

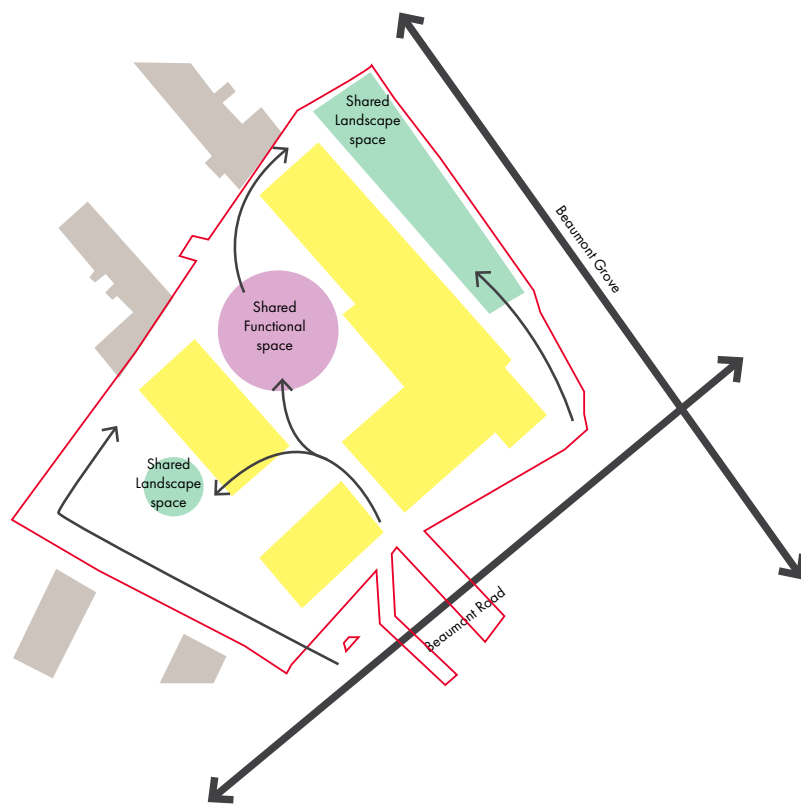
4.0 COMMUNAL FACILITIES

4.0 COMMUNAL FACILITIES

Part of our design approach for this plot is to activate this prominent corner and create an inviting and vibrant visual for the community through high quality communal amenities for the residents. The massing is broken up to ensure permeability and connectivity through the site with green spaces at reaching distance. The following section lays out the proposed amenities design for Beaumont Road.

4.1 COMMUNAL AMENITY SPACE

The development's external communal amenity space flows through the middle of the site, offering a shared functional suburban landscape and wraps around to the North-East with a variety of seating, play and high quality landscaping which totals 1266m². This space amounts to more than double over provision of communal open space for the occupants. This approach creates a rich and green backdrop for occupants and community alike.



Site use strategy diagram



Ground Floor Plan

4.0 COMMUNAL FACILITIES

4.2 SHARED SERVICES, FACILITIES & AMENITIES

This site will be catered by a number of amenities to ensure a high quality environment for residents. An amenity space sits internally at ground floor for functions and residential use. This space is supported by a bathroom, building manager office and parcel room.

Secure bike storage and a refuse facilities are easily accessed by residents at ground floor too, with further secure bike parking located to the North-East end of the site.

External car, motorbike and bicycle parked punctuate the site to provide an accessible and easy service.

4.3 CAR & MOTORBIKE PARKING

Total Car Spaces: 42
(2no. Disabled Space, 1 no. Go-Car, & 40 no. Open Spaces)
Total Mototbike Spaces: 2

4.4 BICYCLE PARKING

Total Bike Spaces: 200
(150 no. Residental Spaces, & 50 no. Visitor Spaces,)

4.5 REFUSE STORAGE

There is secure bin storage area adjacent to the vehicle access area with bin stagin to the side of the development, as highlighted in the plan here.



Ground Floor Plan

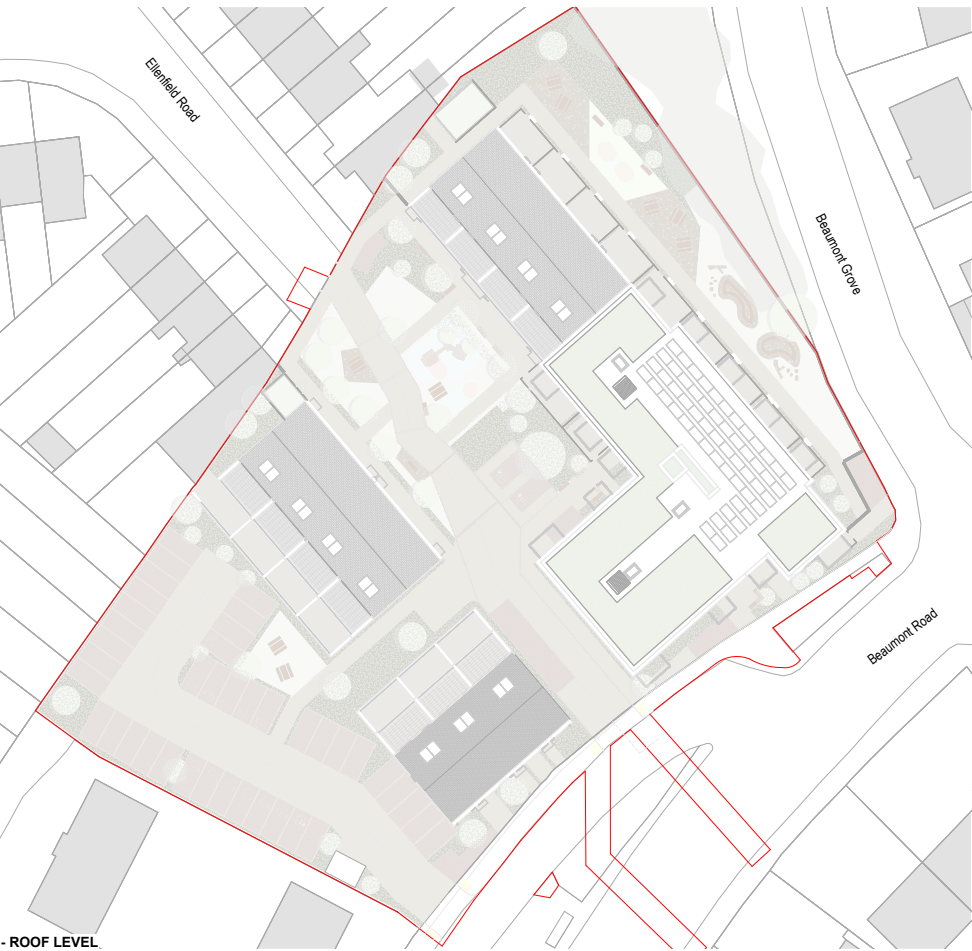
4.0 COMMUNAL FACILITIES

4.6 CHILDREN’S PLAY & LANDSCAPE

2 no. Play Areas provided on site, South-West and North-East, allowing for a safe and visible space for children to play.

4.7 OWN DOOR ACCESS

28 no. units with owndoor access. Private Amenity as buffer from the public realm.



- ROOF LEVEL
Roof Plan



Ground Floor Plan

- KEY
- Proposed playground spaces
 - Own Door Units

5.0 APARTMENT AREA SCHEDULE

SCHEDULE OF ACCOMMODATION

Unit Number	Apt Type	Unit Description	Bedroom Count	Unit Area	Required Areas		Bedroom Areas				Amenity/Storage Areas				Other Features			Comments
			No.	m ²	Minimum	10%	Bedroom 1	Bedroom 2	Bedroom 3	Aggregate Bedroom	Kitchen/ Living Width	Kitchen/ Living Area	Storage Area	Balcony Area	+ 10% Over Min	View / Aspect	Orientation	
GROUND																		
A-00-01	1B2P	1 Bed	1	45.5	45	4.5	11.4	0	N/A	11.4	3.88	24.4	3	22	No	1	N/E	
A-00-02	1B2P	1 Bed	1	45.7	45	4.5	11.4	0	N/A	11.4	3.35	25.1	5	12.4	No	1	N/E	
A-00-03	1B2P	1 Bed	1	45.7	45	4.5	11.4	0	N/A	11.4	3.35	25.1	5	11.9	No	1	N/E	
A-00-04	1B2P	1 Bed	1	45.7	45	4.5	11.4	0	N/A	11.4	3.35	25.1	5	12.7	No	1	N/E	
A-00-05	0B2P	Studio	1	33.6	32	3.2	25.3	0	N/A	25.3	4.68	25.3	3.1	8.4	No	1	N/E	
A-00-06	2B3P	2 Bed	2	63.7	63	6.3	12.6	7.6	N/A	20.2	3.64	20.7	5.4	7.8	Yes	1	N/E&S	
A-00-07	0B2P	Studio	1	33.0	32	3.2	25	0	N/A	25	5.45	25	3	10.75	No	1	S/W	
A-00-08	1B2P	1 Bed	1	46.4	45	4.5	11.4	0	N/A	11.4	3.88	22.7	3	18.7	No	1	SW	UD
FIRST																		
A-01-01	1B2P	1 Bed	1	45.5	45	4.5	11.4	0	N/A	11.4	3.88	25	3	5	No	1	N/E	Part V
A-01-02	1B2P	1 Bed	1	45.7	45	4.5	11.4	0	N/A	11.4	3.35	25.1	5	5	No	1	N/E	Part V
A-01-03	1B2P	1 Bed	1	45.7	45	4.5	11.4	0	N/A	11.4	3.35	25.1	5	5	No	1	N/E	Part V
A-01-04	1B2P	1 Bed	1	45.7	45	4.5	11.4	0	N/A	11.4	3.35	25.1	5	5	No	1	N/E	Part V
A-01-05	0B2P	Studio	1	33.6	32	3.2	25.3	0	N/A	25.3	4.68	25.3	3.1	5	No	1	N/E	Part V
A-01-06	2B3P	2 Bed	2	63.7	63	6.3	12.6	7.6	N/A	20.2	3.64	20.7	5.4	7	No	1	N/E&S	Part V
A-01-07	1B2P	1 Bed	1	49.9	45	4.5	13.3	0	N/A	13.3	3.35	25	5	5	Yes	1	S/E	Part V
A-01-08	1B2P	1 Bed	1	49.9	45	4.5	13.3	0	N/A	13.3	3.35	25	5	5	Yes	1	S/E	Part V
A-01-09	2B3P	2 Bed	2	65.2	63	6.3	11.48	8	N/A	19.48	4.72	27.35	5	7	No	2	S/E&W	Part V
A-01-10	2B4P	2 Bed	2	73.8	73	7.3	13.6	11.4	N/A	25	4.75	26	6.7	7	No	2	N/W&S	Part V
A-01-11	1B2P	1 Bed	1	45.7	45	4.5	11.4	0	N/A	11.4	3.35	25.1	5	5	No	1	N/W	Part V
A-01-12	0B2P	Studio	1	32.4	32	3.2	25	0	N/A	25	5.45	25	3	5	No	1	S/W	Part V
A-01-13	0B2P	Studio	1	32.0	32	3.2	25	0	N/A	25	5.45	25	3	5	No	1	S/W	Part V
A-01-14	1B2P	1 Bed	1	45.8	45	4.5	11.4	0	N/A	11.4	3.88	24	3	5	No	1	SW	Part V
SECOND																		
A-02-01	1B2P	1 Bed	1	45.5	45	4.5	11.4	0	N/A	11.4	3.88	25	3	5	No	1	N/E	Part V
A-02-02	1B2P	1 Bed	1	45.7	45	4.5	11.4	0	N/A	11.4	3.35	25.1	5	5	No	1	N/E	Part V
A-02-03	1B2P	1 Bed	1	45.7	45	4.5	11.4	0	N/A	11.4	3.35	25.1	5	5	No	1	N/E	Part V
A-02-04	1B2P	1 Bed	1	45.7	45	4.5	11.4	0	N/A	11.4	3.35	25.1	5	5	No	1	N/E	
A-02-05	0B2P	Studio	1	33.6	32	3.2	25.3	0	N/A	25.3	4.68	25.3	3.1	5	No	1	N/E	
A-02-06	2B3P	2 Bed	2	63.7	63	6.3	12.6	7.6	N/A	20.2	3.64	20.7	5.4	7	No	1	N/E&S	
A-02-07	1B2P	1 Bed	1	49.9	45	4.5	13.3	0	N/A	13.3	3.35	25	5	5	Yes	1	S/E	
A-02-08	1B2P	1 Bed	1	49.9	45	4.5	13.3	0	N/A	13.3	3.35	25	5	5	Yes	1	S/E	
A-02-09	2B3P	2 Bed	2	65.2	63	6.3	11.48	8	N/A	19.48	4.72	27.35	5	7	No	2	S/E&W	
A-02-10	2B4P	2 Bed	2	73.8	73	7.3	13.6	11.4	N/A	25	4.75	26	6.7	7	No	2	N/W&S	
A-02-11	1B2P	1 Bed	1	45.7	45	4.5	11.4	0	N/A	11.4	3.35	25.1	5	5	No	1	N/W	
A-02-12	0B2P	Studio	1	32.4	32	3.2	25	0	N/A	25	5.45	25	3	5	No	1	S/W	Part V
A-02-13	0B2P	Studio	1	32.0	32	3.2	25	0	N/A	25	5.45	25	3	5	No	1	S/W	Part V
A-02-14	1B2P	1 Bed	1	45.8	45	4.5	11.4	0	N/A	11.4	3.88	24	3	5	No	1	SW	Part V

