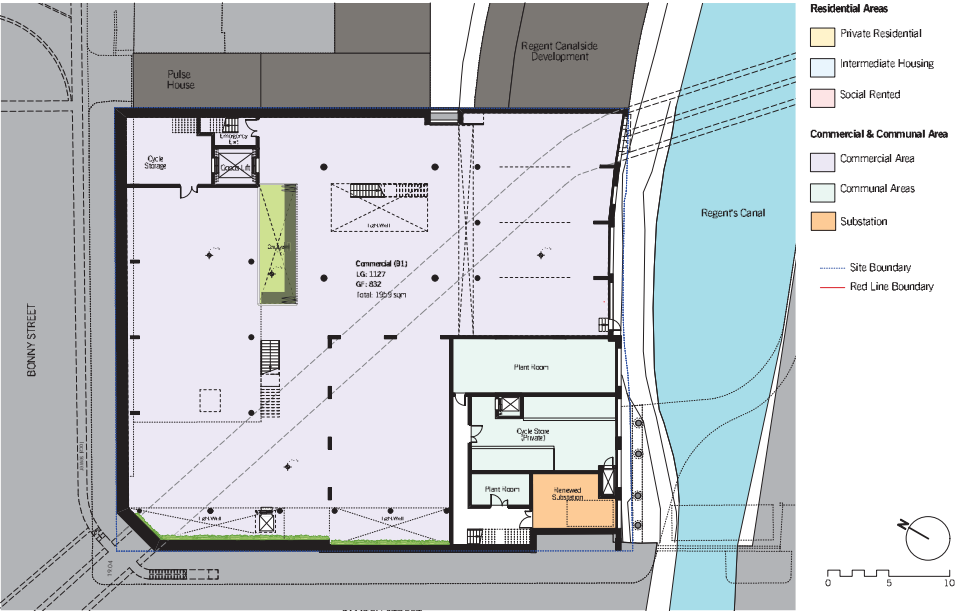
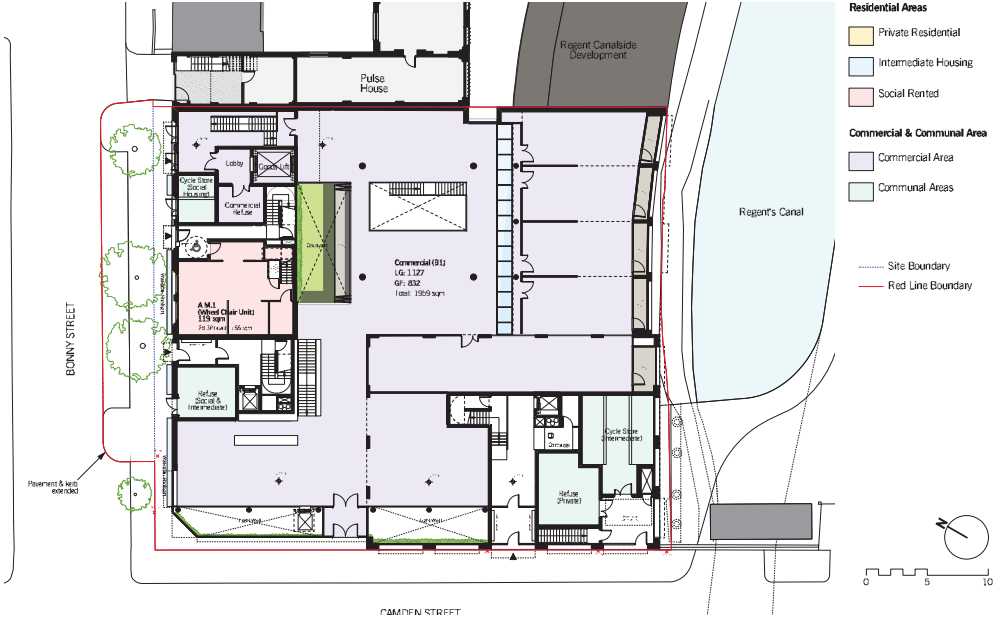


Employment Space - Proposed Plans

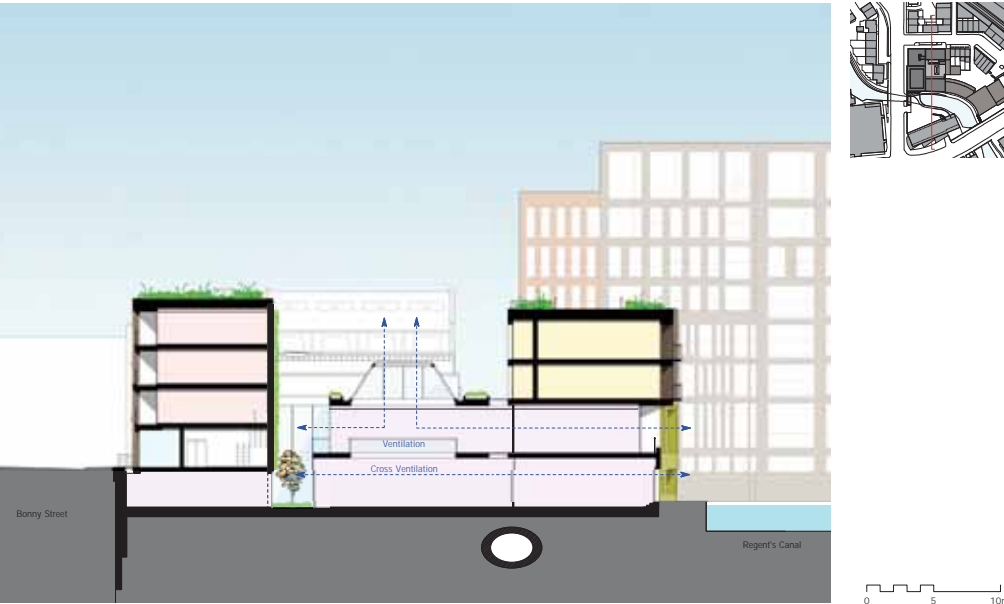


Lower Ground Floor Plan (Canal Level)

