



Glebe House Residential Development, St Agnes Road, Crumlin, Dublin

Housing Quality Assessment Report

Stage 3 Application to An Bord Pleanála
April 2022





Housing Quality Assessment Report

1 - Executive Summary

This Housing Quality Assessment report forms part of a Strategic Housing Development (SHD) application for the proposed development at Glebe House, St Agnes Road, Crumlin, Dublin 12

This report assesses the proposed residential apartments against the provisions of the 'Sustainable Urban Housing: Design Standards for New Apartment Guidelines for Planning Authorities'.

The purpose of this report is to demonstrate compliance with these criteria under the headings below.

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2 - Policy Overview

Housing Quality Assessment

This Housing Quality Assessment provides a framework which quantifies each of the criteria required by the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2020' against the proposed apartment elements of the development.

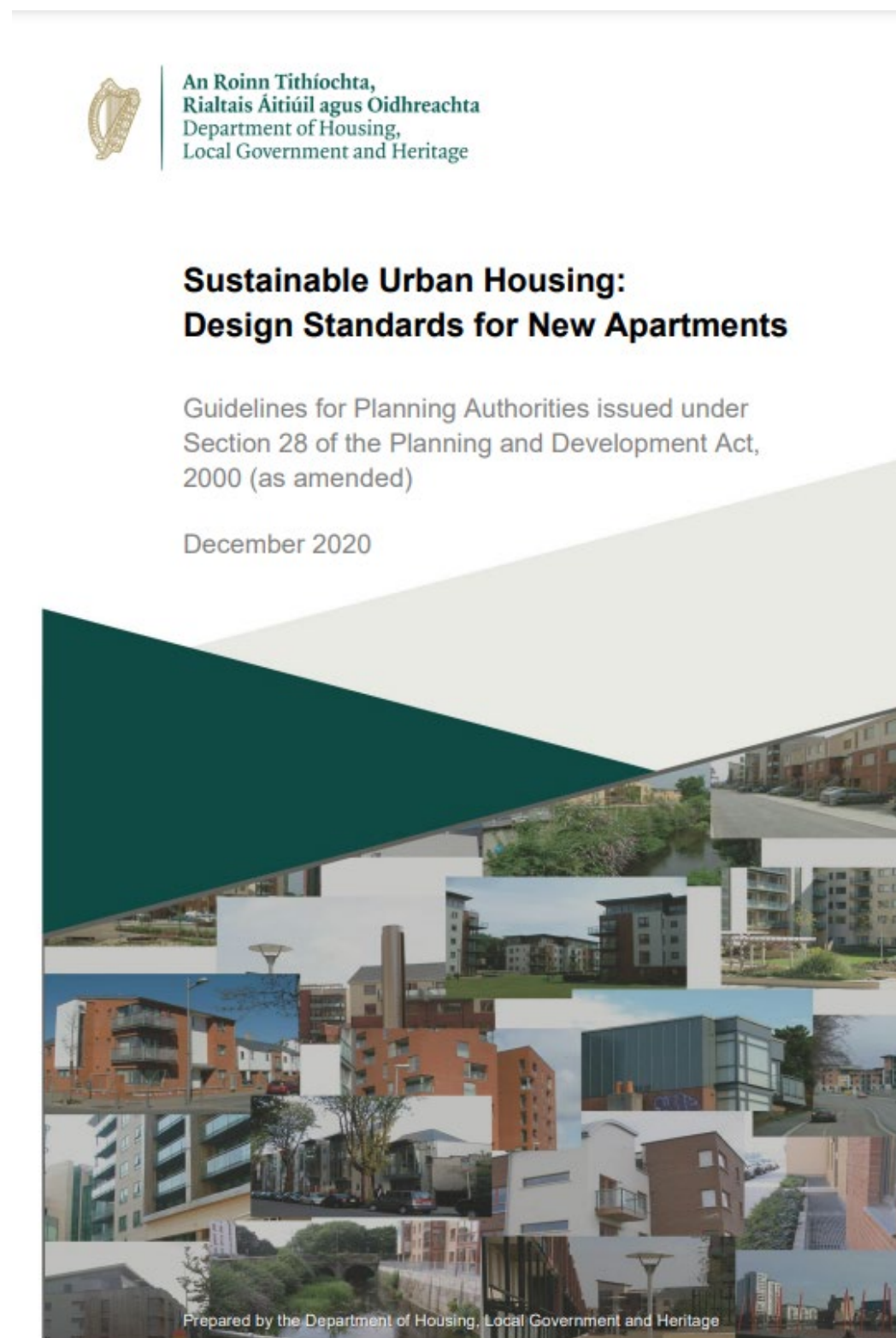
The 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' specify planning policy requirements for:

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

The guidelines have been issued by the Minister for Housing, Planning and Local Government under Section 28 of the Planning and Development Act 2000 (as amended).

Qualitative aspects such as the Residential Conceptual Design approach are covered within the accompanying Architectural Design Statement.

It is noted all apartments fully comply with all the criteria in the Design Standards for New Apartments and the qualitative aspects are exceeded.



3 - Introduction / Proposed Development

Introduction

Seabren Developments Ltd and Circle VHA CLG intend to apply to An Bord Pleanála for planning permission for a strategic housing development at this site located at Glebe House (Protected Structure, RPS Ref. 7560), including the vacant Glebe light industrial lands, and the vacant site of the former Coruba House, Saint Agnes Road, Crumlin, Dublin 12 all on a site of 0.88 Hectares. The site bounds Somerville Drive and Somerville Green to the southeast and southwest, respectively, and includes the grass margin between the Coruba site boundary and Somerville Drive. The Glebe House lies within the Crumlin Architectural Conservation Area.

A residential development of 150 no. apartments consisting of 74 one beds, 72 two beds and 4 three bed residential units, a creche and café. The proposed scheme has an overall Gross Floor Area of 15,767 sq.m.

Two apartment buildings are proposed ranging in height from 4 – 6 storeys and linked by a carpark at ground floor and a podium at first floor level comprising the following:

- Block A is 5-6 storeys and consists of 79 apartments and includes 35 no. one beds and 44 no. two beds units, ESB substation/switch room/metering room of 85sqm, 42 no. secure bicycle storage and bin storage of 44sqm
- Block B is 4-5 storeys and consists of 66 apartments and includes 38 no. one beds, 25no. two beds and 3 no. three beds, a Creche of 147 sqm at ground floor level with associated outdoor area, ground floor plant rooms of 74sqm, ESB substations/switch room/metering room/telecoms of 89sqm, 188 no. secure bicycle storage spaces in two locations, 6 no. motorbike spaces and bin storage of 75sqm.

Two no.three storey pavilion buildings either side of Glebe House to accommodate:

- One number two storey duplex 2 bed apartment above one number 1 bed apartment at ground floor in the north west pavilion and,
- One number two storey duplex 2 bed apartment above a 55 sqm ground floor café, in the south east pavilion.

The repair of fire damaged elements (following a fire 21st April 2022) and the refurbishment of Glebe House, a protected structure, into two apartments, one number 2 bed unit at lower ground floor and one number 3 bed unit at upper ground and first floor;

- Repair of fire damaged elements including the replacement of all roof coverings and structure, replacement of all first floor timber stud walls, replacement of first floor rear return joists, replacement/repair of floor joists at first floor level, replacement of internal render to kitchen/ dining area in rear return building and replacement/repair of stair from upper ground to first floor level,

- the refurbishment of Glebe House including the removal of extensions to the rear and sides of the building, restoration of the façade, replacement of pvc windows with sliding sash windows and associated works to the interior and to the curtilage of Glebe House.

- Lowering the front boundary wall and return boundary wall to the front of Glebe House.

Demolition of all workshops, offices and sheds to the rear and sides of Glebe House Demolition of boundary walls around the Coruba land on Somerville Drive, the front entrance and between Coruba and the Glebe lands. Demolition of non-original brick column's at St Agnes Road entrance to Glebe House (1,636 sqm).

75 car parking spaces are proposed:

- 66 no. car parking spaces (includes 2 Go Car spaces) in ground floor car park below podium and partly in Block A and 4 No. visitor car parking spaces in front of Glebe House all with vehicular access from St Agnes's Road
- 5 No. assigned car parking spaces on the eastern side of Block B with vehicular access from Somerville Drive.

The development provides 905 sqm of Public Open Space to the front and side of Glebe House, and within the southeast public plaza. with a pedestrian route to the side of the Café at Pavilion B and 1,632 sqm of Communal Open Space located at podium level and to the rear of Block A.

76 no. visitor bicycle parking spaces are provided in the public accessible areas of the site.

The application also includes the provision of a new footpath along the south-eastern boundary at Somerville Drive, a new controlled gate between Somerville Drive and St Agnes Road allowing public access through the site within daylight hours and a new pedestrian access from the public open space onto St. Agnes Road, boundary treatment, landscaping, Solar Panels on the roof of Blocks A and B, provision of 4 no. Microwave link dishes to be mounted on 2 No. steel support posts affixed to the lift shaft overrun on Block A, lighting, services and connections, waste management and other ancillary site development works to facilitate the proposed development.



Artists visualization of proposed entrance

4 - Compliance with Sustainable Urban Housing Design Standards for New Apartments

4.1 - Apartment Mix

The mix of residential units within the entire scheme is outlined in the table to the right and in 'Appendix A - Housing Quality Assessment Schedule'.

The proposed mix complies with 'Specific Planning Policy Requirement 1

It is noted under the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' Specific Planning Policy Requirement 1, for proposals considered apartment developments:

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

The table on the right shows the breakdown of apartment types and demonstrates compliance with SPPR 1.

- There are 49% one beds, 48% two beds and 3% three beds.
- The one, two and three bedroom apartments are designed to exceed minimum standards with over half the apartment more than 10% over minimum size standards.
- There are 3% three bedroom apartments. The three beds are well over sized and dual aspect
- There is a significant quantity of different apartment typologies and sizes (27 types) to reflect the anticipated different tenures within the development.

Glebe House Residential Development St. Agnes Road, Crumlin, Dublin.

	1 bed	2 bed	3 bed	Total Apartments	Dual Aspect	Gross Internal Area (GIA) sqm	Private Amenity Space
BLOCK A							
GF	6	6		12	5	1876	95
1st	7	8		15	9	1290	84
2nd	7	8		15	9	1290	104
3rd	5	9		14	9	1263	104
4th	5	9		14	9	1263	104
5th	5	4		9	6	849	55
Sub Total	35	44		79	47	7831	546
	44%	56%	0%	100%	59%		
BLOCK B							
GF	5	1	0	6	1	2268	38
1st	7	6	2	15	9	1389	118
2nd	8	7	1	16	9	1389	120
3rd	10	7	0	17	9	1389	120
4th	8	4	0	12	5	940	133
Sub Total	38	25	3	66	33	7375	529
	58%	38%	5%	95%	50%		
PAVILION 1							
Ground	1	0	0	1	1	63.7	22.72
1st	0	1	0	1	1	63.7	14.5
2nd						40.3	
Sub Total	1	1	0	2	2	167.7	37.22
	50%	50%	0%	100%	100%		
PAVILION 2							
Ground (café + stairwell)	0	0	0	0	0	63.7	58
1st	0	1	0	1	1	63.7	14.5
2nd						40.3	
Sub Total	0	1	0	1	1	167.7	72.5
	0%	100%	0%	100%	100%		
GLEBE HOUSE							
Lower Ground Floor	0	1	0	1	1	54.5	
Ground Floor	0	0	0	0	0	81	
Upper 1st Floor	0	0	0	0	0	15	
First Floor	0	0	1	1	1	75	
Sub Total	0	1	1	2	2	225.5	n/a
	0%	33%	50%	83%	100%		
Totals	74	72	4	150	85	15766.9	1184.72
%	49%	48%	3%	100%	57%		

4 - Compliance with Sustainable Urban Housing Design Standards for New Apartments

4.2 - Apartment Design

Apartment and multi-residential unit development design is constantly evolving, learning from best practice around the globe. New forms of homes are emerging that take into account the emerging demographic household types and tenures.

The surrounding area has a mix of three and four bedroom houses so this development will provide a balance of tenure sizes for the locality

The 2016 Census indicated that 1-2 person households now comprise a majority of households and this trend is set to continue, yet Ireland has only one-quarter the EU average of apartments as a proportion of housing stock. Ongoing demographic and societal changes mean the expanding categories of household that may wish to be accommodated in apartments.

Under the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' Specific Planning Policy Requirement 3, the following minimum apartment floor areas are required: The apartments are designed to exceed minimum floor area standards with 50% of the apartments more than 10% over the required minimum size standards.