SCHEDULE OF ACCOMMODATION

Unit Number	Apt Type	Unit Description	Bedroom Count	Unit Area	Required Areas						Amenity/Storage Areas				Other Features			Comments
			No.	m ²	Minimum	10%	Bedroom 1	Bedroom 2	Bedroom 3	Aggregate Bedroom	Kitchen/ Living Width	Kitchen/ Living Area	Storage Area	Balcony Area	+ 10% Over Min	View / Aspect	Orientation	
THIRD																		
A-03-01	1B2P	1 Bed	1	45.5	45	4.5	11.4	0	N/A	11.4	3.88	25	3	5	No	1	N/E	
A-03-02	1B2P	1 Bed	1	45.7	45	4.5	11.4	0	N/A	11.4	3.35	25.1	5	5	No	1	N/E	
A-03-03	1B2P	1 Bed	1	45.7	45	4.5	11.4	0	N/A	11.4	3.35	25.1	5	5	No	1	N/E	
A-03-04	1B2P	1 Bed	1	45.7	45	4.5	11.4	0	N/A	11.4	3.35	25.1	5	5	No	1	N/E	
A-03-05	0B2P	Studio	1	33.6	32	3.2	25.3	0	N/A	25.3	4.68	25.3	3.1	5	No	1	N/E	
A-03-06	2B3P	2 Bed	2	63.7	63	6.3	12.6	7.6	N/A	20.2	3.64	20.7	5.4	7	No	1	N/E&S	
A-03-07	1B2P	1 Bed	1	49.9	45	4.5	13.3	0	N/A	13.3	3.35	25	5	5	Yes	1	S/E	
A-03-08	1B2P	1 Bed	1	49.9	45	4.5	13.3	0	N/A	13.3	3.35	25	5	5	Yes	1	S/E	
A-03-09	2B3P	2 Bed	2	65.2	63	6.3	11.48	8	N/A	19.48	4.72	27.35	5	7	No	2	S/E&W	
A-03-10	2B4P	2 Bed	2	73.8	73	7.3	13.6	11.4	N/A	25	4.75	26	6.7	7	No	2	N/W&S	
A-03-11	1B2P	1 Bed	1	45.7	45	4.5	11.4	0	N/A	11.4	3.35	25.1	5	5	No	1	N/W	
A-03-12	0B2P	Studio	1	32.4	32	3.2	25	0	N/A	25	5.45	25	3	5	No	1	S/W	
A-03-13	0B2P	Studio	1	32.0	32	3.2	25	0	N/A	25	5.45	25	3	5	No	1	S/W	
A-03-14	1B2P	1 Bed	1	45.8	45	4.5	11.4	0	N/A	11.4	3.88	24	3	5	No	1	SW	
FOURTH																		
A-04-01	1B2P	1 Bed	1	45.5	45	4.5	11.4	0	N/A	11.4	3.88	25	3	5	No	1	N/E	
A-04-02	1B2P	1 Bed	1	45.7	45	4.5	11.4	0	N/A	11.4	3.35	25.1	5	5	No	1	N/E	
A-04-03	1B2P	1 Bed	1	45.7	45	4.5	11.4	0	N/A	11.4	3.35	25.1	5	5	No	1	N/E	
A-04-04	1B2P	1 Bed	1	45.7	45	4.5	11.4	0	N/A	11.4	3.35	25.1	5	5	No	1	N/E	
A-04-05	0B2P	Studio	1	33.6	32	3.2	25.3	0	N/A	25.3	4.68	25.3	3.1	5	No	1	N/E	
A-04-06	2B3P	2 Bed	2	63.7	63	6.3	12.6	7.6	N/A	20.2	3.64	20.7	5.4	7	No	1	N/E&S	
A-04-07	1B2P	1 Bed	1	49.9	45	4.5	13.3	0	N/A	13.3	3.35	25	5	5	Yes	1	S/E	
A-04-08	1B2P	1 Bed	1	49.9	45	4.5	13.3	0	N/A	13.3	3.35	25	5	5	Yes	1	S/E	
A-04-09	2B3P	2 Bed	2	65.2	63	6.3	11.48	8	N/A	19.48	4.72	27.35	5	7	No	2	S/E&W	
A-04-10	2B4P	2 Bed	2	73.8	73	7.3	13.6	11.4	N/A	25	4.75	26	6.7	7	No	2	N/W&S	
A-04-11	1B2P	1 Bed	1	45.7	45	4.5	11.4	0	N/A	11.4	3.35	25.1	5	5	No	1	N/W	
A-04-12	0B2P	Studio	1	32.4	32	3.2	25	0	N/A	25	5.45	25	3	5	No	1	S/W	
A-04-13	0B2P	Studio	1	32.0	32	3.2	25	0	N/A	25	5.45	25	3	5	No	1	S/W	
A-04-14	1B2P	1 Bed	1	45.8	45	4.5	11.4	0	N/A	11.4	3.88	24	3	5	No	1	SW	
FIFTH																		
A-05-01	1B2P	1 Bed	1	45.6	45	4.5	11.4	0	N/A	11.4	3.88	25	3	5	No	1	N/E	
A-05-02	1B2P	1 Bed	1	45.7	45	4.5	11.4	0	N/A	11.4	3.35	25.1	5	5	No	1	N/E	
A-05-03	1B2P	1 Bed	1	45.7	45	4.5	11.4	0	N/A	11.4	3.35	25.1	5	5	No	1	N/E	
A-05-04	1B2P	1 Bed	1	45.7	45	4.5	11.4	0	N/A	11.4	3.35	25.1	5	5	No	1	N/E	
A-05-05	0B2P	Studio	1	33.6	32	3.2	25.3	0	N/A	25.3	4.68	25.3	3.1	5	No	1	N/E	
A-05-06	2B3P	2 Bed	2	63.7	63	6.3	12.6	7.6	N/A	20.2	3.64	20.7	5.4	7	No	1	N/E&S	
A-05-07	1B2P	1 Bed	1	49.9	45	4.5	13.3	0	N/A	13.3	3.35	25	5	5	Yes	1	S/E	
A-05-08	1B2P	1 Bed	1	49.9	45	4.5	13.3	0	N/A	13.3	3.35	25	5	5	Yes	1	S/E	
A-05-09	2B3P	2 Bed	2	65.2	63	6.3	11.48	8	N/A	19.48	4.72	27.35	5	7	No	2	S/E&W	
A-05-10	2B4P	2 Bed	2	74.0	73	7.3	13.6	11.4	N/A	25	4.75	26	6.7	7	No	2	N/W&S	
A-05-11	1B2P	1 Bed	1	45.7	45	4.5	11.4	0	N/A	11.4	3.35	25.1	5	5	No	1	N/W	
A-05-12	0B2P	Studio	1	32.4	32	3.2	25	0	N/A	25	5.45	25	3	5	No	1	S/W	
A-05-13	0B2P	Studio	1	32.0	32	3.2	25	0	N/A	25	5.45	25	3	5	No	1	S/W	
A-05-14	1B2P	1 Bed	1	45.7	45	4.5	11.4	0	N/A	11.4	3.88	24	3	5	No	1	SW	

SCHEDULE OF ACCOMMODATION

Unit Number	Apt Type	Unit Description	Bedroom Count	Unit Area	Required Areas		Bedroom Areas				Amenity/Storage Areas				Other Features			Comments
			No.	m²	Minimum	10%	Bedroom 1	Bedroom 2	Bedroom 3	Aggregate Bedroom	Kitchen/Living Width	Kitchen/Living Area	Storage Area	Balcony Area	+ 10% Over Min	View / Aspect	Orientation	
GROUND FLOOR																		
TOWNHOUSE APARTMENT																		
TA-00-01	2B4P	2 Bed	2	73	73	7.3	12.3	13	N/A	25.3	4.55	35.6	6.2	19.5	No	2	N/W	UD
TA-00-02	2B4P	2 Bed	2	73	73	7.3	12.3	13	N/A	25.3	4.55	35.6	6.2	20	No	2	N/W	UD
TA-00-03	2B4P	2 Bed	2	73	73	7.3	12.3	13	N/A	25.3	4.55	35.6	6.2	20	No	2	N/W	UD
TA-00-04	2B4P	2 Bed	2	73	73	7.3	12.3	13	N/A	25.3	4.55	35.6	6.2	20	No	2	N/W	UD
TA-00-05	2B4P	2 Bed	2	73	73	7.3	12.7	13.3	N/A	26	4.55	34.7	6.2	21.9	No	2	N/W	UD
TA-00-06	2B4P	2 Bed	2	73	73	7.3	12.7	13.3	N/A	26	4.55	34.7	6.2	21.9	No	2	N/W	UD
TA-00-07	2B4P	2 Bed	2	73	73	7.3	12.7	13.3	N/A	26	4.55	34.7	6.2	21.9	No	2	N/W	UD
TA-00-08	2B4P	2 Bed	2	73	73	7.3	12.7	13.3	N/A	26	4.55	34.7	6.2	21.9	No	2	N/W	UD
TA-00-09	2B4P	2 Bed	2	73	73	7.3	12.7	13.3	N/A	26	4.55	34.7	6.2	20	No	2	N/S	UD
TA-00-10	2B4P	2 Bed	2	73	73	7.3	12.7	13.3	N/A	26	4.55	34.7	6.2	20	No	2	N/S	UD
TA-00-11	2B4P	2 Bed	2	73	73	7.3	12.7	13.3	N/A	26	4.55	34.7	6.2	20	No	2	N/S	UD
TOWNHOUSE DUPLEX																		
T-0102-01	3B6P	3 Bed	3	120	90	12	12	12.5	13.1	39.6	4.67	38.4	9.7	17.6	Yes	2	N/W	
T-0102-02	3B6P	3 Bed	3	120	90	12	12	12.5	13.1	39.6	4.67	38.4	9.7	17.6	Yes	2	N/W	
T-0102-03	3B6P	3 Bed	3	120	90	12	12	12.5	13.1	39.6	4.67	38.4	9.7	17.6	Yes	2	N/W	
T-0102-04	3B6P	3 Bed	3	120	90	12	12	12.5	13.1	39.6	4.67	38.4	9.7	17.6	Yes	2	N/W	
T-0102-05	3B6P	3 Bed	3	120	90	12	13.4	12.4	11.9	37.7	3.67	37.8	14	17.6	Yes	2	N/W	
T-0102-06	3B6P	3 Bed	3	120	90	12	13.4	12.4	11.9	37.7	3.67	37.8	14	17.6	Yes	2	N/W	
T-0102-07	3B6P	3 Bed	3	120	90	12	13.4	12.4	11.9	37.7	3.67	37.8	14	17.6	Yes	2	N/W	
T-0102-08	3B6P	3 Bed	3	120	90	12	13.4	12.4	11.9	37.7	3.67	37.8	14	17.6	Yes	2	N/W	
T-0102-09	3B6P	3 Bed	3	120	90	12	13.4	12.4	11.9	37.7	3.67	37.8	14	17.6	Yes	2	N/S	
T-0102-10	3B6P	3 Bed	3	120	90	12	13.4	12.4	11.9	37.7	3.67	37.8	14	17.6	Yes	2	N/S	
T-0102-11	3B6P	3 Bed	3	120	90	12	13.4	12.4	11.9	37.7	3.67	37.8	14	17.6	Yes	2	N/S	

6.0 APARTMENT UNIT TYPES

6.0 APARTMENT UNIT TYPES

4.0 APARTMENT UNIT TYPES

The section of the document has allowed for the representation of all the apartment units types and their associated proposed spatial arrangement at Beaumont Road.

