

SEÁN HARRINGTON ARCHITECTS

Architectural Design Statement - February 2018

PROJECT:

Proposed Residential Development at Nancy's Lane, Clane CLIENT:

Kildare County Council

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1.0 Introduction

Introduction

This report was prepared by Seán Harrington Architects to accompany the Part 8 planning application to Kildare County Council for 77 residential units at Nancy's Lane, Clane, and forms part of the suite of drawings and reports to be submitted to the Local Authority. This report is an Architectural Design Statement prepared by SHA to provide background to the design process and intent of the Architectural design team in their design of this new community.

The document proceeds with the site context followed by a description and analysis of the proposed development. The document concludes with further sections on landscape design, energy efficiency and ecology.

Seán Harrington Architects have adhered closely to all relevant legislation and guidance documentation, including the following publications:

- Quality Housing for Sustainable Communities
- Urban Design Manual A best Practice Guide
- Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities
- Design Manual for Urban Roads and Streets
- Kildare County Council Development Plan 2017 2023
- Clane Draft Local Area Plan 2017 2023

SR Draft Clane Local Area Plan 2017 - 2023 Legend Local Area Plan Boundary A: Town Centre B: Existing Residential C: New Residential E: Community and Institutional F: Open Space and Amenity F2: Strategic Open Space H: Light Industry & Warehousing I: Agriculture Q: Business and Technology SR: Strategic Reserve KDA: Key Development Areas River Liffey R403 Prosperous Distance from Town Centre (at 400m intervals) 5 Mins Walking Distance Roads Objective (Indicative only)

Extract from CDLAP zoning map (KCC Preliminary Planning Assessment, NTS)

2.1 County Development Plan (CDP) and Local Area Plan (LAP)

The County Development Plan 2017-2023 categorises Clane as a small town which is central for residential development of a growing population. Clane is described as a small town that can absorb further development at its periphery.

The Clane Draft Local Area Plan 2017-2023 states that in July 2016, a site in Clane has been approved as a location for 80 new social housing units, to be delivered through a public private partnership (PPP) programme. The location, referred to as 'Butterstream', forms part of Key Development Area 4 (KDA 4). The LAP advises to implement the following new infrastructure to KDA 4:

- Butterstream Link Road, including an off-road cycle track, connecting College Wood Manor to the Prosperous Road.
- Addressing Nancy's Lane protection area and buffer zone in any proposed development
- Appropriate childcare provision



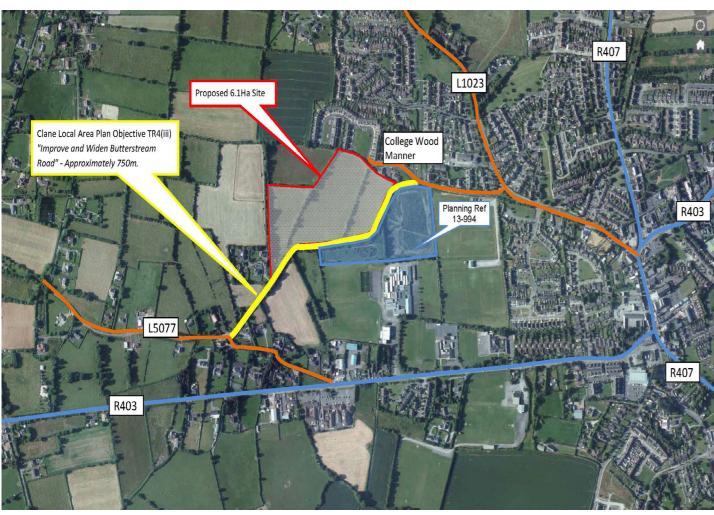
Road leading to existing College Wood Manor housing estate



View along Nancy's Lane heritage trail



Aerial photo of project site (KCC Preliminary Planning Assessment)



KCC: Road network and proposed access to site (nts)

2.2 Site Planning Brief 2016

KCC's Site Planning Brief is informed by the Draft Clane LAP for new residential development in the Key Development Area KDA 4. It envisaged the provision of 80 dwellings, in line with the following schedule:

•	1 Bedroom Units	8

•	2 Bedroom Units	24
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- 3 Bedroom Units 42
- 4 Bedroom Units
- Total 8

The site is located to the northwest of Clane town. It is bounded to the North by the existing residential estate of College Wood Manor and to the East by the Nancy's Lane heritage trail. The proposed site is bounded by farmland to the South and to the West.

The site is characterised by mature hedgerows and random mature trees. These frame the entire site, and also form subdivision which separate the site into four fields. The topgraphy acroos the site indicates only minor level changes and the site could be described as fairly levelled with slight falls and rises across.



Existing fields and hedgerows of masterplan area



Mature trees within existing hedgerows



KCC: Proposed boulevard

KCC: Proposed neighbourhood street



Proposed master plan layout (nts)

2.3 Preliminary Planning Assessment 2017

KCC have prepared a Preliminary Planning Assessment for the subject site in March 2017. The development area is centred on Nancy's Lane, which connects College Wood Manor to the Prosperous Road and is an important natural heritage and historical feature.

The assessment identifies the following design objectives for KDA 4:

- Provide a sustainable mix of dwelling types, sizes and tenures and to complement the existing residential mix.
- Achieve a density of 26 units per hectare, in consistence with the County Development Plan for the small town status of Clane.
- Ensure that best practice urban design principles are applied to enhance the sustainability, attractiveness and quality of the area.
- Maximise connectivity for pedestrians and cyclists and identify strategic links.
- Protect, enhance and further develop the green infrastructure network and strengthen links to the wider regional network of Clane.
- Place greater emphasis of passive surveillance along Nancy's Lane while developing a neighbourhood.
- Provide a hierarchy of high quality multi-functional public open spaces for both, active and passive use.
- Ensure sufficient provision of childcare facilities on a pro-rata basis in the KDA.



KDA 4 Analysis map (nts)



Existing College Wood Manor housing estate at northwest edge of PPP site



View along existing hedgerow



3.1 Planning Parameters

PPP Site Area: 36,990m²

Net Developable Site: 30,430m²

Public Open Space: 5,690m² = 18.7%

Number of Units: 77

• 18 x 2-Bedroom / 4 Persons Apts

• 9 x 1-Bedroom / 2 Persons Houses

• 2 x 2-Bedroom / 4 Persons Houses

• 12 x 3-Bedroom / 4 Persons Houses

• 29 x 3-Bedroom / 5 Persons Houses

• 7 x 4-Bedroom / 7 Persons Houses

Density: 25.3 u /Ha

Car Parking: 161 spaces

Childcare Facility: not required

4 Blocks:

North (N)

East (E)

South (S)

West (W)

Proposed site layout (nts)



3.2 Design Approach

The following key planning objectives have informed the design process:

- Maximum retention of hedgerows while providing POS in excess of the advised 15%.
- Integration of sections of the proposed Butterstream Link Road in a boulevard type arrangement.
- Inclusion and opening-up of Nancy's Lane to form part of the amenity and circulation space for both, the proposed development and the wider community of Clane.
- Provision of a 10.00m wide buffer zone immediately to the northwest of Nancy's Lane heritage trail.
- Minimum impact on existing residential development and social infrastructure at College Wood Manor.
- Surface and wastewater drainage scheme which requires infill to generate gravity fall lines towards existing public drainage connection at College Wood Manor.
- Provision of a temporary wastewater storage station until the proposed public drainage system will be upgraded.
- Introduction of a total of 18 apartment units in order to achieve the density of 25-30 units per hectare which has been advised by KCC.
- Consideration of crèche facility to fulfil the local needs advised by the Kildare Childcare Committee (agreement on non-provision).
- Provision of a total of 161 car parking spaces, in excess of the requirements advised by the County Development Plan.

