

MIXED USE RESIDENTIAL & COMMERCIAL DEVELOPMENT AT KILBRIDE, ARKLOW, CO. WICKLOW

Client: Certain Assets of Dawnhill and Windhill Limited
BKD Project Number: 6191

NOTES:
(*) DESIGN STANDARDS IN "SUSTAINABLE URBAN HOUSING: DESIGN STANDARDS FOR NEW APARTMENTS" (AND DUPLEX UNITS) AND "DESIGN MANUAL FOR QUALITY HOUSING"

COMBINED OVERALL SCHEDULE OF AREAS

	TYPE REF.	UNIT TYPE	UNIT AREA*		NUMBER OF UNITS	TOTAL AREA GROSS m²	BED SPACES	TOTAL BED SPACES
			Provided	Required				
			m²	m²				
Character Area 1A	(1A-A)	2-Bed 2-Storey House (4 person)	84.0	(80)	19	1596.0	4	76
	(1A-B)	3-Bed 2-Storey House (4 person)	92.4	(83)	2	184.8	4	8
	(1A-C)	3-Bed 2-Storey House (5 person)	108.0	(92)	16	1728.0	5	80
	(1A-D)	3-Bed 2-Storey House (5 person)	108.0	(92)	5	540.0	5	25
	(1A-F)	3-Bed 2-Storey House (5 person)	101.6	(92)	3	304.8	5	15
	(1A-G)	4-Bed 2-Storey House (6 person)	127.0	(110)	5	635.0	6	30
	(1A-H)	4-Bed 2-Storey House (6 person)	121.9	(110)	19	2316.1	6	114
	(1B-A)	2-Bed 2-Storey House (4 person)	84.6	(80)	15	1269.0	4	60
Character Area 1B	(1B-B)	2-Bed 2-Storey House (4 person)	86.5	(80)	17	1470.5	4	68
	(1B-C)	3-Bed 2-Storey House (4 person)	89.2	(83)	20	1784.0	4	80
	(1B-D)	3-Bed 2-Storey House (5 person)	108.7	(92)	32	3478.4	5	160
	(1B-E)	3-Bed 2-Storey House (5 person)	111.9	(92)	61	6825.9	5	305
	(1B-F)	3-Bed 2-Storey House (4 person)	106.7	(92)	10	1067.0	5	50
	(1B-G)	4-Bed 2-Storey House (7 person)	123.5	(110)	30	3705.0	7	210
	(1B-H)	4-Bed 2-Storey House (6 person)	134.4	(110)	2	268.8	6	12
	(1B-J)	4-Bed 2-Storey House (7 person)	131.9	(110)	18	2374.2	7	126
Character Area 1C	(1C-A)	2-Bed 2-Storey House (4 person)	84.6	(80)	10	846.0	4	40
	(1C-B)	2-Bed 2-Storey House (4 person)	86.5	(80)	12	1038.0	4	48
	(1C-C)	3-Bed 2-Storey House (4 person)	89.2	(83)	11	981.2	4	44
	(1C-D)	3-Bed 2-Storey House (5 person)	108.7	(92)	26	2826.2	5	130
	(1C-E)	3-Bed 2-Storey House (5 person)	111.9	(92)	10	1119.0	5	50
	(1C-F)	3-Bed 2-Storey House (5 person)	106.7	(92)	12	1280.4	5	60
	(1C-H)	4-Bed 2-Storey House (6 person)	134.4	(110)	40	5376.0	6	240
	(1C-J)	4-Bed 2-Storey House (7 person)	131.9	(110)	16	2110.4	7	112
Character Area 1D	(1D-A/A1)	4-Bed 2-Storey House (6 person)	135.0	(110)	31	4185.0	6.0	186.0
	(1D-B)	3-Bed 2-Storey House (5 person)	116.1	(92)	68	7895.5	5.0	340.0
	(1D-B1)	3-Bed 2-Storey House (5 person)	114.2	(92)	2	228.4	5.0	10.0
	(1D-B2)	3-Bed 2-Storey House (5 person)	117.2	(92)	5	585.9	5.0	25.0
	(1D-C)	2-Bed 2-Storey House (4 person)	85.5	(80)	25	2138.5	4.0	100.0
	(1D-C1)	2-Bed 2-Storey House (4 person)	85.0	(80)	2	170.0	4.0	8.0
	(1D-D/D1)	3-Bed 2-Storey House (4 person)	102.5	(83)	34	3486.4	4.0	136.0
		TOTAL HOUSES			578	63814.4		2948
APARTMENTS								
1A	(1A-M)	1-Bed GF Apartment	50.2	(45)	11	552	2	22
	(1A-N)	2-Bed - FF Duplex	82.9	(73)	12	995	4	48
	(1A-O)	1-Bed GF Apartment	50.5	(45)	1	51	2	2
Character Area 1C	(1C-K)	2-Bed - (Apartment)	78.5	(73)	13	1020.5	4	52
	(1C-L)	3-Bed - (Duplex)	120.5	(90)	13	1566.5	5	65
	(1C-M)	2-Bed - (Apartment)	76.5	(73)	7	535.5	4	28
	(1C-N)	2-Bed - (Apartment)	75.6	(73)	3	226.8	4	12
	(1C-P)	2-Bed - (Apartment)	75.1	(73)	3	225.3	4	12
	(1C-Q)	2-Bed - (+10% Apartment)	80.8	(80.3)	9	727.2	4	36
	(1C-R)	2-Bed - (+10% Apartment)	82.1	(80.3)	4	328.4	4	16
	(1C-S)	1 Bed - (+10% Apartment)	51.2	(49.5)	12	614.4	2	24
		Local Centre Block 1 - Apt. Circulation & Ancillary	N/A	N/A	N/A	433.5	N/A	N/A
		Local Centre Block 2 - Apt. Circulation & Ancillary	N/A	N/A	N/A	245.6	N/A	N/A
		Local Centre Block 2 - Enclosed Residents' Car Park	N/A	N/A	N/A	569.6	N/A	N/A
		TOTAL APARTMENTS			88	8090.8		317
		TOTAL RESIDENTIAL UNITS			666	71905.2		3265

