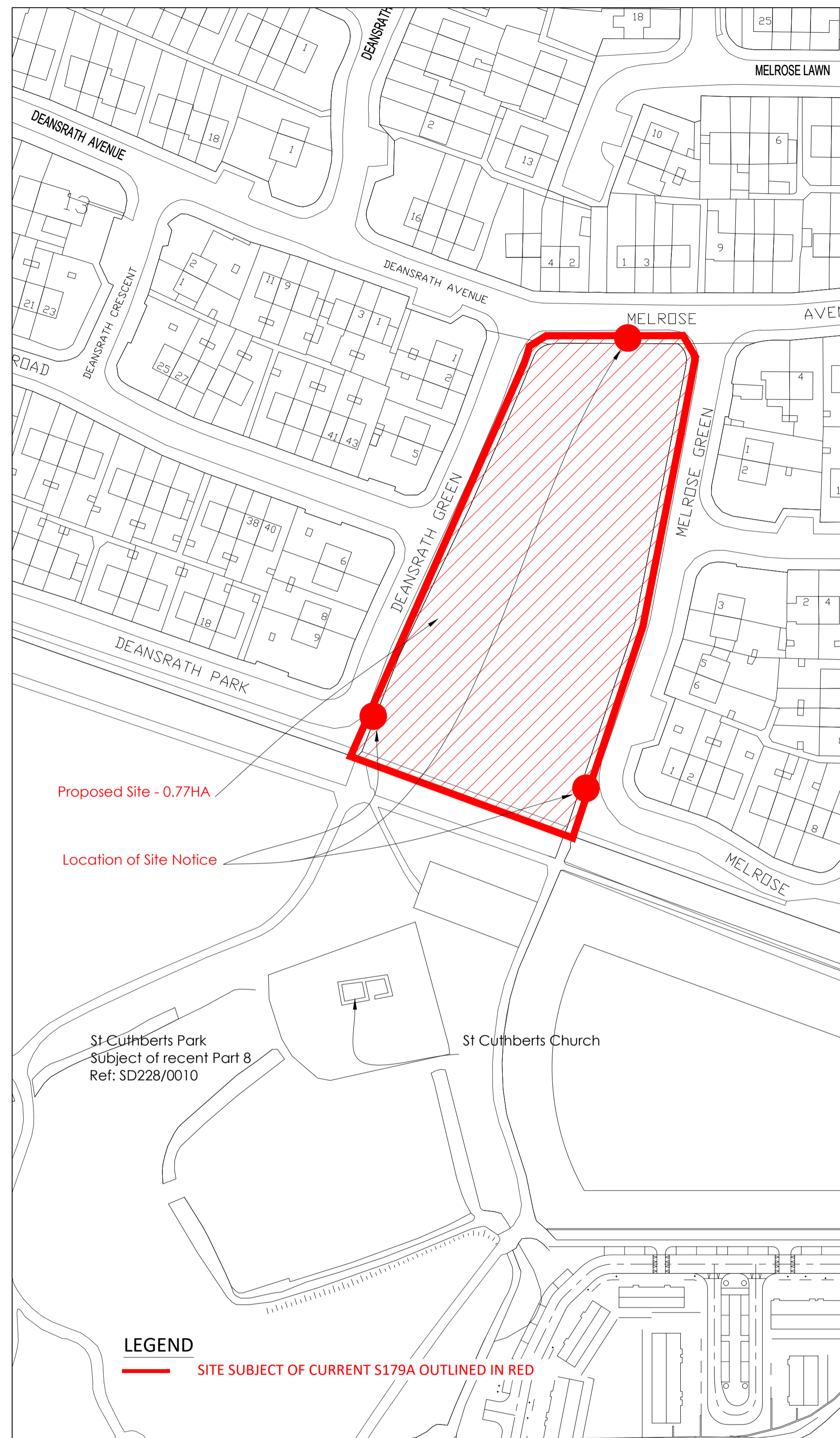




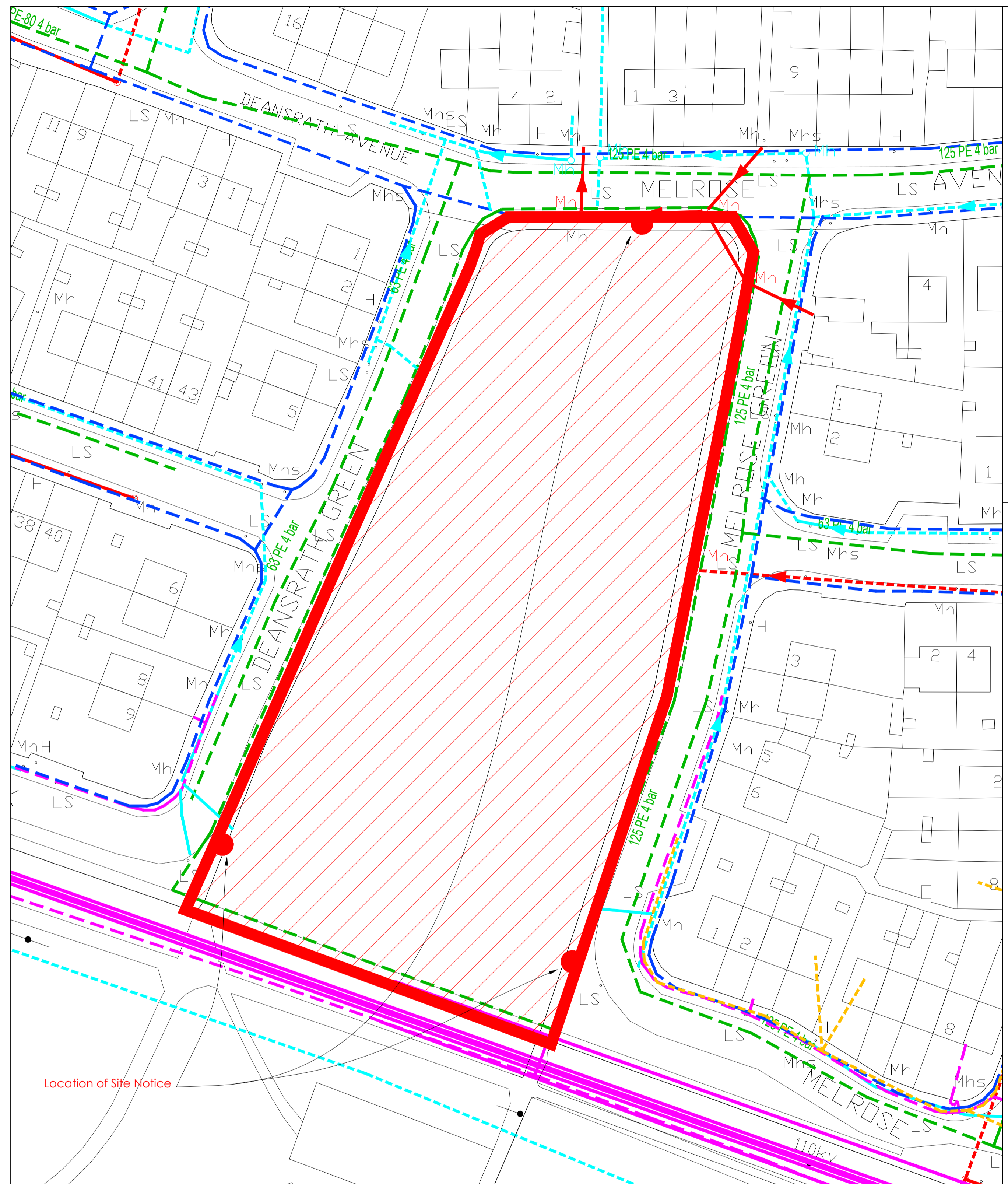
NORTH

DEANSRATH MELROSE

Age Friendly Housing



Existing Site Location Plan | OS ref 3326-02 - 3261-C  
1:1000 @ A1



Constraints Plan | OS ref 3326-02 - 3261-C  
1:500 @ A1

LEGEND:

