WHITE HEATHER SHD
South Circular Road

U+I (White Heather) Limited

Technical Document

March 2022

** GENERAL NOTE: Drawings / maps in this statement are for illustrative purposes. For exact site boundary and architectural details, please refer to the OMP drawing pack.

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Project:	White Heather SHD	Proj. No.:	20016
Location:	South Circular Road	Proj. Lead:	MH
Client:	U+I (White Heather) Ltd	Created by:	AD
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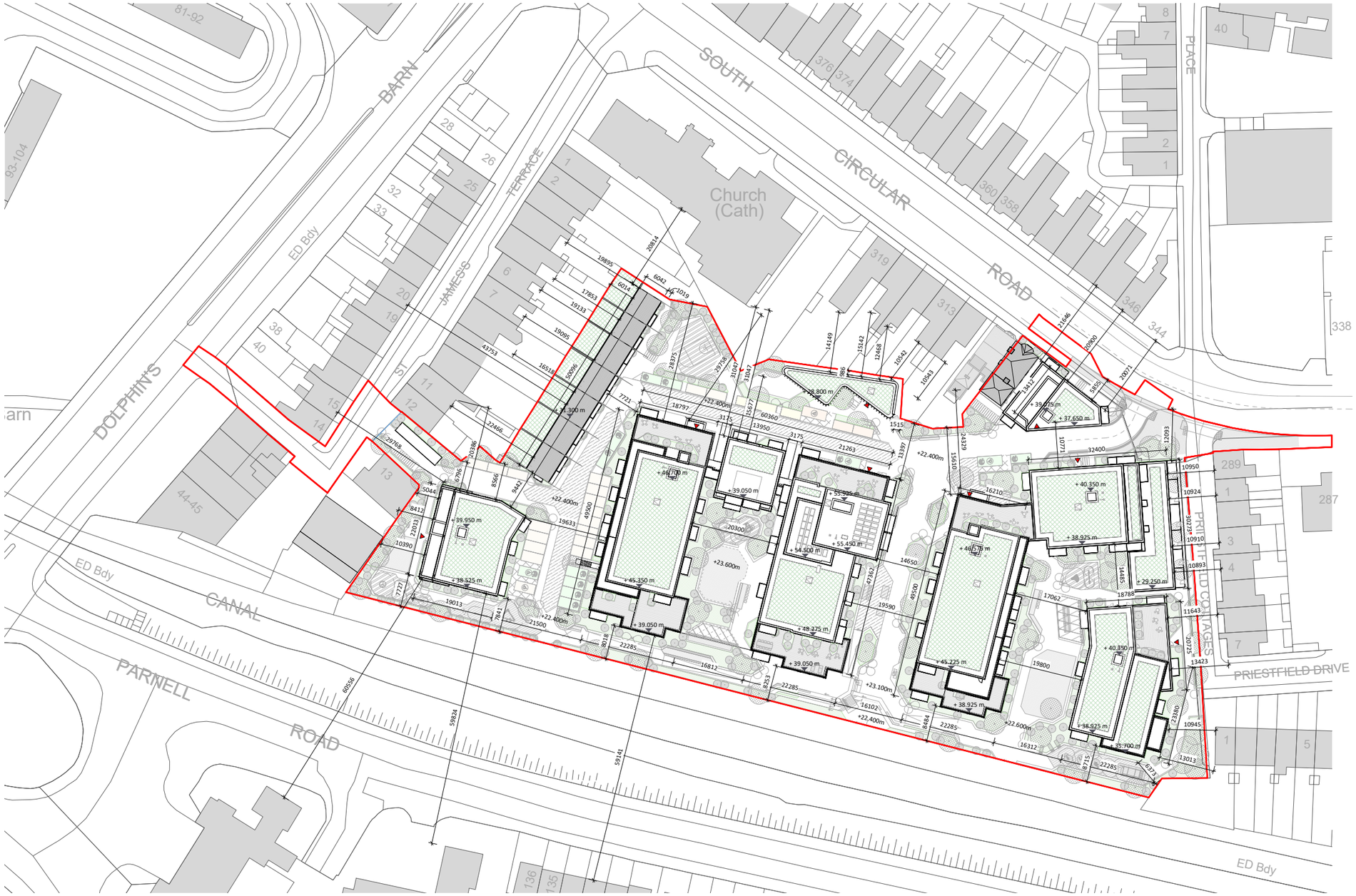
WHITE HEATHER

01

Project Description



Site Layout_Roof Plan

1. White Heather Project Description

Project Description:

Permission is sought by U and I (White Heather) Limited for a Strategic Housing Development at the White Heather Industrial Estate, South Circular Road, Dolphin's Barn, Dublin 8 and No. 307/307a South Circular Road, Dublin 8 and an industrial building at 12a St James's Terrace. The 1.535ha site is bounded by the Grand Canal to the south; Our Lady of Dolours Church and residential dwellings on the South Circular Road to the north; Priestfield Cottages to the east; and residential dwellings at St James's Terrace to the west.

A new residential neighbourhood development of 335 no. units is proposed to make efficient use of this residentially zoned site, which benefits from high-quality amenity space along the Grand Canal and access to high-quality transport links. The site benefits from the opportunity to access the existing Dolphins Barn neighbourhood facilities, as well as enhancing the connectivity of the area for the Dublin 8 community as a whole. A core principle of the proposed residential scheme is to put residential amenity and recreation to the fore, opening up the site and the local area to the Grand Canal.

The proposed development is intended to provide for a vibrant and diverse community, while delivering a connected residential neighbourhood which knits in to both the established and the emerging residential developments in the area. High-quality landscaping and public realm, with a focus on the creation of distinctive character areas is proposed. A new street will run east-west across the north of the site and the creation of a new public space at the heart of the proposed scheme will connect to a publicly accessible linear park along the canal to the south. Permeability is a key feature of the proposed pedestrian realm, including a mix of dedicated and shared surface areas through the site with a c. 190 m continuous amenity strip along the Grand Canal Linear Park.

The entrance to the scheme will be from the existing junction at the South Circular Road, which will be reconfigured and upgraded. The existing access road at St James's Terrace will provide pedestrian access only to the development. Car parking is proposed at undercroft and at surface levels, with a number of dedicated car sharing spaces in convenient locations. Covered and secure bicycle storage facilities are located at undercroft and at surface level, adjacent to block entrances. A sustainable travel approach has been adopted, particularly with regards to access to Dublin City Centre, with the Luas (850m) and Dublin Bus stops adjacent to the development site. The City Centre area is also accessible by bicycle and walking, at approximately 10 and 30 minutes respectively.

The proposed residential mix includes a combination of studio units, 1-bedroom apartments, 2-bedroom apartments units within 7 no. blocks and a terrace of 3-bedroom townhouse units. A change of use of an existing residential building at 307/307a South Circular Road to be used as a shared workspace. The proposed Part V social housing requirement is provided at 10% in 2 no. discrete blocks within the proposed scheme. This high-quality Build to Rent scheme will also include 2 no. cafés and a 2-storey creche unit, while the residents will also have access to residential amenity areas at ground floor level and at fifth floor level with access to a roof terrace area overlooking the canal. A landscaped square will be accessible to the public, with private open space and amenity areas for the residents also provided including children's play areas and roof level terraces. Building heights range from 2 no. to 10 no. storeys, with finger blocks arranged in a north-south direction and height tapering down from the centre of the site to the boundary.

vizpeople

02

Sitewide Schedule

- Sitewide Schedule

2. Sitewide Schedule

Phase 01

AREAS ASSESSMENT & SCHEDULE OF ACCOMMODATION

(includes 'Z1' lands = 1.277 hec +'Z9' lands = 0.166 hec = Total lands = 1.443 hec

UNIT TYPES

	Carpark	Cycles	Refuse	Plant	Creche	Café	Office/Work	Resi Amenity	Resi	GIA sqm	NIA sqm	%	STUDIO (37.3 sqm)	1 BED (46.8 sqm)	1 BED (50.0 sqm)	1 BED (55.0 sqm)	2 BED (65.5sqm)	2 BED (77.0sqm)	2 BED (80.5sqm)	3G HOUSE 99.4 sqm	2H HOUSE (80.0sqm)	3A HOUSE 100.8 sqm	3B HOUSE (104.2sqm)	TOTAL
BUILDING B.01 (PART V)																								
Level 00		12	13					0	369	394	303	303	82	0	1	2			2	0	0	0	0	0	5
Level 01									369	369	303	303	82	0	1	2			2	0	0	0	0	0	5
Level 02									369	369	303	303	82	0	1	2			2	0	0	0	0	0	5
Level 03									369	369	303	303	82	0	1	2			2	0	0	0	0	0	5
Level 04									317	317	256	256	81	0		2			2	0	0	0	0	0	4
																								0
TOTAL	0	12	13	0	0	0	0	0	1793	**1818**	1467	**1467**	82	**0**	**4**	**10**	**0**	**0**	**10**	**0**	**0**	**0**	**0**	**0**	**24**

UNIT TYPES

	Carpark	Cycles	Refuse	Plant	Creche	Café	Office/Work	Resi Amenity	Resi	GIA sqm	NIA sqm	%	STUDIO (37.3 sqm)	1 BED (46.8 sqm)	1 BED (50.0 sqm)	1 BED 52.2.0 sqm	2 BED (65.5sqm)	2 BED (75.0sqm)	2 BED (80.5sqm)	3G HOUSE 99.4 sqm	2H HOUSE (80.0sqm)	3A HOUSE 100.8 sqm	3B HOUSE (104.2sqm)	TOTAL
BUILDING B.02																								
Level 00(LR)	990	70	39	98	0	0	0	0	42	1239	0	0		0	0	0	0	0	0	0	0	0	0	0
Level 00				25					963	988	719	719	75	0	0	10	0	3	0	0	0	0	0	13
Level 01									1059	1059	844	844	80	0	0	11	0	4	0	0	0	0	0	15
Level 02									1051	1051	844	844	80	0	0	11	0	4	0	0	0	0	0	15
Level 03									1034	1034	794	794	77	0	0	10	0	4	0	0	0	0	0	14
Level 04									1034	1034	855	855	83	0	0	8	0	4	2	0	0	0	0	14
Level 05									594	594	450	450	76	0	1	2	0	3	1	0	0	0	0	7
Level 06									493	493	373	373	76	0	1	1	1	3	0	0	0	0	0	6
																								0
TOTAL	990	70	39	123	0	0	0	0	6270	**7492**	4878	**4878**	78	**0**	**2**	**53**	**1**	**0**	**25**	**3**	**0**	**0**	**0**	**0**	**84**

UNIT TYPES

	Carpark	Cycles	Refuse	Plant	Creche	Café	Office/Work	Resi Amenity	Resi	GIA sqm	NIA sqm	%	STUDIO (37.3 sqm)	1 BED (46.0 sqm)	1 BED (50.0 sqm)	1 BED 52.2.0 sqm	2 BED (65.5sqm)	2 BED (77.0sqm)	2 BED (85.5sqm)	3G HOUSE 99.4 sqm	2H HOUSE (80.0sqm)	3A HOUSE 100.8 sqm	3B HOUSE (104.2sqm)	TOTAL
BUILDING B.03																								
Level 00(LR)	900	68	39	100	0	0	0	31	41	1179	0	0		0	0	0	0	0	0	0	0	0	0	0
Level 00				25				682	135	842	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Level 01									947	947	745	745	79	0	3	5	1	0	4	0	0	0	0	13
Level 02									947	947	745	745	79	0	3	5	1	0	4	0	0	0	0	13
Level 03									947	947	745	745	79	0	3	5	1	0	4	0	0	0	0	13
Level 04									947	947	745	745	79	0	3	5	1	0	4	0	0	0	0	13
Level 05								288	387	675	233	233	60	0	0	0	0	0	2	1	0	0	0	3
Level 06									675	675	492	492	73	0	4	0	0	0	3	1	0	0	0	8
Level 07									675	675	492	492	73	0	4	0	0	0	3	1	0	0	0	8
Level 08									276	276	171	171	62	0	2	0	0	0	0	1	0	0	0	3
Level 09									276	276	171	171	62	0	2	0	0	0	0	1	0	0	0	3
											0													0
TOTAL	900	68	39	125	0	0	0	1001	6253	**8386**	4536	**4536**	73	**0**	**24**	**20**	**4**	**0**	**24**	**5**	**0**	**0**	**0**	**0**	**77**

UNIT TYPES

	Carpark	Cycles	Refuse	Plant	Creche	Café	307 SCR* Office/Work	Comm/Wrk*	Resi	GIA sqm	NIA sqm	%	STUDIO (37.3 sqm)	1 BED (46.0 sqm)	1 BED (50.0 sqm)	1 BED (55.0 sqm)	2 BED (65.5sqm)	2 BED (75.0sqm)	2 BED (80.5sqm)	3G HOUSE 99.4 sqm	2H HOUSE (80.0sqm)	3A HOUSE 100.8 sqm	3B HOUSE (104.2sqm)	TOTAL
BUILDING B.05 (PART V)																								
Level 00		18	11			46	82		40	197	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Level 01							83		141	224	113	113	80	0	1	0	0	1	0	0	0	0	0	2
Level 02									196	196	163	163	83	0	1	1	0	1	0	0	0	0	0	3
Level 03									196	196	163	163	83	0	1	1	0	1	0	0	0	0	0	3
Level 04									141	141	113	113	80	0	1	0	0	1	0	0	0	0	0	2
											0													0
TOTAL	0	18	11	0	0	46	165	0	714	**954**	552	**552**	77	**0**	**4**	**2**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**10**

UNIT TYPES

	Carpark	Cycles	Refuse	Plant	Creche	Café	Office/Work	Resi Amenity	Resi	GIA sqm	NIA sqm	%	STUDIO (37.3 sqm)	1 BED (46.0 sqm)	1 BED (50.0 sqm)	1 BED (55.0 sqm)	2 BED (65.5sqm)	2 BED (75.0sqm)	2 BED (80.5sqm)	3G HOUSE 99.4 sqm	2H HOUSE (80.0sqm)	3A HOUSE 100.8 sqm	3B HOUSE (104.2sqm)	TOTAL
TERRACE T.08																								
Level 00					130			0	0	130	0	0		0	0	0	0	0	0	0	0	0	0	0
Level 01					130			0		130	0	0		0	0	0	0	0	0	0	0	0	0	0
											0													0
TOTAL	0	0	0	0	260	0	0	0	0	**260**	0	**0**		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

UNIT TYPES

	Carpark	Cycles	Refuse	Plant	Creche	Café	Office/Work	Resi Amenity	Resi	GIA sqm	NIA sqm	%	STUDIO (37.3 sqm)	1 BED (46.0 sqm)	1 BED (50.0 sqm)	1 BED (55.0 sqm)	2 BED (65.5sqm)	2 BED (75.0sqm)	2 BED (80.5sqm)	2G HOUSE 99.4 sqm	2H HOUSE (80.0sqm)	3A HOUSE 100.8 sqm	3B HOUSE (104.2sqm)	TOTAL
TERRACE T.09																								
Level 00									696	696	696	696	100	0	0	0	0	0	0	0	0	2	5	7
Level 01										0	0	0		0	0	0	0	0	0	0	0	0	0	0
											0													0
TOTAL	0	0	0	0	0	0	0	0	696	**696**	696	**696**	100	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**5**	**7**

BUILDINGS B.01-B.05+T.08-T.09	**1890**	**168**	**102**	**248**	**260**	**46**	**165**	**1001**	**15726**	**19606**	**12129**	**12129**	77	**0**	0	**34**	17	**85**	42	**5**	2	**4**	2	**59**	29	**8**	4	**0**	0	**0**	0	**2**	1	**5**	2	**202**

Phase 02

BUILDING B.04

	Carpark	Cycles	Refuse	Plant	Creche	Café	Office/Work	Resi Amenity	Resi	GIA sqm		NIA sqm	%	STUDIO (37.3 sqm)	1 BED (46.8 sqm)	1 BED (48.6 sqm)	1 BED (55.0 sqm)	2 BED (65.5sqm)	2 BED (75.0sqm)	2 BED (80.5sqm)	3G HOUSE 99.4 sqm	2H HOUSE (80.0sqm)	3A HOUSE 100.8 sqm	3B HOUSE (104.2sqm)	TOTAL
Level 00	0	0	60	25	0	0	0	0	750	835		541	72	0	1	6	1		2		0	0	0	0	10
Level 01									878	878		696	79	0	1	6	1		3	1	0	0	0	0	12
Level 02									878	878		696	79	0	1	6	1		3	1	0	0	0	0	12
Level 03									878	878		696	79	0	1	6	1		3	1	0	0	0	0	12
Level 04									878	878		696	79	0	1	6	1		3	1	0	0	0	0	12
Level 05									631	631		473	75	0	1	4			2	1	0	0	0	0	8
Level 06									519	519		371	71	0	1	1	1		3		0	0	0	0	6
TOTAL	0	0	60	25	0	0	0	0	5412	**5497**		4168	**4168**	77	**0**	**7**	**35**	**6**	**0**	**19**	**5**	**0**	**0**	**0**	**0**	**72**

UNIT TYPES

BUILDING B.06

	Carpark	Cycles	Refuse	Plant	Creche	Café	Office/Work	Resi Amenity	Resi	GIA sqm		NIA sqm	%	STUDIO (37.3 sqm)	1 BED (46.0 sqm)	1 BED (48.8 sqm)	1 BED (55.0 sqm)	2 BED (65.5sqm)	2 BED (75.0sqm)	2 BED (78.1sqm)	3G HOUSE 00.3 sqm	2H HOUSE (80.0sqm)	3A HOUSE 100.8 sqm	3B HOUSE (104.2sqm)	TOTAL
Level 00	0	69	0	0	0	0	0	0	570	639		473	83	1	1	1	0	0	1	0	2	4	0	0	10
Level 01									665	665		551	83	1	1	1	0		1	1	0	0	0	0	5
Level 02									437	437		353	81	0	1	0	0	0	2	2	0	0	0	0	5
Level 03									437	437		353	81	0	1	0	0	0	2	2	0	0	0	0	5
Level 04									371	371		275	74	0	1	0	0	0	2	1	0	0	0	0	4
												0													
TOTAL	0	69	0	0	0	0	0	0	2480	**2549**		2006	**2006**	81	**2**	**5**	**2**	**0**	**0**	**8**	**6**	**2**	**4**	**0**	**0**	**29**

UNIT TYPES

BUILDING B.07

	Carpark	Cycles	Refuse	Plant	Creche	Café	Office/Work	Resi Amenity	Resi	GIA sqm		NIA sqm	%	STUDIO (37.3 sqm)	1 BED (46.8 sqm)	1 BED (48.6sqm)	1 BED (55.0 sqm)	2 BED (65.5sqm)	2 BED (75.0sqm)	2 BED (80.5sqm)	3G HOUSE 99.4 sqm	2H HOUSE (80.0sqm)	3A HOUSE 100.8 sqm	3B HOUSE (104.2sqm)	TOTAL
Level 00	0	62	27					0	514	603		402	78	0	1	3	1	0	1	1	0	0	0	0	7
Level 01									607	607		501	83	0	1	2	1	0	3	1	0	0	0	0	8
Level 02									607	607		501	83	0	1	2	1	0	3	1	0	0	0	0	8
Level 03									478	478		366	77	0	1	2	0	0	3	0	0	0	0	0	6
Level 04									295	295		194	66	0	1	0	0	0	2		0	0	0	0	3
												0													
TOTAL	0	62	27	0	0	0	0	0	2501	**2590**		1964	**1964**	79	**0**	**5**	**9**	**3**	**0**	**12**	**3**	**0**	**0**	**0**	**0**	**32**

	Carpark	Cycles	Refuse	Plant	Creche	Café	Office/Work	Resi Amenity	Resi																												
BUILDINGS B.04, B.06,B.07 (AN POST)	0	131	87	25	0	0	0	0	10393	10636		8138	8138	78	2	2	17	13	46	65	9	7	0	0	39	55	14	20	2	3	4	6	0	0	0	0	**133**

	Carpark	Cycles	Refuse	Plant	Creche	Café	307 SCR* Office/Work	Resi Amenity	Resi						Studio	%	1 Bed	%	1 Bed	%	1 Bed	%	2 Bed	%	2 Bed	%	2 Bed	%	3 Bed	%	2 Bed	%	3 Bed	%	3 Bed	%	
BUILDING B.01-B.07 + T.08-T09	**1890**	**299**	**189**	**273**	**260**	**46**	**165**	**1001**	**26119**	**30242**		**20267**	**20267**	78	**2**	1	**51**	15	**131**	39	**14**	4	**4**	1	**98**	29	**22**	7	**2**	1	**4**	1	**2**	1	**5**	1	**335**
																															1906						

Note: average unit areas provided in summary schedule, refer to HQA for full list of unit types and associated areas.