Proposed Ground Floor Plan (nts)



Terraced 3-bedroom and 4-bedroom houses with apartment buildings at corners

3.3 Dwelling types

A range of dwelling types and scales have been developed to avoid a monotonous arrangement lacking in character. In line with Kildare County Council's Site Planning Brief and Preliminary Planning Assessment, a series of unit types have been developed. All buildings in the eastern and southern blocks are two-storey houses while the majority of the buildings in the northern and western blocks are two-storey houses with three-storey apartment buildings at six corners.

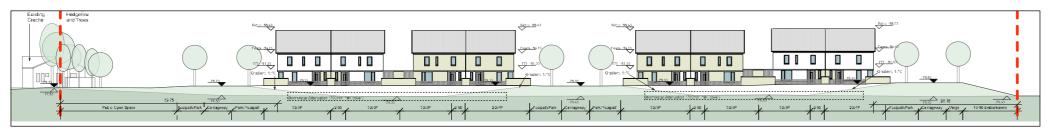
The overall dominance of the two-storey house respects the scale of the adjacent existing housing development of College Wood Manor. The three-storey apartment buildings mark strategic corners of the development, in particular along the wider boulevard at the western perimeter of the site. These corner buildings have been developed to maximise passive surveillance, mainly by ensuring blank gable walls do not form the street frontage at these critical locations.

A variety of a two-storey house has been introduced for the eastern and southern blocks, which is L - shaped. It generates optimal street frontage and surveillance at corners while opening the rear to accommodate a private garden within an enclosed block. This building type allows to close perimeter block corners and also provides the required surveillance towards Nancy's Lane.

The dwellings are generally arranged in terraces of 2-6 units. They are separated through gaps from the corner buildings to allow privacy and garden access while still maintaining the perimeter block line in the shape of a continuous garden walls. The use of terraced dwellings affords significant advantages in terms of security, privacy, economic use of building land and economy with regard to construction and running costs, while affording scope for variety of architectural expression.

Architectural expression is achieved through a harmonious curtilage treatment that, in combination with individual dwelling features such as entrance canopies, refuse storage and roof detailing, contributes to the overall terrace composition. Continuity of the facade material of the houses through to the ground floor of the apartment buildings gives an overall coherence and unity to the terraces, while still affording individual character of the upper apartment floors and terrace ends.

It has been agreed with KCC to introduce three-storey corner apartment buildings to the scheme in order to achieve the advised density of 25-30 units per hectare.



Street elevation with compositional treatment of brick and render as alternating facade materials (nts)

Street view of terraced houses and apartment buildings





3.4 Dwelling Design Apartments

All apartments have been designed in accordance with the recently published 'Sustainable Urban Housing - Design Standards for New Apartments. Guidelines for Planning Authorities' document. The individual apartment floor areas are generally in excess of the minimum standards identified therein, and when considered in the context of all apartments within the development the requirement for 50% of apartments to be 10% above the minimum requirement has been fulfilled.

All apartments have been designed with well-proportioned rooms with adequate daylight, solar gain, and cross ventilation. Living spaces to all apartments enjoy dual aspect, with south, east or west facing windows in all instances. Windows to the street facing facades have been maximised, with windows to the inward facing facades limited to prevent overlooking to dwelling private gardens beyond while still maintaining oblique 'eyes on the street.' Private open space to each apartment is provided either by way of a terrace or balcony, entered from the main living/ kitchen/dining area.

The buildings are arranged over three storeys with one apartment per floor. Each apartment, regardless of its floor, is entered through its individual private curtilage and entrance door. The ground floor apartment is accessed directly from its individual curtilage while the first and second floor apartments are accessed via separate external and internal stairs. In essence each individual apartment has its own front door.

Storage is predominantly catered for internally within the apartment, with a further dedicated store for upper floor apartments provided at ground floor level and accessed through the individual curtilage spaces. Each apartment also has its own refuse bin store which is designed into the front curtilage treatment.

Following KCC's brief for the site, communal open space for the apartments has been entirely eliminated and has been instead allocated towards individual curtilages as decribed above. Any potential risks of overlooking adjacent private gardens from these curtilages has been mitigated by designing screens and planting areas along all edges.

3.4 Dwelling Design Houses

The scheme comprises a combination of 1-bedroom/2-persons, 2-bedroom/4-persons, 3-bedroom/4-persons, 3-bedroom/5-persons and 4-bedroom/7-persons houses. All dwellings have been designed to the similar depth to allow maximum flexibility and interchangeability along the respective terraces and corner arrangements.

Space standards for all the dwellings are generally in accordance with the requirements set out in the 'Quality Housing for Sustainable Communities' document and the relevant sections of the Kildare Development Plan (and often exceed these). Use of natural daylight and sunlight has been maximised, with all windows sized to allow good daylight penetration. The arrangement of living/ kitchen/ dining spaces relative to the front and rear of the dwellings varies across the development providing multiple aspects of activity to the street from within the houses. Large ground floor windows to the front and patio doors to the rear, combined with a generous open floor layout with linking doors, ensures dual aspect. This key component will provide good quality and functional family orientated spaces to the ground floor of all houses.

Practical aspects of access and use have been considered in detail, with particular reference to part M of the Building Regulations.

Storage spaces are distributed throughout the circulation areas, living spaces and bedrooms, with kitchen cupboard spaces and worktops being provided to meet (or exceed where possible) the requirements set out in table 5.2 of the 'Quality Housing for Sustainable Communities' document.

Refuse storage is integral to the overall front curtilage design with bins being screened from view by timber doors, and all contained beneath a secure lid. The curtilage spaces provide a measure of defensible space to the front of the dwellings and avoids potential hazards for passers-by arising from opening windows and the like.

Individual private open space to each of the houses is provided by way of a secure garden to the rear of each home.



House curtilage with waste bin storage



Example of suitable brick finish



The following landscaping objectives have informed the landscape design process:

- Maximum retention of existing historic hedgerows as characteristic features of this greenfield site.
- Maximum retention of mature trees of good quality and ecological value within these hedgerows.
- Integration of Nancy's Lane heritage trail into the soft and hard landscaping and enhancement of its quality, while providing a maximum 3.00m wide cycle/ pedestrian lane.
- Creating a green network for the proposed site, which incorporates the hedgerows and Nancy's Lane as integral elements and links to exisiting and future development in the vicinity.
- Providing public open space of good quality and variety, in the form of both, active and passive open space.
- Allowing for passive surveillance and landscaping that mitigates potential anti-social behaviour, in particular along Nancy's Lane and the retained hedgerows.
- Integration of the proposed drainage scheme including ground infill for gravity fall towards College Wood Manor.
- Having regard to / and adhere to all ecological aspects which refer to the subject site, and Nancy's Lane in particular, including the 10.00m wide buffer zone immediately to the northwest of the heritage trail.