The GA Plans are also shown here for ease of reference to locate and orientate the apartment unit types and their relationship to their surrounding and immediate context.

The apartment unit type and numbers are as shown in the table below:

UNIT TYPES & TOTALS	TYPE	NO.	UNIT MIX (%)
	Type 0 - Studio	17	17
	Type 1 - 1 Bed /2P	45	45
	Type 2 - 2 Bed /3P	11	11
	Type 4 - 2 Bed /4P	16	16
	Type 5 - 3 Bed-TH	11	11
	TOTAL	100	100



6.0 APARTMENT UNIT TYPES



6.0 APARTMENT UNIT TYPES

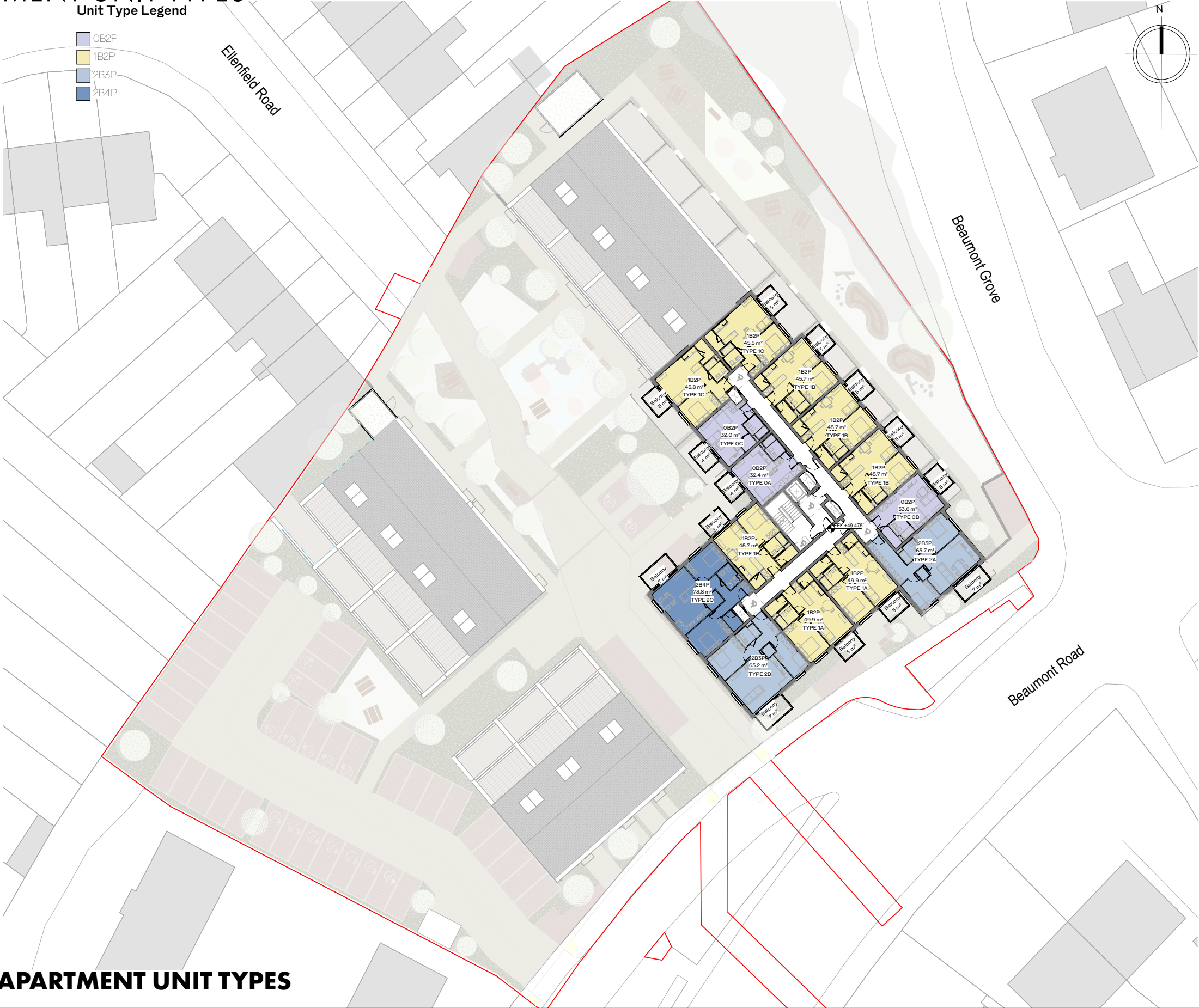


FIRST FLOOR - APARTMENT UNIT TYPES

6.0 APARTMENT UNIT TYPES



6.0 APARTMENT UNIT TYPES



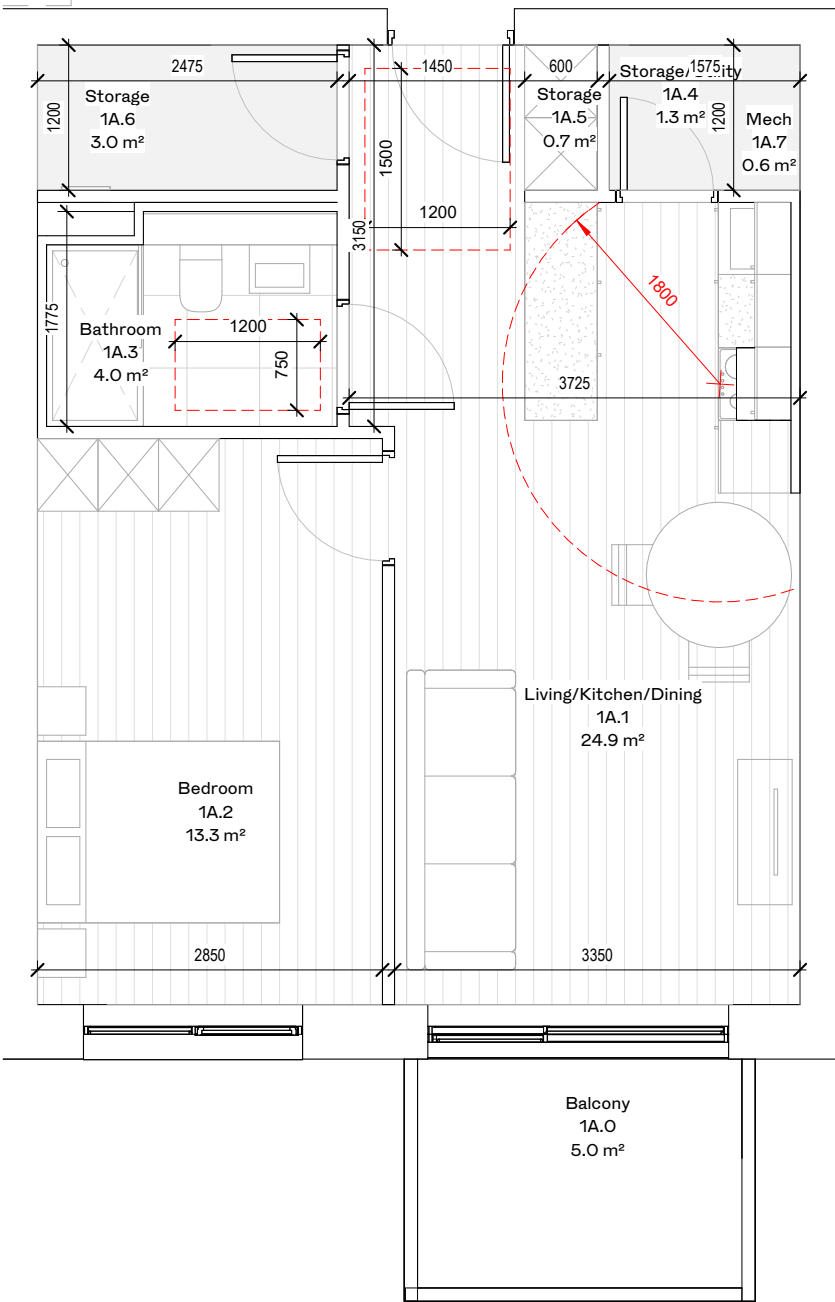
Unit Type Legend



Client Type Legend



6.0 APARTMENT UNIT TYPES

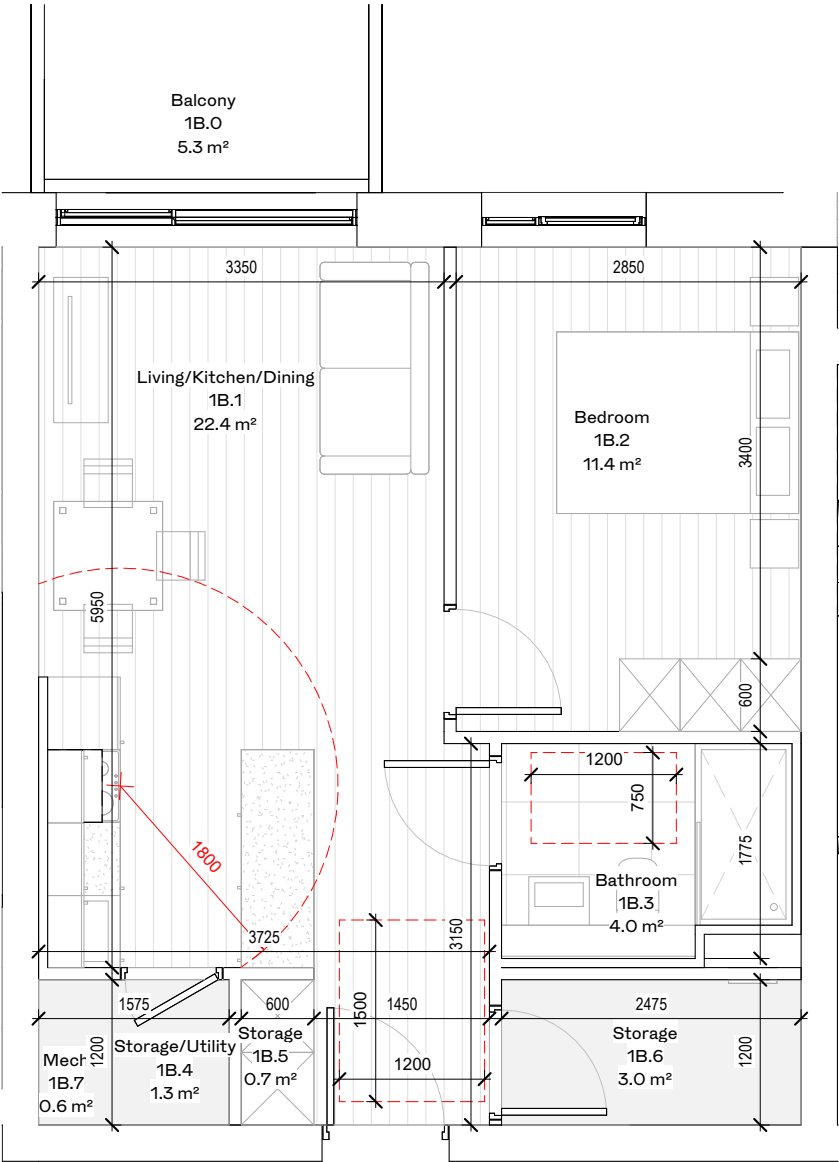


UNIT TYPE 1A

Room Schedule 1A			
Number	Name	Target Area	Area
1A.0	Balcony	5.0 m²	5.0 m²
1A.1	Living/Kitchen/Dining		24.9 m²
1A.2	Bedroom	11.4 m²	13.3 m²
1A.3	Bathroom		4.0 m²
1A.4	Storage/Utility		1.3 m²
1A.5	Storage		0.7 m²
1A.6	Storage	3.0 m²	3.0 m²
1A.7	Mech		0.6 m²
TOTAL		45 m²	49.9 m²

