

Strategic Housing Development St. Teresa's, Temple Hill, Monkstown, Blackrock, Co. Dublin

SHD Application Submission
Masterplanning + Architectural Design Statement
1706A-OMP-ZZ-ZZ-SA-A-0007
December 2021



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PHOTOMONTAGES AND CGI'S

Model Works

VISUAL IMPACT ASSESSMENT

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SUNLIGHT AND DAYLIGHT ANALYSIS

Integrated Environmental Solutions

WIND AND MICROCLIMATE

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01. Introduction

1.1 Project Description

Oval Target Limited intend to apply to An Bord Pleanála for planning permission for a Strategic Housing Development on a site of c. 3.9 ha at 'St. Teresa's House' (A Protected Structure) and 'St. Teresa's Lodge' (A Protected Structure) Temple Hill, Monkstown, Blackrock, Co. Dublin.

The development will consist of a new residential and mixed use scheme of 493 residential units and associated residential amenities, a childcare facility and café in the form of (a) a combination of new apartment buildings (A1-C2 and D1 – E2); (b) the subdivision, conversion and re-use of 'St. Teresa's House' (Block H); and (c) the dismantling, relocation and change of use from residential to café of 'St. Teresa's Lodge' (Block G) within the site development area. A detailed development description is now set out as follows:

The proposal provides for the demolition (total c. 207 sq m GFA) of (a) a single storey return (approx. 20 sq m) along the boundary with The Alzheimer's Society of Ireland; (b) the ground floor switch room (approx. 24.9sq.m.), (c) ground floor structures northwest of St. Teresa's House (26.8sq.m), (d) basement boiler room northwest of St. Teresa's House (17.0 sq.m), (e) ground floor structures northeast of St. Teresa's house (22.0sq.m.) (f) basement stores northeast of St. Teresa's house (67.8 sq.m.) and (g) a non - original ground floor rear extension (approx. 28.5 sq m) associated with the Gate Lodge.

The new development will provide for the construction of a new mixed use scheme of 487 no. apartment units in the form of 11 no. new residential development blocks (Blocks A1-C2 and D1 – E2) as follows:

- Block A1 (5 storeys) comprising 37 no. apartments (33 no. 1 bed units and 4 no. 2 bed units)
- Block B1 (10 storeys) comprising 55 no. apartments (37 no. 1 bed units, 10 no. 2 bed units, 8 no. 3 bed units)
- Block B2 (8 storeys) comprising 42 no. apartments (28 no. 1 bed units, 9 no. 2 bed units and 5 no. 3 bed units)
- Block B3 (8 storeys) comprising 42 no. apartments (28 no. 1 bed units, 9 no. 2 bed units and 5 no. 3 bed units)
- Block B4 (5 storeys) comprising 41 no. apartments (4 no. studio units, 4 no. 1 bed units, 27 no. 2 bed units and 6 no. 3 bed units)
- Block C1 (3 storeys) comprising 10 no. apartments (1 no. studio units, 3 no. 1 bed units and 6 no. 2 beds)
- Block C2 (3 storeys) comprising 6 no. apartments (2 no. 1 bed units and 4 no. 2 bed units) together with a creche facility of 392 sq m at ground floor level and outdoor play area space of 302 sq m.



Proposed Development

- Block C3 (1 storey over basement level) comprising residential amenity space of 451 sq m.
- Block D1 (6 storeys) comprising 134 no. apartments (12 no. studio units, 22 no. 1 bed units, 90 no. 2 bed units and 10 no. 3 bed units).
- Block E1 (6 storeys) comprising 70 no. apartment units (34 no. 1 bed units, 26 no. 2 bed units and 10 no. 3 bed units).
- Block E2 (6 storeys) comprising 50 units (1 no. studio units, 29 no. 1 bed units, 18 no. 2 bed units and 2 no. 3 bed units).

Each new residential unit has associated private open space in the form of a terrace / balcony.

The development also provides for Block H, which relates to the subdivision and conversion of 'St. Teresa's House' (3 storeys) into 6 no. apartments (5 no. 2 bed units and 1 no. 3 bed unit) including the demolition of non-original additions and partitions, removal and relocation of existing doors, re-instatement of blocked up windows, replacement of windows, repair and refurbishment of joinery throughout and the upgrade of roof finishes and rainwater goods where appropriate.

It is also proposed to dismantle and relocate 'St. Teresa's Lodge' (1 storey) from its current location to a new

location, 180 m south west within the development adjacent to Rockfield Park. St. Teresa's Lodge (Block G) will be deconstructed in its original location and reconstructed in a new location using original roof timbers, decorative elements and rubble stonework, with original brickwork cleaned and re-used where appropriate.

It is also proposed to dismantle and relocate 'St. Teresa's Lodge' (1 storey - gross floor area 69.63sq m) from its current location to a new location, 180 m south west within the development adjacent to Rockfield Park. St. Teresa's Lodge (Block G) will be deconstructed in its original location and reconstructed in a new location using original roof timbers, decorative elements and rubble stonework, with original brickwork cleaned and re-used where appropriate. A non - original extension (approx. 28.5 sq m) is proposed for demolition. The current proposal seeks a new extension of this building (approx. 26.8 sq m) and a change of use from residential to café use to deliver a Part M compliant single storey building of approx. 67.4 sq m

Total Open space (approx. 15,099.7 sq m) is proposed as follows: (a) public open space (approx. 11,572.3 sq m) in the form of a central parkland, garden link, woodland parkland (incorporating an existing folly), a tree belt; and (b) residential communal open space (approx. 3,527.4 sq m) in the form of entrance gardens, plazas, terraces, gardens and roof terraces for Blocks B2 and B3. Provision is also made for new pedestrian connections to Rockfield Park on the southern site boundary and Temple Hill along the northern site boundary.

Basement areas are proposed below Blocks A1, B1 to B4 and D1 (c. 7,295 sq. m GFA). A total of 252 residential car parking spaces (161 at basement level and 91 at surface level); 1056 bicycle spaces (656 at basement level and 400 at surface level); and 20 motorcycle spaces at basement level are proposed. 8 no. car spaces for creche use are proposed at surface level.



Temple Road



St Teresa's lodge

The proposal also provides for further Bin Storage areas, Bike Storage areas, ESB substations and switch rooms with a combined floor area of 356.2 sq m at surface level.

The development also comprises works to the existing entrance to St. Teresa's; the adjoining property at 'Carmond'; and residential development at St. Vincent's Park from Temple Hill (N31/R113). Works include the realignment and upgrade of the existing signalised junction and associated footpaths to provide for improved and safer vehicular access/egress to the site and improved and safer access/egress for vehicular traffic to/from the property at 'Carmond' and the adjoining residential development at St Vincent's Park.

Emergency vehicular access and pedestrian/cyclist access is also proposed via a secondary long established

existing access point along Temple Hill. There are no works proposed to the existing gates (Protected Structure) at this location.

The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works including tree protection; green roofs; boundary treatment; internal roads and footpaths; and electrical services including solar panels at roof level above Blocks A1, B1 - B4, C1-C3, D1, E1, E2.



View from north.

02. Site Location

2.1. Site Location & Context

Site Location

The subject site, St. Teresa's Lands consists of approximately 3.99 Ha (9.8 acres) within a mature landscape setting adjoining Rockfield Park.

The overall lands are bound to the North by established residential development along Temple Road with St. Vincent's housing neighbourhood to the East and The Alzheimer's Society of Ireland to the West. The Southern edge of the site is characterised by rich woodland park area which adjoins to the public park facility and network of trails known as Rockfield Park.

The lands are within the bounds of Dun Laoghaire-Rathdown County Council and are approximately 1km from the heart of Blackrock Village. There is a host of public amenities close by including the Frascati Shopping Centre and Blackrock Park along the seafront which are within easy walking distance. The site is intensively serviced by public transport and the N31 is designated as a proposed Quality Bus Corridor (QBC). Blackrock Dart station is 700 m from the site. Seapoint Dart station is 550 m from the site.

Google Maps imagery Q1 2021



Google map view of site with landholding outlined in red

Google Maps imagery Q1 2021



View East up Temple Road with subject lands on right hand side

Google Maps imagery Q1 2021



View West along Temple Road towards Blackrock Village

Blackrock village

Google Maps imagery Q1 2021



Rockfield Park

St. Teresa's House

St. Teresa's Lodge

Site Location

Google Maps imagery Q1 2021

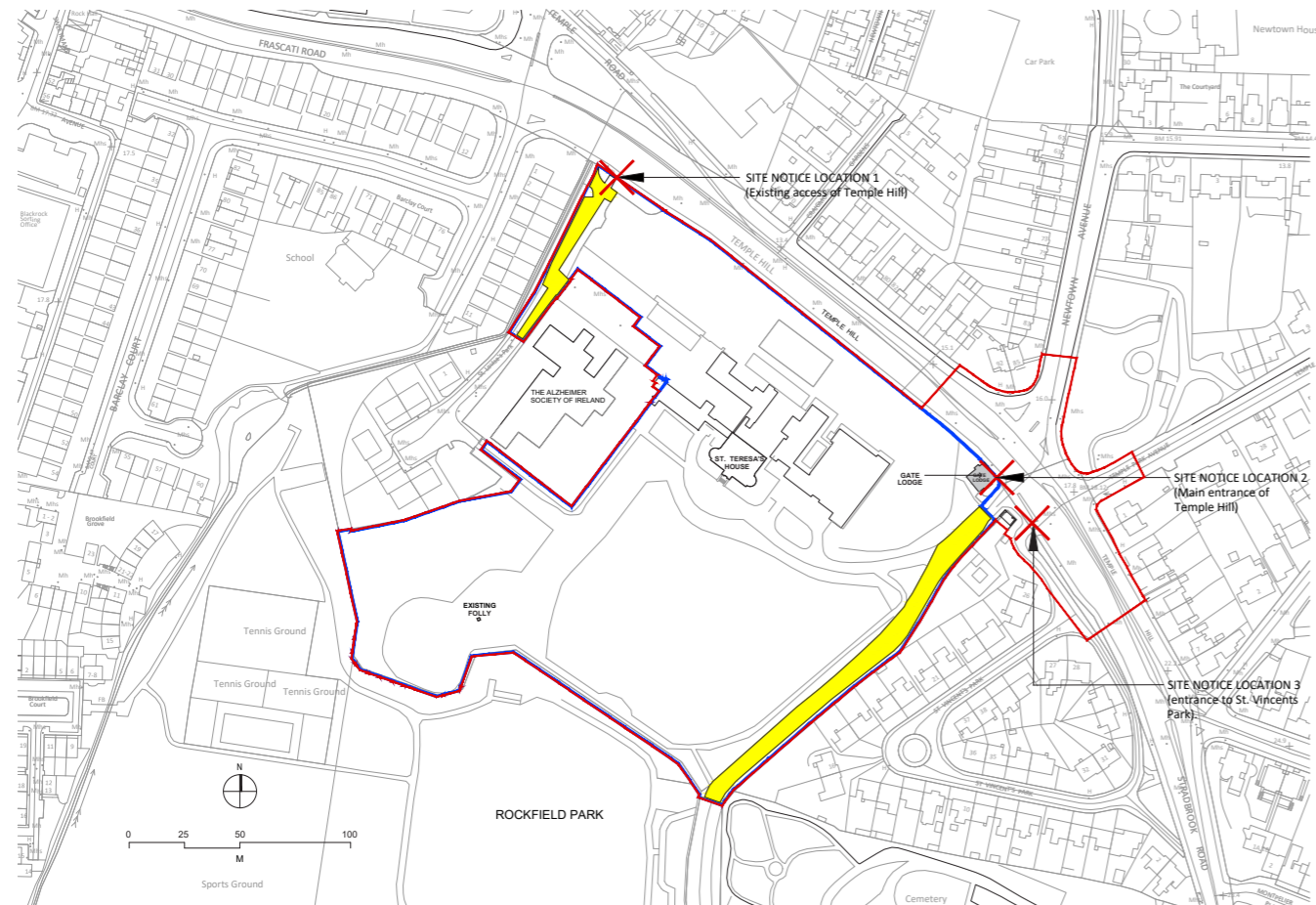
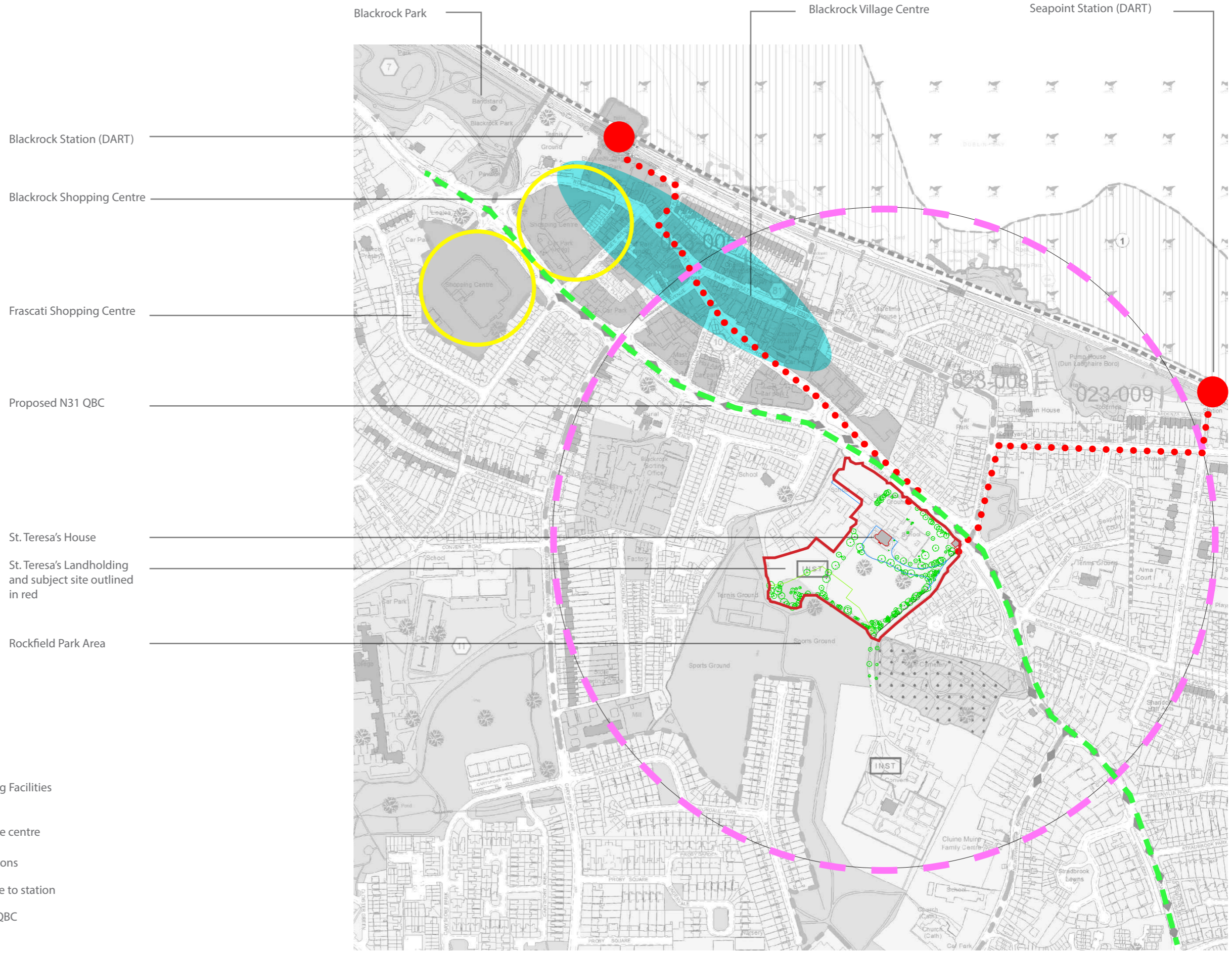


Figure 2 - Site Location Map
Extract from OMP drawing : 1706A-OMP-00-00-DR-A-1000

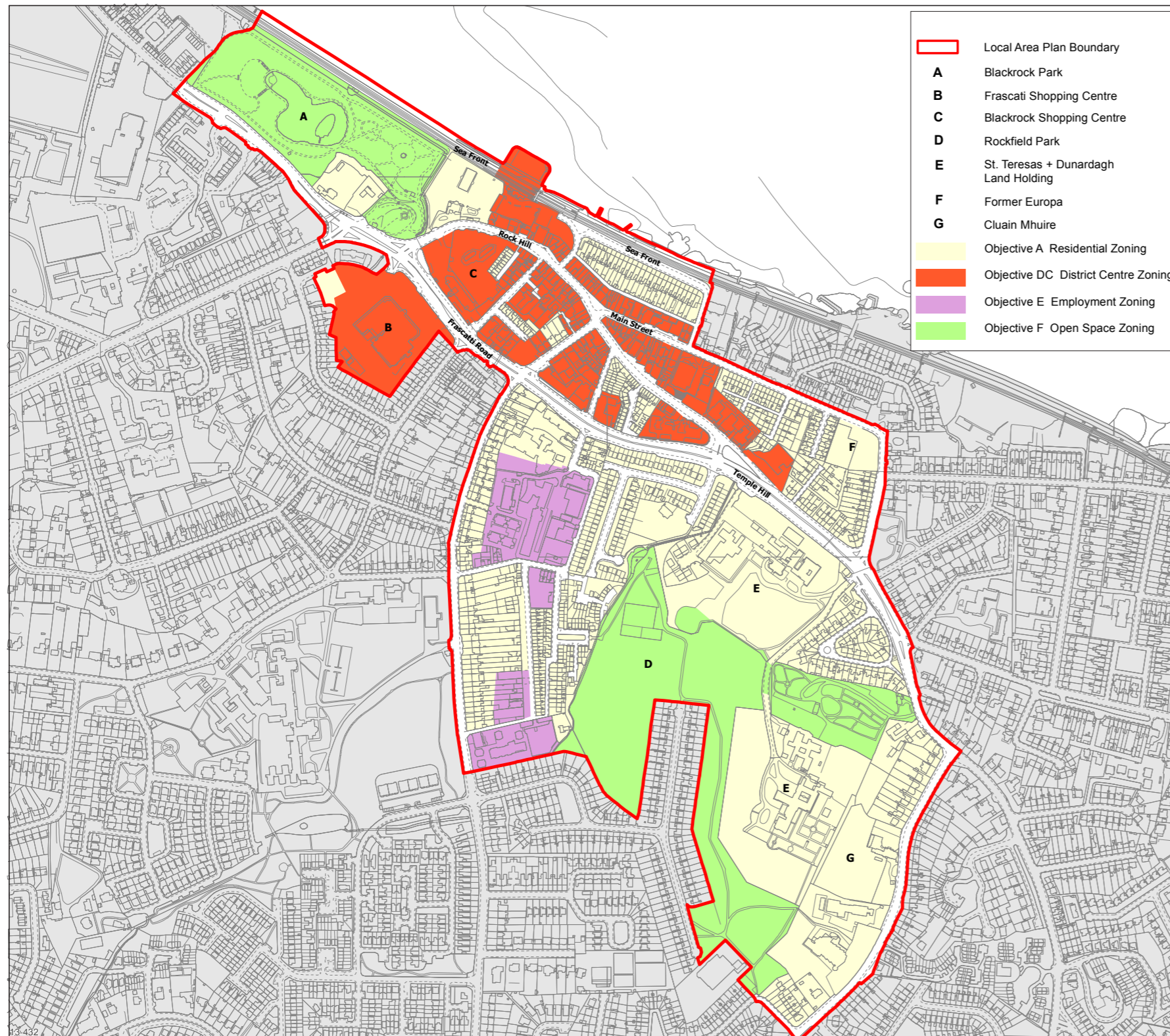
Figure 3 - Aerial view from south

Site Context



Urban Structure and Site Connectivity

2.2. Planning Context



Map 10: Existing Urban Structure

Extract from Local Area Plan.

Planning Context + Zoning

DUN LAOGHAIRE - RATHDOWN DEVELOPMENT PLAN
2016-2022

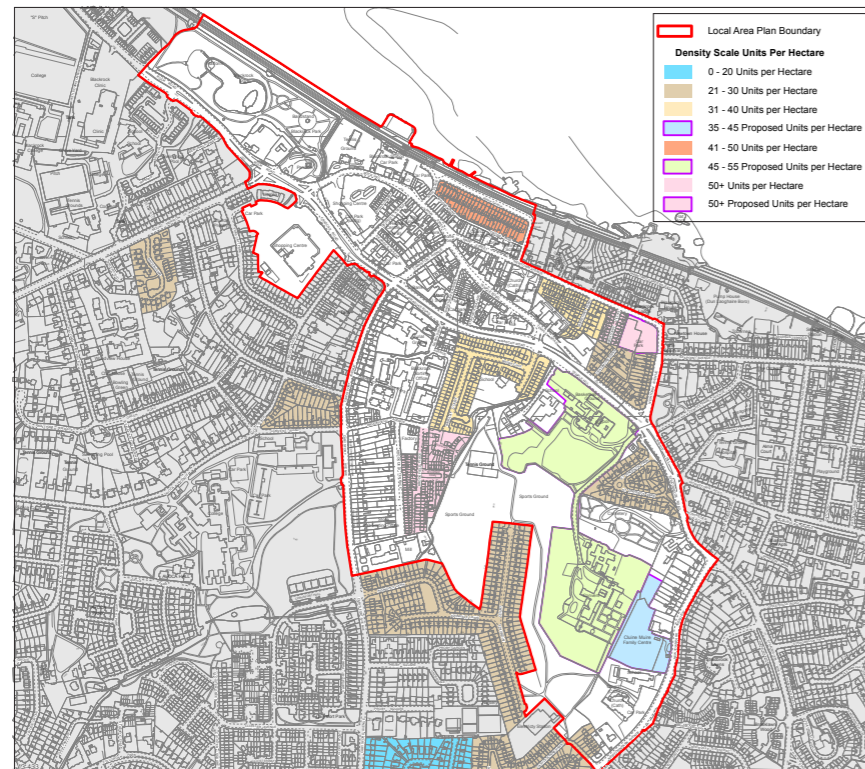
BLACKROCK LOCAL AREA PLAN (LAP)

Land-Use Zoning Objective 'A': "To protect and/ or improve residential amenity"

Key Planning Considerations:

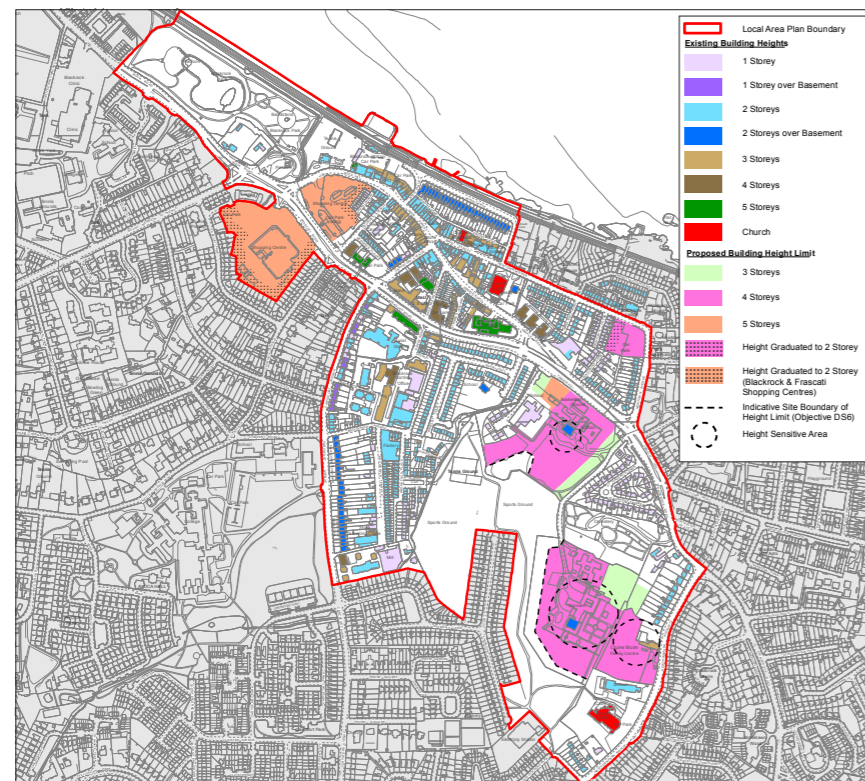
- St. Teresa's landholding site is identified within the LAP as a development opportunity site that has the potential to assist in the consolidation and strengthening of the urban structure of the area.
- Development of the site should seek to improve access and permeability to and from the surrounding areas to Rockfield Park.
- Development blocks should be arranged to provide an interesting building line along Temple Road, where possible avoiding a parallel relationship with the road and to enhance openness and opportunities for views through the development.
- The existing boundary wall along Temple Road shall be removed and replaced with railings set back to facilitate generous frontage with trees and planting to improve the visual environment of Temple Road.
- St. Teresa's House & Gate Lodge is listed in the record of 'Protected Structures' RPS No.398 (formerly Craigmole House). The Vista from St. Teresa's House to Rockfield Park should be maintained.
- There is an objective to protect and preserve Trees and Woodlands and the site is occupied by a number of mature tree stands.
- Objective DS11 lists open space provisions to be in accordance with Policy RES5 'Institutional Lands'. Class 1 open space shall include the various tree belts on site and as illustrated on drawing 2 of the LAP (indicative layout plan - drawing 2)

2.2. Planning Context



Map 11: Existing & Proposed Residential Densities

Residential Densities - Extract from Local Area Plan.



Map 12: Existing & Proposed Building Heights

Building Heights - Extract from Local Area Plan.

Density:

- Indicative Densities of 45 - 55 units per Hectare are identified in the LAP. (These are stated as minimum densities).
- Section 3.5.1 of the plan and specifically Objective DS2 + DS3, which states that 45-55 per Ha is the minimum density to be considered and that in calculating density - the various tree belts on site are to be excluded from the total site area.
- Any development should take account of normal constraints associated with the setting of the protected structure, St. Teresa's House, and extensive tree belts and woodland parkland to the South but higher densities are not precluded subject to demonstrating high quality design which limits impact on the protected structure and surrounding development.

Building Heights:

- Indicative Building Heights are referenced in the LAP as per map below and for the subject site range between 3 - 5 storey height limits.
- There is a height sensitive area designated around the protected structure and its curtilage. The predominant height limit is 4 storeys within the central area of the site with a 3 storey limit along the entrance avenue to the East. An area to the North West corner is identified as having a limit of 5 storeys.

Access:

- Two points of access are available to the subject lands, both of which are entered off the N31, Temple Road as follows:
- (i) An existing entrance is in place to the North West corner off the N31. A right of way is in place for the residents of St. Louise's Park and The Alzheimer's Society of Ireland for its use.
- (ii) A second existing access from the N31 to the North/ East corner adjacent to the gate lodge currently acts as the main entrance point to St. Teresa's House and enters along an avenue approach.

2.2. Planning Context



St Teresa's lands



St Teresa's House (Protected Structure RPS No.398)



St Teresa's lands



Indicative Layout Plan (not to scale)

Drawing 2: Site Framework Strategy - St. Teresa's and Dunardagh & Cluain Mhuire

Design Principles

1. Set back site boundary increasing width of footpath. New boundary wall/railings to be sensitively detailed with high quality materials and landscaping.
2. Layout of development to north of site along Temple Hill to be non orthogonal to the road. Development to be set back to allow planting buffer to road and to give space around protected structure.
3. High quality apartment development sited to respect sylvan setting, protected structure and protected views. Layout of internal roads and landscaping arranged to reinforce this relationship.
4. Existing tree belt to be protected and retained including the Folly. Perimeter of park to be extended to include tree belts.
5. New formal entrance to Park created by re-siting of protected original entrance gates and piers to Dunardagh. Provision of car pull in and parking in this location.
6. Development along park edge predominately own door units to create busy street that provides overlooking & surveillance. Create pedestrian friendly home zones with no through routes for traffic.
7. Create a formal pedestrian space in front of St Catherine's to provide a formal setting for the house, a connection to the park, and a focal point at the centre of the overall development.
8. Walled garden enclosure to be retained with courtyard type development that remains free from the enclosing walls.
9. Villa style apartments arranged around formal gardens creating an edge to the gardens while framing the view from St. Catherine's to Rockfield Park.
10. No through route for cars from Dunardagh and St Teresa's to Newtownpark Ave.
11. Main access route to be a generous public avenue with high quality landscaping and wide sylvan margins.
12. Increase activity and permeability of park by creating new entrances at locations of pedestrian desire lines.
13. Remove existing boundary wall to park.
14. Creation of permeable layout that includes a network of direct pedestrian and cycle routes. Provision of cul de sacs is discouraged except in an instance where it provides a solution to rat running or to create an intimate residential enclosure / courtyard that adds to the character of the development.
15. Parking should be integrated into the design and layout of the public realm. Judicious use of street tree planting should be incorporated to soften the visual impact. Extensive rows of perpendicular surface car parking along residential frontage shall be avoided.
16. Layout to be cognisant of residential privacy particularly with regard to location of car parking and footpaths. Consider provision of landscape buffer between residential frontage and car parking / footpath where required.

Legend

St. Teresa's & Dunardagh Site boundary	2 way unrestricted traffic
Cluain Mhuire site boundary	Local access traffic routes in cul-de-sacs
Indicative extension of Park enclosure to include tree belts 1 & 2	Indicates no through route for vehicular traffic
Enclosure to existing walled garden	New pedestrian/cycle entrances to park
Existing trees to be retained	Site framework strategy objectives
Protected structure	Heritage & Conservation Objectives
Mews/courtyard style dwelling	Protect/Retain Views
Apartments	Pedestrian through route
Terraced / Duplex housing	Pedestrian priority
Large detached villa style house	

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Architecture & Culture Department

Architectural language and materials

Development should be detailed to achieve a fine grain using a common architectural language of rendered and painted facades. A looser more contemporary and individual architectural language is encouraged within the walled garden areas.

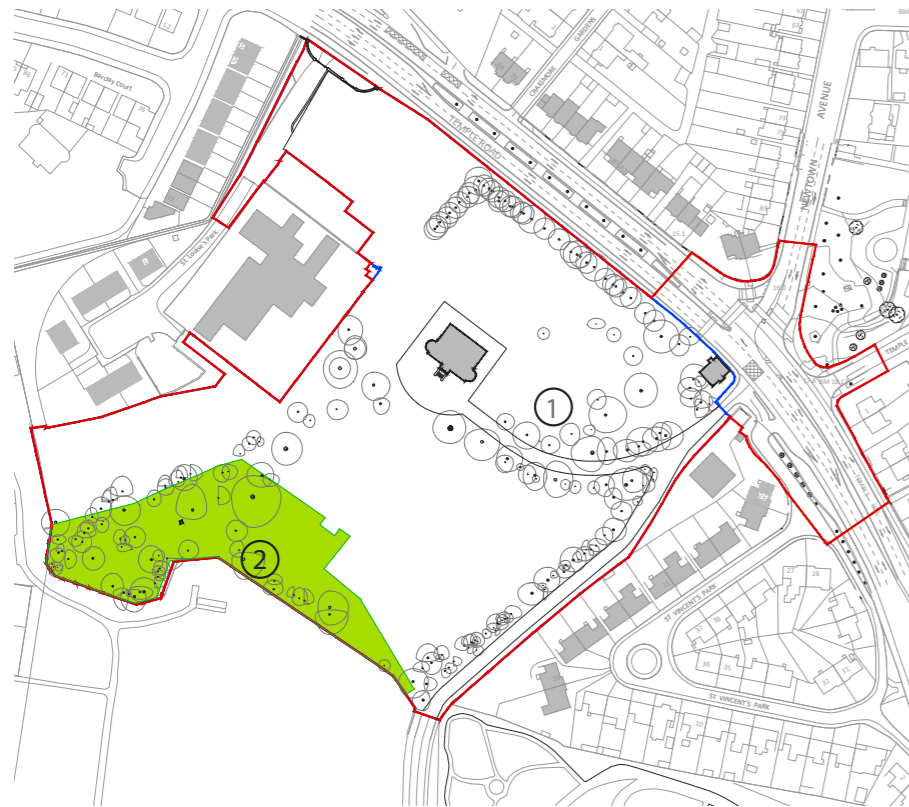
Development around the protected structure of St Teresa's should develop an architectural language that is light and transparent using modern materials such as glass, steel and timber to maximise views through the tree belts over the Park and to maximise evening light and supervision along Temple Hill.



Site objectives and movement diagram (not to scale)

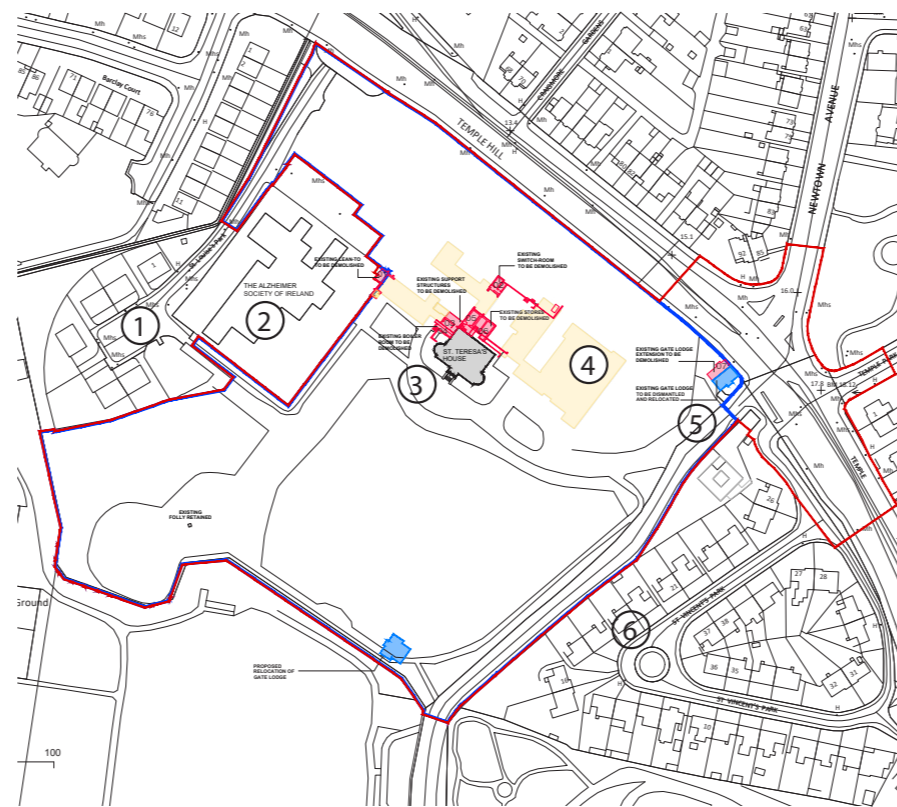
2.3. Site Analysis

- Existing tree belts and various tree stands to be protected and preserved, forming avenue approach and setting of St. Teresa's House
- Woodland area containing existing tree belt to the South to be protected and retained including the folly as identified on LAP Framework Plan



Trees and woodland

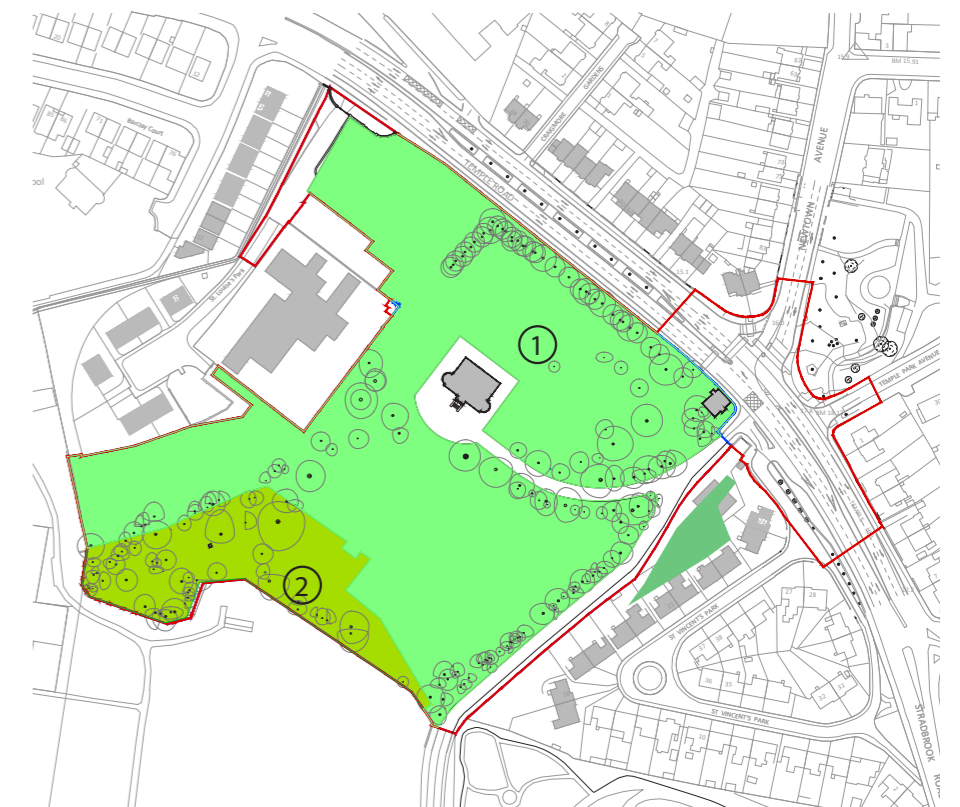
- St. Louise's Park
- Alzheimers Society of Ireland
- St. Teresa's House
- Former structures on site
- Gate lodge
- St. Vincent's Park



Existing structures to be demolished (207 m2)

- Existing buildings to be retained
- Areas to be demolished
- Proposed Relocation of Gate Lodge
- Outline of former structures

- Developable land
- Woodland area as identified on LAP

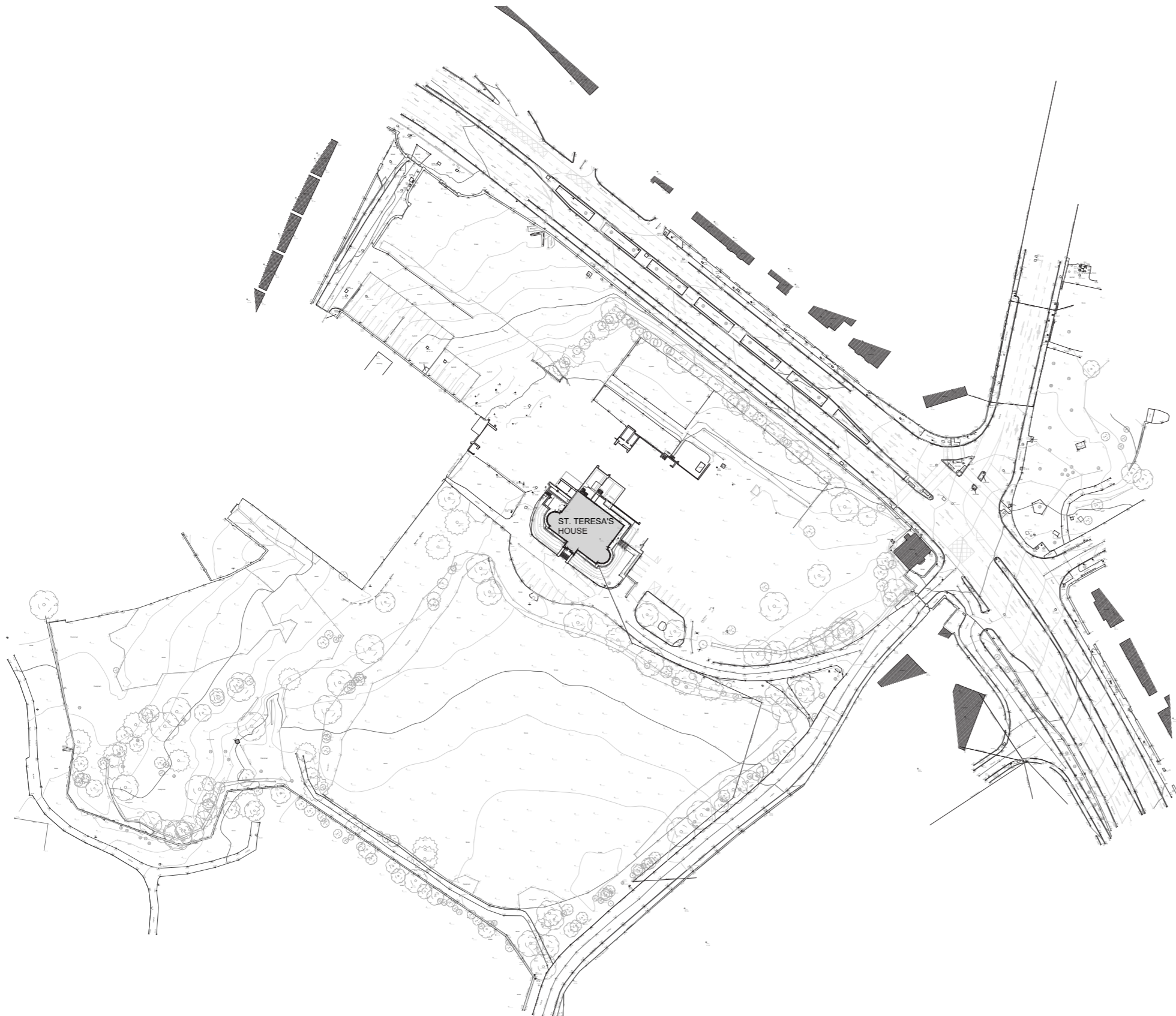


Developable land and existing woodland area

Site analysis (opportunities and constraints)

2.3. Site Analysis

Site Topographical Survey & Existing Structures



TOPOGRAPHICAL SITE SURVEY

- St. Teresa's lands are characterised by large open landscaped areas within the centre and to the South, which comprise a number of existing mature tree belts.
- The land gently slopes downwards from the South to the Northern boundary towards Temple Road. The South west corner which contains the Woodland park is undulating and falls towards the south west corner. A number of granite rock outcrops are found in the southern part of the site.
- There is approximately a 1 storey level difference from the ground level around St. Teresa's house down to the road levels along Temple Road which in itself slopes down towards Blackrock Village to the West. This area of the site, presents the greatest challenge whereby proposed buildings are integrated into the slope by way of a split level design in order to address Temple Road and provide an active frontage at the existing level of the road.
- Existing structures on the site:
 - St. Teresa's House (a Protected Structure) will be fully refurbished and converted into apartments.
 - St. Teresa's lodge (gatelodge) will have its rear extension demolished and will be dismantled and rebuilt at a new location in the south of the site. A change of use of the gatelodge to café use is also proposed as part of this SHD application.
 - The stone folly in the woodland area will be preserved and integrated into the landscape design.
 - A small lean-to structure within the garden of the Alzheimer Society of Ireland premises remains in place and is to be demolished as part of these works.
 - Several other small remnants of former structures remain on site and are to be demolished.

2.3. Site Analysis

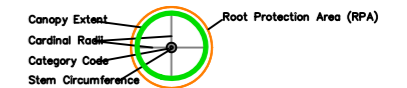
Existing Tree Survey

- A full tree survey was conducted which has informed the early master planning and design stage.
- A number of tree belts were identified as significant in terms of their maturity, quality or historical significance and relationship to St. Teresa's house and its setting.
- The careful and considered design of the proposed development seeks to integrate the planning and disposition of buildings with the existing landscape as much as possible ensuring that the natural characteristics of the site are retained and become an opportunity to provide a sylvan setting for the proposed new development.