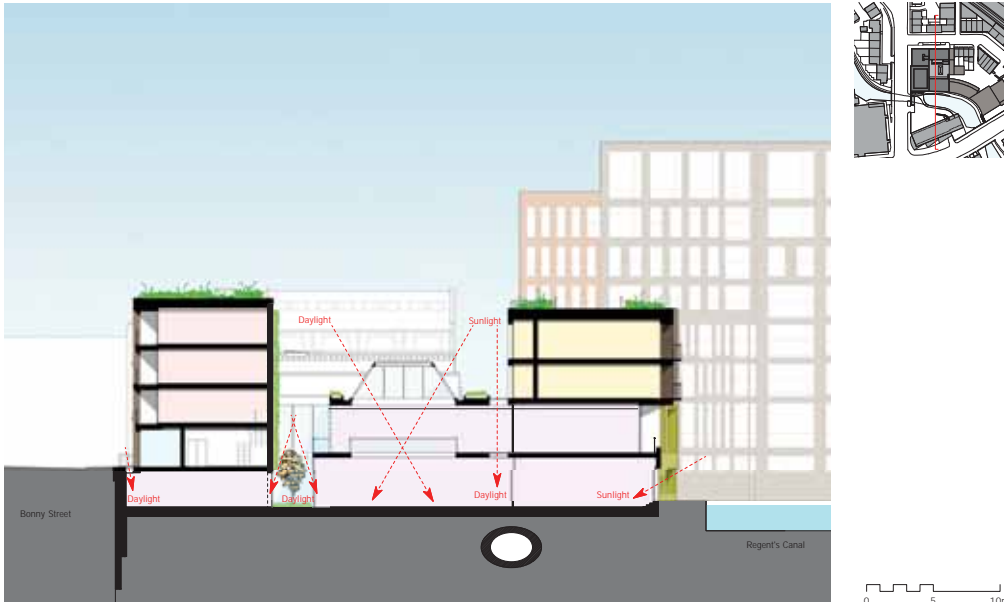


Ground Floor Plan (Street Level)

Commercial Space. The Commercial Space can be let as one unit or subdivided into 4-5 small units.



Natural Ventilation. All levels of both commercial units can be ventilated naturally by cross ventilation.

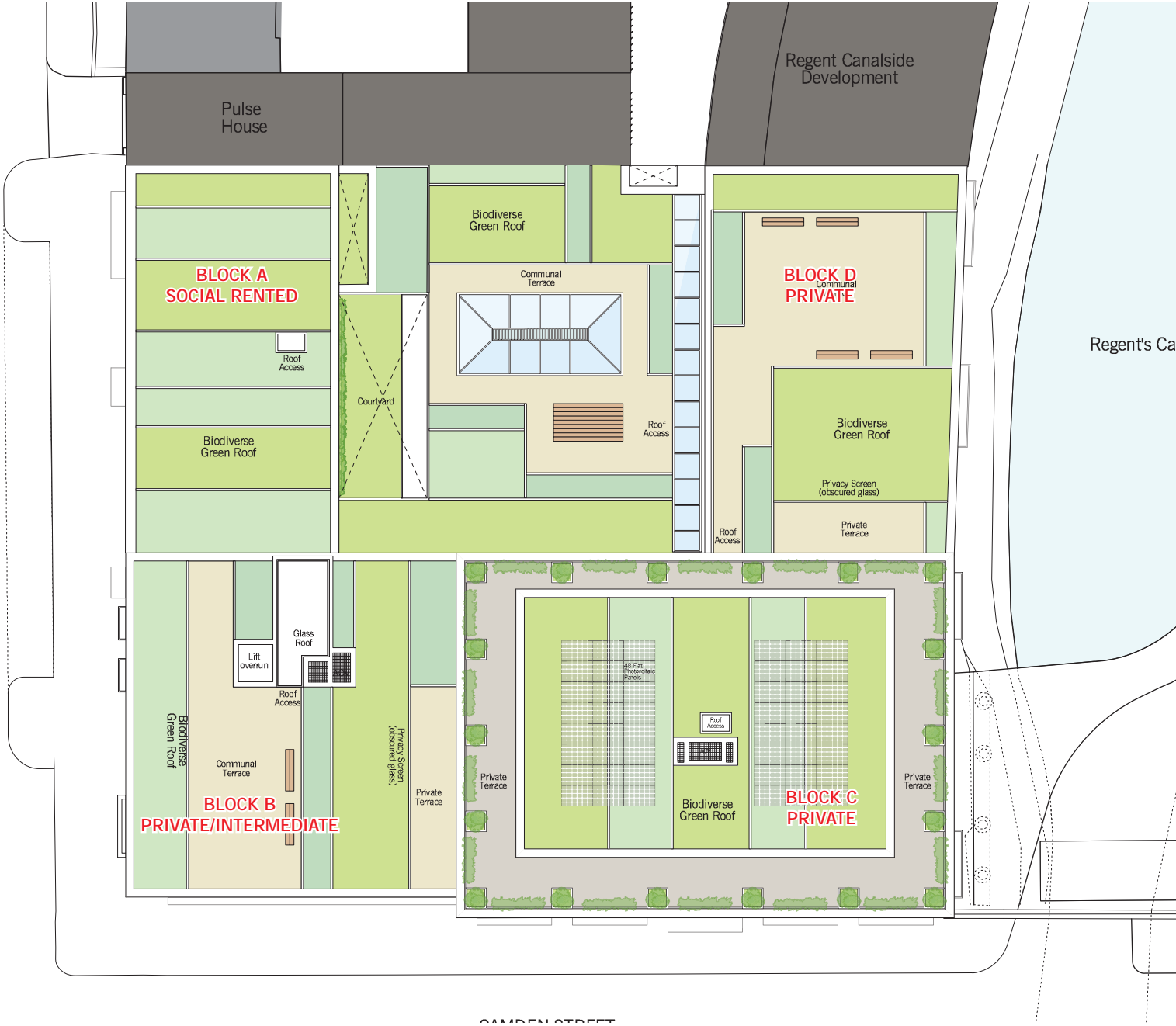
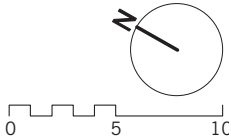


Natural Light. All commercial spaces in the Ground Floor including the space in the Lower Ground Floor are naturally lit.