Site Boundary	
Surface Water	
Foul Water	
ESB	
ESB Overhead	
Gas	
Telecom	
Watermain	

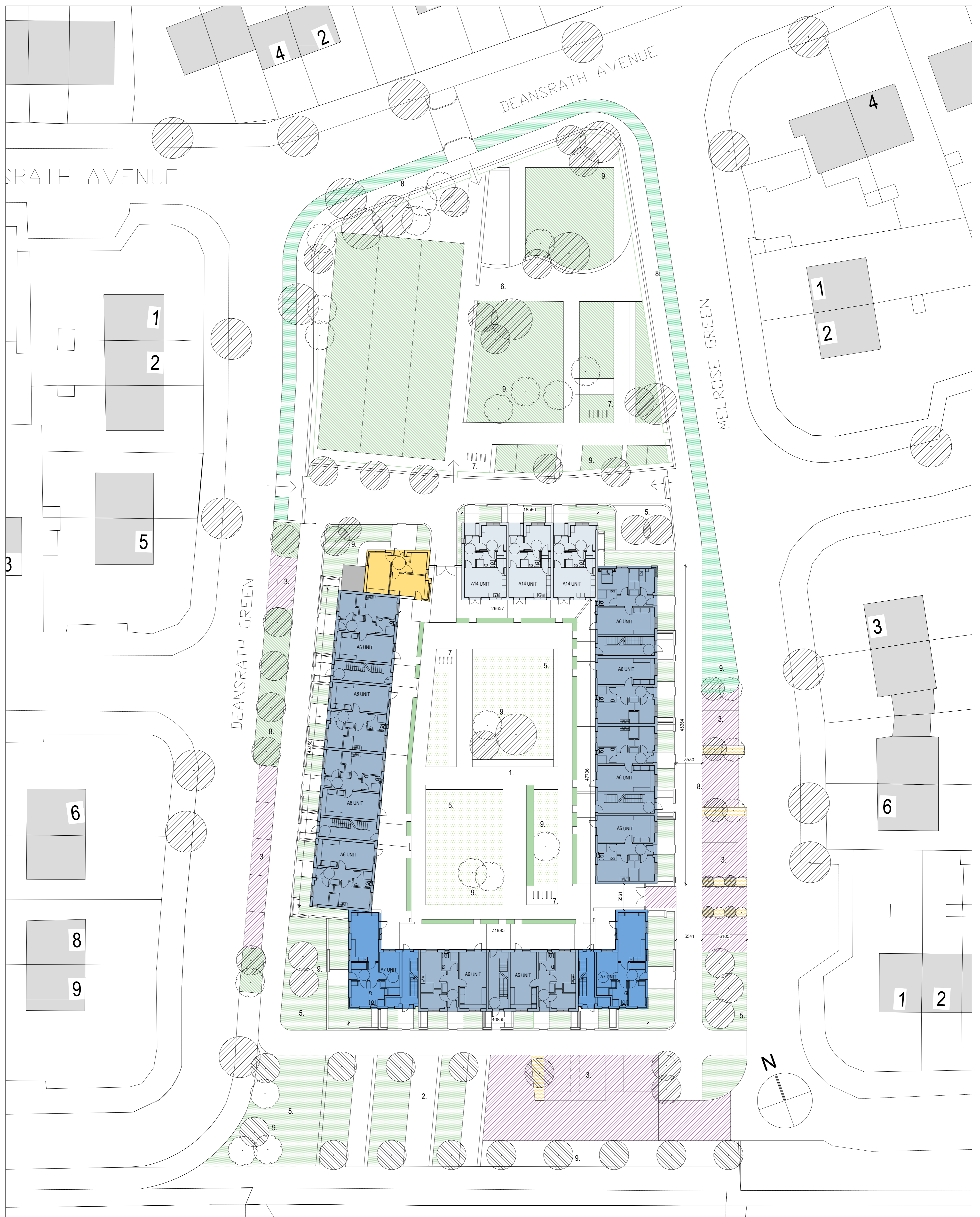
SHEET 01

SECTION 179A  
(Part 8 Temporary Exemption)

Dec 2023

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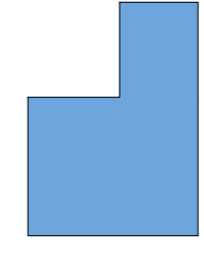
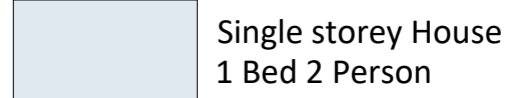
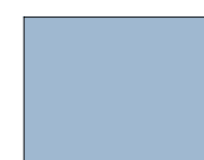
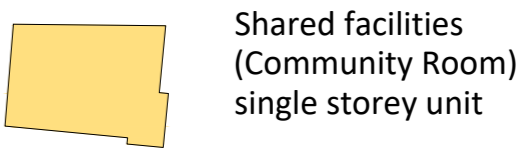
Proposed Site Plan / Ground floor block plan  
1:250 @ A1

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Please Note drawing is Subject to detail design by Landscape Architect and site investigation in accordance with SDCC guidelines.

**LEGEND:**

1. Shared internal courtyard
2. Proposed shared surface
3. Proposed parking bays to include accessible parking.
4. Raised table to junction to Engineers detailed design (omurs compliant)
5. Soft landscaped area to incorporate Suds features (see Suds drawing)
6. Proposed intergenerational Park to detail design by Landscape Architect
7. Proposed visitor cycle parking
8. Existing Lighting to be retained or upgraded to meet SDCC requirements
9. Selected planting to include native species to landscape architects later specification

