

Ambassador Site Housing, Kill Co.Kildare



Stage 2 Report
September 2021

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Architects

van Dijk Architects



Quantity Surveyor

McGahon Surveyors



Civil & Structural Engineer

Hayes Higgins Partnership



Mechanical & Electrical Engineer

Hayes Higgins Partnership



1.0 Design Team



Kildare County Council
Comhairle Contae Chill Dara

On examination of the brief requirements;

- The scope of the project will include 33 no. social housing units comprising of:

6 no. 1 Bed / 2 Person own door (3 Storey Apartment blocks)

6 no. 2 Bed / 4 Person own door (3 Storey Apartment blocks)

13 no. 2 Bed / 4 Person (2 Storey House)

8 no. 3 Bed / 5 Person (2 Storey House)

-Integrated high quality corner designs and detailing on all exposed elevations,

-Integrated high quality design and detailing to refuse storage and to the housing of utilities including access panels/ boards.

-New access road from the L2014,

-Development of a landscaped green area and shared spaces,

-Retain and strengthen existing site boundary hedgerows where appropriate, Construction of new boundary walls / fences/ railings where applicable,

-Associated site works.

VDA attended a kick-off meeting on 26th April 2021 with Kildare County Council representatives Letitia Hanratty and John Delaney at the offices where the brief was initially reviewed and discussed. We agreed to work with KCC previous design subject to constraints meeting outcome and detailing to achieve a durable scheme. Following the meeting VDA visited the site for a review of the area and surrounding context.

2.0 Brief Clarification

Site Location: Kill, Co.Kildare

Site area: 1.51ha (approx.).

Zoning: New Housing and Open Space and Amenity

Current use: This site was a former hotel which was demolished above ground. The underground foundations,

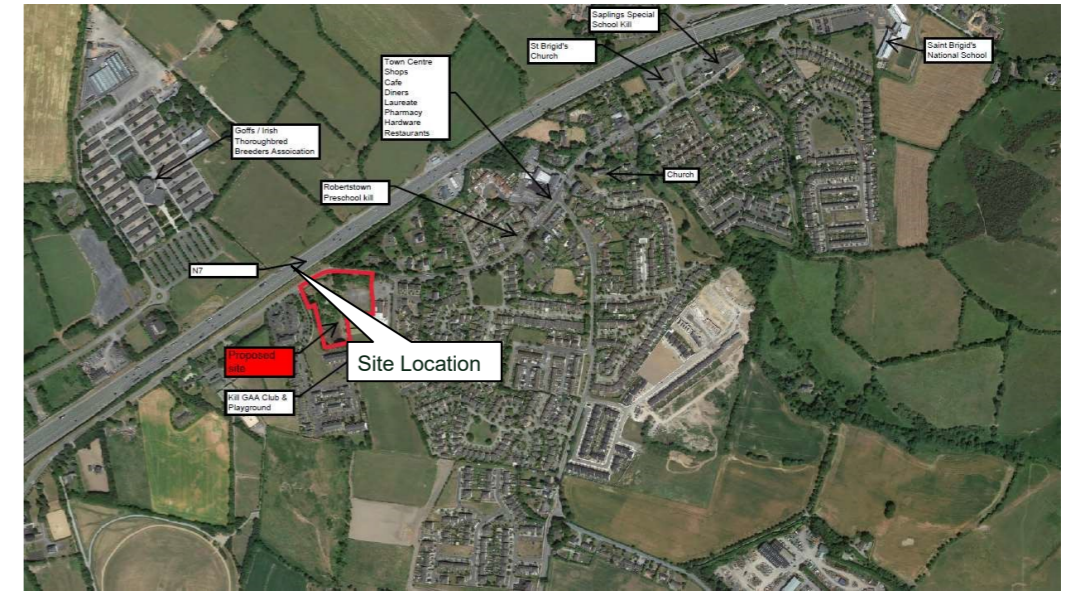
underground services and structures were not demolished or removed and remain in place and the removal of same form part of this project.

Site constraints: The site is located off the L2014, St Brigid's Terrace Road which is a very busy road. Disruption to this road must be minimized during the construction phase. This constraint must be specifically addressed as part of the design proposal. The site levels change 2 meters approximately over the site.

Planning History: The site has been subject to 2 previous Planning Applications. The site is currently a brownfield site. The former Ambassador Hotel was located at this site. This Structure has been demolished however; the sub structure element remains.

Adjacent uses: The site is bounded to the East and South East by the Kill GAA club including a playground constructed by Kildare County Council. This site is bounded to the South West and West by a private residential development, access road and Embassy Manor Business Park. The site is bounded to the North by the L2014 Public Road. Part of the site is used as an overflow car park by the adjacent GAA club.

Site Particulars: The site currently is surrounded by a number of mature trees. The site boundaries vary from hedgerow, post & wire fence, block work walls, and embankment. The boundaries are quite fragmented in places and will need appraisal and remedial works or replacement. There are several concrete hard standing areas within the site with some areas of green.



Site Location : GPS: 53.24612, -6.599377.



View from access road

3.0 Site Appraisal

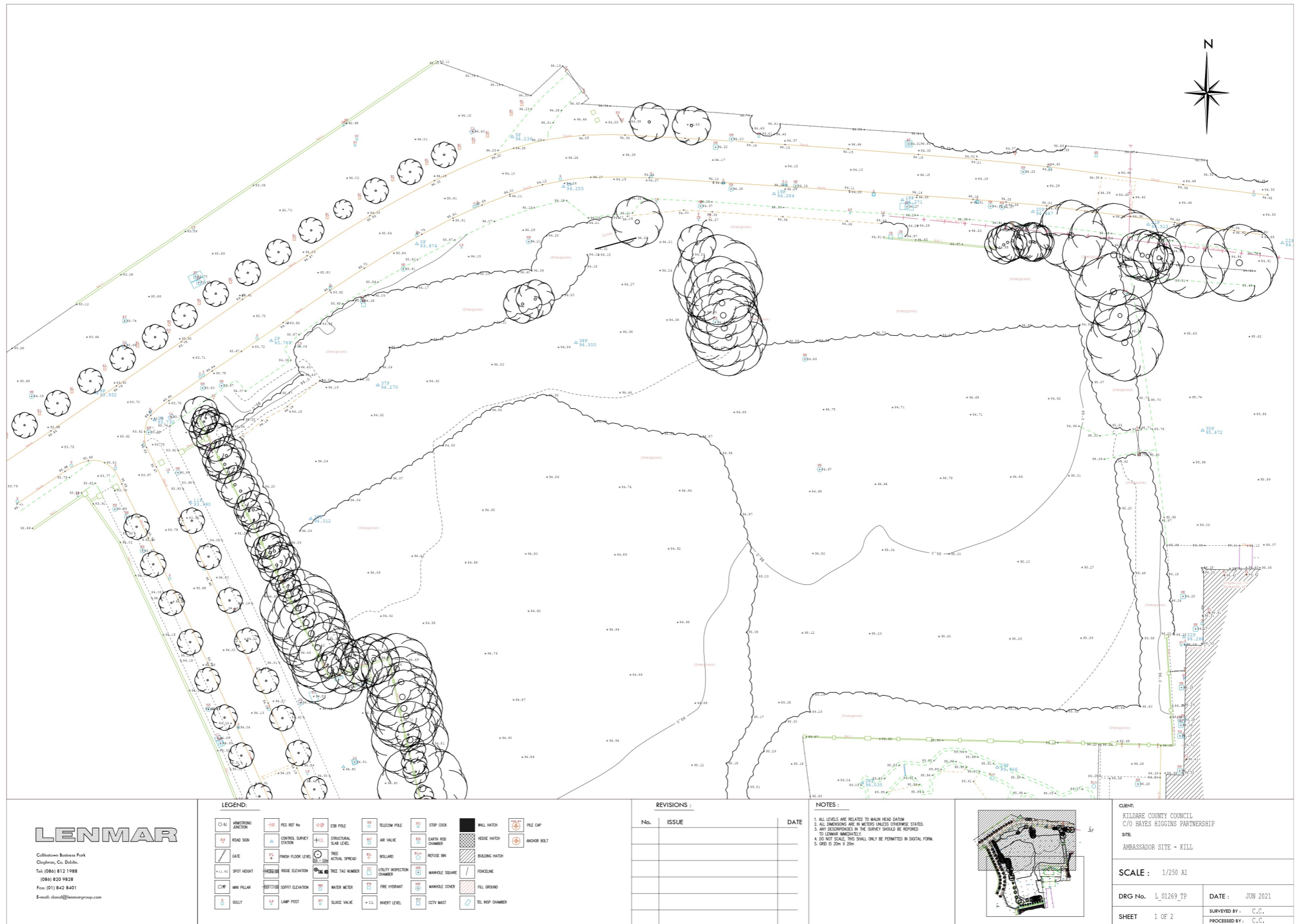
Observing Kildare County Councils housing protocol in relation to the procurement of surveys/ information the following has been tendered;

- Topographical Survey
- Site Investigations
- GPR
- Flood Risk Assessment
- Road Safety Audit
- Traffic Impact Study
- Appropriate Assessment Screening
- Tree Survey
- Ecological Report
- Bat Survey
- Acoustic Survey

Further information in relation to the project is contained within the M&E Engineer's, S&C Engineer's and the Quantity Surveyors Stage 2 Reports



3.0 Site Appraisal



LENMAR

Collinstown Business Park
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 Fax: (01) 842 8401
 E-mail: dcm@lenmargroup.com

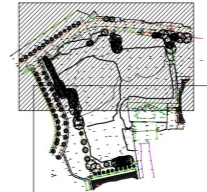
LEGEND:

REVISIONS:

No.	ISSUE	DATE

NOTES:

1. ALL LEVELS ARE RELATED TO MAIN HEAD DATUM
2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
3. ANY ENCUMBRANCES IN THE SURVEY SHOULD BE REPORTED TO LENMAR IMMEDIATELY.
4. DO NOT SCALE. THIS SHALL ONLY BE PERMITTED IN DIGITAL FORM.
5. DRG. IS DIM. 1:200



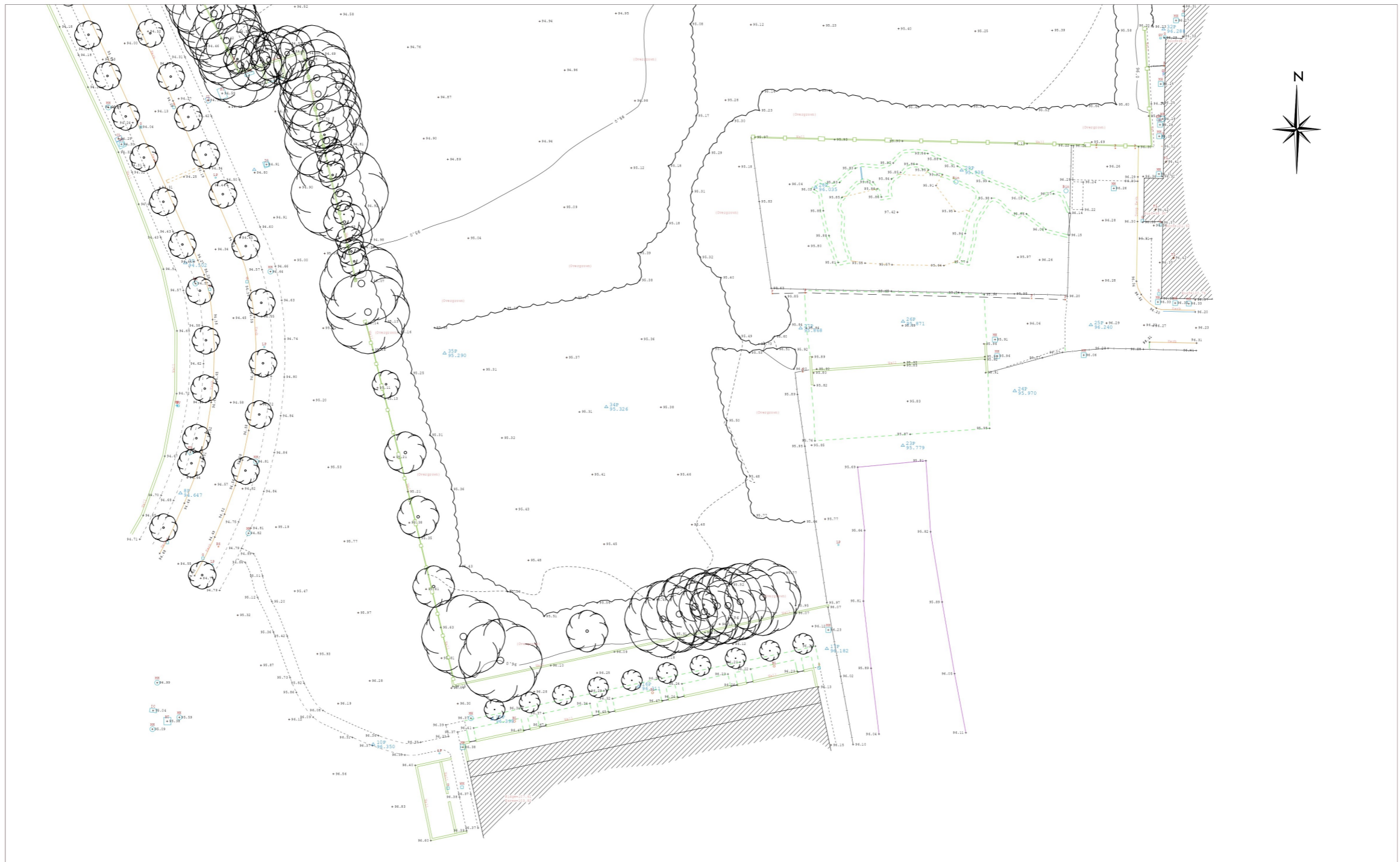
CLIENT:
 KILDARE COUNTY COUNCIL
 C/O HAYES HIGGINS PARTNERSHIP
 SITE:
 AMBASSADOR SITE - KILL

SCALE: 1/250 A1

DRG No. L_01269_TP DATE: JUN 2021

SHEET 1 OF 2 SURVEYED BY: C.C.
 PROCESSED BY: C.C.

