

Frankfort Castle

Dundrum, Dublin 14

Technical Report Document

July 2021

 mahony pike



**** 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.

Bibliographic reference for citation:

O'Mahony Pike, 2019. [Frankfort Castle]
[**ABP PRE APPLICATION DESIGN REPORT**].
Report by O'Mahony Pike for [Hardwicke].

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1. Site Wide Masterplan

1.1 Site plan & Detailed Schedule

Site Application Area Break down	sqm	hc
Net Site	8490	0.85
DLR consented area 01:	16.8	0.0017
DLR consented area 02:	543.2	0.05
Site Application Boundary TOTAL	9050	0.905
	sqm	
Density	0.01	
Plot Ratio	1.19	
Site Coverage %	31.9%	
Public Open Space	1000	
Communal Open Space	1025	
Private Open Space	1050	
Creche Play space	52.5	
Internal Residential Amenity	103.6	

%Dual Aspect	51.3%
% apartments above 10% min. Area requirement	55%

GFA	sqm
GFA residential	9721
GFA Residential Amenity Areas (Ground Floor - Block D)	106.6
GFA Non Residential uses (Services areas, bin and bike storage)	230.7
Creche (Ground Floor - Block A)	80
TOTAL GFA 'Excluding Basement Levels'	10138.3
TOTAL GFA 'Including Basement Levels'	12331.3
Ground Floor building areas	2890.8

Bike Parking Spaces						
Bike Parking Spaces	Block A	Block B	Block C	Block D	Visitor	TOTAL
Open and visitor						40
Secure resident breakdown	46	54	32	4		136
TOTAL						176

Car Parking Spaces				
Car Parking Spaces	Resident	Disable	Motorbike stands	Motorbike stands
Surface	6	4		
basement (-1)	37		3	
basement (-2)	30			
TOTAL	73	4		77

Basement	
Basement Levels	GFA
Basement Level -1 Car Parking Area / Circulation	1290.6
Basement Level -2 Car Parking Area / Circulation	902.4
Total Basement	2193



1.1 Schedule of Accommodation



Job No. 19012	FRANKFORT CASTLE PEMBROKE PARTNERSHIP LTD
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AREAS ASSESSMENT & SCHEDULE OF ACCOMMODATION | REVISION 01 30/04/2021

DEVELOPMENT AREA (includes 'A' Residential areas) = 0.9 Hectares

	Residential amenities	Non Residential Uses	Gross Floor Area Residential	Gross floor Area GFA	Net Floor Area NFA			UNIT TYPES							TOTAL	
					sqm	%		Studio ~38.5 sqm	1 Bed ~49.5 sqm	2 Bed ~77 sqm	2 Bed ~80 sqm	2 Bed ~85 sqm	2 Bed ~90 sqm	2 Bed ~100 sqm		
BUILDING A													TOTAL			
Level 00		148	719	867	486	486	68		3			2	2			7
Level 01			845	845	728	728	86		3		1	3	3			10
Level 02			845	845	728	728	86		3		1	3	3			10
Level 03			690	690	583	583	84		2		2	3	1			8
TOTAL		148	3099	3247	2525	2525	78		0	11	4	11	9	0	0	35

	Residential amenities	Non Residential Uses	Gross Floor Area Residential	Gross floor Area GFA	Net Floor Area NFA			UNIT TYPES							TOTAL	
					sqm	%		Studio ~38.5 sqm	1 Bed ~49.5 sqm	2 Bed ~77 sqm	2 Bed ~80 sqm	2 Bed ~85 sqm	2 Bed ~90 sqm	2 Bed ~100 sqm		
BUILDING B													TOTAL			
Level 00		80	924	1004	741	741	80		5		3	2			1	11
Level 01			990	990	846	846	85		4		4	2	2			12
Level 02			990	990	846	846	85		4		4	2	2			12
Level 03			895	895	781	781	87		4		4	1	1		1	11
Level 04			620	620	516	516	83		4		4					8
TOTAL		80	4419	4499	3730	3730	83		0	21	19	7	5	1	1	54

	Residential amenities	Non Residential Uses	Gross Floor Area Residential	Gross floor Area GFA	Net Floor Area NFA			UNIT TYPES							TOTAL	
					sqm	%		Studio ~38.5 sqm	1 Bed ~49.5 sqm	2 Bed ~77 sqm	2 Bed ~80 sqm	2 Bed ~85 sqm	2 Bed ~90 sqm	2 Bed ~100 sqm		
BUILDING C													TOTAL			
Level 00		82,7	580	662,7	464	464	80		2			2				6
Level 01			645	645	568	568	88		4			2				8
Level 02			612	612	558	558	91		4				2	2		8
TOTAL		82,7	1837	1919,7	1590	1590	83		0	10	0	4	2	2	4	22

	Residential amenities	Non Residential Uses	Gross Floor Area Residential	Gross floor Area GFA	Net Floor Area NFA			UNIT TYPES							TOTAL	
					sqm	%		Studio ~38.5 sqm	1 Bed ~49.5 sqm	2 Bed ~77 sqm	2 Bed ~80 sqm	2 Bed ~85 sqm	2 Bed ~90 sqm	2 Bed ~100 sqm		
BUILDING D													TOTAL			
Level 00		106,6	196	302,6	104	104	34		2							2
Level 01			170	170	200	200	118									2
TOTAL		106,6	366	472,6	304	304	64		0	2	0	0	0	0	0	4

SUMMARY													TOTAL		
	Residential amenities	Non Residential Uses	Gross Floor Area Residential	Gross floor Area GFA	Net Floor Area NFA			UNIT TYPES							
	sqm	sqm	sqm	sqm	sqm	%	%	Studio ~38.5 sqm	1 Bed ~49.5 sqm	2 Bed ~77 sqm	2 Bed ~80 sqm	2 Bed ~85 sqm	2 Bed ~90 sqm	2 Bed ~100 sqm	
TOTAL	106,6	310,7	9721	10138,3	8149	8149	84	0%	38%	20%	19%	14%	3%	6%	100%
TOTAL								0	44	23	22	16	3	7	115

Apartment Unit Mix					
STUDIO	%	1 BED	%	2BED	%
0		44	38	71	62

1.2 Ground floor



1.3 First floor Plan



1.4 Second floor



1.5 Third floor



1.6 Fourth floor



1.7 Roof floor



1.8 Basement

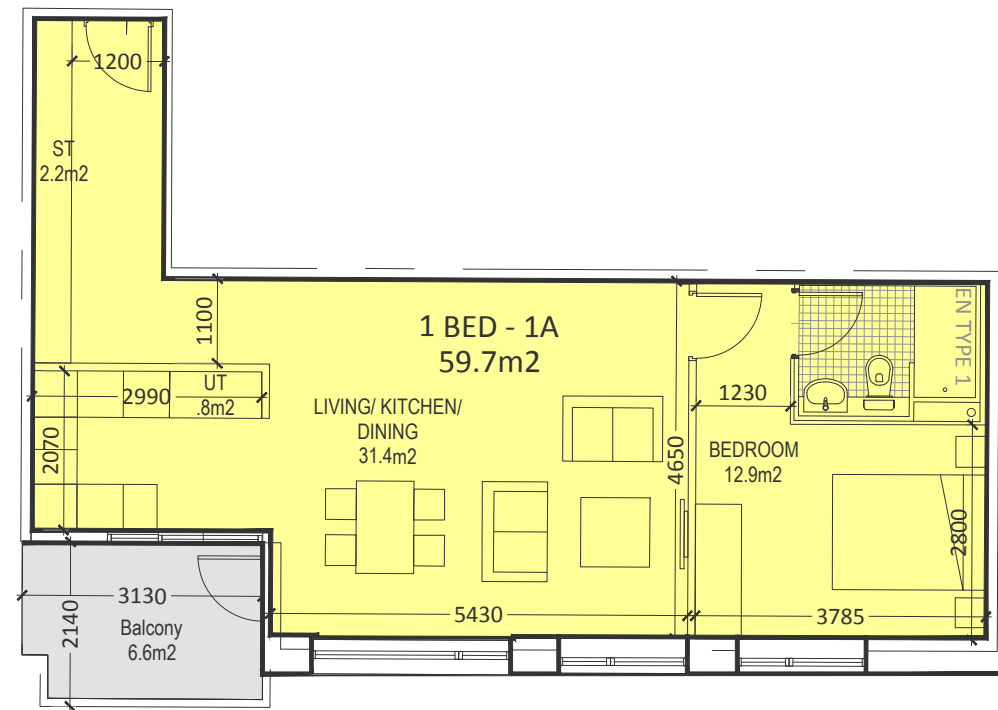
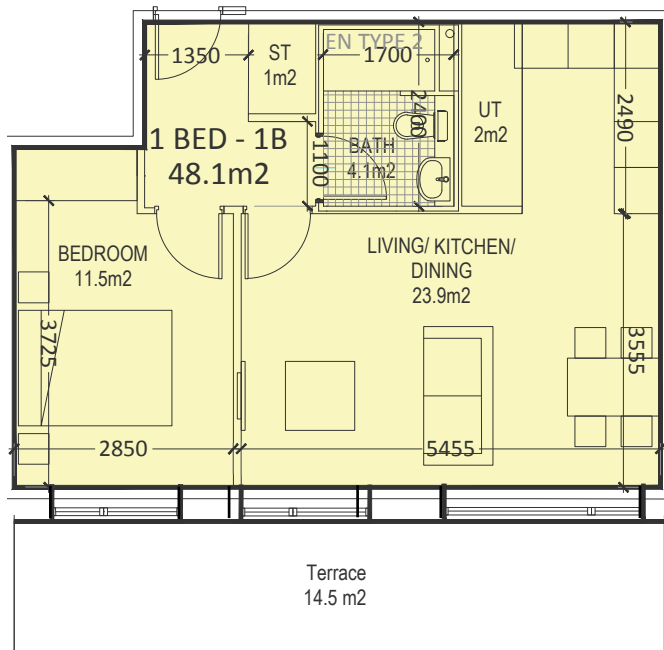
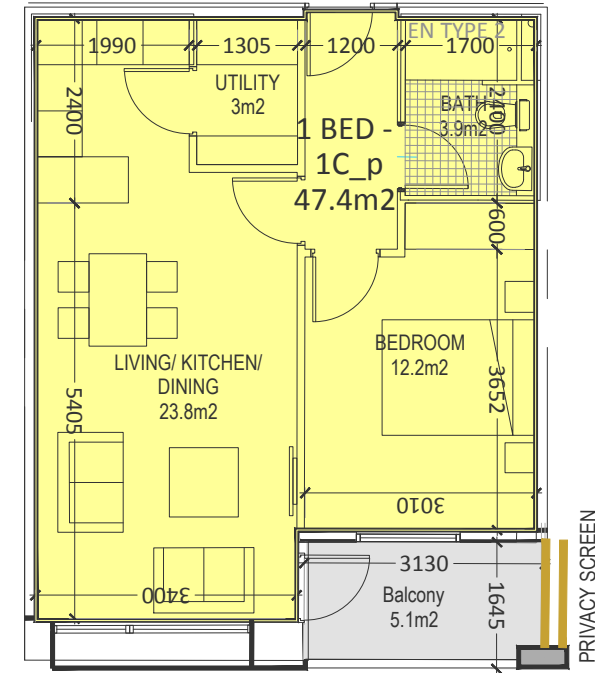
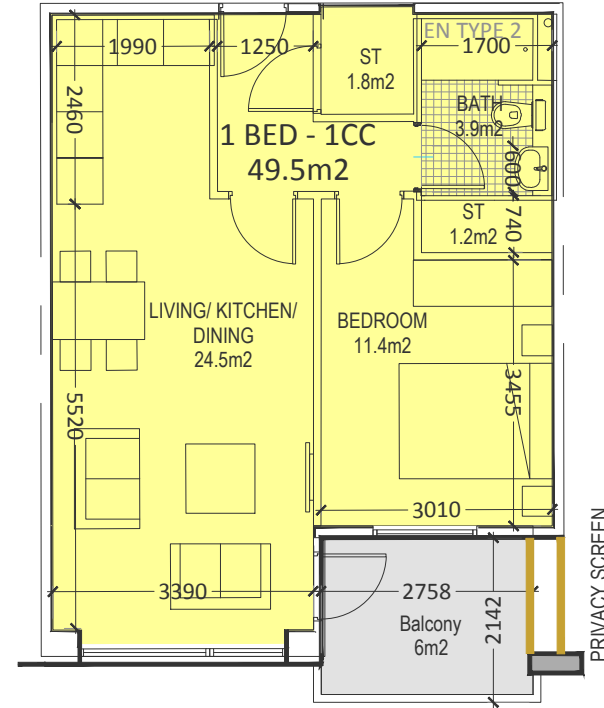
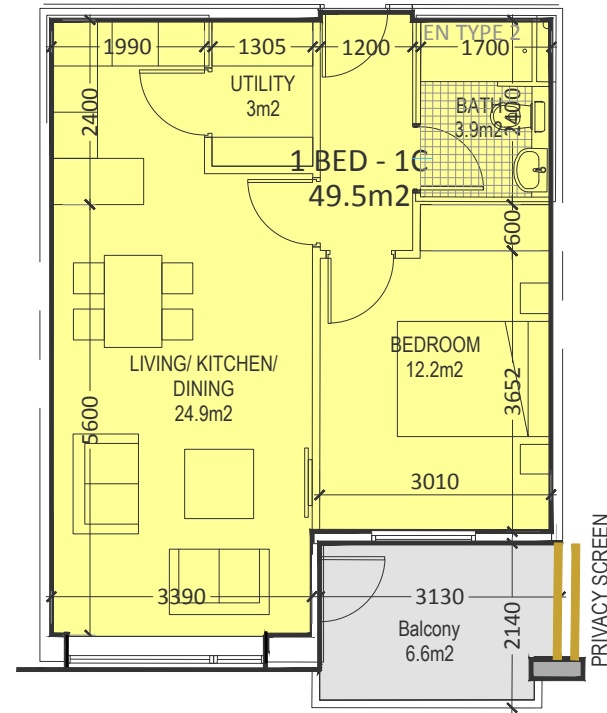