## Quality of Future Residential Accommodation

- BLOCK A : SOCIAL RENTED
- BLOCK B : PRIVATE/INTERMEDIATE
- BLOCK C : PRIVATE
- BLOCK D : PRIVATE/INTERMEDIATE



Roof Plan - Residential Use (Block Labelling)

Residential - Residential Areas/Mix

Proposed Residential Areas

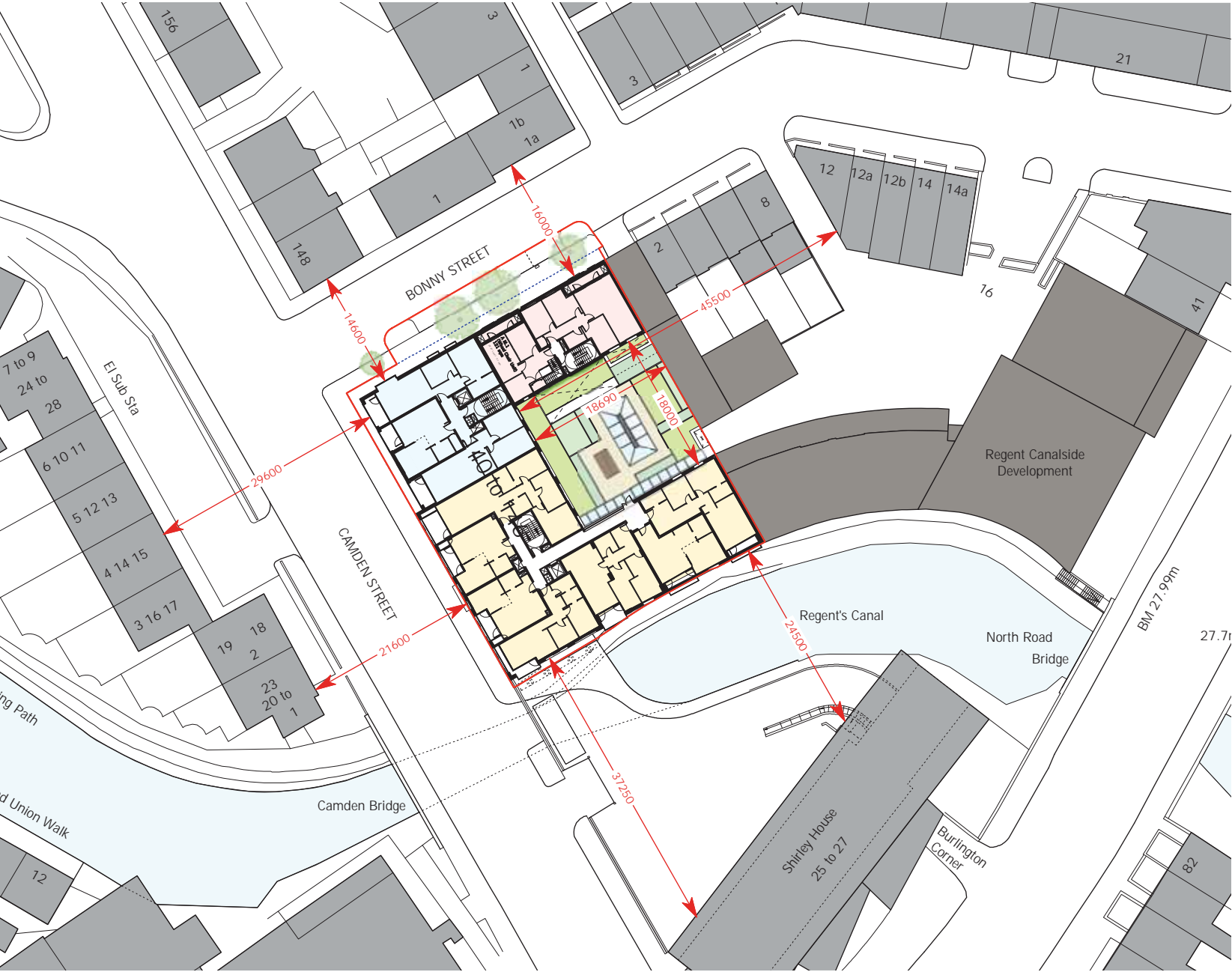
<u>Proposed Residential Areas (m<sup>2</sup> / ft<sup>2</sup>)</u>			
Private	2,789 m <sup>2</sup>	30,021 ft <sup>2</sup>	
Social Rented	486 m <sup>2</sup>	5,231 ft <sup>2</sup>	
Intermediate	342 m <sup>2</sup>	3,681 ft <sup>2</sup>	
<hr/>			
<b>Total Areas</b>	<b>3,617 m<sup>2</sup></b>	<b>38,933 ft<sup>2</sup></b>	
<b>Total No. of Habitable Rooms</b>	<b>146</b>		
<b>Total No. of Flats</b>	<b>53</b>		
<hr/>			
<u>Affordable Housing Analysis</u>			
<b>Total Affordable by Areas</b>	<b>828 m<sup>2</sup></b>	<b>8,913 ft<sup>2</sup></b>	
<hr/>			
Percentage of Total Residential Areas	23%		
<hr/>			
<u>Split by Category</u>			
Social Rented	59%	486 m <sup>2</sup>	5,231 ft <sup>2</sup>
Intermediate (Shared Ownership)	41%	342 m <sup>2</sup>	3,681 ft <sup>2</sup>
<hr/>			
<b>Total Affordable No. of Habitable Rooms</b>	<b>33</b>		
<hr/>			
Percentage of Total Resi. No. of Hab. Rooms	23%		
<hr/>			
<u>Split by Category</u>			
Social Rented	58%	19	
Intermediate (Shared Ownership)	42%	14	

