

Dalguise House

HOUSING QUALITY ASSESSMENT / RESIDENTIAL AMENITY

*PROPOSED BTR RESIDENTIAL DEVELOPMENT
at DALGUISE HOUSE, MONKSTOWN, CO DUBLIN*

October 2022

Issue P01





Contact Information

Reddy Architecture & Urbanism

Address: Dartry Mills, Dartry Road, Dublin 6.
Phone: (01) 498 7000
Email: dublin@reddyarchitecture.com

Document Information

Dalguise Residential Development

Project No: P21-066D
Document Title: Housing Quality Assessment

Document History

Issue	Date	Description	PA	PD
P01	11.10.22	Issued for Planning	EOB	RM



Figure 1 - Site aerial view

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1.0 | Overview



1.1 Introduction

This Housing Quality Assessment has been prepared by Reddy Architecture & Urbanism under the appointment of the applicant GEDV Monkstown Ownership Ltd. The statement forms part of a Large Scale Residential Development application to Dun Laoghaire Rathdown County Council for a project at Monkstown, Dun Laoghaire-Rathdown.

The proposal is for the provision of a high quality Build-to-Rent Scheme consisting of 488 BTR and 3 No. houses. (Total 491 No.). The apartments have been designed to comply with “Sustainable Urban Housing: Design Standards for New Apartments 2020” and follows best international practice.

Design Framework

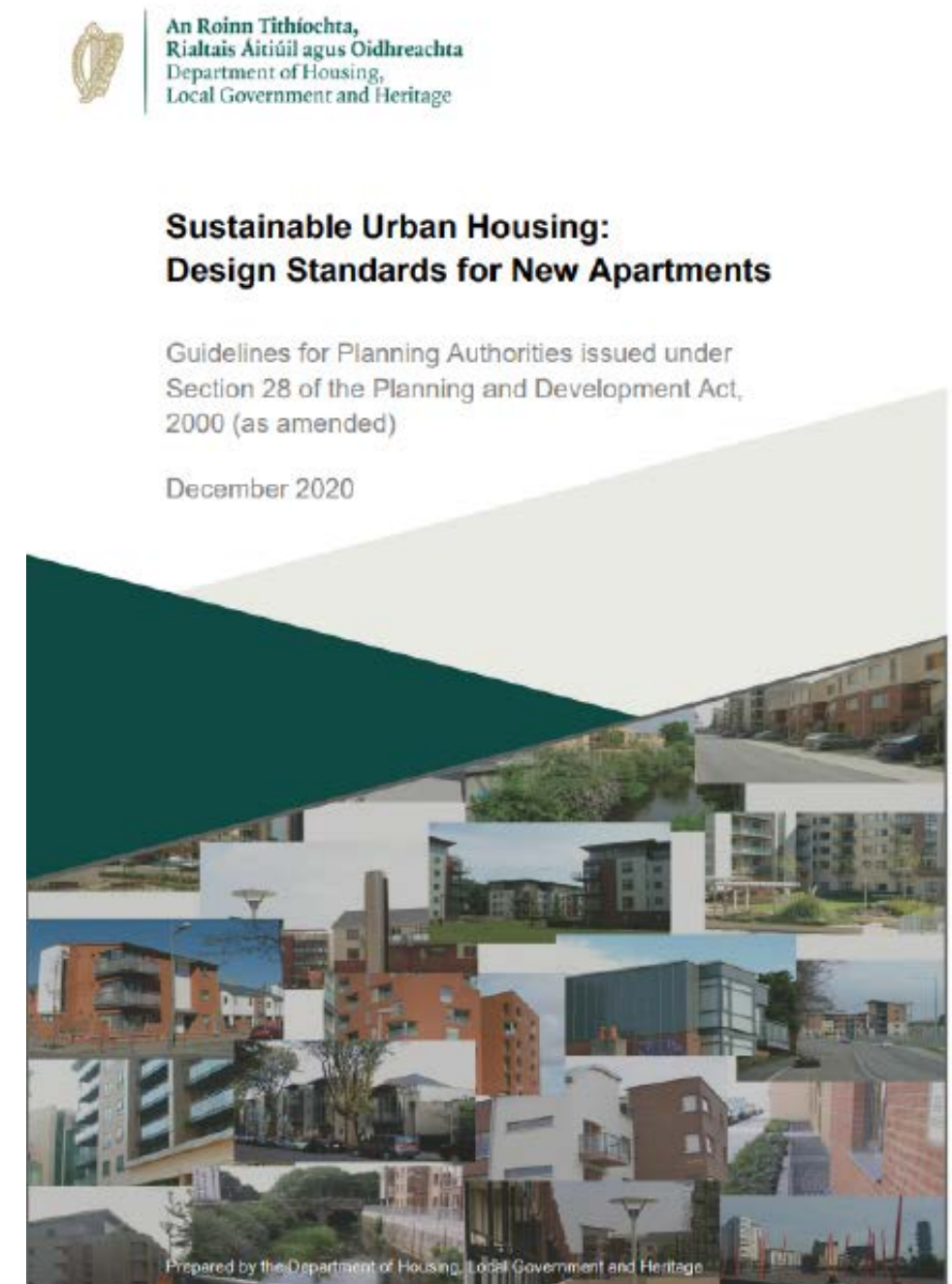
This Housing Quality Assessment provides a framework which quantifies each of the criteria required by the ‘Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities’ against the proposed development.

The ‘Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities’ provides standards for:

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

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



1.2 Development Description

The proposed development comprises a best in class long-term professionally managed Build to Rent scheme with 3 no. stand alone houses set within a large parkland site, situated within walking distance of significant public transport. Circa. 400m to Salthill and Monkstown Dart Station and close to Monkstown Road with regular Dublin Bus services in both directions on the Road.

The buildings are designed to create the highest quality living experience including bright spacious apartments set within the existing parkland. This includes full residents support, internal and external amenities with easy access to Monkstown village itself and the services within. This approach accords with the national policy of higher density living in town centres.

The landscaping proposals are carefully considered in order to retain and enhance the existing landscape features and will provide an attractive environment for residents. The proposal will introduce public accessibility to the grounds through the provision of public open spaces, and public facilities such as a restaurant/café, providing a significant planning gain to the local area.

The primary vehicular access is provided via Purbeck, directing the cars to the basement via a tunnel under the main avenue to the basement of Blocks D, E, F and G. This arrangement ensures that only limited vehicular activity will be accommodated at grade, thereby preserving the existing avenue through the site, which will be experienced as a shared space between pedestrians, cyclists and limited vehicular traffic.

The building footprints are similar to the previously assessed scheme (ABP Ref. 306949-20) Although the apartment mix has been revised in light of the BTR use, this is considered appropriate as the Monkstown area predominantly accommodates 3- bed houses and the proposed development will broaden the unit mix and tenure available in the local area.

The planning gains associated with the proposed development are many and include the provision of high quality BTR development to be managed by a proven operator; high quality landscape design and the provision of much needed housing close to public services and transport.

The following HQA document demonstrates compliance with the standards set out in the apartment guidelines, with many instances exceeding the minimum standards.

OVERALL SUMMARY			
Site Area (ha)	3.58	Dual Aspect	53%
Plot Ratio	1.13	Balcony Count	63%
Site Coverage	22%		
Density Per Hectare	137		

SUMMARY OF UNITS

Block	Apartments					Total	GFA
	Studio	1-Bed	2-Bed (3)	2-Bed (4)	3-Bed		
BLOCK A	0	15		4		19	2015
BLOCK B	0	33	6	9	0	48	3695
BLOCK C	0	33	6	9	0	48	3695
BLOCK D	0	24		26		50	4150
BLOCK E	0	40		26		66	5904
BLOCK F	0	46	5	23	2	76	5469
BLOCK G	0	46	5	23	2	76	5469
BLOCK H	0	30	5	17	2	54	4252
BLOCK I 1	0	3	2	7		12	1038
BLOCK I 2	0	3	2	7		12	1038
BLOCK J	0	13		0	7	20	1844
Total	0	286	31	151	13	481	38569
Unit Mix (%)							
North West Houses					3		569
Dalguise house	2		1				799
Brick Gate Lodge		1					55
Entrance Gate Lodge							55
Coach House		1		2			319
TOTAL	2	288	32	153	16	491	40366
Percentages	0.4%	58.7%	6.5%	31.2%	3.3%		
CAR NUMBERS							
Undercroft / Car Parking		20					1344
Basement / Car Parking		148					5229.8
Surface cars		42					
F+B Cars		8					
Creche Cars		6					
TOTAL CARS		224					
TOTAL GFA incl. CARPARKING (UNDERCROFT + BASEMENT)							46939

BICYCLE PROVISION	Secure Spaces	Cargo Spaces	Surface	Total
	713	12	346	1071

1.2 Development Description

Site Area

3.58 ha

Units

491

Density

137 New Dwellings
Per Hectare

Height

3 storeys - 9 storeys

Car Parking

224 Parking Spaces

Bicycle Parking

1071 (incl. Long Stay & Short Stay)

Dual Aspect

53%

Balconies

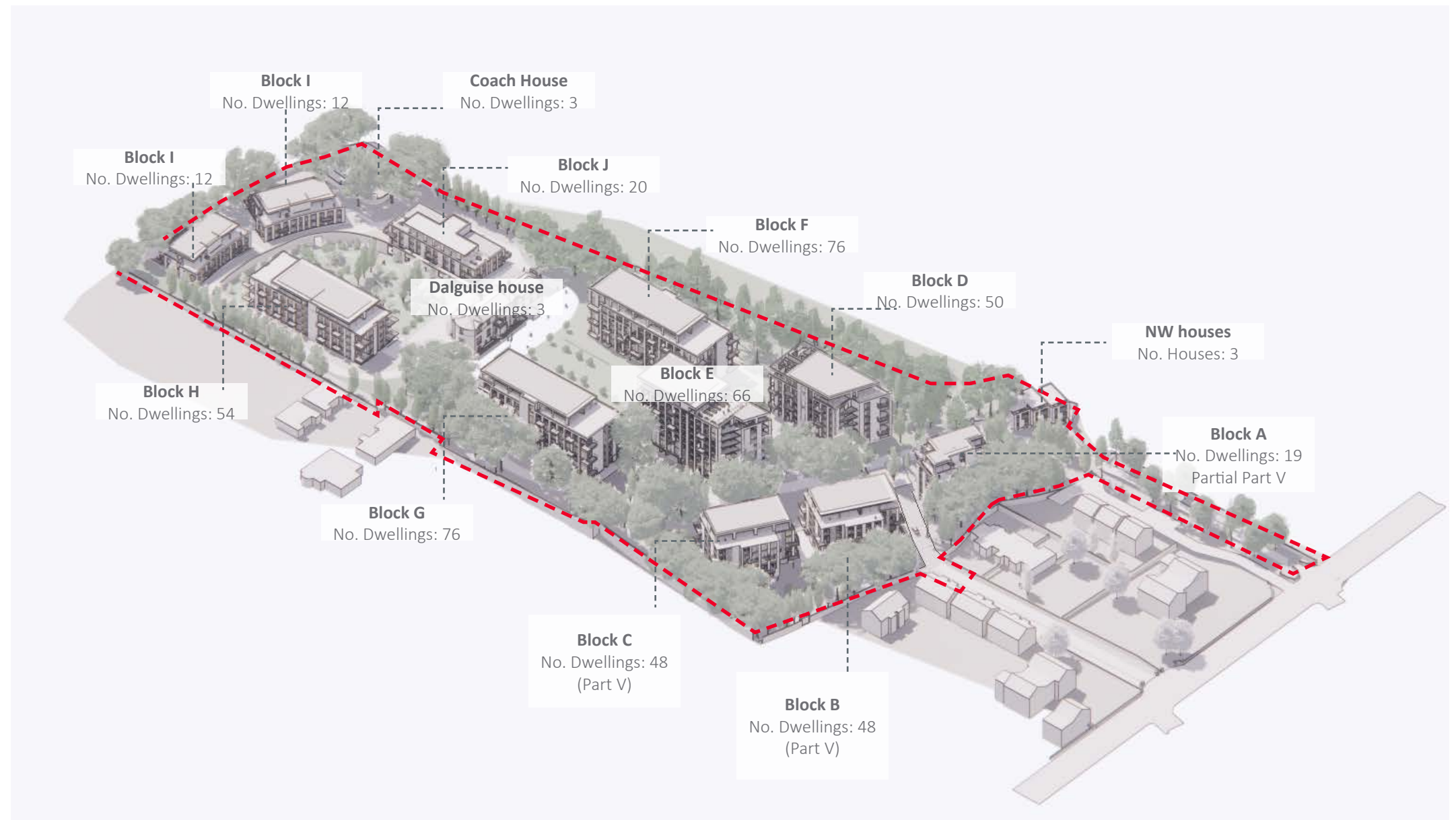
63%

Site Coverage

22%

Plot Ratio

1.13



--- Site Boundary

1.3 Apartment Block Design

Block A

Building Height: 7 Storeys

Unit Breakdown: 19 Apartments / Childcare Facility

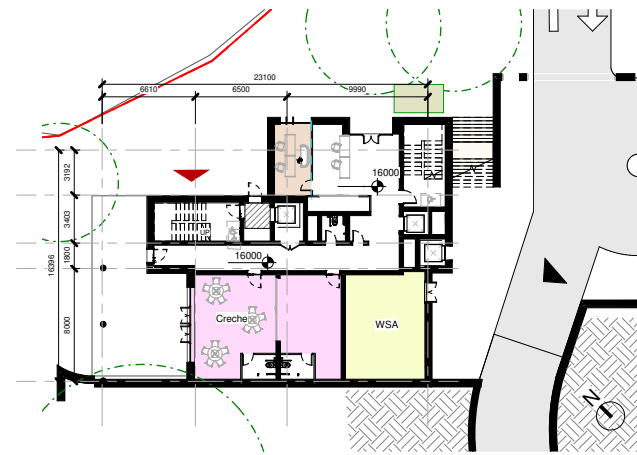
Gross Floor Area: 2015 sqm

Housing Typology: Apartments

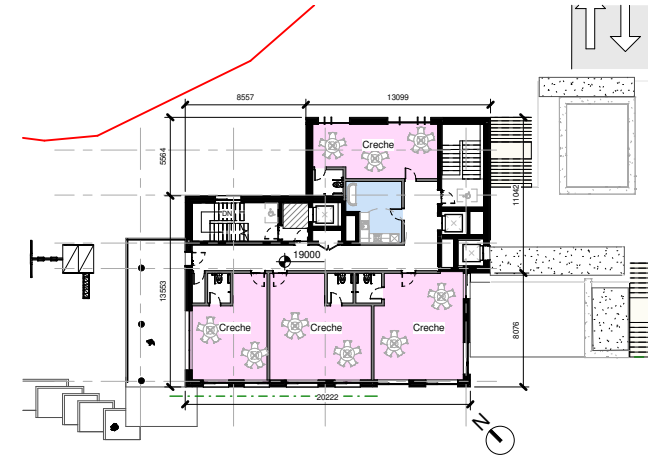
Other Uses: Ground Floor - Waste storage area Collection and Childcare reception
Ground + First Floor - Childcare facility

Car Parking: Undercroft, Parking for Creche on surface.

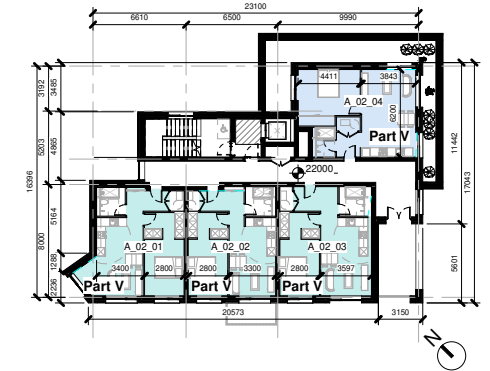
Comments: New build apartments located at the Purbeck entrance to the site