4.3 - Apartment Floor Area - Typologies

One bedroom apartments are in excess of the minimum standard of 45 sq m - generally between 46 sq m and 62 sq m, while the two bedroom apartments are generally between 79 sq m – 91 sq m. Three bedroom apartments are significantly larger at 113 sq m - 121 sq m

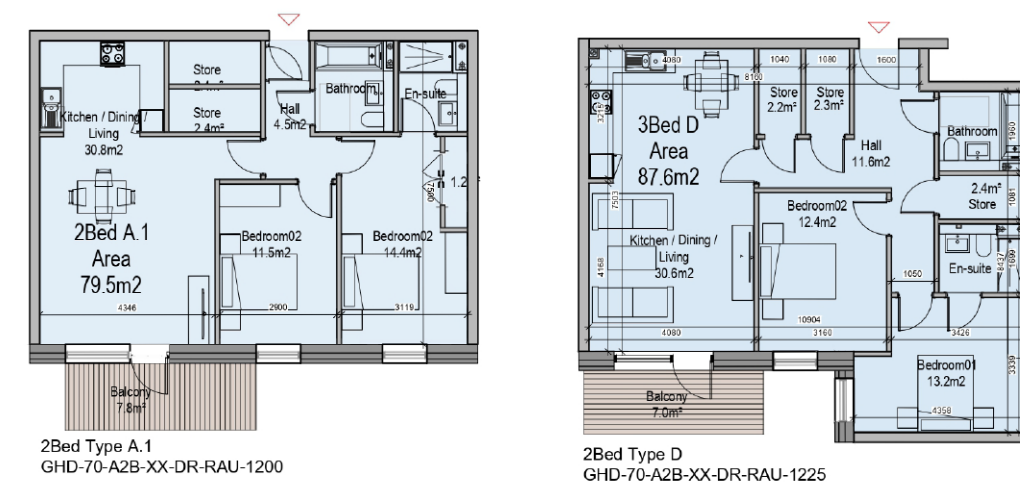
The unit types below form the majority of unit types within the overall apartment development. All individual rooms, floor areas and room widths comply or exceed the design guideline requirements. Please refer to 'Appendix A - Housing Quality Assessment Schedule' which gives a full breakdown of unit design areas.

Minimum overall apartment floor areas

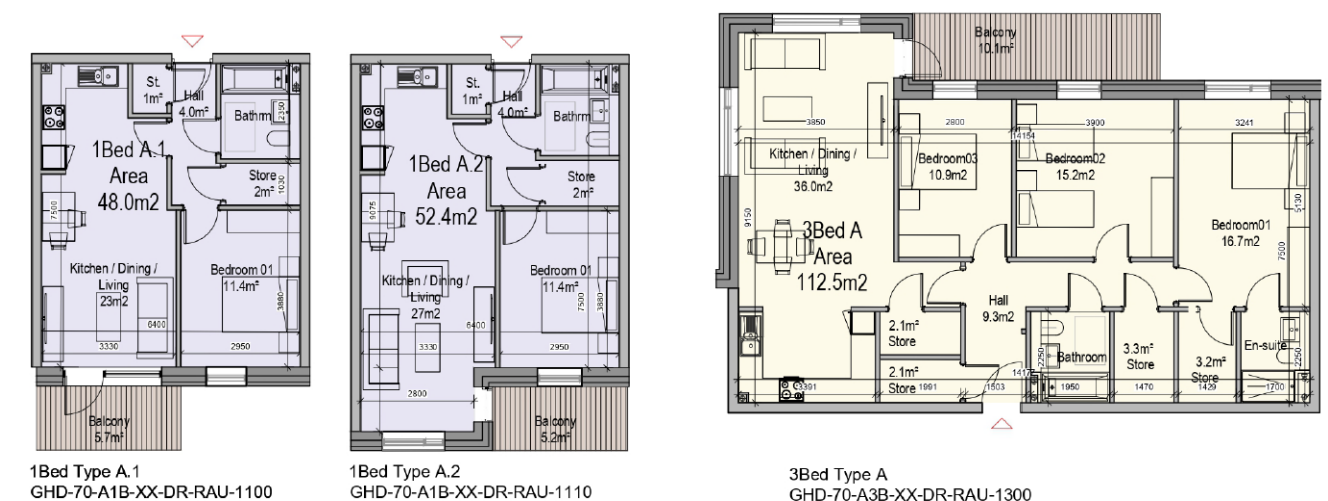
Studio	37 sq m (n/a)*
One bedroom	45 sq m (38 sq m)*
Two bedrooms (3 person)**	63 sq m (n/a)*
Two bedrooms (4 person)	73 sq m (55 sq m)*
Three bedrooms	90 sq m (70 sq m)*

* Figures in brackets refer to 1995 guidelines

**Permissible in limited circumstances

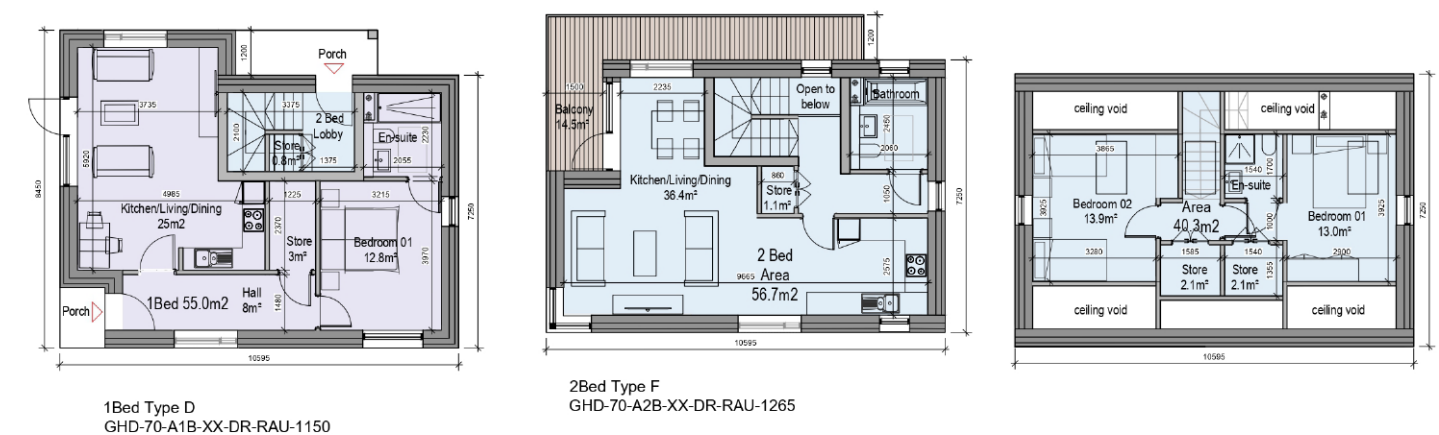


SAMPLE APARTMENT TYPOLOGIES - 2-BED UNITS



SAMPLE APARTMENT TYPOLOGIES - 1-BED UNITS

SAMPLE APARTMENT TYPOLOGIES - 3-BED UNIT



Ground Floor 1Bed

First Floor 2Bed

Second Floor

SAMPLE APARTMENT TYPOLOGIES - 1 & 2-BED PAVILION UNITS

4 - Compliance with Sustainable Urban Housing Design Standards for New Apartments

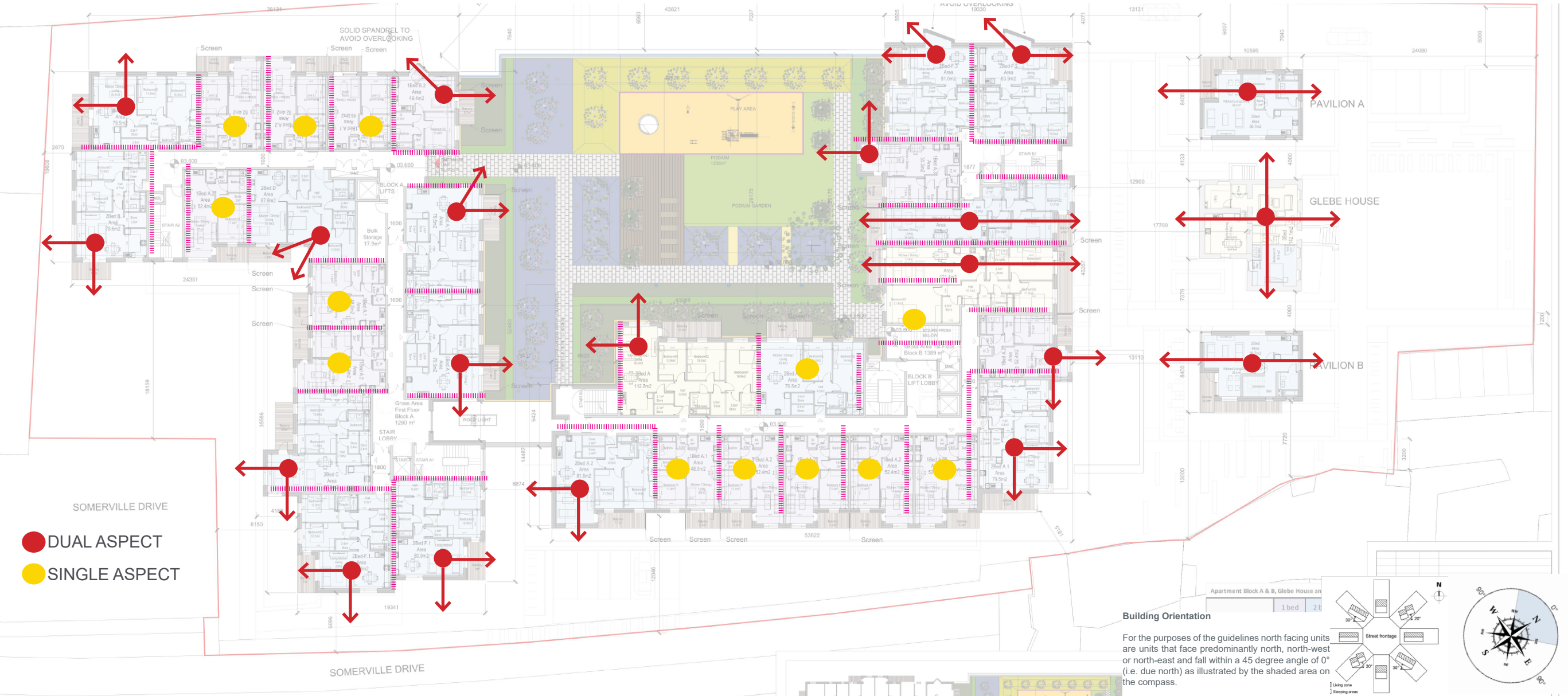
4.4 - Dual Aspect Ratios

We have carefully reviewed the amount of sunlight reaching the development and have optimised how the orientation will affect the amenity of the occupants. The Dual aspect ratio is 59% given the site shape and orientation.

Note that Policy requires that apartment schemes deliver at least 50% of the units as dual aspect Bigger apartments, and large areas of glazing on facades have all been provided to give adequate compensation for the dual aspect ratio.

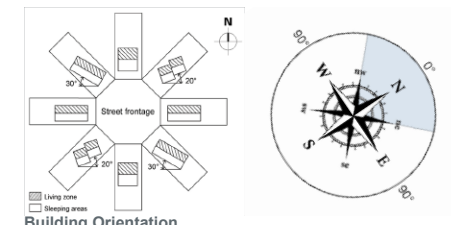
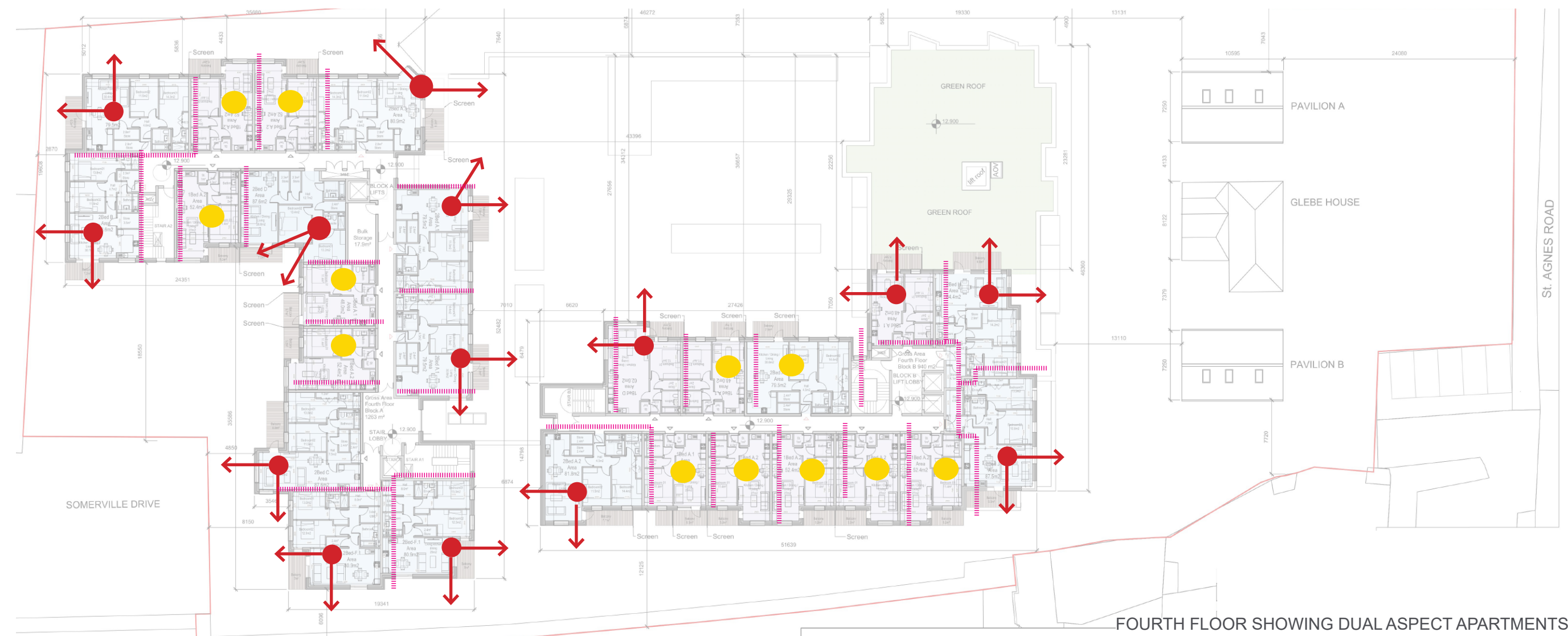
The apartments have windows opening to dual directions i.e. living rooms and bedroom windows. Dual aspect ratio is 59%

Project Information:		Residential Development at Glebe House					
	Number of Units	Combined Floor Area of Units	Number of Units + 10%	Number of Bedrooms	Number of Bed Space	Number of Dual Aspect Units	Amount of Communal Space Required
Block A -	79	5418	50	123	246	47	483
Block B -	66	4326	49	95	177	36	385
Pavilion 1 -	2	152	2	3	6	2	12
Pavilion 2 -	1	97	1	2	4	1	7
Glebe House -	2	225	2	5	8	2	15
Totals:	150	10219 m ²	104	228	451	88	902 m ²
Percentages:			69%			59%	





Dual Aspect - cont.