1.9 Basement



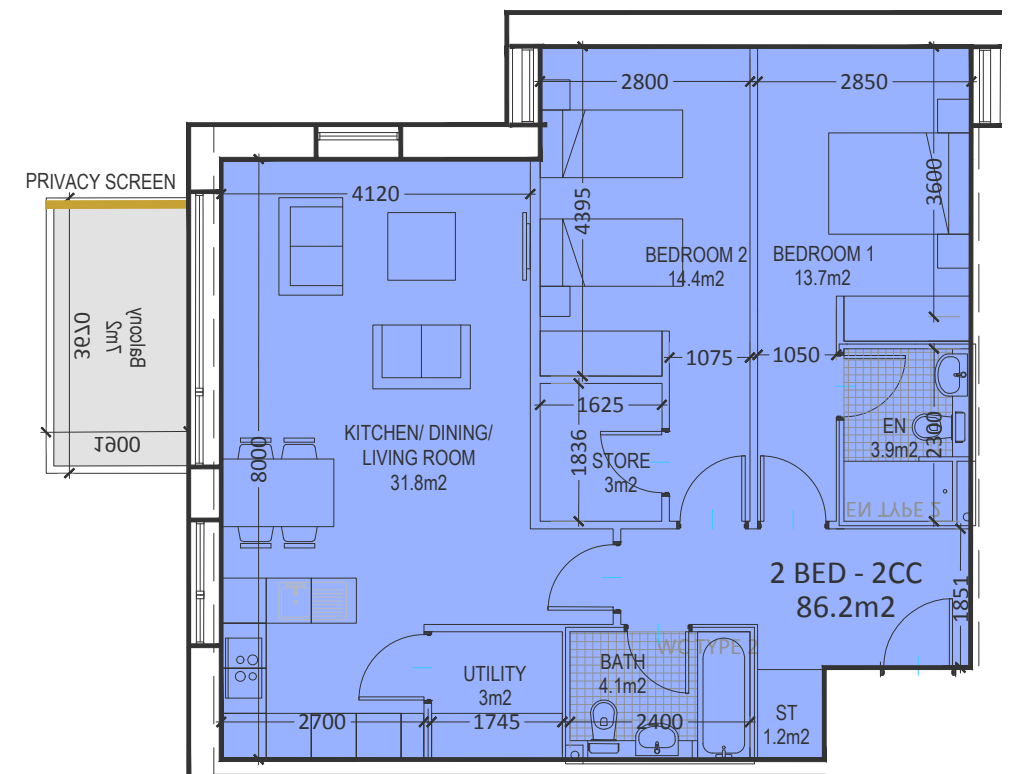
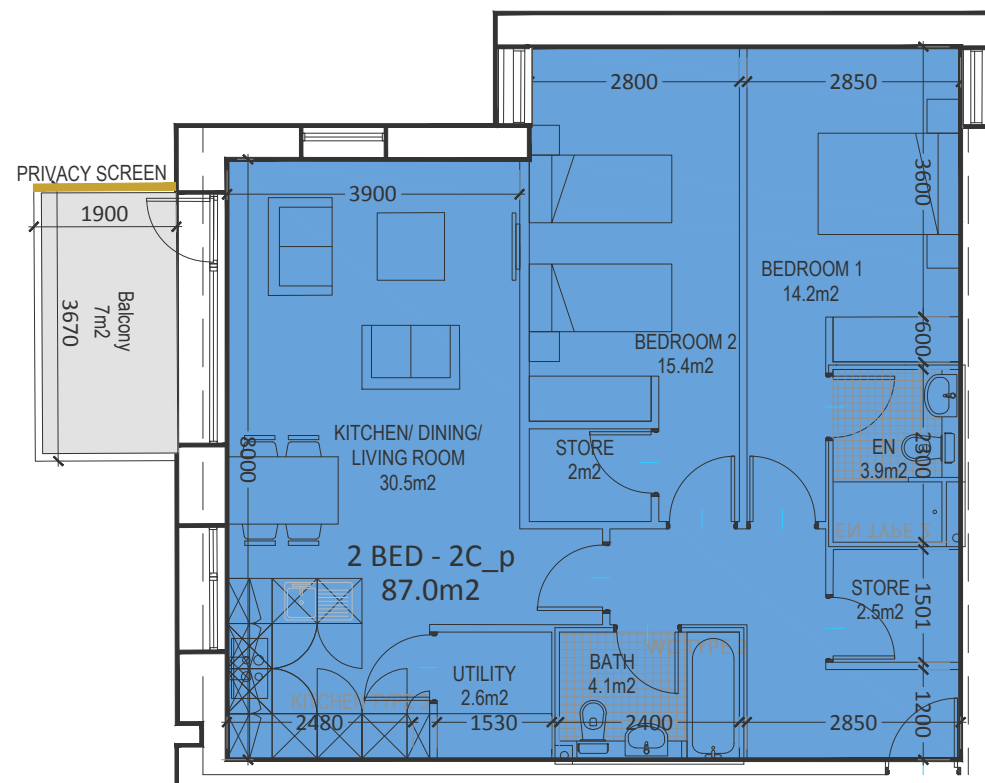
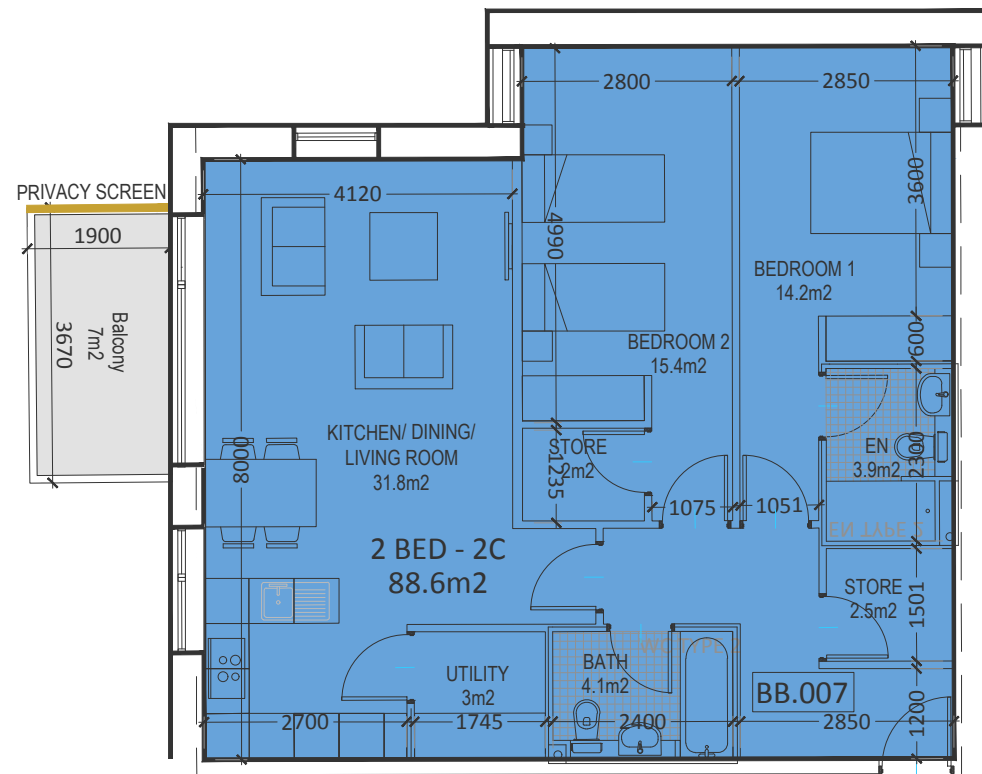
2. Unit Typologies

1 Bed Apartment



UNIT TYPE	BLOCK A	BLOCK B	BLOCK C	BLOCK D	TOTAL NO. OF UNITS
UNIT 1A	1				1
UNIT 1B	2				2
UNIT 1C	8	13	3		24
UNIT 1CC			7		7
UNIT 1C_P		8			8

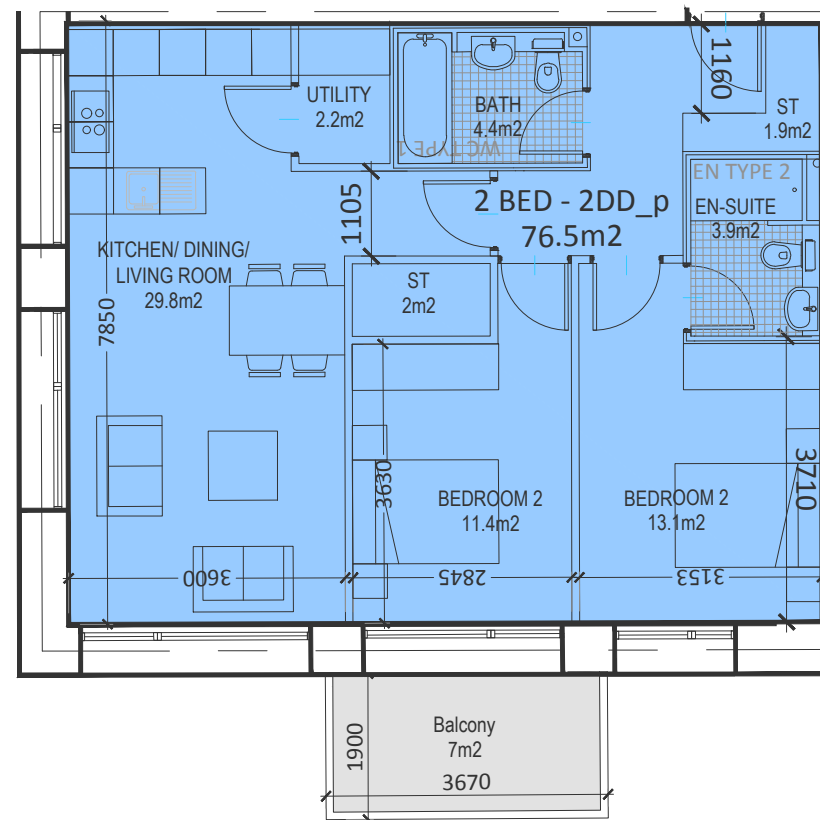
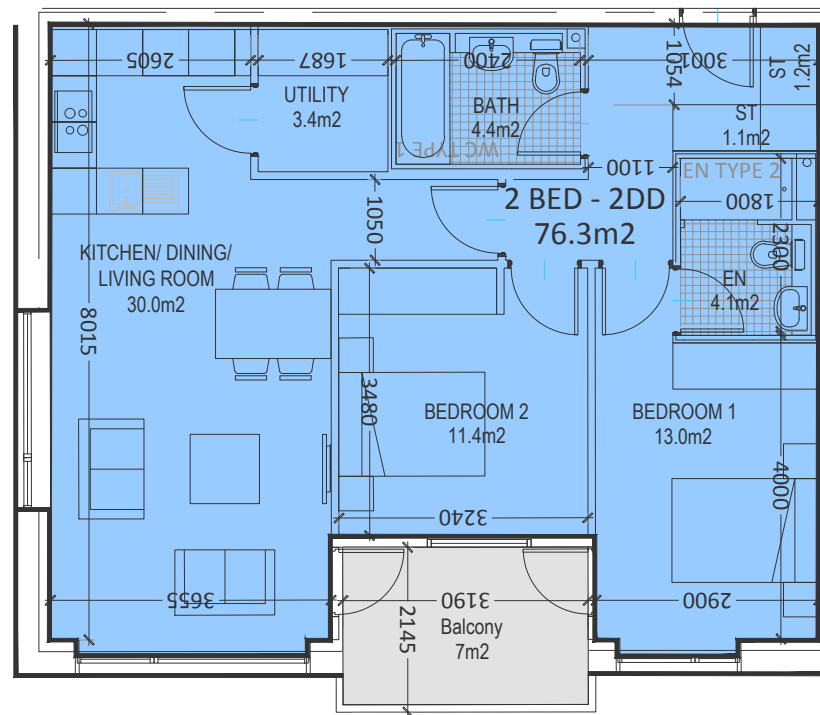
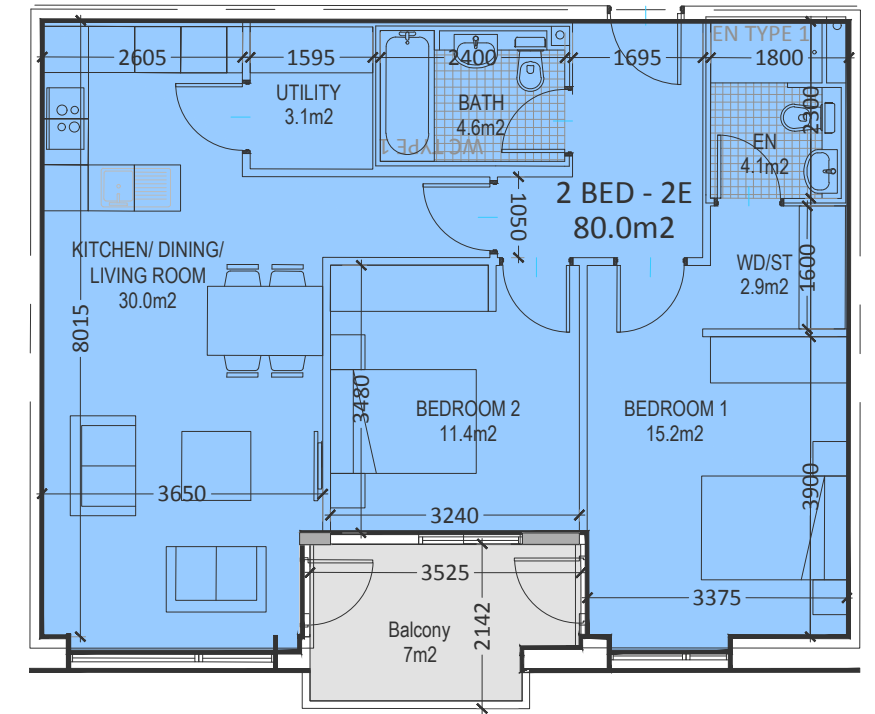
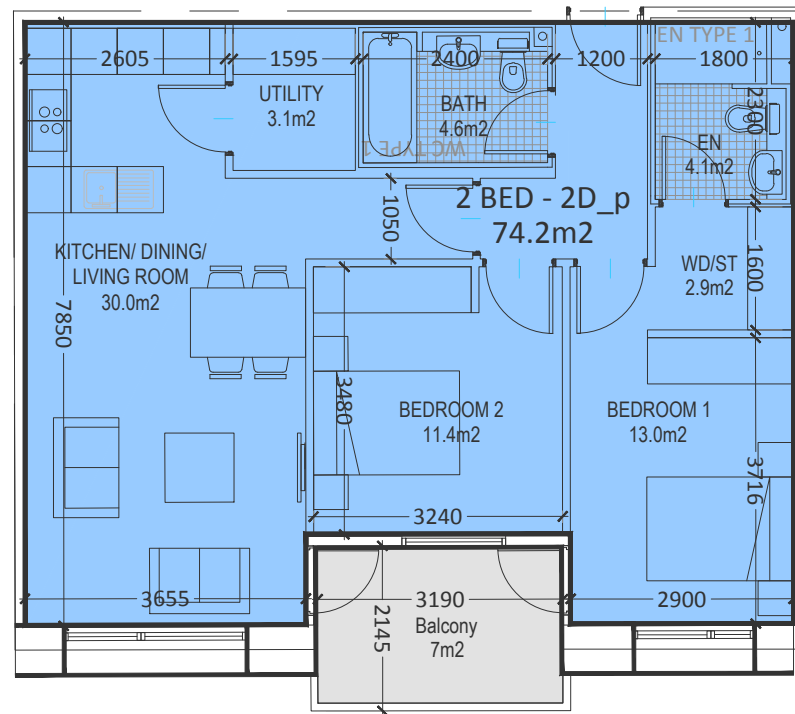
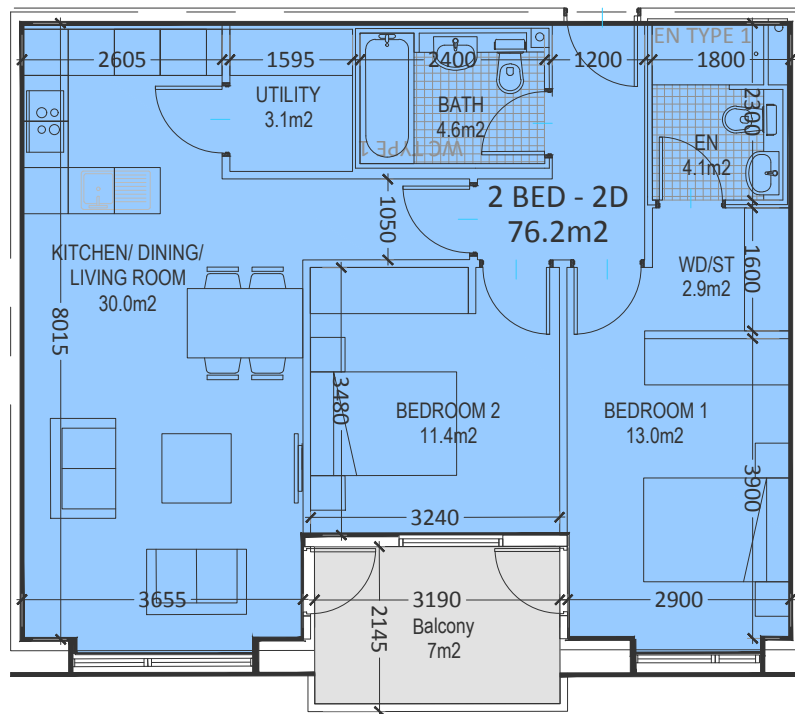
2 Bed Apartment_Corner Typologies



