

# SCHOLARSTOWN HOUSE

HOUSING QUALITY ASSESSMENT

OCTOBER 2022





AERIAL VIEW OF THE SITE OUTLINED IN RED

# Contents

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<b>Development Team</b>	<b>4</b>
<b>Introduction</b>	<b>5</b>
<b>1.0 Housing Quality Assessment</b>	<b>8</b>
1.1 Executive Summary	8
1.2 Compliance with Development Design Standards	11
1.3 Development Schedules	27
1.4 Housing Quality Assessment Schedules	29

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# Development Team



Scholarstown House

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# Introduction

## Introduction

This document has been prepared by CW O'Brien Architects on behalf of Emmaville Limited as part of a full planning application submission for a residential development located at Scholarstown House, Scholarstown Road, Dublin 16.

This document assesses the residential element of the proposed housing against the provisions of the Sustainable Urban Housing: Design Standards for New Apartments (2020) and the South Dublin County Council Development Plan 2022-28 Chapter 12.6 Housing - Residential Development.

The proposal is for a high quality Build to Sell residential development which takes cognisance and carefully responds to the site context and the existing Scholarstown House which is a protected structure dwelling house located on the site. The scheme aims to improve the urban area with significantly enhanced public and communal open space which responds to and creates a focal point of the existing house.

The document includes a detailed breakdown of all the residential units within the development. Please see Appendix A for the full Housing Quality Assessment Schedule.

## Development Description

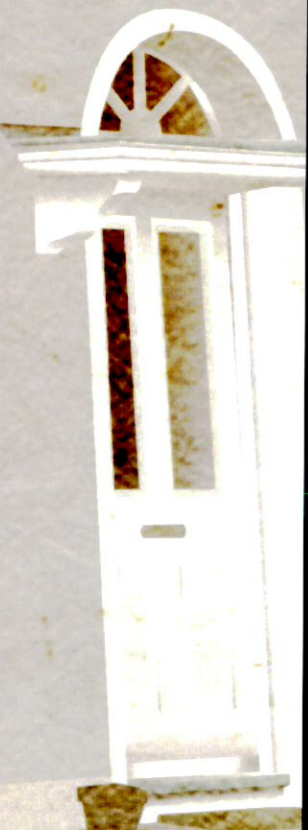
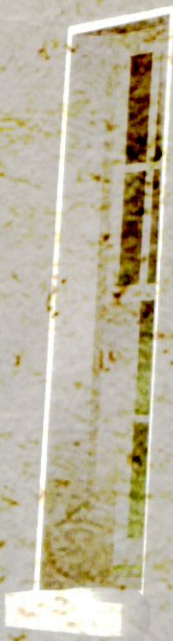
The development will consist of:

- a) The demolition of the 4 no. existing shed structures on site within the curtilage of the protected structure;
- b) The retention and conversion of Scholarstown House (Protected Structure) into two no. units comprised of 1 no. 2-bed and 1 no. 3-bed units served by private open space in the form of ground floor terraces. The proposed works to Scholarstown House include but are not limited to internal re-configuration; the re-location of the staircase to its original location within the house; the removal of non-original features including the closing up of non-original openings; and the creation of a new door opening within the existing alcove, and the blocking up of a window opening both located on the northern elevation.
- c) The construction of a 5-storey apartment block containing 74 no. apartment units comprised of 32 no. 1-bed apartments, 33 no. 2-bed apartments, and 9 no. 3-bed apartments all served by private open space in the form of balconies and/or ground floor terraces.
- d) The proposed development also includes 100 sq.m of residential amenities and facilities consisting of but not limited to a reception, communal amenity room and parcel room.
- e) The development will be served by a total of 40 no. car parking spaces including 8 no. EV parking spaces and 183 no. cycle parking spaces accessed via a new pedestrian and vehicular access off Orlagh Grove with the existing entrances on Scholarstown Road and Orlagh Grove being re-configured to provide for pedestrian and cycle access.
- f) The development will also consist of all ancillary development works required to facilitate the development including but not limited to, plant rooms, a substation, bin stores, landscaping, boundary treatments and lighting.

The development to be applied for includes a building on the South Dublin County Council Record of Protected Structures: Scholarstown House (RPS Ref: 322).

The planning application may be inspected or purchased at the offices of South Dublin County Council, County Hall, Town Centre, Tallaght, Dublin 24 during its public opening hours of Monday to Friday from 9:00am to 4:00pm and may also be viewed on the Council's website – [www.sdcc.ie](http://www.sdcc.ie).

A submission or observation in relation to the application may be made in writing to South Dublin County Council on payment of a fee of €20 within 5 weeks of receipt of the application by South Dublin County Council and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission.





# 1.0 Housing Quality Assessment

# 1.0 Housing Quality Assessment

## 1.1 Executive Summary

### Executive Summary

This Housing Quality Assessment forms part of a planning submission for a proposed Build To Sell (BTS) development at Scholarstown House, Scholarstown Road, Dublin 16

The purpose of this document is to assess the residential development against the provisions of the Sustainable Urban Housing Standards for New Apartments and is intended to be read as a supplementary document to the Architectural Design Statement.

The design proposal forms the basis of a significant sub-urban scheme, which, in addition to providing high quality Build to Sell accommodation which meets the highest international standards, also achieves many other significant objectives:

- New quality landscaped public open space which enhances the public realm and connectivity plus additional landscaped pedestrian and cycle routes through the site.
- Provides residential units which utilise existing public transport infrastructure which will help aid the city housing demand
- The provision of children's play areas integrated within the landscaped spaces and along the pedestrian routes - within the public realm and residents communal spaces.

### Key Features

The development is designed to be compliant with the following:

1. Sustainable Urban Housing: Design Standards for New Apartments (2020)
2. Urban Design Manual: A best practice guide
3. Urban Development and Building Height Guidelines for Planning Authorities (Dec 2018)
4. South Dublin County Development Plan 2022-2028

Key deliverables on these Policies which the proposed scheme will deliver include the following:

1. Provision of high quality accommodation providing 76 residential units. This will aid in the country's demand for housing.
2. Provide a renovation of Scholarstown House as 2no revived residential homes ensuring the protection of the building into the future and maintaining the buildings existing residential use while addressing the current internal built form issues.
3. The external public realm and primary public open space will aid in connecting the surrounding Public spaces/pedestrian routes/cycle routes in the area allowing easy access to existing bus transport facilities and also, the formation of managed public landscaped spaces between them.
4. Provision of residential communal gardens which benefit from direct sunlight exploiting the sites orientation.
5. Provision of high quality public and communal landscaped spaces to provide external amenities and enhance biodiversity and SUDS.

The Development also takes guidance from the following documentation:

- 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)
- Smarter Travel - A New Transport Policy for Ireland (2009- 2020);

This development proposes to accommodate a 'best in class' residential development designed to the Build To Sell (BTS) apartment standards. This development will provide much needed residential apartment accommodation within the area.

### The Project Summary

The proposed development will provide 76 residential units in total, designed to meet the residential standards for a Build To Sell (BTS) model in buildings that range in height from 2 to 5 storeys.

Scholarstown House (Protected Structure) will be renovated and converted into two no. units comprised of 1 no. 2-bed and 1 no. 3-bed units.

The proposed new build apartment block will contain 74no. units comprised of:

- 32 no. 1 bed apartments
- 33 no. 2 bed (4 person) apartments
- 9 no. 3 bed apartments

The proposed scheme includes residential amenities and facilities (reception, parcel room, common accessible WC and storage) and amenities (multifunctional communal amenity space and meeting room). The total internal communal amenity space is 100 sqm.

The proposed development will also comprise of public/communal external areas including a children's external play space.

The total external communal amenity space is 2057sqm.

The development will be served by:

- 40 no. car parking spaces.
- Three internal secured bicycle storage for residents, bicycle sheds in the private gardens, and surface spaces for visitors will provide a total of 183 no. cycle spaces

The total gross floor area proposed is 2148sqm (including the protected structure)

- The total site coverage percentage is 27%

Provision of public space, shared external residential amenity, site landscaping, bin store, site services and all associated site development works are also included in the development.



CGI View from North West: Scholarstown Roundabout



# 1.0 Housing Quality Assessment

## 1.1 Executive Summary

### Housing Quality Assessment

This Housing Quality Assessment provides a framework which quantifies each of the criteria required by the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, 2020' and 'South Dublin County Council Development Plan 2022-28' against the proposed development. Qualitative aspects such as the overall design approach and communal facilities/other uses and details of compliance with SPPR7 and SPPR8 are covered in detail within the accompanying Architectural Design Statement.

### Sustainable Urban Housing: Design Standards for New Apartments, 2020

The 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' specify planning policy requirements for:

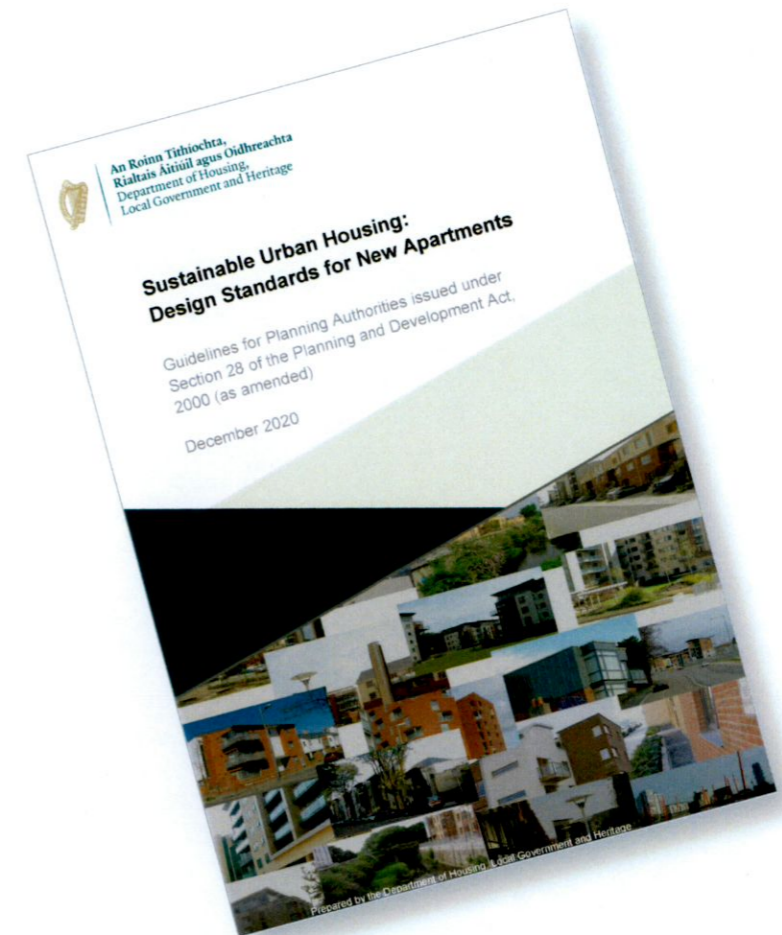
- Apartment Floor Areas
- Dual Aspect Ratios
- Floor to Ceiling Height
- Lift and Stair Cores
- Internal Storage
- Private Amenity Space
- Security Considerations
- Communal Facilities

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). Planning authorities are required to have regard to the guidelines and 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.