For the purposes of the guidelines north facing units are units that face predominantly north, north-west or north-east and fall within a 45 degree angle of 0° (i.e. due north) as illustrated by the shaded area on the compass.

- DUAL ASPECT
- SINGLE ASPECT

We have introduced some subtle design changes to improve the length of facades providing the alternate views and ventilation thus ensuring many of the apartments get aspect / sunshine from two different sides – mostly south and east or west. These bays do not impact of the amenity of adjoining apartments. The top floor has also been redesigned to attain better dual aspect provision but without impacting on the amenity of adjoining residences on both Somerville Drive and Somerville Green.

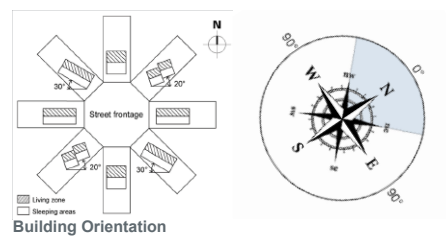
Block A provides dual aspect apartments through the provision of a corner typology. Block B provides for 2 dual aspect units with windows on either side (Through Dual Aspect) per floor. These units are located to the front of the development where some of the units have a Northern aspect. These units are also well over-sized compensating their aspect. This means that there are no single aspect North Facing apartments in the development.

We are confident that the apartments presented deliver high quality dual aspect, the introduction of apartments with 'through dual aspect' in Block B will deliver better quality dual aspect units. 59% of apartments are fully dual aspect delivering really high quality units. We also note the findings of the daylight study in assessing all the units and the high level of compliance.

Dual Aspect - cont.



FIFTH FLOOR SHOWING DUAL ASPECT APARTMENTS



For the purposes of the guidelines north facing units are units that face predominantly north, north-west or north-east and fall within a 45 degree angle of 0° (i.e. due north) as illustrated by the shaded area on the compass.

- DUAL ASPECT
- SINGLE ASPECT

4 - Compliance with Sustainable Urban Housing Design Standards for New Apartments

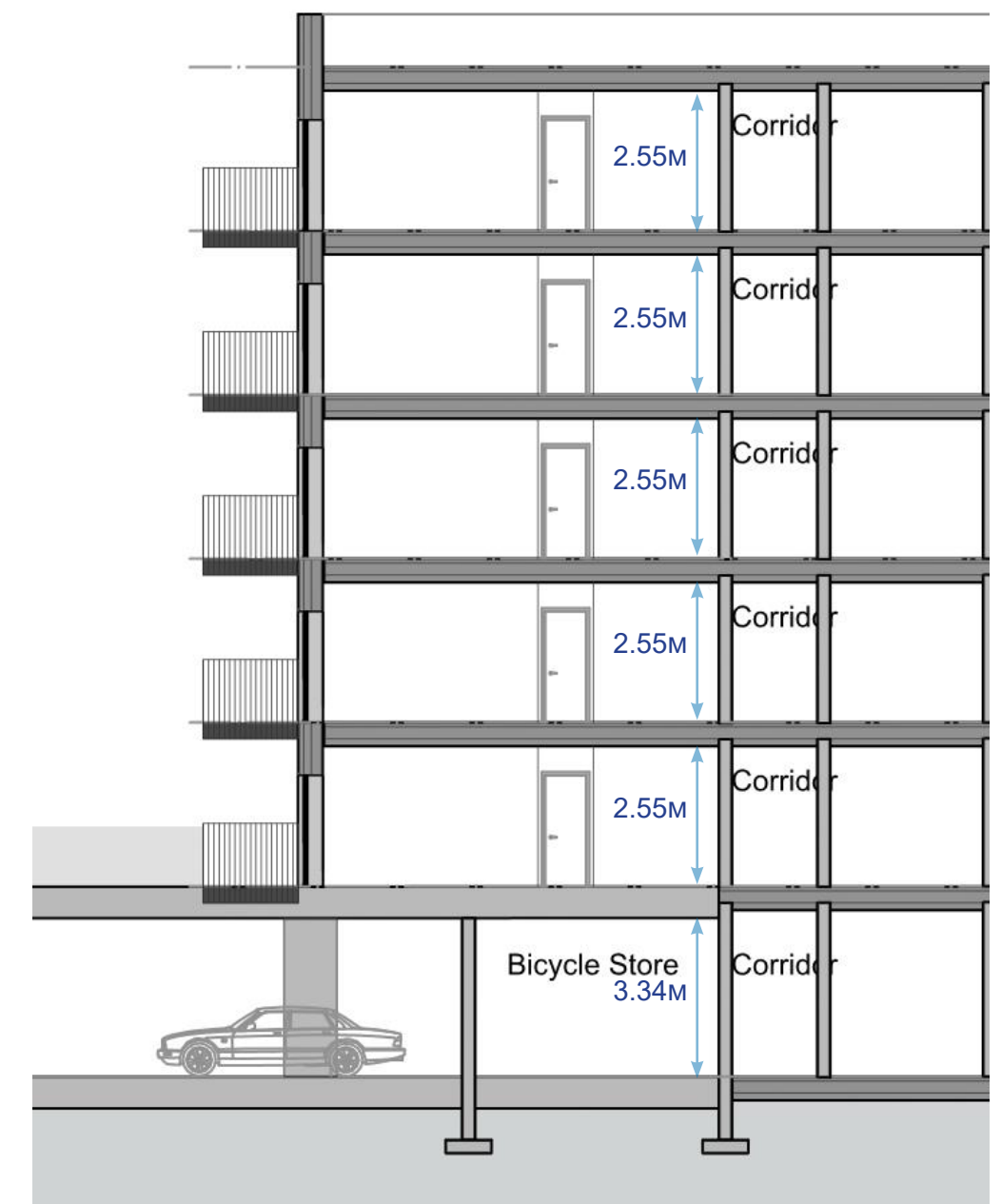
4.5 - Floor to Ceiling Height

Floor to ceiling heights generally exceed 2.55m clear internally with the ground floor level over 3.3m. Entrance cores are afforded additional height.

The building heights are designed to be modulated with the orientation and constraints of the site. The proposed development modulates between four storeys up to a maximum of six storeys. The buildings is four-to-five storeys behind the existing three storey Glebe House and rises to six stories to the middle and rear of the site around the central podium courtyard



SECTION THROUGH BLOCK B SHOWING TYPICAL FLOOR TO CEILINGS



SECTION THROUGH BLOCK A SHOWING TYPICAL FLOOR TO CEILINGS

4 - Compliance with Sustainable Urban Housing Design Standards for New Apartments

4.6 - Lift and Stair cores

The development is designed to have two stair cores and two lift core to serve Block A and three stair cores and two lift core to serve Block B. Block A has 79 units over 6 floors. The block typically has a maximum of 15 units per floor. With two cores serving this block which equates to less than 8 per core.

Block B has 66 units over 5 storeys with typically a maximum of 17 units per floor. With three cores serving this block which equates to less than 6 per core.

Glebe House has 2 units over three floors, both one own-door units.

Pavilion 1 has two units, each own-door access

Pavilion 2 has one unit over a ground floor cafe.



TYPICAL PLAN SHOWING NUMBER OF CORES

4 - Compliance with Sustainable Urban Housing Design Standards for New Apartments

4.7 - Internal Storage

All storage requirements are provided entirely within the apartments.

The storage provided is in addition to kitchen presses and bedroom furniture, and likewise to minimum aggregate living/dining/kitchen or bedroom floor areas. Individual storage rooms within an apartment do not exceed 3.5 square metres as per the requirement of 'Sustainable Urban Housing: Design Standards for New Apartments'.

Please refer to Appendix A 'Housing Quality Assessment schedules which gives a full breakdown of unit storage spaces.

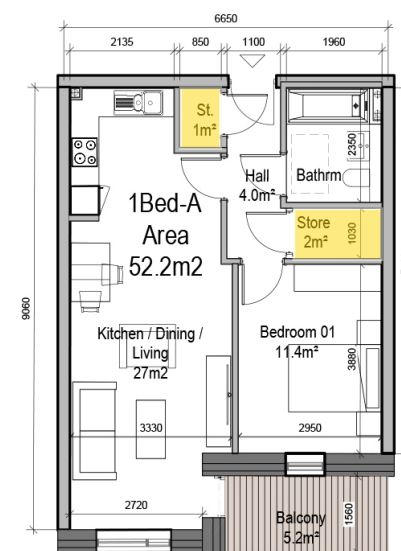
4.8 - Security Considerations

Apartment design should provide occupants and their visitors with a sense of safety and security.

For example the ground floor apartments facing the street on Block B are set back from the street and separated from the public footpath by a strip of planting providing privacy.

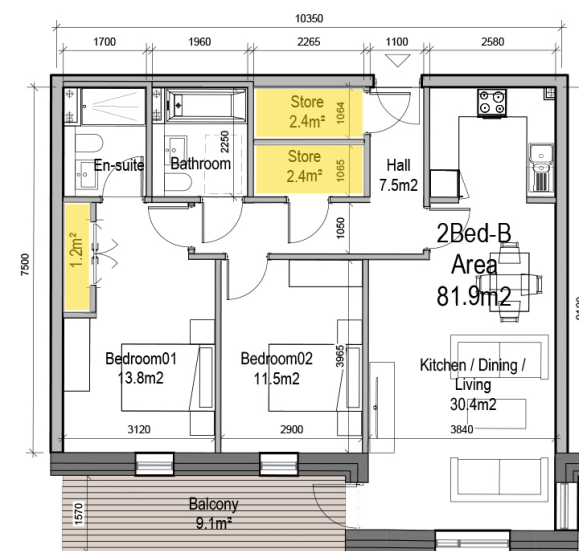
We have reviewed and integrated the requirements of 'secure by design' into the development to ensure more durable and robust design. Passive supervision is key to safeguarding security on site and the designs have been enhanced to remove blind corners, ensure windows in gables have aspect in different directions and that entrances are well lit.

It is proposed to provide gates at the Somerville Drive pedestrian route the pedestrian gates provided will allow permeable access during daylight hours to allow local residents access through the site which is in private ownership. The gates will be locked outside these hours, which is a similar approach to how many public parks are managed throughout the City. Resident desire lines are provided throughout daylight hours similar to public parks where desire lines are available during daylight hours but not at night time. Residents of the scheme will have fobs to access the gates outside daylight hours similar to other apartment schemes. The management company would be able to control this access route out of hours. The route would be overlooked by residences and the childcare facility during the day and by providing gates any concerns over anti-social activity at night time could be addressed.



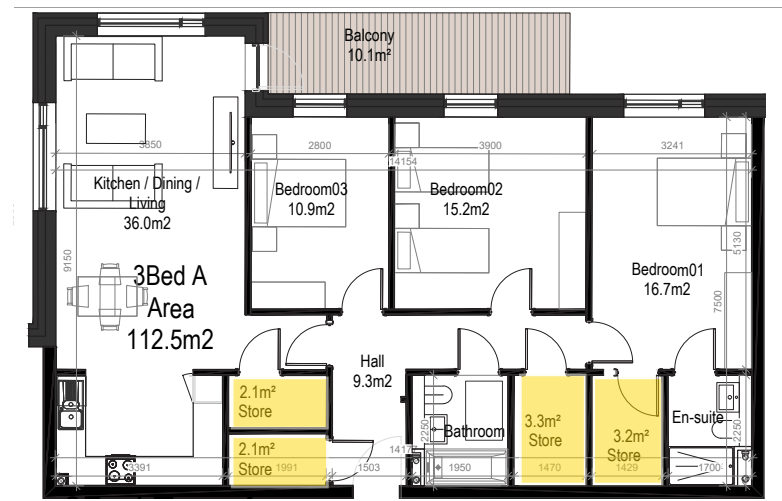
Storage required = 3m²
Storage provided = 3m²

1 BED APARTMENT - TYPE A



Storage required = 6m²
Storage provided = 6m²

2 BED APARTMENT - TYPE B



Storage required = 9m²
Storage provided = 10.7m²

3 BED APARTMENT



VIEW FROM SOMERVILLE GREEN

4 - Compliance with Sustainable Urban Housing Design Standards for New Apartments

4.9 - Private Amenity Space - Communal Open Space

Private open space is provided by means of private balconies, communal open space is provided to the rear of the development (at ground floor level) and through the internal shared resident amenity space in the podium courtyard between Block A and B which acts as an amenity space available for all residents. Other incidental planted areas are also provided within the scheme.