5.0 m²

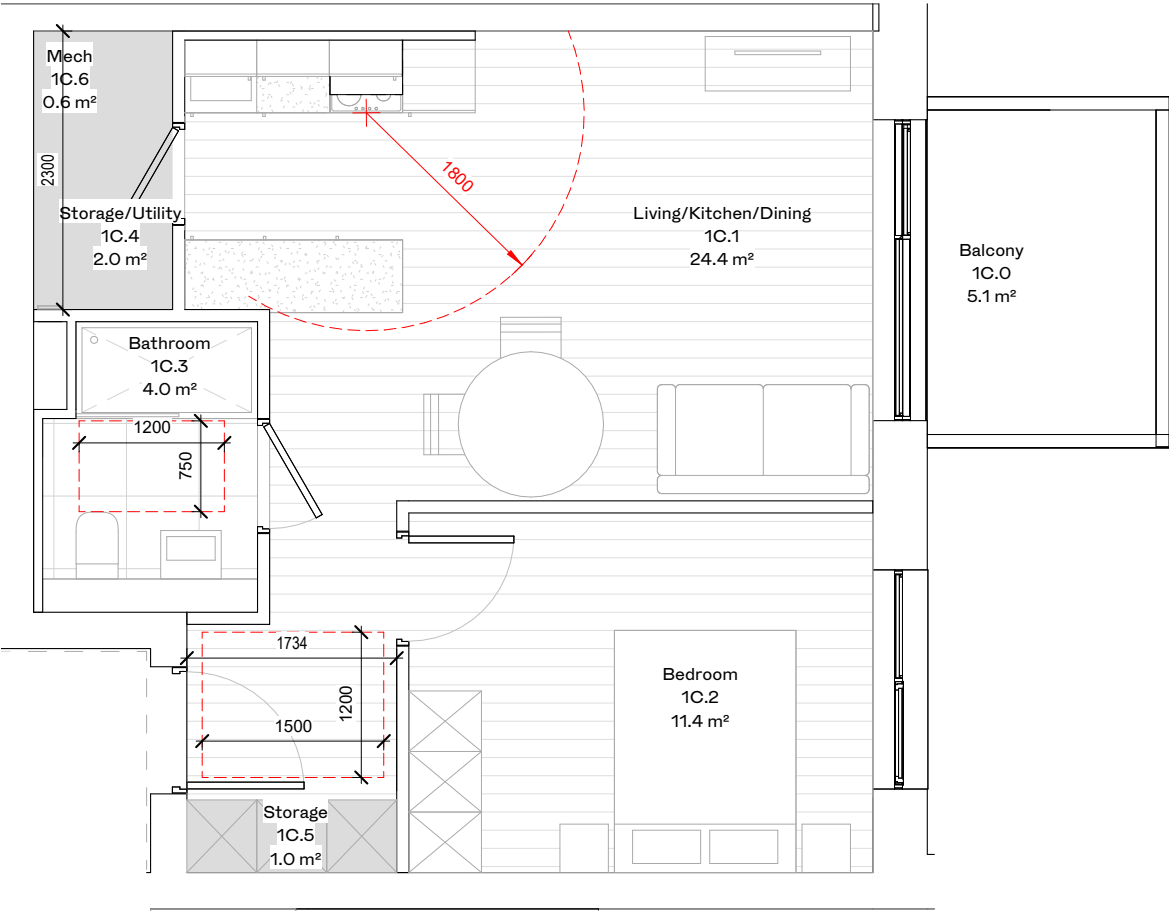
6.0 APARTMENT UNIT TYPES



UNIT TYPE 1B

Room Schedule 1B			
Number	Name	Target Area	Area
1B.0	Balcony	5.0 m²	5.3 m²
1B.1	Living/Kitchen/Dining		22.4 m²
1B.2	Bedroom	11.4 m²	11.4 m²
1B.3	Bathroom		4.0 m²
1B.4	Storage/Utility	3.0 m²	1.3 m²
1B.5	Storage		0.7 m²
1B.6	Storage		3.0 m²
1B.7	Mech		0.6 m²
TOTAL		45 m²	45.7 m²

6.0 APARTMENT UNIT TYPES

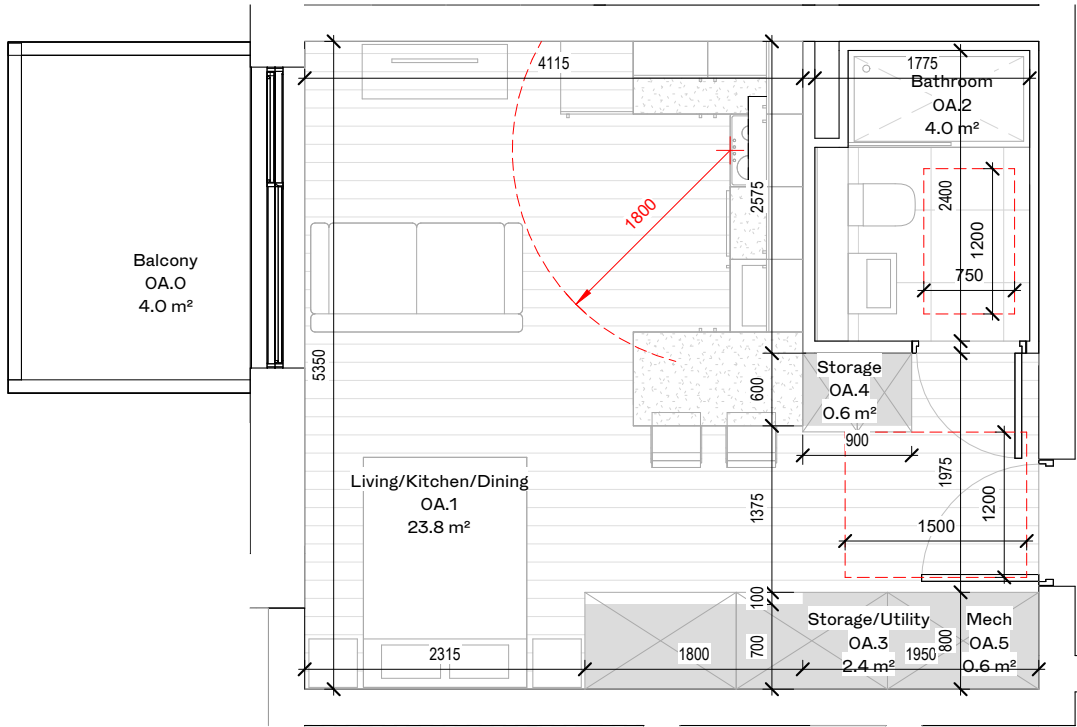


UNIT TYPE 1C

Room Schedule 1C			
Number	Name	Target Area	Area
1C.0	Balcony	5.0 m ²	5.0 m ²
1C.0	Balcony	5.0 m ²	5.1 m ²
1C.1	Living/Kitchen/Dining		24.4 m ²
1C.2	Bedroom	11.4 m ²	11.4 m ²
1C.3	Bathroom		4.0 m ²
1C.3	Bathroom		5.5 m ²
1C.4	Storage/Utility	3.0 m ²	2.0 m ²
1C.5	Storage		1.0 m ²
1C.6	Mech		0.6 m ²
TOTAL		45 m ²	45.5 m ²

3.0 m²

6.0 APARTMENT UNIT TYPES

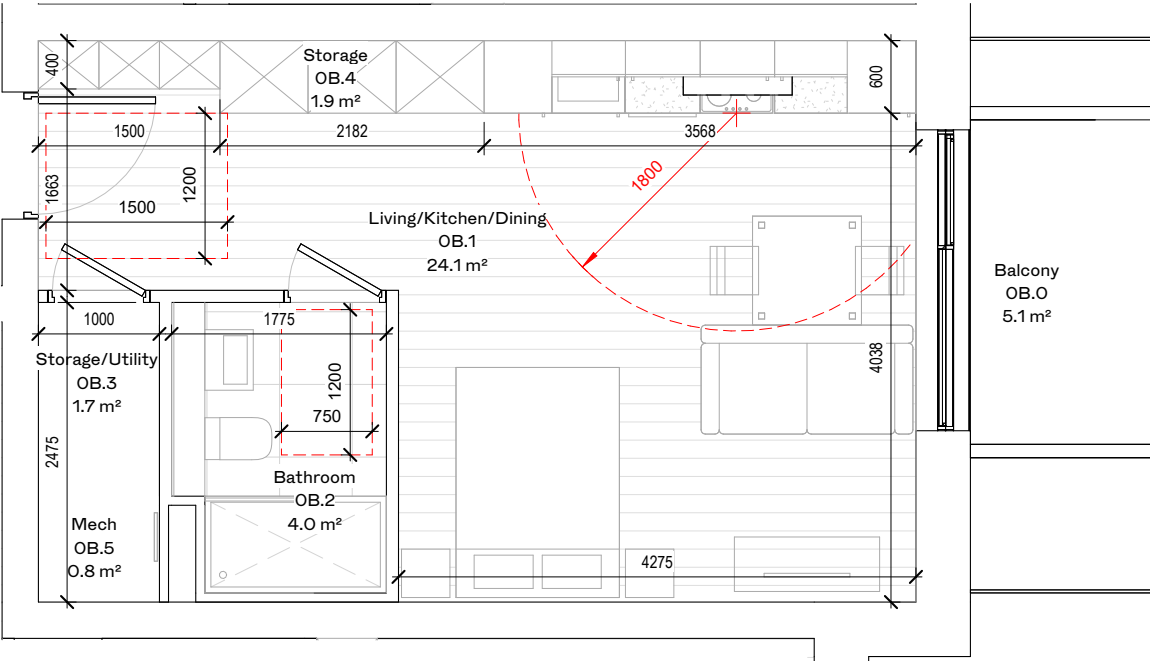


UNIT TYPE OA

Room Schedule OA			
Number	Name	Target Area	Area
OA.0	Balcony	4.0 m²	4.0 m²
OA.1	Living/Kitchen/Dining		23.8 m²
OA.2	Bathroom		4.0 m²
OA.3	Storage/Utility	3.0 m²	2.4 m²
OA.4	Storage		0.6 m²
OA.5	Mech		0.6 m²
TOTAL		32 m²	32.4 m²

3.0 m²

6.0 APARTMENT UNIT TYPES

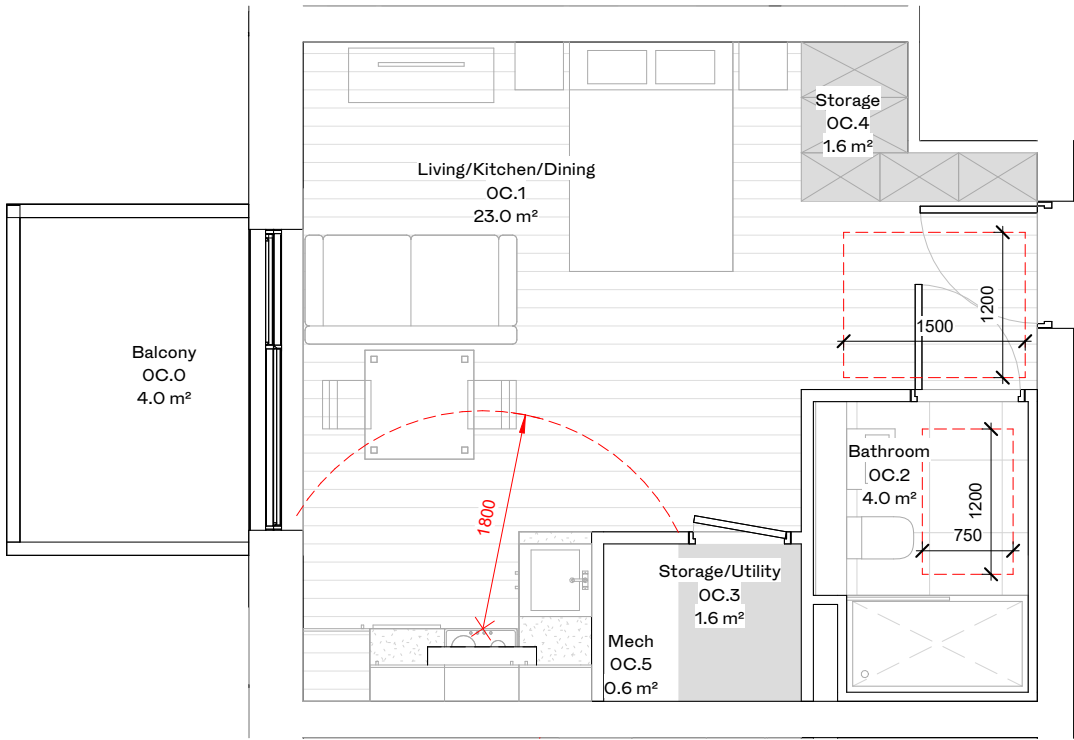


UNIT TYPE OB

Room Schedule OB			
Number	Name	Target Area	Area
OB.0	Balcony		5.1 m²
OB.1	Living/Kitchen/Dining		24.1 m²
OB.2	Bathroom		4.0 m²
OB.3	Storage/Utility	3.0 m²	1.7 m²
OB.4	Storage		1.9 m²
OB.5	Mech		0.8 m²
TOTAL		32 m²	33.6 m²