Accordingly, where SPPRS are stated in the guideline document, they apply over any conflicting, policies and objectives of development plans, local area plans and strategic development zone planning schemes.

The s28 guidelines on Sustainable Urban Housing: Design Standards for New Apartments (2020) are relevant to departures from standards in the development plan. It is recognised that the SDCC development plan 2022-28 aligns with these guidelines. Where the plan differs from any Specific Planning Policy Requirement (SPPR), the latter applies instead.

The schedule within this document should be read in-conjunction with the apartment types drawings which are contained with the architectural drawing pack.



# 1.0 Housing Quality Assessment

## 1.1 Executive Summary

### South Dublin County Council Development Plan 2022-28

The South Dublin County Council (SDCC) development plan, Chapter 12- Implementation and Monitoring sets out developments standards and criteria that arise out of the policies and objectives of the County Development Plan, to ensure that development occurs in an orderly and efficient manner and that it is in accordance with proper planning and sustainable development

Chapter 12.6.1 Mix of Dwelling Types outlines the overall dwelling mix in residential schemes should provide for a balanced range of dwelling types and sizes to support a variety of household types.

Chapter 12.6.7 Residential Standards outline that the design and layout of individual dwellings should provide a high-quality living environment for residents in new-build residential schemes. CWOB architects have had regard to the standards set out in this Chapter, and details regarding room sizes, dimensions and overall floor areas when designing residential accommodation while also taking cognisance to the standards set out in the:

- Quality Housing for Sustainable Communities Guidelines, DEHLG (2007);
- The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009), the companion Urban Design Manual – A Best Practice Guide, DEHLG (2009);
- Sustainable Urban Housing: Design Standards for New Apartments (2020).

In order to demonstrate compliance with the housing and apartment standards set out in this chapter, planning requirements are reviewed by the chapters listed below.

- Unit Mix
- Apartment Floor Areas
- Apartment Size Safeguards
- Private Space
- Communal/Semi-Private Space
- Internal Storage Standards
- Floor to Ceiling Height
- Lifts and Stair Cores
- Separation Distances and layout
- Privacy and Security Considerations
- Dual Aspect
- Sunlight/Daylight
- Access cores and Communal Areas
- Clothes Drying Facilities
- Building Lifecycle Report and Management Companies
- Building Design



# 1.0 Housing Quality Assessment

## 1.2 Compliance with Development Design Standards

### The following sets out the basis of compliance with:

'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' (2020) and SDCC Development Plan 2022-2028.

### Unit Mix

Under the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' sets out unit mix as follows:

#### SPPR 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).

#### SPPR 2

For all building refurbishment schemes on sites of any size, or urban infill schemes on sites of up to 0.25ha:

- Where up to 9 residential units are proposed, notwithstanding SPPR 1, there shall be no restriction on dwelling mix, provided no more than 50% of the development (i.e. up to 4 units) comprises studio-type units;

- Where between 10 to 49 residential units are proposed, the flexible dwelling mix provision for the first 9 units may be carried forward and the parameters set out in SPPR 1, shall apply from the 10th residential unit to the 49th;
- For schemes of 50 or more units, SPPR 1 shall apply to the entire development;

All standards set out in this guidance shall generally apply to building refurbishment schemes on sites of any size, or urban infill schemes, but there shall also be scope for planning authorities to exercise discretion on a case-by-case basis, having regard to the overall quality of a proposed development.

Additionally, the 'SDCC Development Plan 2022-2028, Chapter 12 Implementation and Monitoring, provides following for the unit mix as: Proposals for residential development shall provide a minimum of 30% 3-bedroom units, a lesser provision may be acceptable where it can be demonstrated that:

- there are unique site constraints that would mitigate against such provision; or
- that the proposed housing mix meets the specific demand required in an area, having regard to the prevailing housing type within a 10-minute walk of the site and to the socio-economic, population and housing data set out in the Housing Strategy and Interim HNDA; or
- the scheme is a social and / or affordable housing scheme

The proposed unit mix is outlined below. Please refer to relevant justification report prepared by HW Planning included separately.

Proposed Unit Mix		
Area Type	Count	Partial
1 Bed Unit.	32	42%
2 Bed(3P) Unit.	1	1%
2 Bed(4P) Unit.	33	43%
3 Bed Unit.	10	13%
<b>Total</b>	<b>76</b>	<b>100%</b>

### Part V Residential

Proposed Part V residential allocation within the development scheme is outlined below:

- 6 no 1 Bed Units
- 6 no 2 Bed (4 Person) Units
- 3 no 3 Bed Units

Total No Part V Units Provided: 15 no.

Refer to Housing Quality Assessment Schedules for a full breakdown of units rooms/ areas.

Refer to following Part V-Floor Plans Sheets for full details:

- PE21023-CWO-ZZ-00-DR-A-2500
- PE21023-CWO-ZZ-01-DR-A-2501
- PE21023-CWO-ZZ-02-DR-A-2502

# 1.0 Housing Quality Assessment

## 1.2 Compliance with Development Design Standards

### Apartment Design and Floor Areas

All apartments have been designed to comply in full with the parameters set out in Appendix 1 of the Department of Housing Planning and Local Government: Sustainable Urban Housing Design Standards for New Apartments (2020) and Chapter 12 (Implementation And Monitoring) of SDCC 2022-2028 Development Plan.

Given regard to the above, compliance is achieved throughout with the below minimum requirements.:

- Minimum overall apartment floor areas
- Minimum aggregate floor areas for living/ kitchen/ dining rooms
- Minimum widths for the main living room
- Minimum bedroom floor areas
- Minimum bedroom widths
- Minimum aggregate bedroom floor areas
- Minimum storage space requirements
- Minimum areas for private amenity spaces (private terraces)
- Minimum areas for communal amenity spaces.

The proposed scheme is in full compliance with the above policy.

Please refer to Housing Quality Assessment Schedules for a full breakdown of unit rooms/ areas.

Please refer to following architectural unit type drawings for full details on relevant areas and dimensions as above:

- PE21023-CWO-ZZ-ZZ-DR-A-2401
- PE21023-CWO-ZZ-ZZ-DR-A-2402
- PE21023-CWO-ZZ-ZZ-DR-A-2403

### Safeguarding Higher Standards

In the interest of apartment sizes and promoting high quality schemes to ensure apartments are not built to a minimum standard, the following safeguards are a requirement of the Guidelines

- In private residential developments, 2-bedroom (3 persons) units cannot exceed 10% of all proposed apartment units,
- The majority of apartments in any proposed scheme of 10-99 units or more shall exceed the minimum floor area standard for any combination of 1, 2 or 3 bed units, by a minimum of 10%
- The requirement for more than half of the apartments in relevant schemes to generate additional floorspace that would exceed the minimum floor area standard by at least 10%, may be applied differently to schemes of 10 up to 99 units. In such schemes, it is acceptable to redistribute the minimum 10% additional floorspace requirement throughout the scheme, i.e. to all proposed units, to allow for greater flexibility.

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.

The proposed scheme is designed to comply with apartment size safeguards, and majority of units' (68%) areas are exceeding 10% of the minimum standards . The proposed unit percentage exceeding minimum standards by 10% outlined in the schedule.

- Please refer to Housing Quality Assessment Schedules for a full breakdown of unit rooms/ areas and comparison with minimum standards

Safeguarding Higher Standards	
No of units exceeding min standarts by 10%	52
Total Unit Count	76
Percentage of units exceeding min standards by 10%	68%



CGI View from North East: Scholarstown House with Contemporary New Build Backdrop

# 1.0 Housing Quality Assessment

## 1.2 Compliance with Development Design Standards

### Private Amenity Space

It is a policy requirement that private amenity space shall be provided in the form of gardens or patios/terraces for ground floor apartments and balconies at upper levels .

Appendix 1 of the Sustainable Urban Housing: Design Standards for New Apartment Guidelines and SDCC Development Plan 2022-28 outlines private amenity space requirements for individual units as follows:

- A minimum depth of 1.5 metres is required for balconies, in one usable length to meet the minimum floor area requirements.
- Balconies should adjoin and have a functional relationship with the main living areas of the apartment.
- Where amenity space is proposed at ground level, it shall incorporate boundary treatments to ensure privacy.
- While private and communal amenity space may adjoin each other, there should generally be a clear distinction with an appropriate boundary treatment and / or a 'privacy strip' between the two.
- Private amenity space requirements for individual apartments based on the no. of bedrooms/ occupancy as follows:

Table 3.21: Minimum Standards for Apartments

Type of Unit	Apartment	Private Open Space	Communal Open Space	Storage
Studio	37 sq m	4 sq m	4 sq m	3 sq m
One bedroom	45 sq m	5 sq m	5 sq m	3 sq m
Two bedrooms (3 person)	63 sq m	6 sq m	6 sq m	5 sq m
Two Bedrooms (4 person)	73 sq m	7 sq m	7 sq m	6 sq m
Three bedrooms (5 person)	90 sq m	9 sq m	9 sq m	9 sq m

All of the apartments within the proposed scheme have been provided with a private garden, terrace or balcony which meets or exceeds the area requirement and achieving at least 1.5m dept.

All proposed private amenity spaces adjoin and have functional relationship with the main living areas of the units.

Ground floor units will have private open spaces in the form of private garden spaces, these open space garden areas are provided with separation/privacy screening in the form of 60 cm hedging to be distinctive from public/communal open spaces therefore to ensure privacy.

Please refer to the accompanying Cunnane Stratton Reynolds (CSR) landscape plans for further details.

Refer to Housing Quality Assessment Schedules for a full breakdown of private amenity space provision by apartment.

