

Project:

Location:

Client:

Doc. No.:

Doc. Title:

Old Connaught Phase A1 LRD

Old Connaught Avenue, Bray, Co.Dublin

Castlethorn Old Conna ULC

24004-OMP-ZZ-ZZ-SA-A-6000

Schedule of Accommodation, Phase A, Sub-Phase 1

Proj. No.:

Proj. Lead:

Created by:

Doc. Purpose:

Revision:

24004

SD

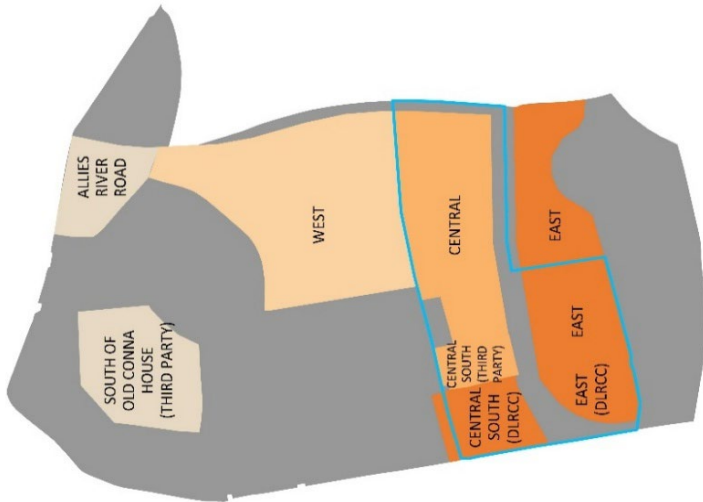
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Planning

C04

Schedule relates to dwg 24004-OMP-01-00-DR-A-1000

PLANNING APPLICATION: CENTRAL CHARACTER AREA LANDS (PHASE A, SUB PHASE 1)					
CENTRAL CHARACTER AREA LANDS - EAST (PHASE A, SUB-PHASE 1)					
Overall Site Area, Central Character Area East	24120	sq.m.			
Net Site Area (within Castlethorn Ownership)	11431	sq.m.			
Public Open Space within Subphase A lands	1232	sq.m.			
Public Open Space % of within Subphase A lands	10.8%	sq.m.			
No. of Houses	23	houses	19.5%		
No. of Apt/ Duplexes	95	apts/ duplexes	80.5%		
No. of Units	118				
Net Density	103.2	units/ha			
CENTRAL CHARACTER AREA LANDS - CENTRAL (PHASE A, SUB-PHASE 1)					
Net Site Area (within Castlethorn Ownership)	24148	sq.m.			
Public Open Space within Net Site Area	3287	sq.m.			
Public Open Space % of Net Site Area	13.6%	sq.m.			
No. of Houses	80	houses	52.3%		
No. of Apt/ Duplexes	73	apts/ duplexes	47.7%		
No. of Units	153	units			
Net Density	63.4	units/ha			
Childcare facility	574	sq.m.			
PLANNING APPLICATION: CENTRAL CHARACTER AREA LANDS (PHASE A, SUB PHASE 1)					
Red Line Area	69340	sq.m.			
Net Site Area	35579	sq.m.			
Public Open Space within Net Site Area	4519	sq.m.			
Public Open Space % of Net Site Area	12.7%	sq.m.			
No. of Houses	103	houses	38.0%		
No. of Apt/ Duplexes	168	apts/ duplexes	62.0%		
No. of Units	271	units			
Net Density	76.2	units/ha			