Apartment Typologies 03

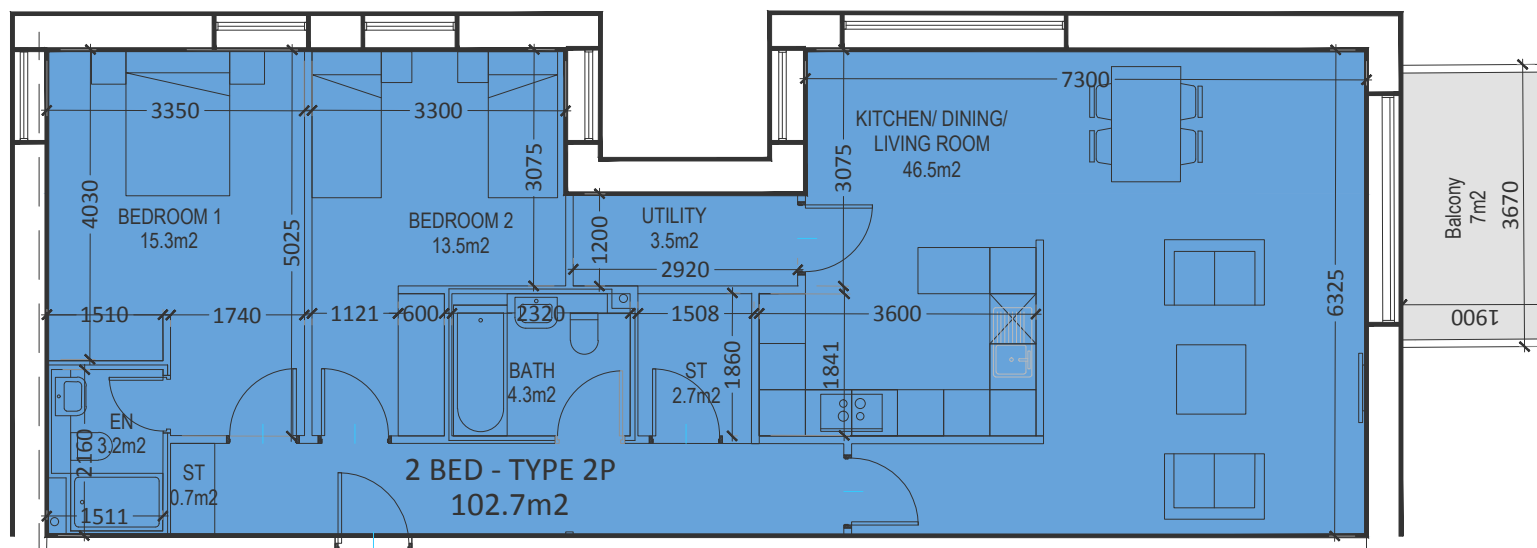
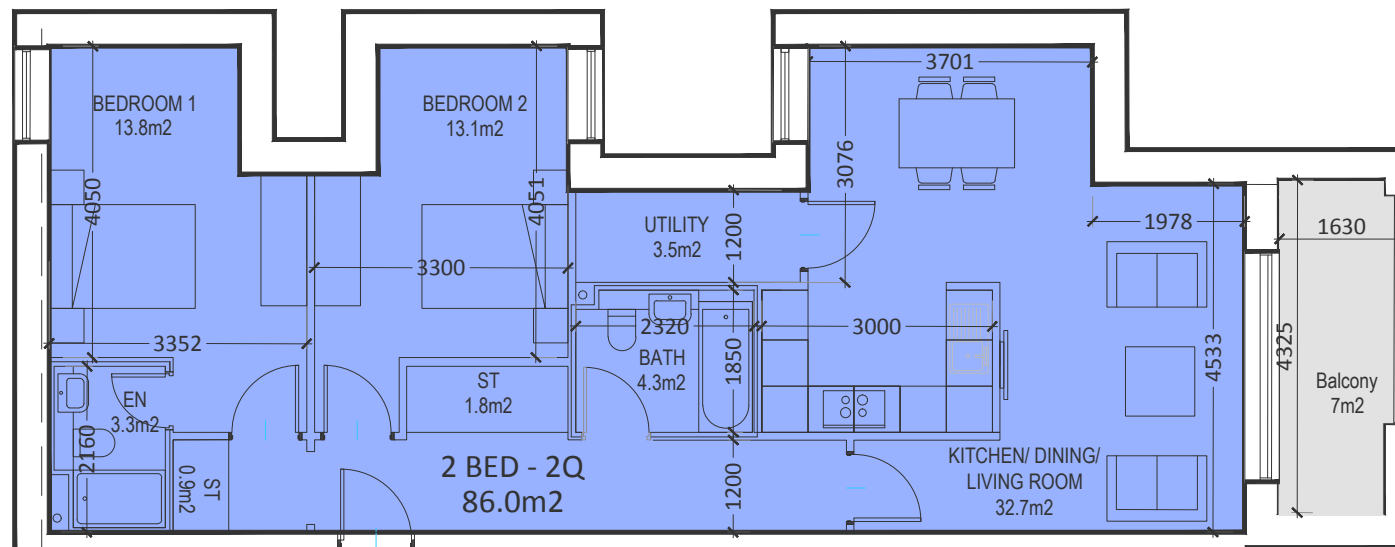
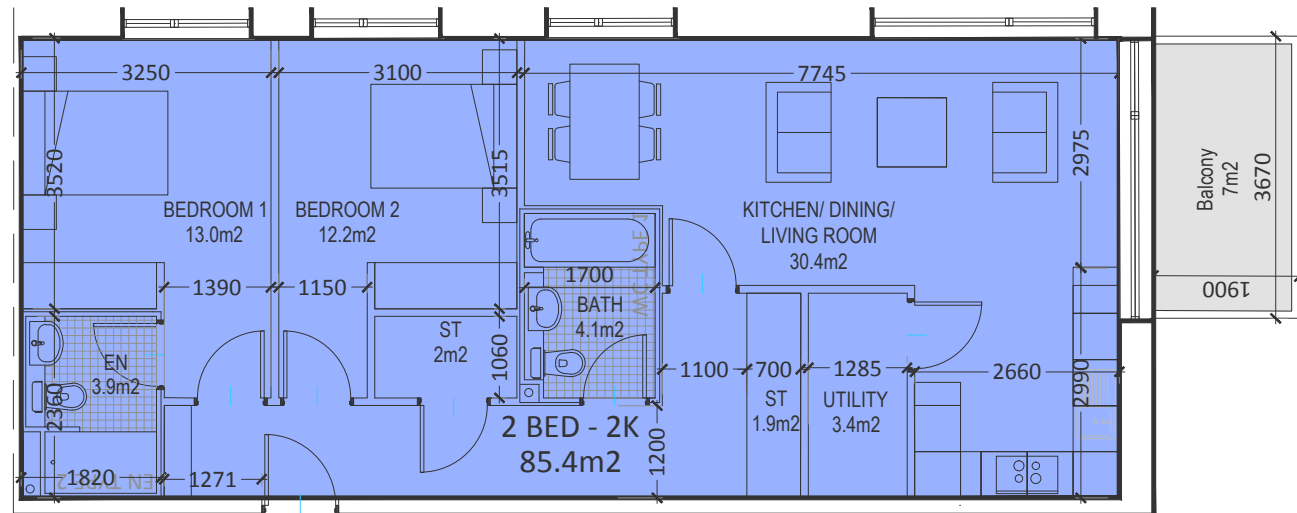
UNIT TYPE	BLOCK A	BLOCK B	BLOCK C	BLOCK D	TOTAL NO. OF UNITS
UNIT 2C		3			3
UNIT 2C_P		1			1
UNIT 2CC		2			2

2 Bed Apartment Typologies



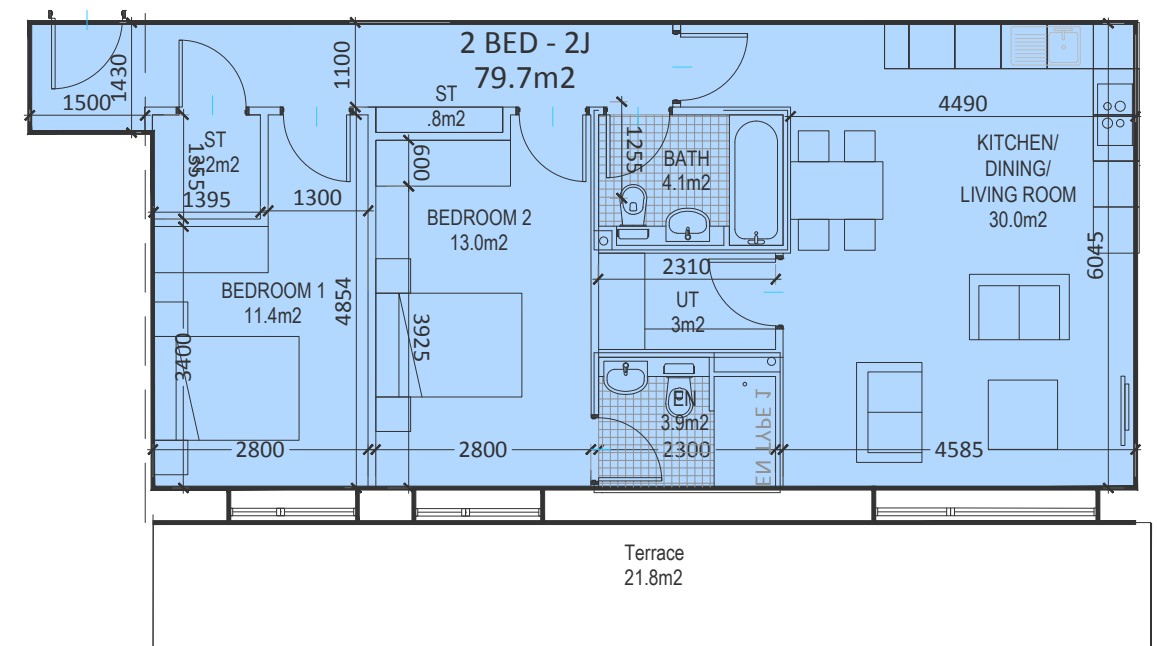
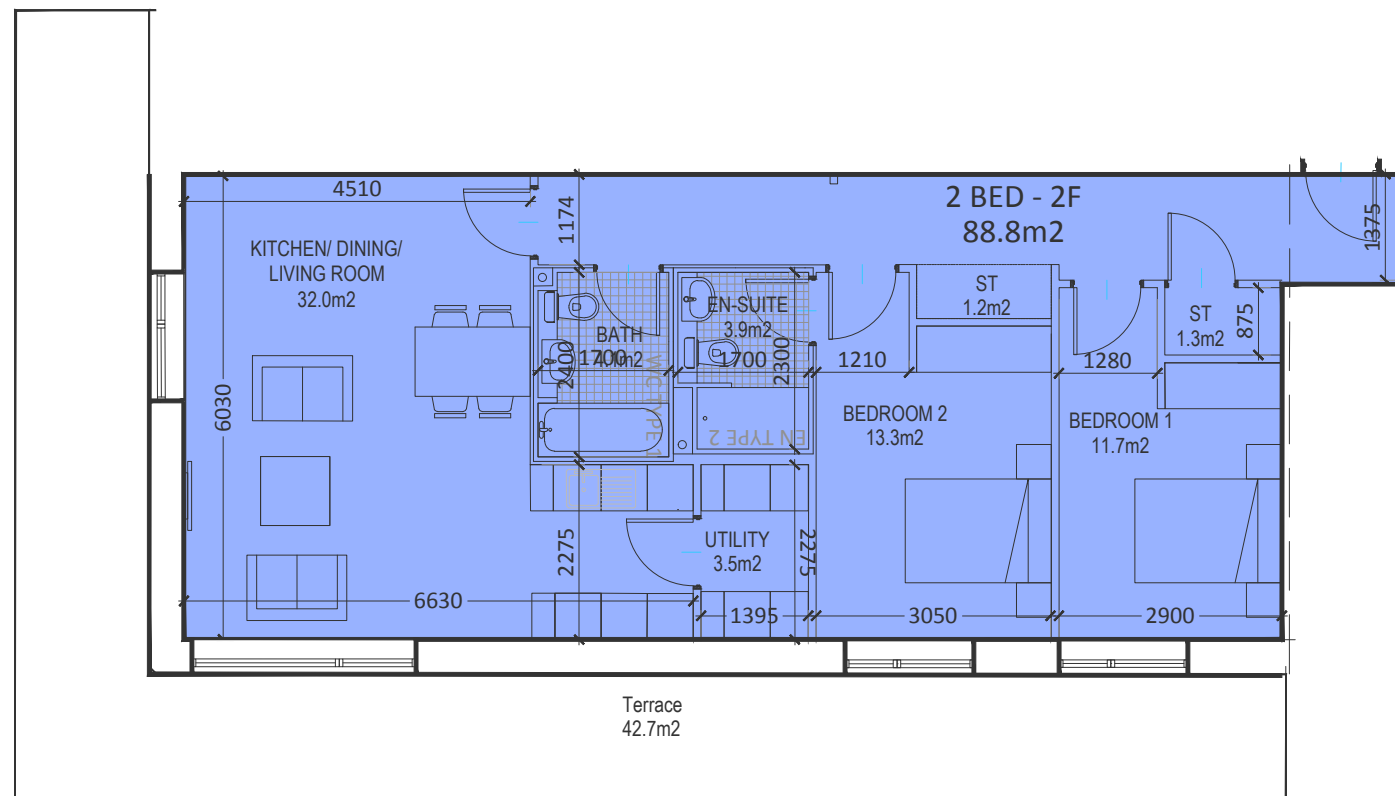
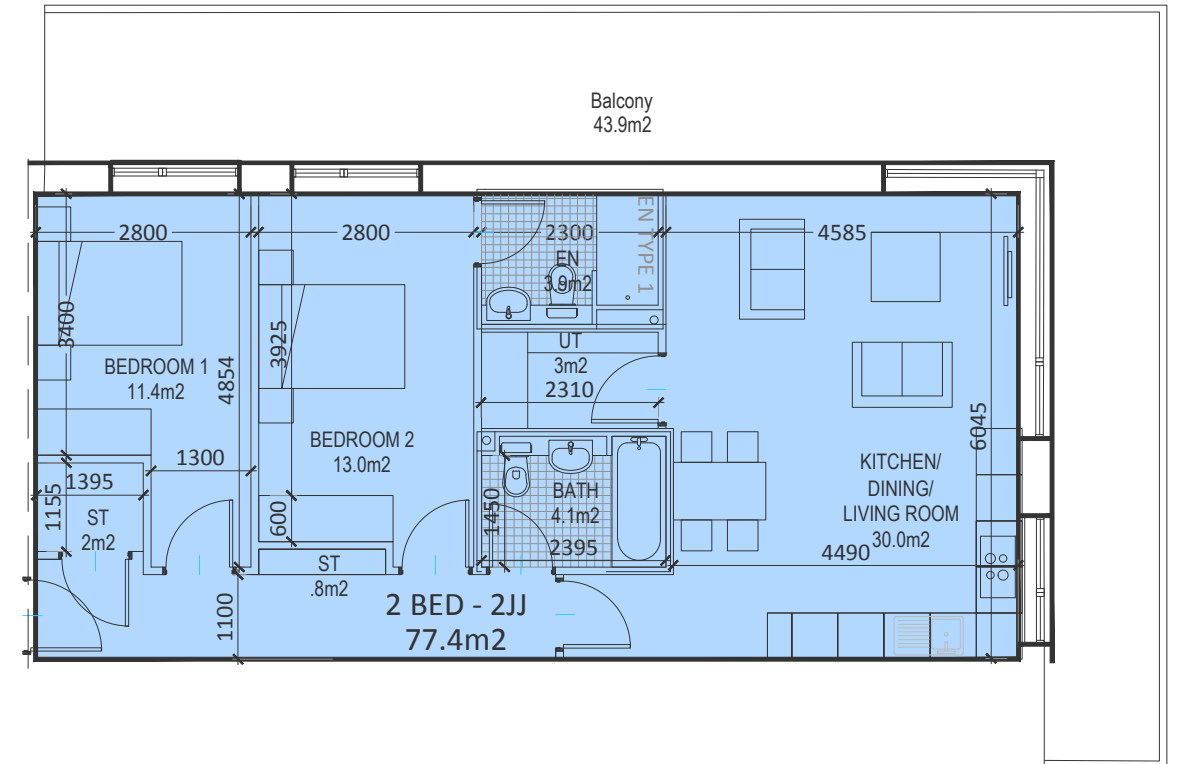
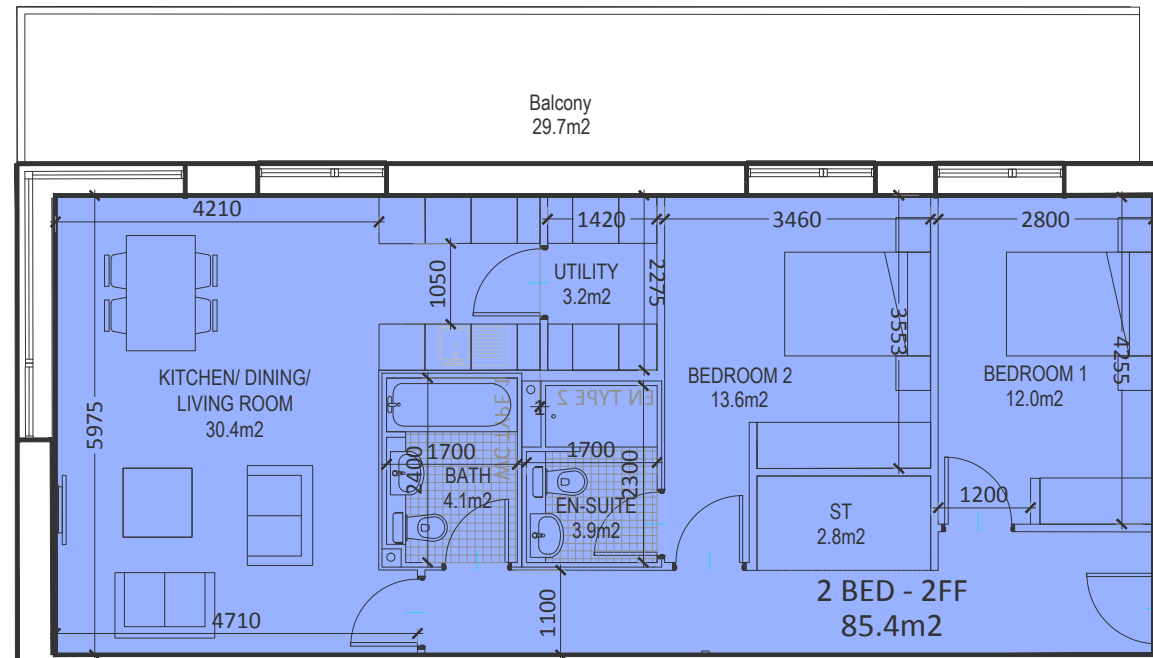
UNIT TYPE	BLOCK A	BLOCK B	BLOCK C	BLOCK D	TOTAL NO. OF UNITS
UNIT 2D	2	8			10
UNIT 2D_P		4			4
UNIT 2DD		3			3
UNIT 2DD_P		2			2
UNIT 2E			1		1

