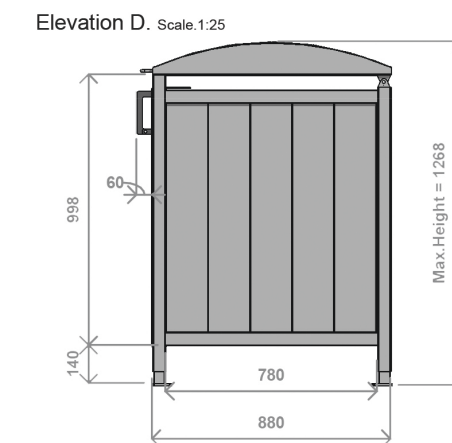
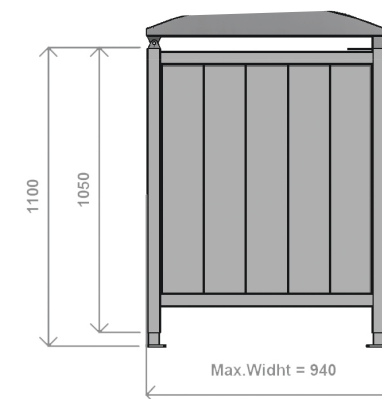
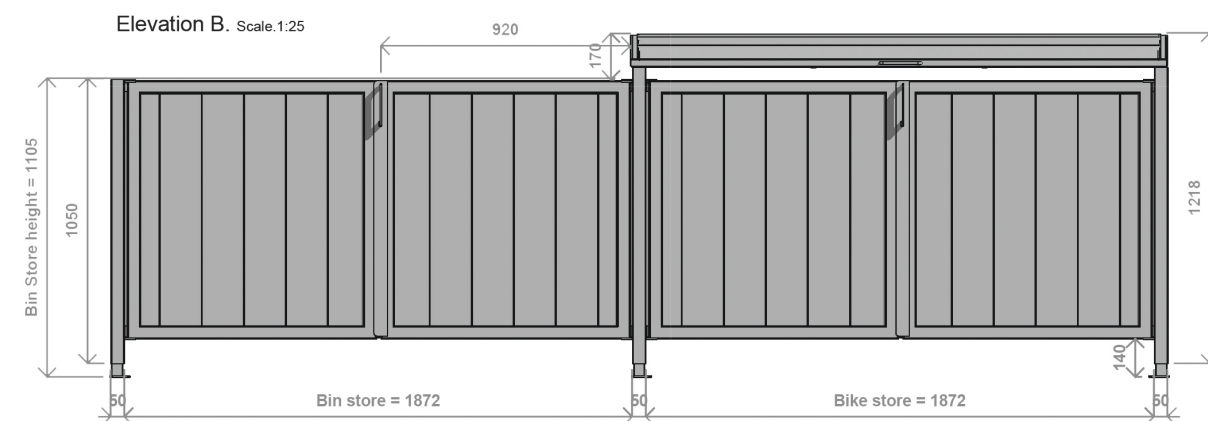
