

Architectural Design Statement

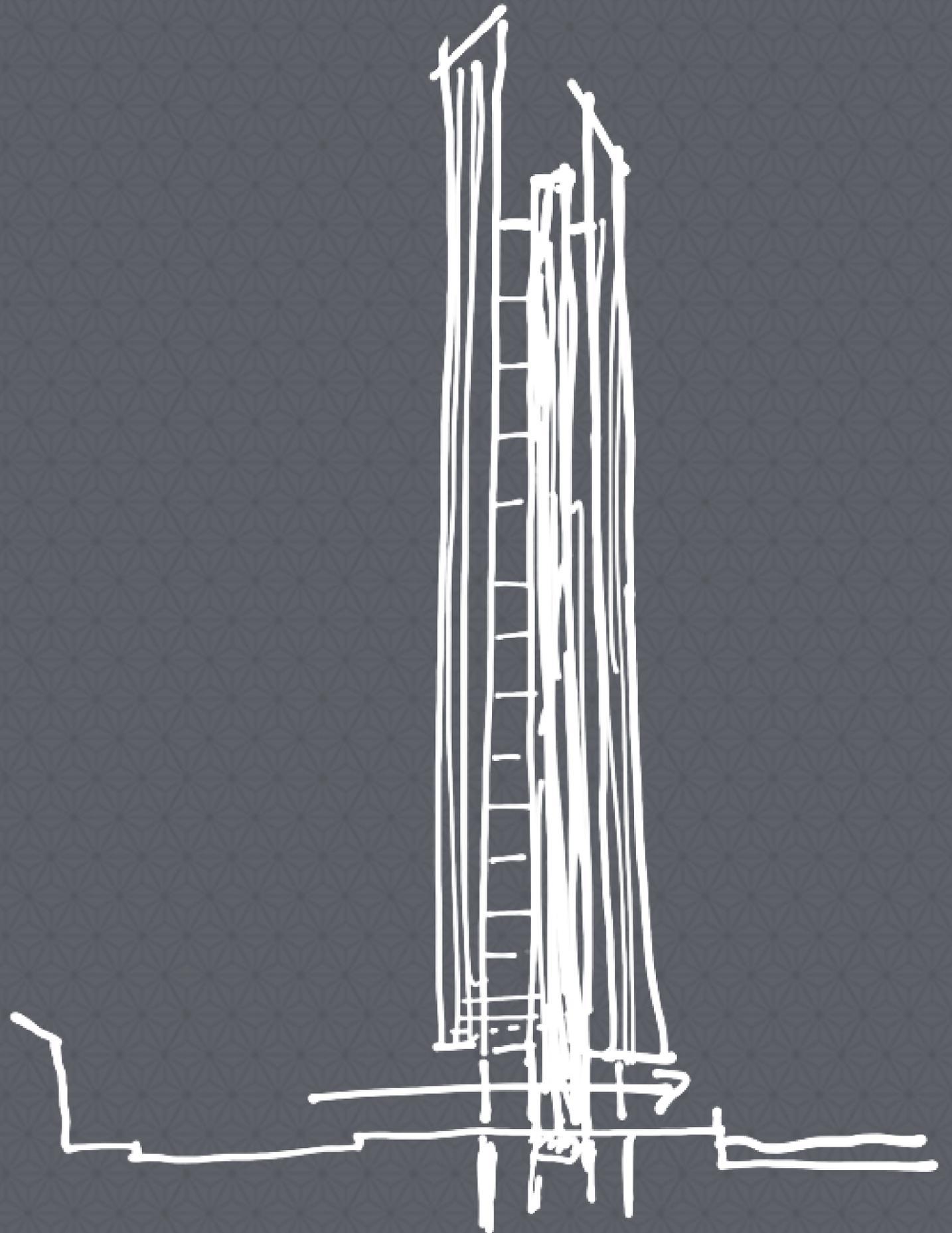
42A Parkgate St.
Dublin 8

**Mixed Use, Residential &
Commercial Development.**

**Parkgate St - Block A & B2
Project Ref: P24-216D**



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1.0 Introduction

1.1 Overview

The proposed development comprises amendments to the development permitted under ABP Ref. ABP 310567-21 (as amended by DCC Reg. Ref. LRD6074/24-S3). This is not a new application. The application for Block A is an amendment to the existing consented scheme, whereas Block B2 is a further application, aligning with the latest Apartment Design Guidelines for March 2023.

This application relates to Block A and Block B2. These blocks range in height from 8 to 28 storeys and include: 246 no. apartments (Block A: 198 no. units and Block B2: 48 no. units). The blocks remain largely as per the previously consented development. Amendments in B2 have been made to comply with Dublin City Council Development Plan 2022-2028 and latest Apartment Design Guidelines, March 2023. The proposed development, for the purposes of this report, is considered in the context of the site in its entirety, comprising this proposed development (i.e. revised Blocks B2 & A) and the same associated demolition, conservation, site works, landscape/boundary works and development as previously permitted. Blocks B1 and C were subject to a separate application, LRD6074/24-S3, approved in February 2025.

For avoidance of doubt, while the red line site boundary is drawn around the entire planning unit of ABP Ref. 306569-20 & 310567-21, the development works for which permission is expressly sought are identified with a green dashed line, within the wider red line planning unit.

The overall site (c.0.82 ha) is principally bounded by Parkgate Street to the north, the River Liffey to the south, an existing electricity substation and the junction of Sean Heuston Bridge and Parkgate Street to the east, existing Parkgate Place office and residential development to the west. The application site includes areas of public footpath and roadway on Parkgate Street and a small landscaped area at the junction of Sean Heuston Bridge and Parkgate Street. There are Protected Structures on site, which have all been identified in this document.



Site Location Plan

1.2 Introduction

Block A and B2 Amendment Summary

As a brief introduction to this proposal, planning was granted for Block A under ABP-310567-21, 198 no. Apartments; and Block B2 under LRD6042/23-S3A – change of use scheme from office to Residential, 40 no. Apartments.

The purpose of this document is to demonstrate further design development which has taken place in relation to Blocks A and B2 as summarised below:

Block A - Second Fire Escape

A second fire escape stair has been introduced in response to the requirements set out in the latest Fire Safety Cert.

Block A Facade

The facade of Block A has been slightly amended, responding to the change in plan due to the introduction of the second fire escape stair.

Block A Placement

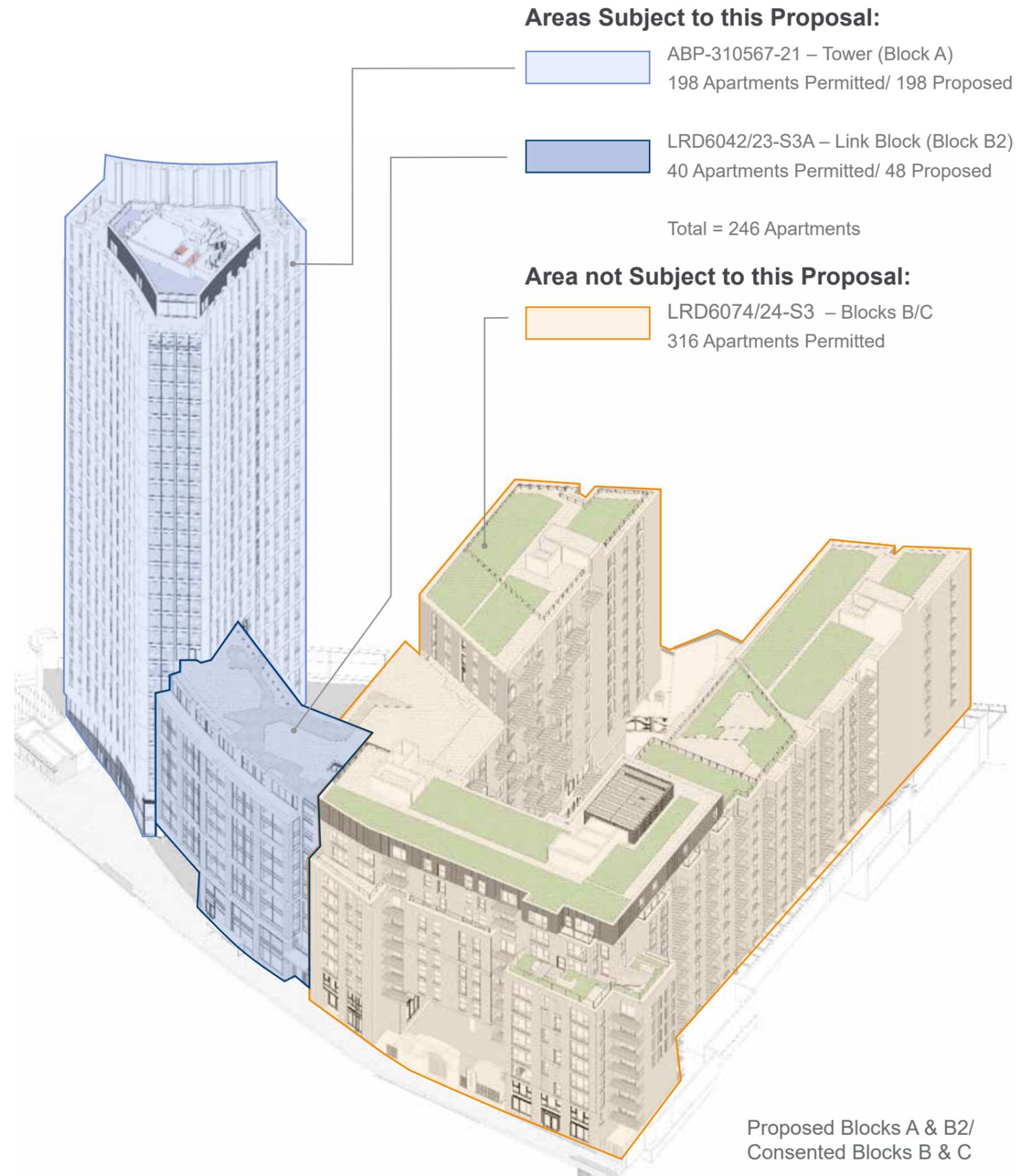
Block A has a small increase in size to the South and West to replace the area lost due to the introduction of the second fire escape. These amendments have been carefully considered to ensure that there is no impact to the Block placement, particularly regarding view corridors and protected structures, as noted in the VIA.

Block A Unit Mix

The total number of apartments remains at 198. The majority of Block A has no change to the unit mix, with the exception of one unit type which has been reconfigured from a 1 bedroom apartment to a 2 bedroom apartment. This unit has been designed to current Design Standards (2023), including private external amenity requirements, which are provided as winter gardens in all instances where this unit occurs.

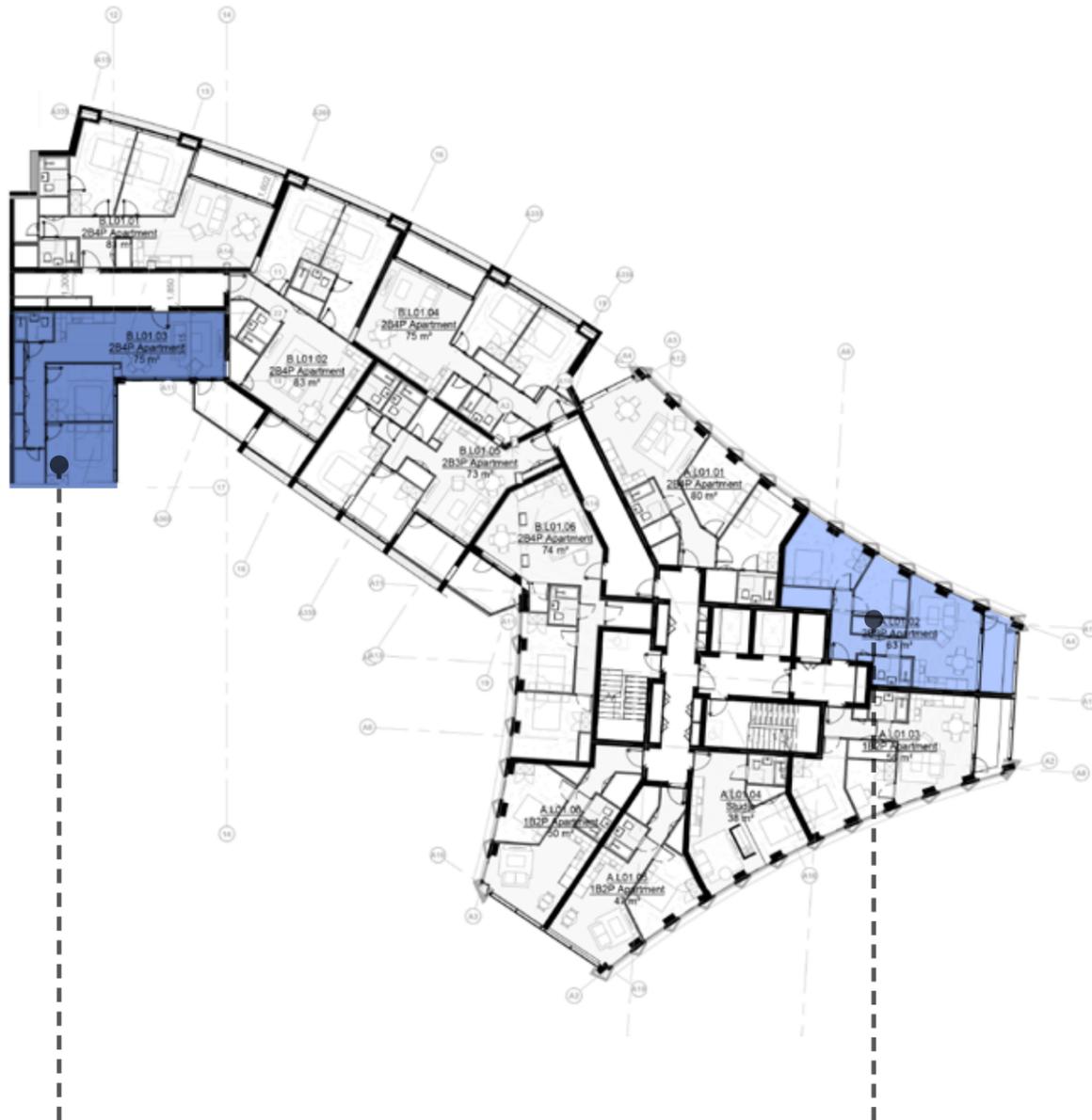
Block B2 Unit Mix

There are 8 no. additional units proposed in Block B2. This brings the total no. of proposed units from 40 to 48. The additional apartments comprise 1 no. Studio, 1 no. 1 bed and 6 no. 2 beds. Units across B2 have been designed to current Design Standards (2023), each has its own private external amenity.



1.3 Proposed Unit Amendments

L01 Floor Plan



Block B2

Additional 2 Bed (4 Person)
Repeats on levels 02-07
inclusive

Provides an additional 6 units

Block A

2 Bed (3 Person) - Previously a
1B unit. Repeats on levels
01-26 inclusive.

Provides an additional 26 units

L08 Floor Plan



Block B2

Additional 1 Bed - L08
only

Provides 1 additional unit

Block B2

Additional 1 Bed - L08
only

Provides 1 additional unit

Block A

2 Bed (3 Person), as highlighted
on L01 floor plan

1.4 Wider Context

Block B and C Amendment Summary (Not part of this application)

Subject to separate application - LRD6074/24-S3, approved February 2025:

Apartment Design Standards

The separate application gained consent for an amendment to the layouts to comply with the updated Apartment Design Standards 2023.

Block B & C Unit Mix

The proposed unit mix under the separate application represents a huge improvement to the unit mix, increasing the number of 2 beds and removing the studios. As a result the total no. of units decreases by 6 from the previously consented 321 to a new total of 316.

Apartment Sizes

As a result of implementing the new apartments design standards, improved apartment areas are now proposed throughout.

Private Amenity

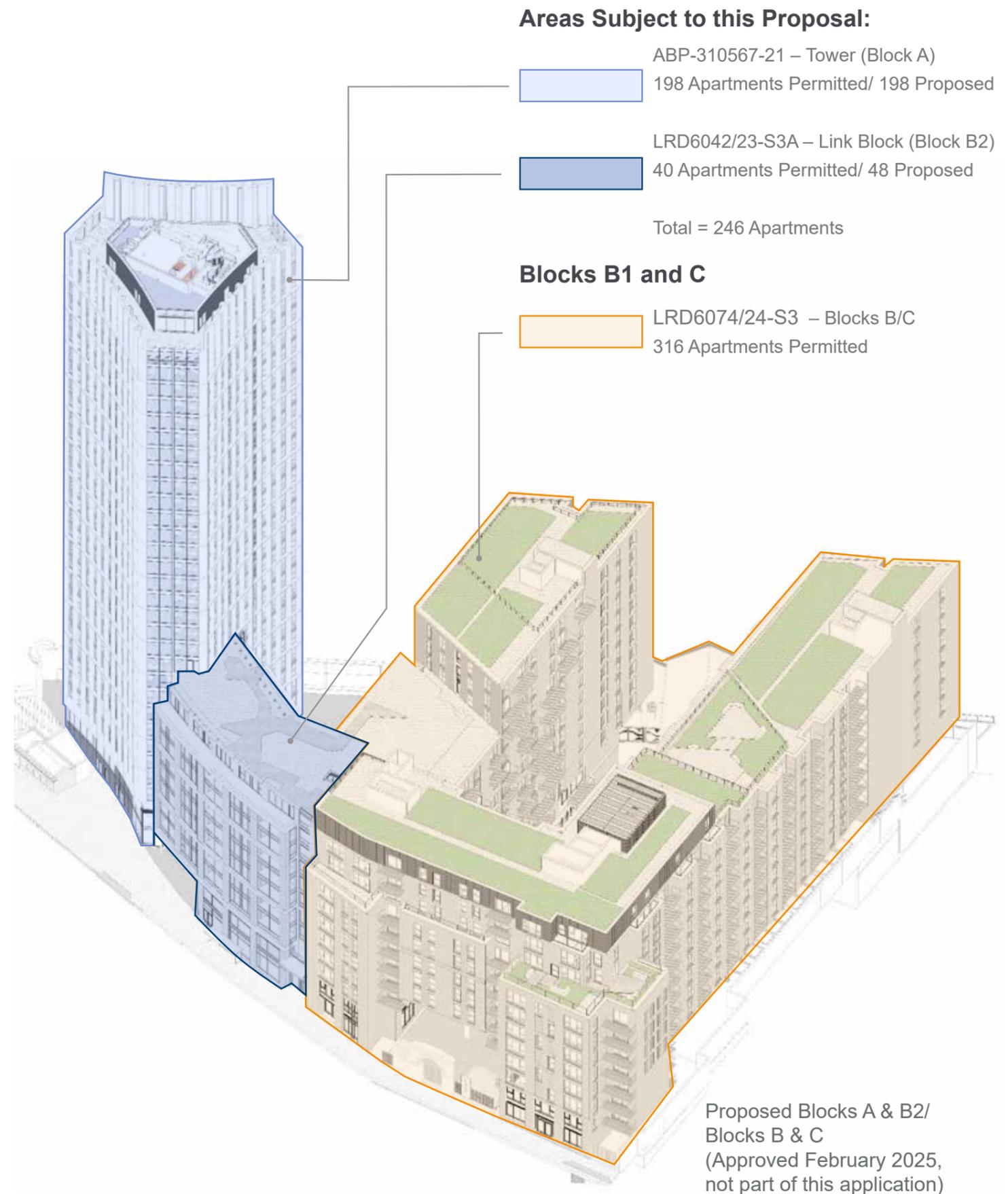
Balconies and terraces are now proposed to all units in line with the latest apartment design standards.

Dual Aspect

An improved number of dual aspect apartments has been introduced.

Communal Open Space

An increased amount of public open space has been provided.



1.5 Consultation

The Development was reviewed at a number of meetings with Dublin City Council Planning Department during the progression of the design. The Development also takes guidance from the following documentation:

1. National Planning Framework.
2. Eastern & Midlands Regional Spatial & Economic Strategy (RSES) and Dublin Metropolitan Area.
3. Smarter Travel - A New Transport Policy for Ireland (2009-2020).
4. Sustainable Urban Housing: Design Standards for New Apartments (2023) for Block B2
5. Sustainable Urban Housing: Design Standards for New Apartments (2018) for Block A
6. Urban Development and Building Heights – Guidelines for Planning Authorities (2018).
7. Childcare Facilities – Guidelines for Planning Authorities (2001).
8. Dublin City Development Plan (2022 – 2028).
9. Design Manual for Urban Roads and Streets or ‘DMURS’ (2013)
10. Other relevant national and regional planning strategies, objectives and planning design guidelines for achieving sustainable urban residential development in the area.
11. Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)

1.6 Project Team

This design statement was compiled in conjunction with the following team members:

- Architect – Reddy Architecture + Urbanism
- Civil & Structural Engineers – ARUP
- Building Services Engineers – IN2
- Conservation Architects – ARC
- Planning Consultants – Stephen Little & Associates (SLA)
- Landscape Consultants – Mitchell & Associates
- Visual Impact – Modelworks and ARC Consultants
- Daylight analysis Consultants – IN2
- Wind analysis Consultants – IN2
- Transport Consultants – ARUP
- Waste Consultants –AWN Consultants
- Fire Consultants – Michael Slattery Associates



2.0 Site Analysis

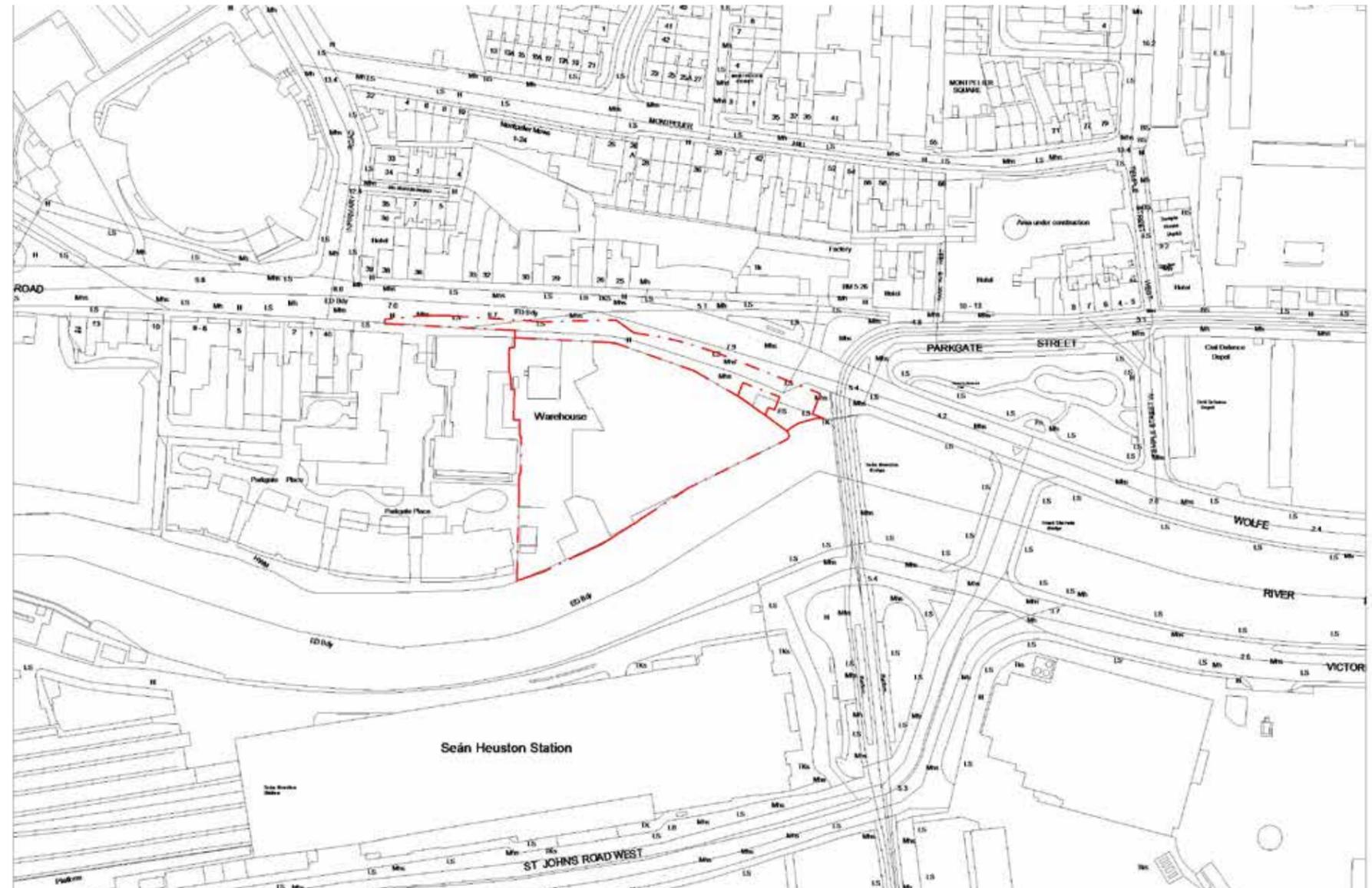
2.1 Site Location

The site is located at a key river crossing to the west of Dublin city centre, between the River Liffey and Parkgate Street, with a mix of cultural, commercial, retail and leisure activities in its environs. The site sits between the Criminal Courts Building and the main entrance to Phoenix park to the west, Heuston Station to the south and Collins Barracks to the east with both day time and night time uses and is adjacent to major transport corridors and the LUAS which connects to the city centre. There are also a number of public parks and amenities in the area.

The site is within walking distance of Dublin City Centre and significant employment locations. It is highly connected to urban public transport stops (Heuston Train Station and Luas) and is within easy walking distance (5 minutes walk or 400-500m) from high frequency urban bus services, that arrive at a frequency of once every ten minutes at peak times. Across the river is Heuston station, providing the site with access to nationwide rail connections.

Phoenix Park is within 500m from the site. It is a large public urban park of 707 hecatres, comprising woodlands, ponds and walkways. It provides a wide range of amenities, including Sports clubs, Dublin Zoo and Bike rentals. Additionally, located within 500m from the site is Collins Barracks, which is home to the Museum of Decorative Arts and associated courtyards and gardens. The Irish Museum of Modern Art is a 1.1km walk from the site. It has flower gardens, walks and the art museum and hosts a number of public events throughout the year. The Irish National War Museum is another public amenity near the site, a 2.5 km walk from Parkgate Street. It provides access to walks along the river Liffey, around the monuments and to hurling grounds. Parkgate Street itself provides a pedestrian and cycle route to the boat clubs at Islandbridge, west of the site. Boat races on the Liffey are part of the sporting and university culture of the area, including the annual UCD & Trinity Colours Boat Race.

There are several public squares and external amenity spaces directly adjacent to the site and also a number of creches, clubs, playing fields and sports facilities in the local vicinity.