3.0 Site Appraisal-Topology Sheet 1



LENMAR
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LEGEND:

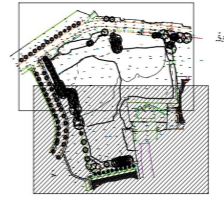
○ AI	ARMY STOP LANCER	△	PEG REF NO.	□	ESB PILE	□	TELECOM POLE	□	STOP COCK	■	WALL HATCH	⊕	PILE CAP
□	ROAD SIGN	△	CONTROL SURVEY STATION	+	STRUCTURAL SLAB LEVEL	□	AIR VALVE	□	EARTH BOD CHAMBER	■	REDE HATCH	⊕	ANCHOR BOLT
□	GATE	△	FINISH FLOOR LEVEL	○	TREE ACTUAL SPREAD	□	BOLLARD	□	REFUSE BIN	■	BUILDING HATCH	□	FENCIBLE
△	SPOT HEIGHT	△	INDEX ELEVATION	○	TREE TAG NUMBER	□	UTILITY INSPECTION CHAMBER	□	MANHOLE SQUARE	■	FILL GROUND	□	TEL. INF. CHAMBER
□	MIN. PILLAR	△	SOFTY ELEVATION	□	WATER METER	□	FIRE HYDRANT	□	MANHOLE COVER	■	TEL. INF. CHAMBER		
□	SILLY	□	LAMP POST	□	SLURK VALVE	□	INVERT LEVEL	□	CCV MAST				

REVISIONS:

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5. DRG. 10 JUN 2020



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SHEET 2 OF 2	SURVEYED BY: C.C.
	PROCESSED BY: C.C.

3.0 Site Appraisal-Topology Sheet 2

THE INFORMATION ON THIS DRAWING IS A GENERAL GUIDE AND THE ACCURACY THEREOF CANNOT BE GUARANTEED. NO LIABILITY IS ACCEPTED FOR ANY DISCREPANCY, OMISSION OR DEVIATION FROM THE ACTUAL POSITION OF MANS AND SERVICES. ALL SERVICES SHOULD BE VERIFIED ON SITE BY TRIAL HOLE/SUIT TRENCH.



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LEGEND:

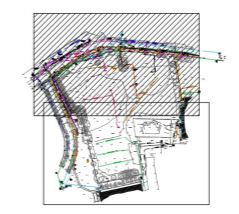
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EIR DUCTING		COMBINED DRAINAGE	
FIBRE OPTIC		STORM CULVERT	
ELECTRICAL CABLE		TRAFFIC CONTROL	
GASMAIN		PUBLIC LIGHTING	
TELECOM BT		UNIDENTIFIED GPR	
ES&D DUCTING		UNIDENTIFIED EM	
VIRGIN MEDIA		DUCTING EMPTY	
STORM DRAINAGE		OIL PIPE	

REVISIONS:

No.	ISSUE	DATE

NOTES:

1. ALL LEVELS RELATIVE TO LOCAL GRID DATUM
2. GPR SCANNING FREQUENCY 300MHz
 DEPTH OF INVESTIGATION 3.5m
 BACKGROUND REMOVAL LEVEL 0
 DIELECTRIC CONSTANT 9
 SOIL TYPE 2
3. RADIO DETECTION EQUIPMENT:
 RD-4000 RECEIVER AND GENERATOR
 C-SCOPE
4. RADAR SCANNING WAS LIMITED TO HARD STAND AREAS WITH NO SURFACE OBSTRUCTIONS.



CLIENT:
 KILDARE COUNTY COUNCIL
 C/O HAYES HIGGINS PARTNERSHIP
 SITE:
 AMBASSADOR SITE-KILL

SCALE: 1/250 A1

DRG No. L_01269_01 DATE: JUNE 2021

SHEET 1 OF 2 SURVEYED BY: B.D.
 PROCESSED BY: D.L.

3.0 Site Appraisal-Services Sheet 1



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LEGEND:

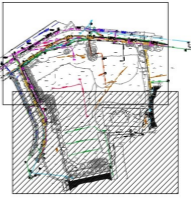
WATERMAIN	— W — W — W — W —	FOUL DRAINAGE	— F — F — F — F —
EIR DUCTING	— E — E — E — E —	COMBINED DRAINAGE	— CF — CF — CF — CF —
FIBRE OPTIC	— FO — FO — FO — FO —	STORM CULVERT	— SC — SC — SC — SC —
ELECTRICAL CABLE	— EC — EC — EC — EC —	TRAFFIC CONTROL	— TC — TC — TC — TC —
GASMAIN	— G — G — G — G —	PUBLIC LIGHTING	— PL — PL — PL — PL —
TELECOM BT	— BT — BT — BT — BT —	UNIDENTIFIED GPR	— UG — UG — UG — UG —
ES&T DUCTING	— ED — ED — ED — ED —	UNIDENTIFIED EM	— UE — UE — UE — UE —
VIRGIN MEDIA	— VM — VM — VM — VM —	DUCTING EMPTY	— DE — DE — DE — DE —
STORM DRAINAGE	— SD — SD — SD — SD —	OIL PIPE	— OP — OP — OP — OP —

REVISIONS:

No.	ISSUE	DATE

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DEPTH OF INVESTIGATION 3.5m
BACKGROUND REMOVAL LEVEL 0
DILECTRIC CONSTANT 9
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RD-4000 RECEIVER AND GENERATOR
C-SCOPE
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CLIENT: KILDARE COUNTY COUNCIL C/O HAYES HIGGINS PARTNERSHIP	
SITE: AMBASSADOR SITE-KILL	
SCALE: 1/250 A1	
DRG No. L_01269_01	DATE: JUNE 2021
SHEET 2 OF 2	SURVEYED BY: B.D. PROCESSED BY: D.L.

3.0 Site Appraisal-Services Sheet 2

Kill, meaning 'the church' is a village and parish in County Kildare, Ireland near the county's border with Dublin beside the N7. Its population was recorded as 3,348 people in the 2016 census. Kill's prominence through its history stems from its situation on the main road from Dublin to the south and southwest, and also to Naas.

Kill is classified as a small Town in per the County Development Plan 2017-2023. The site is located at the Western edge of the small town of Kill on the local L2014 road. The site is located close to many amenities from which residents would be able to access local services, Car based travel remains the most popular choice of transport.

Based on its strategic location and accessibility by road to Dublin metropolitan area and Naas, the local economy in Kill is mainly reliant on employment opportunities outside the town although there is a substantial equestrian industry. It is situated just off the N7 and a 5km drive from Naas and 27km from Dublin, making it a popular location for first-time buyers seeking affordable homes within commuting distance of the capital. Notwithstanding the close links with Dublin and Naas, Kill is an individual town with its own specific needs and identity. The LAP should maximise opportunities for growth in local employment and start up investment. There are opportunities for Kill to harness its strategic location to both deliver and provide for a level of investment sufficient to cater for the needs of the town and the immediate hinterland.

Some of the local facilities include; shops, cafes, Pharmacy ect. As well as a church, Saint Brigids National School, Robertstown Preschool and Saplings Special School, with Kill GAA Club and playground is located next to the proposed site. Part of the site is currently in use as an overflow car park for the adjacent GAA Club.

It is important to consider how the site is linked with the centre of Kill and beyond, provision should be made for the future vehicular, pedestrian and cycle connection to the access road serving the adjacent Embassy Manor Housing Estate.

As of May 2021, there is a 6.35 hectares (15.69 acres), site for sale on the other side of the village with full planning permission from An Bord Pleanála (Ref: ABP-307013-20) for the delivery of 164 homes comprising a mix of detached and semidetached houses, duplexes and apartments.



Historic photography of Kill



Aerial view of near by site for sale with planning for 164 homes

4.0 History / Site Location

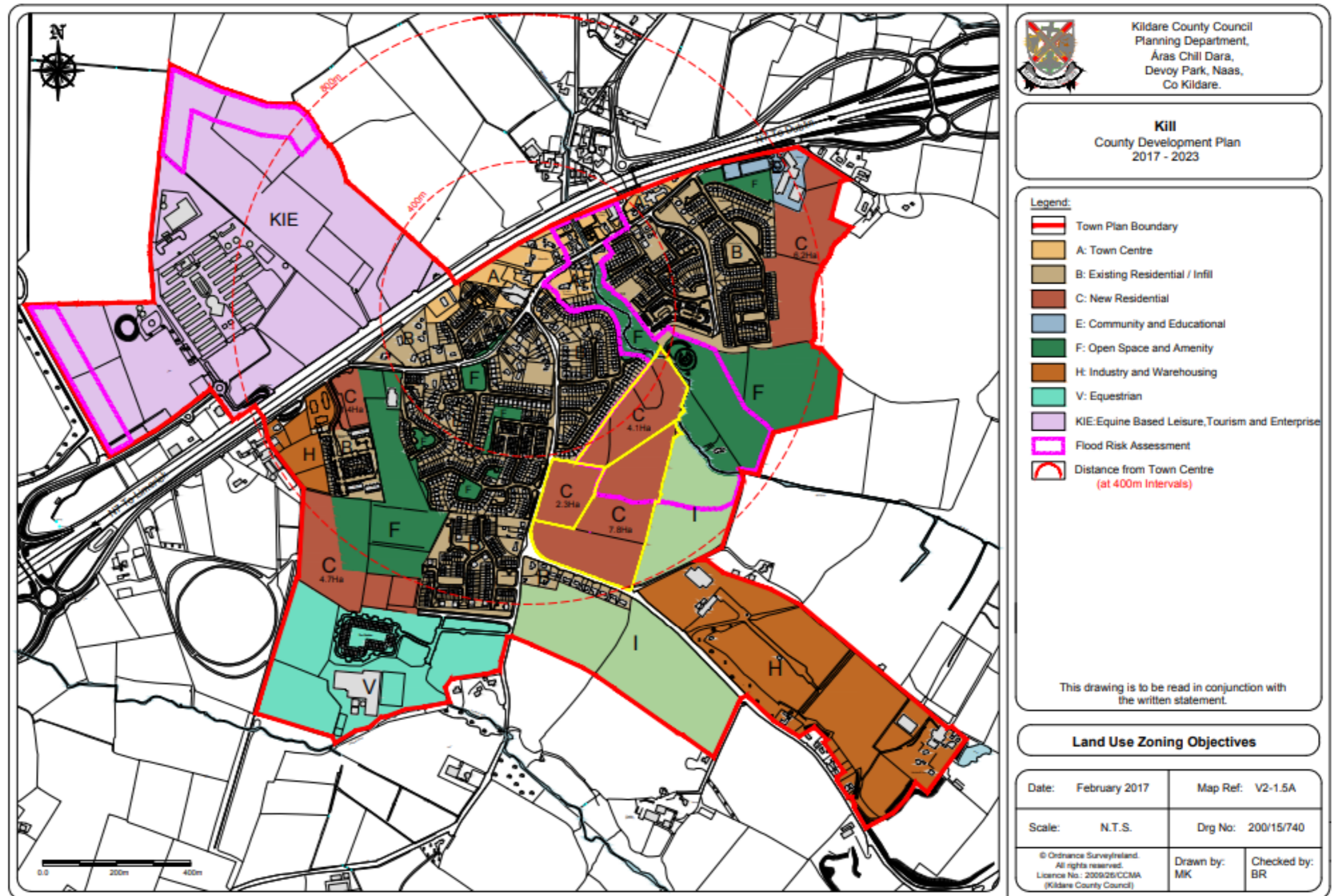
Zoning—Kildare County Development plan 2017-2023

The site is zoned under C: New Residential and F: Open Space and Amenity, under the Kill Land Use Zoning Objectives.

Land within Kill are zoned for various land uses. The provisions of Part V of the Planning and Development Act 2000 (as amended) shall apply to land zoned solely for residential use, or a mixture of residential and other uses. S

'1.5.7 Principles Governing Future Development of the Town The following principles will govern the future development of the town:

- Consolidating development within the town centre, followed by the sequential development of land/ sites in a logical progression from the town centre to the edge of the development boundary. 44 Kildare County Development Plan 2017-2023 Kildare County Development Plan 2017-2023 45
- Supporting local employment opportunities, while also supporting social inclusion and the development of community facilities and infrastructure to cater for the residents of the town and surrounding hinterland.
- Recognising the role and economic benefit of equestrian and bloodstock development in the area, along with that of the rural countryside in the surrounding area, in supporting the local and wider economy.
- Facilitating development in Kill in line with the ability of local services to cater for growth.
- Supporting the development of renewable energy within and serving the town.
- Protecting and preserving the quality of the natural and built environment of the town, including architectural, archaeological, cultural and natural heritage.'