Car Parking

	No. Spaces					No. Resi Unit	Space/Unit
Surface	41						
Podium Garage	65						
TOTAL	**106**					**335**	**0.3**

Density	262 uph
Plot Ratio	2.1
Site Coverage	41.6 %

1 Bed	%	*2 Bed*	%	*3 Bed*	%
198	59	**128**	38	**9**	3

TOTAL	%
335	100

	Carpark	Cycles	Refuse	Plant	Creche	Café	Office/Work	Resi Amenity	Resi						Studio	%	1 Bed	%	1 Bed	%	1 Bed	%	2 Bed	%	2 Bed	%	2 Bed		2 Bed	%	2 Bed	%	3 Bed	%	3 Bed	%	
PHASE 01 (B.01-B.03,B.05,T.08-T.09)	1890	168	102	248	260	46	165	1001	**15726**	**19606**		12129	**12129**	77	**0**	0	**34**	17	**85**	42	**5**	2	**4**	2	**59**	29	**8**	4	**0**	0	**0**	0	**2**	1	**5**	2	**202**
PHASE 02 (B.04,B.06-B.07)	0	131	87	25	0	0	0	0	10393	10636	0	8138	8138	78	2	2	17	13	46	65	9	7	0	0	39	55	14	20	2	3	4	6	0	0	0	0	**133**

03

Summary Schedule

-Summary Schedule

3. Summary Schedule

												Residential		Efficiency	Commercial (GIA)								Resi. + Comm.
Block 01	Studio	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (2b3p)	Duplex (2b4p)	Duplex (3b)	Total	Dual-Aspect	% Dual	NIA	GIA	NIA/GIA	Basement	Bicycle Store	Office/Workspace	Creche	Foodhub/Cafe/ Exhibition	Plant/Bin Store	Resi Amenity	Total	GIA
00		3		2					5	4	80%	297	374	79%		13				12		25	399
01		3		2					5	4	80%	297	374	79%									374
02		3		2					5	4	80%	297	374	79%									374
03		3		2					5	4	80%	297	374	79%									374
04		2		2					4	4	100%	250	316	79%									316
Total		14		10					24	20	83%	1,438	1,813	79%		13				12		25	1,838

												Residential		Efficiency	Commercial (GIA)								Resi. + Comm.
Block 02	Studio	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (2b3p)	Duplex (2b4p)	Duplex (3b)	Total	Dual-Aspect	% Dual	NIA	GIA	NIA/GIA	Basement	Bicycle Store	Office/Workspace	Creche	Foodhub/Cafe/ Exhibition	Plant/Bin Store	Resi Amenity	Total	GIA
B1													33		1,890	133				278		2,302	2,335
00													963							25		25	989
G2		10		3					13	4	31%	713											
01		11		4					15	5	33%	838	1,059	79%									1,059
02		11		4					15	5	33%	838	1,051	80%									1,051
03		10		4					14	5	36%	792	1,034	77%									1,034
04		8		6					14	7	50%	852	1,034	82%									1,034
05		3		4					7	3	43%	453	594	76%									594
06		3	1	2					6	3	50%	364	493	74%									493
Total		56	1	27					84	32	38%	4,851	6,260	77%	1,890	133				304		2,327	8,588

												Residential		Efficiency	Commercial (GIA)								Resi. + Comm.
Block 03	Studio	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (2b3p)	Duplex (2b4p)	Duplex (3b)	Total	Dual-Aspect	% Dual	NIA	GIA	NIA/GIA	Basement	Bicycle Store	Office/Workspace	Creche	Foodhub/Cafe/ Exhibition	Plant/Bin Store	Resi Amenity	Total	GIA
B1																					31	31	31
00													171							23	683	706	877
G1																							
01		9		4					13	6	46%	738	947	78%									947
02		9		4					13	6	46%	738	947	78%									947
03		9		4					13	6	46%	737	947	78%									947
04		9		4					13	6	46%	738	947	78%									947
05				3					3	2	67%	241	387	62%							288	288	675
06		4		4					8	5	63%	501	675	74%									675
07		4		4					8	5	63%	501	675	74%									675
08		2		1					3	3	100%	173	276	63%									276
09		2		1					3	3	100%	173	276	63%									276
Total		48		29					77	42	55%	4,537	6,247	73%						23	1,001	1,024	7,272

												Residential		Efficiency	Commercial (GIA)								Resi. + Comm.
Block 04	Studio	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (2b3p)	Duplex (2b4p)	Duplex (3b)	Total	Dual-Aspect	% Dual	NIA	GIA	NIA/GIA	Basement	Bicycle Store	Office/Workspace	Creche	Foodhub/Cafe/ Exhibition	Plant/Bin Store	Resi Amenity	Total	GIA
00													750							85		85	835
G1		8		2					10	3	30%	539											
01		8		4					12	5	42%	694	878	79%									878
02		8		4					12	5	42%	694	878	79%									878
03		8		4					12	5	42%	694	878	79%									878
04		8		4					12	5	42%	694	878	79%									878
05		5		3					8	3	38%	475	631	75%									631
06		3		3					6	3	50%	382	519	74%									519
Total		48		24					72	29	40%	4,170	5,412	77%						85		85	5,497

												Residential		Efficiency	Commercial (GIA)								Resi. + Comm.
Block 05	Studio	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (2b3p)	Duplex (2b4p)	Duplex (3b)	Total	Dual-Aspect	% Dual	NIA	GIA	NIA/GIA	Basement	Bicycle Store	Office/Workspace	Creche	Foodhub/Cafe/ Exhibition	Plant/Bin Store	Resi Amenity	Total	GIA
00													40			18			46	11		75	115
01		1	1						2	2	100%	112	141	79%									141
02		2	1						3	3	100%	163	196	83%									196
03		2	1						3	3	100%	163	196	83%									196
04		1	1						2	2	100%	113	142	80%									142
Total		6	4						10	10	100%	551	713	77%		18			46	11		75	789

*** Refer to the "unit type" schedule for a detailed breakdown of the various types.*

												Residential		Efficiency	Commercial (GIA)								Resi. + Comm.
Block 05-307	Studio	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (2b3p)	Duplex (2b4p)	Duplex (3b)	Total	Dual-Aspect	% Dual	NIA	GIA	NIA/GIA	Basement	Bicycle Store	Office/Workspace	Creche	Foodhub/Cafe/ Exhibition	Plant/Bin Store	Resi Amenity	Total	GIA
00																	83					83	83
01																	83					83	83
Total																	165					165	165

												Residential		Efficiency	Commercial (GIA)								Resi. + Comm.
Block 06	Studio	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (2b3p)	Duplex (2b4p)	Duplex (3b)	Total	Dual-Aspect	% Dual	NIA	GIA	NIA/GIA	Basement	Bicycle Store	Office/Workspace	Creche	Foodhub/Cafe/ Exhibition	Plant/Bin Store	Resi Amenity	Total	GIA
00													570			69						69	640
G1	1	2		1		1	3	2	10	5	50%	732											
01	1	2		2					5	2	40%	286	665	43%									665
02		1		4					5	4	80%	357	437	82%									437
03		1		4					5	4	80%	357	437	82%									437
04		1		3					4	3	75%	293	371	79%									371
Total	2	7		14		1	3	2	29	18	62%	2,025	2,481	82%		69						69	2,550

												Residential		Efficiency	Commercial (GIA)								Resi. + Comm.
Block 07	Studio	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (2b3p)	Duplex (2b4p)	Duplex (3b)	Total	Dual-Aspect	% Dual	NIA	GIA	NIA/GIA	Basement	Bicycle Store	Office/Workspace	Creche	Foodhub/Cafe/ Exhibition	Plant/Bin Store	Resi Amenity	Total	GIA
00													511			66				27		93	603
G1		5		2					7	5	71%	393											
01		4		4					8	6	75%	499	607	82%									607
02		4		4					8	6	75%	499	607	82%									607
03		3		3					6	4	67%	371	478	78%									478
04		1		2					3	2	67%	198	295	67%									295
Total		17		15					32	23	72%	1,960	2,496	79%		66				27		93	2,589

												Residential		Efficiency	Commercial (GIA)								Resi. + Comm.
Block 08	Studio	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (2b3p)	Duplex (2b4p)	Duplex (3b)	Total	Dual-Aspect	% Dual	NIA	GIA	NIA/GIA	Basement	Bicycle Store	Office/Workspace	Creche	Foodhub/Cafe/ Exhibition	Plant/Bin Store	Resi Amenity	Total	GIA
00																		130				130	130
01																		130				130	130
Total																		260				260	260

Total																							

												Total Apartments		Efficiency	Commercial (GIA)-Total Apartments								Resi. + Comm.
Total Apartments	Studio	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (2b3p)	Duplex (2b4p)	Duplex (3b)	Total	Dual-Aspect	% Dual	NIA	GIA	NIA/GIA	Basement	Bicycle Store	Office/Workspace	Creche	Foodhub/Cafe/ Exhibition	Plant/Bin Store	Resi Amenity	Total	GIA
Total	2	196	5	119		1	3	2	328	174	53%	19,532	25,423	77%	1,890	299	165	260	46	462	1,001	4,124	29,547

												Total Housing		Efficiency	Commercial (GIA)-Total Housing								Resi. + Comm.
Total Housing		1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (2b3p)	Duplex (2b4p)	Duplex (3b)	Total	Dual-Aspect	% Dual	NIA	GIA	NIA/GIA	Basement	Bicycle Store	Office/Workspace	Creche	Foodhub/Cafe/ Exhibition	Plant/Bin Store	Resi Amenity	Total	GIA
Total					7				7	n/a	n/a	695	695	100%									695

												Total Sitewide		Efficiency	Commercial (GIA)-Total Sitewide								Resi. + Comm.
Total Sitewide	Studio	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (2b3p)	Duplex (2b4p)	Duplex (3b)	Total	Dual-Aspect	% Dual	NIA	GIA	NIA/GIA	Basement	Bicycle Store	Office/Workspace	Creche	Foodhub/Cafe/ Exhibition	Plant/Bin Store	Resi Amenity	Total	GIA
Total	2	196	5	119	7	1	3	2	335	181	54%	20,227	26,119	78%	1,890	299	165	260	46	462	1,001	4,124	30,242

04

Housing Quality Assessment

- Detailed HQA Schedule

4. Housing Quality Assessment

4.1 Detailed HQA Schedule Demonstrating Compliance with Apartment Accommodation Guidelines

Unit Description	Total Unit Count	Type Count as % of Scheme	Units incl. in Safeguarding Higher Standards (SHS) Calc (min. + 10%)	% of type count included in SHS	Units excluded from min. + 10%	Minimum Area + 10% Req. from SHS	Min. Area Units Req.	Required Total Area incl. SHS Mix.	Total Achieved Area	Achieved Area vs Required Area	Unit count exceeding min. + 10%	Dual Aspects	% Dual Aspect
Studio units	2	1%	n/a	0	2	-	74.0	74.0	75.4	+1.4	0	0	0%
1 Bed units:	196	60%	31	16%	165	1,534.5	7,425.0	8,959.5	9,493.1	+533.6	31	64	33%
2 Bed (3p) units:	6	1.8%	1	17%	5	69.3	315.0	384.3	402.5	+18.2	1	6	100%
2 Bed (4p) units:	122	37%	10	8%	112	803.0	8,176.0	8,979.0	9,349.7	+370.7	10	104	85%
3 Bed units:	2	1%	2	100%	0	180.0	-	180.0	210.8	+30.8	2	0	0%
Total	328	100%	44	13%				18,576.8	19,531.5	+954.7	44	174	53%

Unit 10% larger than the minimum sizes

Unit Number	Unit Description	Unit Type	No. of Aspects 1 = s, 2 = d, 3 = t	Orientations	Bedroom Count	Bedspaces	Ceiling Height	Total Area (NIA)	Req. Total Area	Living Dining Kitchen Area	Req. LDK Area	Living Dining Kitchen Width	Req. LDK Width	Additional Reception Areas	Bedroom 1 Area	Bedroom 1 Width	Bedroom 2 Area	Bedroom 2 Width	Bedroom 3 Area	Bedroom 3 Width	Agg. Bedroom Area	Req. Agg. Bedroom Area	Store 1 (Storage)	Store 2 (Utility)	Store 3 (Wardrobe)	Total Storage Area (Excl. excess over 3.5)	Req. Storage Area	Balcony Area	Other (Garden / Terrace)	Total Private Open Space	Req. Private Open Space
Block 01																															
00																															
B01.0001	1 Bed	A1V	2	NE/SE	1	2	2.7	53.4	45.0	25.3	23.0	4.1	3.3	-	13.3	3.5	-	-	-	-	13.3	11.4	-	-	3.0	3.0	3.0	5.1	-	5.1	5.0
B01.0002	2 Bed (4p)	A2A	2	N/W	2	4	2.7	73.5	73.0	30.1	30.0	4.1	3.6	-	11.4	2.9	13.1	2.9	-	-	24.5	24.4	4.6	-	1.5	6.1	6.0	7.0	-	7.0	7.0
B01.0003	2 Bed (4p)	A2A	2	S/W	2	4	2.7	73.4	73.0	30.0	30.0	4.1	3.6	-	11.4	2.9	13.1	2.9	-	-	24.5	24.4	4.6	-	1.5	6.1	6.0	7.0	-	7.0	7.0
B01.0004	1 Bed	A1A	2	S/E	1	2	2.7	50.4	45.0	23.1	23.0	3.3	3.3	-	11.4	2.9	-	-	-	-	11.4	11.4	1.0	-	2.0	3.0	3.0	5.1	-	5.1	5.0
B01.0005	1 Bed	A1B	1	E	1	2	2.7	46.2	45.0	23.5	23.0	4.7	3.3	-	12.1	3.1	-	-	-	-	12.1	11.4	-	-	3.0	3.0	3.0	5.1	-	5.1	5.0
01																															
B01.0101	1 Bed	A1V	2	NE/SE	1	2	2.5	53.4	45.0	25.3	23.0	4.1	3.3	-	13.3	3.5	-	-	-	-	13.3	11.4	-	-	3.0	3.0	3.0	5.1	-	5.1	5.0
B01.0102	2 Bed (4p)	A2A	2	N/W	2	4	2.5	73.5	73.0	30.1	30.0	4.1	3.6	-	11.4	2.9	13.1	2.9	-	-	24.5	24.4	4.6	-	1.5	6.1	6.0	7.0	-	7.0	7.0
B01.0103	2 Bed (4p)	A2A	2	S/W	2	4	2.5	73.4	73.0	30.0	30.0	4.1	3.6	-	11.4	2.9	13.1	2.9	-	-	24.5	24.4	4.6	-	1.5	6.1	6.0	7.0	-	7.0	7.0
B01.0104	1 Bed	A1A	2	S/E	1	2	2.5	50.4	45.0	23.1	23.0	3.3	3.3	-	11.4	2.9	-	-	-	-	11.4	11.4	1.0	-	2.0	3.0	3.0	5.1	-	5.1	5.0
B01.0105	1 Bed	A1B	1	E	1	2	2.5	46.2	45.0	23.5	23.0	4.7	3.3	-	12.1	3.1	-	-	-	-	12.1	11.4	-	-	3.0	3.0	3.0	5.1	-	5.1	5.0
02																															
B01.0201	1 Bed	A1V	2	NE/SE	1	2	2.5	53.4	45.0	25.3	23.0	4.1	3.3	-	13.3	3.5	-	-	-	-	13.3	11.4	-	-	3.0	3.0	3.0	5.1	-	5.1	5.0
B01.0202	2 Bed (4p)	A2A	2	N/W	2	4	2.5	73.5	73.0	30.1	30.0	4.1	3.6	-	11.4	2.9	13.1	2.9	-	-	24.5	24.4	4.6	-	1.5	6.1	6.0	7.0	-	7.0	7.0
B01.0203	2 Bed (4p)	A2A	2	S/W	2	4	2.5	73.4	73.0	30.0	30.0	4.1	3.6	-	11.4	2.9	13.1	2.9	-	-	24.5	24.4	4.6	-	1.5	6.1	6.0	7.0	-	7.0	7.0
B01.0204	1 Bed	A1A	2	S/E	1	2	2.5	50.4	45.0	23.1	23.0	3.3	3.3	-	11.4	2.9	-	-	-	-	11.4	11.4	1.0	-	2.0	3.0	3.0	5.1	-	5.1	5.0
B01.0205	1 Bed	A1B	1	E	1	2	2.5	46.2	45.0	23.5	23.0	4.7	3.3	-	12.1	3.1	-	-	-	-	12.1	11.4	-	-	3.0	3.0	3.0	5.1	-	5.1	5.0
03																															
B01.0301	1 Bed	A1V	2	NE/SE	1	2	2.5	53.4	45.0	25.3	23.0	4.1	3.3	-	13.3	3.5	-	-	-	-	13.3	11.4	-	-	3.0	3.0	3.0	5.1	-	5.1	5.0
B01.0302	2 Bed (4p)	A2A	2	N/W	2	4	2.5	73.5	73.0	30.1	30.0	4.1	3.6	-	11.4	2.9	13.1	2.9	-	-	24.5	24.4	4.6	-	1.5	6.1	6.0	7.0	-	7.0	7.0
B01.0303	2 Bed (4p)	A2A	2	S/W	2	4	2.5	73.4	73.0	30.0	30.0	4.1	3.6	-	11.4	2.9	13.1	2.9	-	-	24.5	24.4	4.6	-	1.5	6.1	6.0	7.0	-	7.0	7.0
B01.0304	1 Bed	A1A	2	S/E	1	2	2.5	50.4	45.0	23.1	23.0	3.3	3.3	-	11.4	2.9	-	-	-	-	11.4	11.4	1.0	-	2.0	3.0	3.0	5.1	-	5.1	5.0
B01.0305	1 Bed	A1B	1	E	1	2	2.5	46.2	45.0	23.5	23.0	4.7	3.3	-	12.1	3.1	-	-	-	-	12.1	11.4	-	-	3.0	3.0	3.0	5.1	-	5.1	5.0
04																															
B01.0401	1 Bed	A1C2	2	NE/SE	1	2	2.5	53.4	45.0	24.8	23.0	6.1	3.3	-	11.9	3.5	-	-	-	-	11.9	11.4	3.2	-	-	3.4	3.0	5.1	-	5.1	5.0
B01.0402	2 Bed (4p)	A2B	2	N/W	2	4	2.5	73.4	73.0	30.1	30.0	4.1	3.6	-	11.4	2.9	13.3	2.9	-	-	24.7	24.4	4.1	-	2.1	6.2	6.0	7.1	-	7.1	7.0
B01.0403	2 Bed (4p)	A2B	2	S/W	2	4	2.5	73.4	73.0	30.1	30.0	4.1	3.6	-	11.4	2.9	13.3	2.9	-	-	24.7	24.4	4.1	-	2.1	6.2	6.0	7.1	-	7.1	7.0
B01.0404	1 Bed	A1C1	2	S/E	1	2	2.5	50.1	45.0	23.2	23.0	4.6	3.3	-	11.9	3.5	-	-	-	-	11.9	11.4	3.2	-	-	3.2	3.0	5.1	-	5.1	5.0
Block 02																															
G2																															
B02A.G201	1 Bed	A1Z	1	S	1	2	2.7	46.7	45.0	26.4	23.0	3.6	3.3	-	12.3	3.7	-	-	-	-	12.3	11.4	1.0	-	2.1	3.0	3.0	7.0	-	7.0	5.0
B02A.G202	1 Bed	A1W1	1	N	1	2	2.7	49.5	45.0	27.2	23.0	3.5	3.3	-	13.9	2.8	-	-	-	-	13.9	11.4	0.8	-	2.3	3.1	3.0	5.3	-	5.3	5.0
B02B.G201	2 Bed (4p)	A2X1	2	N/W	2	4	2.7	76.2	73.0	35.1	30.0	4.3	3.6	-	13.0	3.3	11.7	3.4	-	-	24.7	24.4	4.6	-	1.5	6.3	6.0	7.4	-	7.4	7.0
B02B.G202	1 Bed	A1W	1	W	1	2	2.7	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B02B.G203	1 Bed	A1W	1	W	1	2	2.7	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B02B.G204	1 Bed	A1W5	1	E	1	2	2.7	46.8	45.0	25.4	23.0	3.3	3.3	-	12.0	2.9	-	-	-	-	12.0	11.4	0.6	-	3.4	4.0	3.0	5.1	-	5.1	5.0
B02C.G201	1 Bed	A1W	1	W	1	2	2.7	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B02C.G202	1 Bed	A1W	1	W	1	2	2.7	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B02C.G203	2 Bed (4p)	A2X	2	S/W	2	4	2.7	75.5	73.0	33.2	30.0	4.3	3.6	-	13.4	3.3	12.3	3.2	-	-	25.7	24.4	5.3	-	1.5	6.5	6.0	7.0	-	7.0	7.0
B02C.G204	1 Bed	A1W4	2	S/W	1	2	2.7	48.4	45.0	25.8	23.0	3.4	3.3	-	13.9	2.8	-	-	-	-	13.9	11.4	0.9	-	2.4	3.3	3.0	-	-	-	-
B02C.G205	1 Bed	A1Y	2	S/E	1	2	2.7	51.3	45.0	29.2	23.0	3.6	3.3	-	13.3	3.0	-	-	-	-	13.3	11.4	0.7	-	2.8	3.5	3.0	6.5	-	6.5	5.0
B02C.G206	2 Bed (4p)	A2Z	1	E	2	4	2.5	75.5	73.0	30.1	30.0	3.9	3.6	-	14.0	2.8	14.1	2.9	-	-	28.1	24.4	1.8	-	4.8	6.6	6.0	7.0	-	7.0	7.0