#### Typical Ground Floor Terrace

- Directly accessed from living area
- Required minimum depth and area exceeded
- Boundary treatment proposed in the form of hedge to ensure privacy and have clear distinction with communal open space



Extract: Typical Ground Floor Terrace

# 1.0 Housing Quality Assessment

## 1.2 Compliance with Development Design Standards

### Communal/Semi-Private Space

Communal rooms may be provided in apartment schemes, particularly in some larger developments which may include community or meeting rooms or a management/maintenance office on-site. Section 12.6.7 of the SDCC Development Plan outlines design considerations in relation to communal facilities and amenities as follows:

- High quality communal open space should also be provided in schemes that include apartments.
- Communal open spaces should form an integral part of scheme design, be screened from full public view and public access, and should be restricted through design and / or formal barriers.
- Communal amenity space within apartment and / or housing developments should be provided as a garden within the courtyard of a perimeter block or adjoining a linear apartment block.
- The communal open space should be visible from, and accessible to, the maximum number of units within the proposed scheme.
- Inaccessible, hidden or otherwise back land communal open space, and narrow linear strips of communal open space will not be acceptable

The proposed scheme will provide both external and internal communal amenity space. The internal communal amenity spaces are located on the ground floor and first floor level which will encourage interaction and a sense of community among the residents. The overall area of the proposed internal amenity space is 100 sqm including reception, communal amenity multi functional space, meeting room and parcel room.

These spaces will allow for all types of mobility within the residential users such as children and the elderly. These areas will get benefit from full height glazing therefore will get adequate daylight levels in order to function as usable spaces.

Communal amenity space will be flexible, in order to adapt to the needs of the users. This space can be adapted for use as:

- A blank space (e.g. for yoga or exercise classes)
- A meeting room
- A hot-desk room
- An open space (e.g. for a children's parties or other community group activities).
- A resident's lounge could also be provided, including small clusters of seats for residents to meet and chat.

Additionally, the site layout creates a high quality external open space on the north side of the site within the vista of Scholarstown House which provides c.2057 sqm in one large space. This equates to 30% of the site area.

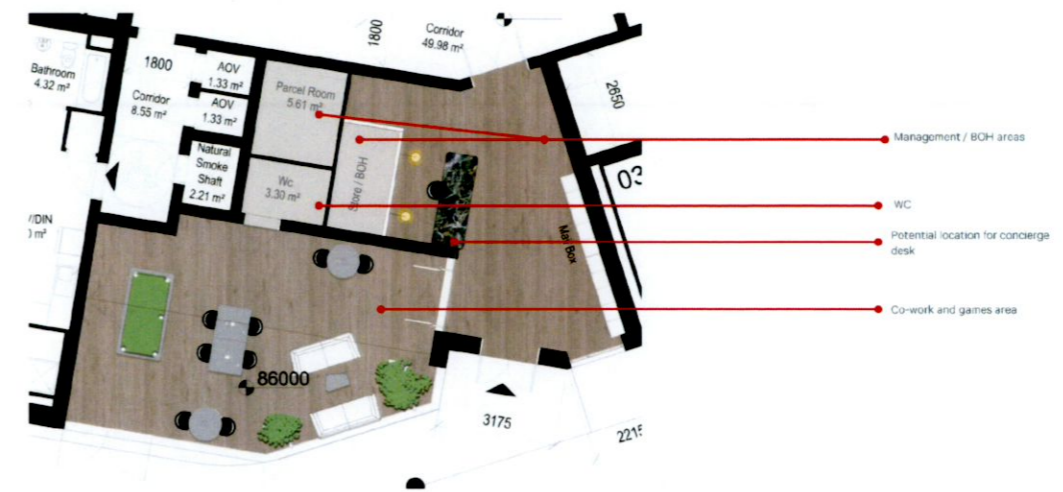
The external communal open space within the site is intended to provide high quality open space with varying character, connections and scale. There are a number of activity areas provided throughout the communal open spaces for the residents. These spaces include the provision of

- Informal seating and social space for gathering.
- Pedestrianised pathway to improve permeability.
- Natural planting and play area within the central lawns.
- Children's play area with equipment for a variety of ages.

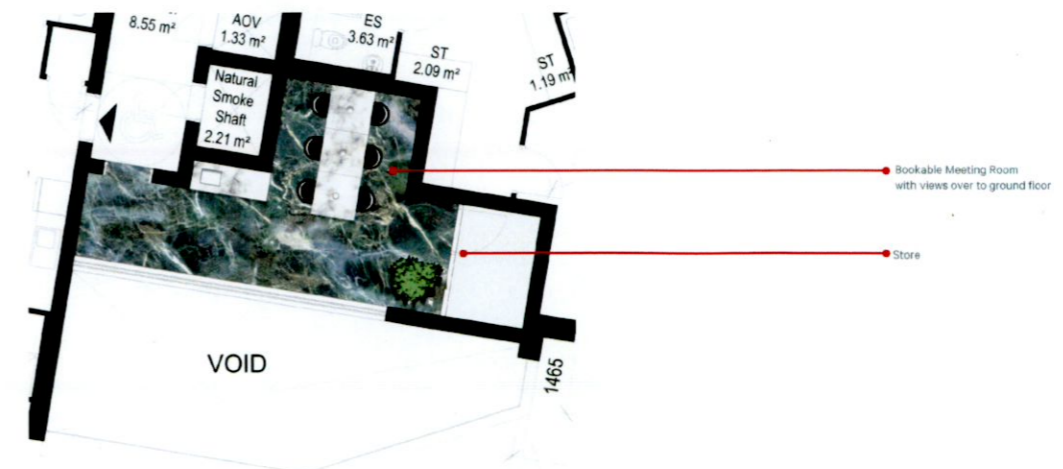
The site layout has been considered to create a quality open space consisting of wide footpaths, informal gathering spaces, generous landscaped gardens, and play area, therefore linking the open space with the public by creating accessible and active areas for all users which opens up and enhances the existing setting of Scholarstown for the benefit of the future residents and public alike.

It is proposed to combine the communal amenity space and public open spaces. The existing gates to the development will be retained for heritage value but left open. Facilities within the open space have been designed so that public access does not impinge on the amenity of residents, with seating and gathering areas located in a variety of locations, with more intimate spaces closer to the apartment units.

Please refer to the Architectural Design Statement and Landscape Design And Access Statement for further details.



Ground Floor-Internal Communal Amenity Space



First Floor-Internal Communal Amenity Space

# 1.0 Housing Quality Assessment

## 1.2 Compliance with Development Design Standards

### Internal Storage

Section 12.6.7 of the SDCC Development Plan 2022-28 and Appendix 1 of the Sustainable Urban Housing: Design Standards for New Apartments 2020 outline internal storage requirements as below

- Storage should be additional to kitchen presses and bedroom furniture.
- Hot press / boiler space will not count as general storage.
- No individual storage room should exceed 3.5 sq m and storage shall be provided within the apartment unit.
- In providing the storage in accordance with the table below:

Table 3.21: Minimum Standards for Apartments

Type of Unit	Apartment	Private Open Space	Communal Open Space	Storage
Studio	37 sq m	4 sq m	4 sq m	3 sq m
One bedroom	45 sq m	5 sq m	5 sq m	3 sq m
Two bedrooms (3 person)	63 sq m	6 sq m	6 sq m	5 sq m
Two Bedrooms (4 person)	73 sq m	7 sq m	7 sq m	6 sq m
Three bedrooms (5 person)	90 sq m	9 sq m	9 sq m	9 sq m



Typical 1 Bedroom Unit

- 46.5 sqm Overall Area
- 3 sqm dedicated storage

 Dedicated storage space highlighted in Blue.

All of units within the proposal meet or exceed the storage requirements:

- The storage provided is additional to kitchen presses and minimum aggregate living/dining/kitchen or bedroom floor areas.
- Individual storage rooms within an apartment do not exceed 3.5m<sup>2</sup>.
- Further to the above there are dedicated storage rooms for post and parcel delivery located on the ground floor.

### Floor to Ceiling Height

Sections 3.21, 3.22 and 3.23 of the Sustainable Urban Housing: Design Standards for New Apartment Guidelines (2020) give guidance on floor to ceiling heights and state that:

- A minimum floor to ceiling height of 2.4m is to be achieved generally
- Ground floor units are to achieve a minimum floor to ceiling height of 2.7m.

All the proposed units on the ground floor level achieve a minimum floor to ceiling height of 2.7m.

All the units located above ground floor level achieve a minimum floor to ceiling height of 2.4m

The units located in the Scholarstown House will be exempted from this policy as it is an existing building is a protected structure.

Refer to Housing Quality Assessment Schedules for a full breakdown of unit floor to ceiling heights

### Lift and Stair Cores

In line with SPPR 6 of the Apartment Guidelines, a maximum of 12 apartments per floor per core may be provided in apartment schemes subject to overall compliance with building regulations.

There are a total of 3 cores provided across the scheme serving the new apartment building as follows: The cores within the scheme serve a minimum of 3 no units per floor and a maximum of 8 units per floor.

Therefore, it is submitted that the above is in full compliance with the above policy.

# 1.0 Housing Quality Assessment

## 1.2 Compliance with Development Design Standards

### Separation Distances and Block Layout

All proposals for residential development, particularly apartment developments and those over three storeys high, shall provide for acceptable separation distances between blocks to avoid negative effects such as excessive overlooking, overbearing and overshadowing effects and provide sustainable residential amenity conditions and open spaces.

Section 10 of the Urban Design Manual (2009) addresses privacy and amenity and sets out that rather than establishing a minimum window-to-window standard, the aim should be to assess the impact on privacy of each layout and home design based on:

- The site's location and residents' expected levels of privacy
- The size of the windows – both those overlooking and overlooked
- Changes in level between overlooking windows
- Ability to screen/partially obscure views through design

In this regard and as a benchmark for development, a minimum clearance distance of circa 22 metres, in general, is required between opposing windows, including in the case of apartments up to three storeys in height. In taller blocks, a greater separation distance may be prescribed having regard to the layout, size, and design.

Reduced distances will be considered in respect of higher density schemes or compact infill sites where innovative design solutions are used to maintain a high standard of privacy in line with the provisions of the Urban Design Manual.