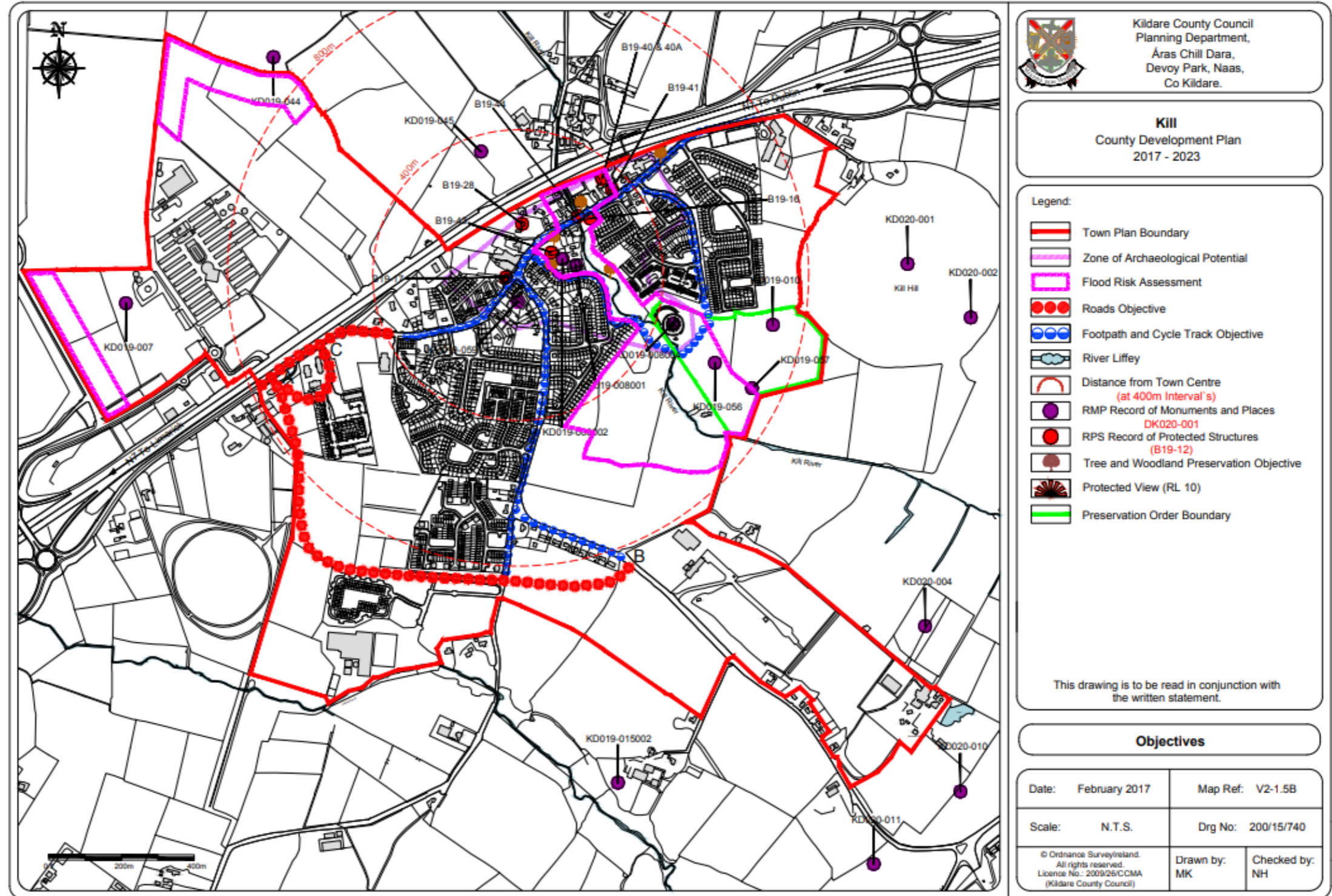


5.0 Planning– Zoning

Objectives

1.5.8.1 Housing Housing in the town comprises a broad mix of low to medium density residential developments, one off dwellings and to a lesser extent, apartments/town houses. Housing occupies a significant land bank within the town boundary, with much of the housing located either within or in close proximity to the town centre. The settlement strategy for County Kildare allocates a housing unit target of 422 units for Kill between 2011 and 2023. There has been no significant residential development in Kill since 2011. This Plan provides for residential development on 4 sites, whilst also promoting the development of appropriate infill development on existing residential sites and town centre sites. Taking into account the 50% over provision of zoning as recommended in the Development Plan Guidelines published by the DEHLG, and existing valid permissions for development (355), it is estimated that the level of potential development on zoned lands is in accordance with the Core Strategy in Volume 1, Chapter 2.

It is an objective of the Council to: KL 1 Facilitate the development of residential developments for the lifetime of this Plan, largely within the town centre zone on areas designated as existing residential/ infill and on lands zoned new residential, in accordance with the principles of proper planning and sustainable development.



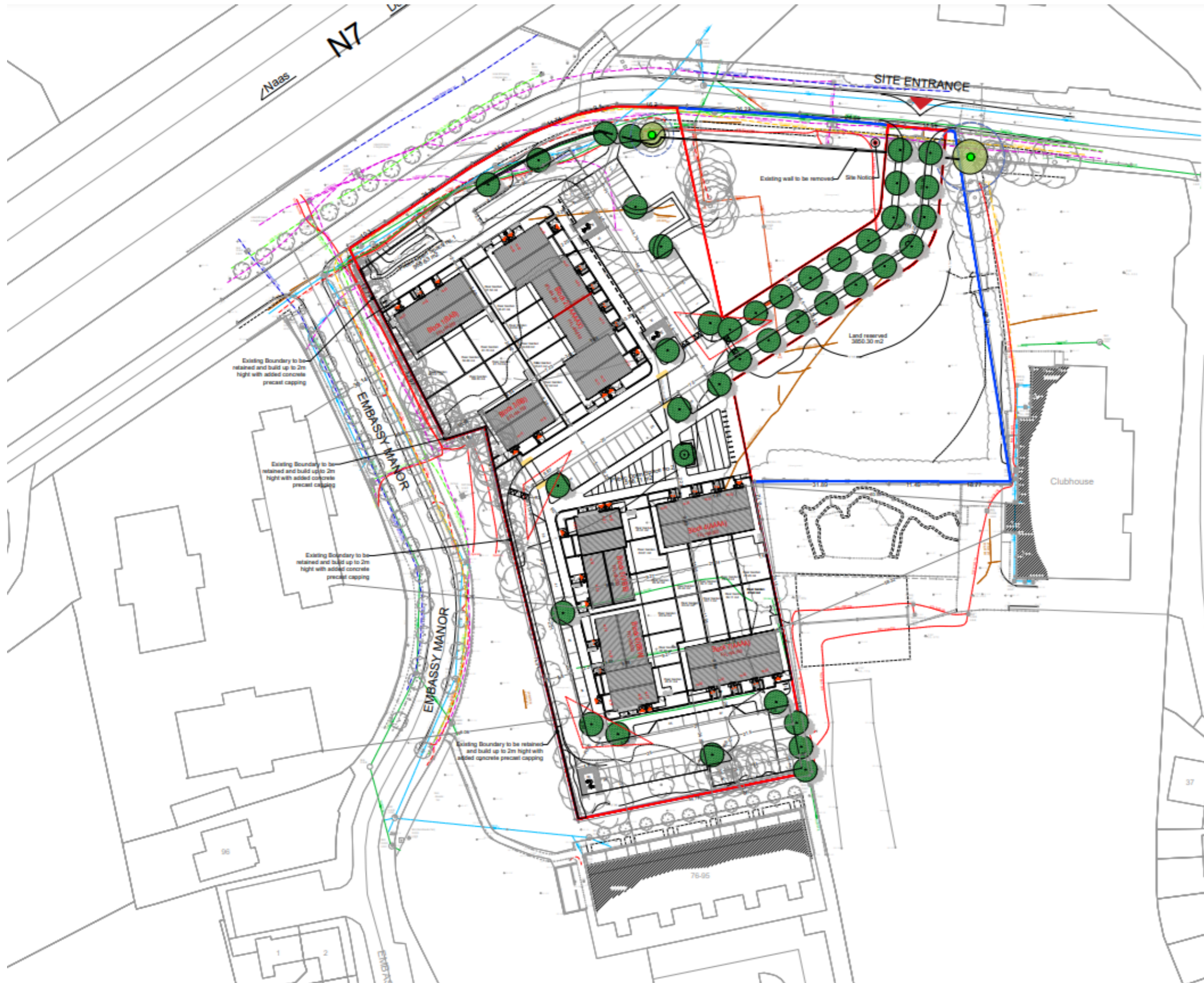
5.0 Planning-Objectives



Key issues;

- Integrated high quality corner designs and detailing on all exposed elevations
- All gables facing open spaces / turning corners have a specifically designed plan
- Elevations to overlook and address the space with special consideration given to materials. Generally, no windows in the gable / side walls of dwellings where the window would closely overlook the curtilage of the adjoining dwelling but to be included where overlooking public areas.
- Dual aspect shall be incorporated into all units.
- Special consideration should be given to boundary treatments particularly where these adjoin existing dwellings. Boundaries between the rear of existing and proposed dwellings shall be a minimum of 1.8m high and shall be constructed as capped, rendered concrete block or brick walls, to ensure privacy, security and permanency.
- Building heights vary up to 3 storeys. The two and three storey elements will face the proposed public open space.
- New access road from the L2014
- In general, finishes and materials should be of a high quality and should be used in a consistent and restrained manner. The selection of materials should take into account the requirement for low maintenance and durability.
- Materials and finishes should as far as possible reflect an Irish vernacular and, where appropriate and feasible, a Kildare and local vernacular.

6.0 Concept Design



Legend

- Site Ownership
- Site Outlined in Red
- Tactile Paving
- 1. 2./33 Proposed numbering /overall no. of Houses
- ▼ Dwelling Principal Entrance
- ▼ Site Entrance Entrance
- 01-48 (66) No. of Parking Space /overall
- Bin Stores
- 3no. Disable Parking Space (15,25,66)
- Level Access (Part M)

Site Area

Area of Site Ownership:	1.5136 Ha (15136.01m ²)
Area of Site:	1.0942 Ha (10942.28m ²)
Land Reserved	0.3850 Ha (3850.30m ²)
Percentage Ownership to Site	72.29 %

Public Open space

Public Open space no.1:	0.0969 Ha (968.63 m ²)
Public Open space no.2:	0.0517 Ha (516.71m ²)

Public Open space no.1 & 2:	0.1485 Ha (1485.34m ²)
Percentage of Open space no. 1 & 2 to Area of the Site:	13.57%

Area

Area of Site:	1.0942 Ha
Public Open Space Provided:	1485.34m ²
Car Parking Spaces:	66 spaces
Disable Car Parking Spaces:	3 spaces
Bicycle Stands	39

Schedule of Accommodation

Residential Units:

13 No. Houses type A Double-story dwellings:
2 Bedroom 4 People

- No. 2 (Block 1)
- No. 7-10 (Block 2)
- No. 16-19 (Block 4)
- No. 30-33 (Block 7)

8 No. Houses type B Double-story dwellings
3 Bedroom 5 People

- No. 1, 3 (Block 1)
- No. 14-15 (Block 3)
- No. 23-24 (Block 5)
- No. 25-26 (Block 6)

2 No. Apartment type X each (X1, X2, X3)
with 3 Single-story dwellings
2 Bedroom 4 People

- No. 4-6 (Block 2)
- No. 11-13 (Block 2)

2 No. Apartment type W each
with 2 Single-story dwellings (W1, W2)
1 Bedroom 2 People

- No. 20-21 (Block 5)
- No. 27-28 (Block 6)

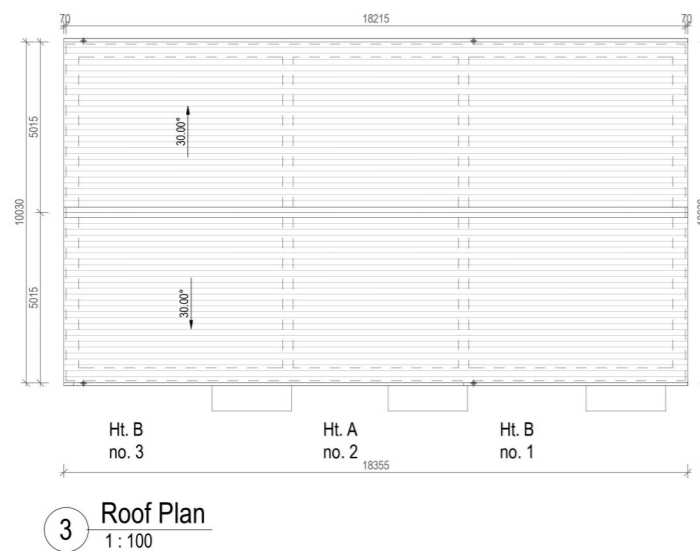
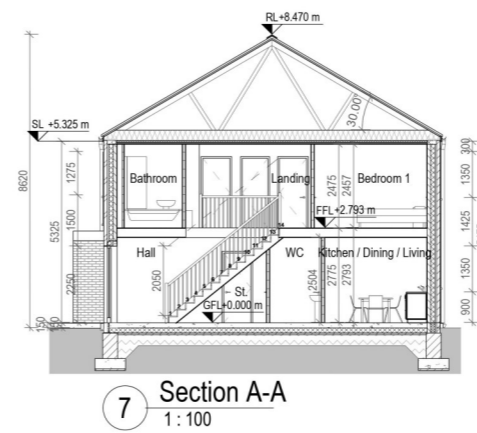
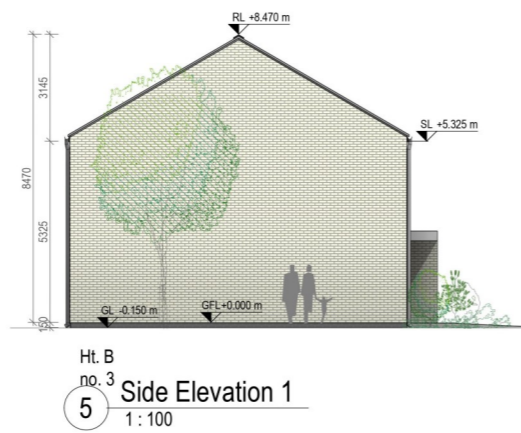
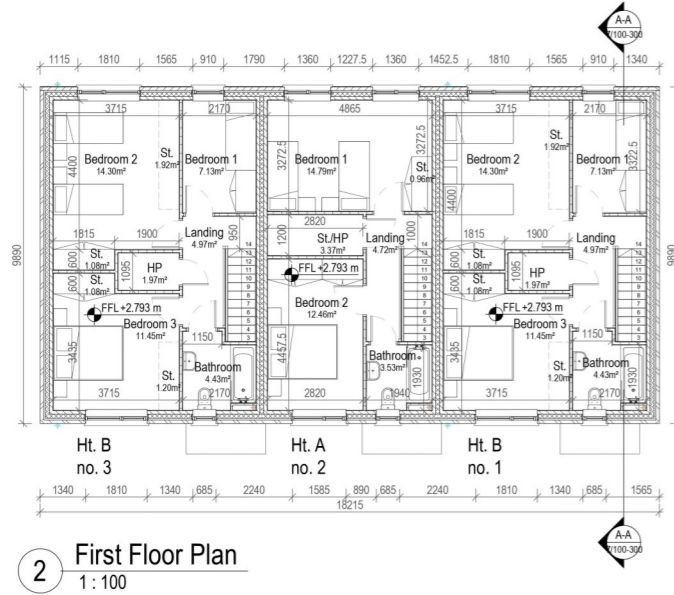
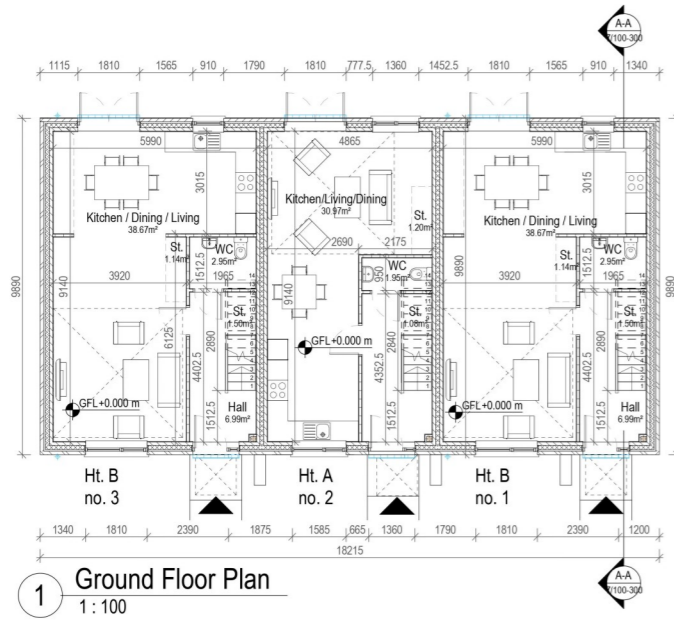
and 1 Single-story dwelling (W3)
2 Bedroom 3 People