KEYPLAN: CENTRAL CHARACTER AREA, PHASE A
SUB PHASE 1

PHASE A, SUB PHASE 1, PLANNING APPLICATION HOUSES									
TYPE	Description			Central Character Area - East (Part of Phase A, sub-phase 1)	Central Character Area - Central (CT Ownership)	Building Height (No. of storeys)	Floor Area [m²]	Total Floor Area [m²]	Total No. of Houses
H2A	2B/4P, 4.3m wide, mid terrace				3	2	81.6	244.8	3
H2AM	2B/4P, 4.3m wide, mid terrace, mirrored				3	2	81.6	244.8	3
H2AL	2B/4P, 4.3m wide, end of terrace				3	2	81.6	244.8	3
H2AR	2B/4P, 4.3m wide, end of terrace				3	2	81.6	244.8	3
H2B	2B/4P, 7.9m wide			1		2	85.2	85.2	1
H3A	3B/5P, 5.4m wide house, with recessed porch, mid-terrace				8	2	92.0	736.0	8
H3AM	3B/5P, 5.4m wide house, with recessed porch, mid-terrace mirrored				7	2	92.0	644.0	7
H3AL	3B/5P, 5.4m wide house, with recessed porch, end of terrace				3	2	92.2	276.6	3
H3AR	3B/5P, 5.4m wide house, with recessed porch, end of terrace				4	2	92.2	368.8	4
H3AL1	3B/5P, 5.4m wide house, with recessed porch, end of terrace - variation				1	2	92.2	92.2	1
H3B	3B/5P, 6.1m wide house, mid-terrace				6	2	104.0	624.0	6
H3BM	3B/5P, 6.1m wide house, mid-terrace, mirrored				4	2	104.0	416.0	4
H3BL	3B/5P, 6.1m wide house, end of terrace				2	2	104.5	209.0	2
H3BR	3B/5P, 6.1m wide house, end of terrace				3	2	104.5	313.5	3
H3BL1	3B/5P, 6.1m wide house, end of terrace - variation				1	2	104.5	104.5	1
H3C	3B/5P + study, 6.1m wide house, mid-terrace			3		3	139.0	417.0	3
H3CL	3B/5P + study, 6.1m wide house, end of terrace			1		3	139.2	139.2	1
H3CR	3B/5P + study, 6.1m wide house, end of terrace			1		3	139.2	139.2	1
H3DL	3B/5P, 9.9m wide house			2		2	105.2	210.4	2
H3DR	3B/5P, 9.9m wide house			2		2	105.2	210.4	2
H3E	3B/5P, 5.4m wide house, with canopy, mid-terrace			3	4	2	94.6	662.2	7
H3EM	3B/5P, 5.4m wide house, with canopy, mid-terrace, mirrored			2	3	2	94.6	473.0	5
H3ER	3B/5P, 5.4m wide house, with canopy, end of terrace			1	2	2	95.0	285.0	3
H3EL	3B/5P, 5.4m wide house, with canopy, end of terrace			1	1	2	95.0	190.0	2
H3EL1	3B/5P, 5.4m wide house, with canopy, end of terrace - variation			1	1	2	95.0	190.0	2
H3ER1	3B/5P, 5.4m wide house, with canopy, end of terrace - variation			1		2	95.0	95.0	1
H4A	4B/7P, Avenue House, mid-terrace				12	3	152.0	1824.0	12
H4AL	4B/7P, Avenue House, end of terrace			1	3	3	155.6	622.4	4
H4AR	4B/7P, Avenue House, end of terrace			2	3	3	152.5	762.5	5
H4AL1	4B/7P, Avenue House, end of terrace - variation			1		3	152.5	152.5	1
Totals				23	80		11221.8		103

PHASE A, SUB PHASE 1, PLANNING APPLICATION APARTMENTS: CENTRAL CHARACTER AREA LANDS - EAST								
BLOCK 1 (EAST)	1 BED APT	2 BED/ 3P APT	2 BED/ 4P APT	3 BED/ 5P DUPLEX		Total	Dual Aspect	%
Level 00	2	1	1	6		10	7	70.0%

Level 01	5		6			11	3	27.3%
Level 02	4	1	6			11	3	27.3%
Level 03	4	1	6			11	3	27.3%
Level 04	4	1	6			11	3	27.3%
TOTAL	19	4	25	6		54	19	35.2%

BLOCK 2 (EAST)	1 BED APT	2 BED/ 3P APT	2 BED/ 4P APT	3 BED/ 5P DUPLEX		Total	Dual Aspect	%
Level 00		2	2			4	2	50.0%
Level 01	3	2	5			10	4	40.0%
Level 02	2	2	6			10	4	40.0%
Level 03	2	2	6			10	4	40.0%
Level 04	2	1	4			7	4	57.1%
TOTAL	9	9	23			41	18	43.9%