Proposed Residential Mix

	1 bed	2 bed	3 bed	Total	Percentage	Aim*	Provided
				of each category	of all flats	according to Policy DP5	by current scheme
<b>Market (Private)</b>	17	17	7	41	77.4%	of Market (Private)	
	41.5%	41.5%	17.1%			40.0% 2-bedroom flats	41.5% 2-bedroom flats
<b>Intermediate</b>	4	2	0	6	11.3%	of Intermediate	
	66.7%	33.3%	0.0%			10.0% large flats	0.0% large flats
<b>Social Rented</b>	2	1	3	6	11.3%	of Social Rented	
	33.3%	16.7%	50.0%			50.0% large flats	50.0% large flats
<hr/>							
<b>TOTAL</b>	1 bed	2 bed	3 bed	Total			
	23	20	10	53			
	43.4%	37.7%	18.9%	100.0%			

\* high / very high priority  
1) RSL requirement for Intermediate is for 1B & 2B units

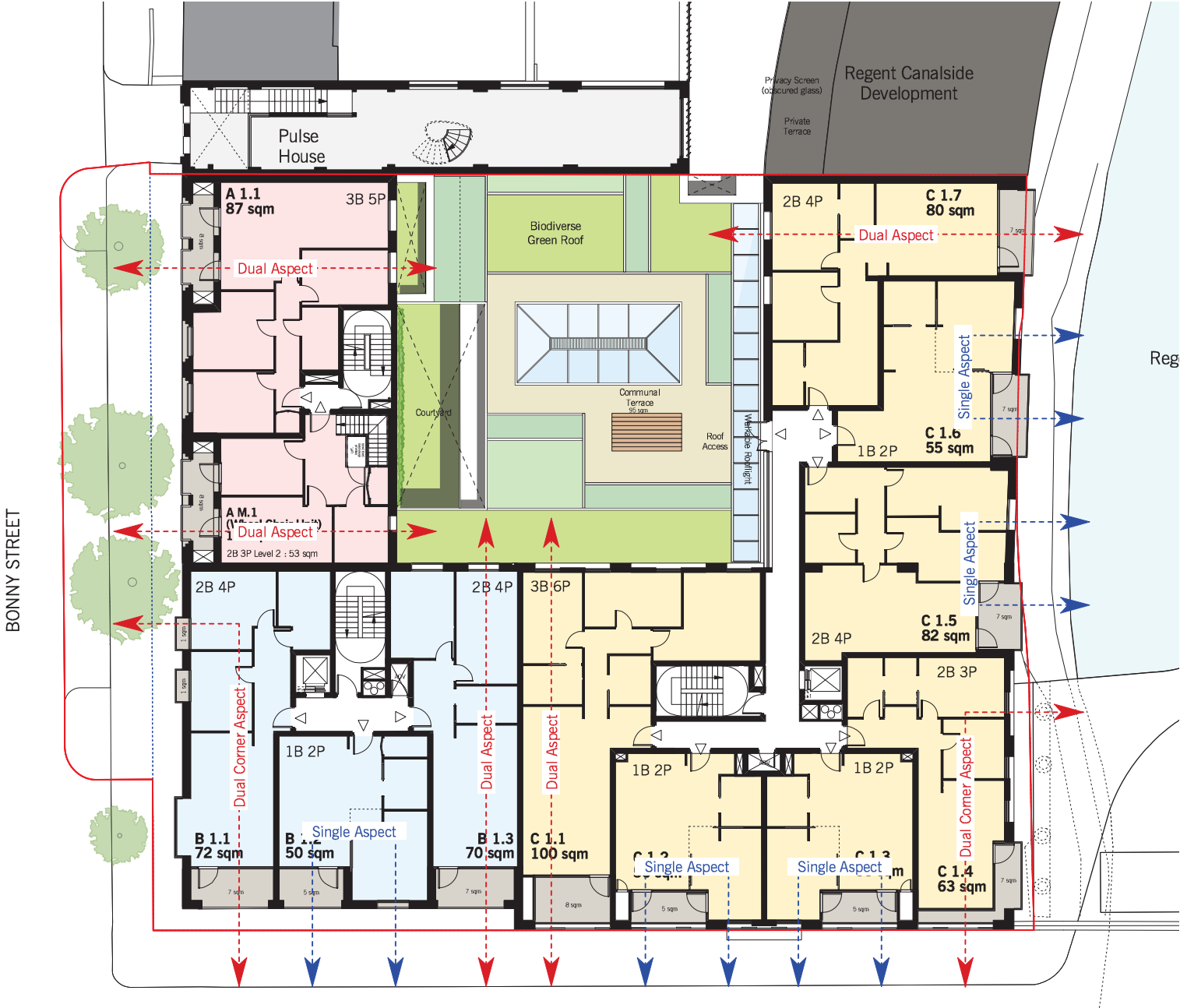
Residential - Privacy Distances



- Site Boundary
- Red Line Boundary

The Privacy distances between proposed and existing buildings are generally well in excess of the 18m rule between habitable rooms.

First Floor Plan - Privacy Distances



All apartments in the Proposed Scheme are provided with a sufficient level of outlook and dual aspect; apart from the One-Bedrooms Flats which face south.

First Floor Plan - Dual Aspect

# Residential - Amenity Space Affordable

## Amenity Space - Affordable

### Social Rented - Block A

No.	Floor	Block	Flat No.	Balconies	Terrace
1	Ground	A	AM.1	0.0 m²	
2	1st Floor	A	A 1.1	8.0 m²	
3			AM.1	8.0 m²	
4	2nd Floor	A	A 1.1	8.0 m²	
5			A2.2	8.0 m²	
6	3rd Floor	A	A 3.1	8.0 m²	
7			A3.2	8.0 m²	
				48 m²	0 m²
TOTAL SOCIAL RENTED AMENITY SPACE				48 m²	

