



Schedule of Ancillary facilities

REFUSE BINS
Required 2 no. x 120 ltr. bins per Apartment
18 no. Apt's req. : 4320 ltr
Provided 6 no. x 1100 ltr. bins : 6600 ltr

BICYCLES
Required 1 no. Bicycle per Apartment
(18 no. total required)
Provided 20no. bicycle stands.

COMMUNAL STORAGE
Required 18 no. Apt's require approx: +35m²
Provided 2 no. storage areas approx: 38m²

Schedule of Accommodation

GROUND FLOOR
1 No. - 1 bed 2 person Apartment
1 No. - 2 bed 3 person Apartment

FIRST FLOOR
1 No. - 1 bed 2 person Apartment
1 No. - 2 bed 3 person Apartment
4 No. - 2 bed 4 person Apartment

SECOND FLOOR
1 No. - 1 bed 2 person Apartment
1 No. - 2 bed 3 person Apartment
4 No. - 2 bed 4 person Apartment

THIRD FLOOR
1 No. - 1 bed 2 person Apartment
1 No. - 2 bed 3 person Apartment
2 No. - 2 bed 4 person Apartment

Proposed car parking spaces - 19 no.

Schedule of Accommodation

GROUND FLOOR
Apt. 01: 1 bed 2 person Apartment - 53 m²
Apt. 02: 2 bed 3 person Apartment - 63 m²

FIRST FLOOR
Apt. 03: 1 bed 2 person Apartment - 53 m²
Apt. 04: 2 bed 3 person Apartment - 63 m²
Apt. 05: 2 bed 2 person Apartment - 79 m²
Apt. 06: 2 bed 3 person Apartment - 78 m²
Apt. 07: 1 bed 2 person Apartment - 74 m²
Apt. 08: 2 bed 3 person Apartment - 79 m²

SECOND FLOOR
Apt. 09: 1 bed 2 person Apartment - 53 m²
Apt. 10: 2 bed 3 person Apartment - 63 m²
Apt. 11: 1 bed 2 person Apartment - 79 m²
Apt. 12: 2 bed 3 person Apartment - 78 m²
Apt. 13: 1 bed 2 person Apartment - 74 m²
Apt. 14: 2 bed 3 person Apartment - 79 m²

THIRD FLOOR
Apt. 09: 1 bed 2 person Apartment - 53 m²
Apt. 10: 2 bed 3 person Apartment - 63 m²
Apt. 11: 1 bed 2 person Apartment - 79 m²
Apt. 12: 2 bed 3 person Apartment - 79 m²

TOTAL APARTMENTS - 18 no. Units

QUALITY HOUSING FOR SUSTAINABLE COMMUNITIES GUIDELINES

1 BED / 2 PERSON APARTMENTS	Required	Provided	Additional note
Target Ground Floor Area	45m ²	53m ²	
Min Aggregate Living Area	25m ²	25.4m ²	(min width 3.6m)
Min Aggregate Bedroom Area	11.4m ²	11.6m ²	(min width 2.1 & 2.8m)
Min Aggregate Storage Area	3m ²	4.4m ²	
Min Private Amenity space	6m ²	9m ²	(community space 6m ²)

2 BED / 3 PERSON APARTMENTS	Required	Provided	Additional note
Target Ground Floor Area	63m ²	63m ²	
Min Aggregate Living Area	28m ²	28m ²	(min width 3.6m)
Min Aggregate Bedroom Area	20.1m ²	20.1m ²	(min width 2.1 & 2.8m)
Min Aggregate Storage Area	5m ²	5m ²	
Min Private Amenity space	6m ²	9m ²	(community space 6m ²)

QUALITY HOUSING FOR SUSTAINABLE COMMUNITIES GUIDELINES

18no. Apartments	Required	Provided	Additional note
Car parking required - social housing	N/A	18no.	(4no. provided on street)
Bicycle storage requirements	18no.	20no.	(secure area provided)
Min Bin storage required	xxx	xxx	(min width 2.1 & 2.8m)
Post box facility	18no.	18no.	(P box in communal areas)
Min Public Amenity space	114m ²	620m ²	(communal secure garden)

SITE AREA : 0.178 HECTARES



Site Plan
SCALE : 1:100

KILLARNEY ROAD

NOTES:
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REV.	DATE	DETAILS OF ISSUE	INITIALS
B	09-2020	Amended Site Section Line & Area note	DF
A	02-2020	Amended car park layout	DF

STATUS OF DRAWING

NO.	DESCRIPTION	STATUS
000	SURVEY/EXISTING (S)	000 CONSTRUCTION (C)
100	SKETCH DESIGN (SK)	400 AS BUILT (AB)
200	PLANNING (PL)	
300	WORKING DRAWING (WD)	
400	TENDER (T)	PRELIMINARY (P)

MRL vanDIJK ARCHITECTS

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CLIENT:
RESPOND Housing Association

PROJECT:
Proposed Apartment Development at Kibride Lodge site located at junction of Killarney Road & Ballywaltrim Road, Bray, County Wicklow.

TITLE:
PROPOSED SITE LAYOUT- (Ground Floor)

SCALE:	DRG NO:	REVISION:
1:100@A1	1913-203	
DATE:	DRAWN:	CHECKED:
27.09.2019	Damian Foley	Cathal Maguire