3.6 m²

6.0 APARTMENT UNIT TYPES

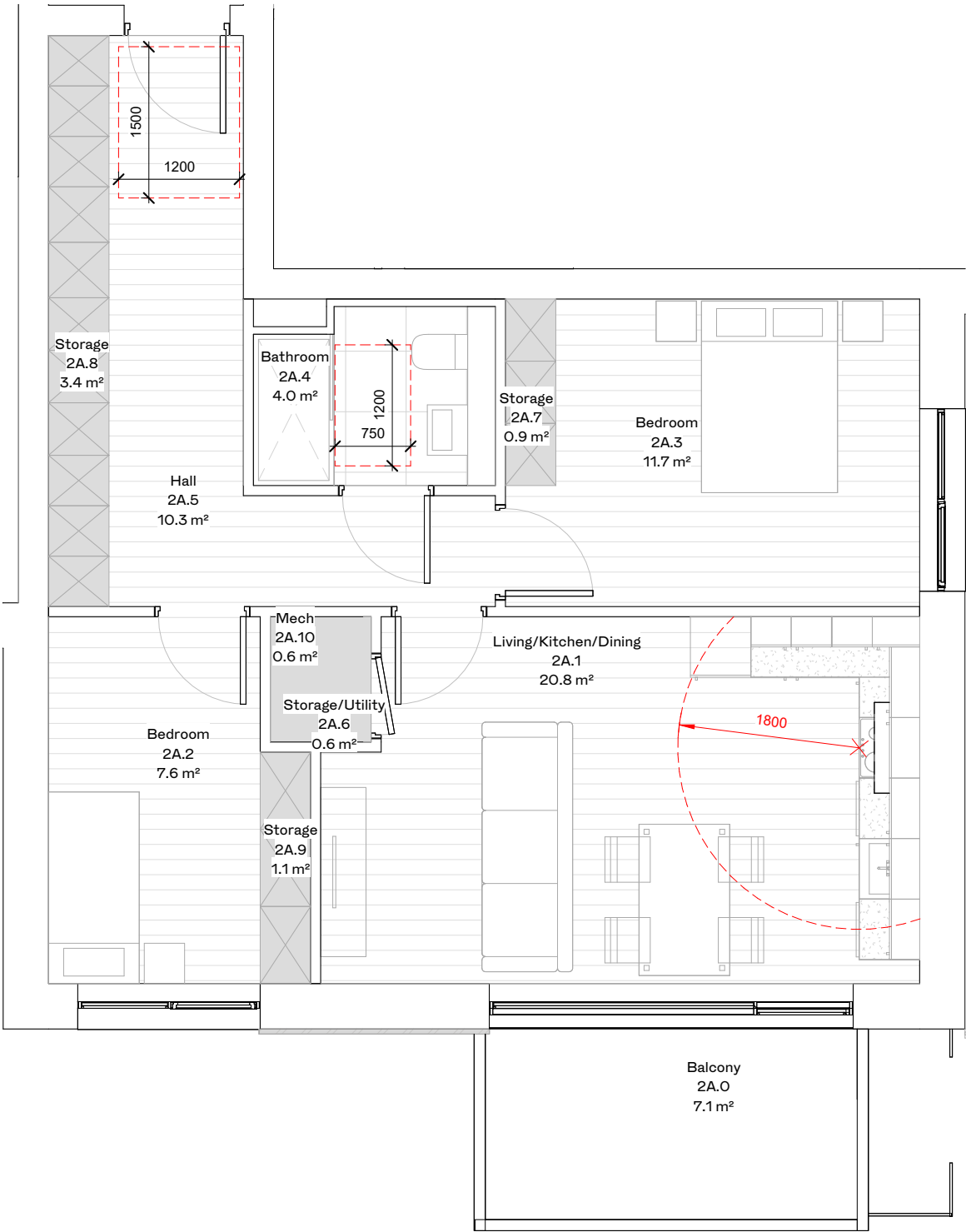


UNIT TYPE OC

Room Schedule OC			
Number	Name	Target Area	Area
OC.0	Balcony	4.0 m²	4.0 m²
OC.1	Living/Kitchen/Dining		23.0 m²
OC.2	Bathroom		4.0 m²
OC.3	Storage/Utility	3.0 m²	1.6 m²
OC.4	Storage		1.6 m²
OC.5	Mech		0.6 m²
TOTAL		32 m²	32 m²

3.2 m²

6.0 APARTMENT UNIT TYPES

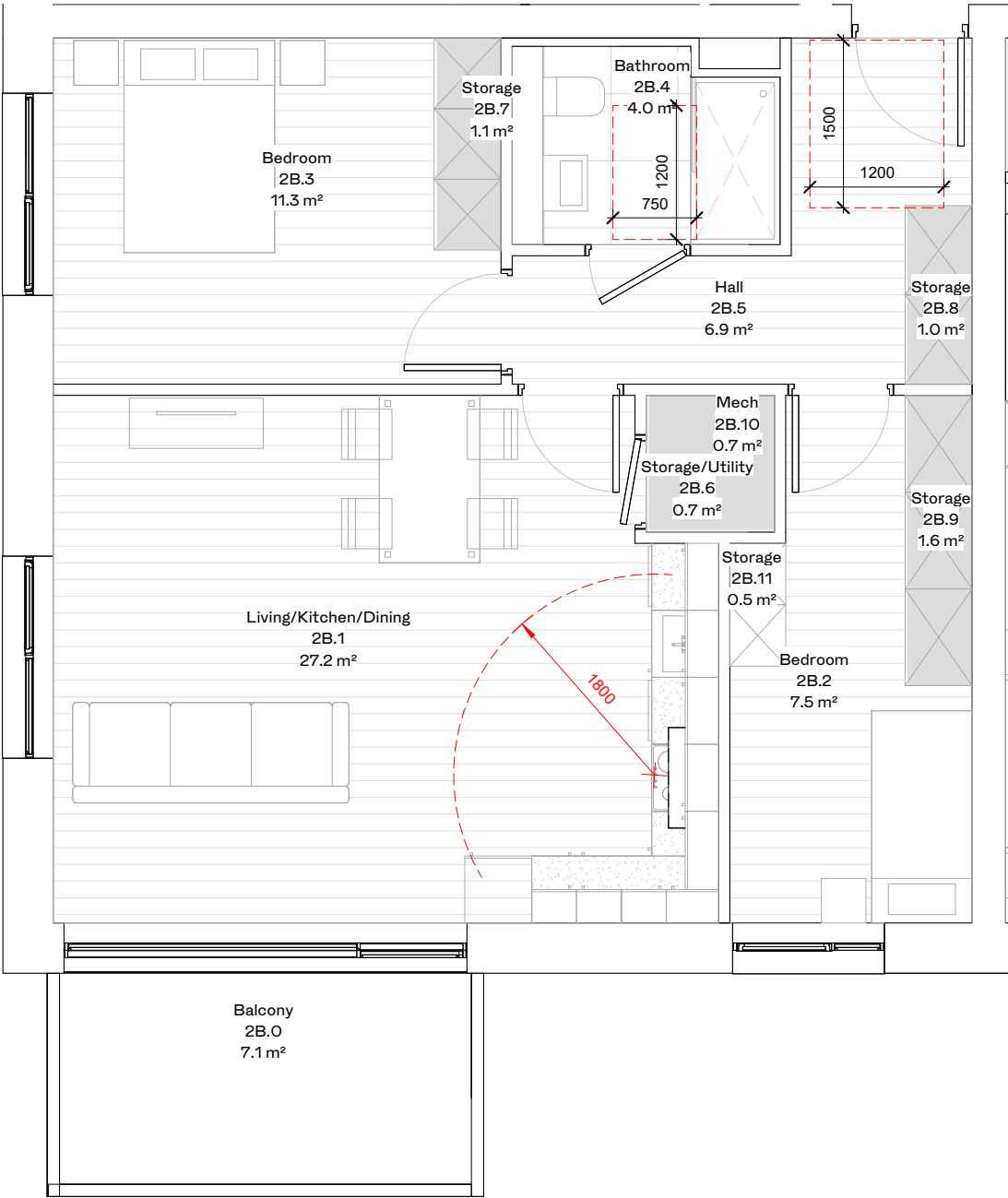


Room Schedule 2A			
Number	Name	Target Area	Area
2A.0	Balcony	6.0 m²	7.1 m²
2A.1	Living/Kitchen/Dining		20.8 m²
2A.2	Bedroom	7.1 m²	7.6 m²
2A.3	Bedroom	11.4 m²	11.7 m²
2A.4	Bathroom		4.0 m²
2A.5	Hall		10.3 m²
2A.6	Storage/Utility	5.0 m²	0.6 m²
2A.7	Storage		0.9 m²
2A.8	Storage		3.4 m²
2A.9	Storage		1.1 m²
2A.10	Mech		0.6 m²
TOTAL		63.7 m²	63.7 m²

6 m²

UNIT TYPE 2A

6.0 APARTMENT UNIT TYPES

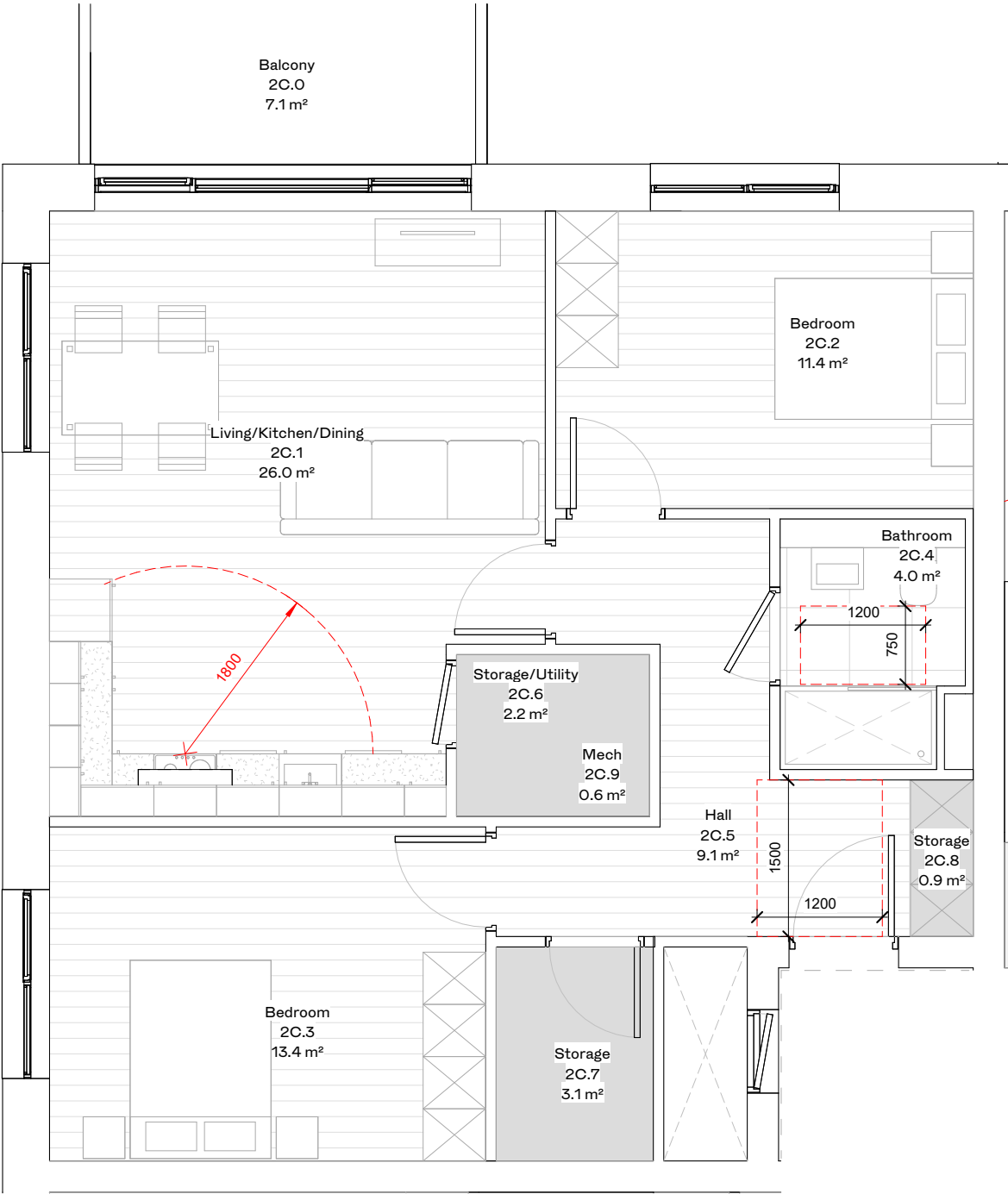


Room Schedule 2B			
Number	Name	Target Area	Area
2B.0	Balcony	6.0 m²	7.1 m²
2B.1	Living/Kitchen/Dining		27.2 m²
2B.2	Bedroom	7.1 m²	7.5 m²
2B.3	Bedroom	11.4 m²	11.3 m²
2B.4	Bathroom		4.0 m²
2B.5	Hall		6.9 m²
2B.6	Storage/Utility	5.0 m²	0.7 m²
2B.7	Storage		1.1 m²
2B.8	Storage		1.0 m²
2B.9	Storage		1.6 m²
2B.10	Mech		0.7 m²
2B.11	Storage		0.5 m²
TOTAL		63 m²	65.2 m²