Brookfield House
Carysfort Avenue
Blackrock
Co Dublin
 Tel. 01 2833500
 Fax. 01 2833592
 e-mail - thetreefile@eircom.net

Graphic Representation of Tree and Protection Zone



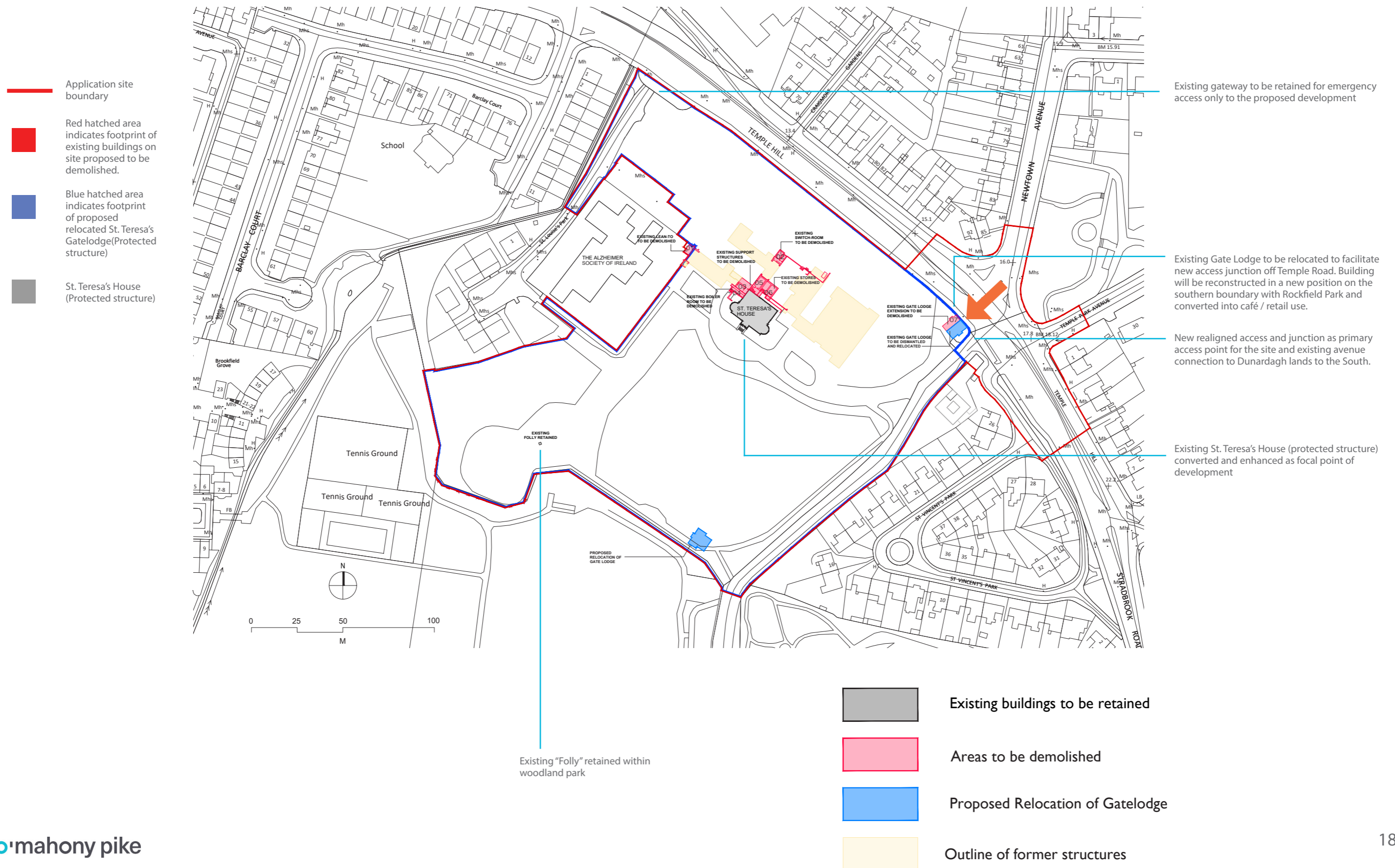
Canopy is drawn to account for any natural asymmetry or imbalance. Crown Representation is scaled to account for north, east, west and south radii.

Root Protection Area (RPA)
 This area relates the "RPA" radius as defined in the Tree Survey Table and is measured from the tree centre.
 This area defines the preliminary Construction Exclusion Zone (CEZ) that must be protected by fencing from the potentially damaging affects of construction activity.

-  Category "A" Trees (Green Button)
-  Category "B" Trees (Blue Button)
-  Category "C" Trees (Gray Button)
-  Category "U" Trees (Red Button)
-  Tree Line
-  Hedges
-  Shrubby
-  Scrub and Thicket

2.3. Site Analysis

Access and Existing Buildings



- Application site boundary
- Red hatched area indicates footprint of existing buildings on site proposed to be demolished.
- Blue hatched area indicates footprint of proposed relocated St. Teresa's Gate Lodge (Protected structure)
- St. Teresa's House (Protected structure)

Existing gateway to be retained for emergency access only to the proposed development

Existing Gate Lodge to be relocated to facilitate new access junction off Temple Road. Building will be reconstructed in a new position on the southern boundary with Rockfield Park and converted into café / retail use.

New realigned access and junction as primary access point for the site and existing avenue connection to Dunardagh lands to the South.

Existing St. Teresa's House (protected structure) converted and enhanced as focal point of development

- Existing buildings to be retained
- Areas to be demolished
- Proposed Relocation of Gate Lodge
- Outline of former structures

03. Master Layout Plan

3.1. MASTERPLAN vision

Masterplan vision & Site Layout
Concept Design Approach



Concept Design

- The vision for the project is to create a unique sense of place with a strong community identity characterised by the wooded nature of this mature site while integrating St. Teresa's House as a prominent focal point set within formal gardens and providing a rich historical backdrop to the new development.
- Building layouts are informed by strong axial relationships with views and vistas reinforced between St. Teresa's House and Rockfield Park.
- Variation in building height along with a mix of apartment types, the conversion of St. Teresa's House and the conversion of the gatelodge, all combine to provide a rich living environment close to a host of facilities and landscape amenities.
- Connectivity for pedestrian and cycle pathways through the site linking Temple Road and Blackrock Village to Rockfield Park to the South allows for a wider network of cycle and pedestrian routes to be provided.
- Four main residential character zones are woven together through landscape to provide an integrated environment while building orientation is informed by views and maximising good daylight to units and sunlight to the shared public open green spaces.
- The public realm along Temple Road is enhanced by providing building set back and creating a wider tree lined and planted strip along this road frontage. Views through the development are provided to enhance openness and lightness.

3.1. MASTERPLAN vision

Masterplan vision & Site Layout



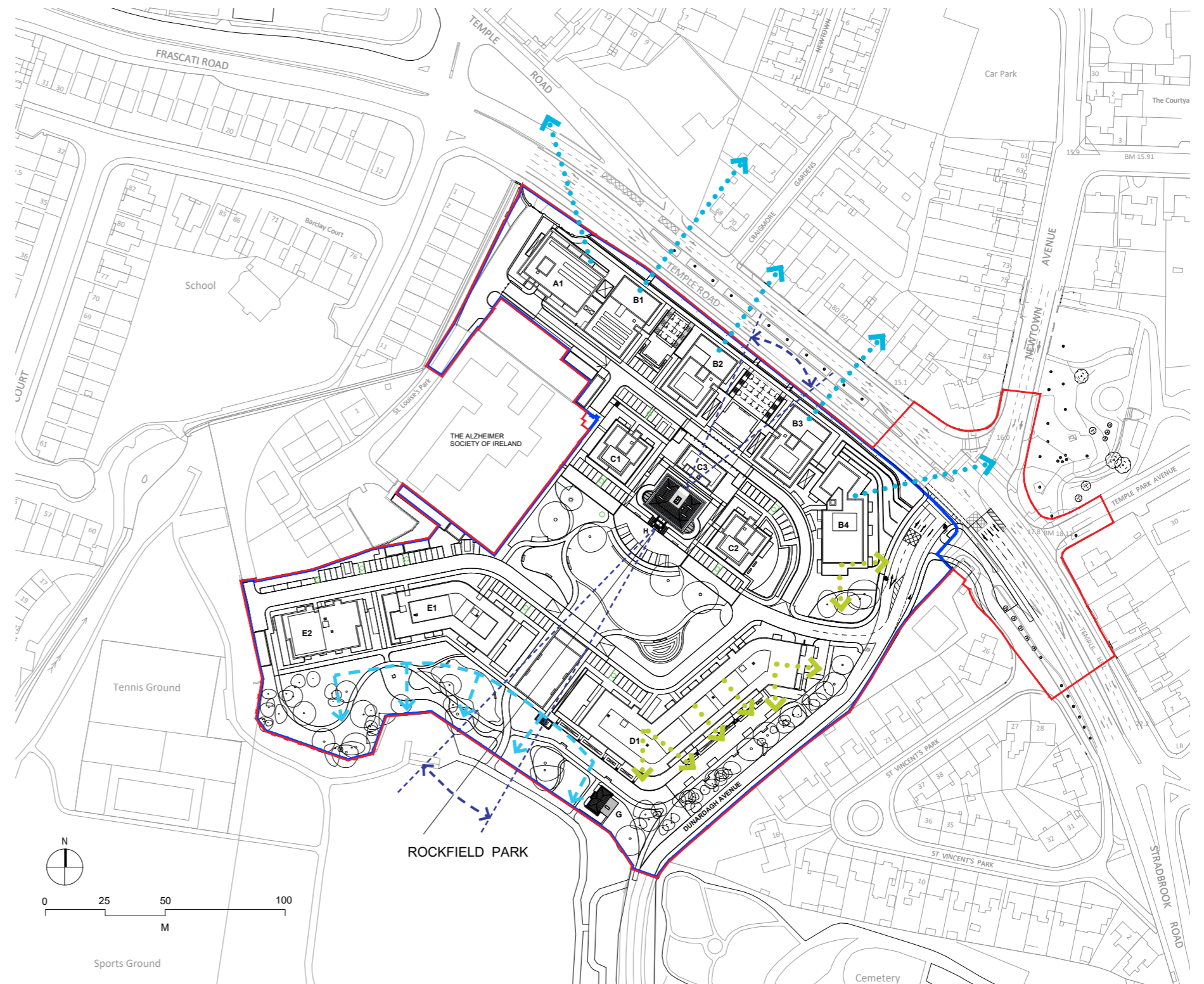
Proposed Master Layout Plan



3.1. MASTERPLAN vision

Design analysis

- Views to and from St. Teresa's House to Rockfield Park are enhanced through the siting of buildings within the masterplan.
- Blocks D1, E1 and E2 form an edge to the Woodland park with South facing living rooms providing passive surveillance and benefiting from clear views over Rockfield Park.
- Block D1 to the East addresses the existing tree belt and provides passive surveillance towards tree lined avenue down to Dunardagh lands to the South.
- Opportunity for relocated Gatelodge to improve the public access and interaction between Rockfield Park and the proposed residential development through its new use as a café.

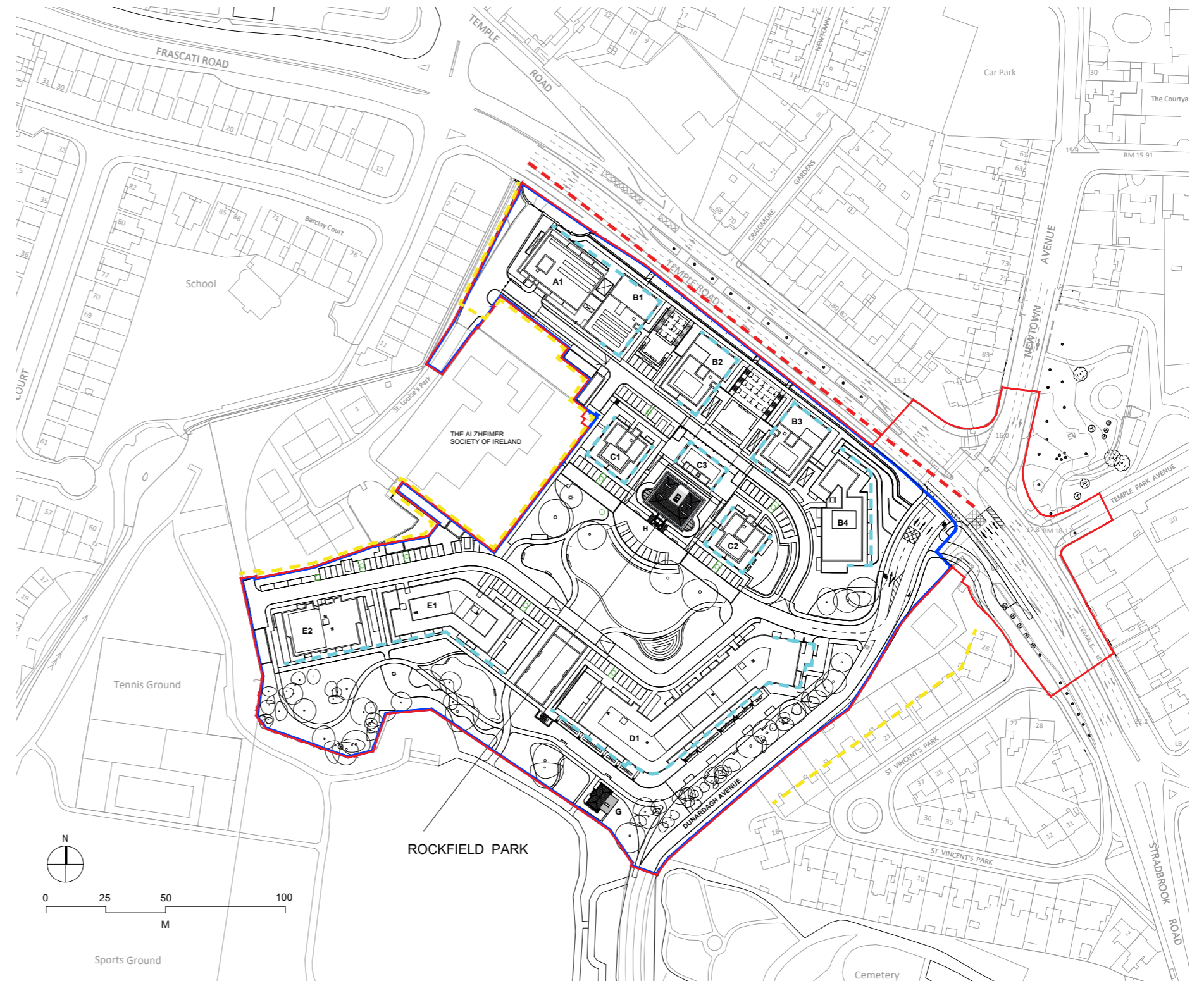


Views + Vistas (Proposed Layout Plan)

3.1. MASTERPLAN vision

Design analysis

- The site analysis identified key sensitive edges at the boundary of the site with existing residential development. The location, scale and massing of the proposed buildings along these edges have been carefully modulated to protect the amenity of these properties. Landscape screening and generous separation distances further improve the relationship.
- The location and orientation of the buildings within the centre of the scheme are derived from the objectives of the master layout plan and the integration with identified character zones, landscaped areas, view corridor and protection of the setting of St. Teresa's House.

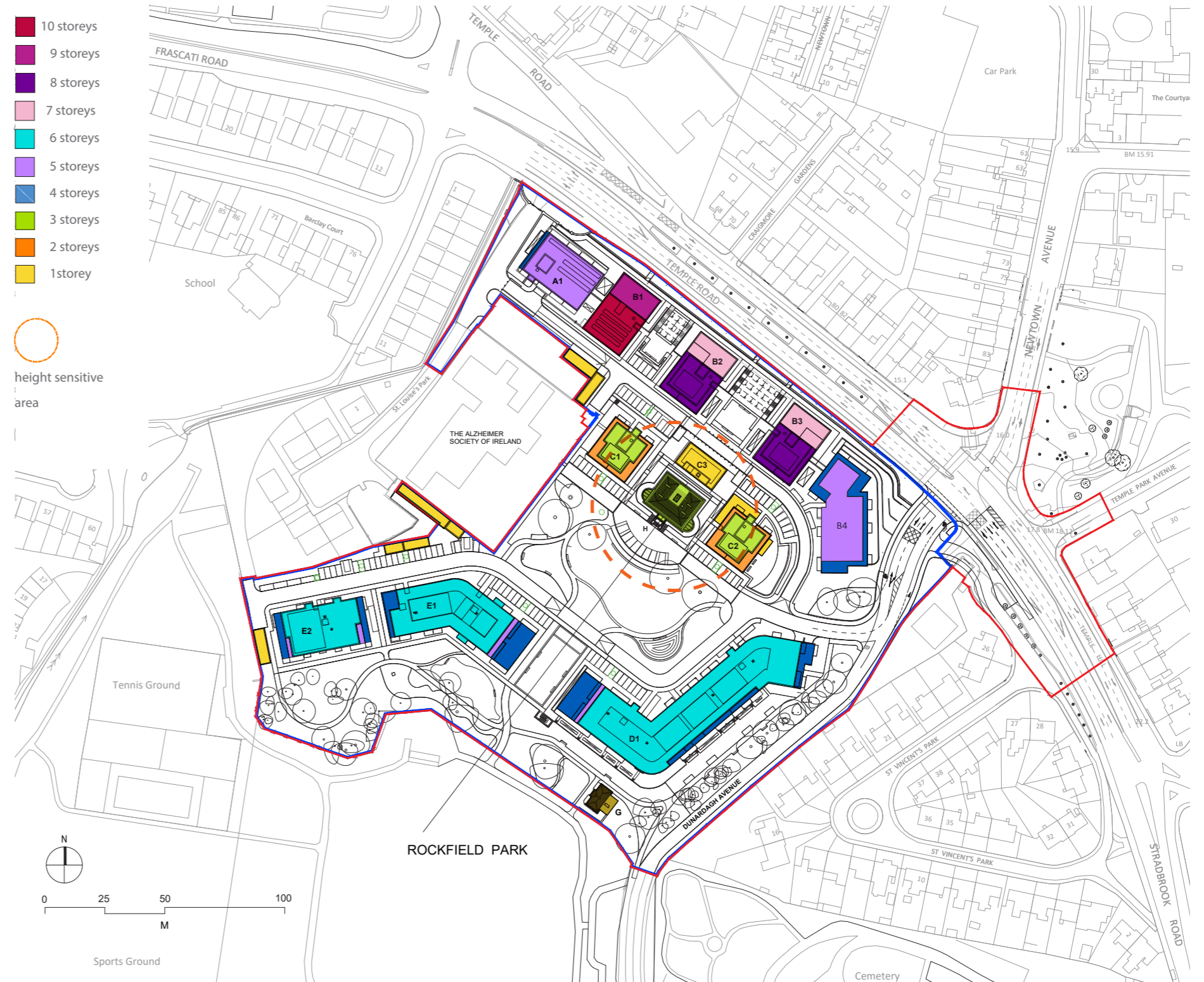


Frontages + Edges (Proposed Layout Plan)

3.1. MASTERPLAN vision

Design analysis

- The proposed building heights are cognisant of the LAP height strategy while seeking to provide legibility and variety in building form to enhance the overall masterplan and improve the quality of the public realm.
- Heights are limited to 3 storeys in proximity to St. Teresa's House, identified as a height sensitive area.



Proposed Height + Massing (Proposed Layout Plan)

3.1. MASTERPLAN vision

Design analysis

- In line with the design objective for improved pedestrian permeability, expansive open landscaped areas are identified in order to strengthen visual connectivity through the scheme.
- The provision of an improved public realm along Temple Road is extended in between blocks B2 and B3 by providing a series of stepped lawns leading up to the proposed resident amenity building and St. Teresa's House. This generous landscaped space provides an open visual connection into the development.



Landscape Visual Connection (Proposed Layout Plan)

- 1 - Temple Hill public realm setback and stepped lawns up to Plaza
- 2 - Central Parkland
- 3 - Connection to Rockfield Park
- 4 - Existing Rockfield Park

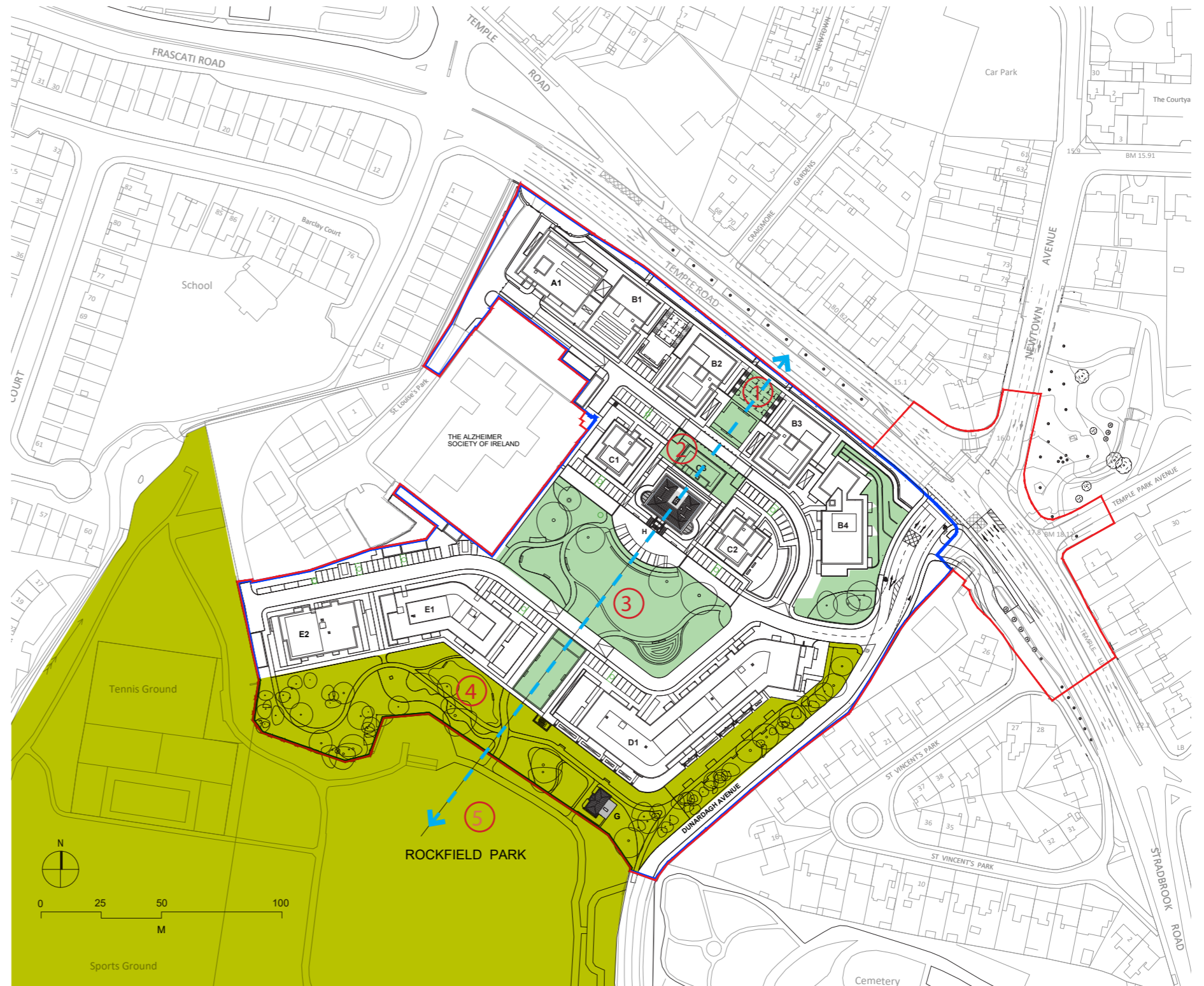
pedestrian connection to Rockfield park

3.1. MASTERPLAN vision

Design analysis

- A sequence of open spaces running between Rockfield Park and Temple Road are interwoven into the masterplan to provide a variety of amenity value and experience.
- These comprise of terraced gardens leading up from Temple Road and arriving at a plaza containing the central resident's amenity building. Pedestrian routes either side of St. Teresa's House lead into the central parkland setting which connects to the Woodland park and into Rockfield Park beyond to the South.

1. Terraced gardens
2. Plaza + Resident amenity
3. St. Teresa's Parkland
4. Woodland Park
5. Rockfield public park



Sequence of open spaces (Proposed Layout Plan)

3.1. MASTERPLAN vision

Design analysis

- It is proposed to extend the 'Woodland park' by linking the southern tree belt with the tree belt along the eastern avenue. This will contain a 'trim trail' as a natural walking and jogging route around the perimeter providing an attractive amenity.
- A series of other courtyard and garden spaces are provided in between the buildings to create an open and spacious environment.



3.1. MASTERPLAN vision

Design analysis

- The masterplan provides for a complimentary balance between new building interventions, retention of existing historical buildings and the enhancement of existing and new landscape features.
- St. Teresa's House is the focal point at the heart of the development and both the house and its setting are carefully planned within the overall masterplan.
- New buildings along Temple Road frontage are predominantly small in footprint providing a series of 'pavilion style' buildings within the landscape.
- New buildings along the tree belts are elongated forms closely following the edge of the wooded areas.

1. Setback + tree lined public realm with apartments providing active frontage
2. Entrance avenue + historical trees retained
3. Buildings set around central green
4. New tree lined avenue with wide sylvan margins
5. Apartments overlooking park edge

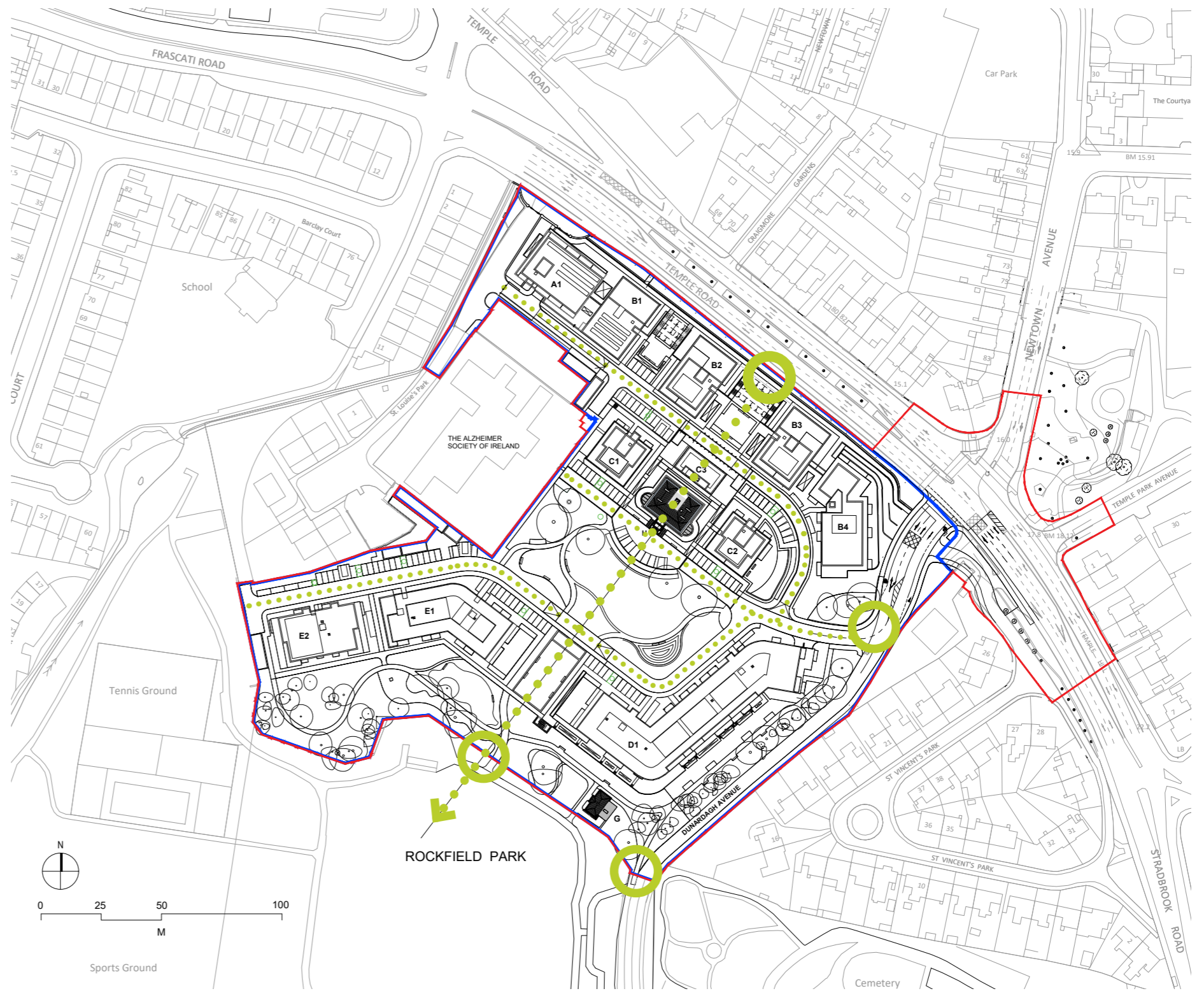
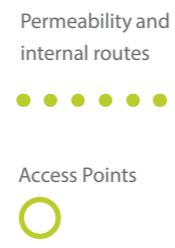


Building + Landscape (Proposed Layout Plan)

3.1. MASTERPLAN vision

Design analysis

- Pedestrian permeability and connectivity is a key design objective of the masterplan in line with LAP objective.
- The importance of the North/ South axial route to Rockfield Park to the South and its relationship to St. Teresa's House is extended to provide a generous gap between blocks B2 and B3 along Temple Road. A new pedestrian connection is provided along the improved public realm to Temple Road in order to allow connection up through stepped gardens to arrive at a plaza space located to the north edge of St. Teresa's House and the new resident amenity pavillion.
- Pedestrian and cycle paths are continued from Temple Road into the site along the tree lined avenue to the east of the main entry to the development. A series of internal pathways and trim trails link all the landscape elements into a cohesive network.

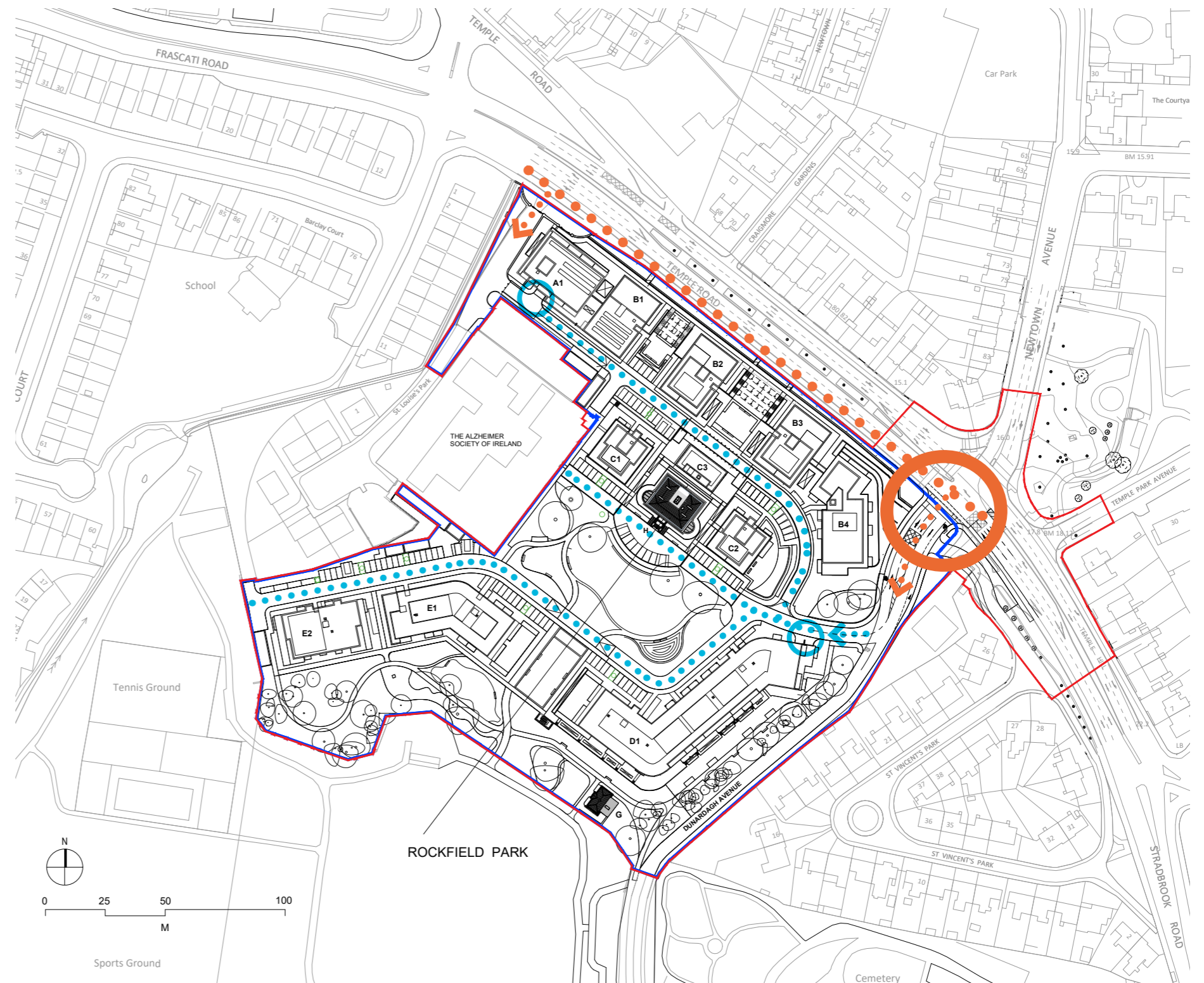


Pedestrian Connectivity (Proposed Layout Plan)

3.1. MASTERPLAN vision

Design analysis

- Vehicular access is off Temple Road at the existing entrance in line with LAP objective.
- The existing access point to the west is to be utilised for emergency access only.
- An internal distribution road is generally split into three East/ West routes serving the different development character zones created in the masterplan. The internal road network is designed to reduce the impact on the existing landscape character and ensure minimum intervention so as not to over dominate the scheme.
- Proposed internal road layout includes shared surfaces to improve pedestrian safety and to improve the quality of landscaping. Surface car parking spaces are separated into bays of max. 6 spaces with the introduction of trees and planting.



Vehicular Access (Proposed Layout Plan)

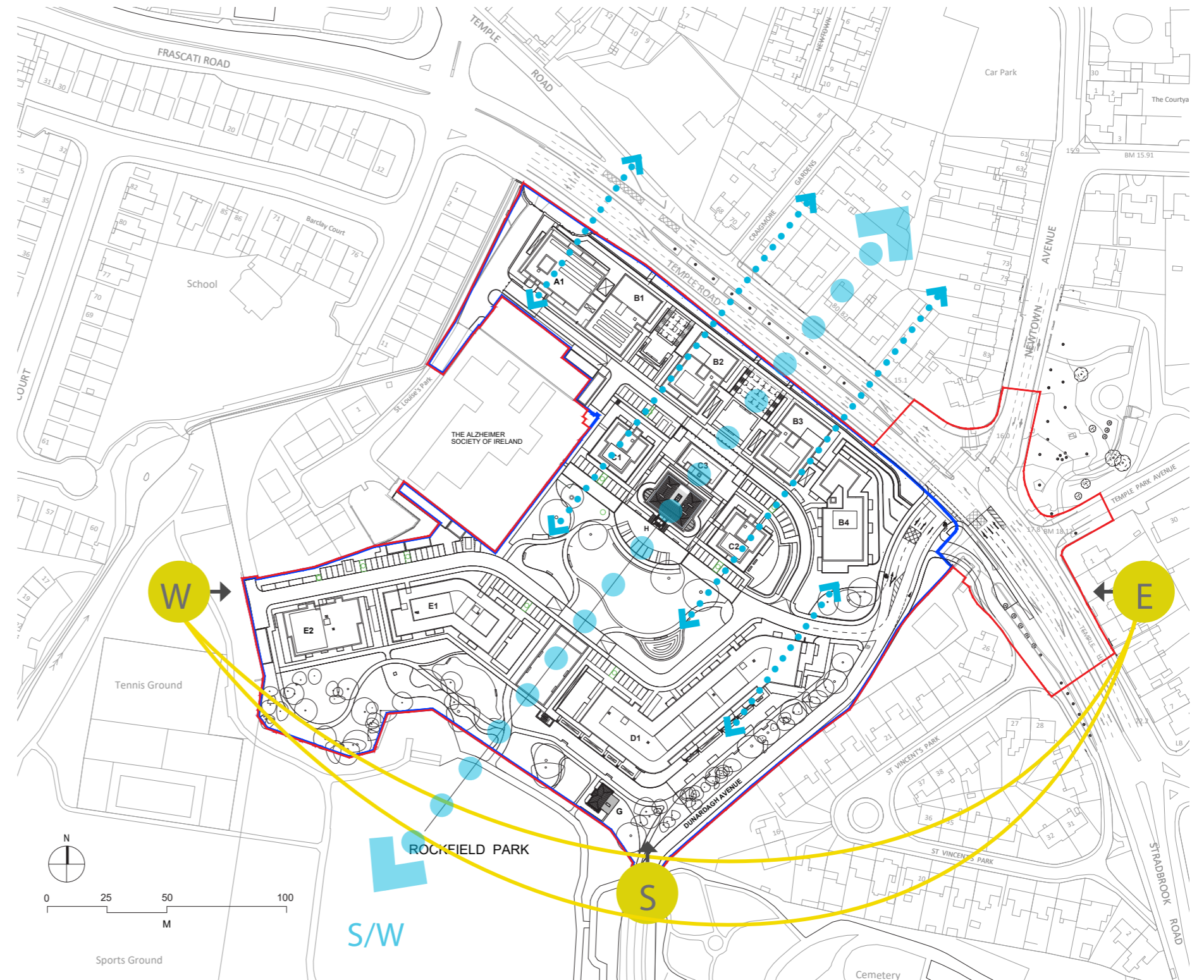
- Access junction off Temple Hill
- Temple Hill and access points
- Internal distribution road
- Access to basement parking

3.1. MASTERPLAN vision

Design analysis

Sunpath / Building Orientation

- The site is orientated S/W to N/E.
- Given the large area of the site and the extensive green open spaces, an opportunity exists to ensure buildings are predominantly looking onto open green spaces.
- While the building disposition is guided by the LAP, every effort is made to provide due N/S orientated buildings in order to maximise daylight access to the apartments.

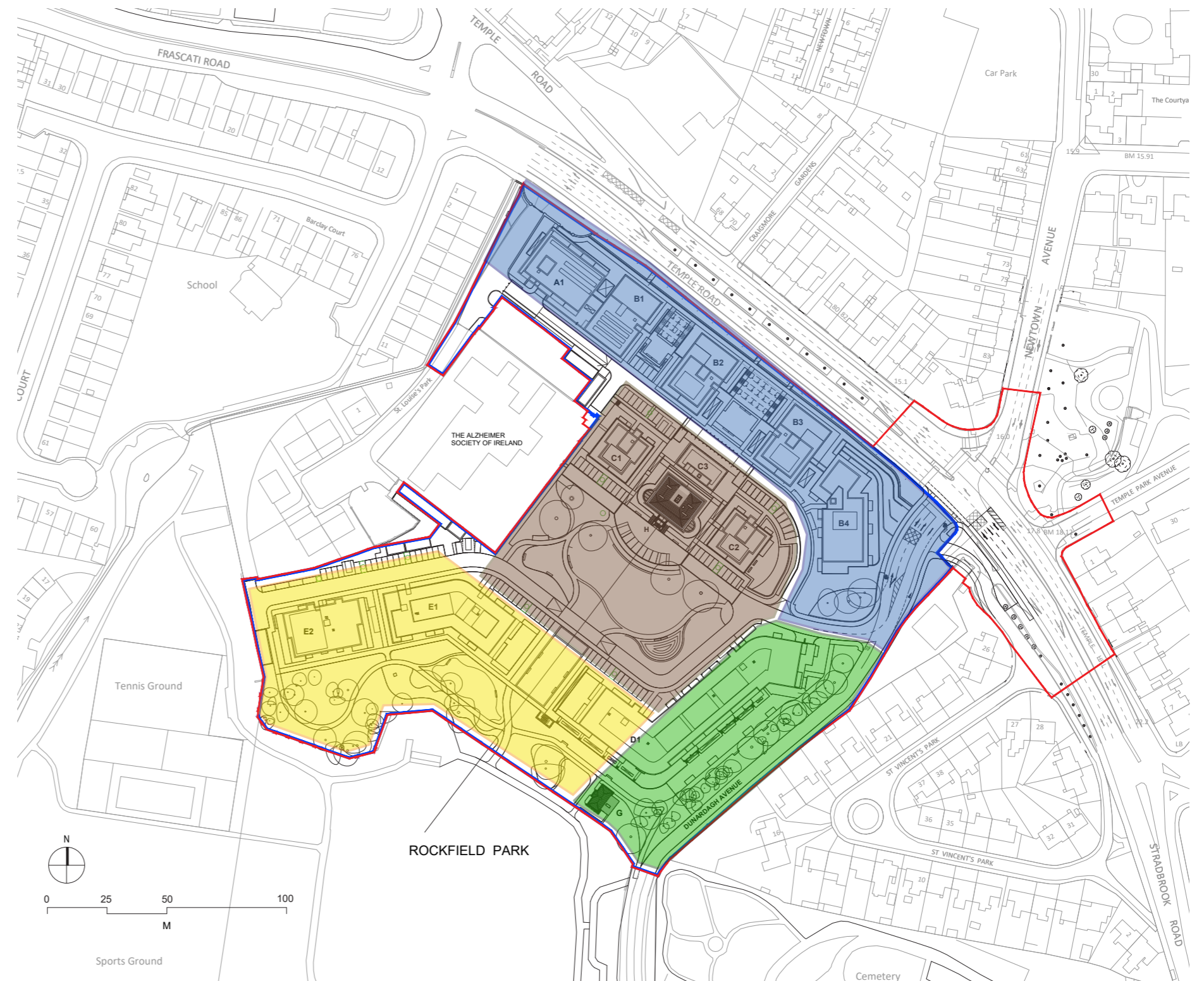


3.1. MASTERPLAN vision

Design analysis

Character Areas

- Through detailed site analysis, a series of Character Areas were identified based on natural local features, topography and historical research.
- The buildings are designed to integrate with these areas and respond to their local characteristics and features.
- Collectively, there is a cohesive layout and architectural language that integrates the various zones into a collective vision for the masterplan.



Site Character Areas (Proposed Layout Plan)

- CHARACTER AREA 1
St. Teresa's House
- CHARACTER AREA 2
Temple Hill frontage
- CHARACTER AREA 3
Woodland Park
- CHARACTER AREA 4
Tree lined avenue

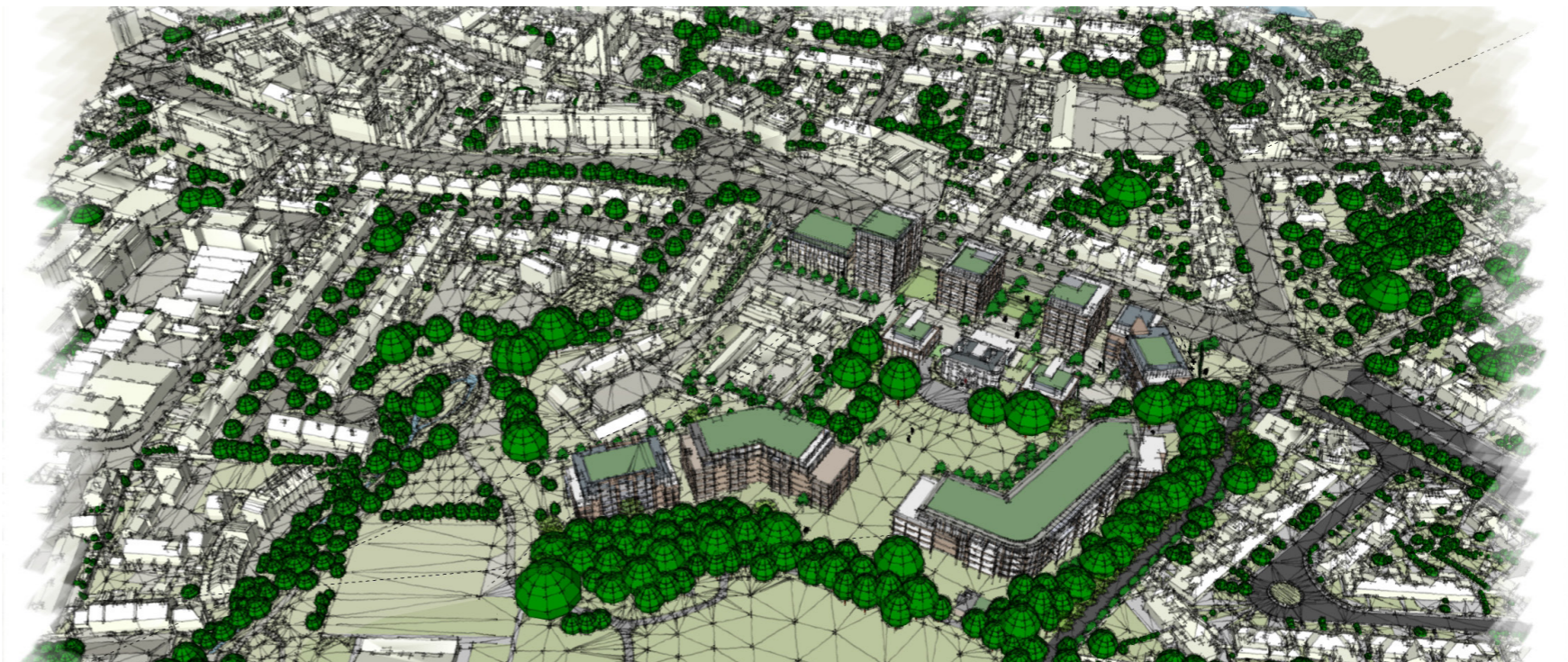
3.1. MASTERPLAN vision

Massing study



- The sketch model views illustrate the interlinking of the various layers and design objectives incorporated into the masterplan.
- The overall scheme demonstrates a sensitive and appropriate design solution taking into account all the LAP objectives and framework plan principles.
- The masterplan model views illustrate the predominance of small footprint buildings providing a series of 'pavilion style' interventions sitting within the landscape.
- Large areas of parkland and 'breathing space' between buildings ensure that the natural open characteristics and sylvan nature of the site are retained and enhance the quality of the overall development.