- No. 22 (Block 5)
- No. 29 (Block 6)

TOTAL - 33 Units for 130 People

Units number 4, 11, 20, 27 to accommodate disabled people

7.1 Site Plan

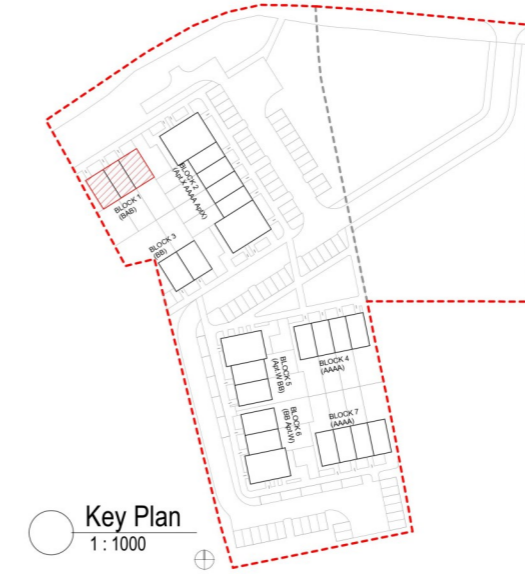


Quality Housing for Sustainable Communities space provision						
HLA	Dwelling Type	Gross Floor Area	Minimum Main Living Room Area	Aggregate Living Area	Aggregate Bedroom Area	Storage Area
Target	2 Bed 4P House	85	13	30	25	6
Proposed	2 Bed 4P House	85.6	13	31	27.3	6.6

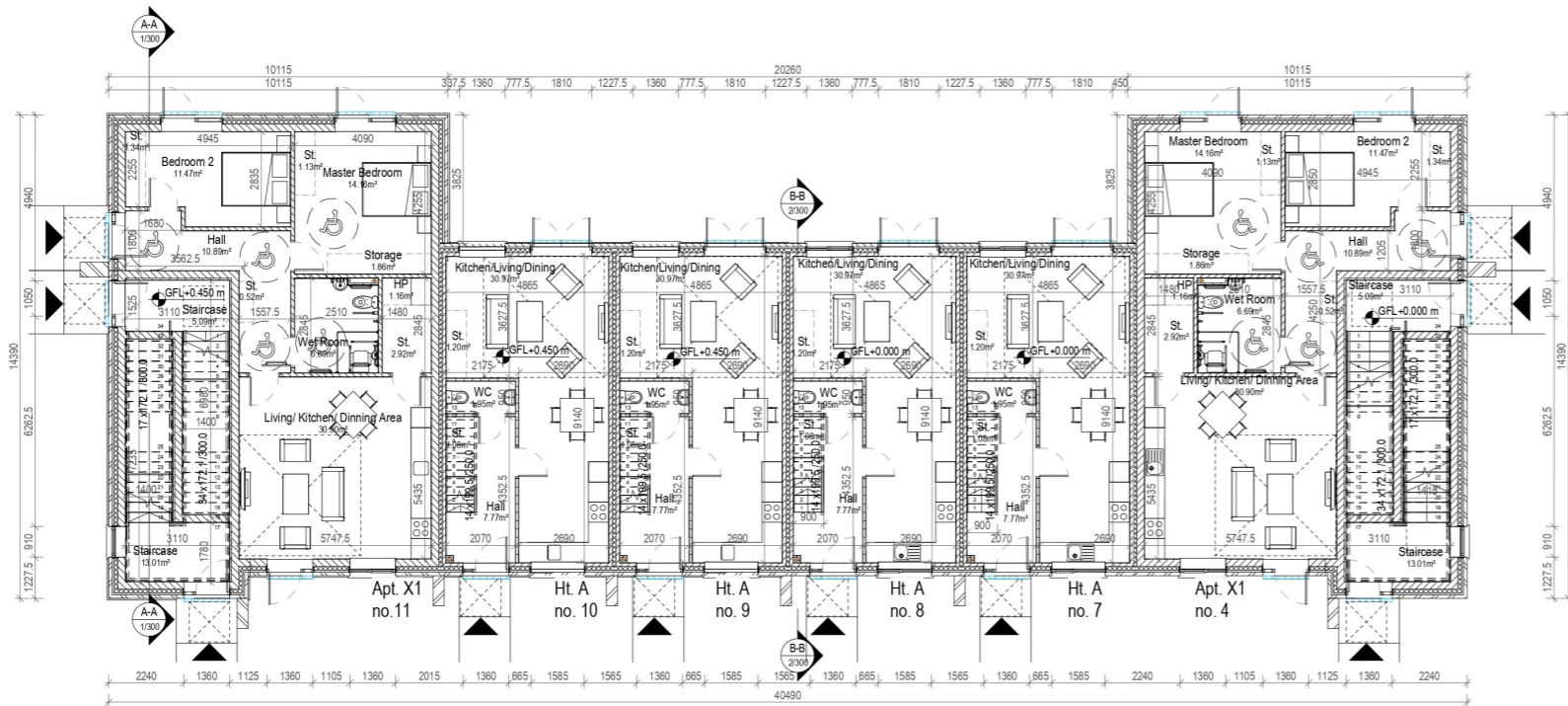
PLEASE NOTE:
Minimum unobstructed living room width 3.6m.
Main bedroom area 11.4m², Twin bedroom 13 m² (2.8m minimum width), Single room 7.1m² (2.1m minimum width)

Quality Housing for Sustainable Communities space provision						
HLB	Dwelling Type	Gross Floor Area	Minimum Main Living Room Area	Aggregate Living Area	Aggregate Bedroom Area	Storage Area
Target	2 Bed 4P House	100	13	34	32	9
Proposed	3 Bed 5P House	106.1	13	38.7	32.9	9.7

PLEASE NOTE:
Minimum unobstructed living room width 3.8m.
Main bedroom area 11.4m², Twin bedroom 13 m² (2.8m minimum width), Single room 7.1m² (2.1m minimum width)



7.2 Block 1



1 Ground Floor Plan
1: 100

Quality Housing for Sustainable Communities space provision							
Apt. X1	Dwelling Type	Gross Floor Area	Minimum Main Living Room Area	Aggregate Living Area	Aggregate Bedroom Area	Storage Area	Private Amenity Space
Target	2 Bed 4P Apt.	73	13	30	25	6	7
Proposed	2 Bed 4P Apt.	86.6	13	30.9	25.6	7.8	67.5

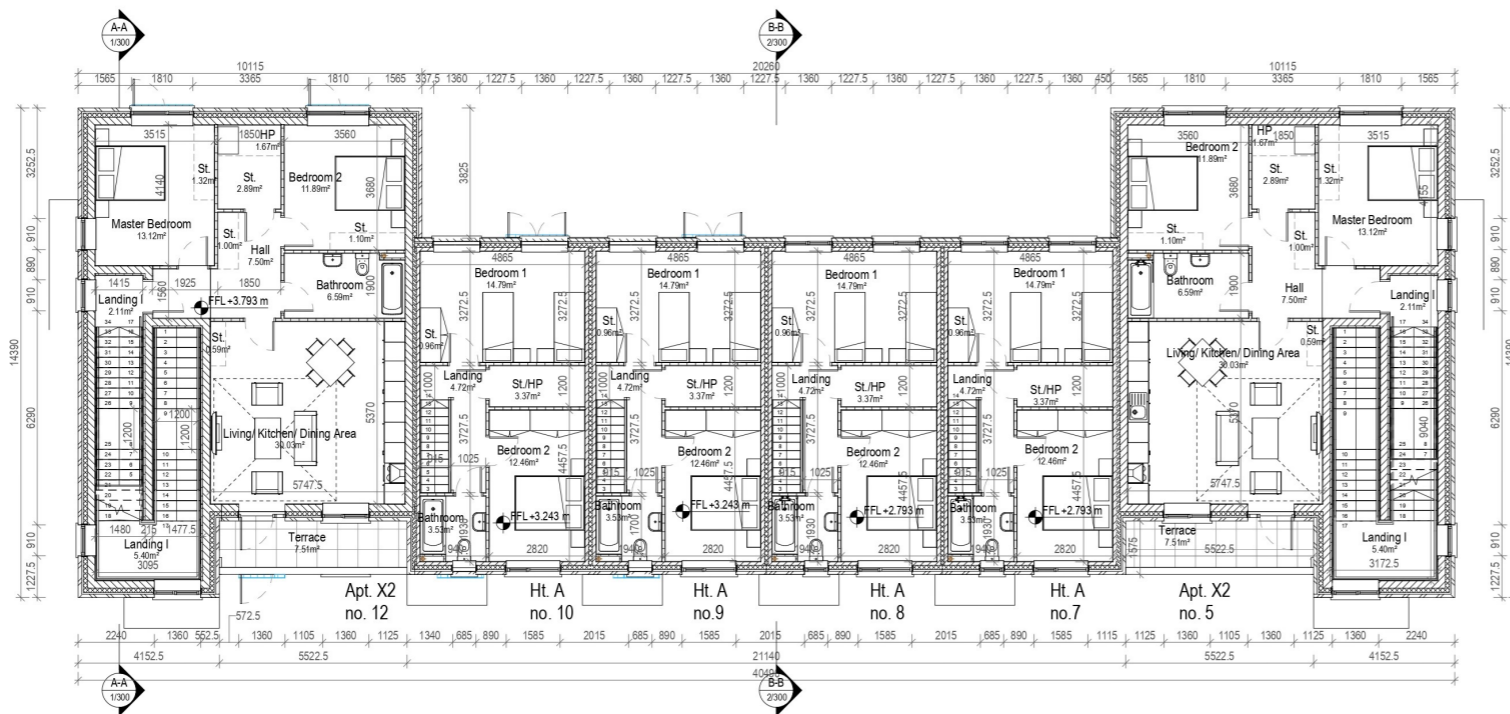
PLEASE NOTE:
Minimum unobstructed living room width 3.6m.
Main bedroom area 13m², Double bedroom 11.4m² (2.8m minimum width), Single bedroom 7.1m² (2.1m minimum width)

Quality Housing for Sustainable Communities space provision							
Apt. X2	Dwelling Type	Gross Floor Area	Minimum Main Living Room Area	Aggregate Living Area	Aggregate Bedroom Area	Storage Area	Private Amenity Space
Target	2 Bed 4P Apt.	73	13	30	25	6	7
Proposed	2 Bed 4P Apt.	80.2	13	30.0	25.0	6.9	7.5

PLEASE NOTE:
Minimum unobstructed living room width 3.6m.
Main bedroom area 13m², Double bedroom 11.4m² (2.8m minimum width), Single bedroom 7.1m² (2.1m minimum width)

Quality Housing for Sustainable Communities space provision						
Ht. A	Dwelling Type	Gross Floor Area	Minimum Main Living Room Area	Aggregate Living Area	Aggregate Bedroom Area	Storage Area
Target	2 Bed 4P House	85	13	30	25	6
Proposed	2 Bed 4P House	85.64	13	30.97	27.25	6.61

PLEASE NOTE:
Minimum unobstructed living room width 3.6m.
Main bedroom area 13 m², Double bedroom 11.4 m² (2.8m minimum width), Single room 7.1m² (2.1m minimum width)