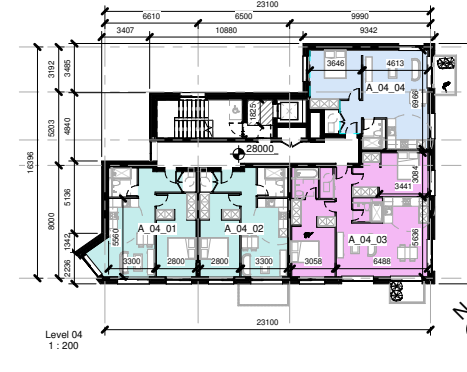
Ground Level - Creche
1:200



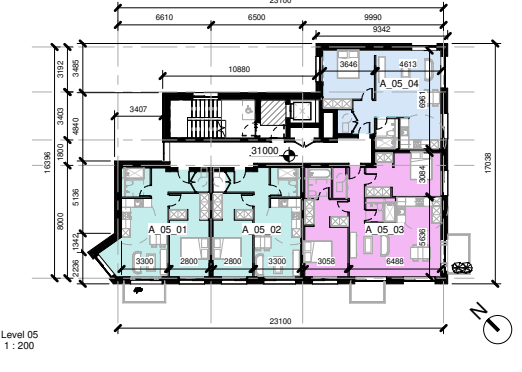
Level 01 - Creche
1:200



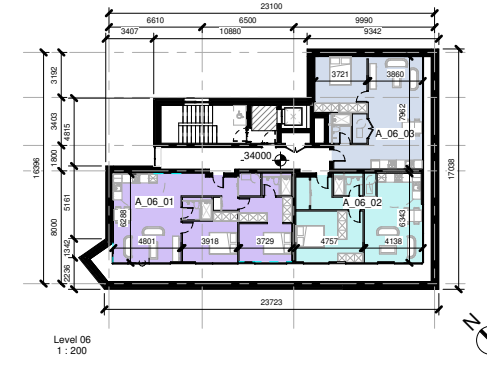
Level 02 - Part V
1:200



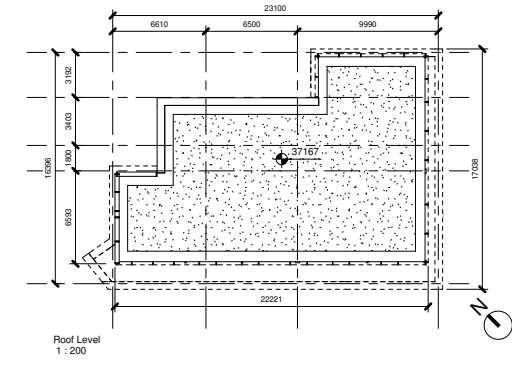
Level 04
1:200



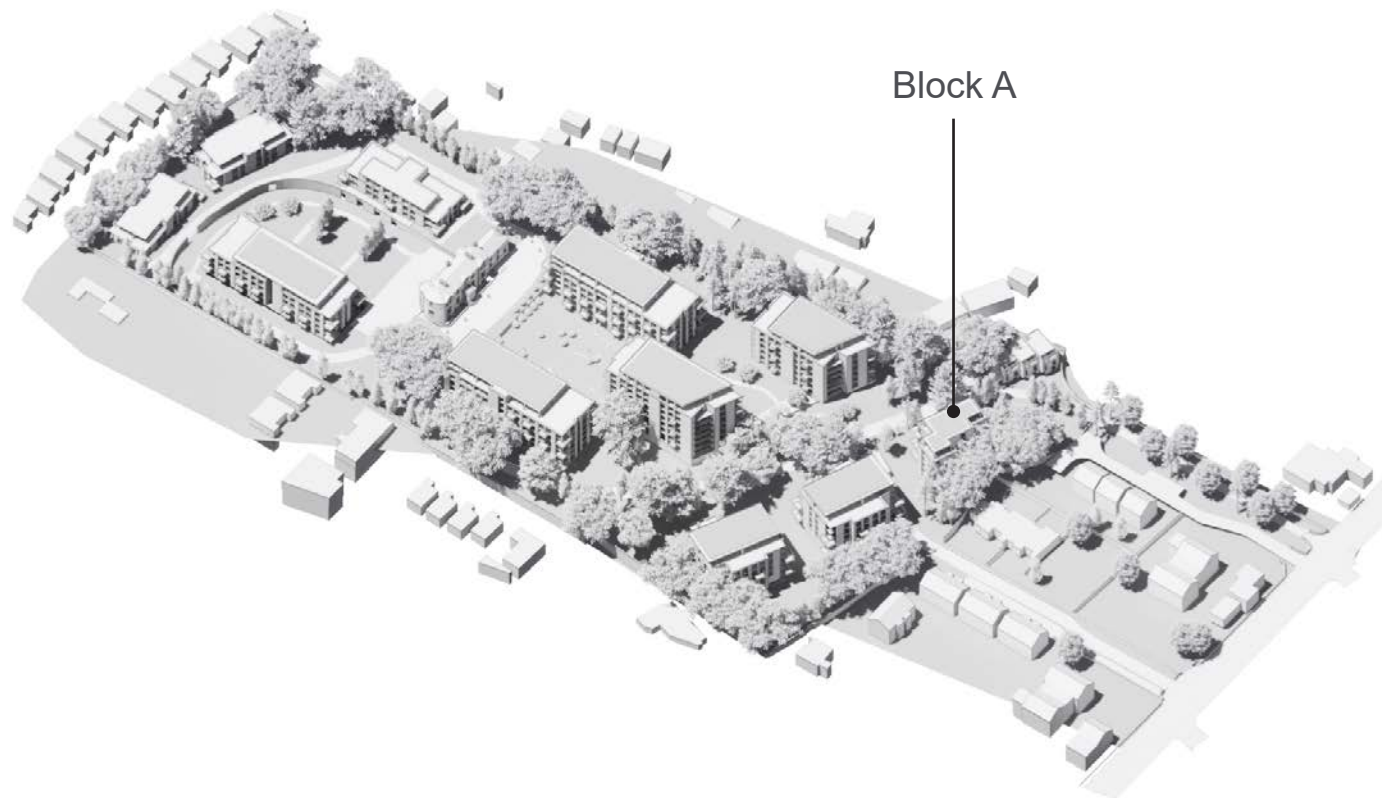
Level 05
1:200



Level 06
1:200



Roof Level
1:200



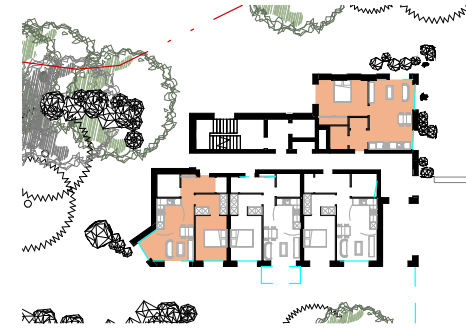
Block A

1.3 Apartment Block Design

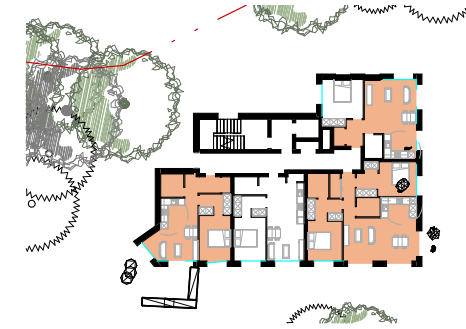
Block A

Dual Aspect units: 14 units

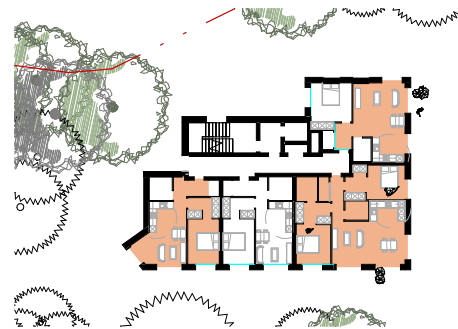
 Dual Aspect unit



Level 02 Dual Aspect
1 : 500



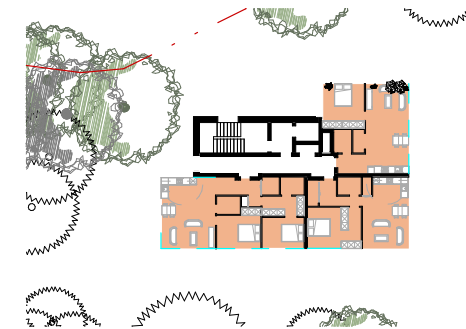
Level 03 Dual Aspect
1 : 500



Level 04 Dual Aspect
1 : 500



Level 05 Dual Aspect
1 : 500

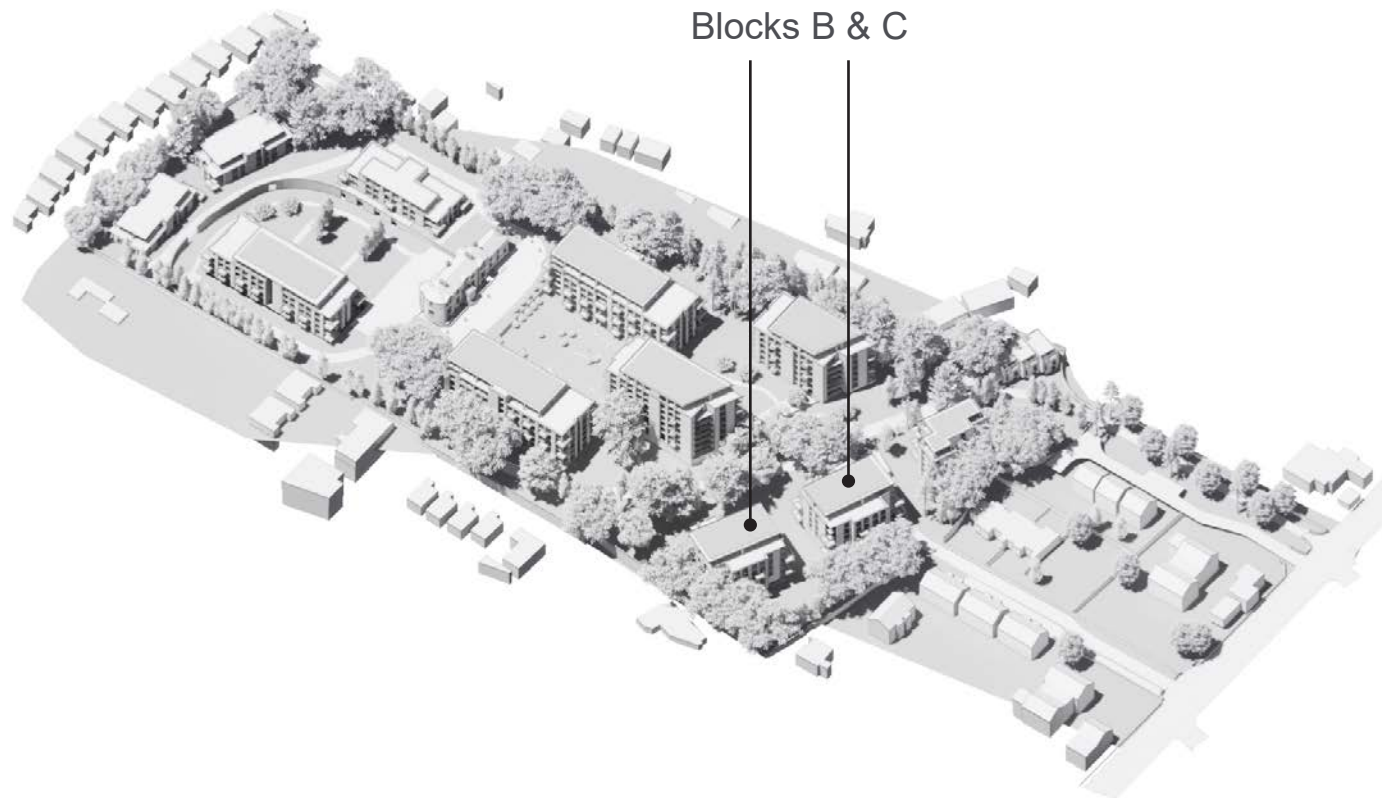
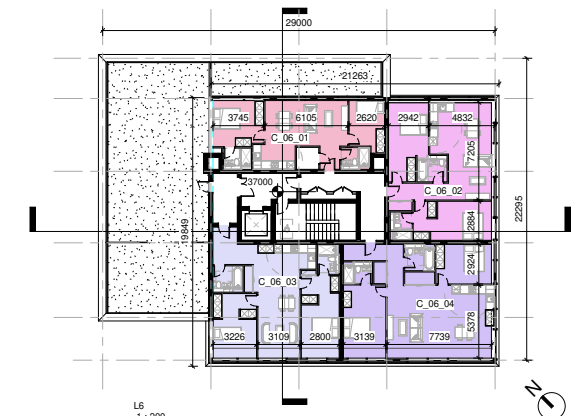
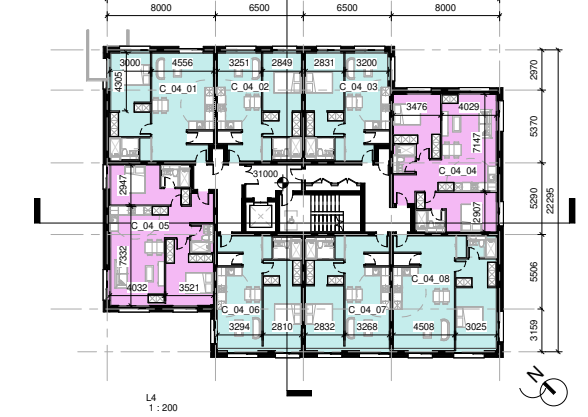
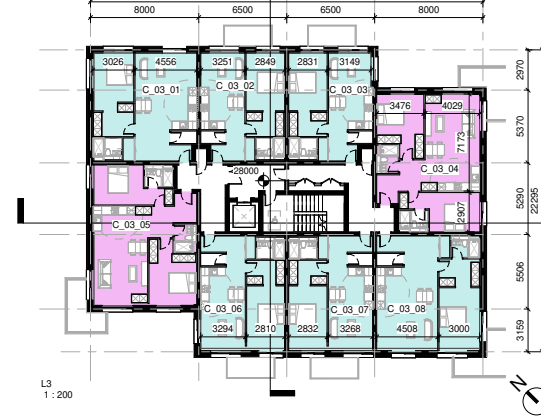
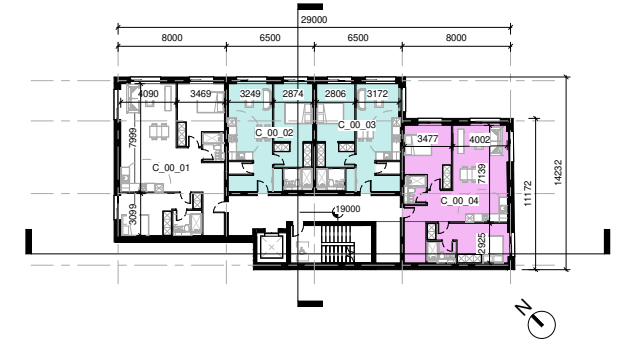
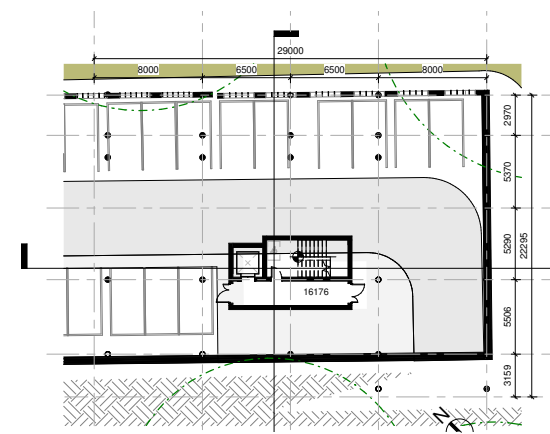


Level 06 Dual Aspect
1 : 500

1.3 Apartment Block Design

Block B & C

- Building Height:** 7 Storeys over Undercroft.
- Unit Breakdown:** 48 Apartments (each block)
- Gross Floor Area:** 3695 sqm (each block)
- Housing Typology:** Apartments
- Car Parking:** Undercroft
- Comments:** New build apartments located at the main vehicle entrance to the site

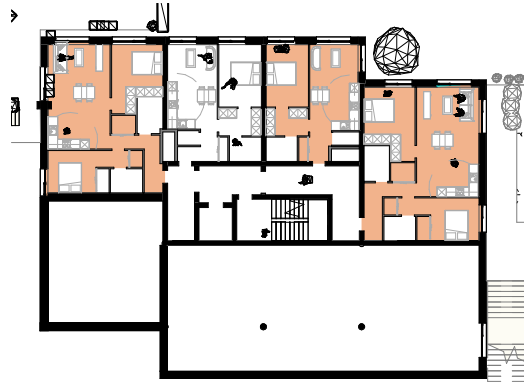


1.3 Apartment Block Design

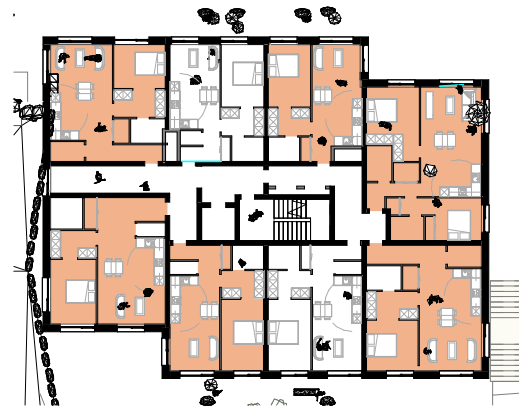
Block B & C

Dual Aspect units: 36 units

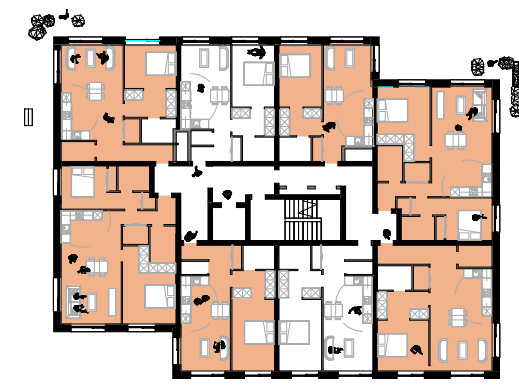
 Dual Aspect unit



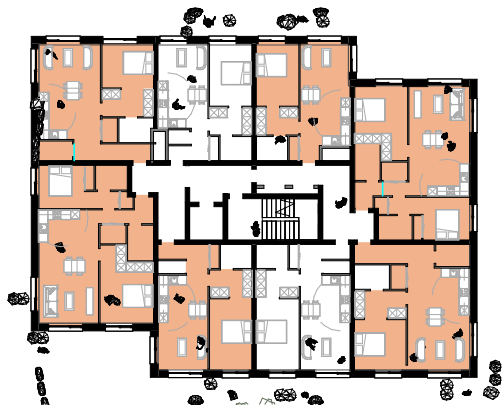
L00 Dual Aspect
1 : 500



L1 Dual Aspect
1 : 500



L2 Dual Aspect
1 : 500



L3 Dual Aspect
1 : 500



L4 Dual Aspect
1 : 500



L5 Dual Aspect
1 : 500



L6 Dual Aspect
1 : 500

1.3 Apartment Block Design

Block D

Building Height: 7 Storeys (over Basement)

Unit Breakdown: 50 Apartments

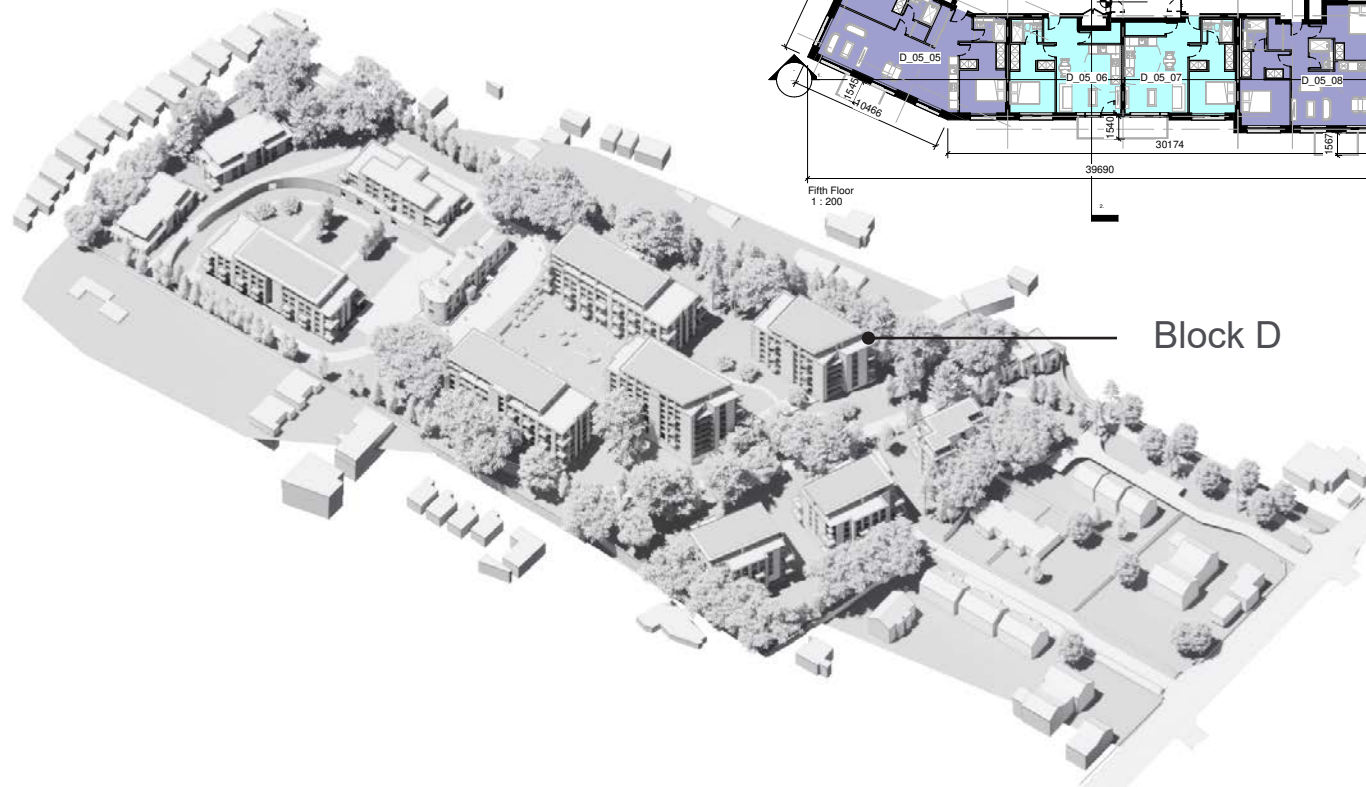
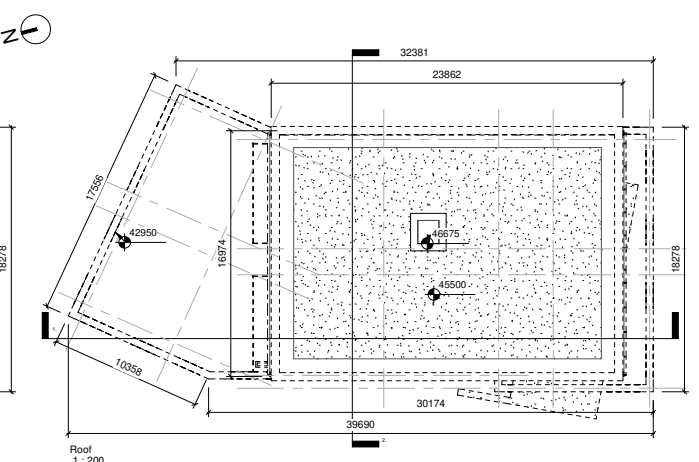
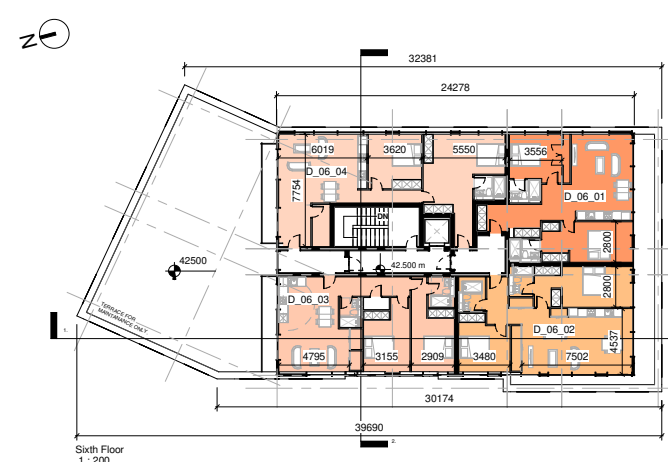
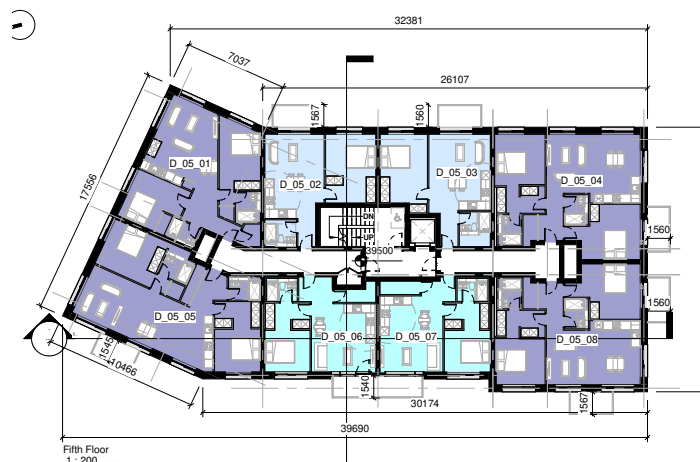
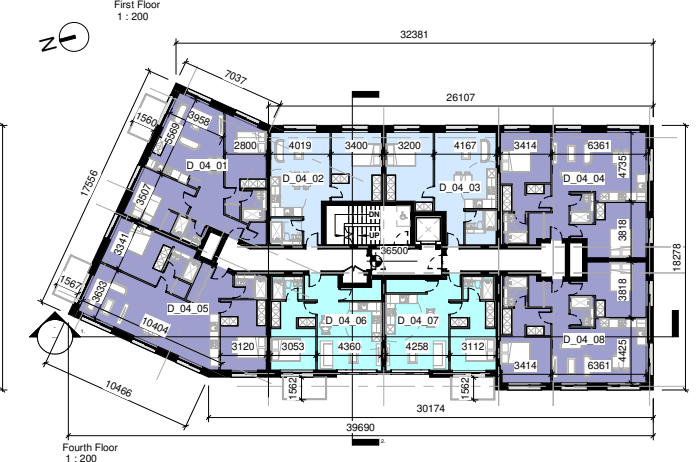
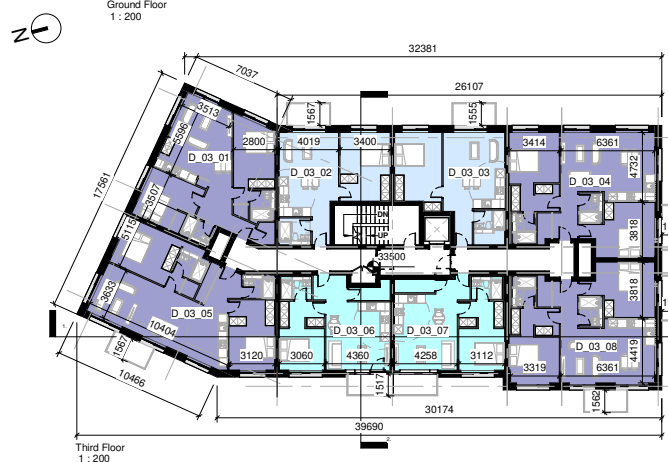
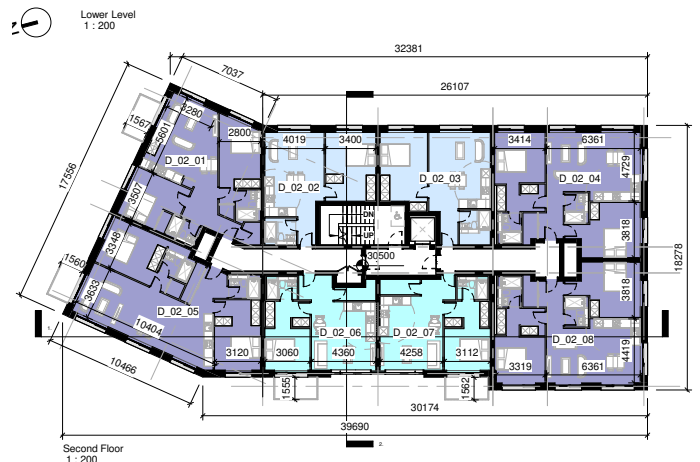
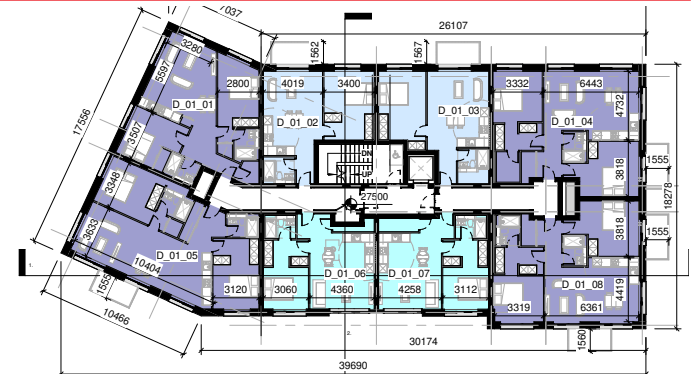
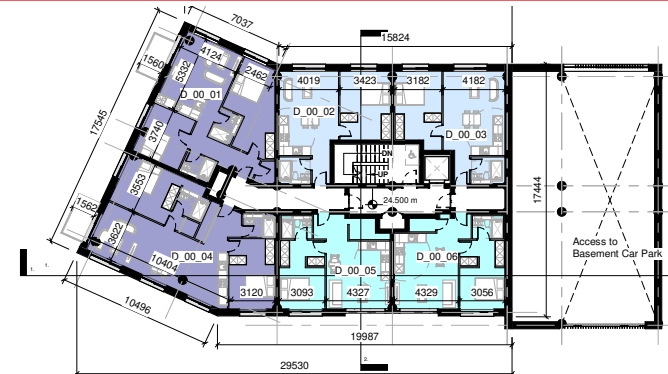
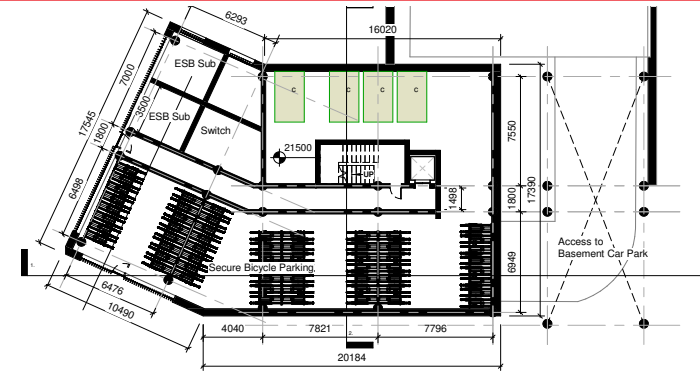
Gross Floor Area: 4150 sqm

Housing Typology: Apartments

Other Uses: ESB Sub/Switch/Bicycle Storage at basement level access into main basement vehicular parking under Block D.

Car Parking: Basement

Comments: New build apartments located off the main avenue.

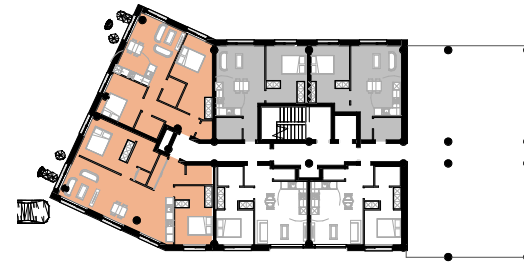


1.3 Apartment Block Design

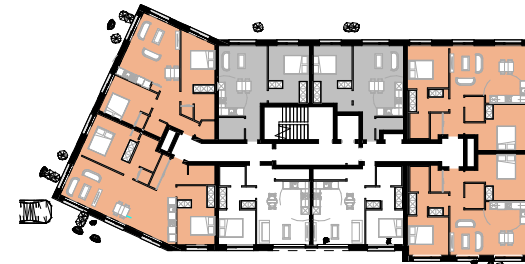
Block D

Dual Aspect units: 26 units

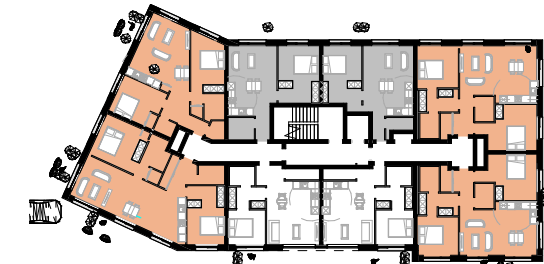
 Dual Aspect unit



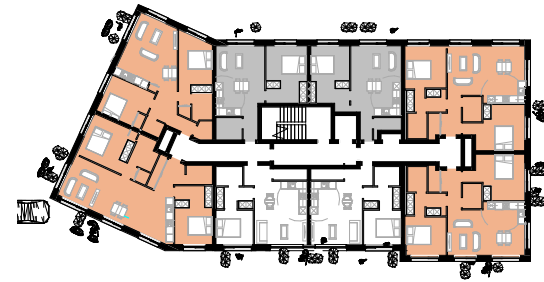
Ground Floor Dual Aspect
1 : 500



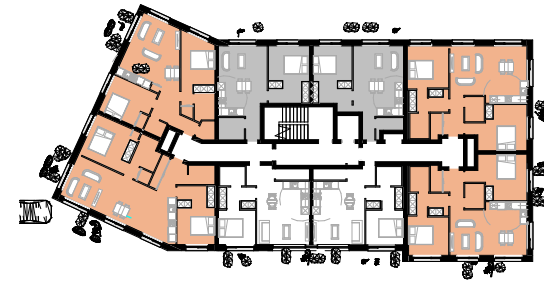
Mezzanin Dual Aspect
1 : 500



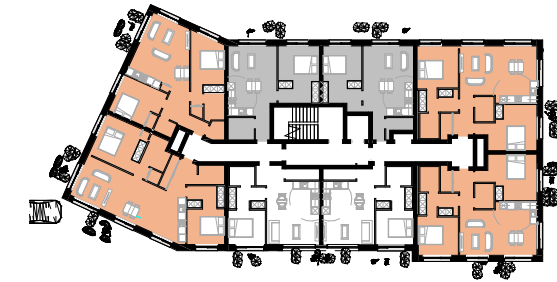
First Floor Dual Aspect
1 : 500



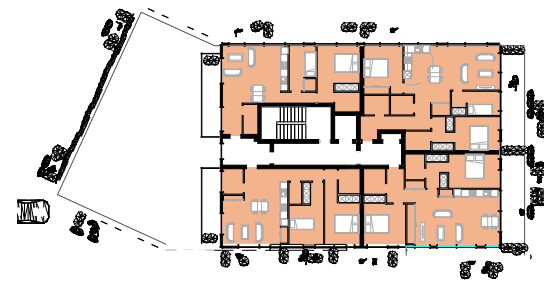
Second Floor Dual Aspect
1 : 500



Third Floor Dual Aspect
1 : 500



Fourth Floor Dual Aspect
1 : 500



Fifth Floor Dual Aspect
1 : 500

1.3 Apartment Block Design

Block E

Building Height: 9 Storeys (over basement)