Massing view 1 (from North East)



Massing view 2 (from South)

3.1. MASTERPLAN vision

Massing study



Massing view 3 (from North)



Massing view 4 (from West)

3.1. MASTERPLAN vision

Parking Strategy

ST. TERESA'S, BLACKROCK

mahony pike

1706A-OMP-ZZ-SA-A-0003 - PARKING SCHEDULE
01.11.2021

Car parking provision-Residential	spaces	accessible spaces	Total spaces
Surface level car parking	86	5	91
Basement A (level -1)	42	2	44
Basement B (level 0)	34	2	36
Basement D (level -1)	77	4	81
TOTAL RESIDENTIAL CAR PARKING SPACES	239	13	252

Car parking provision-residential (number of spaces 252 / number of units 493)
252/493 = 0.51 car spaces per residential unit

Accessible parking space provision
5% of spaces 252 x 5% = 12.6 spaces
Accessible residential car spaces provided = 13 spaces

Car parking provision - Creche	spaces	accessible spaces	Total spaces
Surface level car parking	7	1	8
TOTAL CRECHE CAR PARKING SPACES	7	1	8

Accessible parking space provision
5% of spaces 8 x 5% = 0.4 spaces
Accessible creche car spaces provided = 1 space

Cycle parking requirements

Design Standards for New Apartments
1 bike space per bedroom (long term-residents)
1 bike space per 2 units (short term-visitors)

Block	No. units	No. bedrooms	Residents spaces (long term)	Visitor spaces (short term)	Total bike spaces (required)
Block A1	37	41	41	18.5	59.5
Block B1	55	81	81	27.5	108.5
Block B2	42	61	61	21	82
Block B3	42	61	61	21	82
Block B4	41	80	80	20.5	100.5
Block C1	10	16	16	5	21
Block C2	6	10	10	3	13
Block D1	134	244	244	67	311
Block E1	70	116	116	35	151
Block E2	50	72	72	25	97
Block H	6	13	13	3	16
Total cycle spaces	493	795	795	246.5	1041.5

required

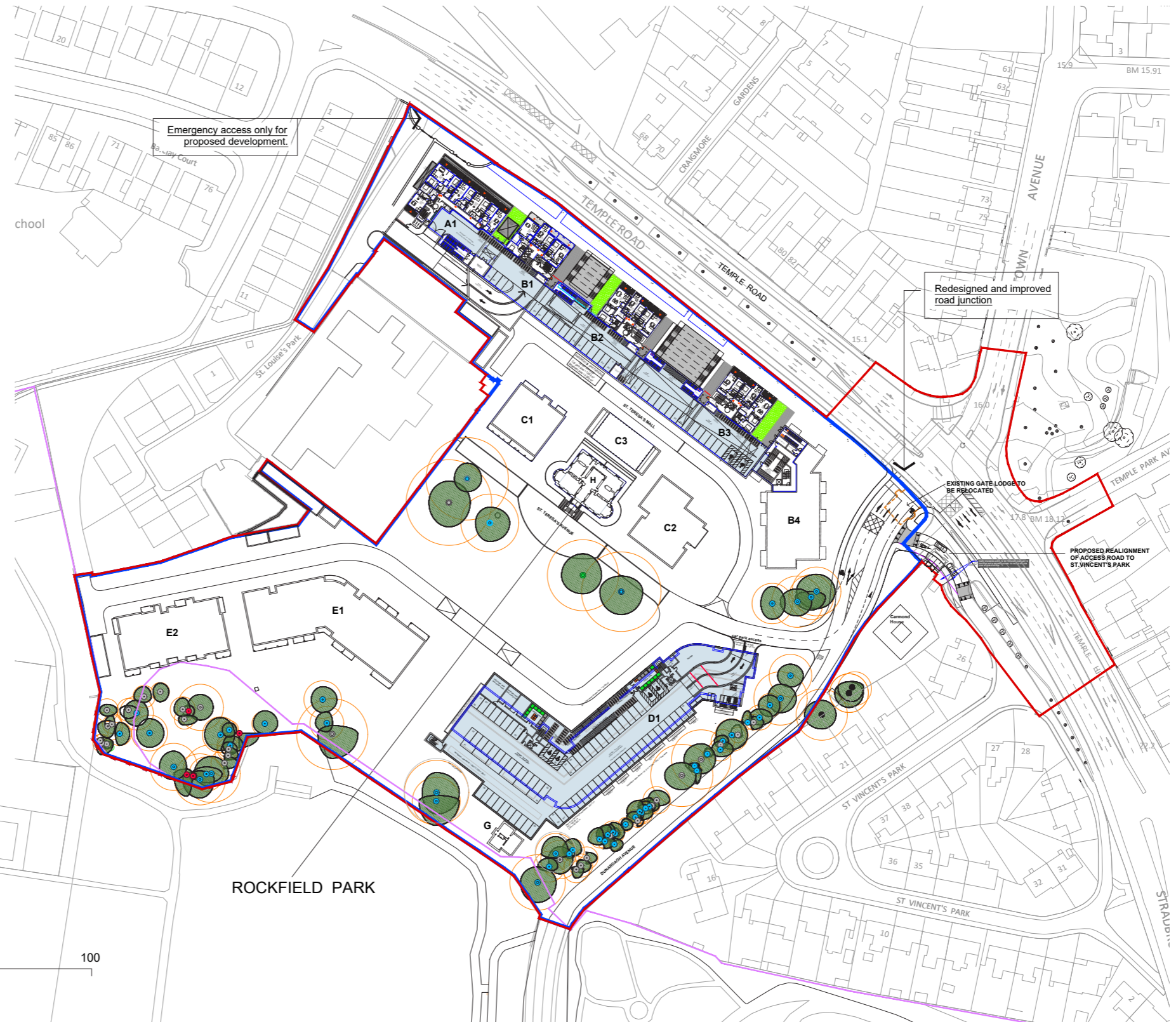
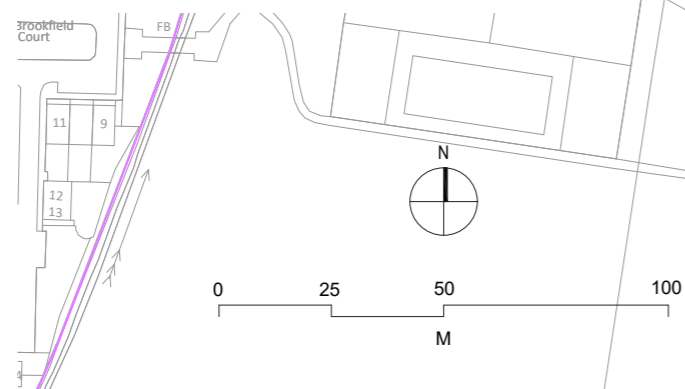
Cycle parking provision

Resident spaces in basement (A) level -1	100
Resident spaces in basement (B) level 0	220
Resident spaces in basement (D) level -1	246
Resident spaces in bike stores at ground level	232
Total resident cycle parking spaces provided	804
Visitor spaces on surface	168
Visitor spaces in basement (B) level 0	84
Total visitor cycle parking spaces provided	252
Total cycle parking spaces provided	1056

Residential bike parking	Visitor bike parking
Two tiered stands 80%	Two tiered stands 0%
Sheffield stands 20%	Sheffield stands 100%

Motorcycle parking provision	
Motor bike spaces in basement (A) level -1	10
Motor bike spaces in basement (D) level -1	10
Total motorcycle parking spaces provided	20

* Supplementary cycle parking spaces provided
24 supplementary cycle Sheffield type spaces are provided beside playgrounds-not counted in totals above



Proposed Level -01 (Basement)

mahony pike

3.1. MASTERPLAN vision

Parking Strategy

ST. TERESA'S, BLACKROCK

o mahony pike

1706A-OMP-ZZ-SA-A-0003 - PARKING SCHEDULE
01.11.2021

Car parking provision-Residential	spaces	accessible spaces	Total spaces
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Car parking provision - Creche	spaces	accessible spaces	Total spaces
Surface level car parking	7	1	8
TOTAL CRECHE CAR PARKING SPACES	7	1	8

Accessible parking space provision
5% of spaces 8 x 5% = 0.4 spaces
Accessible creche car spaces provided = 1 space

Cycle parking requirements

Design Standards for New Apartments
1 bike space per bedroom (long term-residents)
1 bike space per 2 units (short term-visitors)

Block	No. units	No. bedrooms	Residents spaces (long term)	Visitor spaces (short term)	Total bike spaces (required)
Block A1	37	41	41	18.5	59.5
Block B1	55	81	81	27.5	108.5
Block B2	42	61	61	21	82
Block B3	42	61	61	21	82
Block B4	41	80	80	20.5	100.5
Block C1	10	16	16	5	21
Block C2	6	10	10	3	13
Block D1	134	244	244	67	311
Block E1	70	116	116	35	151
Block E2	50	72	72	25	97
Block H	6	13	13	3	16
Total cycle spaces	493	795	795	246.5	1041.5

required

Cycle parking provision

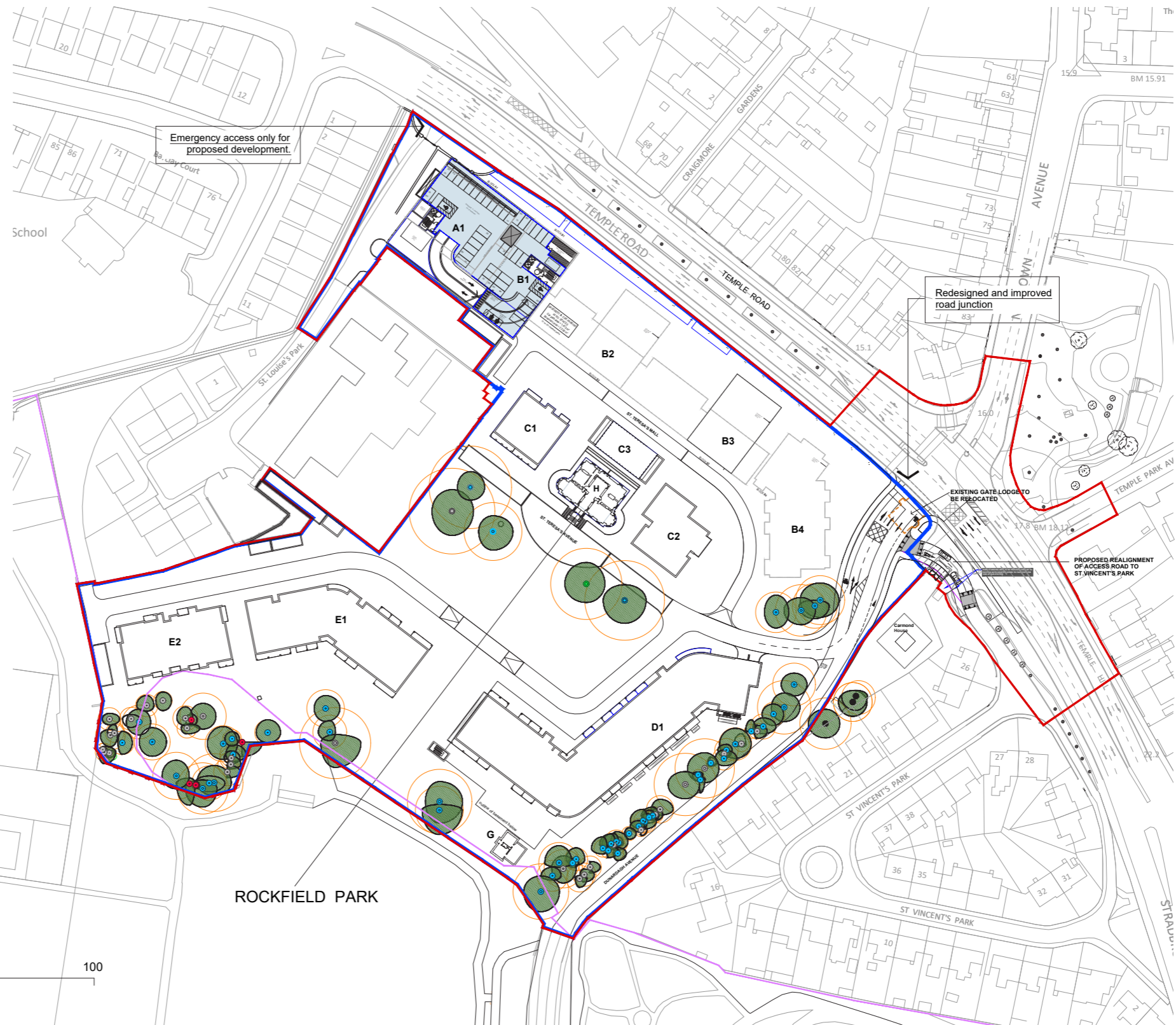
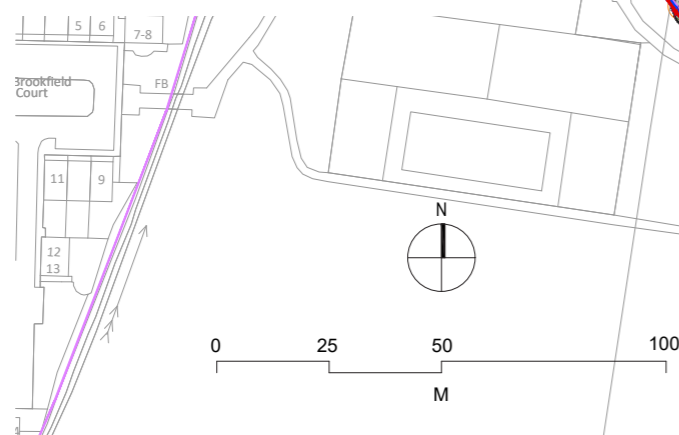
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Resident spaces in basement (B) level 0	220
Resident spaces in basement (D) level -1	246
Resident spaces in bike stores at ground level	232
Total resident cycle parking spaces provided	804
Visitor spaces on surface	168
Visitor spaces in basement (B) level 0	84
Total visitor cycle parking spaces provided	252
Total cycle parking spaces provided	1056

Residential bike parking		Visitor bike parking	
Two tiered stands	80%	Two tiered stands	0%
Sheffield stands	20%	Sheffield stands	100%

Motorcycle parking provision

Motor bike spaces in basement (A) level -1	10
Motor bike spaces in basement (D) level -1	10
Total motorcycle parking spaces provided	20

* Supplementary cycle parking spaces provided
24 supplementary cycle Sheffield type spaces are provided beside playgrounds-not counted in totals above



Proposed Level -02 (Basement)

o mahony pike

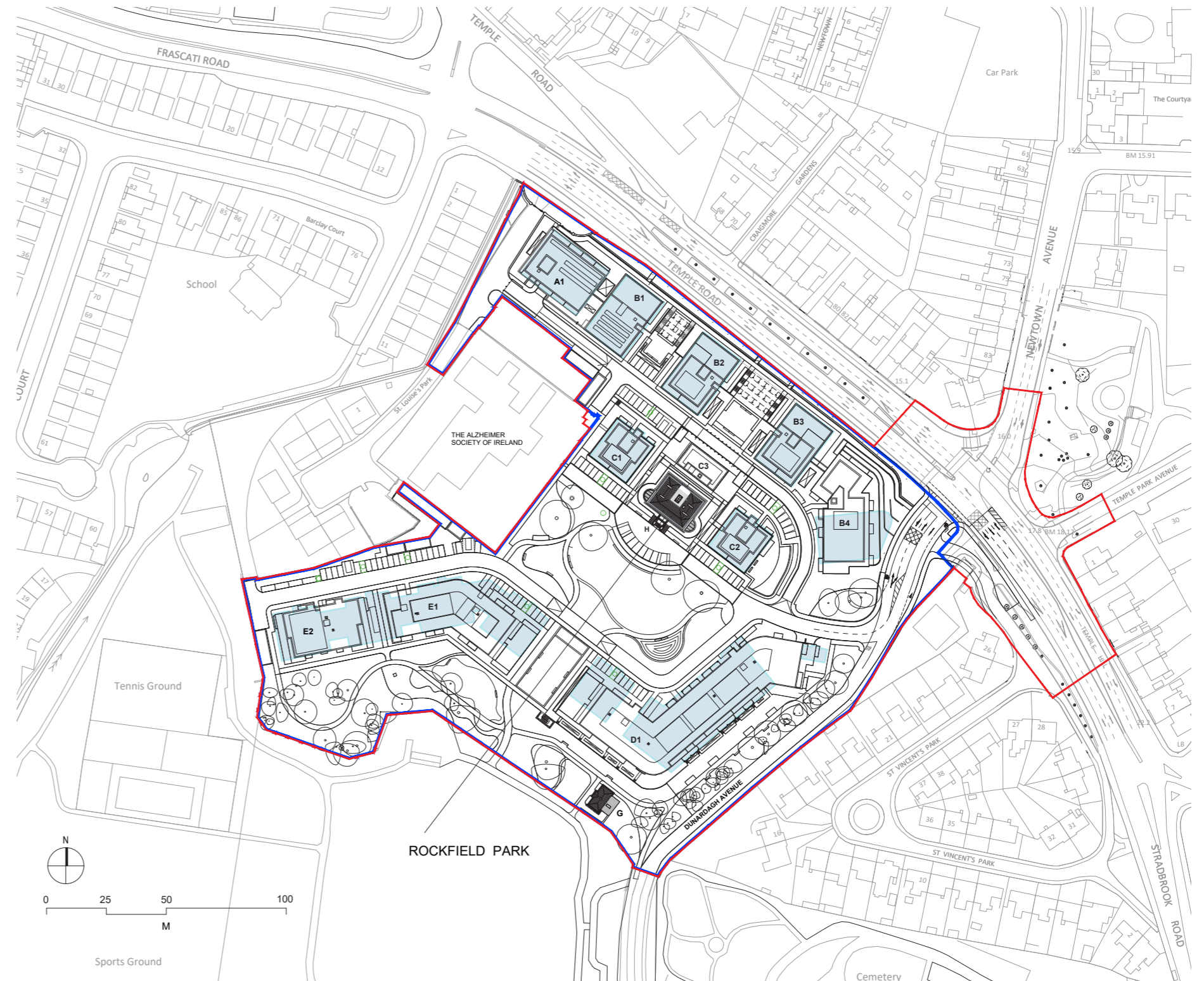
3.2. MASTERPLAN Design analysis

Design Proposal

- The below diagram is provided to show a comparison between the building footprints of the previously permitted development under ABP REF: 303804-19 and the proposed development (subject of this application).
- While this application is for a new stand alone SHD , it is important to note that the overall masterplan is derived from the previously permitted development masterplan.
- The disposition of the buildings on the site is closely similar to the previously permitted development.
- The principal open space south of St Teresa's House and the internal road layout are unchanged in the proposed development. The trees belts and the woodland park are also maintained.
- The approved building footprints are shown shaded light blue in the diagram opposite.
- The principal differences in footprints are increases to blocks B4, D1 and E (1 & 2).
- Blocks C1 and C2 will have a slight increase in footprint.
- Block C3 (which was not approved under the extant ABP grant of permission) is proposed with a reduced footprint and reduced height.
- Block G (gatelodge) will have a slightly decreased footprint and will be relocated.

PREVIOUSLY APPROVED BUILDING FOOTPRINT 

PROPOSED BUILDING FOOTPRINT 

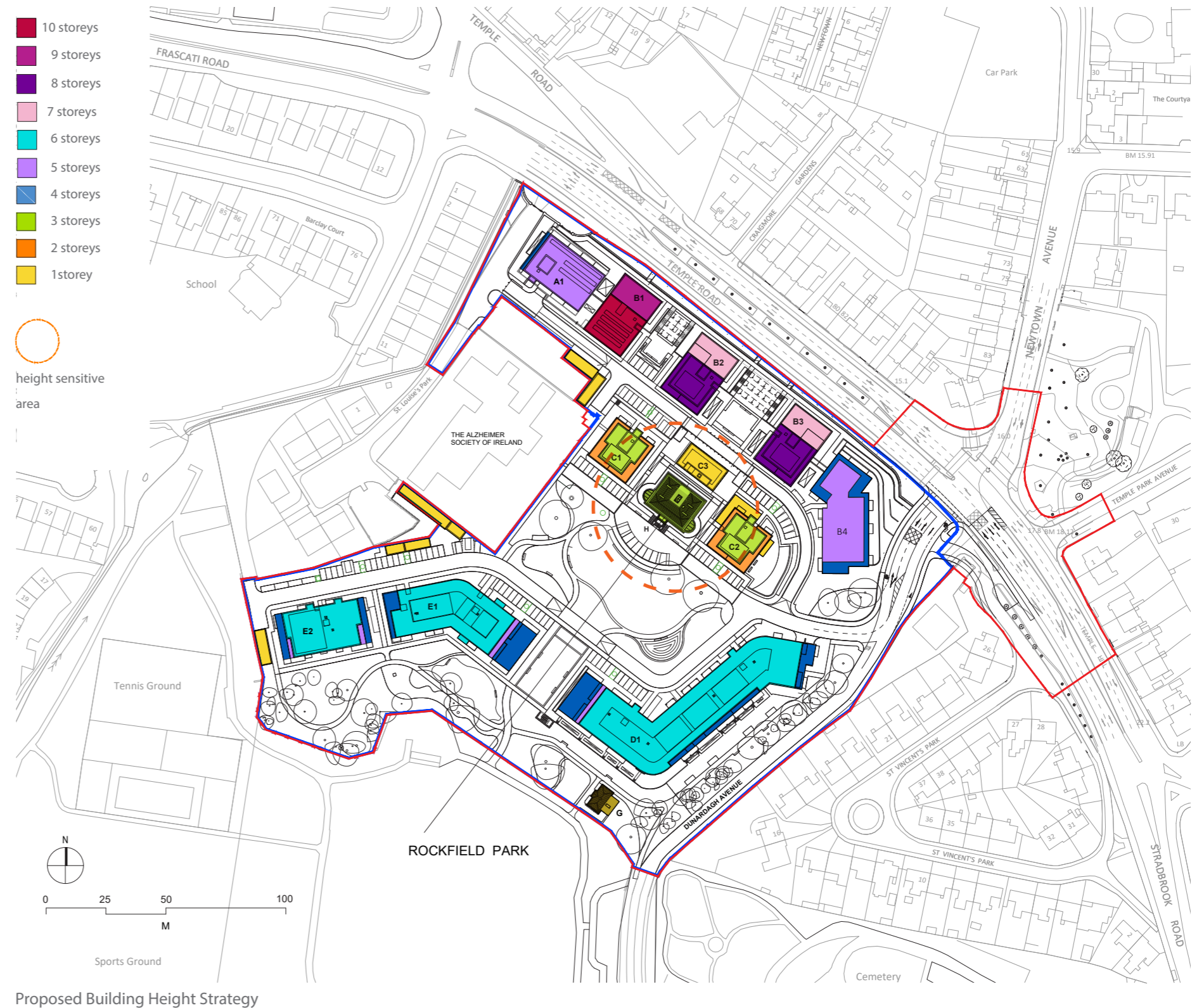


Building Footprint Comparison

3.2. MASTERPLAN Design analysis

Design Proposal

- Block A1 (5 storeys) comprising 37 no. apartments (33 no. 1 bed units and 4 no. 2 bed units)
- Block B1 (10 storeys) comprising 55 no. apartments (37 no. 1 bed units, 10 no. 2 bed units, 8 no. 3 bed units)
- Block B2 (8 storeys) comprising 42 no. apartments (28 no. 1 bed units, 9 no. 2 bed units and 5 no. 3 bed units)
- Block B3 (8 storeys) comprising 42 no. apartments (28 no. 1 bed units, 9 no. 2 bed units and 5 no. 3 bed units)
- Block B4 (5 storeys) comprising 41 no. apartments (4 no. studio units, 4 no. 1 bed units, 27 no. 2 bed units and 6 no. 3 bed units)
- Block C1 (3 storeys) comprising 10 no. apartments (1 no. studio units, 3 no. 1 bed units and 6 no. 2 beds)
- Block C2 (3 storeys) comprising 6 no. apartments (2 no. 1 bed units and 4 no. 2 bed units) together with a creche facility of 392 sq m at ground floor level and outdoor play area space of 302 sq m.
- Block C3 (1 storey over basement level) comprising residential amenity space of 451 sq m.
- Block D1 (6 storeys) comprising 134 no. apartments (12 no. studio units, 22 no. 1 bed units, 90 no. 2 bed units and 10 no. 3 bed units).
- Block E1 (6 storeys) comprising 70 no. apartment units (34 no. 1 bed units, 26 no. 2 bed units and 10 no. 3 bed units).
- Block E2 (6 storeys) comprising 50 units (1 no. studio units, 29 no. 1 bed units, 18 no. 2 bed units and 2 no. 3 bed units).

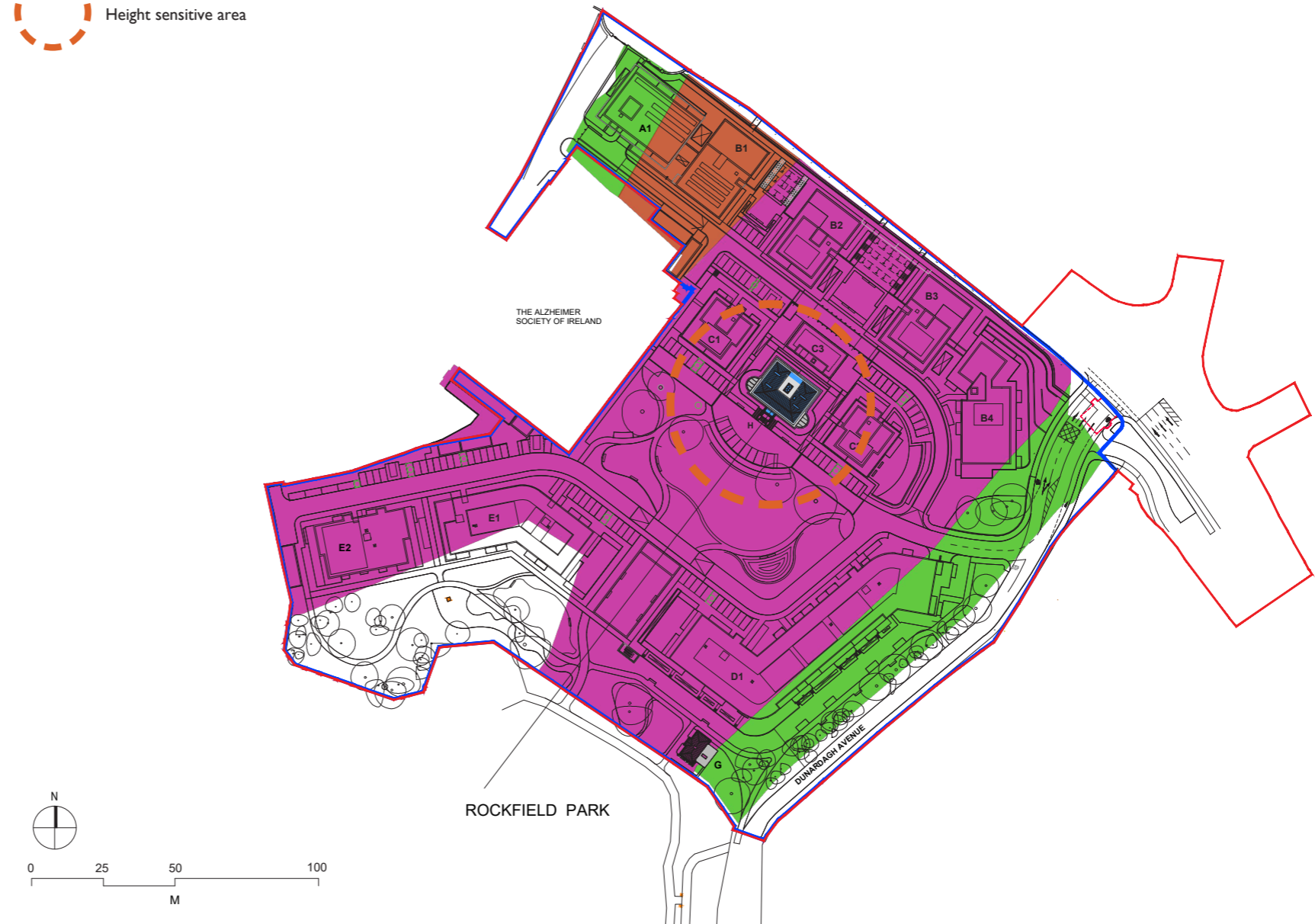


3.2. MASTERPLAN Design analysis

Design Proposal

LAP PROPOSED BUILDING HEIGHT LIMIT

- 2 Storeys over basement
- 3 Storeys
- 4 Storeys
- 5 Storeys
- Height sensitive area



LAP Overlay - Proposed layout overlaid on LAP Proposed Building Height Limit map.

3.2. MASTERPLAN Design analysis

Design Proposal

- In the diagram opposite, the building footprints shown in purple are taken from LAP Drawing 2. Site Framework Strategy (Indicative Layout Plan). These indicative building footprints have been superimposed into the proposed site layout plan.
- This indicative layout from the LAP is intended to serve as an indication of a potential development layout for the lands at St. Teresa's. Certain design principles are also set out in the LAP Drawing 2 however this proposed layout is not intended to be the only design solution for these lands.
- In broad terms it is clear that there are several strong design intents suggested by this diagram from the LAP.
- There is an intent to create a new street frontage onto Temple Road through a series of buildings placed between St Teresa's House and the road.
- There is an intent to form a new space to the north side of the house and to leave the open space at the south side unobstructed by any development.
- There is an intent to flank St Teresa's House with two modest sized buildings setting up a formal and symmetrical relationship.
- There is an intent to preserve the open space to the south of St Teresa's House and for this to be the central open space within a new development.
- There is an intent to locate further development in the south east and south west areas and to position buildings so as to maintain the existing trees belts.
- Each of the above intents from the LAP diagram have been incorporated into the proposed site layout plan in a realistic manner with careful consideration given to the surrounding context, road layout , building forms and the nature of the spaces created.



LAP Overlay - LAP Indicative Layout Plan overlaid on proposed development layout plan.

3.2. MASTERPLAN Design analysis

Design Proposal

ST. TERESA'S, BLACKROCK



1706A-OMP-ZZ-ZZ-SA-A-0004 - OPEN SPACE SCHEDULE
01.11.2021

Communal and public open space requirement

Site Area 39,917 sq.m.

Communal open space calculation

Rate per unit calculation

Apartment type	No.	Rate in sq.m.	Area provided
Studio	18	4	72 sq.m.
1 bed	220	5	1100 sq.m.
2 bed (3P)	39	6	234 sq.m.
2 bed (4P)	169	7	1183 sq.m.
3 bed	47	9	423 sq.m.
	493		

Communal open space required: 3012 sq.m. (7.54% of site area)

Open space calculation

Institutional open space designation: 25% of site area
Public open space required: 9,979 sq.m.

Population based calculation

3.5 persons x 47 units (3 or more bedrooms)	164.5 persons
1.5 persons x 446 units (2 or fewer bedrooms)	669 persons
Population	833.5 persons

Open space required:

833.5 x 15 m2	12502 sq.m. (31.30% of site area)
833.5 x 20m2	16670 sq.m. (41.76% of site area)

Total open space required: between 12502 sq.m. and 16670 sq.m.

Breakdown of open space areas

Public Open Space	
Parkland (central space)	3680 sq.m.
Garden link	636 sq.m.
Tree belt	1568.4 sq.m.
Woodland park *	5687.9 sq.m.

11572.3 sq.m. (29% of site area)

* LAP Woodland park boundary area: 5357 sq.m.
Proposed Woodland park boundary area less footprint of gatelodge and car park stairs: 5799 sq.m.
5687.9 sq.m.

Communal open space

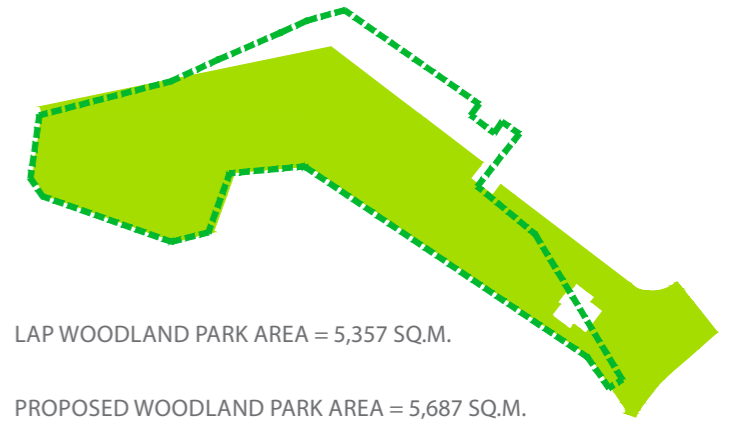
A Plaza & terraced garden	454 sq.m.
B Terraced garden	275 sq.m.
C Garden C1	313 sq.m.
D Garden A1	121 sq.m.
E Terrace C3	298 sq.m.
F Entrance gardens	1082 sq.m.
G Roof terrace B2	155 sq.m.
H Roof terrace B3	155 sq.m.
I Temple Road gardens	674.4 sq.m.

3527.4 sq.m. (8.84% of site area)

TOTAL OPEN SPACE PROVIDED: 15099.7 sq.m. (38% of site area)

Open space based on population is provided at a rate of 18.1 sq.m. per person

Areas not included in open space calculation: Creche garden / play area 302 sq.m.



Proposed Open Space Strategy

■ COMMUNAL OPEN SPACE ■ PUBLIC OPEN SPACE ■ PUBLIC OPEN SPACE (WOODLAND PARK)



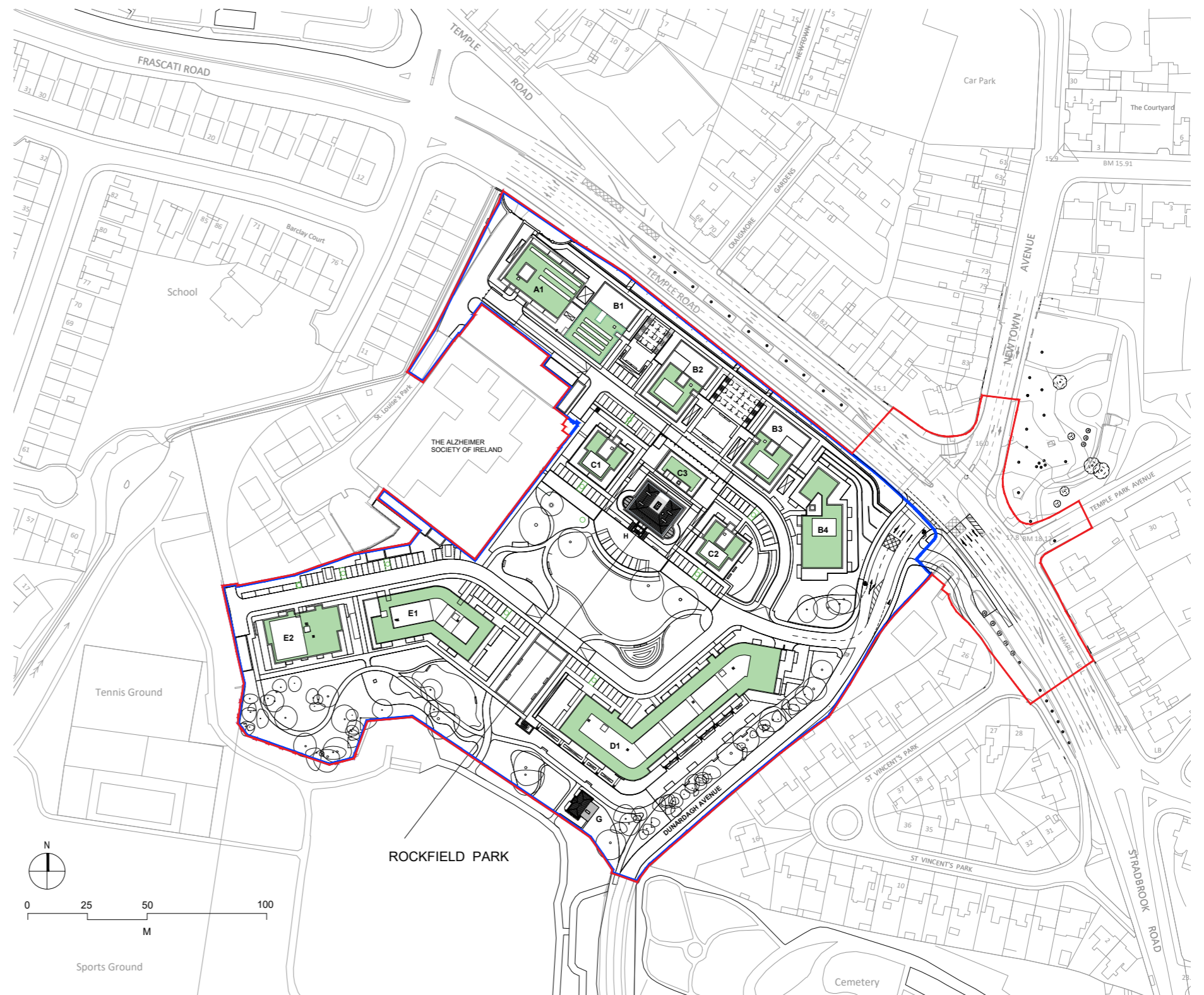
3.2. MASTERPLAN Design analysis

Design Proposal

EXTENSIVE GREEN ROOF



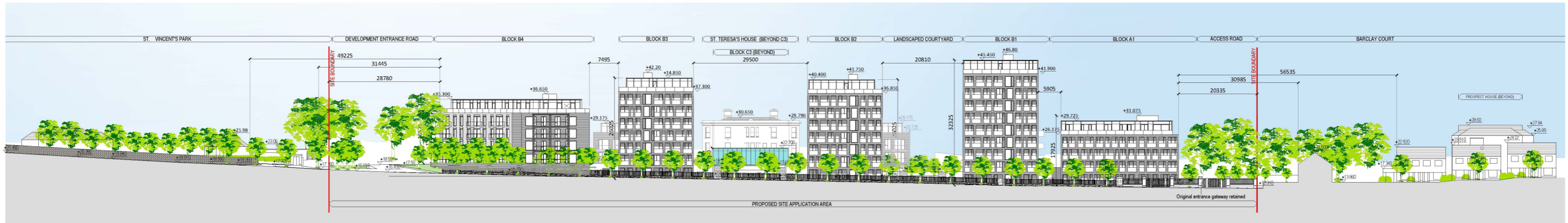
- Extensive green roofs will be installed on all new buildings in the development .
- Green roof coverage will extend to a minimum of 60% of available roof areas.
- Depending on the selected heating system for the development, a number of photovoltaic panels will be installed on roofs. The 60% green roof installation will not be affected.