Landscape site layout (nts)

4.1 Soft Landscaping

Public open spaces

The public open spaces within the site are located and designed topographically to correspond to the location and levels of the existing hedgerows and treelines to the centre and east of the proposed development. This will protect and integrate these features into the scheme and form part of an overall green network. Immediately east of the proposed development lies Nancy's Lane with its associated treelines. This lane is identified as being of county importance ecologically and as such a 10m wide soft landscaped ecological buffer zone is incorporated into the eastern edge of the scheme design. Pedestrian and cycle access points between the development and Nancy's lane are located to avoid the removal of any mature trees.

The open space is proposed to be largely soft landscaped with a network of paths creating connectivity both within the scheme and with any potential future developments to the south and west.

Public open spaces within the scheme are designed for informal passive and active recreation. Mown grassed areas will be bordered by wildflower meadow for seasonal interest, habitat value and informal play opportunity. Spring bulbs will be planted into the grass adjacent to seating areas overlooking the spaces to provide additional seasonal colour.



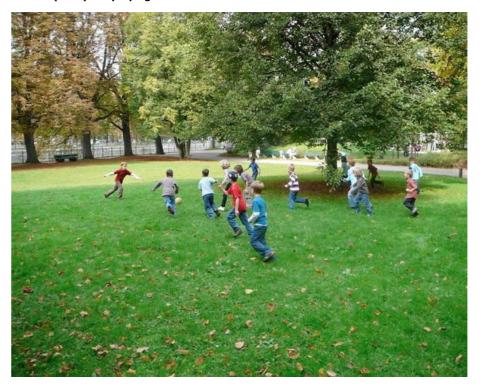
Public open space meadows



Treatment of existing hedgerows

Existing hedgerows and tree lines to the centre and east of the proposed development will be retained as shown on landscape drawing number 110. Encroaching Brambles and other shrubs will be cleared and the hedgerows strengthened with additional Hawthorn planting to fill any gaps. The hedgerows will be maintained with an annual cut in January/ February after the berries have been eaten and prior to bird nesting season. A 2.00-3.00m wide band of wildflower seeding is proposed to buffer the existing hedgerows from adjacent mown grass amenity areas and to increase the biodiversity and habitat value of the open spaces. Species to be included in the mix include ground flora identified in the ecological report at Nancy's lane such as Wood Avens, Bush Vetch and Herb Robert. In addition, a 4.00m wide ground cover planting strip will be created immediately to the northwest of the existing hedgerow along Nancy's Lane.

Public open space playing fields



Planting Strategy

The general planting strategy throughout the scheme is for significant structure tree planting with 2.00m clear stems to provide a leafy canopy layer, softening the proposed buildings and a base layer of groundcover planting to create low level seasonal interest and colour softening the hard surfaced areas and car parking. Eye level between the two planting types is kept clear to maintain sight lines throughout the scheme.

Open space structure trees:

Native and naturalised tree species are to be planted within the public open space to increase opportunities for native wildlife. These will ultimately be large scale trees to designate a parkland character.

Street trees:

Street tree planting will consist of species with fastigiate or neat forms suitable to the scale of the streetscape and those which will thrive in a streetscape environment. Street tree planting is located to avoid impacts with street lighting. Street trees will be planted into a minimum of 12.00m³ topsoil (or to the requirements of the local authority parks department, whichever is greater), with the use of urban tree soils and topsoil loaded rootcells to increase rooting areas outside the main tree pit area as necessary. The positioning of trees including their roof protection structures will need to be coordinated with the layout of any hard surfaces for streets, in order to avoid negative impact on both, trees and street structures/surfaces.



Street trees



Garden trees:

Front gardens will be planted with small scale flowering trees, alternatively large scrubs to provide softening of the building frontages and refuse bin stores, in order to create seasonal colour within the streets.

Rear gardens will be planted with small to medium scale fruit trees or flowering trees to provide softening and punctuation of the garden landscapes.

Groundcover planting:

Groundcover planting will be in single species blocks taken from an overall palette of species throughout the scheme with flowers and fruits attractive to wildlife such as bees and butterflies. Species will be of maximum 1m height at maturity to maintain clear sight lines.

Garden and curtilage trees





4.2 Hard Landscaping

Access to the neighbourhood

The new community can be entered from a total of 8 access points. Three of these are combined vehicular/pedestrian and connect from the proposed boulevard, five are pedestrtian/cycling only and connect from College Wood Manor and Nancy's Lane.

The boulevard will have a tarmac surface which will be interrupted by raised tables with paving at each access point. This threshold design will provide the envisaged quality of streetscape throughout the neighbourhood for safe and enjoyable movement. A tarmac surface will be provided along the original horse & cart sealed road of Nancy's Lane. The original carriageway is still in charge and the existing road bed is still identifiable. Its width will be 3.00m max., less in areas where the historic road bed width is below 3.00m.

Treatment of junctions and turning areas

The three junctions along the public open space arrangement and the three turning areas at the end of these side streets are designed as raised tables with a poured surface material to selected finish that connects to the surrounding footpaths. This treatment creates a generous pedestrian and cycle friendly environment for safe circulation and play. Motorised vehicles are passing through these areas at lowest speed and with caution, like 'guests' in a high quality open space. The permitted speed limit on all side roads will be 30km/h. Radii at junctions are reduced to the minimum of 3.00m, in compliance with the Design Manual for Urban Roads and Streets.

Distribution of street space

The majority of hard landscaped surfaces within the proposed development is designed as poured surface material areas to selected finish, for pedestrians and cyclists, for safe and pleasant use, regardless of age and ability. Car use will be common and supported by the provision of on-street parking, however the presense of motorised vehicles should blend in with the overall urban design quality and should not dominate the street and thus the new community.

CCTV infrastructure is proposed throughout the entire site, at the County Council's request. Camera masts will be erected at selected positions as per separate M+E documentation.

Edge treatment between hard and soft landscaping

The boundaries between hard surfaces and public planting will be subtle, without fences and walls where possible. A particular treatment will be applied around the two large public greens including the central hedgerow. Here, the footpaths will abutt gently sloped grassed areas to the open sides, while a low retaining wall will separate the eastern footpath from the existing hedgerow at a lower level.

Soft division between road and footpath





Paving treatment at junctions

Continuous paving treatment





Proposed development at Nancy's Lane, Clane.

Compliance Report on Part L, HC 12 Building Energy Rating Assignment incorporating Energy **Efficiency and Climate Change** Adaptation Design Statement

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Executive Summary

The design strategy for sustainable, energy efficient design ensures low cost of use and consideriation of climate change.

All houses have been designed to have a compact and efficient form, predominant use of terraced and semidetached houses reduce exposed envelope and reduce heat losses.

External envelope is highly insulated to reduce heat losses.

Windows are sized appropriately to balance heat loss and potential solar gain.

The detail design will consider the most efficient and appropriate heating system, including gas boilers and heatpumps. Provision for solar panels on each roof has been allowed for.

Materials with long life and low embodied energy are preferred to reduce impact on the environment

The detailed design will consider watersaving measures including water saving devices and water butts for garden water use.

Surface water is attenuated on site before discharge at a limited flow rate to the public drainage system.

Existing hedgerows and trees are retained where appropriate and augmented by new tree planting and variety of new planting to support greater biodiversity.