Unit Breakdown: 66 Apartments

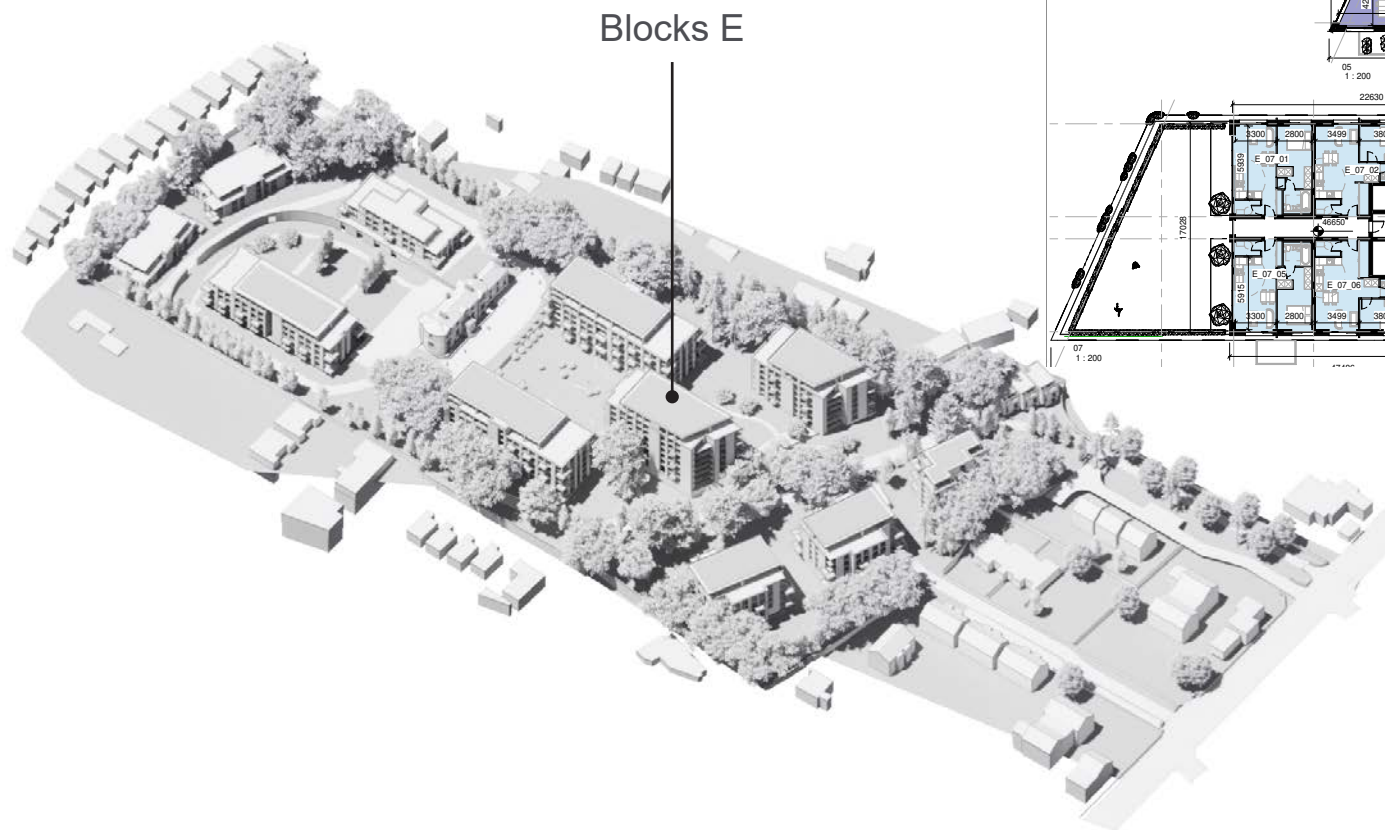
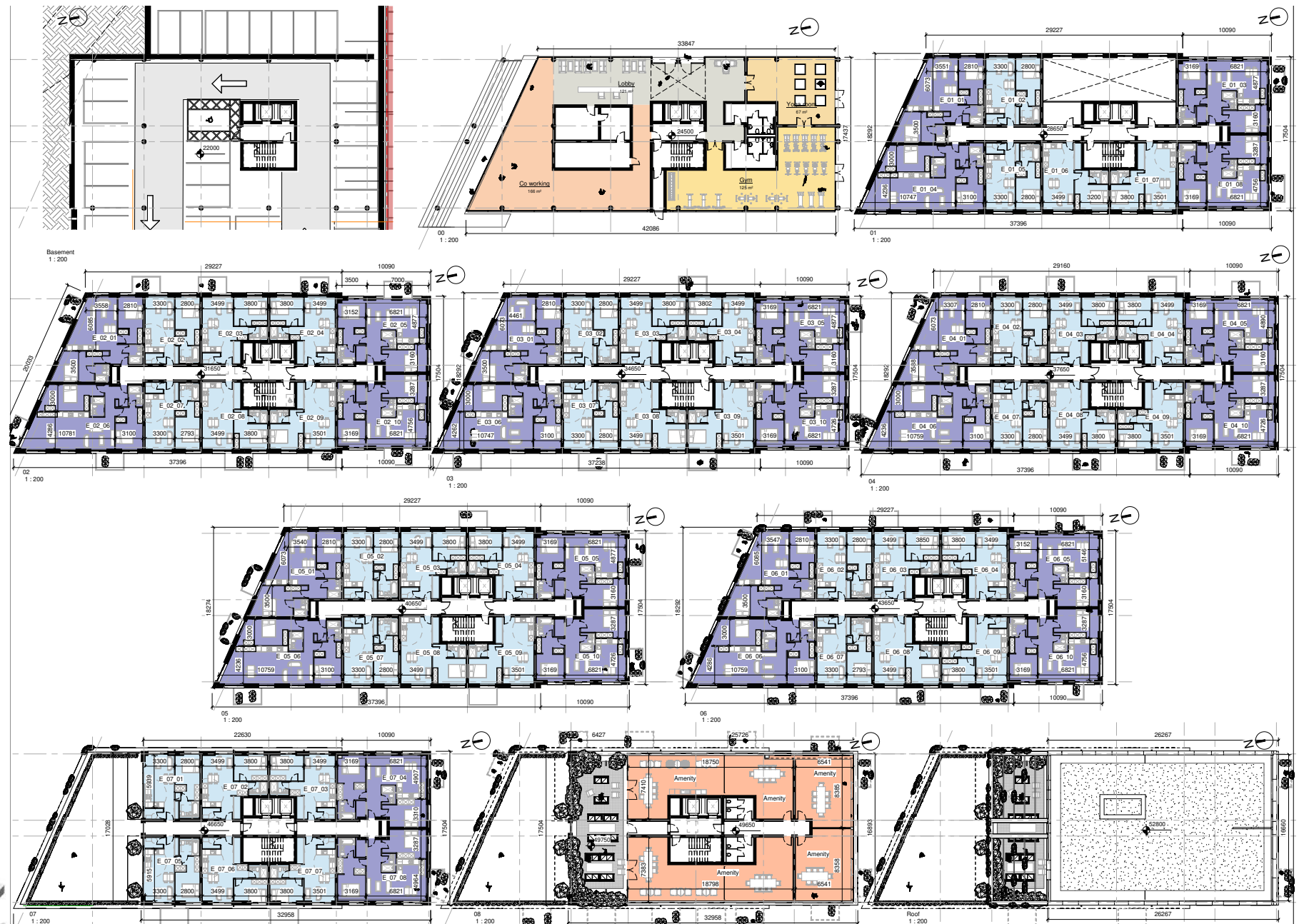
Gross Floor Area: 5904 sqm

Housing Typology: Apartments

Other Uses: Residential Amenities + Management Offices

Car Parking: Basement

Comments: New build apartments located at the central axis of the new central lawn area.
Communal terrace at the 8th floor

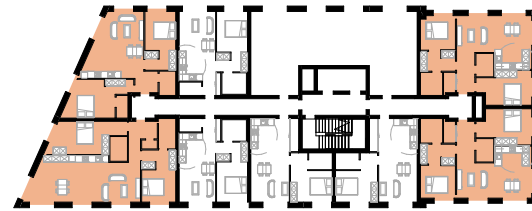


1.3 Apartment Block Design

Block E

Dual Aspect units: 28 units

 Dual Aspect unit



1F Dual Aspect
1 : 500



2F Dual Aspect
1 : 500



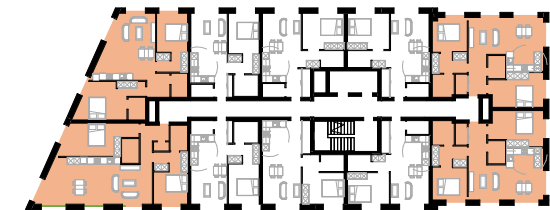
3F Dual Aspect
1 : 500



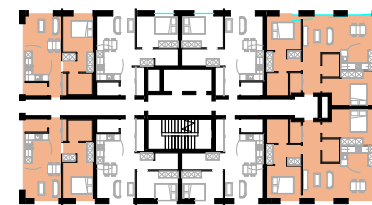
4F Dual Aspect
1 : 500



5F Dual Aspect
1 : 500



6F Dual Aspect
1 : 500



7F Dual Aspect
1 : 500

1.3 Apartment Block Design

Block F & G

Building Height: 7 Storeys over basement.

Unit Breakdown: 76 Apartments (each block)

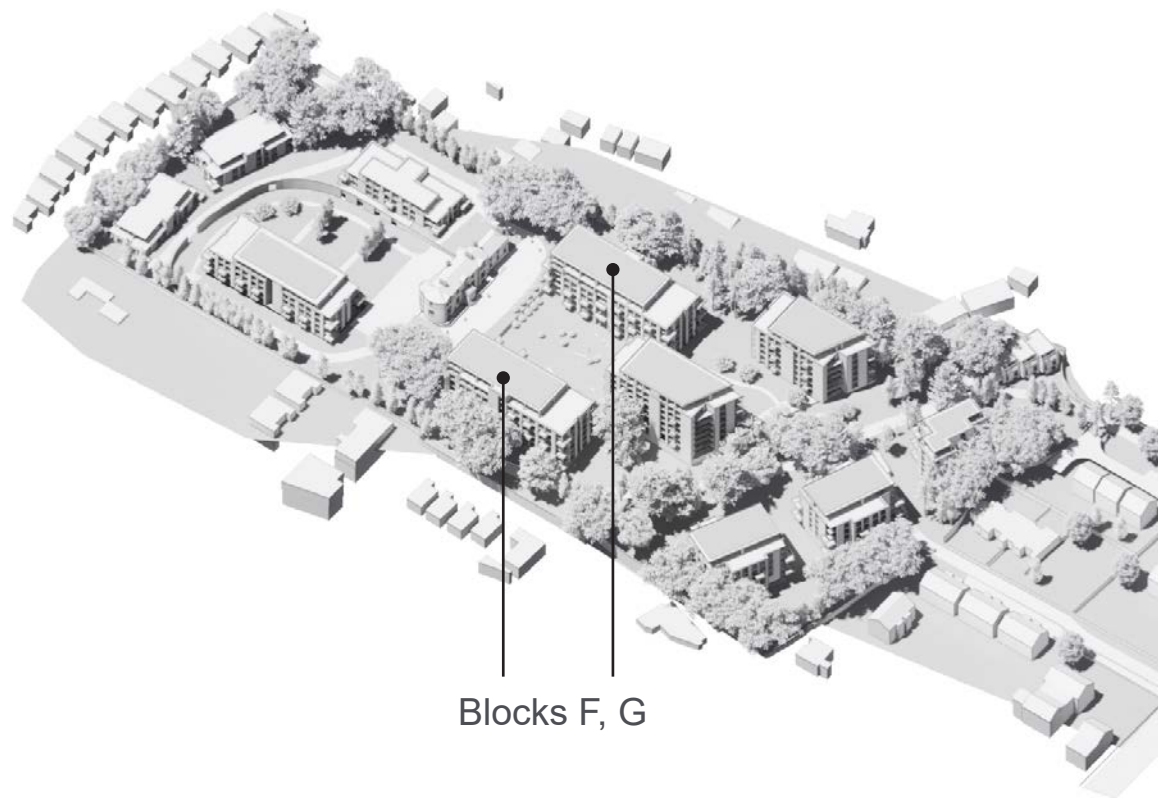
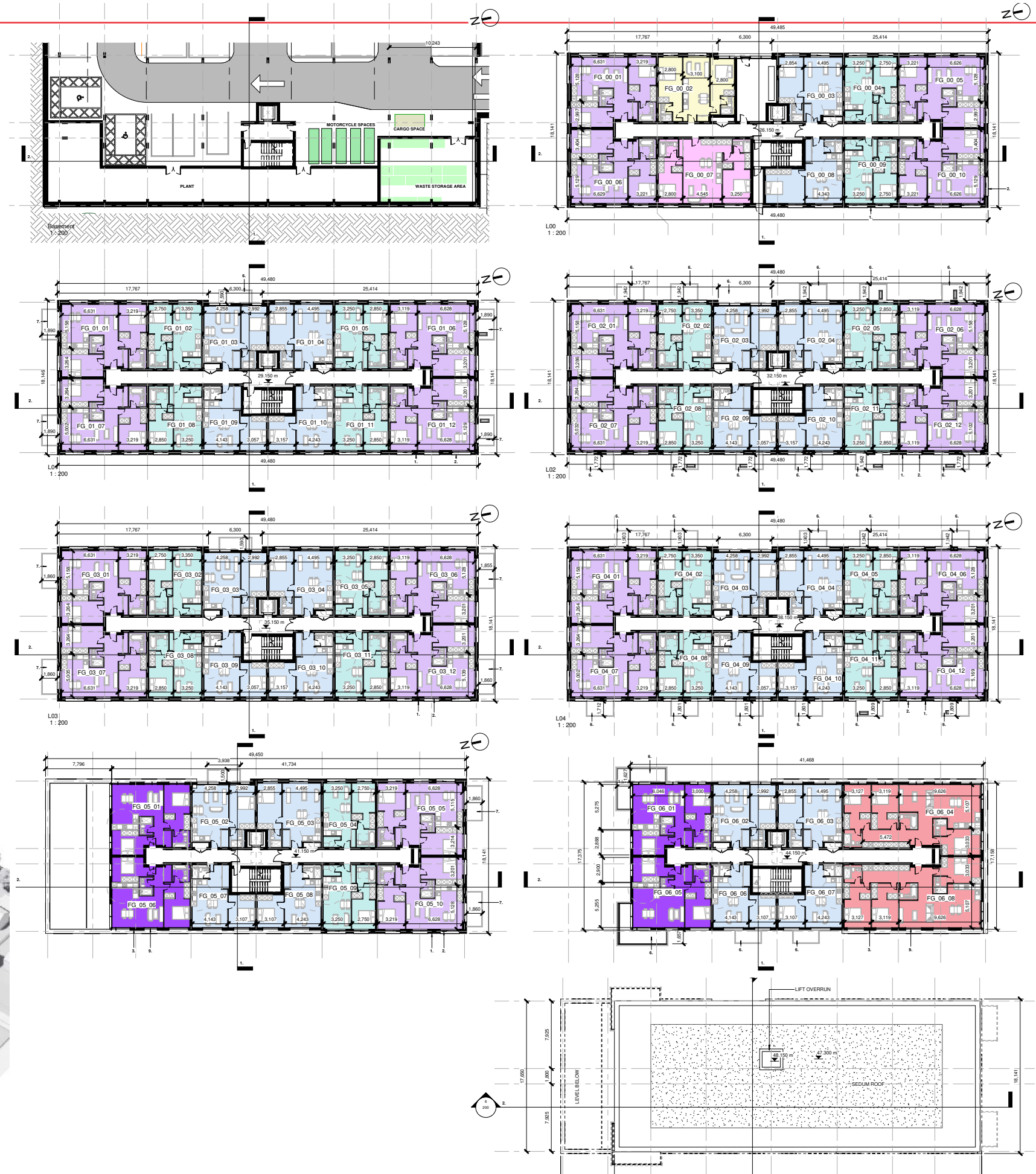
Gross Floor Area: 5469 sqm (each block)

Housing Typology: Apartments

Other Uses: Waste Storage Areas, Bicycle Storage, Plant in Basement.

Car Parking: Basement

Comments: Central Blocks flanking the main lawn area and creating a formal setting to Dalguise House

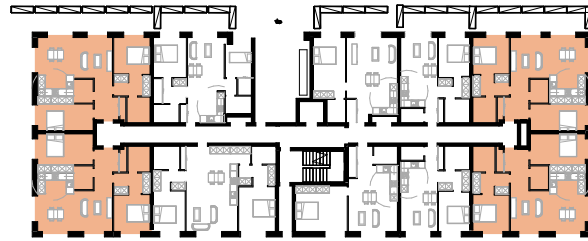


1.3 Apartment Block Design

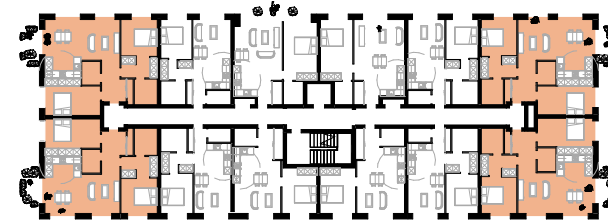
Block F+G

Dual Aspect units: 28 units (F&G)

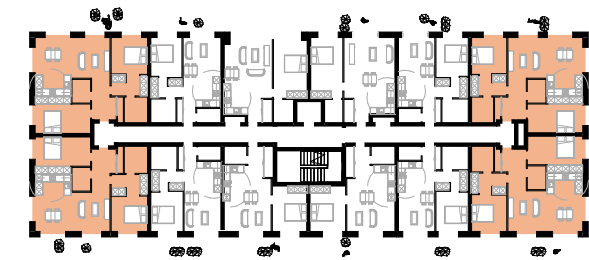
 Dual Aspect unit



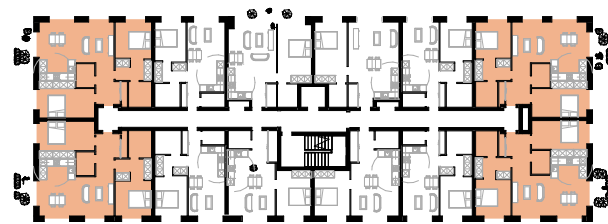
L00
1 : 500



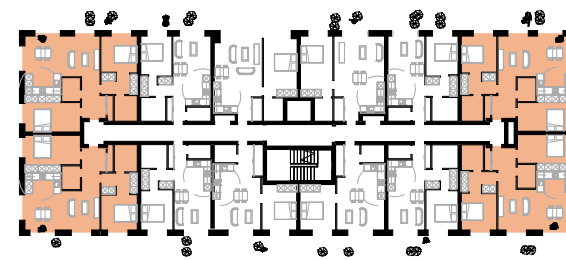
L01
1 : 500



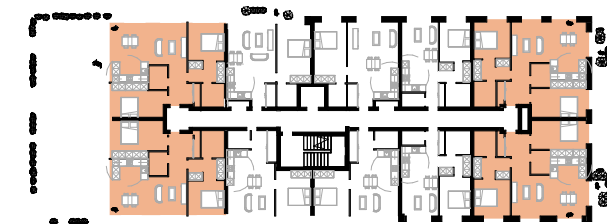
L02 - Dual Aspect
1 : 500



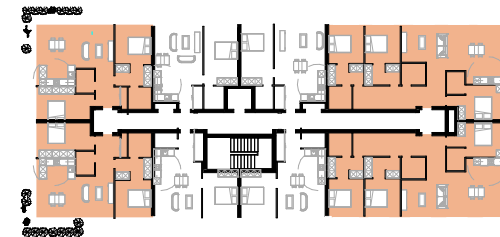
L03 - Dual Aspect
1 : 500



L04 - Dual Aspect
1 : 500



L05 - Dual Aspect
1 : 500



L06 - Dual Aspect
1 : 500

1.3 Apartment Block Design

Block H

Building Height: 5 Storeys (over Lower Ground)

Unit Breakdown: 54 Apartments

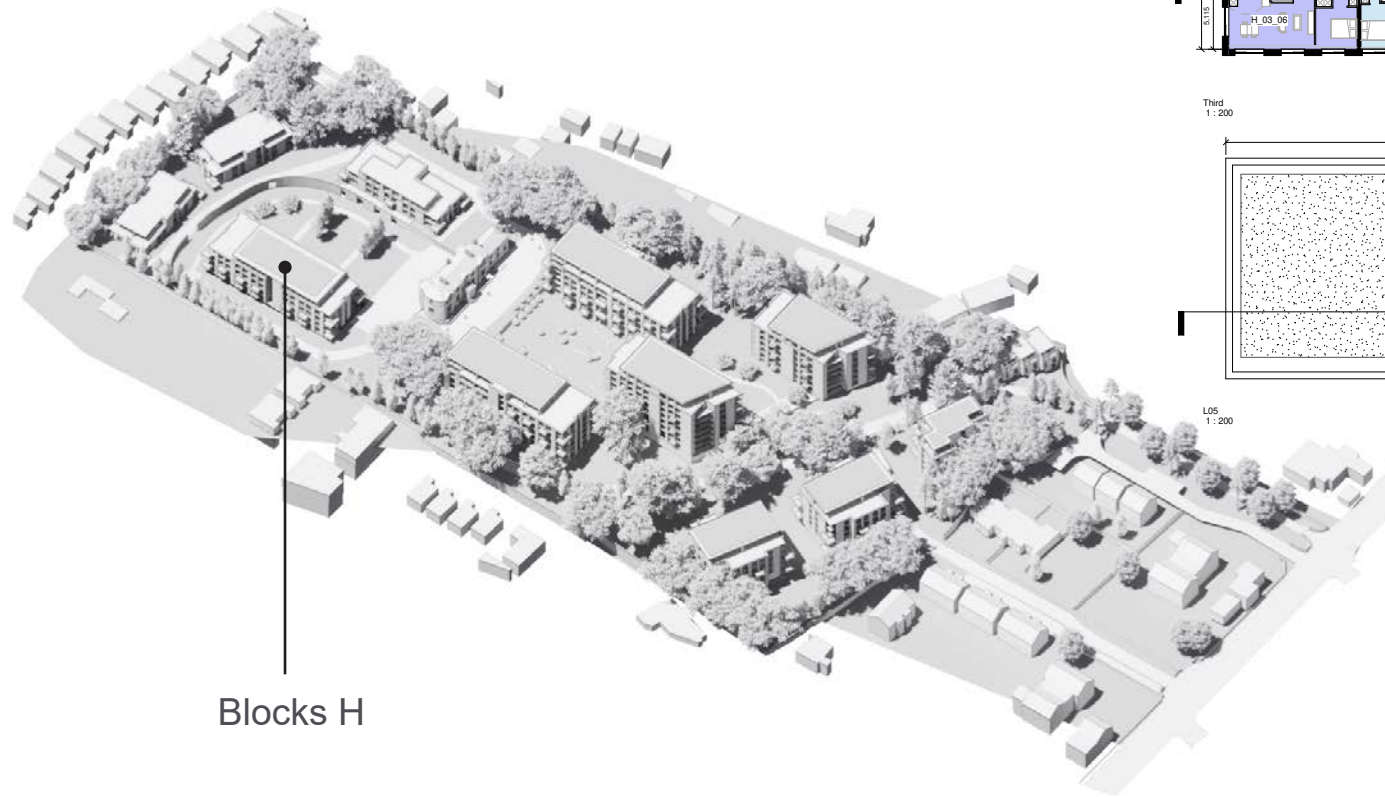
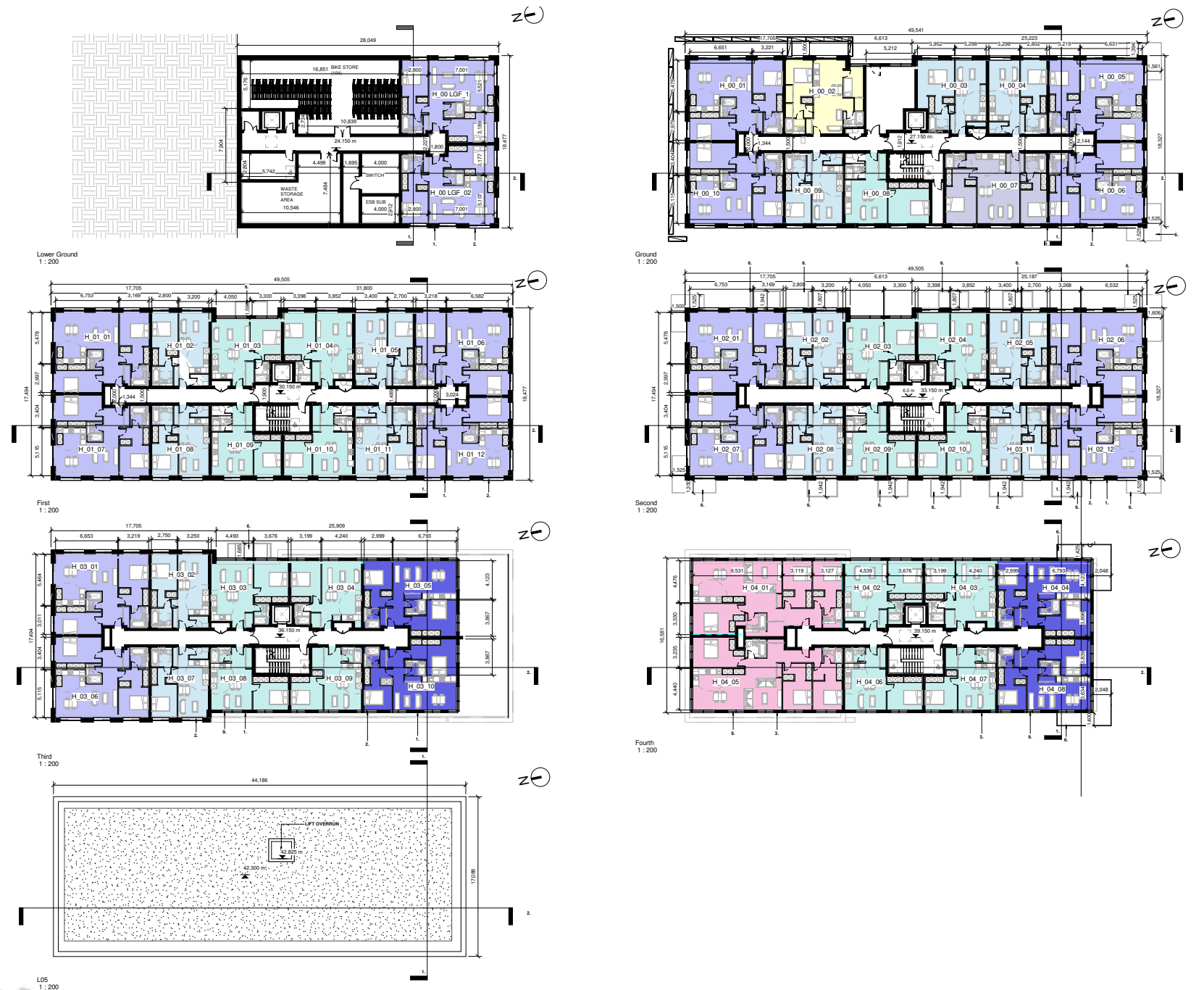
Gross Floor Area: 4252 sqm

Housing Typology: Apartments

Other Uses: Bicycle Storage / Waste Storage Area / ESB Sub @ Lower Ground Level

Car Parking: Surface

Comments: Located at the southern end of the site and forming a courtyard with the walled garden.