Unit 10% larger than the minimum sizes

Unit Number	Unit Description	Unit Type	No. of Aspects 1 = s, 2 = d, 3 = t	Orientations	Bedroom Count	Bedspaces	Ceiling Height	Total Area (NIA)	Req. Total Area	Living Dining Kitchen Area	Req. LDK Area	Living Dining Kitchen Width	Req. LDK Width	Additional Reception Areas	Bedroom 1 Area	Bedroom 1 Width	Bedroom 2 Area	Bedroom 2 Width	Bedroom 3 Area	Bedroom 3 Width	Agg. Bedroom Area	Req. Agg. Bedroom Area	Store 1 (Storage)	Store 2 (Utility)	Store 3 (Wardrobe)	Total Storage Area (Excl. excess over 3.5)	Req. Storage Area	Balcony Area	Other (Garden / Terrace)	Total Private Open Space	Req. Private Open Space
B02C.G207	1 Bed	A1W	1	E	1	2	2.7	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.1	-	5.1	5.0
01																															
B02A.0101	1 Bed	A1Z	1	S	1	2	2.5	46.7	45.0	26.4	23.0	3.6	3.3	-	12.3	3.7	-	-	-	-	12.3	11.4	1.0	-	2.1	3.0	3.0	7.0	-	7.0	5.0
B02A.0102	1 Bed	A1W2	1	N	1	2	2.5	48.7	45.0	26.3	23.0	3.4	3.3	-	14.0	2.8	-	-	-	-	14.0	11.4	0.8	-	2.3	3.1	3.0	5.3	-	5.3	5.0
B02A.0103	1 Bed	A1W2	1	N	1	2	2.5	48.7	45.0	26.3	23.0	3.4	3.3	-	14.0	2.8	-	-	-	-	14.0	11.4	0.8	-	2.3	3.1	3.0	5.3	-	5.3	5.0
B02B.0101	2 Bed (4p)	A2Y	2	N/E	2	4	2.5	77.6	73.0	36.4	30.0	3.9	3.6	-	11.9	2.9	13.0	3.3	-	-	24.9	24.4	4.5	-	1.9	6.4	6.0	-	-	-	-
B02B.0102	2 Bed (4p)	A2X1	2	N/W	2	4	2.5	76.2	73.0	35.1	30.0	4.3	3.6	-	13.0	3.3	11.7	3.4	-	-	24.7	24.4	4.6	-	1.5	6.3	6.0	7.4	-	7.4	7.0
B02B.0103	1 Bed	A1W	1	W	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B02B.0104	1 Bed	A1W	1	W	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B02B.0105	1 Bed	A1W5	1	E	1	2	2.5	46.8	45.0	25.4	23.0	3.3	3.3	-	12.0	2.9	-	-	-	-	12.0	11.4	0.6	-	3.4	4.0	3.0	5.1	-	5.1	5.0
B02C.0101	1 Bed	A1W	1	W	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B02C.0102	1 Bed	A1W	1	W	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B02C.0103	2 Bed (4p)	A2X	2	S/W	2	4	2.5	75.5	73.0	33.2	30.0	4.3	3.6	-	13.5	3.3	12.3	3.2	-	-	25.7	24.4	5.3	-	1.5	6.4	6.0	7.0	-	7.0	7.0
B02C.0104	1 Bed	A1W4	2	S/W	1	2	2.5	48.4	45.0	25.8	23.0	3.4	3.3	-	13.9	2.8	-	-	-	-	13.9	11.4	0.9	-	2.4	3.3	3.0	-	-	-	-
B02C.0105	1 Bed	A1Y	2	S/E	1	2	2.5	51.3	45.0	29.2	23.0	3.6	3.3	-	13.3	3.0	-	-	-	-	13.3	11.4	0.7	-	2.8	3.5	3.0	6.5	-	6.5	5.0
B02C.0106	2 Bed (4p)	A2Z	1	E	2	4	2.5	75.5	73.0	30.1	30.0	3.9	3.6	-	14.0	2.8	14.1	2.9	-	-	28.1	24.4	1.8	-	4.8	6.6	6.0	7.0	-	7.0	7.0
B02C.0107	1 Bed	A1W	1	E	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.1	-	5.1	5.0
02																															
B02.	1 Bed	A1Z	1	S	1	2	2.5	46.7	45.0	26.4	23.0	3.6	3.3	-	12.3	3.7	-	-	-	-	12.3	11.4	1.0	-	2.1	3.0	3.0	7.0	-	7.0	5.0
B02A.0202	1 Bed	A1W2	1	N	1	2	2.5	48.7	45.0	26.3	23.0	3.4	3.3	-	14.0	2.8	-	-	-	-	14.0	11.4	0.8	-	2.3	3.1	3.0	5.3	-	5.3	5.0
B02A.0203	1 Bed	A1W2	1	N	1	2	2.5	48.7	45.0	26.3	23.0	3.4	3.3	-	14.0	2.8	-	-	-	-	14.0	11.4	0.8	-	2.3	3.1	3.0	5.3	-	5.3	5.0
B02B.0201	2 Bed (4p)	A2Y	2	N/E	2	4	2.5	77.6	73.0	36.5	30.0	3.9	3.6	-	11.9	2.9	13.0	3.3	-	-	24.9	24.4	4.4	-	1.9	6.3	6.0	-	-	-	-
B02B.0202	2 Bed (4p)	A2X1	2	N/W	2	4	2.5	76.2	73.0	35.1	30.0	4.3	3.6	-	13.0	3.3	11.7	3.4	-	-	24.7	24.4	4.6	-	1.5	6.3	6.0	7.4	-	7.4	7.0
B02B.0203	1 Bed	A1W	1	W	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B02B.0204	1 Bed	A1W	1	W	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B02B.0205	1 Bed	A1W5	1	E	1	2	2.5	46.8	45.0	25.4	23.0	3.3	3.3	-	12.0	2.9	-	-	-	-	12.0	11.4	0.6	-	3.4	4.0	3.0	5.1	-	5.1	5.0
B02C.0201	1 Bed	A1W	1	W	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B02C.0202	1 Bed	A1W	1	W	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B02C.0203	2 Bed (4p)	A2X	2	S/W	2	4	2.5	75.5	73.0	33.2	30.0	4.3	3.6	-	13.5	3.3	12.3	3.2	-	-	25.7	24.4	5.3	-	1.5	6.4	6.0	7.0	-	7.0	7.0
B02C.0204	1 Bed	A1W4	2	S/W	1	2	2.5	48.4	45.0	25.8	23.0	3.4	3.3	-	13.9	2.8	-	-	-	-	13.9	11.4	0.9	-	2.4	3.3	3.0	-	-	-	-
B02C.0205	1 Bed	A1Y	2	S/E	1	2	2.5	51.3	45.0	29.2	23.0	3.6	3.3	-	13.3	3.0	-	-	-	-	13.3	11.4	0.7	-	2.8	3.5	3.0	6.5	-	6.5	5.0
B02[illegible]	2 Bed (4p)	A2Z	1	E	2	4	2.5	75.5	73.0	30.1	30.0	3.9	3.6	-	14.0	2.8	14.1	2.9	-	-	28.1	24.4	1.8	-	4.8	6.6	6.0	7.0	-	7.0	7.0
B02C.0207	1 Bed	A1W	1	E	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.1	-	5.1	5.0
03																															
B02A.0301	1 Bed	A1W2	1	N	1	2	2.5	48.7	45.0	26.3	23.0	3.4	3.3	-	14.0	2.8	-	-	-	-	14.0	11.4	0.8	-	2.3	3.1	3.0	5.3	-	5.3	5.0
B02A.0302	1 Bed	A1W2	1	N	1	2	2.5	48.7	45.0	26.3	23.0	3.4	3.3	-	14.0	2.8	-	-	-	-	14.0	11.4	0.8	-	2.3	3.1	3.0	5.3	-	5.3	5.0
B02B.0301	2 Bed (4p)	A2Y	2	N/E	2	4	2.5	77.6	73.0	36.4	30.0	3.9	3.6	-	11.9	2.9	13.0	3.3	-	-	24.9	24.4	4.5	-	1.9	6.4	6.0	-	-	-	-
B02B.0302	2 Bed (4p)	A2X1	2	N/W	2	4	2.5	76.2	73.0	35.1	30.0	4.3	3.6	-	13.0	3.3	11.7	3.4	-	-	24.7	24.4	4.7	-	1.5	6.3	6.0	7.4	-	7.4	7.0
B02B.0303	1 Bed	A1W	1	W	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B02B.0304	1 Bed	A1W	1	W	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B02B.0305	1 Bed	A1W5	1	E	1	2	2.5	46.8	45.0	25.4	23.0	3.3	3.3	-	12.0	2.9	-	-	-	-	12.0	11.4	0.6	-	3.4	4.0	3.0	5.1	-	5.1	5.0
B02C.0301	1 Bed	A1W	1	W	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B02C.0302	1 Bed	A1W	1	W	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B02	2 Bed (4p)	A2X	2	S/W	2	4	2.5	75.5	73.0	33.2	30.0	4.3	3.6	-	13.4	3.3	12.3	3.2	-	-	25.7	24.4	5.3	-	1.5	6.5	6.0	7.0	-	7.0	7.0
B02C.0304	1 Bed	A1W4	2	S/W	1	2	2.5	48.4	45.0	25.8	23.0	3.4	3.3	-	13.9	2.8	-	-	-	-	13.9	11.4	0.9	-	2.4	3.3	3.0	-	-	-	-
B02C.0305	1 Bed	A1Y	2	S/E	1	2	2.5	51.3	45.0	29.2	23.0	3.6	3.3	-	13.3	3.0	-	-	-	-	13.3	11.4	0.7	-	2.8	3.5	3.0	6.5	-	6.5	5.0
B02C.0306	2 Bed (4p)	A2Z	1	E	2	4	2.5	75.5	73.0	30.1	30.0	3.9	3.6	-	14.0	2.8	14.1	2.9	-	-	28.1	24.4	1.8	-	4.8	6.6	6.0	7.0	-	7.0	7.0
B02C.0307	1 Bed	A1W	1	E	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.1	-	5.1	5.0
04																															
B02A.0401	2 Bed (4p)	A2R	2	N/S	2	4	2.5	78.7	73.0	32.3	30.0	4.6	3.6	-	11.4	3.4	13.0	2.9	-	-	24.4	24.4	4.5	-	1.7	6.1	6.0	7.0	-	7.0	7.0
B02A.0402	2 Bed (4p)	A2R	2	N/S	2	4	2.5	78.7	73.0	32.3	30.0	4.6	3.6	-	11.4	3.4	13.0	2.9	-	-	24.4	24.4	4.5	-	1.7	6.1	6.0	7.0	-	7.0	7.0
B02B.0401	2 Bed (4p)	A2Y	2	N/E	2	4	2.5	77.6	73.0	36.5	30.0	3.9	3.6	-	11.9	2.9	13.0	3.3	-	-	24.9	24.4	4.4	-	1.9	6.3	6.0	-	-	-	-
B02B.0402	2 Bed (4p)	A2X1	2	N/W	2	4	2.5	76.2	73.0	35.1	30.0	4.3	3.6	-	13.0	3.3	11.7	3.4	-	-	24.7	24.4	4.6	-	1.5	6.3	6.0	7.4	-	7.4	7.0
B02B.0403	1 Bed	A1W	1	W	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B02B.0404	1 Bed	A1W	1	W	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B02B.0405	1 Bed	A1W5	1	E	1	2	2.5	46.8	45.0	25.4	23.0	3.3	3.3	-	12.0	2.9	-	-	-	-	12.0	11.4	0.6	-	3.4	4.0	3.0	5.1	-	5.1	5.0
B02C.0401	1 Bed	A1W	1	W	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B02C.0402	1 Bed	A1W	1	W	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B02C.0403	2 Bed (4p)	A2X	2	S/W	2	4	2.5	75.5	73.0	33.2	30.0	4.3	3.6	-	13.4	3.3	12.3	3.2	-	-	25.7	24.4	5.3	-	1.5	6.5	6.0	7.0	-	7.0	7.0

Unit 10% larger than the minimum sizes

Unit Number	Unit Descriptio	Unit Type	No. of Aspects 1 = s, 2 = d, 3 = t	Orientations	Bedroom Count	Bedspaces	Ceiling Height	Total Area (NIA)	Req. Total Area	Living Dining Kitchen Area	Req. LDK Area	Living Dining Kitchen Width	Req. LDK Width	Additional Reception Areas	Bedroom 1 Area	Bedroom 1 Width	Bedroom 2 Area	Bedroom 2 Width	Bedroom 3 Area	Bedroom 3 Width	Agg. Bedroom Area	Req. Agg. Bedroom Area	Store 1 (Storage)	Store 2 (Utility)	Store 3 (Wardrobe)	Total Storage Area (Excl. excess over 3.5)	Req. Storage Area	Balcony Area	Other (Garden / Terrace)	Total Private Open Space	Req. Private Open Space
B02C.0404	1 Bed	A1W4	2	S/W	1	2	2.5	48.4	45.0	25.8	23.0	3.4	3.3	-	13.9	2.8	-	-	-	-	13.9	11.4	0.9	-	2.4	3.3	3.0	-	-	-	-
B02C.0405	1 Bed	A1Y	2	S/E	1	2	2.5	51.3	45.0	29.2	23.0	3.6	3.3	-	13.3	3.0	-	-	-	-	13.3	11.4	0.7	-	2.8	3.5	3.0	6.5	-	6.5	5.0
B02C.0406	2 Bed (4p)	A2Z	1	E	2	4	2.5	75.5	73.0	30.1	30.0	3.9	3.6	-	14.0	2.8	14.1	2.9	-	-	28.1	24.4	1.8	-	4.8	6.6	6.0	7.0	-	7.0	7.0
B02C.0407	1 Bed	A1W	1	E	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.1	-	5.1	5.0
05																															
B02B.0501	2 Bed (4p)	A2X3	3	N/E/W	2	4	2.5	81.9	73.0	38.2	30.0	4.3	3.6	-	15.4	3.3	11.7	3.4	-	-	27.1	24.4	3.9	-	2.3	6.4	6.0	7.1	-	7.1	7.0
B02B.0502	1 Bed	A1W	1	W	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B02B.0503	1 Bed	A1W5	1	E	1	2	2.5	46.8	45.0	25.4	23.0	3.3	3.3	-	12.0	2.9	-	-	-	-	12.0	11.4	0.6	-	3.4	4.0	3.0	5.1	-	5.1	5.0
B02C.0501	2 Bed (4p)	A2Z	1	W	2	4	2.5	75.5	73.0	30.1	30.0	3.9	3.6	-	14.1	2.9	14.0	2.8	-	-	28.1	24.4	1.8	-	4.8	6.6	6.0	7.4	-	7.4	7.0
B02C.0502	2 Bed (4p)	A2X	2	S/W	2	4	2.5	75.8	73.0	33.2	30.0	4.3	3.6	-	13.5	3.3	12.4	3.2	-	-	25.8	24.4	5.4	-	1.5	6.5	6.0	-	55.9	55.9	7.0
B02C.0503	2 Bed (4p)	A2X	2	S/E	2	4	2.5	75.9	73.0	33.2	30.0	4.3	3.6	-	13.4	3.3	12.4	3.2	-	-	25.9	24.4	5.4	-	1.5	6.6	6.0	101.0	-	101.0	7.0
B02C.0504	1 Bed	A1W	1	E	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.1	-	5.1	5.0
06																															
B02B.0601	2 Bed (3p)	A2V4	2	N/W	2	3	2.5	64.2	63.0	28.6	28.0	4.3	3.6	-	12.8	2.8	7.2	2.1	-	-	20.1	20.1	3.0	-	3.1	5.6	5.0	-	38.3	38.3	6.0
B02B.0602	1 Bed	A1X	1	W	1	2	2.5	52.2	45.0	27.8	23.0	5.7	3.3	-	14.8	3.6	-	-	-	-	14.8	11.4	1.0	-	2.9	3.9	3.0	-	17.7	17.7	5.0
B02B.0603	1 Bed	A1W5	1	E	1	2	2.5	46.8	45.0	25.4	23.0	3.3	3.3	-	12.0	2.9	-	-	-	-	12.0	11.4	0.6	-	3.4	4.0	3.0	5.1	-	5.1	5.0
B02C.0601	2 Bed (4p)	A2X	2	S/W	2	4	2.5	76.7	73.0	33.9	30.0	4.4	3.6	-	13.6	3.3	12.6	3.2	-	-	26.1	24.4	5.3	-	1.5	6.5	6.0	-	40.9	40.9	7.0
B02C.0602	2 Bed (4p)	A2X	2	S/E	2	4	2.5	75.9	73.0	33.4	30.0	4.3	3.6	-	13.6	3.3	12.3	3.2	-	-	25.9	24.4	5.3	-	1.5	6.5	6.0	7.0	-	7.0	7.0
B02C.0603	1 Bed	A1W	1	E	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.1	-	5.1	5.0
Block 03																															
01																															
B03A.0101	2 Bed (4p)	A2X2	2	N/W	2	4	2.5	77.7	73.0	35.5	30.0	4.3	3.6	-	13.6	3.3	12.0	3.4	-	-	25.6	24.4	3.8	-	2.5	6.5	6.0	7.4	-	7.4	7.0
B03A.0102	1 Bed	A1W	1	W	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B03A.0103	1 Bed	A1W5	1	E	1	2	2.5	46.8	45.0	25.4	23.0	3.3	3.3	-	12.0	2.9	-	-	-	-	12.0	11.4	0.6	-	3.4	4.0	3.0	5.1	-	5.1	5.0
B03A.0104	1 Bed	A1W3	2	S/E	1	2	2.5	45.4	45.0	24.1	23.0	3.4	3.3	-	12.9	2.9	-	-	-	-	12.9	11.4	0.7	-	2.4	3.1	3.0	7.2	-	7.2	5.0
B03A.0105	1 Bed	A1W3	1	E	1	2	2.5	45.4	45.0	24.2	23.0	3.4	3.3	-	13.0	2.9	-	-	-	-	13.0	11.4	0.7	-	2.4	3.1	3.0	7.2	-	7.2	5.0
B03A.0106	2 Bed (4p)	A2V	2	N/E	2	4	2.5	75.3	73.0	33.6	30.0	5.9	3.6	-	13.7	3.1	12.1	3.4	-	-	25.8	24.4	3.0	-	3.1	6.0	6.0	7.0	-	7.0	7.0
B03B.0101	2 Bed (4p)	A2Z	1	W	2	4	2.5	75.5	73.0	30.1	30.0	3.9	3.6	-	14.1	2.9	14.0	2.8	-	-	28.1	24.4	1.8	-	4.8	6.6	6.0	7.4	-	7.4	7.0
B03B.0102	1 Bed	A1W	1	W	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B03B.0103	2 Bed (4p)	A2X	2	S/W	2	4	2.5	75.5	73.0	33.2	30.0	4.3	3.6	-	13.4	3.3	12.3	3.2	-	-	25.7	24.4	5.3	-	1.5	6.5	6.0	7.0	-	7.0	7.0
B03B.0104	1 Bed	A1W4	2	S/W	1	2	2.5	48.5	45.0	25.8	23.0	3.4	3.3	-	13.9	2.8	-	-	-	-	13.9	11.4	0.9	-	2.4	3.3	3.0	-	-	-	-
B03B.0105	1 Bed	A1Y1	2	S/E	1	2	2.5	53.0	45.0	30.0	23.0	3.6	3.3	-	13.6	3.0	-	-	-	-	13.6	11.4	0.7	-	3.3	4.0	3.0	6.0	-	6.0	5.0
B03B.0106	1 Bed	A1W	1	E	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.1	-	5.1	5.0
B03B.0107	1 Bed	A1W	1	E	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.1	-	5.1	5.0
02																															
B03A.0201	2 Bed (4p)	A2X2	2	N/W	2	4	2.5	77.7	73.0	35.5	30.0	4.3	3.6	-	13.6	3.3	12.0	3.4	-	-	25.6	24.4	3.8	-	2.5	6.5	6.0	7.4	-	7.4	7.0
B03A.0202	1 Bed	A1W	1	W	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B03A.0203	1 Bed	A1W5	1	E	1	2	2.5	46.8	45.0	25.4	23.0	3.3	3.3	-	12.0	2.9	-	-	-	-	12.0	11.4	0.6	-	3.4	4.0	3.0	5.1	-	5.1	5.0
B03A.0204	1 Bed	A1W3	2	S/E	1	2	2.5	45.4	45.0	24.1	23.0	3.4	3.3	-	12.8	2.9	-	-	-	-	12.8	11.4	0.7	-	2.4	3.1	3.0	7.2	-	7.2	5.0
B03A.0205	1 Bed	A1W3	1	E	1	2	2.5	45.4	45.0	24.2	23.0	3.4	3.3	-	12.8	2.9	-	-	-	-	12.8	11.4	0.7	-	2.4	3.1	3.0	7.2	-	7.2	5.0
B03A.0206	2 Bed (4p)	A2V	2	N/E	2	4	2.5	75.3	73.0	33.6	30.0	5.9	3.6	-	13.7	3.1	12.1	3.4	-	-	25.8	24.4	3.0	-	3.1	6.0	6.0	7.0	-	7.0	7.0
B03B.0201	2 Bed (4p)	A2Z	1	W	2	4	2.5	75.5	73.0	30.1	30.0	3.9	3.6	-	14.1	2.9	14.0	2.8	-	-	28.1	24.4	1.8	-	4.8	6.6	6.0	7.4	-	7.4	7.0
B03B.0202	1 Bed	A1W	1	W	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B03B.0203	2 Bed (4p)	A2X	2	S/W	2	4	2.5	75.5	73.0	33.2	30.0	4.3	3.6	-	13.4	3.3	12.3	3.2	-	-	25.7	24.4	5.3	-	1.5	6.5	6.0	7.0	-	7.0	7.0
B03B.0204	1 Bed	A1W4	2	S/W	1	2	2.5	48.5	45.0	25.8	23.0	3.4	3.3	-	13.9	2.8	-	-	-	-	13.9	11.4	0.9	-	2.4	3.3	3.0	-	-	-	-
B03B.0205	1 Bed	A1Y1	2	S/E	1	2	2.5	53.0	45.0	30.0	23.0	3.6	3.3	-	13.6	3.0	-	-	-	-	13.6	11.4	0.7	-	3.3	4.0	3.0	6.0	-	6.0	5.0
B03B.0206	1 Bed	A1W	1	E	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.1	-	5.1	5.0
B03B.0207	1 Bed	A1W	1	E	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.1	-	5.1	5.0
03																															
B03A.0301	2 Bed (4p)	A2X2	2	N/W	2	4	2.5	77.7	73.0	35.5	30.0	4.3	3.6	-	13.6	3.3	12.0	3.4	-	-	25.6	24.4	3.8	-	2.5	6.5	6.0	7.4	-	7.4	7.0
B03A.0302	1 Bed	A1W	1	W	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B03A.0303	1 Bed	A1W5	1	E	1	2	2.5	46.8	45.0	25.4	23.0	3.3	3.3	-	12.0	2.9	-	-	-	-	12.0	11.4	0.6	-	3.4	4.0	3.0	5.1	-	5.1	5.0
B03A.0304	1 Bed	A1W3	2	S/E	1	2	2.5	45.4	45.0	24.1	23.0	3.4	3.3	-	12.9	2.9	-	-	-	-	12.9	11.4	0.7	-	2.4	3.1	3.0	7.2	-	7.2	5.0
B03A.0305	1 Bed	A1W3	1	E	1	2	2.5	45.4	45.0	24.2	23.0	3.4	3.3	-	12.8	2.9	-	-	-	-	12.8	11.4	0.7	-	2.4	3.1	3.0	7.2	-	7.2	5.0
B03A.0306	2 Bed (4p)	A2V	2	N/E	2	4	2.5	75.3	73.0	33.6	30.0	5.9	3.6	-	13.7	3.1	12.1	3.4	-	-	25.8	24.4	3.0	-	3.1	6.0	6.0	7.0	-	7.0	7.0
B03B.0301	2 Bed (4p)	A2Z	1	W	2	4	2.5	75.5	73.0	30.1	30.0	3.9	3.6	-	14.1	2.9	14.0	2.8	-	-	28.1	24.4	1.8	-	4.8	6.6	6.0	7.4	-	7.4	7.0
B03B.0302	1 Bed	A1W	1	W	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B03B.0303	2 Bed (4p)	A2X	2	S/W	2	4	2.5	75.5	73.0	33.2	30.0	4.3	3.6	-	13.4	3.3	12.3	3.2	-	-	25.7	24.4	5.3	-	1.5	6.5	6.0	7.0	-	7.0	7.0