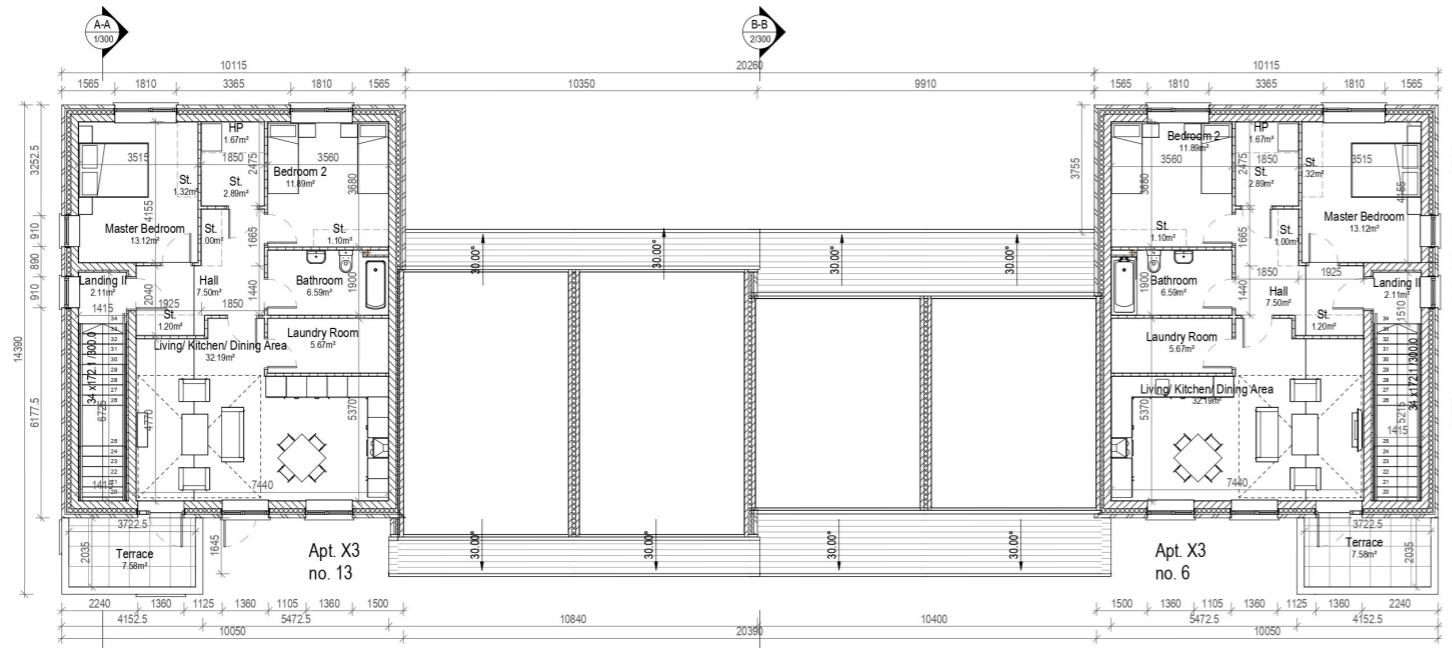


2 First Floor Plan
1: 100



Key Plan
1: 1000

7.3.1 Block 2



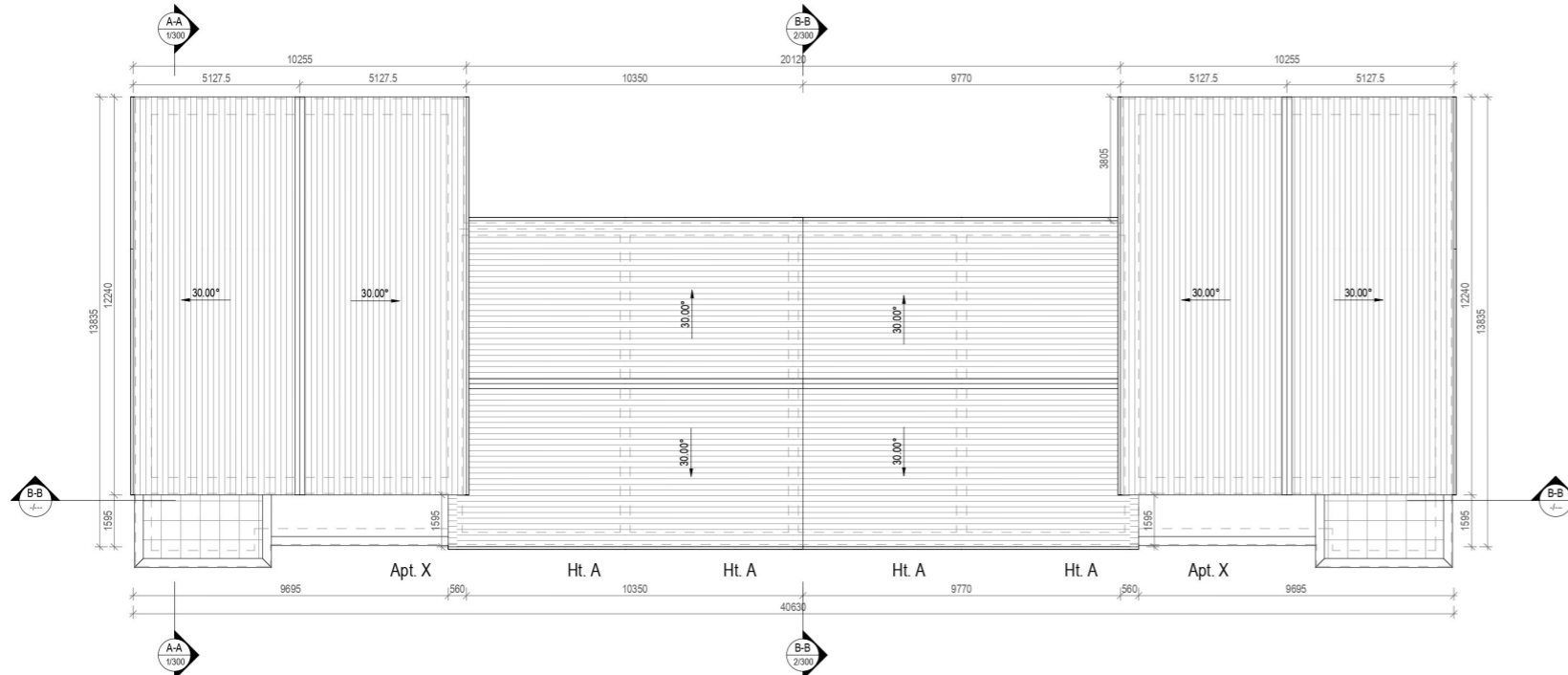
3 Second Floor Plan
1 : 100

Quality Housing for Sustainable Communities space provision						
Apt.X3	Dwelling Type	Gross Floor Area	Minimum Main Living Room Area	Aggregate Living Area	Aggregate Bedroom Area	Storage Area
Target	3 Bed 5P House	73	13	30	25	6
Proposed	3 Bed 5P House	89.8	13	32.2	25.0	6.3

PLEASE NOTE:
Minimum unobstructed living room width 3.6m.
Main bedroom area 13m², Double bedroom 11.4m² (2.8m minimum width), Single bedroom 7.1m² (2.1m minimum width)

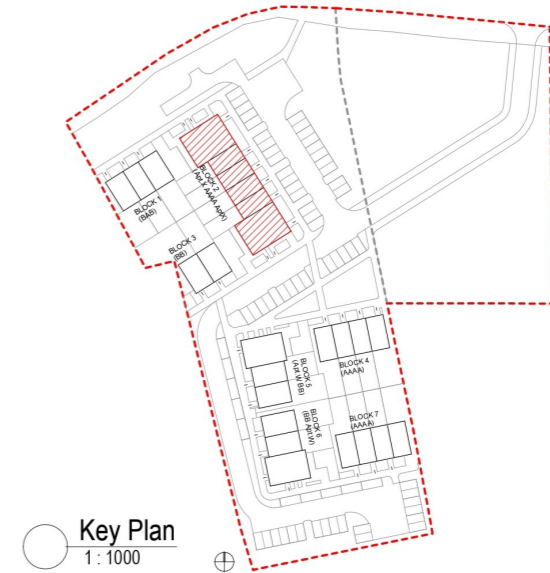


Key Plan
1 : 1000

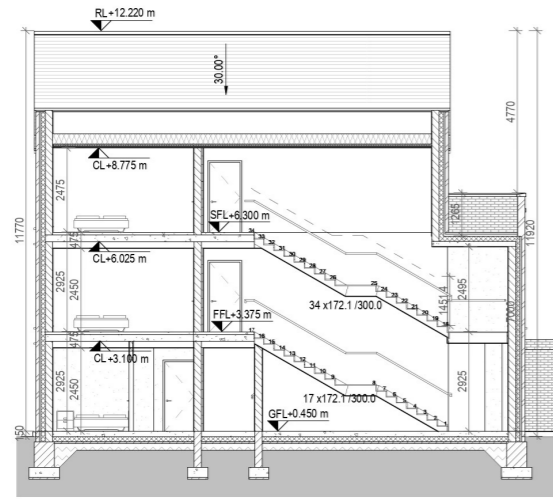


1 Roof Plan
1 : 100

7.3.2 Block 2



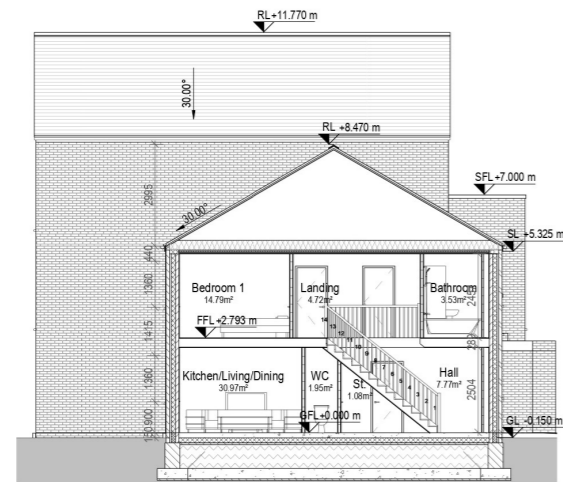
7.3.3 Block 2



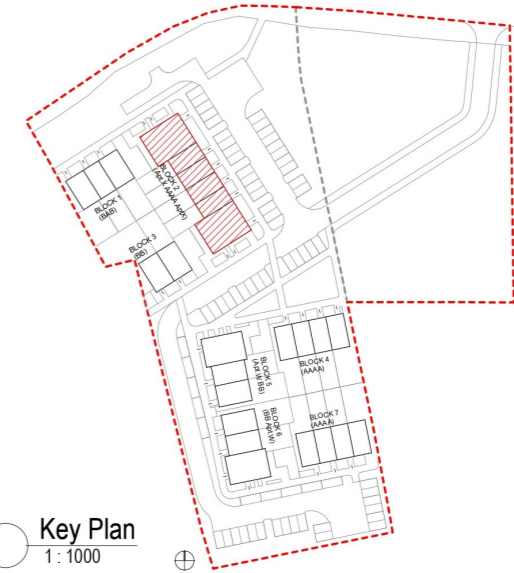
1 Section A-A
1 : 100



3 3D View

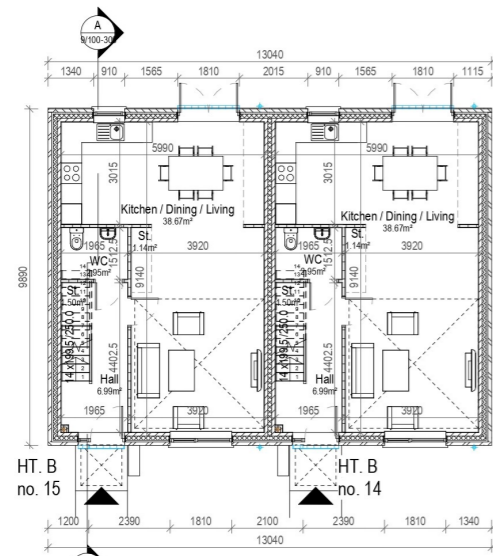


2 Section B-B
1 : 100

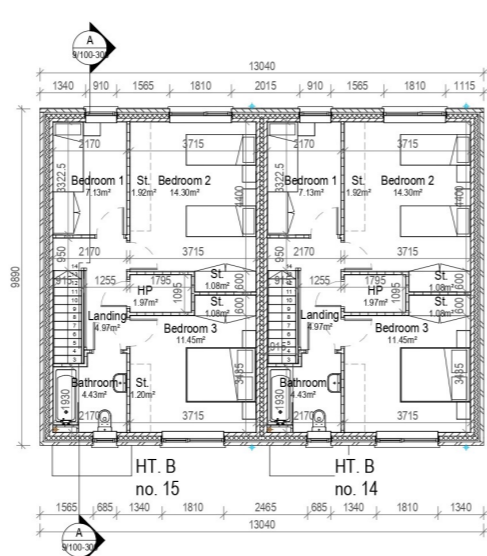


Key Plan
1 : 1000

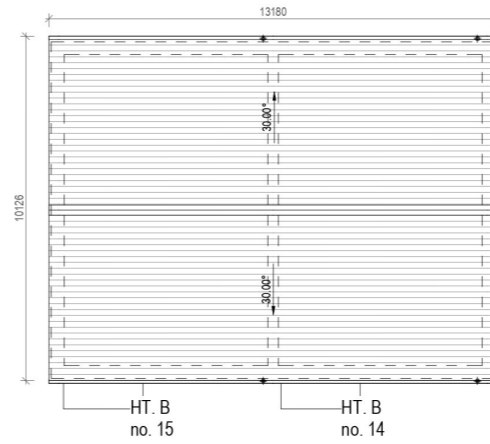
7.3.4 Block 2



1 Ground Floor Plan
1: 100



2 First Floor Plan
1: 100



3 Roof Plan
1: 100

Quality Housing for Sustainable Communities space provision						
HT.B	Dwelling Type	Gross Floor Area	Minimum Main Living Room Area	Aggregate Living Area	Aggregate Bedroom Area	Storage Area
Target	3 Bed SP House	100	13	34	32	9
Proposed	3 Bed SP House	106.14	13	38.67	32.89	9.72

PLEASE NOTE:
Minimum unobstructed living room width 3.8m.
Main bedroom area 13m². Double room 11.4m² (2.8m minimum width), Single room 7.1m² (2.1m minimum width)



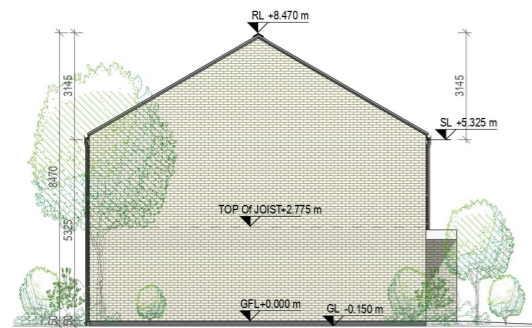
4 Front Elevation HT. B no. 15 HT. B no. 14
1: 100