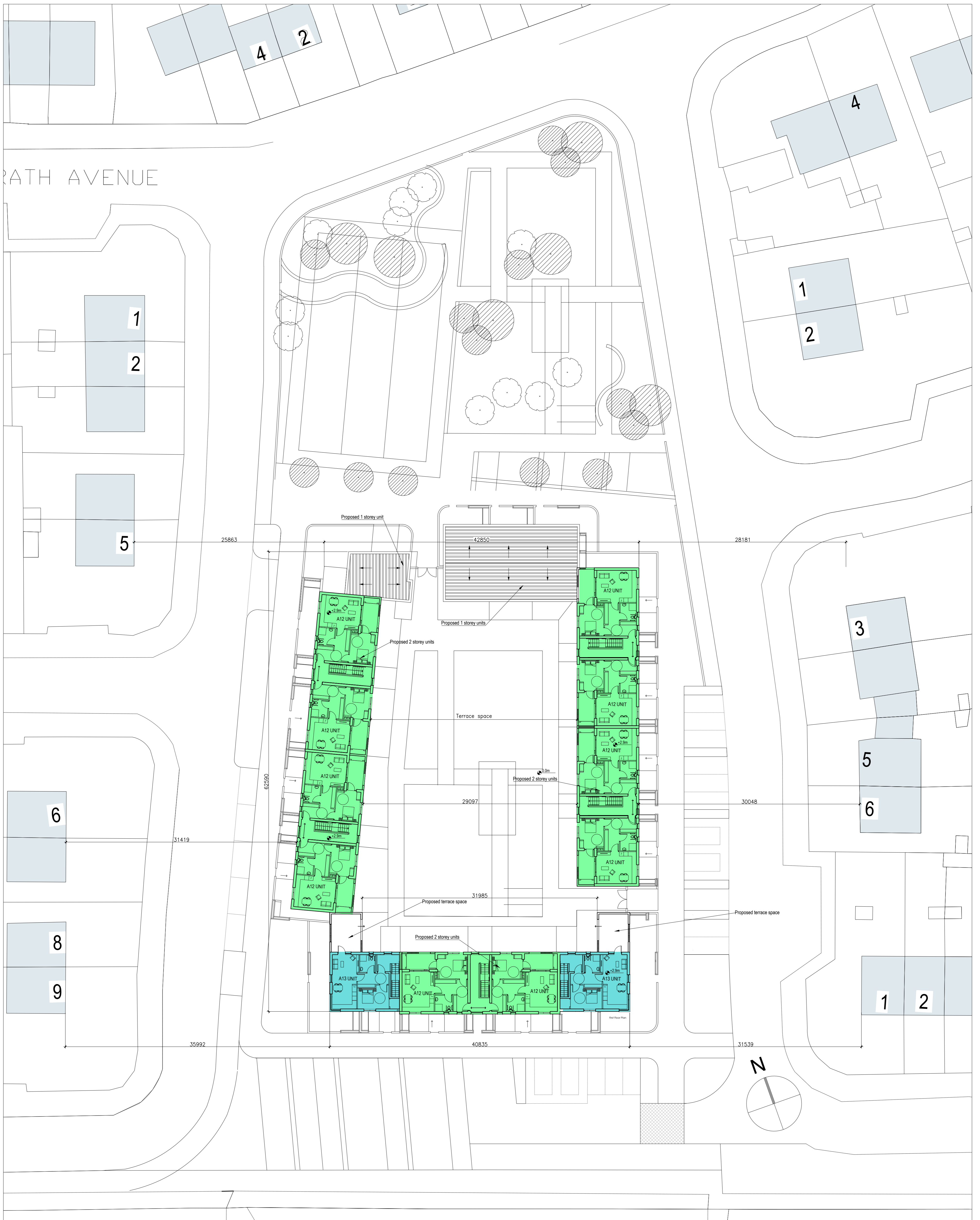
	2 Bed 3 Person 2 storey Apartment		Single storey House 1 Bed 2 Person
	1 Bed 2 Person 2 storey Apartment		Shared facilities (Community Room) single storey unit