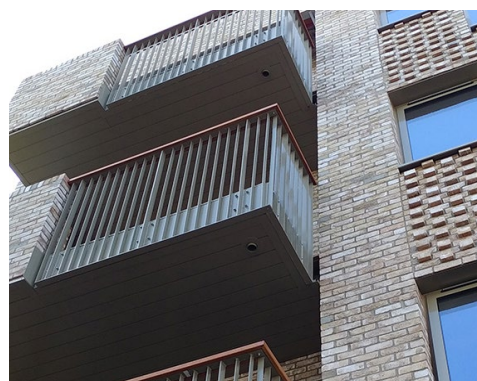
Private terraces at ground and podium levels will incorporate appropriate boundary treatments to ensure privacy and security from the public realm. The courtyards will have excellent sunlight to these amenity spaces due to the orientation of the blocks which have been set out to minimise overshadowing and overlooking. Balconies all have a functional relationship with the main living areas of the apartment. Wind and privacy screens are provided on balconies to provide shelter and to minimise direct overlooking.

Private amenity spaces are designed to comply with Appendix 1. Balconies will have a minimum depth of 1.5 metres and meet the minimum floor area requirement under the guidelines. A combination of bolt-on balconies and inset balconies are provided to give visual interest. The larger 3 bedroom apartments are located facing the central courtyard.

We have carried out a series of studies on Daylight and Overshadowing and the design has been adapted to address the climatic aspects of the site from IES. From their conclusion it is noted there is no significant challenge with any of the environmental issues. Please refer to the reports appended to the application for more detail.

All private amenity spaces in the development comply or exceed the minimum required floor areas for private amenity spaces, as set out in 'Appendix 1 - Design Standards for New Apartments'.

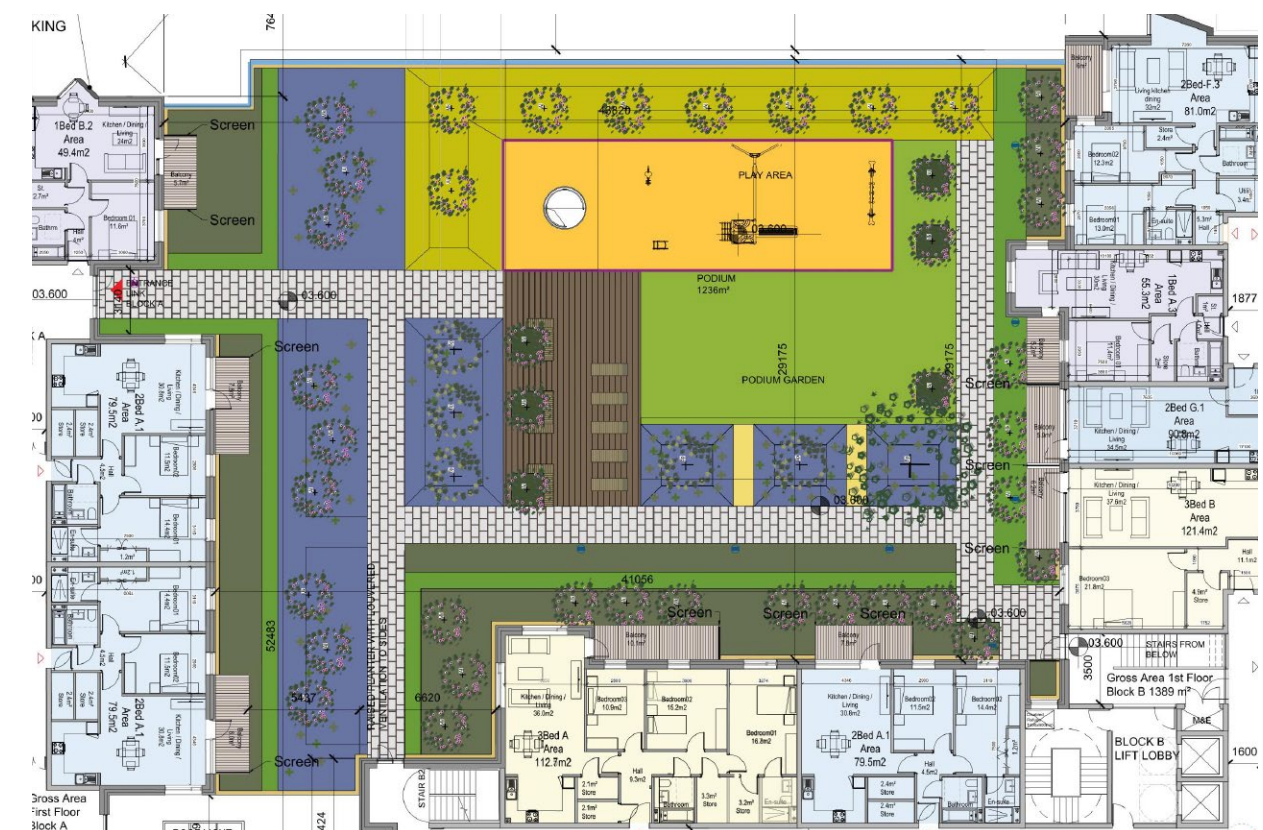
- Studio 3sqm
- One Bed Apartment: 3sqm
- Two Bed (3 person) Apartment 5sqm
- Two Bed (4 person) Apartment: 6sqm
- Three Bed Apartment 9sqm



EXAMPLES OF BALCONIES



AMENITY SPACE BLOCK B



AMENITY PODIUM COURTYARD TO REAR OF BLOCK B

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Public open space as per the new residential developments guidelines, 10% (878sqm) of the site area shall be reserved. The proposed development has 3% over (905sqm) the minimum required by the Dublin City Development Plan 2016-2022. This excludes areas where visitor bike spaces are located. The public open space is well located in the development and easily accessed by the wider population. Various visual breaks between the pavilion buildings and Glebe House to the apartment block behind will ensure informal supervision of this space by residents. Good quality light will aid in the surveillance of this space at night. Existing features, such as mature trees to the front, shall be retained and enhanced by the formal open space provided to the front of the development. This will enhance the setting of Glebe House.



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Please see accompanying landscape architects report for further detail on the design strategy for Public amenity space.



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CAFE - PAVILION 2

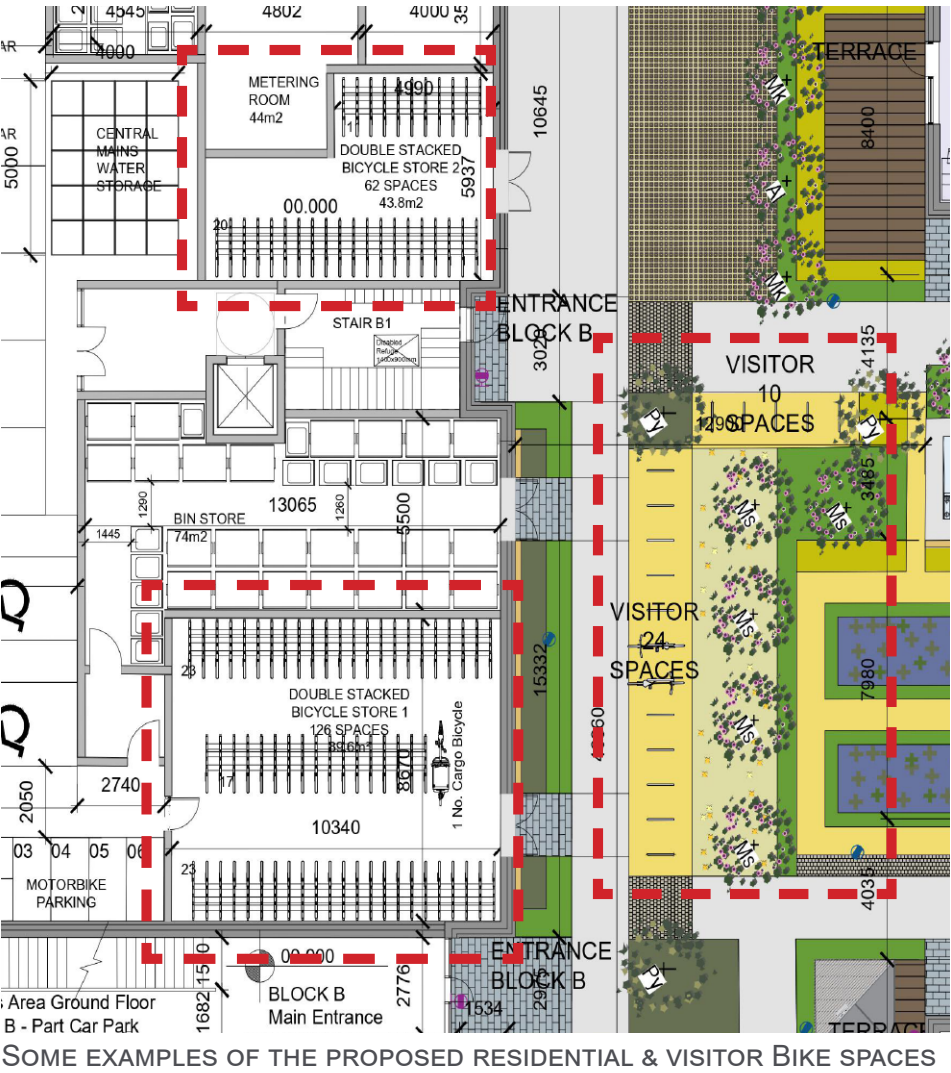
CHILD CARE FACILITY

4 - Compliance with Sustainable Urban Housing Design Standards for New Apartments

4.13 - Cycling

The site is well placed to take advantage of the existing cycling facilities in the local area with various off-road and on-road routes and cycle parking located in the site. Secure and sheltered cycle parking will be provided for the residents and visitors within the development in the ground floor area beneath the podium accessed from both St. Agnes Road entrance and from Somerville Drive. Provision for large cargo bikes will be also be located beneath the podium.

As per the Sustainable Urban Housing: Design Standards for New Apartments. 1 no. cycle space per Bedroom (228 no. spaces) 1 visitor cycle space for ever 2 units (75 no. spaces) which equates to 303 no. cycle spaces . In the proposed development. 306 no. cycle spaces (230 no. interior residential spaces & 76 no. exterior visitor spaces) are proposed for ample bike storage.



4.14 - Car parking

It is proposed to accommodate 75 new residential car parking spaces (including 3No. accessible spaces & 8 echarge spaces) in undercroft parking (i.e. parking located at ground level beneath a planted podium slab)

In addition, there will be another 5 assigned spaces off Somerville Drive, 2No. GoCar located within the car park for residents and 4No. visitor spaces, located to the front of the development off the Agnes Road entrance.

Please refer under separate cover to the Traffic and Transportation reports including the Traffic and Transport Assessment Report and the Parking Report.



4.15 - Refuse Storage

Refuse storage shall be provided via a dedicated refuse room and recycling area located within the ground floor carpark of block A & B. This space will be easily accessed by residents and the management company.

The Waste storage facility will be adequately ventilated so as to minimise odours and potential nuisances from vermin/flies.

The Operational Waste Management Plan (OWMP) prepared by AWN Environmental consultants presents a waste strategy that addresses all legal requirements, waste policies and best practice guidelines and demonstrates that the required storage areas have been incorporated into the design of the development. Implementation of this OWMP will ensure a high level of recycling, reuse and recovery at the development. All recyclable materials will be segregated at source to reduce waste contractor costs and ensure maximum diversion of materials from landfill, thus achieving the targets set out in the CUR Waste Management Plan 2015 – 2021. Adherence to this plan will also ensure that waste management at the development is carried out in accordance with the requirements of the GCC Waste Bye-Laws and the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities.

4 - Compliance with Sustainable Urban Housing Design Standards for New Apartments

4.16 - Daylight Analysis

As previously noted, good practice design principles of optimising possible orientation, availability of natural daylight and sunlight and views to external green spaces were key design drivers from the outset. Please refer to accompanying 'Environmental Report' prepared by IES Engineers for full details regarding sun/ daylight levels achieved.

The building and apartments are laid out to optimise the solar orientation and ensure apartments have excellent day lighting. IES Engineers have been retained to calculate the day lighting and confirm that the apartment receive adequate daylight, the buildings do not overshadow neighbouring properties and the proposed landscaped courtyards receive many hours of sunshine daily and exceed recommendations, with excellent levels of sunlight throughout the year.

The full results for all rooms tested can be seen in the IES report.

In summary

Sunlight to Existing and Proposed Amenity Spaces:

The existing communal and private amenity spaces in the adjacent properties have been analysed and the results demonstrate they continue to receive the same level of sunlight even with the proposed development in place on March 21st, thus complying with the recommendations in the BRE Guide. On March 21st, 57% of the proposed amenity space situated within the apartments area of the development will receive at least 2 hours of sunlight over the total area provided, thus exceeding the 50% recommendation noted in the BRE Guide.

Average Daylight Factors:

Across the proposed development, 95% of the tested rooms are achieving Average Daylight Factors (ADF) in accordance with the BRE Guide / BS 8206-2:2008 when Living/Kitchen/Dining spaces are assessed as whole rooms against a 2% ADF target and Bedrooms against a 1% ADF target.

Shadow Analysis:

The shadow analysis illustrates different shadows being cast at key times of the year (March 21st, June 21st and December 21st) for the Existing Situation and the Proposed Scheme. The results from the study are summarised as follows:

Somerville Green:

Additional shading observed from the proposed development on these existing residential properties during the months of March (0800) and December* (0800-1400). No additional shading is noted at any other point through the year.