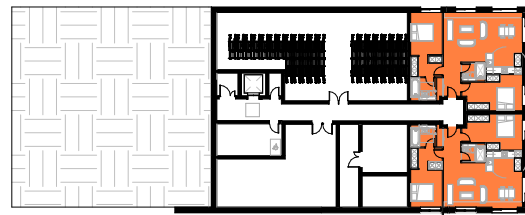
Blocks H

1.3 Apartment Block Design

Block H

Dual Aspect units: 22 units

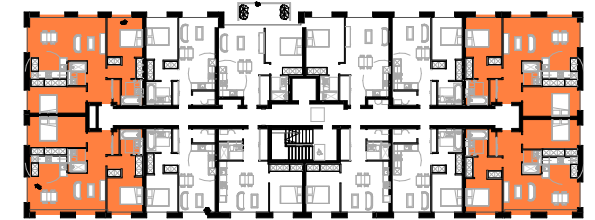
 Dual Aspect unit



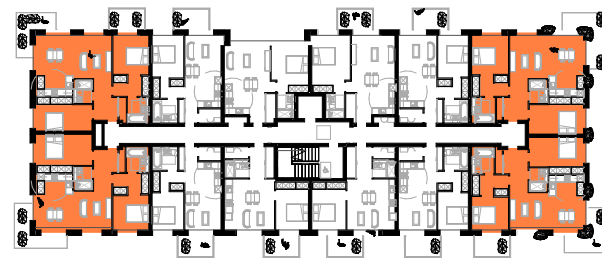
Lower Ground
1 : 500



Ground
1 : 500



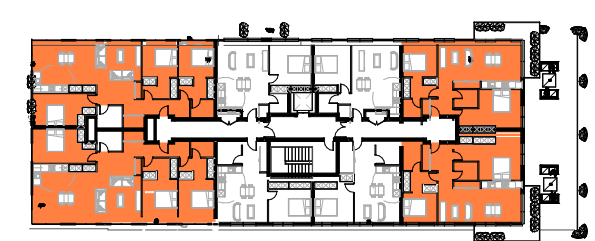
L01 - Dual Aspect
1 : 500



L02 - Dual Aspect
1 : 500



L03 - Dual Aspect
1 : 500

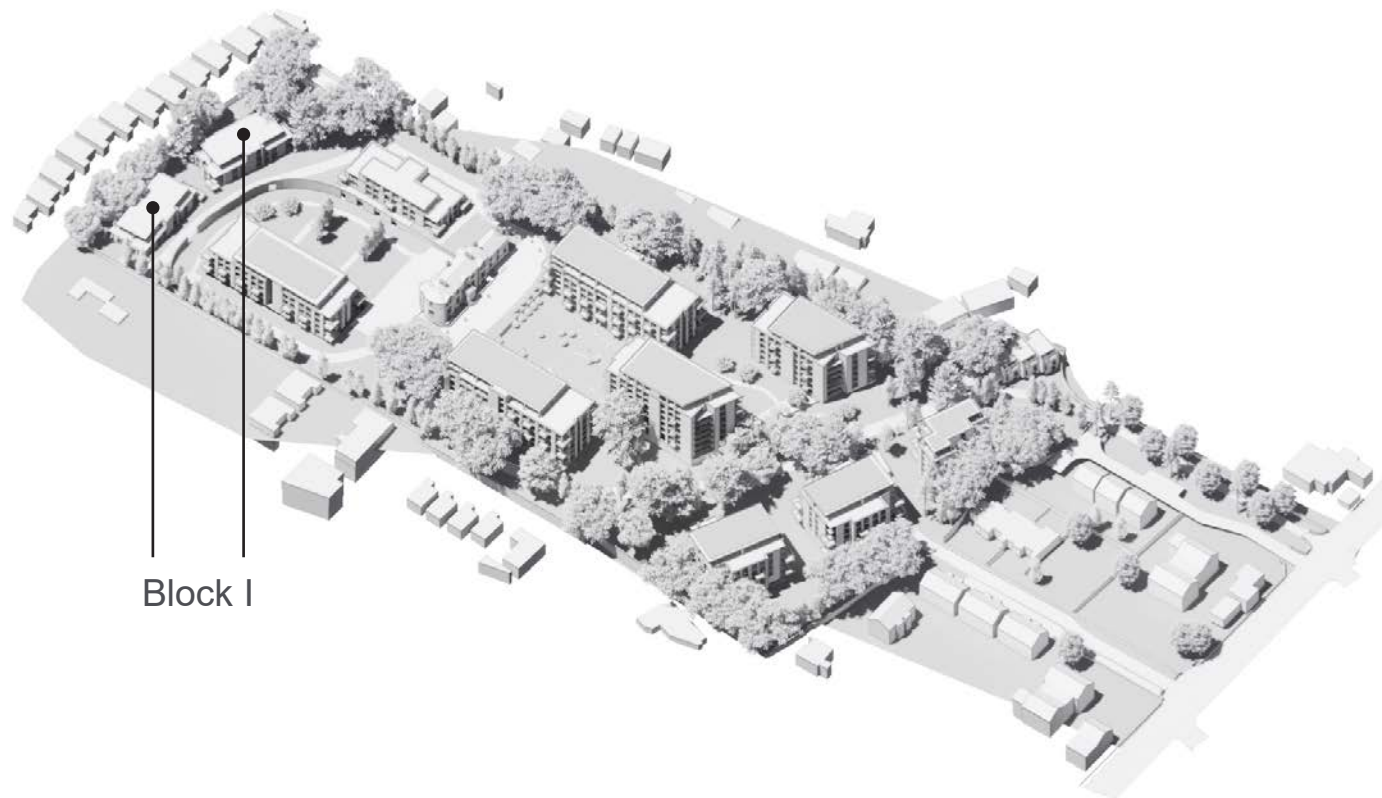
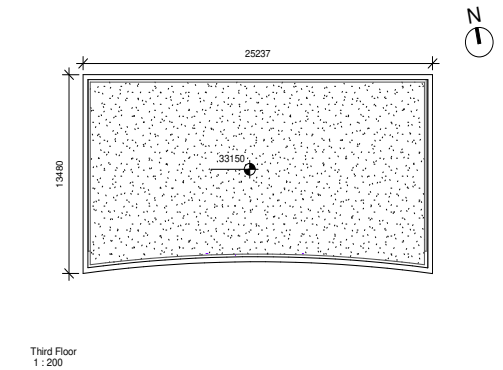
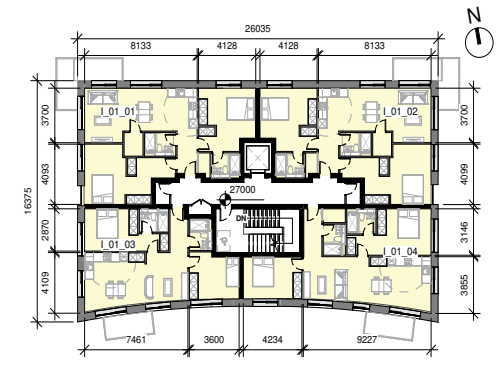
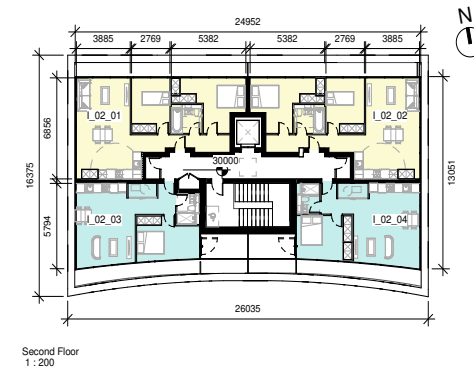
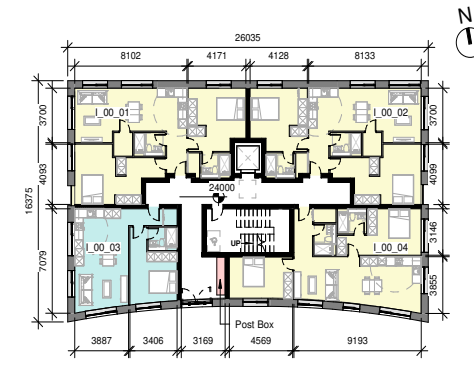


L04 - Dual Aspect
1 : 500

1.3 Apartment Block Design

Blocks I (x2)

- Building Height:** 3 Storeys
- Unit Breakdown:** 12 Apartments (each block)
24 total
- Gross Floor Area:** 1038 sqm (each block)
- Housing Typology:** Apartments
- Other Uses:** N/A
- Car Parking:** Surface
- Comments:** Mews style apartment buildings located at the southern end of the site behind the Garden Wall. Suitable for active living.



1.3 Apartment Block Design

Block I X2

Dual Aspect units: 12 units each (24 total)

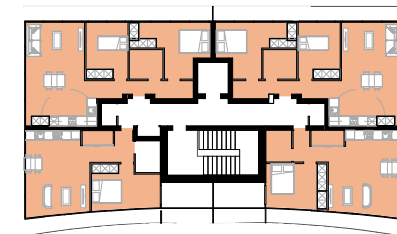
 Dual Aspect unit



Ground Floor Dual Aspect
1 : 500



First Floor Dual Aspect
1 : 500



Second Floor Dual Aspect
1 : 500

1.3 Apartment Block Design

Block J

Building Height: 4 Storeys

Unit Breakdown: 20 Apartments

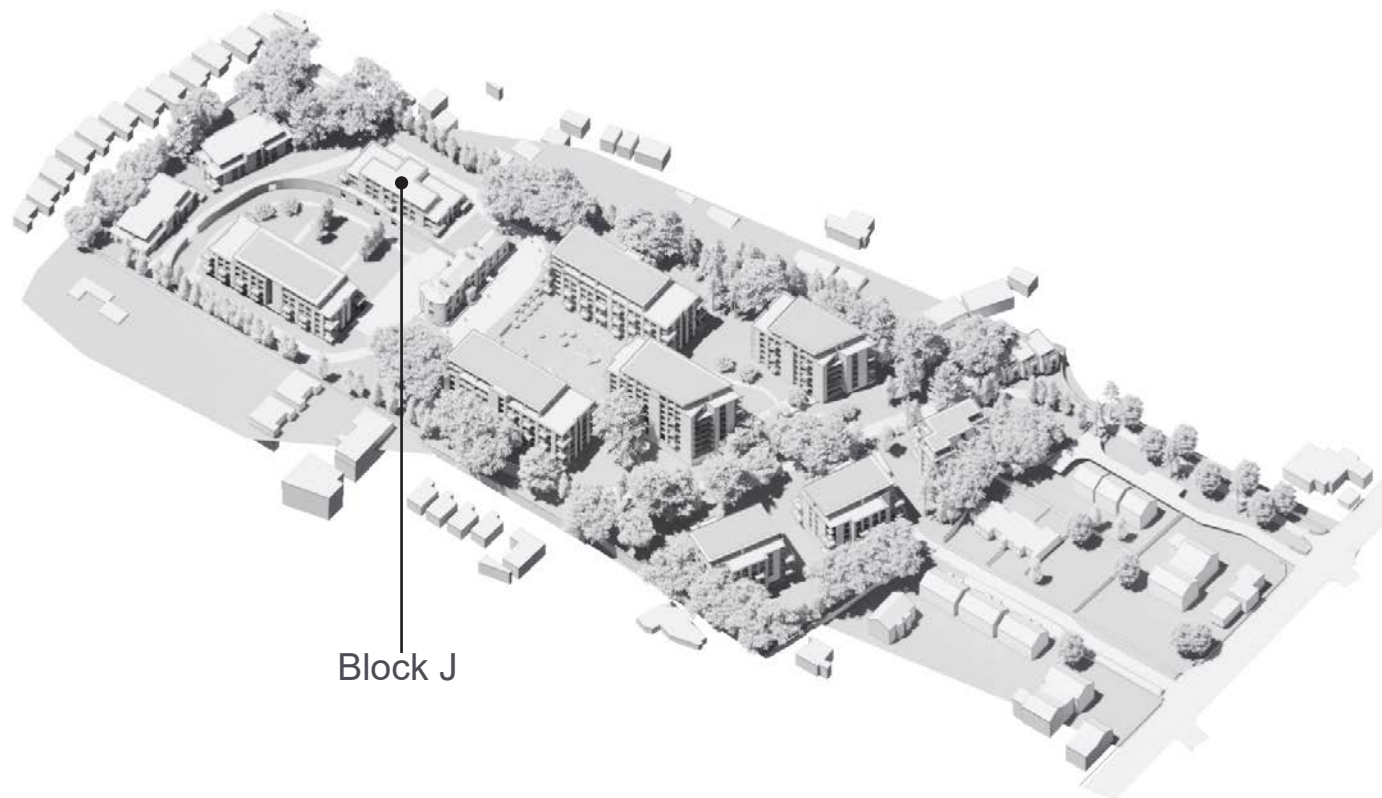
Gross Floor Area: 1844 sqm

Housing Typology: Apartments

Other Uses:

Car Parking: Surface

Comments: Mews style apartment buildings located at the southern end of the site to the west of the Garden wall

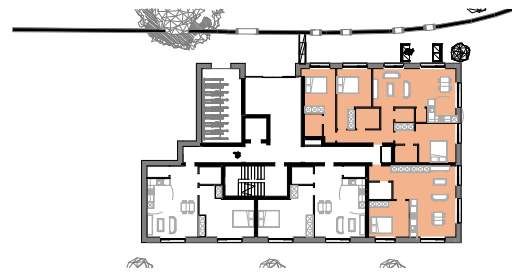


1.3 Apartment Block Design

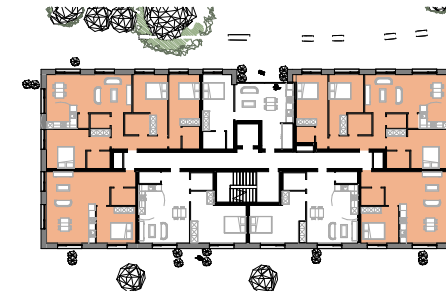
Block J

Dual Aspect units: 12 units

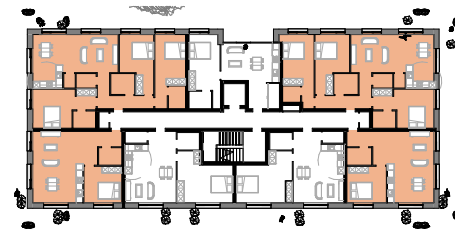
 Dual Aspect unit



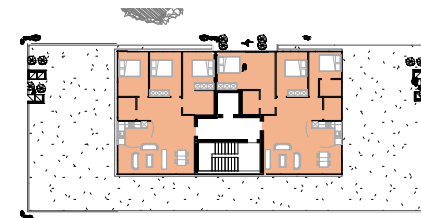
L00 Dual Aspect
1 : 500



L01 Dual Aspect
1 : 500



L02 Dual Aspect
1 : 500

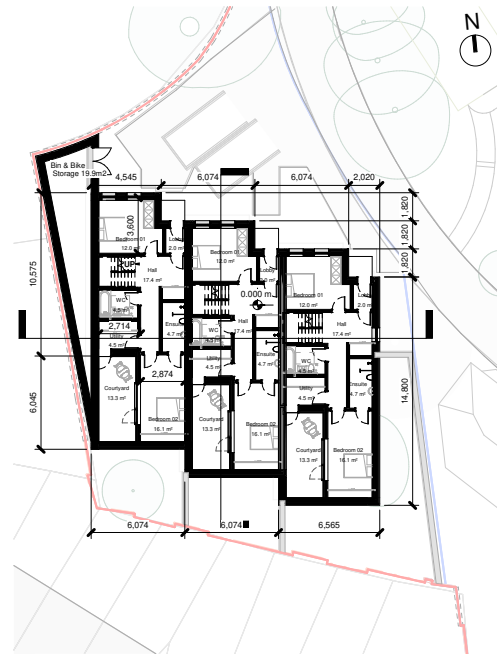


L03 Dual Aspect
1 : 500

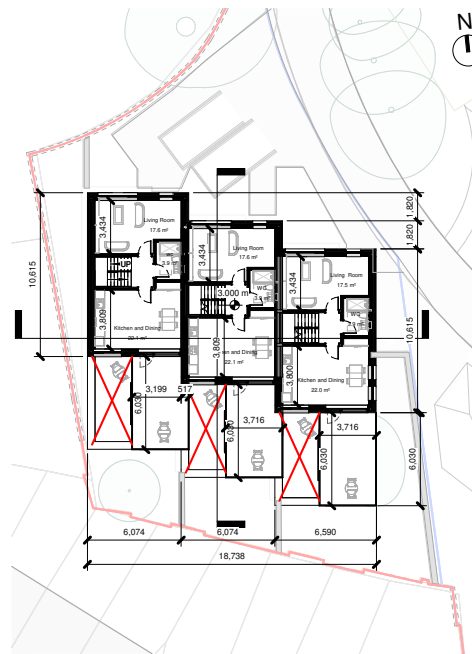
1.4 NW Houses Design

North West Houses

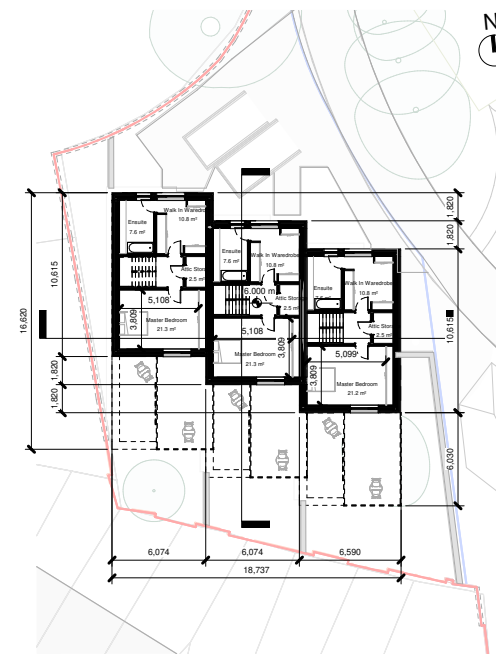
- Building Height:** 3 Storeys
- Unit Breakdown:** 3 x 3 Bed houses.
- Gross Floor Area:** 569 sqm
- Housing Typology:** Houses
- Other Uses:**
- Car Parking:** Surface (3No)
- Comments:** 3 no. new build houses



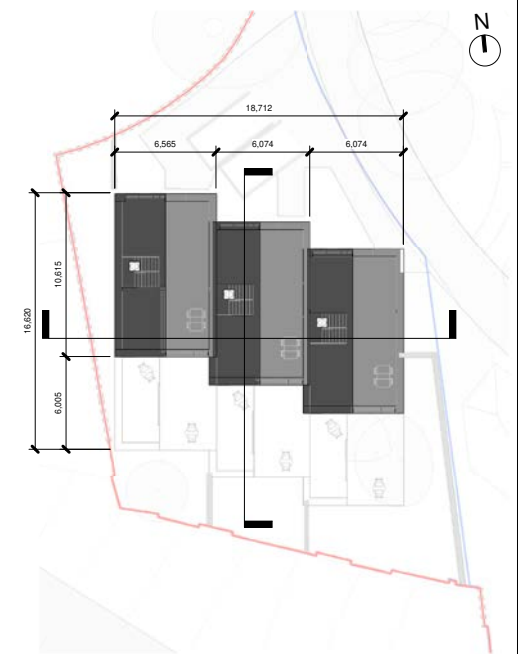
L00 - Ground Floor
1 : 200



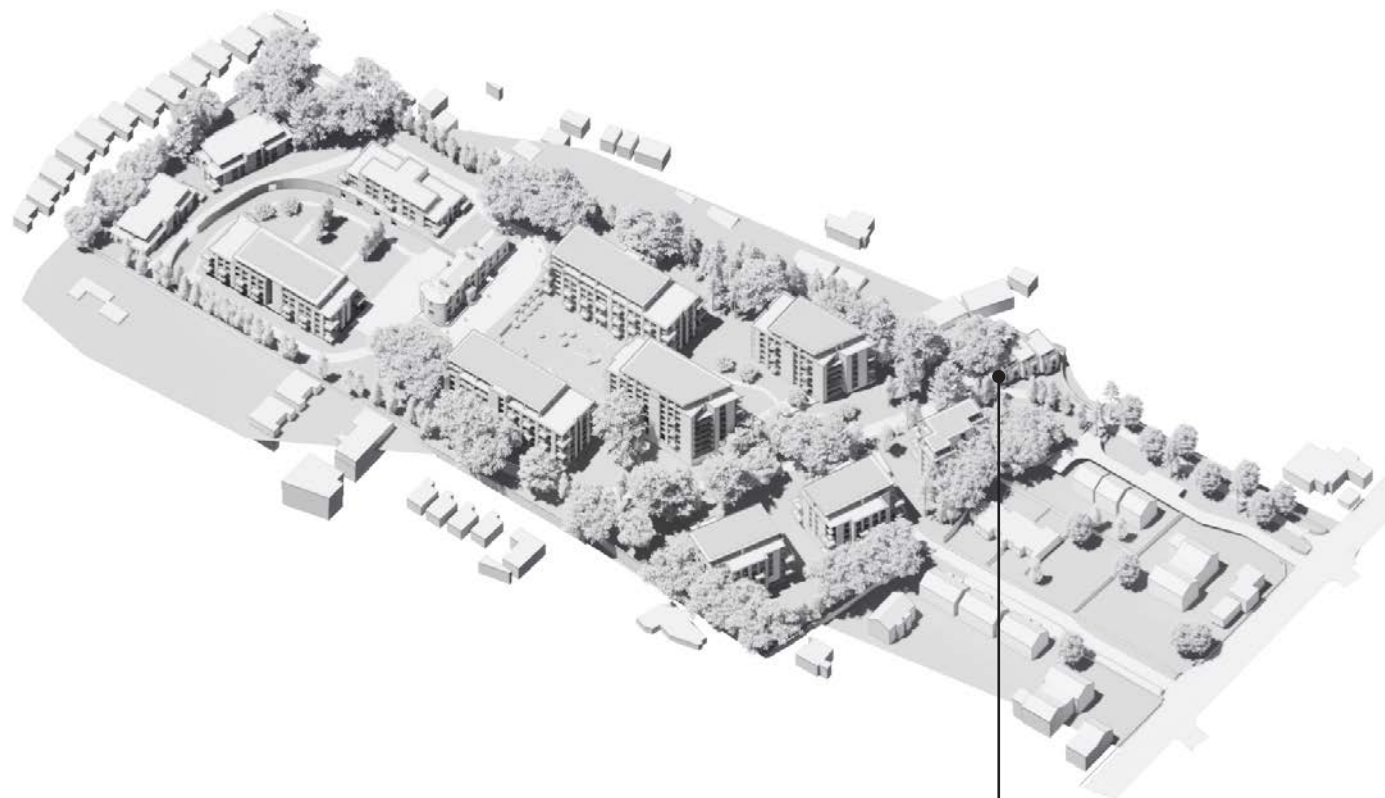
L01 - First Floor
1 : 200



L02 - Second Floor
1 : 200

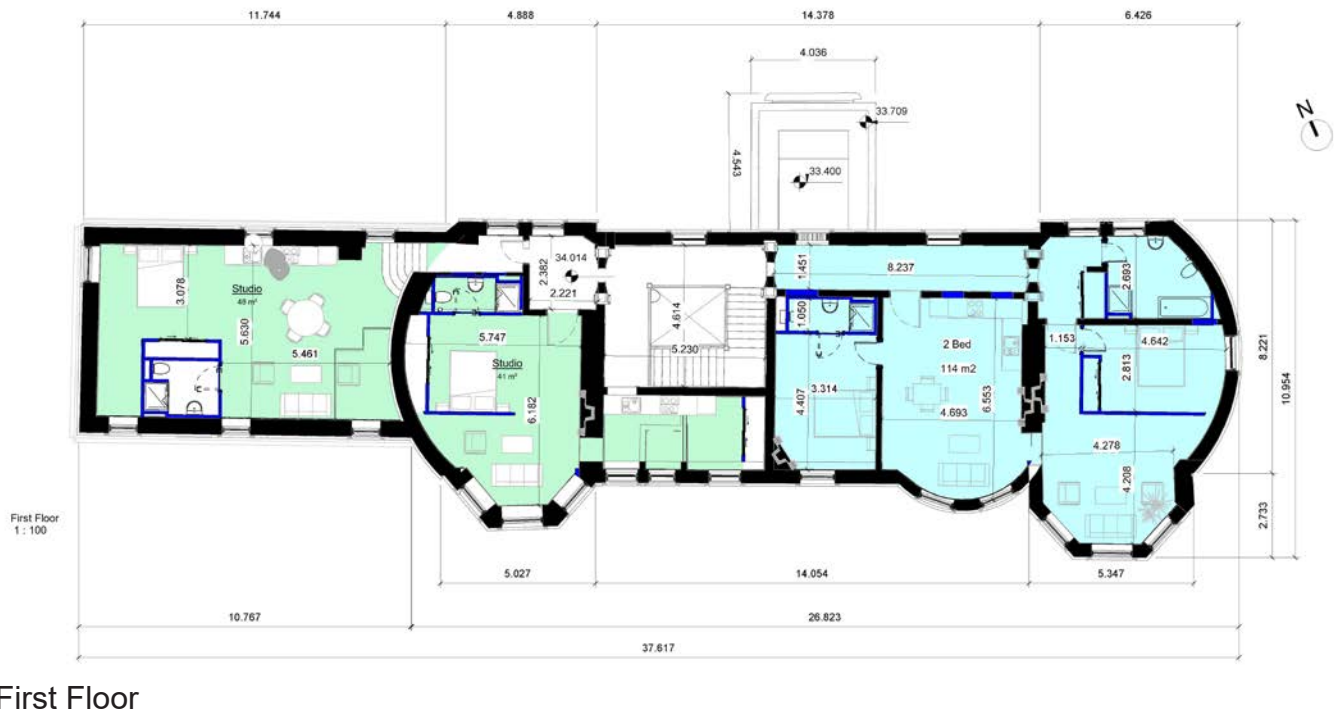


RF - Roof Level
1 : 200



North West Houses

1.5 Dalguise House - First Floor Apartments



Short Stay Apartment - Living Room (Precedent Images)



DRAFT 3D Image - short stay apartment - Living Room

2.0 | Amenity Provision



2.1 Amenity Overview

COMMUNAL / PRIVATE AMENITY

The table opposite describes the calculations and figures for the private and communal amenity space.