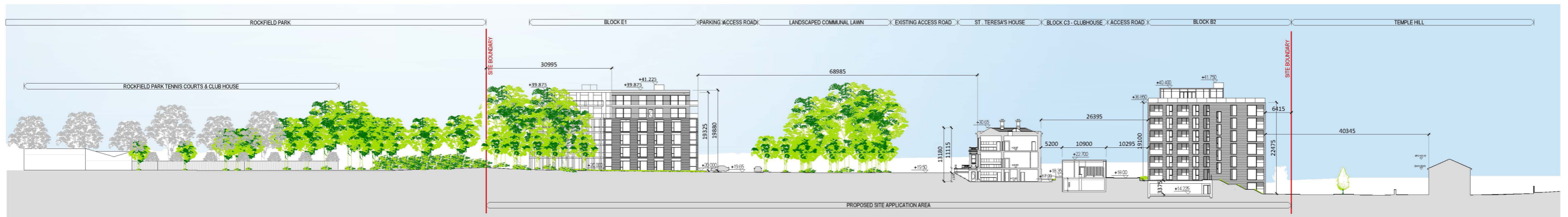
Extensive Green Roof

3.3. Site Context Sections & Elevations

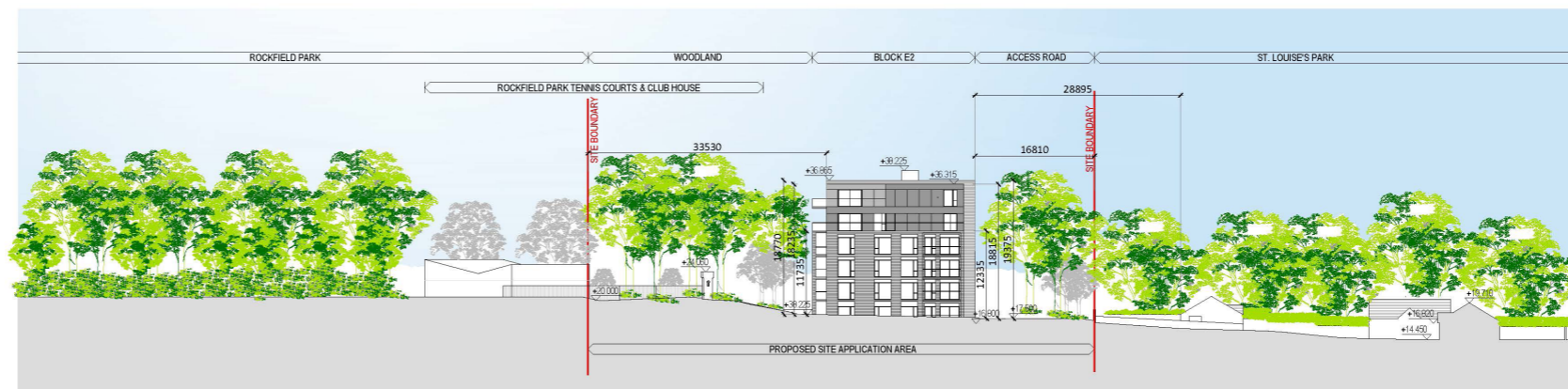
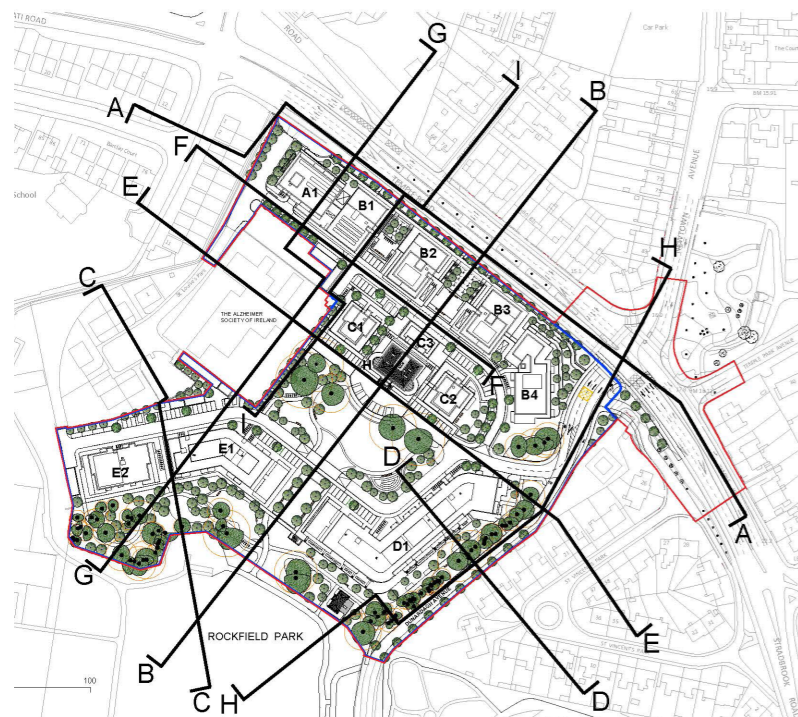
Proposed Site Sections A-A, B-B, C-C, D-D



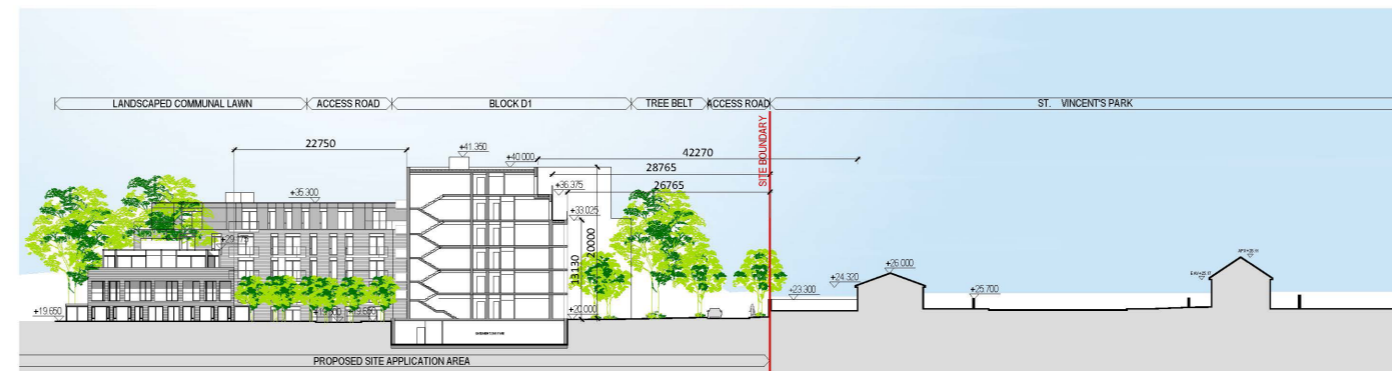
SECTION A-A



SECTION B-B



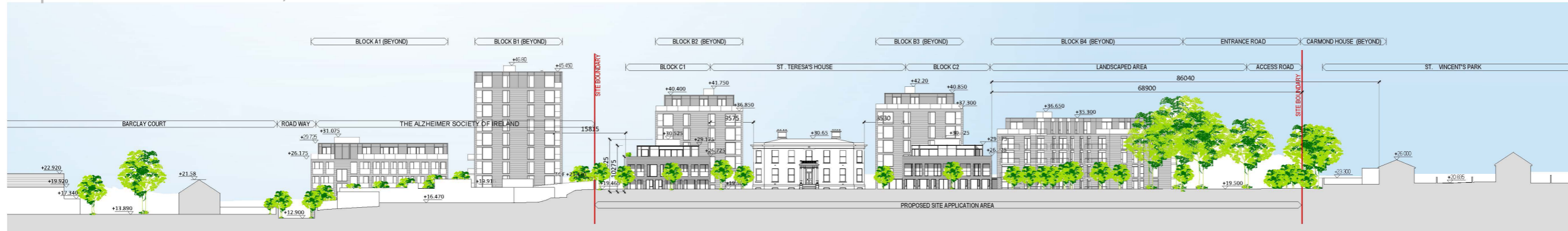
SECTION C-C



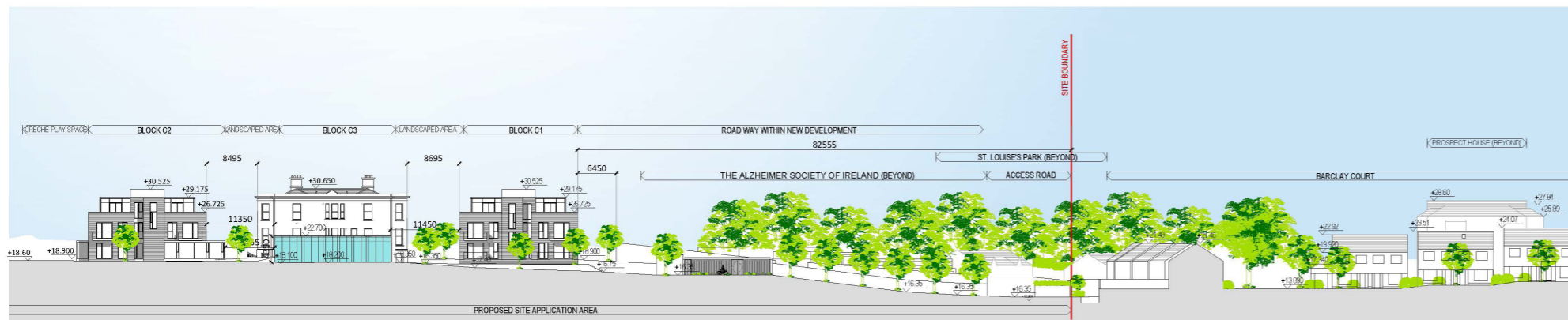
SECTION D-D

3.3. Site Context Sections & Elevations

Proposed Site Sections E-E, F-F



SECTION E-E



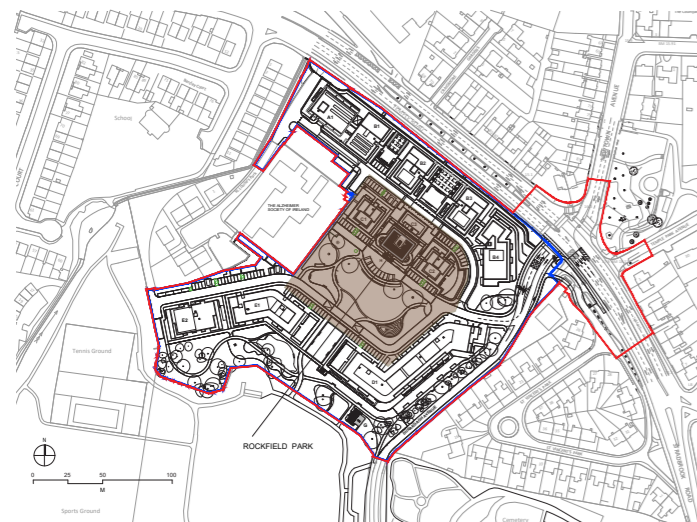
SECTION F-F



3.4. Character Areas

ZONE 1 - St. Teresa's House

- The scheme design and master layout plan has been developed as a series of unique character areas which are informed by existing topographical features, local landscape and trees, and existing built heritage in order to foster a unique sense of place that is rooted in the local context and surroundings.
- Character area 1 is focused around St. Teresa's House which is a protected structure at the heart of the new development.
- A small cluster of contemporary low rise pavillion type buildings frame the 3 storey St. Teresa's House at the centre of the site. Two detached 2 storey buildings with set back penthouse levels, flank St. Teresa's House to the east and west and a detached single storey glazed resident amenity pavillion is located to the north side, presenting a public facade to the Plaza and to Temple Hill Road. The resident amenity building acts as a focal point at the top of the terraced gardens providing facilities such as gym, meeting room and lounge which open up onto terraces at each side.
- A series of stepped gardens form a cascading green landscape from the resident amenity building down to Temple Road with pedestrian access provided to improve connectivity and permeability, while the two building Blocks B2 and B3 form a wide vista and frame a view from Temple Road up towards the resident amenity building and St. Teresa's House.
- The simple symetrical arrangement of buildings and series of connecting pathways directs pedestrians past St. Teresa's House and into the large central Parkland landscape and beyond into Rockfield Park.



Pedestrian access off Temple Road.

Terraced lawns and gardens up to Plaza.

Block C3 - Resident's amenity facilities at ground floor and basement level.

Block C2 - Ground Floor Childcare Facility.

Creche external play area

St. Teresa's House and forecourt

Central Parkland and play area

3.4. Character Areas

ZONE 1 - St. Teresa's House

- The penthouse storeys on both Blocks C1 and C2, located either side of St. Teresa's House, are set back on all sides.
- The penthouse accommodation is set back from the 1.1m brick parapet which provides a strong 2-storey emphasis to each pavillion block. This reduces the visual impact of the penthouse level when seen from the South and the central parkland area.
- The scale and height of the 'C' blocks are therefore subordinate to St. Teresa's House completing a composition whereby the protected structure remains the focal point of the development while enjoying clear uninterrupted views directly south towards Rockfield Park and the Wicklow mountains.



P6 - View from central Parkland towards St. Teresa's House flanked by pavillion blocks C1 and C2



3.4. Character Areas

ZONE 1 - St. Teresa's House



P3 - View looking South from the steps of St. Teresa's House with Rockfield Park in the distance

- The master plan layout ensures that the views and vistas from St. Teresa's House towards the South over Rockfield park are retained and 'framed' by the development and the location of blocks D1 and E1 as illustrated. The forecourt to St. Teresa's House is retained and upgraded with granite setts. An arched green hedge provides a subtle visual barrier and privacy separation from the central parkland space similar to the existing interface and relationship.



3.4. Character Areas

ZONE 1 - Resident Amenity Building

- The proposed resident amenity building (Block C3) is a detached single storey (over basement) pavilion building located north of St. Teresa's House. The resident amenity building contains all the resident amenity facilities for the development and is located centrally within the development. The resident amenity building provides a new 'contemporary facade' addressing the new Plaza and offers a complimentary composition with the house and surroundings. Block C3 combined with blocks C1 and C2 which flank the East and West sides of the house create a cluster of pavilions appropriate in scale.
- The resident amenity building's form, height and envelope design does not detract from the existing house which remains visible from all approaches. Its architectural expression purposefully contrasts with the house and gives a unique identity to the amenity function.
- At ground floor, the building houses resident facilities comprising a reception, parcel store, work booths and meeting room and a resident's lounge. At basement level is a gym and a studio, both top lit from the plaza and a viewing lounge and management office.
- The resident amenity building opens up to terrace spaces on the East and West sides of the building.
- The building has a fully glazed envelope offering varying degrees of transparency, contrasting with the red brick and light coloured mortar finish associated with the new apartment buildings.



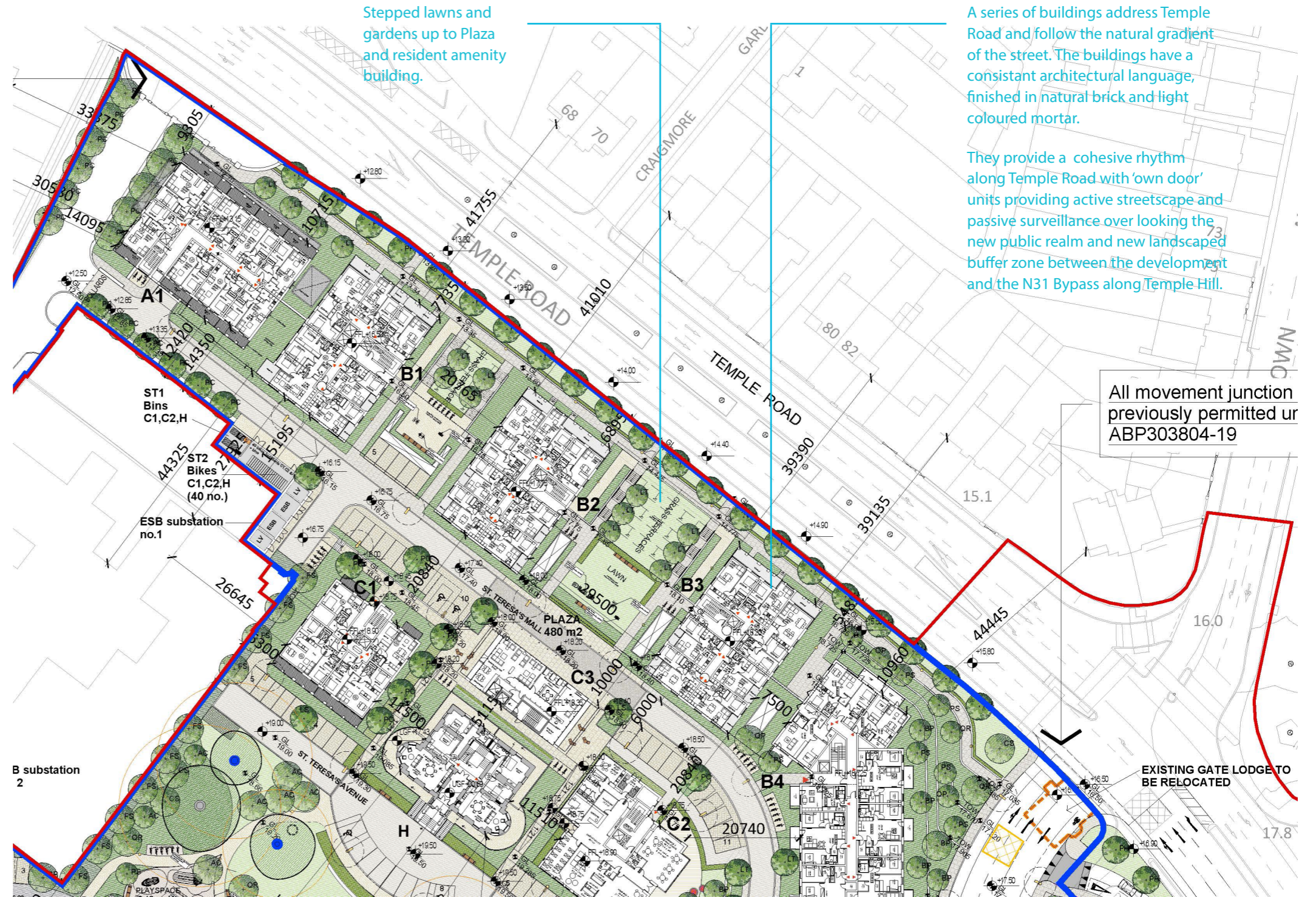
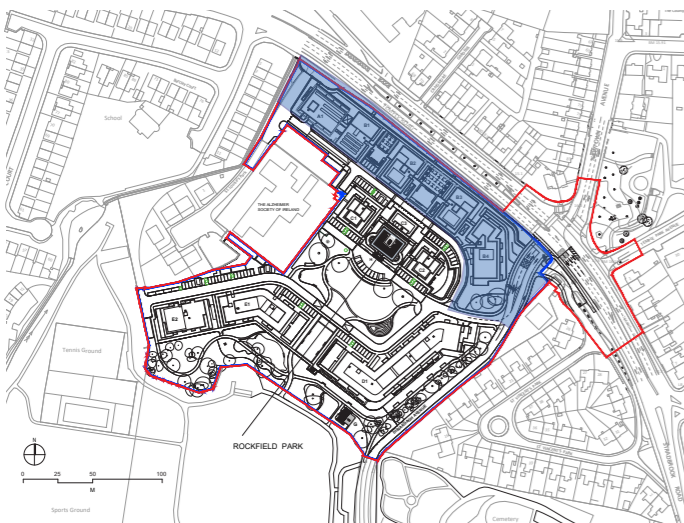
P8 - View looking West towards proposed resident amenity building and St. Teresa's House



3.4. Character Areas

ZONE 2 - Temple Hill Streetscape

- Character area 2 is informed by its relationship to Temple Road. A series of buildings with generous gaps form a rhythm along the street. The emphasis is on addressing the street edge and creating opportunities for views through into the development within the landscaped courtyards and sloped lawns provided within the gaps between each building. The arrangement avoids a continuous 'walled effect' and creates a sense of openness, transparency and connectivity between the development and Temple Road.
- The buildings are designed as split level blocks and form a strong relationship with the natural topography and the level changes between Temple Road and the existing ground levels around St. Teresa's House at the upper level. The apartments meet the street level along Temple Road and 'own door' entrances enhance the streetscape and provide active frontage along this edge.
- The heights and scales of the buildings vary along this frontage responding to the scale of adjacent residential developments and creating a visual marker at the entrance to Blackrock.
- Block B4 at the East side addresses the corner and responds to the access geometry and vehicular junction at this point. It is setback from Temple Road with semi-mature trees placed in the site entrance gardens forming a soft edge to the road.
- A 10m setback verge with a line of semi-mature trees is proposed the length of the boundary along Temple Road in order to enhance the public realm and provide a green buffer to the street edge.



3.4. Character Areas

ZONE 2 - Temple Hill Streetscape

- The proposed single storey building sits as a modest 'pavillion' type element to the North side of St. Teresa's House. It aligns on axis with the proposed view and pedestrian connection of Temple Road which allows the public and residents to arrive through a series of stepped gardens up to a plaza from where they can circulate through the site and access the resident facilities. The resident amenity facilities provide a social focal point at the heart of the development.

Pedestrian access off Temple Hill through stepped gardens up to plaza space with resident amenity building as focal point at top of the slope. The rear facade of St. Teresa's House is visible beyond.



P7 - View looking from Temple Hill towards sloped lawns with resident amenity building and St. Teresa's House in background

3.4. Character Areas

ZONE 2 - Temple Hill Streetscape



P1 - View looking towards the East up Temple Hill

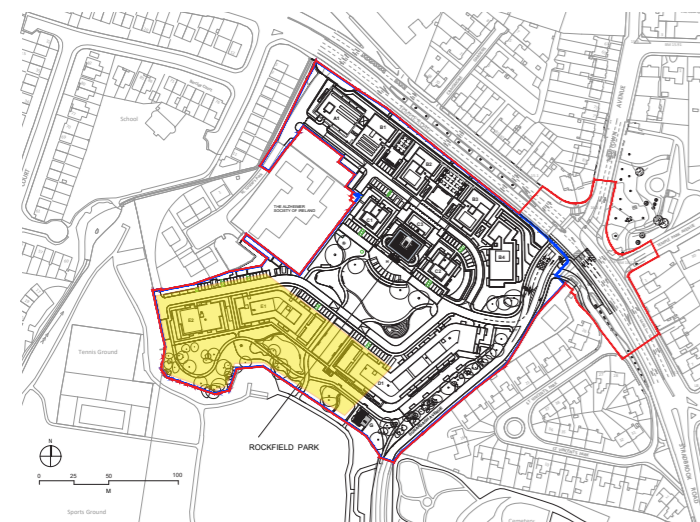
- The rhythm of buildings along Temple Hill form a cohesive edge with variation in height and scale responding to the immediate setting and context.
- The widened verge with new tree planting behind the public footpath improves the public realm . A low wall and railing forms a new set back boundary along this frontage.



3.4. Character Areas

ZONE 3 - Woodland Park

- Zone 3 is characterised by the presence of existing mature trees set within a woodland park in the South - West corner.
- The woodland park is retained and enhanced with new supplemented planting, meadow grasses and a playground with natural play equipment. This space will provide a natural outdoor amenity space for residents and for the general public as the parkland will be extended into this area. As such, this area of the site is characterised by natural landscape and outdoor active play and its location within a more secluded sylvan setting provides an attractive enclave nestled within the South - West corner of the site.
- A series of walks and trails among trees lead right around the perimeter of the site linking a network of green public open spaces and tree belts together to provide a rich and varied experience within the landscape.
- The cranked building line of blocks D1, E1 and E2 at the south of the site forms an edge to the woodland park and overlooks this space. Apartments in these buildings also benefit from views into Rockfield Park to the South. This building line is punctuated by a large 25.6m gap between blocks D1 and E1 which form a wide framed view of St. Teresa's House to the North.



3.4. Character Areas

ZONE 3 - Woodland Park



P4 - View from Rockfield Park looking North



3.4. Character Areas

ZONE 3 - Woodland Park



P5 - Framed view from woodland Park towards St. Teresa's house.



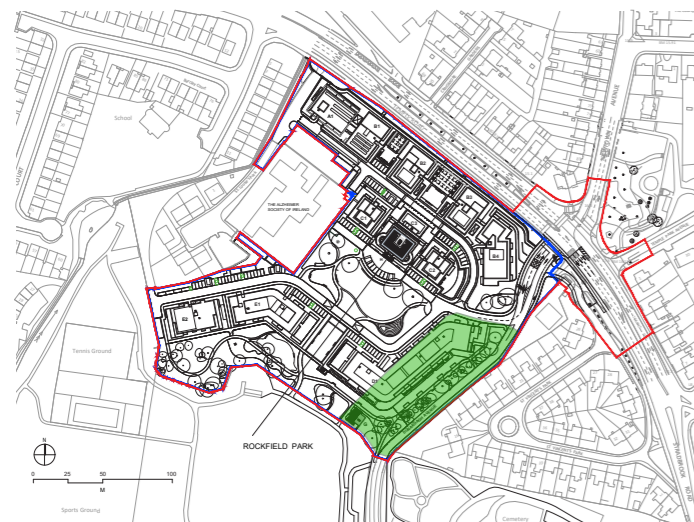
3.4. Character Areas

ZONE 4 - Tree Lined Avenue

- Zone 4 is characterised by the cranked form of Block D1 which is a mainly 6 storey building stepping down to 4 storeys at each end, anchored in the South - East corner of the site. The building elevations retain a 4 storey brick emphasis with balcony support structures and with the two upper floors having a slightly different architectural treatment. The building overlooks the existing tree belt along the avenue and provides passive surveillance along this edge. Apartments on the south facing elevations at ground floor have direct own door access to the tree belt open space from their private terraces.
- On the south-east elevation, the 5th floor is set back, breaking the roofline and offering a stepped building profile. The main access route along the existing avenue will be retained as a generous public avenue with wide sylvan margins. The existing tree belt is retained and this is supplemented by a proposed line of trees on the opposite side of the road forming a greatly enhanced 'Avenue' approach.



Proposed relocated gatelodge at southern boundary to become café use set within the extended Rockfield Park.



3.4. Character Areas

ZONE 4 - Tree Lined Avenue

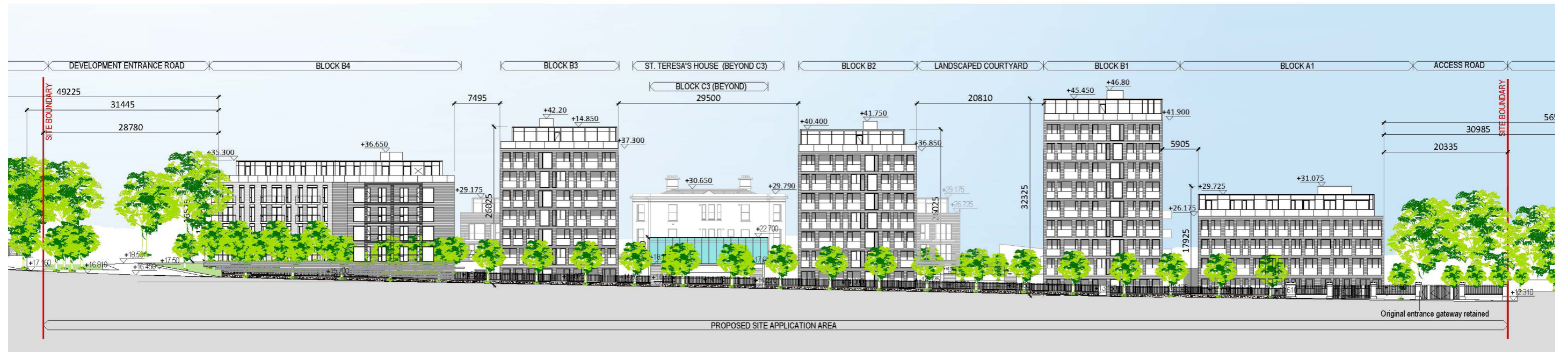
- The Gatelodge is to be dismantled and relocated at the southern boundary in an area of the site just off the tree lined avenue that will become part of the extended Rockfield Park. The southern site boundary wall is to be removed and a new 1.2 m high parkland railing is to be provided parallel to the buildings. The gatelodge will sit at the end of the existing tree belt between the avenue and the parkland. The gatelodge is proposed to be reconstructed, extended and changed to café use.
- The gatelodge's proposed new café use and its location at the edge of Rockfield Park will bring a new public use into the development that can be enjoyed by all. When seen from Rockfield Park its association with St.Teresa's House can be understood, as both the remaining period buildings can be seen together in this northern vista. It's immediate surrounding areas will be suitably landscaped with gravel paths, permanent seating and additional planting.



P11- View of relocated gatelodge in café use at the southern boundary with Rockfield Park.

04. Architectural Design

4.1. Temple Hill Public Realm Study



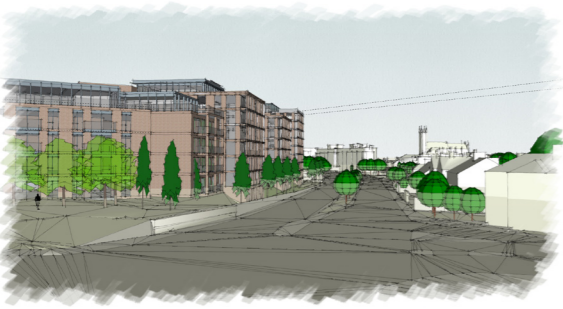
TEMPLE HILL STREET ELEVATION (INITIAL CONCEPT MODEL STUDY)

- The Temple Hill composition is formed by a series of 'pavilion style' buildings which form a rhythm along the street and follow the natural slope of the road.
- The array of 4 buildings are setback approximately 10m from the public road edge with an enhanced streetscape and public realm provided by a wide landscaped margin and line of semi mature trees.
- Block B4 adjacent to the site entrance is setback from the street frontage and turns the corner with proposed woodland tree planting provided around the entrance area to reduce the visual impact as you approach the development from the South East and to soften this prominent corner.
- The buildings seek to provide an active edge along Temple Hill with 'own door' entry units stepping down to meet the street and addressing the wide sylvan margin. The central green zone is planted with long meadow grasses with a series of tall trees providing a privacy edge.
- Wide gaps are provided between the buildings to eliminate any 'walled effect' along Temple Hill and enhance the opportunity for visual connection between the public footpath and the site allowing deep views into the parkland landscape beyond.
- The existing change in level across the site from the rear of St. Teresa's house to the public edge along Temple Hill represents a storey height. This difference is designed as a natural gentle sloping bank between the buildings.

4.1. Temple Hill Public Realm Study



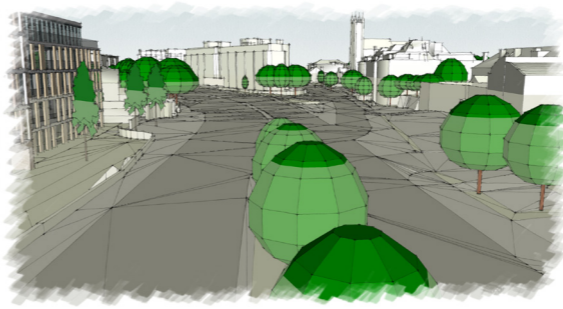
- Temple Hill public realm - boundary railings and buildings are set back from carriageway to create a widened verge.
- New tree planting behind public footpath in a wide landscaped verge.
- Series of open spaces created between buildings along Temple Hill frontage.



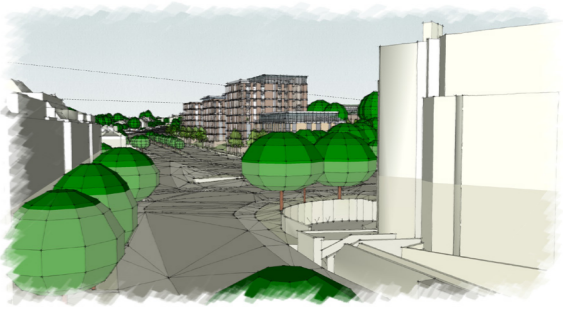
View 1



View 2



View 3



View 4

4.1. Temple Hill Public Realm Study



Conceptual sketch - Block B



Conceptual sketch - Block B

- The proposed array of apartment buildings along the Temple Hill road frontage form strong connections to their immediate context. At a masterplan scale, the layout and siting of the buildings form a strong relationship to St. Teresa's House and beyond to the parkland landscape to the South.
- The two central buildings along Temple Hill frontage form a wide 30m gap in line with St. Teresa's house. A pedestrian connection steps up through formal gardens, arriving into a new plaza space. This space is activated by the proposed resident amenity building which sits in front of the original back elevation of the house.
- This arrangement and sequence of spaces from the public footpath, up through the terraced gardens, across the plaza and along the sides of St Teresa's House helps reinstate the house as a key focal point within the development and opens up a relationship between the house and its aspect towards the North and Temple Hill Road.

BUILDING FORM AND MATERIALS

The buildings along Temple Hill are proposed as simple, elegant forms that will be constructed with a limited palette of materials.

The buildings take reference from local context in the form of rendered and brick houses along the Northern edge of Temple Hill and the architecture and materiality of the Alzheimer Society of Ireland building to the North/ West corner of the site adjacent to proposed block A1.

The facade comprises a simple rhythm of vertical brick piers set in front of a dark grey glass/ metal panel facade. The depth to the facade along Temple Hill forms recesses for covered balcony spaces.

RHYTHM OF BRICK PIERS ALTERNATING SOLID + VOID GRID

4.1. Temple Hill Public Realm Study



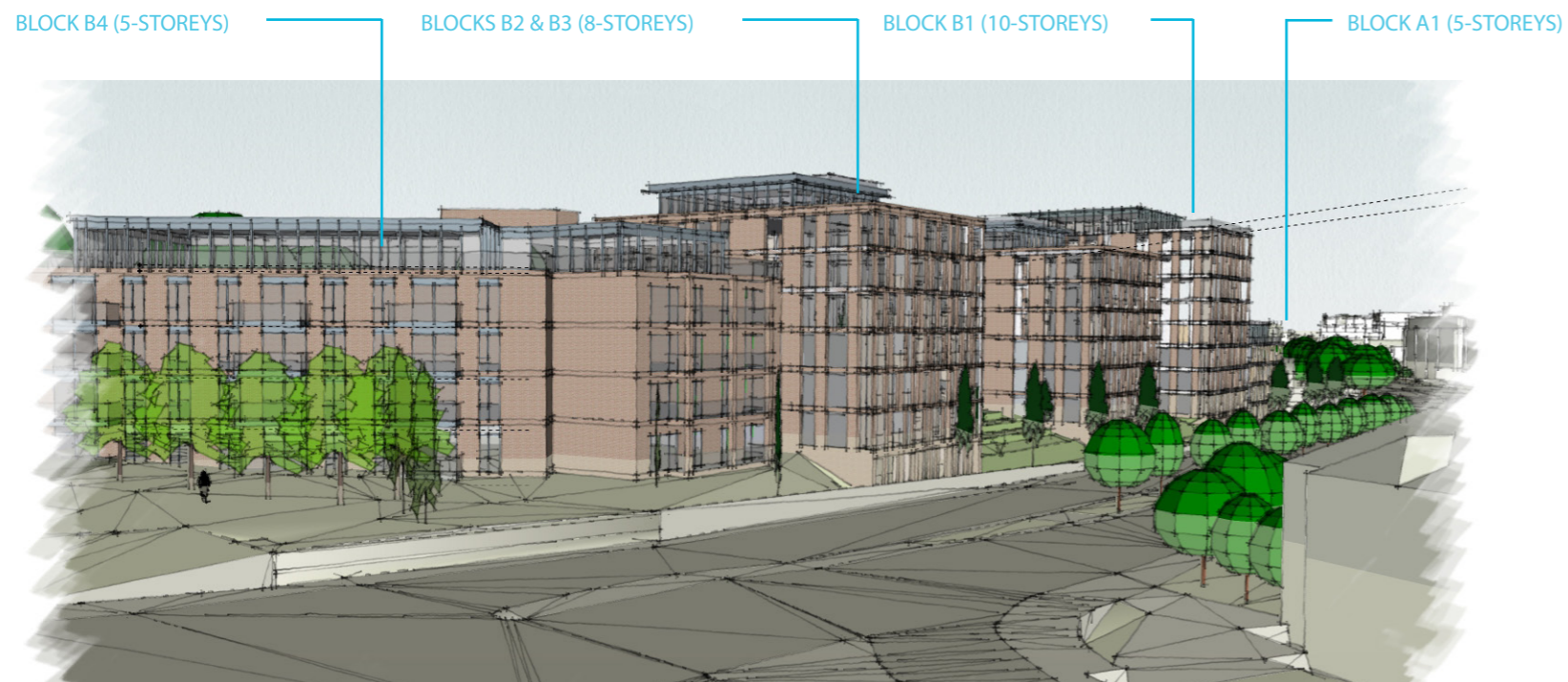
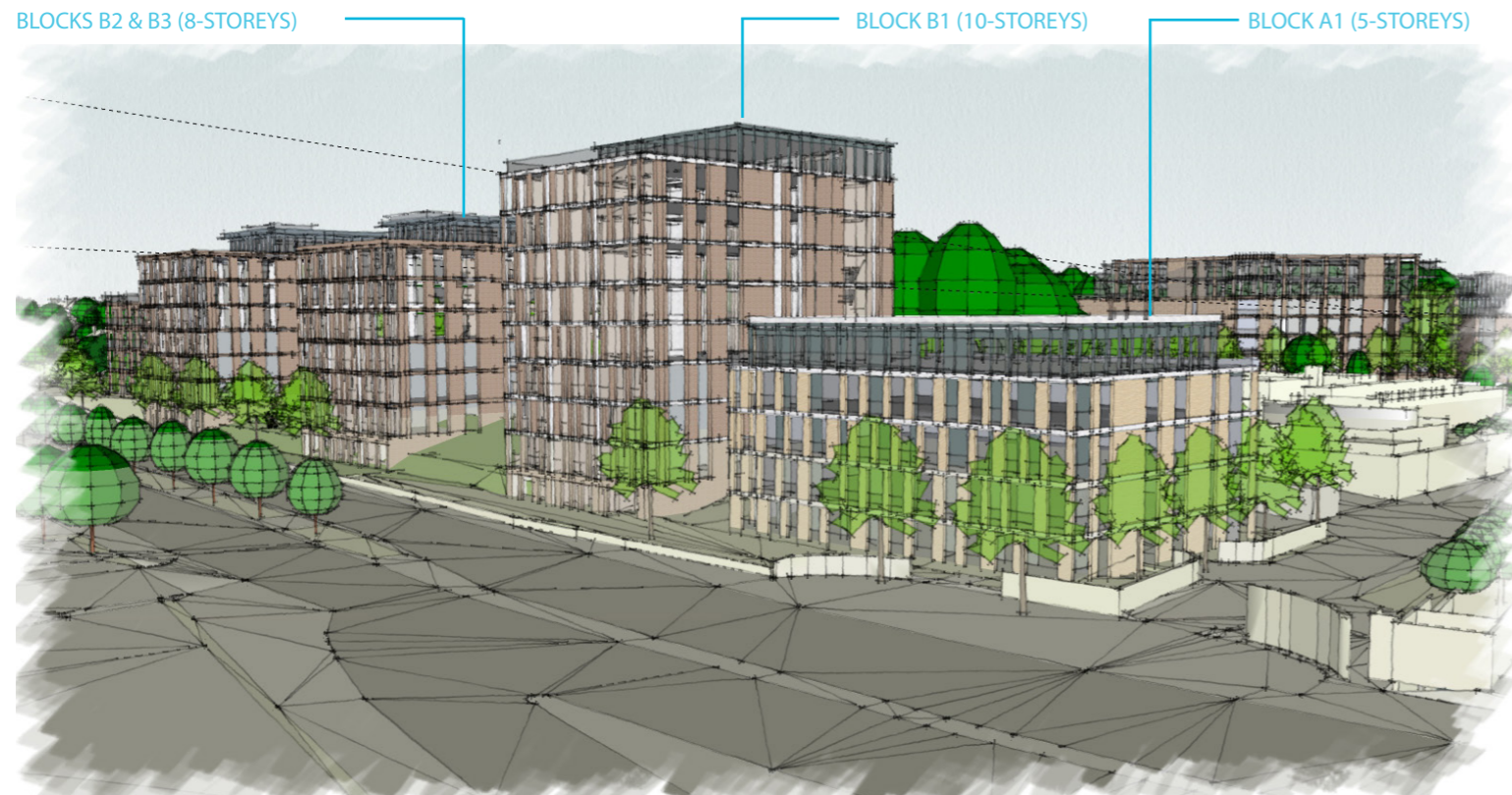
P2 - View looking West along Temple Hill

- Block B4 adjacent to the site entrance is setback and turns the corner with proposed woodland tree planting provided to reduce the visual impact as you approach the development from the South East.



4.2. Building form study

Building Height Strategy / Design Strategy and Rationale



Streetscape - Massing Studies

Key Principles for Building Height

BLOCK A1

Key Design Considerations:

- Block A1 is 5 storeys in height. (4 storeys and a part set back penthouse level.) It is located at the North-West corner of the site adjacent to the historic access gates and railings. At this location, Block A1 faces the wide junction of Temple Hill road, Frascati Road and Temple Road.
- The north-west gable of Block A1 is located at c.14 m from the site boundary. Beyond the site boundary are the existing rear gardens of the two storey houses in Barclay Court. The separation distance between the existing houses and the proposed block A1 is between 30.5 m and 33.3 m.
- The south-west elevation of Block A1 is located at c. 14.3 m from the site boundary. Beyond the site boundary is the surface carpark and the enclosing wall of the Alzheimer Society of Ireland premises. Beyond the enclosing wall, the Alzheimer Society building is located at a distance of c. 41.6 m from the facade of Block A1.
- Site sections A-A and F-F show the relationship between the buildings at this location and illustrate the transition in scale at this north-west boundary.
- Chapter 16 of the accompanying EIAR provides Sunlight and Daylight analysis for the proposed development.
- On the basis of the analysis carried out by IES, it is concluded that the proposed Block A1 would not have a negative impact on the existing residential amenity of properties in the area.
- Blocks A1 and B4, further south-east along Temple Hill road, are both 5 storeys in height and provide a complimentary composition or a 'book-end' to the overall proposed frontage and assembly of buildings along Temple Hill Road.

4.2. Building form study

Building Height Strategy / Design Strategy and Rationale



Block B1- visual marker signalling gateway to Blackrock village along national road N31.

BLOCK B1

Key Design Considerations:

- Block B1 is 10 storeys (9 storeys plus penthouse) in height and is the tallest building within the proposed development.
- The Blackrock Local Area Plan (LAP) identifies this location as having potential for increased height above all other locations within the subject site area.
- Our interpretation of this opportunity is due to its potential relationship to the wider urban structure and its specific location in relationship to Blackrock village given the emergence of the new commercial buildings at the junction with Frascati Road and Temple Road opposite. This signifies the entrance proper into Blackrock village arriving from the East along the N31 and down Temple Hill Road. Its location therefore signals the 'Gateway' into Blackrock village core.
- It provides an opportunity for a sense of arrival and to mark this gateway location into Blackrock village with a 'visual marker' building which in turn enhances legibility and improves urban design by knitting the proposed development into the wider urban structure.
- Block B1 presents a narrower elevation to the road frontage and is set back from the carriageway in order to facilitate the creation of the widened verge, new tree planting and recessed alignment of the low wall and railings forming the new site boundary.
- The separation distance between Block B1 and the existing two storey houses on the opposite side of the dual carriageway is c.41.7 m.
- Site sections A-A and I-I show the relationship between the buildings at this location.
- Block B1 is seen in this location as a visual marker building of modest height as a 10 storey mid-rise element.
- Chapter 16 of the accompanying EIR provides Sunlight and Daylight analysis for the proposed development.
- On the basis of the analysis carried out by IES, it is concluded that the proposed Block B1 would not have a negative impact on the existing residential amenity of properties in the area.

4.2. Building form study

Building Height Strategy / Design Strategy and Rationale



Streetscape - Massing Studies

BLOCK B2 + B3

Key Design Considerations:

- Blocks B2 and B3 are 8 storeys in height (7 plus penthouse setback level).
- Blocks B2 and B3 are the centre piece of the array of proposed buildings along the Temple Hill road frontage. They are complimentary to Block B1 in terms of their architectural form and aesthetic language / expression. The two elements act together to frame the central stepped lawns and proposed pedestrian access way off Temple Hill road into the proposed development thereby activating the streetscape and providing clear views and permeability into the site.
- Block B2 and B3 are positioned in alignment of the existing protected structure, St Teresa's House which sits atop of the raised hill, within the gap framed between the two buildings. This anchors St. Teresa's House and the plaza with the resident amenity building at the centre of the new development, reinstating its importance within the overall composition and connecting it back into the wider urban structure and streetscape along Temple Hill Road.
- The separation distance between Blocks B2 and B3 and the existing two storey houses on the opposite side of the dual carriageway is between 39.1 m and 41.0 m.
- Site sections A-A and B-B show the relationship between the buildings at this location.
- Chapter 16 of the accompanying EIAR provides Sunlight and Daylight analysis for the proposed development.
- On the basis of the analysis carried out by IES, it is concluded that the proposed Blocks B2 and B3 would not have a negative impact on the existing residential amenity of properties in the area.
- Given the wide dual-carriageway condition along the N31 and respective change in level from the lower Temple Hill Road to the upper level around the centre of the development and St. Teresa's House, the proposed buildings in this location would have an imperceptible impact on the existing residential amenities and the setting of St. Teresa's House. These buildings and the terraced open space between them strengthen the proposed streetscape and the built form along Temple Hill Road while enhancing the framed views through the development towards St. Teresa's House.

Building Height Strategy / Design Strategy and Rationale



View from north.

BLOCK B4

Key Design Considerations:

- Block B4 is 5 storeys in height (4 plus penthouse setback level). It is located at the north-east corner of the site and addresses the main site entrance off Temple Hill road and the road junction.
- The building form is broken down into two rectilinear volumes , one that is set parallel to Temple Hill and the other buildings along this road frontage and the other that is turned to address the site entrance road. The set back of the building from the boundary allows for generous open space to be provided around the entrance into the development.
- The separation distance of Block B4 from the existing houses on the opposite side of Temple Hill Road is 44.4 m which is appropriate. The separation distance between Block B4 and Carmond House, a single storey closed courtyard house located to the east , is 30.7 m.
- Site sections A-A and H-H show the relationship between the buildings at this location.
- Chapter 16 of the accompanying EIAR provides Sunlight and Daylight analysis for the proposed development.
- On the basis of the analysis carried out by IES, it is concluded that the proposed Blocks B2 and B3 would not have a negative impact on the existing residential amenity of properties in the area.