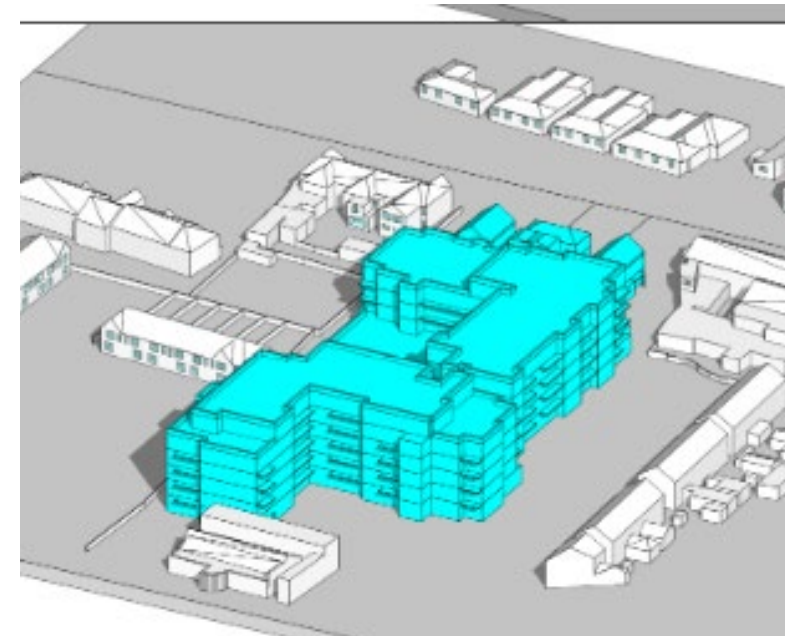
Crumlin Village Road:

Minor additional shading observed from the proposed development on

these existing residential properties during the month of December* (1400). No additional shading is noted at any other point through the year.

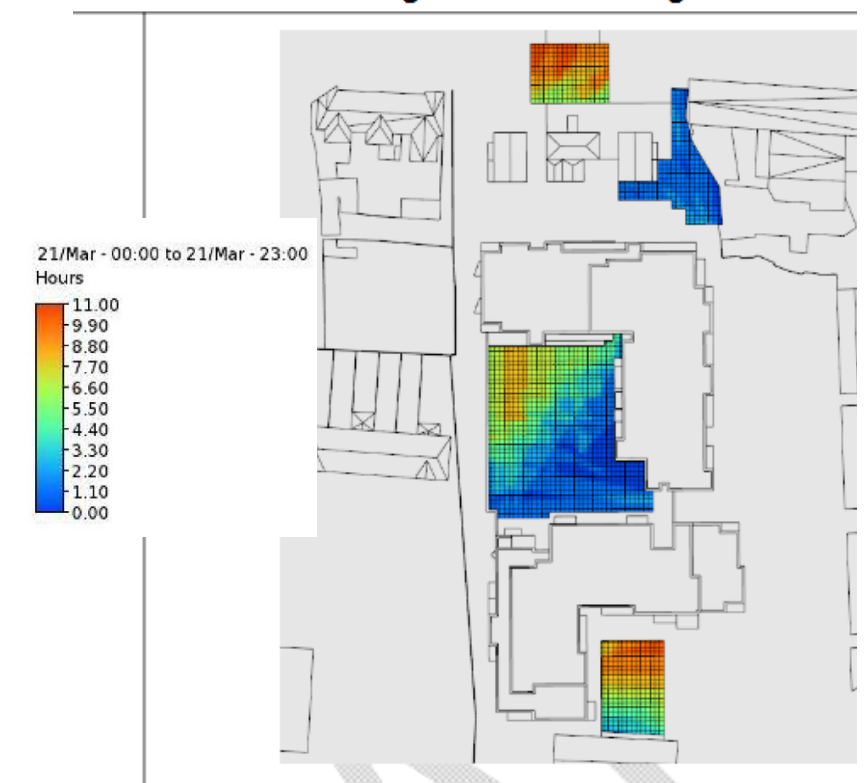
St Agnes Terrace:

Additional shading observed from the proposed development on these existing residential properties during the months of March (0800 -1000) and December* (0800-1400). No additional shading is noted at any other point through the year

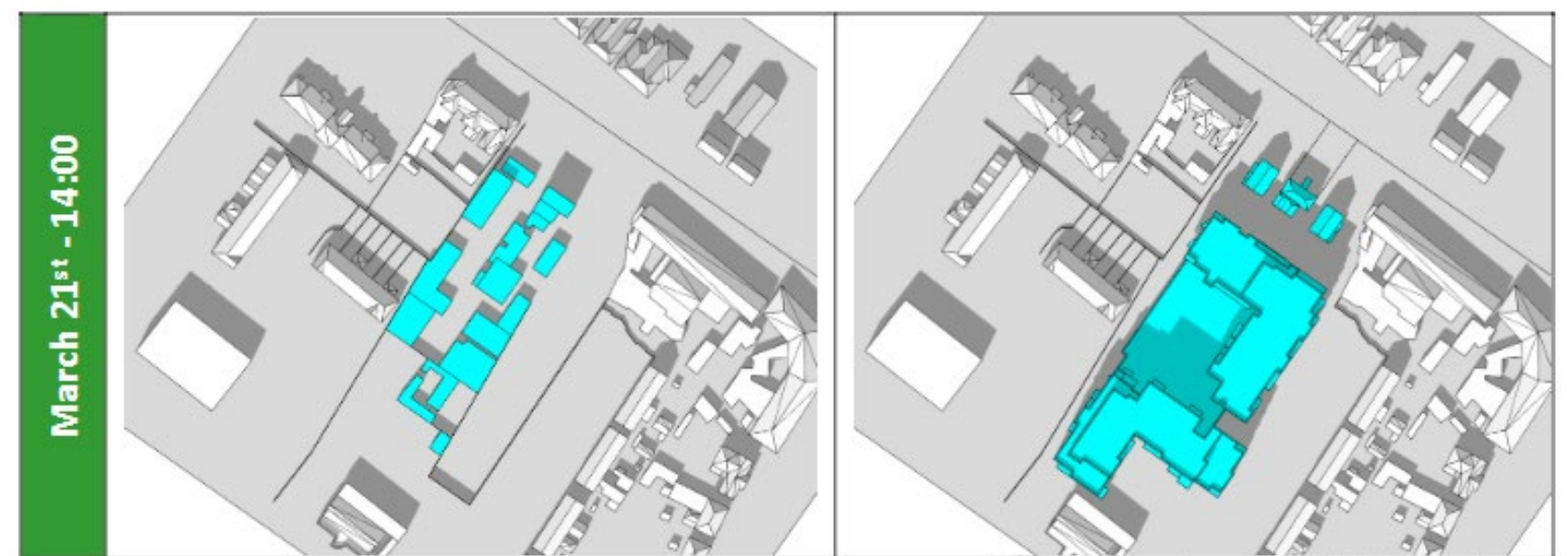


MODELLING OF 21ST MARCH AT 12PM

Absolute Scale Showing All Hours of Sunlight Received



SUNLIGHT FOR AMENITY SPACES



EXISTING CONDITION 21ST MARCH 2PM

PROPOSED CONDITION 21ST MARCH 2PM



5 - Appendix A - Housing Quality Assessment Schedule

Block A:

Block A - Residential Development at Glebe House																			
Level / Floor	Unit Number	Description	Type	Unit Size (m²)	Unit Size Required	Unit + 10%	Number of Bedrooms	Bed Spaces	Aggregate Bedroom Area (m²)	Aggregate Bedroom Area Required (m²)	Aggregate Living Area (m²)	Aggregate Living Area Required (m²)	Storage Provided in Unit (m²)	Storage Required (m²)	Storage Outside Unit (m²)	Dual Aspect	Private Amenity Space Provided	Private Amenity Space Required	Communal Amenity Space Required
00 - Ground	1	2 Bed - 4 Person Apartment	2 Bed Type F.1	80.9	73	Yes	2	4	25.3	24.4	30.0	30.0	6.4	6.0	0.0	Yes	7.0	7	7
00 - Ground	2	2 Bed - 4 Person Apartment	2 Bed Type C	87.6	73	Yes	2	4	25.3	24.4	36.2	30.0	6.0	6.0	0.0	Yes	8.8	7	7
00 - Ground	3	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	No	5.2	5	5
00 - Ground	4	1 Bed Apartment	1 Bed Type A.1	48.0	45	No	1	2	11.4	11.4	23.0	23.0	3.0	3.0	0.0	No	5.7	5	5
00 - Ground	5	2 Bed - 4 Person Apartment	2 Bed Type D	87.6	73	Yes	2	4	25.6	24.4	30.6	30.0	6.9	6.0	0.0	Yes	7.0	7	7
00 - Ground	6	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	No	5.2	5	5
00 - Ground	7	2 Bed - 4 Person Apartment	2 Bed Type B	78.6	73	No	2	4	25.4	24.4	30.7	30.0	8.2	6.0	0.0	Yes	7.2	7	7
00 - Ground	8	2 Bed - 4 Person Apartment	2 Bed Type A.1	79.5	73	No	2	4	25.9	24.4	30.8	30.0	6.0	6.0	0.0	Yes	7.8	7	7
00 - Ground	9	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	No	5.2	5	5
00 - Ground	10	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	No	5.2	5	5
00 - Ground	11	1 Bed Apartment	1 Bed Type A.1	48.0	45	No	1	2	11.4	11.4	23.0	23.0	3.0	3.0	0.0	No	5.7	5	5
00 - Ground	12	2 Bed - 4 Person Apartment	2 Bed Type A.1	79.5	73	No	2	4	25.9	24.4	30.8	30.0	6.0	6.0	0.0	No	7.8	7	7
Totals		12		799.3			18	36									77.8		
01 - First	13	2 Bed - 4 Person Apartment	2 Bed Type F.1	80.9	73	Yes	2	4	25.3	24.4	30.0	30.0	6.4	6.0	0.0	Yes	7.0	7	7
01 - First	14	2 Bed - 4 Person Apartment	2 Bed Type C	87.6	73	Yes	2	4	25.3	24.4	36.2	30.0	6.0	6.0	0.0	Yes	8.8	7	7
01 - First	15	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	No	5.2	5	5
01 - First	16	1 Bed Apartment	1 Bed Type A.1	48.0	45	No	1	2	11.4	11.4	23.0	23.0	3.0	3.0	0.0	No	5.7	5	5
01 - First	17	2 Bed - 4 Person Apartment	2 Bed Type D	87.6	73	Yes	2	4	25.6	24.4	30.6	30.0	6.9	6.0	0.0	Yes	7.0	7	7
01 - First	18	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	No	5.2	5	5
01 - First	19	2 Bed - 4 Person Apartment	2 Bed Type B	78.6	73	No	2	4	25.4	24.4	30.7	30.0	8.2	6.0	0.0	Yes	7.2	7	7
01 - First	20	2 Bed - 4 Person Apartment	2 Bed Type A.1	79.5	73	No	2	4	25.9	24.4	30.8	30.0	6.0	6.0	0.0	Yes	7.8	7	7
01 - First	21	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	No	5.2	5	5
01 - First	22	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	No	5.2	5	5
01 - First	23	1 Bed Apartment	1 Bed Type A.1	48.0	45	No	1	2	11.4	11.4	23.0	23.0	3.0	3.0	0.0	No	5.7	5	5
01 - First	24	1 Bed Apartment	1 Bed Type B.2	50.1	45	Yes	1	2	11.6	11.4	25.0	23.0	3.5	3.0	0.0	Yes	5.7	5	5
01 - First	25	2 Bed - 4 Person Apartment	2 Bed Type A.1	79.5	73	No	2	4	25.9	24.4	30.8	30.0	6.0	6.0	0.0	Yes	7.8	7	7
01 - First	26	2 Bed - 4 Person Apartment	2 Bed Type A.1	79.5	73	No	2	4	25.9	24.4	30.8	30.0	6.0	6.0	0.0	Yes	7.8	7	7
01 - First	27	2 Bed - 4 Person Apartment	2 Bed Type F.1	80.9	73	Yes	2	4	25.3	24.4	30.0	30.0	6.4	6.0	0.0	Yes	7.0	7	7
Totals		15		1009.8			23	46									98.3		
02 - Second	28	2 Bed - 4 Person Apartment	2 Bed Type F.1	80.9	73	Yes	2	4	25.3	24.4	30.0	30.0	6.4	6.0	0.0	Yes	7.0	7	7
02 - Second	29	2 Bed - 4 Person Apartment	2 Bed Type C	87.6	73	Yes	2	4	25.3	24.4	36.2	30.0	6.0	6.0	0.0	Yes	8.8	7	7
02 - Second	30	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	No	5.2	5	5
02 - Second	31	1 Bed Apartment	1 Bed Type A.1	48.0	45	No	1	2	11.4	11.4	23.0	23.0	3.0	3.0	0.0	No	5.7	5	5
02 - Second	32	2 Bed - 4 Person Apartment	2 Bed Type D	87.6	73	Yes	2	4	25.6	24.4	30.6	30.0	6.9	6.0	0.0	Yes	7.0	7	7
02 - Second	33	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	No	5.2	5	5
02 - Second	34	2 Bed - 4 Person Apartment	2 Bed Type B	78.6	73	No	2	4	25.4	24.4	30.7	30.0	8.2	6.0	0.0	Yes	7.2	7	7
02 - Second	35	2 Bed - 4 Person Apartment	2 Bed Type A.1	79.5	73	No	2	4	25.9	24.4	30.8	30.0	6.0	6.0	0.0	Yes	7.8	7	7
02 - Second	36	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	No	5.2	5	5
02 - Second	37	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	No	5.2	5	5
02 - Second	38	1 Bed Apartment	1 Bed Type A.1	48.0	45	No	1	2	11.4	11.4	23.0	23.0	3.0	3.0	0.0	No	5.7	5	5
02 - Second	39	1 Bed Apartment	1 Bed Type B.2	50.1	45	Yes	1	2	11.6	11.4	25.0	23.0	3.5	3.0	0.0	Yes	5.7	5	5
02 - Second	40	2 Bed - 4 Person Apartment	2 Bed Type C	87.6	73	Yes	2	4	25.3	24.4	36.2	30.0	6.0	6.0	0.0	Yes	8.8	7	7
02 - Second	41	2 Bed - 4 Person Apartment	2 Bed Type C	87.6	73	Yes	2	4	25.3	24.4	36.2	30.0	6.0	6.0	0.0	Yes	8.8	7	7
02 - Second	42	2 Bed - 4 Person Apartment	2 Bed Type F.1	80.9	73	Yes	2	4	25.3	24.4	30.0	30.0	6.4	6.0	0.0	Yes	7.0	7	7
Totals		15		1026.0			23	46									100.3		