The total private amenity provided (Balconies, Roof Terrace, Patio Gardens at ground) = 1933.3 sqm

The net private amenity (minus over provision) = 1787sqm
 Total Communal amenity required to meet minimum standards = 3869 sqm

The Total Communal Amenity Provided = 3880 sqm
 The Public open Space provided = 6350sqm

See Diagram below for breakdown :



- LEGEND
- PUBLIC SPACE
 - PRIVATE SPACE
 - COMMUNAL OPEN SPACE
 - CHILDCARE SPACE
 - OTHER PUBLIC AREAS (External space with accessibility issues due to steep existing gradients/trafficked routes)

Block	Studio	1 bed	2 bed (3)	2 bed (4)	3 Bed	Total Req	Private OS	Net Private OS	Net Provided	Required OS
A		150		56		206	74.2	16.2	58	148
B		330	72	126		528	126		126	402
C		330	72	126		528	126		126	402
D		240		364		604	210.7	7.7	203	401
E		400		364		764	290	2	288	476
F		460	60	322	36	878	294	1	293	585
G		460	60	322	36	878	294	1	293	585
H		300	60	238	36	634	169	23	146	488
I		30	24	98		152	68	16	52	100
I		30	24	98		152	68	16	52	100
J		130			126	256	142	14	128	128
Dalguise	16		12			28	0	0	0	28
Brick Lodge		10				10	5	0	5	5
Coach Hse		10		28		38	66.4	49.4	17	21
						5656	1933.3	146.3	1787	3869

INTERNAL AMENITY

Block E Amenity:

Ground Floor - Greystar Management and Leasing Offices, Gym, Residents Lounge, Parcel room, Concierge, Co-working, Meeting room.

Rooftop - Residents Clubhouse, Residents terrace, Residents Lounge.

Dalguise House:

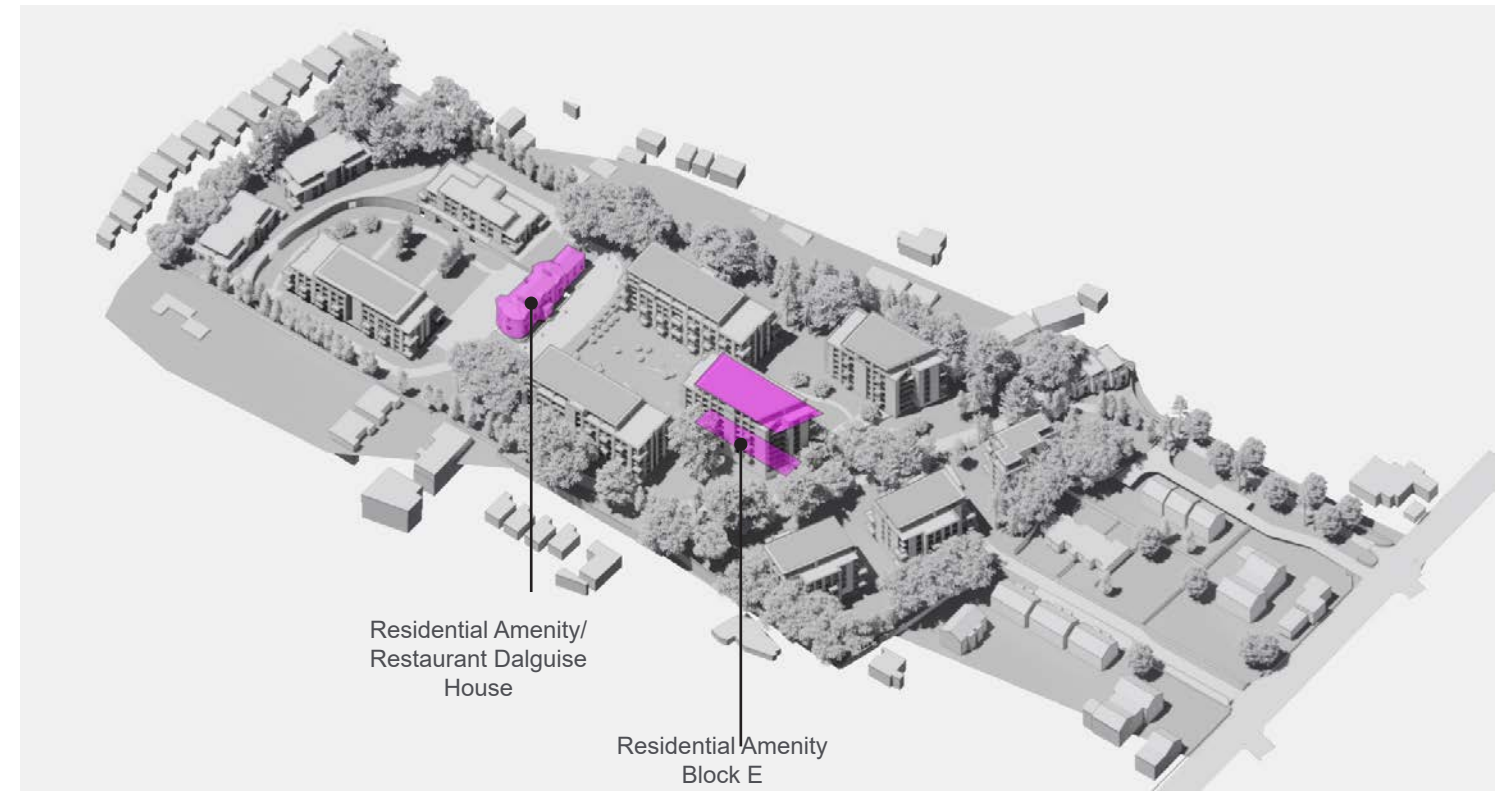
Events Space, Library, Residents Lounge.

Diagrams to the right show location of internal and external residents' amenities spaces.

Internal Amenity / Public Space

Amenity Provision	
Dalguise House	total sqm
Café ** Public	273
Library	25
Residents Lounge	48
Events Space	44
Bar/Bookable room	40
Total Amenity	157

Amenity Provision	
Block E	total sqm
Ground Floor	
Gym	114
Yoga room	40
Residents Lounge (co-working)	204
Supports	75
Lobby	136
Total	494
Top Level	
Residents Lounge	133
Games room	78
Screen room	17
Private Lounge	67
Kitchen	38
Total	333
Total	984



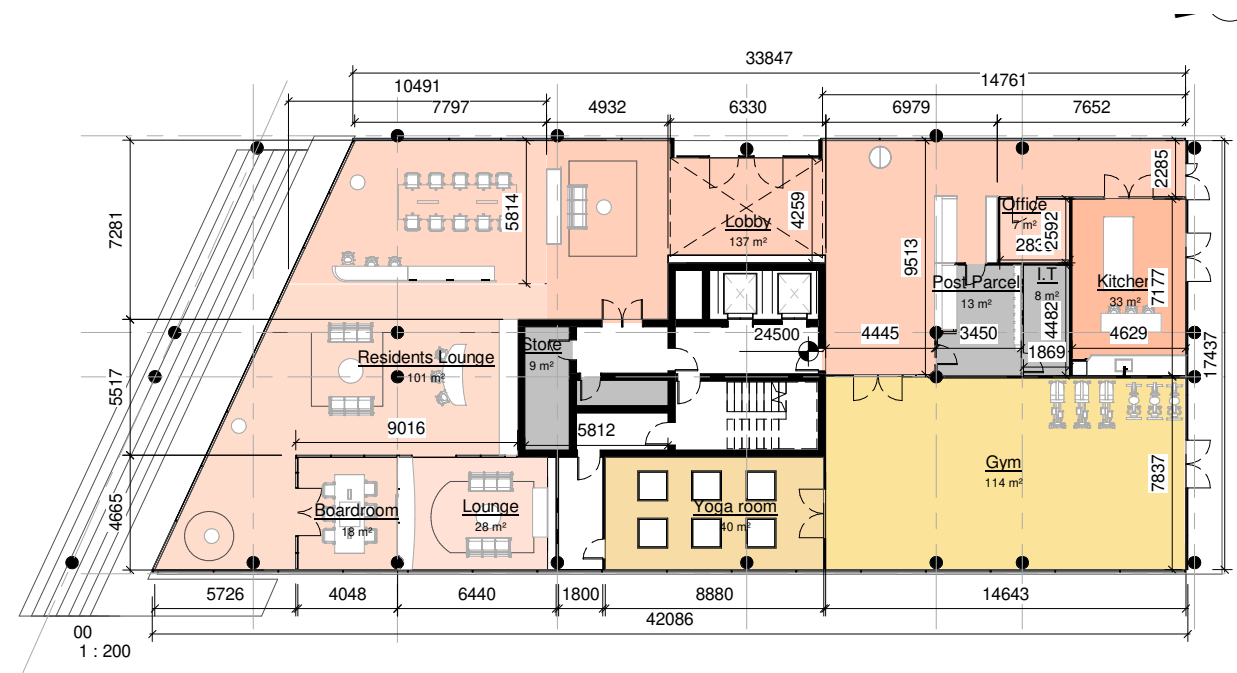
Location of Residential Amenities

2.2 Block E - Communal Amenity (Internal)

Amenity Provision	
Block E	
Ground Floor	total sqm
Gym	114
Yoga room	40
Residents Lounge (co-working)	204
Supports	75
Lobby	136
Total	494
Top Level	
Residents Lounge	133
Games room	78
Screen room	17
Private Lounge	67
Kitchen	38
Total	333
Total	984



Residents Lounge Area - Block E



Residents Co-Working Area - Block E

2.3 Block E - Communal Amenity - Rooftop



Residents Amenities- Private dinning room (Image provided by Greystar)



Residents Amenities- Terrace garden (Precedent Image)



Residents Amenities - (3D draft view)



Residents Amenities- Terrace garden (3D draft view)

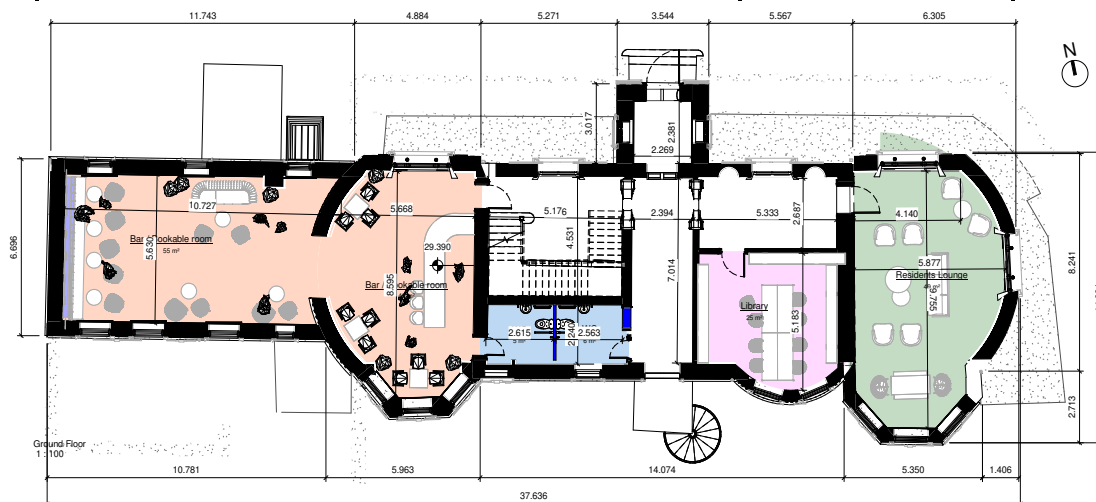


Residents Amenities- Terrace garden (Precedent Image)

2.4 Dalguise House Ground Floor Amenity Provision

Internal Amenity / Public Space

Internal Amenity / Public Space		Amenity Provision
Dalguise House		total sqm
Café ** Public		273
Library		25
Residents Lounge		48
Events Space		44
Bar/Bookable room		40
Total Amenity		157



Ground Floor



Residents Amenities- Residents Lounge (Precedent Image)



Residents Amenities- Residents Lounge (Precedent Image)

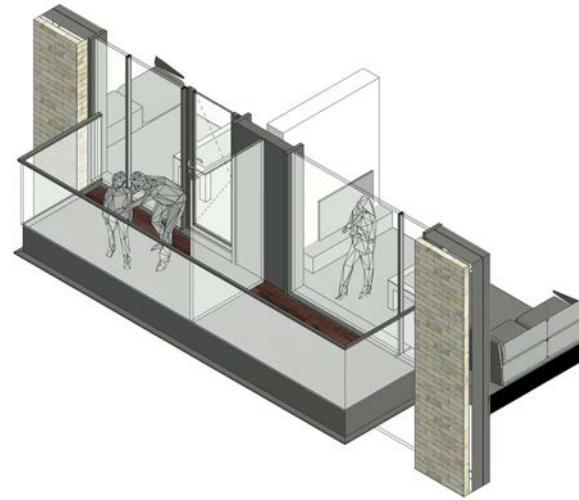


Residents Amenities- Residents Lounge (3D draft view)

2.5 Private Amenity - Balcony Provision



TYPE 1 - 5sqm
Glazed Balcony



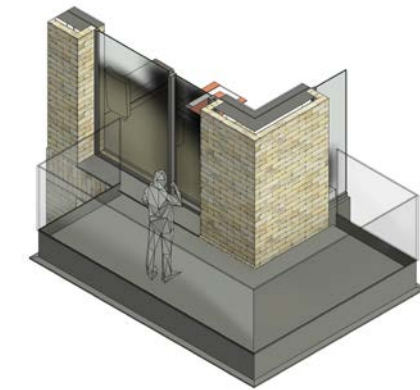
TYPE 1(a) - 5sqm
Glazed Bacony



TYPE 2 - 5sqm
Flat metal bar -
powder coated.



TYPE 2(a) - 7sqm
Flat Metal Bar - Powder
coated.



TYPE 3 - 7sqm
Glazed Balcony

Private Amenity is provided across the scheme in the form of balconies.

The balconies come in a range of types and respond to the issues presented at each building. For example on the upper floors of Block E, a glass balustrade was chosen in order to mitigate any wind issues.

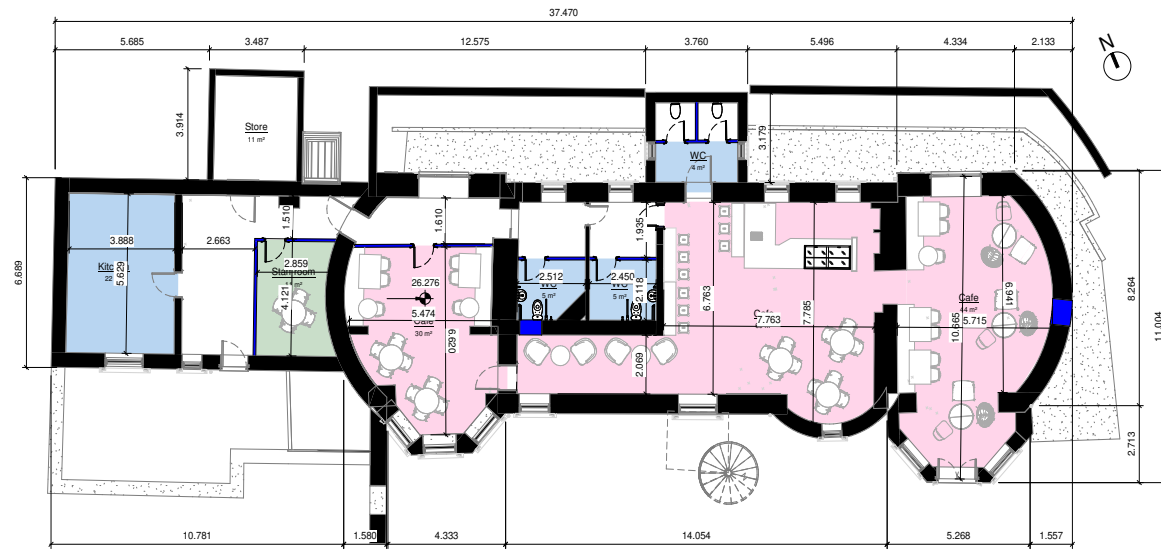
Please refer to Wind report by Metec that accompanies this application.

BLOCK	Patio	Type1 - 5sqm	Type 1(a) - 5sqm	Type 2- 5sqm	Type 2(a) - 7sqm	Type 3 - 7sqm	Terrace		Total	Sqm
BLOCK A		8	2				1		11	74.2
BLOCK B	1			12		8	1		22	126
BLOCK C	1			12		8	1		22	126
BLOCK D		6	4	22			4		36	210.7
BLOCK E		34		18			1		53	290
BLOCK F	10	27			10	2			49	294
BLOCK G	10	27			10	2			49	294
BLOCK H	5	11				8			24	169
BLOCK I 1					2	2	4		8	68
BLOCK I 2					2	2	4		8	68
BLOCK J	4	2		4	8		2		20	142
COACH HOUSE	3								3	66.4
BRICK GATE LODGE	1								1	5
	35	115	6	68	32	32	18		306	1933.3

62%

****NW Houses are not used in the BTR Amenity calculation****

2.6 Dalguise House F&B @ Lower Ground (commercial)



Lower Ground Floor

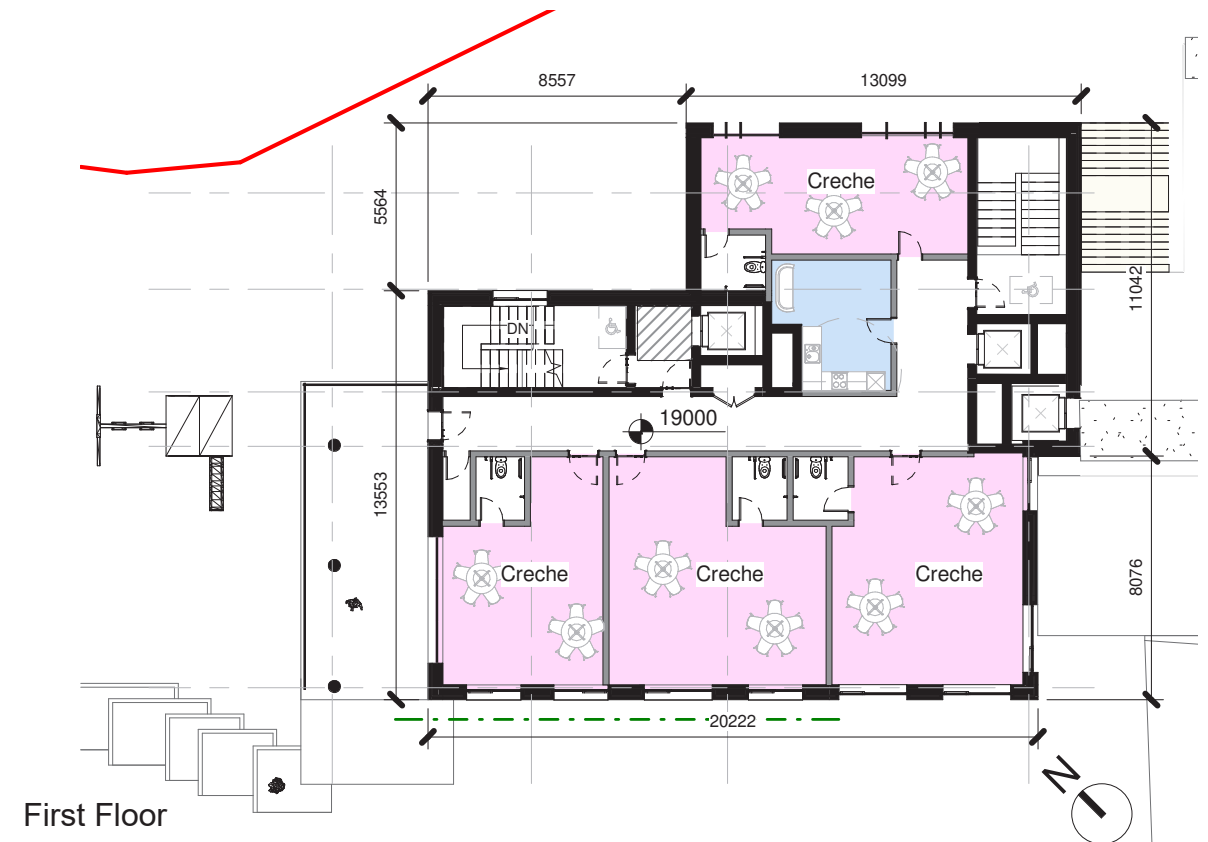


Other Uses- Restaurant external dining (Precedent image)



Other Uses- Restaurant/Cafe (Precedent image)

2.7 Block A - Childcare Facility



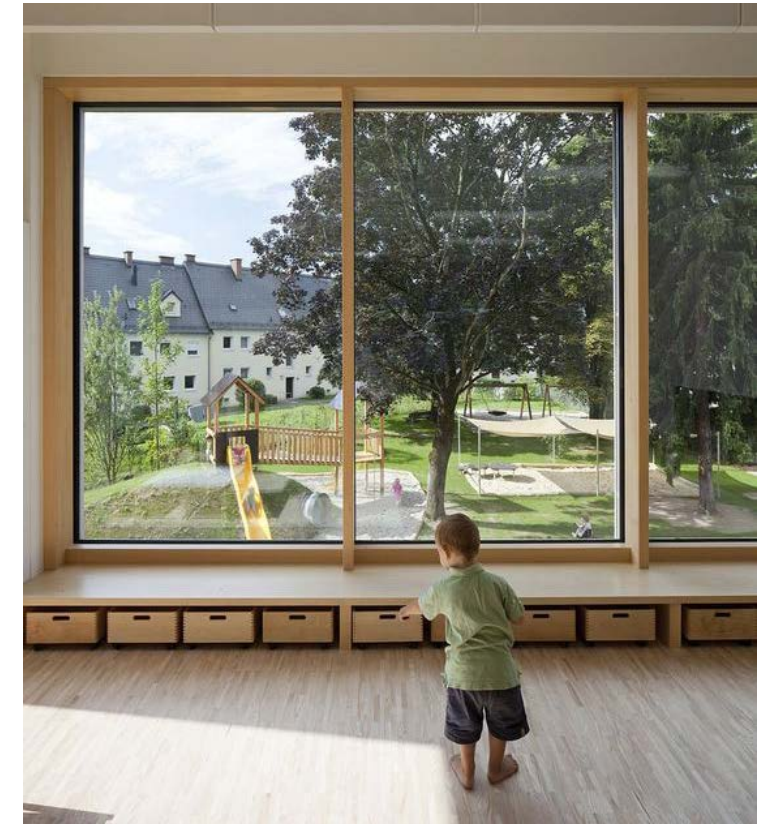
Area total provided: 450 sqm



Block A Creche - Creche entrance (draft 3D view)



Block A Creche - Corridor (Precedent Images)



Block A Creche - Class Room (Precedent Images)