Site Location



Aerial View



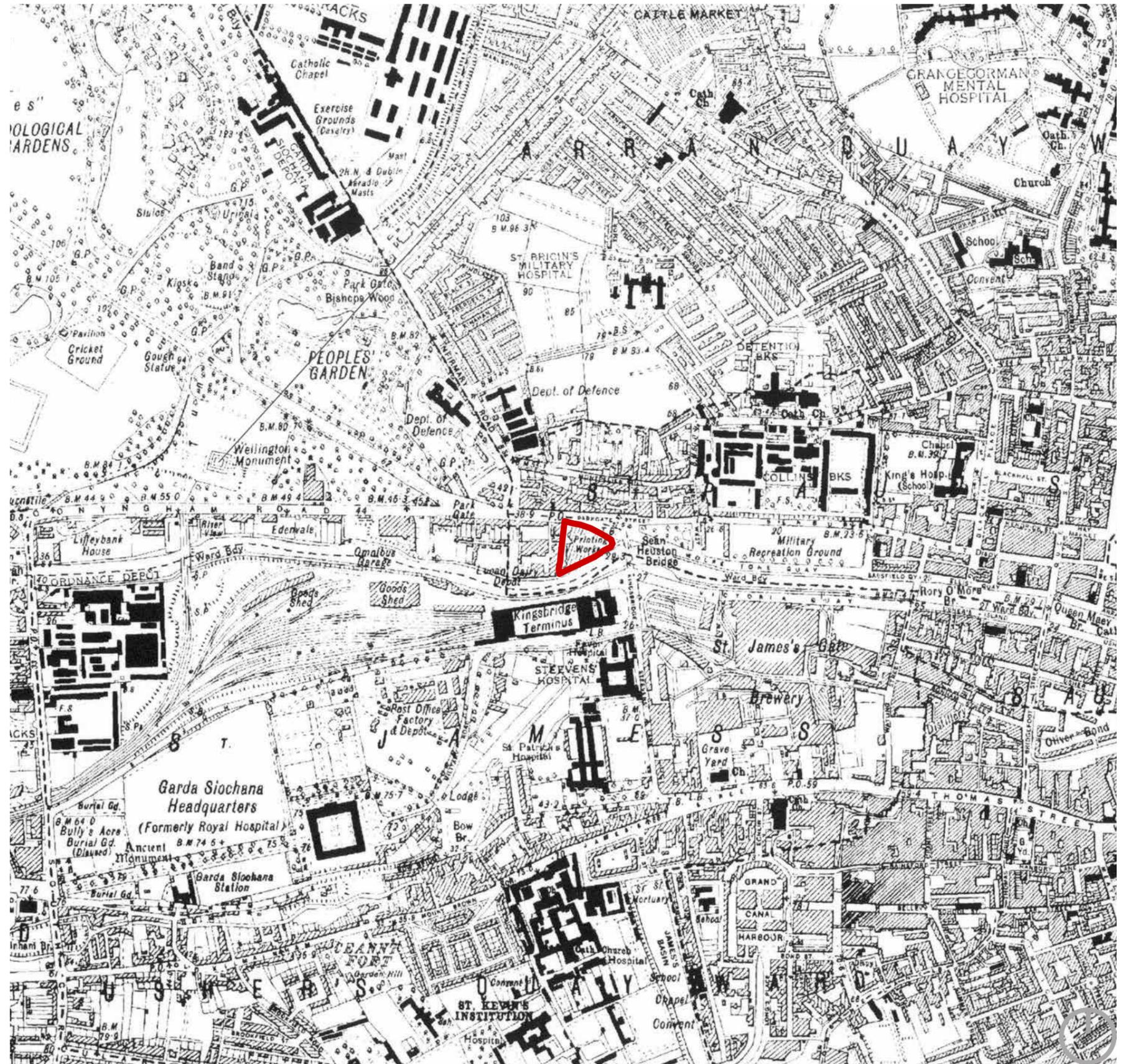
View of Existing River Wall towards Sean Heuston Bridge



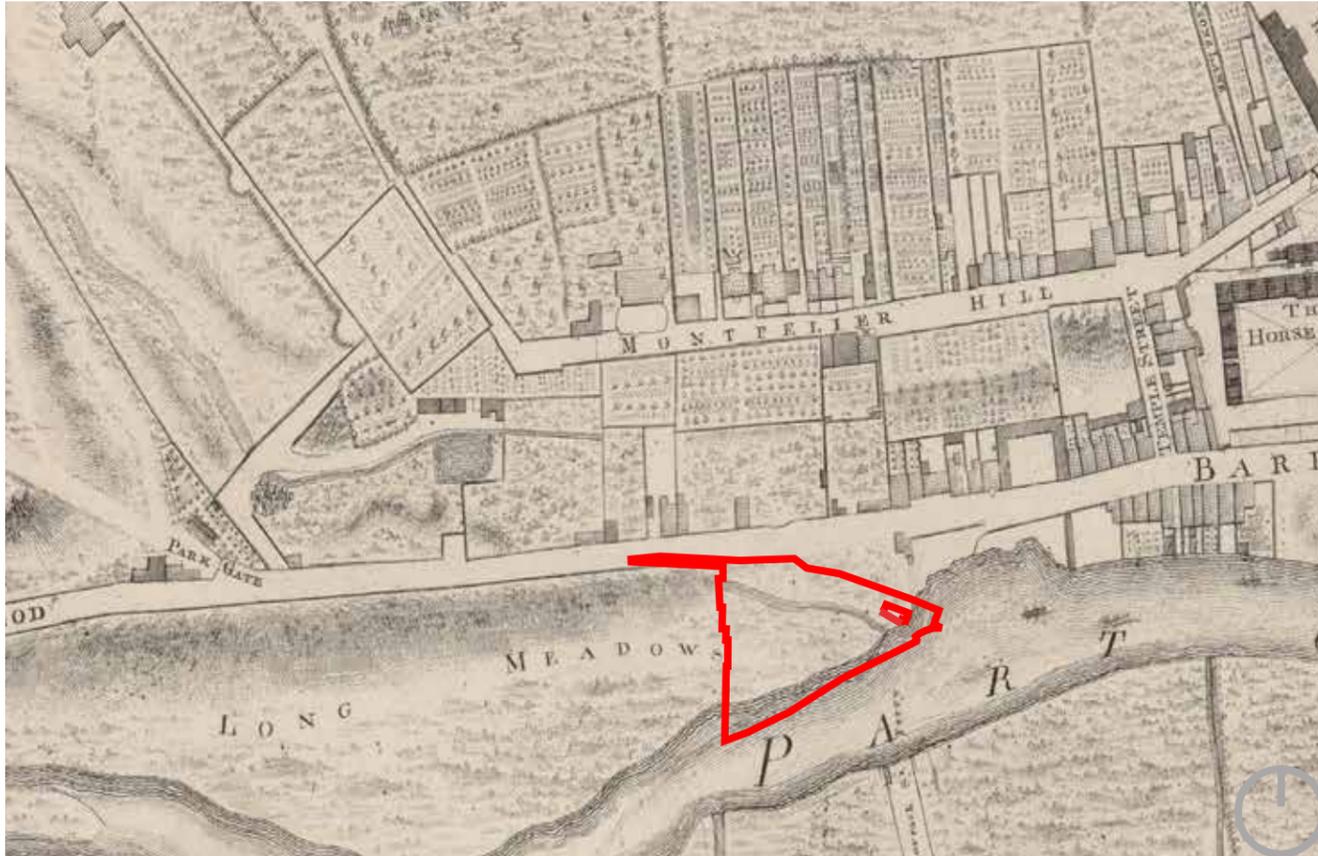
View from Island Bridge

2.2 Site History

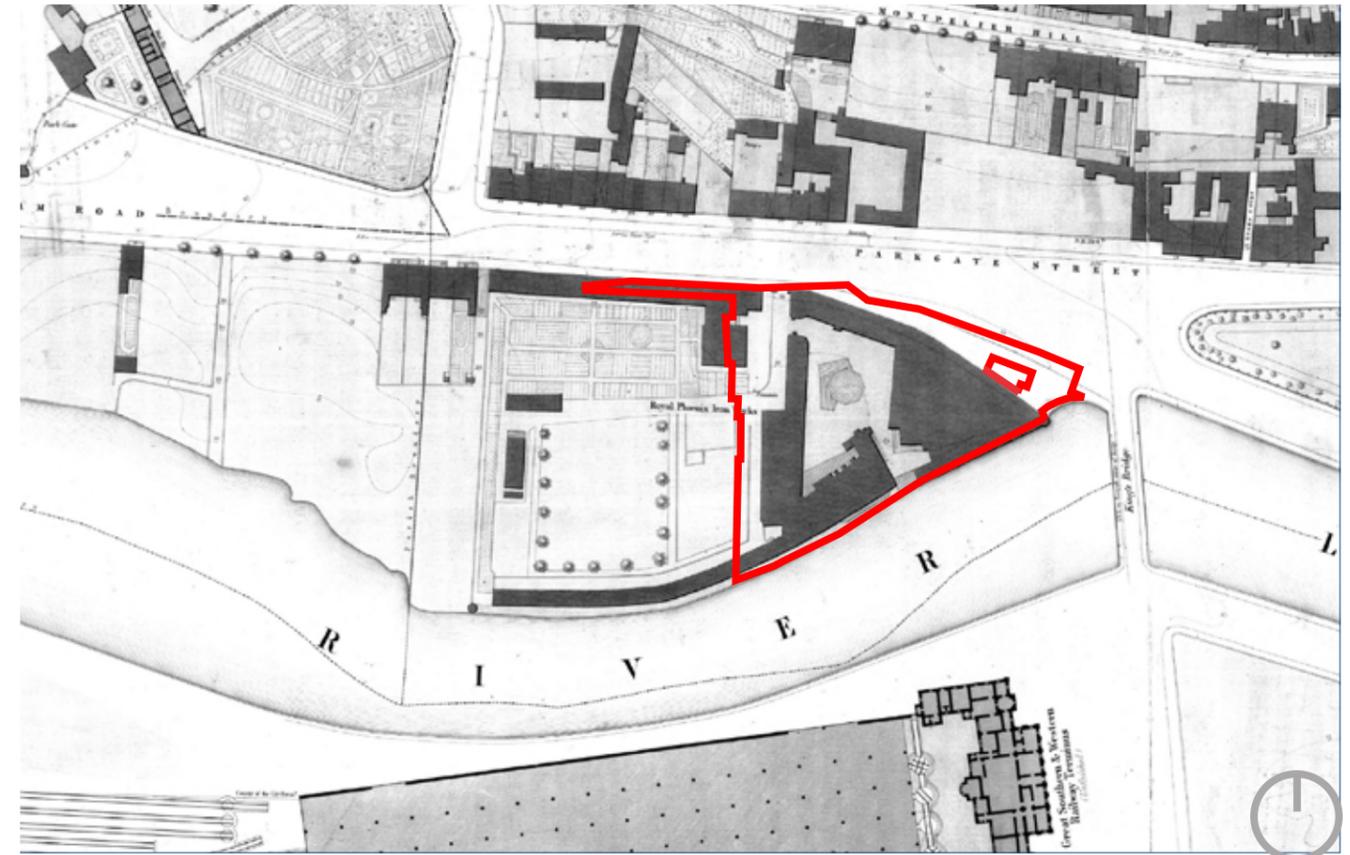
The proposed development site is on the north bank of the River Liffey. It is at the eastern end of a plot of land bounded by Conyngham Road, Parkgate Street and the River. The Site has a varied industrial history. This plot of land was known as the Long Meadows and was originally developed as the Phoenix Ironworks in 1808. In 1880 the site was bought by the Sir Edward Guinness and was redeveloped for a cloth manufacture company, Kingbridge Woollen Mills. The site was used temporarily from 1910 to 1917 as a Shell Factory during the First World War and for a period after as a Government depot. In 1924 it was again redeveloped as a Printers for Cahill & Co and from 1980 the site has been in the ownership of Hickeys Fabrics. The proposed re-development seeks to ensure the continued active use of the site and to reintroduce it as a significant component of the city centre.



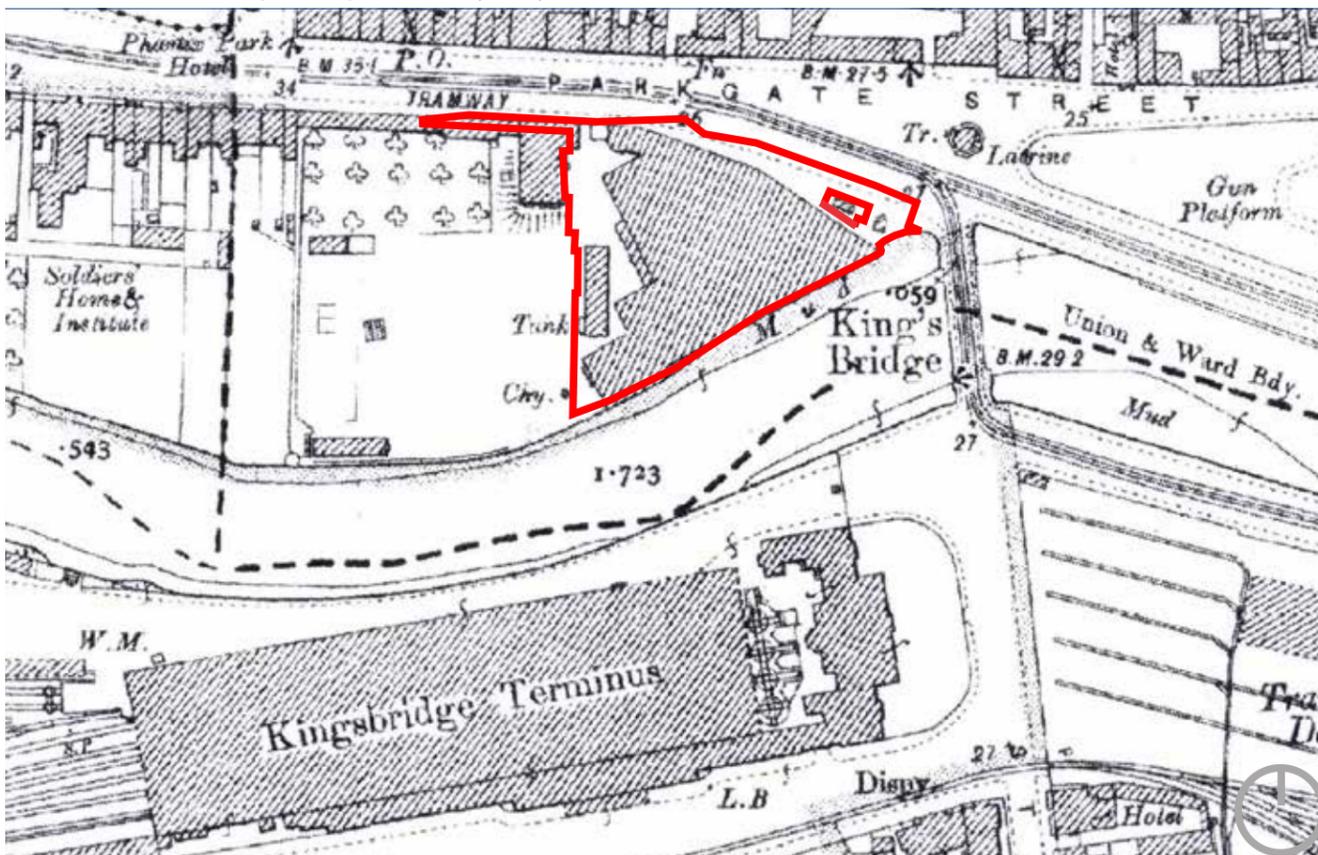
Historical Map



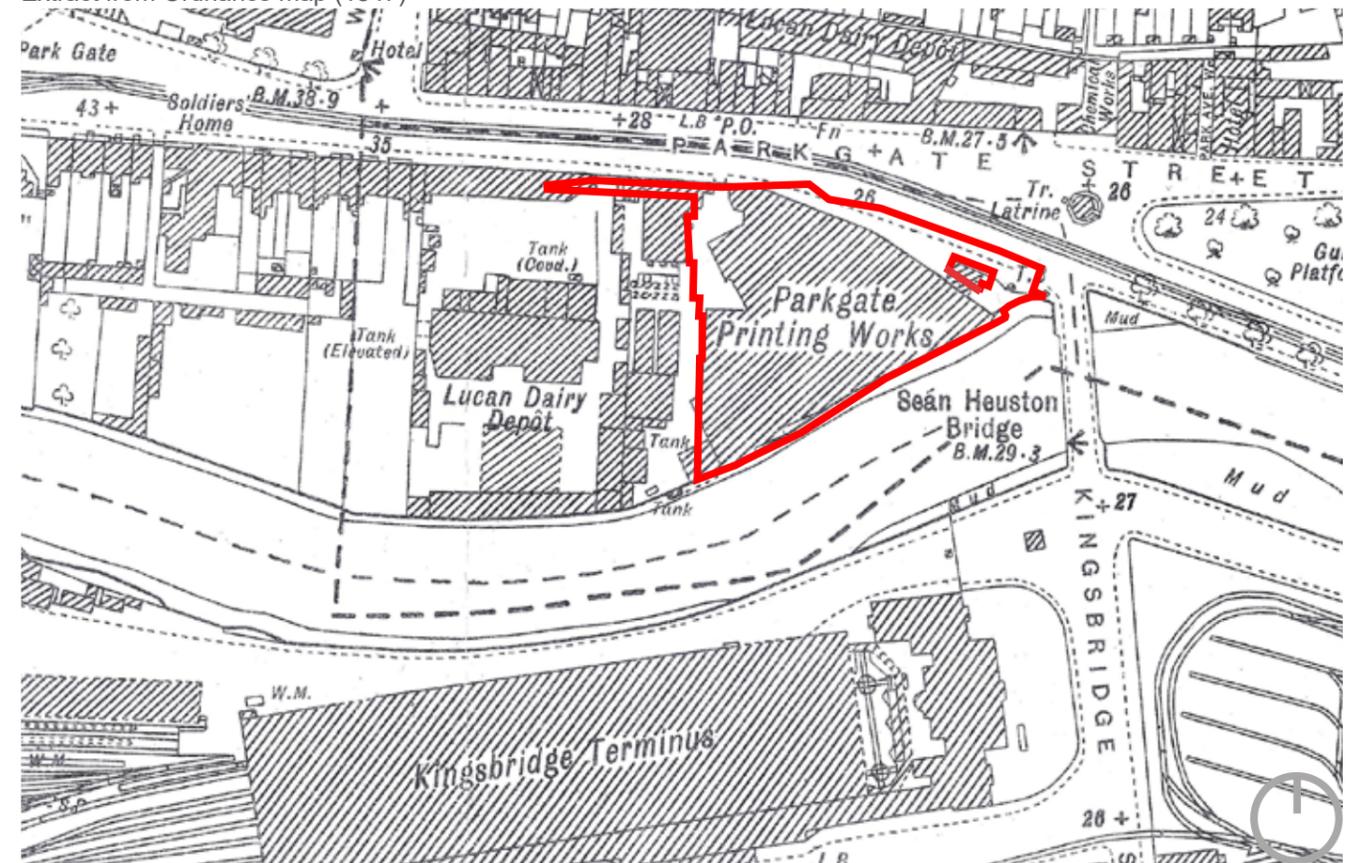
Extract from John Rocques map of Dublin (1773)



Extract from Ordnance map (1847)



Extract from Ordnance map (1907)



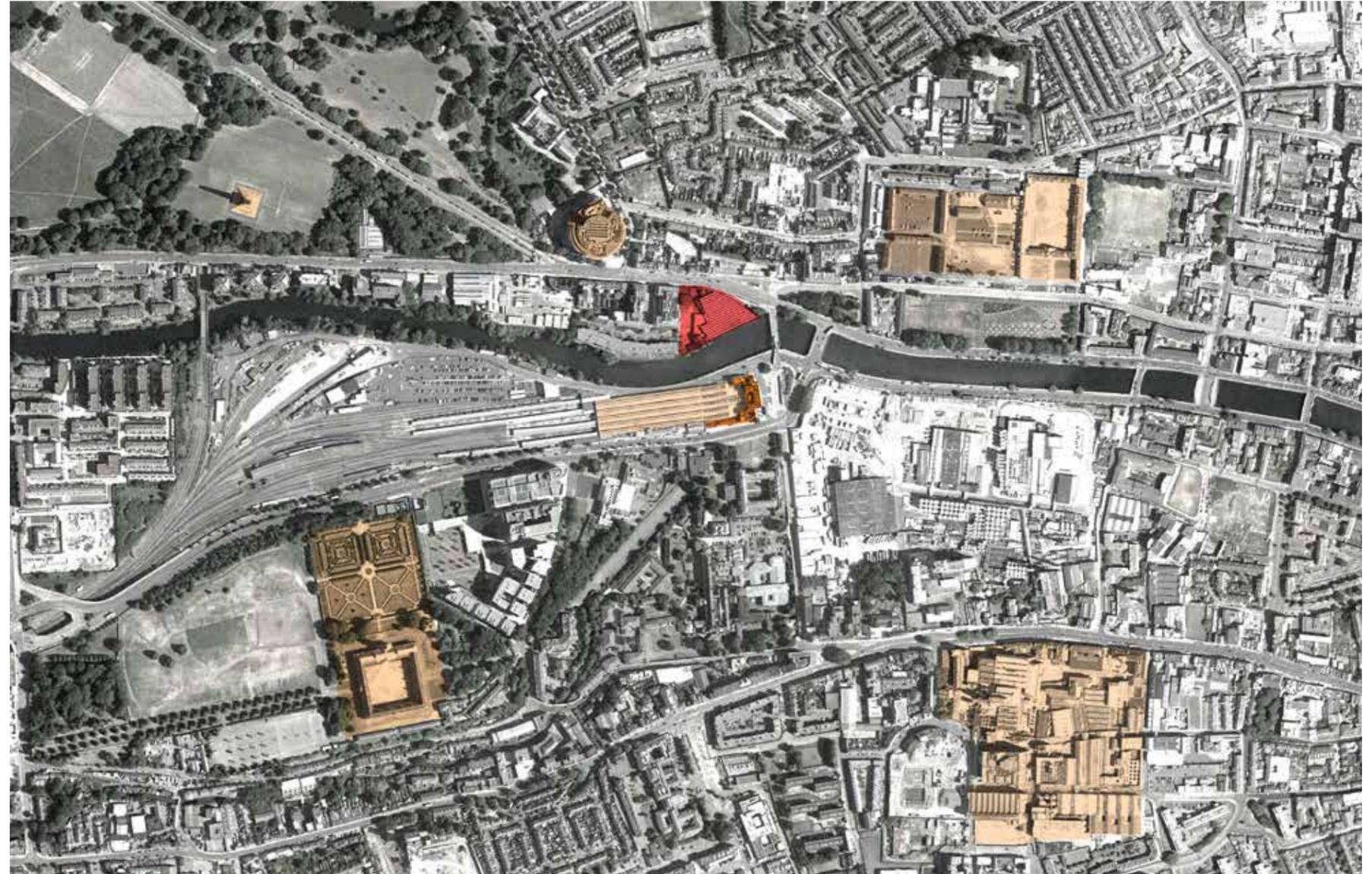
Extract from Ordnance map (1947)

2.3 Urban Context

This is a unique site in the city given its location which affords extensive street frontage on Parkgate street and a south facing boundary along the river Liffey. Unlike many of the other riverfront sites that have been developed, this site is not cut off from the river by the traffic flow. This provides the unique opportunity to engage with the river and visually connect to the wider context. Residents and the wider community will be afforded the chance to enjoy south facing private and public amenity, looking out onto the Liffey River, Heuston Station, and the wider city.

The site is beside Heuston station, a major transport hub where the main line rail and LUAS connect. As previously described, the site is in close proximity to significant established cultural amenity and leisure destinations (such as the Royal Hospital Kilmainham, Kilmainham Gaol, Collins Barracks, Phoenix park, the zoological gardens and the War Memorial Gardens at Islandbridge). Although not perceived as such, the Site is part of the city centre at Heuston Gateway. The site is also within walking distance of Smithfield, Thomas Street, the Guinness storehouse, boatclubs at Islandbridge, the digital the hub, NCAD, and the city centre.

There are constraints associated with the site. It sits partially within the protected view corridors from the quays to the Wellington monument and from Chesterfield Ave across the river to the South of the city.



Urban Context highlighting Notable Sites



Heuston Station - St. John's Road



Parkgate Street - Existing Stone Arch



Benburb Street to Parkgate Street

2.4 Land Use / Zoning Objectives

At a strategic national and regional level, the policies and objectives of the following documents must be taken into account:

- The National Planning Framework
- The Draft Regional Spatial and Economic Strategy for the East and Midlands, including the Dublin Metropolitan Area Strategic Plan.

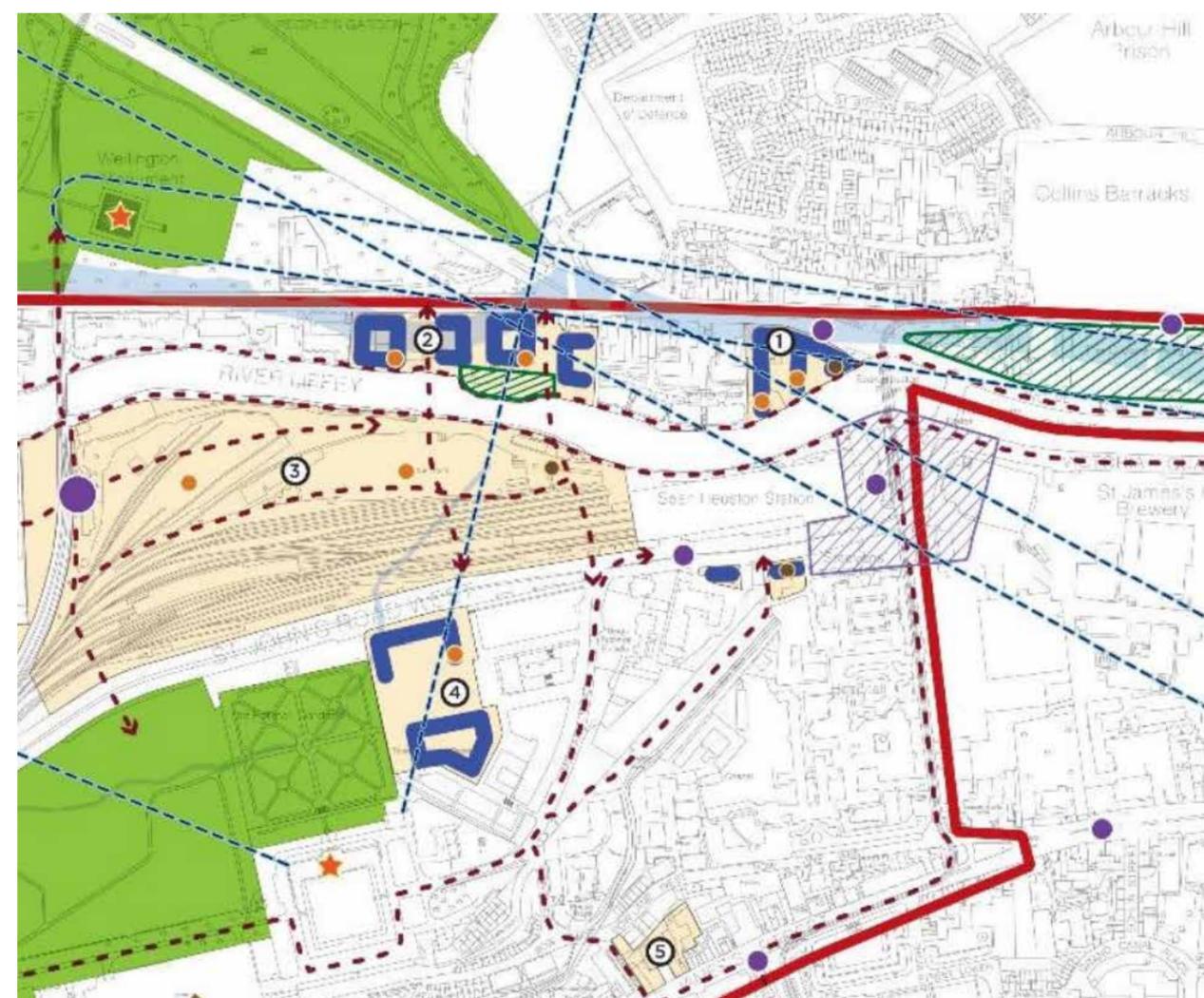
At local level, Dublin City Development Plan 2022-2028 is the Statutory Plan:

- Under the Development Plan, the majority of the site is zoned “Z5 – City Centre”: “To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity.”
- A strip of land along the southern part of the site which bounds the River Liffey is zoned Z9 – “Amenity Open Space Lands/ Green Network”. “To preserve, provide and improve recreational amenity and open space and green networks. The development does not encroach on this zone
- The proposed use of residential is permissible on Z5 lands.
- The development is also located within the Liffey Quays Conservation Area.
- The site lies within Strategic Development and Regeneration Zone No. 7: Heuston and Environs.