4.2. Building form study

Building Height Strategy / Design Strategy and Rationale



BLOCKS C1, C2 & C3

- Key Design Considerations:

Blocks C1 & C2

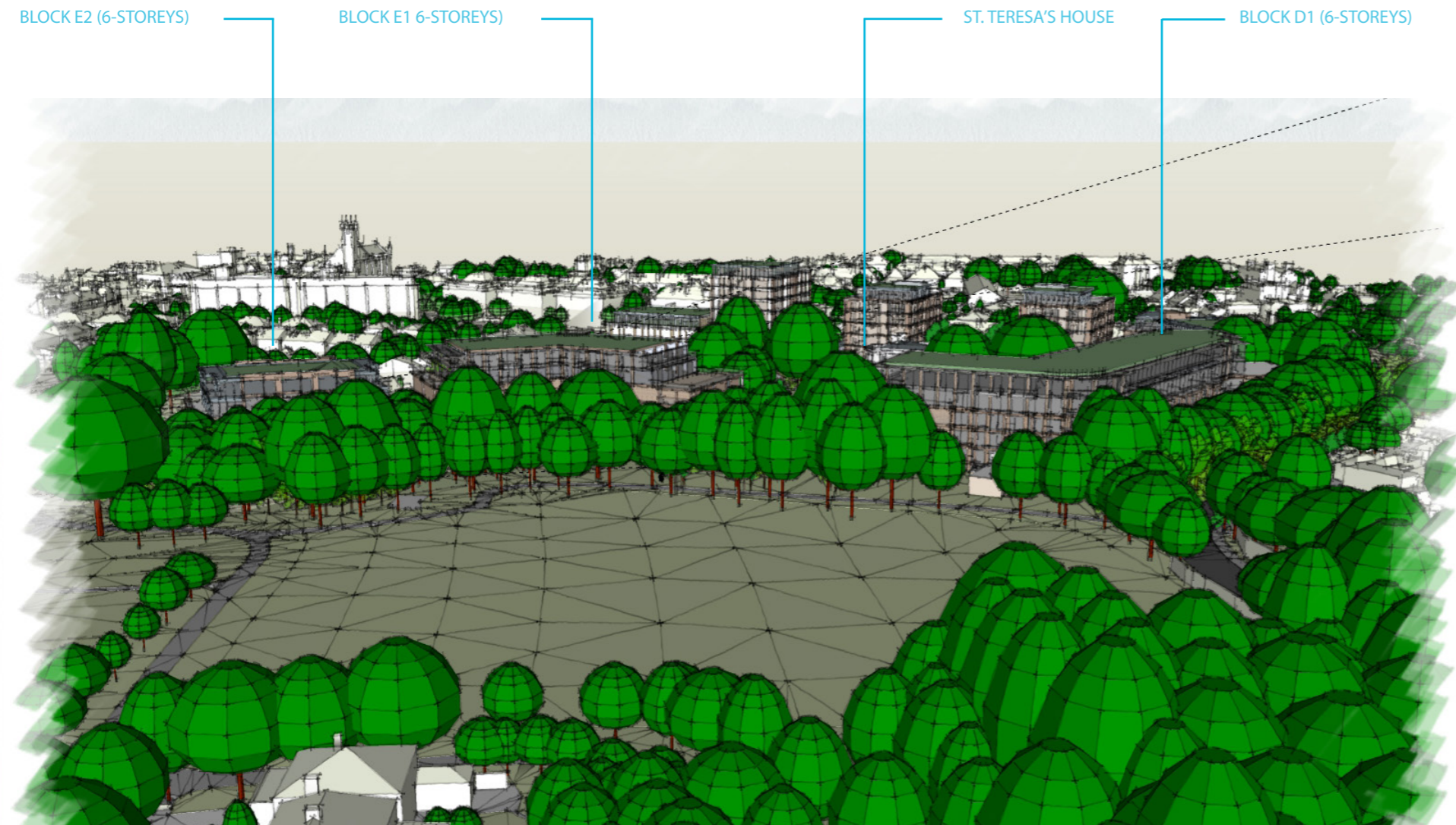
- Blocks C1 and C2 are 3 storeys (2 storeys with set back penthouse level) in height and have relatively small footprints. These blocks form part of a composition of low rise pavilion buildings located east and west of St. Teresa's House (a Protected Structure). The sensitive nature of this area as identified in the Blackrock LAP is acknowledged given the presence of St. Teresa's House and the need to protect its setting.
- The composition of C1 and C2 flanking the Eastern and Western side of St. Teresa's House enhances the symmetrical composition and order by placing the house at the centre and by allowing the house to remain as the dominant element in this composition.
- The north-west gable of Block C1 is located at c. 6.3 m from the site boundary wall. Beyond the wall is the office wing of the Alzheimer Society of Ireland building. The separation distance between Block C1 and the Alzheimer Society building is c. 26.6 m.
- Site sections E-E and F-F show the relationship between the buildings at this location.

Block C3

- Block C3 is a single storey over basement building located to the north of St Teresa's House, addressing the plaza space.
- Block C3 houses the resident amenities including a reception and entrance foyer, management office, resident's lounge, parcel room, meeting room, work spaces, gym and studio.
- The proposed single storey resident's amenity building is a glass clad pavilion with a distinctly rectilinear form located to the rear of St Teresa's House. The 3 storey rear elevation of the house will be exposed and all later additions and extensions will be removed. A separation distance of 5.15m is provided between the rear elevation of St Teresa's House and the rear (south) elevation of the resident amenity building. There is no direct overlooking from Block C3 to the house.
- Accessed from the plaza and availing of open spaces to the east and west, the resident's amenity facilities are located centrally within the site becoming the focal point and the actual social hub of the entire development.
- Site sections B-B and F-F show the relationship between the buildings at this location.
- Chapter 16 of the accompanying EIAR provides Sunlight and Daylight analysis for the proposed development.
- On the basis of the analysis carried out by IES, it is concluded that the proposed Blocks C1, C2 and C3 would not have a negative impact on the existing residential amenity of properties in the area.

4.2. Building form study

Building Height Strategy / Design Strategy and Rationale



View from South and Rockfield Park

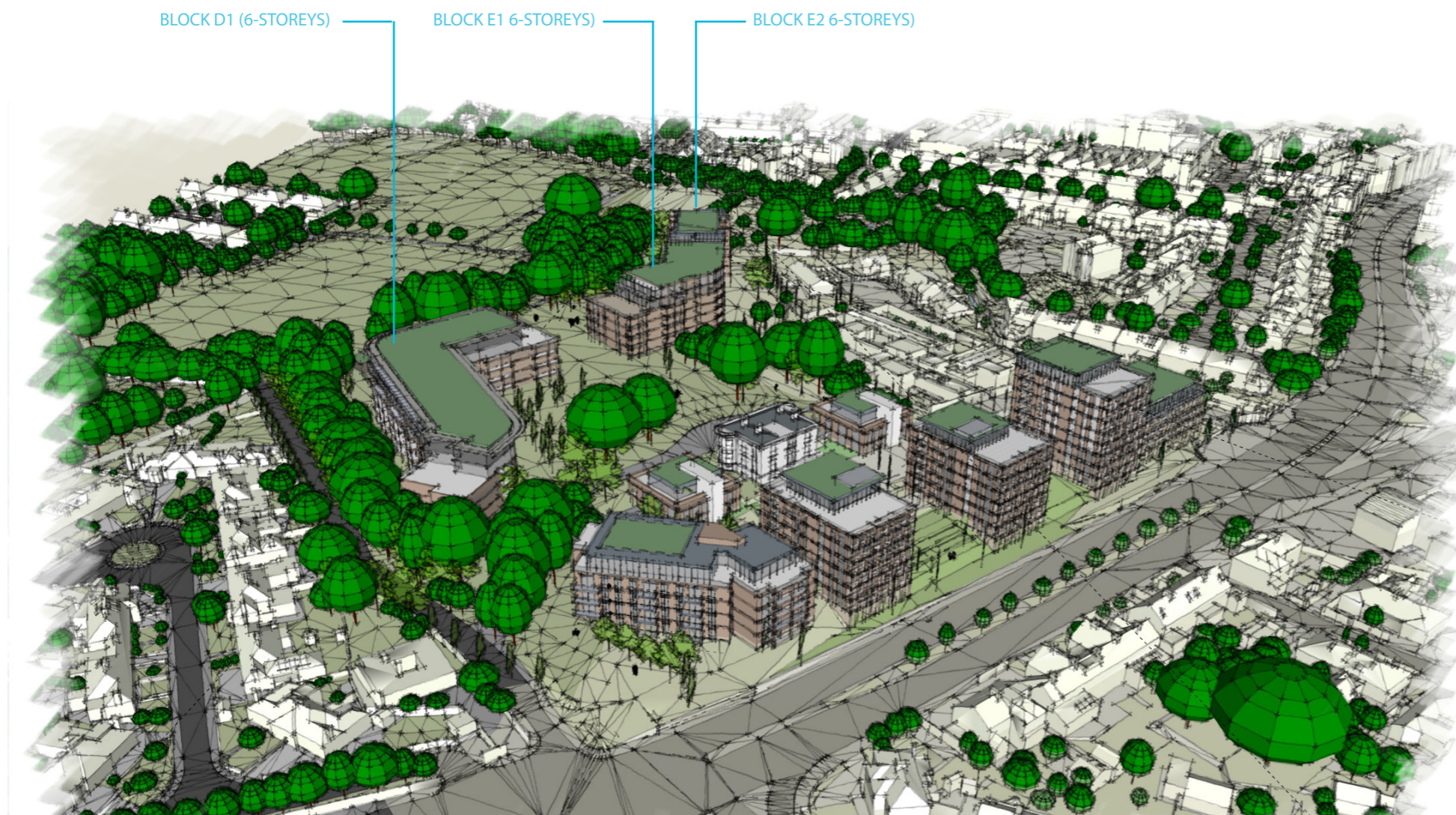
BLOCK D1, BLOCKS E1 + E2

Key Design Considerations:

- Blocks D1, E1, and E2 are 6 storeys in height. The top two storeys in each block have a reduced floorplate and a different architectural treatment to the lower 4 storeys.
- Blocks D1 and E1 form the remaining key buildings around the central open space and are located to the southern end of the development site.
- Blocks D1, E1 and E2 complete the overall masterplan composition by providing the following key design principles:
 1. Provide a sense of enclosure to the central Parkland space in front of St. Teresa's House.
 2. Frame the view and vista from St. Teresa's House looking south into Rockfield Park and out towards the Dublin mountains.
 3. Provide a backdrop to Rockfield Park by forming a strong edge to this park and enhancing overlooking and passive surveillance of this space and the associated Woodland park within the subject site.
- The large gap is created between blocks D1 and E1 and the building form provides a setback on either side to frame this view while retaining a strong 4 storey emphasis. St. Teresa's House therefore remains as the centre piece as viewed from Rockfield Park providing the sense of continuity between Rockfield Park to the south and Temple Hill Road to the north.
- The above buildings edging the trees belt and woodland area provide for a stronger relationship to Rockfield public park while enhancing the overall legibility and sense of containment to the park edge as per the design principles of the approved masterplan.

4.2. Building form study

Building Height Strategy / Design Strategy and Rationale



View from North-east.

- Block D1 is located in the eastern part of the site . The building form is a long building that is cranked at both ends. The main body of the building runs parallel to the tree lined avenue leading to Dunardagh and to the eastern site boundary.
- The nearest residential properties are those in St Vincent's Park which back onto the eastern site boundary. The separation distance between houses in St Vincent's Park and the east elevation of Block D1 is between 39.7 m and 41.9 m. Standing between the houses and Block D is an existing belt of mature trees forming part of the woodland that occupies the east of the site . The access road is also to be planted with additional trees alongside the boundary wall. We consider that the separation distance and transition in scale is appropriate at this location.
- Site sections D-D and H-H show the relationship between the buildings at this location.
- Blocks E1 and E2 are situated in the south west of the site . The building form of E1 is cranked as it turns to follow the edge of the woodland area. At this western boundary, the site levels fall away from the central open space to the south-west corner.
- Block E1 is designed so that there are no apartments having living/ dining/ kitchen spaces and their private balconies facing towards the north- westren site boundary. This plan arrangement therefore does not compromise the residential amenity and mitigates direct overlooking of adjacent properties
- Located to the west of the subject site , is St Louise's Park , a small cul-de-sac development of 6 dwellings . 2 of the dwellings have back gardens that extend to the site boundary wall. The existing topography of the subject site means that the buildings sit in a more elevated position relative to existing houses in St. Louise's Park.
- Block E2 is proposed as social housing apartments within the development. The majority of apartments in the building face south towards the woodland area. The two apartments per floor that face the north-west boundary are designed so that their living/ dining/ kitchen spaces and their private balconies face away from St. Louise's Park. The separation distance between Block E2 and the houses in St Louise's Park is c. 25.0 m.
- Site sections B-B, C-C and G-G show the relationship between the buildings at this location.

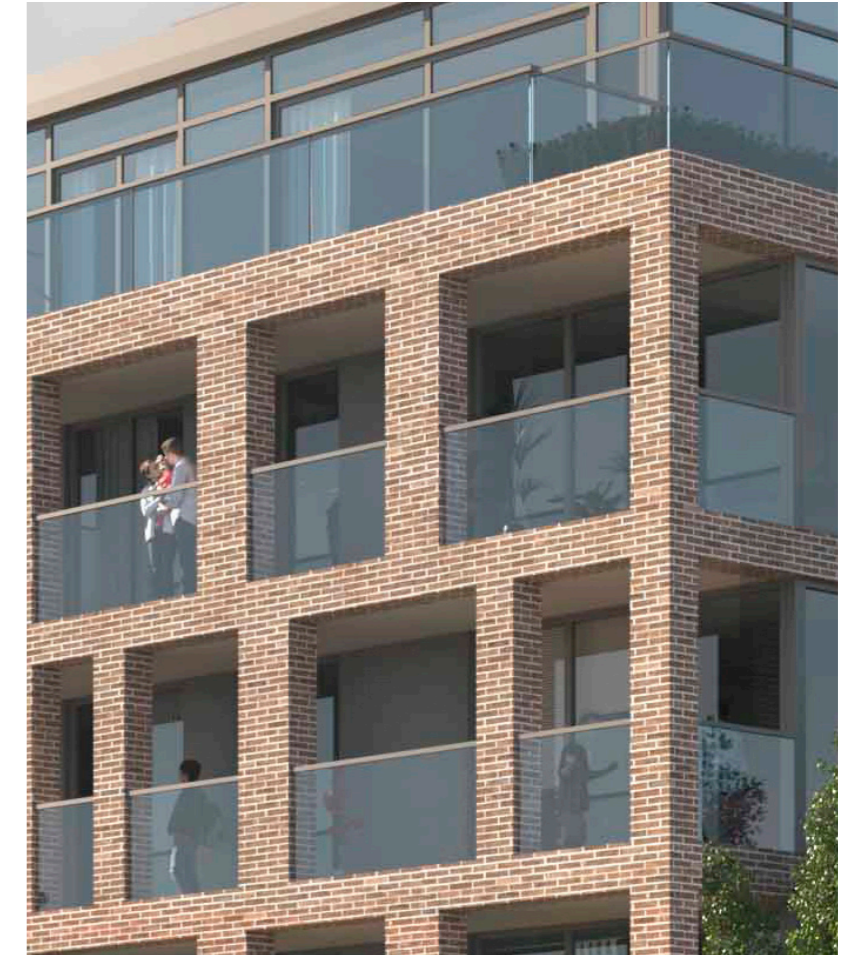
4.3. Materials Study



BRICK RHYTHM



DEPTH + LIGHTNESS



FACADE COMPOSITION - (TEMPLE ROAD)

BUILDING FORM AND MATERIALS

The facade comprises a simple rhythm of vertical brick piers set in front of a dark grey glass / metal panel facade. We explored using a precast white concrete band at the floor levels but this was omitted in favour of a more clean and minimalist, simple brick volume building while providing depth to the facade along Temple Hill and forming recesses for covered balcony spaces.

Balcony guardings will be formed in glass balustrading.

The above reference images illustrate the type of facade treatment in terms of depth and materiality. A rhythm of brick piers creates subtle variation along Temple Hill.

4.3. Materials Study



VANDERSANDEN OPTION A



VANDERSANDEN OPTION B



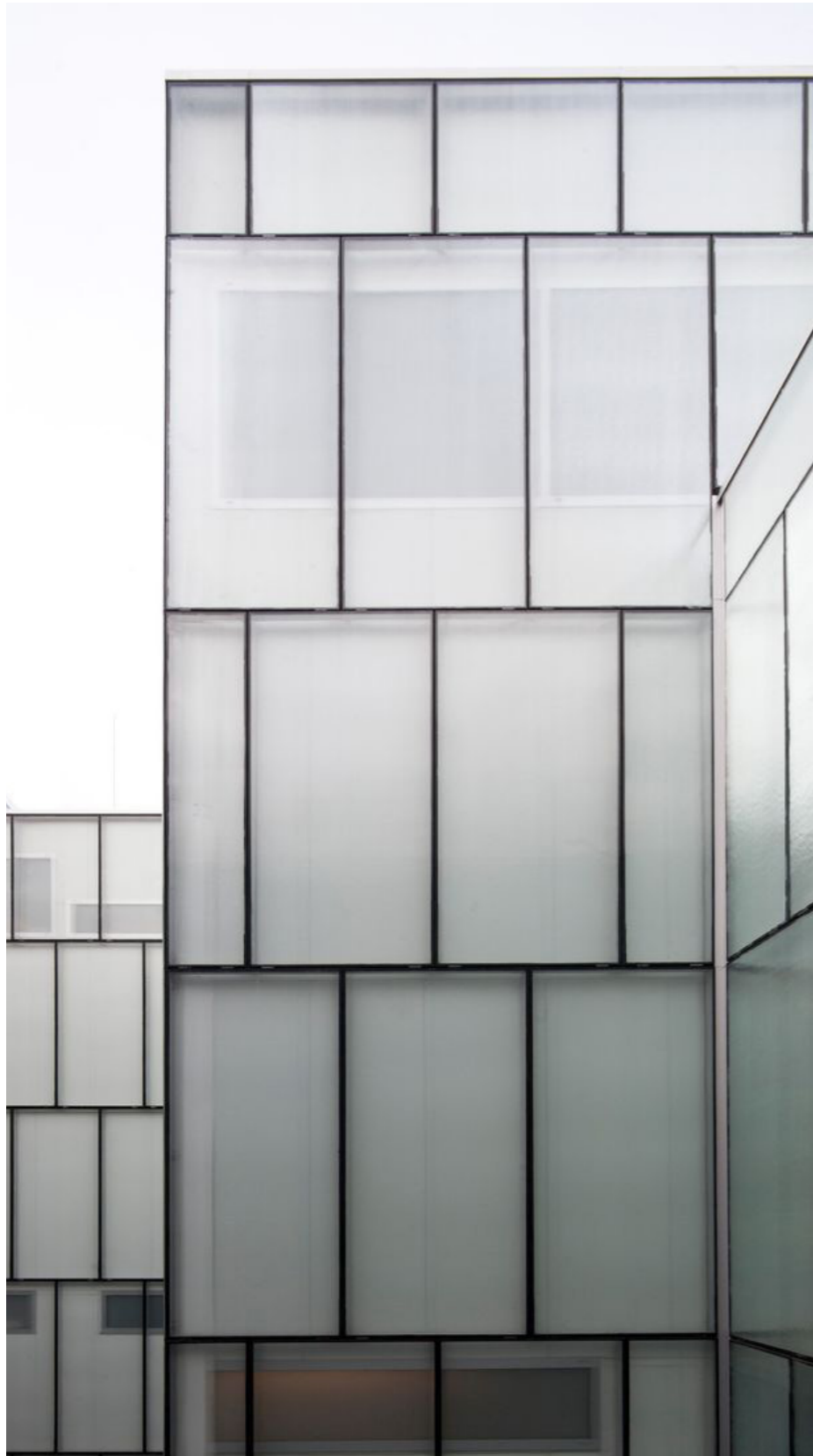
VANDERSANDEN OPTION C

BUILDING FORM AND MATERIALS

Above is a selection of handmade bricks from Vandersanden. In the design process, we tested a number of lighter brick tones through the 3-d working model. It was decided to use a richer tone of brick closer to terracotta red but to soften the overall tone by using it in combination with a light coloured mortar. This colour toning combined with anthracite dark grey windows and aluminium panels will provide a striking yet modest and simple contemporary aesthetic.

Our preference is for OPTION C with the use of a light coloured (Lime effect) mortar. This brick is richer in tonal qualities and texture.

4.3. Materials Study

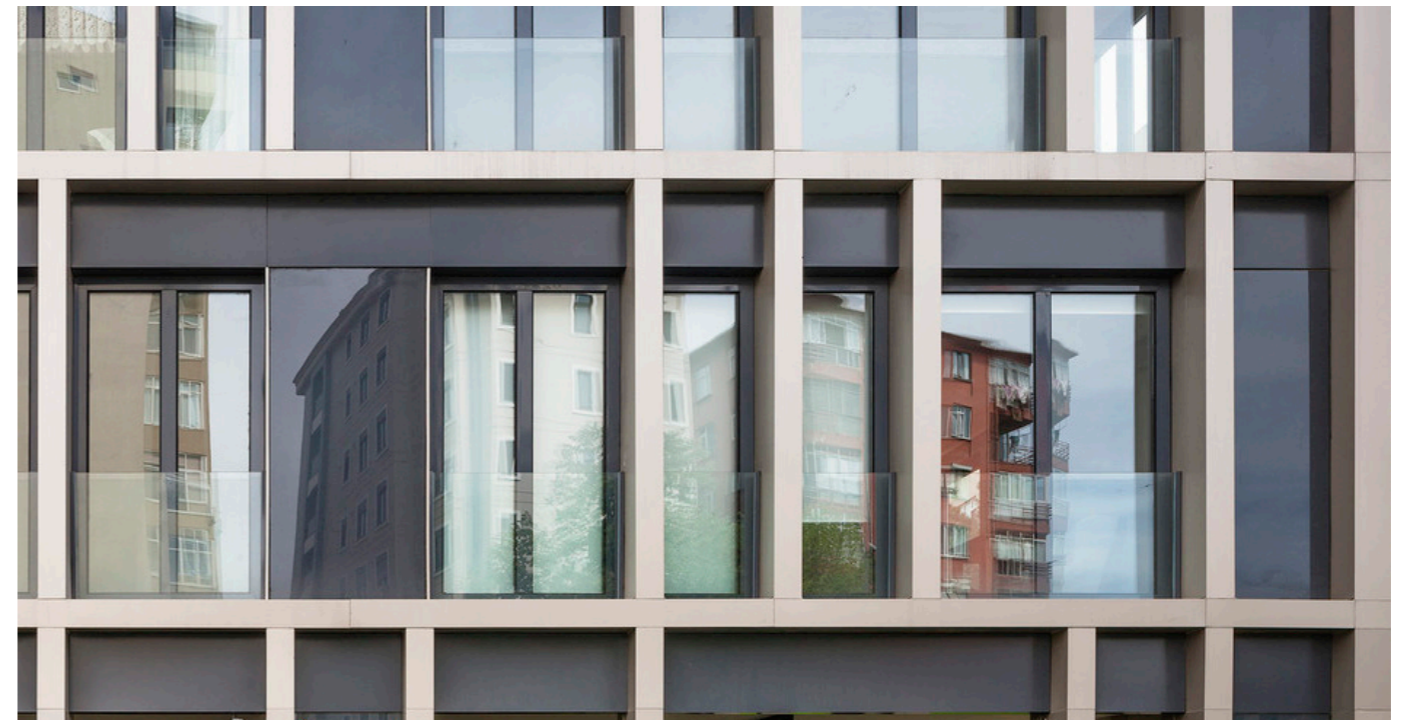


OPAQUE GLASS BACKING PANEL TO PENTHOUSE FACADE

BUILDING FORM AND MATERIALS

The setback penthouse units on each block are seen as a 'lantern' element, lightly perched on top of the more solid mass below. The finishes comprise of a combination of dark grey glazed doors and a reflective glass panel system.

The preference is to provide a light aesthetic with the use of reflective solid intermediate panels. This can be achieved through the use of a dark backing film or grey panel behind a glass outer pane.



ANTHRACITE DARK GREY ALUMINIUM WINDOWS TO PENTHOUSE

4.4. Resident amenity strategy

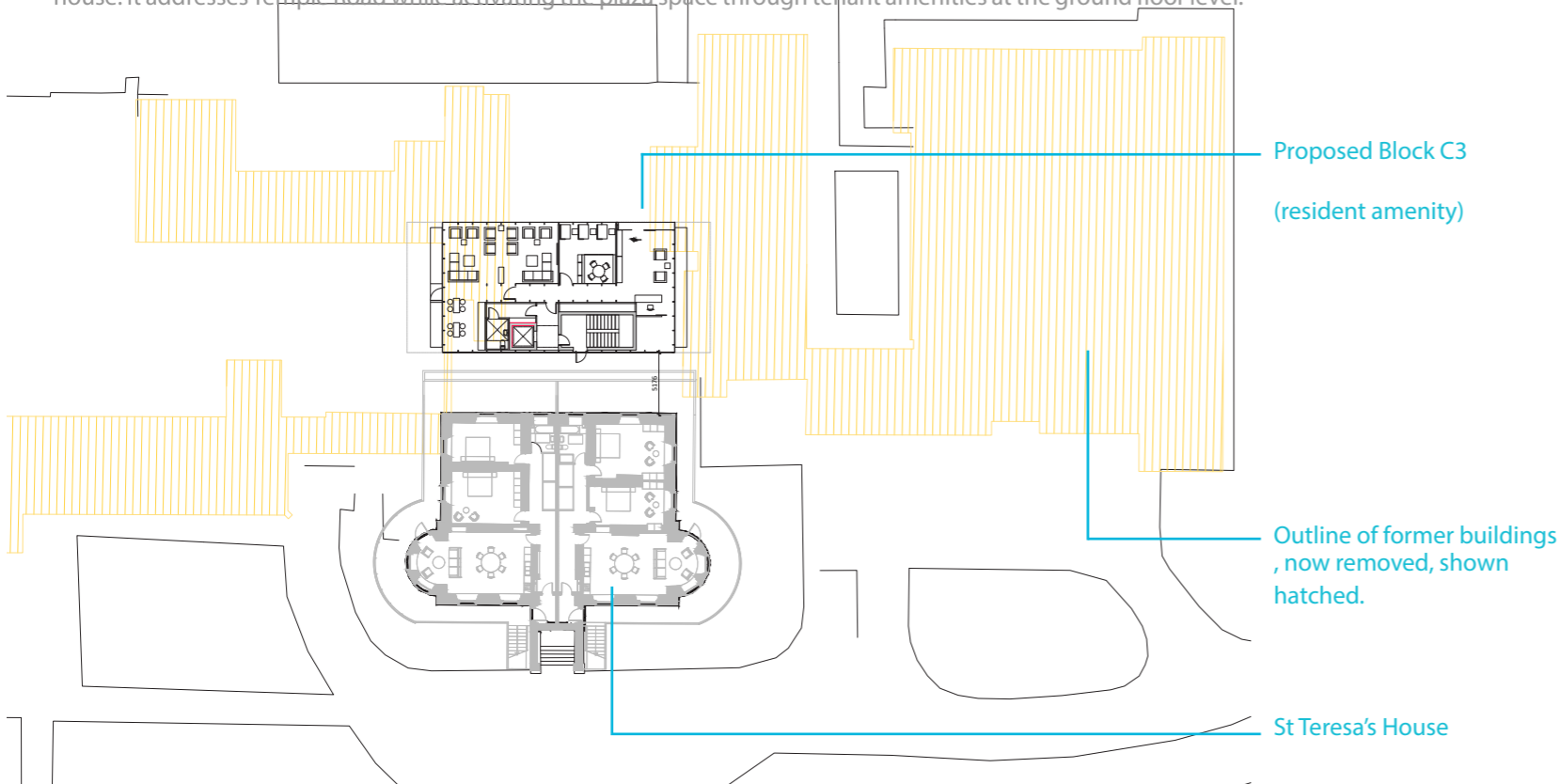
Block C3 - Resident amenity building design

- The below diagram illustrates the site condition, prior to demolition, of a number of ad-hoc additions and surrounding buildings in close proximity to St. Teresa's House (Protected Structure). These later, more contemporary additions had enveloped the existing main house to the West, East and North having a significant negative visual impact on the house and its setting. A number of buildings were attached to St. Teresa's House with others in close proximity to the North with separation distances ranging between 3.2m, 6.2m and 9.5m as noted.
- These recent additions have been demolished and it is now proposed to reinstate St. Teresa's House as an 'object building' providing space and visual clarity to the existing form. The removal of the large 'out of scale' additions, particularly to the West, will significantly improve its setting.
- A new setting to the North of St. Teresa's House is proposed through the introduction of a plaza space on axis with the house, thereby linking the central parkland to the South to Temple Road by opening up a vista and pedestrian connection to the North. As part of this strategy, it is proposed to locate a new single storey resident amenity building to the North of St. Teresa's house as illustrated. The footprint and scale of the building is modest with a separation distance of 5.1m to the rear of the main building facade. The building houses ground floor and basement level resident amenities. The new cluster arrangement strengthens the concept of St. Teresa's House as the focal point at the heart of the overall development and reinstates its prominence and importance within the scheme while enhancing its setting.
- The resident amenity building provides a new facade to the otherwise 'back-of-house' North elevation to St. Teresa's house. It addresses Temple Road while activating the plaza space through tenant amenities at the ground floor level.

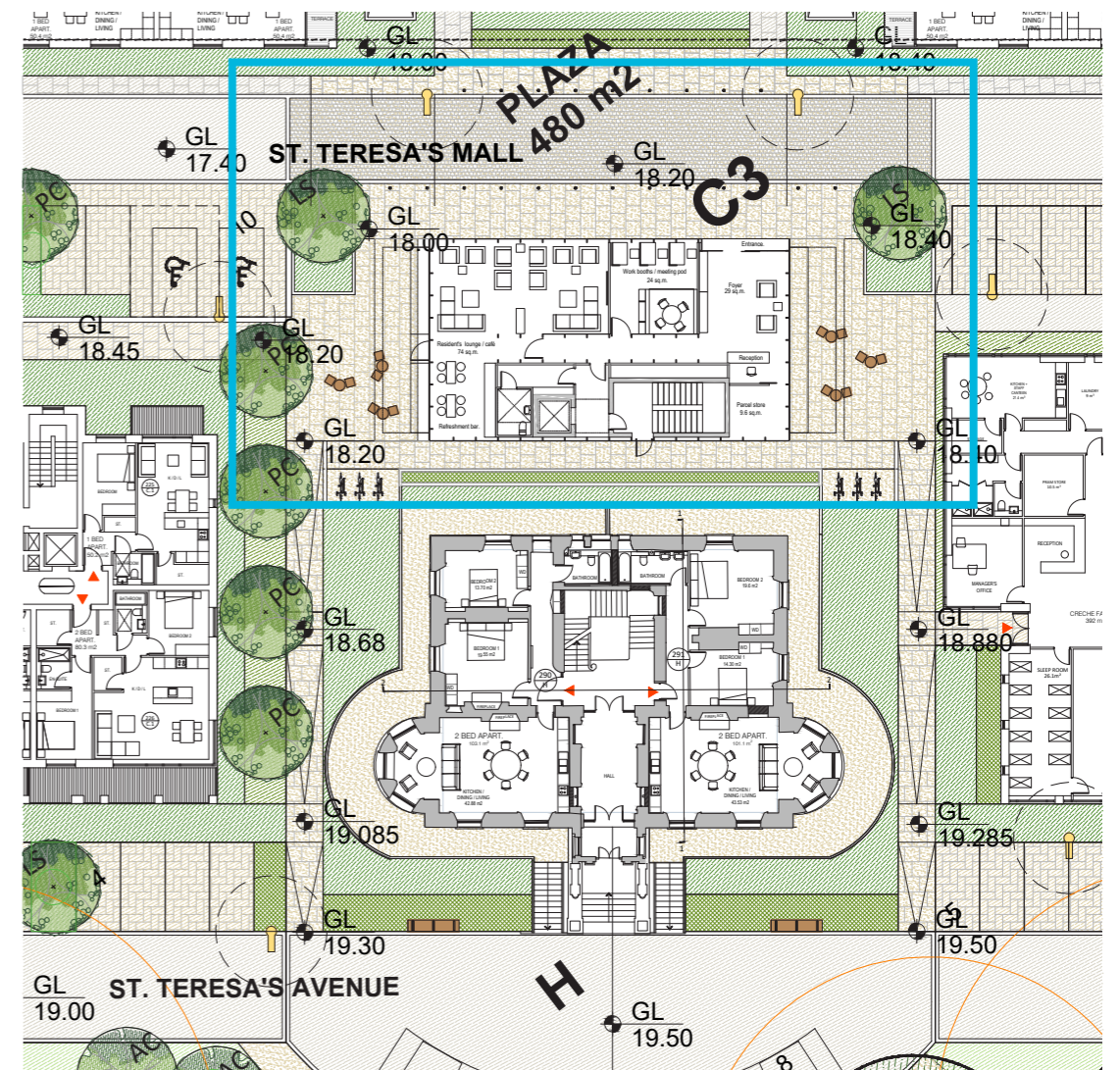
St. Teresa's House



North elevation addressing Temple Road with former structures in place



Overlay of former buildings in proximity to St. Teresa's House



Proposed new resident amenity building (C3) and Plaza to the North

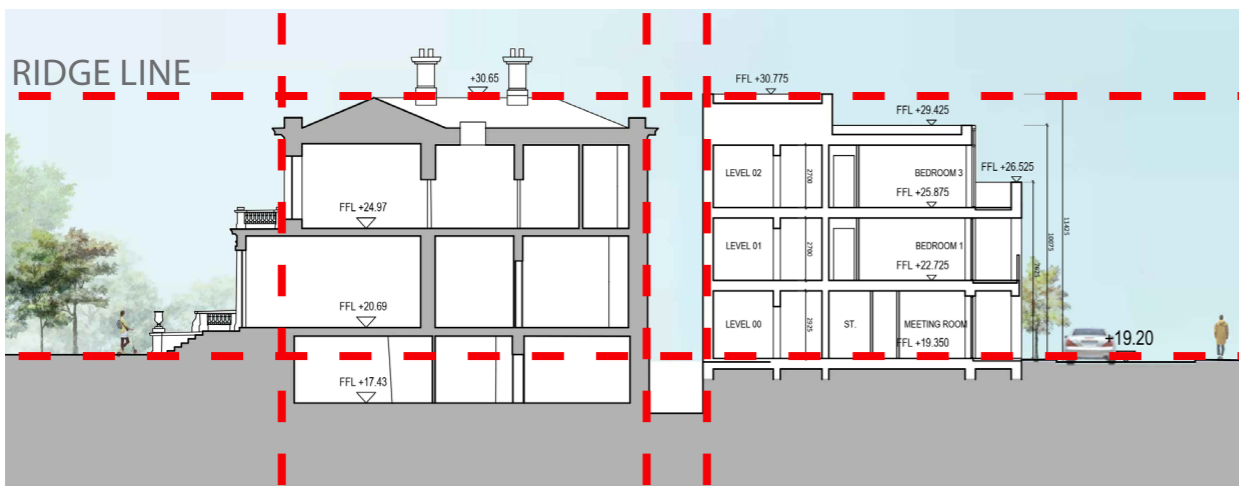
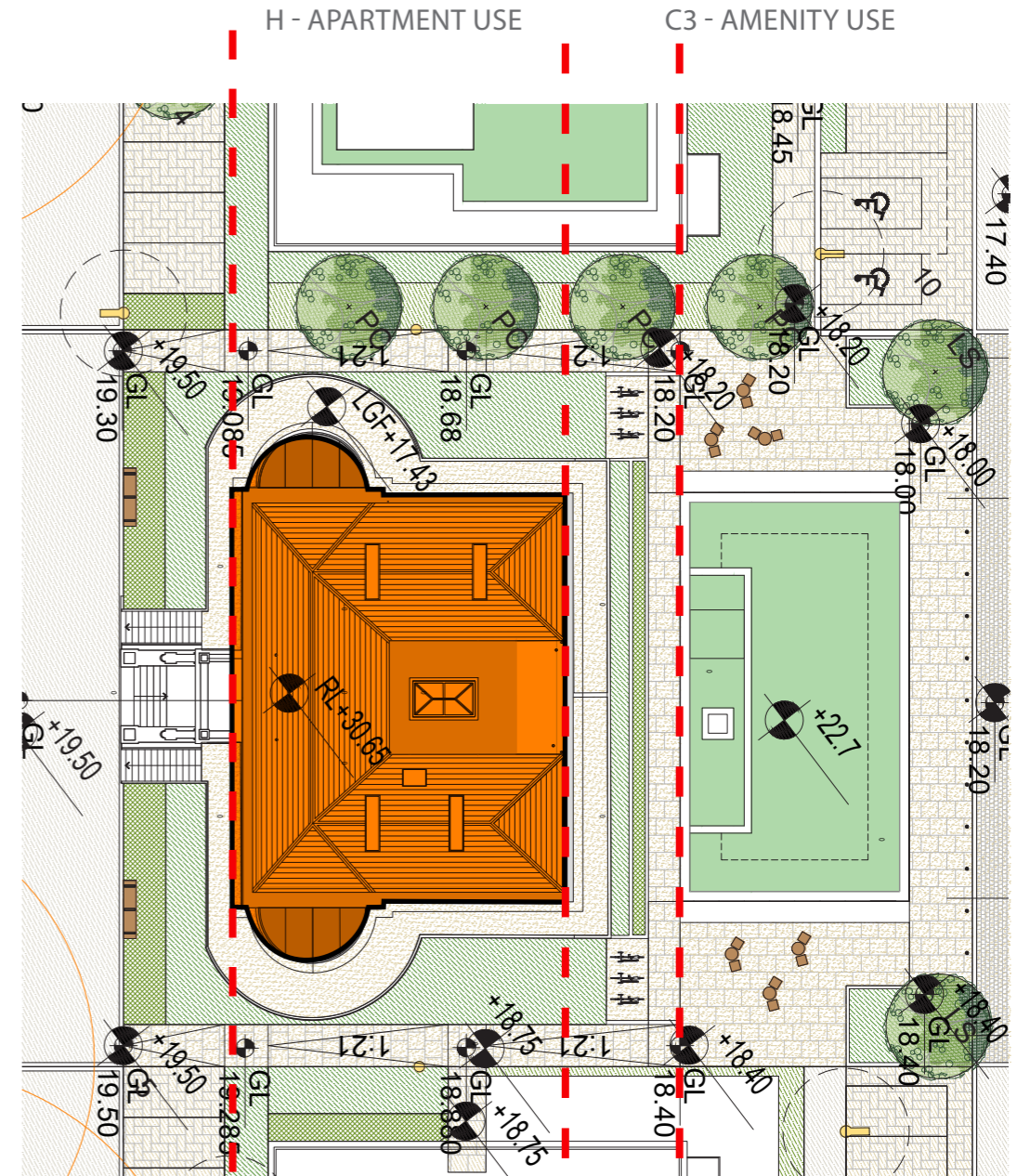
4.4. Resident amenity strategy



Diagram showing comparison between the plan and section of blocks H and C3 from previous application (left) and from current application (right).

In the current proposal :

- Block C3 footprint is reduced;
- the projecting vertical circulation core situated to the south of C3 is omitted;
- the gap between buildings is increased from 2.4 m to 5.1 m;
- the height is reduced to 1 storey over basement from 3 storeys;
- the floor to floor height is reduced;
- the plaza level to the north of C3 is reduced from +19.20 m to + 18.20 m
- apartments have been omitted from C3.

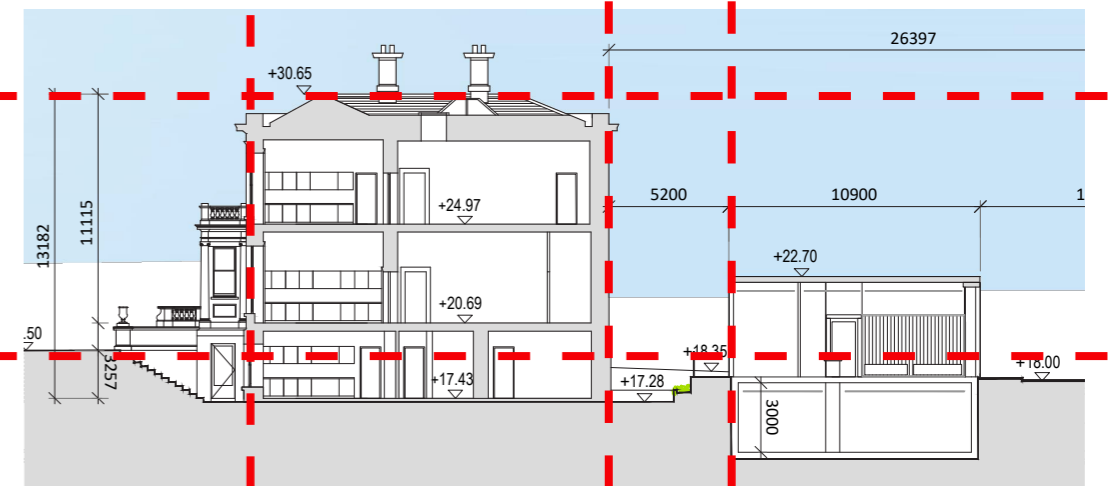


GAP 2.4 M

Extract from previous planning application submission.



RIDGE LINE



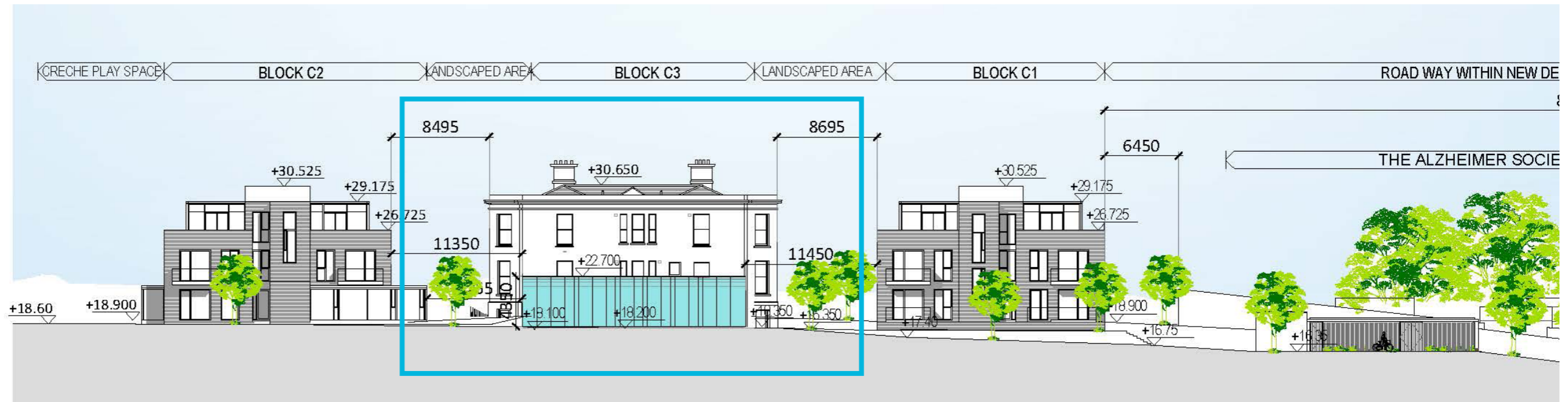
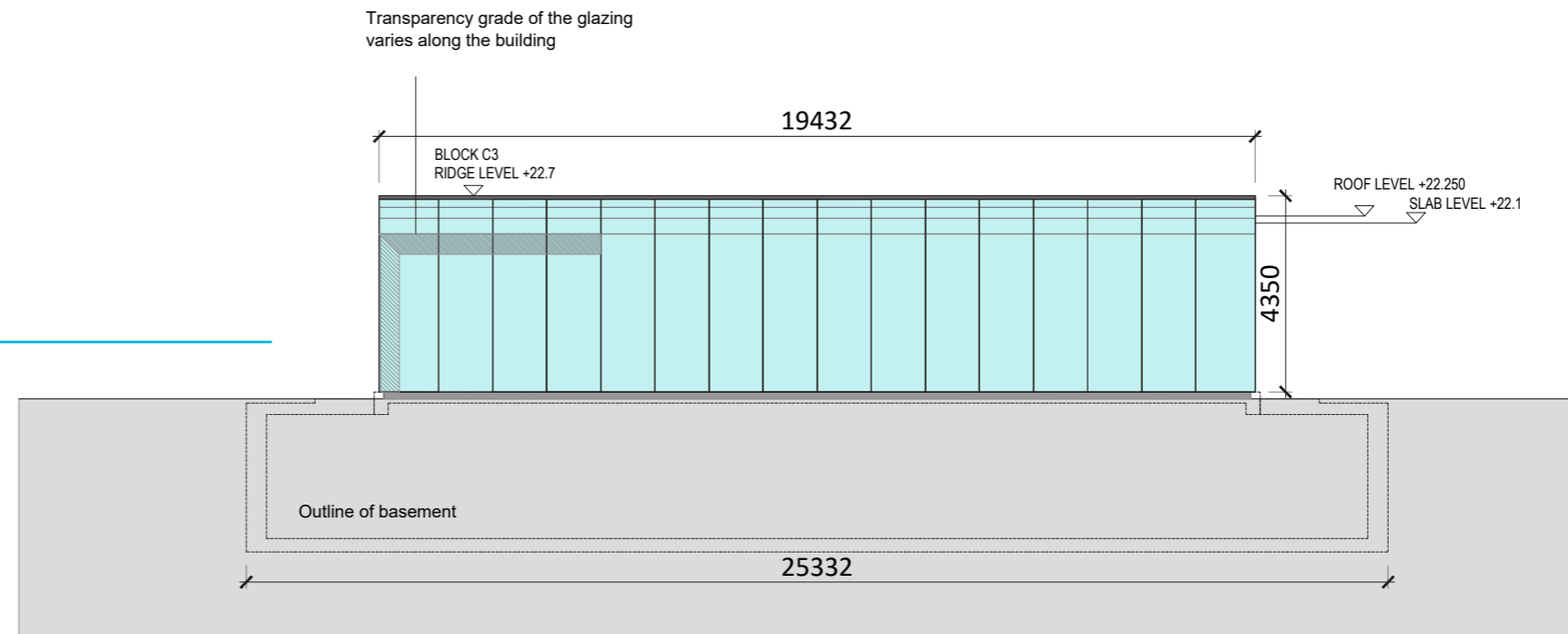
GAP 5.1 M

Extract from current proposal.