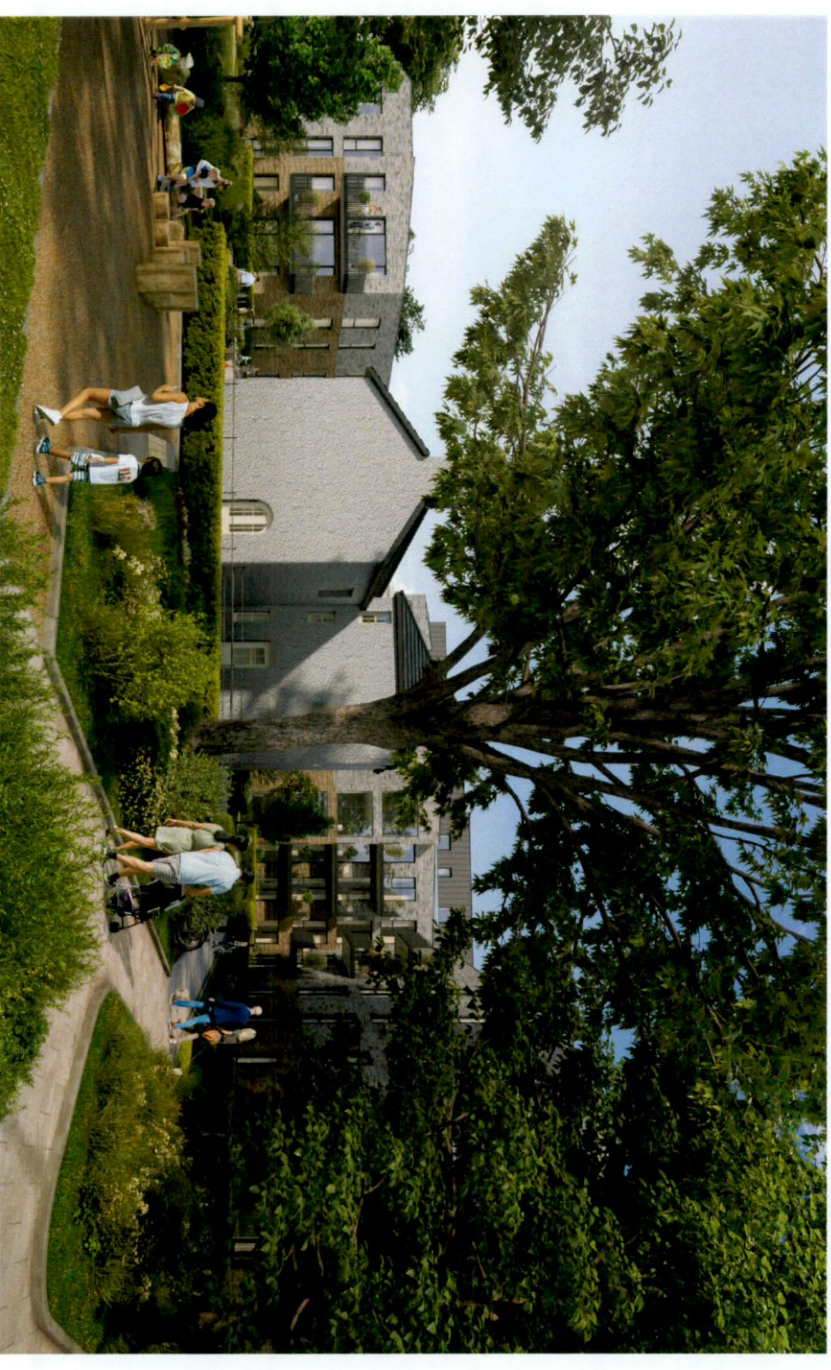
In all instances where the benchmark separation distance is not being met, the applicant shall submit a daylight availability analysis for the proposed development and detail appropriate design measures to reduce undue overlooking.

As outlined in the architectural design statement the proposed scheme has been designed to carefully respond to the sites unique characteristics, adjacent to Orlagh Grove/Scholarstown Road, the existing Scholarstown House and the associated setting. The scheme layout has been designed in response to these conditions and minimise any overlooking issues through landscaping; floor level changes, glazing type/positions and aspect.

Scholarstown House is located at the centre of the site and in certain locations separation distance is reduced between the new build and the protected structure which creates intimate spaces of human scale and an appreciation of the existing building. As the building is a protected structure there will be minimum alterations on the external façades. Within the south facade of the Scholarstown House a bedroom window to the first floor level which is a secondary window within the bedroom and faces the new build, opaque glazing is proposed which will provide quality light into the room while also maintaining privacy.

Separation distances between façades are reduced for a small number of corner/end apartments as a result of site constraints and building relationships. However, compensatory measures are proposed in these locations such as opaque windows and staggering of windows which in conjunction with the difference between the upper floor levels Scholarstown House and upper floor levels of the new build avoid direct overlooking.

Please refer to CW O'Brien Architects GA Floor Plans and Proposed Site Layout Plan drawings for further detail.



CGI View from North: Scholarstown House with Contemporary New Build Backdrop



# 1.0 Housing Quality Assessment

## 1.2 Compliance with Development Design Standards

### Privacy and Security Considerations

SDCC Development Plan Chapter 12.6.7 notes:

- Apartment blocks and buildings should overlook the public realm.
- Entrance points should be clearly indicated, well lit, and overlooked by adjoining dwellings.
- Particular attention should be given to the security of ground floor apartments and access to internal and external communal areas.
- Dwellings with direct street frontage, or ground floor apartments should generally include a privacy strip of at least 1.5 metres in depth or a front garden.
- This should be influenced by the design, scale and orientation of the building and by the nature of the street or public area and if provided, should be subject to appropriate landscape design and boundary treatment

The above reinforces the requirements of Section 3.40, 3.41 and 3.42 of the Sustainable Urban Housing: Design Standards for New Apartment Guidelines which provides guidance for various security considerations which should be considered in the design of apartment buildings.

The site layout proposes to maximise the permeability and connectivity to and through the site prioritizing the quality of open space within the development. Permeable connectivity through the site responds to maintain the privacy of ground floor units and private open spaces. The public realm has been designed holistically within the overall landscape strategy to create safe, secure and enjoyable spaces for the public and residents.

One of the primary considerations when undertaking the design approach was taking cognisance of the adjoining school lands to the eastern and southern boundaries

and maintain a well screened buffer zone between along these boundaries. The building form and landscaping plan has been carefully considered and designed to respond to the privacy requirements of the adjoining school lands.

In conjunction with retaining the vista to the front of Scholarstown house and responding to the various site constraints, this has provided the opportunity to create a high quality public open space, communal open space and safe permeable routes through the site which are provided with passive surveillance from the adjoining buildings. Windows to habitable rooms on all elevations provide passive surveillance of communal/public external areas within the curtilage of the site and beyond, including the entrances to the site, parking areas and locations providing access to bin and bicycle storage.

Both site entrances and apartment entrances are made evident through design and expression and are incorporated into the architectural facade design. All entrances and associated routes will be well lit and overlooked by the adjoining dwellings/spaces.

Ground floor apartments are provided with a defensible private open space with separation from the adjoining public/communal open spaces, which are incorporated within the overall landscape approach.

Any ground floor level units accessed directly from the street have 3-4 meters depth privacy strip. This garden area is provided with separation/privacy screening from the adjoining public/communal open space through the use of the soft landscaping integrated within the landscape strategy.

Due to the design of the development, there are no areas on site that have blind spots. All routes to the building are overlooked and add an extra sense of safety to the development.



Ground Floor-Private Garden With Direct Street Frontage



Section-Private Garden With Direct Street Frontage

Please refer to CSR landscape consultants Landscape Design And Access Statement report and drawings for further information.

The proposal benefits from:

- Maximising natural surveillance of entry/ exit points and external social spaces
- Ensuring apartments have excellent natural surveillance of the public realm
- The articulation and orientation of the block maximise passive surveillance of the perimeter via the active "routes" or through overlooking from individual apartments
- Where apartments are located on the ground floor, they are provided with a privacy buffer zone of soft landscape planting e.g. hedging
- Tree and hedge planting helps create areas of seclusion and privacy for the residents
- Native hedging along the existing southern and eastern boundaries and planting to any retaining structure is incorporated to provide natural corridors and attractive green screening.
- A site lighting scheme has been included in the application to ensure safety and security at night.

# 1.0 Housing Quality Assessment

## 1.2 Compliance with Development Design Standards

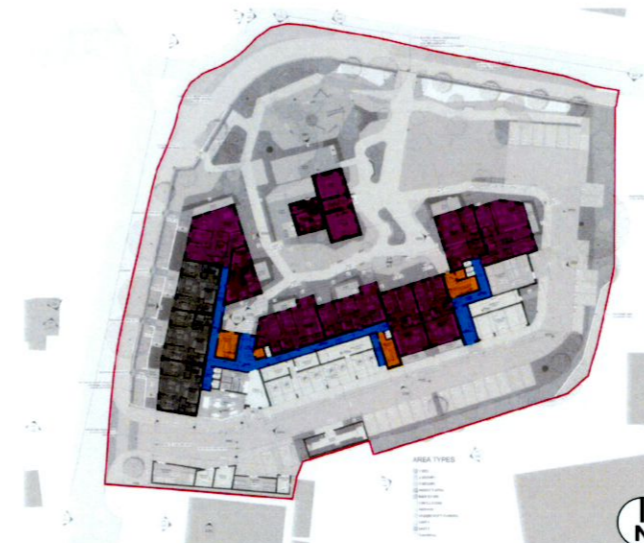
### Dual Aspect Ratio

Specific Planning Policy Requirement of the "Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2020)" states the following:

(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."

Overall Dual Aspect Unit Count		
	Scholarstown House Units	New Build Apartment Units
Single Aspect Units	0	34
Dual Aspect Units	2	40
Total Units	2	74
Dual Aspect Percentage	100%	54%
<b>Overall Dual Aspect Percentage</b>	<b>55%</b>	



Ground Floor Plan



First Floor Plan

The submitted design has provided a total of 42no. Dual Aspect units as outlined in the table. An overall percentage of 55% of the units within the proposed scheme are dual aspect. It is submitted that this is fully compliant with the above policy and is in excess of the 33% and also the 50% requirement stipulated within the policy objectives.

### Aspect

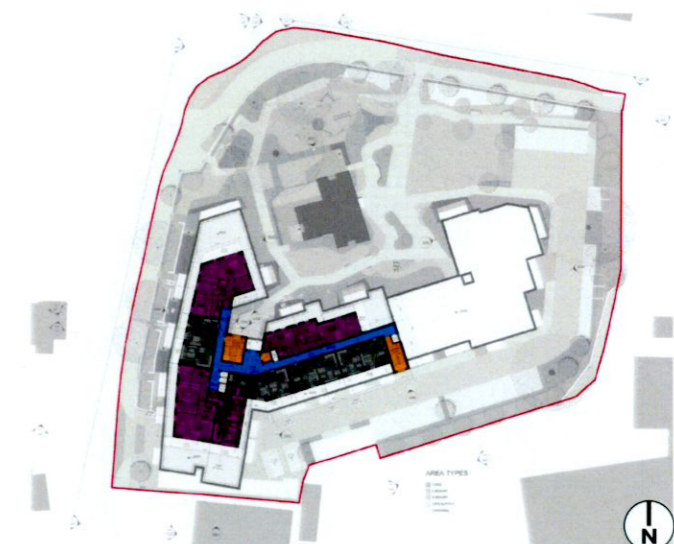
The aspect of all units has been considered carefully to optimise the orientation of the site and sun/day light to apartment units. See chapter 1.3 'Compliance with development standards' of the accompanying Housing Quality Assessment for further information regarding unit orientation.