The proposed development has been designed in accordance with:

Section 28 Ministerial Guidelines, such as the Design Standards for New Apartment July 2023 and the Urban Development and Building Heights Guidelines 2018.

The Apartment Guidelines cite demographic trends in Ireland, which indicate that 1-2 person households now comprise a majority of households. This demand is higher still in Dublin and expected to increase in the future. The majority of the current housing stock is 3-4 bedroom houses. The proposed development in contrast with the previously consented provides a greater number of 1 & 2 bedroom apartments with studios removed entirely which better responds to market conditions and are in line with Government housing policy.



Heuston and Environs [Dublin City Development Plan 2022-2028]

2.5 Setting

The site has gone through many changes and redevelopments since Long Meadow was first built on to establish the Phoenix Iron Works. This is described in detail in the Architectural Heritage Impact Assessment Report, prepared by ARC Conservation Architects, that accompanies the planning application.

Historic Timeline [see Architectural Heritage chapter in EIAR by ARC Conservation]

Early 1800's - Ironworks

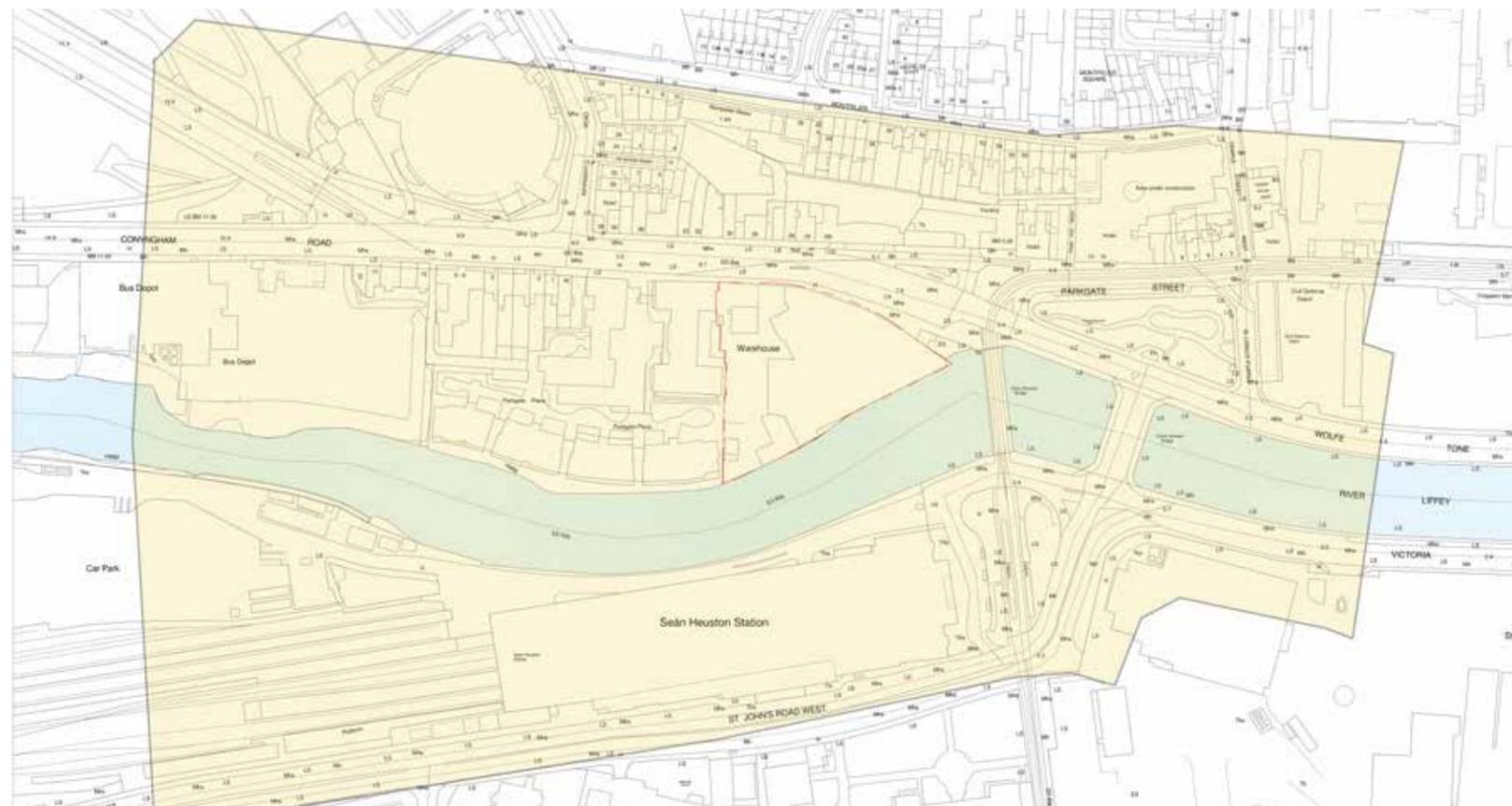
Late 1800's - Woollen Mills

Early 1900's - Shell Factory / Government Depot

Early to mid 1900's - Printers

Mid 1900's - Bookbinders / Publishers

1980 - Hickeys Fabric's



Setting

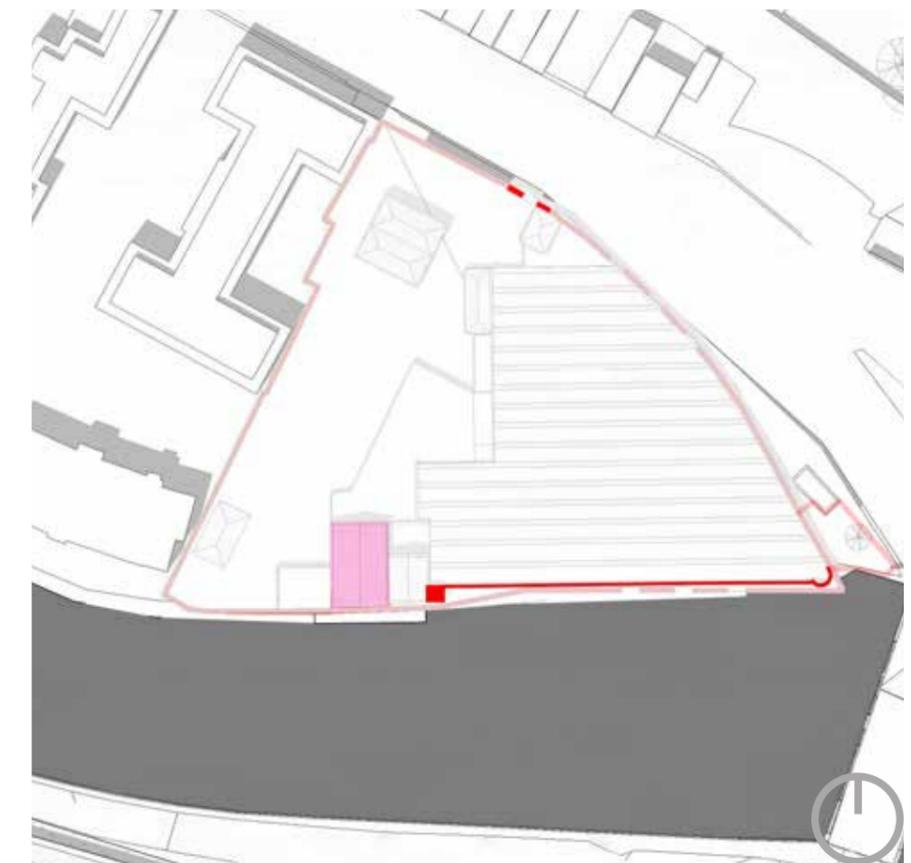
2.6 Record of Protected Structures

The approach to the protection of architectural heritage and protected structures has been established in the consented scheme.

The proposed design changes do not involve any further works to protected structures. The bracing of the river wall is achieved in the same manner as consented under ABP-306569-20, in so far as it affects the wall. No new works to protected structures are proposed as part of this application.

— PROTECTED

■ NIAH



Key Plan

2.7 Conservation

Protected Structure: The River Wall

The existing envelope of the River Building is to be retained with numerous new openings and some infill of existing openings.

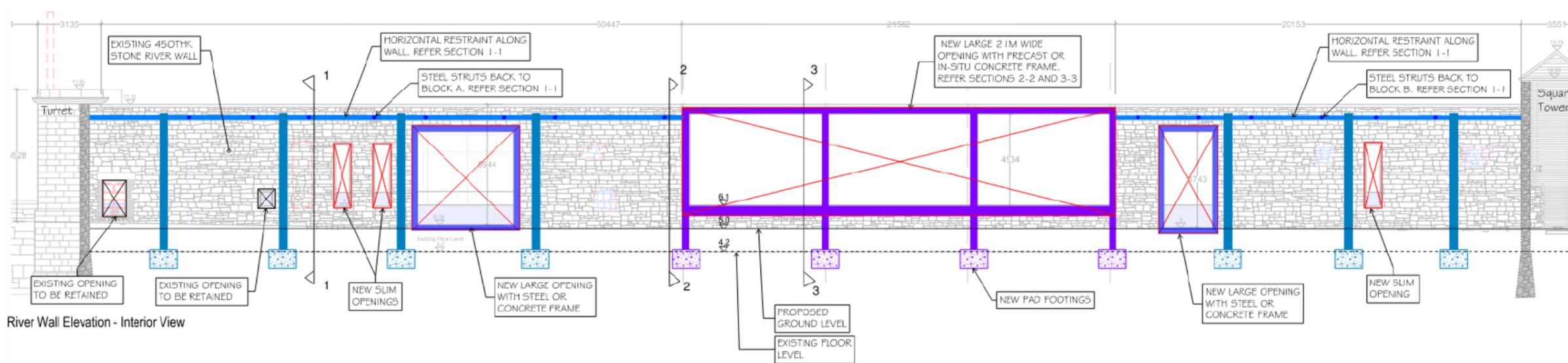
This proposal does not make changes from the consented ABP-306569-20 application and associated compliance agreement; it is as recently approved in February 2025 under application LRD 6074/24.

Internally a suspended ground level consisting of a steel frame with precast flooring is proposed. Steel beams will be supported on steel columns and bear onto the existing stone walls around the building perimeter. Additional steel is required to provide lateral support to existing external stone walls.

The existing internal floor level is being dropped by 0.9m. A raft slab foundation is to be constructed within the existing building envelope. Existing building footing details are to be confirmed and an underpinning strategy to be developed as required.

A new adjacent plant area is to be constructed East of the River Building. The floor level in this area is being lowered by 1.7m and is to be fully tanked and waterproofed. The existing building face along the River Liffey is to be maintained, with steel installed to laterally support this gable wall.

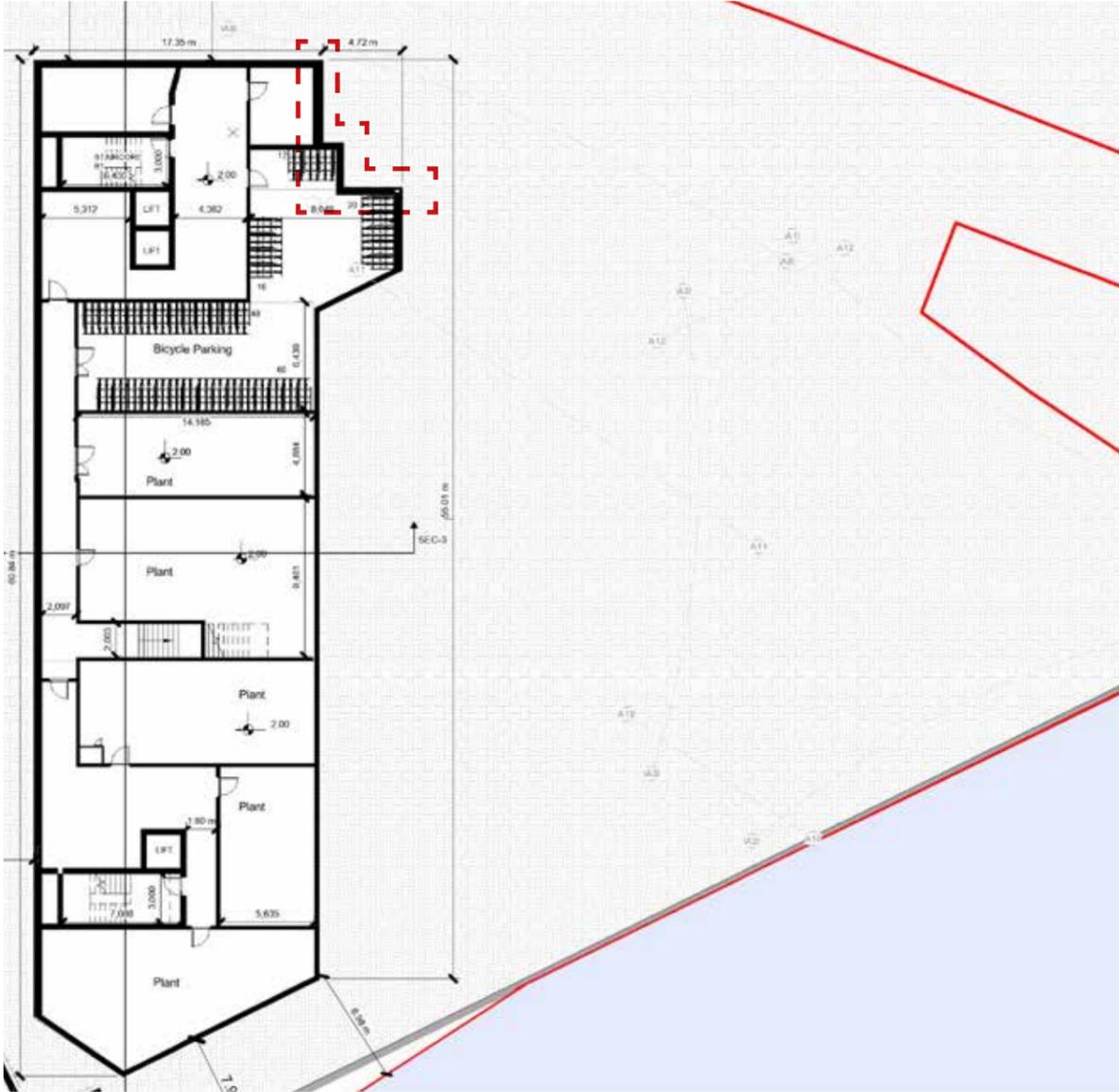
Underpinning of existing footings is likely to be required to accommodate proposed lowered floor levels.



3.0 Proposal and Amendments to Consented Scheme

3.1 Basement Plan (not to scale)

Minor amendment to basement to accommodate the structure of Block B2. Overall basement area increases from 971m² to 990m².



Consented Plan



Proposed Plan

*Footprint fundamentally unaltered from consented plans

3.2 Ground Floor Plan (not to scale)



Consented Plan

--- Permitted Block A building line



Proposed Plan

- Permitted Block A building line
- Proposed Block A building line
- Cafe/ Food and Beverage
- Additional FSC Staircore
- Residential amenity & BOH

*Separation distances maintained from consented design

3.3 Mezzanine Level Plan (not to scale)



Consented Plan



Proposed Plan

- Permitted Block A building line
- Permitted building line
- Additional FSC Staircore
- Residential Amenity / Co-working

*Separation distances maintained from consented design

3.4 Typical Floor Plan - Levels 01 - 07 (not to scale)



Consented Plan



Proposed Plan

- Stair Core added to Block A as a result of the Fire Safety Cert is shown in red. This Fire Escape Stair Core runs from ground level to level 29 inclusive. The Permitted Stair from level 00-level 08 will be amended to accommodate the requirements of the new Fire Escape Stair.
- Stair core to Block B2 removed. Access provided from Block B1.