TOTAL APTS (EAST)	28	13	48	6		95	37	38.9%
TOTAL APTS (EAST)	29.5%	13.7%	50.5%	6.3%				

PHASE A, SUB PHASE 1, PLANNING APPLICATION APARTMENTS: CENTRAL CHARACTER AREA LANDS - CENTRAL								
BLOCK 3 (CENTRAL)	1 BED APT	2 BED/ 3P APT	2 BED/ 4P APT	3 BED/ 5P DUPLEX	3 BED APT	Total	Dual Aspect	%
Level 00 + Creche								
Level 01	3	3	4			10	5	50.0%
Level 02	3	3	4			10	5	50.0%
Level 03	3	3	4			10	5	50.0%
Level 04	4	2	2			8	4	50.0%
TOTAL	13	11	14			38	19	50.0%

BLOCK 4 (CENTRAL)	1 BED APT	2 BED/ 3P APT	2 BED/ 4P APT	3 BED/ 5P DUPLEX	3 BED APT	Total	Dual Aspect	%
Level 00	1	3	3			7	4	57.1%
Level 01	2	3	5			10	5	50.0%
Level 02	2	3	5			10	5	50.0%
Level 03	3	2	3			8	4	50.0%
TOTAL	8	11	16			35	18	51.4%
TOTAL APTS (CENTRAL)	21	22	30			73	37	50.7%

PHASE A, SUB PHASE 1, PLANNING APPLICATION APARTMENTS TOTAL								
TOTAL	49	35	78	6		168	74	44.0%
% APT MIX	29.2%	20.8%	46.4%	3.6%				

CAR PARKING		No. of Units	Surface	Disabled (Surface)	Visitor (Surface)	Undercroft	Disabled (Undercroft)	Total	Residential Parking Ratio
Houses (East)		23	34	2				36	1.6
Apartment Block 1 (East)		54	20			23	1	44	0.8
Apartment Block 2 (East)		41	3			23	1	27	0.7
Houses (Central)		80	117	3				120	1.5
Apartment Block 3 (Central)		38	17	2				19	0.5
Apartment Block 4 (Central)		35	26	2				28	0.8
Visitor					11			11	
ESB spaces					2			2	
Go-Car					2			2	
Total		271	217	9	15	46	2	289	1.1

*20% of all residential and visitor car parking spaces are equipped with an EV Charging Point, Please refer to the Car Parking Allocation Drawing for further detail.

**4% of all residential and visitor car parking spaces are suitable for use by disabled persons.

BICYCLE PARKING RESIDENTIAL UNITS	No. Residential Units	No. of Bedrooms	Residential Bicycle Parking Requirement (Apt Guidelines)	Residential Bicycle Parking Proposed	Visitor Bicycle Parking Requirement (Apt Guidelines)*	Visitor Bicycle Parking Proposed (External Sheffield Stands)	Total Residential and Visitor Bicycle Parking Requirement (Apt Guidelines)	Total Bicycle Parking Provision	Motor bicycle Parking Proposed
Apartment Block 1 (East)	54	95	95	88	27	24	122	112	3
Apartment Block 2 (East)	41	73	73	80	21	24	94	104	
Apartment Block 3 (Central)	38	63	63	67	19	18	82	85	2
Apartment Block 4 (Central)	35	62	62	68	18	18	80	86	3
Mid-terrace houses	45			48				48	4
TOTALS	168	293	293	351	84	84	377	435	12

RESIDENTIAL BICYCLE PARKING TYPE APARTMENTS & DUPLEXES	No. Sheffield Stand Spaces in Internal Bicycle Stores	No. Semi-Vertical Spaces in Internal Bicycle Stores	No. Stacked Spaces in Internal Bicycle Stores	No. Cargo Spaces	No. External Bicycle Locker Spaces (Horizontal)	No. Sheffield Stand Spaces in External Bicycle Stores	No. External Bicycle Store Spaces (Stacked)	No. External Bicycle Store Spaces (Vertical)	Total Residential Bicycle Parking
Apartment Block 1 (East)	52		32	4					88
Apartment Block 2 (East)	44		32	4					80
Apartment Block 3 (Central)	36	28		3					67
Apartment Block 4 (Central)	16	20		4		28			68
TOTALS	148	48	64	15		28			303
	48.8%	15.8%	21.1%	5.0%		9.2%			100.0%