4.4. Resident amenity strategy

Block C3 - Resident amenity building design

The building is predominantly finished in smooth glass cladding with varying degrees of transparency and reflection. It is a neutral rectilinear form of modest scale which presents a high-quality public facade to the Plaza and to Temple Road. This glass pavilion type amenity building permits the visibility and legibility of St. Teresa's House beyond as a key building in the development and provides a visually interesting contrast with the red brick and lime mortar finish associated with the new apartment buildings.



Elevation of proposed Block C cluster

4.5. Massing Studies & Views

Massing study



Massing view from East

- The sketch model views illustrate the interlinking of the various layers and design objectives incorporated into the masterplan.
- The overall scheme demonstrates a sensitive and appropriate design solution taking into account all the LAP objectives and framework plan principles, balanced with the clear direction from An Bord Pleanála that the site has capacity for a more intensive level of development
- The masterplan model views illustrate the predominance of small footprint buildings providing a series of 'pavilion style' interventions sitting within the landscape.
- Large areas of parkland and 'breathing space' between buildings ensure that the natural open characteristics and sylvan nature of the site are retained and enhance the quality of the overall development.

4.5. Massing Studies + Views

Massing study



Massing view from South

4.5. Massing Studies + Views

Massing study



Massing view from West

4.5. Massing Studies + Views

Massing study



Massing view from North

4.6. CGI VIEWS



project: St. Teresa's, Temple Road,
Blackrock.

viewpoint: CGI Location Map

issued: 04-03-2021

**MODEL
WORKS**



P1. Temple Hill looking south



P2. Temple Hill looking west



P3. Looking south west across central open space



P4. From Rockfield Park looking north.



P5. From park edge looking north east to St. Teresa's House.



P6. Looking north east across central open space to St. Teresa's House.





P8. Plaza looking west to resident's amenity and St. Teresa's House.



P9. From central open space looking north St. Teresa's House.



P10. Plaza looking south to resident's amenity and St. Teresa's House.



P11. From Park edge looking east to re-located gate lodge.

05. Schedules

05. Schedules Development Summary

ST. TERESA'S, BLACKROCK



1706A-OMP-ZZ-ZZ-SA-A-0005 - SUMMARY SCHEDULE
01.11.2021

Site Area	39,917 sq.m.
Number of residential units	493 apartments
Residential density - taking whole site area	123 units / ha
Residential density (site area – Tree belt 1) = 493 / 34229.1 Tree belt 1 (defined on Drawing 2) is estimated at 5688 m2	144 units / ha
Residential density (site area – Tree belt 1 & Tree belt Avenue) = 493 / 33022.1 Tree belt – Avenue is estimated at 1207 m2	149 units / ha
Residential density (site area – Tree belt 1 & Tree belt Avenue & Tree belt St Teresa's & gatelodge) = 493 / 29823.1 Tree belt – St.Teresa's & gatelodge is estimated at 2635 +564 = 3199 m2 m2	165 units / ha
Plot Ratio (LAP 1.5 - 2.0)	1.08
Site coverage	25.11 %

	sq.m.	
Total gross residential area	41,919.0	GIA of all buildings in residential use
Total gross resident's amenity area	451.0	GIA Block C3-resident's amenity
Total gross internal area	43,185.2	GIA all buildings excluding basement areas
Total gross creche area	392.0	GIA Block C2-(GF)-Creche
Total gross café/retail area	67.4	GIA Block G-café/retail
Total gross utility bldgs. & stores	356.2	GIA surface level sub-stations,bin & bike stores
Total gross basement areas	7,295.0	GIA basement A,B & D
Total gross area of development	50,480.2	GIA all buildings and basements

Building heights	No. of storeys	No. of units	No. of dual aspect units		
Block A1	5	37	19	resident amenity	
Block B1	10	55	37		
Block B2	8	42	28		
Block B3	8	42	28		
Block B4	5	41	24		
Block C1	3	10	6		
Block C2	3	6	4		
Block C3	1	0	0		
Block D1	6	134	57		
Block E1	6	70	30		
Block E2	6	50	20		
Gatelodge	1	0	0		café
St. Teresa's House	3	6	6		
		493	259	52.5% Dual aspect	

Unit mix	Studio	1 bed	2 bed (3P)	2 bed (4P)	3 bed	
	18	220	39	169	47	493 units
	3.65%	44.62%	7.91%	34.28%	9.53%	

Car parking provision-residential (number of spaces 252 / number of units 493)	0.51 spaces / unit
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Creche Parking Spaces	8 spaces
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Cycle Parking Spaces	1056 spaces
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Motor cycle parking Spaces	20 spaces
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1706A-OMP-ZZ-ZZ-SA-A-0002 - SCHEDULE OF ACCOMMODATION

01.11.2021

Site Area: 3.99 Hectares

BLOCK TYPE		GIA		NIA		UNIT TYPES												TOTAL
level	sgm	sgm	% efficiency	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.			
BLOCK A1 (5 Storey)																		
Level 00	379	285.1		0	37	1 BED	4	45	2 BED (3P)	63	2 BED (4P)	73	3 BED	90		5		
Level 01	540	440.4		0			7		0		1		0			8		
Level 02	540	440.4		0			7		0		1		0			8		
Level 03	540	440.4		0			7		0		1		0			8		
Level 04	511.4	413.1		0			8		0		0		0			8		
TOTAL	2510.4	2019.4		0			33		0		4		0			37		

TYPE A TOTALS 37

BLOCK TYPE		GIA		NIA		UNIT TYPES												TOTAL
level	sgm	sgm	% efficiency	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.			
BLOCK B1 (10 Storey)																		
Level 00	247	169.4		0	37	1 BED	2	45	2 BED (3P)	63	2 BED (4P)	73	3 BED	90		3		
Level 01	476	370		0			4		1		0		1			6		
Level 02	472	370		0			4		1		0		1			6		
Level 03	472	370		0			4		1		0		1			6		
Level 04	467	367.9		0			4		1		0		1			6		
Level 05	467	367.9		0			4		1		0		1			6		
Level 06	467	367.9		0			4		1		0		1			6		
Level 07	467	367.9		0			4		1		0		1			6		
Level 08	467	367.9		0			4		1		0		1			6		
Level 09	307.5	223.4		0			3		0		1		0			4		
TOTAL	4309.5	3342.3		0			37		9		1		8			55		

TYPE B TOTALS 180

BLOCK TYPE		GIA		NIA		UNIT TYPES												TOTAL
level	sgm	sgm	% efficiency	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.			
BLOCK B2 (8 Storey)																		
Level 00	246.9	182.8		0	37	1 BED	2	45	2 BED (3P)	63	2 BED (4P)	73	3 BED	90		3		
Level 01	471.6	372.8		0			6		0		1		0			7		
Level 02	467.1	378.0		0			4		0		1		1			6		
Level 03	467.1	378.0		0			4		0		1		1			6		
Level 04	467.1	378.0		0			4		0		1		1			6		
Level 05	467.1	378.0		0			4		0		1		1			6		
Level 06	467.1	378.0		0			4		0		1		1			6		
Level 07	221.9	171.2		0			0		0		2		0			2		
TOTAL	3275.9	2616.8		0			28		0		9		5			42		

TYPE B TOTALS 180

BLOCK TYPE		GIA		NIA		UNIT TYPES												TOTAL
level	sgm	sgm	% efficiency	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.			
BLOCK B3 (8 Storey)																		
Level 00	246.9	182.8		0	37	1 BED	2	45	2 BED (3P)	63	2 BED (4P)	73	3 BED	90		3		
Level 01	471.6	372.8		0			6		0		1		0			7		
Level 02	467.1	378.0		0			4		0		1		1			6		
Level 03	467.1	378.0		0			4		0		1		1			6		
Level 04	467.1	378.0		0			4		0		1		1			6		
Level 05	467.1	378.0		0			4		0		1		1			6		
Level 06	467.1	378.0		0			4		0		1		1			6		
Level 07	221.9	171.2		0			0		0		2		0			2		
TOTAL	3275.9	2616.8		0			28		0		9		5			42		

TYPE B TOTALS 180

BLOCK TYPE		GIA		NIA		UNIT TYPES												TOTAL
level	sgm	sgm	% efficiency	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.			
BLOCK B4 (5 Storey)																		
Level 00	816.4	667.9		1	37	1 BED	1	45	2 BED (3P)	63	2 BED (4P)	73	3 BED	90		8		
Level 01	816.4	667.9		1			1		1		5		1			8		
Level 02	816.4	667.9		1			1		1		5		1			9		
Level 03	816.4	667.9		1			1		1		5		1			9		
Level 04	556.7	464.3		0			0		0		3		2			5		
TOTAL	3822.3	3135.9		4			4		4		23		6			41		

TYPE B TOTALS 180

BLOCK TYPE		GIA		NIA		UNIT TYPES												TOTAL
level	sgm	sgm	% efficiency	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.			
BLOCK C1 (3 Storey)																		
Level 00	326.3	252.9		1	37	1 BED	1	45	2 BED (3P)	63	2 BED (4P)	73	3 BED	90		4		
Level 01	322.8	261.0		0			2		0		2		0			4		
Level 02	218.3	167.8		0			0		0		2		0			2		
TOTAL	867.4	681.7		1			3		0		6		0			10		

TYPE B TOTALS 180

BLOCK TYPE		GIA		NIA		UNIT TYPES												TOTAL
level	sgm	sgm	% efficiency	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.			
BLOCK C2 (3 Storey)																		
Level 00 Creche	454.9	392		0	37	1 BED	0	45	2 BED (3P)	63	2 BED (4P)	73	3 BED	90		0		
Level 01	322.8	261		0			2		0		2		0			4		
Level 02	218.3	167.8		0			0		0		2		0			2		
TOTAL	996	820.8		0			2		0		4		0			6		

TYPE B TOTALS 180

BLOCK TYPE		GIA		NIA		UNIT TYPES												TOTAL
level	sgm	sgm	% efficiency	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.			
BLOCK C3 (1 Storey + basement level)																		
Level -1 Amenity	244	197		0	37	1 BED	0	45	2 BED (3P)	63	2 BED (4P)	73	3 BED	90		0		
Level 00 Amenity	207	144.9		0			0		0		0		0			0		
TOTAL	451	341.9		0			0		0		0		0			0		

TYPE C TOTALS 16

BLOCK TYPE		GIA		NIA		UNIT TYPES												TOTAL
level	sgm	sgm	% efficiency	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.			
BLOCK D1 (6 Storey)																		
Level 00	2008	1,461.7		2	37	1 BED	6	45	2 BED (3P)	63	2 BED (4P)	73	3 BED	90		21		
Level 01	2180	1,738.2		2			3		4		13		2			24		
Level 02	2180	1,738.2		2			3		4		13		2			24		
Level 03	2180	1,738.2		2			3		4		13		2			24		
Level 04	1952	1,517.0		2			3		3		12		1			21		
Level 05	1824	1,425.6		2			4		2		11		1			20		
TOTAL	12324	9,618.9		12			22		19		71		10			134		

TYPE D TOTALS 134

BLOCK TYPE		GIA		NIA		UNIT TYPES												TOTAL
level	sgm	sgm	% efficiency	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.			
BLOCK E1 (6 Storey)																		
Level 00	1134.66	788.1		0	37	1 BED	5	45	2 BED (3P)	63	2 BED (4P)	73	3 BED	90		11		
Level 01	1134.66	923.8		0			6		0		5		2			13		
Level 02	1134.66	923.8		0			6		0		5		2			13		
Level 03	1134.66	923.8		0			6		0		5		2			13		
Level 04	898.38	706.4		0			5		1		3		1			10		
Level 05	860.87	674.0		0			6		1		2		1			10		
TOTAL	6297.89	4,939.9		0			34		2		24		10			78		

TYPE D TOTALS 134

BLOCK TYPE		GIA		NIA		UNIT TYPES												TOTAL
level	sgm	sgm	% efficiency	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.	beds	min. sq.m.	beds	min					

Other	
	GIA
NON-RESIDENTIAL USES	
Creche (Ground floor C2)	392
Amenities (C3)	451
Café-retail (G)	67.4
ESB substation & switchroom no.1	48
ESB substation & switchroom no.2	24
Surface level bin & bike stores	284.2
Total non-residential	1,266
BASEMENT AREAS	
Basement area A	2,038
Basement area B	2,089
Basement area D	3,168
Total basement	7,295

Summary by block		
	GIA	NIA
Block A1	2510.4	2,019.4
Block B1	4309.5	3,342.3
Block B2	3275.9	2,616.8
Block B3	3275.9	2,616.8
Block B4	3822.3	3,135.9
Block C1	867.4	681.7
Block C2 (creche & res.)	996.0	820.8
Block C3 (amenity)	451.0	341.9
Block D1	12324.0	9,618.9
Block E1	6297.9	4,939.9
Block E2	3805.3	3,118.6
ESB subs & switch no.1	48.0	45.4
ESB sub & switch no.2	24.0	22.7
Surface level stores	284.2	284.2
Total (in new buildings)	42291.8	33,605.2
Block G (café-retail)	67.4	67.4
Block H (res.)	826.0	703.3
Total (in existing buildings)	893.4	770.7
Total basement areas, A, B & D	7295.0	7,295.0
Total development area	50480.2	41,670.9

Summary of development areas		
Total gross internal area	43,185.2	GIA all buildings excluding basement areas
Total non-residential area	1,266.2	GIA all other buildings with non-residential uses
Total gross residential area	41,919.0	GIA of all buildings in residential use
Total nett internal area	34,375.9	NIA of all buildings excluding basement areas
Total nett residential area	33,222.4	NIA of all buildings excluding basement areas, less NIA of all non-residential uses
Total gross development area	50,480.2	(gross internal floor areas + gross basement areas)

1706A-OMP-ZZ-ZZ-SA-A-0003 - PARKING SCHEDULE

01.11.2021

Car parking provision-Residential	spaces	accessible spaces	Total spaces
Surface level car parking	86	5	91
Basement A (level -1)	42	2	44
Basement B (level 0)	34	2	36
Basement D (level -1)	77	4	81
TOTAL RESIDENTIAL CAR PARKING SPACES	239	13	252

Car parking provision-residential (number of spaces 252 / number of units 493)
 $252/493 = 0.51$ car spaces per residential unit

Accessible parking space provision
 5% of spaces $252 \times 5\% = 12.6$ spaces
Accessible residential car spaces provided = 13 spaces

Car parking provision - Creche	spaces	accessible spaces	Total spaces
Surface level car parking	7	1	8
TOTAL CRECHE CAR PARKING SPACES	7	1	8

Accessible parking space provision
 5% of spaces $8 \times 5\% = 0.4$ spaces
Accessible creche car spaces provided = 1 space

Cycle parking requirements

Design Standards for New Apartments

- 1 bike space per bedroom (long term-residents)
- 1 bike space per 2 units (short term-visitors)

Block	No. units	No. bedrooms	Residents spaces (long term)	Visitor spaces (short term)	Total bike spaces (required)
Block A1	37	41	41	18.5	59.5
Block B1	55	81	81	27.5	108.5
Block B2	42	61	61	21	82
Block B3	42	61	61	21	82
Block B4	41	80	80	20.5	100.5
Block C1	10	16	16	5	21
Block C2	6	10	10	3	13
Block D1	134	244	244	67	311
Block E1	70	116	116	35	151
Block E2	50	72	72	25	97
Block H	6	13	13	3	16
Total cycle spaces	493	795	795	246.5	1041.5

required

Cycle parking provision

Resident spaces in basement (A) level -1	100
Resident spaces in basement (B) level 0	226
Resident spaces in basement (D) level -1	246
Resident spaces in bike stores at ground level	232
Total resident cycle parking spaces provided	804

Visitor spaces on surface	168
Visitor spaces in basement (B) level 0	84
Total visitor cycle parking spaces provided	252

Total cycle parking spaces provided **1056**

Residential bike parking		Visitor bike parking	
Two tiered stands 80%		Two tiered stands 0%	
Sheffield stands 20%		Sheffield stands 100%	

Motorcycle parking provision

Motor bike spaces in basement (A) level -1	10
Motor bike spaces in basement (D) level -1	10
Total motorcycle parking spaces provided	20

* Supplementary cycle parking spaces provided
 24 supplementary cycle Sheffield type spaces are provided beside playgrounds-not counted in totals above

1706A-OMP-ZZ-ZZ-SA-A-0004 - OPEN SPACE SCHEDULE
01.11.2021

Communal and public open space requirement

Site Area 39,917 sq.m.

Communal open space calculation

Rate per unit calculation

Apartment type	No.	Rate in sq.m.	Area provided
Studio	18	4	72 sq.m.
1 bed	220	5	1100 sq.m.
2 bed (3P)	39	6	234 sq.m.
2 bed (4P)	169	7	1183 sq.m.
3 bed	47	9	423 sq.m.
	493		

Communal open space required: 3012 sq.m.
 7.54% of site area

Open space calculation

Institutional open space designation 25% of site area
 Public open space required: 9,979 sq.m.

Population based calculation

3.5 persons x 47 units (3 or more bedrooms)	164.5	persons
1.5 persons x 446 units (2 or fewer bedrooms)	669	persons
Population	833.5	persons

Open space required:

833.5 x 15 m2	12502 sq.m.	31.30% of site area
833.5 x 20m2	16670 sq.m.	41.76% of site area

Total open space required: between 12502 sq.m. and 16670 sq.m.

Breakdown of open space areas

Public Open Space	
Parkland (central space)	3680 sq.m.
Garden link	636 sq.m.
Tree belt	1568.4 sq.m.
Woodland park *	5687.9 sq.m.

11572.3 sq.m.
 29% of site area

* LAP Woodland park boundary area 5357 sq.m.
 Proposed Woodland park boundary area 5799 sq.m.
 less footprint of gatelodge and car park stairs 5687.9 sq.m.

Communal open space

A	Plaza & terraced garden	454 sq.m.
B	Terraced garden	275 sq.m.
C	Garden C1	313 sq.m.
D	Garden A1	121 sq.m.
E	Terrace C3	298 sq.m.
F	Entrance gardens	1082 sq.m.
G	Roof terrace B2	155 sq.m.
H	Roof terrace B3	155 sq.m.
I	Temple Road gardens	674.4 sq.m.

3527.4 sq.m.
 8.84% of site area

TOTAL OPEN SPACE PROVIDED 15099.7 sq.m.
 38% of site area

Open space based on population is provided at a rate of 18.1 sq.m. per person

Areas not included in open space calculation:
 Creche garden / play area 302 sq.m.

06. Housing Quality Assessment

HOUSING QUALITY ASSESSMENT - PROPOSED SHD - ST. TERESA'S - TEMPLE HILL- MONKSTOWN - BLACKROCK- CO. DUBLIN																						
1706A-OMP-ZZ-ZZ-SA-A-0001 APARTMENTS HQA																						
BUILDING (BLOCK)	UNIT NUMBER	FLOOR LEVEL	Apartment Type	UNIT DESCRIPTION	MIN UNIT AREA REQUIRED (m ²)	UNITS AREAS > MIN AREA +10%(m ²)	UNIT AREA ACHIEVED (m ²)	ASPECT	ORIENTATION	CEILING HEIGHT (Kitchen/Living/Dining)	No. of Bedrooms	No. of Bedspaces	Aggregate Bedroom Areas Required (m ²)	Aggregate Bedroom Area Achieved (m ²)	Main Living Room Width Required (m)	Main Living Room Width Achieved (m)	Kitchen/Living / Dining Area Required (m ²)	Kitchen/Living/Dining Area Achieved (m ²)	Aggregate Storage Area Required (m ²)	Aggregate Storage Area Achieved (m ²)	Garden/ Terrace/Balcony Area Required (m ²)	Garden/ Terrace/Balcony Area Achieved (m ²)
Block A1	1	0	Apartment	1 Bed Apartment	45	52.9	52.9	Dual	S/W + N/W	2950	1	2	11.4	11.5	3.3	4.8	23	32	3	3.7	5	9.2
Block A1	2	0	Apartment	2 Bed Apartment (4P)	73		79.4	Dual	N/W + N/E	2950	2	4	24.4	24.5	3.6	4.3	30	31.4	6	6.1	7	19.6
Block A1	3	0	Apartment	1 Bed Apartment	45	50	50		N/E	2950	1	2	11.4	12.6	3.3	3.3	23	25	3	3	5	11.9
Block A1	4	0	Apartment	1 Bed Apartment	45	50	50		N/E	2950	1	2	11.4	12.6	3.3	3.3	23	25	3	3	5	12.2
Block A1	5	0	Apartment	1 Bed Apartment	45	52.8	52.8	Dual	N/E + S/E	2950	1	2	11.4	12.6	3.3	3.3	23	26.8	3	3.7	5	12.7
Block A1	6	1	Apartment	1 Bed Apartment	45	52.9	52.9	Dual	S/W + N/W	2650	1	2	11.4	11.5	3.3	4.8	23	32	3	3.7	5	9.2
Block A1	7	1	Apartment	2 Bed Apartment (4P)	73		79.4	Dual	N/W + N/E	2650	2	4	24.4	24.5	3.6	4.3	30	31.4	6	6.1	7	19.5
Block A1	8	1	Apartment	1 Bed Apartment	45	50	50		N/E	2650	1	2	11.4	12.6	3.3	3.3	23	25	3	3	5	12.1
Block A1	9	1	Apartment	1 Bed Apartment	45	50	50		N/E	2650	1	2	11.4	12.6	3.3	3.3	23	25	3	3	5	12.1
Block A1	10	1	Apartment	1 Bed Apartment	45	52.8	52.8	Dual	N/E + S/E	2650	1	2	11.4	12.6	3.3	3.3	23	26.8	3	3	5	12.5
Block A1	11	1	Apartment	1 Bed Apartment	45	55.3	55.3	Dual	S/E + S/W	2650	1	2	11.4	12.6	3.3	3.3	23	25	3	3.2	5	11.8
Block A1	12	1	Apartment	1 Bed Apartment	45	50	50		S/W	2650	1	2	11.4	12.6	3.3	3.3	23	25	3	3	5	11.4
Block A1	13	1	Apartment	1 Bed Apartment	45	50	50		S/W	2650	1	2	11.4	12.6	3.3	3.3	23	25	3	3	5	11.4
Block A1	14	2	Apartment	1 Bed Apartment	45	52.9	52.9	Dual	S/W + N/W	2650	1	2	11.4	11.5	3.3	4.8	23	32	3	3.7	5	9.2
Block A1	15	2	Apartment	2 Bed Apartment (4P)	73		79.4	Dual	N/W + N/E	2650	2	4	24.4	24.5	3.6	4.3	30	31.4	6	6.1	7	19.5
Block A1	16	2	Apartment	1 Bed Apartment	45	50	50		N/E	2650	1	2	11.4	12.6	3.3	3.3	23	25	3	3	5	12.1
Block A1	17	2	Apartment	1 Bed Apartment	45	50	50		N/E	2650	1	2	11.4	12.6	3.3	3.3	23	25	3	3	5	12.1
Block A1	18	2	Apartment	1 Bed Apartment	45	52.8	52.8	Dual	N/E + S/E	2650	1	2	11.4	12.6	3.3	3.3	23	26.8	3	3	5	12.5
Block A1	19	2	Apartment	1 Bed Apartment	45	55.3	55.3	Dual	S/E + S/W	2650	1	2	11.4	12.6	3.3	3.3	23	25	3	3.2	5	11.8
Block A1	20	2	Apartment	1 Bed Apartment	45	50	50		S/W	2650	1	2	11.4	12.6	3.3	3.3	23	25	3	3	5	11.4
Block A1	21	2	Apartment	1 Bed Apartment	45	50	50		S/W	2650	1	2	11.4	12.6	3.3	3.3	23	25	3	3	5	11.4
Block A1	22	3	Apartment	1 Bed Apartment	45	52.9	52.9	Dual	S/W + N/W	2650	1	2	11.4	11.5	3.3	4.8	23	32	3	3.7	5	9.2
Block A1	23	3	Apartment	2 Bed Apartment (4P)	73		79.4	Dual	N/W + N/E	2650	2	4	24.4	24.5	3.6	4.3	30	31.4	6	6.1	7	19.5
Block A1	24	3	Apartment	1 Bed Apartment	45	50	50		N/E	2650	1	2	11.4	12.6	3.3	3.3	23	25	3	3	5	12.1
Block A1	25	3	Apartment	1 Bed Apartment	45	50	50		N/E	2650	1	2	11.4	12.6	3.3	3.3	23	25	3	3	5	12.1
Block A1	26	3	Apartment	1 Bed Apartment	45	52.8	52.8	Dual	N/E + S/E	2650	1	2	11.4	12.6	3.3	3.3	23	26.8	3	3	5	12.5
Block A1	27	3	Apartment	1 Bed Apartment	45	55.3	55.3	Dual	S/E + S/W	2650	1	2	11.4	12.6	3.3	3.3	23	25	3	3.2	5	11.8
Block A1	28	3	Apartment	1 Bed Apartment	45	50	50		S/W	2650	1	2	11.4	12.6	3.3	3.3	23	25	3	3	5	11.4
Block A1	29	3	Apartment	1 Bed Apartment	45	50	50		S/W	2650	1	2	11.4	12.6	3.3	3.3	23	25	3	3	5	11.4
Block A1	30	4	Apartment	1 Bed Apartment	45	50.4	50.4	Dual	S/W + N/W	2700	1	2	11.4	11.4	3.3	3.3	23	26.8	3	3	5	6.6
Block A1	31	4	Apartment	1 Bed Apartment	45	54.6	54.6	Dual	N/W + N/E	2700	1	2	11.4	12.6	3.3	3.3	23	24.5	3	3.5	5	17.4
Block A1	32	4	Apartment	1 Bed Apartment	45	50	50		N/E	2700	1	2	11.4	12.6	3.3	3.3	23	25	3	3	5	12.7
Block A1	33	4	Apartment	1 Bed Apartment	45	50	50		N/E	2700	1	2	11.4	12.6	3.3	3.3	23	25	3	3	5	12.7
Block A1	34	4	Apartment	1 Bed Apartment	45	52.8	52.8	Dual	N/E + S/E	2700	1	2	11.4	12.6	3.3	3.3	23	26.8	3	3	5	13.3
Block A1	35	4	Apartment	1 Bed Apartment	45	55.3	55.3	Dual	S/E + S/W	2700	1	2	11.4	12.6	3.3	3.3	23	25	3	3.2	5	12.5
Block A1	36	4	Apartment	1 Bed Apartment	45	50	50		S/W	2700	1	2	11.4	12.6	3.3	3.3	23	25	3	3	5	12
Block A1	37	4	Apartment	1 Bed Apartment	45	50	50		S/W	2700	1	2	11.4	12.6	3.3	3.3	23	25	3	3	5	12.5

HOUSING QUALITY ASSESSMENT - PROPOSED SHD - ST. TERESA'S - TEMPLE HILL- MONKSTOWN - BLACKROCK- CO. DUBLIN																						
1706A-OMP-ZZ-ZZ-SA-A-0001 APARTMENTS HQA																						
BUILDING (BLOCK)	UNIT NUMBER	FLOOR LEVEL	Apartment Type	UNIT DESCRIPTION	MIN UNIT AREA REQUIRED (m ²)	UNITS AREAS > MIN AREA +10%(m ²)	UNIT AREA ACHIEVED (m ²)	ASPECT	ORIENTATION	CEILING HEIGHT (Kitchen/Living/Dining)	No. of Bedrooms	No. of Bedspaces	Aggregate Bedroom Areas Required (m ²)	Aggregate Bedroom Area Achieved (m ²)	Main Living Room Width Required (m)	Main Living Room Width Achieved (m)	Kitchen/Living / Dining Area Required (m ²)	Kitchen/Living/Dining Area Achieved (m ²)	Aggregate Storage Area Required (m ²)	Aggregate Storage Area Achieved (m ²)	Garden/ Terrace/Balcony Area Required (m ²)	Garden/ Terrace/Balcony Area Achieved (m ²)
Block B1	1	0	Apartment	2 Bed Apartment (3P)	63	74.3	74.3	Dual	N/W + N/E	2950	2	3	20.1	23.9	3.6	5.4	28	31.1	5	5	6	10.5
Block B1	2	0	Apartment	1 Bed Apartment	45		45		N/E	2950	1	2	11.4	11.4	3.3	3.3	23	23	3	3.2	5	6.4
Block B1	3	0	Apartment	1 Bed Apartment	45	50.1	50.1	Dual	N/E + S/E	2950	1	2	11.4	12.4	3.3	3.3	23	23	3	3	5	12.6
Block B1	4	1	Apartment	1 Bed Apartment	45		45		S/E	2650	1	2	11.4	11.5	3.3	3.3	23	23.3	3	3	5	5.1
Block B1	5	1	Apartment	1 Bed Apartment	45	50	50	Dual	S/E + S/W	2650	1	2	11.4	12.1	3.3	3.3	23	24	3	3.5	5	5.5
Block B1	6	1	Apartment	3 Bed Apartment	90	105.6	105.6	Dual	S/W + N/W	2650	3	5	31.5	41.1	3.8	4.1	34	34	9	9.3	9	10.1
Block B1	7	1	Apartment	2 Bed Apartment (3P)	63	74.3	74.3	Dual	N/W + N/E	2650	2	3	20.1	23.9	3.6	5.4	28	31.1	5	5	6	10.5
Block B1	8	1	Apartment	1 Bed Apartment	45		45		N/E	2650	1	2	11.4	11.4	3.3	3.3	23	23	3	3.2	5	6.4
Block B1	9	1	Apartment	1 Bed Apartment	45	50.1	50.1	Dual	N/E + S/E	2650	1	2	11.4	12.4	3.3	3.3	23	23	3	3	5	12.6
Block B1	10	2	Apartment	1 Bed Apartment	45		45		S/E	2650	1	2	11.4	11.5	3.3	3.3	23	23.3	3	3	5	5.1
Block B1	11	2	Apartment	1 Bed Apartment	45	50	50	Dual	S/E + S/W	2650	1	2	11.4	12.1	3.3	3.3	23	24	3	3.5	5	5.5
Block B1	12	2	Apartment	3 Bed Apartment	90	105.6	105.6	Dual	S/W + N/W	2650	3	5	31.5	41.1	3.8	4.1	34	34	9	9.3	9	10.1
Block B1	13	2	Apartment	2 Bed Apartment (3P)	63	74.3	74.3	Dual	N/W + N/E	2650	2	3	20.1	23.9	3.6	5.4	28	31.1	5	5	6	10.5
Block B1	14	2	Apartment	1 Bed Apartment	45		45		N/E	2650	1	2	11.4	11.4	3.3	3.3	23	23	3	3.2	5	6.4
Block B1	15	2	Apartment	1 Bed Apartment	45	50.1	50.1	Dual	N/E + S/E	2650	1	2	11.4	12.4	3.3	3.3	23	23	3	3	5	12.6
Block B1	16	3	Apartment	1 Bed Apartment	45		45		S/E	2650	1	2	11.4	11.5	3.3	3.3	23	23.3	3	3	5	5.1
Block B1	17	3	Apartment	1 Bed Apartment	45	50	50	Dual	S/E + S/W	2650	1	2	11.4	12.1	3.3	3.3	23	24	3	3.5	5	5.5
Block B1	18	3	Apartment	3 Bed Apartment	90	105.6	105.6	Dual	S/W + N/W	2650	3	5	31.5	41.1	3.8	4.1	34	34	9	9.3	9	10.1
Block B1	19	3	Apartment	2 Bed Apartment (3P)	63	74.3	74.3	Dual	N/W + N/E	2650	2	3	20.1	23.9	3.6	5.4	28	31.1	5	5	6	10.5
Block B1	20	3	Apartment	1 Bed Apartment	45		45		N/E	2650	1	2	11.4	11.4	3.3	3.3	23	23	3	3.2	5	6.4
Block B1	21	3	Apartment	1 Bed Apartment	45	50.1	50.1	Dual	N/E + S/E	2650	1	2	11.4	12.4	3.3	3.3	23	23	3	3	5	12.6
Block B1	22	4	Apartment	1 Bed Apartment	45		45		S/E	2650	1	2	11.4	11.5	3.3	3.3	23	23.3	3	3	5	5.1
Block B1	23	4	Apartment	1 Bed Apartment	45	50	50	Dual	S/E + S/W	2650	1	2	11.4	12.1	3.3	3.3	23	24	3	3.5	5	5.5
Block B1	24	4	Apartment	1 Bed Apartment	45	50	50	Dual	S/W + N/W	2650	1	2	11.4	12.1	3.3	3.3	23	24	3	3.5	5	5.5
Block B1	25	4	Apartment	1 Bed Apartment	45		48.3		N/W	2650	1	2	11.4	11.5	3.3	3.3	23	23.3	3	3	5	5.1
Block B1	26	4	Apartment	2 Bed Apartment (3P)	63	74.3	74.3	Dual	N/W + N/E	2650	2	3	20.1	23.9	3.6	5.4	28	31.1	5	5	6	10.5
Block B1	27	4	Apartment	3 Bed Apartment	90	100.3	100.3	Dual	N/E + S/E	2650	3	5	31.5	36.7	3.8	4	34	34	9	9.1	9	19.2
Block B1	28	5	Apartment	1 Bed Apartment	45		45		S/E	2650	1	2	11.4	11.5	3.3	3.3	23	23.3	3	3	5	5.1
Block B1	29	5	Apartment	1 Bed Apartment	45	50	50	Dual	S/E + S/W	2650	1	2	11.4	12.1	3.3	3.3	23	24	3	3.5	5	5.5
Block B1	30	5	Apartment	1 Bed Apartment	45	50	50	Dual	S/W + N/W	2650	1	2	11.4	12.1	3.3	3.3	23	24	3	3.5	5	5.5
Block B1	31	5	Apartment	1 Bed Apartment	45		48.3		N/W	2650	1	2	11.4	11.5	3.3	3.3	23	23.3	3	3	5	5.1
Block B1	32	5	Apartment	2 Bed Apartment (3P)	63	74.3	74.3	Dual	N/W + N/E	2650	2	3	20.1	23.9	3.6	5.4	28	31.1	5	5	6	10.5
Block B1	33	5	Apartment	3 Bed Apartment	90	100.3	100.3	Dual	N/E + S/E	2650	3	5	31.5	36.7	3.8	4	34	34	9	9.1	9	19.2
Block B1	34	6	Apartment	1 Bed Apartment	45		45		S/E	2650	1	2	11.4	11.5	3.3	3.3	23	23.3	3	3	5	5.1
Block B1	35	6	Apartment	1 Bed Apartment	45	50	50	Dual	S/E + S/W	2650	1	2	11.4	12.1	3.3	3.3	23	24	3	3.5	5	5.5
Block B1	36	6	Apartment	1 Bed Apartment	45	50	50	Dual	S/W + N/W	2650	1	2	11.4	12.1	3.3	3.3	23	24	3	3.5	5	5.5
Block B1	37	6	Apartment	1 Bed Apartment	45		48.3		N/W	2650	1	2	11.4	11.5	3.3	3.3	23	23.3	3	3	5	5.1
Block B1	38	6	Apartment	2 Bed Apartment (3P)	63	74.3	74.3	Dual	N/W + N/E	2650	2	3	20.1	23.9	3.6	5.4	28	31.1	5	5	6	10.5
Block B1	39	6	Apartment	3 Bed Apartment	90	100.3	100.3	Dual	N/E + S/E	2650	3	5	31.5	36.7	3.8	4	34	34	9	9.1	9	19.2

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1706A-OMP-ZZ-ZZ-SA-A-0001 APARTMENTS HQA																						
BUILDING (BLOCK)	UNIT NUMBER	FLOOR LEVEL	Apartment Type	UNIT DESCRIPTION	MIN UNIT AREA REQUIRED (m ²)	UNITS AREAS > MIN AREA +10%(m ²)	UNIT AREA ACHIEVED (m ²)	ASPECT	ORIENTATION	CEILING HEIGHT (Kitchen/Living/Dining)	No. of Bedrooms	No. of Bedspaces	Aggregate Bedroom Areas Required (m ²)	Aggregate Bedroom Area Achieved (m ²)	Main Living Room Width Required (m)	Main Living Room Width Achieved (m)	Kitchen/Living / Dining Area Required (m ²)	Kitchen/Living/Dining Area Achieved (m ²)	Aggregate Storage Area Required (m ²)	Aggregate Storage Area Achieved (m ²)	Garden/ Terrace/Balcony Area Required (m ²)	Garden/ Terrace/Balcony Area Achieved (m ²)
Block B1	40	7	Apartment	1 Bed Apartment	45		45		S/E	2650	1	2	11.4	11.5	3.3	3.3	23	23.3	3	3	5	5.1
Block B1	41	7	Apartment	1 Bed Apartment	45	50	50	Dual	S/E + S/W	2650	1	2	11.4	12.1	3.3	3.3	23	24	3	3.5	5	5.5
Block B1	42	7	Apartment	1 Bed Apartment	45	50	50	Dual	S/W + N/W	2650	1	2	11.4	12.1	3.3	3.3	23	24	3	3.5	5	5.5
Block B1	43	7	Apartment	1 Bed Apartment	45		48.3		N/W	2650	1	2	11.4	11.5	3.3	3.3	23	23.3	3	3	5	5.1
Block B1	44	7	Apartment	2 Bed Apartment (3P)	63	74.3	74.3	Dual	N/W + N/E	2650	2	3	20.1	23.9	3.6	5.4	28	31.1	5	5	6	10.5
Block B1	45	7	Apartment	3 Bed Apartment	90	100.3	100.3	Dual	N/E + S/E	2650	3	5	31.5	36.7	3.8	4	34	34	9	9.1	9	19.2
Block B1	46	8	Apartment	1 Bed Apartment	45		45		S/E	2650	1	2	11.4	11.5	3.3	3.3	23	23.3	3	3	5	5.1
Block B1	47	8	Apartment	1 Bed Apartment	45	50	50	Dual	S/E + S/W	2650	1	2	11.4	12.1	3.3	3.3	23	24	3	3.5	5	5.5
Block B1	48	8	Apartment	1 Bed Apartment	45	50	50	Dual	S/W + N/W	2650	1	2	11.4	12.1	3.3	3.3	23	24	3	3.5	5	5.5
Block B1	49	8	Apartment	1 Bed Apartment	45		48.3		N/W	2650	1	2	11.4	11.5	3.3	3.3	23	23.3	3	3	5	5.1
Block B1	50	8	Apartment	2 Bed Apartment (3P)	63	74.3	74.3	Dual	N/W + N/E	2650	2	3	20.1	23.9	3.6	5.4	28	31.1	5	5	6	10.5
Block B1	51	8	Apartment	3 Bed Apartment	90	100.3	100.3	Dual	N/E + S/E	2650	3	5	31.5	36.7	3.8	4	34	34	9	9.1	9	19.2
Block B1	52	9	Apartment	1 Bed Apartment	45		45		S/E	2700	1	2	11.4	11.5	3.3	3.3	23	23.3	3	3	5	5.1
Block B1	53	9	Apartment	1 Bed Apartment	45	50	50	Dual	S/E + S/W	2700	1	2	11.4	12.1	3.3	3.3	23	24	3	3.5	5	5.5
Block B1	54	9	Apartment	1 Bed Apartment	45	50	50	Dual	S/W + N/W	2700	1	2	11.4	12.1	3.3	3.3	23	24	3	3.5	5	5.5
Block B1	55	9	Apartment	2 Bed Apartment (4P)	73		78.4	Dual	N/W + N/E	2700	2	4	24.4	24.6	3.6	3.6	30	30	6	6	7	15.1
Block B2	1	0	Apartment	2 Bed Apartment (4P)	73	87.7	87.7	Dual	N/W + N/E	2950	2	4	24.4	25.7	3.6	4.6	30	31.4	6	6	7	10.5
Block B2	2	0	Apartment	1 Bed Apartment	45		45		N/E	2950	1	2	11.4	11.4	3.3	3.3	23	23	3	3.2	5	6.4
Block B2	3	0	Apartment	1 Bed Apartment	45	50.1	50.1	Dual	N/E + S/E	2950	1	2	11.4	12.4	3.3	3.3	23	23	3	3	5	12.6
Block B2	4	1	Apartment	1 Bed Apartment	45		45		S/E	2650	1	2	11.4	11.5	3.3	3.3	23	23.3	3	3	5	5.1
Block B2	5	1	Apartment	1 Bed Apartment	45	50	50	Dual	S/E + S/W	2650	1	2	11.4	12.1	3.3	3.3	23	24	3	3.5	5	5.5
Block B2	6	1	Apartment	1 Bed Apartment	45	50	50	Dual	S/W + N/W	2650	1	2	11.4	12.1	3.3	3.3	23	24	3	3.5	5	5.5
Block B2	7	1	Apartment	1 Bed Apartment	45		45		N/W	2650	1	2	11.4	11.5	3.3	3.3	23	23.3	3	3	5	5.1
Block B2	8	1	Apartment	2 Bed Apartment (4P)	73	87.7	87.7	Dual	N/W + N/E	2650	2	4	24.4	25.7	3.6	4.6	30	31.4	6	6	7	10.5