5 - Appendix A - Housing Quality Assessment Schedule

Block A - cont.:

Block A - Residential Development at Glebe House																			
Level / Floor	Unit Number	Description	Type	Unit Size (m²)	Unit Size Required	Unit + 10%	Number of Bedrooms	Bed Spaces	Aggregate Bedroom Area (m²)	Aggregate Bedroom Area Required (m²)	Aggregate Living Area (m²)	Aggregate Living Area Required (m²)	Storage Provided in Unit (m²)	Storage Required (m²)	Storage Outside Unit (m²)	Dual Aspect	Private Amenity Space Provided	Private Amenity Space Required	Communal Amenity Space Required
03 - Third	43	2 Bed - 4 Person Apartment	2 Bed Type F.1	80.9	73	Yes	2	4	25.3	24.4	30.0	30.0	6.4	6.0	0.0	Yes	7.0	7	7
03 - Third	44	2 Bed - 4 Person Apartment	2 Bed Type C	87.6	73	Yes	2	4	25.3	24.4	36.2	30.0	6.0	6.0	0.0	Yes	8.8	7	7
03 - Third	45	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	No	5.2	5	5
03 - Third	46	1 Bed Apartment	1 Bed Type A.1	48.0	45	No	1	2	11.4	11.4	23.0	23.0	3.0	3.0	0.0	No	5.7	5	5
03 - Third	47	2 Bed - 4 Person Apartment	2 Bed Type D	87.6	73	Yes	2	4	25.6	24.4	30.6	30.0	6.9	6.0	0.0	Yes	7.0	7	7
03 - Third	48	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	No	5.2	5	5
03 - Third	49	2 Bed - 4 Person Apartment	2 Bed Type B	78.6	73	No	2	4	25.4	24.4	30.7	30.0	8.2	6.0	0.0	Yes	7.2	7	7
03 - Third	50	2 Bed - 4 Person Apartment	2 Bed Type A.1	79.5	73	No	2	4	25.9	24.4	30.8	30.0	6.0	6.0	0.0	Yes	7.8	7	7
03 - Third	51	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	No	5.2	5	5
03 - Third	52	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	No	5.2	5	5
03 - Third	53	2 Bed - 4 Person Apartment	2 Bed Type A.3	80.9	73	Yes	2	4	25.8	24.4	31.8	30.0	6.5	6.0	0.0	Yes	8.9	7	7
03 - Third	54	2 Bed - 4 Person Apartment	2 Bed Type A.1	79.5	73	No	2	4	25.9	24.4	30.8	30.0	6.0	6.0	0.0	Yes	7.8	7	7
03 - Third	55	2 Bed - 4 Person Apartment	2 Bed Type A.1	79.5	73	No	2	4	25.9	24.4	30.8	30.0	6.0	6.0	0.0	Yes	7.8	7	7
03 - Third	56	2 Bed - 4 Person Apartment	2 Bed Type F.1	80.9	73	Yes	2	4	25.3	24.4	30.0	30.0	6.4	6.0	0.0	Yes	7.0	7	7
Totals		14		992.6			23	46									95.8		
04 - Fourth	57	2 Bed - 4 Person Apartment	2 Bed Type F.1	80.9	73	Yes	2	4	25.3	24.4	30.0	30.0	6.4	6.0	0.0	Yes	7.0	7	7
04 - Fourth	58	2 Bed - 4 Person Apartment	2 Bed Type C	87.6	73	Yes	2	4	25.3	24.4	36.2	30.0	6.0	6.0	0.0	Yes	8.8	7	7
04 - Fourth	59	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	No	5.2	5	5
04 - Fourth	60	1 Bed Apartment	1 Bed Type A.1	48.0	45	No	1	2	11.4	11.4	23.0	23.0	3.0	3.0	0.0	No	5.7	5	5
04 - Fourth	61	2 Bed - 4 Person Apartment	2 Bed Type D	87.6	73	Yes	2	4	25.6	24.4	30.6	30.0	6.9	6.0	0.0	Yes	7.0	7	7
04 - Fourth	62	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	No	5.2	5	5
04 - Fourth	63	2 Bed - 4 Person Apartment	2 Bed Type B	78.6	73	No	2	4	25.4	24.4	30.7	30.0	8.2	6.0	0.0	Yes	7.2	7	7
04 - Fourth	64	2 Bed - 4 Person Apartment	2 Bed Type A.1	79.5	73	No	2	4	25.9	24.4	30.8	30.0	6.0	6.0	0.0	Yes	7.8	7	7
04 - Fourth	65	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	No	5.2	5	5
04 - Fourth	66	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	No	5.2	5	5
04 - Fourth	67	2 Bed - 4 Person Apartment	2 Bed Type A.3	80.9	73	Yes	2	4	25.8	24.4	31.8	30.0	6.5	6.0	0.0	Yes	8.9	7	7
04 - Fourth	68	2 Bed - 4 Person Apartment	2 Bed Type A.1	79.5	73	No	2	4	25.9	24.4	30.8	30.0	6.0	6.0	0.0	Yes	7.8	7	7
04 - Fourth	69	2 Bed - 4 Person Apartment	2 Bed Type A.1	79.5	73	No	2	4	25.9	24.4	30.8	30.0	6.0	6.0	0.0	Yes	7.8	7	7
04 - Fourth	70	2 Bed - 4 Person Apartment	2 Bed Type F.1	80.9	73	Yes	2	4	25.3	24.4	30.0	30.0	6.4	6.0	0.0	Yes	7.0	7	7
Totals		14		992.6			23	46									95.8		
05 - Fifth	71	2 Bed - 4 Person Apartment	2 Bed Type A.1	79.5	73	No	2	4	25.9	24.4	30.8	30.0	6.0	6.0	0.0	Yes	7.8	7	7
05 - Fifth	72	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	No	5.2	5	5
05 - Fifth	73	1 Bed Apartment	1 Bed Type A.1	48.0	45	No	1	2	11.4	11.4	23.0	23.0	3.0	3.0	0.0	No	5.7	5	5
05 - Fifth	74	2 Bed - 4 Person Apartment	2 Bed Type D	87.6	73	Yes	2	4	25.6	24.4	30.6	30.0	6.9	6.0	0.0	Yes	7.0	7	7
05 - Fifth	75	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	No	5.2	5	5
05 - Fifth	76	1 Bed Apartment	1 Bed Type C	59.6	45	Yes	1	2	13.6	11.4	30.0	23.0	3.0	3.0	0.0	Yes	8.6	5	5
05 - Fifth	77	1 Bed Apartment	1 Bed Type C	59.6	45	Yes	1	2	13.6	11.4	30.0	23.0	3.0	3.0	0.0	Yes	8.6	5	5
05 - Fifth	78	2 Bed - 4 Person Apartment	2 Bed Type A.1	79.5	73	No	2	4	25.9	24.4	30.8	30.0	6.0	6.0	0.0	Yes	7.8	7	7
05 - Fifth	79	2 Bed - 4 Person Apartment	2 Bed Type A.1	79.5	73	No	2	4	25.9	24.4	30.8	30.0	6.0	6.0	0.0	Yes	7.8	7	7
Totals		9		598.1			13	26									63.7		
Totals:		79 Apartments		5418 m²		50	123	246								47		483	
Percentages:						63%										59%			

Count	Apartment Type	Ratio
0	Studio	0.0
35	1 Bed Apartment	44.3
0	2 Bed - 3 Person Apartment	0.0
44	2 Bed - 4 Person Apartment	55.7
0	3 Bed Apartment	0.0
79	TOTAL	100



5 - Appendix A - Housing Quality Assessment Schedule

Block B:

Block B - Residential Development at Glebe House																			
Level / Floor	Unit Number	Description	Type	Unit Size (m²)	Unit Size Required	Unit + 10%	Number of Bedrooms	Bed Spaces	Aggregate Bedroom Area (m²)	Aggregate Bedroom Area Required (m²)	Aggregate Living Area (m²)	Aggregate Living Area Required (m²)	Storage Provided in Unit (m²)	Storage Required (m²)	Storage Outside Unit (m²)	Dual Aspect	Private Amenity Space Provided	Private Amenity Space Required	Communal Amenity Space Required
00 - Ground	1	2 Bed - 4 Person Apartment	2 Bed Type A.2	81.8	73	Yes	2	4	25.9	24.4	33.1	30.0	6.0	6.0	0.0	Yes	7.7	7	7
00 - Ground	2	1 Bed Apartment	1 Bed Type A.1	48.0	45	No	1	2	11.4	11.4	23.0	23.0	3.0	3.0	0.0	No	5.7	5	5
00 - Ground	3	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	No	5.2	5	5
00 - Ground	4	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	No	5.2	5	5
00 - Ground	5	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	No	5.2	5	5
00 - Ground	6	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	No	5.2	5	5
Totals		6		339.4			7	14									34.2		
01 - First	7	2 Bed - 4 Person Apartment	2 Bed Type A.2	81.8	73	Yes	2	4	25.9	24.4	33.1	30.0	6.0	6.0	0.0	Yes	7.7	7	7
01 - First	8	1 Bed Apartment	1 Bed Type A.1	48.0	45	No	1	2	11.4	11.4	23.0	23.0	3.0	3.0	0.0	No	5.7	5	5
01 - First	9	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	No	5.2	5	5
01 - First	10	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	No	5.2	5	5
01 - First	11	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	No	5.2	5	5
01 - First	12	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	Yes	5.2	5	5
01 - First	13	2 Bed - 4 Person Apartment	2 Bed Type A.1	79.5	73	No	2	4	25.9	24.4	30.8	30.0	6.0	6.0	0.0	Yes	7.8	7	7
01 - First	14	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	No	5.2	5	5
01 - First	15	3 Bed Apartment	3 Bed Type B	121.4	90	Yes	3	5	48.5	31.5	37.6	34.0	10.6	9.0	0.0	Yes	19.6	9	9
01 - First	16	2 Bed - 4 Person Apartment	2 Bed Type A.1	79.5	73	No	2	4	25.9	24.4	30.8	30.0	6.0	6.0	0.0	No	7.8	7	7
01 - First	17	3 Bed Apartment	3 Bed Type A	112.5	90	Yes	3	5	42.8	31.5	36.0	34.0	10.7	9.0	0.0	Yes	10.1	9	9
01 - First	18	2 Bed - 4 Person Apartment	2 Bed Type G.1	90.8	73	Yes	2	4	28.1	24.4	34.5	30.0	6.2	6.0	0.0	Yes	10.8	7	7
01 - First	19	1 Bed Apartment	1 Bed Type A.3	55.3	45	Yes	1	2	11.4	11.4	30.0	23.0	3.0	3.0	0.0	Yes	5.2	5	5
01 - First	20	2 Bed - 4 Person Apartment	2 Bed Type F.3	81.0	73	Yes	2	4	25.3	24.4	32.0	30.0	6.7	6.0	0.0	Yes	7.0	7	7
01 - First	21	2 Bed - 4 Person Apartment	2 Bed Type F.2	83.9	73	Yes	2	4	25.3	24.4	32.0	30.0	6.8	6.0	0.0	Yes	7.0	7	7
Totals		15		1095.7			25	48									114.7		
02 - Second	22	2 Bed - 4 Person Apartment	2 Bed Type A.2	81.8	73	Yes	2	4	25.9	24.4	33.1	30.0	6.0	6.0	0.0	Yes	7.7	7	7
02 - Second	23	1 Bed Apartment	1 Bed Type A.1	48.0	45	No	1	2	11.4	11.4	23.0	23.0	3.0	3.0	0.0	No	5.7	5	5
02 - Second	24	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	No	5.2	5	5
02 - Second	25	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	No	5.2	5	5
02 - Second	26	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	No	5.2	5	5
02 - Second	27	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	Yes	5.2	5	5
02 - Second	28	2 Bed - 4 Person Apartment	2 Bed Type A.1	79.5	73	No	2	4	25.9	24.4	30.8	30.0	6.0	6.0	0.0	Yes	7.8	7	7
02 - Second	29	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	Yes	5.2	5	5
02 - Second	30	2 Bed - 4 Person Apartment	2 Bed Type G.2	89.0	73	Yes	2	4	25.2	24.4	36.4	30.0	6.1	6.0	0.0	Yes	16.2	7	7
02 - Second	31	1 Bed Apartment	1 Bed Type A.1	48.0	45	No	1	2	11.4	11.4	23.0	23.0	3.0	3.0	0.0	No	5.7	5	5
02 - Second	32	2 Bed - 4 Person Apartment	2 Bed Type A.1	79.5	73	No	2	4	25.9	24.4	30.8	30.0	6.0	6.0	0.0	No	7.8	7	7
02 - Second	33	3 Bed Apartment	3 Bed Type A	112.5	90	Yes	3	5	42.8	31.5	36.0	34.0	10.7	9.0	0.0	Yes	10.1	9	9
02 - Second	34	2 Bed - 4 Person Apartment	2 Bed Type G.1	90.8	73	Yes	2	4	28.1	24.4	34.5	30.0	6.2	6.0	0.0	Yes	10.8	7	7
02 - Second	35	1 Bed Apartment	1 Bed Type A.3	55.3	45	Yes	1	2	11.4	11.4	30.0	23.0	3.0	3.0	0.0	Yes	5.2	5	5
02 - Second	36	2 Bed - 4 Person Apartment	2 Bed Type F.3	81.0	73	Yes	2	4	25.3	24.4	32.0	30.0	6.7	6.0	0.0	Yes	7.0	7	7
02 - Second	37	2 Bed - 4 Person Apartment	2 Bed Type F.2	83.9	73	Yes	2	4	25.3	24.4	32.0	30.0	6.8	6.0	0.0	Yes	7.0	7	7
Totals		16		1111.3			25	49									117.0		