5 Rear Elevation HT. B no. 14 HT. B no. 15
1: 100



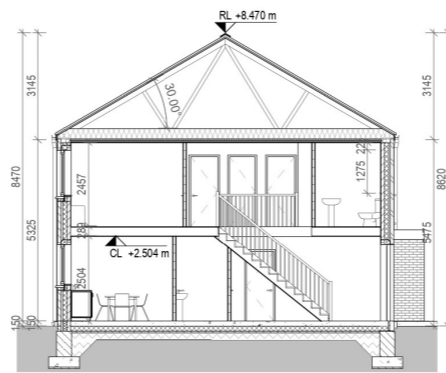
6 3D View



7 Side Elevation 1 HT. B no. 15
1: 100



8 Side Elevation 2 HT. B no. 14
1: 100

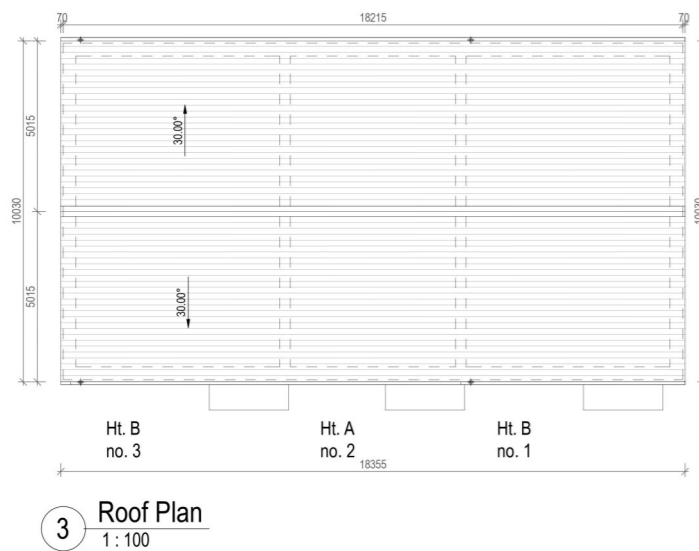
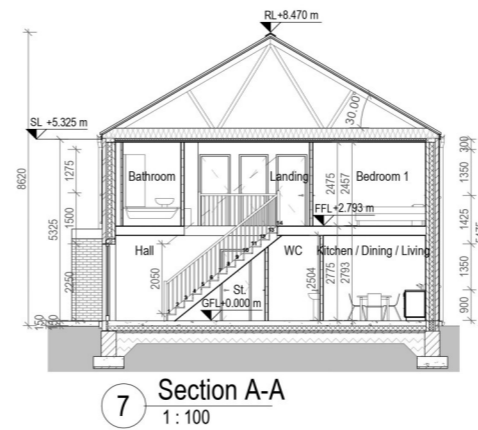
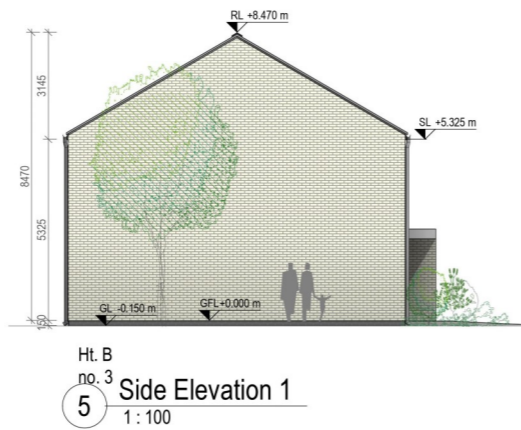
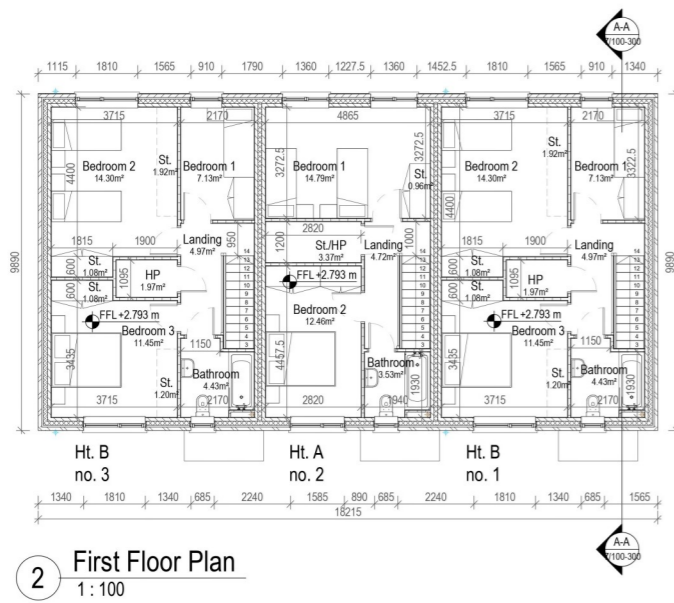
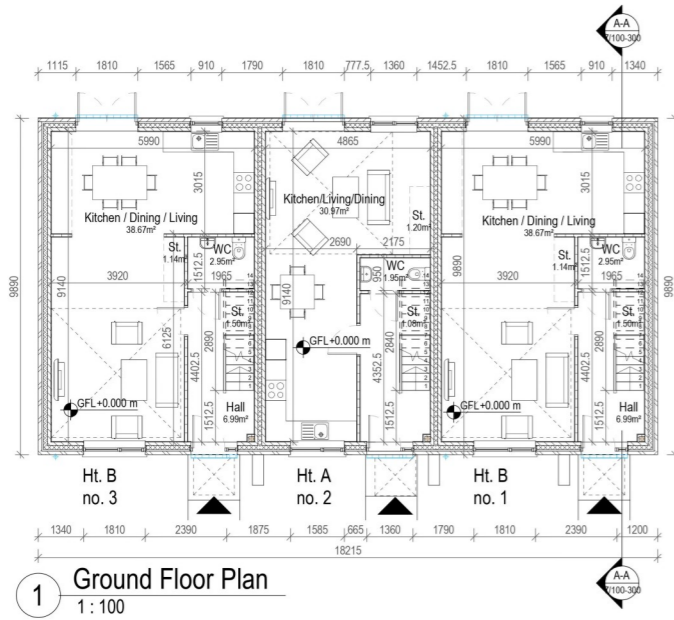


9 Section A-A HT. B no. 15
1: 100



Key Plan
1: 1000

7.4 Block 3



Quality Housing for Sustainable Communities space provision						
Ht.A	Dwelling Type	Gross Floor Area	Minimum Main Living Room Area	Aggregate Living Area	Aggregate Bedroom Area	Storage Area
Target	2 Bed 4P House	85	13	30	25	6
Proposed	2 Bed 4P House	85.6	13	31	27.3	6.6

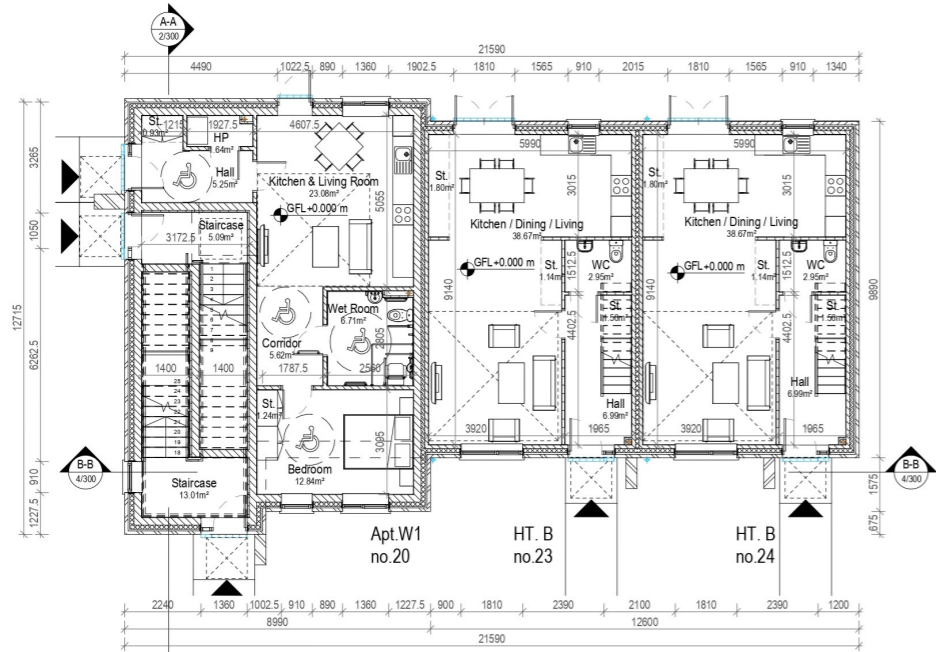
PLEASE NOTE:
Minimum unobstructed living room width 3.6m.
Main bedroom area 11.4m², Twin bedroom 13 m² (2.8m minimum width), Single room 7.1m² (2.1m minimum width)

Quality Housing for Sustainable Communities space provision						
Ht.B	Dwelling Type	Gross Floor Area	Minimum Main Living Room Area	Aggregate Living Area	Aggregate Bedroom Area	Storage Area
Target	2 Bed 4P House	100	13	34	32	9
Proposed	3 Bed 5P House	106.1	13	38.7	32.9	9.7

PLEASE NOTE:
Minimum unobstructed living room width 3.8m.
Main bedroom area 11.4m², Twin bedroom 13 m² (2.8m minimum width), Single room 7.1m² (2.1m minimum width)



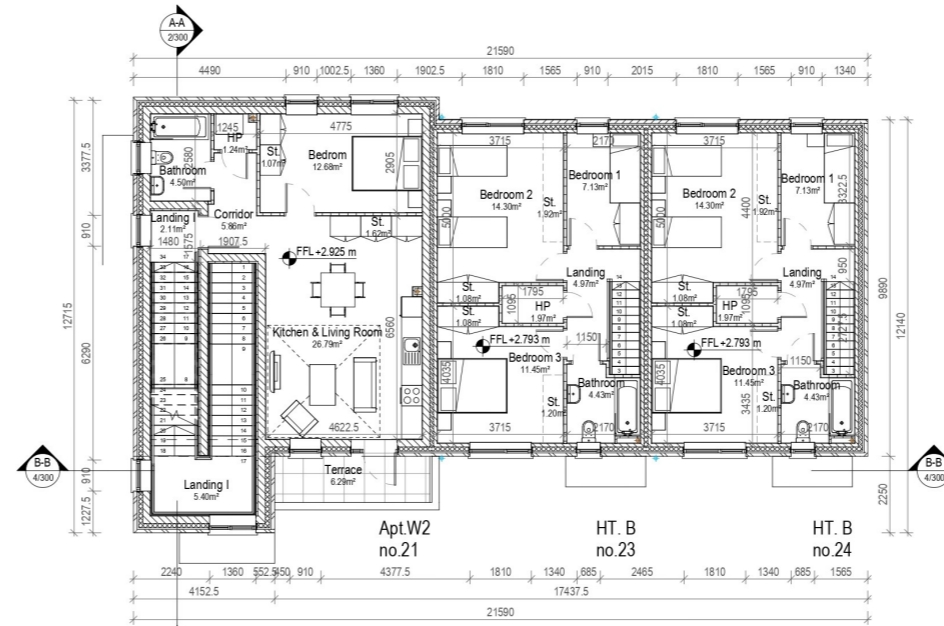
7.5 Block 4



1 Ground Floor Plan
1 : 100

Quality Housing for Sustainable Communities space provision							
Apt. W1	Dwelling Type	Gross Floor Area	Minimum Main Living Room Area	Aggregate Living Area	Aggregate Bedroom Area	Storage Area	Private Amenity Space
Target	1 Bed 2P Apt.	45	11	23	11	3	5
Proposed	1 Bed 2P Apt.	59.8	11	23.1	12.8	3.8	45.5

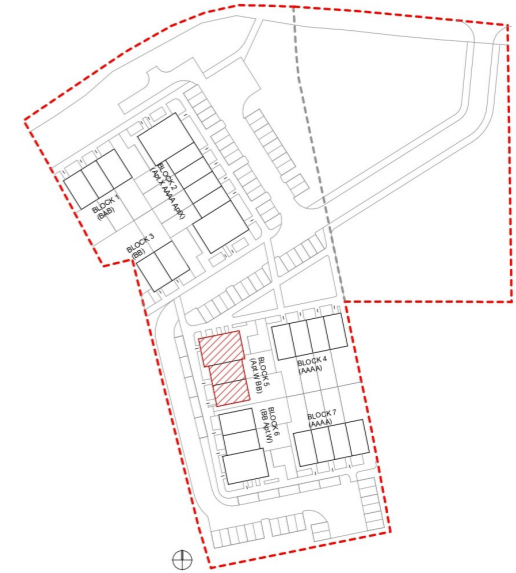
PLEASE NOTE:
Minimum unobstructed living room width 3.6m.
Main bedroom area 13m², Twin bedroom 11.4m² (2.8m minimum width), Single bedroom 7.1m² (2.1m minimum width)