3.0 | Accessibility

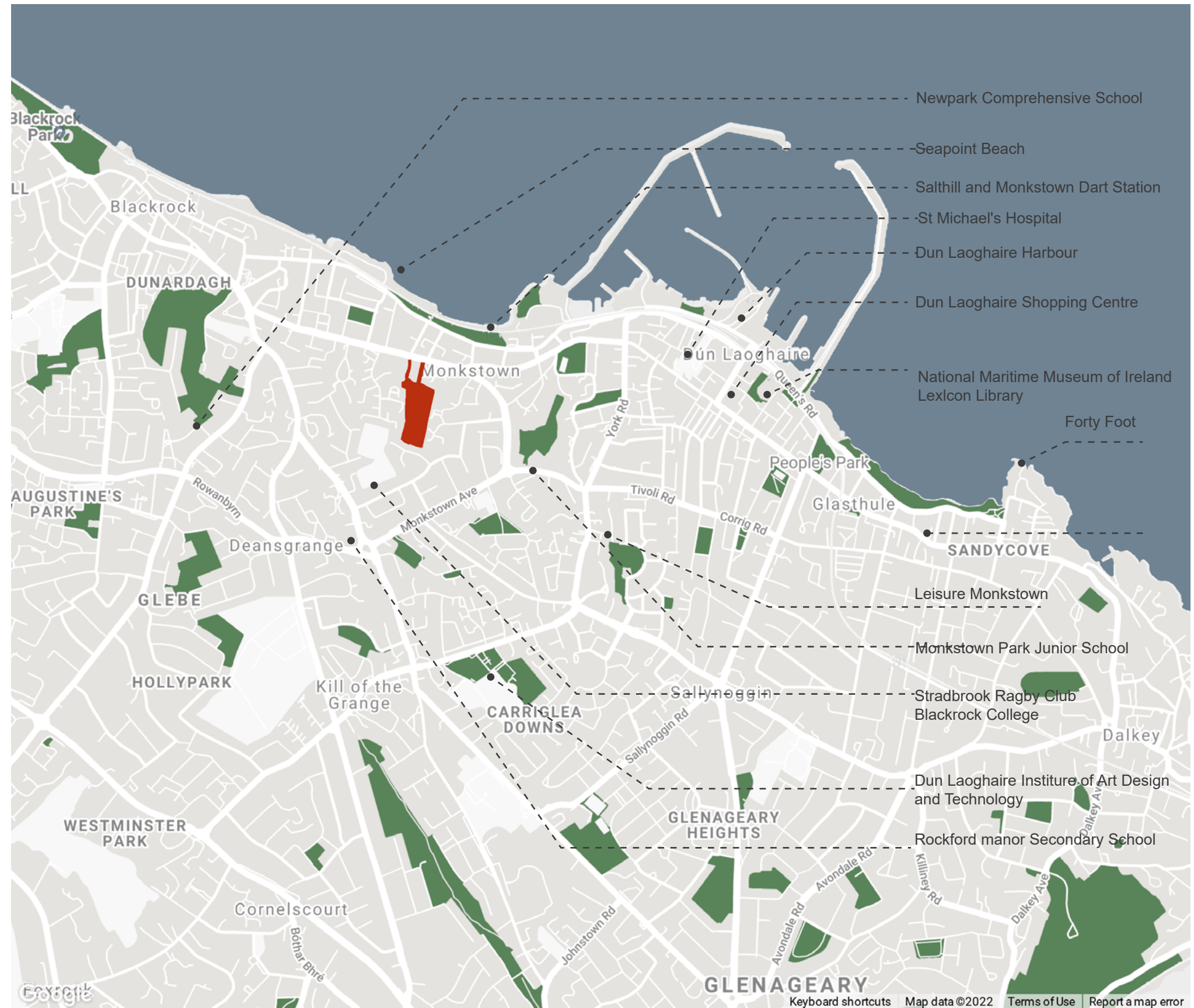


3.1 Overview

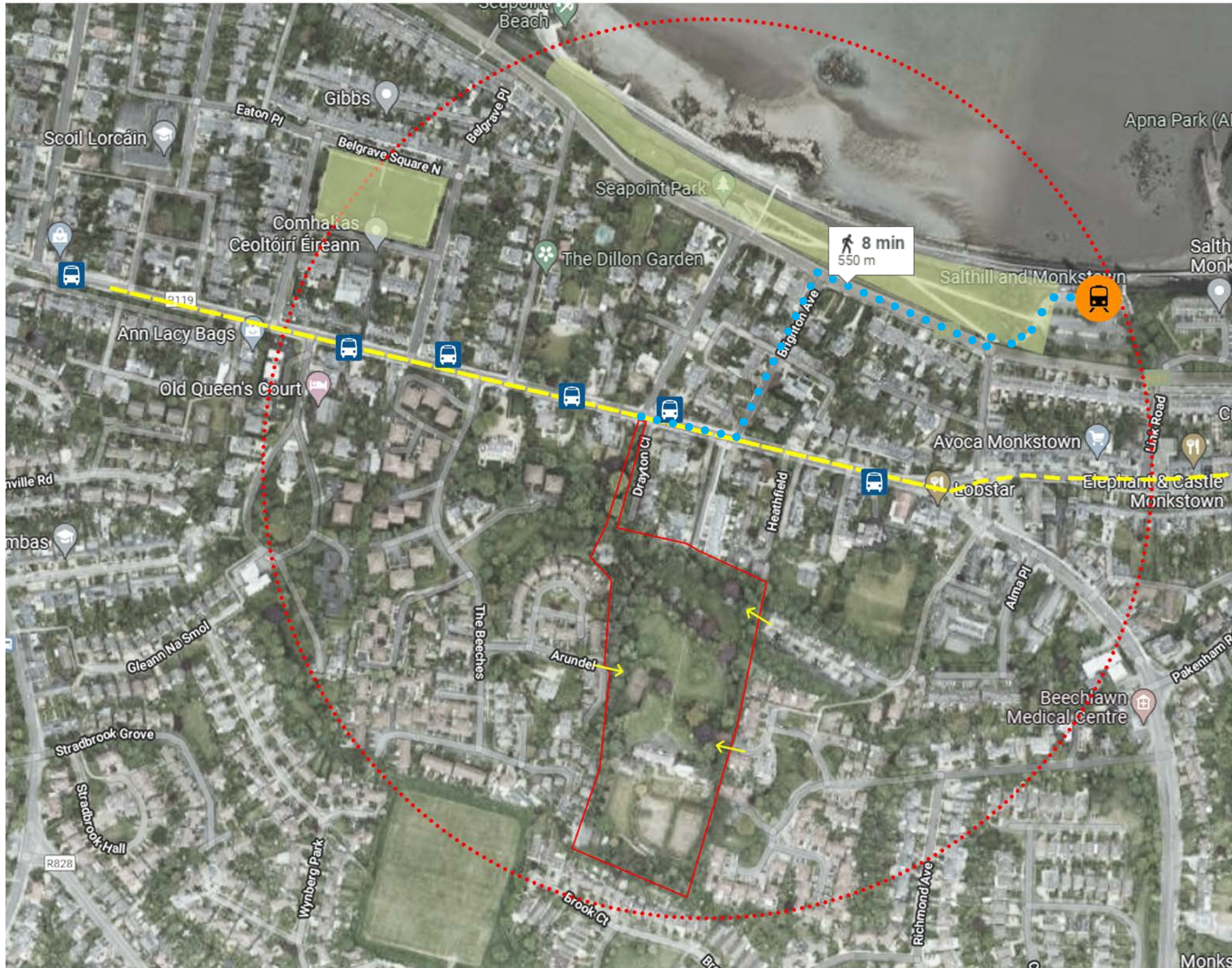
This site is situated close to the historic coastal village of Monkstown and contains very attractive natural attributes such as existing mature trees, a stream and heritage buildings, this setting and location is uniquely suitable for the development of a residential scheme.

The proposed site itself is highly accessible by public transport, located within 500m (5 minutes' walk) of the Salthill and Monkstown Train Station. This station provides service for Dart suburban rail service direct to Connolly Station, where it connects to the national rail network. Bus stops on Monkstown Road are located approximately 140m west of the site, served by routes 7, 7a, 7d and 703, providing links to Brides Glen and Loughlinstown Park to the south, as well as the city centre, and Dublin airport to the north. Bus route 7 and 7a both a frequency of 30 minutes on Monkstown Road, and route 7d operates on morning and evening peak hours from Monday to Friday with a frequency of 30-45 minutes

This represents an opportunity to provide significant residential apartments and density within an appropriate location as per the *Urban Development and Building Heights Guidelines*.



3.2 Public Accessibility



This diagram illustrates the available routes for pedestrians and cyclists around the site and future potential connections to adjoining lands, indicates bus stop positions and the relative location of Salthill and Monkstown station.

The site is accessible by public transport. It lies within 400m of Salthill & Monkstown Train Station, 200m from Monkstown village and 1.5km west of Dun Laoghaire town centre.

Blackrock is located approximately 1.5km to the west. Bus stops on Monkstown Road are located within 200 metres of the site, served by routes 7, 7a, 7d and 703, providing links to Brides Glen and Loughlinstown Park to the south, as well as Mountjoy Square, and Dublin Airport to the north.

3.3 Bicycle Parking

Secure bicycle parking areas are located at Blocks B,C, D, H, J and the Coach House.

Provisions will be made for Electric Bikes in the main bike storage area in Block D.

The Overall Bicycle Parking numbers are :

- 713 Secure Spaces
- 12 Cargo Spaces
- 346 Surface Spaces (please refer to landscaping reports and documents for details on bicycle shelters)

Total 1071



Bicycle Parking - Secure parking access on Coach House (3D draft View)



3.4 Vehicular Access

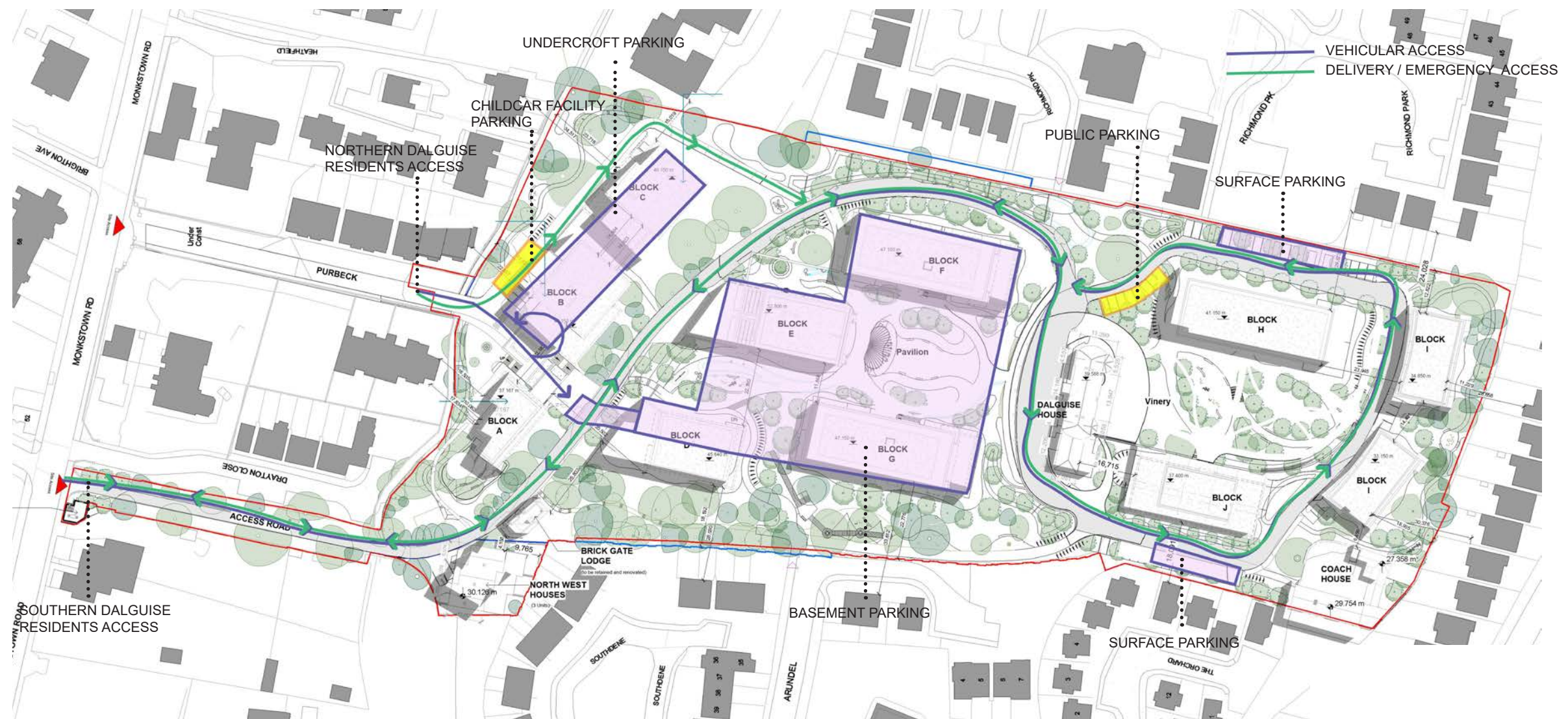
The main access for vehicles is via Purbeck Road, and into the main basement car parking via a tunnel underneath the existing avenue. This removes traffic from most of the site and organises the parking into 1 central basement in addition to undercroft parking at the front of site + limited surface parking for the residents.

The main avenue is to be a shared space between cyclists, pedestrians with minimal vehicular traffic.

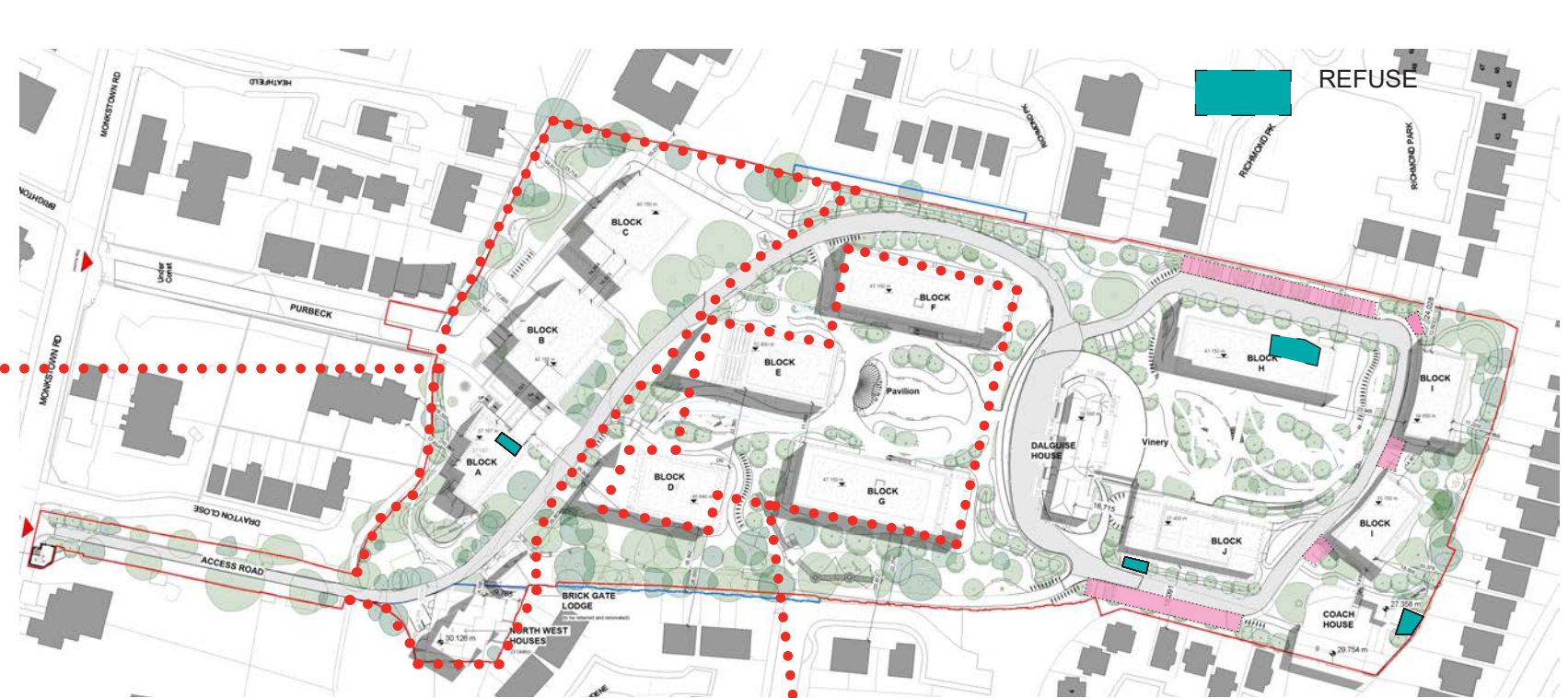
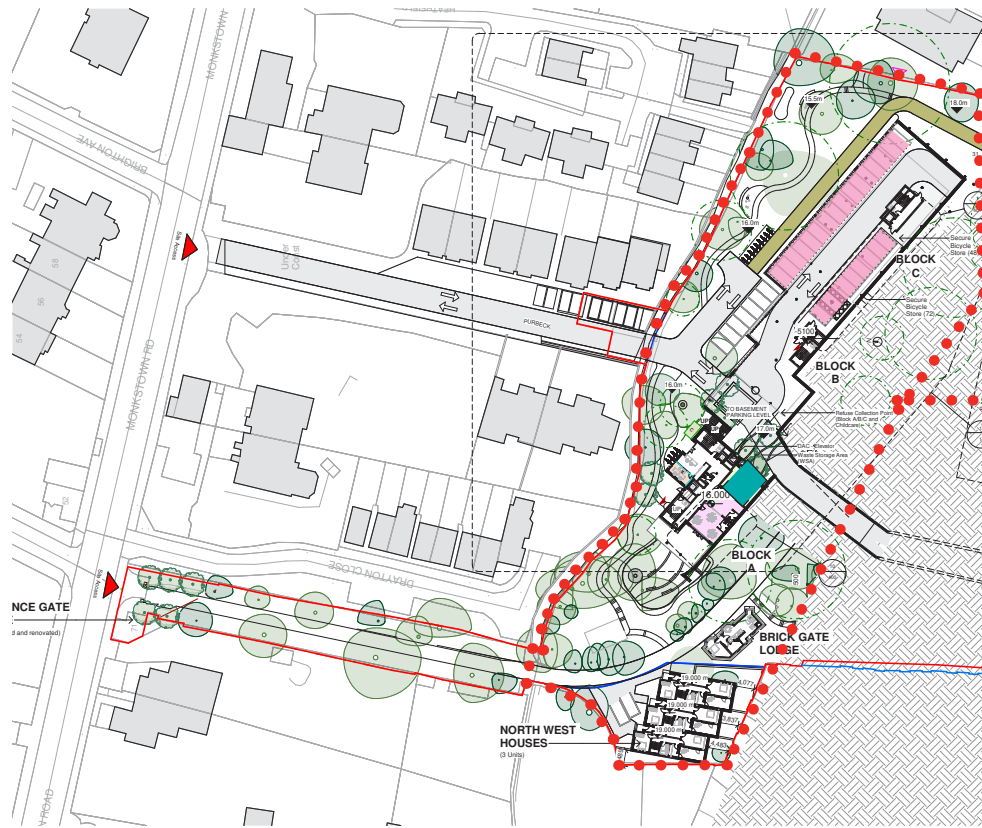
Childcare facility parking and drop-off area separate from residential parking. F&B access via existing avenue and public parking provided beside Dalguise House.



Vehicular Access - seen from north / Monkstown road (3D draft View)



3.5 Parking and Refuse



Undercroft Parking and Waste Storage Area

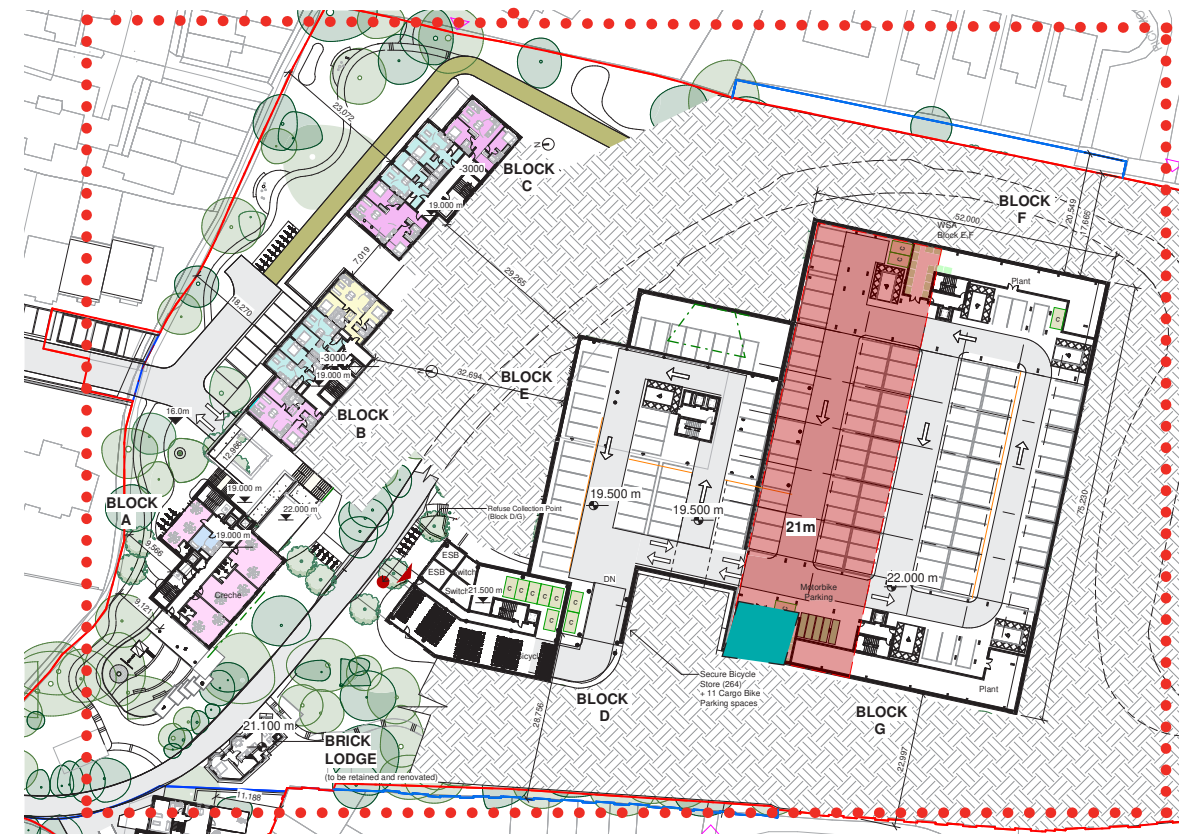
Surface Parking and Refuse storage

Waste Storage / Collection areas are located in the undercroft of Block A, at Block H, J and the Coach House. See accompanying report from AWN.

Car Parking

Schedule of Car Parking - Ongoing

Location	Apartments				Total
	Part V	BTR Spaces .6 per Unit	Units Houses	Visitor	
Purbeck					20
Basement					148
Rear of Site - Surface					42
Dalguise - f&b					8
Creche					6
Total					224
				Ratio	0.46
North West Houses	3 Spaces (1 per unit)				



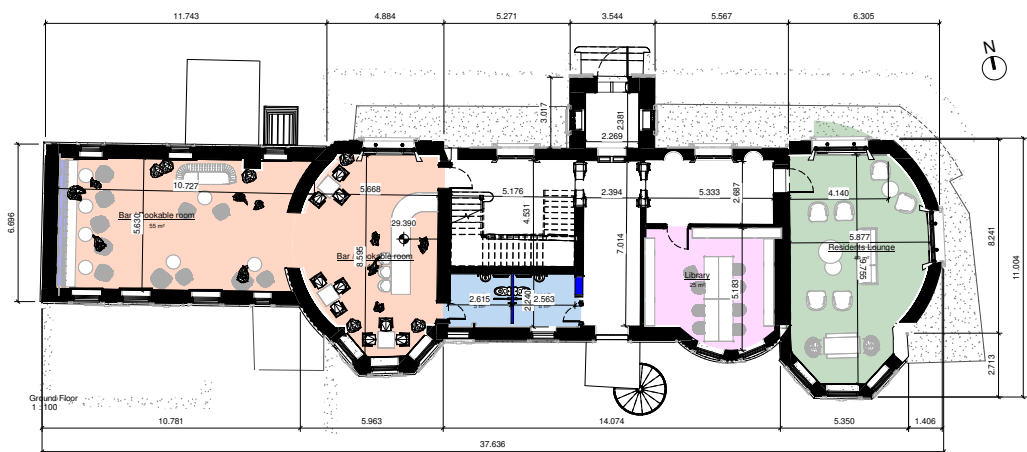
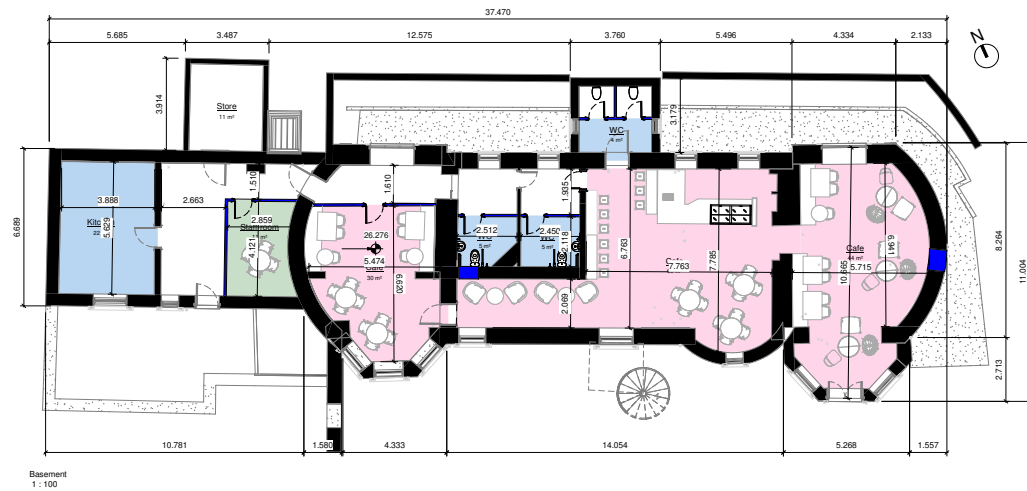
Basement Parking and Refuse storage

4.0 | Historic Buildings

4.1 Dalguise House

As the focal point to the scheme, Dalguise House will be fully renovated to include 3 apartments and Internal Amenity spaces for all the residents to use and public accessible Cafe/Restaurant.

The new and more formal setting proposed for the 18th century house will give it a new lease of life at the heart of a vibrant new community in Monkstown.