Second Floor Plan



Third Floor Plan



Fourth Floor Plan

- Key**
- Site Boundary
  - Dual Aspect Unit
  - Single Aspect Unit
  - Vertical Circulation Cores
  - Circulation Space

# 1.0 Housing Quality Assessment

## 1.2 Compliance with Development Design Standards

### Dual Aspect Units - Orientation

The scheme has been designed at the outset to maximise sun and day light penetration into the public/communal garden spaces and individual units. The layout of the floor plans, unit orientation and building massing have been designed to carefully consider good urban design principles (creating an urban edge to Orlagh Grove and responsive to the setting and existing Scholarstown House) while also maximising the number of dual aspect units.

### Bay Windows

The two selected dual aspect units per floor which overlook the existing heritage building Scholarstown House and associated vista, quality landscaping and preserved mature sycamore tree benefit from the addition of bay windows which provide additional floor space to the internal living/kitchen/dining but also offer significant dual aspect views of these significant amenities.

The locations of these bay windows have been carefully considered to offer compensatory floor area to these selected units which do not benefit from direct sunlight while also enhancing the design quality of the scheme elevations. As illustrated in the diagram to the right, the site orientation, in combination with the bay window and facade design provide these units with aspect from west through to east to maximise the aesthetic of Scholarstown House, existing mature trees and landscaped setting.

The overall floor area of these units is also considerably above the minimum required to enhance the benefits of from these views. Units 0006, 0110, 0214, 0314 overall floor area = 99sqm and Units 0007, 0111, 0215, 0315 overall floor area = 87.5sqm which is above the 73sqm minimum required. The ground floor units also benefit from larger external private amenity terraces which are above the areas required and integrate the units into the landscaping setting. These terraces are accessed directly from the living spaces within the units.

The diagram to the right demonstrates the use of these bay windows and end windows to create dual aspect units on this elevation. In our opinion these units are therefore in compliance with the requirements of the design guidelines. Please refer to floor plan drawings and site landscape plan for further information.



# 1.0 Housing Quality Assessment

## 1.2 Compliance with Development Design Standards



### Sunlight/Daylight

SDCC Development Plan Chapter 12.6.7 notes:

Residential Developments shall be guided by the quantitative performance approaches and recommendations under the 'Site Layout Planning for Daylight and Sunlight' (2nd edition): A Guideline to Good Practice (BRE 2011) and BS 8206-2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting' or any updated guidance.

- A daylight analysis will be required for all proposed developments of 30+ units or in any other case where the layout or design could unduly impact on residential amenity.
- The impact of any development on existing habitable rooms should also be considered.

It is for the proposer of residential applications to demonstrate that the development can satisfy the standards set out above in relation to potential impacts on the quality and usability of spaces including public open spaces and communal spaces. This can potentially be achieved through appropriate heights and orientation of adjoining blocks to allow for adequate levels of sunlight to reach communal amenity space throughout the year.

3D Design Bureau were commissioned to carry out a comprehensive daylight and sunlight assessment, along with an accompanying shadow study for the proposed residential development at Scholarstown Road, Dublin 16.

The assessment has been broken down into the following two main categories, Impact Assessment and Scheme Performance, of which there are subcategories as summarised further below:

- Impact assessment: Effect on the surrounding environment and properties, which includes Vertical Sky Component (VSC), Annual and Winter Probable Sunlight Hours (APSH/WPSH) and Sun On Ground (SOG) analysis. The effects were assessed in the baseline state versus the proposed state;
- Scheme Performance: Daylight and sunlight assessment of the proposed development, which includes Sunlight Exposure (SE) and Spatial Daylight Autonomy (SDA) to all the habitable rooms across the entire scheme, and Sun On Ground (SOG) in the proposed amenity spaces.

Please refer to architectural design statement section Daylight / Sunlight Study and the accompanying Daylight and Sunlight Assessment Report prepared by 3DDB for further information.

#### Effect on Vertical Sky Component (VSC)

The effect on VSC has been assessed for 104 no. windows/rooms across the surrounding properties. 100% of the assessed windows will experience a negligible level of effect. The layout of the proposed scheme allowing sufficient separation of it from all the neighbouring properties which could be affected.

This can be considered excellent results and can be attributed to the design and layout of the proposed scheme allowing sufficient separation of it from all the neighbouring properties which could be affected.

#### Effect on Annual/Winter Probable Sunlight Hours (APSH/WPSH)

The APSH/WPSH assessment has been carried out on the relevant windows of the surrounding properties that have an orientation within 90 degrees of due south. The effect on APSH has been assessed for 50 no. of windows/rooms of the surrounding existing properties across 20,22 Orlagh Crescent, Orlagh Local Services, Rossmore Lodge, Ros Mor View. 100% of the windows assessed have met the criteria for effect on APSH as set out in the BRE Guidelines.

The effect on WPSH has been assessed for the same 50 no. of windows/rooms of the surrounding existing properties. 100% of these windows have met the criteria for effect on WPSH as set out in the BRE Guidelines.

This can be considered excellent results and can be attributed to reasons stated above for VSC impact.

#### Effect on Sun On Ground in Existing Gardens

This study has assessed the effect the proposed development would have on the level of sunlight on March 21st in the rear gardens of the neighbouring properties. In total 6 no. spaces have been assessed. 100% of these outdoor spaces have met the criteria for effect on sun lighting as set out in the BRE Guidelines.

This can be considered excellent results and can be attributed to reasons stated above for VSC impact.

#### Effect on Sun On Ground in Proposed Outdoor Amenity Areas

The BRE Guidelines recommend that for a garden or amenity to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on March 21st. The results show Communal Open Spaces are quality spaces which receives at least two hours of sunlight on March 21st therefore are fully compliant with the requirement above.

#### Sunlight Exposure (SE)

A sunlight exposure assessment has been carried out on all habitable rooms within the proposed new build, in total 74 no. units have been assessed. The level of sunlight exposure for 42-44 no. units is considered high, 9-13 no. medium, 5-7 no. have reached the minimum recommendation with 12-16 units below the minimum recommendation. The SE assessment has shown that circa ~ (78% - 84%) of the proposed units meet the criteria for sunlight exposure as set out in the BRE Guidelines.

2 no. units located in the Scholarstown House have been assessed. The SE assessment has shown that 100% of the proposed units meet the criteria for sunlight exposure as set out in the BRE Guidelines.

Whilst, the criterion applies to rooms of all orientations, it should be noted that if a room faces significantly north of due east or west it is unlikely to be met. As such, it is not always possible to achieve full compliance.

No recommendation is made regarding the performance of a development as a whole for SE performance, but 3DDB consider the proposed development to perform favourably in this regard. The proposed apartment block presents a good number of dual and triple aspect units. The noticeable difference between winter and summer state compliance rates suggests that the large number of trees in the surrounding context would contribute towards a reduction of direct sunlight in some units when trees are in full leaves during summer. However, they also reduce the risk of potential heat gain and can be considered to provide a favourable outlook for occupants.

# 1.0 Housing Quality Assessment

## 1.2 Compliance with Development Design Standards

### Spatial Daylight Autonomy (SDA)

The proposed new build block consists of 74 no. units, which makes up 199 no. habitable rooms. Under the criteria as set out in the BRE 209, the SDA value in 184-188 no. habitable rooms meet or exceed their target values in the summer and winter time calculations respectively.

This gives a **circa compliance rate of ~ (92% - 94%)**. This could be considered a very good level of compliance, which demonstrates that consideration has been given to the daylight and sunlight when designing the proposed scheme and internal layouts. Also, the design team worked closely with 3DDB to put in place targeted amendments to the interior layout to increase the compliance rate. This was done through the increase of glazing areas where required and the reconfiguration of some internal spaces/layouts. Also, the landscape design was amended, and proposed trees have been repositioned and resized where they were heavily affecting the daylight levels to some units.

It should be also noted that a supplementary assessment has been carried out with the removal of the 3 no. existing trees along Orlagh Grove and the 2 no. big evergreen trees to the south of the proposed building, to assess if the non-compliance of some rooms was attributed to the design itself or the presence of those trees. The findings have shown that LKDs of units 0118, 0210, 0211 would meet the recommended Lux levels for SDA (respectively with an SDA of 72%, 53%, 54% in summer state) without those trees in place, bringing the compliance rate to ~ (94% - 96%). However trees are an integral part of any scheme with regard to environmental and planning grounds along with biodiversity. Whilst trees can contribute towards a reduction of daylight in units they also reduce the risk of potential heat gain and can be considered to provide a favourable outlook for occupants.

With regards to internal daylighting, Section 6.7 of the Sustainable Urban Housing: Design Standards for New Apartments December 2020, states the following:

*"Where an applicant cannot fully meet all of the requirements of the daylight provisions above, this must be clearly identified and a rationale for any alternative, compensatory design solutions must be set out, which planning authorities should apply their discretion in accepting taking account of its assessment of specific (sic). This may arise due to design constraints associated with the site or location and the balancing of that assessment against the desirability of achieving wider planning objectives. Such objectives might include securing comprehensive urban regeneration and or an effective urban design and streetscape solution."*

Based on the above statements, compensatory measures have been incorporated into the design of the proposed development where rooms do not achieve the daylight provision targets in accordance with the standards they were assessed against within the primary study (BRE 209).

### Compensatory Measures

The primary reason for lower daylight levels within the lower performing units is the existing surrounding mature street trees along the western boundary at Orlagh Grove, existing mature trees to the south and east along the boundary with the school lands and the mature sycamore tree to the northwest of Scholarstown House. Proposed trees also have been included by 3DDB as per CSR landscape architect layouts, within the daylight analysis to BRE 209 requirements. The below outlines the individual compensatory measures provided to these rooms.

The ground level of the proposed new building responds to existing site topography and levels of Scholarstown House. This informs the proposed ground floor level of the new building which is slightly below the level of Orlagh Grove. The balcony of a unit above creates overshadowing to the unit underneath; however we believe the provision of private external open space accessed directly from the living space outweighs the negative of a reduction in daylight during some periods of time. Ground floor units are provided with large private open space garden/terrace which is accessed directly from the living space.

All units are provided with access to the internal communal multifunctional amenity space of 73sqm area located at ground floor level adjacent to the main entrance. There is also a second multifunctional communal amenity space providing 27sqm area located at the first floor level above this space. It is intended that these communal amenity facilities will provide multifunctional spaces to be used for a variety of uses by all residents of the scheme. These internal communal amenity spaces are complemented by external communal amenity landscaped gardens within the setting of Scholarstown House which provide play spaces, rest spaces and spaces for residents to meet, walk and exercise.