2 Bed Apartment Typologies



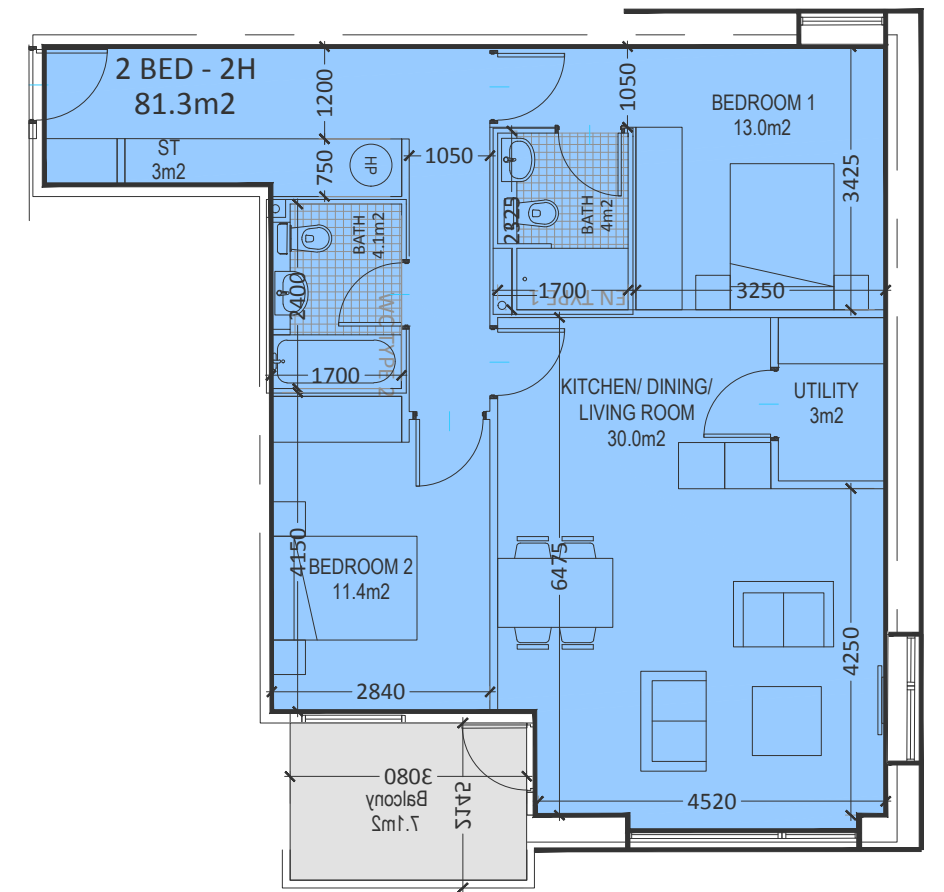
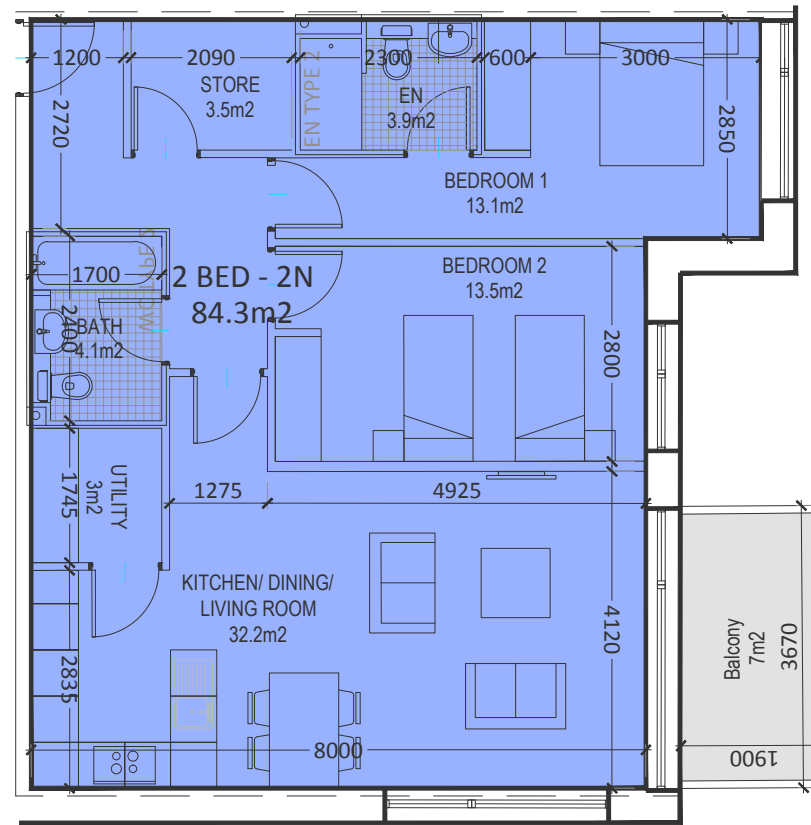
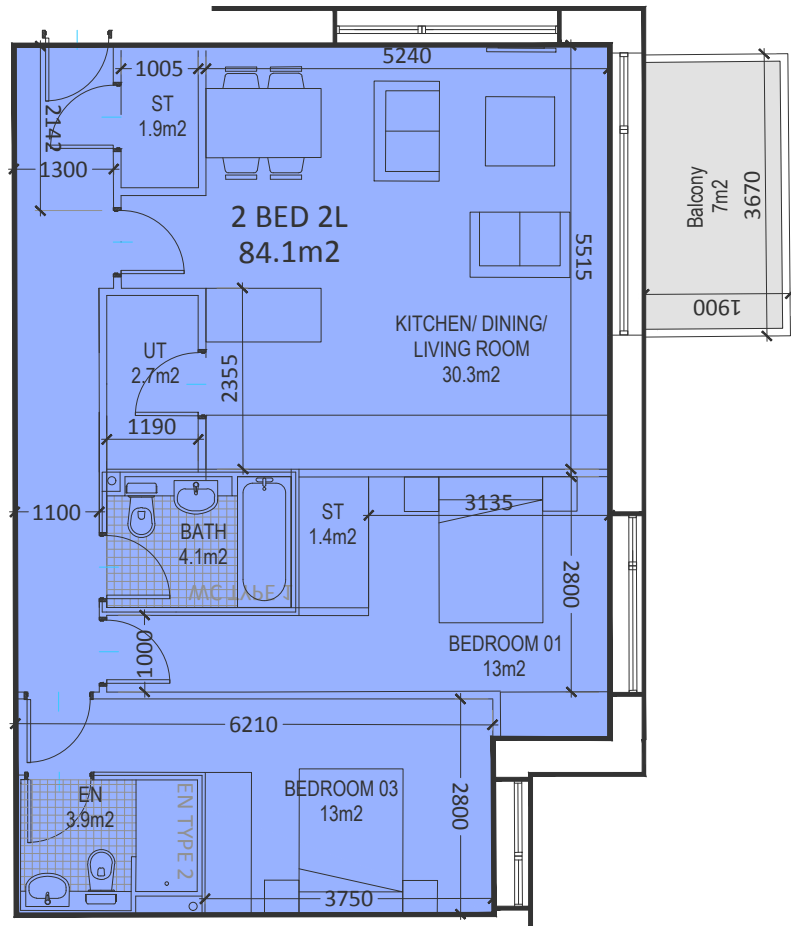
UNIT TYPE	BLOCK A	BLOCK B	BLOCK C	BLOCK D	TOTAL NO. OF UNITS
UNIT 2K	5				5
UNIT 2Q			2		2
UNIT 2P			4		4

2 Bed Apartment Typologies



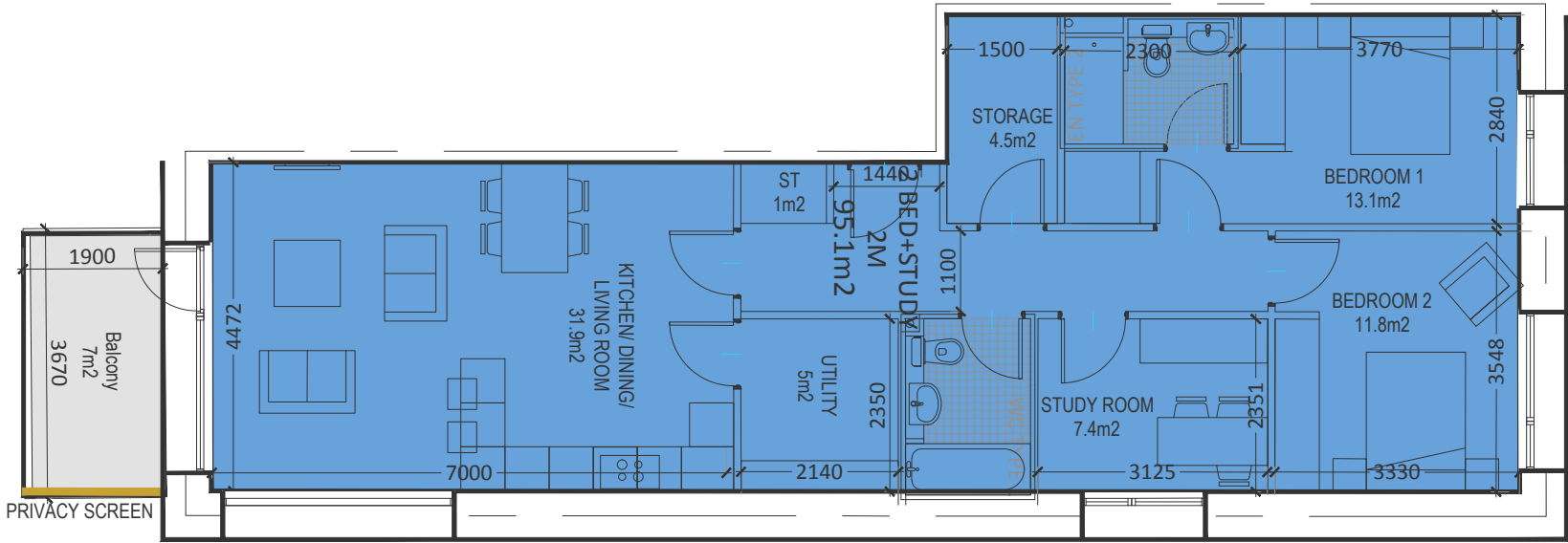
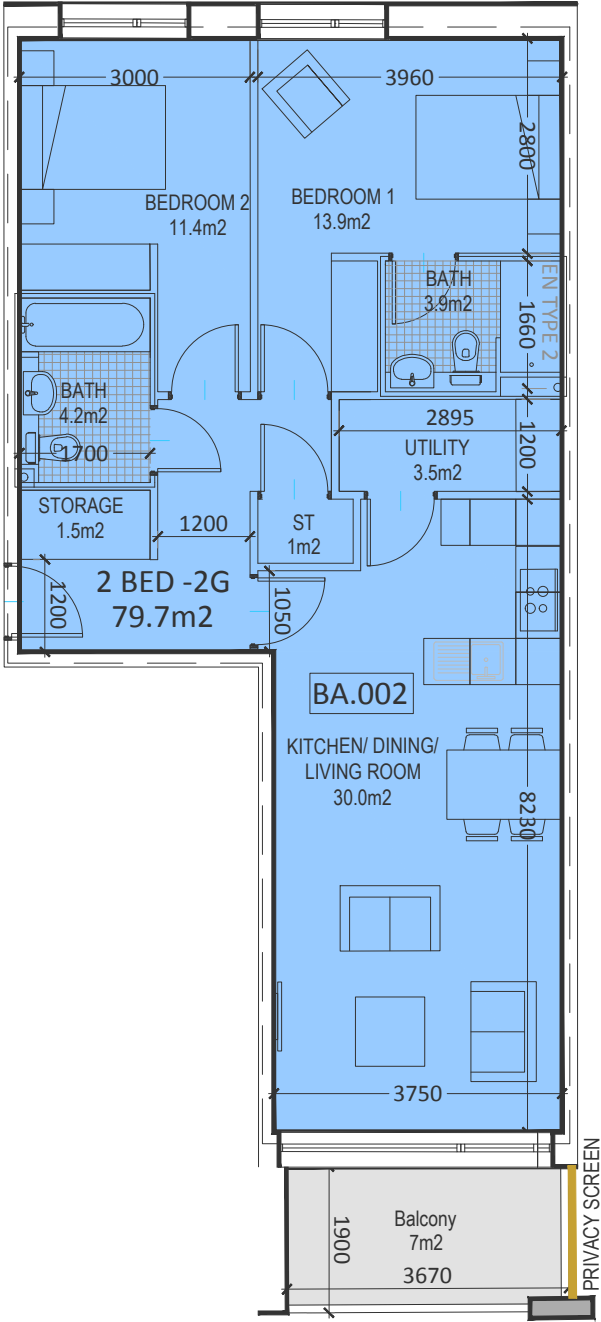
UNIT TYPE	BLOCK A	BLOCK B	BLOCK C	BLOCK D	TOTAL NO. OF UNITS
UNIT 2F	1				1
UNIT 2FF	1				1
UNIT 2J	1				1
UNIT 2JJ	1				1