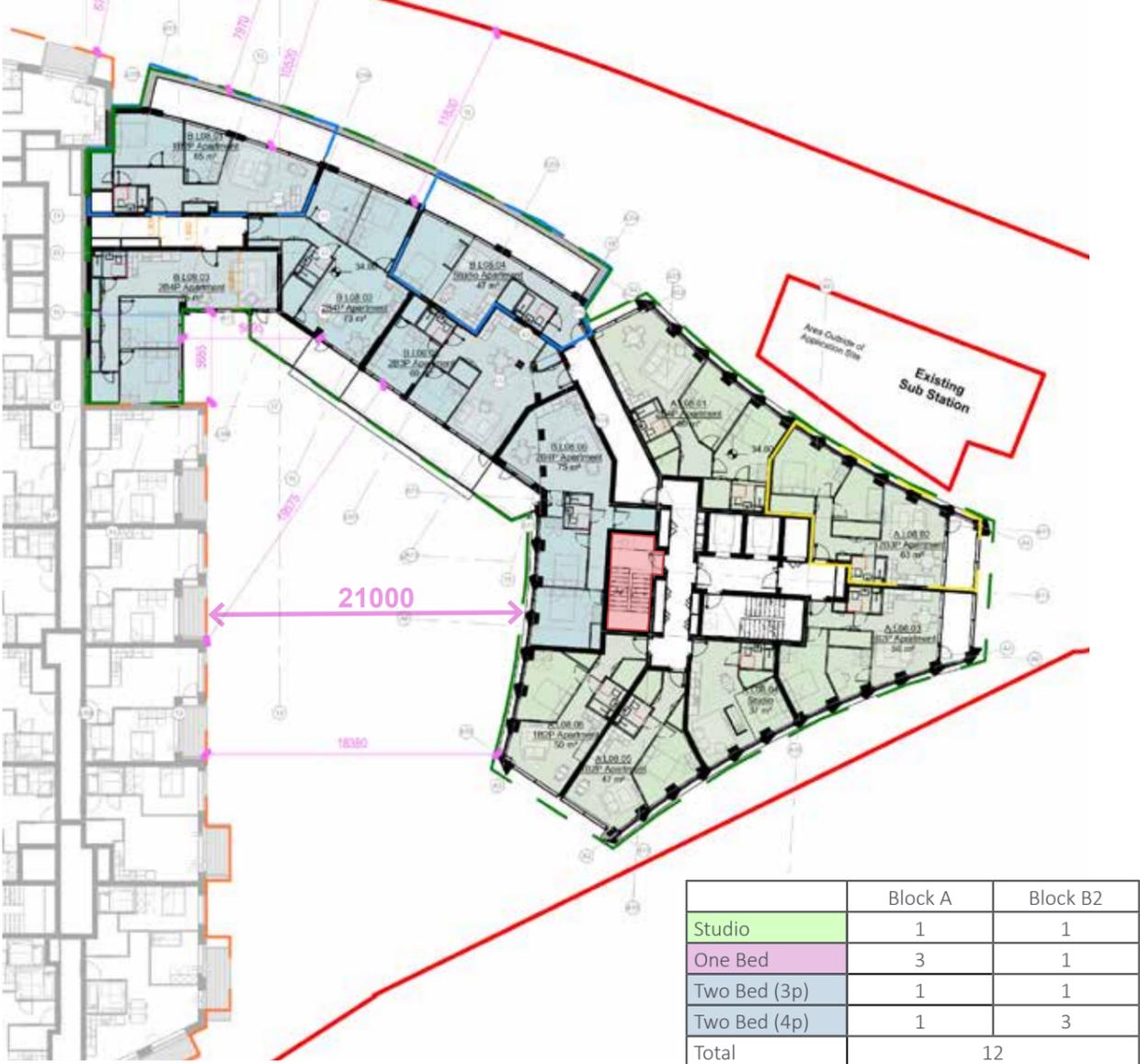
Additional FSC Staircore

*Separation distances maintained from consented design

3.5 Level 08 Floor Plan (not to scale)



Consented Plan



Proposed Plan

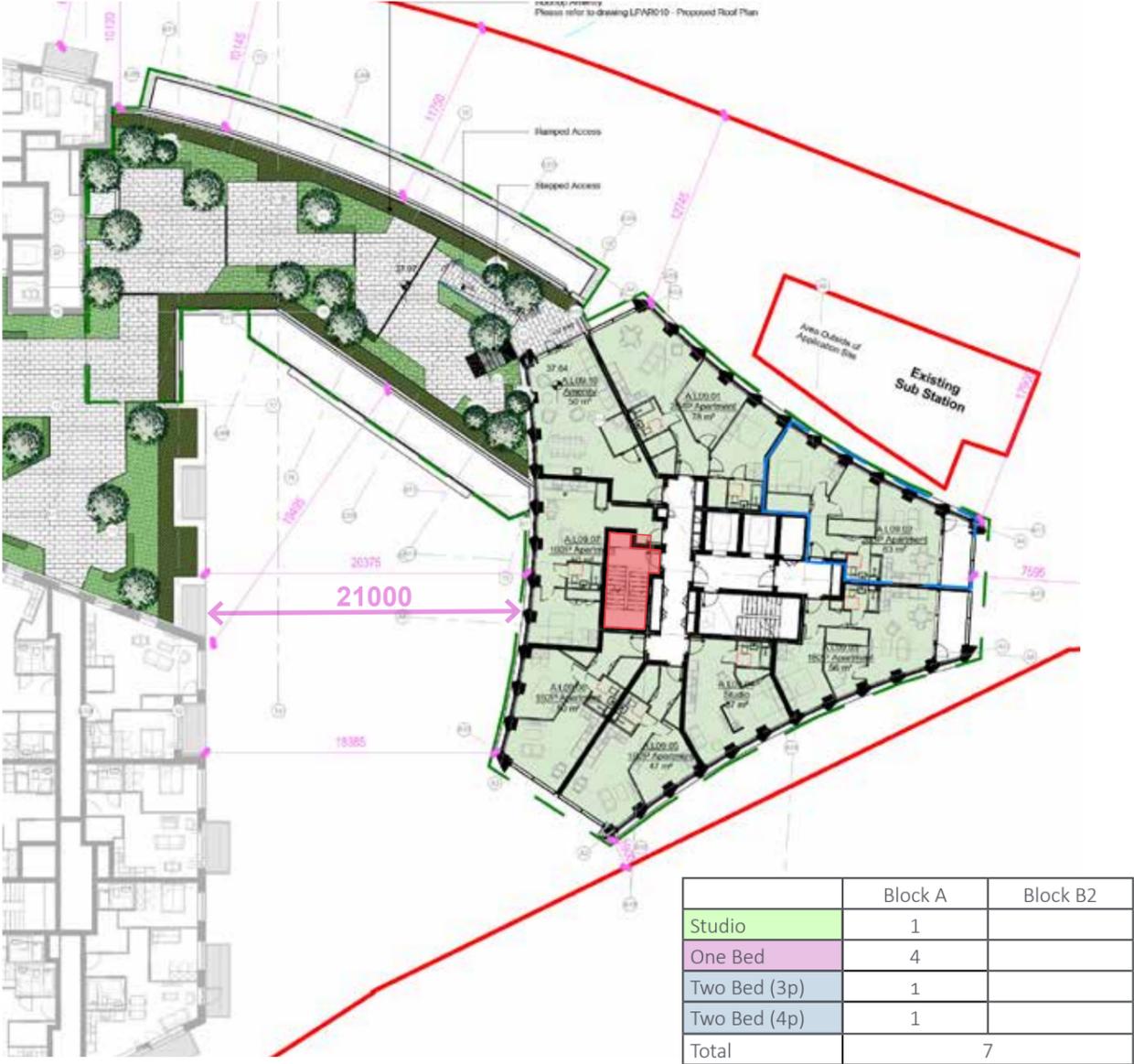
Additional FSC Staircore

*Separation distances maintained from consented design

3.6 Level 09 Floor Plan (not to scale)



Consented Plan

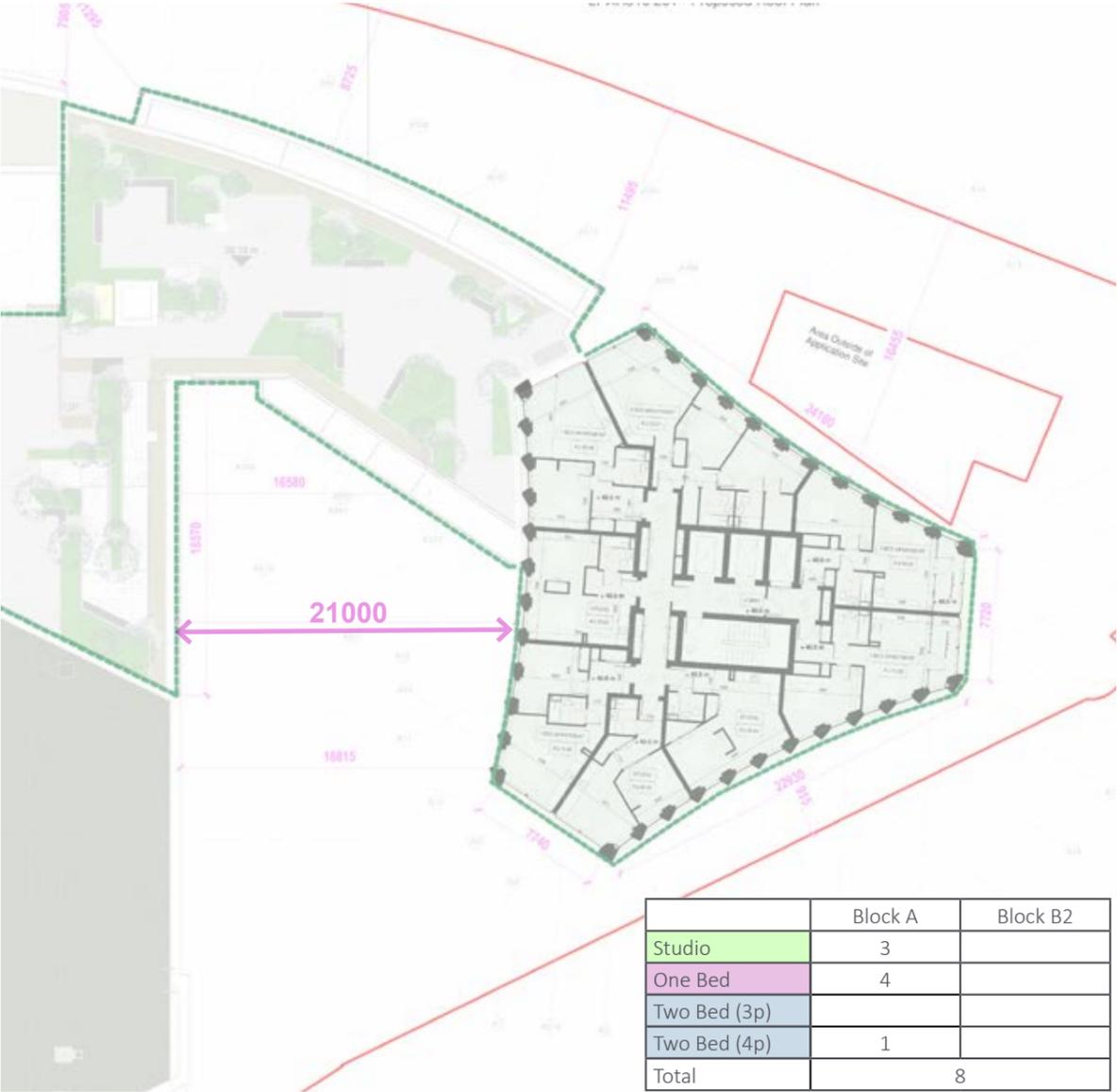


Proposed Plan

Additional FSC Staircore

*Separation distances maintained from consented design

3.7 Typical Floor Plan - Level 10 - 26 (not to scale)



Consented Plan



Proposed Plan

Additional FSC Staircore

*Separation distances maintained from consented design

3.8 Level 27 Floor Plan (not to scale)



Consented Plan



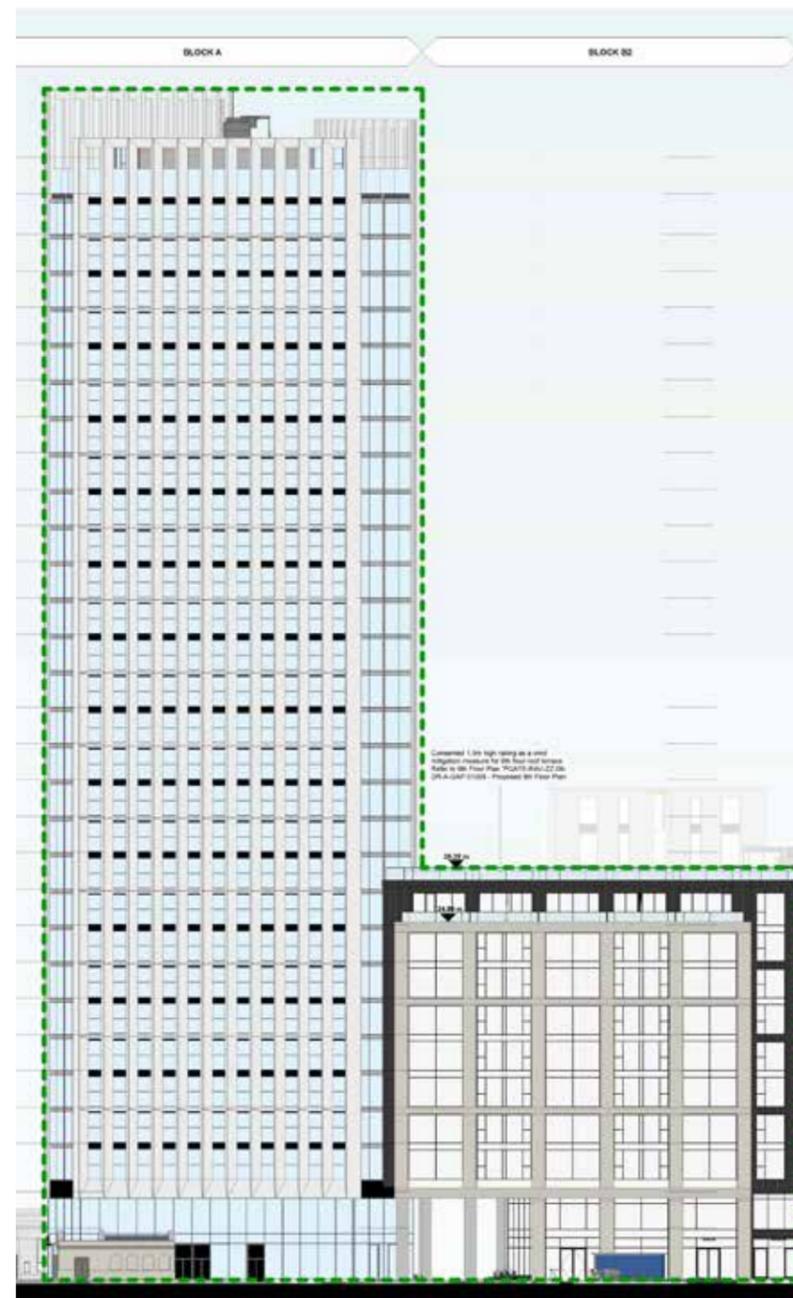
Proposed Plan

Additional FSC Staircore

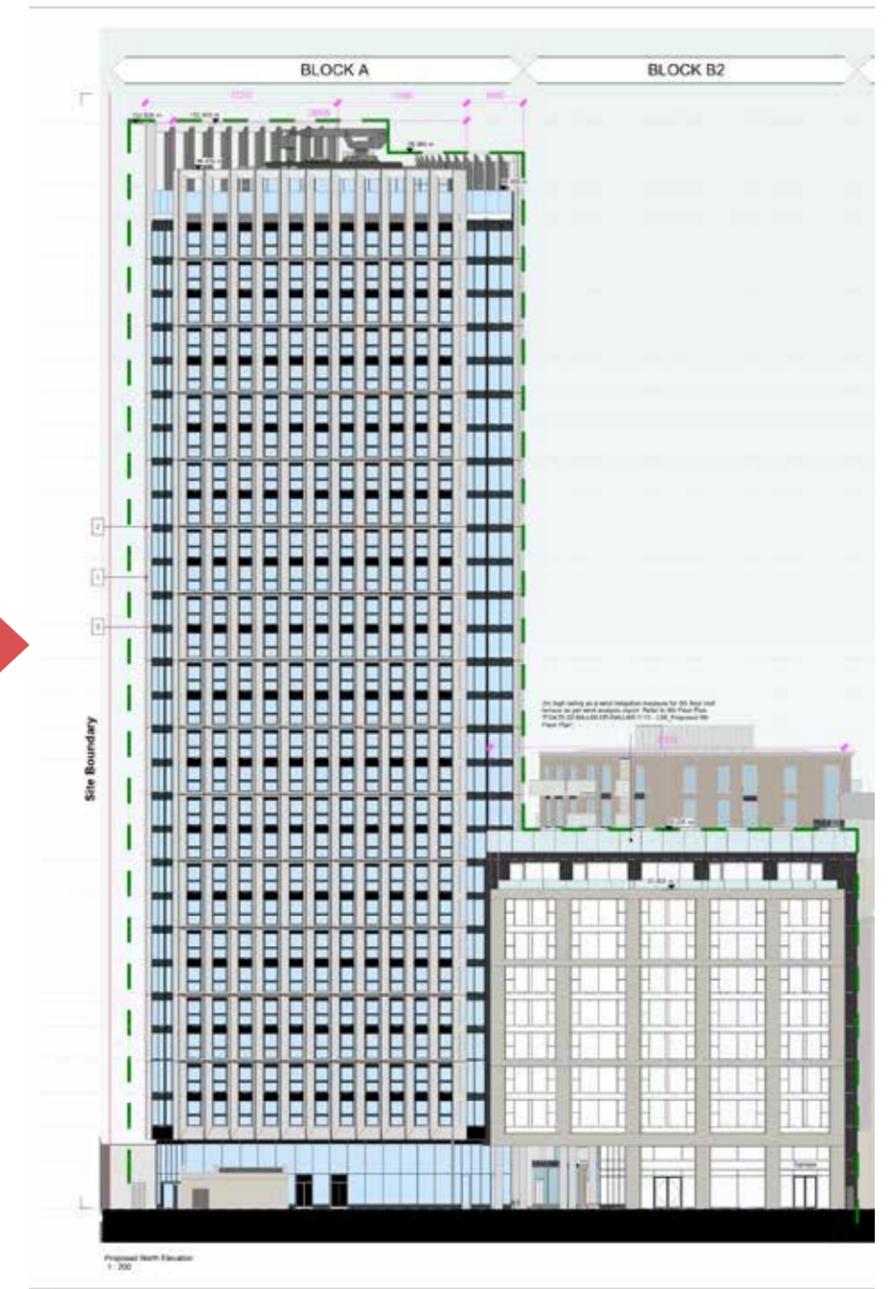
*Separation distances maintained from consented design

3.9 North Elevation (not to scale)

- North facade has minor revisions to align with updated residential floorplan
- Material strategy is unchanged from the consented scheme.
- Brick cladding and stone banding remains, tying in with block B1 and C along Parkgate Street.
- Areas of zinc/aluminum cladding remain to create neutral zone between distinct blocks.
- Glazed winter gardens facing onto Parkgate Street to match permitted instances in tower facade.



Permitted Design



Proposed Design

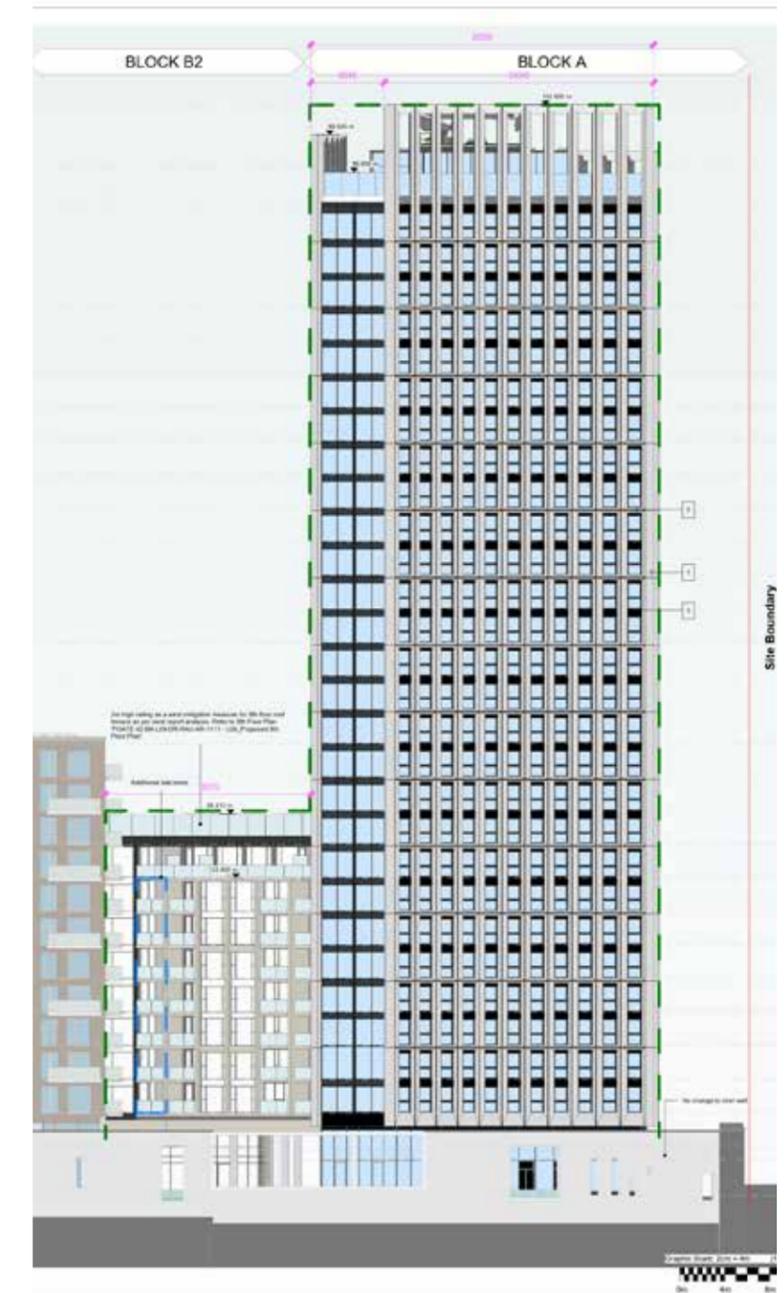
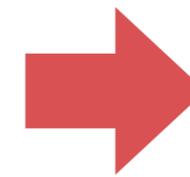
— — — — — Extent of proposed amends

3.10 South Elevation (not to scale)

- Minimal change to South Elevation to align with updated residential floorplan
- Material strategy is unchanged from the consented scheme.
- River Building & Protected Structures to remain as per previously consented scheme
- Additional balconies added for new units in B2



Permitted Design

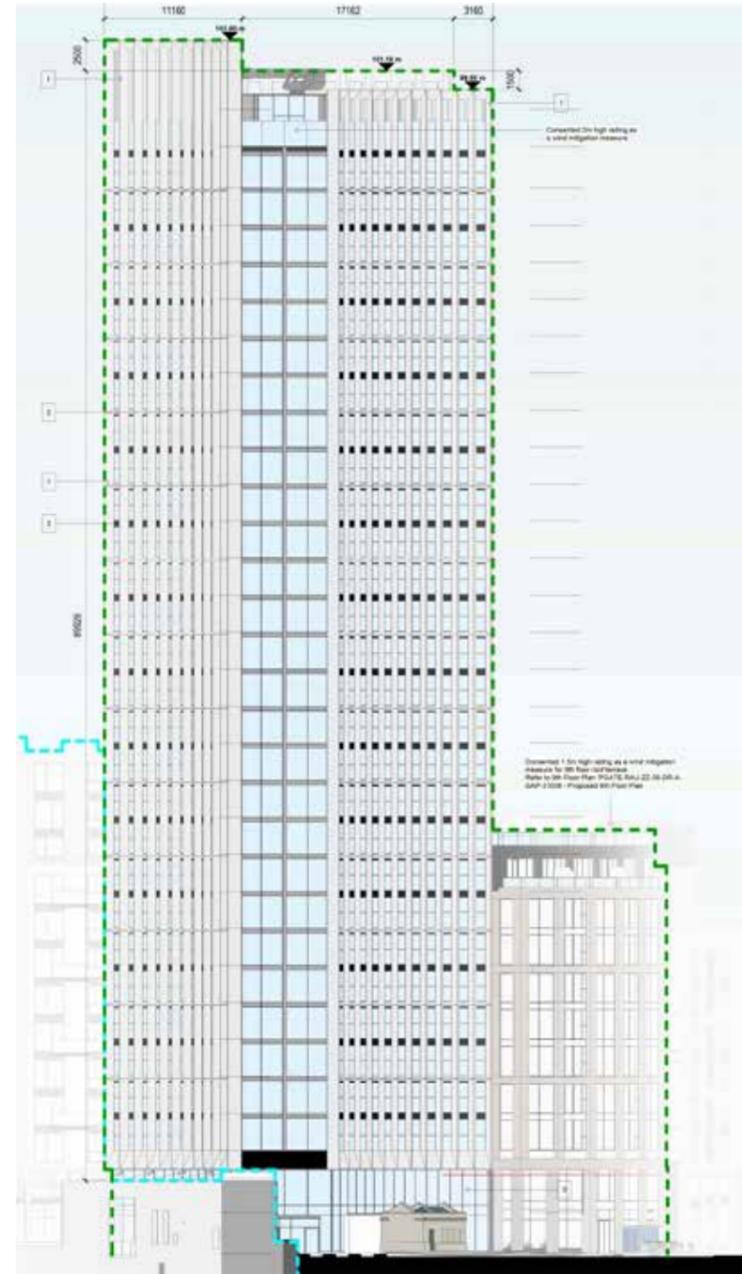


Proposed Design

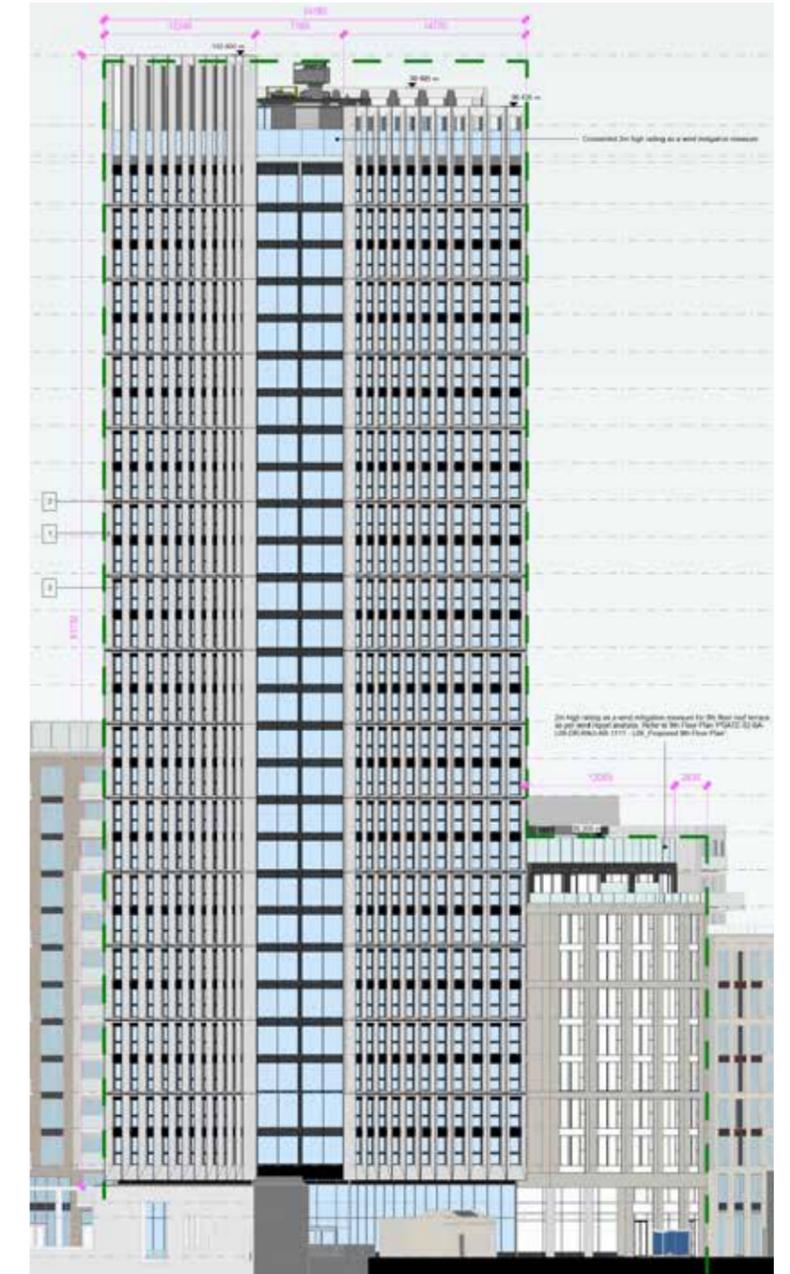
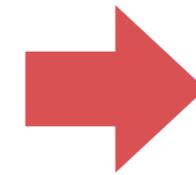
- — — — — Extent of proposed amends
- — — — — Additional balcony

3.11 East Elevation (not to scale)

- Facades have minor revisions to align with updated residential floor plans
- Material strategy is unchanged from the consented scheme.
- Inclusion of 1 balcony provided for each unit in B2



Permitted Design

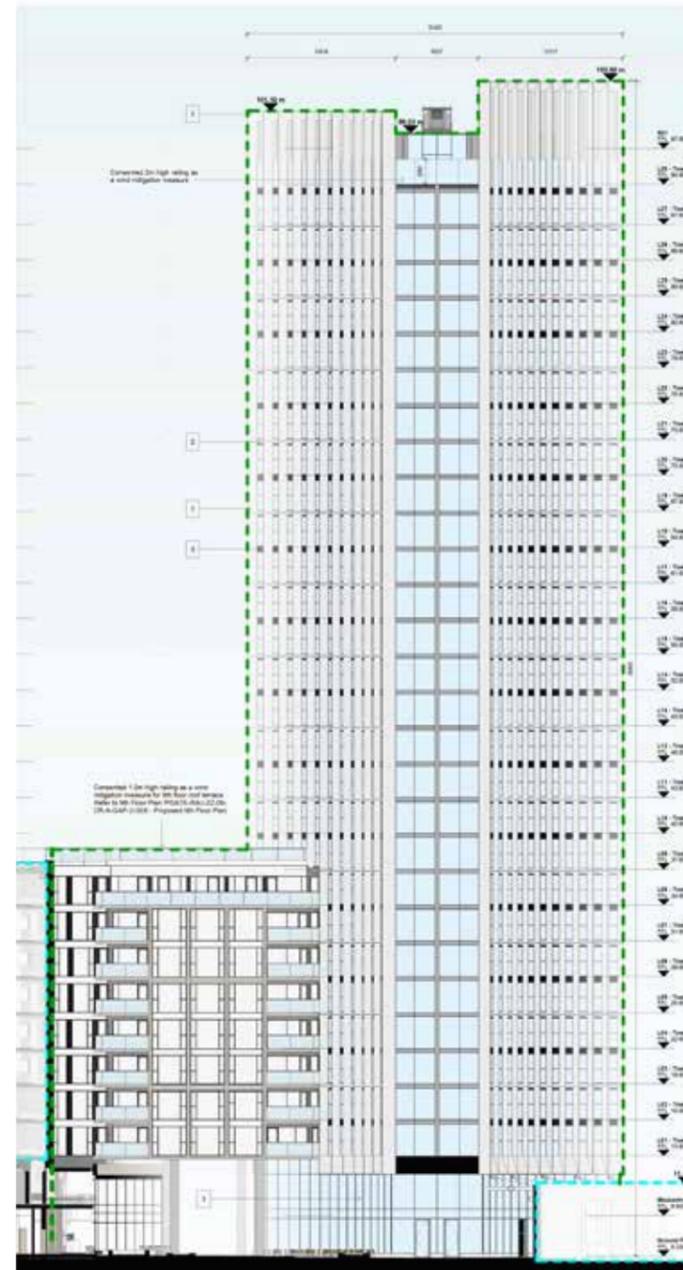


Proposed Design

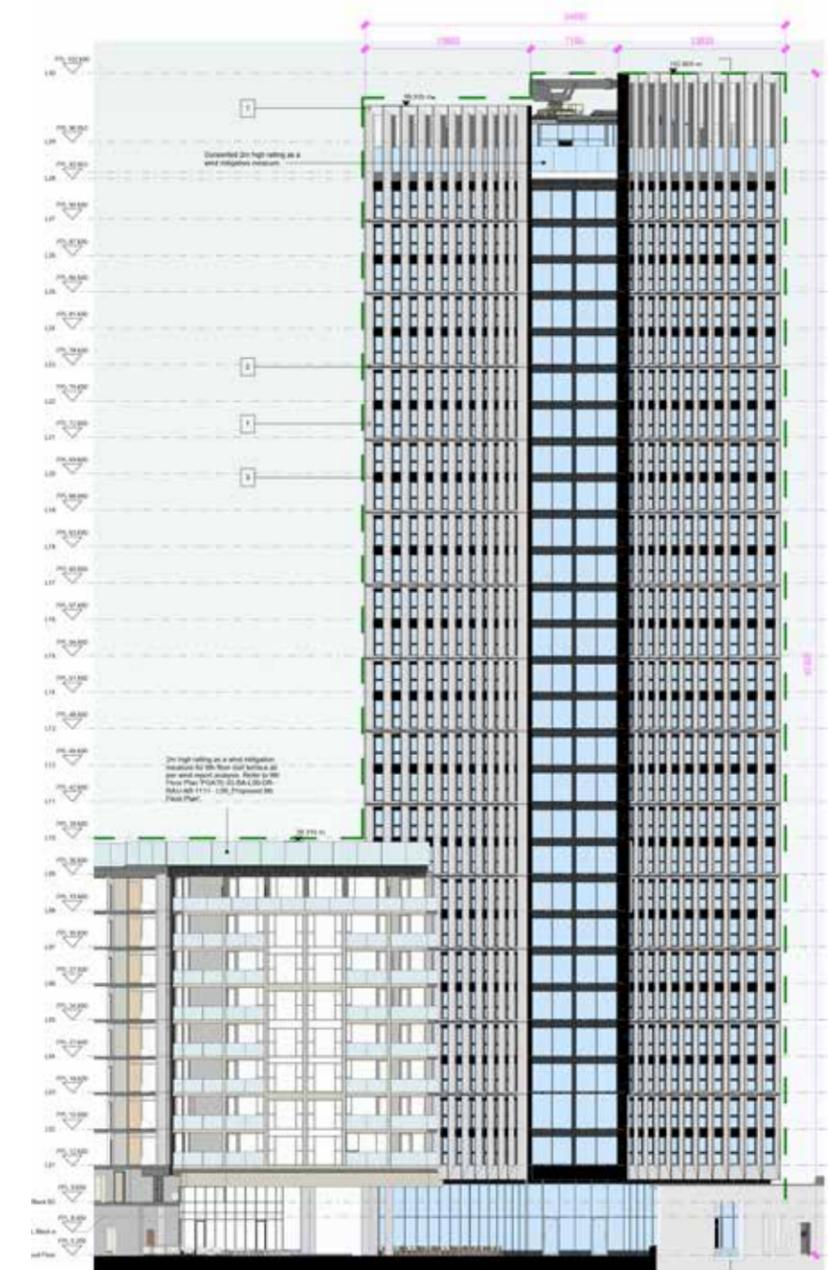
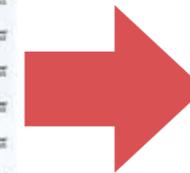
— — — — — Extent of proposed amends

3.12 West Elevation (not to scale)

- Facades have minor revisions to align with updated residential floorplans
- Material strategy is unchanged from the consented scheme.
- Inclusion of 1 balcony provided for each unit & in B2



Permitted Design



Proposed Design

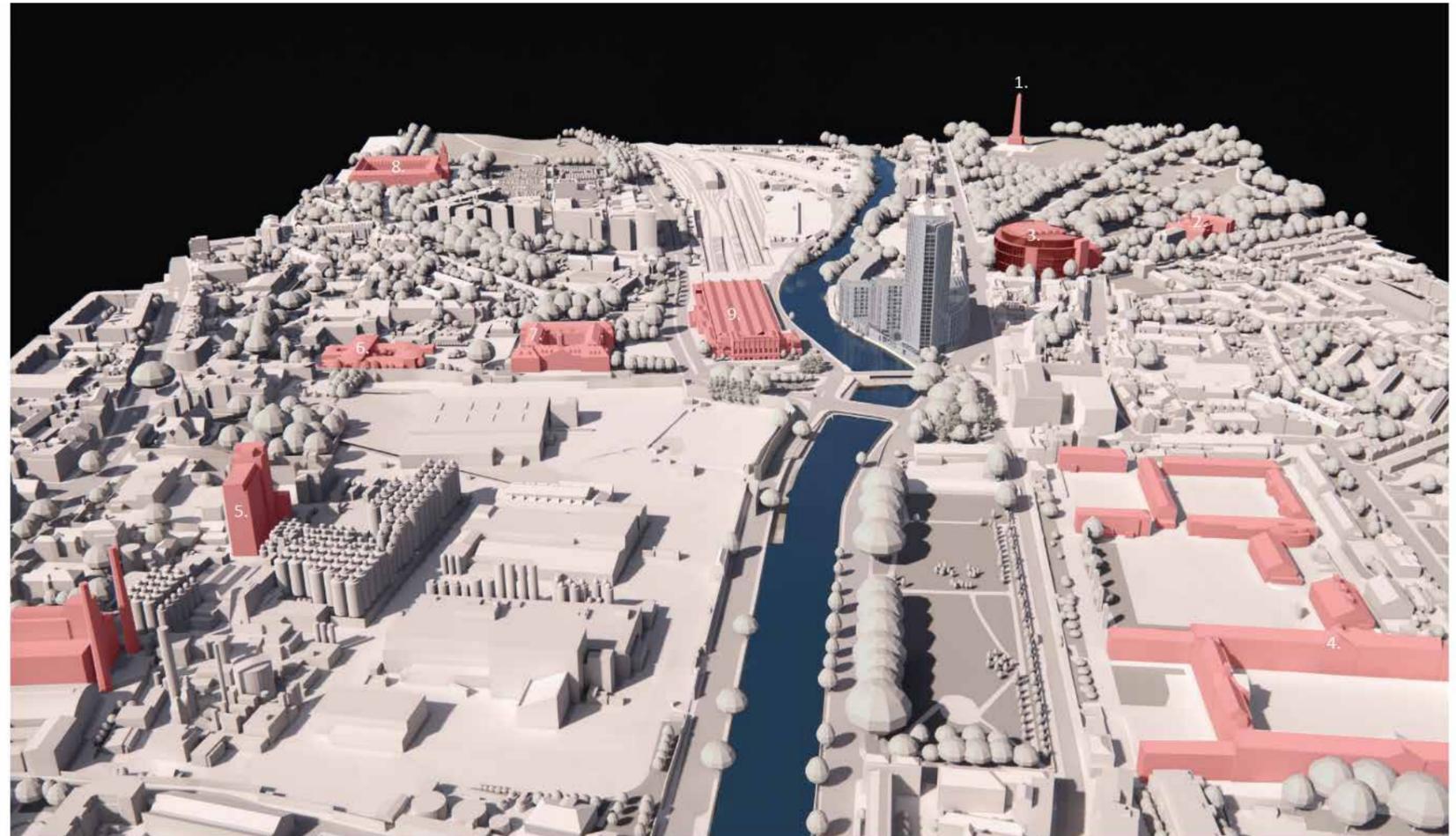
— — — — — Extent of proposed amends

4.0 Visual Impact Assessment

4.0 Key Considerations

An amended Visual Impact study has been undertaken to account for the revisions in Blocks A and B2. The proposals continue to actively maintain the view corridor to the Wellington Monument, a fundamental principle of the tower's design. This has been achieved by focusing the façade adjustments to the south and west elevations while maintaining the tower's position to the east.