### Unit 0001 - Kit/Liv/Din

The Kitchen/Living/Dining room within this unit is provided with 35.7sqm floor area which is 5.7sqm above the minimum 30sqm requirement. This unit is also provided with a private garden of 62sqm which includes

a 12.6sqm terrace area and private access gate directly onto Orlagh Grove.

### Unit 0002 - Kit/Liv/Din

The Kitchen/Living/Dining room within this unit is provided with 34.9sqm floor area which is 4.9sqm above the minimum 30sqm requirement. This unit is also provided with a private garden of 60sqm which includes a 12.6sqm terrace area and private access gate directly.

### Unit 0002 - Bedroom 2

This bedroom achieves the BRE 209 requirements in the winter condition. Therefore the leaves on the street trees create the shading and reduce the light into the bedroom during the summer. We believe the amenity benefits of the street tree outweigh the slight reduction in daylight into the room in the summer condition. The bedroom is also 1sqm above the area required for a double bedroom and the overall apartment is 11sqm above the minimum area required.



CGI View from North West: Scholarstown Roundabout

# 1.0 Housing Quality Assessment

## 1.2 Compliance with Development Design Standards

### Unit 0003 - Kit/Liv/Din

The Kitchen/Living/Dining room within this unit is provided with 34.5sqm floor area which is 4.5sqm above the minimum 30sqm requirement. This unit is also provided with a private garden of 61sqm which includes a 12.6sqm terrace area and private access gate directly onto Orlagh Grove.

### Unit 0003 - Bedroom 1

This bedroom achieves the BRE 209 requirements in the winter condition. Therefore the leaves on the street trees create the shading and reduce the light into the bedroom during the summer. We believe the amenity benefits of the street tree outweigh the slight reduction in daylight into the room in the summer condition. The overall apartment is 5.5sqm above the minimum area required.

### Unit 0005 - Kit/Liv/Din

The Kitchen/Living/Dining room within this unit is dual aspect and provided with 27.2sqm floor area which is 4.2sqm above the minimum 23sqm requirement. This unit is also provided with a private garden terrace of 9.2sqm with surrounding buffer low level hedge and accessed directly from the living space. This unit also benefits from attractive views of Scholarstown House and associated landscaping.

### Unit 0006 - Kit/Liv/Din

The overall floor area of this dual aspect apartment is 99sqm which is 26sqm above the minimum required. The living space overlooks the existing heritage building Scholarstown House and associated vista, quality landscaping and preserved mature sycamore tree and benefits from the addition of bay window which provides additional floor space to the internal living/kitchen/dining but also offer significant dual aspect views of these significant amenity spaces.

### Unit 0006 - Bedroom 1

The overall floor area of this dual aspect apartment is 99sqm which is 26sqm above the minimum required. The floor area of this bedroom is 7sqm above the minimum area required which provides additional

internal space for the occupant but makes the inner areas of the bedroom achieve less daylight.

### Unit 0006 - Bedroom 2

The overall floor area of this dual aspect apartment is 99sqm which is 26sqm above the minimum required. The floor area of this bedroom is 1sqm above the minimum area required which provides additional internal space for the occupant but makes the inner areas of the bedroom achieve less daylight. This bedroom achieves the BRE 209 requirements in the winter condition. Therefore the leaves on the trees create the shading and reduce the light into the bedroom during the summer.

### Unit 0106 - Kit/Liv/Din

The Kitchen/Living/Dining room within this unit is provided with 34.9sqm floor area which is 4.9sqm above the minimum 30sqm requirement. This unit is also provided with a private balcony of 7.5sqm accessed directly from the living space. This living space receives a reduction of daylight due to the existing street trees, we believe the amenity benefits of the street tree outweigh the slight reduction in daylight into the room.

### Unit 0107 - Kit/Liv/Din

The Kitchen/Living/Dining room within this unit is provided with 34.5sqm floor area which is 4.5sqm above the minimum 30sqm requirement. This unit is also provided with a private balcony of 7.5sqm accessed directly from the living space. This living space receives a reduction of daylight due to the existing street trees, we believe the amenity benefits of the street tree outweigh the slight reduction in daylight into the room.

### Unit 0107 - Bedroom 1

This bedroom achieves the BRE 209 requirements in the winter condition. Therefore the leaves on the street trees create the shading and reduce the light into the bedroom during the summer. We believe the amenity benefits of the street tree outweigh the slight reduction in daylight into the room in the summer condition. The overall apartment is 5.5sqm above the minimum area required.

### Unit 0118 - Kit/Liv/Din

The overall floor area of this dual aspect apartment is 46.5sqm which is 1.5sqm above the minimum required. The apartment benefits from a south facing aspect at first floor level. The living space of this apartment receives a reduction in daylight ingress due to the existing mature Monterey Cypress tree across the access road. This Cypress tree will also be pruned to arborist guidelines at the initial construction stage which will increase daylight into the apartments further. We believe the amenity benefits of the cypress tree outweigh the slight reduction in daylight into the room and offers a significant quality of visual amenity to this apartment unit.

### Unit 0210 - Kit/Liv/Din

The Kitchen/Living/Dining room within this unit is provided with 34.9sqm floor area which is 4.9sqm above

the minimum 30sqm requirement. This unit is also provided with a private balcony of 7.5sqm accessed directly from the living space. This living space receives a reduction of daylight due to the existing street trees, we believe the amenity benefits of the street tree outweigh the slight reduction in daylight into the room.

### Unit 0211 - Kit/Liv/Din

The Kitchen/Living/Dining room within this unit is provided with 34.5sqm floor area which is 4.5sqm above the minimum 30sqm requirement. This unit is also provided with a private balcony of 7.5sqm accessed directly from the living space. This living space receives a reduction of daylight due to the existing street trees, we believe the amenity benefits of the street tree outweigh the slight reduction in daylight into the room.



CGI View from south west / Orlagh Grove

# 1.0 Housing Quality Assessment

## 1.2 Compliance with Development Design Standards

### Existing Scholarstown House

The existing dwelling of Scholarstown house, a protected structure, has been subdivided into two residential units. These units have been designed to respect the existing building fabric while creating a viable future use that is sympathetic to its significance. With that in mind the proposed units have been designed to have minimal impact on the existing building to retain the existing building shell and significant historic features with best practice conservation principles as set out in the Architectural Heritage Protection Guidelines for Planning Authorities, DAHG (2011) and the Design Manual for Quality Housing (2020).

The existing house in the proposed layout consists of 2 no. units, which makes up approximately 9 no. habitable rooms. Under the criteria as set out in the BRE 209, the SDA value meets or exceeds its target value only in 1 no. instance.

The levels of daylight would not be sufficient to comply with BRE Guidelines in most cases, and an increase in glazing areas would not be possible. However, the house has been re-arranged internally for use as two separate units as opposed to the current one unit, with attention to a daylight-conscious design with the relocation of the stairs to the north and the habitable rooms to the south. These proposed design amendments will improve the house condition and interior layout will better respond to current housing needs.

### Scholarstown House Unit 1

The combined Kitchen/Living/Dining room within this unit is provided with 55sqm floor area which is 15sqm above the minimum 30sqm requirement. This unit is

provided with a private open space of 66.3sqm accessed directly from the kitchen/dining space. The existing 3 bedrooms to the first-floor of the front element of the house have been reconfigured to comply with the Design manual for Quality Housing. In order to preserve the existing scale and proportion of the existing house, there will be no new window openings proposed to the existing protected structure building envelope.

### Scholarstown House Unit 2

The rear three storey return with pitched roof of the existing house has been completely reconfigured internally to create a domestic dwelling. The poor-quality existing layout has been removed with the intention of creating a viable dwelling. This has been achieved, incorporating the new layout within the existing fabric with minimal intervention to the facades.

The combined Kitchen/Living/Dining room within this unit is provided with 33sqm floor area which is 3sqm above the minimum 30sqm requirement. This unit is also provided with a private open space of 76.9sqm. The proposed layout to first and second floor will take advantage of the existing window positions to configure the new layout, without having an adverse impact on the elevations.

Please refer to the results for the study on SDA in section C.3 on page 71 of the appendix section in 3D design Bureau's Daylight and Sunlight Assessment Report.



CGI View from north east / Scholarstown Road

# 1.0 Housing Quality Assessment

## 1.2 Compliance with Development Design Standards

### Access Cores and Communal Areas

- Apartment schemes should seek to minimise the use of shared entrances, where possible, in favour of own door access at street level.
- Where shared access lobbies are proposed the number of units served by one entrance should be kept to a minimum.
- Projecting external staircases to access upper floors should be avoided as they can dominate the streetscape.

To minimise use of shared entrances, units located in the Scholarstown House and ground floor units located to the western elevation of the proposed building which face onto Orlagh Grove will benefit from own door access at ground level. These units located within the proposed building area also provided with access to shared entrance lobbies to achieve necessary design standards outlined in Part B, Fire Safety and Part M, Access and Use, of the Building Regulations, so people can safely and conveniently approach and gain access to all units. The own door access to Orlagh Grove creates an active urban edge and active engagement with the street.

Shared entrance lobbies are utilised in the proposed scheme which provide direct access into the primary vertical circulation cores of each respective portion of the apartment block. There are 7 shared entrances and 2 lobbies are proposed in the proposed building, to keep number of units served by one entrance at a minimum. Shared entrances create the opportunity for incidental meeting which aid in the creation of a community.

Projecting external staircases have been avoided and the staircases are internal and incorporated into the Architectural design of the building façades.

- Key**
- Site Boundary
  - ➔ Shared Entrance
  - ➔ Private Entrance
  - Stair Core
  - Lift





# 1.0 Housing Quality Assessment

## 1.2 Compliance with Development Design Standards

### Clothes Drying Facilities

*SDCC Development Plan Chapter 12.6.7 notes:*

- Adequately ventilated clothes drying facilities should be provided for apartment developments in the form of suitably sized communal facilities or individual facilities within each unit

Adequately ventilated clothes drying facilities will be provided for each apartment in the form of suitably sized facilities within each unit.

### Building Lifecycle Report

- Ensuring the consideration of the long-term running costs and the eventual manner of compliance of the proposals with the Multi-Unit Developments Act, 2011 (MUD Act) should be considered.
- The MUD Act sets out the legal requirements regarding the management of apartments developments.
- As such, planning applications for apartment developments shall include a building lifecycle report.

Please refer to the Building Lifecycle report prepared by CWO'B Architects which accompanies this planning application.