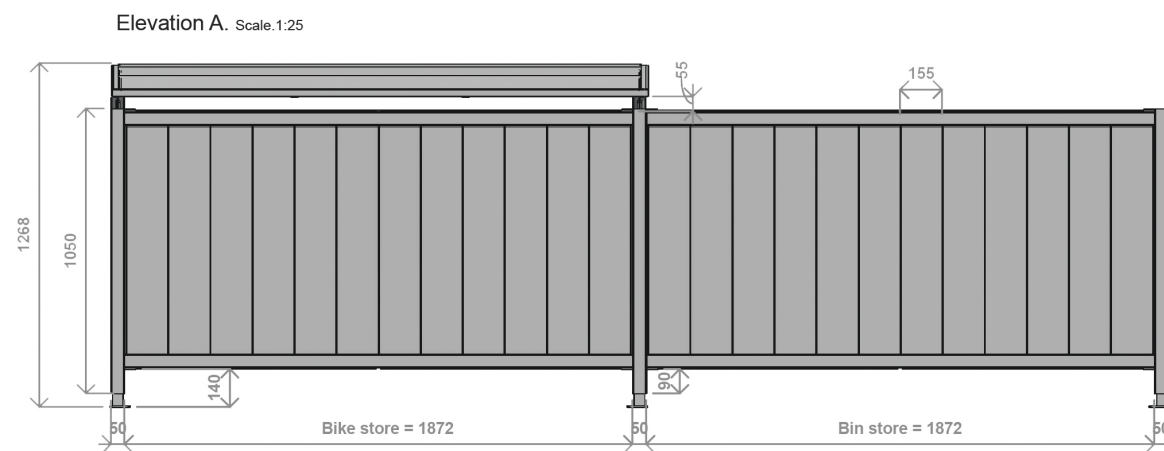
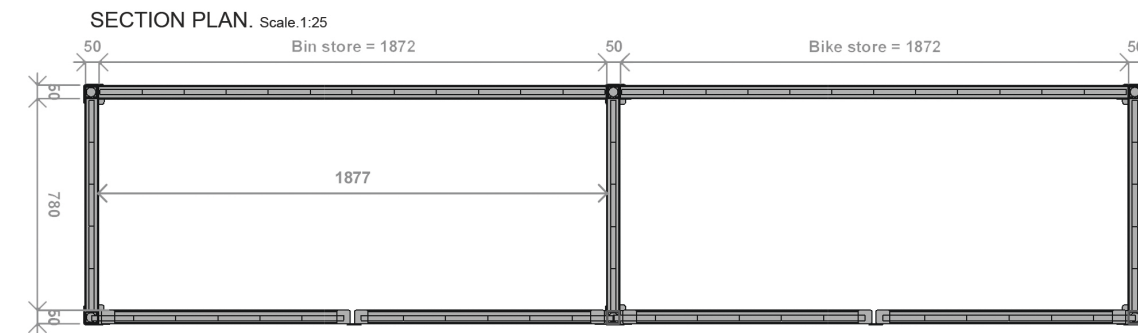
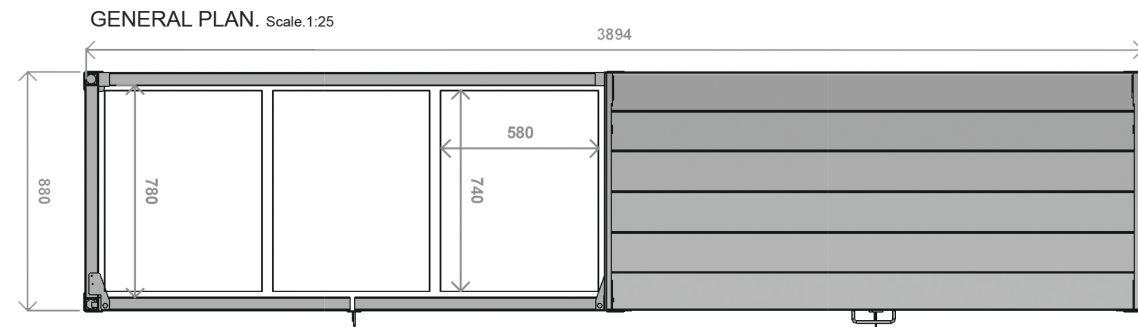