**SECTION 179a**  
(Part 8 Temporary Exemption)

Dec 2023

**Deansrath Melrose**  
Age Friendly Housing

SHEET 02



Proposed Site Plan 1st floor block plan  
1:250 @ A1

- 1 Bed 3 Person  
2 storey Apartment
- 1 Bed 2 Person  
2 storey Apartment

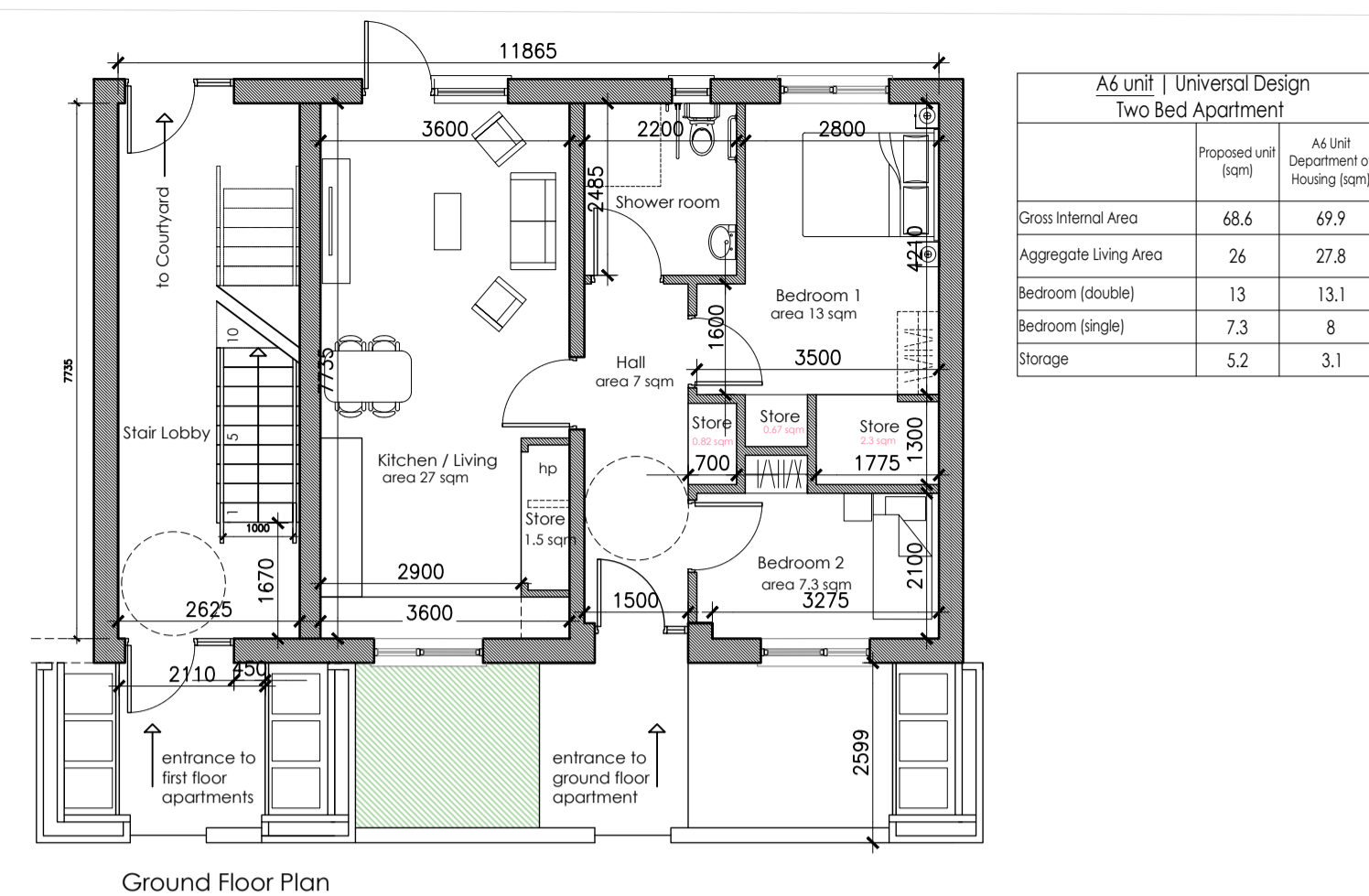