5 - Appendix A - Housing Quality Assessment Schedule

Block B - cont.:

Block B - Residential Development at Glebe House																			
Level / Floor	Unit Number	Description	Type	Unit Size (m²)	Unit Size Required	Unit + 10%	Number of Bedrooms	Bed Spaces	Aggregate Bedroom Area (m²)	Aggregate Bedroom Area Required (m²)	Aggregate Living Area (m²)	Aggregate Living Area Required (m²)	Storage Provided in Unit (m²)	Storage Required (m²)	Storage Outside Unit (m²)	Dual Aspect	Private Amenity Space Provided	Private Amenity Space Required	Communal Amenity Space Required
03 - Third	38	2 Bed - 4 Person Apartment	2 Bed Type A.2	81.8	73	Yes	2	4	25.9	24.4	33.1	30.0	6.0	6.0	0.0	Yes	7.7	7	7
03 - Third	39	1 Bed Apartment	1 Bed Type A.1	48.0	45	No	1	2	11.4	11.4	23.0	23.0	3.0	3.0	0.0	No	5.7	5	5
03 - Third	40	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	No	5.2	5	5
03 - Third	41	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	No	5.2	5	5
03 - Third	42	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	No	5.2	5	5
03 - Third	43	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	Yes	5.2	5	5
03 - Third	44	2 Bed - 4 Person Apartment	2 Bed Type A.1	79.5	73	No	2	4	25.9	24.4	30.8	30.0	6.0	6.0	0.0	No	7.8	7	7
03 - Third	45	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	Yes	5.2	5	5
03 - Third	46	2 Bed - 4 Person Apartment	2 Bed Type G.2	89.0	73	Yes	2	4	25.2	24.4	36.4	30.0	6.1	6.0	0.0	Yes	16.2	7	7
03 - Third	47	1 Bed Apartment	2 Bed Type A.1	48.0	45	No	1	2	11.4	11.4	23.0	23.0	3.0	3.0	0.0	No	5.7	5	5
03 - Third	48	2 Bed - 4 Person Apartment	2 Bed Type A.1	79.5	73	No	2	4	25.9	24.4	30.8	30.0	6.0	6.0	0.0	No	7.8	7	7
03 - Third	49	1 Bed Apartment	1 Bed Type A.1	48.0	45	No	1	2	11.4	11.4	23.0	23.0	3.0	3.0	0.0	No	5.7	5	5
03 - Third	50	1 Bed Apartment	1 Bed Type D	62.6	45	Yes	1	2	12.3	11.4	37.0	23.0	3.0	3.0	0.0	Yes	5.7	5	5
03 - Third	51	2 Bed - 4 Person Apartment	2 Bed Type G.1	90.8	73	Yes	2	4	28.1	24.4	34.5	30.0	6.2	6.0	0.0	Yes	10.8	7	7
03 - Third	52	1 Bed Apartment	1 Bed Type A.3	55.3	45	Yes	1	2	11.4	11.4	30.0	23.0	3.0	3.0	0.0	Yes	5.2	5	5
03 - Third	53	2 Bed - 4 Person Apartment	2 Bed Type F.3	81.0	73	Yes	2	4	25.3	24.4	32.0	30.0	6.7	6.0	0.0	Yes	7.0	7	7
03 - Third	54	2 Bed - 4 Person Apartment	2 Bed Type F.2	83.9	73	Yes	2	4	25.3	24.4	32.0	30.0	6.8	6.0	0.0	Yes	7.0	7	7
Totals		17		1109.4			24	48									118.3		
04 - Fourth	55	2 Bed - 4 Person Apartment	2 Bed Type A.2	81.8	73	Yes	2	4	25.9	24.4	33.1	30.0	6.0	6.0	0.0	Yes	7.7	7	7
04 - Fourth	56	1 Bed Apartment	1 Bed Type A.1	48.0	45	No	1	2	11.4	11.4	23.0	23.0	3.0	3.0	0.0	No	5.7	5	5
04 - Fourth	57	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	No	5.2	5	5
04 - Fourth	58	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	No	5.2	5	5
04 - Fourth	59	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	No	5.2	5	5
04 - Fourth	60	1 Bed Apartment	1 Bed Type A.2	52.4	45	Yes	1	2	11.4	11.4	27.0	23.0	3.0	3.0	0.0	Yes	5.2	5	5
04 - Fourth	61	2 Bed - 4 Person Apartment	2 Bed Type J	87.5	73	Yes	2	4	25.8	24.4	32.8	30.0	9.1	6.0	0.0	Yes	9.0	7	7
04 - Fourth	62	2 Bed - 4 Person Apartment	2 Bed Type H	84.4	73	Yes	2	4	28.4	24.4	31.4	30.0	6.4	6.0	0.0	Yes	9.0	7	7
04 - Fourth	63	1 Bed Apartment	1 Bed Type A.1	48.0	45	No	1	2	11.4	11.4	23.0	23.0	3.0	3.0	0.0	Yes	5.7	5	5
04 - Fourth	64	2 Bed - 4 Person Apartment	2 Bed Type A.1	79.5	73	No	2	4	25.9	24.4	30.8	30.0	6.0	6.0	0.0	No	7.8	7	7
04 - Fourth	65	1 Bed Apartment	1 Bed Type A.1	48.0	45	No	1	2	11.4	11.4	23.0	23.0	3.0	3.0	0.0	No	5.7	5	5
04 - Fourth	66	1 Bed Apartment	1 Bed Type D	62.6	45	Yes	1	2	12.3	11.4	37.0	23.0	3.0	3.0	0.0	Yes	5.7	5	5
Totals		12		749.4			16	32									77.1		
Totals:		66 Apartments		4405 m²			49	97	191								35		392
Percentages:							74%										53%		

Count	Apartment Type	Ratio
0	Studio	0.0
38	1 Bed Apartment	57.6
0	2 Bed - 3 Person Apartment	0.0
25	2 Bed - 4 Person Apartment	37.9
3	3 Bed Apartment	4.5
66	TOTAL	100

5 - Appendix A - Housing Quality Assessment Schedule

Pavilion 1:

Pavilion 1 - Residential Development at Glebe House																			
Level / Floor	Unit Number	Description	Type	Unit Size (m²)	Unit Size Required	Unit + 10%	Number of Bedrooms	Bed Spaces	Aggregate Bedroom Area (m²)	Aggregate Bedroom Area Required (m²)	Aggregate Living Area (m²)	Aggregate Living Area Required (m²)	Storage Provided in Unit (m²)	Storage Required (m²)	Storage Outside Unit (m²)	Dual Aspect	Private Amenity Space Provided	Private Amenity Space Required	Communal Amenity Space Required
00 - Ground	1	1 Bed Apartment	Ground Floor 1 Bed	55.0	45	Yes	1	2	12.8	11.4	25.0	23.0	3.0	3.0	0.0	Yes	22.7	5	5
Totals	1			55.0			1	2									22.7		
01 & 02	2	2 Bed - 4 Person Apartment	First Floor 2 Bed	97.0	73	Yes	2	4	26.9	24.4	36.4	30.0	6.0	6.0	0.0	Yes	14.5	7	7
Totals	1			97.0			2	4									14.5		
Totals: 2 Apartments				152 m²		2	3	6								2			12
Percentages:						100%										100%			

Count	Apartment Type	Ratio
0	Studio	0.0
1	1 Bed Apartment	50.0
0	2 Bed - 3 Person Apartment	0.0
1	2 Bed - 4 Person Apartment	50.0
0	3 Bed Apartment	0.0
2	TOTAL	100

Pavilion 2:

Pavilion 2 - Residential Development at Glebe House																			
Level / Floor	Unit Number	Description	Type	Unit Size (m²)	Unit Size Required	Unit + 10%	Number of Bedrooms	Bed Spaces	Aggregate Bedroom Area (m²)	Aggregate Bedroom Area Required (m²)	Aggregate Living Area (m²)	Aggregate Living Area Required (m²)	Storage Provided in Unit (m²)	Storage Required (m²)	Storage Outside Unit (m²)	Dual Aspect	Private Amenity Space Provided	Private Amenity Space Required	Communal Amenity Space Required
01 & 02	1	2 Bed - 4 Person Apartment	First Floor 2 Bed	97.0	73	Yes	2	4	26.9	24.4	36.4	30.0	6.0	6.0	0.0	Yes	14.5	7	7
Totals	1			97.0			2	4									14.5		
Totals: 1 Apartment				97 m²		1	2	4								1			7
Percentages:						100%										100%			

Count	Apartment Type	Ratio
0	Studio	0.0
0	1 Bed Apartment	0.0
0	2 Bed - 3 Person Apartment	0.0
1	2 Bed - 4 Person Apartment	100.0
0	3 Bed Apartment	0.0
1	TOTAL	100

Glebe House:

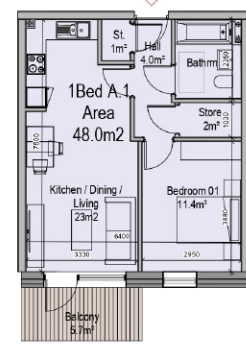
Glebe House - Residential Development at Glebe House											
Level / Floor	Unit Number	Description	Type	Unit Size (m²)	Number of Bedrooms	Bed Spaces	Aggregate Bedroom Area (m²)	Aggregate Living Area (m²)	Storage Provided in Unit (m²)	Storage Outside Unit (m²)	Dual Aspect
Basement	1	2 Bed - 3 Person Apartment	2 Bed Type G	71.8	2	3	27.6	27.2	4.4	0.0	Yes
Totals	1			71.8	2	3					
First	2	3 Bed Apartment	3 Bed Type C	153.6	3	5	31.6	36.3	9.9	0.0	Yes
Totals	1			153.6	3	5					
Totals: 2 Apartments				225 m²	5	8					2
Percentages:											100%

Count	Apartment Type	Ratio
0	Studio	0.0
0	1 Bed Apartment	0.0
1	2 Bed - 3 Person Apartment	50.0
0	2 Bed - 4 Person Apartment	0.0
1	3 Bed Apartment	50.0
2	TOTAL	100

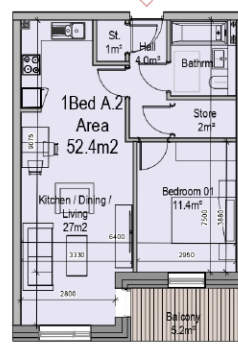
Project Information:		Residential Development at Glebe House					
	Number of Units	Combined Floor Area of Units	Number of Units + 10%	Number of Bedrooms	Number of Bed Spaces	Number of Dual Aspect Units	Amount of Communal Space Required
Block A -	79	5418	50	123	246	47	483
Block B -	66	4326	49	95	187	36	385
Pavilion 1 -	2	152	2	3	6	2	12
Pavilion 2 -	1	97	1	2	4	1	7
Glebe House -	2	225	2	5	8	2	15
Totals:	150	10219 m²	104	228	451	88	902 m²
Percentages:			69%			59%	

6 - Appendix B - Apartment Typology Drawings

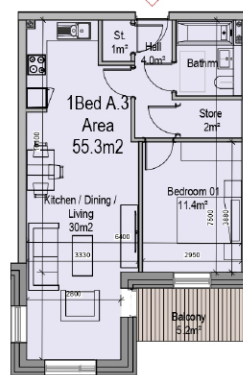
1 BED



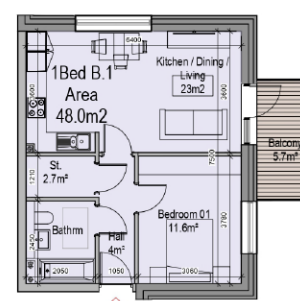
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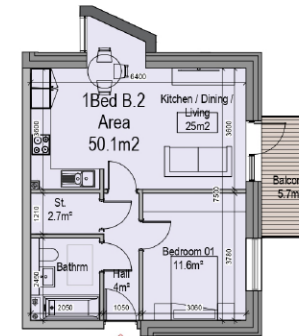
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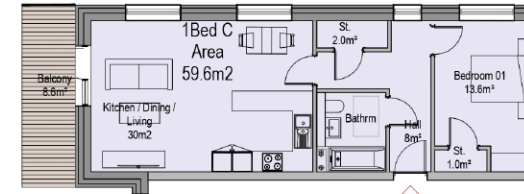
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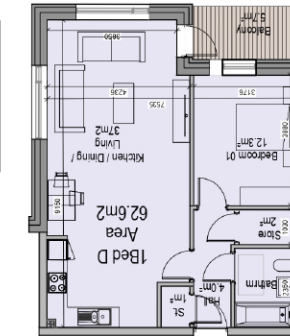
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1Bed Type B.2
GHD-70-A1B-XX-DR-RAU-1140