The energy performance of each house will comply with the requirements of the building regulations, achieving a BER of A3 or better. Detail of the energy performance is included in the services engineers' Compliance Report on Part L by Semple Mc Killop.

Surface water and wastewater management is described in the civil engineers' documentation by Malone O Regan.

Ecological Impact Assessment

Proposed residential development at Nancy's Lane, Clane



NM Ecology - Consultant Ecologists 276 Harold's Grange Road, Dublin 16 Website: www.nmecology.com Email: info@nmecology.com Tel: 087-6839771

Executive Summary

This Ecological Impact Assessment has been prepared by NM Ecology Ltd on behalf of Kildare County Council as part of a planning application for a residential development at Nancy's Lane, Clane, Co. Kildare. The proposed development will involve the construction of 77 residential units, with associated internal roads, parking spaces, green areas and services. The aim of this report is to identify, quantify and evaluate the impacts of the proposed development on ecosystems and their components, including designated sites, habitats, flora and fauna.

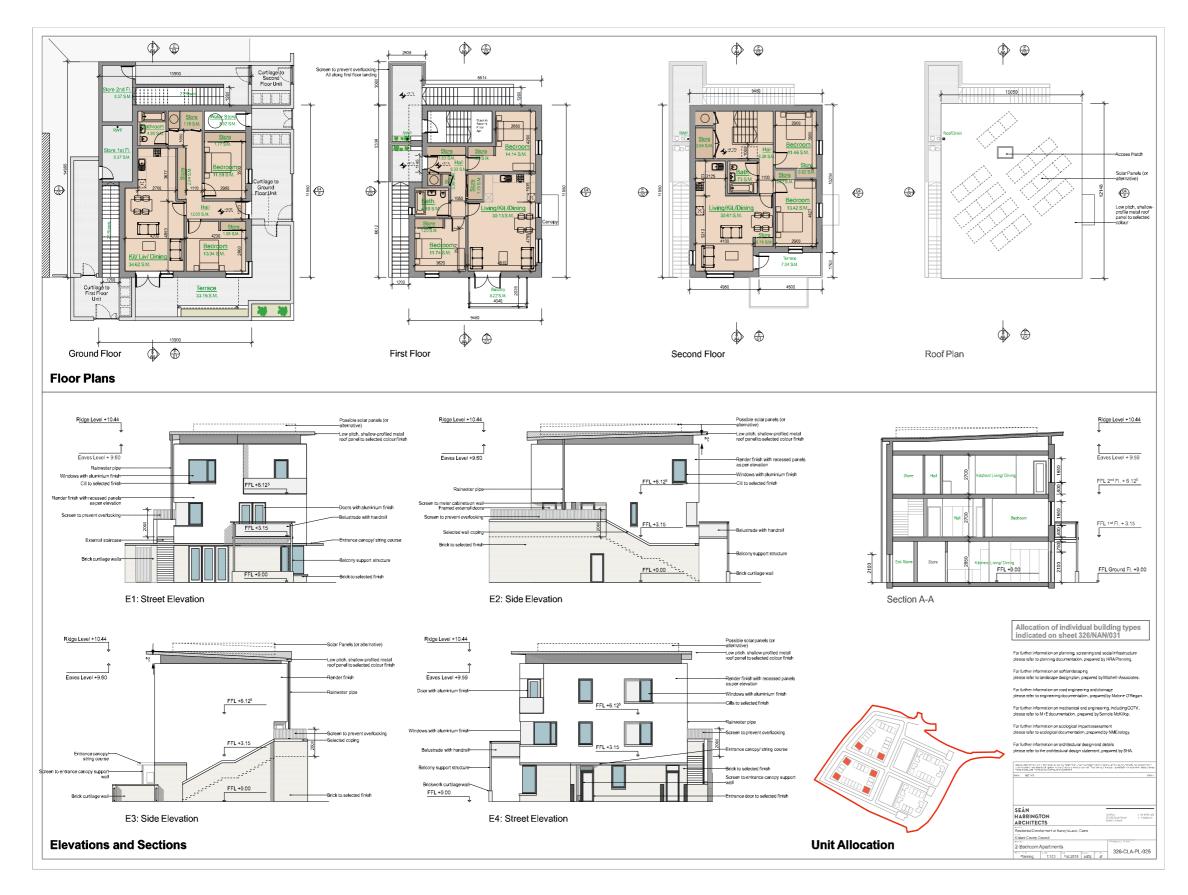
The main habitats within the proposed development site are arable crops, hedgerows and treelines. Most habitats and flora are common and widespread in Ireland and are considered to be of negligible ecological importance. No protected plants or problematic invasive species (e.g. Japanese knotweed) are present. Most habitats will be cleared in advance of the proposed development, but this will not have a significant impact on habitats or flora.

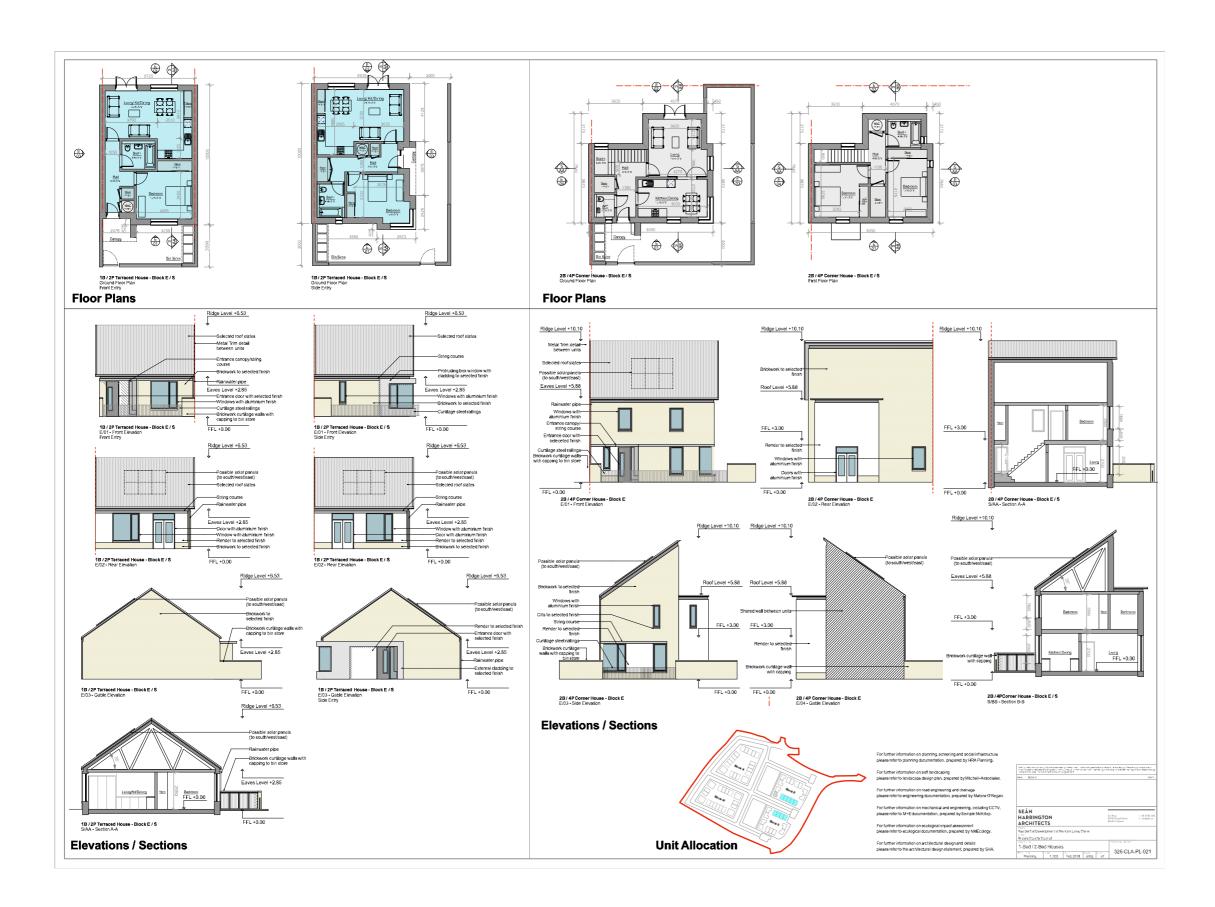
Nancy's Lane – a long-established, tree-lined pedestrian track of county ecological value – is located along the eastern boundary of the site. In the (draft) Clane Local Area Plan 2017 – 2023, Nancy's Lane has been identified for two purposes: to provide pedestrian and cycle links between residential areas and schools, and to act as a natural heritage feature. The pedestrian / cycle path will comprise a maximum three-metre-wide tarmacadam surface, with associated LED lighting for security purposes, and access points through the hedgerow into the proposed development site. A range of mitigation measures will be implemented during the construction and operation of the proposed development to reduce the magnitude of impacts on ground flora, nocturnal fauna and hedgerow-dwelling bird species within the lane. There will still be an unavoidable ecological impact on the lane due to the loss of small sections of ground flora and the introduction of lighting, but impacts will not be significant at a local scale.

