th Floor		279				1,037
9th Floor		224				1,037
10th Floor		177				447
11th Floor		83				136
Roof Level						
Total Excluding Basement	146	5,251	998	95	1,093	21,939
Total Including Basement	1267	5,344	998	787	1,785	21,939

06. CALCULATIONS

Bicycle Parking

Resident Secure Bicycle Parking (long term)	529
---	-----

Staff Bicycle Parking	20
-----------------------	----

Total Long Term Bike Parking 549

Resident Visitor Spaces	159
-------------------------	-----

Retail / Commercial Visitor	55
-----------------------------	----

Total Short Stay Term Bike Parking 214

Total Bike Parking	763
---------------------------	------------

Cargo Bicycle Parking

Resident Secure Cargo Bicycle Parking	8
---------------------------------------	---

Calculations

Site Coverage	
---------------	--

Ground Floor Area 4,417

Site Area (Net) 9063.0 m²

% Site Coverage	48.7%
-----------------	-------

Floor Area of Existing building to be Demolished	n/a
--	-----

Required Private Open Space			
no. of beds	No. of apt.	Area required per apt. (sqm)	Total Area (sqm)
1 Bed	99	5	495
2 Bed	203	7	1,421
3 Bed	8	9	72
Total			1,988

Site Density Calculation	
--------------------------	--

Total no. of residential units 310

Overall Site Area (Net developable Area including public open space) 0.906 ha

Residential units per hectare	342.05 ha
-------------------------------	-----------

Required Communal Amenity Space			
no. of beds	No. of apt.	Area required per apt. (sqm)	Total Area (sqm)
1 Bed	99	5	495
2 Bed	203	7	1,421
3 Bed	8	9	72
Total			1,988

Plot Ratio	
------------	--

GFA(Refer to schedule and related note) 30652 m²

Overall Site Area 9063 m²

Plot Ratio	3.4:1
------------	-------