SEE SHEET 04 FOR EACH HOUSE TYPE

**SECTION 179a**  
(Part 8 Temporary Exemption)

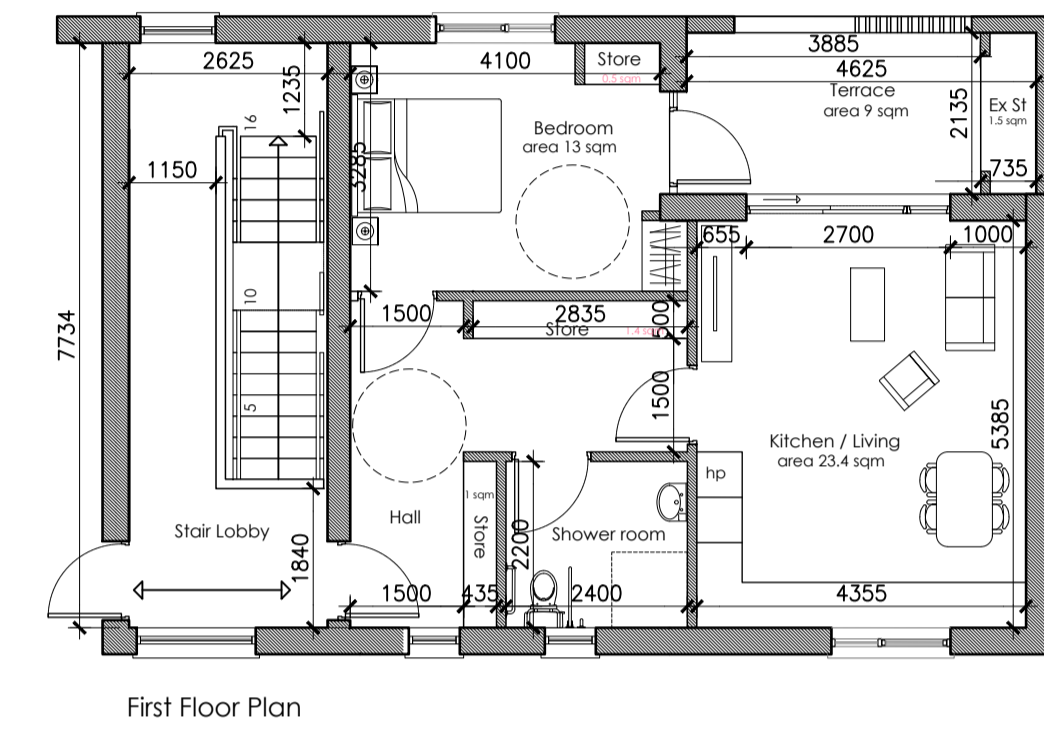
Dec 2023

**Deansrath Melrose**  
Age Friendly Housing

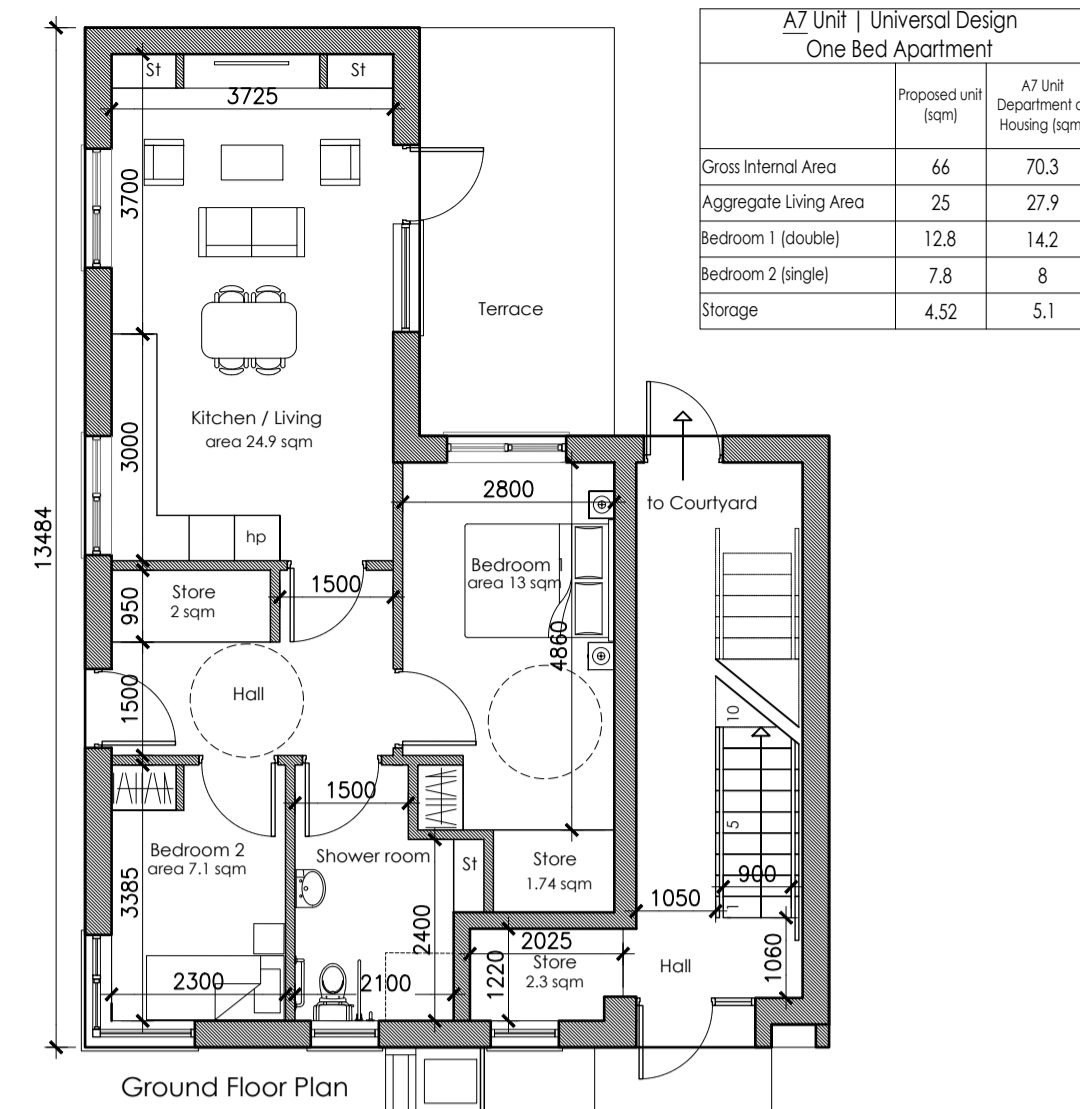
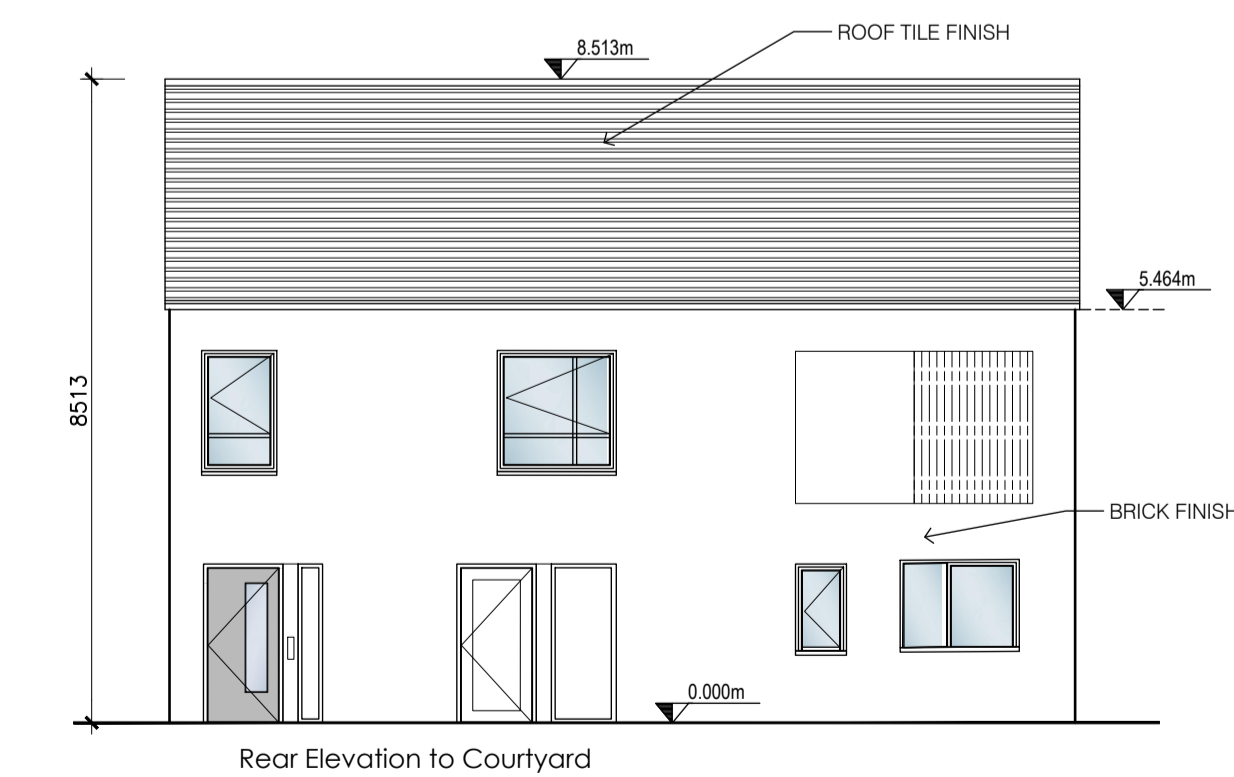
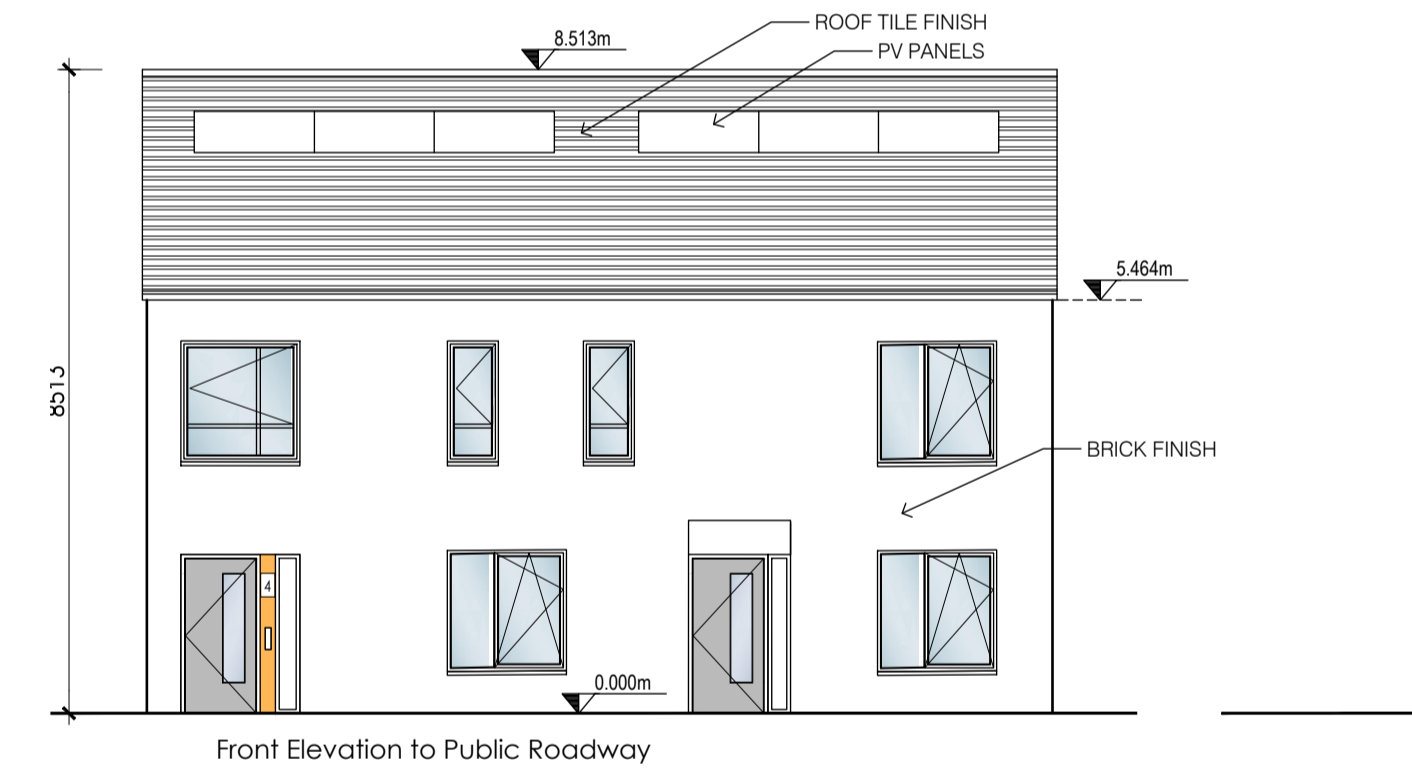
SHEET 03