HOUSING QUALITY ASSESSMENT - PROPOSED SHD - ST. TERESA'S - TEMPLE HILL- MONKSTOWN - BLACKROCK- CO. DUBLIN																						
1706A-OMP-ZZ-ZZ-SA-A-0001 APARTMENTS HQA																						
BUILDING (BLOCK)	UNIT NUMBER	FLOOR LEVEL	Apartment Type	UNIT DESCRIPTION	MIN UNIT AREA REQUIRED (m ²)	UNITS AREAS > MIN AREA +10%(m ²)	UNIT AREA ACHIEVED (m ²)	ASPECT	ORIENTATION	CEILING HEIGHT (Kitchen/Living/Dining)	No. of Bedrooms	No. of Bedspaces	Aggregate Bedroom Areas Required (m ²)	Aggregate Bedroom Area Achieved (m ²)	Main Living Room Width Required (m)	Main Living Room Width Achieved (m)	Kitchen/Living / Dining Area Required (m ²)	Kitchen/Living /Dining Area Achieved (m ²)	Aggregate Storage Area Required (m ²)	Aggregate Storage Area Achieved (m ²)	Garden/ Terrace/Balcony Area Required (m ²)	Garden/ Terrace/Balcony Area Achieved (m ²)
Block B2	9	1	Apartment	1 Bed Apartment	45		45		N/E	2650	1	2	11.4	11.4	3.3	3.3	23	23	3	3.2	5	6.4
Block B2	10	1	Apartment	1 Bed Apartment	45	50.1	50.1	Dual	N/W + N/E	2650	1	2	11.4	12.4	3.3	3.3	23	23	3	3	5	12.6
Block B2	11	2	Apartment	1 Bed Apartment	45		45		S/E	2650	1	2	11.4	11.5	3.3	3.3	23	23.3	3	3	5	5.1
Block B2	12	2	Apartment	1 Bed Apartment	45	50	50	Dual	S/E + S/W	2650	1	2	11.4	12.1	3.3	3.3	23	24	3	3.5	5	5.5
Block B2	13	2	Apartment	1 Bed Apartment	45	50	50	Dual	S/W + N/W	2650	1	2	11.4	12.1	3.3	3.3	23	24	3	3.5	5	5.5
Block B2	14	2	Apartment	1 Bed Apartment	45		45		N/W	2650	1	2	11.4	11.5	3.3	3.3	23	23.3	3	3	5	5.1
Block B2	15	2	Apartment	2 Bed Apartment (4P)	73	87.7	87.7	Dual	N/W + N/E	2650	2	4	24.4	25.7	3.6	4.6	30	31.4	6	6	7	10.5
Block B2	16	2	Apartment	3 Bed Apartment	90	100.3	100.3	Dual	N/W + N/E	2650	3	5	31.5	36.7	3.8	4	34	34	9	9.1	9	19.2
Block B2	17	3	Apartment	1 Bed Apartment	45		45		S/E	2650	1	2	11.4	11.5	3.3	3.3	23	23.3	3	3	5	5.1
Block B2	18	3	Apartment	1 Bed Apartment	45	50	50	Dual	S/E + S/W	2650	1	2	11.4	12.1	3.3	3.3	23	24	3	3.5	5	5.5
Block B2	19	3	Apartment	1 Bed Apartment	45	50	50	Dual	S/W + N/W	2650	1	2	11.4	12.1	3.3	3.3	23	24	3	3.5	5	5.5
Block B2	20	3	Apartment	1 Bed Apartment	45		45		N/W	2650	1	2	11.4	11.5	3.3	3.3	23	23.3	3	3	5	5.1
Block B2	21	3	Apartment	2 Bed Apartment (4P)	73	87.7	87.7	Dual	N/W + N/E	2650	2	4	24.4	25.7	3.6	4.6	30	31.4	6	6	7	10.5
Block B2	22	3	Apartment	3 Bed Apartment	90	100.3	100.3	Dual	N/W + N/E	2650	3	5	31.5	36.7	3.8	4	34	34	9	9.1	9	19.2
Block B2	23	4	Apartment	1 Bed Apartment	45		45		S/E	2650	1	2	11.4	11.5	3.3	3.3	23	23.3	3	3	5	5.1
Block B2	24	4	Apartment	1 Bed Apartment	45	50	50	Dual	S/E + S/W	2650	1	2	11.4	12.1	3.3	3.3	23	24	3	3.5	5	5.5
Block B2	25	4	Apartment	1 Bed Apartment	45	50	50	Dual	S/W + N/W	2650	1	2	11.4	12.1	3.3	3.3	23	24	3	3.5	5	5.5
Block B2	26	4	Apartment	1 Bed Apartment	45		45		N/W	2650	1	2	11.4	11.5	3.3	3.3	23	23.3	3	3	5	5.1
Block B2	27	4	Apartment	2 Bed Apartment (4P)	73	87.7	87.7	Dual	N/W + N/E	2650	2	4	24.4	25.7	3.6	4.6	30	31.4	6	6	7	10.5
Block B2	28	4	Apartment	3 Bed Apartment	90	100.3	100.3	Dual	N/W + N/E	2650	3	5	31.5	36.7	3.8	4	34	34	9	9.1	9	19.2
Block B2	29	5	Apartment	1 Bed Apartment	45		45		S/E	2650	1	2	11.4	11.5	3.3	3.3	23	23.3	3	3	5	5.1
Block B2	30	5	Apartment	1 Bed Apartment	45	50	50	Dual	S/E + S/W	2650	1	2	11.4	12.1	3.3	3.3	23	24	3	3.5	5	5.5
Block B2	31	5	Apartment	1 Bed Apartment	45	50	50	Dual	S/W + N/W	2650	1	2	11.4	12.1	3.3	3.3	23	24	3	3.5	5	5.5
Block B2	32	5	Apartment	1 Bed Apartment	45		45		N/W	2650	1	2	11.4	11.5	3.3	3.3	23	23.3	3	3	5	5.1
Block B2	33	5	Apartment	2 Bed Apartment (4P)	73	87.7	87.7	Dual	N/W + N/E	2650	2	4	24.4	25.7	3.6	4.6	30	31.4	6	6	7	10.5
Block B2	34	5	Apartment	3 Bed Apartment	90	100.3	100.3	Dual	N/W + N/E	2650	3	5	31.5	36.7	3.8	4	34	34	9	9.1	9	19.2
Block B2	35	6	Apartment	1 Bed Apartment	45		45		S/E	2650	1	2	11.4	11.5	3.3	3.3	23	23.3	3	3	5	5.1
Block B2	36	6	Apartment	1 Bed Apartment	45	50	50	Dual	S/E + S/W	2650	1	2	11.4	12.1	3.3	3.3	23	24	3	3.5	5	5.5
Block B2	37	6	Apartment	1 Bed Apartment	45	50	50	Dual	S/W + N/W	2650	1	2	11.4	12.1	3.3	3.3	23	24	3	3.5	5	5.5
Block B2	38	6	Apartment	1 Bed Apartment	45		45		N/W	2650	1	2	11.4	11.5	3.3	3.3	23	23.3	3	3	5	5.1
Block B2	39	6	Apartment	2 Bed Apartment (4P)	73	87.7	87.7	Dual	N/W + N/E	2650	2	4	24.4	25.7	3.6	4.6	30	31.4	6	6	7	10.5
Block B2	40	6	Apartment	3 Bed Apartment	90	100.3	100.3	Dual	N/W + N/E	2650	3	5	31.5	36.7	3.8	4	34	34	9	9.1	9	19.2
Block B2	41	7	Apartment	2 Bed Apartment (4P)	73	90.5	90.5	Dual	S/E + S/W	2700	2	4	24.4	27.8	3.6	3.7	30	35.6	6	6.6	7	86
Block B2	42	7	Apartment	2 Bed Apartment (4P)	73	87.7	80.7	Dual	S/W + N/W + N/E	2700	2	4	24.4	26.3	3.6	4.3	30	30	6	6	7	41.4

HOUSING QUALITY ASSESSMENT - PROPOSED SHD - ST. TERESA'S - TEMPLE HILL- MONKSTOWN - BLACKROCK- CO. DUBLIN																						
1706A-OMP-ZZ-ZZ-SA-A-0001 APARTMENTS HQA																						
BUILDING (BLOCK)	UNIT NUMBER	FLOOR LEVEL	Apartment Type	UNIT DESCRIPTION	MIN UNIT AREA REQUIRED (m ²)	UNITS AREAS > MIN AREA +10%(m ²)	UNIT AREA ACHIEVED (m ²)	ASPECT	ORIENTATION	CEILING HEIGHT (Kitchen/Living/Dining)	No. of Bedrooms	No. of Bedspaces	Aggregate Bedroom Areas Required (m ²)	Aggregate Bedroom Area Achieved (m ²)	Main Living Room Width Required (m)	Main Living Room Width Achieved (m)	Kitchen/Living / Dining Area Required (m ²)	Kitchen/Living /Dining Area Achieved (m ²)	Aggregate Storage Area Required (m ²)	Aggregate Storage Area Achieved (m ²)	Garden/ Terrace/Balcony Area Required (m ²)	Garden/ Terrace/Balcony Area Achieved (m ²)
Block B3	1	0	Apartment	1 Bed Apartment	45	50.1	50.1	Dual	N/W + N/E	2950	1	2	11.4	12.4	3.3	3.3	23	23	3	3	5	12.6
Block B3	2	0	Apartment	1 Bed Apartment	45		45		N/W	2950	1	2	11.4	11.4	3.3	3.3	23	23	3	3.2	5	6.4
Block B3	3	0	Apartment	2 Bed Apartment (4P)	73	87.7	87.7	Dual	N/E + S/E	2950	2	4	24.4	25.7	3.6	4.6	30	31.4	6	6	7	10.5
Block B3	4	1	Apartment	1 Bed Apartment	45	50.1	50.1	Dual	N/W + N/E	2650	1	2	11.4	12.4	3.3	3.3	23	23	3	3	5	12.6
Block B3	5	1	Apartment	1 Bed Apartment	45		45		N/E	2650	1	2	11.4	11.4	3.3	3.3	23	23	3	3.2	5	6.4
Block B3	6	1	Apartment	2 Bed Apartment (4P)	73	87.7	87.7	Dual	N/E + S/E	2650	2	4	24.4	25.7	3.6	4.6	30	31.4	6	6	7	10.5
Block B3	7	1	Apartment	1 Bed Apartment	45		45		S/E	2650	1	2	11.4	11.5	3.3	3.3	23	23.3	3	3	5	5.1
Block B3	8	1	Apartment	1 Bed Apartment	45	50	50	Dual	S/E + S/W	2650	1	2	11.4	12.1	3.3	3.3	23	24	3	3.5	5	5.5
Block B3	9	1	Apartment	1 Bed Apartment	45	50	50	Dual	S/W + N/W	2650	1	2	11.4	12.1	3.3	3.3	23	24	3	3.5	5	5.5
Block B3	10	1	Apartment	1 Bed Apartment	45		45		N/W	2650	1	2	11.4	11.5	3.3	3.3	23	23.3	3	3	5	5.1
Block B3	11	2	Apartment	3 Bed Apartment	90	100.3	100.3	Dual	N/W + N/E	2650	3	5	31.5	36.7	3.8	4	34	34	9	9.1	9	19.2
Block B3	12	2	Apartment	2 Bed Apartment (4P)	73	87.7	87.7	Dual	N/W + N/E	2650	2	4	24.4	25.7	3.6	4.6	30	31.4	6	6	7	10.5
Block B3	13	2	Apartment	1 Bed Apartment	45		45		S/E	2650	1	2	11.4	11.5	3.3	3.3	23	23.3	3	3	5	5.1
Block B3	14	2	Apartment	1 Bed Apartment	45	50	50	Dual	S/E + S/W	2650	1	2	11.4	12.1	3.3	3.3	23	24	3	3.5	5	5.5
Block B3	15	2	Apartment	1 Bed Apartment	45	50	50	Dual	S/W + N/W	2650	1	2	11.4	12.1	3.3	3.3	23	24	3	3.5	5	5.5
Block B3	16	2	Apartment	1 Bed Apartment	45		45		N/W	2650	1	2	11.4	11.5	3.3	3.3	23	23.3	3	3	5	5.1
Block B3	17	3	Apartment	3 Bed Apartment	90	100.3	100.3	Dual	N/W + N/E	2650	3	5	31.5	36.7	3.8	4	34	34	9	9.1	9	19.2
Block B3	18	3	Apartment	2 Bed Apartment (4P)	73	87.7	87.7	Dual	N/W + N/E	2650	2	4	24.4	25.7	3.6	4.6	30	31.4	6	6	7	10.5
Block B3	19	3	Apartment	1 Bed Apartment	45		45		S/E	2650	1	2	11.4	11.5	3.3	3.3	23	23.3	3	3	5	5.1
Block B3	20	3	Apartment	1 Bed Apartment	45	50	50	Dual	S/E + S/W	2650	1	2	11.4	12.1	3.3	3.3	23	24	3	3.5	5	5.5
Block B3	21	3	Apartment	1 Bed Apartment	45	50	50	Dual	S/W + N/W	2650	1	2	11.4	12.1	3.3	3.3	23	24	3	3.5	5	5.5
Block B3	22	3	Apartment	1 Bed Apartment	45		45		N/W	2650	1	2	11.4	11.5	3.3	3.3	23	23.3	3	3	5	5.1
Block B3	23	4	Apartment	3 Bed Apartment	90	100.3	100.3	Dual	N/W + N/E	2650	3	5	31.5	36.7	3.8	4	34	34	9	9.1	9	19.2
Block B3	24	4	Apartment	2 Bed Apartment (4P)	73	87.7	87.7	Dual	N/W + N/E	2650	2	4	24.4	25.7	3.6	4.6	30	31.4	6	6	7	10.5
Block B3	25	4	Apartment	1 Bed Apartment	45		45		S/E	2650	1	2	11.4	11.5	3.3	3.3	23	23.3	3	3	5	5.1
Block B3	26	4	Apartment	1 Bed Apartment	45	50	50	Dual	S/E + S/W	2650	1	2	11.4	12.1	3.3	3.3	23	24	3	3.5	5	5.5
Block B3	27	4	Apartment	1 Bed Apartment	45	50	50	Dual	S/W + N/W	2650	1	2	11.4	12.1	3.3	3.3	23	24	3	3.5	5	5.5
Block B3	28	4	Apartment	1 Bed Apartment	45		45		N/W	2650	1	2	11.4	11.5	3.3	3.3	23	23.3	3	3	5	5.1
Block B3	29	5	Apartment	3 Bed Apartment	90	100.3	100.3	Dual	N/W + N/E	2650	3	5	31.5	36.7	3.8	4	34	34	9	9.1	9	19.2
Block B3	30	5	Apartment	2 Bed Apartment (4P)	73	87.7	87.7	Dual	N/W + N/E	2650	2	4	24.4	25.7	3.6	4.6	30	31.4	6	6	7	10.5
Block B3	31	5	Apartment	1 Bed Apartment	45		45		S/E	2650	1	2	11.4	11.5	3.3	3.3	23	23.3	3	3	5	5.1
Block B3	32	5	Apartment	1 Bed Apartment	45	50	50	Dual	S/E + S/W	2650	1	2	11.4	12.1	3.3	3.3	23	24	3	3.5	5	5.5
Block B3	33	5	Apartment	1 Bed Apartment	45	50	50	Dual	S/W + N/W	2650	1	2	11.4	12.1	3.3	3.3	23	24	3	3.5	5	5.5
Block B3	34	5	Apartment	1 Bed Apartment	45		45		N/W	2650	1	2	11.4	11.5	3.3	3.3	23	23.3	3	3	5	5.1
Block B3	35	6	Apartment	3 Bed Apartment	90	100.3	100.3	Dual	N/W + N/E	2650	3	5	31.5	36.7	3.8	4	34	34	9	9.1	9	19.2
Block B3	36	6	Apartment	2 Bed Apartment (4P)	73	87.7	87.7	Dual	N/W + N/E	2650	2	4	24.4	25.7	3.6	4.6	30	31.4	6	6	7	10.5
Block B3	37	6	Apartment	1 Bed Apartment	45		45		S/E	2650	1	2	11.4	11.5	3.3	3.3	23	23.3	3	3	5	5.1
Block B3	38	6	Apartment	1 Bed Apartment	45	50	50	Dual	S/E + S/W	2650	1	2	11.4	12.1	3.3	3.3	23	24	3	3.5	5	5.5
Block B3	39	6	Apartment	1 Bed Apartment	45	50	50	Dual	S/W + N/W	2650	1	2	11.4	12.1	3.3	3.3	23	24	3	3.5	5	5.5
Block B3	40	6	Apartment	1 Bed Apartment	45		45		N/W	2650	1	2	11.4	11.5	3.3	3.3	23	23.3	3	3	5	5.1
Block B3	41	7	Apartment	2 Bed Apartment (4P)	73	80.7	80.7	Dual	N/E + S/E + S/W	2700	2	4	24.4	26.3	3.6	4.3	30	30	6	6	7	41.4
Block B3	42	7	Apartment	2 Bed Apartment (4P)	73	90.5	90.5	Dual	S/W + N/W	2700	2	4	24.4	27.8	3.6	3.7	30	35.6	6	6.6	7	86

HOUSING QUALITY ASSESSMENT - PROPOSED SHD - ST. TERESA'S - TEMPLE HILL- MONKSTOWN - BLACKROCK- CO. DUBLIN																						
1706A-OMP-ZZ-ZZ-SA-A-0001 APARTMENTS HQA																						
BUILDING (BLOCK)	UNIT NUMBER	FLOOR LEVEL	Apartment Type	UNIT DESCRIPTION	MIN UNIT AREA REQUIRED (m ²)	UNITS AREAS > MIN AREA +10%(m ²)	UNIT AREA ACHIEVED (m ²)	ASPECT	ORIENTATION	CEILING HEIGHT (Kitchen/Living/Dining)	No. of Bedrooms	No. of Bedspaces	Aggregate Bedroom Areas Required (m ²)	Aggregate Bedroom Area Achieved (m ²)	Main Living Room Width Required (m)	Main Living Room Width Achieved (m)	Kitchen/Living / Dining Area Required (m ²)	Kitchen/Living/Dining Area Achieved (m ²)	Aggregate Storage Area Required (m ²)	Aggregate Storage Area Achieved (m ²)	Garden/ Terrace/Balcony Area Required (m ²)	Garden/ Terrace/Balcony Area Achieved (m ²)
Block B4	1	0	Apartment	2 Bed Apartment (3P)	63	71	71	Dual	S/W + N/W	2950	2	3	20.1	20.3	3.6	4.8	28	29.8	5	5.2	6	7.4
Block B4	2	0	Apartment	2 Bed Apartment (4P)	73	82	82	Dual	N/W + N/E	2950	2	4	24.4	27.1	3.6	3.6	30	31	6	6.3	7	8.5
Block B4	3	0	Apartment	1 Bed Apartment	45	54	54	Dual	N/E + S/E	2950	1	2	11.4	11.9	3.3	3.8	23	23.5	3	4.1	5	7.5
Block B4	4	0	Apartment	2 Bed Apartment (4P)	73		76.8		E	2950	2	4	24.4	24.6	3.6	3.8	30	31.4	6	6.8	7	7
Block B4	5	0	Apartment	2 Bed Apartment (4P)	73		76.8		E	2950	2	4	24.4	24.6	3.6	3.8	30	31.4	6	6.8	7	7
Block B4	6	0	Apartment	2 Bed Apartment (4P)	73	84.1	84.1	Dual	E + S	2950	2	4	24.4	25.6	3.6	3.8	30	31	6	7.1	7	7
Block B4	7	0	Apartment	3 Bed Apartment	90	106.8	106.8	Dual	S + W	2950	3	5	31.5	31.7	3.8	4.5	34	41.8	9	10.7	9	9
Block B4	8	0	Apartment	2 Bed Apartment (4P)	73		77.7		W	2950	2	4	24.4	24.6	3.6	3.8	30	30.5	6	6.1	7	7
Block B4	9	0	Apartment	Studio Apartment	37		38.7		W	2950	1	2	N/A	N/A	4	4.6	30	30.7	3	3	4	7
Block B4	10	1	Apartment	2 Bed Apartment (3P)	63	71	71	Dual	S/W + N/W	2650	2	3	20.1	20.3	3.6	4.8	28	29.8	5	5.2	6	7.4
Block B4	11	1	Apartment	2 Bed Apartment (4P)	73	82	82	Dual	N/W + N/E	2650	2	4	24.4	27.1	3.6	3.6	30	31	6	6.3	7	8.5
Block B4	12	1	Apartment	1 Bed Apartment	45	54	54	Dual	N/E + S/E	2650	1	2	11.4	11.9	3.3	3.8	23	23.5	3	4.1	5	7.5
Block B4	13	1	Apartment	2 Bed Apartment (4P)	73		76.8		E	2650	2	4	24.4	24.6	3.6	3.8	30	31.4	6	6.8	7	7
Block B4	14	1	Apartment	2 Bed Apartment (4P)	73		76.8		E	2650	2	4	24.4	24.6	3.6	3.8	30	31.4	6	6.8	7	7
Block B4	15	1	Apartment	2 Bed Apartment (4P)	73	84.1	84.1	Dual	E + S	2650	2	4	24.4	25.6	3.6	3.8	30	31	6	7.1	7	7
Block B4	16	1	Apartment	3 Bed Apartment	90	106.8	106.8	Dual	S + W	2650	3	5	31.5	31.7	3.8	4.5	34	41.8	9	10.7	9	9
Block B4	17	1	Apartment	2 Bed Apartment (4P)	73		77.7		W	2650	2	4	24.4	24.6	3.6	3.8	30	30.5	6	6.1	7	7
Block B4	18	1	Apartment	Studio Apartment	37		38.7		W	2650	1	2	N/A	N/A	4	4.6	30	30.7	3	3	4	7
Block B4	19	2	Apartment	2 Bed Apartment (3P)	63	71	71	Dual	S/W + N/W	2650	2	3	20.1	20.3	3.6	4.8	28	29.8	5	5.2	6	7.4
Block B4	20	2	Apartment	2 Bed Apartment (4P)	73	82	82	Dual	N/W + N/E	2650	2	4	24.4	27.1	3.6	3.6	30	31	6	6.3	7	8.5
Block B4	21	2	Apartment	1 Bed Apartment	45	54	54	Dual	N/E + S/E	2650	1	2	11.4	11.9	3.3	3.8	23	23.5	3	4.1	5	7.5
Block B4	22	2	Apartment	2 Bed Apartment (4P)	73		76.8		E	2650	2	4	24.4	24.6	3.6	3.8	30	31.4	6	6.8	7	7
Block B4	23	2	Apartment	2 Bed Apartment (4P)	73		76.8		E	2650	2	4	24.4	24.6	3.6	3.8	30	31.4	6	6.8	7	7
Block B4	24	2	Apartment	2 Bed Apartment (4P)	73	84.1	84.1	Dual	E + S	2650	2	4	24.4	25.6	3.6	3.8	30	31	6	7.1	7	7
Block B4	25	2	Apartment	3 Bed Apartment	90	106.8	106.8	Dual	S + W	2650	3	5	31.5	31.7	3.8	4.5	34	41.8	9	10.7	9	9
Block B4	26	2	Apartment	2 Bed Apartment (4P)	73		77.7		W	2650	2	4	24.4	24.6	3.6	3.8	30	30.5	6	6.1	7	7
Block B4	27	2	Apartment	Studio Apartment	37		38.7		W	2650	1	2	N/A	N/A	4	4.6	30	30.7	3	3	4	7
Block B4	28	3	Apartment	2 Bed Apartment (3P)	63	71	71	Dual	S/W + N/W	2650	2	3	20.1	20.3	3.6	4.8	28	29.8	5	5.2	6	7.4
Block B4	29	3	Apartment	2 Bed Apartment (4P)	73	82	82	Dual	N/W + N/E	2650	2	4	24.4	27.1	3.6	3.6	30	31	6	6.3	7	8.5
Block B4	30	3	Apartment	1 Bed Apartment	45	54	54	Dual	N/E + S/E	2650	1	2	11.4	11.9	3.3	3.8	23	23.5	3	4.1	5	7.5
Block B4	31	3	Apartment	2 Bed Apartment (4P)	73		76.8		E	2650	2	4	24.4	24.6	3.6	3.8	30	31.4	6	6.8	7	7
Block B4	32	3	Apartment	2 Bed Apartment (4P)	73		76.8		E	2650	2	4	24.4	24.6	3.6	3.8	30	31.4	6	6.8	7	7
Block B4	33	3	Apartment	2 Bed Apartment (4P)	73	84.1	84.1	Dual	E + S	2650	2	4	24.4	25.6	3.6	3.8	30	31	6	7.1	7	7
Block B4	34	3	Apartment	3 Bed Apartment	90	106.8	106.8	Dual	S + W	2650	3	5	31.5	31.7	3.8	4.5	34	41.8	9	10.7	9	9
Block B4	35	3	Apartment	2 Bed Apartment (4P)	73		77.7		W	2650	2	4	24.4	24.6	3.6	3.8	30	30.5	6	6.1	7	7
Block B4	36	3	Apartment	Studio Apartment	37		38.7		W	2650	1	2	N/A	N/A	4	4.6	30	30.7	3	3	4	7
Block B4	37	4	Apartment	3 Bed Apartment	90	111.6	111.6	Dual	S/W + N/W + N/E	2700	3	5	31.5	37.7	3.8	4.1	34	40.4	9	9.8	9	115
Block B4	38	4	Apartment	2 Bed Apartment (4P)	73		77.9		N + E	2700	2	4	24.4	24.3	3.6	3.6	30	30	6	6.2	7	46
Block B4	39	4	Apartment	2 Bed Apartment (4P)	73		77.9		E + S	2700	2	4	24.4	24.3	3.6	3.6	30	30	6	6	7	40
Block B4	40	4	Apartment	3 Bed Apartment	90	105.7	105.7	Dual	S + W	2700	3	5	31.5	31.8	3.8	5	34	39.7	9	9.8	10	52
Block B4	41	4	Apartment	2 Bed Apartment (4P)	73	91.2	91.2		W	2700	2	4	24.4	25.6	3.6	3.8	30	31.4	6	7	7.4	7

HOUSING QUALITY ASSESSMENT - PROPOSED SHD - ST. TERESA'S - TEMPLE HILL- MONKSTOWN - BLACKROCK- CO. DUBLIN																						
1706A-OMP-ZZ-ZZ-SA-A-0001 APARTMENTS HQA																						
BUILDING (BLOCK)	UNIT NUMBER	FLOOR LEVEL	Apartment Type	UNIT DESCRIPTION	MIN UNIT AREA REQUIRED (m ²)	UNITS AREAS > MIN AREA +10%(m ²)	UNIT AREA ACHIEVED (m ²)	ASPECT	ORIENTATION	CEILING HEIGHT (Kitchen/Living/Dining)	No. of Bedrooms	No. of Bedspaces	Aggregate Bedroom Areas Required (m ²)	Aggregate Bedroom Area Achieved (m ²)	Main Living Room Width Required (m)	Main Living Room Width Achieved (m)	Kitchen/Living / Dining Area Required (m ²)	Kitchen/Living / Dining Area Achieved (m ²)	Aggregate Storage Area Required (m ²)	Aggregate Storage Area Achieved (m ²)	Garden/ Terrace/Balcony Area Required (m ²)	Garden/ Terrace/Balcony Area Achieved (m ²)
Block C1	1	0	Apartment	1 Bed Apartment	45	50.2	50.2		N/E	2950	1	2	11.4	11.9	3.3	3.8	23	23.5	3	4.4	5	5.7
Block C1	2	0	Apartment	2 Bed Apartment (4P)	73	80.3	80.3	Dual	S/E + S/W	2950	2	4	24.4	24.6	3.6	3.6	30	31	6	6.2	7	18.3
Block C1	3	0	Apartment	2 Bed Apartment (4P)	73	81.2	81.2	Dual	S/W + N/W	2950	2	4	24.4	24.9	3.6	3.6	30	31.1	6	6.4	7	17
Block C1	4	0	Apartment	Studio Apartment	37	41.2	41.2		N/E	2950	1	2	N/A	N/A	4	4	30	32.5	3	3.3	4	8.8
Block C1	5	1	Apartment	1 Bed Apartment	45	50.2	50.2		N/E	2650	1	2	11.4	11.9	3.3	3.8	23	23.5	3	4.4	5	5.7
Block C1	6	1	Apartment	2 Bed Apartment (4P)	73	80.3	80.3	Dual	S/E + S/W	2650	2	4	24.4	24.6	3.6	3.6	30	31	6	6.2	7	15.5
Block C1	7	1	Apartment	2 Bed Apartment (4P)	73	80.3	80.3	Dual	S/W + N/W	2650	2	4	24.4	24.6	3.6	3.6	30	31	6	6.2	7	20
Block C1	8	1	Apartment	1 Bed Apartment	45	50.2	50.2		N/E	2650	1	2	11.4	11.9	3.3	3.8	23	23.5	3	4.4	5	5.7
Block C1	9	2	Apartment	2 Bed Apartment (4P)	73	80.9	83.9	Dual	N/E + S/E + S/W	2650	2	4	24.4	26.8	3.6	3.7	30	30.7	6	6	7	60.9
Block C1	10	2	Apartment	2 Bed Apartment (4P)	73	80.9	83.9	Dual	S/W + N/W + N/E	2650	2	4	24.4	26.8	3.6	3.7	30	30.7	6	6	7	60.9
Block C2	1	1	Apartment	1 Bed Apartment	45	50.2	50.2		N/E	2650	1	2	11.4	11.9	3.3	3.8	23	23.5	3	4.4	5	5.7
Block C2	2	1	Apartment	2 Bed Apartment (4P)	73	80.3	80.3	Dual	S/E + S/W	2650	2	4	24.4	24.6	3.6	3.6	30	31	6	6.2	7	20
Block C2	3	1	Apartment	2 Bed Apartment (4P)	73	80.3	80.3	Dual	S/W + N/W	2650	2	4	24.4	24.6	3.6	3.6	30	31	6	6.2	7	15.5
Block C2	4	1	Apartment	1 Bed Apartment	45	50.2	50.2		N/E	2650	1	2	11.4	11.9	3.3	3.8	23	23.5	3	4.4	5	5.7
Block C2	5	2	Apartment	2 Bed Apartment (4P)	73	80.3	83.9	Dual	N/E + S/E + S/W	2650	2	4	24.4	26.8	3.6	3.7	30	30.7	6	6	7	60.9
Block C2	6	2	Apartment	2 Bed Apartment (4P)	73	83.9	83.9	Dual	S/W + N/W + N/E	2650	2	4	24.4	26.8	3.6	3.7	30	30.7	6	6	7	60.9
Block D1	1	0	Apartment	1 Bed Apartment	45	66.4	66.4	Dual	N/W + N	2950	1	2	11.4	14.8	3.3	4.3	23	30.9	3	4.5	5	18.3
Block D1	2	0	Apartment	1 Bed Apartment	45		46		S/E	2950	1	2	11.4	11.6	3.3	4.6	23	24	3	4.4	5	14.4
Block D1	3	0	Apartment	2 Bed Apartment (4P)	73		76.6		S/E	2950	2	4	24.4	24.4	3.6	3.6	30	30	6	6.4	7	8.7
Block D1	4	0	Apartment	2 Bed Apartment (4P)	73		76.6		S/E	2950	2	4	24.4	24.4	3.6	3.6	30	30	6	6.4	7	8.7
Block D1	5	0	Apartment	2 Bed Apartment (4P)	73		76.6		S/E	2950	2	4	24.4	24.4	3.6	3.6	30	30	6	6.4	7	8.7
Block D1	6	0	Apartment	2 Bed Apartment (4P)	73	87.1	87.1	Dual	S/E + N/W	2950	2	4	24.4	26.3	3.6	3.6	30	32.5	6	6.9	7	7.7
Block D1	7	0	Apartment	Studio Apartment	37		37.2		N/W	2950	1	2	N/A	N/A	4	4.6	30	30	3	3.1	4	7.4
Block D1	8	0	Apartment	Studio Apartment	37		37.2		N/W	2950	1	2	N/A	N/A	4	4.6	30	30	3	3.1	4	7.4
Block D1	9	0	Apartment	1 Bed Apartment	45	49.5	49.5		N/W	2950	1	2	11.4	11.6	3.3	3.3	23	23.3	3	3.6	5	8.3
Block D1	10	0	Apartment	2 Bed Apartment (4P)	73		75.5		N/W	2950	2	4	24.4	24.4	3.6	3.6	30	30	6	6.3	7	8.3
Block D1	11	1	Apartment	2 Bed Apartment (4P)	73	80.7	80.7	Dual	N/W + N	2650	2	4	24.4	24.4	3.6	4.9	30	30	6	6.4	7	7
Block D1	12	1	Apartment	2 Bed Apartment (3P)	63		65.1		N	2650	2	3	20.1	24.2	3.6	3.6	28	28.1	5	5.4	6	6.9
Block D1	13	1	Apartment	2 Bed Apartment (3P)	63	74	74	Dual	N + E	2650	2	3	20.1	20.7	3.6	4.8	28	28	5	6	6	9.7
Block D1	14	1	Apartment	2 Bed Apartment (4P)	73		76.8	Dual	E + S	2650	2	4	24.4	24.4	3.6	4.6	30	30	6	6	7	9.7
Block D1	15	1	Apartment	2 Bed Apartment (4P)	73	80.5	80.5	Dual	S/W + S/E	2650	2	4	24.4	25.3	3.6	4.4	30	31.1	6	6.1	7	9.2
Block D1	16	1	Apartment	2 Bed Apartment (4P)	73		76.2		S/E	2650	2	4	24.4	24.4	3.6	3.6	30	30	6	6.4	7	8.7
Block D1	17	1	Apartment	2 Bed Apartment (4P)	73		76.2		S/E	2650	2	4	24.4	24.4	3.6	3.6	30	30	6	6.4	7	8.4
Block D1	18	1	Apartment	2 Bed Apartment (4P)	73		76.2		S/E	2650	2	4	24.4	24.4	3.6	3.6	30	30	6	6.4	7	8.4
Block D1	19	1	Apartment	2 Bed Apartment (4P)	73	87.1	87.1	Dual	S/E + N/W	2650	2	4	24.4	26.3	3.6	3.6	30	32.5	6	6.9	7	7.7
Block D1	20	1	Apartment	Studio Apartment	37		37.2		N/W	2650	1	2	N/A	N/A	4	4.6	30	30	3	3.1	4	7.4
Block D1	21	1	Apartment	Studio Apartment	37		37.2		N/W	2650	1	2	N/A	N/A	4	4.6	30	30	3	3.1	4	7.4
Block D1	22	1	Apartment	1 Bed Apartment	45	49.5	49.5		N/W	2650	1	2	11.4	11.6	3.3	3.3	23	23.3	3	3.6	5	8.25
Block D1	23	1	Apartment	2 Bed Apartment (4P)	73		75.5		N/W	2650	2	4	24.4	24.4	3.6	3.6	30	30	6	6.3	7	8.25

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1706A-OMP-ZZ-ZZ-SA-A-0001 APARTMENTS HQA																						
BUILDING (BLOCK)	UNIT NUMBER	FLOOR LEVEL	Apartment Type	UNIT DESCRIPTION	MIN UNIT AREA REQUIRED (m ²)	UNITS AREAS > MIN AREA +10%(m ²)	UNIT AREA ACHIEVED (m ²)	ASPECT	ORIENTATION	CEILING HEIGHT (Kitchen/Living/Dining)	No. of Bedrooms	No. of Bedspaces	Aggregate Bedroom Areas Required (m ²)	Aggregate Bedroom Area Achieved (m ²)	Main Living Room Width Required (m)	Main Living Room Width Achieved (m)	Kitchen/Living / Dining Area Required (m ²)	Kitchen/Living / Dining Area Achieved (m ²)	Aggregate Storage Area Required (m ²)	Aggregate Storage Area Achieved (m ²)	Garden/ Terrace/Balcony Area Required (m ²)	Garden/ Terrace/Balcony Area Achieved (m ²)
Block D1	24	2	Apartment	2 Bed Apartment (4P)	73	80.7	80.7	Dual	N/W + N	2650	2	4	24.4	24.4	3.6	4.9	30	30	6	6.4	7	7
Block D1	25	2	Apartment	2 Bed Apartment (3P)	63		65.1		N	2650	2	3	20.1	24.2	3.6	3.6	28	28.1	5	5.4	6	6.9
Block D1	26	2	Apartment	2 Bed Apartment (3P)	63	74	74	Dual	N + E	2650	2	3	20.1	20.7	3.6	4.8	28	28	5	6	6	9.7
Block D1	27	2	Apartment	2 Bed Apartment (4P)	73		76.8	Dual	E + S	2650	2	4	24.4	24.4	3.6	4.6	30	30	6	6	7	9.7
Block D1	28	2	Apartment	2 Bed Apartment (4P)	73	80.5	80.5	Dual	S/W + S/E	2650	2	4	24.4	25.3	3.6	4.4	30	31.1	6	6.1	7	9.2
Block D1	29	2	Apartment	2 Bed Apartment (4P)	73		76.2		S/E	2650	2	4	24.4	24.4	3.6	3.6	30	30	6	6.4	7	8.7
Block D1	30	2	Apartment	2 Bed Apartment (4P)	73		76.2		S/E	2650	2	4	24.4	24.4	3.6	3.6	30	30	6	6.4	7	8.4
Block D1	31	2	Apartment	2 Bed Apartment (4P)	73		76.2		S/E	2650	2	4	24.4	24.4	3.6	3.6	30	30	6	6.4	7	8.4
Block D1	32	2	Apartment	2 Bed Apartment (4P)	73	87.1	87.1	Dual	S/E + N/W	2650	2	4	24.4	26.3	3.6	3.6	30	32.5	6	6.9	7	7.7
Block D1	33	2	Apartment	Studio Apartment	37		37.2		N/W	2650	1	2	N/A	N/A	4	4.6	30	30	3	3.1	4	7.4
Block D1	34	2	Apartment	Studio Apartment	37		37.2		N/W	2650	1	2	N/A	N/A	4	4.6	30	30	3	3.1	4	7.4
Block D1	35	2	Apartment	1 Bed Apartment	45	49.5	49.5		N/W	2650	1	2	11.4	11.6	3.3	3.3	23	23.3	3	3.6	5	8.25
Block D1	36	2	Apartment	2 Bed Apartment (4P)	73		75.5		N/W	2650	2	4	24.4	24.4	3.6	3.6	30	30	6	6.3	7	8.25
Block D1	37	3	Apartment	2 Bed Apartment (4P)	73	80.7	80.7	Dual	N/W + N	2650	2	4	24.4	24.4	3.6	4.9	30	30	6	6.4	7	7
Block D1	38	3	Apartment	2 Bed Apartment (3P)	63		65.1		N	2650	2	3	20.1	24.2	3.6	3.6	28	28.1	5	5.4	6	6.9
Block D1	39	3	Apartment	2 Bed Apartment (3P)	63	74	74	Dual	N + E	2650	2	3	20.1	20.7	3.6	4.8	28	28	5	6	6	9.7
Block D1	40	3	Apartment	2 Bed Apartment (4P)	73		76.8	Dual	E + S	2650	2	4	24.4	24.4	3.6	4.6	30	30	6	6	7	9.7
Block D1	41	3	Apartment	2 Bed Apartment (4P)	73	80.5	80.5	Dual	S/W + S/E	2650	2	4	24.4	25.3	3.6	4.4	30	31.1	6	6.1	7	9.2
Block D1	42	3	Apartment	2 Bed Apartment (4P)	73		76.2		S/E	2650	2	4	24.4	24.4	3.6	3.6	30	30	6	6.4	7	8.7
Block D1	43	3	Apartment	2 Bed Apartment (4P)	73		76.2		S/E	2650	2	4	24.4	24.4	3.6	3.6	30	30	6	6.4	7	8.4
Block D1	44	3	Apartment	2 Bed Apartment (4P)	73		76.2		S/E	2650	2	4	24.4	24.4	3.6	3.6	30	30	6	6.4	7	8.4
Block D1	45	3	Apartment	2 Bed Apartment (4P)	73	87.1	87.1	Dual	S/E + N/W	2650	2	4	24.4	26.3	3.6	3.6	30	32.5	6	6.9	7	7.7
Block D1	46	3	Apartment	Studio Apartment	37		37.2		N/W	2650	1	2	N/A	N/A	4	4.6	30	30	3	3.1	4	7.4
Block D1	47	3	Apartment	Studio Apartment	37		37.2		N/W	2650	1	2	N/A	N/A	4	4.6	30	30	3	3.1	4	7.4
Block D1	48	3	Apartment	1 Bed Apartment	45	49.5	49.5		N/W	2650	1	2	11.4	11.6	3.3	3.3	23	23.3	3	3.6	5	8.25
Block D1	49	3	Apartment	2 Bed Apartment (4P)	73		75.5		N/W	2650	2	4	24.4	24.4	3.6	3.6	30	30	6	6.3	7	8.25
Block D1	50	4	Apartment	2 Bed Apartment (4P)	73	80.7	80.7	Dual	N/W + N	2650	2	4	24.4	24.4	3.6	4.9	30	30	6	6.4	7	7
Block D1	51	4	Apartment	3 Bed Apartment	90		97.3	Dual	N + E	2650	3	5	31.5	31.5	3.8	5.1	34	34	9	9.3	9	55.1
Block D1	52	4	Apartment	2 Bed Apartment (3P)	63	70.9	70.9	Dual	E + S	2650	2	3	20.1	21.4	3.6	3.8	28	28	5	5.3	6	28.3
Block D1	53	4	Apartment	2 Bed Apartment (4P)	73	80.5	80.5	Dual	S/W + S/E	2650	2	4	24.4	25.3	3.6	4.4	30	31.1	6	6.1	7	9.2
Block D1	54	4	Apartment	2 Bed Apartment (4P)	73		76.2		S/E	2650	2	4	24.4	24.4	3.6	3.6	30	30	6	6.4	7	8.7
Block D1	55	4	Apartment	2 Bed Apartment (4P)	73		76.2		S/E	2650	2	4	24.4	24.4	3.6	3.6	30	30	6	6.4	7	8.4
Block D1	56	4	Apartment	2 Bed Apartment (4P)	73		76.2		S/E	2650	2	4	24.4	24.4	3.6	3.6	30	30	6	6.4	7	8.4
Block D1	57	4	Apartment	2 Bed Apartment (4P)	73	87.1	87.1	Dual	S/E + N/W	2650	2	4	24.4	26.3	3.6	3.6	30	32.5	6	6.9	7	7.7
Block D1	58	4	Apartment	Studio Apartment	37		37.2		N/W	2650	1	2	N/A	N/A	4	4.6	30	30	3	3.1	4	7.4
Block D1	59	4	Apartment	Studio Apartment	37		37.2		N/W	2650	1	2	N/A	N/A	4	4.6	30	30	3	3.1	4	7.4
Block D1	60	4	Apartment	1 Bed Apartment	45	49.5	49.5		N/W	2650	1	2	11.4	11.6	3.3	3.3	23	23.3	3	3.6	5	8.25
Block D1	61	4	Apartment	2 Bed Apartment (4P)	73		75.5		N/W	2650	2	4	24.4	24.4	3.6	3.6	30	30	6	6.3	7	8.25