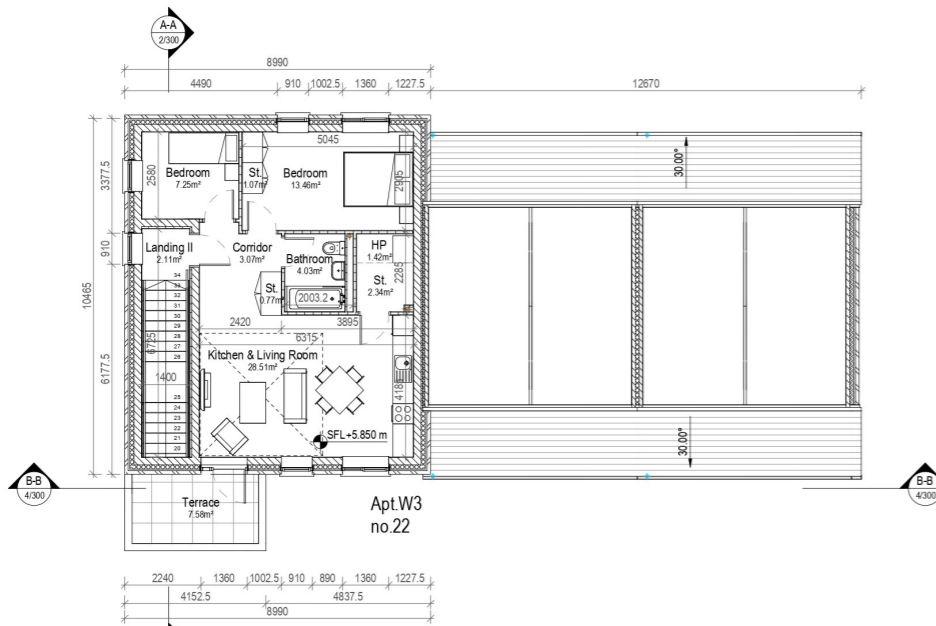
2 First Floor Plan
1 : 100

Quality Housing for Sustainable Communities space provision							
Apt. W2	Dwelling Type	Gross Floor Area	Minimum Main Living Room Area	Aggregate Living Area	Aggregate Bedroom Area	Storage Area	Private Amenity Space
Target	1 Bed 2P Apt.	45	11	23	11	3	5
Proposed	1 Bed 2P Apt.	55.1	11	26.8	12.6	3.9	6.3

PLEASE NOTE:
Minimum unobstructed living room width 3.6m.
Main bedroom area 13m², Twin bedroom 11.4m² (2.8m minimum width), Single bedroom 7.1m² (2.1m minimum width)



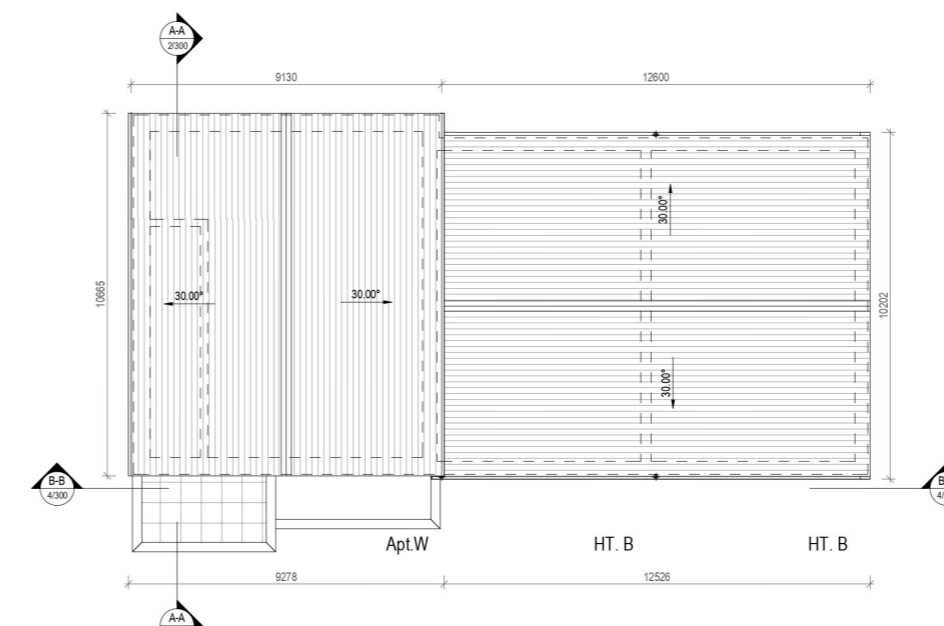
Key Plan
1 : 1000



3 Second Floor Plan
1 : 100

Quality Housing for Sustainable Communities space provision							
Apt. W3	Dwelling Type	Gross Floor Area	Minimum Main Living Room Area	Aggregate Living Area	Aggregate Bedroom Area	Storage Area	Private Amenity Space
Target	2 Bed 3P Apt.	63	13	28	20	5	6
Proposed	2 Bed 3P Apt.	64.4	13	28.5	20.7	5.6	7.6

PLEASE NOTE:
Minimum unobstructed living room width 3.6m.
Main bedroom area 13m², Twin bedroom 11.4m² (2.8m minimum width), Single bedroom 7.1m² (2.1m minimum width)



4 Roof Plan
1 : 100

Quality Housing for Sustainable Communities space provision						
HT.B	Dwelling Type	Gross Floor Area	Minimum Main Living Room Area	Aggregate Living Area	Aggregate Bedroom Area	Storage Area
Target	3 Bed 5P House	100	13	34	32	9
Proposed	3 Bed 5P House	106.1	13	38.7	32.9	9.7

PLEASE NOTE:
Minimum unobstructed living room width 3.6m.
Main bedroom area 13m², Double room 11.4m² (2.8m minimum width), Single room 7.1m² (2.1m minimum width)

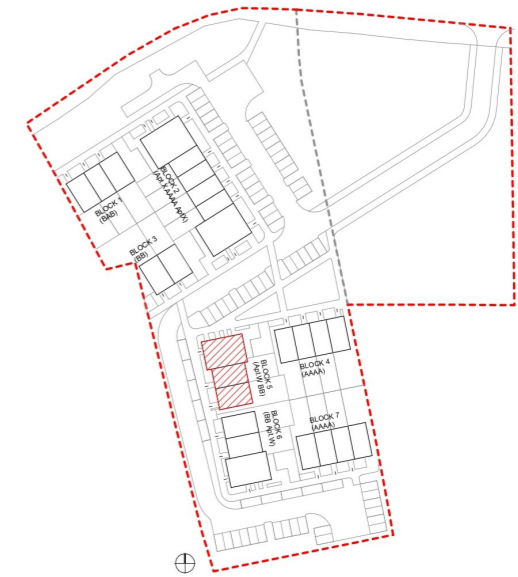
7.6.1 Block 5



1 Front Elevation
1 : 100



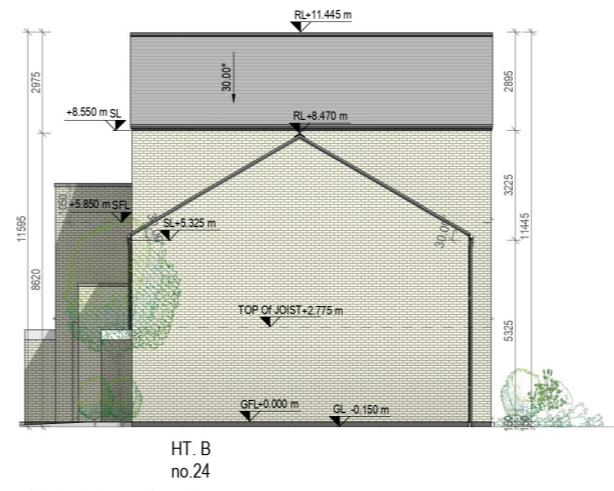
3 Side Elevation 1
1 : 100



Key Plan
1 : 1000

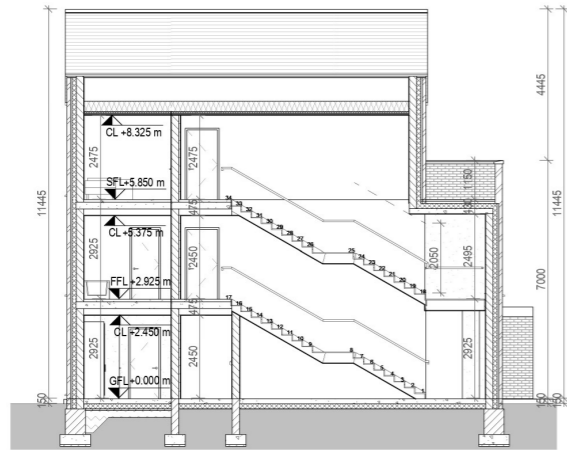


2 Rear Elevation
1 : 100



4 Side Elevation 2
1 : 100

7.6.2 Block 5



2 Section A-A
1 : 100



4 Section B-B
1 : 100



Key Plan
1 : 1000

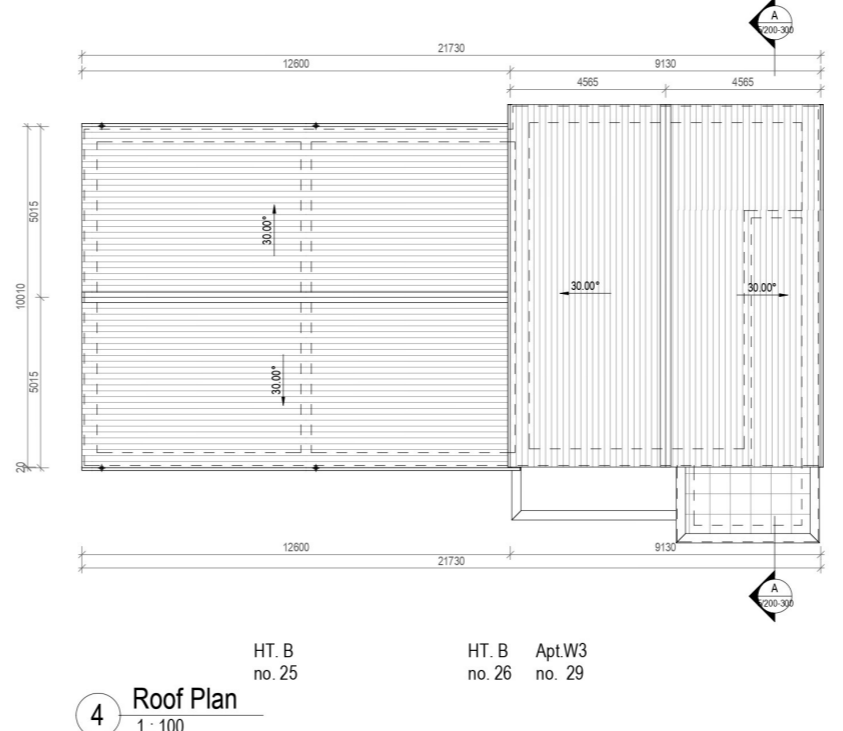
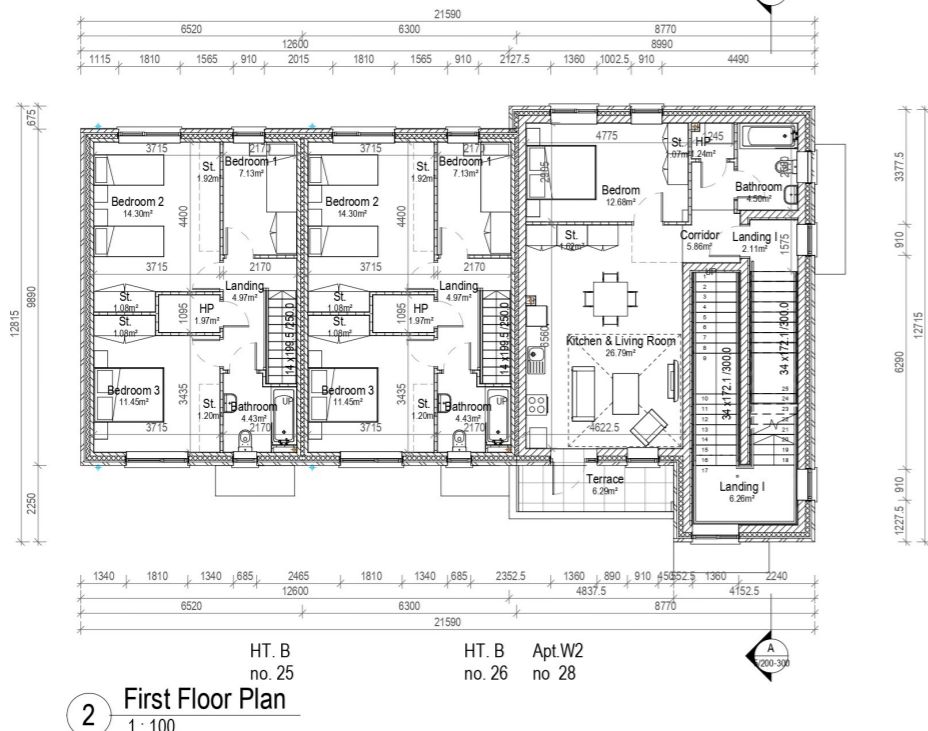
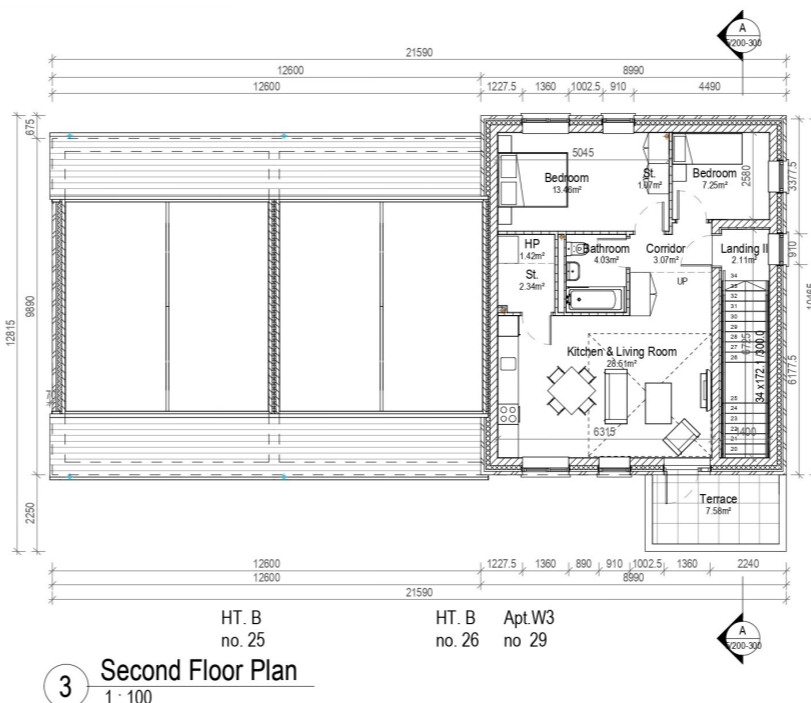
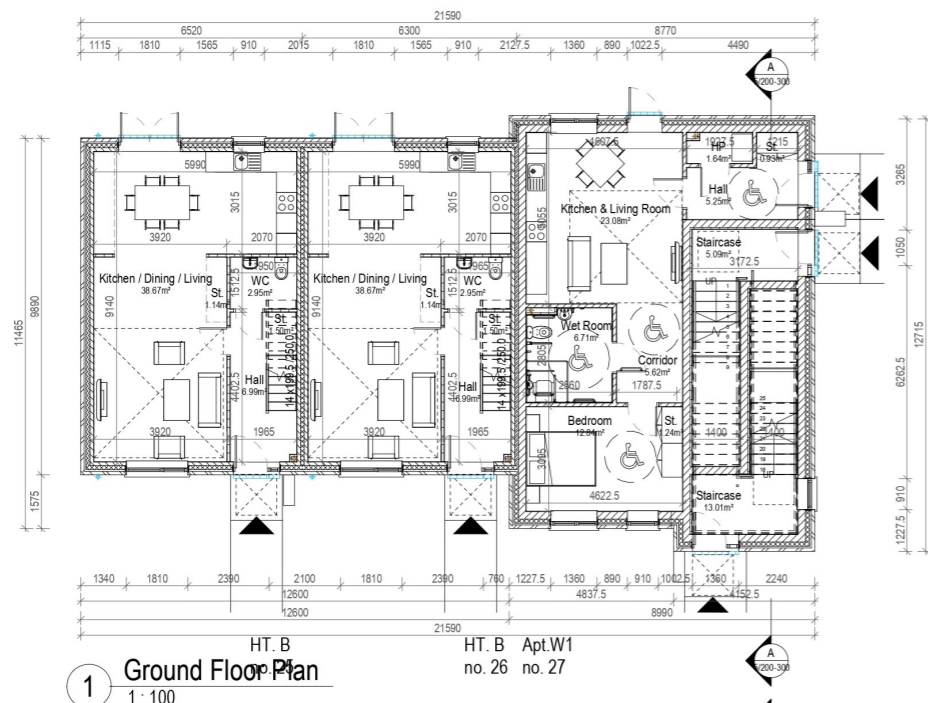