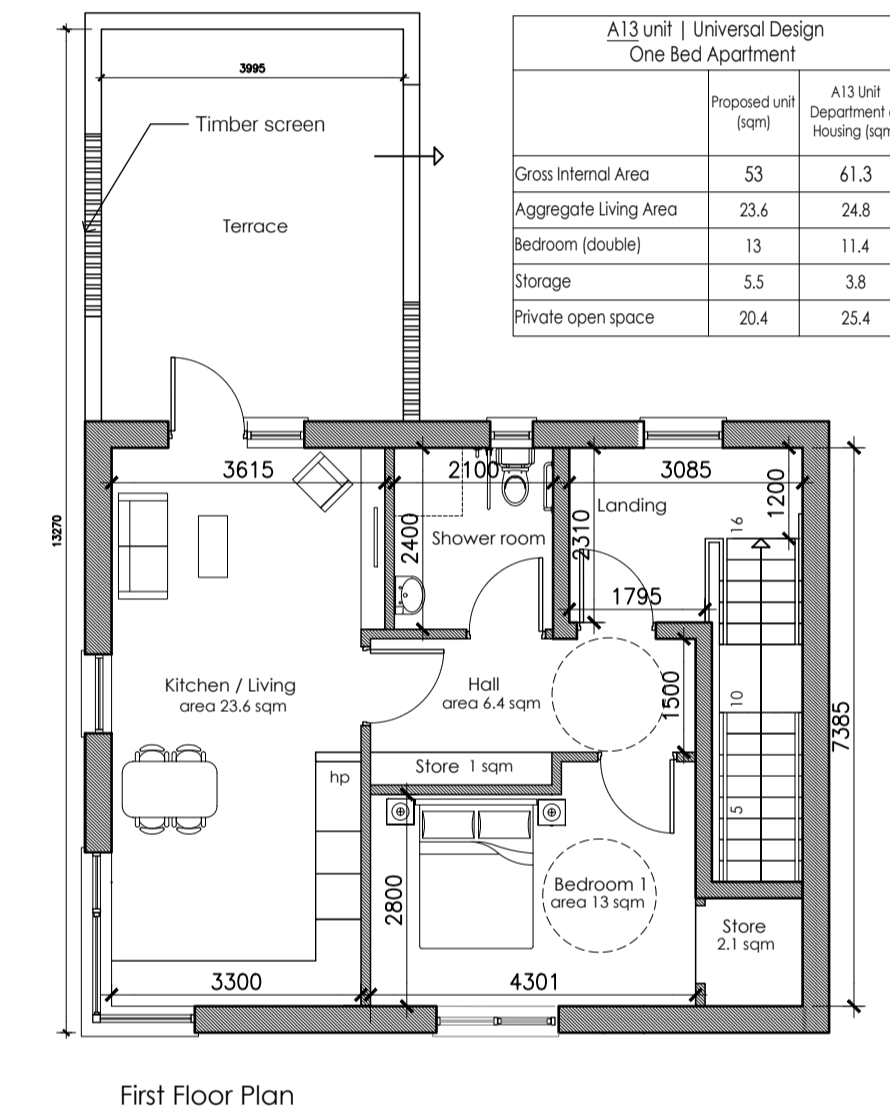
A6 unit   Universal Design Two Bed Apartment		
	Proposed unit (sqm)	A6 unit Department of Housing (sqm)
Gross Internal Area	68.6	69.9
Aggregate Living Area	26	27.8
Bedroom (double)	13	13.1
Bedroom (single)	7.3	8
Storage	5.2	3.1



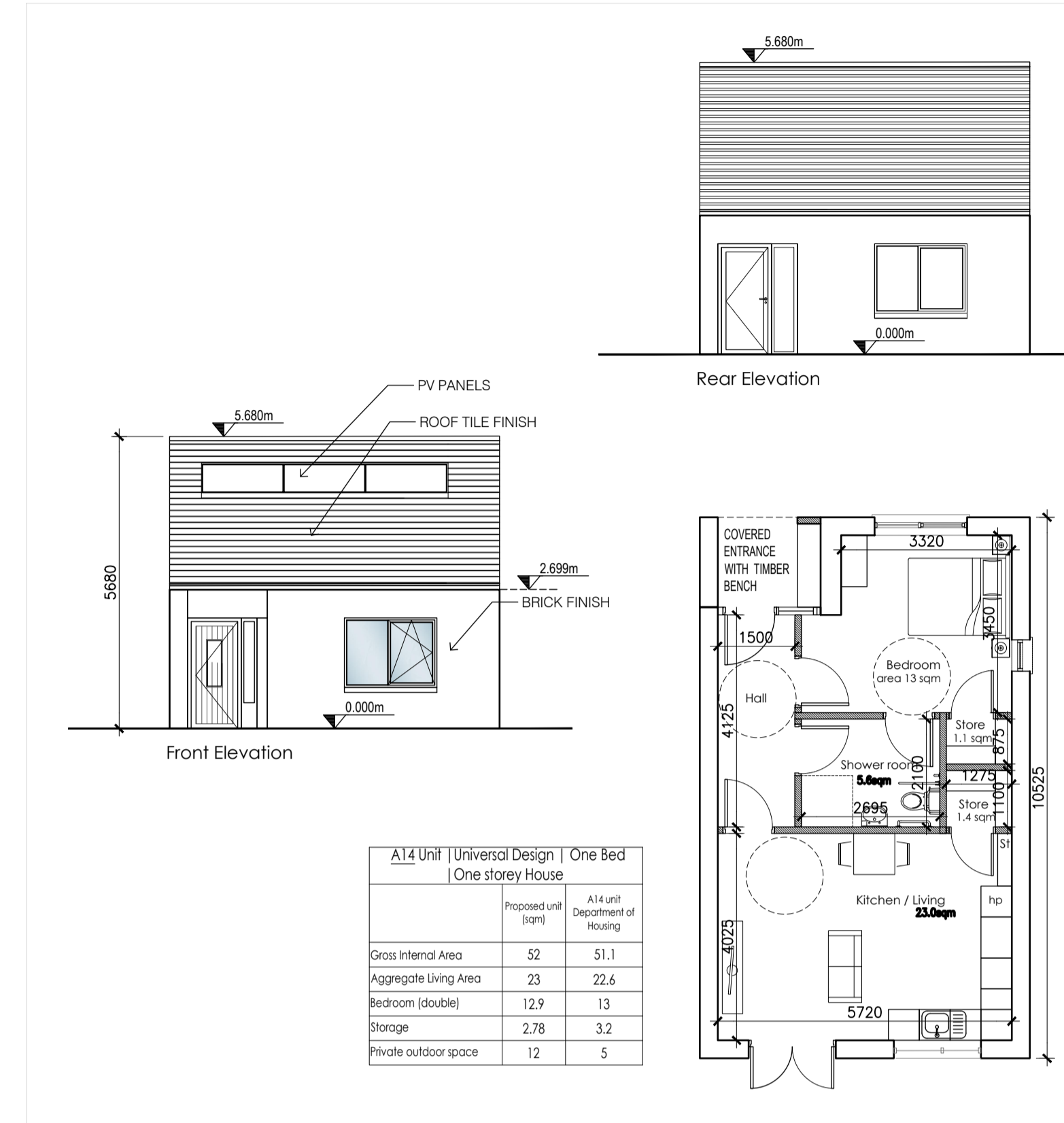
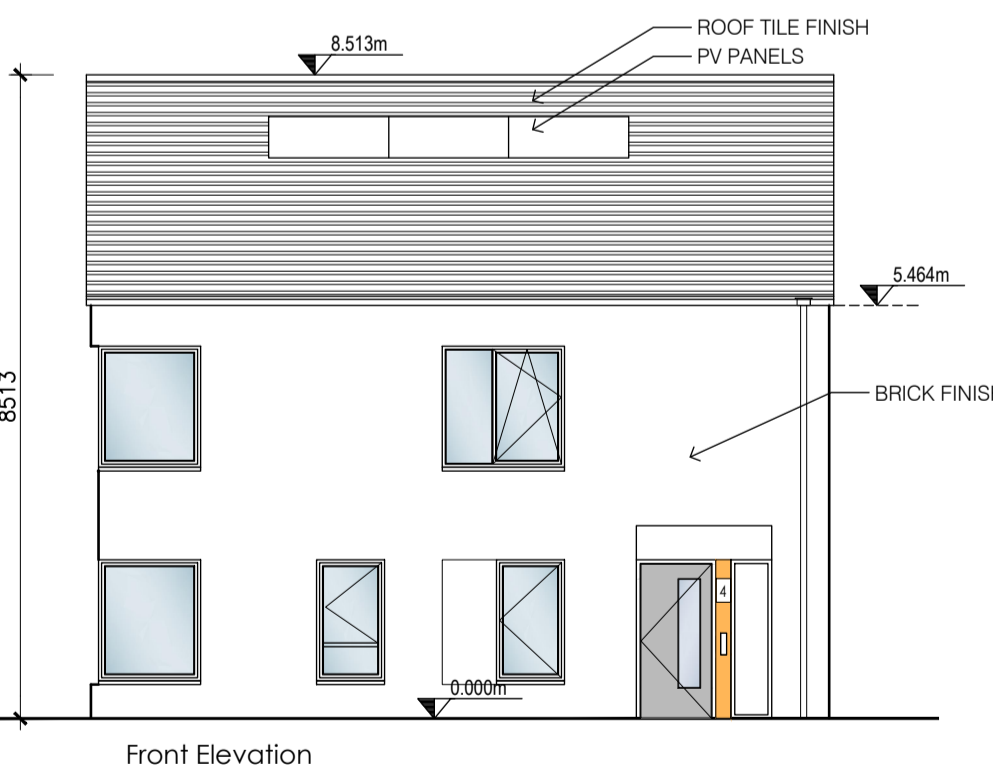
A12 unit   Universal Design One Bed Apartment		
	Proposed unit (sqm)	A12 unit Department of Housing (sqm)
Gross Internal Area	57	52.7
Aggregate Living Area	23.4	22.9
Bedroom (double)	13	12
Storage	3	3.4
Private outdoor space	9	16.7