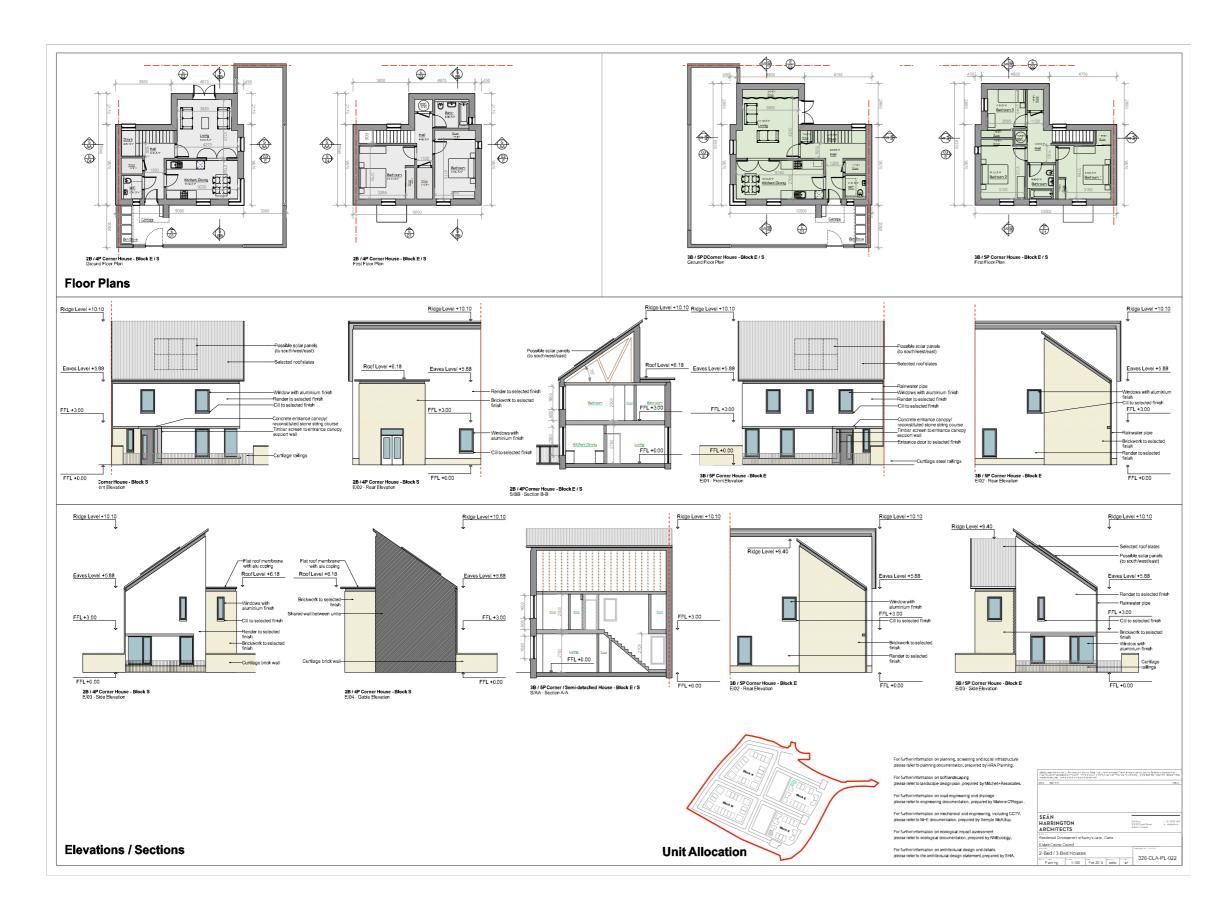
The site may support some threatened bird species and is likely to be used by small mammals such as hedgehogs, hares and pygmy shrews. Nancy's Lane is also likely to be of importance for bats. On a precautionary basis the proposed development site is considered to be of local ecological importance for birds and mammals. Impacts on these taxa will be avoided by scheduling the initial site clearance works for the non-breeding season (October – February), or by commissioning a pre-construction survey by a suitably-qualified ecologist.