Unit 10% larger than the minimum sizes

Unit Number	Unit Description	Unit Type	No. of Aspects 1 = s, 2 = d, 3 = t	Orientations	Bedroom Count	Bedspaces	Ceiling Height	Total Area (NIA)	Req. Total Area	Living Dining Kitchen Area	Req. LDK Area	Living Dining Kitchen Width	Req. LDK Width	Additional Reception Areas	Bedroom 1 Area	Bedroom 1 Width	Bedroom 2 Area	Bedroom 2 Width	Bedroom 3 Area	Bedroom 3 Width	Agg. Bedroom Area	Req. Agg. Bedroom Area	Store 1 (Storage)	Store 2 (Utility)	Store 3 (Wardrobe)	Total Storage Area (Excl. excess over 3.5)	Req. Storage Area	Balcony Area	r (Garden / ace)	l Private Open Space	Req. Private Open Space
B03B.0304	1 Bed	A1W4	2	S/W	1	2	2.5	48.4	45.0	25.8	23.0	3.4	3.3	-	13.9	2.8	-	-	-	-	13.9	11.4	0.9	-	2.4	3.3	3.0	-	-	-	-
B03B.0305	1 Bed	A1Y1	2	S/E	1	2	2.5	53.0	45.0	30.0	23.0	3.6	3.3	-	13.6	3.0	-	-	-	-	13.6	11.4	0.7	-	3.3	4.0	3.0	6.0	-	6.0	5.0
B03B.0306	1 Bed	A1W	1	E	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.1	-	5.1	5.0
B03B.0307	1 Bed	A1W	1	E	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.1	-	5.1	5.0
04																															
B03A.0401	2 Bed (4p)	A2X2	2	N/W	2	4	2.5	77.7	73.0	35.5	30.0	4.3	3.6	-	13.6	3.3	12.0	3.4	-	-	25.6	24.4	3.8	-	2.5	6.5	6.0	7.4	-	7.4	7.0
B03A.0402	1 Bed	A1W	1	W	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B03A.0403	1 Bed	A1W5	1	E	1	2	2.5	46.8	45.0	25.4	23.0	3.3	3.3	-	12.1	2.9	-	-	-	-	12.1	11.4	0.6	-	3.4	4.0	3.0	5.1	-	5.1	5.0
B03A.0404	1 Bed	A1W3	2	S/E	1	2	2.5	45.4	45.0	24.1	23.0	3.4	3.3	-	12.8	2.9	-	-	-	-	12.8	11.4	0.7	-	2.4	3.1	3.0	7.2	-	7.2	5.0
B03A.0405	1 Bed	A1W3	1	E	1	2	2.5	45.4	45.0	24.2	23.0	3.4	3.3	-	12.8	2.9	-	-	-	-	12.8	11.4	0.7	-	2.4	3.1	3.0	7.2	-	7.2	5.0
B03A.0406	2 Bed (4p)	A2V	2	N/E	2	4	2.5	75.3	73.0	33.6	30.0	5.9	3.6	-	13.7	3.1	12.1	3.4	-	-	25.8	24.4	3.0	-	3.1	6.0	6.0	7.0	-	7.0	7.0
B03B.0401	2 Bed (4p)	A2Z	1	W	2	4	2.5	75.5	73.0	30.1	30.0	3.9	3.6	-	14.1	2.9	14.0	2.8	-	-	28.1	24.4	1.8	-	4.8	6.6	6.0	7.4	-	7.4	7.0
B03B.0402	1 Bed	A1W	1	W	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B03B.0403	2 Bed (4p)	A2X	2	S/W	2	4	2.5	75.5	73.0	33.2	30.0	4.3	3.6	-	13.4	3.3	12.3	3.2	-	-	25.7	24.4	5.3	-	1.5	6.5	6.0	7.0	-	7.0	7.0
B03B.0404	1 Bed	A1W4	2	S/W	1	2	2.5	48.5	45.0	25.8	23.0	3.4	3.3	-	13.9	2.8	-	-	-	-	13.9	11.4	0.9	-	2.4	3.3	3.0	-	-	-	-
B03B.0405	1 Bed	A1Y1	2	S/E	1	2	2.5	53.0	45.0	30.0	23.0	3.6	3.3	-	13.6	3.0	-	-	-	-	13.6	11.4	0.7	-	3.3	4.0	3.0	6.0	-	6.0	5.0
B03B.0406	1 Bed	A1W	1	E	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.1	-	5.1	5.0
B03B.0407	1 Bed	A1W	1	E	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.1	-	5.1	5.0
05																															
B03A.0501	2 Bed (4p)	A2X7	2	N/W	2	4	2.5	86.0	73.0	40.8	30.0	4.3	3.6	-	16.5	3.3	12.1	2.8	-	-	28.6	24.4	3.8	-	2.3	6.3	6.0	7.4	-	7.4	7.0
B03A.0502	2 Bed (4p)	A2V3	2	S/E	2	4	2.5	79.0	73.0	38.1	30.0	6.0	3.6	-	13.0	3.4	11.4	3.4	-	-	24.4	24.4	2.5	-	3.5	6.1	6.0	14.4	-	14.4	7.0
B03B.0501	2 Bed (4p)	A2Z	1	W	2	4	2.5	75.5	73.0	30.1	30.0	3.9	3.6	-	14.1	2.8	14.1	2.9	-	-	28.1	24.4	1.8	-	4.8	6.6	6.0	7.4	-	7.4	7.0
06																															
B03A.0601	2 Bed (4p)	A2X7	2	N/W	2	4	2.5	86.0	73.0	40.8	30.0	4.3	3.6	-	16.5	3.3	12.1	2.8	-	-	28.6	24.4	3.8	-	2.3	6.3	6.0	7.4	-	7.4	7.0
B03A.0602	1 Bed	A1W5	1	E	1	2	2.5	46.8	45.0	25.4	23.0	3.3	3.3	-	12.0	2.9	-	-	-	-	12.0	11.4	0.6	-	3.4	4.0	3.0	5.1	-	5.1	5.0
B03A.0603	1 Bed	A1W3	2	S/E	1	2	2.5	45.4	45.0	24.1	23.0	3.4	3.3	-	12.9	2.9	-	-	-	-	12.9	11.4	0.7	-	2.4	3.1	3.0	7.2	-	7.2	5.0
B03A.0604	1 Bed	A1W3	2	N/E	1	2	2.5	45.8	45.0	24.2	23.0	3.4	3.3	-	13.0	2.9	-	-	-	-	13.0	11.4	0.8	-	2.4	3.2	3.0	7.2	-	7.2	5.0
B03B.0601	2 Bed (4p)	A2Z	1	W	2	4	2.5	75.5	73.0	30.1	30.0	3.9	3.6	-	14.1	2.8	14.1	2.9	-	-	28.1	24.4	1.8	-	4.8	6.6	6.0	7.4		7.4	7.0
B03B.0602	2 Bed (4p)	A2X	2	S/W	2	4	2.5	76.0	73.0	33.5	30.0	4.3	3.6	-	13.6	3.3	12.3	3.2	-	-	25.9	24.4	5.3	-	1.5	6.5	6.0	7.0	-	7.0	7.0
B03B.0603	2 Bed (4p)	A2X	2	S/E	2	4	2.5	76.4	73.0	33.4	30.0	4.3	3.6	-	13.7	3.3	12.3	3.2	-	-	26.0	24.4	5.4	-	1.5	6.6	6.0	7.0	-	7.0	7.0
B03B.0604	1 Bed	A1W	1	E	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.1	-	5.1	5.0
07																															
B03A.0701	2 Bed (4p)	A2X7	2	N/W	2	4	2.5	86.0	73.0	40.8	30.0	4.3	3.6	-	16.5	3.3	12.1	2.8	-	-	28.6	24.4	3.8	-	2.3	6.3	6.0	7.4	-	7.4	7.0
B03A.0702	1 Bed	A1W5	1	E	1	2	2.5	46.8	45.0	25.4	23.0	3.3	3.3	-	12.0	2.9	-	-	-	-	12.0	11.4	0.6	-	3.4	4.0	3.0	5.1	-	5.1	5.0
B03A.0703	1 Bed	A1W3	2	S/E	1	2	2.5	45.4	45.0	24.1	23.0	3.4	3.3	-	12.9	2.9	-	-	-	-	12.9	11.4	0.7	-	2.4	3.1	3.0	7.2	-	7.2	5.0
B03A.0704	1 Bed	A1W3	2	N/E	1	2	2.5	45.8	45.0	24.2	23.0	3.4	3.3	-	13.0	2.9	-	-	-	-	13.0	11.4	0.8	-	2.4	3.2	3.0	7.2	-	7.2	5.0
B03B.0701	2 Bed (4p)	A2Z	1	W	2	4	2.5	75.5	73.0	30.1	30.0	3.9	3.6	-	14.1	2.8	14.1	2.9	-	-	28.1	24.4	1.8	-	4.8	6.6	6.0	7.4	-	7.4	7.0
B03B.0702	2 Bed (4p)	A2X	2	S/W	2	4	2.5	76.0	73.0	33.5	30.0	4.3	3.6	-	13.6	3.3	12.3	3.2	-	-	25.9	24.4	5.3	-	1.5	6.5	6.0	7.0	-	7.0	7.0
B03B.0703	2 Bed (4p)	A2X	2	S/E	2	4	2.5	76.4	73.0	33.4	30.0	4.3	3.6	-	13.7	3.3	12.4	3.2	-	-	26.0	24.4	5.4	-	1.5	6.7	6.0	7.0	-	7.0	7.0
B03B.0704	1 Bed	A1W	1	E	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.1		5.1	5.0
08																															
B03A.0801	2 Bed (4p)	A2V2	3	S/E/W	2	4	2.5	81.8	73.0	33.0	30.0	5.3	3.6	-	13.9	3.2	11.8	3.5	-	-	25.7	24.4	4.6	-	2.4	6.7	6.0	7.2	-	7.2	7.0
B03A.0802	1 Bed	A1W3	2	S/E	1	2	2.5	45.4	45.0	24.1	23.0	3.4	3.3	-	12.9	2.9	-	-	-	-	12.9	11.4	0.7	-	2.4	3.1	3.0	7.2	-	7.2	5.0
B03A.0803	1 Bed	A1W3	2	N/E	1	2	2.5	45.8	45.0	24.2	23.0	3.4	3.3	-	13.0	2.9	-	-	-	-	13.0	11.4	0.8	-	2.4	3.2	3.0	7.2	-	7.2	5.0
09																															
B03A.0901	2 Bed (4p)	A2V2	3	S/E/W	2	4	2.5	81.8	73.0	33.0	30.0	5.3	3.6	-	13.9	3.2	11.8	3.5	-	-	25.7	24.4	4.6	-	2.4	6.7	6.0	7.2	-	7.2	7.0
B03A.0902	1 Bed	A1W3	2	S/E	1	2	2.5	45.4	45.0	24.1	23.0	3.4	3.3	-	12.9	2.9	-	-	-	-	12.9	11.4	0.7	-	2.4	3.1	3.0	7.2	-	7.2	5.0
B03A.0903	1 Bed	A1W3	2	N/E	1	2	2.5	45.8	45.0	24.2	23.0	3.4	3.3	-	13.0	2.9	-	-	-	-	13.0	11.4	0.8	-	2.4	3.2	3.0	7.2	-	7.2	5.0
Block 04																															
G1																															
B04A.G101	1 Bed	A1W	1	W	1	2	2.7	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B04A.G102	2 Bed (4p)	A2Z	1	E	2	4	2.5	74.9	73.0	30.1	30.0	3.9	3.6	-	14.1	2.9	13.3	2.8	-	-	27.4	24.4	1.8	-	4.8	6.6	6.0	7.0		7.0	7.0
B04B.G101	1 Bed	A1W5	1	W	1	2	2.7	46.8	45.0	25.4	23.0	3.3	3.3	-	12.0	2.9	-	-	-	-	12.0	11.4	0.6	-	3.4	4.0	3.0	5.3	-	5.3	5.0
B04B.G102	1 Bed	A1W	1	W	1	2	2.7	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.8	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B04B.G103	2 Bed (4p)	A2X	2	S/W	2	4	2.7	75.5	73.0	33.2	30.0	4.3	3.6	-	13.4	3.3	12.3	3.2	-	-	25.7	24.4	5.3	-	1.5	6.5	6.0	7.0	-	7.0	7.0
B04B.G104	1 Bed	A1W4	2	S/W	1	2	2.7	48.4	45.0	25.8	23.0	3.4	3.3	-	13.9	2.8	-	-	-	-	13.9	11.4	0.9	-	2.4	3.3	3.0	-	-	-	-
B04B.G105	1 Bed	A1Y	2	S/E	1	2	2.7	50.6	45.0	28.5	23.0	3.6	3.3	-	13.3	3.0	-	-	-	-	13.3	11.4	0.7	-	2.8	3.5	3.0	6.0	-	6.0	5.0
B04B.G106	1 Bed	A1W	1	E	1	2	2.7	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.1	-	5.1	5.0

Unit 10% larger than the minimum sizes

Unit Number	Unit Description	Unit Type	No. of Aspects 1 = s, 2 = d, 3 = t	Orientations	Bedroom Count	Bedspaces	Ceiling Height	Total Area (NIA)	Req. Total Area	Living Dining Kitchen Area	Req. LDK Area	Living Dining Kitchen Width	Req. LDK Width	Additional Reception Areas	Bedroom 1 Area	Bedroom 1 Width	Bedroom 2 Area	Bedroom 2 Width	Bedroom 3 Area	Bedroom 3 Width	Agg. Bedroom Area	Req. Agg. Bedroom Area	Store 1 (Storage)	Store 2 (Utility)	Store 3 (Wardrobe)	Total Storage Area (Excl. excess over 3.5)	Req. Storage Area	Balcony Area	Other (Garden / Terrace)	Total Private Open Space	Req. Private Open Space
B04B.G107	1 Bed	A1W	1	E	1	2	2.7	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.1	-	5.1	5.0
B04B.G108	1 Bed	A1W	1	E	1	2	2.7	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.1	-	5.1	5.0
01																															
B04A.0101	2 Bed (4p)	A2Y1	2	N/W	2	4	2.5	79.6	73.0	37.5	30.0	3.9	3.6	-	13.4	3.0	12.1	3.3	-	-	25.5	24.4	4.6	-	2.1	6.7	6.0	-	-	-	-
B04A.0102	1 Bed	A1W	1	W	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B04A.0103	2 Bed (4p)	A2Z	1	E	2	4	2.5	75.5	73.0	30.1	30.0	3.9	3.6	-	14.1	2.9	14.1	2.8	-	-	28.2	24.4	1.8	-	4.8	6.6	6.0	7.0	-	7.0	7.0
B04A.0104	2 Bed (4p)	A2W	2	N/E	2	4	2.5	74.1	73.0	32.6	30.0	4.5	3.6	-	13.3	3.4	11.8	3.0	-	-	25.1	24.4	4.9	-	1.7	6.4	6.0	7.0	-	7.0	7.0
B04B.0101	1 Bed	A1W5	1	W	1	2	2.5	46.8	45.0	25.4	23.0	3.3	3.3	-	12.0	2.9	-	-	-	-	12.0	11.4	0.6	-	3.4	4.0	3.0	5.3	-	5.3	5.0
B04B.0102	1 Bed	A1W	1	W	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.8	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B04B.0103	[illegible] (4p)	A2X	2	S/W	2	4	2.5	75.5	73.0	33.2	30.0	4.3	3.6	-	13.4	3.3	12.3	3.2	-	-	25.7	24.4	5.3	-	1.5	6.5	6.0	7.0	-	7.0	7.0
B04B.0104	1 Bed	A1W4	2	S/W	1	2	2.5	48.4	45.0	25.8	23.0	3.4	3.3	-	13.9	2.8	-	-	-	-	13.9	11.4	0.9	-	2.4	3.3	3.0	-	-	-	-
B04B.0105	1 Bed	A1Y	2	S/E	1	2	2.5	50.6	45.0	28.5	23.0	3.6	3.3	-	13.3	3.0	-	-	-	-	13.3	11.4	0.7	-	2.8	3.5	3.0	6.0	-	6.0	5.0
B04B.0106	1 Bed	A1W	1	E	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.3	2.9	-	-	-	-	14.3	11.4	0.8	-	2.4	3.1	3.0	5.1	-	5.1	5.0
B04B.0107	1 Bed	A1W	1	E	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.3	2.9	-	-	-	-	14.3	11.4	0.8	-	2.4	3.2	3.0	5.1	-	5.1	5.0
B04B.0108	1 Bed	A1W	1	E	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.3	2.9	-	-	-	-	14.3	11.4	0.8	-	2.4	3.1	3.0	5.1	-	5.1	5.0
02																															
B04A.0201	2 Bed (4p)	A2Y1	2	N/W	2	4	2.5	79.6	73.0	37.5	30.0	3.9	3.6	-	13.4	3.0	12.1	3.3	-	-	25.5	24.4	4.6	-	2.1	6.7	6.0	-	-	-	-
B04A.0202	1 Bed	A1W	1	W	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B04A.0203	2 Bed (4p)	A2Z	1	E	2	4	2.5	75.5	73.0	30.1	30.0	3.9	3.6	-	14.1	2.9	14.1	2.8	-	-	28.2	24.4	1.8	-	4.8	6.6	6.0	7.0	-	7.0	7.0
B04A.0204	2 Bed (4p)	A2W	2	N/E	2	4	2.5	74.1	73.0	32.6	30.0	4.5	3.6	-	13.3	3.4	11.8	3.0	-	-	25.1	24.4	4.9	-	1.7	6.4	6.0	7.0	-	7.0	7.0
B04B.0201	1 Bed	A1W5	1	W	1	2	2.5	46.8	45.0	25.4	23.0	3.3	3.3	-	12.0	2.9	-	-	-	-	12.0	11.4	0.6	-	3.4	4.0	3.0	5.3	-	5.3	5.0
B04B.0202	1 Bed	A1W	1	W	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.8	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B04B.0203	2 Bed (4p)	A2X	2	S/W	2	4	2.5	75.5	73.0	33.2	30.0	4.3	3.6	-	13.4	3.3	12.3	3.2	-	-	25.7	24.4	5.3	-	1.5	6.5	6.0	7.0	-	7.0	7.0
B04B.0204	1 Bed	A1W4	2	S/W	1	2	2.5	48.4	45.0	25.8	23.0	3.4	3.3	-	13.9	2.8	-	-	-	-	13.9	11.4	0.9	-	2.4	3.3	3.0	-	-	-	-
B04B.0205	1 Bed	A1Y	2	S/E	1	2	2.5	50.6	45.0	28.5	23.0	3.6	3.3	-	13.3	3.0	-	-	-	-	13.3	11.4	0.7	-	2.8	3.5	3.0	6.0	-	6.0	5.0
B04B.0206	1 Bed	A1W	1	E	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.3	2.9	-	-	-	-	14.3	11.4	0.8	-	2.4	3.1	3.0	5.1	-	5.1	5.0
B04B.0207	1 Bed	A1W	1	E	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.3	2.9	-	-	-	-	14.3	11.4	0.8	-	2.4	3.2	3.0	5.1	-	5.1	5.0
B04B.0208	1 Bed	A1W	1	E	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.3	2.9	-	-	-	-	14.3	11.4	0.8	-	2.4	3.1	3.0	5.1	-	5.1	5.0
03																															
B04A.0301	2 Bed (4p)	A2Y1	2	N/W	2	4	2.5	79.6	73.0	37.5	30.0	3.9	3.6	-	13.4	3.0	12.1	3.3	-	-	25.5	24.4	4.6	-	2.1	6.7	6.0	-	-	-	-
B04A.0302	1 Bed	A1W	1	W	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B04A.0303	2 Bed (4p)	A2Z	1	E	2	4	2.5	75.5	73.0	30.1	30.0	3.9	3.6	-	14.1	2.9	14.0	2.8	-	-	28.1	24.4	1.8	-	4.8	6.6	6.0	7.0	-	7.0	7.0
B04A.0304	2 Bed (4p)	A2W	2	N/E	2	4	2.5	74.1	73.0	32.6	30.0	4.5	3.6	-	13.3	3.4	11.8	3.0	-	-	25.1	24.4	4.9	-	1.7	6.4	6.0	7.0	-	7.0	7.0
B04B.0301	1 Bed	A1W5	1	W	1	2	2.5	46.8	45.0	25.4	23.0	3.3	3.3	-	12.0	2.9	-	-	-	-	12.0	11.4	0.6	-	3.4	4.0	3.0	5.3	-	5.3	5.0
B04B.0302	1 Bed	A1W	1	W	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.8	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B04B.0303	2 Bed (4p)	A2X	2	S/W	2	4	2.5	75.5	73.0	33.2	30.0	4.3	3.6	-	13.4	3.3	12.3	3.2	-	-	25.7	24.4	5.3	-	1.5	6.5	6.0	7.0	-	7.0	7.0
B04B.0304	1 Bed	A1W4	2	S/W	1	2	2.5	48.4	45.0	25.8	23.0	3.4	3.3	-	13.9	2.8	-	-	-	-	13.9	11.4	0.9	-	2.4	3.3	3.0	-	-	-	-
B04B.0305	1 Bed	A1Y	2	S/E	1	2	2.5	50.6	45.0	28.5	23.0	3.6	3.3	-	13.3	3.0	-	-	-	-	13.3	11.4	0.7	-	2.8	3.5	3.0	6.0	-	6.0	5.0
B04B.0306	1 Bed	A1W	1	E	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.1	-	5.1	5.0
B04B.0307	1 Bed	A1W	1	E	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.1	-	5.1	5.0
B04B.0308	1 Bed	A1W	1	E	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.1	-	5.1	5.0
04																															
B04A.0401	2 Bed (4p)	A2Y1	2	N/W	2	4	2.5	79.6	73.0	37.5	30.0	3.9	3.6	-	13.4	3.0	12.1	3.3	-	-	25.5	24.4	4.6	-	2.1	6.7	6.0	-	-	-	-
B04A.0402	1 Bed	A1W	1	W	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B04A.0403	2 Bed (4p)	A2Z	1	E	2	4	2.5	75.5	73.0	30.1	30.0	3.9	3.6	-	14.1	2.9	14.1	2.8	-	-	28.2	24.4	1.8	-	4.8	6.6	6.0	7.0	-	7.0	7.0
B04A.0404	2 Bed (4p)	A2W	2	N/E	2	4	2.5	74.1	73.0	32.5	30.0	4.5	3.6	-	13.3	3.4	11.8	3.0	-	-	25.1	24.4	4.9	-	1.7	6.4	6.0	7.0	-	7.0	7.0
B04B.0401	1 Bed	A1W5	1	W	1	2	2.5	46.8	45.0	25.4	23.0	3.3	3.3	-	12.0	2.9	-	-	-	-	12.0	11.4	0.6	-	3.4	4.0	3.0	5.3	-	5.3	5.0
B04B.0402	[illegible]	A1W	1	W	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.8	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B04B.0403	2 Bed (4p)	A2X	2	S/W	2	4	2.5	75.5	73.0	33.2	30.0	4.3	3.6	-	13.4	3.3	12.3	3.2	-	-	25.7	24.4	5.3	-	1.5	6.5	6.0	7.0	-	7.0	7.0
B04B.0404	1 Bed	A1W4	2	S/W	1	2	2.5	48.4	45.0	25.8	23.0	3.4	3.3	-	13.9	2.8	-	-	-	-	13.9	11.4	0.9	-	2.4	3.3	3.0	-	-	-	-
B04B.0405	1 Bed	A1Y	2	S/E	1	2	2.5	50.6	45.0	28.5	23.0	3.6	3.3	-	13.3	3.0	-	-	-	-	13.3	11.4	0.7	-	2.8	3.5	3.0	6.0	-	6.0	5.0
B04B.0406	1 Bed	A1W	1	E	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.3	2.9	-	-	-	-	14.3	11.4	0.8	-	2.4	3.1	3.0	5.1	-	5.1	5.0
B04B.0407	1 Bed	A1W	1	E	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.3	2.9	-	-	-	-	14.3	11.4	0.8	-	2.4	3.2	3.0	5.1	-	5.1	5.0
B04B.0408	1 Bed	A1W	1	E	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.3	2.9	-	-	-	-	14.3	11.4	0.8	-	2.4	3.1	3.0	5.1	-	5.1	5.0
05																															
B04A.0501	1 Bed	A1W	1	W	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B04A.0502	1 Bed	A1W	1	E	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.1	-	5.1	5.0
B04A.0503	2 Bed (4p)	A2X6	3	N/E/W	2	4	2.5	81.1	73.0	37.3	30.0	4.3	3.6	-	15.1	3.3	11.8	3.3	-	-	27.0	24.4	4.0	-	2.4	6.6	6.0	7.1	-	7.1	7.0
B04B.0501	1 Bed	A1W5	1	W	1	2	2.5	46.8	45.0	25.4	23.0	3.3	3.3	-	12.0	2.9	-	-	-	-	12.0	11.4	0.6	-	3.4	4.0	3.0	5.3	-	5.3	5.0