**Please refer to Visual Impact Report for further detail.*



1. Wellington Monument 2. The Royal Infirmary 3. The Criminal Courts of Justice 4. Collins Barracks 5. Guinness Brewery 6. St Patrick's Hospital 7. Dr Steeven's Hospital 8. The Royal Hospital Kilmainham 9. Heuston Station.



5.0 Design Principles

5.1 Urban Design Rationale

The Rationale is to create a development with a sustainability focus with spaces that deliver Net Positive impacts economically, socially, and environmentally. Positive Places for living and working that will:

1. Support Urban Regeneration at a brownfield site beside a major transport hub in the Heuston Station environs of the city.
2. Respects the Heritage aspects of the site through appropriate conservation and design.
3. Deliver and operate a significant, best in class residential apartment scheme at Parkgate St.
4. Complement and enhance through its mixed-use composition and active street front elements the existing retail, commercial, civic, residential and leisure activities in the environs and support local businesses in the area.
5. Provide well designed living accommodation, that is attractive to the long term residential rental market and built to best practice standards for sustainable urban development.
6. Enhance the surrounding urban streetscape by bringing forward the development of this site for residential - led mixed use development with active uses at lower floor levels including the main public street frontages at Parkgate street and facilitating access from Parkgate Street to the Rivers edge.
7. Provide quality private open space and a new public realm that opens the river as an amenity area for all.
8. Adopt sustainability best practice in terms of design and construction (NZEB and LEED compliance).



5.2 Design Evolution / Alternatives Considered

The design of the new apartments has been the result of an iterative process involving many design team members and input from DCC.

The Proposal is the result of years of iterations and solutions to reach the scheme presented in this report today. The Figure / Ground and volumes of the scheme have been informed in the first instance by the River Liffey to the South and Enclosed by the curvature of Parkgate St to the North.

The first proposal included two fingers with two courtyards between, south facing and the apartments predominantly east/west facing. This also included an office element bridging between Block B and Block A Tower. This first iteration was granted planning in 2020 under reg ref ABP-306569-20

The second iteration changed the bridge element from office to residential, creating large, predominantly dual aspect units in lieu of Commercial under reg ref LRD6042/23-S3A

The most recent B1 & C iteration upgraded the granted scheme by creating a residential offering that upgraded the apartments to comply with the latest Apartment Guidelines adopted in 2023. The main change in this iteration is that all Apartments have private amenity, the amended mix included more 2 beds, the apartments were larger and there were more dual aspect units. This iteration was approved in February 2025.

This current proposal introduces 8 no. new apartments in block B2 and amends 1 no. unit type in block A from a 1 bedroom to a 2 bedroom (3 person) apartment. All units added/amended through this application have been designed to latest guidelines.

The overall figure / ground diagram still includes all the design aspects that were successful in the original application, the south facing courtyards, east / west aspect finger blocks with views and access to the river due south.

The façade treatment remains substantially the same with different tonal brick (cream / dark) and glazed balconies. Windows have been enlarged where necessary to allow more generous daylight / sunlight into the apartments.

5.3 Block Layout and Design

The organisation of the figure / ground and block simulates a perimeter residential block of a city with a perforated building line to the river and continuous frontage along Parkgate Street with its mix of building use, the disaggregation of which moderates the scale and allows for a differentiated configuration of the corner termination of prospect views and its presence within Heuston Station Square. The massing, scale and grain of the built volumes transfers qualities of a diverse but coherent townscape outside and within the scheme.

The overall rhythm of the façade to Block B1 & C as permitted remains unchanged within this proposal. The architectural expression emphasizes a more vertical architectural form with generous areas of glazing to suit the apartment layouts and proposed winter gardens facing onto Parkgate Street.



5.4 Site Connectivity and Permeability

The site is located in Dublin City Centre at a key river crossing to the west of the city centre between the River Liffey and Parkgate Street with a mix of cultural, commercial, retail and leisure activities in its environs. The site's location within Dublin city centre means that it avails of a vast and dense network of walkable streets, catered by adequate footways and pedestrian crossings. Pedestrian accessibility is enhanced by the urban nature of the wider environment, which includes easy access to the main entrance to the Phoenix Park to the west, Heuston Station to the south and Collins Barracks to the east.

The consented scheme provides a range of visual and physical connections into the heart of the site from the city with continuation of pedestrian movement along the river walk. The proposed changes to Block A & B2 will have no adverse impact on the extent of connectivity and permeability achieved by the original scheme.



5.5 Height, Scale & Massing

The proposed changes to Blocks A & B2 follows the established historic street pattern of Parkgate Street, and the overall footprint does not vary greatly from the permitted development ABP-306569-20. We believe that this development meets an appropriate density and has suitable massing and height for this urban site. In determining the correct planning approach around appropriate building heights, the planning process must ensure the highest standards of urban design and architectural quality on one hand and place-making outcomes on the other.

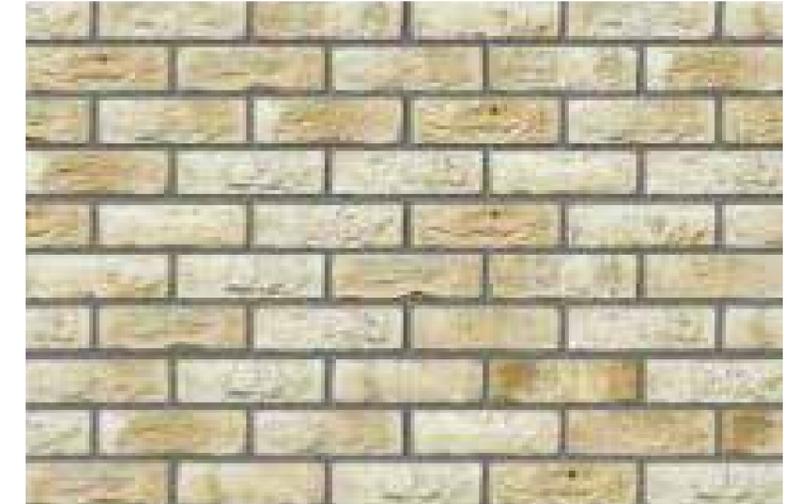


5.6 Materials & Finishes

There is no change of material proposed through this amendment application. A choice of contextual materials such as natural stone cladding, glazed screens, brick and render to the internal courtyards provide a modern interpretation with traditional materials. At the lower levels of the blocks; quality, durable finishes shall be used in deference to the street realm to ensure a quality treatment.

The architectural language is contemporary throughout but picks up on the grain of the area. The building is designed to accommodate future requirements of NZEB. Our Façade consultants and M&E Engineers have interpreted the results of the technical analyses of the various thermal and solar models to create a façade that will provide thermal comfort yet achieve the required daylighting for its intended use.

The glazing will be high quality with a of 70% Light transmittance and 37% 'G' value with a 'u' value of 1.4wm2k for the ensemble. The windows will achieve the best 'U' value while ensuring good transparency. The target BER of the building is to be A rated. The materials are chosen to be durable, long lasting, and well detailed to cope with the Irish climate.



5.7 Communal Open Space (Permitted)

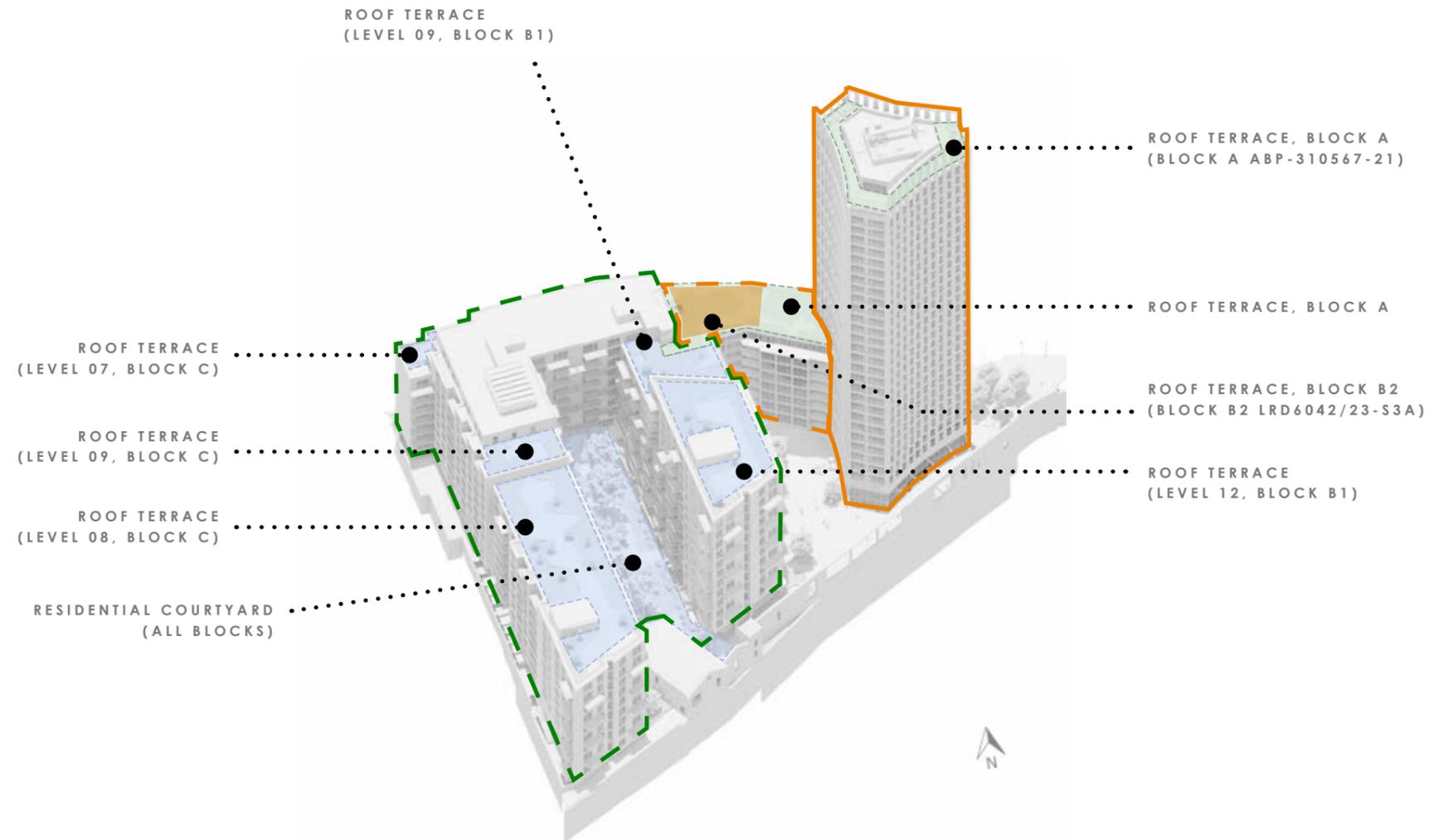
Communal Open Space is provided for the residents in the permitted scheme, with a mixture of Rooftop Gardens at Blocks A, B1, B2, C1, C2 and C3. 270sqm communal open space was allocated for the proposed Block B2 apartments on the rooftop of Block B2 (9th floor). This provided compliance with the 2023 Apartment Guidelines 2023 that the 40 B2 units were designed under.

The full extent of communal open space along with Internal amenity provides a surplus for the entire scheme. The cumulative amenity is enjoyed by all prospective residents.

The permitted provision being a mix of external and internal communal amenity space is because the permitted apartments in Blocks A are BTR, therefore the scheme benefits from flexibility in the provision of communal amenity space.

A ground level community courtyard between Blocks B and C and a mix of internal amenity spaces are accessible for all residents at ground and mezzanine level, including a gym, lounge spaces, games and TV rooms.

**Please refer to LRD opinion response for further detail.*



Schedule of Amenity Areas - Consented Scheme			
	Block A	Block B2	Total A&B2
Regulations	2018	2023	
Application	ABP-310567-21	LRD6042/23-S3A	
Total Communal Internal Amenity (Sqm)	384	0	384
External Communal Amenity (Sqm)	255	270	525
External Private Amenity (Sqm)	318	345	663
Total Amenity (Sqm)	957	923	1880
Cycle Parking (Excluding spaces located in Blocks B&C)	22		22

5.8 Communal Open Space (Proposed)

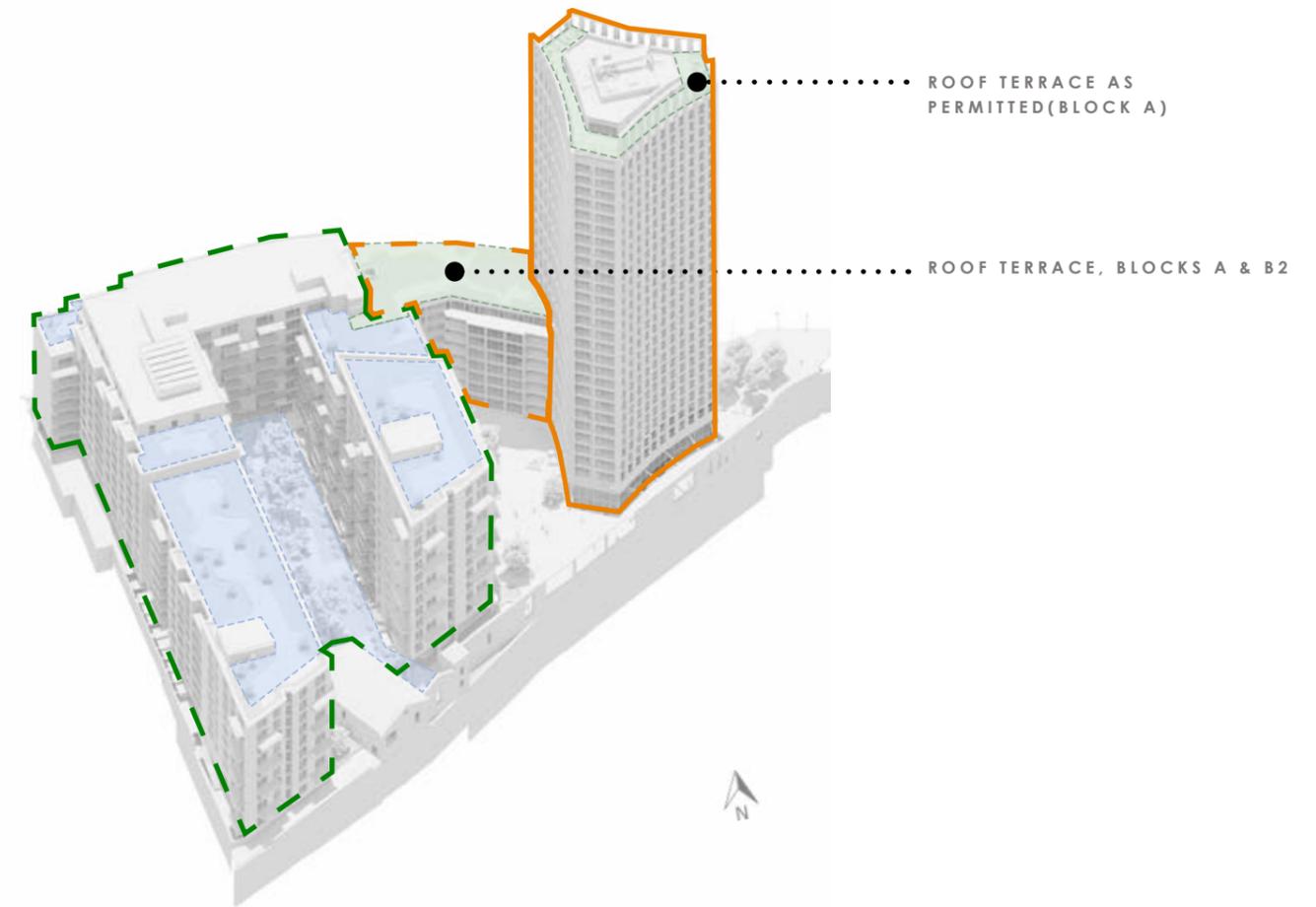
Under the new Apartment Guidelines 2023, 100% of the amenity space should be provided as Communal Open Space, alongside Private Amenity Space that is provided as balconies. As such, 318sqm communal open space has been provided for the proposed 48 units in B2. This includes the additional 8 units proposed in this block. All B2 units have access to private external amenity, as per 2023 guidelines, in the form of private terraces/balconies.

There is no material change to the Communal Open Space provided for Block A or private external amenity.

As per the permitted scheme, ground level community courtyard between Blocks B and C and a mix of internal amenity spaces are accessible for all residents at ground and mezzanine level, including a gym, lounge spaces, games and TV rooms.

**Please refer to LRD opinion response for further detail.*

**Please refer to the following pages for further detail.*

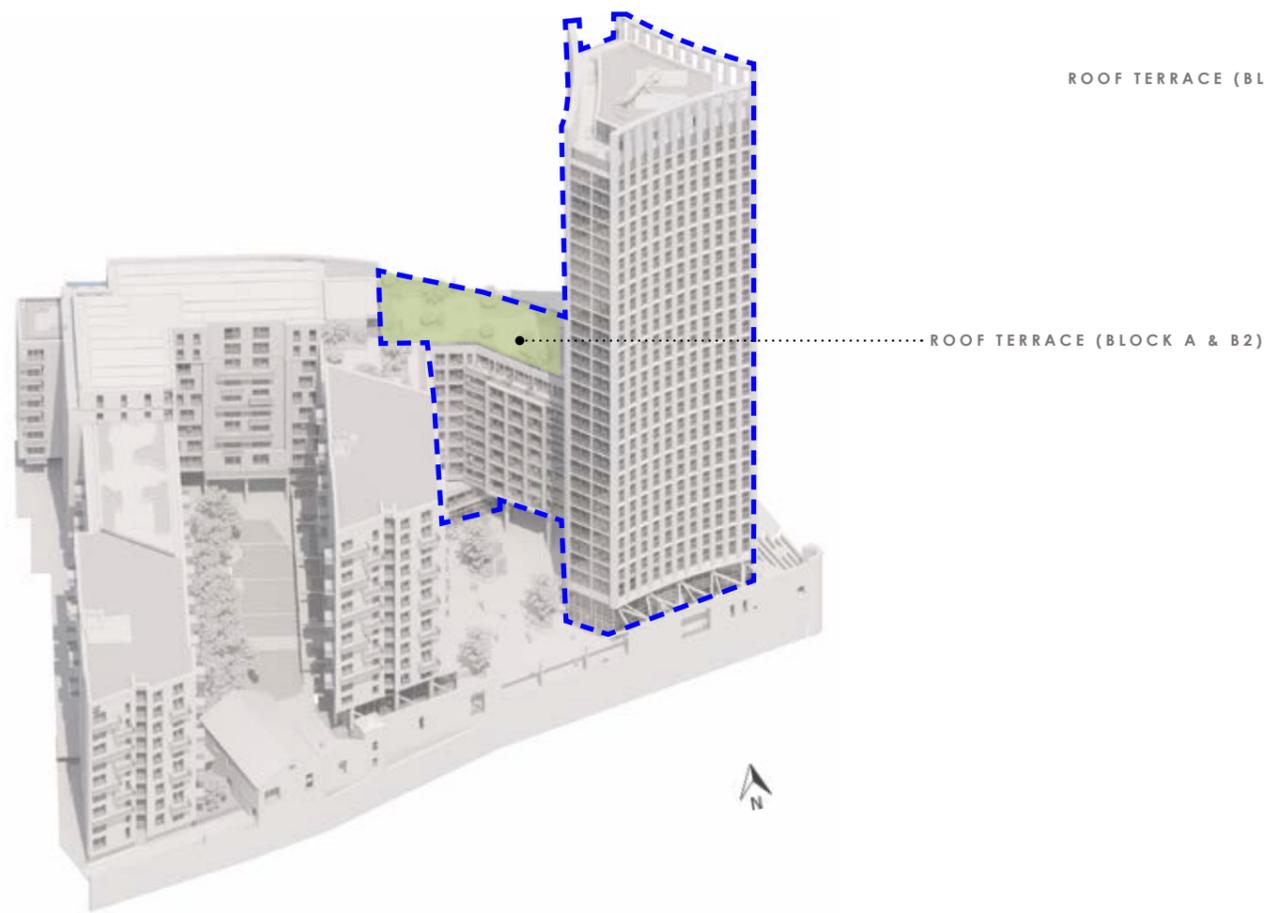


(Communal Open Space - Proposed)							
Regulations	Build to Sell (Blocks B1,B2,C)					BTR (Block A)	Total
	2023					2018	
Apart. Mix	Studio	1 Bed	2 Bed (3p)*	2 Bed	3 Bed	Consented 2021 (m ²)	
Required communal amenity (m ²)	4	895	348	1064	0	639	2950
Provided	Block A	Block B1	Block B2	Block C			
External	343	1725	371	765			2861
Internal	398	226	335				561
Total							3422

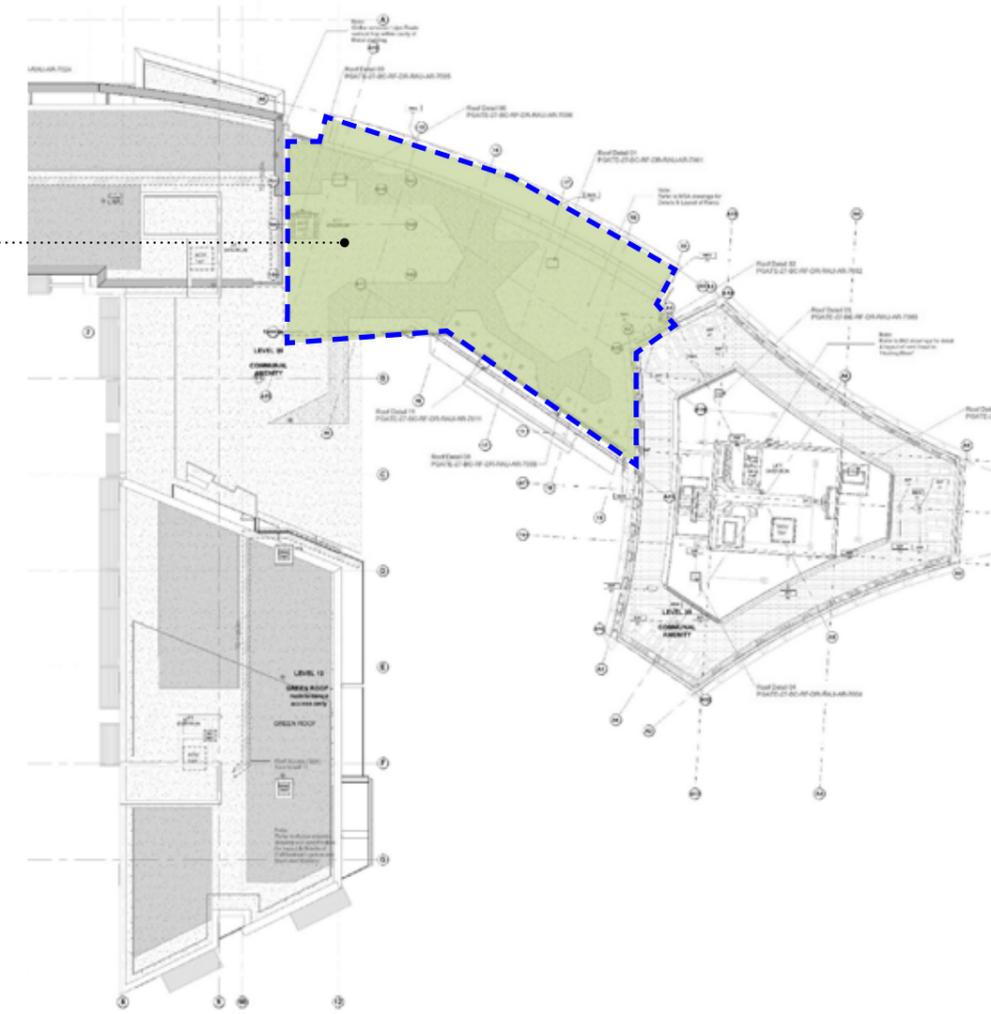
5.9 Communal Open Space (Proposed) Level 09

9th Floor Level

An open terrace is provided on the 9th floor, accessed via a resident's lounge that forms a connection between Block A and Block B2. This will be a pleasant, professionally landscaped space with views into the communal courtyard, the River Liffey and Phoenix Park beyond. There are no fundamental changes to this terrace from the previously approved change of use application for Block B2. Minor changes include a ramp for access from Block A and a rearrangement of planters to accommodate this. A 1.5m high previously consented screen and carefully placed planting will mitigate any adverse wind at this level.