2 Bed Apartment Typologies



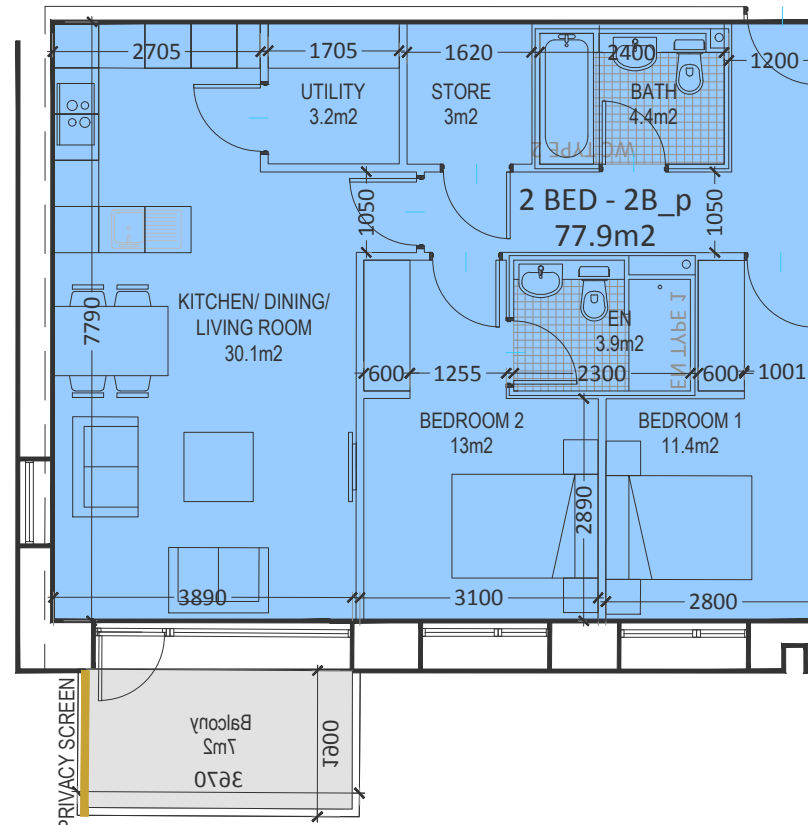
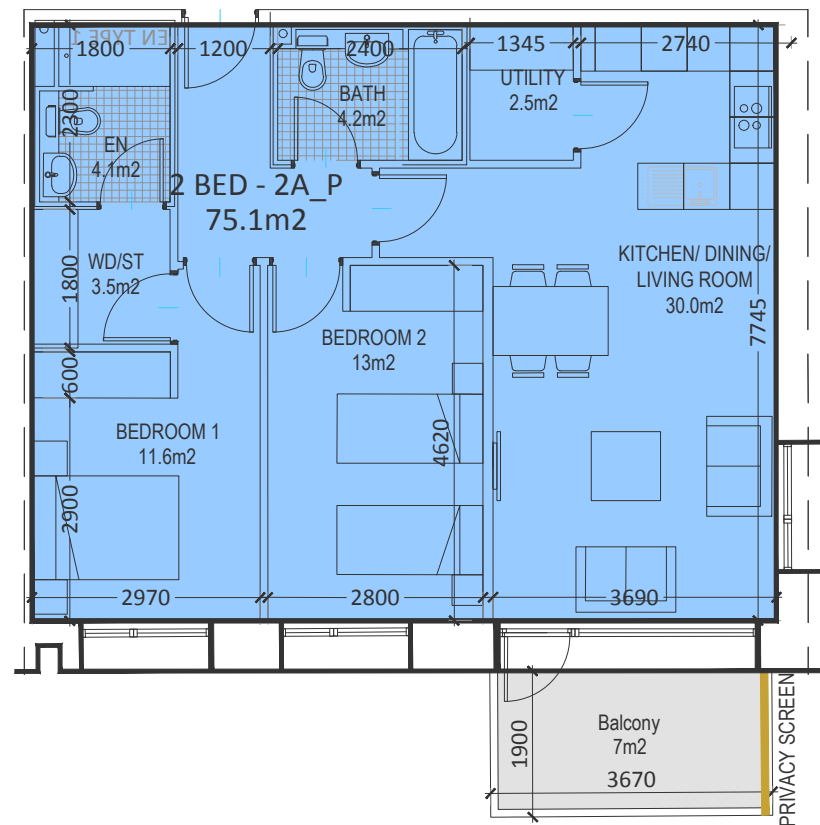
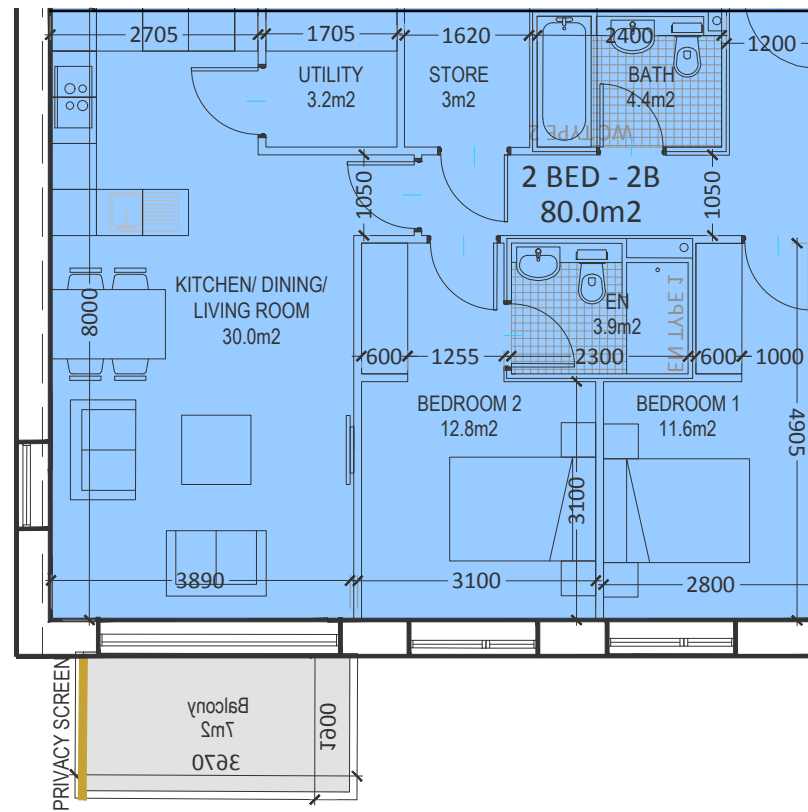
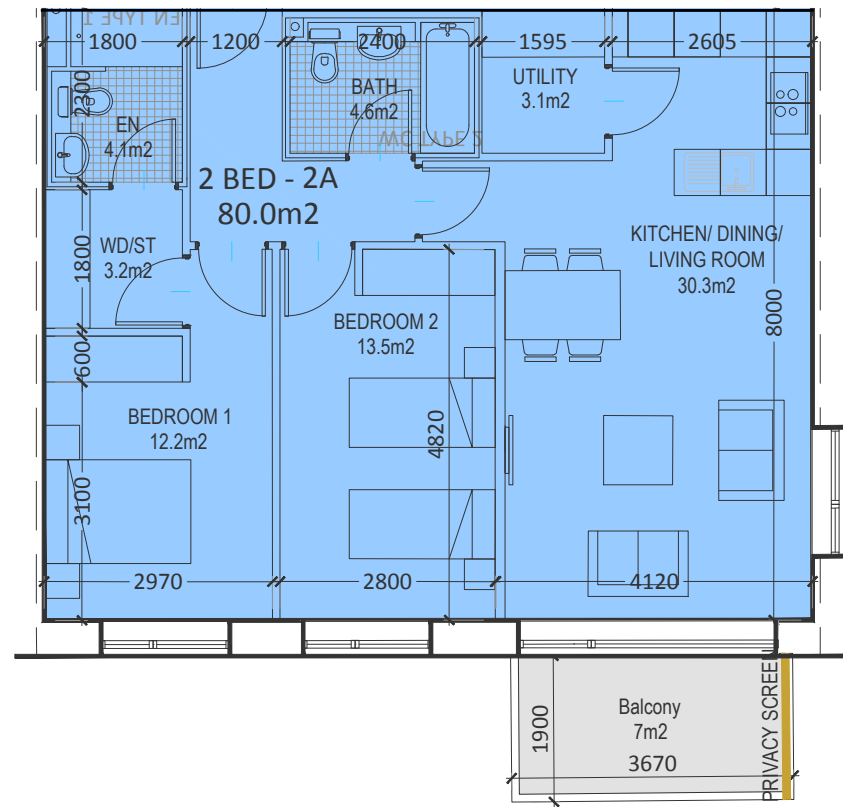
UNIT TYPE	BLOCK A	BLOCK B	BLOCK C	BLOCK D	TOTAL NO. OF UNITS
UNIT 2L	1				1
UNIT 2N	2				2
UNIT 2H	2		5		7

2 Bed Apartment Typologies



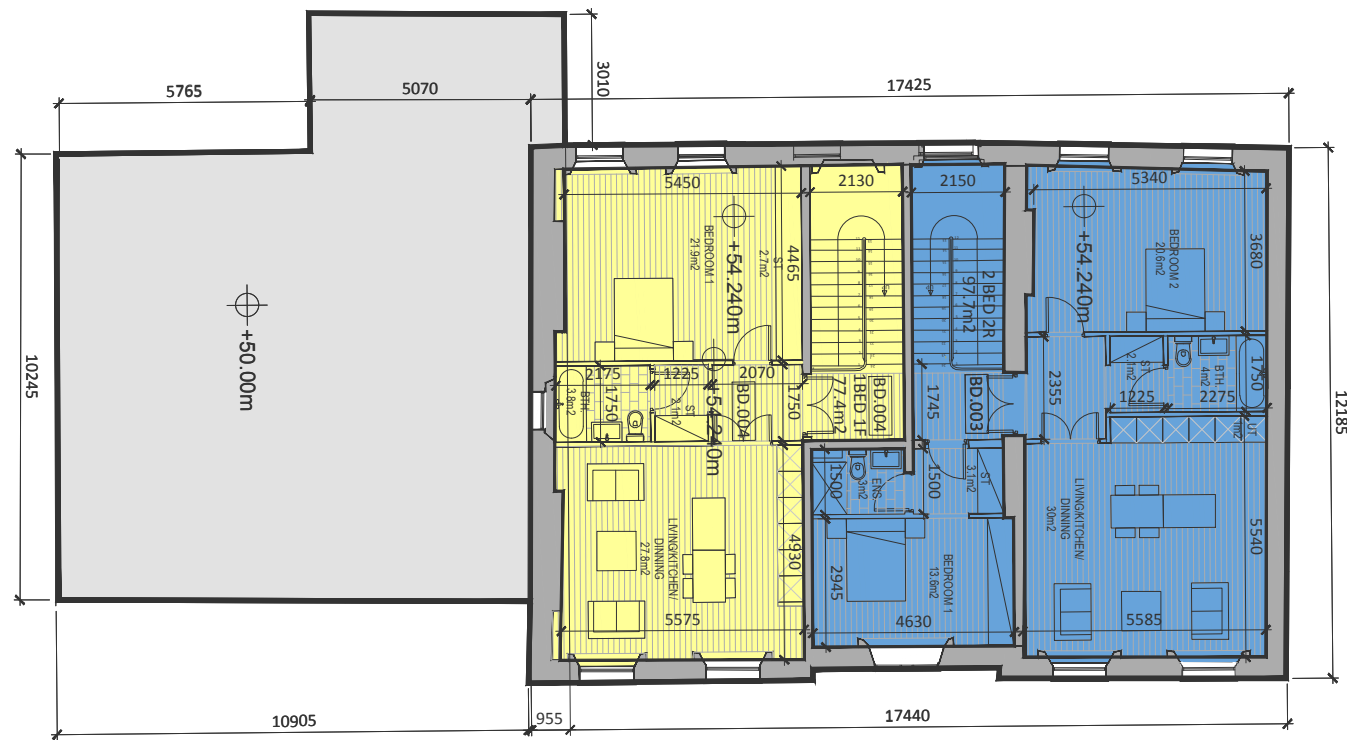
UNIT TYPE	BLOCK A	BLOCK B	BLOCK C	BLOCK D	TOTAL NO. OF UNITS
UNIT 2G	8				8
UNIT 2M		1			1

2 Bed Apartment Typologies



UNIT TYPE	BLOCK A	BLOCK B	BLOCK C	BLOCK D	TOTAL NO. OF UNITS
UNIT 2A		3			3
UNIT 2A_P		2			2
UNIT 2B		3			3
UNIT 2B_P		1			1

Block D Apartment Typologies



UNIT TYPE	BLOCK A	BLOCK B	BLOCK C	BLOCK D	TOTAL NO. OF UNITS
UNIT 1D				1	1
UNIT 1E				1	1
UNIT 1F				1	1
UNIT 2R				1	1

3. Summary Housing Quality Assessment Schedule

□ Total n. Units at +10% over the minimum area is 65 apartments which is the 56% of the scheme.