Unit 10% larger than the minimum sizes

Unit Number	Unit Description	Unit Type	No. of Aspects 1 = s, 2 = d, 3 = t	Orientations	Bedroom Count	Bedspaces	Ceiling Height	Total Area (NIA)	Req. Total Area	Living Dining Kitchen Area	Req. LDK Area	Living Dining Kitchen Width	Req. LDK Width	Additional Reception Areas	Bedroom 1 Area	Bedroom 1 Width	Bedroom 2 Area	Bedroom 2 Width	Bedroom 3 Area	Bedroom 3 Width	Agg. Bedroom Area	Req. Agg. Bedroom Area	Store 1 (Storage)	Store 2 (Utility)	Store 3 (Wardrobe)	Total Storage Area (Excl. excess over 3.5)	Req. Storage Area	Balcony Area	Other (Garden / Terrace)	Total Private Open Space	Req. Private Open Space
B04B.0502	2 Bed (4p)	A2X	2	S/W	2	4	2.5	76.0	73.0	33.5	30.0	4.3	3.6	-	13.6	3.3	12.3	3.2	-	-	25.9	24.4	5.3	-	1.5	6.5	6.0	49.8	-	49.8	7.0
B04B.0503	2 Bed (4p)	A2X8	2	S/E	2	4	2.5	76.5	73.0	35.1	30.0	4.2	3.6	-	13.4	2.9	11.9	3.4	-	-	25.2	24.4	4.2	-	1.9	6.1	6.0	66.6	-	66.6	7.0
B04B.0504	1 Bed	A1W	1	E	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.1	-	5.1	5.0
B04B.0505	1 Bed	A1W	1	E	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.1	-	5.1	5.0
06																															
B04A.0601	1 Bed	A1W	1	W	1	2	2.5	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B04A.0602	2 Bed (4p)	A2V	3	N/E/W	2	4	2.5	76.3	73.0	35.4	30.0	6.0	3.6	-	13.3	3.1	11.6	3.4	-	-	24.8	24.4	3.0	-	3.1	6.0	6.0	-	25.9	25.9	7.0
B04B.0601	1 Bed	A1W5	1	W	1	2	2.5	46.8	45.0	25.4	23.0	3.3	3.3	-	12.0	2.9	-	-	-	-	12.0	11.4	0.6	-	3.4	4.0	3.0	5.3	-	5.3	5.0
B04B.0602	2 Bed (4p)	A2X8	2	S/W	2	4	2.5	76.0	73.0	34.8	30.0	4.1	3.6	-	13.6	2.9	11.5	3.4	-	-	25.1	24.4	4.1	-	1.9	6.1	6.0	7.0	-	7.0	7.0
B04B.0603	2 Bed (4p)	A2X8	2	S/E	2	4	2.5	76.9	73.0	35.1	30.0	4.1	3.6	-	13.8	3.0	11.5	3.4	-	-	25.4	24.4	4.2	-	1.9	6.2	6.0	62.9	-	62.9	7.0
B04B.0604	1 Bed	A1X1	1	E	1	2	2.5	57.2	45.0	32.6	23.0	5.7	3.3	-	14.8	3.6	-	-	-	-	14.8	11.4	1.0	-	3.1	4.1	3.0	-	19.4	19.4	5.0
Block 05																															
01																															
B05.0101	2 Bed (3p)	A2Q1	3	NE/S/E	2	3	2.5	65.2	63.0	28.4	28.0	5.6	3.6	-	13.0	3.7	7.4	2.8	-	-	20.4	20.1	3.0	-	2.1	5.0	5.0	-	-	-	-
B05.0102	1 Bed	A1F	2	NE/SW	1	2	2.5	46.7	45.0	23.4	23.0	4.6	3.3	-	11.5	3.2	-	-	-	-	11.5	11.4	1.6	-	1.7	3.3	3.0	5.7	-	5.7	5.0
02																															
B05.0201	2 Bed (3p)	A2Q	3	NE/S/E	2	3	2.5	65.2	63.0	28.4	28.0	5.6	3.6	-	13.0	3.7	7.4	2.8	-	-	20.4	20.1	3.0	-	2.1	5.0	5.0	7.0	-	7.0	6.0
B05.0202	1 Bed	A1D	2	NW/SW	1	2	2.5	51.1	45.0	23.6	23.0	4.6	3.3	-	12.7	3.9	-	-	-	-	12.7	11.4	1.0	-	2.6	4.0	3.0	5.1	-	5.1	5.0
B05.0203	1 Bed	A1E	2	NE/NW	1	2	2.5	46.7	45.0	23.0	23.0	3.3	3.3	-	11.4	2.8	-	-	-	-	11.4	11.4	0.5	-	2.5	3.1	3.0	5.0	-	5.0	5.0
03																															
B05.0301	2 Bed (3p)	A2Q	3	NE/S/E	2	3	2.5	65.2	63.0	28.4	28.0	5.6	3.6	-	13.0	3.7	7.4	2.8	-	-	20.4	20.1	3.0	-	2.1	5.0	5.0	7.0	-	7.0	6.0
B05.0302	1 Bed	A1D	2	NW/SW	1	2	2.5	51.1	45.0	23.6	23.0	4.6	3.3	-	12.7	3.9	-	-	-	-	12.7	11.4	1.0	-	2.6	4.0	3.0	5.1	-	5.1	5.0
B05.0303	1 Bed	A1E	2	NE/NW	1	2	2.5	46.8	45.0	23.1	23.0	3.3	3.3	-	11.4	2.8	-	-	-	-	11.4	11.4	0.5	-	2.5	3.1	3.0	5.0	-	5.0	5.0
04																															
B05.0401	2 Bed (3p)	A2Q	3	NE/S/E	2	3	2.5	65.2	63.0	28.4	28.0	5.6	3.6	-	13.0	3.7	7.4	2.8	-	-	20.4	20.1	3.0	-	2.1	5.0	5.0	7.0	-	7.0	6.0
B05.0402	1 Bed	A1F	3	NE/SW/W	1	2	2.5	47.7	45.0	24.4	23.0	4.9	3.3	-	11.5	3.2	-	-	-	-	11.5	11.4	1.6	-	1.7	3.3	3.0	6.2	-	6.2	5.0
Block 06																															
G1																															
B06.G101	1 Bed	A1W5	1	S	1	2	2.7	46.9	45.0	25.4	23.0	3.3	3.3	-	12.0	2.9	-	-	-	-	12.0	11.4	0.6	-	3.4	4.0	3.0	5.1	-	5.1	5.0
B06.G102	Studio	A0ST	1	S	0	1	2.7	37.7	37.0	30.7	30.0	4.8	4.0	-	-	-	-	-	-	-	-	-	1.9	-	1.2	3.3	3.0	-	-	-	-
B06.G103	Duplex (2b4p)	A2H	2	E/W	2	4	2.7	78.6	73.0	30.5	30.0	4.1	3.6	-	11.4	4.1	13.5	3.5	-	-	24.9	24.4	3.0	-	3.5	6.6	6.0	-	8.3	8.3	7.0
B06.G104	x (2b4p)	A2H	2	E/W	2	4	2.7	79.2	73.0	31.0	30.0	4.1	3.6	-	11.4	4.1	13.5	3.5	-	-	24.9	24.4	3.0	-	3.5	6.6	6.0	-	8.3	8.3	7.0
B06.G105	Duplex (2b4p)	A2H	2	E/W	2	4	2.7	79.3	73.0	31.1	30.0	4.1	3.6	-	11.4	4.1	13.5	3.5	-	-	24.9	24.4	3.0	-	3.5	6.6	6.0	-	8.3	8.3	7.0
B06.G106	Duplex (3b)	A2G	1	E	3	5	2.7	105.4	90.0	34.2	34.0	5.1	3.8	-	12.2	2.8	13.0	2.8	7.5	2.1	32.8	31.5	5.8	-	3.5	9.3	9.0	-	11.3	11.3	9.0
B06.G107	Duplex (3b)	A2G	1	E	3	5	2.7	105.4	90.0	34.2	34.0	5.1	3.8	-	12.2	2.8	13.0	2.8	7.5	2.1	32.8	31.5	5.8	-	3.5	9.3	9.0	-	11.1	11.1	9.0
B06.G108	Duplex (2b3p)	A2H1	2	N/E	2	3	2.7	77.5	63.0	30.4	28.0	4.1	3.6	-	13.7	4.1	10.3	3.1	-	-	24.0	20.1	3.6	-	3.5	6.8	5.0	-	7.5	7.5	6.0
B06.G109	1 Bed	A1W	1	N	1	2	2.7	48.6	45.0	25.8	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.3	-	5.3	5.0
B06.G110	2 Bed (4p)	A2X10	2	N/W	2	4	2.7	73.1	73.0	32.1	30.0	4.3	3.6	-	13.3	3.3	11.6	3.1	-	-	24.8	24.4	4.5	-	1.5	6.0	6.0	7.0	-	7.0	7.0
01																															
B06.0101	2 Bed (4p)	A2Z1	2	S/W	2	4	2.5	77.7	73.0	32.2	30.0	3.9	3.6	-	14.2	2.9	14.5	2.8	-	-	28.7	24.4	1.6	-	5.2	6.8	6.0	7.0	-	7.0	7.0
B06.0102	1 Bed	A1W5	1	S	1	2	2.5	46.9	45.0	25.4	23.0	3.3	3.3	-	12.1	2.9	-	-	-	-	12.1	11.4	0.6	-	3.4	4.0	3.0	5.1	-	5.1	5.0
B06.0103	o	A0ST	1	S	0	1	2.5	37.7	37.0	30.7	30.0	4.8	4.0	-	-	-	-	-	-	-	-	-	1.9	-	1.2	3.3	3.0	-	-	-	-
B06.0104	l	A1W	1	N	1	2	2.5	48.6	45.0	26.1	23.0	3.4	3.3	-	14.1	2.8	-	-	-	-	14.1	11.4	0.7	-	2.4	3.1	3.0	5.3	-	5.3	5.0
B06.0105	2 Bed (4p)	A2X	2	N/W	2	4	2.5	75.5	73.0	33.2	30.0	4.3	3.6	-	13.4	3.3	12.3	3.2	-	-	25.7	24.4	5.3	-	1.5	6.5	6.0	7.0	-	7.0	7.0
02																															
B06.0201	2 Bed (4p)	A2Z1	2	S/W	2	4	2.5	77.7	73.0	32.2	30.0	3.9	3.6	-	14.3	2.9	14.5	2.8	-	-	28.8	24.4	1.6	-	5.2	6.8	6.0	7.0	-	7.0	7.0
B06.0202	1 Bed	A1W5	1	S	1	2	2.5	46.9	45.0	25.4	23.0	3.3	3.3	-	12.1	2.9	-	-	-	-	12.1	11.4	0.6	-	3.4	4.0	3.0	5.1	-	5.1	5.0
B06.0203	2 Bed (4p)	A2X4	2	S/E	2	4	2.5	81.0	73.0	36.9	30.0	4.6	3.6	-	14.0	3.0	12.8	3.4	-	-	26.9	24.4	3.9	-	2.9	6.9	6.0	7.8	-	7.8	7.0
B06.0204	2 Bed (4p)	A2X	2	N/E	2	4	2.5	75.6	73.0	33.2	30.0	4.3	3.6	-	13.4	3.3	12.3	3.2	-	-	25.7	24.4	5.3	-	1.5	6.5	6.0	7.0	-	7.0	7.0
B06.0205	2 Bed (4p)	A2X	2	N/W	2	4	2.5	75.5	73.0	33.2	30.0	4.3	3.6	-	13.4	3.3	12.3	3.2	-	-	25.7	24.4	5.3	-	1.5	6.5	6.0	7.0	-	7.0	7.0
03																															
B06.0301	2 Bed (4p)	A2Z1	2	S/W	2	4	2.5	77.7	73.0	32.2	30.0	3.9	3.6	-	14.3	2.9	14.4	2.8	-	-	28.7	24.4	1.6	-	5.2	6.8	6.0	7.0	-	7.0	7.0
B06.0302	1 Bed	A1W5	1	S	1	2	2.5	46.9	45.0	25.4	23.0	3.3	3.3	-	12.0	2.9	-	-	-	-	12.0	11.4	0.6	-	3.4	4.0	3.0	5.1	-	5.1	5.0
B06.0303	2 Bed (4p)	A2X4	2	S/E	2	4	2.5	81.0	73.0	36.9	30.0	4.6	3.6	-	14.0	3.0	12.8	3.4	-	-	26.9	24.4	3.9	-	2.9	6.9	6.0	7.0	-	7.0	7.0
B06.0304	2 Bed (4p)	A2X	2	N/E	2	4	2.5	75.6	73.0	33.2	30.0	4.3	3.6	-	13.4	3.3	12.3	3.2	-	-	25.7	24.4	5.3	-	1.5	6.5	6.0	7.0	-	7.0	7.0
B06.0305	2 Bed (4p)	A2X	2	N/W	2	4	2.5	75.5	73.0	33.2	30.0	4.3	3.6	-	13.4	3.3	12.3	3.2	-	-	25.7	24.4	5.3	-	1.5	6.5	6.0	7.0	-	7.0	7.0
04																															

Unit 10% larger than the minimum sizes

Unit Number	Unit Description	Unit Type	No. of Aspects 1 = s, 2 = d, 3 = t	Orientations	Bedroom Count	Bedspaces	Ceiling Height	Total Area (NIA)	Req. Total Area	Living Dining Kitchen Area	Req. LDK Area	Living Dining Kitchen Width	Req. LDK Width	Additional Reception Areas	Bedroom 1 Area	Bedroom 1 Width	Bedroom 2 Area	Bedroom 2 Width	Bedroom 3 Area	Bedroom 3 Width	Agg. Bedroom Area	Req. Agg. Bedroom Area	Store 1 (Storage)	Store 2 (Utility)	Store 3 (Wardrobe)	Total Storage Area (Excl. excess over 3.5)	Req. Storage Area	Balcony Area	Other (Garden / Terrace)	Total Private Open Space	Req. Private Open Space
B06.0401	2 Bed (4p)	A2Z1	2	S/W	2	4	2.5	77.7	73.0	32.2	30.0	3.9	3.6	-	14.3	2.9	14.5	2.8	-	-	28.8	24.4	1.6	-	5.2	6.8	6.0	7.0	-	7.0	7.0
B06.0402	1 Bed	A1W5	1	S	1	2	2.5	46.9	45.0	25.4	23.0	3.3	3.3	-	12.0	2.9	-	-	-	-	12.0	11.4	0.6	-	3.4	4.0	3.0	5.1	-	5.1	5.0
B06.0403	2 Bed (4p)	A2X9	3	N/S/E	2	4	2.5	93.1	73.0	46.3	30.0	4.6	3.6	-	15.6	2.8	12.9	3.2	-	-	28.5	24.4	4.7	-	3.4	8.1	6.0	7.0	-	7.0	7.0
B06.0404	2 Bed (4p)	A2X	2	N/W	2	4	2.5	75.5	73.0	33.2	30.0	4.3	3.6	-	13.4	3.3	12.3	3.2	-	-	25.7	24.4	5.3	-	1.5	6.5	6.0	7.0	-	7.0	7.0
Block 07																															
G1																															
B07.G101	1 Bed	A1W5	1	W	1	2	2.7	46.8	45.0	25.4	23.0	3.3	3.3	-	12.0	2.9	-	-	-	-	12.0	11.4	0.6	-	3.4	4.0	3.0	5.3	-	5.3	5.0
B07.G102	2 Bed (4p)	A2X	2	S/W	2	4	2.7	75.5	73.0	33.2	30.0	4.3	3.6	-	13.4	3.3	12.3	3.2	-	-	25.7	24.4	5.3	-	1.5	6.5	6.0	7.0	-	7.0	7.0
B07.G103	1 Bed	A1W4	2	S/W	1	2	2.7	48.4	45.0	25.8	23.0	3.4	3.3	-	13.9	2.8	-	-	-	-	13.9	11.4	0.9	-	2.4	3.3	3.0	-	-	-	-
B07.G104	1 Bed	A1Y	2	S/E	1	2	2.7	50.6	45.0	28.5	23.0	3.6	3.3	-	13.1	3.0	-	-	-	-	13.1	11.4	0.7	-	2.8	3.6	3.0	6.0	-	6.0	5.0
B07.G105	1 Bed	A1W	1	E	1	2	2.7	48.7	45.0	25.9	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.1	-	5.1	5.0
B07.G106	2 Bed (4p)	A2Z2	2	S/E	2	4	2.7	78.0	73.0	31.3	30.0	3.8	3.6	-	13.6	2.8	16.2	2.8	-	-	29.8	24.4	4.0	-	2.0	6.0	6.0	7.0	-	7.0	7.0
B07.G107	1 Bed	A1W8	2	N/E	1	2	2.7	45.1	45.0	23.8	23.0	3.3	3.3	-	12.0	2.9	-	-	-	-	12.0	11.4	0.9	-	2.5	4.0	3.0	5.3	-	5.3	5.0
01																															
B07.0101	2 Bed (4p)	A2X	2	N/W	2	4	2.5	75.6	73.0	33.2	30.0	4.3	3.6	-	13.4	3.3	12.3	3.2	-	-	25.7	24.4	5.3	-	1.5	6.5	6.0	7.4	-	7.4	7.0
B07.0102	1 Bed	A1W5	1	W	1	2	2.5	46.8	45.0	25.4	23.0	3.3	3.3	-	12.0	2.9	-	-	-	-	12.0	11.4	0.6	-	3.4	4.0	3.0	5.3	-	5.3	5.0
B07.0103	2 Bed (4p)	A2X	2	S/W	2	4	2.5	75.5	73.0	33.2	30.0	4.3	3.6	-	13.4	3.3	12.3	3.2	-	-	25.7	24.4	5.3	-	1.5	6.5	6.0	7.0	-	7.0	7.0
B07.0104	1 Bed	A1W4	2	S/W	1	2	2.5	48.4	45.0	25.8	23.0	3.4	3.3	-	13.9	2.8	-	-	-	-	13.9	11.4	0.9	-	2.4	3.3	3.0	-	-	-	-
B07.0105	1 Bed	A1Y	2	S/E	1	2	2.5	50.6	45.0	28.5	23.0	3.6	3.3	-	13.3	3.0	-	-	-	-	13.3	11.4	0.7	-	2.8	3.5	3.0	6.0	-	6.0	5.0
B07.0106	1 Bed	A1W	1	E	1	2	2.5	48.7	45.0	25.9	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.1	-	5.1	5.0
B07.0107	2 Bed (4p)	A2Z2	2	S/E	2	4	2.5	78.0	73.0	31.3	30.0	3.8	3.6	-	13.6	2.8	16.2	2.8	-	-	29.8	24.4	4.0	-	2.0	6.0	6.0	7.0	-	7.0	7.0
B07.0108	2 Bed (4p)	A2X5	2	N/E	2	4	2.5	75.5	73.0	34.3	30.0	4.2	3.6	-	13.0	3.4	11.4	3.4	-	-	24.4	24.4	4.3	-	2.4	6.8	6.0	7.4	-	7.4	7.0
02																															
B07.0201	2 Bed (4p)	A2X	2	N/W	2	4	2.5	75.6	73.0	33.2	30.0	4.3	3.6	-	13.4	3.3	12.3	3.2	-	-	25.7	24.4	5.3	-	1.5	6.5	6.0	7.4	-	7.4	7.0
B07.0202	1 Bed	A1W5	1	W	1	2	2.5	46.8	45.0	25.4	23.0	3.3	3.3	-	12.0	2.9	-	-	-	-	12.0	11.4	0.6	-	3.4	4.0	3.0	5.3	-	5.3	5.0
B07.0203	2 Bed (4p)	A2X	2	S/W	2	4	2.5	75.5	73.0	33.2	30.0	4.3	3.6	-	13.4	3.3	12.3	3.2	-	-	25.7	24.4	5.3	-	1.5	6.5	6.0	7.0	-	7.0	7.0
B07.0204	1 Bed	A1W4	2	S/W	1	2	2.5	48.4	45.0	25.8	23.0	3.4	3.3	-	13.9	2.8	-	-	-	-	13.9	11.4	0.9	-	2.4	3.3	3.0	-	-	-	-
B07.0205	1 Bed	A1Y	2	S/E	1	2	2.5	50.6	45.0	28.5	23.0	3.6	3.3	-	13.3	3.0	-	-	-	-	13.3	11.4	0.7	-	2.8	3.5	3.0	6.0	-	6.0	5.0
B07.0206	1 Bed	A1W	1	E	1	2	2.5	48.7	45.0	25.9	23.0	3.4	3.3	-	14.2	2.9	-	-	-	-	14.2	11.4	0.8	-	2.4	3.2	3.0	5.1	-	5.1	5.0
B07.0207	2 Bed (4p)	A2Z2	2	S/E	2	4	2.5	78.0	73.0	31.3	30.0	3.8	3.6	-	13.6	2.8	16.2	2.8	-	-	29.8	24.4	4.0	-	2.0	6.0	6.0	7.0	-	7.0	7.0
B07.0208	2 Bed (4p)	A2X5	2	N/E	2	4	2.5	75.5	73.0	34.3	30.0	4.2	3.6	-	13.0	3.4	11.4	3.4	-	-	24.4	24.4	4.3	-	2.4	6.8	6.0	7.4	-	7.4	7.0
03																															
B07.0301	2 Bed (4p)	A2X	3	N/E/W	2	4	2.5	75.6	73.0	33.2	30.0	4.3	3.6	-	13.4	3.3	12.3	3.2	-	-	25.8	24.4	5.3	-	1.5	6.5	6.0	7.4	-	7.4	7.0
B07.0302	1 Bed	A1W5	1	W	1	2	2.5	46.8	45.0	25.4	23.0	3.3	3.3	-	12.0	2.9	-	-	-	-	12.0	11.4	0.6	-	3.4	4.0	3.0	5.3	-	5.3	5.0
B07.0303	2 Bed (4p)	A2X	2	S/W	2	4	2.5	75.5	73.0	33.2	30.0	4.3	3.6	-	13.4	3.3	12.3	3.2	-	-	25.7	24.4	5.3	-	1.5	6.5	6.0	7.0	-	7.0	7.0
B07.0304	2 Bed (4p)	A2X	2	S/E	2	4	2.5	75.7	73.0	33.3	30.0	4.3	3.6	-	13.5	3.3	12.3	3.2	-	-	25.8	24.4	5.3	-	1.5	6.5	6.0	24.7	-	24.7	7.0
B07.0305	1 Bed	A1W	1	E	1	2	2.5	48.7	45.0	25.9	23.0	3.4	3.3	-	14.3	2.9	-	-	-	-	14.3	11.4	0.8	-	2.4	3.2	3.0	5.1	-	5.1	5.0
B07.0306	1 Bed	A1W7	2	N/E	1	2	2.7	48.7	45.0	25.9	23.0	3.4	3.3	-	14.3	2.9	-	-	-	-	14.3	11.4	0.8	-	2.4	3.2	3.0	7.7	-	7.7	5.0
04																															
B07.0401	2 Bed (4p)	A2X	3	N/E/W	2	4	2.5	75.6	73.0	33.2	30.0	4.3	3.6	-	13.4	3.3	12.3	3.2	-	-	25.8	24.4	5.3	-	1.5	6.5	6.0	7.4	-	7.4	7.0
B07.0402	1 Bed	A1W5	1	W	1	2	2.5	46.8	45.0	25.4	23.0	3.3	3.3	-	12.0	2.9	-	-	-	-	12.0	11.4	0.6	-	3.4	4.0	3.0	5.3	-	5.3	5.0
B07.0403	2 Bed (4p)	A2X	2	S/W	2	4	2.5	75.5	73.0	33.2	30.0	4.3	3.6	-	13.4	3.3	12.3	3.2	-	-	25.7	24.4	5.3	-	1.5	6.5	6.0	7.0	-	7.0	7.0