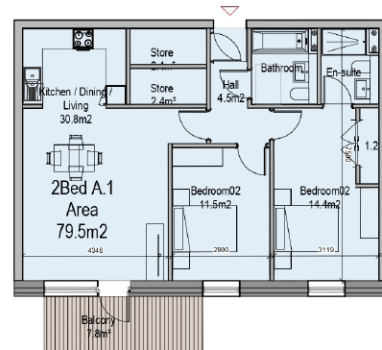


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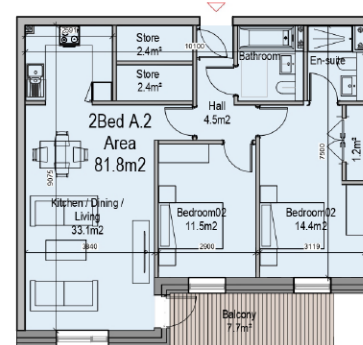


1Bed Type D
GHD-70-A1B-XX-DR-RAU-1140

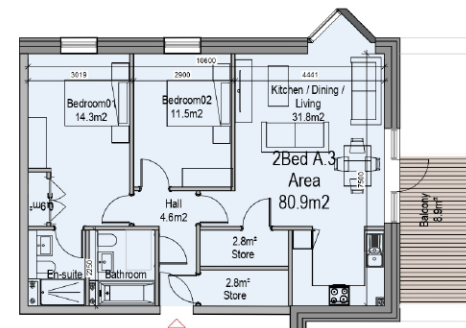
2 BED



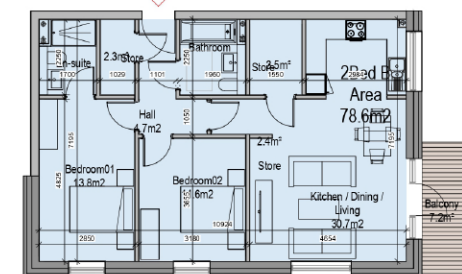
2Bed Type A.1
GHD-70-A2B-XX-DR-RAU-1200



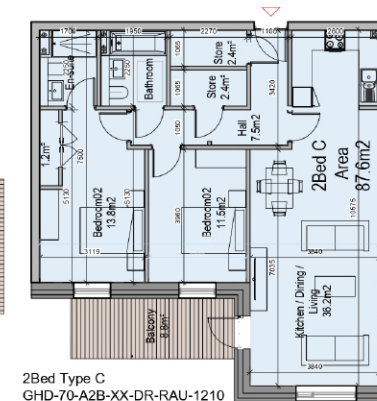
2Bed Type A.2
GHD-70-A2B-XX-DR-RAU-1205



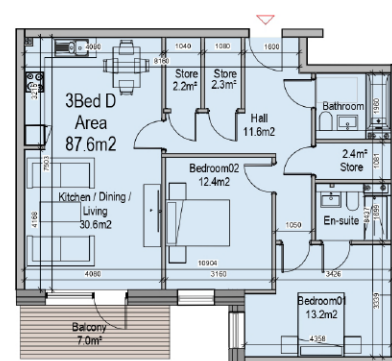
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GHD-70-A2B-XX-DR-RAU-1215



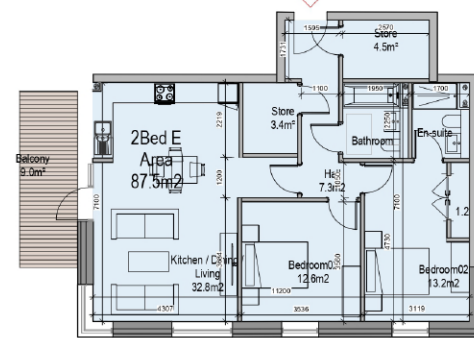
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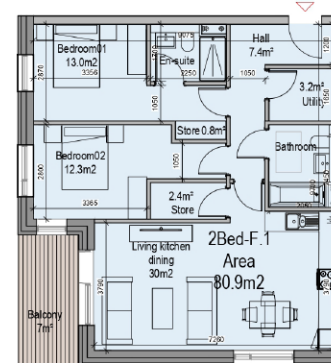
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GHD-70-A2B-XX-DR-RAU-1210



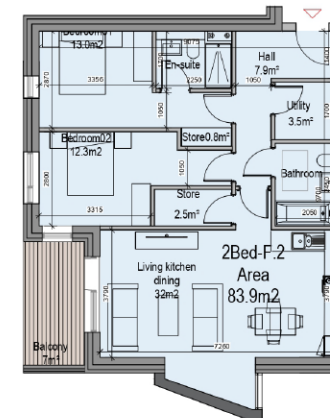
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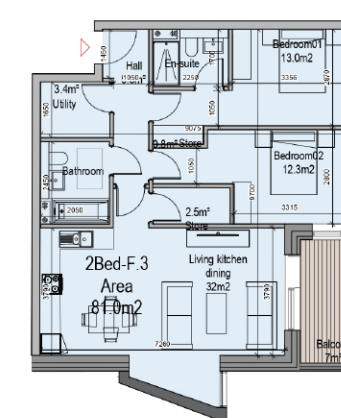
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2Bed Type F.1
GHD-70-A2B-XX-DR-RAU-1235

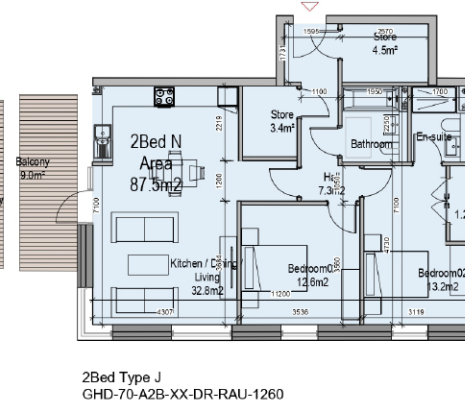
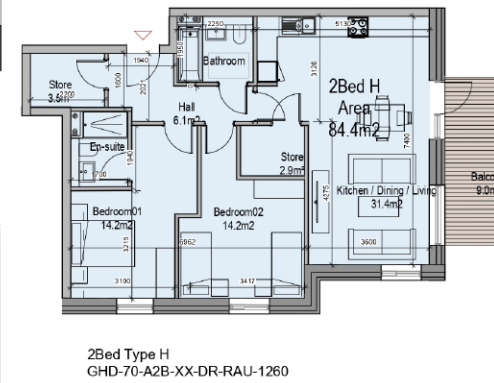
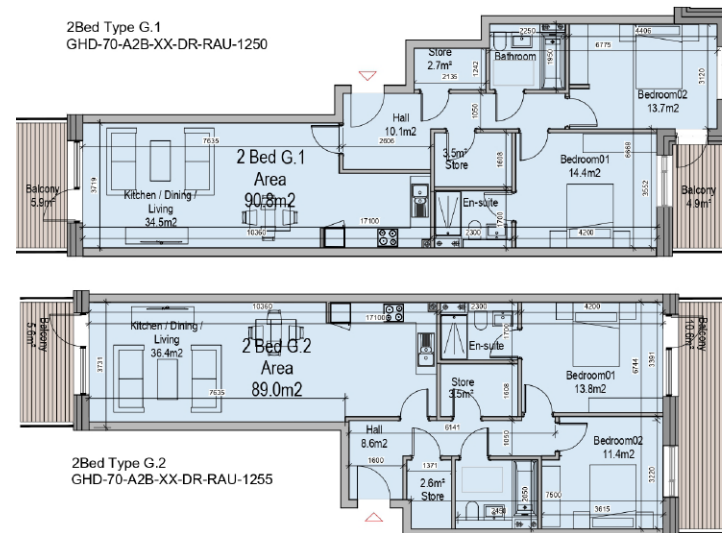


2Bed Type F.2
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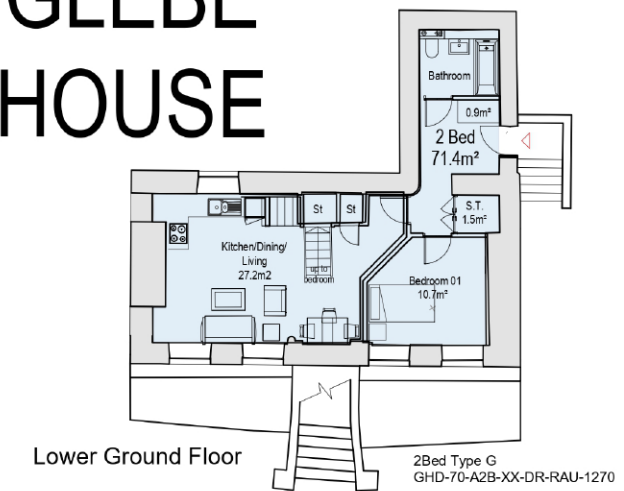


2Bed Type F.3
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6 - Appendix B - Apartment Typology Drawings

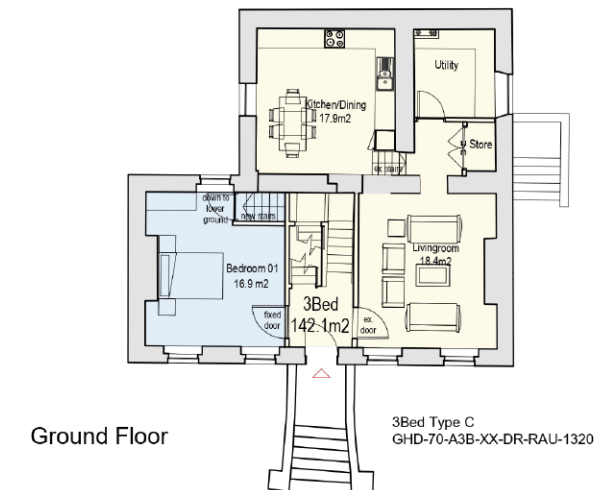
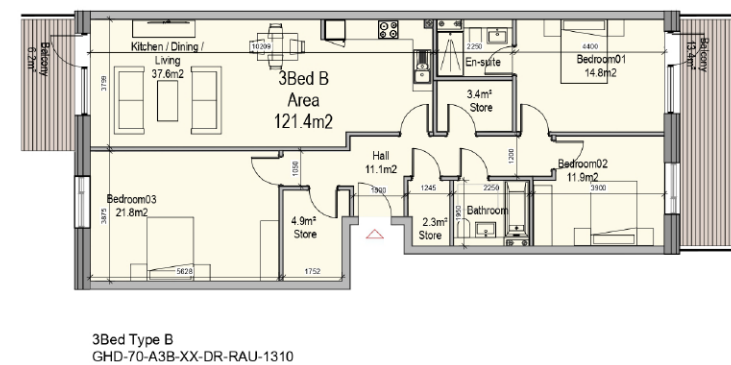
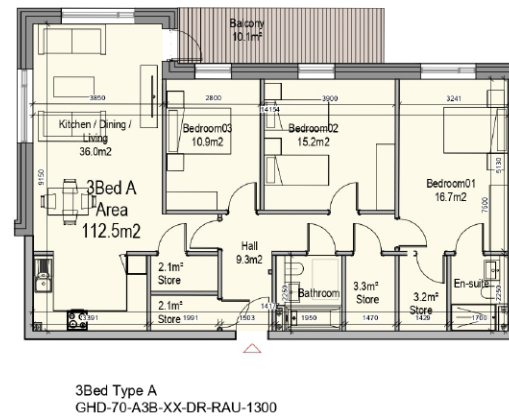


GLEBE HOUSE

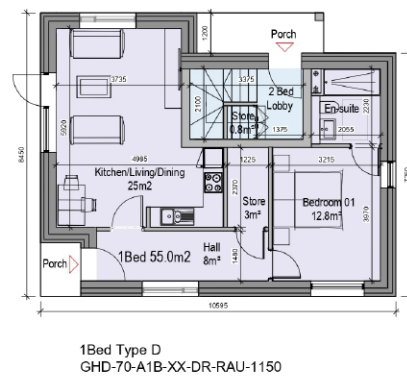


3 BED

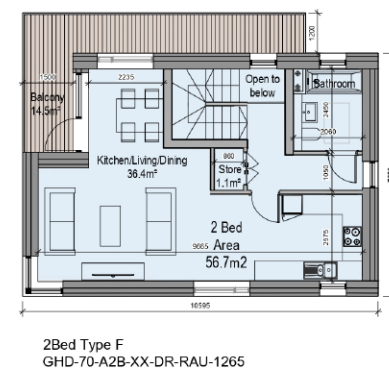
3Bed Type A
3Bed Type B
3Bed Type C - Previous Type 2beds Glebe House



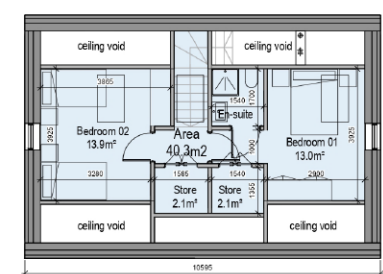
PAVILION



Ground Floor 1Bed



First Floor 2Bed



Second Floor