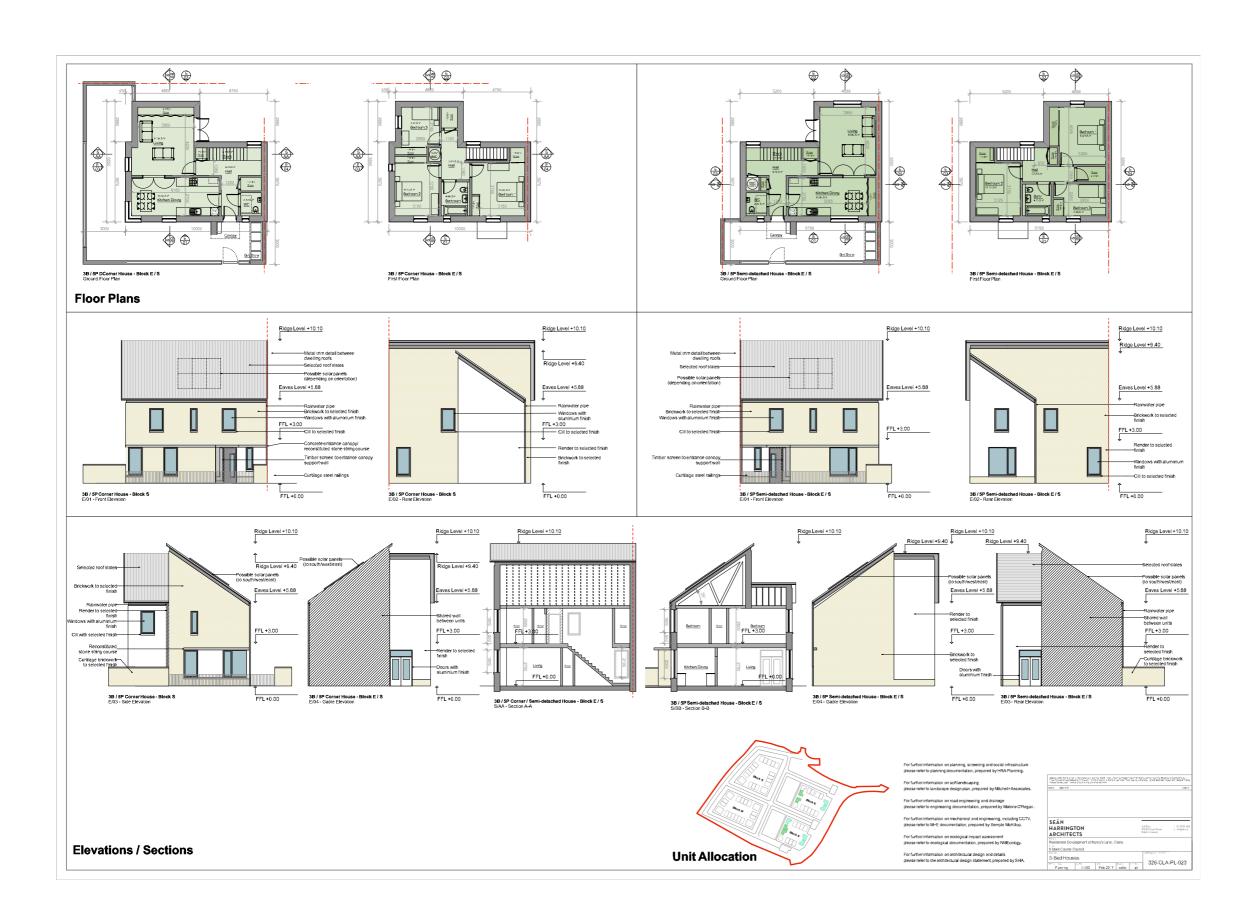
Subject to the successful implementation of these measures, it can be concluded that the proposed development will not cause any significant negative impacts on designated sites, habitats, legally protected species, or any other features of ecological importance.