Dalguise House (3D draft View)



Dalguise House - Existing

4.2 Coach House



Coach House (3D draft View)



Coach House - Existing



Coach House - Existing

5.0 | Housing Quality Assessment



5.1 Apartment Schedules

Block A, Dalguise																
Monkstown																
Floor	Apartment No.	Unit Type	No. of beds		Unit Type	Floor Area m ²	Part V	Aspect	Living/Dining Kitchen Area m ²	Bedroom 01 Area m ²	Bedroom 02 Area m ²	Agg Bedroom Area m ²	Storage in Unit m ²	Total Storage m ²	Private Amenity Space m ² **	Number of Balconies
			1	2												
L02	A_02_01	1 Bed	●		1B_2P_01	47 m ²	●	Dual	23	14.3	0	14.3	3	3		
L02	A_02_02	1 Bed	●		1B_2P_01	47m ²	●	Single	23	14.2	0	14.2	3	3	5	1
L02	A_02_03	1 Bed	●		1B_2P_01	47m ²	●	Single	23	14.2	0	14.3	3	3		
L02	A_02_04	1 Bed	●		1B_2P_02	50m ²	●	Dual	28.4	12.6	0	12.6	3	3	6	1
L03	A_03_01	1 Bed	●		1B2P_01	47 m ²		Dual	23	14.3	0	14.3	3	3	5	1
L03	A_03_02	1 Bed	●		1B2P_01	47m ²		Single	23	14.2	0	14.3	3	3		
L03	A_03_03	2 Bed		●	2B4P_01	79.5m ²	●	Dual	30.4	14.5	13.6	28.1	6	6	7	2
L03	A_03_04	1 Bed	●		1B2P_02	50m ²		Dual	28.4	12.6	0	12.6	3	3		
L04	A_04_01	1 Bed	●		1B2P_01	47 m ²		Dual	23	14.3	0	14.3	3	3		
L04	A_04_02	1 Bed	●		1B2P_01	47m ²		Single	23	14.2	0	14.3	3	3	5	1
L04	A_04_03	2 Bed		●	2B4P_01	79.5m ²		Dual	30.4	14.5	13.6	28.1	6	6	7	1
L04	A_04_04	1 Bed	●		1B2P_02	50m ²		Dual	28.4	12.6	0	12.6	3	3	5	1
L05	A_05_01	1 Bed	●		1B2P_01	47 m ²		Dual	28.4	14.3	0	14.3	3	3	5.2	1
L05	A_05_02	1 Bed	●		1B2P_01	47m ²		Single	23	14.2	0	14.3	3	3		
L05	A_05_03	2 Bed		●	2B4P_01	79.5m ²		Dual	30.4	14.5	13.6	28.1	6	6	7	2
L05	A_05_04	1 Bed	●		1B2P_02	50m ²		Dual	28.4	12.6	0	12.6	3	3		
L06	A_06_01	2 Bed		●	2B4P_02	73.5m ²		Dual	35.2	14.3	11.6	25.9	6.5	6.5	22	
L06	A_06_02	1 Bed	●		1B2P_03	53m ²		Dual	24.1	14.8	0	14.8	5.8	5.8		
L06	A_06_03	1 Bed	●		1B2P_04	54m ²		Dual	30	12.6	0	12.6	4.4	4.4		
															74.2	11

Dalguise, Block B+C

Floor	Apartment No.	Description	No. of beds			Unit Types	Floor Area m ²	Part V	Aspect	Living/Dining Kitchen Area m ²	Bedroom 01 Area m ²	Bedroom 02 Area m ²	Agg Bedroom Area m ²	Storage in Unit m ²	Total Storage m ²	Private Amenity Space m ² **	Number of Balconies
			1	2	3												
00 PL	BC_00_01	2 Bed		•		2B_4P_03	77.5m ²	•	Dual	30	13.7	11.4	25.1	6	6		
00 PL	BC_00_02	1 Bed	•			1B_2P_05	50m ²	•	Single	23.6	14.3	0	14.3	3	3		
00 PL	BC_00_03	1 Bed	•			1B_2P_05	50m ²	•	Single	23.6	14.3	0	14.3	3	3		
00 PL	BC_00_04	2 Bed	•	•		2B_4P_03	77.5 m ²	•	Dual	30	13.7	11.4	25.1	6	6	7	1
L01	BC_01_01	1 Bed	•			1B2P_05	60.6m ²	•	Dual	23.6	14.3	0	14.3	3	3		
L01	BC_01_02	1 Bed	•			1B2P_05	50m ²	•	Single	23.6	14.3	0	14.3	3	3	5	1
L01	BC_01_03	1 Bed	•			1B2P_05	50m ²	•	Dual	23.6	14.3	0	14.3	3	3	5	1
L01	BC_01_04	2 Bed		•		2B4P_03	73.9m ²	•	Dual	30	13.7	11.4	25.1	6	6	7	1
L01	BC_01_05	1 Bed	•			1B2P_05	63.4m ²	•	Dual	23.6	14.3	0	14.3	3	3		
L01	BC_01_06	1 Bed	•			1B2P_05	50m ²	•	Dual	23.6	14.3	0	14.3	3	3		
L01	BC_01_07	1 Bed	•			1B2P_05	50m ²	•	Single	23.6	14.3	0	14.3	3	3		
L01	BC_01_08	1 Bed	•			1B2P_05	60m ²	•	Dual	23.6	14.3	0	14.3	3	3		
L02	BC_02_01	1 Bed	•			1B2P_05	60.6m ²	•	Dual	23.6	14.3	0	14.3	3	3	5	1
L02	BC_02_02	1 Bed	•			1B2P_05	50m ²	•	Single	23.6	14.3	0	14.3	3	3		
L02	BC_02_03	1 Bed	•			1B2P_05	50m ²	•	Dual	23.6	14.3	0	14.3	3	3		
L02	BC_02_04	2 Bed		•		2B4P_03	73.9m ²	•	Dual	30	13.7	11.4	25.1	6	6		
L02	BC_02_05	2 Bed		•		2B4P_03	75.8m ²	•	Dual	30	13.7	11.4	25.1	6	6		
L02	BC_02_06	1 Bed	•			1B2P_05	50m ²	•	Single	23.6	14.3	0	14.3	3	3		
L02	BC_02_07	1 Bed	•			1B2P_05	50m ²	•	Dual	23.6	14.3	0	14.3	3	3		
L02	BC_02_08	1 Bed	•			1B2P_05	60m ²	•	Dual	23.6	14.3	0	14.3	3	3		
L03	BC_03_01	1 Bed	•			1B2P_05	60.6m ²	•	Dual	23.6	14.3	0	14.3	3	3		
L03	BC_03_02	1 Bed	•			1B2P_05	50m ²	•	Single	23.6	14.3	0	14.3	3	3	5	1
L03	BC_03_03	1 Bed	•			1B2P_05	50m ²	•	Dual	23.6	14.3	0	14.3	3	3	5	1
L03	BC_03_04	2 Bed		•		2B4P_03	73.9m ²	•	Dual	30	13.7	11.4	25.1	6	6	7	1
L03	BC_03_05	2 Bed		•		2B4P_03	75.8m ²	•	Dual	30	13.7	11.4	25.1	6	6	7	1
L03	BC_03_06	1 Bed	•			1B2P_05	50m ²	•	Single	23.6	14.3	0	14.3	3	3	5	1
L03	BC_03_07	1 Bed	•			1B2P_05	50m ²	•	Dual	23.6	14.3	0	14.3	3	3	5	1
L03	BC_03_08	1 Bed	•			1B2P_05	60m ²	•	Dual	23.6	14.3	0	14.3	3	3	5	1
L04	BC_04_01	1 Bed	•			1B2P_05	60.6m ²	•	Dual	23.6	14.3	0	14.3	3	3	5	1
L04	BC_04_02	1 Bed	•			1B2P_05	50m ²	•	Single	23.6	14.3	0	14.3	3	3		
L04	BC_04_03	1 Bed	•			1B2P_05	50m ²	•	Dual	23.6	14.3	0	14.3	3	3		
L04	BC_04_04	2 Bed		•		2B4P_03	73.9m ²	•	Dual	30	13.7	11.4	25.1	6	6		
L04	BC_04_05	2 Bed		•		2B4P_03	75.8m ²	•	Dual	30	13.7	11.4	25.1	6	6		
L04	BC_04_06	1 Bed	•			1B2P_05	50m ²	•	Single	23.6	14.3	0	14.3	3	3		
L04	BC_04_07	1 Bed	•			1B2P_05	50m ²	•	Dual	23.6	14.3	0	14.3	3	3		
L04	BC_04_08	1 Bed	•			1B2P_05	60m ²	•	Dual	23.6	14.3	0	14.3	3	3		
L05	BC_05_01	1 Bed	•			1B2P_05	60.6m ²	•	Dual	23.6	14.3	0	14.3	3	3		
L05	BC_05_02	1 Bed	•			1B2P_05	50m ²	•	Single	23.6	14.3	0	14.3	3	3	5	1
L05	BC_05_03	1 Bed	•			1B2P_05	50m ²	•	Dual	23.6	14.3	0	14.3	3	3	5	1
L05	BC_05_04	2 Bed		•		2B4P_03	73.9m ²	•	Dual	30	13.7	11.4	25.1	6	6	7	1
L05	BC_05_05	2 Bed		•		2B4P_03	75.8m ²	•	Dual	30	13.7	11.4	25.1	6	6	7	1
L05	BC_05_06	1 Bed	•			1B2P_05	50m ²	•	Single	23.6	14.3	0	14.3	3	3	5	1
L05	BC_05_07	1 Bed	•			1B2P_05	50m ²	•	Dual	23.6	14.3	0	14.3	3	3	5	1
L05	BC_05_08	1 Bed	•			1B2P_05	60m ²	•	Dual	23.6	14.3	0	14.3	3	3	5	1
L06	BC_06_01	2 Bed		•		2B3P_03	63m ²	•	Dual	30.2	11.6	11.5	23.1	6	6	7	1
L06	BC_06_02	2 Bed		•		2b3P_02	77.3m ²	•	Dual	30.2	11.6	11.5	23.1	6	6		
L06	BC_06_03	2 Bed		•		2B4P_02	91.4m ²	•	Dual	32.4	14	13.7	27.9	6.8	6.8	7	1
L06	BC_06_04	2 Bed		•		2B3P_01	75.3m ²	•	Dual	29	13.9	7.3	18.7	5	5		
																	Total
																	22
																	126

Block D																		
Floor	Apartment No.	Description	No. of beds			Unit Types	Floor Area m ²	Aspect	Living/Dining Kitchen Area m ²	Bedroom 01 Area m ²	Bedroom 02 Area m ²	Bedroom 03 Area m ²	Agg Bedroom Area m ²	Storage in Unit m ²	Total Storage m ²	Private Amenity Space m ² **	Number of Balconies	
			1	2	3													
00 PL	D_00_01	2 Bed		•		2B_4P_08	73m ²	Dual	30.2	13	11.6	0	24.6	6	6	7	1	
00 PL	D_00_02	1 Bed	•			1B_2P_06	45 m ²	Single	23.9	12.7	0	0	12.7	3.2	3.2			
00 PL	D_00_03	1 Bed	•			1B_2P_06	45m ²	Single	23.9	12.7	0	0	12.7	3.2	3.2			
00 PL	D_00_04	2 Bed		•		2B_4P_09	82 m ²	Dual	40.1	14.8	13.2	0	28	6	6	7	1	
00 PL	D_00_05	1 Bed	•			1B_2P_07	48 m ²	Single	25.3	12.3	0	0	12.3	4.4	6			
00 PL	D_00_06	1 Bed	•			1B_2P_07	48 m ²	Single	25.3	12.3	0	0	12.3	4.4	6			
L01	D_01_01	2 Bed		•		2B_4P_08	73 m ²	Dual	30.2	13	11.6	0	24.6	6	6			
L01	D_01_02	1 Bed	•			1B_2P_06	45 m ²	Single	23.9	12.7	0	0	12.7	3.2	3.2	5	1	
L01	D_01_03	1 Bed	•			1B_2P_06	45 m ²	Single	23.9	12.7	0	0	12.7	3.2	3.2	5	1	
L01	D_01_04	2 Bed		•		2B_4P_01	78 m ²	Dual	30.4	14.5	13.6	0	28.1	6	6	7	1	
L01	D_01_05	2 Bed		•		2B_4P_09	82 m ²	Dual	40.1	14.8	13.2	0	28	6	6	7	1	
L01	D_01_06	1 Bed	•			1B_2P_07	48m ²	Single	25.3	12.3	0	0	12.3	4.4	4.4			
L01	D_01_07	1 Bed	•			1B_2P_07	48 m ²	Single	25.3	12.3	0	0	12.3	4.4	4.4			
L01	D_01_08	2 Bed		•		2B_4P_01	78 m ²	Dual	30.4	14.5	13.6	0	28.1	6	6	7	2	
L02	D_02_01	2 Bed		•		2B_4P_08	73 m ²	Dual	30.2	13	11.6	0	24.6	6	6	7	1	
L02	D_02_02	1 Bed	•			1B_2P_06	45 m ²	Single	23.9	12.7	0	0	12.7	3.2	3.2			
L02	D_02_03	1 Bed	•			1B_2P_06	45 m ²	Single	23.9	12.7	0	0	12.7	3.2	3.2			
L02	D_02_04	2 Bed		•		2B_4P_01	78 m ²	Dual	30.4	14.5	13.6	0	28.1	6	6			
L02	D_02_05	2 Bed		•		2B_4P_09	82 m ²	Dual	40.1	14.8	13.2	0	28	6	6	7	1	
L02	D_02_06	1 Bed	•			1B_2P_07	48m ²	Single	25.3	12.3	0	0	12.3	4.4	4.4	5	1	
L02	D_02_07	1 Bed	•			1B_2P_07	48 m ²	Single	25.3	12.3	0	0	12.3	4.4	4.4	5	1	
L02	D_02_08	2 Bed		•		2B_4P_01	78 m ²	Dual	30.4	14.5	13.6	0	28.1	6	6			
L03	D_03_01	2 Bed		•		2B_4P_08	73 m ²	Dual	31	13	11.6	0	24.6	6	6			
L03	D_03_02	1 Bed	•			1B_2P_06	45 m ²	Single	23.9	12.7	0	0	12.7	3.2	3.2	5	1	
L03	D_03_03	1 Bed	•			1B_2P_06	45 m ²	Single	23.9	12.7	0	0	12.7	3.2	3.2	5	1	
L03	D_03_04	2 Bed		•		2B_4P_01	78 m ²	Dual	30.4	14.5	13.6	0	28.1	6	6	7	1	
L03	D_03_05	2 Bed		•		2B_4P_09	82 m ²	Dual	40.1	14.8	13.2	0	28	6	6	7	1	
L03	D_03_06	1 Bed	•			1B_2P_07	48m ²	Single	25.3	12.3	0	0	12.3	4.4	4.4	5	1	
L03	D_03_07	1 Bed	•			1B_2P_07	48 m ²	Single	25.3	12.3	0	0	12.3	4.4	4.4	5	1	
L03	D_03_08	2 Bed		•		2B_4P_01	78 m ²	Dual	30.4	14.5	13.6	0	28.1	6	6	7	2	
L04	D_04_01	2 Bed		•		2B_4P_08	73 m ²	Dual	30.2	13	11.6	0	24.6	6	6	7	1	
L04	D_04_02	1 Bed	•			1B_2P_06	45 m ²	Single	23.9	12.7	0	0	12.7	3.2	3.2			
L04	D_04_03	1 Bed	•			1B_2P_06	45 m ²	Single	23.9	12.7	0	0	12.7	3.2	3.2			
L04	D_04_04	2 Bed		•		2B_4P_01	78 m ²	Dual	30.4	14.5	13.6	0	28.1	6	6			
L04	D_04_05	2 Bed		•		2B_4P_09	82 m ²	Dual	40.1	14.8	13.2	0	28	6	6	7	1	
L04	D_04_06	1 Bed	•			1B_2P_07	48m ²	Single	25.3	12.3	0	0	12.3	4.4	4.4	5	1	
L04	D_04_07	1 Bed	•			1B_2P_07	48 m ²	Single	25.3	12.3	0	0	12.3	4.4	4.4	5	1	
L04	D_04_08	2 Bed		•		2B_4P_01	78 m ²	Dual	30.4	14.5	13.6	0	28.1	6	6			
L05	D_05_01	2 Bed		•		2B_4P_08	73 m ²	Dual	30.2	13	11.6	0	24.6	6	6			
L05	D_05_02	1 Bed	•			1B_2P_06	45 m ²	Single	23.9	12.7	0	0	12.7	3.2	3.2	5	1	
L05	D_05_03	1 Bed	•			1B_2P_06	45 m ²	Single	23.9	12.7	0	0	12.7	3.2	3.2	5	1	
L05	D_05_04	2 Bed		•		2B_4P_01	78 m ²	Dual	30.4	14.5	13.6	0	28.1	6	6	7	1	
L05	D_05_05	2 Bed		•		2B_4P_09	85 m ²	Dual	40.1	14.8	13.2	0	28	6	6	7	1	
L05	D_05_06	1 Bed	•			1B_2P_07	48m ²	Single	25.3	12.3	0	0	12.3	4.4	4.4	5	1	
L05	D_05_07	1 Bed	•			1B_2P_07	48 m ²	Single	25.3	12.3	0	0	12.3	4.4	4.4	5	1	
L05	D_05_08	2 Bed		•		2B_4P_01	78 m ²	Dual	30.4	14.5	13.6	0	28.1	6	6	7	2	
L06	D_06_01	2 Bed		•		2B_4P_16	89m ²	Dual	30.7	13.1	7	0	20.1	5.2	5	7	1	
L06	D_06_02	2 Bed		•		2B_4P_17	78m ²	Dual	30	13.1	11.5	7	31.6	9	9	9	1	
L06	D_06_03	2 Bed		•		2B_4P_18	74m ²	Dual	30	13	11.2	0	24.2	5.3	5.3	7	1	
L06	D_06_04	2 Bed		•		2B_4P_19	80m ²	Dual	30.7	13.1	11.8	0	24.9	6	6	12.7	1	
																	Total	
																	210.7	36

Block E

Floor	Apartment No.	Apt. Description	No. of beds		Unit Types	Floor Area m ²	Aspect	Living/Dining Kitchen Area m ²	Bedroom 01 Area m ²	Bedroom 02 Area m ²	Agg Bedroom Area m ²	Storage in Unit m ²	Total Storage m ²	Private Amenity Space m ² **	Number of Balconies
			1	2											
L01	E_01_01	2 Bed		•	2B4P_10	74 m ²	Dual	31.2	16	13	29	6	6		
L01	E_01_02	1 Bed	•		1B2P_05	46 m ²	Single	23.6	14.3	0	14.3	3	3		
L01	E_01_03	2 Bed		•	2B4P_01	75 m ²	Dual	30.6	14.5	13.6	28.1	6	6	7	1
L01	E_01_04	2 Bed		•	2B4P_11	88 m ²	Dual	34.2	16.1	12.9	29	6.2	6.2		
L01	E_01_05	1 Bed	•		1B2P_05	47 m ²	Single	23.6	14.3	0	14.3	3	3		
L01	E_01_06	1 Bed	•		1B2P_09	46 m ²	Single	26.6	12.3	0	12.3	3.2	3.2		
L01	E_01_07	1 Bed	•		1B2P_09	46 m ²	Single	26.6	12.3	0	12.3	3.2	3.2		
L01	E_01_08	2 Bed		•	2B4P_01	75 m ²	Dual	30.6	14.5	13.6	28.1	6	6	7	1
L02	E_02_01	2 Bed		•	2B4P_10	74 m ²	Dual	32.4	16	13	29	6	6	7	1
L02	E_02_02	1 Bed	•		1B2P_05	46 m ²	Single	23.6	14.3	0	14.3	3	3	5	1
L02	E_02_03	1 Bed	•		1B2P_09a	47 m ²	Single	25.6	12.4	0	12.4	6.3	6.3	5	1
L02	E_02_04	1 Bed	•		1B2P_09a	47 m ²	Single	25.6	12.4	0	12.4	6.3	6.3	5	1
L02	E_02_05	2 Bed		•	2B4P_01	77 m ²	Dual	30.6	14.5	13.6	28.1	6	6	7	1
L02	E_02_06	2 Bed		•	2B4P_11	88 m ²	Dual	34.2	16.1	12.9	29	6.2	6.2	7	2
L02	E_02_07	1 Bed	•		1B2P_05	46 m ²	Single	23.6	14.3	0	14.3	3	3		
L02	E_02_08	1 Bed	•		1B2P_09	46 m ²	Single	26.6	12.3	0	12.3	3.2	3.2	5	1
L02	E_02_09	1 Bed	•		1B2P_09	47 m ²	Single	26.6	12.3	0	12.3	3.2	3.2	5	1
L02	E_02_10	2 Bed		•	2B4P_01	77 m ²	Dual	30.6	14.5	13.6	28.1	6	6	7	1
L03	E_03_01	2 Bed		•	2B4P_10	74 m ²	Dual	32.4	16	13	29	6	6	7	1
L03	E_03_02	1 Bed	•		1B2P_05	46 m ²	Single	23.6	14.3	0	14.3	3	3		
L03	E_03_03	1 Bed	•		1B2P_09a	47 m ²	Single	25.6	12.4	0	12.4	6.3	6.3		
L03	E_03_04	1 Bed	•		1B2P_09a	47 m ²	Single	25.6	12.4	0	12.4	6.3	6.3	5	1
L03	E_03_05	2 Bed		•	2B4P_01	77 m ²	Dual	30.6	14.5	13.6	28.1	6	6	7	1
L03	E_03_06	2 Bed		•	2B4P_11	88 m ²	Dual	34.2	16.1	12.9	29	6.2	6.2	7	2
L03	E_03_07	1 Bed	•		1B2P_05	46 m ²	Single	23.6	14.3	0	14.3	3	3	5	1
L03	E_03_08	1 Bed	•		1B2P_09	46 m ²	Single	26.6	12.3	0	12.3	3.2	3.2		
L03	E_03_09	1 Bed	•		1B2P_09	47 m ²	Single	26.6	12.3	0	12.3	3.2	3.2	5	1
L03	E_03_10	2 Bed		•	2B4P_01	77 m ²	Dual	30.6	14.5	13.6	28.1	6	6	7	1
L04	E_04_01	2 Bed		•	2B4P_10	74 m ²	Dual	32.4	16	13	29	6	6	7	1
L04	E_04_02	1 Bed	•		1B2P_05	46 m ²	Single	23.6	14.3	0	14.3	3	3	5	1
L04	E_04_03	1 Bed	•		1B2P_09a	47 m ²	Single	25.6	12.4	0	12.4	6.3	6.3	5	1
L04	E_04_04	1 Bed	•		1B2P_09a	47 m ²	Single	25.6	12.4	0	12.4	6.3	6.3	5	1
L04	E_04_05	2 Bed		•	2B4P_01	77 m ²	Dual	30.6	14.5	13.6	28.1	6	6	7	1
L04	E_04_06	2 Bed		•	2B4P_11	88 m ²	Dual	34.2	16.1	12.9	29	6.2	6.2	7	2
L04	E_04_07	1 Bed	•		1B2P_05	46 m ²	Single	23.6	14.3	0	14.3	3	3		
L04	E_04_08	1 Bed	•		1B2P_09	46 m ²	Single	26.6	12.3	0	12.3	3.2	3.2	5	1
L04	E_04_09	1 Bed	•		1B2P_09	47 m ²	Single	26.6	12.3	0	12.3	3.2	3.2	5	1
L04	E_04_10	2 Bed		•	2B4P_01	77 m ²	Dual	30.6	14.5	13.6	28.1	6	6	7	1
L05	E_05_01	2 Bed		•	2B4P_10	74 m ²	Dual	32.4	16	13	29	6	6	7	1
L05	E_05_02	1 Bed	•		1B2P_05	46 m ²	Single	23.6	14.3	0	14.3	3	3		
L05	E_05_03	1 Bed	•		1B2P_09a	47 m ²	Single	25.6	12.4	0	12.4	6.3	6.3		
L05	E_05_04	1 Bed	•		1B2P_09a	47 m ²	Single	25.6	12.4	0	12.4	6.3	6.3	5	1
L05	E_05_05	2 Bed		•	2B4P_01	77 m ²	Dual	30.6	14.5	13.6	28.1	6	6	7	1
L05	E_05_06	2 Bed		•	2B4P_11	88 m ²	Dual	34.2	16.1	12.9	29	6.2	6.2	7	2
L05	E_05_07	1 Bed	•		1B2P_05	46 m ²	Single	23.6	14.3	0	14.3	3	3	5	1
L05	E_05_08	1 Bed	•		1B2P_09	46 m ²	Single	26.6	12.3	0	12.3	3.2	3.2		
L05	E_05_09	1 Bed	•		1B2P_09	47 m ²	Single	26.6	12.3	0	12.3	3.2	3.2	5	1
L05	E_05_10	2 Bed		•	2B4P_01	77 m ²	Dual	30.6	14.5	13.6	28.1	6	6	7	1
L06	E_06_01	2 Bed		•	2B4P_10	74 m ²	Dual	32.4	16	13	29	6	6	7	1
L06	E_06_02	1 Bed	•		1B2P_05	46 m ²	Single	23.6	14.3	0	14.3	3	3	5	1
L06	E_06_03	1 Bed	•		1B2P_09a	47 m ²	Single	25.6	12.4	0	12.4	6.3	6.3	5	1
L06	E_06_04	1 Bed	•		1B2P_09a	47 m ²	Single	25.6	12.4	0	12.4	6.3	6.3	5	1
L06	E_06_05	2 Bed		•	2B4P_01	77 m ²	Dual	30.6	14.5	13.6	28.1	6	6	7	1
L06	E_06_06	2 Bed		•	2B4P_11	88 m ²	Dual	34.2	16.1	12.9	29	6.2	6.2	7	2
L06	E_06_07	1 Bed	•		1B2P_05	46 m ²	Single	23.6	14.3	0	14.3	3	3		
L06	E_06_08	1 Bed	•		1B2P_09	46 m ²	Single	26.6	12.3	0	12.3	3.2	3.2	6	1
L06	E_06_09	1 Bed	•		1B2P_09	47 m ²	Single	26.6	12.3	0	12.3	3.2	3.2	6	1
L06	E_06_10	2 Bed		•	2B4P_01	77 m ²	Dual	30.6	14.5	13.6	28.1	6	6	7	1
L07	E_07_01	1 Bed	•		1B2P_05	46 m ²	Single	23.6	14.3	0	14.3	3	3	5	1
L07	E_07_02	1 Bed	•		1B2P_09a	47 m ²	Single	25.6	12.4	0	12.4	6.3	6.3		
L07	E_07_03	1 Bed	•		1B2P_09a	47 m ²	Single	25.6	12.4	0	12.4	6.3	6.3		
L07	E_07_04	2 Bed		•	2B4P_01	77 m ²	Dual	30.6	14.5	13.6	28.1	6	6	7	1
L07	E_07_05	1 Bed	•		1B2P_05	47 m ²	Single	23.6	14.3	0	14.3	3	3	5	1
L07	E_07_06	1 Bed	•		1B2P_09	47 m ²	Single	26.6	12.3	0	12.3	3.2	3.2		
L07	E_07_07	1 Bed	•		1B2P_09	46 m ²	Single	26.6	12.3	0	12.3	3.2	3.2	5	1
L07	E_07_08	2 Bed		•	2B4P_01	77 m ²	Dual	30.6	14.5	13.6	28.1	6	6	7	1
															Total
														290	53