### Building Design

- All new buildings during the design process shall incorporate sustainable technologies capable of achieving a Building Energy Rating in accordance with the provisions S.I. No. 666 of 2006 European Communities (Energy Performance of Buildings) Regulations, 2006, or as may be superseded.
- All new buildings will be required to incorporate water saving measures, which may include rainwater harvesting for internal service uses.
- In particular, all new dwellings with individual surface water collection systems will be required to be provided with water butts.
- The design of new buildings shall make provision for green and or brown roofs or walls to aid in both water absorption but also to contribute positively to the environment and visual amenity.

Sustainable design measures have been considered and incorporated into the proposed building design and will be implemented in the detailed design stages of the project. Green roofs have been incorporated where possible to contribute to SUD's, bio diversity and visual amenity.

Please refer to the Energy Statement prepared by Marsons Consulting Engineers and Engineering Report prepared by Horgan Lynch Consulting Engineers which accompanies this application for full details.



CGI View from North East: Scholarstown House with Contemporary New Build Backdrop



# 1.0 Housing Quality Assessment

## 1.3 Development Schedules

**Total Unit No:**

**76** units  
(**74** New Build + **2** Units Located in Scholarstown House)

**Dual Aspect Units:**

**55 %**

**Residential Density:**

**96** units per ha

**Site Coverage:**

**27 %**

**Total Public & Communal Open Space:**

**2057** sqm

### Scholarstown Road ,Dublin 16

Scholarstown Road ,Dublin 16									
Proposed Building									
Floor/Unit Type	1 Bed Apt.	2 Bed(3P) Apt.	2 Bed(4P) Apt.	3 Bed Apt.	No. Apts. Per Floor	No Dual Aspect Units	Net Resi Area (m2):	G.I.A (m2):	
Ground Floor:	1	0	8	2	11	8	942.34 m <sup>2</sup>	1,864.52 m <sup>2</sup>	
First Floor:	7	0	9	2	18	10	1,311.87 m <sup>2</sup>	1,658.04 m <sup>2</sup>	
Second Floor:	11	0	9	2	22	12	1,533.47 m <sup>2</sup>	1,891.02 m <sup>2</sup>	
Third Floor:	8	0	6	1	15	6	1,030.67 m <sup>2</sup>	1,293.62 m <sup>2</sup>	
Fourth Floor:	5	0	1	2	8	4	577.61 m <sup>2</sup>	772.40 m <sup>2</sup>	
Protected Structure									
Floor/Unit Type	1 Bed Unit.	2 Bed(3P) Unit.	2 Bed(4P) Unit.	3 Bed Unit.	No. Units. Per Floor	No Dual Aspect Units	Net Resi Area (m2):	G.I.A (m2):	
Ground Floor:	0	1	0	1	2	2	250.23 m <sup>2</sup>	107.80 m <sup>2</sup>	
First Floor:	0	0	0	0	0	0		111.93 m <sup>2</sup>	
Second Floor:	0	0	0	0	0	0		34.55 m <sup>2</sup>	
Unit Type Totals:	32	1	33	10	Total No. Units	76	G.I.A of Development m2: <b>7,734 m<sup>2</sup></b>		
Unit Ratio	42.1%	1.3%	43.4%	13.2%	Dual Aspect Ratio	55%	Nett Resi Area (m2): <b>5,646 m<sup>2</sup></b>		

Unit Type	1 Bed Apt.	2 Bed(3P) Apt.	2 Bed Apt.	3 Bed Apt.	
Average Unit Type Size*	51.42 m <sup>2</sup>	NA	85.19 m <sup>2</sup>	104.37 m <sup>2</sup>	
Number Of Unit*	32	0	33	9	74
Total	1,645.32 m <sup>2</sup>	NA	2,811.30 m <sup>2</sup>	939.33 m <sup>2</sup>	5,396 m <sup>2</sup>

\*Excluding units in the protected structure

Common Areas	Circulation	Services**	Amenity Space	Bicycle Store	Undercroft Parking
Total Area *	911.83 m <sup>2</sup>	175 m <sup>2</sup>	100 m <sup>2</sup>	113 m <sup>2</sup>	174 m <sup>2</sup>

\*Excluding the protected structure

\*\*Plant rooms, ESB rooms, Bin Store

# 1.0 Housing Quality Assessment

## 1.3 Development Schedules

### Scholarstown Road ,Dublin 16

Proposed Building		Protected Structure	
Ground Floor Gross External Area ( Ground floor area, including undercroft carparking spaces, plant rooms and bin store)	2,009 m <sup>2</sup>	Ground Floor Gross External Area	139 m <sup>2</sup>
Proposed Building		Protected Structure	
Gross Internal Area	7,480 m <sup>2</sup>	Gross Internal Area	254 m <sup>2</sup>

	m <sup>2</sup>	ac	ha
Application Site Area*	7927.29	1.95	0.79
Density		39	96

	m <sup>2</sup>	ac	ha
Ownership Area*	6728.00	1.66	0.67

\*Ownership Area is calculated based on Folio Map

\*Site Boundary Line (including letter of consent areas)

Site Coverage*	27%
Plot Ratio**	0.98

\*Includes GEA of Protected Structure

\*\*Includes GIA of Protected Structure

Both Plot Ratio and Site coverage is calculated based on application site area( Area within red boundary line)

Resident Parking Spaces Provided (Excluding Disabled):	36	Disabled Parking Spaces (5%):	2	Visitor Spaces	2
Total No of Car parking Spaces	40	Resident Car Parking Ratio	0.50		

Residents' Bicycle Spaces (Required):	130	Visitors' Bicycle Spaces (Required):	38
Residents' Bicycle Spaces (Provided):	136	Visitors' Bicycle Spaces (Provided):	38
Residents' Cargo Bicycle Spaces (Provided)	7	Visitors' Cargo Bicycle Spaces (Provided)	2
<b>Total</b>	<b>183</b>		

# 1.0 Housing Quality Assessment

## 1.4 Housing Quality Assessment Schedules

### HOUSING QUALITY ASSESMENT

PROJECT NAME : SCHOLARSTOWN HOUSE D16

#### Required Minimum Floor Areas and Standards\*

Unit Type	No. of Persons	GFA Min. Area	Kitchen/Living/Dining Min. Area	Kitchen/Living/Dining Min. Width	Bedroom 1 Min. Area	Bedroom 1 Min. Width	Bedroom 2 Min. Area	Bedroom 2 Min. Width	Private Amenity Min. Area	Total Store Min. Area
1 Bed 2 Person	2	45	23	3.3	11.4	2.8			5	3
2 Bed 3 Person	3	63	28	3.6	13	2.8	7.1	2.1	6	5
2 Bed 4 Person	4	73	30	3.6	13	2.8	11.4	2.8	7	6
3 Beds 5 Person	5	90	34	3.8	13	2.8	11.4	2.8	9	9

\*Target areas for the units are based on Sustainable Urban Housing: Design Standards for New Apartments, December 2020 (Appendix 1 pg38) and SDCC Development Plan 2022-2028 (Chapter 12 Implementation and Monitoring pg476)

#### 00-GROUND FLOOR

Scholarstown House Units	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m²)	Req. Min. Area (m²)	Agg. Living Area SQM (m²)	Req. Min. Area (m²)	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m²)	Req. Min. Area (m²)	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m²)	Req. Min. Area (m²)	Bed 2 Width (m)	Min. Bed Width (m)	Bed 3 SQM (m²)	Req. Min. Area (m²)	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m²)	Private Amenity Space SQM (m²)	Req. Min. Area (m²)	Storage SQM (m²)	Req. Min. Area (m²)	Aspect	Ceiling Height (mm)
Unit 1	3-Bed Apartment (5P)	5	3 Bed 5 Person	147.96	90	55.1	34	5.5	3.8	21	13	3.6	2.8	12	11.4	3.1	2.8	7.1	7.1	2.1	2.1	40.1	31.5	66.86	9	9.2	9	Dual	2800
Unit 2	2-Bed Apartment (3P)	3	2 Bed 3 Person	102.53	63	33.41	28	3.8	3.6	15.72	13	3.9	2.8	8	7.1	2.1	2.1	0	0	0	0	23.72	20.1	75.73	6	10	5	Dual	2400

#### 00-GROUND FLOOR

APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m²)	Req. Min. Area (m²)	Agg. Living Area SQM (m²)	Req. Min. Area (m²)	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m²)	Req. Min. Area (m²)	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m²)	Req. Min. Area (m²)	Bed 2 Width (m)	Min. Bed Width (m)	Bed 3 SQM (m²)	Req. Min. Area (m²)	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m²)	Private Amenity Space SQM (m²)	Req. Min. Area (m²)	Storage SQM (m²)	Req. Min. Area (m²)	Aspect	Ceiling Height (mm)
0001	2-Bed Apartment (4P)	4	2 Bed 4 Person	82.45	73	35.67	30	4	3.6	14.2	13	3	2.8	12.4	11.4	3	2.8	0	0	0	0	26.6	24.4	12.59	7	6.3	6	Single	2700
0002	2-Bed Apartment (4P)	4	2 Bed 4 Person	84.12	73	34.93	30	4	3.6	13.88	13	2.9	2.8	12.44	11.4	3.1	2.8	0	0	0	0	26.32	24.4	12.64	7	6.01	6	Single	2700
0003	2-Bed Apartment (4P)	4	2 Bed 4 Person	78.55	73	34.55	30	4.1	3.6	13.09	13	2.9	2.8	11.59	11.4	3	2.8	0	0	0	0	24.68	24.4	12.64	7	6.2	6	Single	2700
0004	3-Bed Apartment (5P)	5	3 Bed 5 Person	101.87	90	35.26	34	3.9	3.8	13.15	13	3	2.8	11.47	11.4	2.8	2.8	9.2	7.1	2.5	2.1	33.82	31.5	13.74	9	9.27	9	Dual	2700
0005	1-Bed Apartment (2P)	2	1 Bed	50.8	45	27.23	23	3.4	3.3	13.38	11.4	3.6	2.8	0	0	0	0	0	0	0	0	13.38	11.4	9.21	5	3.32	3	Dual	2700
0006	2-Bed Apartment (4P)	4	2 Bed 4 Person	99.07	73	33.88	30	4.9	3.6	20.1	13	3	2.8	12.39	11.4	3.2	2.8	0	0	0	0	32.49	24.4	8.4	7	10.79	6	Dual	2700
0007	2-Bed Apartment (4P)	4	2 Bed 4 Person	87.45	73	31.49	30	4.9	3.6	15.91	13	3.7	2.8	11.72	11.4	4.1	2.8	0	0	0	0	27.63	24.4	11.77	7	8	6	Dual	2700
0008	2-Bed Apartment (4P)	4	2 Bed 4 Person	83.97	73	32	30	5	3.6	16.57	13	2.9	2.8	11.52	11.4	2.8	2.8	0	0	0	0	28.09	24.4	7.57	7	6.18	6	Dual	2700
0009	2-Bed Apartment (4P)	4	2 Bed 4 Person	83.97	73	32	30	5	3.6	16.57	13	2.9	2.8	11.52	11.4	2.8	2.8	0	0	0	0	28.09	24.4	7.57	7	6.18	6	Dual	2700
0010	2-Bed Apartment (4P)	4	2 Bed 4 Person	80.15	73	30.06	30	4.5	3.6	13.08	13	2.85	2.8	11.76	11.4	2.95	2.8	0	0	0	0	24.84	24.4	15.15	7	6.95	6	Dual	2700
0011	3-Bed Apartment (5P)	5	3 Bed 5 Person	109.95	90	36.18	34	4.5	3.8	14.57	13	3.2	2.8	13.85	11.4	2.9	2.8	9.31	7.1	2.1	2.1	37.73	31.5	9.31	9	10.15	9	Dual	2700