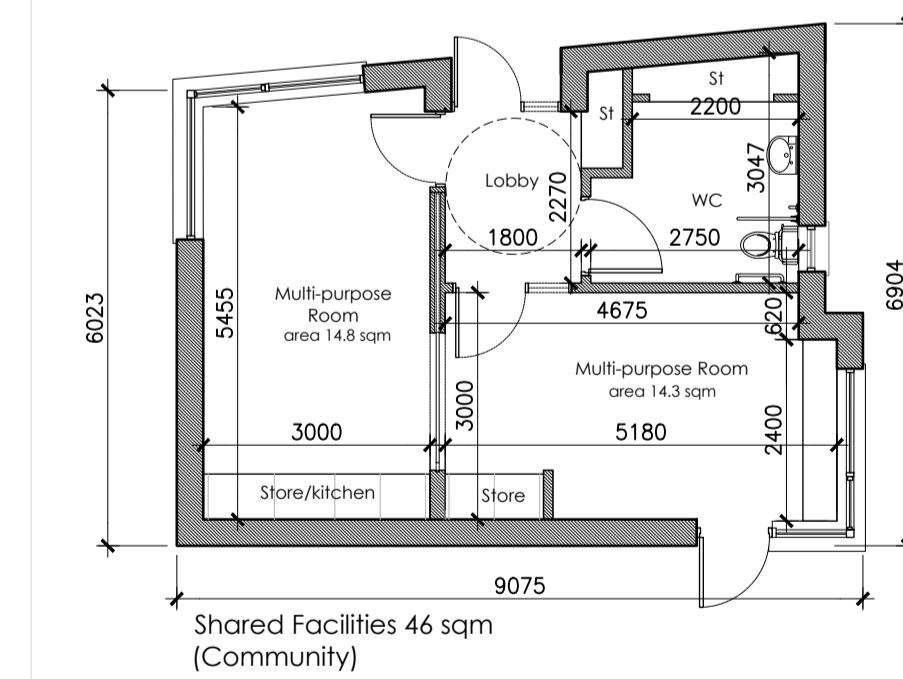
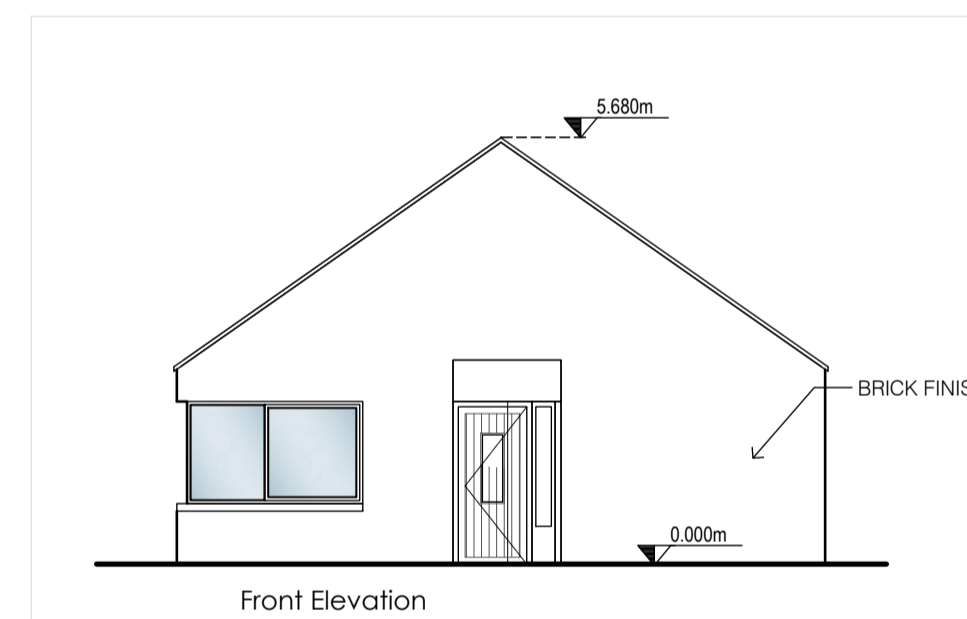
A7 unit   Universal Design One Bed Apartment		
	Proposed unit (sqm)	A7 unit Department of Housing (sqm)
Gross Internal Area	66	70.3
Aggregate Living Area	25	27.9
Bedroom 1 (double)	12.8	14.2
Bedroom 2 (single)	7.8	8
Storage	4.52	5.1