Block F-G

Floor	Apartment No.	Apt. Description	No. of beds			Unit Types	Floor Area m ²	Aspect	Living/Dining Kitchen Area m ²	Bedroom 01 Area m ²	Bedroom 02 Area m ²	Bedroom 03 Area m ²	Agg Bedroom Area m ²	Storage in Unit m ²	Other Storage m ² *	Total Storage m ²	Private Amenity Space m ² **	Number of Balconies
			1	2	3													
00 PL	FG_00_01	2 Bed		•		2B_4P_19	75 m ²	Dual	30	14	12.5	0	26.5	6.8	6	7	1	
00 PL	FG_00_02	2 Bed		•		2B_3P_06	63 m ²	Single	28	13.1	7.2	0	20.3	6	6	7	1	
00 PL	FG_00_03	1 Bed	•			1B_2P_10	51.5m ²	Single	26.7	14.4	0	0	14.4	3	3	5	1	
00 PL	FG_00_04	1 Bed	•			1B_2P_05	46 m ²	Single	23.6	14.3	0	14.3	3	3	3	5	1	
00 PL	FG_00_05	2 Bed		•		2B_4P_19	75 m ²	Dual	30	14	12.5	0	26.5	6	6	7	1	
00 PL	FG_00_06	2 Bed		•		2B_4P_19	75 m ²	Dual	30	14	12.5	0	26.5	6	6	7	1	
00 PL	FG_00_07	2 Bed		•		2B4P_13	81.4 m ²	Single	32.3	16.7	12.9	0	29.6	7	7	7	1	
00 PL	FG_00_08	1 Bed	•			1B_2P_11	51.4 m ²	Single	24.4	16.4	0	0	16.4	3.9	3.9	5	1	
00 PL	FG_00_09	1 Bed	•			1B_2P_05	46 m ²	Single	23.6	14.3	0	14.3	3	3	3	5	1	
00 PL	FG_00_10	2 Bed		•		2B_4P_19	75 m ²	Dual	30	14	12.5	0	26.5	6	6	7	1	
L01	FG_01_01	2 Bed		•		2B_4P_19	75 m ²	Dual	30	14	12.5	0	26.5	6	6			
L01	FG_01_02	1 Bed	•			1B_2P_05	46 m ²	Single	23.6	14.3	0	14.3	3	3	3			
L01	FG_01_03	1 Bed	•			1B_2P_10	55.5 m ²	Single	26.7	14.4	0	0	14.4	3	3	5	1	
L01	FG_01_04	1 Bed	•			1B_2P_10	51.5m ²	Single	26.7	14.4	0	0	14.4	3	3			
L01	FG_01_05	1 Bed	•			1B_2P_05	46 m ²	Single	23.6	14.3	0	14.3	3	3	3			
L01	FG_01_06	2 Bed		•		2B_4P_19	75 m ²	Dual	30	14	12.5	0	26.5	6	6	7	1	
L01	FG_01_07	2 Bed		•		2B_4P_19	75 m ²	Dual	30	14	12.5	0	26.5	6	6	7	1	
L01	FG_01_08	1 Bed	•			1B_2P_05	46 m ²	Single	23.6	14.3	0	14.3	3	3	3			
L01	FG_01_09	1 Bed	•			1B_2P_12	45 m ²	Single	23.9	11.5	0	0	11.5	3.1	3.1			
L01	FG_01_10	1 Bed	•			1B_2P_12	45 m ²	Single	23.9	11.5	0	0	11.5	3.1	3.1			
L01	FG_01_11	1 Bed	•			1B_2P_05	46 m ²	Single	23.6	14.3	0	14.3	3	3	3			
L01	FG_01_12	2 Bed		•		2B_4P_19	75 m ²	Dual	30	14	12.5	0	26.5	6	6	7	1	
L02	FG_02_01	2 Bed		•		2B_4P_19	75 m ²	Dual	30	14	12.5	0	26.5	6	6	7	1	
L02	FG_02_02	1 Bed	•			1B_2P_05	46 m ²	Single	23.6	14.3	0	14.3	3	3	3	5	1	
L02	FG_02_03	1 Bed	•			1B_2P_10	55.5 m ²	Single	26.7	14.4	0	0	14.4	3	3			
L02	FG_02_04	1 Bed	•			1B_2P_10	51.5m ²	Single	26.7	14.4	0	0	14.4	3	3	5	1	
L02	FG_02_05	1 Bed	•			1B_2P_05	46 m ²	Single	23.6	14.3	0	14.3	3	3	3	5	1	
L02	FG_02_06	2 Bed		•		2B_4P_19	75 m ²	Dual	30	14	12.5	0	26.5	6	6	7	1	
L02	FG_02_07	2 Bed		•		2B_4P_19	75 m ²	Dual	30	14	12.5	0	26.5	6	6	7	1	
L02	FG_02_08	1 Bed	•			1B_2P_05	46 m ²	Single	23.6	14.3	0	14.3	3	3	3	5	1	
L02	FG_02_09	1 Bed	•			1B_2P_12	45 m ²	Single	23.9	11.5	0	0	11.5	3.1	3.1	5	1	
L02	FG_02_10	1 Bed	•			1B_2P_12	45 m ²	Single	23.9	11.5	0	0	11.5	3.1	3.1	5	1	
L02	FG_02_11	1 Bed	•			1B_2P_05	46 m ²	Single	23.6	14.3	0	14.3	3	3	3	5	1	
L02	FG_02_12	2 Bed		•		2B_4P_19	75 m ²	Dual	30	14	12.5	0	26.5	6	6	7	1	
L03	FG_03_01	2 Bed		•		2B_4P_19	75 m ²	Dual	30	14	12.5	0	26.5	6	6			
L03	FG_03_02	1 Bed	•			1B_2P_05	46 m ²	Single	23.6	14.3	0	14.3	3	3	3			
L03	FG_03_03	1 Bed	•			1B_2P_10	55.5 m ²	Single	26.7	14.4	0	0	14.4	3	3	5	1	
L03	FG_03_04	1 Bed	•			1B_2P_10	51.5m ²	Single	26.7	14.4	0	0	14.4	3	3			
L03	FG_03_05	1 Bed	•			1B_2P_05	46 m ²	Single	23.6	14.3	0	14.3	3	3	3			
L03	FG_03_06	2 Bed		•		2B_4P_19	75 m ²	Dual	30	14	12.5	0	26.5	6	6	7	1	
L03	FG_03_07	2 Bed		•		2B_4P_19	75 m ²	Dual	30	14	12.5	0	26.5	6	6	7	1	
L03	FG_03_08	1 Bed	•			1B_2P_05	46 m ²	Single	23.6	14.3	0	14.3	3	3	3	5	1	
L03	FG_03_09	1 Bed	•			1B_2P_12	45 m ²	Single	23.9	11.5	0	0	11.5	3.1	3.1			
L03	FG_03_10	1 Bed	•			1B_2P_12	45 m ²	Single	23.9	11.5	0	0	11.5	3.1	3.1			
L03	FG_03_11	1 Bed	•			1B_2P_05	46 m ²	Single	23.6	14.3	0	14.3	3	3	3	5	1	
L03	FG_03_12	2 Bed		•		2B_4P_19	75 m ²	Dual	30	14	12.5	0	26.5	6	6	7	1	
L04	FG_04_01	2 Bed		•		2B_4P_19	75 m ²	Dual	30	14	12.5	0	26.5	6	6	7	1	
L04	FG_04_02	1 Bed	•			1B_2P_05	46 m ²	Single	23.6	14.3	0	14.3	3	3	3	5	1	
L04	FG_04_03	1 Bed	•			1B_2P_10	55.5 m ²	Single	26.7	14.4	0	0	14.4	3	3			
L04	FG_04_04	1 Bed	•			1B_2P_10	51.5m ²	Single	26.7	14.4	0	0	14.4	3	3	5	1	
L04	FG_04_05	1 Bed	•			1B_2P_05	46 m ²	Single	23.6	14.3	0	14.3	3	3	3	5	1	
L04	FG_04_06	2 Bed		•		2B_4P_19	75 m ²	Dual	30	14	12.5	0	26.5	6	6	7	1	
L04	FG_04_07	2 Bed		•		2B_4P_19	75 m ²	Dual	30	14	12.5	0	26.5	6	6	7	1	
L04	FG_04_08	1 Bed	•			1B_2P_05	46 m ²	Single	23.6	14.3	0	14.3	3	3	3	5	1	
L04	FG_04_09	1 Bed	•			1B_2P_12	45 m ²	Single	23.9	11.5	0	0	11.5	3.1	3.1	5	1	
L04	FG_04_10	1 Bed	•			1B_2P_12	45 m ²	Single	23.9	11.5	0	0	11.5	3.1	3.1	5	1	
L04	FG_04_11	1 Bed	•			1B_2P_05	46 m ²	Single	23.6	14.3	0	14.3	3	3	3	5	1	
L04	FG_04_12	2 Bed		•		2B_4P_19	75 m ²	Dual	30	14	12.5	0	26.5	6	6	7	1	
L05	FG_05_01	2 Bed		•		2B_3P_09	70 m ²	Dual	30	11.5	13	0	24.5	6	6	7	1	
L05	FG_05_02	1 Bed	•			1B_2P_10	50.5 m ²	Single	26.7	14.4	0	0	14.4	3	3	5	1	
L05	FG_05_03	1 Bed	•			1B_2P_10	51.7 m ²	Single	26.7	14.4	0	0	14.4	3	3			
L05	FG_05_04	1 Bed	•			1B_2P_05	46 m ²	Single	23.6	14.3	0	14.3	3	3	3			
L05	FG_05_05	2 Bed		•		2B_3P_09	70 m ²	Dual	30	11.5	13	0	24.5	6	6	6	1	
L05	FG_05_06	2 Bed		•		2B_4P_01	78.7 m ²	Dual	30	11.5	13	0	24.5	6	6	7	1	
L05	FG_05_07	2 Bed	•			1B_2P_12	45 m ²	Single	23.9	11.5	0	0	11.5	3.1	3.1			
L05	FG_05_08	1 Bed	•			1B_2P_12	45 m ²	Single	23.9	11.5	0	0	11.5	3.1	3.1			
L05	FG_05_09	1 Bed	•			1B_2P_05	46 m ²	Single	23.6	14.3	0	14.3	3	3	3			
L05	FG_05_10	1 Bed	•			2B_4P_01	78.6 m ²	Dual	30	11.5	13	0	24.5	6	6	5	1	
L06	FG_06_01	2 Bed		•		2B_3P_09	70 m ²	Dual	30	11.5	13	0	24.5	6	6	7	1	
L06	FG_06_02	1 Bed	•			1B_2P_10	50.5 m ²	Single	26.7	14.4	0	0	14.4	3	3			
L06	FG_06_03	1 Bed	•			1B_2P_10	51.7 m ²	Single	26.7	14.4	0	0	14.4	3	3			
L06	FG_06_04	3 Bed		•		3B_6P_01	124 m ²	Dual	41.4	14.1	14	12.7	40.8	9.1	9.1			
L06	FG_06_05	2 Bed		•		2B_3P_09	70 m ²	Dual	30	11.5	13	0	24.5	6	6	7	1	
L06	FG_06_06	1 Bed	•			1B_2P_12	45 m ²	Single	23.9	11.5	0	0	11.5	3.1	3.1	5	1	
L06	FG_06_07	1 Bed	•			1B_2P_12	45 m ²	Single	23.9	11.5	0	0	11.5	3.1	3.1	5	1	
L06	FG_06_08	3 Bed		•		3B_6P_01	123.5 m ²	Dual	41.4	14.1	14	12.7	40.8	9.1	9.1			
																		Total
																		294
																		49

Block H

Floor	Apartment No.	Apt. Description	No. of beds			Unit Types	Floor Area m ²	Aspect	Living/Dining Kitchen Area	Bedroom 01 Area m ²	Bedroom 02 Area m ²	Bedroom 02 Area m ²	Agg Bedroom Area m ²	Storage in Unit m ²	Total Storage m ²	Private Amenity Space m ² **	Number of Balconies
			1	2	3												
00 LGF	H_00_LGF_01	2 Bed		•		2B_4P_19	75 m ²	Dual	30	14	12.5	0	26.5	6	6	7	1
00 LGF	H_00_LGF_02	2 Bed		•		2B_4P_19	75 m ²	Dual	30	14	12.5	0	26.5	6	6	7	1
00 PL	H_00_01	2 Bed		•		2B_4P_19	75 m ²	Dual	30	14	12.5	0	26.5	6	6	7	1
00 PL	H_00_02	2 Bed		•		2B3P_06	66 m ²	Single	28	13.1	7.2	0	20.3	6	6	7	1
00 PL	H_00_03	1 Bed	•			1B2P_05	55 m ²	Single	23.6	14.3	0	0	14.3	3	3		
00 PL	H_00_04	1 Bed	•			1B2P_05	55 m ²	Single	23.6	14.3	0	0	14.3	3	3		
00 PL	H_00_05	2 Bed		•		2B_4P_19	75 m ²	Dual	30	14	12.5	0	26.5	6	6	9	1
00 PL	H_00_06	2 Bed		•		2B_4P_19	75 m ²	Dual	30	14	12.5	0	26.5	6	6	9	1
00 PL	H_00_07	1 Bed	•			1B2P_05	48 m ²	Single	23.6	14.3	0	0	14.3	3	3		
00 PL	H_00_08	1 Bed	•			1B2P12	56 m ²	Single	23.9	11.5	0	0	11.5	3.1	3.1		
00 PL	H_00_09	2 Bed		•		2B4P_13	81 m ²	Single	32.3	16.7	12.9	0	29.6	7	7		
00 PL	H_00_10	2 Bed		•		2B_4P_19	75 m ²	Dual	30	14	12.5	0	26.5	6	6	9	1
L01	H_01_01	2 Bed		•		2B_4P_19	75 m ²	Dual	30	14	12.5	0	26.5	6	6		
L01	H_01_02	1 Bed	•			1B2P_05	48 m ²	Single	23.6	14.3	0	0	14.3	3	3		
L01	H_01_03	1 Bed	•			1B2P_10	50 m ²	Single	26.7	14.4	0	0	14.4	3	3	6	1
L01	H_01_04	1 Bed	•			1B2P_10	50 m ²	Single	26.7	14.4	0	0	14.4	3	3		
L01	H_01_05	1 Bed	•			1B2P_05	50 m ²	Single	23.6	14.3	0	0	14.3	3	3		
L01	H_01_06	2 Bed		•		2B_4P_19	75 m ²	Dual	30	14	12.5	0	26.5	6	6		
L01	H_01_07	2 Bed		•		2B_4P_19	75 m ²	Dual	30	14	12.5	0	26.5	6	6		
L01	H_01_08	1 Bed	•			1B2P_05	50 m ²	Single	23.6	14.3	0	0	14.3	3	3		
L01	H_01_09	1 Bed	•			1B2P12	50 m ²	Single	23.9	11.5	0	0	11.5	3.1	3.1		
L01	H_01_10	1 Bed	•			1B2P12	50m ²	Single	23.9	11.5	0	0	11.5	3.1	3.1		
L01	H_01_11	1 Bed	•			1B2P_05	49 m ²	Single	23.6	14.3	0	0	14.3	3	3		
L01	H_01_12	2 Bed		•		2B_4P_19	75 m ²	Dual	30	14	12.5	0	26.5	6	6		
L02	H_02_01	2 Bed		•		2B_4P_19	75 m ²	Dual	30	14	12.5	0	26.5	6	6	9	1
L02	H_02_02	1 Bed	•			1B2P_05	48 m ²	Single	23.6	14.3	0	0	14.3	3	3	5	1
L02	H_02_03	1 Bed	•			1B2P_10	50 m ²	Single	26.7	14.4	0	0	14.4	3	3		
L02	H_02_04	1 Bed	•			1B2P_10	50 m ²	Single	26.7	14.4	0	0	14.4	3	3	5	1
L02	H_02_05	1 Bed	•			1B2P_05	50 m ²	Single	23.6	14.3	0	0	14.3	3	3	5	1
L02	H_02_06	2 Bed		•		2B_4P_19	75 m ²	Dual	30	14	12.5	0	26.5	6	6	9	1
L02	H_02_07	2 Bed		•		2B_4P_19	75 m ²	Dual	30	14	12.5	0	26.5	6	6	9	1
L02	H_02_08	1 Bed	•			1B2P_05	50 m ²	Single	23.6	14.3	0	0	14.3	3	3	5	1
L02	H_02_09	1 Bed	•			1B2P12	50 m ²	Single	23.9	11.5	0	0	11.5	3.1	3.1	5	1
L02	H_02_10	1 Bed	•			1B2P12	50m ²	Single	23.9	11.5	0	0	11.5	3.1	3.1	5	1
L02	H_02_11	1 Bed	•			1B2P_05	49 m ²	Single	23.6	14.3	0	0	14.3	3	3	5	1
L02	H_02_12	2 Bed		•		2B_4P_19	75 m ²	Dual	30	14	12.5	0	26.5	6	6	9	1
L03	H_03_01	2 Bed		•		2B_4P_19	75 m ²	Dual	30	14	12.5	0	26.5	6	6		
L03	H_03_02	1 Bed	•			1B2P_05	47 m ²	Single	23.6	14.3	0	0	14.3	3	3		
L03	H_03_03	1 Bed	•			1B2P_10	47 m ²	Single	26.7	14.4	0	0	14.4	3	3	5	1
L03	H_03_04	1 Bed	•			1B2P_10	47 m ²	Single	26.7	14.4	0	0	14.4	3	3		
L03	H_03_05	2 Bed		•		2B_4P_19	75 m ²	Dual	30	14	12.5	0	26.5	6	6	7	1
L03	H_03_06	2 Bed		•		2B_4P_19	75 m ²	Dual	30	14	12.5	0	26.5	6	6	7	1
L03	H_03_07	1 Bed	•			1B2P_05	47 m ²	Dual	23.6	14.3	0	0	14.3	3	3		
L03	H_03_08	1 Bed	•			1B2P12	47 m ²	Single	23.9	11.5	0	0	11.5	3.1	3.1		
L03	H_03_09	1 Bed	•			1B2P12	47 m ²	Single	23.9	11.5	0	0	11.5	3.1	3.1		
L03	H_03_10	2 Bed		•		2B_4P_19	75 m ²	Dual	30	14	12.5	0	26.5	6	6		
L04	H_04_01	3 Bed			•	3B_6P_02	118 m ²	Dual	49.2	15.9	15.8	14.3	46	9	9		
L04	H_04_02	1 Bed	•			1B2P_10	47 m ²	Single	26.7	14.4	0	0	14.4	3	3		
L04	H_04_03	1 Bed	•			1B2P_10	47 m ²	Single	26.7	14.4	0	0	14.4	3	3		
L04	H_04_04	2 Bed		•		2B_4P_19	75 m ²	Dual	30	14	12.5	0	26.5	6	6	9	1
L04	H_04_05	3 Bed			•	3B_6P_02	127 m ²	Dual	49.2	15.9	15.8	14.3	46	9	9		
L04	H_04_06	1 Bed	•			1B2P12	47 m ²	Single	23.9	11.5	0	0	11.5	3.1	3.1		
L04	H_04_07	1 Bed	•			1B2P12	47 m ²	Single	23.9	11.5	0	0	11.5	3.1	3.1		
L04	H_04_08	2 Bed		•		2B_4P_01	74 m ²	Dual	30.4	14.5	13.6	0	28.1	6	6	9	1
																	Total
																169	24

Block I-1&2

Floor	Apartment No.	Apt. Description	No. of beds			Unit Types	Floor Area m ²	Aspect	Living/Dining Kitchen Area m ²	Bedroom 01 Area m ²	Bedroom 02 Area m ²	Agg Bedroom Area m ²	Storage in Unit m ²	Total Storage m ²	Private Amenity Space m ² **	Number of Balconies	
			1	2	3												
00 PL	I_00_01	2 Bed		•		2B_4P_14	80 m ²	Dual	30	14.6	14.7	29.3	6.7	6.7			
00 PL	I_00_02	2 Bed		•		2B_4P_14	80 m ²	Dual	30	14.6	14.7	29.3	6.7	6.7			
00 PL	I_00_03	1 Bed	•			1B_2P_13	52 m ²	Dual	25.6	12.3	0	12.3	3	3			
00 PL	I_00_04	2 Bed		•		2B_4P_15	73 m ²	Dual	30	13.1	11.8	24.9	6	6.1			
L01	I_01_01	2 Bed		•		2B_4P_14	80 m ²	Dual	30	14.6	14.7	29.3	6.7	6.7	10	1	
L01	I_01_02	2 Bed		•		2B_4P_14	80 m ²	Dual	30	14.6	14.7	29.3	6.7	6.7	10	1	
L01	I_01_03	2 Bed		•		2B_3P_07	73 m ²	Dual	28	15.6	7.9	23.5	6.6	6.6	7	1	
L01	I_01_04	2 Bed		•		2B_4P_15	73 m ²	Dual	30	14.6	14.7	29.3	6.7	6.1	7	1	
L02	I_02_01	2 Bed		•		2B_3P_08	69 m ²	Dual	30	13.7	8.5	22.2	6	6	12	1	
L02	I_02_02	2 Bed		•		2B_3P_08	69 m ²	Dual	30	13.7	8.5	22.2	6	6	12	1	
L02	I_02_03	1 Bed	•			1B_2P_14	47 m ²	Dual	24.8	11.4	0	11.4	3.1	3.1	5	1	
L02	I_02_04	1 Bed	•			1B_2P_14	47 m ²	Dual	24.8	11.4	0	11.4	3.1	3.1	5	1	
																Total	
																68	8

Block J

Floor	Apartment No.	Apt. Description	No. of beds			Unit Types	Floor Area m ²	Aspect	Living/Dining Kitchen Area	Bedroom 01 Area m ²	Bedroom 02 Area m ²	Bedroom 03 Area m ²	Agg Bedroom Area m ²	Storage in Unit	Total Storage m ²	Private Amenity Space m ² **	Number of Balconies
			1	2	3												
00 PL	J_00_01	3 Bed			•	3B_6P_03	100 m ²	Dual	34	13	13.9	13.6	40.5	9.2	9.2	11	1
00 PL	J_00_02	1 Bed	•			1B_2P_16	53 m ²	Single	25.4	18.3	0	0	18.3	4.3	4.3	5	1
00 PL	J_00_03	1 Bed	•			1B_2P_16	53 m ²	Single	25.4	18.3	0	0	18.3	4.3	4.3	5	1
00 PL	J_00_04	1 Bed	•			1B_2P_15	53 m ²	Dual	30.4	11.4	0	0	11.4	3.2	3.2	5	1
L01	J_01_01	3 Bed			•	3B_6P_03	100 m ²	Dual	34	13	13.9	13.6	40.5	9.2	9.2	11	1
L01	J_01_02	1 Bed	•			1B_2P_17	45 m ²	Single	23.3	14.7	0	0	14.7	3.4	3.4	5	1
L01	J_01_03	3 Bed			•	3B_6P_03	100 m ²	Dual	34	13	13.9	13.6	40.5	9.2	9.2	10	1
L01	J_01_04	1 Bed	•			1B_2P_15	51 m ²	Dual	30.4	11.4	0	0	11.4	3.2	3.2	10	1
L01	J_01_05	1 Bed	•			1B_2P_16	53 m ²	Single	25.4	18.3	0	0	18.3	4.3	4.3	5	1
L01	J_01_06	1 Bed	•			1B_2P_16	53 m ²	Single	25.4	18.3	0	0	18.3	4.3	4.3	5	1
L01	J_01_07	1 Bed	•			1B_2P_15	51 m ²	Dual	30.4	11.4	0	0	11.4	3.2	3.2	5	1
L02	J_02_01	3 Bed			•	3B_6P_03	100 m ²	Dual	34	13	13.9	13.6	40.5	9.2	9.2	10	1
L02	J_02_02	1 Bed	•			1B_2P_17	45 m ²	Single	23.3	14.7	0	0	14.7	3.4	3.4	5	1
L02	J_02_03	3 Bed			•	3B_6P_03	100 m ²	Dual	34	13	13.9	13.6	40.5	9.2	9.2	10	1
L02	J_02_04	1 Bed	•			1B_2P_15	51 m ²	Dual	30.4	11.4	0	0	11.4	3.2	3.2	5	1
L02	J_02_05	1 Bed	•			1B_2P_16	53 m ²	Single	25.4	18.3	0	0	18.3	4.3	4.3	5	1
L02	J_02_06	1 Bed	•			1B_2P_16	53 m ²	Single	25.4	18.3	0	0	18.3	4.3	4.3	5	1
L02	J_02_07	1 Bed	•			1B_2P_15	51 m ²	Dual	30.4	11.4	0	0	11.4	3.2	3.2	5	1
L03	J_03_01	3 Bed			•	3B_6P_04	90 m ²	Dual	34.2	11.4	11.4	11.7	34.5	9.1	9.1	10	1
L03	J_03_02	3 Bed			•	3B_6P_04	99 m ²	Dual	34.2	11.4	11.4	11.7	34.5	9.1	9.1	10	1
																142	20

Dalguise House

Floor	Apartment No.	Apt. Description	No. of beds			Floor Area m ²	Living/Dining Kitchen Area m ²	Bedroom 01 Area m ²	Bedroom 02 Area m ²	Bedroom 02 Area m ²	Agg Bedroom Area m ²	Storage in Unit m ²	Private Amenity Space m ² **
			1	2	3								
L01	DH_01_01	2 Bed (3)		•		58.8	32	15.8			15.8	3	
L01	DH_01_02	Studio	•			44.7	41	30			30	3.4	
L01	DH_01_04	Studio	•			49.8	23	11.7			11.7	3	
		Studio				94.5							
		2 bed				58.8							

Coach House

Floor	Apartment No.	Apt. Description	No. of beds			Floor Area m ²	Living/Dining Kitchen Area m ²	Bedroom 01 Area m ²	Bedroom 02 Area m ²	Bedroom 02 Area m ²	Agg Bedroom Area m ²	Storage in Unit m ²	Private Amenity Space m ² **
			1	2	3								
L00	CH_00_01	2 Bed		•		151.6	55.6	17.3	15.5		32.8	11.4	25.7
L00	CH_00_02	2 Bed		•		80.2	49.7	12.8	17.5		30.3	7	21.2
L00	CH_00_03	1 Bed	•			49.5	31.4	11.9			11.9	3	19.5
						281.3							66.4
		1 bed				49.5							
		2 bed				231.8							

Brick Gate Lodge

Floor	Apartment No.	Apt. Description	No. of beds			Floor Area m ²	Living/Dining Kitchen Area m ²	Bedroom 01 Area m ²	Bedroom 02 Area m ²	Bedroom 02 Area m ²	Agg Bedroom Area m ²	Storage in Unit m ²	Private Amenity Space m ² **
			1	2	3								
L00	BG_00_01	1 Bed	•			55.7	27.3	13.2			13.2	3	5
													5

North West Houses

Floor	Apartment No.	Apt. Description	No. of beds			Floor Area m ²	Living/Dining Kitchen Area m ²	Bedroom 01 Area m ²	Bedroom 02 Area m ²	Bedroom 02 Area m ²	Agg Bedroom Area m ²	Storage in Unit m ²	Private Amenity Space m ² **
			1	2	3								
L01	NW_01_01	3 Bed			•	187	40	12	16	21	49	3	97
L01	NW_01_02	3 Bed			•	196	40	12	16	21	49	3.4	56.1
L01	NW_01_03	3 Bed			•	186	40	12	16	21	49	3	56.9



rock

ARDAGH

Monkstown

Dún Laoghaire

Queen's Rd

York Rd

People's Park

Rowanbyrn

Monkstown Ave

Tivoli Rd

Glasthule

Corrig Rd

Deansgrange

SANDY LOVE

EBE

