

RESIDENTIAL DEVELOPMENT AT OLD NANGOR RD, KILCABERY, Co. DUBLIN

Issue 20.11.23

bkdarchitects
BURKE-KENNEDY DOYLE

Client: SDCC
Project Number: 6168A
OVERALL SCHEDULE OF AREAS

NOTES:
(*) DESIGN STANDARDS IN GUIDELINES FOR PLANNING AUTHORITIES 2023 FOR APARTMENTS (AND DUPLEX UNITS) AND QUALITY HOUSING FOR SUSTAINABLE COMMUNITIES 2007 FOR HOUSES

NO. OF UNIT TYPES	UNIT TYPE RESIDENTIAL	AREA*		NUMBER OF UNITS	TOTAL AREA	BED SPACES	TOTAL BED SPACES
			m ²				
					GROSS		
			m ²		m ²		
1	(B) 3 Bed - (2 storey)	112.3	(92)	20	2246	5	100
2	(B1) 3 Bed - (2 storey)	111.5	(92)	7	780.5	5	35
3	(B2) 3 Bed - (2 storey)	111.5	(92)	4	446	5	20
4	(D) 3 Bed - (2 storey)	103.0	(92)	5	515.0	5	25
5	(E2) 4 Bed - (2 storey)	131.3	(110)	3	393.9	7	21
6	(G) 3 Bed - (2 storey)	110.8	(92)	8	886.4	5	40
7	(J) 4 Bed - (2 storey)	135.6	(110)	5	678.0	7	35
TOTAL HOUSES				52	5945.8		276
8	(K) 2 Bed	92.0	(73)	2	184.0	4	8
9	(K1) 2 Bed	91.5	(73)	1	91.5	4	4
10	(K2) 2 Bed	88.0	(73)	1	88.0	4	4
11	(L) 3 Bed	110.0	(94)	2	220.0	5	10
12	(L1) 3 Bed	117.1	(94)	2	234.2	5	10
13	(L4) 3 Bed	110.9	(94)	1	110.9	5	5
14	(L5) 3 Bed	117.1	(94)	1	117.1	5	5
15	(L6) 3 Bed	110.0	(94)	1	110.0	5	5
16	(L7) 3 Bed	116.3	(94)	1	116.3	5	5
17	(M) 1 Bed	56.0	(45)	1	56.0	2	2
18	(M1) 1 Bed	55.8	(45)	4	56.0	2	8
19	(M2) 1 Bed	55.0	(45)	6	56.0	2	12
20	(M3) 1 Bed	56.1	(45)	1	56.0	2	2
21	(N) 2 Bed	105.0	(73)	1	105	3	3
22	(N1) 2 Bed	105.0	(73)	4	420	3	12
23	(N2) 2 Bed	102.0	(73)	6	612	3	18
24	(N3) 2 Bed	105.0	(73)	1	105	3	3
TOTAL DUPLEX UNITS				36	2738.0		116

	UNITS	AREA	BEDS
TOTAL RESIDENTIAL UNITS	88	8683.8	392.0

ANCILLARY RESIDENTIAL		AREA
1	Bin Store 1	15.8
2	Bin Store 2	15.8
3	Bin Store 3	15.8
4	Bin Store 4	15.8
5	Bin Store 5	15.8
6	Bin Store 6	15.8
7	Bin Store 7	15.8
8	Bin Store 8	15.8
9	Bin Store 9	25.8
TOTAL ANCILLARY RESIDENTIAL		152.2

	AREA
TOTAL RESIDENTIAL AREA (UNITS+ANCILLARY)	8836.0

RESIDENTIAL UNIT TYPE MIX		No. of UNITS	% of TOTAL
	3-bed house	44	50.0
	4-bed house	8	9.1
	1-bed duplex	12	13.6
	2-bed duplex	16	18.2
	3-bed duplex	8	9.1
TOTAL RESIDENTIAL UNITS		88	100.0

BUILDING FOOTPRINT	AREA (m ²)
Residential (incl. ancillary)	5198

SITE AREA	Ha
OVERALL SITE AREA	2.0417
*Area within red line - Current Application	
TOTAL NUMBER OF RESIDENTIAL UNITS	88
RESIDENTIAL UNITS PER HECTARE	43.1

PLOT RATIO (TOTAL GFA / TOTAL SITE AREA)	
	0.43 :1

SITE COVERAGE (TOTAL BUILDING FOOTPRINT / TOTAL SITE AREA)	
	25.46%

PUBLIC OPEN SPACE*	Ha
TOTAL PUBLIC OPEN SPACE WITHIN SUBJECT SITE (HA)	0.232
TOTAL PUBLIC OPEN SPACE (% of OVERALL SUBJECT SITE AREA)	11.4 %
TOTAL PUBLIC OPEN SPACE WITHIN FULL MASTERPLAN (HA)	4.62
TOTAL PUBLIC OPEN SPACE (% of OVERALL MASTERPLAN SITE AREA)	15.1 %

TOTAL CAR PARKING SPACES PROVIDED			
Unit type	no. of units	spaces per unit	no. of spaces
houses	52	1.19	62
duplex units	36	1.06	38
TOTAL	88	1.14	100

CAR PARKING SPACE BREAKDOWN				
			Total	%
In curtilage			0	0
Off curtilage			100	100
TOTAL			100	
Includes:				
EV charging			20	20
Accessible parking			5	5

RESIDENT BICYCLE SPACE PROVIDED (DUPLEX UNITS)				
Location	units served	bedrooms served	bike-spaces required	bike spaces provided
Residents' bike shelter 1	8	12	12	20
Residents' bike shelter 2	8	12	12	20
Residents' bike shelter 3	20	44	44	50
TOTAL	36	68	68	90

VISITOR BICYCLE SPACE PROVIDED (DUPLEX UNITS)				
Unit type	no. of units	spaces required per unit	bike spaces required	bike spaces provided
1 bed	12	0.5	6	
2 bed	16	0.5	8	
3 bed	8	0.5	4	
TOTAL	36	0.5	18	20