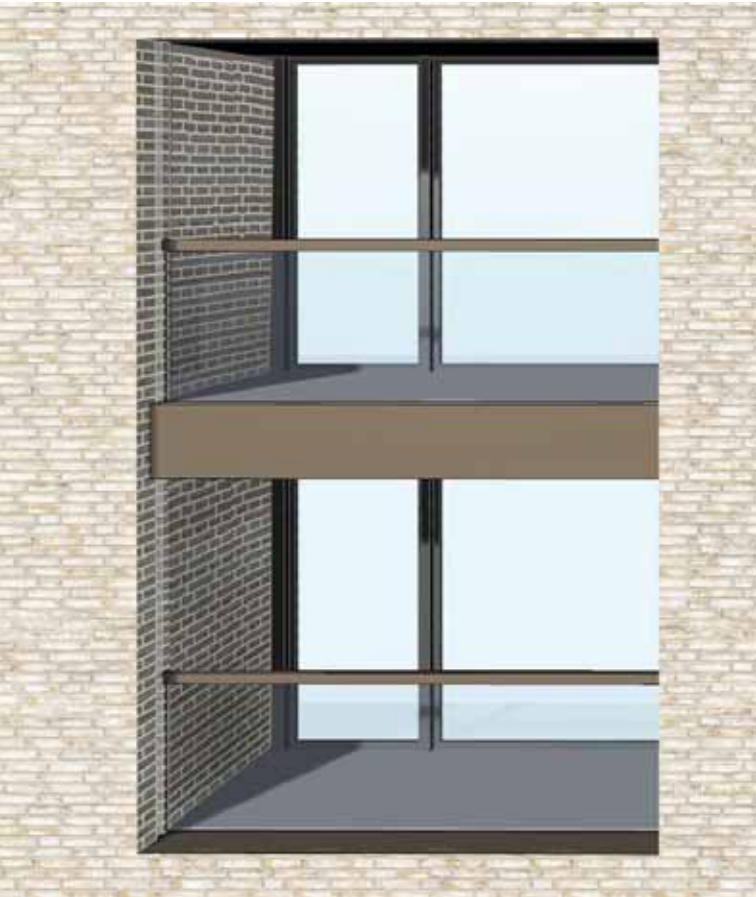
### Intermediate - Block B

No.	Floor	Block	Flat No.	Balconies	Terrace
8	1st Floor	B	B 1.1	9.0 m <sup>2</sup>	
9			B 1.2	5.0 m <sup>2</sup>	
10			B 1.3	7.0 m <sup>3</sup>	
11	2nd Floor	B	B 2.2	5.0 m <sup>2</sup>	
12	3rd Floor	B	B 3.2	5.0 m <sup>2</sup>	
				31 m <sup>2</sup>	0 m <sup>2</sup>
TOTAL SOCIAL INTERMEDIATE AMENITY SPACE				31 m <sup>2</sup>	
TOTAL AFFORDABLE AMENITY SPACE				79 m <sup>2</sup>	



Residential - Amenity Space Private

Amenity Space - Private



No.	Floor	Block	Flat No.	Balconies	Terrace
1	1st Floor	C	C 1.1	8.0 m <sup>2</sup>	
2			C 1.2	5.0 m <sup>2</sup>	
3			C 1.3	5.0 m <sup>2</sup>	
4			C 1.4	7.0 m <sup>2</sup>	
5			C 1.5	7.0 m <sup>2</sup>	
6			C 1.6	7.0 m <sup>2</sup>	
7			C 1.7	7.0 m <sup>2</sup>	
8	2nd Floor	C	C 2.1	8.0 m <sup>2</sup>	
9			C 2.2	5.0 m <sup>2</sup>	
10			C 2.3	5.0 m <sup>2</sup>	
11			C 2.4	7.0 m <sup>2</sup>	
12			C 2.5	7.0 m <sup>2</sup>	
13			C 2.6	7.0 m <sup>2</sup>	
14			C 2.7	7.0 m <sup>2</sup>	
15		B	B 2.1	9.0 m <sup>3</sup>	
16			B 2.3	7.0 m <sup>4</sup>	
17	3rd Floor	C	C 3.1	8.0 m <sup>2</sup>	19.0 m <sup>2</sup>
18			C 3.2	5.0 m <sup>2</sup>	
19			C 3.3	5.0 m <sup>2</sup>	
20			C 3.4	11.0 m <sup>2</sup>	
21		B	B 3.1	9.0 m <sup>2</sup>	
22			B 3.3	7.0 m <sup>3</sup>	
23	4th Floor	C	C 4.1	8.0 m <sup>2</sup>	
24			C 4.2	5.0 m <sup>2</sup>	
25			C 4.3	5.0 m <sup>2</sup>	
26			C 4.4	7.0 m <sup>2</sup>	
27			C 4.5	6.0 m <sup>2</sup>	
28		B	B 4.1	9.0 m <sup>2</sup>	
29			B 4.3	7.0 m <sup>2</sup>	
30	5th Floor	C	C 5.1	7.0 m <sup>2</sup>	21.0 m <sup>2</sup>
31			C 5.2	5.0 m <sup>2</sup>	
32			C 5.3	5.0 m <sup>2</sup>	
33			C 5.4	7.0 m <sup>2</sup>	
34			C 5.5	6.0 m <sup>2</sup>	
35	6th Floor	C	C 6.1	8.0 m <sup>2</sup>	
36			C 6.2	5.0 m <sup>2</sup>	
37			C 6.3	5.0 m <sup>2</sup>	
38			C 6.4	7.0 m <sup>2</sup>	
39			C 6.5	6.0 m <sup>3</sup>	
40	7th Floor	C	C 7.1	0.0 m <sup>2</sup>	74.0 m <sup>2</sup>
41			C 7.2	0.0 m <sup>2</sup>	74.0 m <sup>2</sup>