4.2 Key Data

1.535Ha	**Site Area**
1.277Ha Z1 lands	**Development Area**
335 No.	**Units**
262/Ha	**Density**
260sq.m	**Crèche**
59%	**1 Bed Residential Units**
1001 sq.m	**Residential Amenity**
106 0.3/unit	**Car Spaces**
558 1.7/unit	**Bicycles Spaces**
2.1	**Plot Ratio**
41.6%	**Site Coverage**
38%	**2 Bed Residential Units**
34 No.	**Part V Units**
53%	**Dual Aspect Units**
2960 sq.m	**Public Open Space**
2160 sq.m	**Communal Open Space**
3%	**3 Bed Residential Units**

05

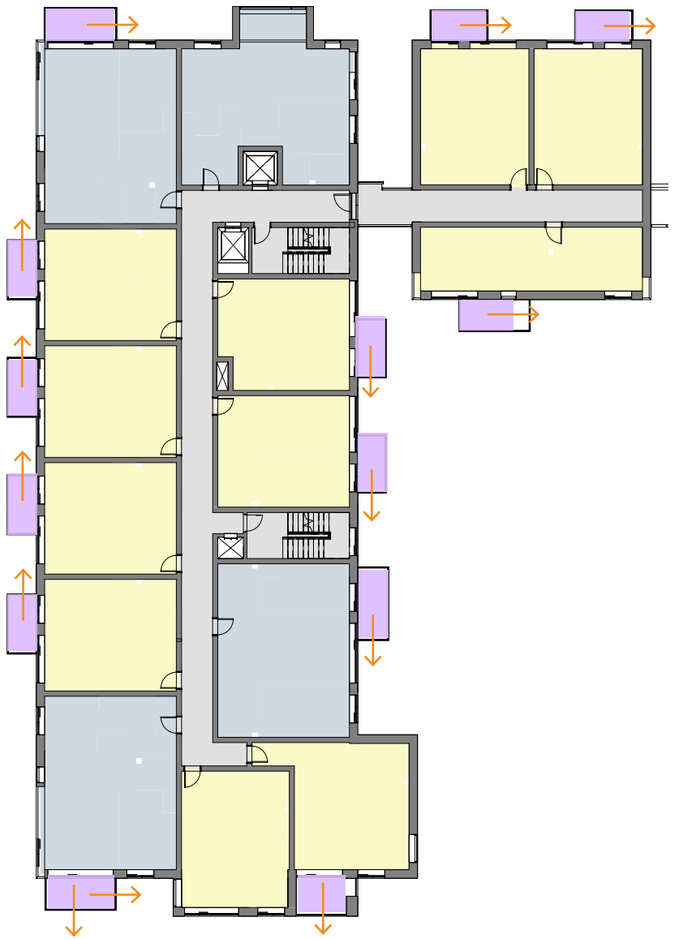
Development Unit Types

- Development Unit Types

5.1 Development Unit Types

Apartment Entrances

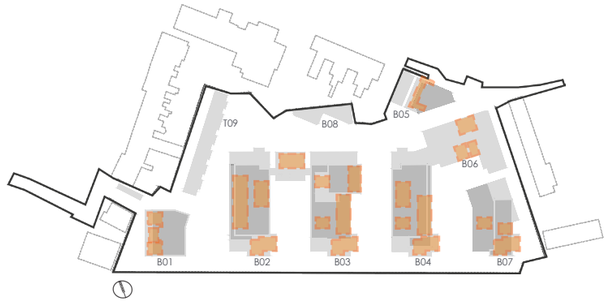
- 1 Bed Unit
- 2 Bed Unit
- Circulation
- Balcony
- Orientation/aspect of each balcony

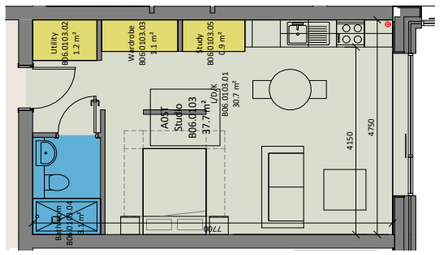


Typical Floor Plan_ Block 02

T09
B08
B05
B06
B01
B02
B03
B04
B07

5.2 Studio & 1 Bed Apartment Units

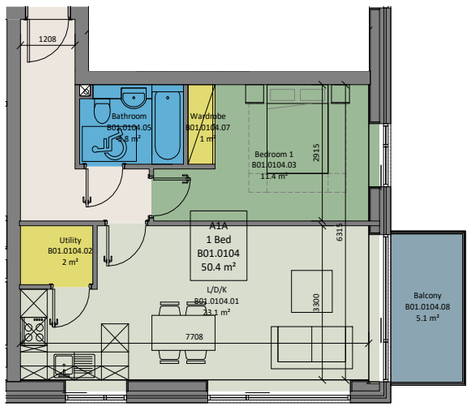




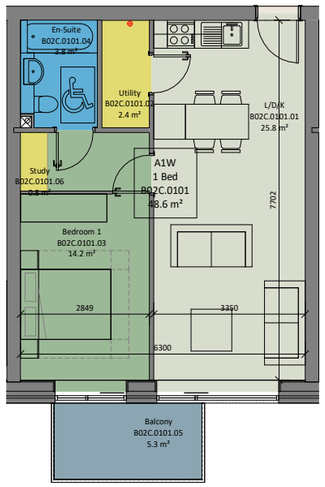
Unit Type A0ST
A0ST: 02 no. units

LEGEND

- Living / Dinning/ Kitchen
- Bedroom
- Circulation
- Storage
- Bath
- Balcony

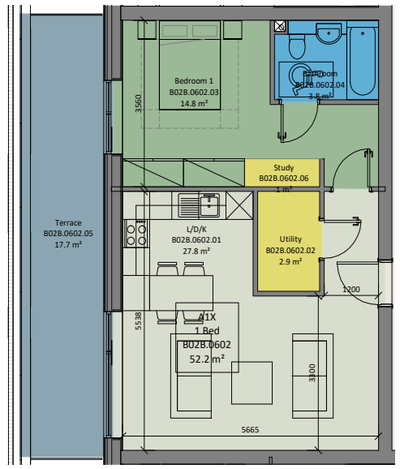


Unit Type A1A
A1A: 08 no. units

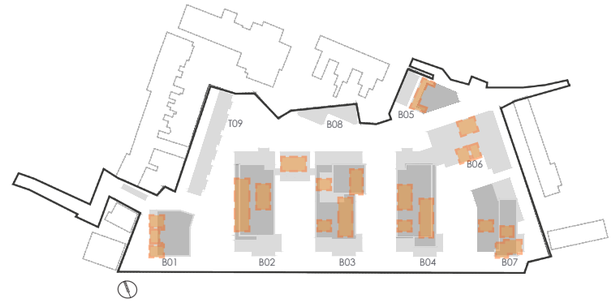


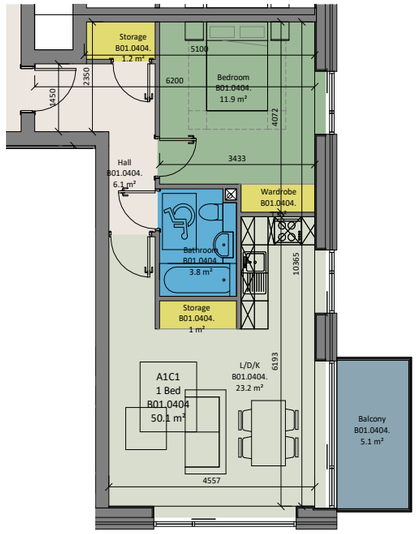
Unit Type A1W

A1W:	87 no. units	A1W3:	16 no. units
A1W1:	01 no. units	A1W4:	17 no. units
A1W2:	02 no. units	A1W5:	31 no. units

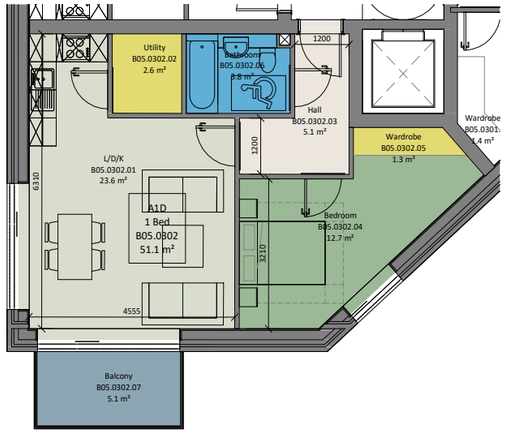


Unit Type A1X
A1X: 01 no. units
A1X1: 01 no. units

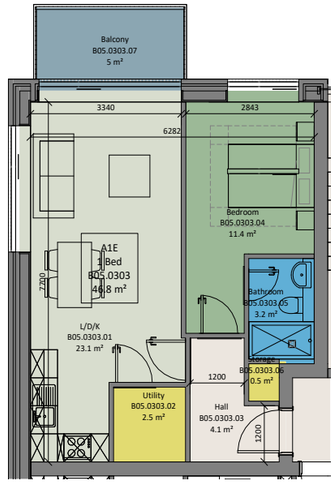




Unit Type A1C
A1C: 02 no. units



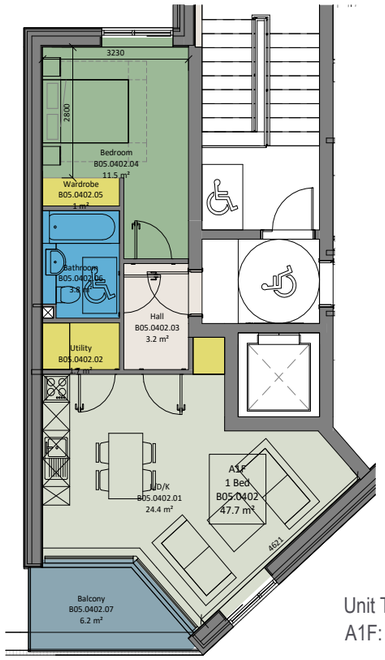
Unit Type A1D
A1D: 02 no. units



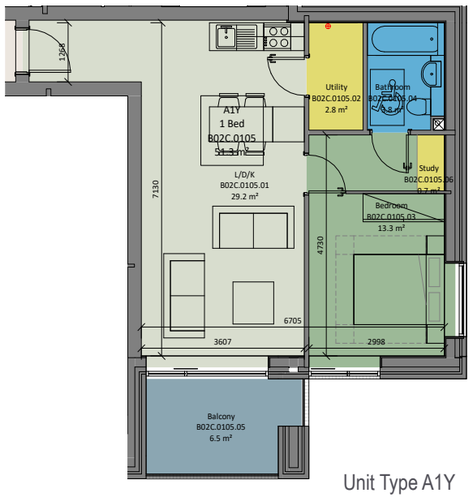
Unit Type A1E
A1E: 02 no. units

LEGEND

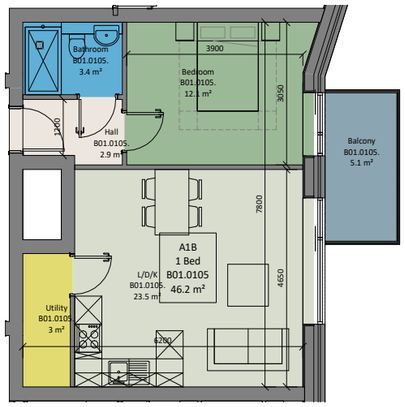
- Living / Dinning/ Kitchen
- Bedroom
- Circulation
- Storage
- Bath
- Balcony



Unit Type A1F
A1F: 02 no. units

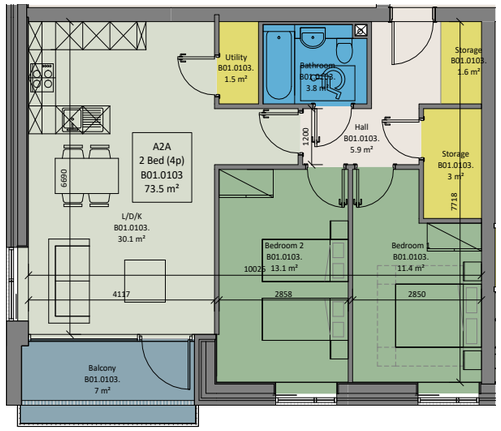


Unit Type A1Y
A1Y: 13 no. units
A1Y1: 04 no. units



Unit Type A1B
A1B: 04 no. units

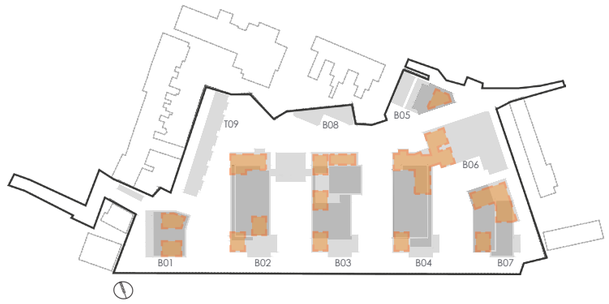
5.3 2 Bed Apartment Units

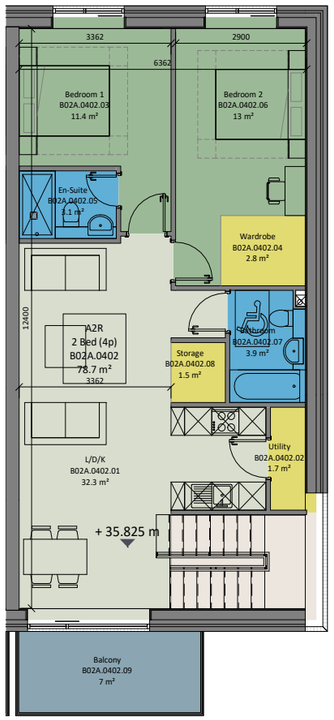


Unit Type A2A
A2A: 05 no. units
A2A1: 05 no. units

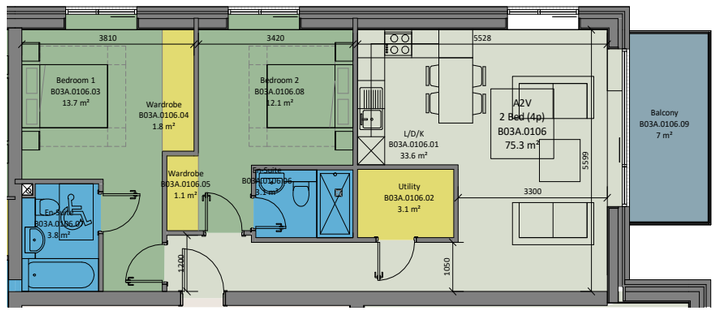
LEGEND

- Living / Dinning/ Kitchen
- Bedroom
- Circulation
- Storage
- Bath
- Balcony

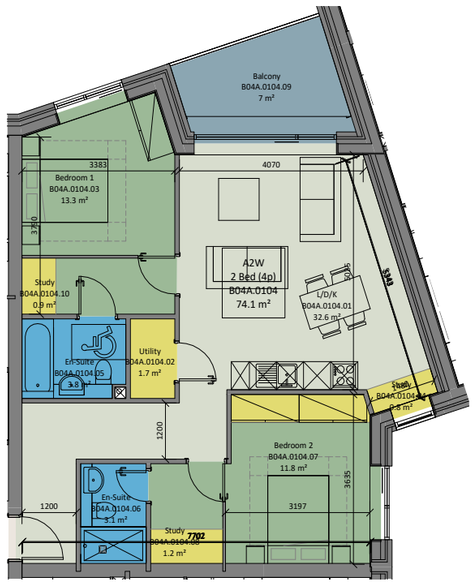




Unit Type A2R
A2R: 02 no. units



Unit Type A2V
A2V: 04 no. units A2V2: 02 no. units
A2V1: 02 no. units A2V3: 01 no. units

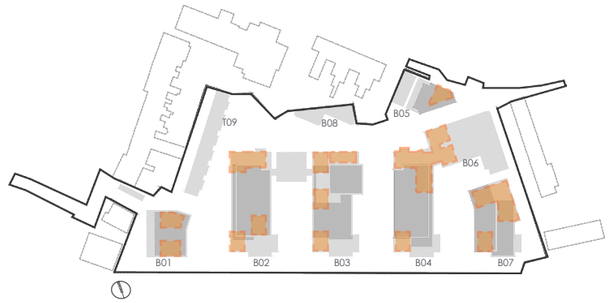


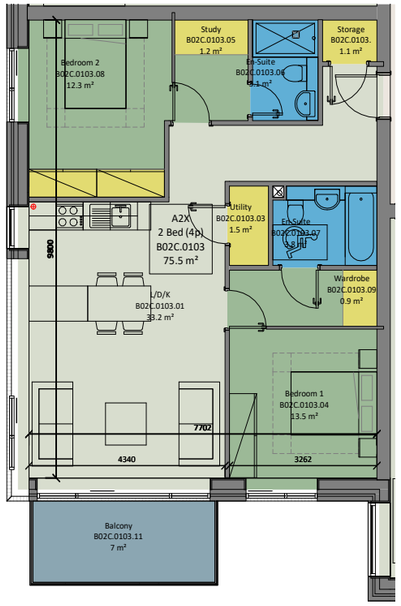
Unit Type A2W
A2W: 04 no. units

Unit Type A2Q
A2Q: 04 no. units

LEGEND

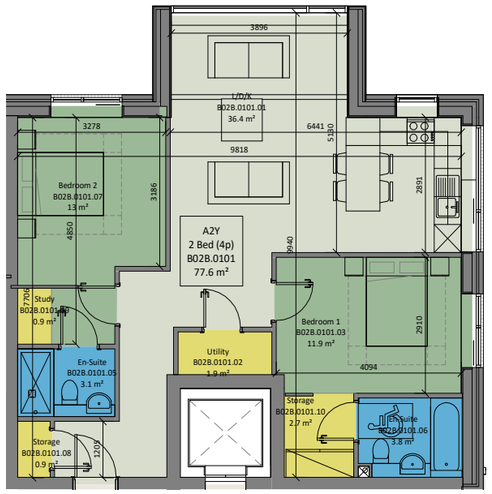
- Living / Dinning/ Kitchen
- Bedroom
- Circulation
- Storage
- Bath
- Balcony