COMMUNAL SPACE	No. Residential Units	Communal Open Space Requirement Apartment Guidelines	Communal Open Space Proposed (Level 00)	Communal Open Space Proposed (Level 01)	Communal Open Space Proposed (Level 04)	Communal Open Space Proposed Total
Apartment Block 1&2 (East)	95	596		723		723
Apartment Block 3 (Central)	38	229			178	178
Apartment Block 4 (Central)	35	218	253			253
TOTALS	168	1043	253	723	178	1154

BLOCK 1	GIA	NIA (Resi)	NIA (Services)			Efficiency
Level 00	717	506.1	63.1			79.4%
Level 01	1132.4	964.9				85.2%
Level 02	845.1	708.9				83.9%
Level 03	845.1	708.9				83.9%
Level 04	845.1	708.9				83.9%
TOTAL	4384.7	3597.7	63.1			83.5%

BLOCK 2	GIA	NIA (Resi)	NIA (Services)			Efficiency
Level 00	559.8	275.5	171.8			79.9%
Level 01	801.9	650.5				81.1%
Level 02	801.9	677.5				84.5%
Level 03	801.9	677.5				84.5%
Level 04	581.8	479.3				82.4%
TOTAL	3547.3	2760.3	171.8			82.7%

BLOCK 3	GIA	NIA (Resi)	NIA (Services)	NIA (Creche)		Efficiency
Level 00	759.6		82.6	574		86.4%
Level 01	770.9	643.8				83.5%
Level 02	770.9	643.8				83.5%
Level 03	770.9	643.8				83.5%
Level 04	585.7	479.2				81.8%
TOTAL	3658	2410.6	82.6	574		83.8%

BLOCK 4	GIA	NIA (Resi)	NIA (Services)	NIA (Creche)		Efficiency
Level 00	783.7	474.5	141.5			78.6%
Level 01	789.6	660				83.6%
Level 02	789.6	660				83.6%
Level 03	604.6	497.1				82.2%
TOTAL	2967.5	2291.6	141.5			82.0%
TOTAL (OVERALL)	14557.5	11060.2	459	574		83.1%

MASTERPLAN: CENTRAL CHARACTER AREA LANDS (PHASE A, SUB PHASE 2, CASTLETHORN OWNERSHIP)					
PHASE A, SUB PHASE 2, MASTERPLAN : CENTRAL CHARACTER AREA LANDS - EAST					
Net Site Area		12532 sq.m.			
Public Open Space within Net Site Area		1257 sq.m.			
Public Open Space % of Net Site Area		10.0% sq.m.			
No. of Houses		40 houses	54.8%		
No. of Apt/ Duplexes		33 apts/ duplexes	45.2%		
No. of Units		73			
Net Density		58.3 units/ha			
PHASE A, SUB PHASE 2, MASTERPLAN , CENTRAL CHARACTER AREA LANDS - WEST					
Gross Site Area		40601 sq.m.			
Area of existing path & ATR (excluded from Gross Site Are		3363 sq.m.			
Net Site Area		37238 sq.m.			
Public Open Space within Gross Site Area		4665 sq.m.			
Public Open Space % of Gross Site Area		11.5% sq.m.			
No. of Houses		137 houses	59.8%		
No. of Apt/ Duplexes		92 apts/ duplexes	40.2%		
No. of Units		229 units			
Net Density		61.5 units/ha			
PHASE A, SUB PHASE 2, MASTERPLAN , CENTRAL CHARACTER AREA LANDS - ALLIES RIVER ROAD					
Gross Site Area		8452 sq.m.			
Area of existing trees (excluded from Gross Site Area)		1642 sq.m.			
Net Site Area		6810 sq.m.			
Public Open Space within Net Site Area		819 sq.m.			
Public Open Space % of Net Site Area		12.0% sq.m.			
No. of Houses		11 houses	37.9%		
No. of Apt/ Duplexes		18.0 apts/ duplexes	62.1%		
No. of Units		29 units			
Net Density		42.6 units/ha			
MASTERPLAN: CENTRAL CHARACTER AREA LANDS (PHASE A, SUB PHASE 2, CASTLETHORN OWNERSHIP)					
Net Site Area		58222			
Public Open Space within Net Site Area		10851 sq.m.			
Public Open Space % of Net Site Area		18.6% sq.m.			
No. of Houses		188 houses	56.8%		
No. of Apt/ Duplexes		143 apts/ duplexes	43.2%		
No. of Units		331 units			
Net Density		56.9 units/ha			
MASTERPLAN: CENTRAL CHARACTER AREA LANDS (PHASE A, SUB PHASES 1+2, CASTLETHORN OWNERSHIP)					
Net Site Area		93801			
Public Open Space within Net Site Area		15370 sq.m.			
Public Open Space % of Net Site Area		16.4% sq.m.			
No. of Houses		291 houses	48.3%		
No. of Apt/ Duplexes		311 apts/ duplexes	51.7%		
No. of Units		602 units			
Net Density		64.2 units/ha			
PHASE A, SUB PHASE 1+2, MASTERPLAN : CENTRAL CHARACTER AREA LANDS - EAST, CASTLETHORN OWNERSHIP					
Net Site Area		23962 sq.m.			
Public Open Space within Net Site Area		2489 sq.m.			
Public Open Space % of Net Site Area		10.4% sq.m.			
No. of Houses		63 houses	33.0%		
No. of Apt/ Duplexes		128 apts/ duplexes	67.0%		
No. of Units		191			
Net Density		79.7 units/ha			