261 m<sup>2</sup>

188 m<sup>2</sup>

TOTAL PRIVATE AMENITY SPACE

449 m<sup>2</sup>

Residential - Communal Amenity Space Private

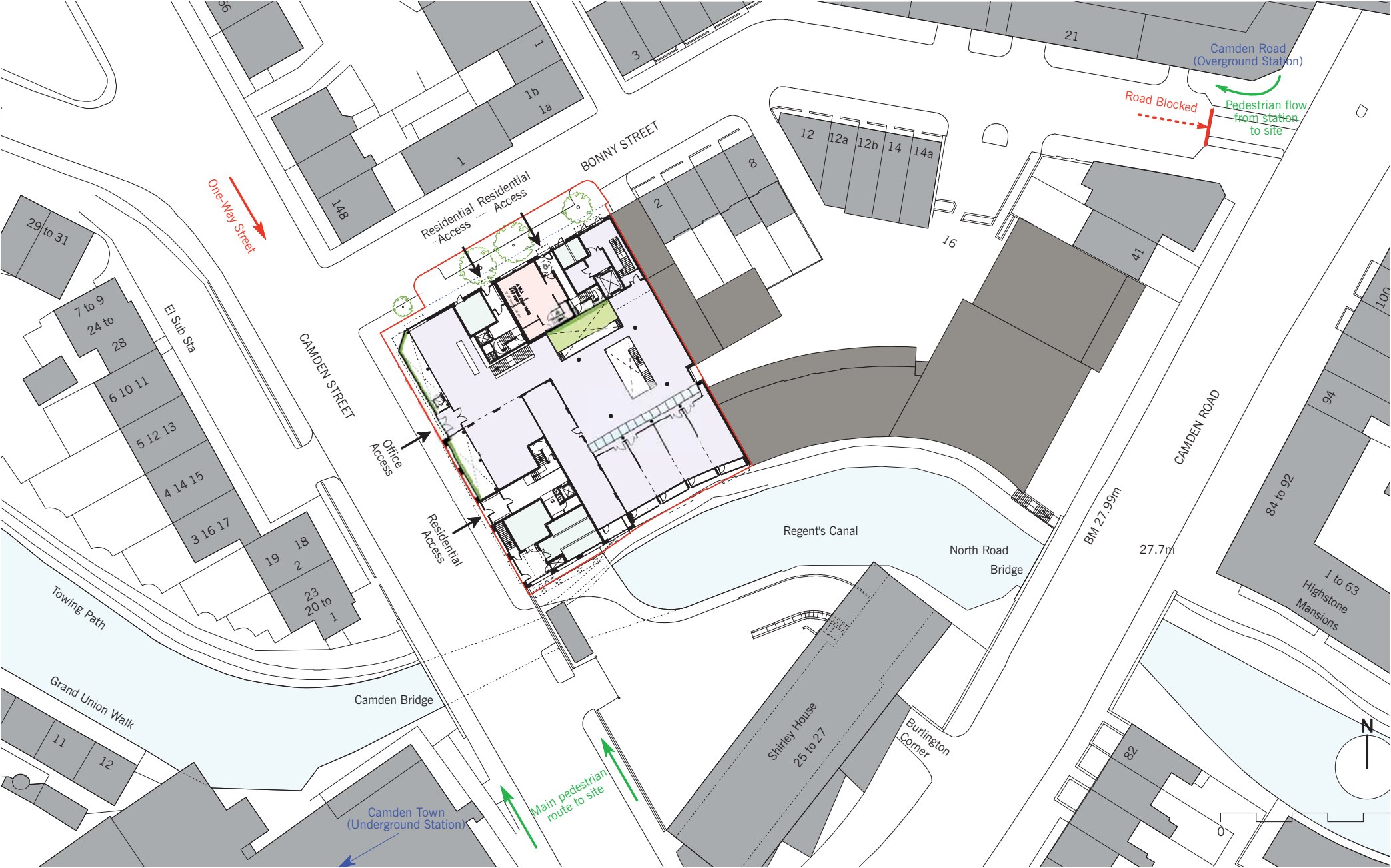
Amenity Space - Communal

Type	Area
Communal Roof Terrace & Garden	95.0 m²
Communal Roof Terrace & Garden	85.0 m²
<b>TOTAL COMMUNAL AMENITY SPACE</b>	<b>180.0 m²</b>