3.1 Housing Quality Assessment_Block A

The Housing Quality Assessment demonstrates compliances with the requirements of Sustainable Urban Housing: Design Standards for New Apartments; Guidelines for Planning Authorities 2018 including the relevant Specific Planning policy requirements and Appendix 1

□ Units at +10% over the minimum area required
Total n. units on Block A = 21 no.

Unit Number	Unit Description	Unit Type	Aspect	Orientation	Bedroom Count	Bedspaces	Ceiling Height	Total Area	Req. Total Area	Living Dining Kitchen Area	Req. LDK Area	Living Dining Kitchen Width	Req. LDK Width	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	Bathroom Area	En-Suite Area	Utility Area	Wardrobe Area	Store Area	Misc Storage Area	Total Storage	Req. Storage Area	Balcony Area	Other Outside Area	Total Private Open Space	Req. Private Open Space
Block A.01																																	
Level 00																																	
BA.001	1BED 2P	1C	SINGLE	S	1	2	2,7	49,5	45	24,9	23	3,39	3,3	12,2	3	0	0	0	0	12,2	11,4	3,9	0	3	1	0	0	3	3	6	0	6	5
BA.002	2BED 4P	2G	DUAL	N/S	2	4	2,7	79,7	73	30	30	3,75	3,6	13,9	3,96	11,4	3	0	0	25,3	24,4	4,1	3,9	3,5	2	2,5	0	6	6	7	0	7	7
BA.003	2BED 4P	2K	DUAL	N/W	2	4	2,7	85,4	73	30,4	30	5,8	3,6	13	3,25	12,2	3,1	0	0	25,2	24,4	4,3	3,9	3,4	2	3,9	0	7,3	6	7	0	7	7
BA.004	2BED 4P	2G	DUAL	N/S	2	4	2,7	79,7	73	30	30	3,75	3,6	13,9	3,96	11,4	3	0	0	25,3	24,4	4,1	3,9	3,5	2	2,5	0	6	6	7	0	7	7
BA.005	1BED 2P	1C	SINGLE	S	1	2	2,7	49,5	45	24,9	23	3,39	3,3	12,2	3	0	0	0	0	12,2	11,4	3,9	0	3	1	0	0	3	3	6	0	6	5
BA.006	1BED 2P	1A	SINGLE	S	1	2	2,7	59,7	45	31,4	23	4,6	3,3	12,9	3,7	0	0	0	0	12,9	11,4	3,9	0	0,8	1	2,2	0	3	3	6,5	0	6,6	5
BA.007	2BED 4P	2L	DUAL	N/E	2	4	2,7	84,1	73	30,3	30	5	3,6	13	2,8	13	2,88	0	0	26	24,4	4,1	3,8	2,7	2	3,3	0	6	6	7	0	7	7
Level 01																																	
BA.008	2BED 4P	2K	DUAL	N/W	2	4	2,7	85,4	73	30,4	30	5,8	3,6	13	3,25	12,2	3,1	0	0	25,2	24,4	4,3	3,9	3,4	2	3,9	0	7,3	6	7	0	7	7
BA.009	2BED 4P	2H	DUAL	W/S	2	4	2,7	81,3	73	30	30	4,25	3,6	13	3,45	11,4	2,8	0	0	24,4	24,4	4,1	3,9	3	2	3	0	6	6	7,1	0	7,1	7
BA.010	2BED 4P	2D	SINGLE	S	2	4	2,7	76,2	73	30	30	3,65	3,6	13	2,9	11,4	3,24	0	0	24,4	24,4	4,1	3,9	3,1	2	2,9	0	6	6	7	0	7	7
BA.011	1BED 2P	1C	SINGLE	S	1	2	2,7	49,5	45	24,9	23	3,39	3,3	12,2	3	0	0	0	0	12,2	11,4	3,9	0	3	1	0	0	3	3	6	0	6	5
BA.012	2BED 4P	2G	DUAL	N/S	2	4	2,7	79,7	73	30	30	3,75	3,6	13,9	3,96	11,4	3	0	0	25,3	24,4	4,1	3,9	3,5	2	2,5	0	6	6	7	0	7	7
BA.013	2BED 4P	2G	DUAL	N/S	2	4	2,7	79,7	73	30	30	3,75	3,6	13,9	3,96	11,4	3	0	0	25,3	24,4	4,1	3,9	3,5	2	2,5	0	6	6	7	0	7	7
BA.014	1BED 2P	1C	SINGLE	S	1	2	2,7	49,5	45	24,9	23	3,39	3,3	12,2	3	0	0	0	0	12,2	11,4	3,9	0	3	1	0	0	3	3	6	0	6	5
BA.015	1BED 2P	1C	SINGLE	S	1	2	2,7	49,5	45	24,9	23	3,39	3,3	12,2	3	0	0	0	0	12,2	11,4	3,9	0	3	1	0	0	3	3	6	0	6	5
BA.016	2BED 4P	2N	DUAL	S/E	2	4	2,7	84,3	73	32,2	30	4,12	3,6	13,1	2,85	13,5	2,8	0	0	26,6	24,4	4,3	3,9	3	2	3,5	0	6,5	6	7	0	7	7
BA.017	2BED 4P	2K	DUAL	N/E	2	4	2,7	85,4	73	30,4	30	5,8	3,6	13	3,25	12,2	3,1	0	0	25,2	24,4	4,3	3,9	3,4	2	3,9	0	7,3	6	7	0	7	7
Level 02																																	
BA.018	2BED 4P	2K	DUAL	N/W	2	4	2,7	85,4	73	30,4	30	5,8	3,6	13	3,25	12,2	3,1	0	0	25,2	24,4	4,3	3,9	3,4	2	3,9	0	7,3	6	7	0	7	7
BA.019	2BED 4P	2H	DUAL	W/S	2	4	2,7	81,3	73	30	30	4,25	3,6	13	3,45	11,4	2,8	0	0	24,4	24,4	4,1	3,9	3	2	3	0	6	6	7,1	0	7,1	7
BA.020	2BED 4P	2D	SINGLE	S	2	4	2,7	76,2	73	30	30	3,65	3,6	13	2,9	11,4	3,24	0	0	24,4	24,4	4,1	3,9	3,1	2	2,9	0	6	6	7	0	7	7
BA.021	1BED 2P	1C	SINGLE	S	1	2	2,7	49,5	45	24,9	23	3,39	3,3	12,2	3	0	0	0	0	12,2	11,4	3,9	0	3	1	0	0	3	3	6	0	6	5
BA.022	2BED 4P	2G	DUAL	N/S	2	4	2,7	79,7	73	30	30	3,75	3,6	13,9	3,96	11,4	3	0	0	25,3	24,4	4,1	3,9	3,5	2	2,5	0	6	6	7	0	7	7
BA.023	2BED 4P	2G	DUAL	N/S	2	4	2,7	79,7	73	30	30	3,75	3,6	13,9	3,96	11,4	3	0	0	25,3	24,4	4,1	3,9	3,5	2	2,5	0	6	6	7	0	7	7
BA.024	1BED 2P	1C	SINGLE	S	1	2	2,7	49,5	45	24,9	23	3,39	3,3	12,2	3	0	0	0	0	12,2	11,4	3,9	0	3	1	0	0	3	3	6	0	6	5
BA.025	1BED 2P	1C	SINGLE	S	1	2	2,7	49,5	45	24,9	23	3,39	3,3	12,2	3	0	0	0	0	12,2	11,4	3,9	0	3	1	0	0	3	3	6	0	6	5
BA.026	2BED 4P	2N	DUAL	S/E	2	4	2,7	84,3	73	32,2	30	4,12	3,6	13,1	2,85	13,5	2,8	0	0	26,6	24,4	4,3	3,9	3	2	3,5	0	6,5	6	7	0	7	7
BA.027	2BED 4P	2K	DUAL	N/E	2	4	2,7	85,4	73	30,4	30	5,8	3,6	13	3,25	12,2	3,1	0	0	25,2	24,4	4,3	3,9	3,4	2	3,9	0	7,3	6	7	0	7	7
Level 03																																	
BA.028	2BED 4P	2FF	DUAL	N/W	2	4	3,1	85,4	73	30,4	30	4,2	3,6	13,6	3,45	11,5	2,8	0	0	25,1	24,4	4,1	3,9	3,2	2	2,8	0	6	6	31,1	0	31,1	7
BA.029	2BED 4P	2F	DUAL	W/S	2	4	3,1	88,8	73	32	30	4,51	3,6	13,3	3,05	11,7	2,8	0	0	25	24,4	4,1	3,9	3,5	2	2,5	0	6	6	45,2	0	45,2	7
BA.030	1BED 2P	1B	SINGLE	S	1	2	3,1	48,1	45	23,9	23	5,4	3,3	11,5	2,85	0	0	0	0	11,5	11,4	3,9	0	2	1	1	0	3	3	15	0	15	5
BA.031	2BED 4P	2G	DUAL	S	2	4	3,1	79,7	73	30	30	3,75	3,6	13,9	3,96	11,4	3	0	0	25,3	24,4	4,1	3,9	3,5	2	2,5	0	6	6	7	0	7	7
BA.032	2BED 4P	2G	DUAL	N/S	2	4	3,1	79,7	73	30	30	3,75	3,6	13,9	3,96	11,4	3	0	0	25,3	24,4	4,1	3,9	3,5	2	2,5	0	6	6	7	0	7	7
BA.033	1BED 2P	1B	SINGLE	N/S	1	2	3,1	48,1	45	23,9	23	5,4	3,3	11,5	2,85	0	0	0	0	11,5	11,4	3,9	0	2	1	1	0	3	3	15	0	15	5
BA.034	2BED 4P	2J	DUAL	S/E	2	4	3,1	79,7	73	30	30	4,58	3,6	13	2,8	11,4	2,8	0	0	24,4	24,4	4,1	3,9	3	2	3	0	6	6	23,1	0	23,1	6
BA.035	2BED 4P	2JJ	DUAL	N/E	2	4	3,1	77,4	73	30	28	4,58	3,6	13	2,8	11,4	2,8	0	0	24,4	24,4	4,1	3,9	3	2	3	0	6	6	43,9	0	43,9	6

3.2 Housing Quality Assessment_Block B

The Housing Quality Assessment demonstrates compliances with the requirements of Sustainable Urban Housing: Design Standards for New Apartments; Guidelines for Planning Authorities 2018 including the relevant Specific Planning policy requirements and Appendix 1

Units at +10% over the minimum area required
 Total n. units on Block B = 19 no.