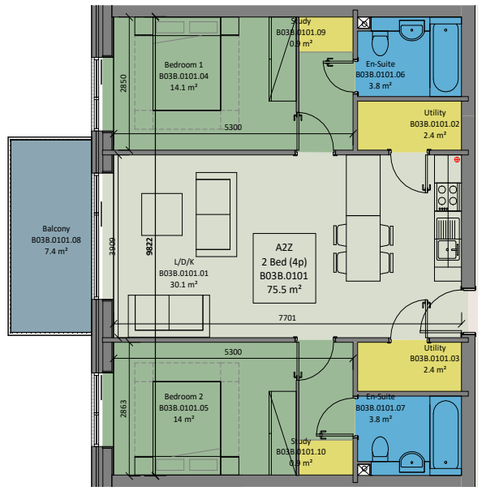


Unit Type A2X

A2X: 47 no. units	A2X4: 03 no. units
A2X1: 05 no. units	A2X5: 02 no. units
A2X2: 04 no. units	A2X6: 02 no. units
A2X3: 01 no. units	A2X8: 03 no. units



Unit Type A2Y
A2Y: 04 no. units
A2Y1: 04 no. units



Unit Type A2Z
A2Z: 18 no. units
A2Z1: 04 no. units
A2Z2: 03 no. units

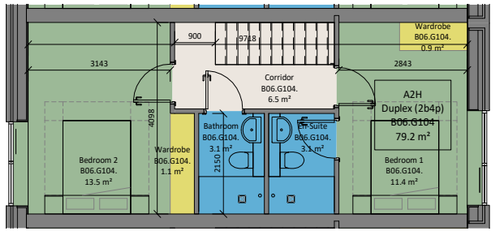
5.4 Development Unit Types_Townhouses & Duplexes

T09
B08
B05
B06
B01
B02
B03
B04
B07

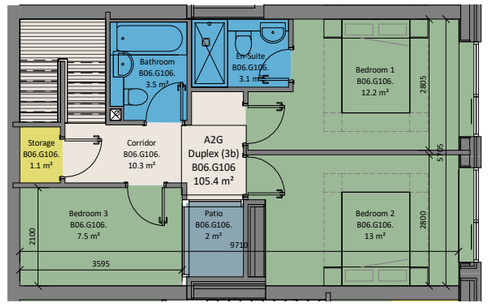
Duplexes 2H&2G

Elevation BB
Block 06 North Elevation

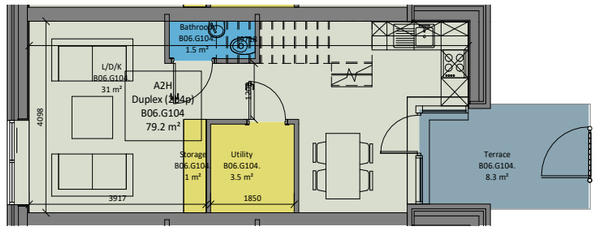
Elevation CC
Block 06 East Elevation



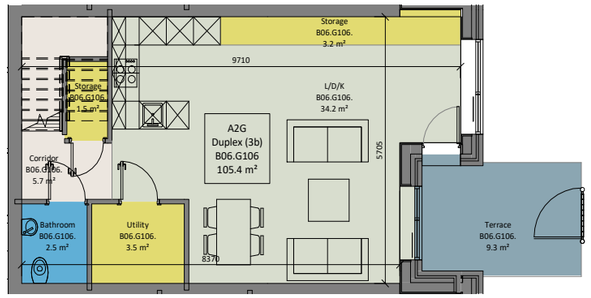
Unit Type A2H Upper



Unit Type A2G Upper

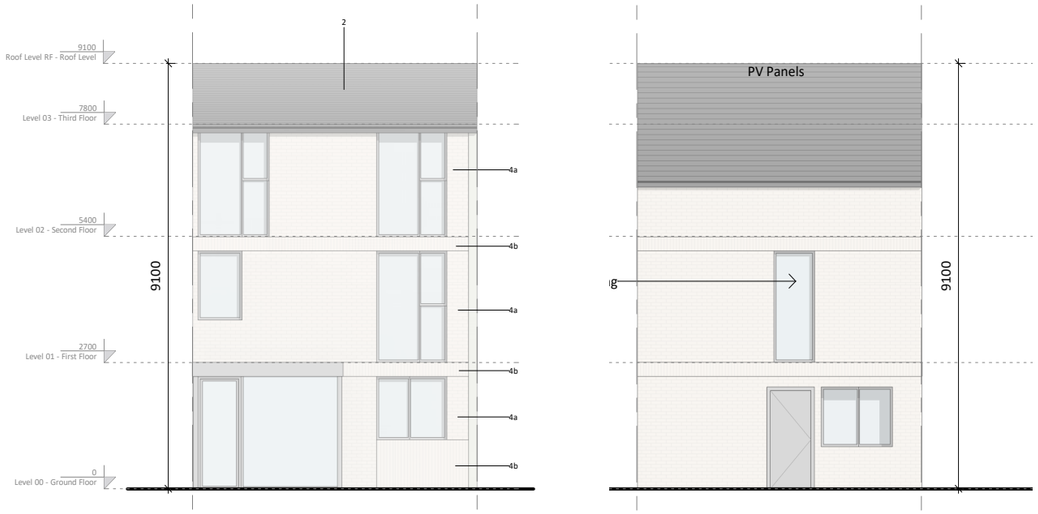


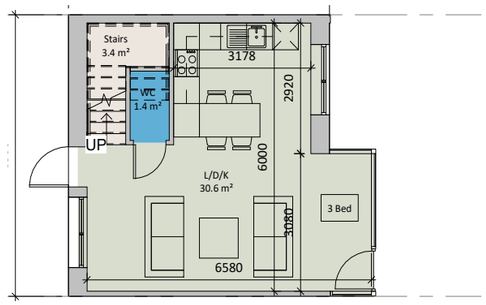
Unit Type A2H Lower
A2H: 04 no. units

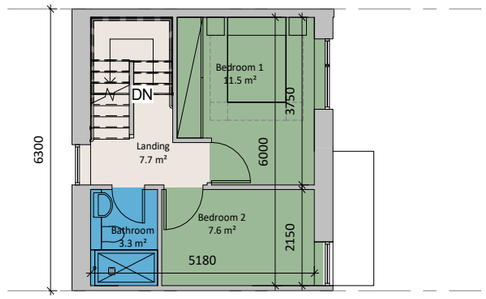


Unit Type A2G Lower
A2G: 02 no. units

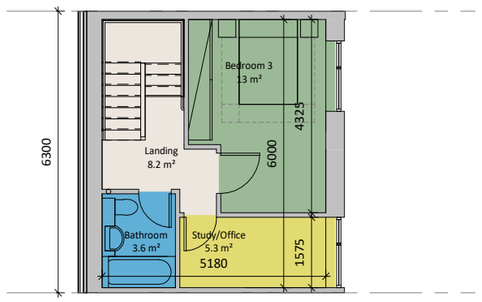
Townhouse 3A

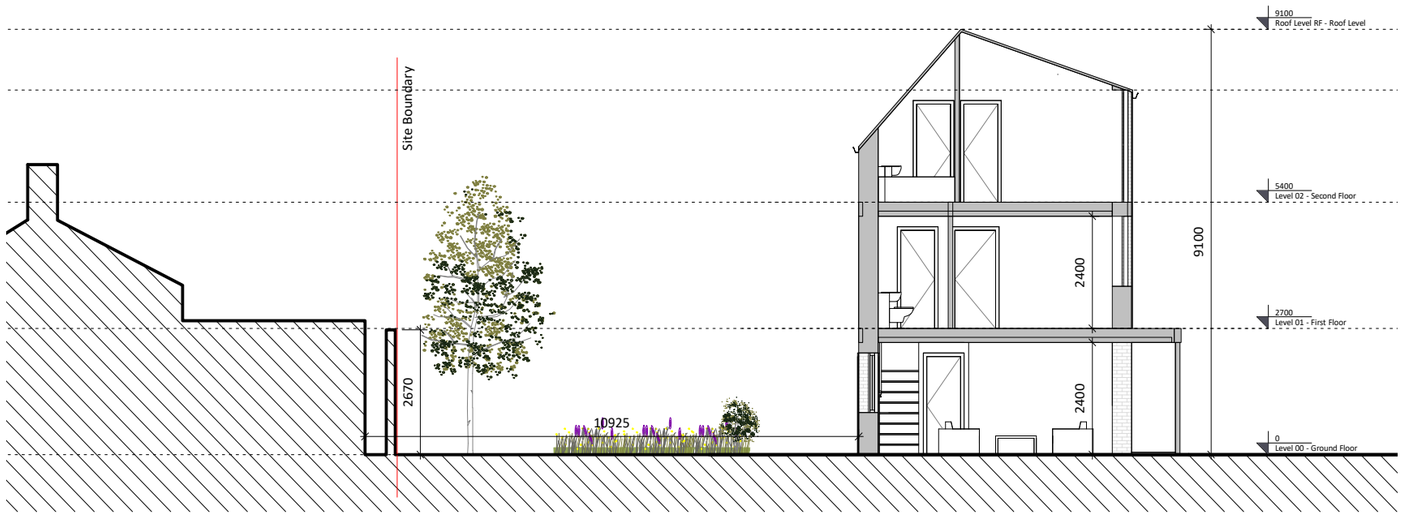




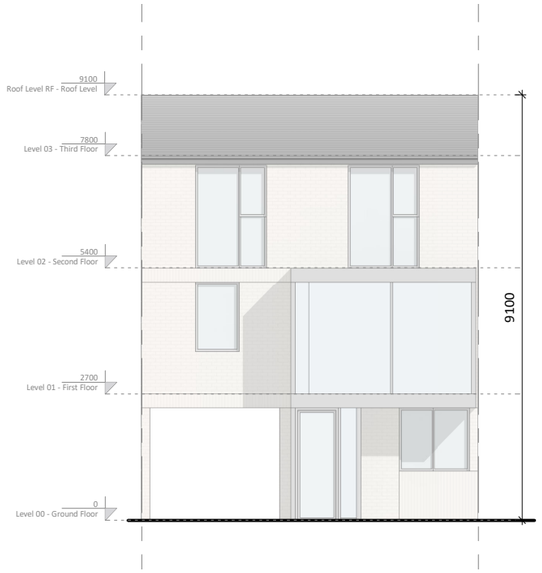


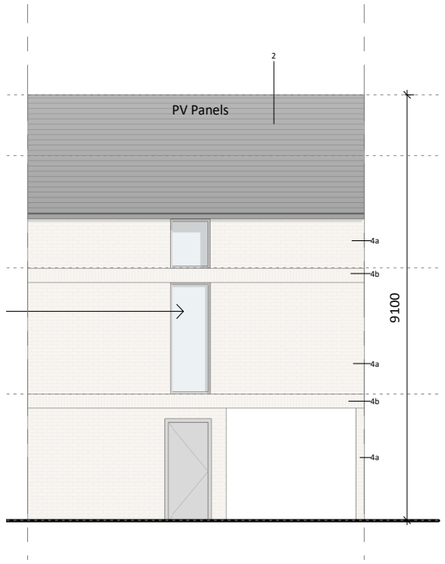
Level 01 - Typical Unit

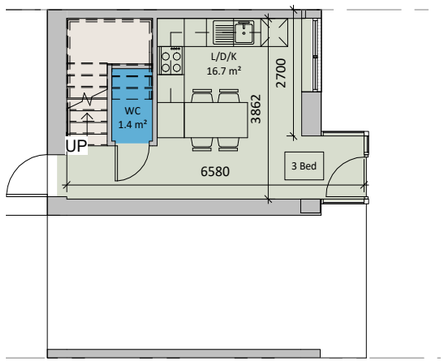


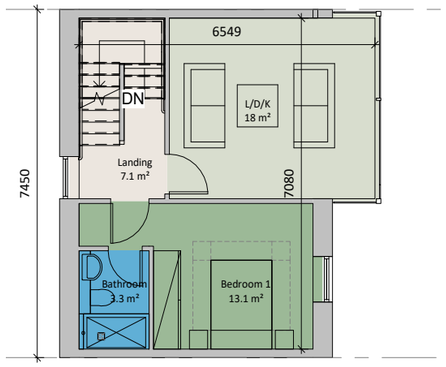


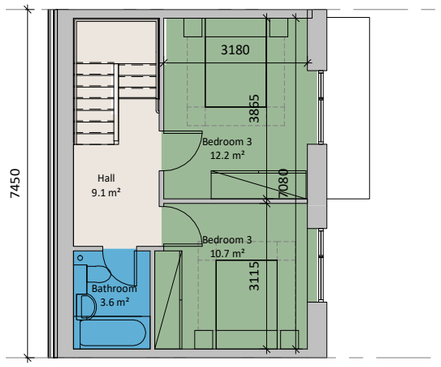
Townhouse 3B











WHITE HEATHER

06

Design Standards for New Apartments_ Compliance Section

- Specific Planning Policy Requirements

Design Standards for New Apartments

Compliance Section

This Section of the Technical Report addresses Compliance with Specific Planning Policy Requirements (SPPR) as set out in the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act, 2000 (as amended) December 2020.

The SPPRs relevant to this proposal are as follows:

- SPPR 3 – Apartment Floor Areas
- SPPR 4 – Dual Aspect
- SPPR 5 – Floor to Ceiling Heights
- SPPR 6 – Units Per Core Per Floor
- SPPR 7 – Build-to-Rent (BTR) Description & Residential Amenities
- SPPR 8 – Build-to-Rent (BTR) Exemptions

Specific Planning Policy Requirement 3

Minimum Apartment Floor Areas

- Studio apartment (1 person) 37 sq.m
- 1-bedroom apartment (2 persons) 45 sq.m
- 2-bedroom apartment (4 persons) 73 sq.m
- 3-bedroom apartment (5 persons) 90 sq.m
- 2-bedroom apartment (3 person) 63sq.m also allowed for but no more than 10% of the mix.

RESPONSE:

The proposal demonstrates compliance with Safeguarding Higher Standards in meeting all area requirements and +10% increase in floorspace, despite BTR schemes exemption from this requirement under SPPR 8

APARTMENTS (sqm areas unless stated otherwise)

Unit Description	Total Unit Count	Type Count as % of Scheme	Units incl. in Safeguarding Higher Standards (SHS) Calc (min. + 10%)	% of type count included in SHS	Units excluded from min. + 10%	Minimum Area + 10% Req. from SHS	Min. Area Units Req.	Required Total Area incl. SHS Mix.	Total Achieved Area	Achieved Area vs Required Area	Unit count exceeding min. + 10%	Dual Aspects	% Dual Aspect
Studio units	2	1%	n/a	0	2	-	74.0	74.0	75.4	+1.4	0	0	0%
1 Bed units:	196	60%	31	16%	165	1,534.5	7,425.0	8,959.5	9,493.1	+533.6	31	64	33%
2 Bed (3p) units:	6	1.8%	1	17%	5	69.3	315.0	384.3	402.5	+18.2	1	6	100%
2 Bed (4p) units:	122	37%	10	8%	112	803.0	8,176.0	8,979.0	9,349.7	+370.7	10	104	85%
3 Bed units:	2	1%	2	100%	0	180.0	-	180.0	210.8	+30.8	2	0	0%
Total	328	100%	44	13%				18,576.8	19,531.5	+954.7	44	174	53%

Unit exceeds minimum + 10%

Units where Variation of up to 5% can be applied to room areas and widths subject to overall compliance with required minimum overall apartment floor areas.

Specific Planning Policy Requirement 4

Dual Aspect Ratios

In relation to the minimum number of dual aspect apartments that may be provided in any single apartment scheme, the following shall apply:

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

(ii) In suburban or intermediate locations it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme.

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

RESPONSE:

The proposal demonstrates compliance with Dual Aspect Ratios providing 53% Dual Aspect units throughout.

Typical floor plan Level 01

Unit Description	Dual Aspects	% Dual Aspect
Studio units	0	0%
1 Bed units:	64	33%
2 Bed (3p) units:	6	100%
2 Bed (4p) units:	104	85%
3 Bed units:	0	0%
Total	174	53%

Dual Aspect Units

Triple Aspect Units

Corner Living & Through Units

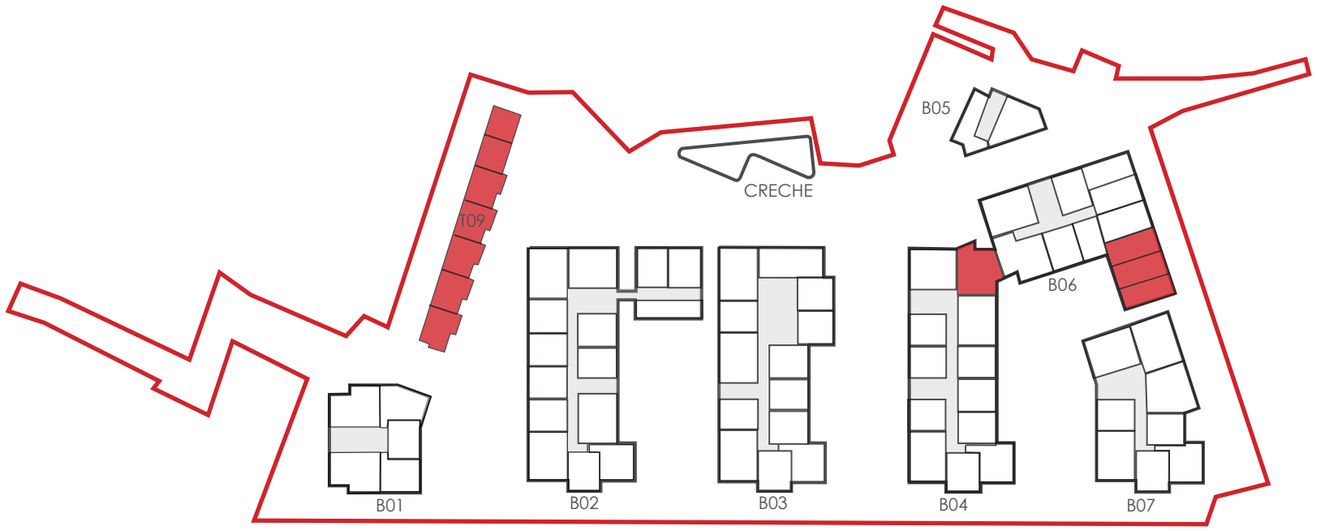
A typical rectilinear block can accommodate four dual-aspect/ corner-aspect units.

The L shaped blocks proposed here can achieve up to six corner aspect units, thus maximising panoramic views and making the most of the block footprint.

Dual Aspect Corner

Dual Aspect through Units

Typical floor plan Level 01



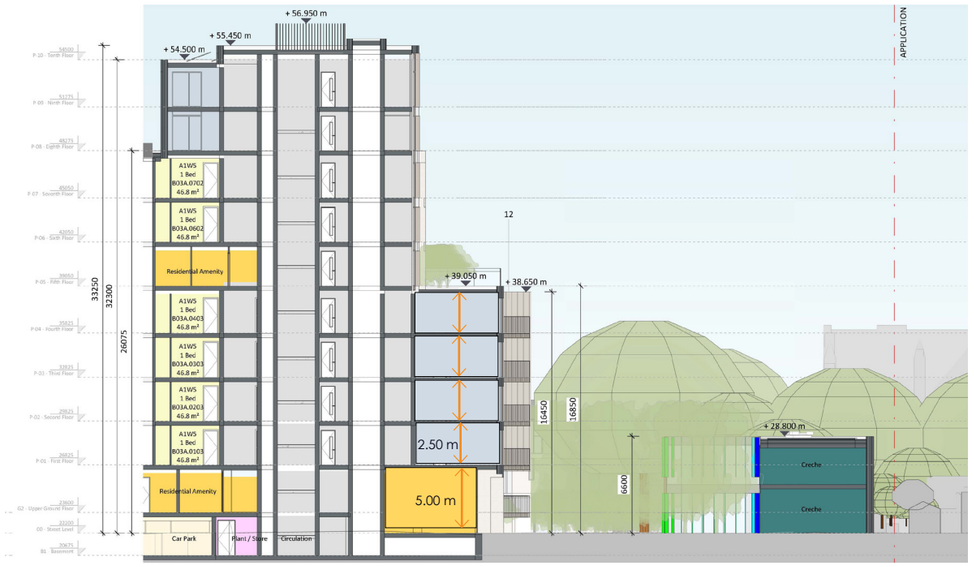
Typical floor plan Level 01

Specific Planning Policy Requirement 5

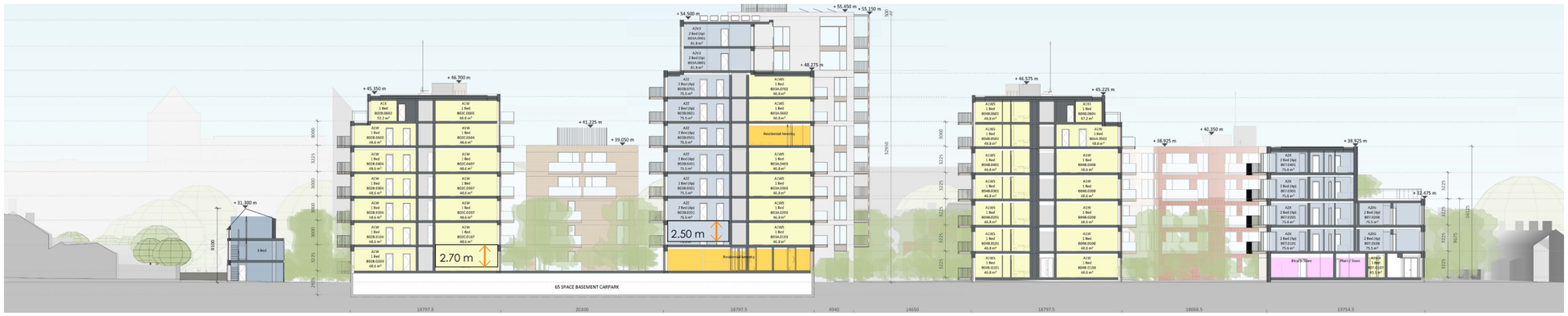
Ground level apartment floor to ceiling heights shall be a minimum of 2.7m and shall be increased in certain circumstances, particularly where necessary to facilitate a future change of use to a commercial use. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha , planning authorities may exercise discretion on a case-by-case basis, subject to overall design quality.