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BUILDING (BLOCK)	UNIT NUMBER	FLOOR LEVEL	Apartment Type	UNIT DESCRIPTION	MIN UNIT AREA REQUIRED (m ²)	UNITS AREAS > MIN AREA +10%(m ²)	UNIT AREA ACHIEVED (m ²)	ASPECT	ORIENTATION	CEILING HEIGHT (Kitchen/Living/Dining)	No. of Bedrooms	No. of Bedspaces	Aggregate Bedroom Areas Required (m ²)	Aggregate Bedroom Area Achieved (m ²)	Main Living Room Width Required (m)	Main Living Room Width Achieved (m)	Kitchen/Living / Dining Area Required (m ²)	Kitchen/Living / Dining Area Achieved (m ²)	Aggregate Storage Area Required (m ²)	Aggregate Storage Area Achieved (m ²)	Garden/ Terrace/Balcony Area Required (m ²)	Garden/ Terrace/Balcony Area Achieved (m ²)
Block D1	62	5	Apartment	2 Bed Apartment (4P)	73	80.7	80.7	Dual	N/W + N	2700	2	4	24.4	24.4	3.6	4.9	30	30	6	6.4	7	7
Block D1	63	5	Apartment	3 Bed Apartment	90		97.3	Dual	N + E	2700	3	5	31.5	31.5	3.8	5.1	34	34	9	9.3	9	55.1
Block D1	64	5	Apartment	2 Bed Apartment (3P)	63	70.9	70.9	Dual	E + S	2700	2	3	20.1	21.4	3.6	3.8	28	28	5	5.3	6	28.3
Block D1	65	5	Apartment	2 Bed Apartment (4P)	73	80.5	80.5	Dual	S/W + S/E	2700	2	4	24.4	25.3	3.6	4.4	30	31.1	6	6.1	7	9.2
Block D1	66	5	Apartment	2 Bed Apartment (4P)	73	87.4	87.4		S/E	2700	2	4	24.4	31.5	3.6	5.8	30	34.5	6	6.1	7	27.5
Block D1	67	5	Apartment	2 Bed Apartment (4P)	73	87.4	87.4		S/E	2700	2	4	24.4	31.5	3.6	5.8	30	34.5	6	6.1	7	27.5
Block D1	68	5	Apartment	2 Bed Apartment (4P)	73		73.8	Dual	S/E + N/W	2700	2	4	24.4	24.4	3.6	3.6	30	30	6	6	7	19.5
Block D1	69	5	Apartment	Studio Apartment	37		37.2		N/W	2700	1	2	N/A	N/A	4	4.6	30	30	3	3.1	4	7.4
Block D1	70	5	Apartment	Studio Apartment	37		37.2		N/W	2700	1	2	N/A	N/A	4	4.6	30	30	3	3.1	4	7.4
Block D1	71	5	Apartment	1 Bed Apartment	45	49.5	49.5		N/W	2700	1	2	11.4	11.6	3.3	3.3	23	23.3	3	3.6	5	8.25
Block D1	72	5	Apartment	2 Bed Apartment (4P)	73		75.5		N/W	2700	2	4	24.4	24.4	3.6	3.6	30	30	6	6.3	7	8.25
Block D1	73	0	Apartment	1 Bed Apartment	45	83	83	Dual	N/W + N/E	2950	1	2	11.4	16.4	3.3	4.3	23	44.5	3	6.4	5	7.3
Block D1	74	0	Apartment	2 Bed Apartment (4P)	73	87.1	87.1	Dual	N/W + S/E	2950	2	4	24.4	26.3	3.6	3.6	30	32.5	6	6.9	7	8
Block D1	75	0	Apartment	2 Bed Apartment (3P)	63	69.7	69.7		S/E	2950	2	3	20.1	23.3	3.6	3.6	28	28.8	5	5.2	6	7.2
Block D1	76	0	Apartment	2 Bed Apartment (3P)	63	75.4	75.4	Dual	S/E + S/W	2950	2	3	20.1	22.5	3.6	4	28	34	5	5	6	7
Block D1	77	0	Apartment	2 Bed Apartment (4P)	73		76.2		S/W	2950	2	4	24.4	24.4	3.6	3.6	30	30	6	6.4	7	8.4
Block D1	78	0	Apartment	2 Bed Apartment (4P)	73		76.2		S/W	2950	2	4	24.4	24.4	3.6	3.6	30	30	6	6.4	7	8.4
Block D1	79	0	Apartment	2 Bed Apartment (4P)	73		76.2		S/W	2950	2	4	24.4	24.4	3.6	3.6	30	30	6	6.4	7	8.7
Block D1	80	0	Apartment	3 Bed Apartment	90		95.1	Dual	S/W + N/W	2950	3	5	31.5	31.5	3.8	5.2	34	34	9	9	9	21.6
Block D1	81	0	Apartment	3 Bed Apartment	90		95.1	Dual	N/W + N/E	2950	3	5	31.5	31.5	3.8	5.2	34	34	9	9	9	14.3
Block D1	82	0	Apartment	1 Bed Apartment	45	50	50		N/E	2950	1	2	11.4	11.4	3.3	3.3	23	23.3	3	4.4	5	8
Block D1	83	0	Apartment	1 Bed Apartment	45		49		N/E	2950	1	2	11.4	11.4	3.3	3.3	23	23.3	3	3.5	5	8.6
Block D1	84	1	Apartment	2 Bed Apartment (4P)	73	96	96	Dual	N/W + N/E	2650	2	4	24.4	25.8	3.6	4.5	30	53	6	7.6	7	7
Block D1	85	1	Apartment	2 Bed Apartment (4P)	73	87.1	87.1	Dual	N/W + S/E	2650	2	4	24.4	26.3	3.6	3.6	30	32.5	6	6.9	7	8
Block D1	86	1	Apartment	2 Bed Apartment (3P)	63	69.7	69.7		S/E	2650	2	3	20.1	23.3	3.6	3.6	28	28.8	5	5.2	6	7.2
Block D1	87	1	Apartment	2 Bed Apartment (3P)	63	75.4	75.4	Dual	S/E + S/W	2650	2	3	20.1	22.5	3.6	4	28	34	5	5	6	7
Block D1	88	1	Apartment	2 Bed Apartment (4P)	73		76.2		S/W	2650	2	4	24.4	24.4	3.6	3.6	30	30	6	6.4	7	8.4
Block D1	89	1	Apartment	2 Bed Apartment (4P)	73		76.2		S/W	2650	2	4	24.4	24.4	3.6	3.6	30	30	6	6.4	7	8.4
Block D1	90	1	Apartment	2 Bed Apartment (4P)	73		76.2		S/W	2650	2	4	24.4	24.4	3.6	3.6	30	30	6	6.4	7	8.7
Block D1	91	1	Apartment	3 Bed Apartment	90		95.1	Dual	S/W + N/W	2650	3	5	31.5	31.5	3.8	5.2	34	34	9	9	9	21.6
Block D1	92	1	Apartment	3 Bed Apartment	90		95.1	Dual	N/W + N/E	2650	3	5	31.5	31.5	3.8	5.2	34	34	9	9	9	14.3
Block D1	93	1	Apartment	1 Bed Apartment	45	50	50		N/E	2650	1	2	11.4	11.4	3.3	3.3	23	23.3	3	4.4	5	8
Block D1	94	1	Apartment	1 Bed Apartment	45		49		N/E	2650	1	2	11.4	11.4	3.3	3.3	23	23.3	3	3.5	5	8.6
Block D1	95	2	Apartment	2 Bed Apartment (4P)	73	96	96	Dual	N/W + N/E	2650	2	4	24.4	25.8	3.6	4.5	30	53	6	7.6	7	7
Block D1	96	2	Apartment	2 Bed Apartment (4P)	73	87.1	87.1	Dual	N/W + S/E	2650	2	4	24.4	26.3	3.6	3.6	30	32.5	6	6.9	7	8
Block D1	97	2	Apartment	2 Bed Apartment (3P)	63	69.7	69.7		S/E	2650	2	3	20.1	23.3	3.6	3.6	28	28.8	5	5.2	6	7.2
Block D1	98	2	Apartment	2 Bed Apartment (3P)	63	75.4	75.4	Dual	S/E + S/W	2650	2	3	20.1	22.5	3.6	4	28	34	5	5	6	7
Block D1	99	2	Apartment	2 Bed Apartment (4P)	73		76.2		S/W	2650	2	4	24.4	24.4	3.6	3.6	30	30	6	6.4	7	8.4
Block D1	100	2	Apartment	2 Bed Apartment (4P)	73		76.2		S/W	2650	2	4	24.4	24.4	3.6	3.6	30	30	6	6.4	7	8.4
Block D1	101	2	Apartment	2 Bed Apartment (4P)	73		76.2		S/W	2650	2	4	24.4	24.4	3.6	3.6	30	30	6	6.4	7	8.7
Block D1	102	2	Apartment	3 Bed Apartment	90		95.1	Dual	S/W + N/W	2650	3	5	31.5	31.5	3.8	5.2	34	34	9	9	9	21.6
Block D1	103	2	Apartment	3 Bed Apartment	90		95.1	Dual	N/W + N/E	2650	3	5	31.5	31.5	3.8	5.2	34	34	9	9	9	14.3

HOUSING QUALITY ASSESSMENT - PROPOSED SHD - ST. TERESA'S - TEMPLE HILL- MONKSTOWN - BLACKROCK- CO. DUBLIN																						
1706A-OMP-ZZ-ZZ-SA-A-0001 APARTMENTS HQA																						
BUILDING (BLOCK)	UNIT NUMBER	FLOOR LEVEL	Apartment Type	UNIT DESCRIPTION	MIN UNIT AREA REQUIRED (m ²)	UNITS AREAS > MIN AREA +10%(m ²)	UNIT AREA ACHIEVED (m ²)	ASPECT	ORIENTATION	CEILING HEIGHT (Kitchen/Living/Dining)	No. of Bedrooms	No. of Bedspaces	Aggregate Bedroom Areas Required (m ²)	Aggregate Bedroom Area Achieved (m ²)	Main Living Room Width Required (m)	Main Living Room Width Achieved (m)	Kitchen/Living / Dining Area Required (m ²)	Kitchen/Living /Dining Area Achieved (m ²)	Aggregate Storage Area Required (m ²)	Aggregate Storage Area Achieved (m ²)	Garden/ Terrace/Balcony Area Required (m ²)	Garden/ Terrace/Balcony Area Achieved (m ²)
Block D1	104	2	Apartment	1 Bed Apartment	45	50	50		N/E	2650	1	2	11.4	11.4	3.3	3.3	23	23.3	3	4.4	5	8
Block D1	105	2	Apartment	1 Bed Apartment	45		49		N/E	2650	1	2	11.4	11.4	3.3	3.3	23	23.3	3	3.5	5	8.6
Block D1	106	3	Apartment	2 Bed Apartment (4P)	73	96	96	Dual	N/W + N/E	2650	2	4	24.4	25.8	3.6	4.5	30	53	6	7.6	7	7
Block D1	107	3	Apartment	2 Bed Apartment (4P)	73	87.1	87.1	Dual	N/W + S/E	2650	2	4	24.4	26.3	3.6	3.6	30	32.5	6	6.9	7	8
Block D1	108	3	Apartment	2 Bed Apartment (3P)	63	69.7	69.7		S/E	2650	2	3	20.1	23.3	3.6	3.6	28	28.8	5	5.2	6	7.2
Block D1	109	3	Apartment	2 Bed Apartment (3P)	63	75.4	75.4	Dual	S/E + S/W	2650	2	3	20.1	22.5	3.6	4	28	34	5	5	6	7
Block D1	110	3	Apartment	2 Bed Apartment (4P)	73		76.2		S/W	2650	2	4	24.4	24.4	3.6	3.6	30	30	6	6.4	7	8.4
Block D1	111	3	Apartment	2 Bed Apartment (4P)	73		76.2		S/W	2650	2	4	24.4	24.4	3.6	3.6	30	30	6	6.4	7	8.4
Block D1	112	3	Apartment	2 Bed Apartment (4P)	73		76.2		S/W	2650	2	4	24.4	24.4	3.6	3.6	30	30	6	6.4	7	8.7
Block D1	113	3	Apartment	3 Bed Apartment	90		95.1	Dual	S/W + N/W	2650	3	5	31.5	31.5	3.8	5.2	34	34	9	9	9	21.6
Block D1	114	3	Apartment	3 Bed Apartment	90		95.1	Dual	N/W + N/E	2650	3	5	31.5	31.5	3.8	5.2	34	34	9	9	9	14.3
Block D1	115	3	Apartment	1 Bed Apartment	45	50	50		N/E	2650	1	2	11.4	11.4	3.3	3.3	23	23.3	3	4.4	5	8
Block D1	116	3	Apartment	1 Bed Apartment	45		49		N/E	2650	1	2	11.4	11.4	3.3	3.3	23	23.3	3	3.5	5	8.6
Block D1	117	4	Apartment	2 Bed Apartment (4P)	73	96	96	Dual	N/W + N/E	2650	2	4	24.4	25.8	3.6	4.5	30	53	6	7.6	7	7
Block D1	118	4	Apartment	2 Bed Apartment (4P)	73	87.1	87.1	Dual	N/W + S/E	2650	2	4	24.4	26.3	3.6	3.6	30	32.5	6	6.9	7	8
Block D1	119	4	Apartment	2 Bed Apartment (3P)	63	69.7	69.7		S/E	2650	2	3	20.1	23.3	3.6	3.6	28	28.8	5	5.2	6	7.2
Block D1	120	4	Apartment	2 Bed Apartment (3P)	63	75.4	75.4	Dual	S/E + S/W	2650	2	3	20.1	22.5	3.6	4	28	34	5	5	6	7
Block D1	121	4	Apartment	2 Bed Apartment (4P)	73		76.2		S/W	2650	2	4	24.4	24.4	3.6	3.6	30	30	6	6.4	7	8.4
Block D1	122	4	Apartment	2 Bed Apartment (4P)	73		76.2		S/W	2650	2	4	24.4	24.4	3.6	3.6	30	30	6	6.4	7	8.4
Block D1	123	4	Apartment	2 Bed Apartment (4P)	73	92.9	92.9	Dual	S/W + N/W	2650	2	4	24.4	25.1	3.6	4.7	30	37.9	6	6.4	7	8.4
Block D1	124	4	Apartment	1 Bed Apartment	45	50	50	Dual	N/W + N/E	2650	1	2	11.4	16	3.3	3.4	23	30.8	3	4.2	5	8
Block D1	125	4	Apartment	1 Bed Apartment	45		49		N/E	2650	1	2	11.4	11.4	3.3	3.3	23	23.3	3	3.5	5	12.5
Block D1	126	5	Apartment	2 Bed Apartment (4P)	73	96	96	Dual	N/W + N/E	2700	2	4	24.4	25.8	3.6	4.5	30	53	6	7.6	7	7
Block D1	127	5	Apartment	2 Bed Apartment (4P)	73	84.5	84.5	Dual	N/W + S/E	2700	2	4	24.4	24.8	3.6	3.6	30	30.3	6	6.7	7	7.3
Block D1	128	5	Apartment	1 Bed Apartment	45	52.7	52.7		S/E	2700	1	2	11.4	12	3.3	5.2	23	31.5	3	3	5	16.6
Block D1	129	5	Apartment	2 Bed Apartment (3P)	63	75.4	75.4	Dual	S/E + S/W	2700	2	3	20.1	22.5	3.6	4	28	34	5	5	6	7
Block D1	130	5	Apartment	2 Bed Apartment (4P)	73		76.2		S/W	2700	2	4	24.4	24.4	3.6	3.6	30	30	6	6.4	7	8.4
Block D1	131	5	Apartment	2 Bed Apartment (4P)	73		76.2		S/W	2700	2	4	24.4	24.4	3.6	3.6	30	30	6	6.4	7	8.4
Block D1	132	5	Apartment	2 Bed Apartment (4P)	73	85.2	85.2	Dual	S/W + N/W	2700	2	4	24.4	27	3.6	4.3	30	30	6	6.1	7	15.8
Block D1	133	5	Apartment	1 Bed Apartment	45	53	53	Dual	N/W + N/E	2700	1	2	11.4	11.9	3.3	3.7	23	25.8	3	3.7	5	15.8
Block D1	134	5	Apartment	1 Bed Apartment	45		49		N/E	2700	1	2	11.4	11.4	3.3	3.3	23	23.3	3	3.5	5	12.5

HOUSING QUALITY ASSESSMENT - PROPOSED SHD - ST. TERESA'S - TEMPLE HILL- MONKSTOWN - BLACKROCK- CO. DUBLIN																						
1706A-OMP-ZZ-ZZ-SA-A-0001 APARTMENTS HQA																						
BUILDING (BLOCK)	UNIT NUMBER	FLOOR LEVEL	Apartment Type	UNIT DESCRIPTION	MIN UNIT AREA REQUIRED (m ²)	UNITS AREAS > MIN AREA +10%(m ²)	UNIT AREA ACHIEVED (m ²)	ASPECT	ORIENTATION	CEILING HEIGHT (Kitchen/Living/Dining)	No. of Bedrooms	No. of Bedspaces	Aggregate Bedroom Areas Required (m ²)	Aggregate Bedroom Area Achieved (m ²)	Main Living Room Width Required (m)	Main Living Room Width Achieved (m)	Kitchen/Living / Dining Area Required (m ²)	Kitchen/Living /Dining Area Achieved (m ²)	Aggregate Storage Area Required (m ²)	Aggregate Storage Area Achieved (m ²)	Garden/ Terrace/Balcony Area Required (m ²)	Garden/ Terrace/Balcony Area Achieved (m ²)
Block E1	1	0	Apartment	1 Bed Apartment	45	49.7	49.7		N/E	2950	1	2	11.4	11.4	3.3	3.3	23	23.3	3	4.4	5	8.4
Block E1	2	0	Apartment	1 Bed Apartment	45	50.1	50.1		N/E	2950	1	2	11.4	11.4	3.3	3.4	23	23	3	4.4	5	8.1
Block E1	3	0	Apartment	3 Bed Apartment	90		95.6	Dual	N/E + S/E	2950	3	5	31.5	31.5	3.8	5.5	34	34	9	9	9	15.3
Block E1	4	0	Apartment	3 Bed Apartment	90		95.6	Dual	S/E + S/W	2950	3	5	31.5	31.5	3.8	5.5	34	34	9	9	9	16
Block E1	5	0	Apartment	2 Bed Apartment (4P)	73		74.9		SW	2950	2	4	24.4	24.4	3.6	3.6	30	30	6	6	7	8.2
Block E1	6	0	Apartment	1 Bed Apartment	45	50	50		SW	2950	1	2	11.4	12.3	3.3	3.3	23	23.5	3	4.3	5	8.6
Block E1	7	0	Apartment	1 Bed Apartment	45	56.6	56.6		S	2950	1	2	11.4	12.3	3.3	3.8	23	33.4	3	4.2	5	7.8
Block E1	8	0	Apartment	2 Bed Apartment (4P)	73	96.7	96.7	Dual	S + N	2950	2	4	24.4	25.3	3.6	4.5	30	38.9	6	6.6	7	7
Block E1	9	0	Apartment	2 Bed Apartment (4P)	73	83.3	83.3	Dual	N/W + N/E	2950	2	4	24.4	25.2	3.6	3.8	30	36.6	6	6.6	7	11.6
Block E1	10	1	Apartment	1 Bed Apartment	45	49.7	49.7		N/E	2650	1	2	11.4	11.4	3.3	3.3	23	23.3	3	4.4	5	8.4
Block E1	11	1	Apartment	1 Bed Apartment	45	50.1	50.1		N/E	2650	1	2	11.4	11.4	3.3	3.4	23	23	3	4.4	5	8.1
Block E1	12	1	Apartment	3 Bed Apartment	90		95.6	Dual	N/E + S/E	2650	3	5	31.5	31.5	3.8	5.5	34	34	9	9	9	15.3
Block E1	13	1	Apartment	3 Bed Apartment	90		95.6	Dual	S/E + S/W	2650	3	5	31.5	31.5	3.8	5.5	34	34	9	9	9	16
Block E1	14	1	Apartment	2 Bed Apartment (4P)	73		74.9		SW	2650	2	4	24.4	24.4	3.6	3.6	30	30	6	6	7	8.2
Block E1	15	1	Apartment	1 Bed Apartment	45	50	50		SW	2650	1	2	11.4	12.3	3.3	3.3	23	23.5	3	4.3	5	8.6
Block E1	16	1	Apartment	1 Bed Apartment	45	56.6	56.6		S	2650	1	2	11.4	12.3	3.3	3.8	23	33.4	3	4.2	5	7.8
Block E1	17	1	Apartment	2 Bed Apartment (4P)	73	96.7	96.7	Dual	S + N	2650	2	4	24.4	25.3	3.6	4.5	30	38.9	6	6.6	7	7
Block E1	18	1	Apartment	1 Bed Apartment	45	49.5	49.5		N/W	2650	1	2	11.4	11.6	3.3	4.8	23	23.4	3	3.8	5	5.6
Block E1	19	1	Apartment	1 Bed Apartment	45	49.5	49.5		N/E	2650	1	2	11.4	11.6	3.3	4.8	23	23.4	3	3.8	5	5.6
Block E1	20	2	Apartment	1 Bed Apartment	45	40.7	49.7		N/E	2650	1	2	11.4	11.4	3.3	3.3	23	23.3	3	4.4	5	8.4
Block E1	21	2	Apartment	1 Bed Apartment	45	50.1	50.1		N/E	2650	1	2	11.4	11.4	3.3	3.4	23	23	3	4.4	5	8.1
Block E1	22	2	Apartment	3 Bed Apartment	90		95.6	Dual	N/E + S/E	2650	3	5	31.5	31.5	3.8	5.5	34	34	9	9	9	15.3
Block E1	23	2	Apartment	3 Bed Apartment	90		95.6	Dual	S/E + S/W	2650	3	5	31.5	31.5	3.8	5.5	34	34	9	9	9	16
Block E1	24	2	Apartment	2 Bed Apartment (4P)	73		74.9		SW	2650	2	4	24.4	24.4	3.6	3.6	30	30	6	6	7	8.2
Block E1	25	2	Apartment	1 Bed Apartment	45	50	50		SW	2650	1	2	11.4	12.3	3.3	3.3	23	23.5	3	4.3	5	8.6
Block E1	26	2	Apartment	1 Bed Apartment	45	56.6	56.6		S	2650	1	2	11.4	12.3	3.3	3.8	23	33.4	3	4.2	5	7.8
Block E1	27	2	Apartment	2 Bed Apartment (4P)	73	96.7	96.7	Dual	S + N	2650	2	4	24.4	25.3	3.6	4.5	30	38.9	6	6.6	7	7
Block E1	28	2	Apartment	1 Bed Apartment	45	49.5	49.5		N/W	2650	1	2	11.4	11.6	3.3	4.8	23	23.4	3	3.8	5	5.6
Block E1	29	2	Apartment	1 Bed Apartment	45	49.5	49.5		N/E	2650	1	2	11.4	11.6	3.3	4.8	23	23.4	3	3.8	5	5.6
Block E1	30	3	Apartment	1 Bed Apartment	45	49.7	49.7		N/E	2650	1	2	11.4	11.4	3.3	3.3	23	23.3	3	4.4	5	8.4
Block E1	31	3	Apartment	1 Bed Apartment	45	50.1	50.1		N/E	2650	1	2	11.4	11.4	3.3	3.4	23	23	3	4.4	5	8.1
Block E1	32	3	Apartment	3 Bed Apartment	90		95.6	Dual	N/E + S/E	2650	3	5	31.5	31.5	3.8	5.5	34	34	9	9	9	15.3
Block E1	33	3	Apartment	3 Bed Apartment	90		95.6	Dual	S/E + S/W	2650	3	5	31.5	31.5	3.8	5.5	34	34	9	9	9	16
Block E1	34	3	Apartment	2 Bed Apartment (4P)	73		74.9		SW	2650	2	4	24.4	24.4	3.6	3.6	30	30	6	6	7	8.2
Block E1	35	3	Apartment	1 Bed Apartment	45	50	50		SW	2650	1	2	11.4	12.3	3.3	3.3	23	23.5	3	4.3	5	8.6
Block E1	36	3	Apartment	1 Bed Apartment	45	56.6	56.6		S	2650	1	2	11.4	12.3	3.3	3.8	23	33.4	3	4.2	5	7.8
Block E1	37	3	Apartment	2 Bed Apartment (4P)	73	96.7	96.7	Dual	S + N	2650	2	4	24.4	25.3	3.6	4.5	30	38.9	6	6.6	7	7
Block E1	38	3	Apartment	1 Bed Apartment	45	49.5	49.5		N/W	2650	1	2	11.4	11.6	3.3	4.8	23	23.4	3	3.8	5	5.6
Block E1	39	3	Apartment	1 Bed Apartment	45	49.5	49.5		N/E	2650	1	2	11.4	11.6	3.3	4.8	23	23.4	3	3.8	5	5.6

HOUSING QUALITY ASSESSMENT - PROPOSED SHD - ST. TERESA'S - TEMPLE HILL- MONKSTOWN - BLACKROCK- CO. DUBLIN																						
1706A-OMP-ZZ-ZZ-SA-A-0001 APARTMENTS HQA																						
BUILDING (BLOCK)	UNIT NUMBER	FLOOR LEVEL	Apartment Type	UNIT DESCRIPTION	MIN UNIT AREA REQUIRED (m ²)	UNITS AREAS > MIN AREA +10%(m ²)	UNIT AREA ACHIEVED (m ²)	ASPECT	ORIENTATION	CEILING HEIGHT (Kitchen/Living/Dining)	No. of Bedrooms	No. of Bedspaces	Aggregate Bedroom Areas Required (m ²)	Aggregate Bedroom Area Achieved (m ²)	Main Living Room Width Required (m)	Main Living Room Width Achieved (m)	Kitchen/Living / Dining Area Required (m ²)	Kitchen/Living /Dining Area Achieved (m ²)	Aggregate Storage Area Required (m ²)	Aggregate Storage Area Achieved (m ²)	Garden/ Terrace/Balcony Area Required (m ²)	Garden/ Terrace/Balcony Area Achieved (m ²)
Block E1	40	4	Apartment	1 Bed Apartment	45	49.7	49.7		N/E	2650	1	2	11.4	11.4	3.3	3.3	23	23.3	3	4.4	5	8.4
Block E1	41	4	Apartment	2 Bed Apartment (3P)	63	66.4	66.4	Dual	N/E + S/E	2650	2	3	20.1	21.9	3.6	4.4	28	28.1	5	5.4	6	20.7
Block E1	42	4	Apartment	2 Bed Apartment (4P)	73	91	91	Dual	S/E + S/W	2650	2	4	24.4	25.2	3.6	4.1	30	34.9	6	7.3	7	20.7
Block E1	43	4	Apartment	1 Bed Apartment	45	50	50		SW	2650	1	2	11.4	12.3	3.3	3.3	23	23.5	3	4.3	5	8.6
Block E1	44	4	Apartment	1 Bed Apartment	45	56.6	56.6		S	2650	1	2	11.4	12.3	3.3	3.8	23	33.4	3	4.2	5	7.8
Block E1	45	4	Apartment	2 Bed Apartment (4P)	73	96.7	96.7	Dual	S + N	2650	2	4	24.4	25.3	3.6	4.5	30	38.9	6	6.6	7	7
Block E1	46	4	Apartment	1 Bed Apartment	45	49.5	49.5		N/W	2650	1	2	11.4	11.6	3.3	4.8	23	23.4	3	3.8	5	5.6
Block E1	47	4	Apartment	1 Bed Apartment	45	49.5	49.5		N/E	2650	1	2	11.4	11.6	3.3	4.8	23	23.4	3	3.8	5	5.6
Block E1	48	5	Apartment	1 Bed Apartment	45	49.7	49.7		N/E	2700	1	2	11.4	11.4	3.3	3.3	23	23.3	3	4.4	5	8.4
Block E1	49	5	Apartment	1 Bed Apartment	45	50.1	50.1	Dual	N/E + S/E	2700	1	2	11.4	11.4	3.3	3.4	23	24.4	3	3.2	5	27.7
Block E1	50	5	Apartment	2 Bed Apartment (3P)	63	74.9	74.9	Dual	S/E + S/W	2700	2	3	20.1	21.8	3.6	4.2	28	28.1	5	4.4	6	27.7
Block E1	51	5	Apartment	1 Bed Apartment	45	50	50		SW	2700	1	2	11.4	12.3	3.3	3.3	23	23.5	3	4.3	5	8.6
Block E1	52	5	Apartment	1 Bed Apartment	45	56.6	56.6		S	2700	1	2	11.4	12.3	3.3	3.8	23	33.4	3	4.2	5	7.8
Block E1	53	5	Apartment	2 Bed Apartment (4P)	73	96.7	96.7	Dual	S + N	2700	2	4	24.4	25.3	3.6	4.5	30	38.9	6	6.6	7	7
Block E1	54	5	Apartment	1 Bed Apartment	45	49.5	49.5		N/W	2700	1	2	11.4	11.6	3.3	4.8	23	23.4	3	3.8	5	5.6
Block E1	55	5	Apartment	1 Bed Apartment	45	49.5	49.5		N/E	2700	1	2	11.4	11.6	3.3	4.8	23	23.4	3	3.8	5	5.6
Block E1	56	0	Apartment	2 Bed Apartment (4P)	73	87.7	87.7	Dual	N + S	2950	2	4	24.4	25.3	3.6	3.6	30	28.9	6	6.6	7	7
Block E1	57	0	Apartment	1 Bed Apartment	45	47.9	47.9		S	2950	1	2	11.4	11.4	3.3	3.3	23	47.9	3	3.4	5	26.4
Block E1	58	1	Apartment	2 Bed Apartment (4P)	73	87.7	87.7	Dual	N + S	2650	2	4	24.4	25.3	3.6	3.6	30	28.9	6	6.6	7	7
Block E1	59	1	Apartment	2 Bed Apartment (4P)	73		77.5		S	2650	2	4	24.4	25.4	3.6	3.9	30	31.5	6	6.1	7	8.4
Block E1	60	1	Apartment	2 Bed Apartment (4P)	73	90.4	90.4	Dual	S + W + N	2650	2	4	24.4	25.3	3.6	3.6	30	30	6	7.2	7	7.8
Block E1	61	2	Apartment	2 Bed Apartment (4P)	73	87.7	87.7	Dual	N + S	2650	2	4	24.4	25.3	3.6	3.6	30	28.9	6	6.6	7	7
Block E1	62	2	Apartment	2 Bed Apartment (4P)	73		77.5		S	2650	2	4	24.4	25.4	3.6	3.9	30	31.5	6	6.1	7	8.4
Block E1	63	2	Apartment	2 Bed Apartment (4P)	73	90.4	90.4	Dual	S + W + N	2650	2	4	24.4	25.3	3.6	3.6	30	30	6	7.2	7	7.8
Block E1	64	3	Apartment	2 Bed Apartment (4P)	73	87.7	87.7	Dual	N + S	2650	2	4	24.4	25.3	3.6	3.6	30	28.9	6	6.6	7	7
Block E1	65	3	Apartment	2 Bed Apartment (4P)	73		77.5		S	2650	2	4	24.4	25.4	3.6	3.9	30	31.5	6	6.1	7	8.4
Block E1	66	3	Apartment	2 Bed Apartment (4P)	73	90.4	90.4	Dual	S + W + N	2650	2	4	24.4	25.3	3.6	3.6	30	30	6	7.2	7	7.8
Block E1	67	4	Apartment	2 Bed Apartment (4P)	73	87.7	87.7	Dual	N + S	2650	2	4	24.4	25.3	3.6	3.6	30	28.9	6	6.6	7	7
Block E1	68	4	Apartment	3 Bed Apartment	90	109.3	109.3	Dual	S + W + N	2650	3	5	31.5	40.7	3.8	5.3	34	36.3	9	9.1	9	30
Block E1	69	5	Apartment	2 Bed Apartment (4P)	73	87.7	87.7	Dual	N + S	2700	2	4	24.4	25.3	3.6	3.6	30	28.9	6	6.6	7	7
Block E1	70	5	Apartment	3 Bed Apartment	90	109.3	109.3	Dual	S + W + N	2700	3	5	31.5	40.7	3.8	5.3	34	36.3	9	9.1	9	30
Block E2	1	0	Apartment	1 Bed Apartment	45	54.2	54.2		N	2950	1	2	11.4	11.4	3.3	3.5	23	28.9	3	3.8	5	7.9
Block E2	2	0	Apartment	2 Bed Apartment (3P)	63	69.6	69.6	Dual	N + E	2950	2	3	20.1	21.7	3.6	4.8	28	28.1	5	5.8	6	8.5
Block E2	3	0	Apartment	2 Bed Apartment (4P)	73		75.6	Dual	E + S	2950	2	4	24.4	24.9	3.6	3.6	30	31	6	6.5	7	9.8
Block E2	4	0	Apartment	1 Bed Apartment	45	51.8	51.8		S	2950	1	2	11.4	11.4	3.3	3.4	23	26.8	3	3.8	5	5.7
Block E2	5	0	Apartment	1 Bed Apartment	45		48		S	2950	1	2	11.4	11.4	3.3	3.4	23	24.5	3	3.8	5	5.7
Block E2	6	0	Apartment	1 Bed Apartment	45	51.2	51.2		S	2950	1	2	11.4	11.4	3.3	3.4	23	25.8	3	3.8	5	5.7
Block E2	7	0	Apartment	2 Bed Apartment (4P)	73		74	Dual	S + W	2950	2	4	24.4	24.4	3.6	5	30	30.5	6	6.5	7	10
Block E2	8	0	Apartment	2 Bed Apartment (3P)	63	70.6	70.6	Dual	W + N	2950	2	3	20.1	21.6	3.6	5	28	28	5	5.6	6	8.5
Block E2	9	0	Apartment	Studio Apartment	37		38.6		N	2950	1	2	N/A	N/A	4	4.3	30	30	3	3.2	4	7.7

HOUSING QUALITY ASSESSMENT - PROPOSED SHD - ST. TERESA'S - TEMPLE HILL - MONKSTOWN - BLACKROCK - CO. DUBLIN																						
1706A-OMP-ZZ-ZZ-SA-A-0001 APARTMENTS HQA																						
BUILDING (BLOCK)	UNIT NUMBER	FLOOR LEVEL	Apartment Type	UNIT DESCRIPTION	MIN UNIT AREA REQUIRED (m ²)	UNITS AREAS > MIN AREA +10%(m ²)	UNIT AREA ACHIEVED (m ²)	ASPECT	ORIENTATION	CEILING HEIGHT (Kitchen/Living/Dining)	No. of Bedrooms	No. of Bedspaces	Aggregate Bedroom Areas Required (m ²)	Aggregate Bedroom Area Achieved (m ²)	Main Living Room Width Required (m)	Main Living Room Width Achieved (m)	Kitchen/Living / Dining Area Required (m ²)	Kitchen/Living /Dining Area Achieved (m ²)	Aggregate Storage Area Required (m ²)	Aggregate Storage Area Achieved (m ²)	Garden/ Terrace/Balcony Area Required (m ²)	Garden/ Terrace/Balcony Area Achieved (m ²)
Block E2	10	1	Apartment	1 Bed Apartment	45	54.2	54.2		N	2650	1	2	11.4	11.4	3.3	3.5	23	28.9	3	3.8	5	7.9
Block E2	11	1	Apartment	2 Bed Apartment (3P)	63	69.6	69.6	Dual	N + E	2650	2	3	20.1	21.7	3.6	4.8	28	28.1	5	5.8	6	8.5
Block E2	12	1	Apartment	2 Bed Apartment (4P)	73		75.6	Dual	E + S	2650	2	4	24.4	24.9	3.6	3.6	30	31	6	6.5	7	9.8
Block E2	13	1	Apartment	1 Bed Apartment	45	51.8	51.8		S	2650	1	2	11.4	11.4	3.3	3.4	23	26.8	3	3.8	5	5.7
Block E2	14	1	Apartment	1 Bed Apartment	45		48		S	2650	1	2	11.4	11.4	3.3	3.4	23	24.5	3	3.8	5	5.7
Block E2	15	1	Apartment	1 Bed Apartment	45	51.2	51.2		S	2650	1	2	11.4	11.4	3.3	3.4	23	25.8	3	3.8	5	5.7
Block E2	16	1	Apartment	2 Bed Apartment (4P)	73		74	Dual	S + W	2650	2	4	24.4	24.4	3.6	5	30	30.5	6	6.5	7	10
Block E2	17	1	Apartment	2 Bed Apartment (4P)	73		74.8	Dual	W + N	2650	2	4	24.4	25.6	3.6	5.4	30	30	6	6.8	7	8.5
Block E2	18	1	Apartment	1 Bed Apartment	45	54.2	54.2		N	2650	1	2	11.4	11.4	3.3	3.5	23	28.9	3	3.8	5	7.9
Block E2	19	2	Apartment	1 Bed Apartment	45	54.2	54.2		N	2650	1	2	11.4	11.4	3.3	3.5	23	28.9	3	3.8	5	7.9
Block E2	20	2	Apartment	2 Bed Apartment (3P)	63	69.6	69.6	Dual	N + E	2650	2	3	20.1	21.7	3.6	4.8	28	28.1	5	5.8	6	8.5
Block E2	21	2	Apartment	2 Bed Apartment (4P)	73		75.6	Dual	E + S	2650	2	4	24.4	24.9	3.6	3.6	30	31	6	6.5	7	9.8
Block E2	22	2	Apartment	1 Bed Apartment	45	51.8	51.8		S	2650	1	2	11.4	11.4	3.3	3.4	23	26.8	3	3.8	5	5.7
Block E2	23	2	Apartment	1 Bed Apartment	45		48		S	2650	1	2	11.4	11.4	3.3	3.4	23	24.5	3	3.8	5	5.7
Block E2	24	2	Apartment	1 Bed Apartment	45	51.2	51.2		S	2650	1	2	11.4	11.4	3.3	3.4	23	25.8	3	3.8	5	5.7
Block E2	25	2	Apartment	2 Bed Apartment (4P)	73		74	Dual	S + W	2650	2	4	24.4	24.4	3.6	5	30	30.5	6	6.5	7	10
Block E2	26	2	Apartment	2 Bed Apartment (4P)	73		74.8	Dual	W + N	2650	2	4	24.4	25.6	3.6	5.4	30	30	6	6.8	7	8.5
Block E2	27	2	Apartment	1 Bed Apartment	45	54.2	54.2		N	2650	1	2	11.4	11.4	3.3	3.5	23	28.9	3	3.8	5	7.9
Block E2	28	3	Apartment	1 Bed Apartment	45	54.2	54.2		N	2650	1	2	11.4	11.4	3.3	3.5	23	28.9	3	3.8	5	7.9
Block E2	29	3	Apartment	2 Bed Apartment (3P)	63	69.6	69.6	Dual	N + E	2650	2	3	20.1	21.7	3.6	4.8	28	28.1	5	5.8	6	8.5
Block E2	30	3	Apartment	2 Bed Apartment (4P)	73		75.6	Dual	E + S	2650	2	4	24.4	24.9	3.6	3.6	30	31	6	6.5	7	9.8
Block E2	31	3	Apartment	1 Bed Apartment	45	51.8	51.8		S	2650	1	2	11.4	11.4	3.3	3.4	23	26.8	3	3.8	5	5.7
Block E2	32	3	Apartment	1 Bed Apartment	45		48		S	2650	1	2	11.4	11.4	3.3	3.4	23	24.5	3	3.8	5	5.7
Block E2	33	3	Apartment	1 Bed Apartment	45	51.2	51.2		S	2650	1	2	11.4	11.4	3.3	3.4	23	25.8	3	3.8	5	5.7
Block E2	34	3	Apartment	2 Bed Apartment (4P)	73		74	Dual	S + W	2650	2	4	24.4	24.4	3.6	5	30	30.5	6	6.5	7	10
Block E2	35	3	Apartment	2 Bed Apartment (4P)	73		74.8	Dual	W + N	2650	2	4	24.4	25.6	3.6	5.4	30	30	6	6.8	7	8.5
Block E2	36	3	Apartment	1 Bed Apartment	45	54.2	54.2		N	2650	1	2	11.4	11.4	3.3	3.5	23	28.9	3	3.8	5	7.9
Block E2	37	4	Apartment	1 Bed Apartment	45	54.2	54.2		N	2650	1	2	11.4	11.4	3.3	3.5	23	28.9	3	3.8	5	7.9
Block E2	38	4	Apartment	3 Bed Apartment	90	109.8	109.8	Dual	N + E + S	2650	3	5	31.5	38.3	3.8	5.9	34	36.4	9	9.6	9	57.6
Block E2	39	4	Apartment	1 Bed Apartment	45	51.8	51.8		S	2650	1	2	11.4	11.4	3.3	3.4	23	26.8	3	3.8	5	5.7
Block E2	40	4	Apartment	1 Bed Apartment	45		48		S	2650	1	2	11.4	11.4	3.3	3.4	23	24.5	3	3.8	5	5.7
Block E2	41	4	Apartment	1 Bed Apartment	45	51.2	51.2		S	2650	1	2	11.4	11.4	3.3	3.4	23	25.8	3	3.8	5	5.7
Block E2	42	4	Apartment	3 Bed Apartment	90	108.7	108.7	Dual	S + W + N	2650	3	5	31.5	38.4	3.8	5.3	34	35.1	9	9.1	9	66.5
Block E2	43	4	Apartment	1 Bed Apartment	45	54.2	54.2		N	2650	1	2	11.4	11.4	3.3	3.5	23	28.9	3	3.8	5	7.9
Block E2	44	5	Apartment	1 Bed Apartment	45	54.2	54.2		N	2700	1	2	11.4	11.4	3.3	3.5	23	28.9	3	3.8	5	7.9
Block E2	45	5	Apartment	2 Bed Apartment (4P)	73	91.7	91.7	Dual	N + E + S	2700	2	4	24.4	28.3	3.6	3.8	30	31.1	6	7.3	7	23
Block E2	46	5	Apartment	1 Bed Apartment	45	51.8	51.8		S	2700	1	2	11.4	11.4	3.3	3.4	23	26.8	3	3.8	5	5.7

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BUILDING (BLOCK)	UNIT NUMBER	FLOOR LEVEL	Apartment Type	UNIT DESCRIPTION	MIN UNIT AREA REQUIRED (m ²)	UNITS AREAS > MIN AREA +10%(m ²)	UNIT AREA ACHIEVED (m ²)	ASPECT	ORIENTATION	CEILING HEIGHT (Kitchen/Living/Dining)	No. of Bedrooms	No. of Bedspaces	Aggregate Bedroom Areas Required (m ²)	Aggregate Bedroom Area Achieved (m ²)	Main Living Room Width Required (m)	Main Living Room Width Achieved (m)	Kitchen/Living / Dining Area Required (m ²)	Kitchen/Living /Dining Area Achieved (m ²)	Aggregate Storage Area Required (m ²)	Aggregate Storage Area Achieved (m ²)	Garden/ Terrace/Balcony Area Required (m ²)	Garden/ Terrace/Balcony Area Achieved (m ²)
Block E2	47	5	Apartment	1 Bed Apartment	45		48		S	2700	1	2	11.4	11.4	3.3	3.4	23	24.5	3	3.8	5	5.7
Block E2	48	5	Apartment	1 Bed Apartment	45	51.2	51.2		S	2700	1	2	11.4	11.4	3.3	3.4	23	25.8	3	3.8	5	5.7
Block E2	49	5	Apartment	2 Bed Apartment (4P)	73	95.8	95.8	Dual	S + W + N	2700	2	4	24.4	29.2	3.6	3.7	30	30.9	6	7.2	7	17.2
Block E2	50	5	Apartment	1 Bed Apartment	45	54.2	54.2		N	2700	1	2	11.4	11.4	3.3	3.5	23	28.9	3	3.8	5	7.9
Block H	1	-1	Apartment	2 Bed Apartment (4P)	73	137.5	137.5	Dual	S/W + N/W + N/E	2890	2	4	24.4	45.5	3.6	5.1	30	44.1	6	6	7	71.7
Block H	2	-1	Apartment	2 Bed Apartment (4P)	73	138.8	138.8	Dual	S/W + S/E + N/E	2890	2	4	24.4	47.2	3.6	5.1	30	43.9	6	6	7	72.6
Block H	3	0	Apartment	2 Bed Apartment (4P)	73	103.1	103.1	Dual	S/W + N/W + N/E	3947	2	4	24.4	33.2	3.6	5.1	30	42.8	6	6	7	0
Block H	4	0	Apartment	2 Bed Apartment (4P)	73	101.1	101.1	Dual	S/W + S/E + N/E	3947	2	4	24.4	33.9	3.6	5.1	30	43.5	6	6	7	0
Block H	5	1	Apartment	2 Bed Apartment (4P)	73	94.7	94.7	Dual	S/W + N/W + N/E	3640	2	4	24.4	31.7	3.6	5.1	30	42.4	6	6	7	0
Block H	6	1	Apartment	3 Bed Apartment	90	128.1	128.1	Dual	S/W + S/E + N/E	3640	3	5	31.5	51.9	3.8	5.1	34	42.7	9	9	9	0

TOTAL FLOOR AREA:		33222.4	
TOTAL FLOOR AREA (UNITS WITH FLOOR AREA > MIN AREA + 10%) :		21988.5	
NUMBER OF UNITS WITH FLOOR AREA > MIN AREA + 10% :		318	64.5%
NUMBER OF DUAL ASPECT APARTMENTS :		259	52.5%
TOTAL NUMBER OF APARTMENTS		493	
TOTAL FLOOR AREA: STUDIO APARTMENTS		681	
TOTAL FLOOR AREA: 1 BED APARTMENTS		10982	
TOTAL FLOOR AREA: 2 BED APARTMENTS (3P)		2803	
TOTAL FLOOR AREA: 2 BED APARTMENTS (4P)		14006	
TOTAL FLOOR AREA: 3 BED APARTMENTS		4751.4	

ALL BLOCKS	
TOTAL: STUDIO APARTMENTS	18
TOTAL: 1 BED APARTMENTS	220
TOTAL: 2 BED APARTMENTS (3P)	39
TOTAL: 2 BED APARTMENTS (4P)	169
TOTAL: 3 BED APARTMENTS	47
TOTAL:	493

DUBLIN

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