Unit Number	Unit Description	Unit Type	Aspect	Orientation	Bedroom Count	Bedspaces	Ceiling Height	Total Area	Req. Total Area	Living Dining Kitchen Area	Req. LDK Area	Living Dining Kitchen Width	Req. LDK Width	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	Bathroom Area	En-Suite Area	Utility Area	Wardrobe Area	Store Area	Misc Storage Area	Total Storage	Req. Storage Area	Balcony Area	Other Outside Area	Total Private Open Space	Req. Private Open Space
Block B.01																																	
Level 00																																	
B3.001	2BED 4P	2DD	DUAL	S/E	2	4	2,7	76,3	73	30	30	3,65	3,6	13	2,9	11,4	3,24	0	0	24,4	24,4	4,1	3,9	3,4	2	2,6	0	6	6	7	0	7	7
B3.002	2BED 4P	2D	SINGLE	E	2	4	2,7	76,2	73	30	30	3,65	3,6	13	2,9	11,4	3,24	0	0	24,4	24,4	4,1	3,9	3,1	2	2,9	0	6	6	7	0	7	7
B3.003	1BED 2P	1C	SINGLE	E	1	2	2,7	49,5	45	24,9	23	3,39	3,3	12,2	3	0	0	0	0	12,2	11,4	3,9	0	3	1	0	0	3	3	6	0	6	5
B3.004	1BED 2P	1C	SINGLE	E	1	2	2,7	49,5	45	24,9	23	3,39	3,3	12,2	3	0	0	0	0	12,2	11,4	3,9	0	3	1	0	0	3	3	6	0	6	5
B3.005	1BED 2P	1C	SINGLE	E	1	2	2,7	49,5	45	24,9	23	3,39	3,3	12,2	3	0	0	0	0	12,2	11,4	3,9	0	3	1	0	0	3	3	6	0	6	5
B3.006	2BED 4P	2B	DUAL	N/E	2	4	2,7	80	73	30	30	3,89	3,6	11,6	2,8	12,8	3,1	0	0	24,4	24,4	4,1	3,9	3,2	2	3	0	6,2	6	7	0	7	7
B3.007	2BED 4P	2C	DUAL	N/W	2	4	2,7	88,6	73	31,8	30	4,1	3,6	14,2	2,85	15,4	2,8	0	0	29,6	24,4	4,1	3,9	3	2	4,5	0	7,5	6	7	0	7	7
B3.008	1BED 2P	1C	SINGLE	W	1	2	2,7	49,5	45	24,9	23	3,39	3,3	12,2	3	0	0	0	0	12,2	11,4	3,9	0	3	1	0	0	3	3	6	0	6	5
B3.009	1BED 2P	1C	SINGLE	W	1	2	2,7	49,5	45	24,9	23	3,39	3,3	12,2	3	0	0	0	0	12,2	11,4	3,9	0	3	1	0	0	3	3	6	0	6	5
B3.010	2BED 4P	2A	DUAL	W/S	2	4	2,7	80	73	30,3	30	4,1	3,6	13,5	2,8	12,2	2,97	0	0	25,7	24,4	4,6	3,9	3,1	2	3,2	0	6,3	6	7	0	7	7
B3.011	2BED 4P	2D	SINGLE	W	2	4	2,7	76,2	73	30	30	3,65	3,6	13	2,9	11,4	3,24	0	0	24,4	24,4	4,1	3,9	3,1	2	2,9	0	6	6	7	0	7	7
Level 01																																	
B3.012	2BED 4P	2D	DUAL	S/E	2	4	2,7	76,2	73	30	30	3,65	3,6	13	2,9	11,4	3,24	0	0	24,4	24,4	4,1	3,9	3,1	2	2,9	0	6	6	7	0	7	7
B3.013	2BED 4P	2D	SINGLE	E	2	4	2,7	76,2	73	30	30	3,65	3,6	13	2,9	11,4	3,24	0	0	24,4	24,4	4,1	3,9	3,1	2	2,9	0	6	6	7	0	7	7
B3.014	2BED 4P	2DD	DUAL	N/E	2	4	2,7	76,3	73	30	30	3,65	3,6	13	2,9	11,4	3,24	0	0	24,4	24,4	4,1	3,9	3,4	2	2,6	0	6	6	7	0	7	7
B3.015	1BED 2P	1C	SINGLE	E	1	2	2,7	49,5	45	24,9	23	3,39	3,3	12,2	3	0	0	0	0	12,2	11,4	3,9	0	3	1	0	0	3	3	6	0	6	5
B3.016	1BED 2P	1C	SINGLE	E	1	2	2,7	49,5	45	24,9	23	3,39	3,3	12,2	3	0	0	0	0	12,2	11,4	3,9	0	3	1	0	0	3	3	6	0	6	5
B3.017	2BED 4P	2B	DUAL	N/E	2	4	2,7	80	73	30	30	3,89	3,6	11,6	2,8	12,8	3,1	0	0	24,4	24,4	4,1	3,9	3,2	2	3	0	6,2	6	7	0	7	7
B3.018	2BED 4P	2C	DUAL	N/W	2	4	2,7	88,6	73	31,8	30	4,1	3,6	14,2	2,85	15,4	2,8	0	0	29,6	24,4	4,1	3,9	3	2	4,5	0	7,5	6	7	0	7	7
B3.019	1BED 2P	1C	SINGLE	W	1	2	2,7	49,5	45	24,9	23	3,39	3,3	12,2	3	0	0	0	0	12,2	11,4	3,9	0	3	1	0	0	3	3	6	0	6	5
B3.020	1BED 2P	1C	SINGLE	W	1	2	2,7	49,5	45	24,9	23	3,39	3,3	12,2	3	0	0	0	0	12,2	11,4	3,9	0	3	1	0	0	3	3	6	0	6	5
B3.021	2BED 4P	2A	DUAL	W/S	2	4	2,7	80	73	30,3	30	4,1	3,6	13,5	2,8	12,2	2,97	0	0	25,7	24,4	4,6	3,9	3,1	2	3,2	0	6,3	6	7	0	7	7
B3.022	2BED 4P	2D	SINGLE	W	2	4	2,7	76,2	73	30	30	3,65	3,6	13	2,9	11,4	3,24	0	0	24,4	24,4	4,1	3,9	3,1	2	2,9	0	6	6	7	0	7	7
B3.023	2BED 4P	2CC	DUAL	W/S	2	4	2,7	86,2	73	31,8	30	4,1	3,6	14,4	2,85	13,7	2,8	0	0	28,1	24,4	4,1	3,9	3	2	4,2	0	7,2	6	7	0	7	7
Level 02																																	
B3.024	2BED 4P	2D	DUAL	S/E	2	4	2,7	76,2	73	30	30	3,65	3,6	13	2,9	11,4	3,24	0	0	24,4	24,4	4,1	3,9	3,1	2	2,9	0	6	6	7	0	7	7
B3.025	2BED 4P	2D	SINGLE	E	2	4	2,7	76,2	73	30	30	3,65	3,6	13	2,9	11,4	3,24	0	0	24,4	24,4	4,1	3,9	3,1	2	2,9	0	6	6	7	0	7	7
B3.026	2BED 4P	2DD	DUAL	N/E	2	4	2,7	76,3	73	30	30	3,65	3,6	13	2,9	11,4	3,24	0	0	24,4	24,4	4,1	3,9	3,4	2	2,6	0	6	6	7	0	7	7
B3.027	1BED 2P	1C	SINGLE	E	1	2	2,7	49,5	45	24,9	23	3,39	3,3	12,2	3	0	0	0	0	12,2	11,4	3,9	0	3	1	0	0	3	3	6	0	6	5
B3.028	1BED 2P	1C	SINGLE	E	1	2	2,7	49,5	45	24,9	23	3,39	3,3	12,2	3	0	0	0	0	12,2	11,4	3,9	0	3	1	0	0	3	3	6	0	6	5
B3.029	2BED 4P	2B	DUAL	N/E	2	4	2,7	80	73	30	30	3,89	3,6	11,6	2,8	12,8	3,1	0	0	24,4	24,4	4,1	3,9	3,2	2	3	0	6,2	6	7	0	7	7
B3.030	2BED 4P	2C	DUAL	N/W	2	4	2,7	88,6	73	31,8	30	4,1	3,6	14,2	2,85	15,4	2,8	0	0	29,6	24,4	4,1	3,9	3	2	4,5	0	7,5	6	7	0	7	7
B3.031	1BED 2P	1C	SINGLE	W	1	2	2,7	49,5	45	24,9	23	3,39	3,3	12,2	3	0	0	0	0	12,2	11,4	3,9	0	3	1	0	0	3	3	6	0	6	5
B3.032	1BED 2P	1C	SINGLE	W	1	2	2,7	49,5	45	24,9	23	3,39	3,3	12,2	3	0	0	0	0	12,2	11,4	3,9	0	3	1	0	0	3	3	6	0	6	5
B3.033	2BED 4P	2A	DUAL	W/S	2	4	2,7	80	73	30,3	30	4,1	3,6	13,5	2,8	12,2	2,97	0	0	25,7	24,4	4,6	3,9	3,1	2	3,2	0	6,3	6	7	0	7	7
B3.034	2BED 4P	2D	SINGLE	W	2	4	2,7	76,2	73	30	30	3,65	3,6	13	2,9	11,4	3,24	0	0	24,4	24,4	4,1	3,9	3,1	2	2,9	0	6	6	7	0	7	7
B3.035	2BED 4P	2CC	DUAL	W/S	2	4	2,7	86,2	73	31,8	30	4,1	3,6	14,4	2,85	13,7	2,8	0	0	28,1	24,4	4,1	3,9	3	2	4,2	0	7,2	6	7	0	7	7
Level 03																																	
B3.036	2BED+STUDY 5P	2M	DUAL	W/S/E	2	5	2,7	95,1	73	31,9	30	4,47	3,6	13,1	2,84	11,8	3,5	7,4	2,35	32,3	24,4	4,3	3,9	5	2	5,5	0	10,5	6	7	0	7	7
B3.037	2BED 4P	2D_P	SINGLE	E	2	4	2,7	74,2	73	30,1	30	3,65	3,6	13	2,9	11,4	3,24	0	0	24,4	24,4	4,1	3,9	3,1	2	2,9	0	6	6	7	0	7	7
B3.038	2BED 4P	2DD_P	DUAL	N/E	2	4	2,7	76,5	73	30	30	3,6	3,6	13,1	3,15	11,4	2,845	0	0	24,5	24,4	4,1	3,9	2,2	2	3,9	0	6,1	6	7	0	7	6
B3.039	1BED 2P	1C_P	SINGLE	E	1	2	2,7	47,4	45	23,8	23	3,4	3,3	12,2	3	0	0	0	0	12,2	11,4	3,9	0	3	1	0	0	3	3	6	0	6	5
B3.040	1BED 2P	1C_P	SINGLE	E	1	2	2,7	47,4	45	23,8	23	3,4	3,3	12,2	3	0	0	0	0	12,2	11,4	3,9	0	3	1	0	0	3	3	6	0	6	5
B3.041	2BED 4P	2B_P	DUAL	E/N	2	4	2,7	77,9	73	30	30,1	3,89	3,6	11,4	2,8	13	3,1	0	0	24,4	24,												

3.3 Housing Quality Assessment_Block C&D

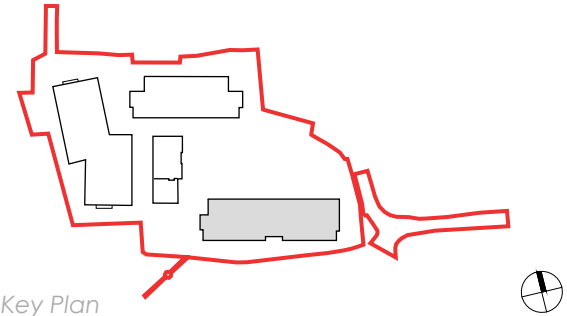
The Housing Quality Assessment demonstrates compliances with the requirements of Sustainable Urban Housing: Design Standards for New Apartments; Guidelines for Planning Authorities 2018 including the relevant Specific Planning policy requirements and Appendix 1

Units at +10% over the minimum area required
 Total n. units on Blocks C&D = 24 no.

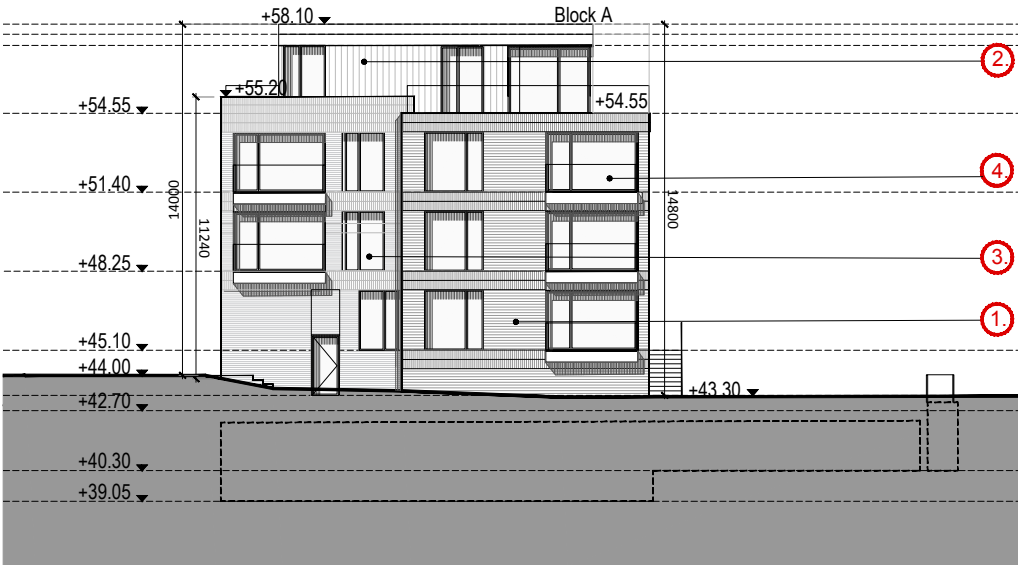
Unit Number	Unit Description	Unit Type	Aspect	Orientation	Bedroom Count	Bedspaces	Ceiling Height	Total Area	Req. Total Area	Living Dining Kitchen Area	Req. LDK Area	Living Dining Kitchen Width	Req. LDK Width	Bedroom 1 Area	Bedroom 1 Width	Bedroom 2 Area	Bedroom 2 Width	Bedroom 3 Area	Bedroom 3 Width	Agg. Bedroom Area	Req. Agg. Bedroom Area	Bathroom Area	En-Suite Area	Utility Area	Wardrobe Area	Store Area	Misc Storage Area	Total Storage	Req. Storage Area	Balcony Area	Other Outside Area	Total Private Open Space	Req. Private Open Space
Block C.01																																	
Level 00																																	
BC.001	2BED 4P	2P	SINGLE	S	2	4	2,7	102,7	73	46,5	30	4,2	3,6	15,3	3,35	13,5	3,3	0	0	28,8	24,4	4,3	3,9	3,5	2	3,4	0	6,9	6	7	0	7	7
BC.002	1BED 2P	1C	SINGLE	S	1	2	2,7	49,5	45	24,9	23	3,39	3,3	12,2	3	0	0	0	0	12,2	11,4	3,9	0	3	1	0	0	3	3	6	0	6	5
BC.003	1BED 2P	1CC	SINGLE	S	1	2	2,7	49,5	45	24,5	23	3,39	3,3	11,4	3	0	0	0	0	11,4	11,4	3,9	0	3,8	1	1,2	1	4	3	6	0	6	5
BC.004	2BED 4P	2E	DUAL	S/E	2	4	2,7	80	73	30	30	3,65	3,6	15,2	3,375	11,4	3,2	0	0	26,6	24,4	4,6	3,9	3,1	2	2,9	0	6	6	7	0	7	7
BC.005	2BED 4P	2H	DUAL	E/N	2	4	2,7	81,3	73	30	30	4,25	3,6	13	3,45	11,4	2,8	0	0	24,4	24,4	4,1	3,9	3	2	3	0	6	6	7,1	0	7,1	7
BC.006	2BED 4P	2P	DUAL	N/W	2	4	2,7	102,7	73	46,5	30	4,2	3,6	15,3	3,35	13,5	3,3	0	0	28,8	24,4	4,3	3,9	3,5	2	3,4	0	6,9	6	7	0	7	7
Level 01																																	
BC.007	2BED 4P	2P	DUAL	N/W	2	4	2,7	102,7	73	46,5	30	4,2	3,6	15,3	3,35	13,5	3,3	0	0	28,8	24,4	4,3	3,9	3,5	2	3,4	0	6,9	6	7	0	7	7
BC.008	2BED 4P	2H	DUAL	W/S	2	4	2,7	81,3	73	30	30	4,25	3,6	13	3,45	11,4	2,8	0	0	24,4	24,4	4,1	3,9	3	2	3	0	6	6	7,1	0	7,1	7
BC.009	1BED 2P	1CC	SINGLE	S	1	2	2,7	49,5	45	24,5	23	3,39	3,3	11,4	3	0	0	0	0	11,4	11,4	3,9	0	3,8	1	1,2	1	4	3	6	0	6	5
BC.010	1BED 2P	1CC	SINGLE	S	1	2	2,7	49,5	45	24,5	23	3,39	3,3	11,4	3	0	0	0	0	11,4	11,4	3,9	0	3,8	1	1,2	1	4	3	6	0	6	5
BC.011	1BED 2P	1CC	SINGLE	S	1	2	2,7	49,5	45	24,5	23	3,39	3,3	11,4	3	0	0	0	0	11,4	11,4	3,9	0	3,8	1	1,2	1	4	3	6	0	6	5
BC.012	1BED 2P	1C	SINGLE	S	1	2	2,7	49,5	45	24,9	23	3,39	3,3	12,2	3	0	0	0	0	12,2	11,4	3,9	0	3	1	0	0	3	3	6	0	6	5
BC.013	2BED 4P	2H	DUAL	S/E	2	4	2,7	81,3	73	30	30	4,25	3,6	13	3,45	11,4	2,8	0	0	24,4	24,4	4,1	3,9	3	2	3	0	6	6	7,1	0	7,1	7
BC.014	2BED 4P	2P	DUAL	E/N	2	4	2,7	102,7	73	46,5	30	4,2	3,6	15,3	3,35	13,5	3,3	0	0	28,8	24,4	4,3	3,9	3,5	2	3,4	0	6,9	6	7	0	7	7
Level 02																																	
BC.015	2BED 4P	2Q	DUAL	N/W	2	4	2,7	86	73	32,7	30	3,7	3,6	13,8	3,35	13,1	3,3	0	0	26,9	24,4	4,3	3,9	3,5	2	2,6	0	6,1	6	7	0	7	7
BC.016	2BED 4P	2H	DUAL	W/S	2	4	2,7	81,3	73	30	30	4,25	3,6	13	3,45	11,4	2,8	0	0	24,4	24,4	4,1	3,9	3	2	3	0	6	6	7,1	0	7,1	7
BC.017	1BED 2P	1CC	SINGLE	S	1	2	2,7	49,5	45	24,5	23	3,39	3,3	11,4	3	0	0	0	0	11,4	11,4	3,9	0	3,8	1	1,2	1	4	3	6	0	6	5
BC.018	1BED 2P	1CC	SINGLE	S	1	2	2,7	49,5	45	24,5	23	3,39	3,3	11,4	3	0	0	0	0	11,4	11,4	3,9	0	3,8	1	1,2	1	4	3	6	0	6	5
BC.019	1BED 2P	1CC	SINGLE	S	1	2	2,7	49,5	45	24,5	23	3,39	3,3	11,4	3	0	0	0	0	11,4	11,4	3,9	0	3,8	1	1,2	1	4	3	6	0	6	5
BC.020	1BED 2P	1C	SINGLE	S	1	2	2,7	49,5	45	24,9	23	3,39	3,3	12,2	3	0	0	0	0	12,2	11,4	3,9	0	3	1	0	0	3	3	6	0	6	5
BC.021	2BED 4P	2H	DUAL	S/E	2	4	2,7	81,3	73	30	30	4,25	3,6	13	3,45	11,4	2,8	0	0	24,4	24,4	4,1	3,9	3	2	3	0	6	6	7,1	0	7,1	7
BC.022	2BED 4P	2Q	DUAL	N/E	2	4	2,7	86	73	32,7	30	3,7	3,6	13,8	3,35	13,1	3,3	0	0	26,9	24,4	4,3	3,9	3,5	2	2,6	0	6,1	6	7	0	7	7
Block D.01																																	
BD.001	1BED 2P	1D	DUAL	E/W	1	2	3,8	62,4	45	29,3	23	5,4	2,8	15,6	2,9	11,6	2	0	0	27,2	11,4	3,8	0	0	1	3	0	3	3	0	0	0	5
BD.002	1BED 2P	1E	DUAL	E/W	1	2	3,8	62,5	45	29,1	23	5,4	3,3	14,1	3,7	0	0	0	0	14,1	11,4	5,9			1	3		3	3	0	0	0	5
Level 01																																	
BD.003	2BED 4P	2R	DUAL	E/W	2	4	2,88	92,7	73	30	30	5,5	3,6	20,6	3,6	13,6	4,6			34,2	24,4	4,3	3	1	2	5,2		6,2	6	0	0	0	7
BD.004	1BED 2P	1F	DUAL	E/W	1	2	2,88	77,4	45	27,8	23	5,5	2,8	21,9	4,4	0	0	0	0	21,9	11,4	3,8	1,7	1	1	3	0	4	3	0	0	0	5