	Unit No.	Unit Type	GFA (m²)	Living Spac	e (m²)		Bedrooms (n	n²)				Other (m²)			Storage (m²	r)	Private OS					
	6	APARTMENTS	Int. Footprint	Living	Kit/Din	Agg.	1	2	3	4	Agg.	Hall/Corr.	Bathroom	WC	Stairs	Internal	External	Terrace	Balcony	Garden	Curtilage A	Curtilage H
2B-4P Ground	A-2B-4P-01 A-2B-4P-02	2-Bed-4 Persons Ground Floo 2-Bed-4 Persons Ground Floo	r 84.40	17.62 17.62	17.00 17.00	34.62 34.62	13.34 13.34	11.59 11.59	0.00	0.00	24.93 24.93	12.00 12.00	4.80	0.00	0.00	6.67 6.67	0.00	35.08 35.08	0.00	0.00	17.60 17.60	0.00
P Apt d Floor	A-2B-4P-03 A-2B-4P-04 A-2B-4P-05	2-Bed-4 Persons Ground Floo 2-Bed-4 Persons Ground Floo	r 84.40	17.62 17.62 17.62	17.00 17.00 17.00	34.62 34.62 34.62	13.34 13.34 13.34	11.59 11.59 11.59	0.00 0.00 0.00	0.00 0.00 0.00	24.93 24.93	12.00 12.00 12.00	4.80 4.80 4.80	0.00 0.00 0.00	0.00 0.00 0.00	6.67 6.67 6.67	0.00 0.00 0.00	35.08 35.08 35.08	0.00 0.00 0.00	0.00 0.00 0.00	17.60 17.60 17.60	0.00 0.00 0.00
•	A-2B-4P-06 A-2B-4P-06			17.62	17.00 17.00 Kit/Din	34.62	13.34	11.59	0.00	0.00	24.93 24.93	12.00 12.00 Hall/Corr.	4.80 4.80 Bathroom	0.00 WC	0.00 0.00 Stairs	6.67 Internal	0.00 0.00 External	35.08 Terrace	0.00	0.00 0.00 Garden	17.60	0.00
2B _ 4F	A-2B-4P-11 A-2B-4P-12	2-Bed-4 Persons First Floor 2-Bed-4 Persons First Floor	77.60	Living 13.13 13.13	17.00 17.00	Agg. 30.13 30.13	14.14	11.74 11.74	0.00	0.00	Agg. 25.88	6.33 6.33	4.80 4.80	0.00	0.00 0.00	6.06 6.06	8.37 8.37	0.00 0.00	Balcony 8.22	0.00 0.00	Curtilage A 32.92	0.00 0.00
Apt	A-2B-4P-13	2-Bed-4 Persons First Floor 2-Bed-4 Persons First Floor	77.60 77.60	13.13 13.13	17.00 17.00	30.13 30.13	14.14	11.74	0.00	0.00	25.88 25.88	6.33 6.33	4.80	0.00	0.00	6.06 6.06	8.37 8.37	0.00	8.22 8.22	0.00	32.92 32.92	0.00
First		2-Bed-4 Persons First Floor	77.60 77.60	13.13 13.13	17.00 17.00	30.13 30.13	14.14	11.74 11.74	0.00	0.00	25.88 25.88	6.33 6.33	4.80	0.00	0.00	6.06 6.06	8.37 8.37	0.00	8.22 8.22	0.00	32.92 32.92	0.00
Se 2	6 A-2B-4P-21	2-Bed-4 Persons Second Floor	Int. Footprint 86.10	Living 13.61	Kit/Din 17.00	Agg. 30.61	1 13.42	2 11.46	0.00	4 0.00	Agg. 24.88	Hall/Corr. 9.38	Bathroom 4.73	WC 0.00	Stairs 10.09	Internal 5.05	External 8.37	Terrace 7.04	Balcony 0.00	Garden 0.00	Curtilage A 31.67	Curtilage H 0.00
2B-4P econd	A-2B-4P-22 A-2B-4P-23	2-Bed-4 Persons Second Floo 2-Bed-4 Persons Second Floo		13.61 13.61	17.00 17.00	30.61 30.61	13.42 13.42	11.46 11.46	0.00	0.00	24.88 24.88	9.38 9.38	4.73 4.73	0.00 0.00	10.09 10.09	5.05 5.05	8.37 8.37	7.04 7.04	0.00	0.00	31.67 31.67	0.00
Apt Floor		2-Bed-4 Persons Second Floo 2-Bed-4 Persons Second Floo	or 86.10	13.61 13.61	17.00 17.00	30.61 30.61	13.42 13.42	11.46 11.46	0.00	0.00	24.88 24.88	9.38 9.38	4.73 4.73	0.00	10.09 10.09	5.05 5.05	8.37 8.37	7.04 7.04	0.00	0.00	31.67 31.67	0.00
	A-2B-4P-26 18	2-Bed-4 Persons Second Floo APARTMENTS		13.61	17.00	30.61	13.42	11.46	0.00	0.00	24.88	9.38	4.73	0.00	10.09	5.05	8.37	7.04	0.00	0.00	31.67	0.00
		1-Bed / 2 Persons Terrace	Int. Footprint 55.40	Living 11.83	Kit/Din 12.00	Agg. 23.83	13.75	0.00	0.00	0.00	Agg. 13.75	Hall/Corr. 6.46	Bathroom 4.80	0.00	Stairs 0.00	Internal 3.50	External 0.00	Terrace 0.00	Balcony 0.00	Garden 68.06	Curtilage A 0.00	Curtilage H
1B-2P	H-1B-2P-03	1-Bed / 2 Persons Terrace 1-Bed / 2 Persons Terrace 1-Bed / 2 Persons Terrace	55.40 55.40 55.40	11.83 11.83 11.83	12.00 12.00 12.00	23.83 23.83 23.83	13.75 13.75 13.75	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	13.75 13.75 13.75	6.46 6.46 6.46	4.80 4.80 4.80	0.00 0.00 0.00	0.00 0.00 0.00	3.50 3.50 3.50	0.00 0.00 0.00	0.00 0.00 0.00	0.00	65.90 65.90 65.80	0.00 0.00 0.00	17.95 17.95 17.95
품	H-1B-2P-05	1-Bed / 2 Persons Terrace	55.40	12.76	12.00	24.76	13.07	0.00	0.00	0.00	13.07	7.03	4.80	0.00	0.00	3.78	0.00	0.00	0.00	55.23	0.00	93.12
98	H-1B-2P-07	1-Bed / 2 Persons Terrace 1-Bed / 2 Persons Terrace 1-Bed / 2 Persons Terrace	55.40 55.40 55.40	11.83 11.83 11.83	12.00 12.00 12.00	23.83 23.83 23.83	13.75 13.75 13.75	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	13.75 13.75 13.75	6.46 6.46 6.46	4.80 4.80 4.80	0.00 0.00 0.00	0.00 0.00 0.00	3.50 3.50 3.50		0.00 0.00 0.00	0.00	84.11 83.00 74.20	0.00 0.00 0.00	19.21 17.56 17.56
		1-Bed / 2 Persons Terrace HOUSES	55.40 Int. Footprint	12.76	12.00 12.00 Kit/Din	24.76	13.07	0.00		0.00	13.07	7.03 Hall/Corr.	4.80 4.80 Bathroom	0.00 WC	0.00 Stairs	3.78 Internal	0.00 0.00 External	0.00 0.00 Terrace		48.31 Garden	0.00 0.00 Curtilage A	54.10 Curtilage H
2B-4P Hse		2-Bed / 4 Persons Corner 2-Bed / 4 Persons Corner	90.00 90.00	Living 16.62 16.62	13.58 13.58	Agg. 30.20 30.20	13.12 13.12	12.03 12.03	0.00	0.00	Agg. 25.15 25.15	10.33 10.33	4.80 4.80	2.37 2.37	4.87 4.87	7.11 7.11	0.00 0.00	0.00 0.00	0.00 0.00	65.09 62.33	0.00 0.00	71.31 63.55
	12 H-3B-4P-01	HOUSES 3-Bed / 4 Persons Terrace	Int. Footprint 103.50	Living 18.56	Kit/Din 14.06	Agg. 32.62	1 13.18	2 7.54	3 7.20	4 0.00	Agg. 27.92	Hall/Corr. 14.31	Bathroom 4.37	WC 2.18	Stairs 3.16	Internal 9.14	External 0.00	Terrace 0.00	Balcony 0.00	Garden 92.60	Curtilage A 0.00	Curtilage H 17.10
	H-3B-4P-02 H-3B-4P-03	3-Bed / 4 Persons Terrace 3-Bed / 4 Persons Terrace	103.50 103.50	18.56 18.56	14.06 14.06	32.62 32.62	13.18 13.18	7.54 7.54	7.20 7.20	0.00	27.92 27.92	14.31 14.31	4.37 4.37	2.18 2.18	3.16 3.16	9.14 9.14	0.00	0.00	0.00	96.20 66.40	0.00	17.10 17.10
3B-4P	H-3B-4P-04 H-3B-4P-05	3-Bed / 4 Persons Terrace 3-Bed / 4 Persons Terrace	103.50 103.50	18.56 18.56	14.06 14.06	32.62 32.62	13.18 13.18	7.54 7.54	7.20 7.20	0.00	27.92 27.92	14.31 14.31	4.37 4.37	2.18 2.18	3.16 3.16	9.14 9.14		0.00		81.90 99.00	0.00	23.30 23.90
H	H-3B-4P-06 H-3B-4P-07		103.50 103.50	18.56 18.56	14.06 14.06	32.62 32.62	13.18 13.18	7.54 7.54	7.20 7.20	0.00	27.92 27.92	14.31 14.31	4.37 4.37	2.18 2.18	3.16 3.16	9.14 9.14		0.00		68.10 78.30	0.00	23.60 25.50