ROOF TERRACE (BLOCK A & B2)

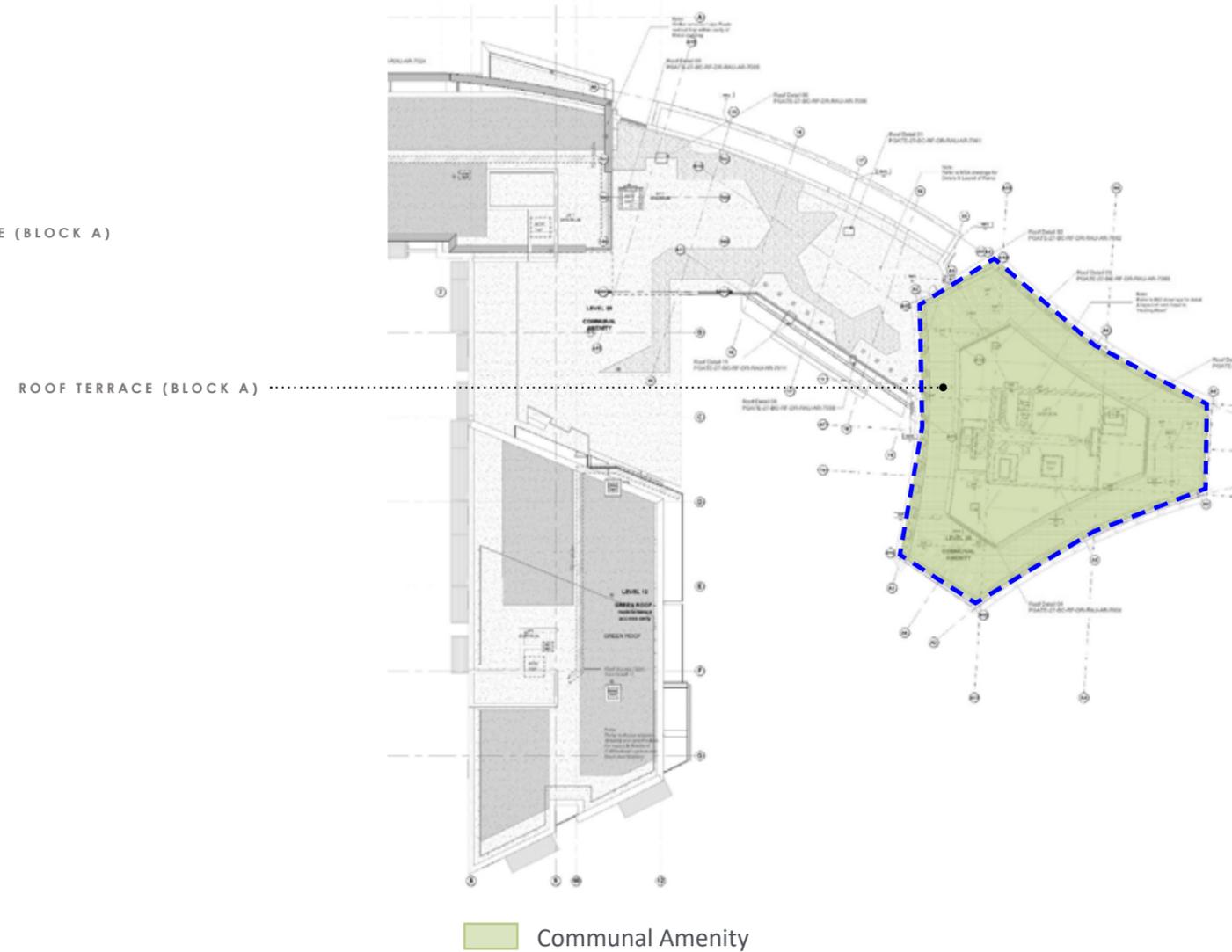
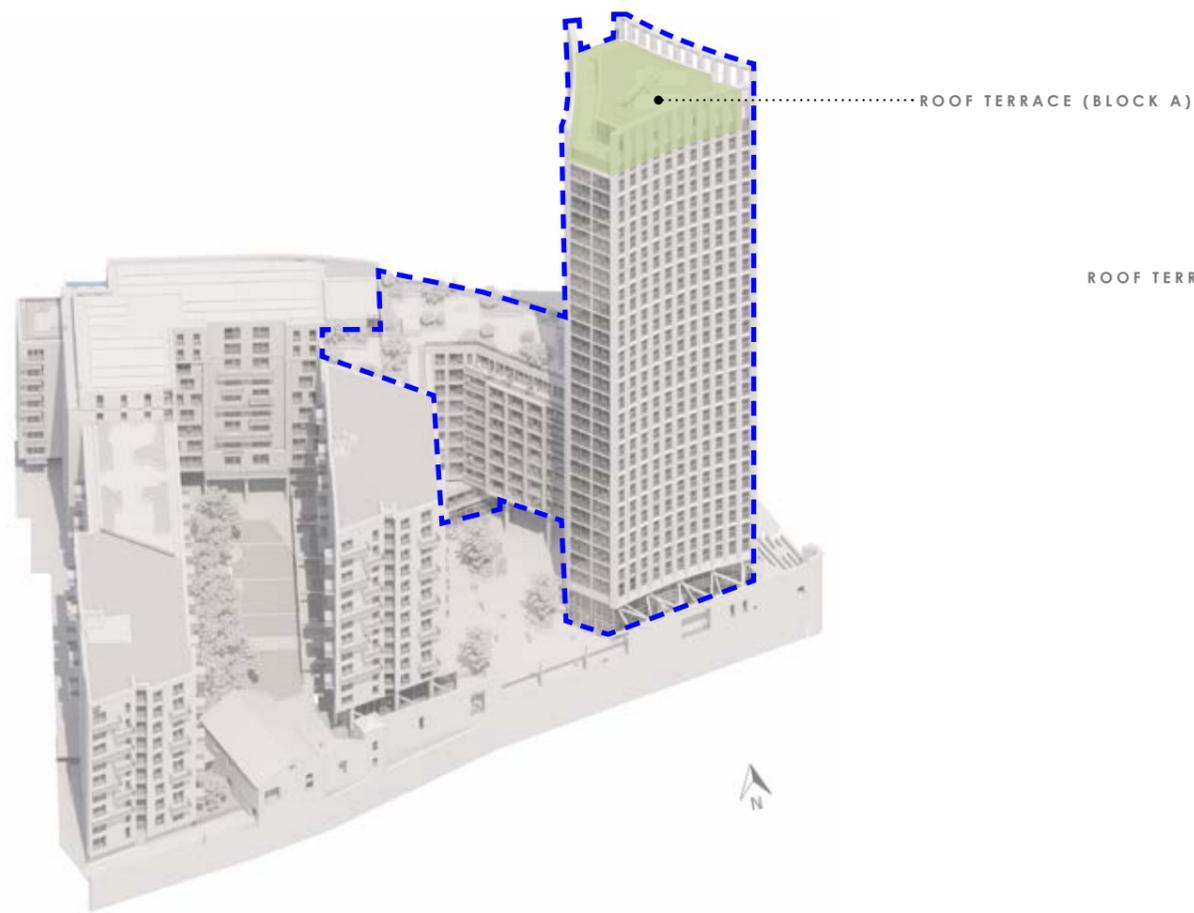


Communal Amenity

5.10 Communal Open Space (Proposed) Level 28

28th Floor Level - The Crown

No material change is proposed on Block (tower) A, containing 198 no. BTR apartments. Communal open space is provided on the 28th floor level of Block A, accessed via rooftop lounge. This amenity is also a 360 degree viewing platform of the surrounding area. In addition to this spectacular viewing point, residents will have access to bookable rooms within the internal lounge for hosting parties, dining experiences or events at the rooftop level.



5.11 Public Open Space

The proposed new apartments will benefit from the permitted public courtyard and riverside walkway at ground floor/street level.

Passive supervision, openness and managed public realm have been promoted in the design to ensure the safety of residents and the wider community. Visual connections to the public courtyard, river walk, and Parkgate Street from the proposed apartments in blocks B2 will further improve visual safety for residents and the wider community. Banks of Sheffield stands will be provided to house 30 visitor bicycles within the permitted public plaza.

The permitted development provides two primary gateway entrances on Parkgate Street which access a communal residential courtyard and a new public realm plaza to create new links to the river and a vista through to Heuston Station and Environs

The Gateway Arch on Parkgate Street leads into a central residential courtyard via an open arcade with foyer café spaces on either side. Active entrances are created as part of the façade on Parkgate Street resulting in a greatly enhanced interface between the site interior and the public realm.

The consented scheme succeeded in opening up the visual connection between its exterior setting and its interior fabric while respecting the heritage of the site edge treatment. The architectural expression at street level references the sites previous solid defensive pilastered wall. The framed rhythm gives a unity and continuity to the new street with a human scale and vibrant active façade. A third gateway, provided in the consented scheme is at the South-eastern corner of the site allowing access behind the Quay wall to the main public courtyard.



5.12 Private Amenity Space

It is a policy requirement of the Design Standards for New Apartments 2022 and DCC Development Plan 2022-2028 that private open space in the form of gardens or patios/terraces for ground floor apartments and balconies at upper levels be provided.

'Balconies should adjoin and have a functional relationship with the main living areas of the apartments. In certain circumstances, glass-screened 'winter gardens' may be provided. A minimum depth of 1.5m is required for balconies, in one usable length to meet the minimum floor area requirement'

Private amenity space has been included for all units in Block B2, through the use of private winter gardens that adjoin the main living area of each unit. Winter Gardens are provided to all units in Block B2.

No material change is proposed to Tower A. It is worth noting that the amended 2 Bed, 3 Person unit on each floor has a winter garden that provides private external amenity in line with current policy.

Areas provided for private amenity spaces are in line with current policy:

Studio:	4sqm
One Bed Apartment:	5sqm
Two Bed (3 person) Apartment:	6sqm
Two Bed (4 person) Apartment:	7sqm
Three Bed Apartment:	9sqm

Roof terraces provide additional (shared) external amenity, which residents will have access to at Level 09 and Level 28.



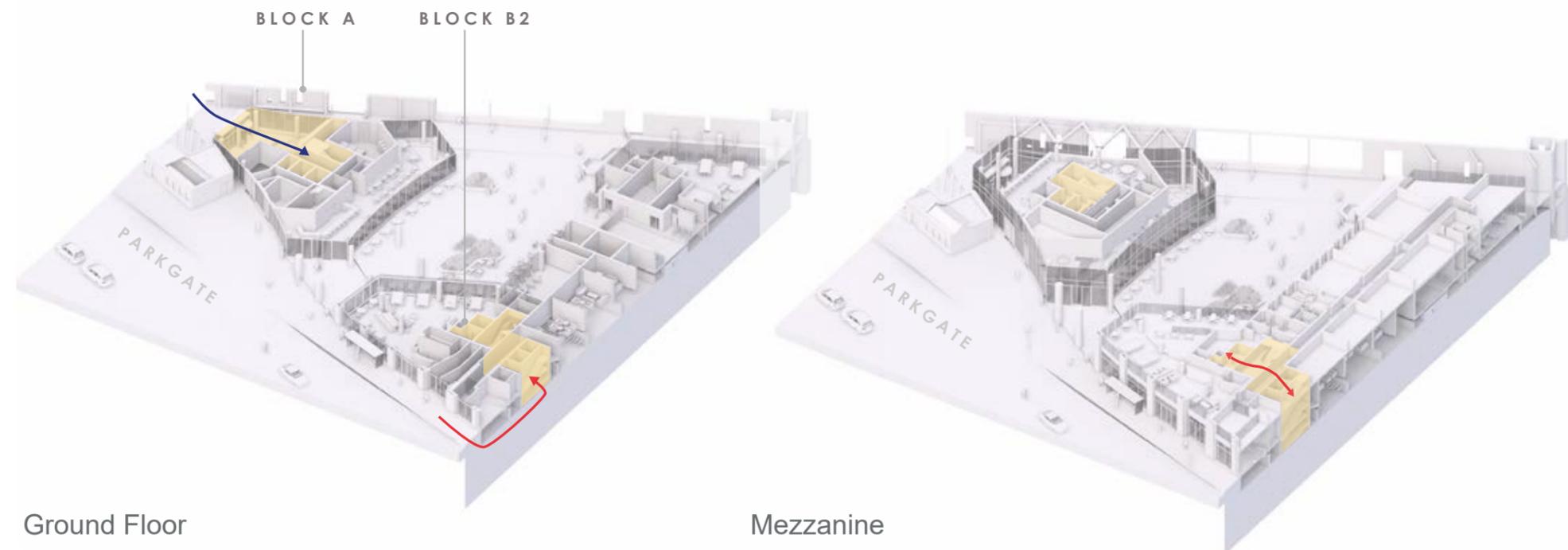
5.13 Access and Services

The resident's entrance for Block A is located at eastern side of the Tower, facing Parkgate St. The entrance space utilises a double height volume, with services such as parcel storage and concierge. Block B2 is accessed via the previously approved Block B1 residential lobby, that directly faces into a private residential courtyard.

At ground floor, both Blocks A and B2 offer food and beverage facilities with views onto public courtyards and through the Quay Wall to the river. Both also have further amenity at mezzanine level, with B2 providing coworking spaces at this level.

M&E services including substation, escape stair and bicycle store are accessed at the ground floor of B2, via the Northern site boundary. This allows for easy access from the street.

In addition, residents will have access to the River Building that is part of overall communal amenity masterplan. Both Internal and External amenity spaces, including Gym facilities and courtyard spaces will be available to the residents.



Ground Floor

Mezzanine



Typical Accommodation Floor

Level 09 (B2 Roof)

5.14 Guidelines

Floor to Ceiling Height

Sustainable Urban Housing: Design Standards for New Apartment guidelines 2023 requires a minimum floor to ceiling height of 2.4m and 2.7m at ground floor. All units achieve a floor level greater than 2.5m.

Lift and Stair Cores

The Tower is designed to have central circulation core serving entire building. The core contains 2 no. lifts and 2 no. stair cores. The core accommodates a max of 9 units per floor in Block A, with 3 no. additional units accommodated from the core in block B & C. The proposal also has a new internal staircase as a secondary fire egress route.

Block B2 shares cores both with Block A and the previously submitted B1 proposal, the cores of which have been designed with the additional B2 units in mind.

Internal Storage and Facilities

Storage requirements are provided entirely within the apartments. The storage provided is in addition to kitchen presses and bedroom furniture and is in addition to minimum aggregate living/dining/kitchen or bedroom floor areas. Individual storage rooms within an apartment do not exceed 3.5 square metres.

The ground floor of the development will have a dedicated storage area for post and parcel delivery against the wall adjacent to the reception area in Block A. Units in B2 sharing the B1 core will also have their postal requirements catered for in the B1 postage area. Within the communal amenity spaces are shared work-spaces, living areas, kitchenettes, reservable event rooms, terraces and facilities for use by the residents.



- Storage
- Kitchen, Living and Dining
- Principle bedroom
- Secondary bedroom
- Bathroom



5.15 Compliance with Design Standards

B2 apartments meet and exceed the Design Standards set out in the Design Standards for New Apartments 2023 as well as Dublin City Councils objective QHSNO11 - which states that 50% of apartments are required to exceed the minimum sizes by 10%. The proposed Block A apartments, as BTR apartments, are exempt from this requirement, yet they generally comply. 50% oversized units are achieved across blocks B1, B2 and C.

For the breakdown of the proposed Apartments please refer to the HQA - Housing Quality Assessment (addendum to this document).

Room areas and room widths comply or exceed the design guideline requirements. Additional floor area not used for storage has been allocated to mechanical and electrical plant space.



5.16 Daylight and Sunlight Report

Illuminance levels of 200 Lux for Kitchen/Living/Dining Rooms and 100 Lux for Bedrooms have been targeted. Spaces were deemed compliant where more than 50% of areas achieve target illuminance. 96% of rooms are passing across Blocks B2 and A.

Where some rooms have a lower level of daylight, compensatory measures and daylight adjacency are taken into consideration. Other positive factors have also been considered, such as high levels of ETS, large quantum of communal open space, integration of winter gardens, a high percentage of dual aspect units, aspect overlooking Phoenix park and proximity to Heuston Station. As per LRD6042/23-S3A, balconies on the south face of block B2 have maintained an increased depth of more than 1850mm, in order to provide enhanced amenities for these units.

**Refer to separate report by IN2 for more details.*



Unit Orientation

5.18 Dual Aspect

Calculation of Dual Aspect Units

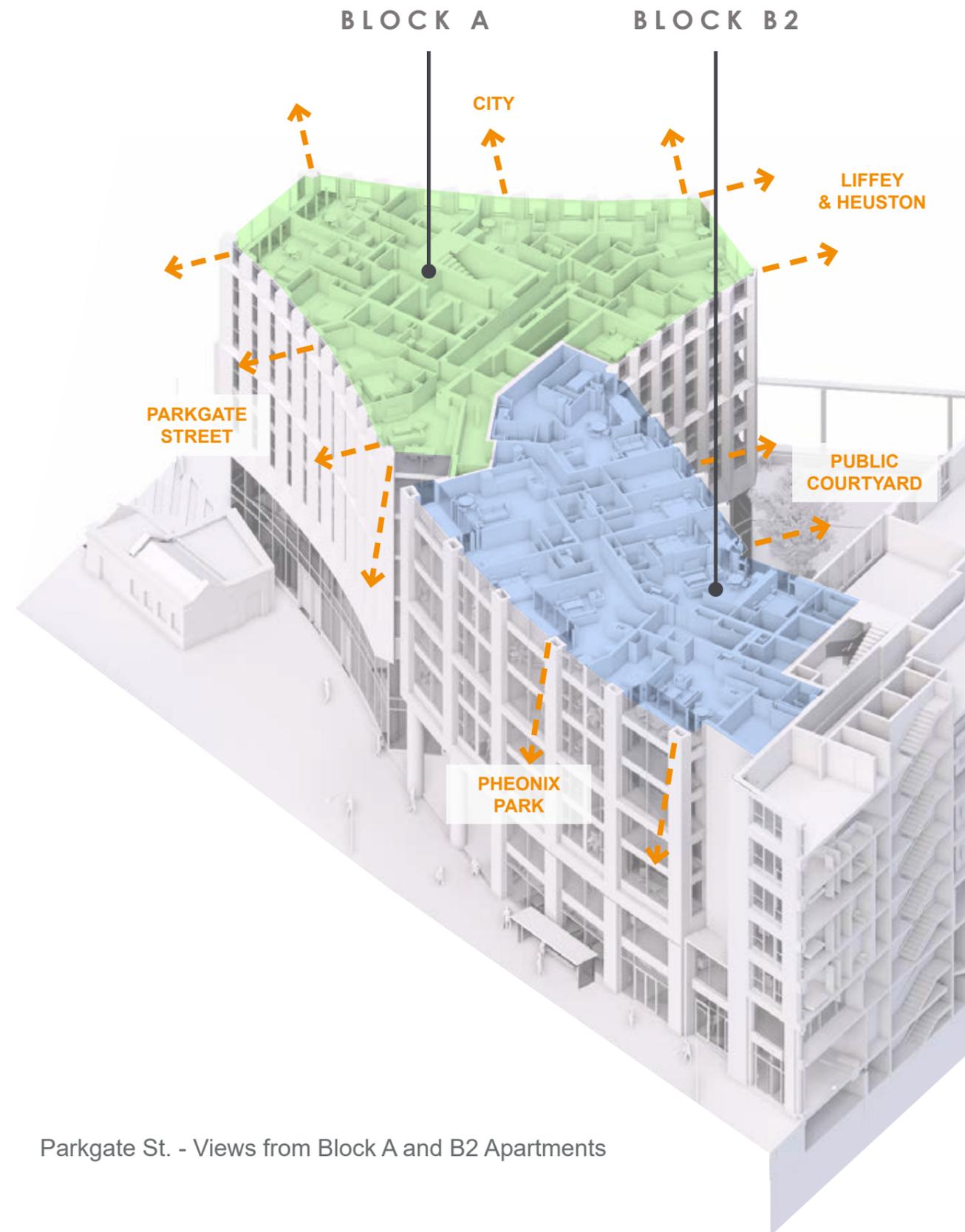
The scheme has been designed from the outset to maximise natural light penetration into the communal courtyards and apartment units. The layout of the floor plans, unit orientation and building massing have been designed to carefully consider good urban design principles (creating a strong urban edge to Parkgate St) whilst maximizing the number of dual aspect units.

(i) A minimum of 33% of dual aspect units will be required in more central and accessible urban locations, where it is necessary to achieve a quality design in response to the subject site characteristics and ensure good street frontage where appropriate

(iii) For ... urban infill schemes on sites of up to 0.25ha , planning authorities may exercise further discretion to consider dual aspect unit provision at a level lower than the 33% minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects

Calculation of Dual Aspect Units

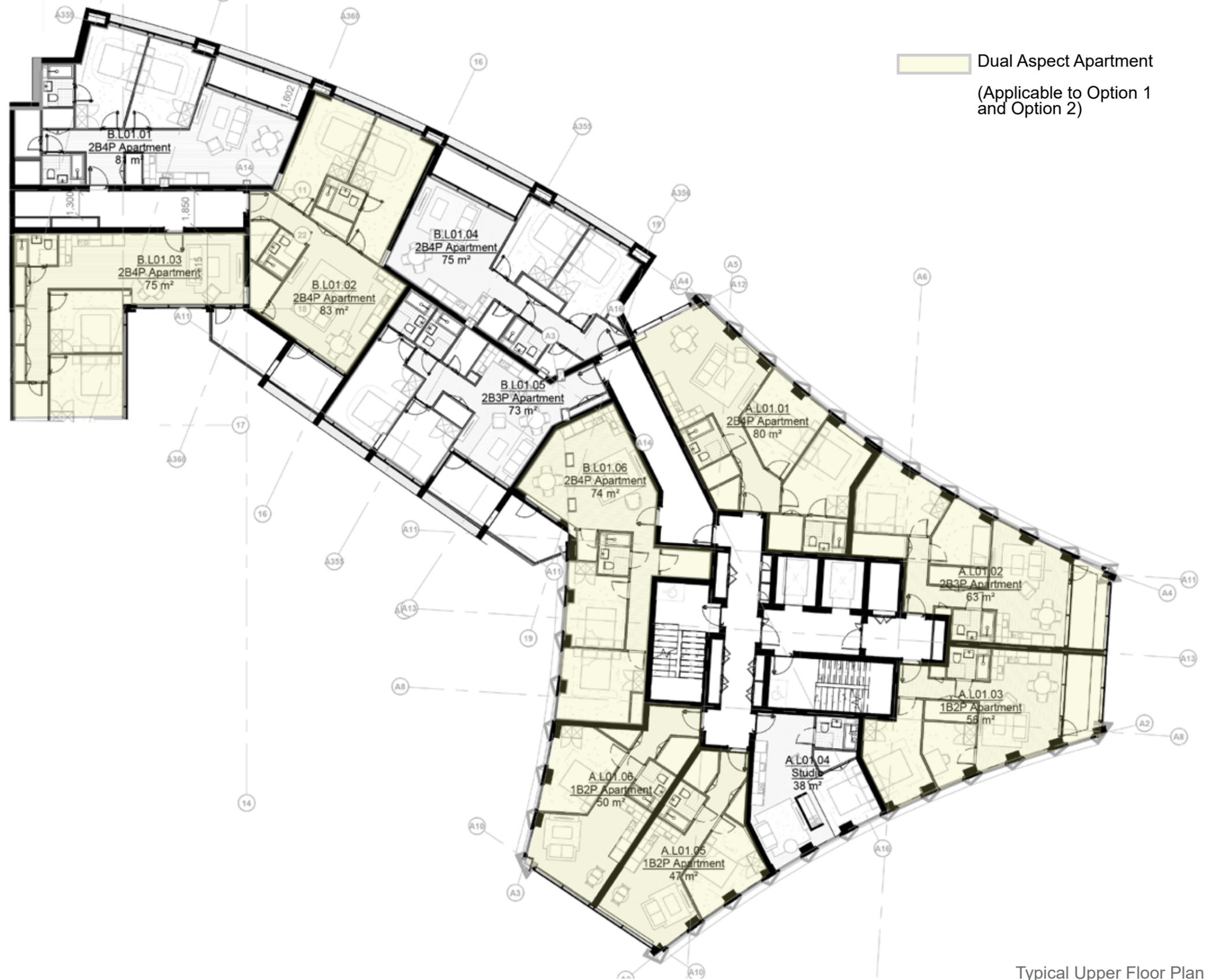
We have reviewed the amount of daylight reaching the development and have optimised the orientation to positively affect the amenity and units, as well as the comfort of occupants. The following page outlines the number of dual aspect units per floor in blocks A and B2 - achieving a total of 176 units or 72%. As the scheme is located within Dublin city centre, this percentage is well above the 33% requirement stipulated within the policy objectives.



Parkgate St. - Views from Block A and B2 Apartments

5.18 Dual Aspect

LEVEL	DUAL ASPECT
Level 01	8
Level 02	8
Level 03	8
Level 04	8
Level 05	8
Level 06	8
Level 07	8
Level 08	8
Level 09	5
Level 10	6
Level 11	6
Level 12	6
Level 13	6
Level 14	6
Level 15	6
Level 16	6
Level 17	6
Level 18	6
Level 19	6
Level 20	6
Level 21	6
Level 22	6
Level 23	6
Level 24	6
Level 25	6
Level 26	6
Level 27	5
TOTAL	176/222
PERCENTAGE	79%



Typical Upper Floor Plan

5.19 Cycle Parking

Permitted strategy

The cycle storage follows a site wide approach as previously permitted. This strategy provides 734 long term spaces for Blocks A, B1, B2 and C (inclusive). 42 visitor (short term) spaces are also provided, with 30 of these located within the public courtyards. (As agreed with DCC.)

The majority of the long term cycle storage spaces are housed in the basement/undercrofts of B1 and C, alongside the 12 visitor spaces that are not in the public courtyards. An exception to this is a cycle store providing 22 long term spaces at ground floor of Block A as per the consented scheme. This site wide strategy has been maintained in all approved schemes for Block A and the Block B2 change of use application. The strategy is retained for this application.

Additional spaces

Additional bike storage will be provided for newly proposed units/bedrooms.

Within this application, Block B2 proposes an additional 16 bedrooms, as highlighted on the plans over the following pages. These will require 16 long term cycle storage spaces. The proposed Block A plans provide a 2 Bed (3 Person) apartment where there was previously a 1 Bed (2 Person); this apartment repeats across 26 floors. The addition of this bedroom across 26 floors therefore requires a further 26 long term cycle spaces.

These additional 42 spaces have been provided in line with the Dublin City Development Plan, 2022-28. They will be housed in the basement of blocks B1 and C, as per the existing permitted cycle store strategy. The B1 and C basement does not fall within this application, however diagrams on the following pages demonstrate how these cycle spaces can be accommodated.

L00 Floor Plan



Block A, Cycle Storage

22 cycle spaces

As per consented scheme

5.19 Cycle Parking

L01 Floor Plan



Block B2

Additional 2 Bedroom (4 Person)

Repeats on levels 02-07 inclusive

Additional 14 spaces

Block A

2 Bedroom (3 Person)

Previously a 1B unit. Repeats on levels 01-26 inclusive.