HOUSES: CENTRAL CHARACTER AREA LANDS (PHASE A, SUB PHASE 2, CASTLETHORN OWNERSHIP)										
TYPE		Description	Central Character Area - East (Phase A,	Central Character Area - West (Phase A,	Central Character Area - Allies River Road	Building Height (No. of storeys)	Floor Area [m²]	Total Floor Area [m²]	Total No. of Houses	
H2A	2B/4P, 4.2m wide		10	21		2	76	2356.0	31	
H2B	2B/4P, 7.9m wide		6			84.4	506.4	6	6	
H3A	3B/5P, 5.4m wide	house, with recessed porch (Ref.: Woodbrook NHA)	11	65	6	2	92.2	7560.4	82	
H3B	3B/5P, 6.1m wide	house (Ref.: Woodbrook Phase 1)		23		2	105.1	2417.3	23	
H3C	3B/5P + study, 6.1m wide	house (Ref.: Woodbrook Phase 1)	12	10		3	143.4	3154.8	22	
H3D	3B/5P, 9.9m wide	house (Ref.: Somerton)	1	18	5	2	109.2	2620.8	24	
H4A	4B/7P Avenue House,	terrace (Ref.: Woodbrook Avenue)				3	154.3			
Totals			40	137	11				188	

BLOCK 5 (EAST)	1 BED APT	2 BED/ 3P APT	2 BED/ 4P APT	3 BED/ 5P DUPLEX	3 BED APT	Total	Dual Aspect	%
Level 00	2	1	2			5	4	80.0%
Level 01	3	1	4			8	4	50.0%
Level 02	3	1	4			8	4	50.0%
Level 03	3	1	4			8	4	50.0%
Level 04	1	1	2			4	4	100.0%
TOTAL	12	5	16			33	20	60.6%

PHASE A, SUB PHASE 2, MASTERPLAN APARTMENTS: CENTRAL CHARACTER AREA LANDS - WEST								
BLOCK 6 (WEST)	1 BED APT	2 BED/ 3P APT	2 BED/ 4P APT	3 BED/ 5P DUPLEX	3 BED APT	Total	Dual Aspect	%
Level 00	1	3	3			7	4	57.1%
Level 01	2	3	5			10	5	50.0%
Level 02	2	3	5			10	5	50.0%
Level 03	3	2	3			8	4	50.0%
Level 04								
TOTAL	8	11	16			35	18	51.4%
BLOCK 7 (WEST)	1 BED APT	2 BED/ 3P APT	2 BED/ 4P APT	3 BED/ 5P DUPLEX	3 BED APT	Total	Dual Aspect	%
Level 00	1	3	3			7	4	57.1%
Level 01	2	3	5			10	5	50.0%
Level 02	2	3	5			10	5	50.0%
Level 03	3	2	3			8	4	50.0%
Level 04								
TOTAL	8	11	16			35	18	51.4%
TOTAL APTS (WEST)	16	22	32			70	36	51.4%