#### 01-FIRST FLOOR

APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m²)	Req. Min. Area (m²)	Agg. Living Area SQM (m²)	Req. Min. Area (m²)	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m²)	Req. Min. Area (m²)	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m²)	Req. Min. Area (m²)	Bed 2 Width (m)	Min. Bed Width (m)	Bed 3 SQM (m²)	Req. Min. Area (m²)	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m²)	Private Amenity Space SQM (m²)	Req. Min. Area (m²)	Storage SQM (m²)	Req. Min. Area (m²)	Aspect	Ceiling Height (mm)
0101	1-Bed Apartment (2P)	2	1 Bed	46.5	45	23.89	23	3.3	3.3	11.48	11.4	2.8	2.8	0	0	0	0	0	0	0	0	11.48	11.4	5.25	5	3.71	3	Single	2400
0102	1-Bed Apartment (2P)	2	1 Bed	46.5	45	23.89	23	3.3	3.3	11.48	11.4	2.8	2.8	0	0	0	0	0	0	0	0	11.48	11.4	5.25	5	3.71	3	Single	2400
0103	1-Bed Apartment (2P)	2	1 Bed	46.5	45	23.89	23	3.3	3.3	11.48	11.4	2.8	2.8	0	0	0	0	0	0	0	0	11.48	11.4	5.25	5	3.71	3	Single	2400
0104	2-Bed Apartment (4P)	4	2 Bed 4 Person	85.27	73	31.83	30	4.09	3.6	13.88	13	3.08	2.8	11.46	11.4	2.8	2.8	0	0	0	0	25.34	24.4	7.5	7	7.16	6	Single	2400
0105	2-Bed Apartment (4P)	4	2 Bed 4 Person	82.45	73	35.67	30	4	3.6	14.2	13	3	2.8	12.4	11.4	3	2.8	0	0	0	0	26.6	24.4	7.5	7	6.3	6	Single	2400
0106	2-Bed Apartment (4P)	4	2 Bed 4 Person	84.12	73	34.93	30	4	3.6	13.88	13	2.9	2.8	12.44	11.4	3.1	2.8	0	0	0	0	26.32	24.4	7.5	7	6.01	6	Single	2400
0107	2-Bed Apartment (4P)	4	2 Bed 4 Person	78.55	73	34.55	30	4.1	3.6	13.09	13	2.9	2.8	11.59	11.4	3	2.8	0	0	0	0	24.68	24.4	7.5	7	6.2	6	Single	2400
0108	3-Bed Apartment (5P)	5	3 Bed 5 Person	101.87	90	35.26	34	3.9	3.8	13.15	13	3	2.8	11.47	11.4	2.8	2.8	9.2	7.1	2.5	2.1	33.82	31.5	13.73	9	9.27	9	Dual	2400
0109	1-Bed Apartment (2P)	2	1 Bed	50.8	45	27.43	23	3.4	3.3	13.38	11.4	3.6	2.8	0	0	0	0	0	0	0	0	13.38	11.4	5.4	5	3.32	3	Dual	2400
0110	2-Bed Apartment (4P)	4	2 Bed 4 Person	99.07	73	33.88	30	4.9	3.6	20.1	13	3.06	2.8	12.39	11.4	3.2	2.8	0	0	0	0	32.49	24.4	7.05	7	10.79	6	Dual	2400
0111	2-Bed Apartment (4P)	4	2 Bed 4 Person	87.45	73	31.48	30	4.9	3.6	15.91	13	3.7	2.8	11.72	11.4	3.1	2.8	0	0	0	0	27.63	24.4	7.05	7	8	6	Dual	2400
0112	2-Bed Apartment (4P)	4	2 Bed 4 Person	83.97	73	32	30	5	3.6	16.57	13	2.9	2.8	11.52	11.4	2.8	2.8	0	0	0	0	28.09	24.4	7.87	7	6.18	6	Dual	2400
0113	2-Bed Apartment (4P)	4	2 Bed 4 Person	83.97	73	32	30	5	3.6	16.57	13	2.9	2.8	11.52	11.4	2.8	2.8	0	0	0	0	28.09	24.4	7.87	7	6.18	6	Dual	2400
0114	2-Bed Apartment (4P)	4	2 Bed 4 Person	80.15	73	30.06	30	4.5	3.6	13.08	13	2.85	2.8	11.76	11.4	2.95	2.8	0	0	0	0	24.84	24.4	9	7	6.95	6	Dual	2400
0115	3-Bed Apartment (5P)	5	3 Bed 5 Person	109.95	90	36.18	34	4.5	3.8	14.57	13	3.2	2.8	13.85	11.4	2.9	2.8	9.31	7.1	2.1	2.1	37.73	31.5	9.71	9	10.15	9	Dual	2400
0116	1-Bed Apartment (2P)	2	1 Bed	46.5	45	23.89	23	3.3	3.3	11.48	11.4	2.8	2.8	0	0	0	0	0	0	0	0	11.48	11.4	9.91	5	3.71	3	Dual	2400
0117	1-Bed Apartment (2P)	2	1 Bed	51.75	45	23.34	23	3.4	3.3	11.69	11.4	3.1	2.8	0	0	0	0	0	0	0	0	11.69	11.4	5.25	5	3.29	3	Dual	2400
0118	1-Bed Apartment (2P)	2	1 Bed	46.5	45	24.69	23	3.3	3.3	11.48	11.4	2.8	2.8	0	0	0	0	0	0	0	0	11.48	11.4	5.25	5	3.08	3	Single	2400



# 1.0 Housing Quality Assessment

## 1.4 Housing Quality Assessment Schedules

PART V UNITS																													
APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m <sup>2</sup> )	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Ceiling Height (mm)
0009	2-Bed Apartment (4P)	4	2 Bed 4 Person	83.97	73	32	30	5	3.6	16.57	13	2.9	2.8	11.52	11.4	2.8	2.8	0	0	0	0	28.09	24.4	7.57	7	6.18	6	Dual	2700
0010	2-Bed Apartment (4P)	4	2 Bed 4 Person	80.15	73	30.06	30	4.5	3.6	13.08	13	2.85	2.8	11.76	11.4	2.95	2.8	0	0	0	0	24.84	24.4	15.15	7	6.95	6	Dual	2700
0011	3-Bed Apartment (5P)	5	3 Bed 5 Person	109.95	90	36.18	34	4.5	3.8	14.57	13	3.2	2.8	13.85	11.4	2.9	2.8	9.31	7.1	2.1	2.1	37.73	31.5	9.31	9	10.15	9	Dual	2700
0113	2-Bed Apartment (4P)	4	2 Bed 4 Person	83.97	73	32	30	5	3.6	16.57	13	2.9	2.8	11.52	11.4	2.8	2.8	0	0	0	0	28.09	24.4	7.87	7	6.18	6	Dual	2400
0114	2-Bed Apartment (4P)	4	2 Bed 4 Person	80.15	73	30.06	30	4.5	3.6	13.08	13	2.85	2.8	11.76	11.4	2.95	2.8	0	0	0	0	24.84	24.4	9	7	6.95	6	Dual	2400
0115	3-Bed Apartment (5P)	5	3 Bed 5 Person	109.95	90	36.18	34	4.5	3.8	14.57	13	3.2	2.8	13.85	11.4	2.9	2.8	9.31	7.1	2.1	2.1	37.73	31.5	9.71	9	10.15	9	Dual	2400
0116	1-Bed Apartment (2P)	2	1 Bed	46.5	45	23.89	23	3.3	3.3	11.48	11.4	2.8	2.8	0	0	0	0	0	0	0	0	11.48	11.4	9.91	5	3.71	3	Dual	2400
0117	1-Bed Apartment (2P)	2	1 Bed	51.75	45	23.34	23	3.4	3.3	11.69	11.4	3.1	2.8	0	0	0	0	0	0	0	0	11.69	11.4	5.25	5	3.29	3	Dual	2400
0118	1-Bed Apartment (2P)	2	1 Bed	46.5	45	24.69	23	3.3	3.3	11.48	11.4	2.8	2.8	0	0	0	0	0	0	0	0	11.48	11.4	5.25	5	3.08	3	Single	2400
0217	2-Bed Apartment (4P)	4	2 Bed 4 Person	83.97	73	32	30	5	3.6	16.57	13	2.9	2.8	11.52	11.4	2.8	2.8	0	0	0	0	28.09	24.4	7.87	7	6.18	6	Dual	2400
0218	2-Bed Apartment (4P)	4	2 Bed 4 Person	80.15	73	30.06	30	4.5	3.6	13.08	13	2.85	2.8	11.76	11.4	2.95	2.8	0	0	0	0	24.84	24.4	9	7	6.95	6	Dual	2400
0219	3-Bed Apartment (5P)	5	3 Bed 5 Person	109.95	90	36.18	34	4.5	3.8	14.57	13	3.2	2.8	13.85	11.4	2.9	2.8	9.31	7.1	2.1	2.1	37.73	31.5	9.71	9	10.15	9	Dual	2400
0220	1-Bed Apartment (2P)	2	1 Bed	46.5	45	23.89	23	3.3	3.3	11.48	11.4	2.8	2.8	0	0	0	0	0	0	0	0	11.48	11.4	9.91	5	3.71	3	Dual	2400
0221	1-Bed Apartment (2P)	2	1 Bed	51.75	45	23.34	23	3.4	3.3	11.69	11.4	3.1	2.8	0	0	0	0	0	0	0	0	11.69	11.4	5.25	5	3.29	3	Dual	2400
0222	1-Bed Apartment (2P)	2	1 Bed	46.5	45	24.69	23	3.3	3.3	11.48	11.4	2.8	2.8	0	0	0	0	0	0	0	0	11.48	11.4	5.25	5	3.08	3	Single	2400