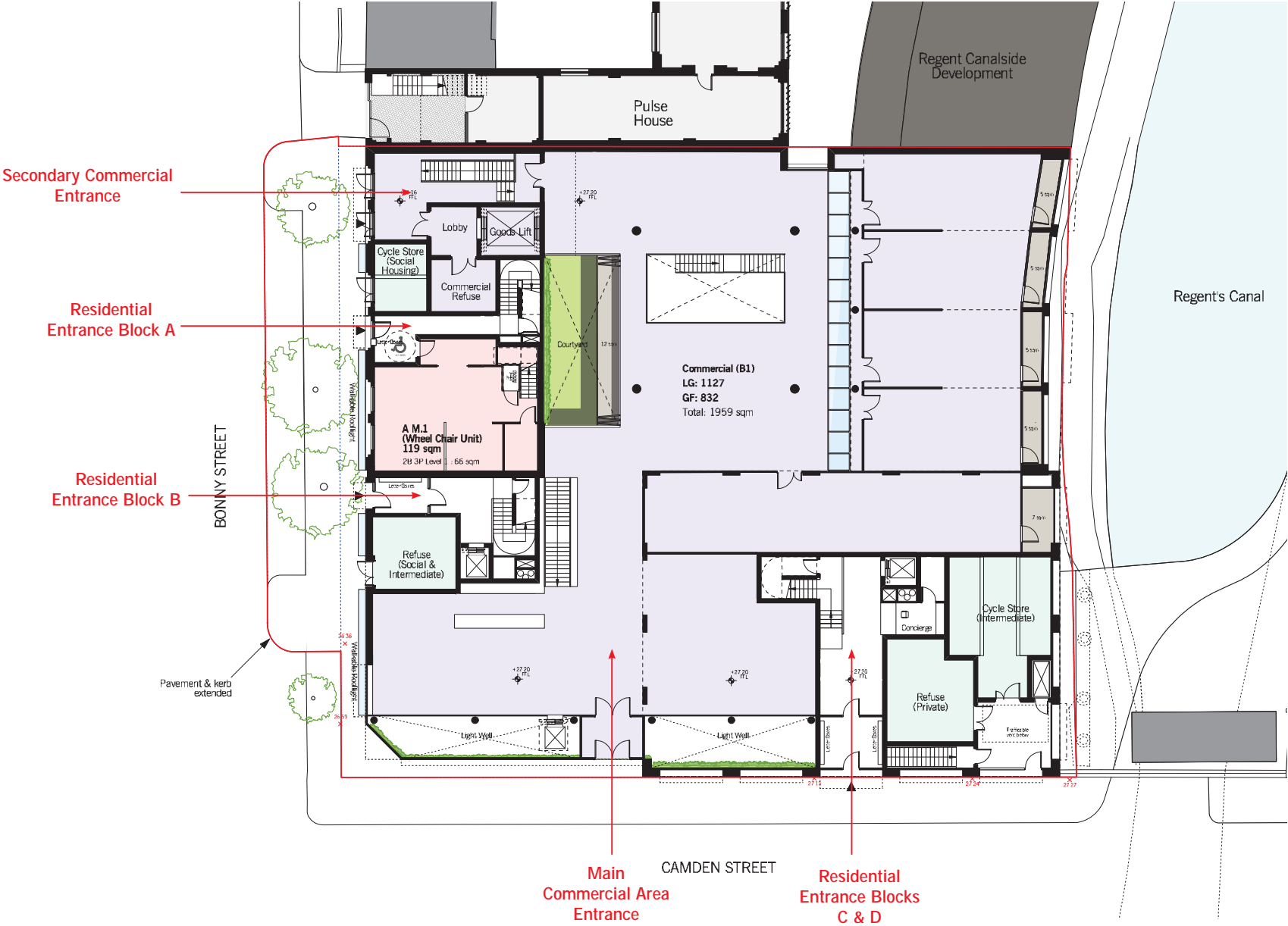


## Access & Parking

Site Access



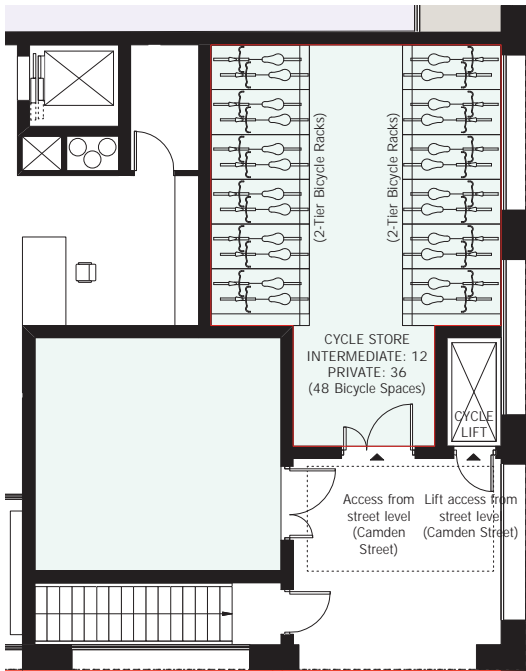
Site Plan



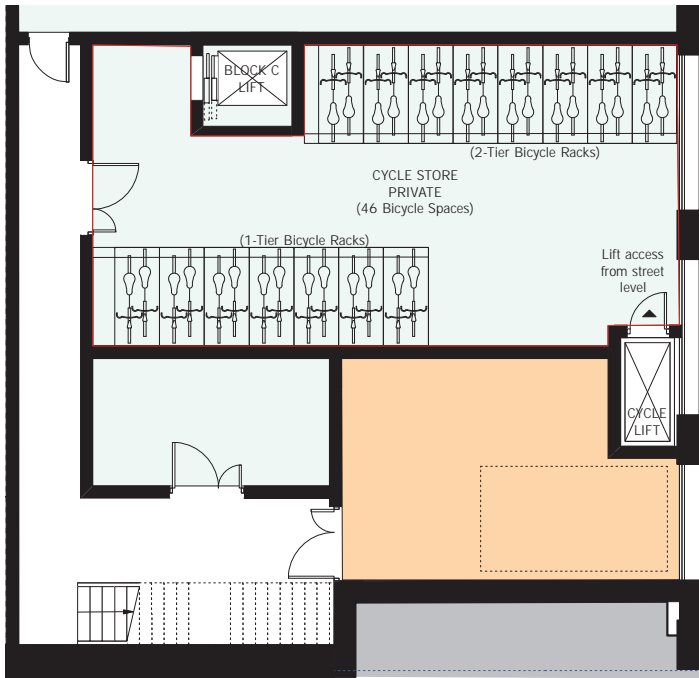
Ground Floor Plan (Street Level)

# Residential & Commercial - Cycle Stores

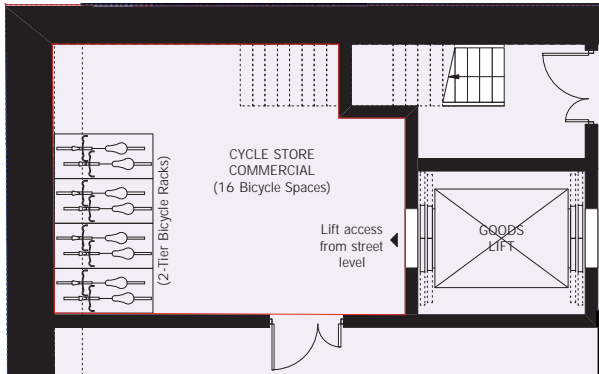
- Two cycle stores are provided in the proposed scheme:
- The Social Housing cycle store is located at ground floor level (street level) providing 12 places
  - The cycle store for the Intermediate and Private Residential is located in the lower ground floor (street level) providing 48 places (36 Private & 12 Intermediate) and in the Lower ground floor (canal level) providing 46 private places.