A13 unit   Universal Design One Bed Apartment		
	Proposed unit (sqm)	A13 unit Department of Housing (sqm)
Gross Internal Area	53	61.3
Aggregate Living Area	23.6	24.8
Bedroom (double)	13	11.4
Storage	5.5	3.8
Private open space	20.4	25.4



A14 Unit   Universal Design   One bed One storey House		
	Proposed unit (sqm)	A14 unit Department of Housing (sqm)
Gross Internal Area	52	51.1
Aggregate Living Area	23	22.6
Bedroom (double)	12.9	13
Storage	2.78	3.2
Private outdoor space	12	5



Proposed Accommodation Types  
1:100 @ A1

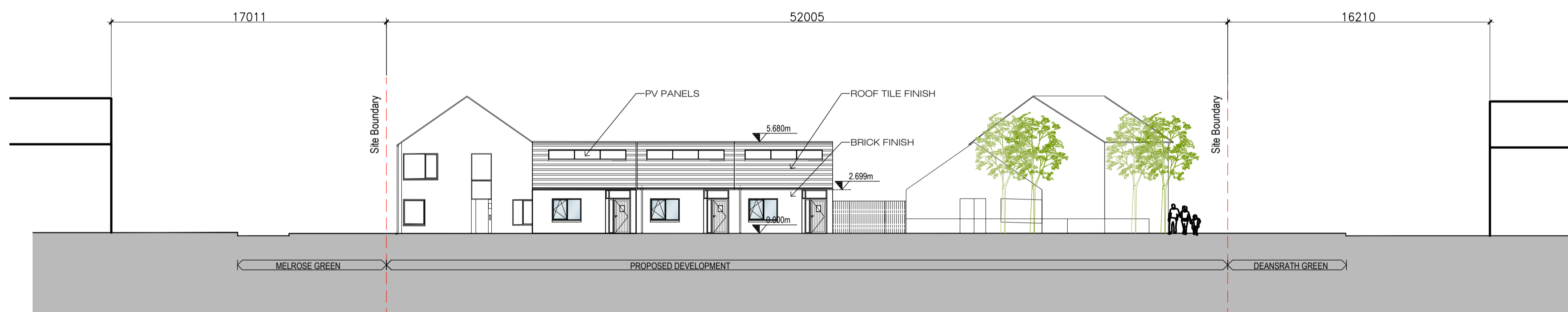
Legend		
Universal Design Age Friendly Units		Units
Housing:		
1 storey   1 bed   2 person	3 no.	3no.
Apartments:		
2 storey   2 bed   3 person	2 no.	4no.
2 storey   1 bed   2 person	10 no.	20no.
Community Room	1 no.	
<b>Total Accommodation units</b>		<b>27no.</b>
Site Area:	0.77Ha	
Site Boundary		



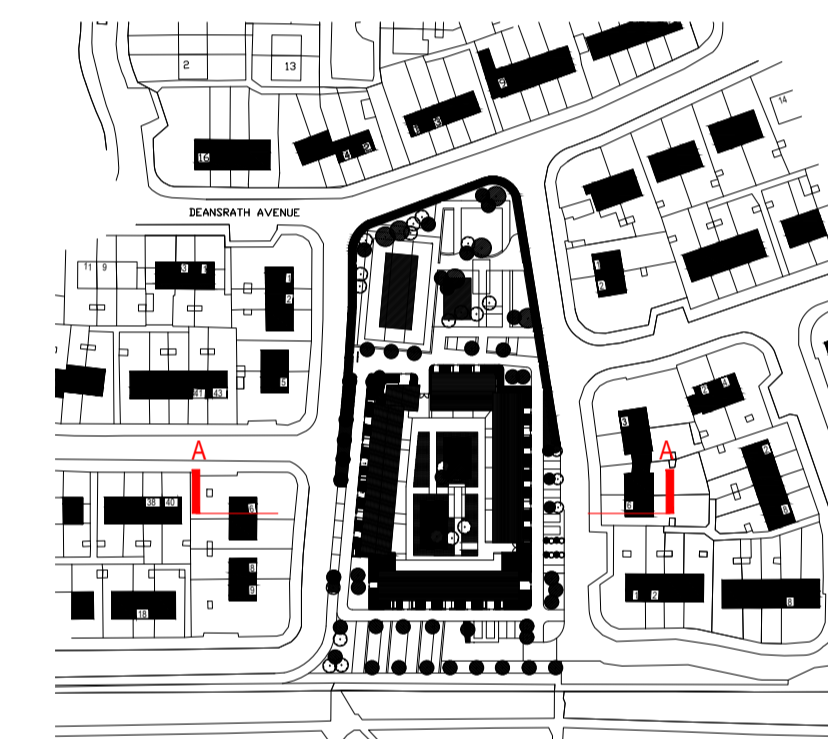
South Elevation to St Cuthberts park



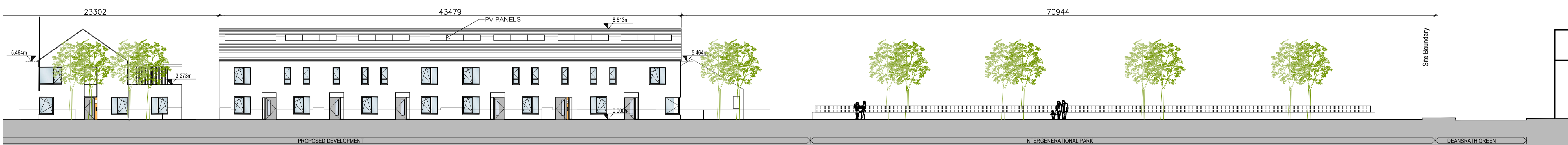
West Elevation to Deansrath Green



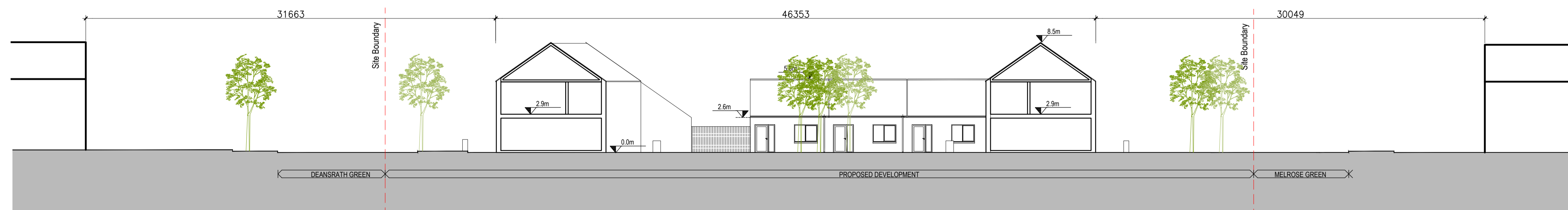
North Elevation to Intergeneration Park / Melrose Avenue



Reference Plan



East Elevation to Melrose Green



Site Section A-A





Topographical Site Survey  
1:250 @ A1

**SECTION 179A**  
(Part 8 Temporary Exemption)

Dec 2023



**Deansrath Melrose**

Age Friendly Housing

SHEET 07