5 m²

UNIT TYPE 2B

6.0 APARTMENT UNIT TYPES

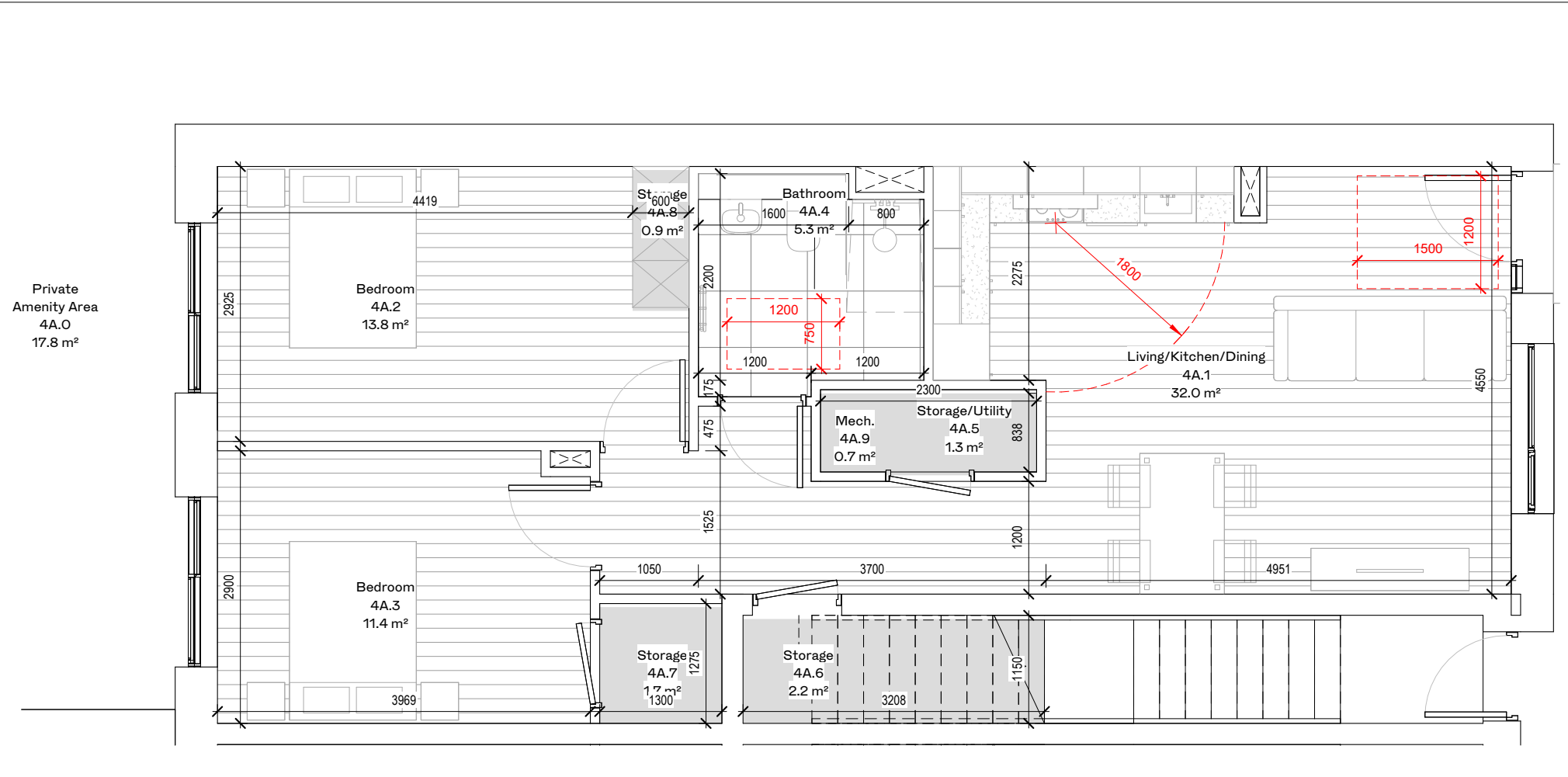


Room Schedule 2C			
Number	Name	Target Area	Area
2C.0	Balcony	7.0 m²	7.1 m²
2C.1	Living/Kitchen/Dining		26.0 m²
2C.2	Bedroom	11.4 m²	11.4 m²
2C.3	Bedroom	11.4 m²	13.4 m²
2C.4	Bathroom		4.0 m²
2C.5	Hall		9.1 m²
2C.6	Storage/Utility	6.0 m²	2.2 m²
2C.7	Storage		3.1 m²
2C.8	Storage		0.9 m²
2C.9	Mech		0.6 m²
TOTAL		73 m²	73.8 m²

6.2 m²

UNIT TYPE 2C

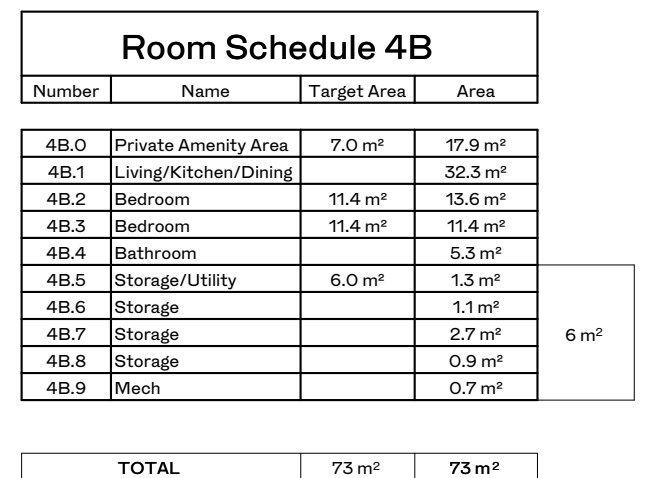
6.0 APARTMENT UNIT TYPES



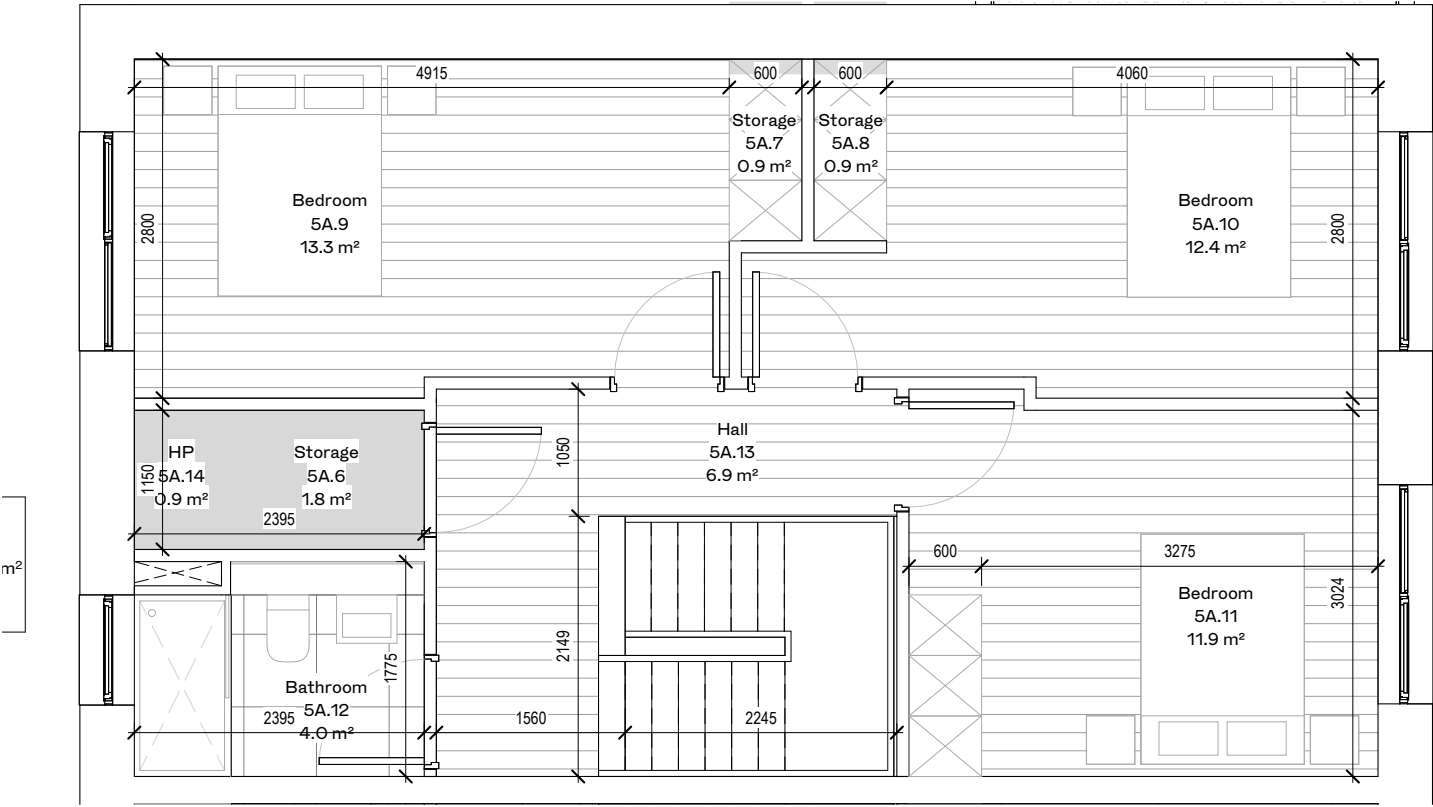
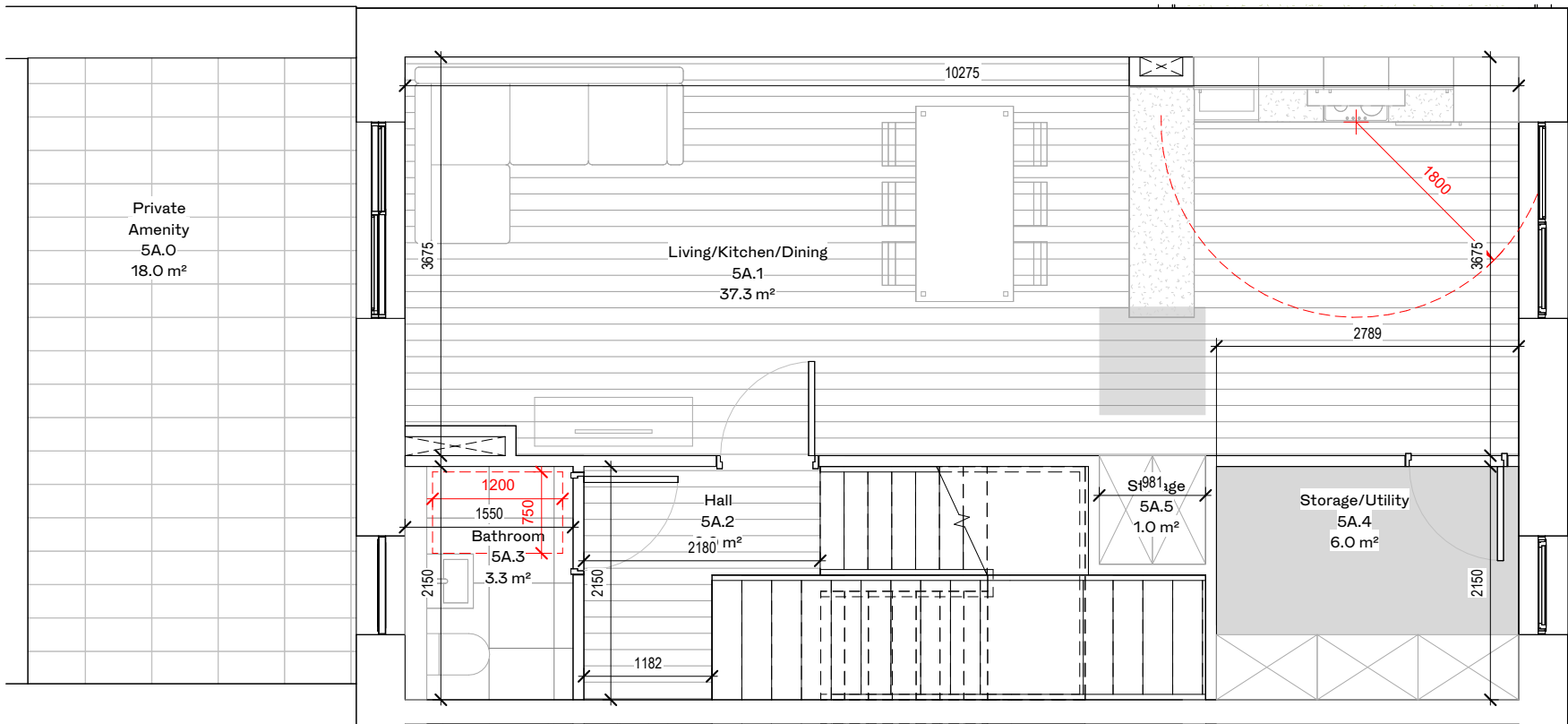
Room Schedule 4A			
Number	Name	Target Area	Area
4A.0	Private Amenity Area	7.0 m²	17.8 m²
4A.0	Private Amenity Area		86.1 m²
4A.1	Living/Kitchen/Dining		32.0 m²
4A.2	Bedroom	11.4 m²	13.8 m²
4A.3	Bedroom	11.4 m²	11.4 m²
4A.4	Bathroom		5.3 m²
4A.5	Storage/Utility	6.0 m²	1.3 m²
4A.6	Storage		2.2 m²
4A.7	Storage		1.7 m²
4A.8	Storage		0.9 m²
4A.9	Mech.		0.7 m²
TOTAL		73 m²	73 m²