MASTERPLAN: CENTRAL CHARACTER AREA LANDS (PHASE A, SUB PHASE 2, THIRD PARTY OWNERSHIP)					
CENTRAL CHARACTER AREA LANDS - EAST- DLRCC OWNERSHIP					
Net Site Area		5928	sq.m.		
Public Open Space within Net Site Area			sq.m.		
Public Open Space % of Net Site Area			sq.m.		
No. of Houses			houses		
No. of Apt/ Duplexes		66	apts/ duplexes	100.0%	
No. of Units		66	units		
Net Density		90.0	units/ha		
CENTRAL CHARACTER AREA LANDS - CENTRAL SOUTH - DLRCC OWNERSHIP					
Net Site Area		8318	sq.m.		
Public Open Space within Net Site Area			sq.m.		
Public Open Space % of Net Site Area			sq.m.		
No. of Houses			houses		
No. of Apt/ Duplexes		92	apts/ duplexes	100.0%	
No. of Units		92	units		
Net Density		90.0	units/ha		
CENTRAL CHARACTER AREA LANDS - CENTRAL SOUTH- THIRD PARTY OWNERSHIP					
Net Site Area		4206	sq.m.		
Public Open Space within Net Site Area			sq.m.		
Public Open Space % of Net Site Area			sq.m.		
No. of Houses		23	houses	100.0%	
No. of Apt/ Duplexes			apts/ duplexes		
No. of Units		23	units		
Net Density		54.7	units/ha		
PHASE A, SUB PHASE 2, MASTERPLAN , CENTRAL CHARACTER AREA LANDS - SOUTH OF OLD CONNA HOUSE					
Net Site Area		15887	sq.m.		
Public Open Space within Net Site Area		1512	sq.m.		
Public Open Space % of Net Site Area		9.5%	sq.m.		
No. of Houses		62	houses	78.5%	
No. of Apt/ Duplexes		17	apts/ duplexes	21.5%	
No. of Units		79	units		
Net Density		49.7	units/ha		
MASTERPLAN: CENTRAL CHARACTER AREA LANDS (PHASE A, SUB PHASE 2, THIRD PARTY OWNERSHIP)					
Net Site Area		34339	sq.m.		
Public Open Space within Net Site Area		TBC	sq.m.		
Public Open Space % of Net Site Area		TBC	sq.m.		
No. of Houses		85	houses	32.7%	
No. of Apt/ Duplexes		175	apts/ duplexes	67.3%	
No. of Units		260	units		
Gross Density		75.8	units/ha		
Net Density			units/ha		

HOUSES: CENTRAL CHARACTER AREA LANDS (PHASE A, SUB PHASE 2, THIRD PARTY OWNERSHIP)										
TYPE		Description			Central Character Area - Central South (Phase A, Sub-phase 2)	Central Character Area - South of Old Connaught House (Phase A, Sub-phase 2)	Building Height (No. of storeys)	Floor Area [m²]	Total Floor Area [m²]	Total No. of Houses
H2A	2B/4P, 4.2m wide				6	11	2	76	1292.0	17
H3A	3B/5P, 6.1m wide house (Ref.: Somerton)					31	2	105.1	3258.1	31
H3B	3B/5P, 9.9m wide house (Ref.: Somerton)					3	2	109.2	327.6	3
H3C	3B/5P, 5.4m wide house, with recessed porch (Ref.: Woodbrook NHA)				11	11	2	92.2	2028.4	22
H4A	4B/7P Avenue House, terrace (Ref.: Woodbrook Avenue)				6	6	3	154.3	1851.6	12
Totals					23	62				85

CENTRAL CHARACTER AREA LANDS - LANDS TO SOUTH OF OLD CONNAUGHT HOUSE - THIRD PARTY OWNERSHIP								
BLOCK C1	1 BED APT	2 BED/ 3P APT	2 BED/ 4P APT	3 BED/ 5P DUPLEX	3 BED APT	Total	Dual Aspect	%
Level 00	1		2			3	2	66.7%
Level 01	3		2			5	3	60.0%
Level 02	3		2			5	3	60.0%
Level 03	2		2			4	2	50.0%
Level 04								