03 PROPOSED DESIGN PART V PROPOSAL

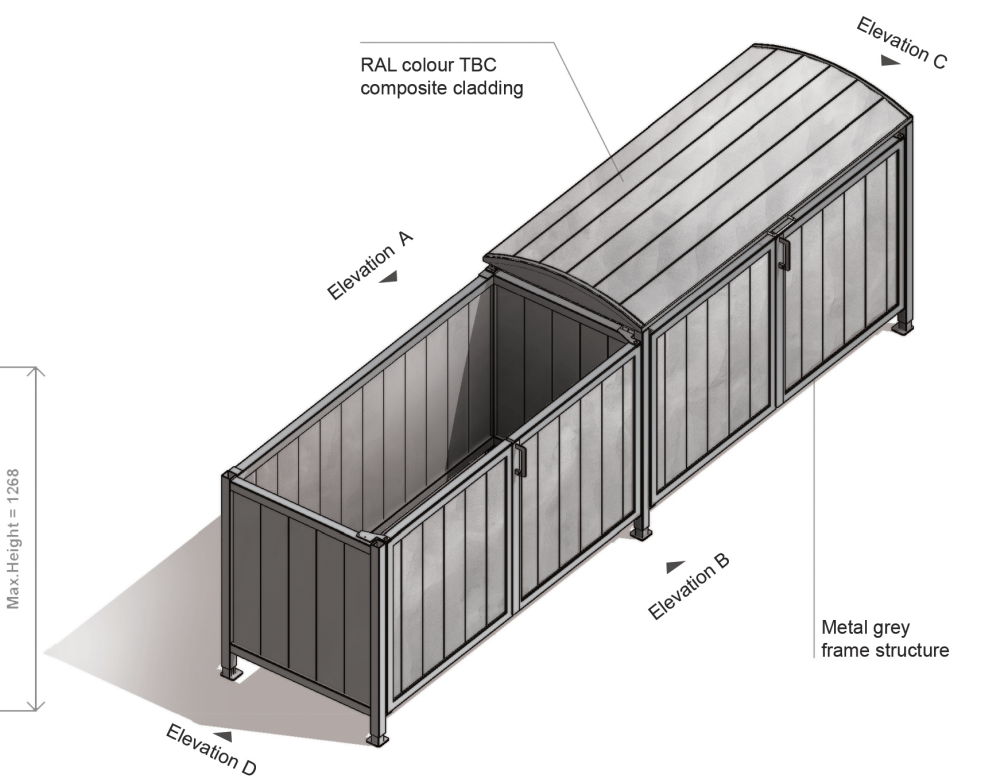


Plan not to scale

03 PROPOSED DESIGN SECURE BIKE AND BIN STORE



Bin Store and Bike parking for the 2-bed houses, duplex apartments, and maisonettes units will be located at the front of the house and securely locked.



03

PROPOSED DESIGN
SCHEDULE OF ACCOMMODATION

| Type | Beds (Persons) | Description | Storeys | Internal Ground Floor Area (sqm) | Internal First Floor Area (sqm) | Internal Second Floor Area (sqm) | Internal Gross Floor Area (sqm) | Overall Internal Gross Floor Area (sqm) | Number of Units |
|---|-------------------|----------------|---------|-------------------------------------|------------------------------------|-------------------------------------|------------------------------------|--|-----------------|
| House Type M4 - 1 Bed Maisonette (type A1) | 1 (2) | Maisonette | 1 | 56.5 | 0 | n/a | 56.5 | 452 | 8 |
| House Type M4 - 1 Bed Maisonette (type A2) | 1 (2) | Maisonette | 1 | 6.4 | 58.4 | n/a | 64.8 | 518.4 | 8 |
| Duplex Apartment Type A2 - 2 Bed Apartment | 2 (4) | Apartment | 2 | 40.9 | 43 | n/a | 83.9 | 335.6 | 4 |
| House Type E1 - 2 Bed Mid Terrace | 2 (3) | Mid Terrace | 2 | 36.2 | 37.6 | n/a | 73.8 | 5239.8 | 71 |
| House Type D1 - 3 Bed End of Terrace | 3 (4) | End of Terrace | 2 | 45.7 | 47.1 | n/a | 92.8 | 3062.4 | 33 |
| House Type F1 - 3 Bed End of Terrace (Side entry) | 3 (5) | End of Terrace | 2 | 51.4 | 51.4 | n/a | 102.8 | 2364.4 | 23 |
| House Type C1 - 3 Bed Semi Detached | 3 (5) | Semi Detached | 2 | 49.7 | 51.4 | n/a | 101.1 | 1415.4 | 14 |
| House Type B1 - 4 Bed Semi Detached | 4 (7) | Semi Detached | 3 | 49.7 | 51.4 | 51.4 | 152.5 | 915 | 6 |
| House Type F4 - 4 Bed Semi Detached (Side entry) | 4 (7) | Semi Detached | 3 | 51.4 | 51.4 | 51.4 | 154.2 | 616.8 | 4 |