UNIT TYPE 4A

UNIT TYPE 4B



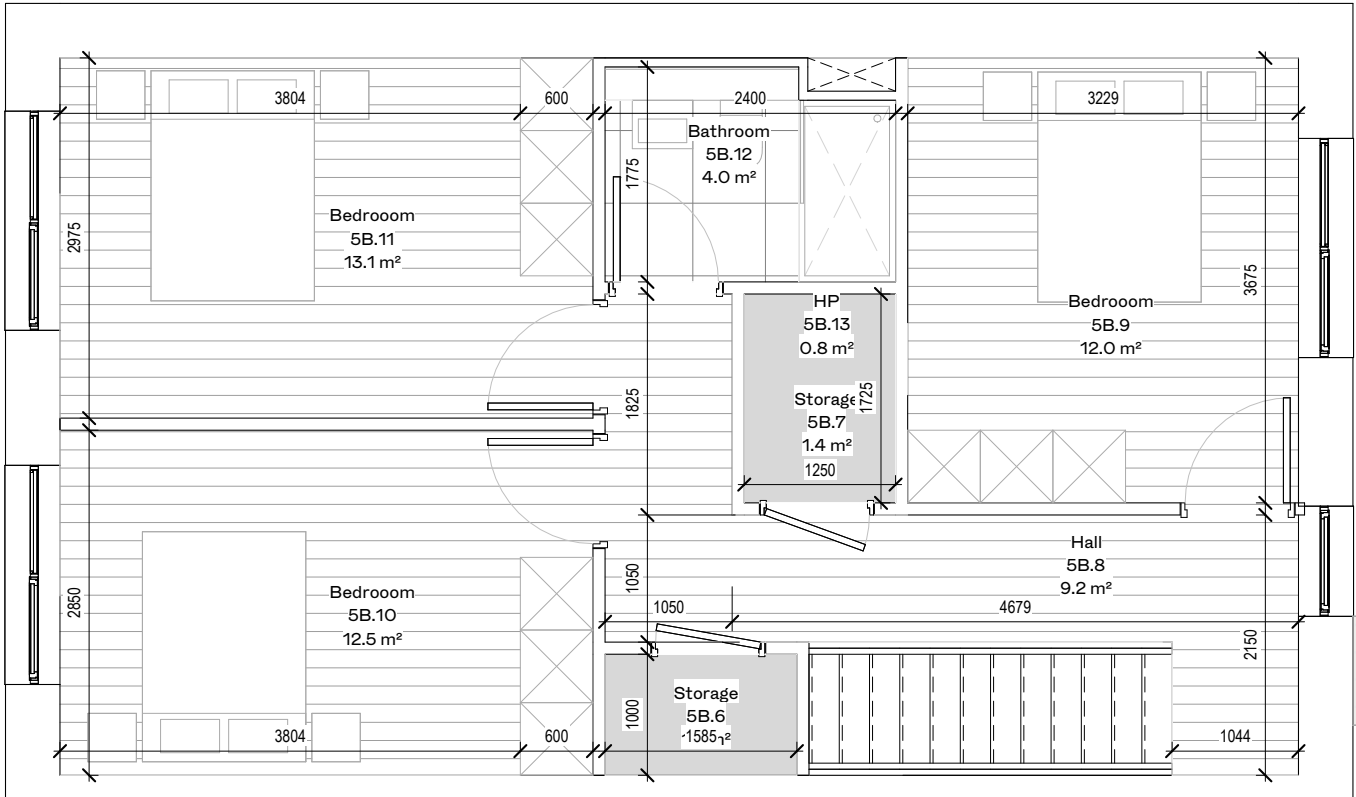
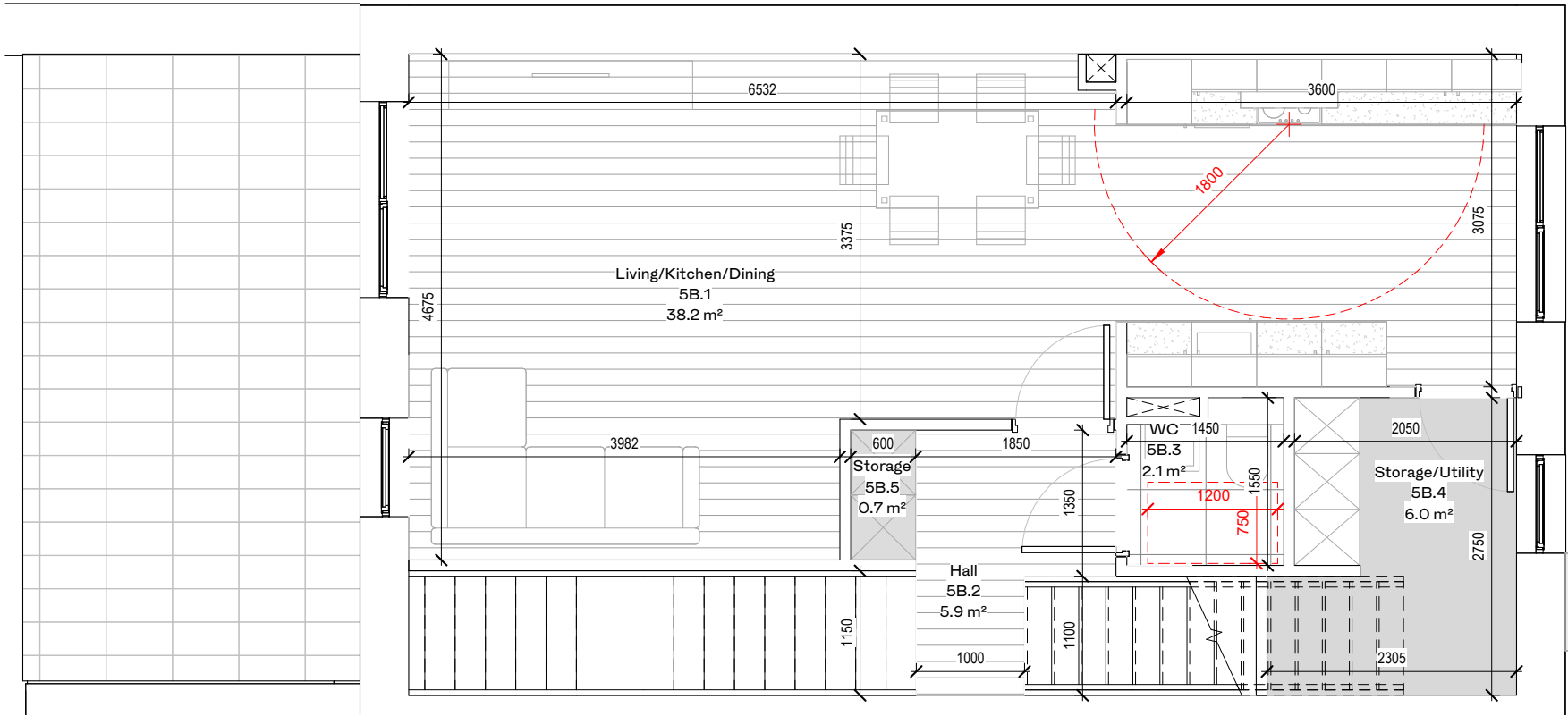
6.0 APARTMENT UNIT TYPES



Room Schedule 5A			
Number	Name	Target Area	Area
5A.0	Private Amenity		18.0 m²
5A.1	Living/Kitchen/Dining		37.3 m²
5A.2	Hall		6.0 m²
5A.3	Bathroom		3.3 m²
5A.4	Storage/Utility	9.0 m²	6.0 m²
5A.5	Storage		1.0 m²
5A.6	Storage		1.8 m²
5A.7	Storage		0.9 m²
5A.8	Storage		0.9 m²
5A.9	Bedroom	11.4 m²	13.3 m²
5A.10	Bedroom	11.4 m²	12.4 m²
5A.11	Bedroom	11.4 m²	11.9 m²
5A.12	Bathroom		4.0 m²
5A.13	Hall		6.9 m²
5A.14	HP		0.9 m²
TOTAL		99.0 m²	188.0 m²

UNIT TYPE 5A

6.0 APARTMENT UNIT TYPES



Room Schedule 5B			
Number	Name	Target Area	Area
5B.0	Private Amenity Area		18.4 m²
5B.1	Living/Kitchen/Dining		38.2 m²
5B.2	Hall		5.9 m²
5B.3	WC		2.1 m²
5B.4	Storage/Utility	9.0 m²	6.0 m²
5B.5	Storage		0.7 m²
5B.6	Storage		1.6 m²
5B.7	Storage		1.4 m²
5B.8	Hall		9.2 m²
5B.9	Bedroom	7.1 m²	12.0 m²
5B.10	Bedroom	11.4 m²	12.5 m²
5B.11	Bedroom	11.4 m²	13.1 m²
5B.12	Bathroom		4.0 m²
5B.13	HP		0.8 m²
TOTAL		90 m²	120 m²

UNIT TYPE 5B

7.0 UNIVERSAL DESIGN APARTMENT TYPES

7.0 UNIVERSAL DESIGN APARTMENT TYPES

7.1 UNIVERSAL DESIGN

In this section of this Housing Quality Assessmet Report, we address on how the proposed design at 69D Donore Avenue addresses Objective QHSNO11 - Universal Design which states *“To ensure that 50% of apartments in any development that are required to be in excess of minimum sizes should be designed to be suitable for older people/mobility impaired people, people living with dementia and people with disabilities in accordance with the guidelines set out in the Universal Design Guidelines for Homes in Ireland 2015, the DHLG&H’s Design Manual for Quality Housing 2022 and the DHP&LG & DH’s Housing Options for Our Ageing Population Policy Statement 2019.”*

This Housing Quality Assessmet Report has identified 39 no. of the units (57%)) exceeding the minimum floor area by 10% and therefore 19 no. units are required to be identified and designed to meet Universal Design requirements. You might consider including some figures depicting sample UD apartment floor plans, which are a representative of the 19 no. units. These figures should provide detailed spatial principles applicable to all Universal Design apartments. Please refer to the following documents:

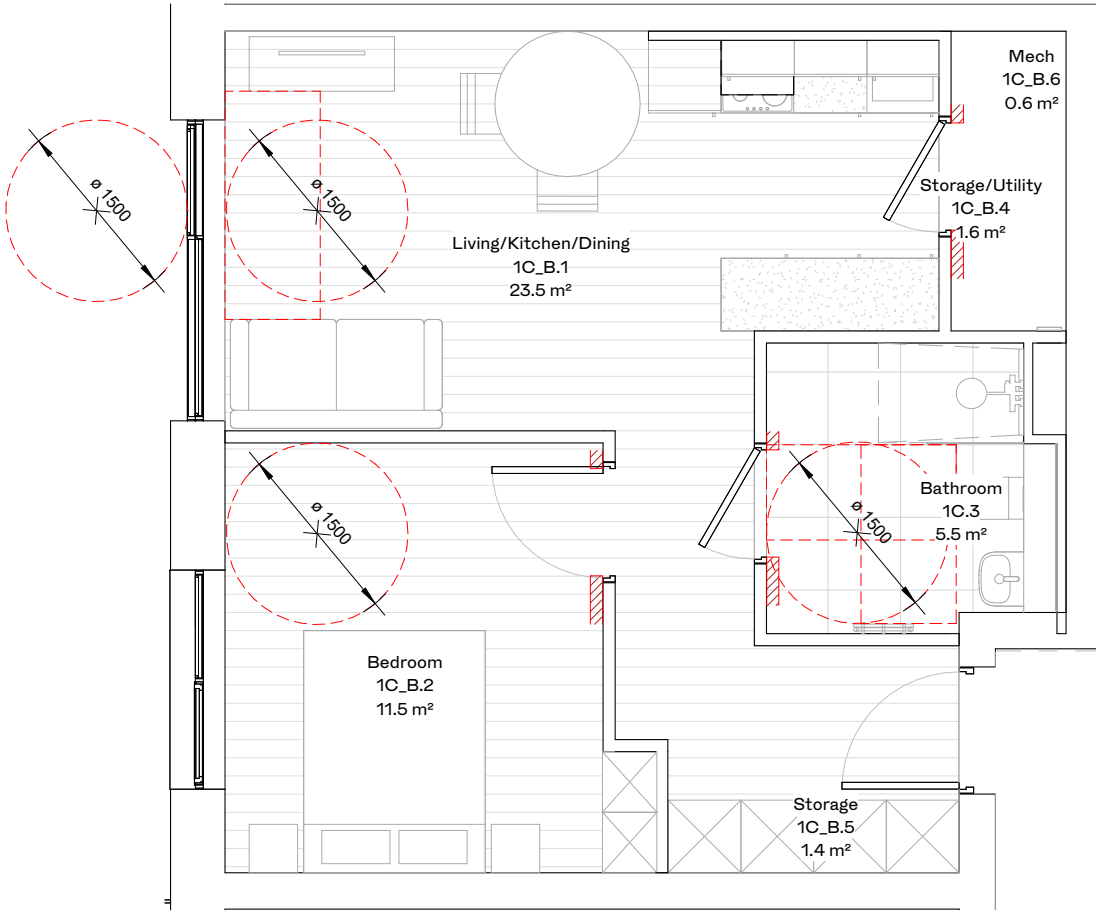
- Technical Guidance Document Part M of the Building Regulations
- The relevant guidance in the Design Manual for Quality Housing published by the Department of Housing, Local Government and Heritage
- The relevant guidance in the NDA (National Disability Authority) Housing and Universal Design guidelines 2015.
- DHP&LG & DH’s Housing Options for Our Ageing Population Policy Statement 2019
- Policy QHSN25 - Housing for People with Disabilities
- Policy QHSN16 – Accessible Built Environment
- Policy QHSN22 – Adaptable and Flexible Housing
- Policy QHSN23 – Independent Living

The subsequent pages in this section of this report outline 3 no. apartment unit types (1C, 4A & 4B) illustrate adherence, and demonstrate the core spatial principles to the Universal Design Guidleines.



Universal Design Guidleines Documents

6.0 APARTMENT UNIT TYPES

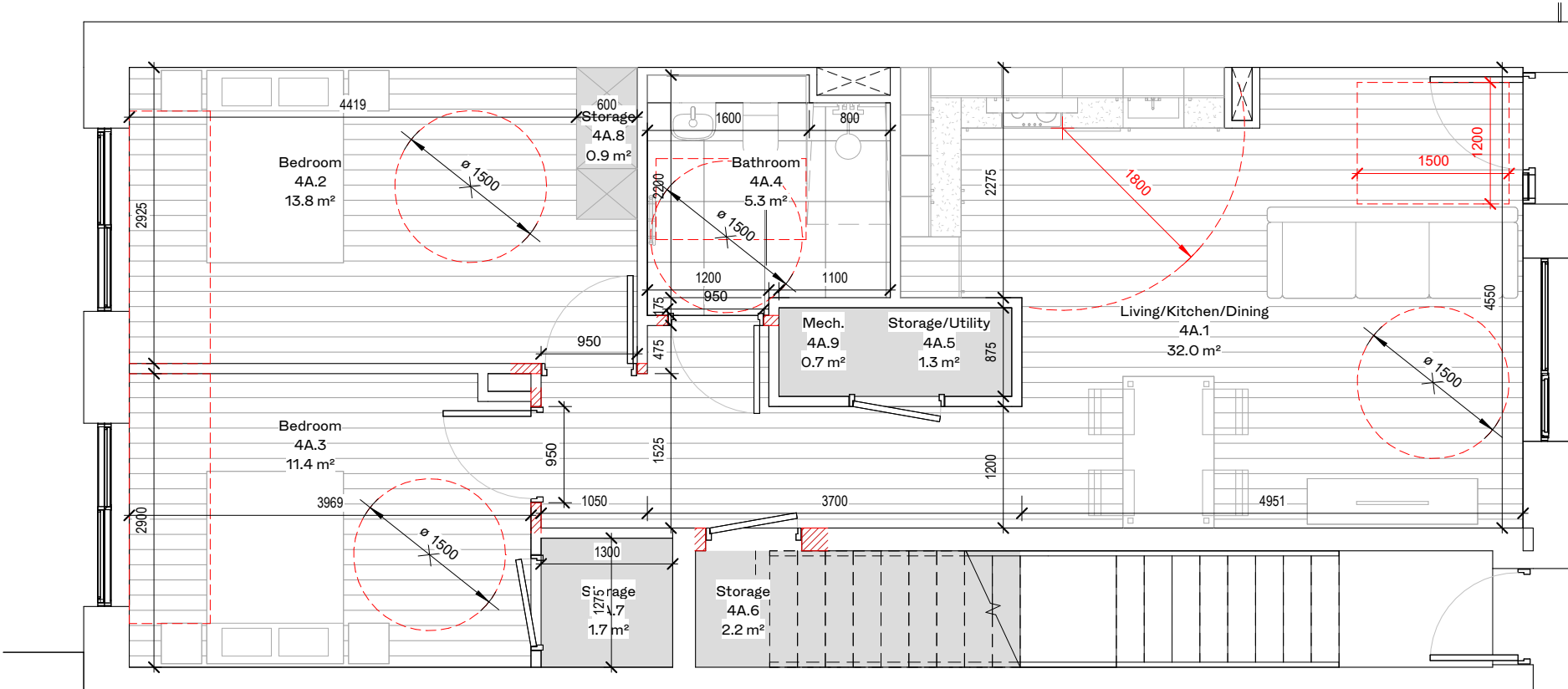


UNIT TYPE 1C

Room Schedule 1C			
Number	Name	Target Area	Area
1C.0	Balcony	5.0 m²	5.0 m²
1C.0	Balcony	5.0 m²	5.1 m²
1C.1	Living/Kitchen/Dining		24.4 m²
1C.2	Bedroom	11.4 m²	11.4 m²
1C.3	Bathroom		4.0 m²
1C.3	Bathroom		5.5 m²
1C.4	Storage/Utility	3.0 m²	2.0 m²
1C.5	Storage		1.0 m²
1C.6	Mech		0.6 m²
TOTAL		45 m²	45.5 m²

3.0 m²

6.0 APARTMENT UNIT TYPES

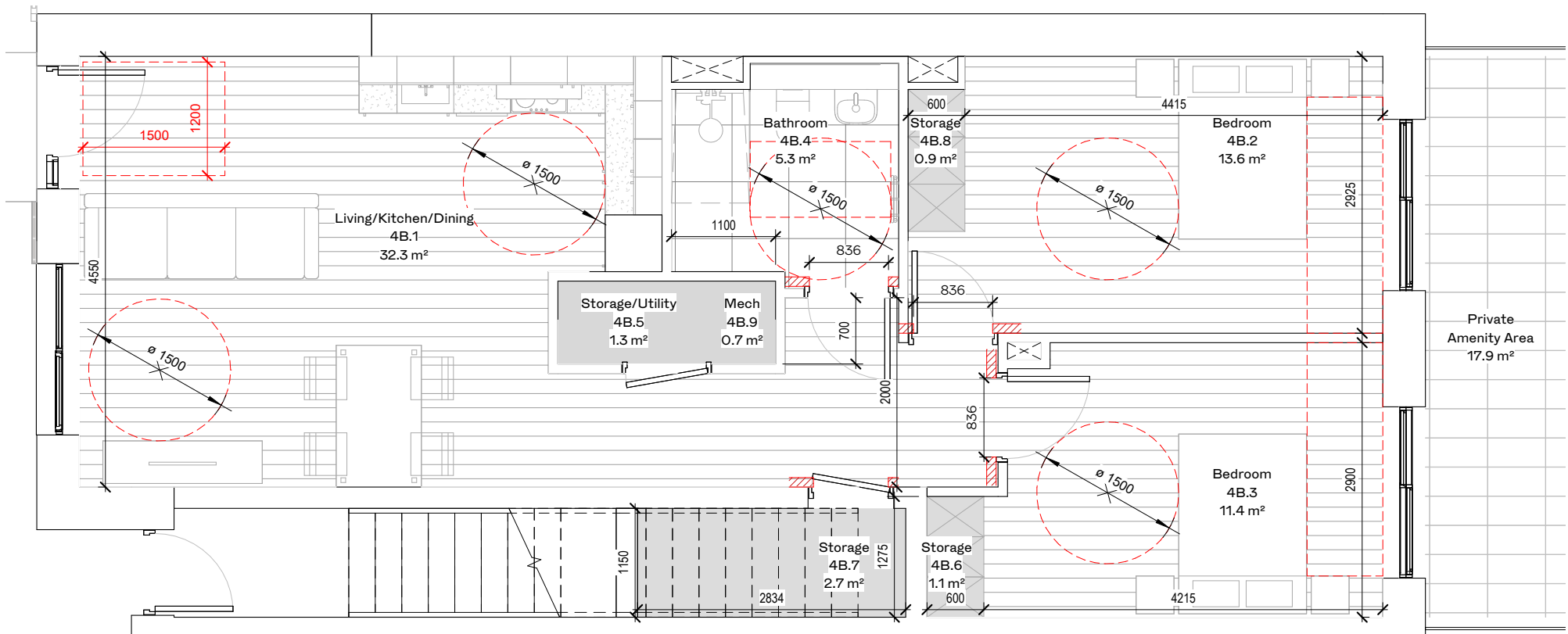


UNIT TYPE 4A

Room Schedule 4A			
Number	Name	Target Area	Area
4A.0	Private Amenity Area	7.0 m²	17.8 m²
4A.0	Private Amenity Area		86.1 m²
4A.1	Living/Kitchen/Dining		32.0 m²
4A.2	Bedroom	11.4 m²	13.8 m²
4A.3	Bedroom	11.4 m²	11.4 m²
4A.4	Bathroom		5.3 m²
4A.5	Storage/Utility	6.0 m²	1.3 m²
4A.6	Storage		2.2 m²
4A.7	Storage		1.7 m²
4A.8	Storage		0.9 m²
4A.9	Storage		Not Placed
4A.9	Mech.		0.7 m²
TOTAL		73 m²	73 m²

6.8 m²

6.0 APARTMENT UNIT TYPES



UNIT TYPE 4B

Room Schedule 4B			
Number	Name	Target Area	Area
4B.0	Private Amenity Area	7.0 m²	17.9 m²
4B.1	Living/Kitchen/Dining		32.3 m²
4B.2	Bedroom	11.4 m²	13.6 m²
4B.3	Bedroom	11.4 m²	11.4 m²
4B.4	Bathroom		5.3 m²
4B.5	Storage/Utility	6.0 m²	1.3 m²
4B.6	Storage		1.1 m²
4B.7	Storage		2.7 m²
4B.8	Storage		0.9 m²
4B.9	Storage		Not Placed
4B.9	Mech		0.7 m²
TOTAL		73 m²	73 m²

6 m²