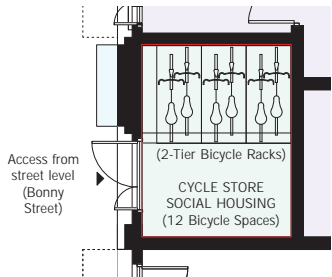
**CYCLE STORAGE INTERMEDIATE & PRIVATE (STREET LEVEL)**



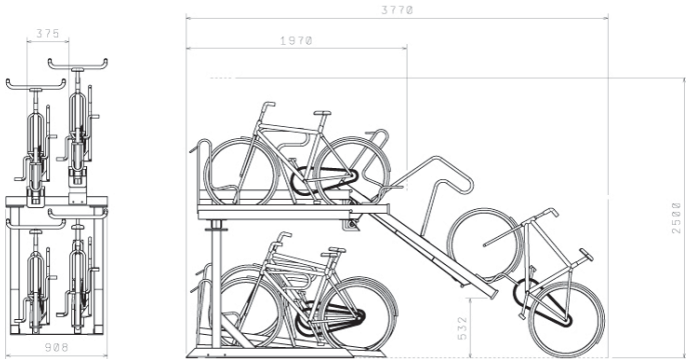
**CYCLE STORAGE PRIVATE (CANAL LEVEL)**



**CYCLE STORAGE COMMERCIAL (CANAL LEVEL)**



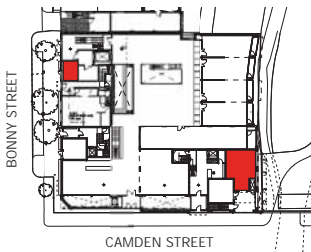
**CYCLE STORAGE SOCIAL HOUSING (STREET LEVEL)**



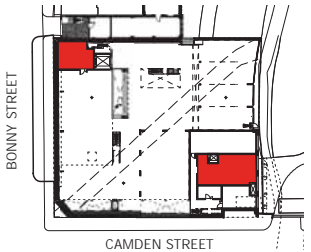
SCHEME SECTION OF A 2- TIER BICYCLE RACK)

CYCLE STORAGE	
COMMERCIAL	16
SOCIAL HOUSING	12
INTERMEDIATE	12
PRIVATE	82
<b>TOTAL</b>	<b>122</b>

STREET LEVEL PLAN

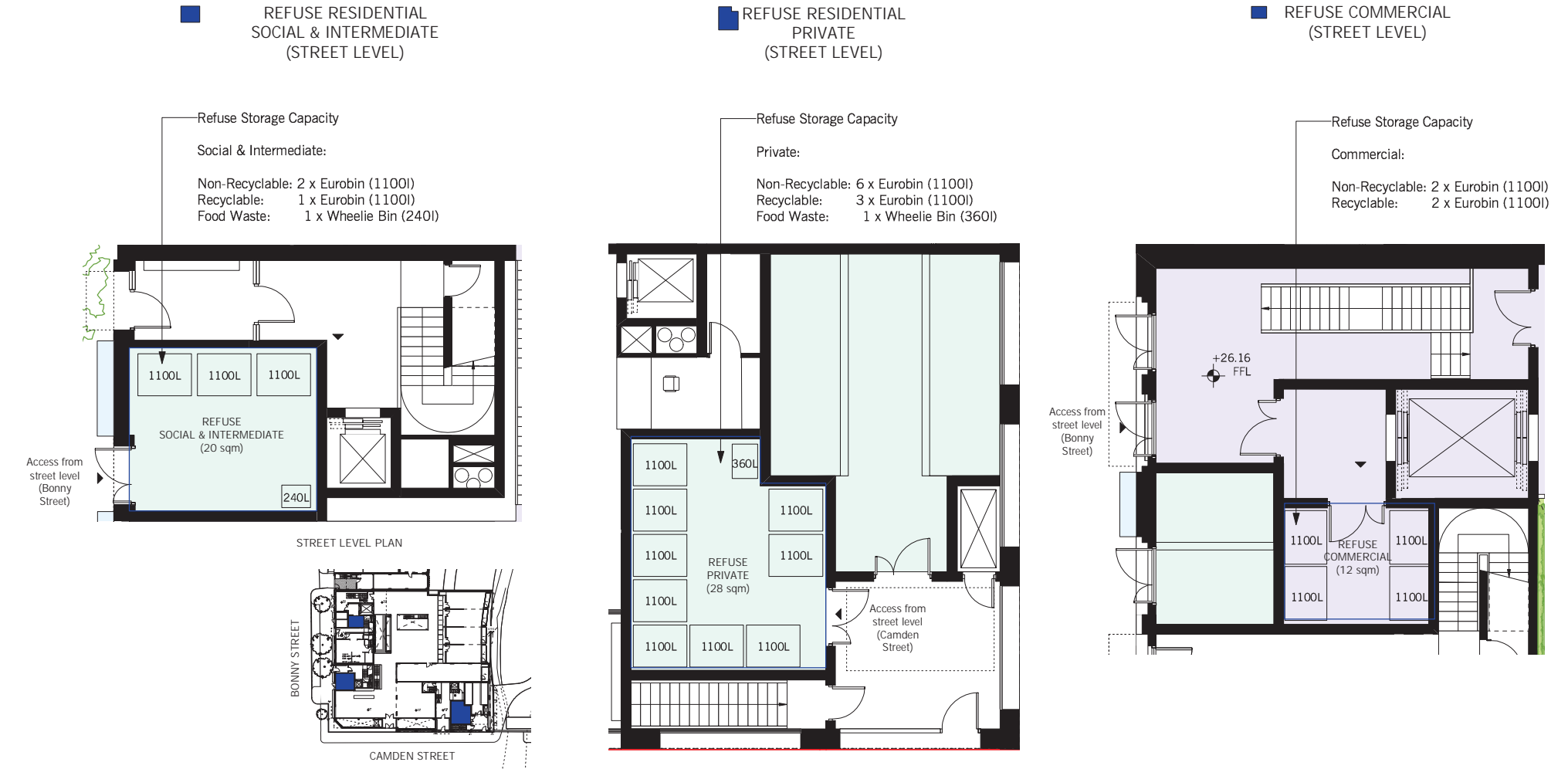


CANAL LEVEL PLAN



# Refuse & Recycling Storage - Waste Management

Three waste stores are provided in the proposed scheme: The Social and intermediate Housing, private housing and commercial refuse and recycling store are allocated in the ground floor (street level) providing a total of 11.000L no-recyclable capacity, 6.600L recyclable capacity and 600L food waste capacity .







Daylight / Sunlight