| Site Schedule | Hectares |
|--|----------|
| Overall site area ** | 5.55 |
| Net development site area | 4.39 |
| ** Includes areas subject to Letter of Consent | |
| Density Units/Ha * | 39.0 |
| Plot ratio* | 0.36 |
| Site coverage* | 17.82% |

* Plot Ratio, Site Coverage and Density calculation based on the Net Development Area

| Open Space | Hectares | Sqm |
|---------------------|----------|--------|
| Public Open Space 1 | 0.13983 | 1398.3 |
| Public Open Space 2 | 0.35264 | 3526.4 |
| Public Open Space 3 | 0.10691 | 1069.1 |
| Public Open Space 4 | 0.02743 | 274.3 |
| Total * | 0.62681 | 6268.1 |
| | 14.3% | |

| | |
|---------------------------------------|---------|
| Duplex Apartments communal open space | 141 sqm |
|---------------------------------------|---------|

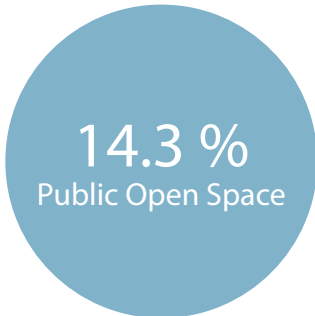
| Car Parking | No. Spaces |
|--|------------|
| Maisonettes (on street parking) | 16 |
| Apartments (on street parking) | 8 |
| 2, 3 and 4 BEDs (in-curtilage parking) | 231 |
| Visitor spaces | 7 |
| Creche | 7 |
| 1 of which are accessible | |
| Total | 269 |

| Gross floor area | sqm |
|--|---------|
| Gross floor space area for parking of vehicles | 3116.16 |
| ESB Kiosk | 5.72 |
| Pump Station Control Kiosk | 3.45 |
| Pump Station Wet Kiosk | 0.45 |

| | | |
|------------------|---------|-----------------|
| TOTAL | 14919.8 | 171 |
| Creche GFA (sqm) | 232.9 | 48 Child Spaces |

| Unit mix Breakdown | | | |
|----------------------------|--------|------------|-------|
| Unit Type | Number | Percentage | |
| 1 Bed Maisonette | 16 | 9.4% | 9.4% |
| 2 Bed Duplex Apartment | 4 | 2.3% | 43.9% |
| 2 Bed Mid Terrace | 71 | 41.5% | |
| 3 Bed End Terrace | 33 | 19.3% | 40.9% |
| 3 Bed End Terrace (side) | 23 | 13.5% | |
| 3 Bed Semi Detached | 14 | 8.2% | |
| 4 Bed Semi Detached | 6 | 3.5% | 5.8% |
| 4 Bed Semi Detached (side) | 4 | 2.3% | |
| Total | 171 | 100.0% | |

| Bicycle Parking | No. Spaces |
|-------------------------|------------|
| Rear Garden | 616 |
| Front Garden Bike Store | 166 |
| Visitor Parking | 86 |
| Creche | 12 |
| Total | 880 |



03 PROPOSED DESIGN 3D VISUALISATIONS

Refer to Modelworks reports