RESPONSE:

The proposal demonstrates compliance with Floor to Ceiling Heights by providing 2.7m at Ground Level throughout all apartment blocks, with additional height provided to Residential Amenity in certain locations.



Section BB though Block 03



HOUSE BLOCK 02 BLOCK 03 BLOCK 04 BLOCK 07

Site Section AA

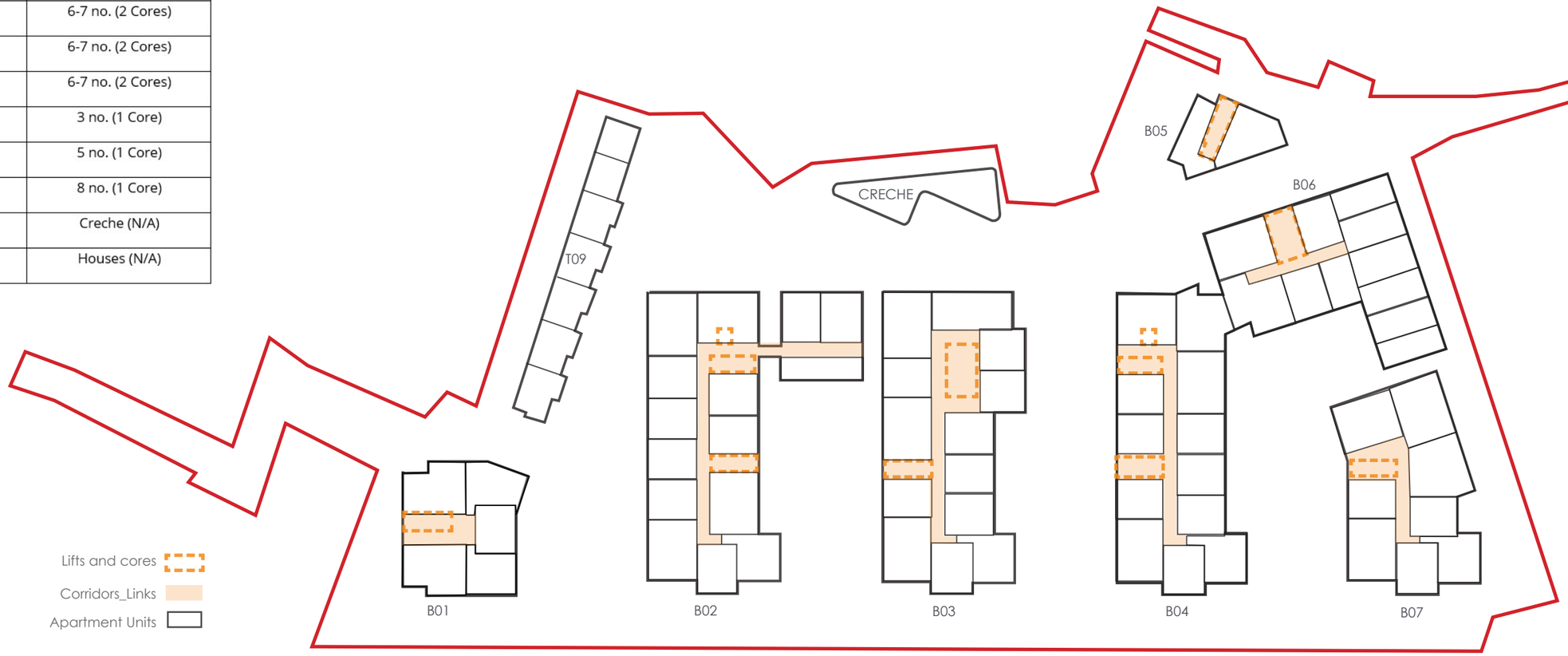
Specific Planning Policy Requirement 6

A maximum of 12 apartments per floor per core may be provided in apartment schemes. This maximum provision may be increased for building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha , subject to overall design quality and compliance with building regulations.

RESPONSE:

The proposal demonstrates compliance with Lift & Staircores by providing no more than a maximum of 12 apartments per floor per core across all blocks, noting an excess of 12 per floor per core is permitted for BTR schemes under SPPR8.

Block No.	Units Per Core Per Floor
1	5 no. (1 Core)
2	6-7 no. (2 Cores)
3	6-7 no. (2 Cores)
4	6-7 no. (2 Cores)
5	3 no. (1 Core)
6	5 no. (1 Core)
7	8 no. (1 Core)
8	Creche (N/A)
9	Houses (N/A)



Typical floor plan Level 01

Specific Planning Policy Requirement 7

Resident Support Facilities, Service and amenities

BTR development must be:

(a) Described in the public notices associated with a planning application specifically as a 'Build-To-Rent' housing development that unambiguously categorises the project (or part of thereof) as a long-term rental housing scheme, to be accompanied by a proposed covenant or legal agreement further to which appropriate planning conditions may be attached to any grant of permission to ensure that the development remains as such. Such conditions include a requirement that the development remains owned and operated by an institutional entity and that this status will continue to apply for a minimum period of not less than 15 years and that similarly no individual residential units are sold or rented separately for that period;

RESPONSE:

Refer to Project Description included at the beginning of this document for compliance

(b) Accompanied by detailed proposals for supporting communal and recreational amenities to be provided as part of the BTR development. These facilities to be categorised as:

(i) Resident Support Facilities - comprising of facilities related to the operation of the development for residents such as laundry facilities, concierge and management facilities, maintenance/ repair services, waste management facilities, etc.

(ii) Resident Services and Amenities – comprising of facilities for communal recreational and other activities by residents including sports facilities, shared TV/lounge areas, work/study spaces, function rooms for use as private dining and kitchen facilities, etc.

RESPONSE:

The proposal demonstrates compliance with Resident Support Facilities, Service & Amenities as outlined in the drawings below.

Specific Planning Policy Requirement 7

Resident Support Facilities, Service and Amenities

Resident Amenities

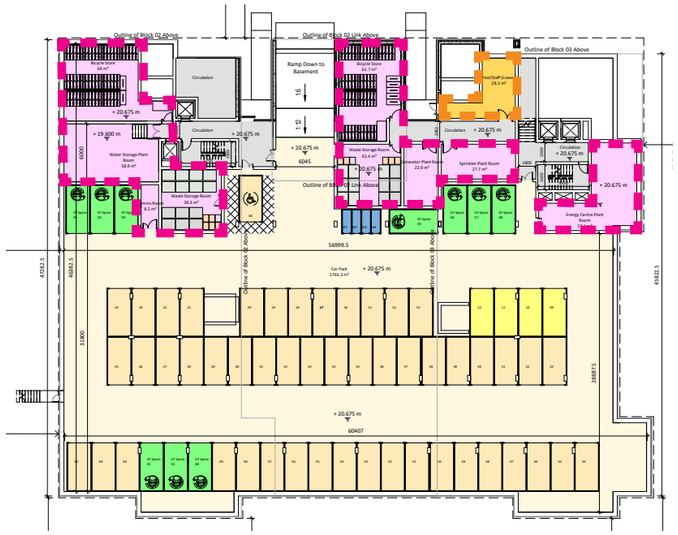
Residential Amenity: 683sqm (Level 00) + 31sq.m (Basement)

Resident Support Facilities

Total Cycle, Waste & Services Facilities: 761 sqm

Foodhub / Cafe / Exhibition: 46 sqm

Creche: 260 sqm



Basement Plan

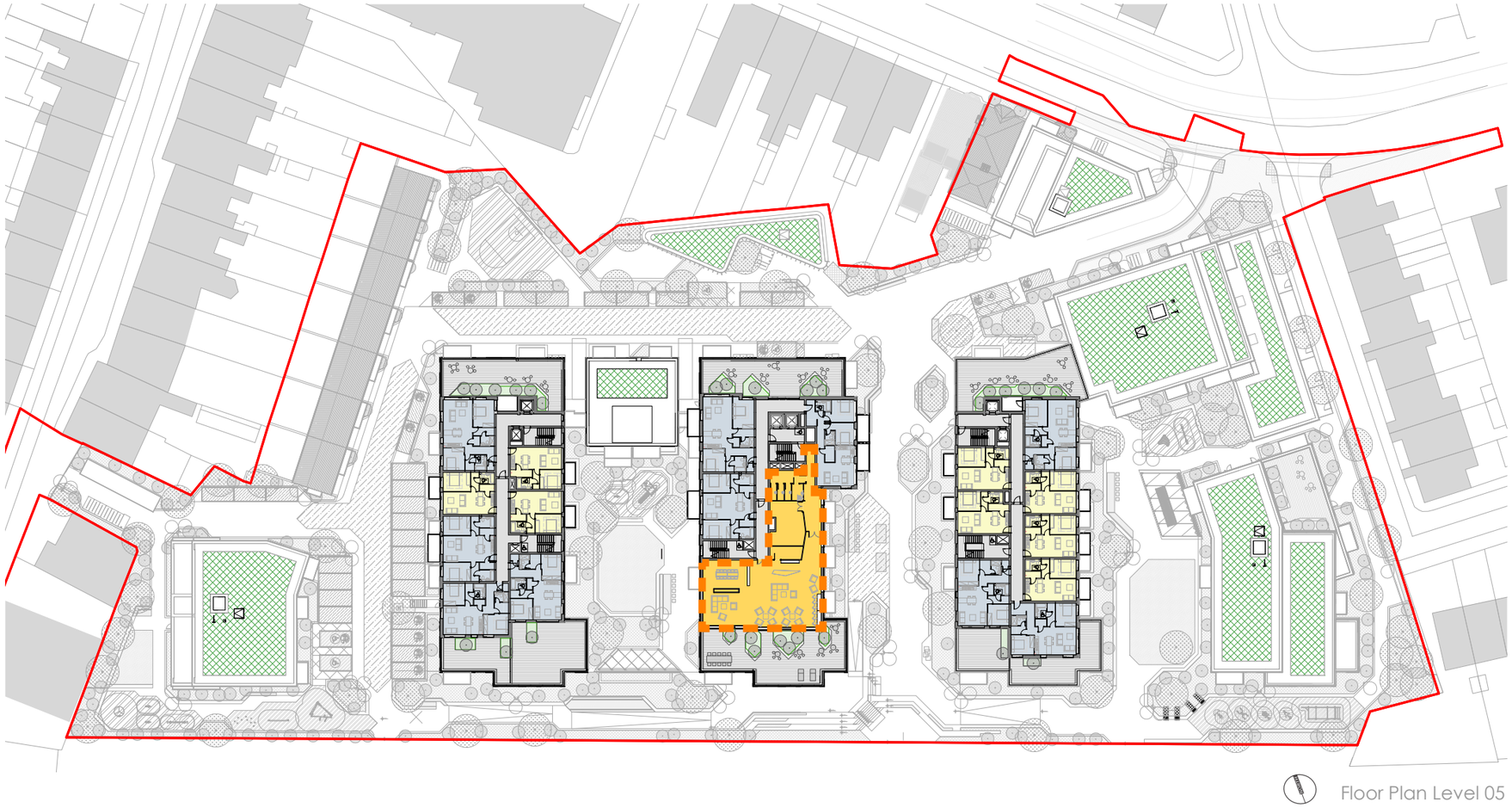
Ground FLoor Plan

Specific Planning Policy Requirement 7

Resident Support Facilities, Service and Amenities

Resident Amenities

Residential Amenity: 288sqm (Level 05)



Floor Plan Level 05

Specific Planning Policy Requirement 8

For proposals that qualify as specific BTR development in accordance with SPPR 7:

(i) No restrictions on dwelling mix and all other requirements of these Guidelines shall apply, unless specified otherwise;

RESPONSE:

Refer to Response on SPPR 3.

(ii) Flexibility shall apply in relation to the provision of a proportion of the storage and private amenity space associated with individual units as set 29 out in Appendix 1 and in relation to the provision of all of the communal amenity space as set out in Appendix 1, on the basis of the provision of alternative, compensatory communal support facilities and amenities within the development. This shall be at the discretion of the planning authority. In all cases the obligation will be on the project proposer to demonstrate the overall quality of the facilities provided and that residents will enjoy an enhanced overall standard of amenity;

RESPONSE:

Note Storage Provision to all apartment units comply with Appendix 1 of Design Standards for New Apartments 2020. Refer to HQA included in this report. The proposal demonstrates compliance with Public, Communal and Private Open Space provision as outlined in the drawings and schedule provided below.

(iiii) There shall be a default of minimal or significantly reduced car parking provision on the basis of BTR development being more suitable for central locations and/or proximity to public transport services. The requirement for a BTR scheme to have a strong central management regime is intended to contribute to the capacity to establish and operate shared mobility measures.

RESPONSE:

The proposal demonstrates compliance with reduced Car Parking provision as outlined in the drawings below.

(iv) The requirement that the majority of all apartments in a proposed scheme exceed the minimum floor area standards by a minimum of 10% shall not apply to BTR schemes;

RESPONSE:

Refer to Response on SPPR 3.

(v) The requirement for a maximum of 12 apartments per floor per core shall not apply to BTR schemes, subject to overall design quality and compliance with building regulations.

RESPONSE:

Refer to Response on SPPR 6.

Specific Planning Policy Requirement 8 (ii)

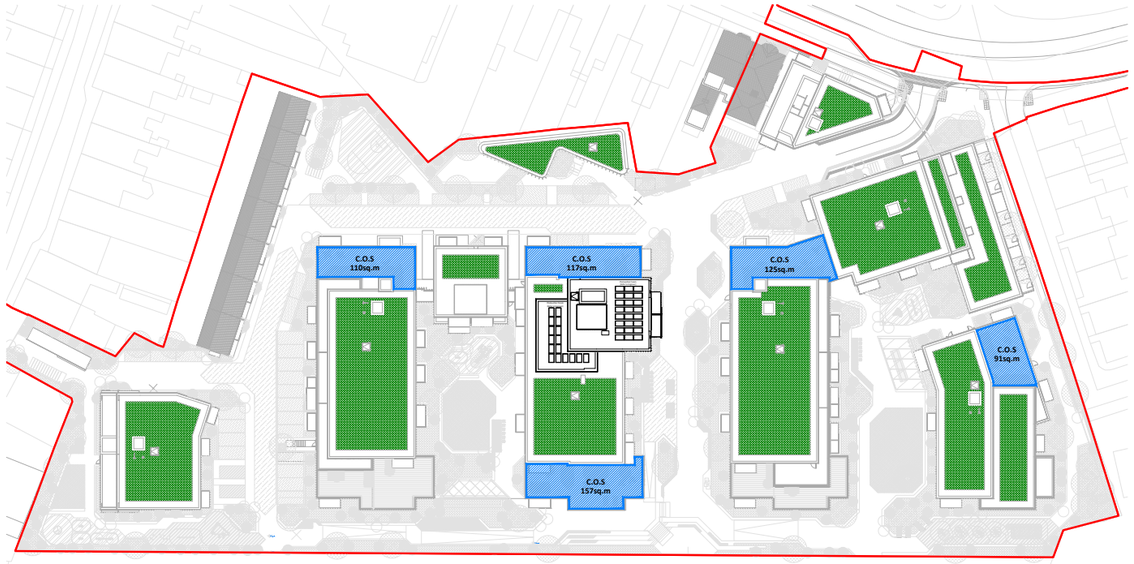
Public Open Space: 1300sqm

Public Open Space Z9: 1660 sqm

Communal Open Space: 1560 sqm

Ground FLoor - Open Space Diagram

Communal Open Space: : 600sqm



Roof Plan - Open Space Diagram

Specific Planning Policy Requirement 8 (ii)

Site Areas

Z1 Lands: 1.277Ha

Z9 Lands: 0.166Ha

Ownership Site (Z1 & Z9): 1.443Ha

Total Redline Boundary inc. Areas of Consent: 1.535Ha

Public Open Space

Z1 Public Open Space: 1300sq.m @ 10% of Z1 Lands (1.277Ha)

Total Public Open Space Z1 + Z9: 2960sq.m @ 20% of Development Site Area (1.443Ha)

Communal Open Space

Provision:

Ground Level: 1560sq.m

Roof Terraces: 600sq.m

TOTAL Provided: 2160sq.

Requirement:

Studios:	002no. @ 4sq.m/unit:	008sq.m
1 Beds:	196no. @ 5sq.m/unit:	980sq.m
2 Beds (3P):	005no. @ 6sq.m/unit:	030sq.m
2 Beds (4P):	119no. @ 7sq.m/unit:	833sq.m
2 Bed Duplex:	004no. @ 7sq.m/unit:	028sq.m
3 Bed Duplex:	002no. @ 9sq.m/unit:	018sq.m
SUB TOTAL		1897 sq.m

Additional Supplementary Provision (In Lieu of Private Open Space):

Studios:	002no. @ 4sq.m/unit:	008sq.m
1 Beds:	017no. @ 5sq.m/unit:	085sq.m
2 Beds (3P):	001no. @ 6sq.m/unit:	006sq.m
2 Beds (		sq.m
SUB TOTAL		0131sq.m
TOTAL Requirement		2028sq.m

Private Open Space

Total Requirement Apartments: 1897sq.m.

Total Private Open Space Provision Apartments: 2294.9sq.m

28no. Apartment Units without balconies, allowed for under BTR.

Housing requirement at 40sq.m/dwelling.

Housing provision: 1no. @ 40sq.m, 5no. @45sq.m, 1no. @ 47sq.m

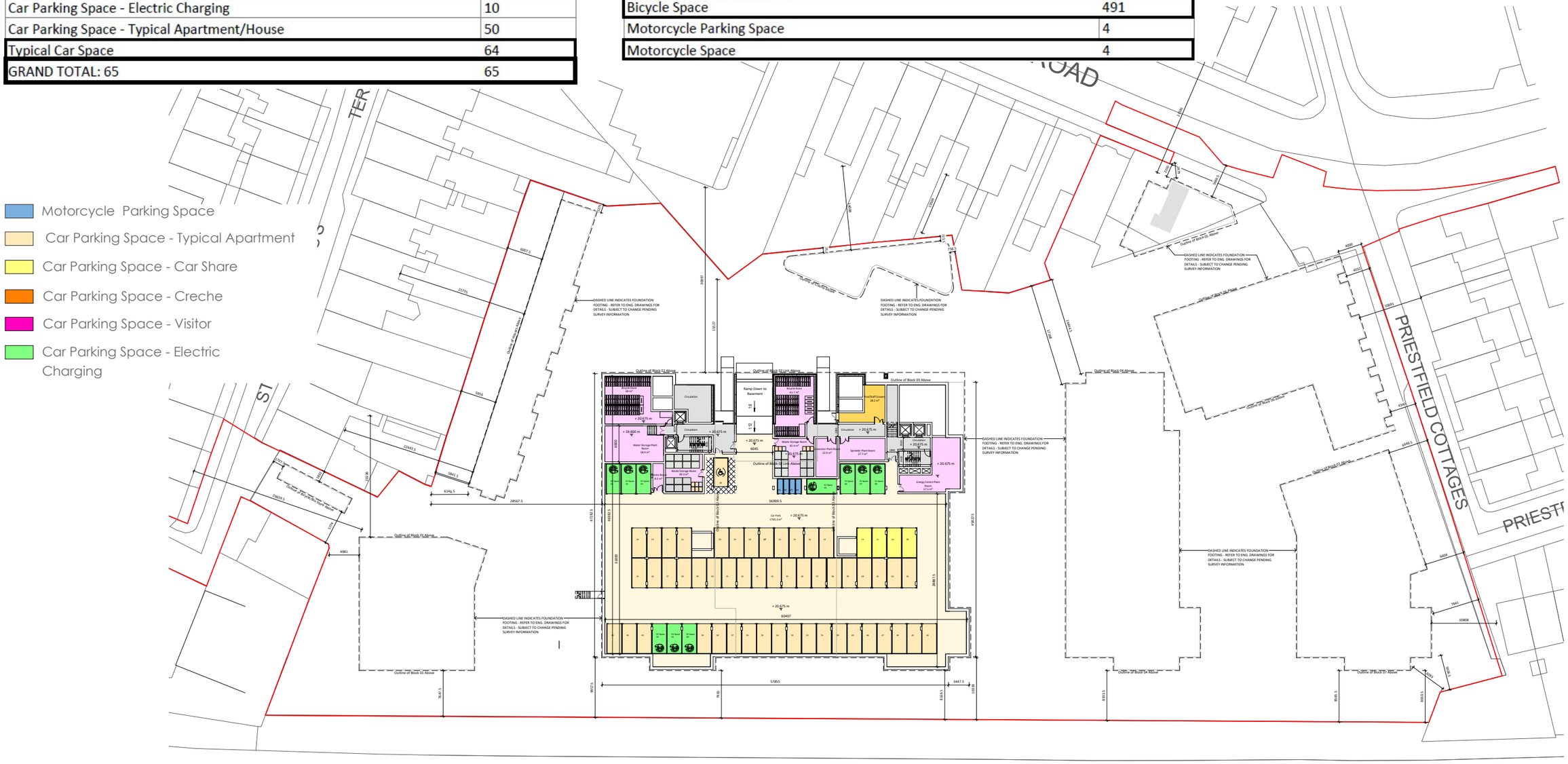
Residential Amenity

Total Amenity Provision: 3.1sq.m/unit

Specific Planning Policy Requirement 8 (iii)

Parking Schedule - Secure Internal Car Spaces	
Accessible Designated Car Parking Space - Apartment/House	1
Accessible Car Space	1
Car Parking Space - Car Share	4
Car Parking Space - Electric Charging	10
Car Parking Space - Typical Apartment/House	50
Typical Car Space	64
GRAND TOTAL: 65	65

Parking Schedule - Secure Internal Cycle Spaces	
Bike Space - Cargo	3
Bike Space - Sheffield Stand	18
Bike Space - Two Tier Stand	470
Bicycle Space	491
Motorcycle Parking Space	4
Motorcycle Space	4



Specific Planning Policy Requirement 8 (iii)

Parking Schedule - Street Level External Car Spaces	
Accessible Designated Car Parking Space - Apartment/House	1
Accessible Designated Car Parking Space - Creche	1
Accessible Designated Car Parking Space - Electric Charging	3
Accessible Car Space	5
Car Parking Space - Car Share	3
Car Parking Space - Creche	2
Car Parking Space - Electric Charging	9
Car Parking Space - Typical Apartment/House	22
Typical Car Space	36
GRAND TOTAL: 41	41

Ground Floor Pkan

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