9SI	H-3B-4P-08 H-3B-4P-09		103.50 103.50	18.56 18.56	14.06 14.06	32.62 32.62	13.18 13.18	7.54 7.54	7.20 7.20	0.00	27.92 27.92	14.31 14.31	4.37 4.37	2.18 2.18	3.16 3.16	9.14 9.14		0.00	0.00	70.20 70.00	0.00	16.80 16.80
	H-3B-4P-10 H-3B-4P-11		103.50 103.50	18.56 18.56	14.06 14.06	32.62 32.62	13.18 13.18	7.54 7.54	7.20	0.00	27.92 27.92	14.31 14.31	4.37 4.37	2.18 2.18	3.16 3.16	9.14 9.14	0.00	0.00	0.00	70.00 70.00	0.00	16.80 16.80
	19	3-Bed / 4 Persons Terrace HOUSES	Int. Footprint	18.56 Living	14.06 Kit/Din	32.62 Agg.	1	7.54	3	0.00 4	27.92 Agg.	Hall/Corr.	4.37 Bathroom	2.18 WC	3.16 Stairs	9.14 Internal	External	0.00 Terrace	Balcony	96.50 Garden	0.00 Curtilage A	22.80 Curtilage H
	H-3B-5P-02	3-Bed / 5 Persons Terrace 3-Bed / 5 Persons Terrace	103.70 103.70	14.44	19.70 19.70	34.14 34.14	13.58 13.58	11.54 11.54	7.23	0.00	32.35 32.35	13.44 13.44	4.80	2.34	3.02 3.02	9.80 9.80	0.00	0.00	0.00	62.60 60.90	0.00	24.40 42.20
	H-3B-5P-04	3-Bed / 5 Persons Terrace 3-Bed / 5 Persons Terrace	103.70 103.70 103.70	14.44 14.44 14.44	19.70 19.70 19.70	34.14 34.14 34.14		11.54 11.54 11.54	7.23 7.23 7.23	0.00 0.00 0.00	32.35 32.35 32.35	13.44 13.44 13.44	4.80 4.80 4.80	2.34 2.34 2.34	3.02 3.02 3.02	9.80 9.80 9.80	0.00 0.00 0.00	0.00 0.00 0.00	0.00	73.30 75.90 84.80	0.00 0.00 0.00	16.60 16.60 16.60
3B-5	H-3B-5P-06	3-Bed / 5 Persons Terrace 3-Bed / 5 Persons Terrace 3-Bed / 5 Persons Terrace	103.70 103.70	14.44	19.70 19.70 19.70		13.58	11.54 11.54	7.23	0.00	32.35 32.35 32.35	13.44 13.44 13.44	4.80 4.80	2.34 2.34 2.34	3.02 3.02 3.02	9.80 9.80	0.00	0.00	0.00	77.10 83.70	0.00	16.40 18.70
PHo	H-3B-5P-08	3-Bed / 5 Persons Terrace 3-Bed / 5 Persons Terrace 3-Bed / 5 Persons Terrace	103.70	14.44 14.44	19.70 19.70 19.70	34.14	13.58	11.54 11.54 11.54	7.23	0.00	32.35 32.35 32.35	13.44 13.44 13.44		2.34 2.34 2.34	3.02 3.02 3.02	9.80 9.80	0.00	0.00	0.00	72.30 72.30	0.00	16.60 16.60
ise Te	H-3B-5P-10	3-Bed / 5 Persons Terrace 3-Bed / 5 Persons Terrace	103.70 103.70	14.44 14.44	19.70 19.70	34.14		11.54 11.54		0.00	32.35 32.35	13.44 13.44	4.80 4.80	2.34 2.34	3.02 3.02	9.80 9.80		0.00	0.00	92.10 92.10	0.00	23.60 23.60
errace	H-3B-5P-12	3-Bed / 5 Persons Terrace 3-Bed / 5 Persons Terrace	103.70 103.70	14.44	19.70 19.70	34.14		11.54 11.54	7.23 7.23	0.00	32.35 32.35	13.44 13.44	4.80 4.80	2.34	3.02 3.02	9.80 9.80	0.00	0.00	0.00	127.40 69.20	0.00	26.00 24.10
8	H-3B-5P-14	3-Bed / 5 Persons Terrace 3-Bed / 5 Persons Terrace	103.70 103.70	14.44 14.44	19.70 19.70	34.14	13.58	11.54 11.54	7.23	0.00	32.35 32.35	13.44	4.80	2.34	3.02	9.80	0.00	0.00	0.00	77.69 113.10	0.00	15.80 22.40
	H-3B-5P-16	3-Bed / 5 Persons Terrace 3-Bed / 5 Persons Terrace	103.70 103.70	14.44 14.44	19.70 19.70	34.14	13.58	11.54 11.54	7.23	0.00	32.35 32.35	13.44 13.44	4.80	2.34 2.34	3.02	9.80 9.80	0.00	0.00	0.00	96.66 70.50	0.00	58.00 16.60
		3-Bed / 5 Persons Terrace 3-Bed / 5 Persons Terrace	103.70 103.70	14.44 14.44	19.70 19.70			11.54 11.54	7.23	0.00	32.35 32.35	13.44 13.44	4.80	2.34 2.34	3.02	9.80		0.00	0.00	66.80 86.92	0.00	16.60 34.70
Se H		3-Bed / 5 Persons Semi-D	Int. Footprint 107.30	Living 19.08	Kit/Din 15.08	Agg. 34.16	1 13.21	2 11.72		4 0.00	32.23	Hall/Corr. 14.27	4.72	WC 2.37	Stairs 5.51	9.31	External 0.00	Terrace 0.00	0.00	75.84	Curtilage A 0.00	33.13
3B-5P House Semi-D	H-3B-5P-23	3-Bed / 5 Persons Semi-D 3-Bed / 5 Persons Semi-D	107.30 107.30	19.08 19.08	15.08 15.08	34.16 34.16	13.21 13.21	11.72 11.72		0.00	32.23 32.23	14.27 14.27	4.72 4.72	2.37 2.37	5.51 5.51	9.31 9.31	0.00	0.00	0.00	78.06 81.95	0.00	33.31 33.24
ω	6	3-Bed / 5 Persons Semi-D HOUSES	Int. Footprint	19.08 Living	15.08 Kit/Din	Agg.	13.21	11.72	3	0.00	32.23 Agg.	Hall/Corr.	Bathroom	2.37 WC	Stairs	Internal	External	0.00 Terrace	Balcony	79.43 Garden		
3B-5P House Comers	H-3B-5P-32	3-Bed / 5 Persons Detached 3-Bed / 5 Persons Detached	106.40 106.40	17.59 17.59	16.63 16.63	34.22 34.22		11.53 11.53	7.37	0.00	31.97 31.97	13.90 13.90	4.80 4.80	2.37	3.71 3.71	9.73 9.73		0.00	0.00	61.46 63.65	0.00	63.86 107.73
ners	H-3B-5P-34	3-Bed / 5 Persons Detached 3-Bed / 5 Persons Detached	106.40 106.40	17.59 17.59	16.63 16.63	34.22 34.22	13.07 13.07	11.53 11.53	7.37	0.00	31.97 31.97	13.90	4.80 4.80	2.37	3.71 3.71	9.73	0.00	0.00	0.00	71.40 63.04	0.00	90.00
se		3-Bed / 5 Persons Detached 3-Bed / 5 Persons Detached	106.40 106.40	17.59 17.59	16.63 16.63		13.07 13.07	11.53 11.53		0.00	31.97 31.97		4.80 4.80	2.37	3.71 3.71	9.73	0.00	0.00	0.00	60.84 76.12	0.00	72.26 135.21
4B-7P House Terraced		4-Bed / 7 Persons Terrace	Int. Footprint	Living 15.28	Kit/Din 27.16	Agg. 42.44		11.76	11.44	7.27	Agg. 43.94	Hall/Corr. 11.98	4.64	WC 2.12	Stairs 4.43	Internal 10.18		Terrace 0.00		Garden 91.20	0.00	94.70
	H-4B-7P-03	4-Bed / 7 Persons Terrace 4-Bed / 7 Persons Terrace	127.20 127.20	15.28 15.28	27.16 27.16	42.44 42.44	13.47	11.76 11.76	11.44 11.44	7.27 7.27	43.94 43.94	11.98 11.98	4.64 4.64	2.12	4.43 4.43	10.18 10.18	0.00	0.00	0.00	78.00 75.60	0.00	40.60 131.90
	H-4B-7P-05	4-Bed / 7 Persons Terrace 4-Bed / 7 Persons Terrace	127.20 127.20	15.28 15.28	27.16 27.16	42.44 42.44	13.47	11.76 11.76	11.44 11.44	7.27 7.27	43.94 43.94	11.98	4.64 4.64 4.64	2.12	4.43 4.43	10.18 10.18	0.00	0.00	0.00	125.70 165.20	0.00	25.90 28.90
	H-4B-7P-07	4-Bed / 7 Persons Terrace 4-Bed / 7 Persons Terrace	127.20 127.20	15.28 15.28	27.16 27.16	42.44 42.44		11.76 11.76	11.44 11.44	7.27 7.27	43.94 43.94	11.98 11.98	4.64	2.12 2.12	4.43 4.43	10.18 10.18		0.00		116.70 129.40	0.00	26.90 27.70
	59 77	Units total	7337.50																			











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