4. Proposed Elevations

4.1 Building A01: Elevations



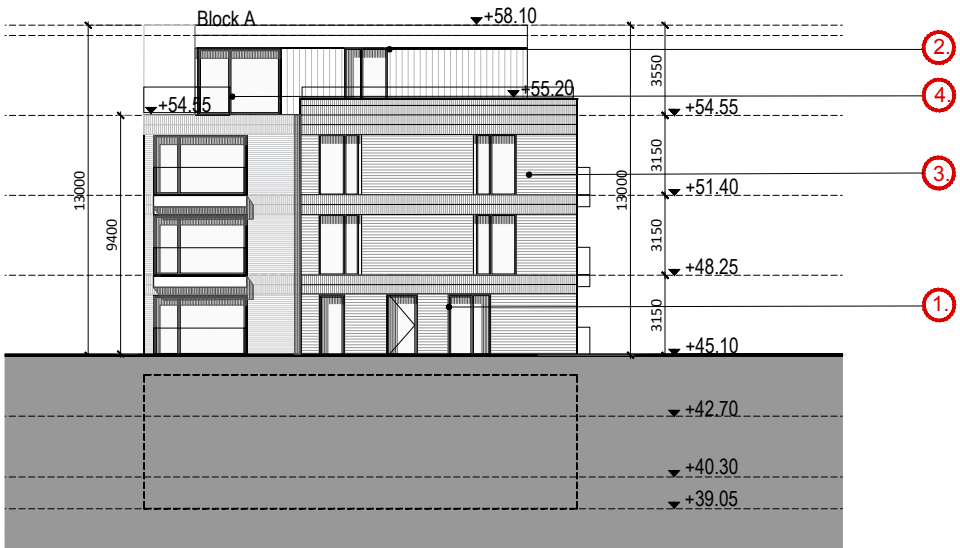
SOUTH ELEVATION
Scale: 1/200



EAST ELEVATION
Scale: 1/200

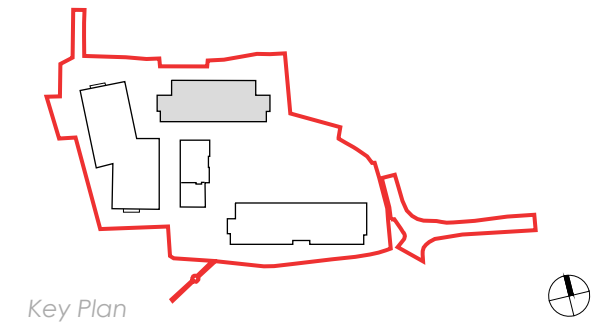


NORTH ELEVATION
Scale: 1/200

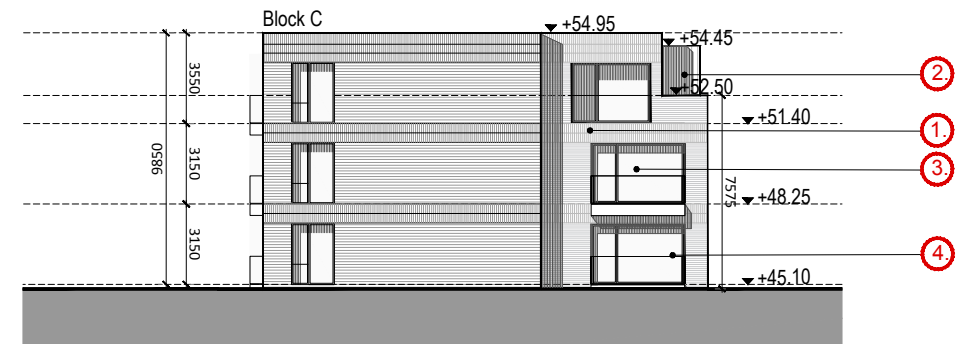


WEST ELEVATION
Scale: 1/200

4.3 Building C01: Elevations



SOUTH ELEVATION
Scale: 1/200



EAST ELEVATION
Scale: 1/200



NORTH ELEVATION
Scale: 1/200



WEST ELEVATION
Scale: 1/200

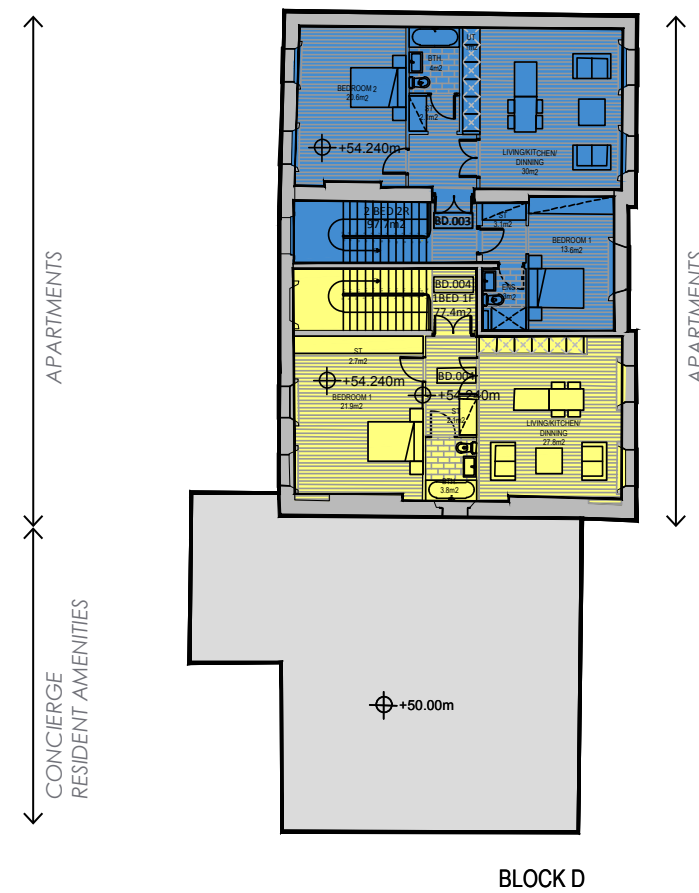
4.4 Building D01 | Frankfort Castle Building

Historic Buildings – Retained and Reused on conversion of building

The retained Historic buildings are used as a central organising feature, buildings which enclose them included an overall shoulder height of 3 storey, which sits below the height of the retained buildings, so the existing buildings become the central focus within the new courtyard open space and materials/palette is of muted and neutral tones to complement the existing setting



Ground Floor | Frankfort Castle



First Floor | Frankfort Castle



Fernbank, Churchtown, Dublin

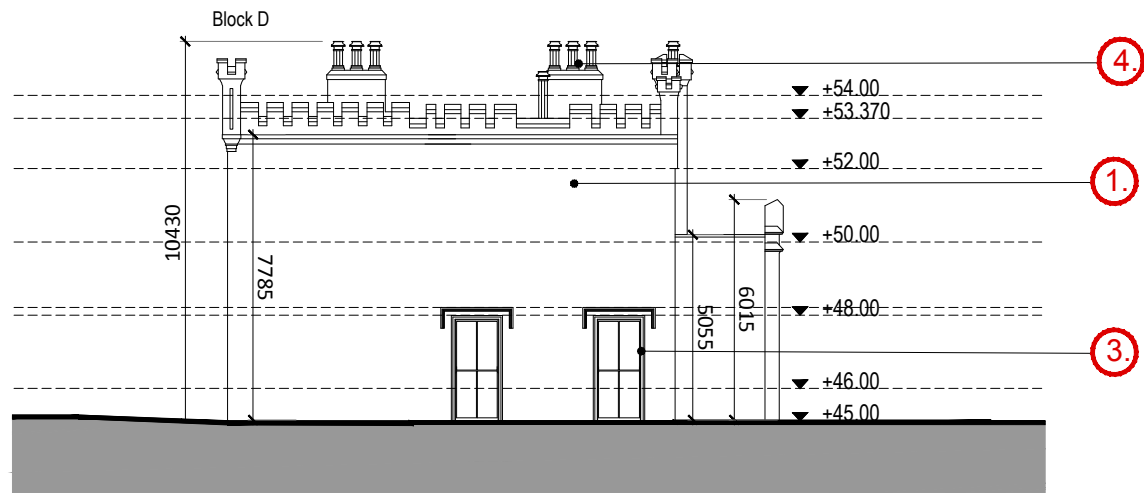
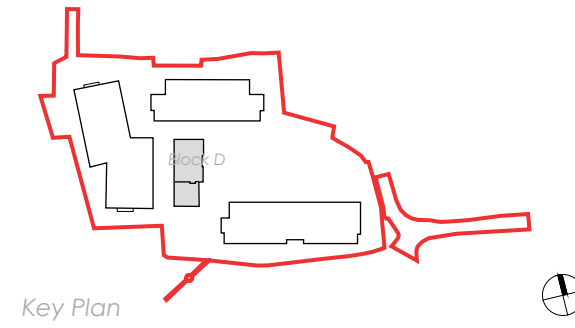


Fernbank, Churchtown, Dublin



Precedent Images For Conversion Of Historic Building

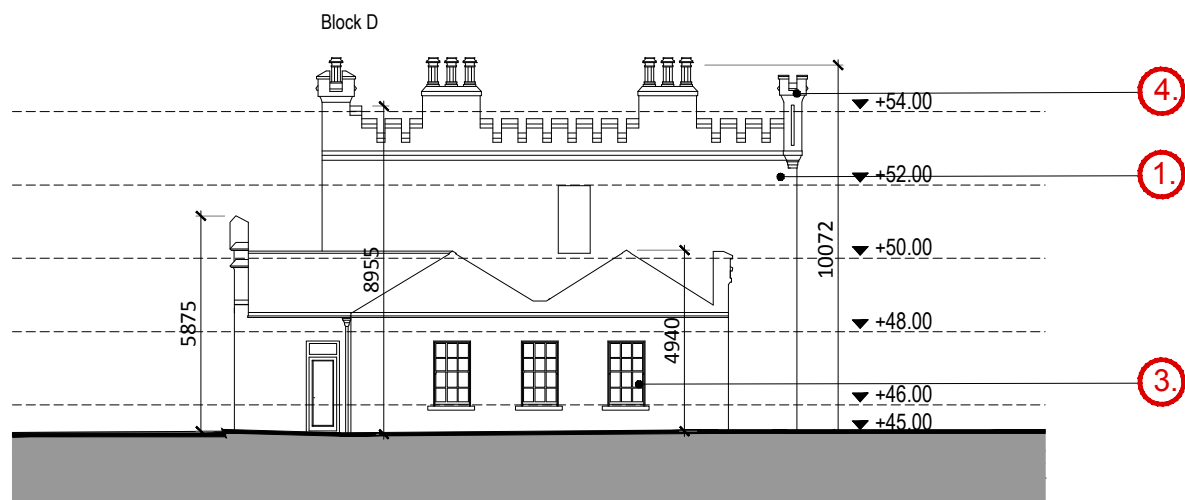
4.5 Building D01 | Frankfort Castle



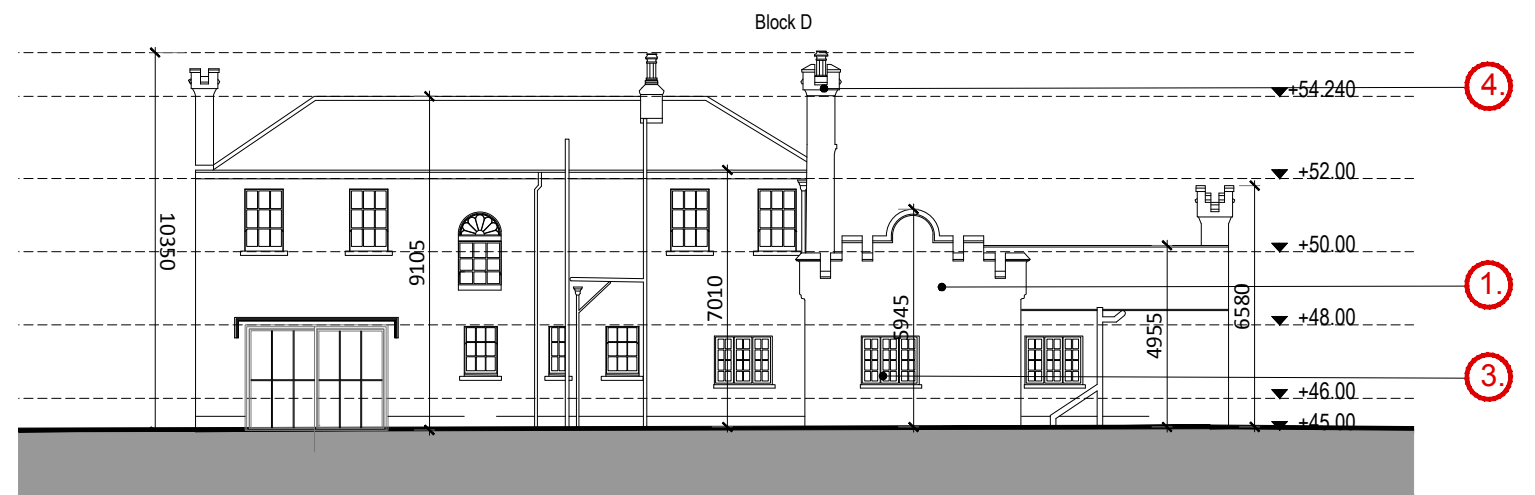
NORTH ELEVATION
Scale: 1/200



EAST ELEVATION
Scale: 1/200



SOUTH ELEVATION
Scale: 1/200



WEST ELEVATION
Scale: 1/200

The logo for mahony pike, featuring a small blue circle to the left of the text 'mahony pike' in a white, lowercase, sans-serif font.

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