Additional 26 cycle spaces

L08 Floor Plan



Block B2

Additional 1 Bedroom
L08 only

Additional 1 cycle space

Block B2

Additional 1 Bedroom
L08 only

Additional 1 cycle space

Block A

2 Bed (4 Person) as highlighted
on L01 floor plan

5.19 Cycle Parking

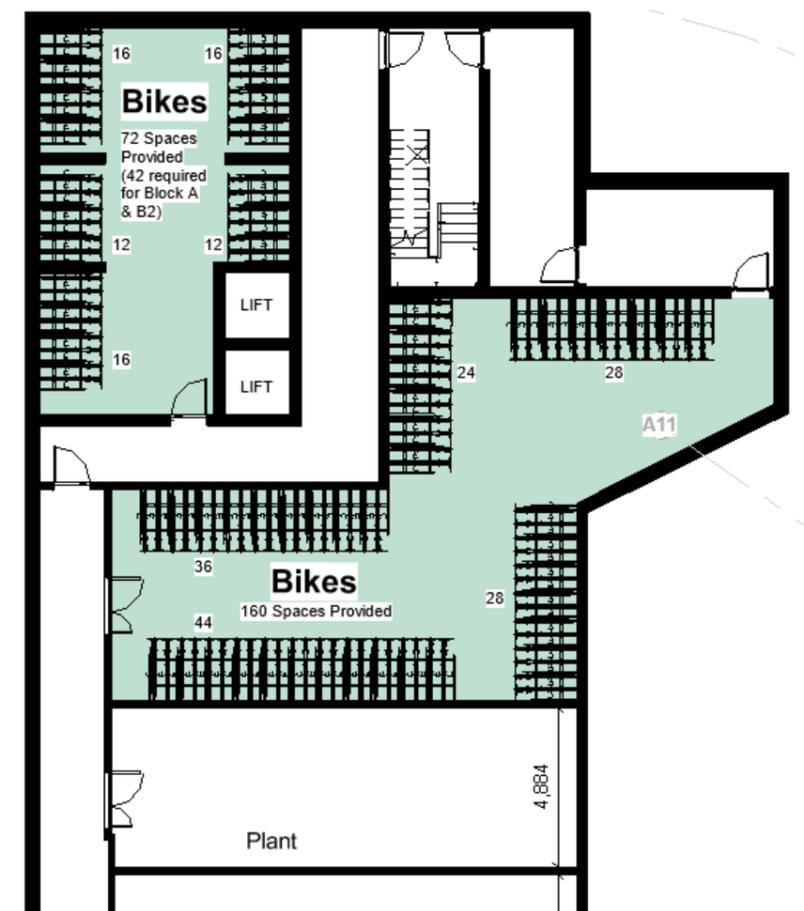
Cycle Store Locations

As previously described, there is a site wide strategy for cycle store with the majority of bikes for all blocks being housed in Blocks B1 and C. This will now also include the proposed additional cycle spaces for Blocks A and B2. These will be housed in the B1 basement directly accessible from B1 and the public courtyards. The B1 and C basement does not fall within this application, however the diagram to the right demonstrates how these cycle spaces can be accommodated within it.

The table below clarifies where all of the cycle store locations are.

	LONG STAY						VISITOR (Short stay)					
	Approved			Proposed (Additional)			Approved			Proposed (Additional)		
	B1/C	B2	A	B1/C	B2	A	B1/C	B2	A	B1/C	B2	A
B01				42			12					
L00	712		22					30				
Total	734			42			42			0		
	776						42					

* Visitor cycle parking at ground floor is external, in the public courtyards accessed by all blocks



Block B1 - Basement plan example bicycle layout

5.20 Compliance with DMURS

Design Manual for Urban Roads and Streets

The consented development is positioned in a key central city location, bound to the north by Parkgate Street, to the west by existing Transport Infrastructure office building, and to the south by the river Liffey. In accordance with DMURS the scheme complies in the follow categories:

Design Principle 1: Connected Networks

The development site is well served by public transport. Heuston Station, which provides national and regional rail services as well as LUAS services, is approximately 200m from the site. On Parkgate Street several Dublin Bus routes are located which give further access across the city. There are attractive routes in and out of the site for pedestrians and cyclists. There are Dublin Bike Stations in the vicinity of the site, as well as many dedicated cycle lanes in the nearby roads that provide safe routes for cyclists.

To serve the new apartments proposed within block B2, 82 no. additional secure bicycle parking spaces will be provided at basement level for residents with a further 20 no. visitor bicycle spaces within the public plaza.

Design Principle 2: Multi-functional Streets

The consented development follows the established historic street patterns and measures such as pedestrian links, enclosure, connectivity are present. Further active street edges to Parkgate Street are provided with the Café function within block A. Newly proposed lounge amenity on ground floor as well as the co-working spaces in the mezzanine of Block B1 will be available for hire for cultural uses/ events

Good quality street lighting will provide a safe environment for users. Catenary lighting is proposed across the plaza to free up the ground plane and to form some visual containment across the height of the space.

Design Principle 3: Pedestrian Focus

The site offers pedestrians an alternative route along the riverfront as the proposed development provides active engagement to the river Liffey and an enhanced street-scape experience along Parkgate Street with interconnecting public plaza, to reactivate this important city gateway, connecting with the Courts, Phoenix Park, the boat clubs along the river.

Design Principle 4: Multidisciplinary Approach

This proposal has been designed in close collaboration and co-ordination with an extensive design team including, Architect, Civils, Structure, M+E and Landscaping Architect. This proposal has been designed in close collaboration and co-ordination with an extensive design team including, Architect, Civil, Structure, M+E and Landscaping Architect.

5.21 Safety & Security

This residential scheme will be professionally managed and include a secure fobbed entrance as well as secure entry into each individual apartment. Bicycles will be securely stored at basement level - this will be managed with access control and CCTV.

The addition of new residential units within block B2 will provide greater passive surveillance to the public courtyard, river walk and Parkgate Street. The Residential lounge/co-working space at ground and mezzanine levels will also bring more footfall to the area improving the passive surveillance further.

Entrance Lobbies, Circulation and Safety:

- Residents and their visitors will enter through the main entrance lobby and from here travel towards the vertical circulation core which allows access to their unit. This entrance will be controlled by fobbed access and the foyer will have staff during day hours.
- Access to all entrances and circulation cores will be secured by fob access including the internal amenity spaces in the scheme.



*No material change from consented design

5.22 Universal Access

A range of sizes from Studio to 1 bed, 2 bed and 3 bed apartments are allowed for in the permitted scheme, catering for a diverse range of residents. This unit mix is maintained in this proposal. This will create a balanced scheme allowing people from various backgrounds to access accommodation in the city centre.

Consideration has been given to the accessibility for all building users. Moving through and around the site meets the requirements of Part M and where possible exceeds them in pursuit of best practice. Level access will be provided to the scheme and to all external communal amenity spaces. This is being done in conjunction with DAC consultants MSA.

A number of apartments within the proposed scheme will be designed in detail to comply with Objective QHSNO11 of the Dublin City Development Plan, relating to universal design :-

'To ensure that 50% of apartments in any development that are required to be in excess of minimum sizes should be designed to be suitable for older people/mobility impaired people, people living with dementia and people with disabilities in accordance with the guidelines set out in the Universal Design Guidelines for Homes in Ireland 2015, the DHLG&H's Design Manual for Quality Housing 2022 and the DHP&LG & DH's Housing Options for Our Ageing Population Policy Statement 2019'.



*No material change from consented design

5.23 Cultural / Recreational Building and Uses

The consented development, as amended, will continue to deliver a mix of residential, retail and café/restaurant uses in accordance with its mixed use Z5 zoning. In addition to providing a high-quality residential scheme at upper levels, the ground level units and areas remain primarily given over to active uses, including retail, café/restaurant, public and private amenities, and open space, which animate Parkgate Street and the surrounding public realm.

The proposed scheme provides a ground level café/restaurant and an active co-working space at mezzanine level. These could be used by all residents for working, meeting, socialising, exhibition space. Additionally, a dedicated Community/Cultural space is provided fronting Parkgate Street, providing a multi-function space that can be utilised by the public and residents in different ways throughout the day. There remains a generous restaurant/café unit at the ground level of Block A, with active frontage to Parkgate Street, within the consented scheme.

The consented public open space will have the potential to accommodate uses such as farmers markets and outdoor cinema events, subject to appropriate separate licencing and consents. Block A also delivers residential co-working space as part of its suite of internal residential amenities.

The consented scheme, as amended, will continue to present an excellent opportunity to open access to the river Liffey to the public, which had previously not been possible. The consented treatment of the Z9 area responds carefully to the zoning objective to provide recreational amenity and open space in this area, while addressing the heritage value of the structures in this location. We would therefore also argue that the integration of the site's redevelopment with the restoration of the protected and other historic structures on site. This remains as previously consented and will enhance the cultural fabric of the area.



Sliding partition walls separating / connecting community and Food/Beverage functions.

6.0 Housing Quality Assessment

6.1 Policy Overview

Housing Quality Assessment

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

The above guidelines specify planning policy requirements for:

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

Accordingly, where SPPRS are stated in the guideline document, they take precedence over any conflicting, policies and objectives of development plans, local area plans and strategic development zone planning schemes. Where such conflicts arise, such plans should be amended by the relevant planning authority to reflect the content of these guidelines and properly inform the public of the relevant SPPR requirements.

The apartment types are shown on drawings: *PGATE-70-BA-ZZZ-DR-RAU-AR-1001 to 1028*, which accompany this application.

The guidelines have been issued by the Minister for Housing, Planning and Local Government under Section 28 of the Planning and Development Act 2000 (as amended). Planning authorities and An Bord Pleanála are required to have regard to the guidelines and are also required to apply any specific planning policy requirements (SPPRS) of the guidelines, within the meaning of Section 28 (1C) of the Planning and Development Act 2000 (as amended) in carrying out their functions.



6.2 Apartment Mix

The 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' Specific Planning Policy Requirement 1:

(i) Apartment developments may include up to 50% onebedroom

or studio type units (with no more than 20-25% of the total proposed development as studios). The site is outside the NEIC designation where the Development Plan identifies a requirement for a certain percentage of 3-beds, so there shall be no minimum requirement for apartments with three or more bedrooms. Statutory development plans may specify a mix for apartment and other housing developments, but only further to an evidence-based Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city, or metropolitan area basis and incorporated into the relevant development plan(s).

6.3 Apartment Floor Areas

The minimum apartment floor areas have all been met.

Please see Appendix A for full detailed Housing Quality Assessment schedule.

Proposed Unit Summary - Block B2 & A						
	Studio	1 Bed	2 Bed (3p)	2 Bed	3 Bed	Total
Ground						
Mezz						
L01	2	3	1	5	0	11
L02	2	3	1	5	0	11
L03	2	3	1	5	0	11
L04	2	3	1	5	0	11
L05	2	3	1	5	0	11
L06	2	3	1	5	0	11
L07	2	3	1	5	0	11
L08	2	3	3	3	0	11
L09	3	3	0	1	0	7
L10	3	4	0	1	0	8
L11	3	4	0	1	0	8
L12	3	4	0	1	0	8
L13	3	4	0	1	0	8
L14	3	4	0	1	0	8
L15	3	4	0	1	0	8
L16	3	4	0	1	0	8
L17	3	4	0	1	0	8
L18	3	4	0	1	0	8
L19	3	4	0	1	0	8
L20	3	4	0	1	0	8
L21	3	4	0	1	0	8
L22	3	4	0	1	0	8
L23	3	4	0	1	0	8
L24	3	4	0	1	0	8
L25	3	4	0	1	0	8
L26	3	4	0	1	0	8
L27	3	2	0	1	1	7
	73	97		57	1	238

Proposed Unit Summary - Block B2 & A						
	Studio	1 Bed	2 Bed (3P)	2 Bed	3 Bed	Total
B01						
L00						
M00						
L01	1	3	2	6	0	12
L02	1	3	2	6	0	12
L03	1	3	2	6	0	12
L04	1	3	2	6	0	12
L05	1	3	2	6	0	12
L06	1	3	2	6	0	12
L07	1	3	2	6	0	12
L08	2	4	2	4	0	12
L09	1	4	1	1	0	7
L10	1	5	1	1	0	8
L11	1	5	1	1	0	8
L12	1	5	1	1	0	8
L13	1	5	1	1	0	8
L14	1	5	1	1	0	8
L15	1	5	1	1	0	8
L16	1	5	1	1	0	8
L17	1	5	1	1	0	8
L18	1	5	1	1	0	8
L19	1	5	1	1	0	8
L20	1	5	1	1	0	8
L21	1	5	1	1	0	8
L22	1	5	1	1	0	8
L23	1	5	1	1	0	8
L24	1	5	1	1	0	8
L25	1	5	1	1	0	8
L26	1	5	1	1	0	8
L27	0	5	0	1	1	7
L28						
TOTAL	27	119	34	65	1	246

6.4 Part V

Affordable housing provision is as approved (as per LRD6074/24-S3). 24 Units are to be provided for Blocks B2 and A, within the units consented in B1& C.

Level	Apartment No.	Part V Allocation
L04	C.L04.03	Block B2
L04	C.L04.04	Block B2
L04	C.L04.05	Block B2
L04	C.L04.06	Block B2
L04	C.L04.07	Block A
L04	C.L04.08	Block A
L04	C.L04.09	Block A
L04	C.L04.10	Block A
L05	C.L05.01	Block A
L05	C.L05.02	Block A
L05	C.L05.03	Block A
L05	C.L05.04	Block A
L05	C.L05.05	Block A
L05	C.L05.06	Block A
L05	C.L05.07	Block A
L05	C.L05.08	Block A
L05	C.L05.09	Block A
L05	C.L05.10	Block A
L06	C.L06.01	Block A
L06	C.L06.02	Block A
L06	C.L06.03	Block A
L06	C.L06.04	Block A
L06	C.L06.05	Block A
L06	C.L06.06	Block A
Total A	20 Units	
Total B2	4 Units	
Total B&C	31 Units	
Total	55 Units	



Level 04, Block C



Level 05, Block C



Level 06, Block C

PART V LEGEND

- PART V BLOCK A
- PART V BLOCK B2
- PART V BLOCK B & C

6.5 Amenity Areas

Schedule of Amenity Areas - Consented Scheme			
	Block A	Block B2	Total A&B2
Regulations	2018	2023	
Application	ABP-310567-21	LRD6042/23-S3A	
Total Communal Internal Amenity (Sqm)	384	0	384
External Communal Amenity (Sqm)	255	270	525
External Private Amenity (Sqm)	318	345	663
Total Amenity (Sqm)	957	923	1880
Cycle Parking (Excluding spaces located in Blocks B&C)	22		22

Schedule of Amenity Areas - Proposed Scheme			
	Block A	Block B2	Total A&B2
Total Communal Internal Amenity (Sqm)	398	335	733
External Communal Amenity (Sqm)	396	53	449
External Private Amenity (Sqm)	413	431	844
Total Amenity (Sqm)	1207	819	2026
Cycle Parking (Excluding spaces located in Blocks B&C)*	22		22

Schedule of Amenity Areas - All Blocks						
	Block A&B2		Block B1&C (2025)		Total Block A, B2, B1, C	
	Proposed	Required	Proposed	Required	Proposed	Required
Total Amenity (Private & Communal)	2026	1880	2716	1832	4742	3712

- All units in Block A designed to 2018 Design Guidelines
- All units in Block B2 designed to 2023 Design Guidelines
- Consented one bed altered into a 2 bed 3 person unit in Tower A Option Two, also designed to 2023 Design Guidelines, including a winter garden balcony (*Further 26 no. cycle parking spaces provided in the basement of Block B for these units)
- 16 no. additional cycle parking spaces provided for 8 no. additional apartments in Block B2

6.6 Schedule of Accommodation

Parkgate Street - Block A&B2 Schedule of Accommodation																
Level	Nett Floor Area	Gross Floor Area	Studio	1 Bed	2 Bed (3P)	2 Bed	3 Bed	Total	Commercial /Retail	Int. Amenity	Ext. Amenity	Private Amty	Bike Store	Refuse	Plant	Dual Aspect
B01													79 *			
L00	680	932							577	61			22	54	47	
M00	519	651								519		61				
L01	794	991	1	3	2	6	0	12				61				8
L02	794	991	1	3	2	6	0	12				61				8
L03	794	991	1	3	2	6	0	12				61				8
L04	794	991	1	3	2	6	0	12				61				8
L05	794	991	1	3	2	6	0	12				61				8
L06	794	991	1	3	2	6	0	12				61				8
L07	794	991	1	3	2	6	0	12				61				8
L08	737	930	2	4	2	4	0	12				128				8
L09	431	569	1	4	1	1	0	7		50	371	15				5
L10	430	569	1	5	1	1	0	8				15				6
L11	430	569	1	5	1	1	0	8				15				6
L12	430	569	1	5	1	1	0	8				15				6
L13	430	569	1	5	1	1	0	8				15				6
L14	430	569	1	5	1	1	0	8				15				6
L15	430	569	1	5	1	1	0	8				15				6
L16	430	569	1	5	1	1	0	8				15				6
L17	430	569	1	5	1	1	0	8				15				6
L18	430	569	1	5	1	1	0	8				15				6
L19	430	569	1	5	1	1	0	8				15				6
L20	430	569	1	5	1	1	0	8				15				6
L21	430	569	1	5	1	1	0	8				15				6
L22	430	569	1	5	1	1	0	8				15				6
L23	430	569	1	5	1	1	0	8				15				6
L24	430	569	1	5	1	1	0	8				15				6
L25	430	569	1	5	1	1	0	8				15				6
L26	430	569	1	5	1	1	0	8				15				6
L27	435	569	0	5	0	1	1	7				15				5
L28	103	215								103	343					
TOTAL	15773	20476	27	119	34	65	1	246	577		1447	905	101			176

- All units in Block A designed to 2018 Design Guidelines
- All units in Block B2 designed to 2023 Design Guidelines
- Consented one bed altered into a 2 bed 3 person unit in Tower A Option Two, also designed to 2023 Design Guidelines, including a winter garden balcony
- *Further cycle parking spaces provided in the basement of Block B for additional bedrooms in Block A and additional units in Block B2

Appendix 1 - Dual Aspect Units, Blocks A & B2

BLOCK A & B2			
Dual aspect	A	B2	Total
L01	5	3	8
L02	5	3	8
L03	5	3	8
L04	5	3	8
L05	5	3	8
L06	5	3	8
L07	5	3	8
L08	5	3	8
L09	5	0	5
L10	6	0	6
L11	6	0	6
L12	6	0	6
L13	6	0	6
L14	6	0	6
L15	6	0	6
L16	6	0	6
L17	6	0	6
L18	6	0	6
L19	6	0	6
L20	6	0	6
L21	6	0	6
L22	6	0	6
L23	6	0	6
L24	6	0	6
L25	6	0	6
L26	6	0	6
L27	5	0	5
Total	152	24	176

- Across Blocks A and B2, 72% (176 out of 249) of units are dual aspect
- The units exceed the requirement for 50% dual aspect by 22%

Appendix 2 - HQA Summary, Schedule of Areas, Block A

BLOCK A								
	Studio	1 Bed	2 Bed (3p)	2 Bed	3 Bed	Total	Dual Aspect	Gross Area
Ground	0	0	0	0	0	0	0	
Mezzanine	0	0	0	0	0	0	0	
L01	1	3	1	1	0	6	5	
L02	1	3	1	1	0	6	5	
L03	1	3	1	1	0	6	5	
L04	1	3	1	1	0	6	5	
L05	1	3	1	1	0	6	5	
L06	1	3	1	1	0	6	5	
L07	1	3	1	1	0	6	5	
L08	1	3	1	1	0	6	5	
L09	1	4	1	1	0	7	5	
L10	1	5	1	1	0	8	6	
L11	1	5	1	1	0	8	6	
L12	1	5	1	1	0	8	6	
L13	1	5	1	1	0	8	6	
L14	1	5	1	1	0	8	6	
L15	1	5	1	1	0	8	6	
L16	1	5	1	1	0	8	6	
L17	1	5	1	1	0	8	6	
L18	1	5	1	1	0	8	6	
L19	1	5	1	1	0	8	6	
L20	1	5	1	1	0	8	6	
L21	1	5	1	1	0	8	6	
L22	1	5	1	1	0	8	6	
L23	1	5	1	1	0	8	6	
L24	1	5	1	1	0	8	6	
L25	1	5	1	1	0	8	6	
L26	1	5	1	1	0	8	6	
L27	0	5	0	1	1	7	5	
	26	118	26	27	1	198	152	0
Unit Mix	13%	60%	13%	14%	1%		77%	
	73%		27%					

- All units in Block A designed to 2018 Design Guidelines
- Consented one bed altered into a 2 bed 3 person unit in Tower A Option Two, also designed to 2023 Design Guidelines, including a winter garden balcony

Appendix 3 - HQA Summary, Schedule of Areas, Block B2

BLOCK B2								
	Studio	1 Bed	2 Bed (3p)	2 Bed	3 Bed	Total	Dual Aspect	Gross Area
Ground						0	0	
Mezzanine						0	0	
L01	0	0	1	5	0	6	3	
L02	0	0	1	5	0	6	3	
L03	0	0	1	5	0	6	3	
L04	0	0	1	5	0	6	3	
L05	0	0	1	5	0	6	3	
L06	0	0	1	5	0	6	3	
L07	0	0	1	5	0	6	3	
L08	1	1	1	3	0	6	3	
	1	1	8	38	0	48	24	0
Unit Mix	2%	2%	17%	79%	0%		50%	
	4%		96%					

- All units in Block B2 designed to 2023 Design Guidelines

Appendix 4 - Summary Schedule of Areas, Site Wide

The following is a breakdown of unit mix for the proposed units within **Consented Blocks B1 & C + Proposed Block B2 + Proposed Block A** combined.

Site Wide Summary

Site Area (Ha)	0.82
Total Units	562
Gross Floor Area (SQM)	46,253
Units / Ha	685
Plot Ratio	5.64
Site Coverage	31%
Min. Comm Amenity Required (SQM)	2794
Communal Amenity Provided (SQM)	3,167
Private Amenity Required (SQM)	2,473
Private Amenity Provided (SQM)	1,832
Total Amenity Provided (SQM)	4,999
% 2-Bed/3-Bed Units	10%
% Dual Aspect	52%
Retail Unit (SQM)	724
Residential Bike Spaces Permitted	734
Residential Bike Spaces Provided	776
Visitor Bike Spaces Provided	42
Car Spaces Provided	24

Total Scheme Combined (Permitted B1/C* + Proposed A/B2)							
	Studio	1 Bed	2 Bed (3p)	2 Bed	3 Bed	Total	Dual Aspect
Ground	0	4	1	6	0	11	3
Mezzanine	0	19	1	8	0	28	7
L01	1	20	5	17	0	43	18
L02	1	21	4	19	0	45	20
L03	1	21	4	19	0	45	20
L04	1	21	4	19	0	45	20
L05	1	21	4	19	0	45	20
L06	1	21	4	19	0	45	20
L07	1	23	5	15	0	44	17
L08	2	18	4	10	0	34	18
L09	1	12	3	6	0	22	16
L10	1	8	2	3	0	14	10
L11	1	8	2	3	0	14	10
L12	1	5	1	1	0	8	6
L13	1	5	1	1	0	8	6
L14	1	5	1	1	0	8	6
L15	1	5	1	1	0	8	6
L16	1	5	1	1	0	8	6
L17	1	5	1	1	0	8	6
L18	1	5	1	1	0	8	6
L19	1	5	1	1	0	8	6
L20	1	5	1	1	0	8	6
L21	1	5	1	1	0	8	6
L22	1	5	1	1	0	8	6
L23	1	5	1	1	0	8	6
L24	1	5	1	1	0	8	6
L25	1	5	1	1	0	8	6
L26	1	5	1	1	0	8	6
L27	0	5	0	1	1	7	5
	27	297	58	179	1	562	294
Unit Mix	5%	53%	10%	32%	0%		52%
	58%		42%				

*Refers to the Permitted B1/C scheme WEBLRD6074/24-S3

Appendix - Full HQA

No Part V units are shown in this HQA as all Part V allocated units are in Blocks C and B1, as per LRD6074/24-S3

Parkgate St Block B2/A - HQA Schedule

Floor	Apartment No.	Apartment Description	Beds			Unit Types	Floor Area m ²	Oversized (%)	Part V	Aspect	Kitchen/Living Area m ²	Bedroom 01 Area m ²	Bedroom 02 Area m ²	Bedroom 03 Area m ²	Agg Bedroom Area m ²	Storage in Unit m ²	Storage Required	Private Amenity Space m ²	Number of Balconies
			1	2	3														
L01	A.L01.01	2 Bed		•		2B-4P	80	10		Dual	33.4	14.4	13.5	27.9	6.9	6			
L01	A.L01.02	2 Bed		•		2B-3P	63	0		Dual	28.8	14	8.2	22.2	6.1	5	7.7	1	
L01	A.L01.03	1 Bed	•			1B-2P	56	24		Dual	27.1	13.3	7.2	20.5	3	3	7.6	1	
L01	A.L01.04	Studio	•			Studio	37	0		Single	30			0	3	3			
L01	A.L01.05	1 Bed	•			1B-2P	47	4		Dual	25.6	12.2		12.2	3.9	3			
L01	A.L01.06	1 Bed	•			1B-2P	50	11		Dual	27.2	13.4		13.4	3.6	3			
L02	A.L02.01	2 Bed		•		2B-4P	80	10		Dual	33.4	14.4	13.5	27.9	6.9	6			
L02	A.L02.02	2 Bed		•		2B-3P	63	0		Dual	28.8	14	8.2	22.2	6.1	5	7.7	1	
L02	A.L02.03	1 Bed	•			1B-2P	56	24		Dual	27.1	13.3	7.2	20.5	3	3	7.6	1	
L02	A.L02.04	Studio	•			Studio	37	0		Single	30			0	3	3			
L02	A.L02.05	1 Bed	•			1B-2P	47	4		Dual	25.6	12.2		12.2	3.9	3			
L02	A.L02.06	1 Bed	•			1B-2P	50	11		Dual	27.2	13.4		13.4	3.6	3			
L03	A.L03.01	2 Bed		•		2B-4P	80	10		Dual	33.4	14.4	13.5	27.9	6.9	6			
L03	A.L03.02	2 Bed		•		2B-3P	63	0		Dual	28.8	14	8.2	22.2	6.1	5	7.7	1	
L03	A.L03.03	1 Bed	•			1B-2P	56	24		Dual	27.1	13.3	7.2	20.5	3	3	7.6	1	
L03	A.L03.04	Studio	•			Studio	37	0		Single	30			0	3	3			
L03	A.L03.05	1 Bed	•			1B-2P	47	4		Dual	25.6	12.2		12.2	3.9	3			
L03	A.L03.06	1 Bed	•			1B-2P	50	11		Dual	27.2	13.4		13.4	3.6	3			
L04	A.L04.01	2 Bed		•		2B-4P	80	10		Dual	33.4	14.4	13.5	27.9	6.9	6			
L04	A.L04.02	2 Bed		•		2B-3P	63	0		Dual	28.8	14	8.2	22.2	6.1	5	7.7	1	
L04	A.L04.03	1 Bed	•			1B-2P	56	24		Dual	27.1	13.3	7.2	20.5	3	3	7.6	1	
L04	A.L04.04	Studio	•			Studio	37	0		Single	30			0	3	3			
L04	A.L04.05	1 Bed	•			1B-2P	47	4		Dual	25.6	12.2		12.2	3.9	3			
L04	A.L04.06	1 Bed	•			1B-2P	50	11		Dual	27.2	13.4		13.4	3.6	3			
L05	A.L05.01	2 Bed		•		2B-4P	80	10		Dual	33.4	14.4	13.5	27.9	6.9	6			
L05	A.L05.02	2 Bed		•		2B-3P	63	0		Dual	28.8	14	8.2	22.2	6.1	5	7.7	1	
L05	A.L05.03	1 Bed	•			1B-2P	56	24		Dual	27.1	13.3	7.2	20.5	3	3	7.6	1	
L05	A.L05.04	Studio	•			Studio	37	0		Single	30			0	3	3			
L05	A.L05.05	1 Bed	•			1B-2P	47	4		Dual	25.6	12.2		12.2	3.9	3			
L05	A.L05.06	1 Bed	•			1B-2P	50	11		Dual	27.2	13.4		13.4	3.6	3			
L06	A.L06.01	2 Bed		•		2B-4P	80	10		Dual	33.4	14.4	13.5	27.9	6.9	6			
L06	A.L06.02	2 Bed		•		2B-3P	63	0		Dual	28.8	14	8.2	22.2	6.1	5	7.7	1	
L06	A.L06.03	1 Bed	•			1B-2P	56	24		Dual	27.1	13.3	7.2	20.5	3	3	7.6	1	
L06	A.L06.04	Studio	•			Studio	37	0		Single	30			0	3	3			
L06	A.L06.05	1 Bed	•			1B-2P	47	4		Dual	25.6	12.2		12.2	3.9	3			
L06	A.L06.06	1 Bed	•			1B-2P	50	11		Dual	27.2	13.4		13.4	3.6	3			