1 3D View



3 3D View 2

7.6.3 Block 5



Quality Housing for Sustainable Communities space provision						
HLB	Dwelling Type	Gross Floor Area	Minimum Main Living Room Area	Aggregate Living Area	Aggregate Bedroom Area	Storage Area
Target	3 Bed 5P House	100	13	34	32	9
Proposed	3 Bed 5P House	106.1	13	38.7	32.9	9.7

PLEASE NOTE:
Minimum unobstructed living room width 3.8m.
Main bedroom area 13m². Double room 11.4m² (2.8m minimum width), Single room 7.1m² (2.1m minimum width)

Quality Housing for Sustainable Communities space provision							
HLW2	Dwelling Type	Gross Floor Area	Minimum Main Living Room Area	Aggregate Living Area	Aggregate Bedroom Area	Storage Area	Private Amenity Space
Target	1 Bed 2P Apt.	45	13	23	11	3	5
Proposed	1 Bed 2P Apt.	55.1	13	28.8	12.6	3.9	6.3

PLEASE NOTE:
Minimum unobstructed living room width 3.8m.
Main bedroom area 13m². Twin bedroom 11.4m² (2.8m minimum width), Single bedroom 7.1m² (2.1m minimum width)

Quality Housing for Sustainable Communities space provision							
HLW1	Dwelling Type	Gross Floor Area	Minimum Main Living Room Area	Aggregate Living Area	Aggregate Bedroom Area	Storage Area	Private Amenity Space
Target	1 Bed 2P Apt.	45	13	23	11	3	5
Proposed	1 Bed 2P Apt.	59.8	13	23.1	12.8	3.8	45.5

PLEASE NOTE:
Minimum unobstructed living room width 3.6m.
Main bedroom area 13m². Twin bedroom 11.4m² (2.8m minimum width), Single bedroom 7.1m² (2.1m minimum width)

Quality Housing for Sustainable Communities space provision							
HLW3	Dwelling Type	Gross Floor Area	Minimum Main Living Room Area	Aggregate Living Area	Aggregate Bedroom Area	Storage Area	Private Amenity Space
Target	2 Bed 3P Apt.	63	13	28	20	5	6
Proposed	2 Bed 3P Apt.	64.4	13	28.5	20.7	5.6	7.6

PLEASE NOTE:
Minimum unobstructed living room width 3.6m.
Main bedroom area 13m². Twin bedroom 11.4m² (2.8m minimum width), Single bedroom 7.1m² (2.1m minimum width)

7.7.1 Block 6



1 Front Elevation
1 : 100

HT. B no. 25
HT. B no. 26
Apt.W no. 27-29



3 Side Elevation 1
1 : 100

Apt.W no. 27-29

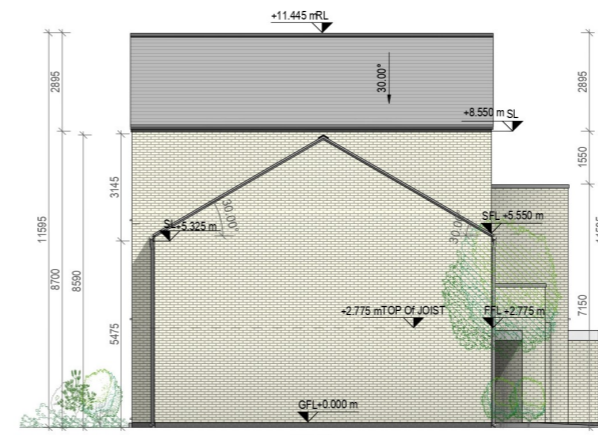


Key Plan
1 : 1000



2 Rear Elevation
1 : 100

Apt.W no. 27-29
HT. B no. 26
HT. B no. 25

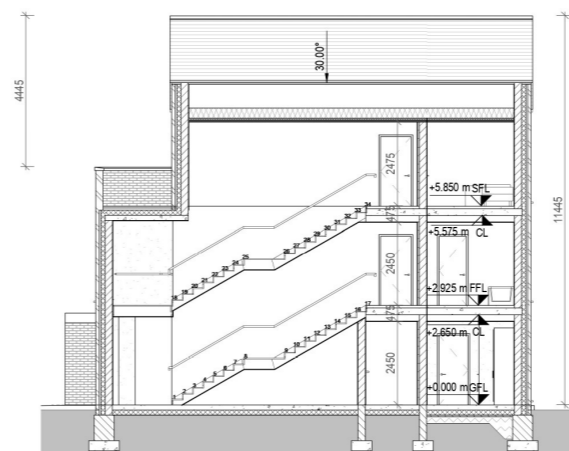


4 Side Elevation 2
1 : 100

HT. B no. 25



6 3D View 1



5 A
1 : 100

7.7.2 Block 6



1 Street Elevation 1
1:200



2 Street Elevation 2
1:200



3 Street Elevation 3
1:200



4 Street Elevation 4
1:200



5 Street Elevation 5
1:200



6 Street Elevation 6
1:200

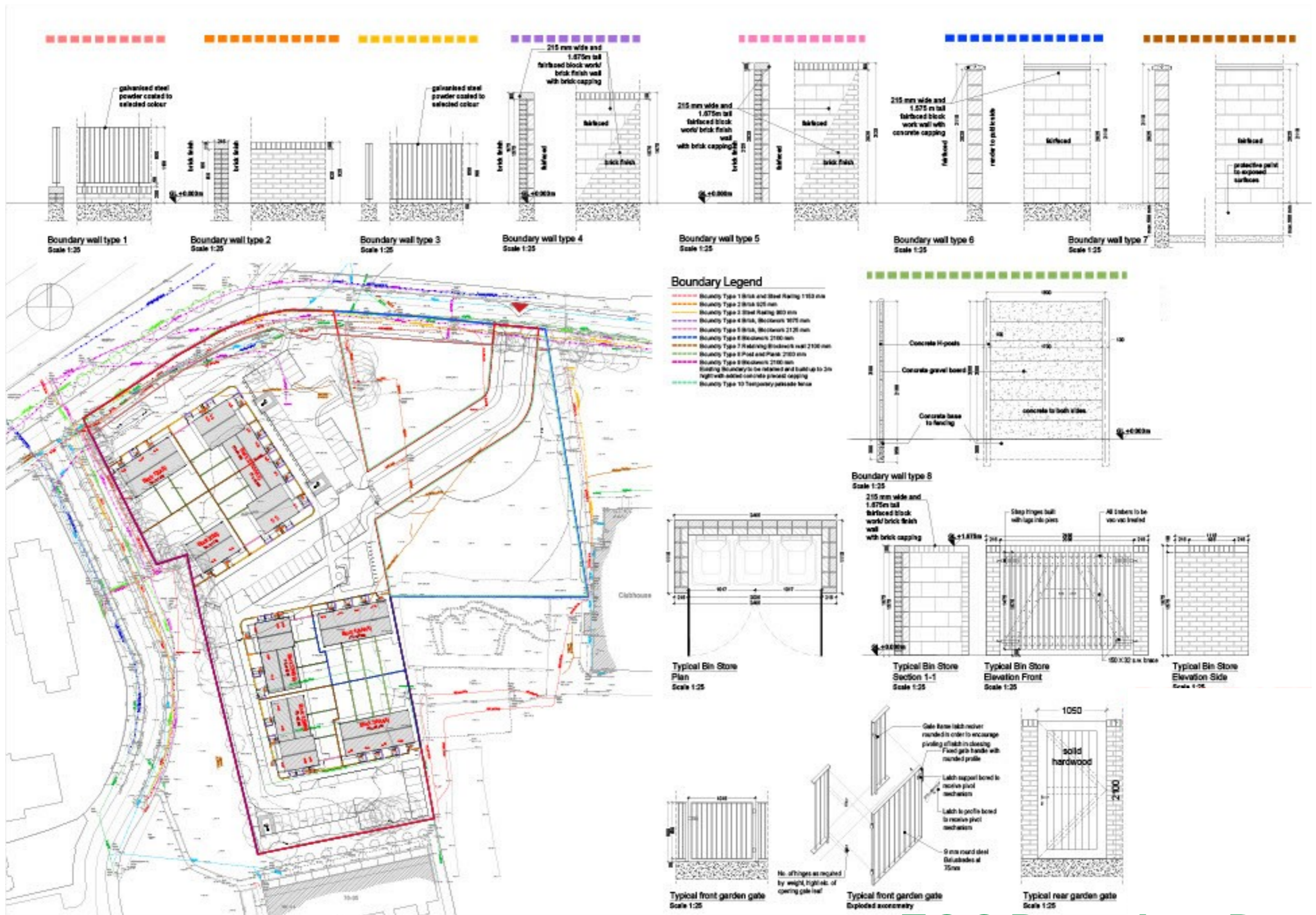


Key Plan
1:1000

7.8.1 Site Sections



7.8.2 3D Views



7.8.3 Boundary Details

Landscape Legend

- Ending Tree (Green circle)
- Plantation Tree (Blue circle)
- Ending Tree (Green circle)
- Plantation Tree (Blue circle)
- Category A (Green circle)
- Category B (Blue circle)
- Category C (Grey circle)
- Category U (Red circle)

Mosaic/Plantation/Ornamental Planting
 Mosaic/Plantation/Ornamental Grass
 Paved/Gravel/Grass

Site Area

Area of Site Ownership	1.5125 Ha (15125.81m ²)
Area of Site	1.0942 Ha (10942.28m ²)
Land Reserved	0.2853 Ha (2853.33m ²)
Percentage Ownership to Site	13.23 %

Public Open space

Public Open space No. 1	0.0989 Ha (989.00 m ²)
Public Open space No. 2	0.0517 Ha (517.10m ²)

Public Open space No. 1 & 2	0.1485 Ha (1485.34m ²)
Percentage of Open space No. 1 & 2 to Area of Site	13.51%

Area

Area of Site	1.0942 Ha
Public Open Space Provided	0.1485 Ha
Car Parking Spaces	68 spaces
Double Car Parking Spaces	3 spaces
Bicycle Spaces	33

Notes
 1. Footpaths to be constructed as per recommendations of site development works for housing areas.
 2. Refer to 090100013 construction drawings for all details of new roads, footpaths, ground levels, floor levels, slopes and site services.

Legend

- Site Ownership
- Site Outline in Field
- Taxi Parking
- 1:2000 Proposed numbering overall no. of houses
- Develing Principal Entrance
- Site Entrance Entrance
- 01-48 (30) No. of Parking Space overall
- Bin Store
- Site Double Parking Space (15,25,30)
- Level Access (P1-N)

Surface Layout

- Continual open space: Grass
- Private Garden: Grass
- Foot path: Grass
- Surface parking spaces: Tarmac
- Road Tarmac
- Pedestrian Walkways: Brushed Concrete
- Paved/Gravel Parking



7.8.4 Landscape

8.0 Appendix



Ireland

Mill House, Mill Street, Dundalk, Co.Louth,
A91 XTF7

(P) +353 42 9354466

UK

Scottish Provident Building
7 Donegal Square W, Belfast
BT1 6JH

Poland

VDI Poland Sp. z o.o.
No. 41A/6 Swieradowska Street, 50-559
Wroclaw

Kingdom of Saudi Arabia

Unit J, Auto Moto Business Park, King Faisal
Road, Ar Rakah, Al Khobar

United Arab Emirates

VDI Project Management Ltd. HDS Business
Centre 3204, (Cluster M), Jumeirah Lakes
Towers, Dubai