--- Amended Unit

L07	A.L07.01	2 Bed		•	2B-4P	80	10	Dual	33.4	14.4	13.5	27.9	6.9	6		
L07	A.L07.02	2 Bed		•	2B-3P	63	0	Dual	28.8	14	8.2	22.2	6.1	5	7.7	1
L07	A.L07.03	1 Bed	•		1B-2P	56	24	Dual	27.1	13.3	7.2	20.5	3	3	7.6	1
L07	A.L07.04	Studio	•		Studio	37	0	Single	30			0	3	3		
L07	A.L07.05	1 Bed	•		1B-2P	47	4	Dual	25.6	12.2		12.2	3.9	3		
L07	A.L07.06	1 Bed	•		1B-2P	50	11	Dual	27.2	13.4		13.4	3.6	3		
L08	A.L08.01	2 Bed		•	2B-4P	80	10	Dual	33.4	14.4	13.5	27.9	6.9	6		
L08	A.L08.02	2 Bed		•	2B-3P	63	0	Dual	28.8	14	8.2	22.2	6.1	5	7.7	1
L08	A.L08.03	1 Bed	•		1B-2P	56	24	Dual	27.1	13.3	7.2	20.5	3	3	7.6	1
L08	A.L08.04	Studio	•		Studio	37	0	Single	30			0	3	3		
L08	A.L08.05	1 Bed	•		1B-2P	47	4	Dual	25.6	12.2		12.2	3.9	3		
L08	A.L08.06	1 Bed	•		1B-2P	50	11	Dual	27.2	13.4		13.4	3.6	3		
L09	A.L09.01b	2 Bed		•	2B-4P	78	7	Dual	34.3	14.1	13.5	27.6	6	6		
L09	A.L09.02	2 Bed		•	2B-3P	63	0	Dual	28.8	14	8.2	22.2	6.1	5	7.7	1
L09	A.L09.03	1 Bed	•		1B-2P	56	24	Dual	27.1	13.3	7.2	20.5	3	3	7.6	1
L09	A.L09.04	Studio	•		Studio	37	0	Single	30			0	3	3		
L09	A.L09.05	1 Bed	•		1B-2P	47	4	Dual	25.6	12.2		12.2	3.9	3		
L09	A.L09.06	1 Bed	•		1B-2P	50	11	Dual	27.2	13.4		13.4	3.6	3		
L09	A.L09.07	1 Bed	•		1B-2P	50	11	Single	28.1	13.5		13.5	3.2	3		
L10	A.L10.01b	2 Bed		•	2B-4P	78	7	Dual	34.3	14.1	13.5	27.6	6	6		
L10	A.L10.02	2 Bed		•	2B-3P	63	0	Dual	28.8	14	8.2	22.2	6.1	5	7.7	1
L10	A.L10.03	1 Bed	•		1B-2P	55	22	Dual	27.1	13.3	7.2	20.5	3	3	7.6	1
L10	A.L10.04	Studio	•		Studio	37	0	Single	30			0	3	3		
L10	A.L10.05	1 Bed	•		1B-2P	47	4	Dual	25.6	12.2		12.2	3.9	3		
L10	A.L10.06	1 Bed	•		1B-2P	50	11	Dual	27.2	13.4		13.4	3.6	3		
L10	A.L10.07	1 Bed	•		1B-2P	50	11	Single	28.1	13.5		13.5	3.2	3		
L10	A.L10.08	1 Bed	•		1B-2P	50	11	Dual	29	12.8		12.8	3.4	3		
L11	A.L11.01b	2 Bed		•	2B-4P	78	7	Dual	34.3	14.1	13.5	27.6	6	6		
L11	A.L11.02	2 Bed		•	2B-3P	63	0	Dual	28.8	14	8.2	22.2	6.1	5	7.7	1
L11	A.L11.03	1 Bed	•		1B-2P	55	22	Dual	27.1	13.3	7.2	20.5	3	3	7.6	1
L11	A.L11.04	Studio	•		Studio	37	0	Single	30			0	3	3		
L11	A.L11.05	1 Bed	•		1B-2P	47	4	Dual	25.6	12.2		12.2	3.9	3		
L11	A.L11.06	1 Bed	•		1B-2P	50	11	Dual	27.2	13.4		13.4	3.6	3		
L11	A.L11.07	1 Bed	•		1B-2P	50	11	Single	28.1	13.5		13.5	3.2	3		
L11	A.L11.08	1 Bed	•		1B-2P	50	11	Dual	29	12.8		12.8	3.4	3		
L12	A.L12.01b	2 Bed		•	2B-4P	78	7	Dual	34.3	14.1	13.5	27.6	6	6		
L12	A.L12.02	2 Bed		•	2B-3P	63	0	Dual	28.8	14	8.2	22.2	6.1	5	7.7	1
L12	A.L12.03	1 Bed	•		1B-2P	55	22	Dual	27.1	13.3	7.2	20.5	3	3	7.6	1
L12	A.L12.04	Studio	•		Studio	37	0	Single	30			0	3	3		
L12	A.L12.05	1 Bed	•		1B-2P	47	4	Dual	25.6	12.2		12.2	3.9	3		
L12	A.L12.06	1 Bed	•		1B-2P	50	11	Dual	27.2	13.4		13.4	3.6	3		
L12	A.L12.07	1 Bed	•		1B-2P	50	11	Single	28.1	13.5		13.5	3.2	3		
L12	A.L12.08	1 Bed	•		1B-2P	50	11	Dual	29	12.8		12.8	3.4	3		

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L13	A.L13.01b	2 Bed		•	2B-4P	78	7	Dual	34.3	14.1	13.5	27.6	6	6		
L13	A.L13.02	2 Bed		•	2B-3P	63	0	Dual	28.8	14	8.2	22.2	6.1	5	7.7	1
L13	A.L13.03	1 Bed	•		1B-2P	55	22	Dual	27.1	13.3	7.2	20.5	3	3	7.6	1
L13	A.L13.04	Studio	•		Studio	37	0	Single	30			0	3	3		
L13	A.L13.05	1 Bed	•		1B-2P	47	4	Dual	25.6	12.2		12.2	3.9	3		
L13	A.L13.06	1 Bed	•		1B-2P	50	11	Dual	27.2	13.4		13.4	3.6	3		
L13	A.L13.07	1 Bed	•		1B-2P	50	11	Single	28.1	13.5		13.5	3.2	3		
L13	A.L13.08	1 Bed	•		1B-2P	50	11	Dual	29	12.8		12.8	3.4	3		
L14	A.L14.01b	2 Bed		•	2B-4P	78	7	Dual	34.3	14.1	13.5	27.6	6	6		
L14	A.L14.02	2 Bed		•	2B-3P	63	0	Dual	28.8	14	8.2	22.2	6.1	5	7.7	1
L14	A.L14.03	1 Bed	•		1B-2P	55	22	Dual	27.1	13.3	7.2	20.5	3	3	7.6	1
L14	A.L14.04	Studio	•		Studio	37	0	Single	30			0	3	3		
L14	A.L14.05	1 Bed	•		1B-2P	47	4	Dual	25.6	12.2		12.2	3.9	3		
L14	A.L14.06	1 Bed	•		1B-2P	50	11	Dual	27.2	13.4		13.4	3.6	3		
L14	A.L14.07	1 Bed	•		1B-2P	50	11	Single	28.1	13.5		13.5	3.2	3		
L14	A.L14.08	1 Bed	•		1B-2P	50	11	Dual	29	12.8		12.8	3.4	3		
L15	A.L15.01b	2 Bed		•	2B-4P	78	7	Dual	34.3	14.1	13.5	27.6	6	6		
L15	A.L15.02	2 Bed		•	2B-3P	63	0	Dual	28.8	14	8.2	22.2	6.1	5	7.7	1
L15	A.L15.03	1 Bed	•		1B-2P	55	22	Dual	27.1	13.3	7.2	20.5	3	3	7.6	1
L15	A.L15.04	Studio	•		Studio	37	0	Single	30			0	3	3		
L15	A.L15.05	1 Bed	•		1B-2P	47	4	Dual	25.6	12.2		12.2	3.9	3		
L15	A.L15.06	1 Bed	•		1B-2P	50	11	Dual	27.2	13.4		13.4	3.6	3		
L15	A.L15.07	1 Bed	•		1B-2P	50	11	Single	28.1	13.5		13.5	3.2	3		
L15	A.L15.08	1 Bed	•		1B-2P	50	11	Dual	29	12.8		12.8	3.4	3		
L16	A.L16.01b	2 Bed		•	2B-4P	78	7	Dual	34.3	14.1	13.5	27.6	6	6		
L16	A.L16.02	2 Bed		•	2B-3P	63	0	Dual	28.8	14	8.2	22.2	6.1	5	7.7	1
L16	A.L16.03	1 Bed	•		1B-2P	55	22	Dual	27.1	13.3	7.2	20.5	3	3	7.6	1
L16	A.L16.04	Studio	•		Studio	37	0	Single	30			0	3	3		
L16	A.L16.05	1 Bed	•		1B-2P	47	4	Dual	25.6	12.2		12.2	3.9	3		
L16	A.L16.06	1 Bed	•		1B-2P	50	11	Dual	27.2	13.4		13.4	3.6	3		
L16	A.L16.07	1 Bed	•		1B-2P	50	11	Single	28.1	13.5		13.5	3.2	3		
L16	A.L16.08	1 Bed	•		1B-2P	50	11	Dual	29	12.8		12.8	3.4	3		
L17	A.L17.01b	2 Bed		•	2B-4P	78	7	Dual	34.3	14.1	13.5	27.6	6	6		
L17	A.L17.02	2 Bed		•	2B-3P	63	0	Dual	28.8	14	8.2	22.2	6.1	5	7.7	1
L17	A.L17.03	1 Bed	•		1B-2P	55	22	Dual	27.1	13.3	7.2	20.5	3	3	7.6	1
L17	A.L17.04	Studio	•		Studio	37	0	Single	30			0	3	3		
L17	A.L17.05	1 Bed	•		1B-2P	47	4	Dual	25.6	12.2		12.2	3.9	3		
L17	A.L17.06	1 Bed	•		1B-2P	50	11	Dual	27.2	13.4		13.4	3.6	3		
L17	A.L17.07	1 Bed	•		1B-2P	50	11	Single	28.1	13.5		13.5	3.2	3		
L17	A.L17.08	1 Bed	•		1B-2P	50	11	Dual	29	12.8		12.8	3.4	3		
L18	A.L18.01b	2 Bed		•	2B-4P	78	7	Dual	34.3	14.1	13.5	27.6	6	6		
L18	A.L18.02	2 Bed		•	2B-3P	63	0	Dual	28.8	14	8.2	22.2	6.1	5	7.7	1

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L18	A.L18.03	1 Bed	•		1B-2P	55	22	Dual	27.1	13.3	7.2	20.5	3	3	7.6	1
L18	A.L18.04	Studio	•		Studio	37	0	Single	30			0	3	3		
L18	A.L18.05	1 Bed	•		1B-2P	47	4	Dual	25.6	12.2		12.2	3.9	3		
L18	A.L18.06	1 Bed	•		1B-2P	50	11	Dual	27.2	13.4		13.4	3.6	3		
L18	A.L18.07	1 Bed	•		1B-2P	50	11	Single	28.1	13.5		13.5	3.2	3		
L18	A.L18.08	1 Bed	•		1B-2P	50	11	Dual	29	12.8		12.8	3.4	3		
L19	A.L19.01b	2 Bed		•	2B-4P	78	7	Dual	34.3	14.1	13.5	27.6	6	6		
L19	A.L19.02	2 Bed		•	2B-3P	63	0	Dual	28.8	14	8.2	22.2	6.1	5	7.7	1
L19	A.L19.03	1 Bed	•		1B-2P	55	22	Dual	27.1	13.3	7.2	20.5	3	3	7.6	1
L19	A.L19.04	Studio	•		Studio	37	0	Single	30			0	3	3		
L19	A.L19.05	1 Bed	•		1B-2P	47	4	Dual	25.6	12.2		12.2	3.9	3		
L19	A.L19.06	1 Bed	•		1B-2P	50	11	Dual	27.2	13.4		13.4	3.6	3		
L19	A.L19.07	1 Bed	•		1B-2P	50	11	Single	28.1	13.5		13.5	3.2	3		
L19	A.L19.08	1 Bed	•		1B-2P	50	11	Dual	29	12.8		12.8	3.4	3		
L20	A.L20.01b	2 Bed		•	2B-4P	78	7	Dual	34.3	14.1	13.5	27.6	6	6		
L20	A.L20.02	2 Bed		•	2B-3P	63	0	Dual	28.8	14	8.2	22.2	6.1	5	7.7	1
L20	A.L20.03	1 Bed	•		1B-2P	55	22	Dual	27.1	13.3	7.2	20.5	3	3	7.6	1
L20	A.L20.04	Studio	•		Studio	37	0	Single	30			0	3	3		
L20	A.L20.05	1 Bed	•		1B-2P	47	4	Dual	25.6	12.2		12.2	3.9	3		
L20	A.L20.06	1 Bed	•		1B-2P	50	11	Dual	27.2	13.4		13.4	3.6	3		
L20	A.L20.07	1 Bed	•		1B-2P	50	11	Single	28.1	13.5		13.5	3.2	3		
L20	A.L20.08	1 Bed	•		1B-2P	50	11	Dual	29	12.8		12.8	3.4	3		
L21	A.L21.01b	2 Bed		•	2B-4P	78	7	Dual	34.3	14.1	13.5	27.6	6	6		
L21	A.L21.02	2 Bed		•	2B-3P	63	0	Dual	28.8	14	8.2	22.2	6.1	5	7.7	1
L21	A.L21.03	1 Bed	•		1B-2P	55	22	Dual	27.1	13.3	7.2	20.5	3	3	7.6	1
L21	A.L21.04	Studio	•		Studio	37	0	Single	30			0	3	3		
L21	A.L21.05	1 Bed	•		1B-2P	47	4	Dual	25.6	12.2		12.2	3.9	3		
L21	A.L21.06	1 Bed	•		1B-2P	50	11	Dual	27.2	13.4		13.4	3.6	3		
L21	A.L21.07	1 Bed	•		1B-2P	50	11	Single	28.1	13.5		13.5	3.2	3		
L21	A.L21.08	1 Bed	•		1B-2P	50	11	Dual	29	12.8		12.8	3.4	3		
L22	A.L22.01b	2 Bed		•	2B-4P	78	7	Dual	34.3	14.1	13.5	27.6	6	6		
L22	A.L22.02	2 Bed		•	2B-3P	63	0	Dual	28.8	14	8.2	22.2	6.1	5	7.7	1
L22	A.L22.03	1 Bed	•		1B-2P	55	22	Dual	27.1	13.3	7.2	20.5	3	3	7.6	1
L22	A.L22.04	Studio	•		Studio	37	0	Single	30			0	3	3		
L22	A.L22.05	1 Bed	•		1B-2P	47	4	Dual	25.6	12.2		12.2	3.9	3		
L22	A.L22.06	1 Bed	•		1B-2P	50	11	Dual	27.2	13.4		13.4	3.6	3		
L22	A.L22.07	1 Bed	•		1B-2P	50	11	Single	28.1	13.5		13.5	3.2	3		
L22	A.L22.08	1 Bed	•		1B-2P	50	11	Dual	29	12.8		12.8	3.4	3		
L23	A.L23.01b	2 Bed		•	2B-4P	78	7	Dual	34.3	14.1	13.5	27.6	6	6		
L23	A.L23.02	2 Bed		•	2B-3P	63	0	Dual	28.8	14	8.2	22.2	6.1	5	7.7	1
L23	A.L23.03	1 Bed	•		1B-2P	55	22	Dual	27.1	13.3	7.2	20.5	3	3	7.6	1
L23	A.L23.04	Studio	•		Studio	37	0	Single	30			0	3	3		
L23	A.L23.05	1 Bed	•		1B-2P	47	4	Dual	25.6	12.2		12.2	3.9	3		

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L23	A.L23.06	1 Bed	•		1B-2P	50	11	Dual	27.2	13.4		13.4	3.6	3		
L23	A.L23.07	1 Bed	•		1B-2P	50	11	Single	28.1	13.5		13.5	3.2	3		
L23	A.L23.08	1 Bed	•		1B-2P	50	11	Dual	29	12.8		12.8	3.4	3		
L24	A.L24.01b	2 Bed		•	2B-4P	78	7	Dual	34.3	14.1	13.5	27.6	6	6		
L24	A.L24.02	2 Bed		•	2B-3P	63	0	Dual	28.8	14	8.2	22.2	6.1	5	7.7	1
L24	A.L24.03	1 Bed	•		1B-2P	55	22	Dual	27.1	13.3	7.2	20.5	3	3	7.6	1
L24	A.L24.04	Studio	•		Studio	37	0	Single	30			0	3	3		
L24	A.L24.05	1 Bed	•		1B-2P	47	4	Dual	25.6	12.2		12.2	3.9	3		
L24	A.L24.06	1 Bed	•		1B-2P	50	11	Dual	27.2	13.4		13.4	3.6	3		
L24	A.L24.07	1 Bed	•		1B-2P	50	11	Single	28.1	13.5		13.5	3.2	3		
L24	A.L24.08	1 Bed	•		1B-2P	50	11	Dual	29	12.8		12.8	3.4	3		
L25	A.L25.01b	2 Bed		•	2B-4P	78	7	Dual	34.3	14.1	13.5	27.6	6	6		
L25	A.L25.02	2 Bed		•	2B-3P	63	0	Dual	28.8	14	8.2	22.2	6.1	5	7.7	1
L25	A.L25.03	1 Bed	•		1B-2P	55	22	Dual	27.1	13.3	7.2	20.5	3	3	7.6	1
L25	A.L25.04	Studio	•		Studio	37	0	Single	30			0	3	3		
L25	A.L25.05	1 Bed	•		1B-2P	47	4	Dual	25.6	12.2		12.2	3.9	3		
L25	A.L25.06	1 Bed	•		1B-2P	50	11	Dual	27.2	13.4		13.4	3.6	3		
L25	A.L25.07	1 Bed	•		1B-2P	50	11	Single	28.1	13.5		13.5	3.2	3		
L25	A.L25.08	1 Bed	•		1B-2P	50	11	Dual	29	12.8		12.8	3.4	3		
L26	A.L26.01b	2 Bed		•	2B-4P	78	7	Dual	34.3	14.1	13.5	27.6	6	6		
L26	A.L26.02	2 Bed		•	2B-3P	63	0	Dual	28.8	14	8.2	22.2	6.1	5	7.7	1
L26	A.L26.03	1 Bed	•		1B-2P	55	22	Dual	27.1	13.3	7.2	20.5	3	3	7.6	1
L26	A.L26.04	Studio	•		Studio	37	0	Single	30			0	3	3		
L26	A.L26.05	1 Bed	•		1B-2P	47	4	Dual	25.6	12.2		12.2	3.9	3		
L26	A.L26.06	1 Bed	•		1B-2P	50	11	Dual	27.2	13.4		13.4	3.6	3		
L26	A.L26.07	1 Bed	•		1B-2P	50	11	Single	28.1	13.5		13.5	3.2	3		
L26	A.L26.08	1 Bed	•		1B-2P	50	11	Dual	29	12.8		12.8	3.4	3		
L27	A.L27.01A	2 Bed		•	2B-4P	92	26	Dual	33.6	22.7	13.5	36.2	6.8	6		
L27	A.L27.05	1 Bed	•		1B-2P	47	4	Dual	25.6	12.2		12.2	3.9	3		
L27	A.L27.06	1 Bed	•		1B-2P	50	11	Dual	27.2	13.4		13.4	3.6	3		
L27	A.L27.07	1 Bed	•		1B-2P	50	11	Single	28.1	13.5		13.5	3.2	3		
L27	A.L27.08	1 Bed	•		1B-2P	50	11	Dual	29	12.8		12.8	3.4	3		
L27	A.L27.09	3 Bed		•	3B-5P	99	10	Dual	41.9	16.1	12.9	36.1	9	9	15.3	2
L27	A.L27.10	1 Bed	•		1B-2P	47	4	Single	25.8	12.3		12.3	3.1	3		
L01	B2.L01.01	2 Bed		•	2B-4P	81	11	Single	37.2	15.2	14.5	29.7	6	6	7.6	1
L01	B2.L01.02	2 Bed		•	2B-4P	83	14	Dual	33.6	17.7	15.9	33.6	6.2	6	7.2	1
L01	B2.L01.03	2 Bed		•	2B-4P	75	3	Dual	38.1	13.1	11.9	25	6.4	6	7.8	1
L01	B2.L01.04	2 Bed		•	2B-4P	75	2	Single	36.7	12.4	13	25.4	6.1	6	7.4	1
L01	B2.L01.05	2 Bed		•	2B-3P	73	16	Single	31.7	15.8	10	25.8	5.4	5	7.8	1
L01	B2.L01.06	2 Bed		•	2B-4P	74	1	Dual	36.2	14.3	11.7	26	6	6	7.7	1
L02	B2.L02.01	2 Bed		•	2B-4P	81	11	Single	37.2	15.2	14.5	29.7	6	6	7.6	1
L02	B2.L02.02	2 Bed		•	2B-4P	83	14	Dual	33.6	17.7	15.9	33.6	6.2	6	7.2	1

Additional Unit

L02	B2.L02.03	2 Bed	•	2B-4P	75	3	Dual	38.1	13.1	11.9	25	6.4	6	7.8	1
L02	B2.L02.04	2 Bed	•	2B-4P	75	2	Single	36.7	12.4	13	25.4	6.1	6	7.4	1
L02	B2.L02.05	2 Bed	•	2B-3P	73	16	Single	31.7	15.8	10	25.8	5.4	5	7.8	1
L02	B2.L02.06	2 Bed	•	2B-4P	74	1	Dual	36.2	14.3	11.7	26	6	6	7.7	1
L03	B2.L03.01	2 Bed	•	2B-4P	81	11	Single	37.2	15.2	14.5	29.7	6	6	7.6	1
L03	B2.L03.02	2 Bed	•	2B-4P	83	14	Dual	33.6	17.7	15.9	33.6	6.2	6	7.2	1
L03	B2.L03.03	2 Bed	•	2B-4P	75	3	Dual	38.1	13.1	11.9	25	6.4	6	7.8	1
L03	B2.L03.04	2 Bed	•	2B-4P	75	2	Single	36.7	12.4	13	25.4	6.1	6	7.4	1
L03	B2.L03.05	2 Bed	•	2B-3P	73	16	Single	31.7	15.8	10	25.8	5.4	5	7.8	1
L03	B2.L03.06	2 Bed	•	2B-4P	74	1	Dual	36.2	14.3	11.7	26	6	6	7.7	1
L04	B2.L04.01	2 Bed	•	2B-4P	81	11	Single	37.2	15.2	14.5	29.7	6	6	7.6	1
L04	B2.L04.02	2 Bed	•	2B-4P	83	14	Dual	33.6	17.7	15.9	33.6	6.2	6	7.2	1
L04	B2.L04.03	2 Bed	•	2B-4P	75	3	Dual	38.1	13.1	11.9	25	6.4	6	7.8	1
L04	B2.L04.04	2 Bed	•	2B-4P	75	2	Single	36.7	12.4	13	25.4	6.1	6	7.4	1
L04	B2.L04.05	2 Bed	•	2B-3P	73	16	Single	31.7	15.8	10	25.8	5.4	5	7.8	1
L04	B2.L04.06	2 Bed	•	2B-4P	74	1	Dual	36.2	14.3	11.7	26	6	6	7.7	1
L05	B2.L05.01	2 Bed	•	2B-4P	81	11	Single	37.2	15.2	14.5	29.7	6	6	7.6	1
L05	B2.L05.02	2 Bed	•	2B-4P	83	14	Dual	33.6	17.7	15.9	33.6	6.2	6	7.2	1
L05	B2.L05.03	2 Bed	•	2B-4P	75	3	Dual	38.1	13.1	11.9	25	6.4	6	7.8	1
L05	B2.L05.04	2 Bed	•	2B-4P	75	2	Single	36.7	12.4	13	25.4	6.1	6	7.4	1
L05	B2.L05.05	2 Bed	•	2B-3P	73	16	Single	31.7	15.8	10	25.8	5.4	5	7.8	1
L05	B2.L05.06	2 Bed	•	2B-4P	74	1	Dual	36.2	14.3	11.7	26	6	6	7.7	1
L06	B2.L06.01	2 Bed	•	2B-4P	81	11	Single	37.2	15.2	14.5	29.7	6	6	7.6	1
L06	B2.L06.02	2 Bed	•	2B-4P	83	14	Dual	33.6	17.7	15.9	33.6	6.2	6	7.2	1
L06	B2.L06.03	2 Bed	•	2B-4P	75	3	Dual	38.1	13.1	11.9	25	6.4	6	7.8	1
L06	B2.L06.04	2 Bed	•	2B-4P	75	2	Single	36.7	12.4	13	25.4	6.1	6	7.4	1
L06	B2.L06.05	2 Bed	•	2B-3P	73	16	Single	31.7	15.8	10	25.8	5.4	5	7.8	1
L06	B2.L06.06	2 Bed	•	2B-4P	74	1	Dual	36.2	14.3	11.7	26	6	6	7.7	1
L07	B2.L07.01	2 Bed	•	2B-4P	81	11	Single	37.2	15.2	14.5	29.7	6	6	7.6	1
L07	B2.L07.02	2 Bed	•	2B-4P	83	14	Dual	33.6	17.7	15.9	33.6	6.2	6	7.2	1
L07	B2.L07.03	2 Bed	•	2B-4P	75	3	Dual	38.1	13.1	11.9	25	6.4	6	7.8	1
L07	B2.L07.04	2 Bed	•	2B-4P	75	2	Single	36.7	12.4	13	25.4	6.1	6	7.4	1
L07	B2.L07.05	2 Bed	•	2B-3P	73	16	Single	31.7	15.8	10	25.8	5.4	5	7.8	1
L07	B2.L07.06	2 Bed	•	2B-4P	74	1	Dual	36.2	14.3	11.7	26	6	6	7.7	1
L08	B2.L08.01	1 Bed	•	1B-2P	65	44	Single	34	14.1		14.1	4.1	3	24.6	1
L08	B2.L08.02	2 Bed	•	2B-4P	73	0	Dual	36.5	13.5	11.4	24.9	6.7	6	23.3	2
L08	B2.L08.03	2 Bed	•	2B-4P	75	3	Dual	38.1	13.1	11.9	25	6.4	6	7.8	1
L08	B2.L08.04	Studio	•	Studio	47	0	Single	40.7			0	3	3	24.8	1
L08	B2.L08.05	2 Bed	•	2B-3P	69	10	Single	38.8	13	8	21	5.1	5	23.5	1
L08	B2.L08.06	2 Bed	•	2B-4P	75	3	Dual	36.2	14.3	11.7	26	6	6	8.5	1