Character Area 1C		COMMERCIAL			UNITS	AREA		
		Local Centre Block 1 Unit 1			1	305.0		
		Local Centre Block 1 Unit 2			1	145.0		
		Local Centre Block 1 Unit 3			1	340.0		
		Local Centre Block 2 Unit 1			1	150.0		
		Local Centre Block 2 Unit 2			1	150.0		
		Local Centre Block 2 Unit 3			1	150.0		
		Crèche			1	1095.0		
		TOTAL COMMERCIAL UNITS			7	2335.0		
TOTAL OVERALL AREA (RESIDENTIAL & COMMERCIAL)						74240.2		

RESIDENTIAL UNIT TYPE MIX							
Unit Type	Character Area				Overall Site		Overall (%)
	1A	1B	1C	1D	No. of units		
2-bed house	19	32	22	27	100		15.0
3-bed house	26	123	59	109	317		47.6
4-bed house	24	50	56	31	161		24.2
1-bed apartment	12	0	12	0	24		3.6
2-bed apartment	12	0	39	0	51		7.7
3-bed apartment	0	0	13	0	13		2.0
TOTAL RESIDENTIAL UNITS	93	205	201	167	666		100.0

Planning
Issue 15/05/25



SITE AREA & DENSITY [Using Compact guidelines calc]	
OVERALL SITE AREA	25.07 Ha
*Area within red line - Current Application	
Net developable area baseline	19.54 Ha
Total residential GIFA	71905.2 sqm
Total non-residential GIFA	2335 sqm
% of residential as part of overall development GIFA	97%
NET DEVELOPMENT AREA (based on percentage above)	18.93 Ha
TOTAL NUMBER OF RESIDENTIAL UNITS	666 Units
RESIDENTIAL UNITS PER HECTARE (OF DEVELOPABLE AREA)	35.2 Units/Ha

PUBLIC OPEN SPACE	Ha
Character Area 1A	0.405
Character Area 1B	1.042
Character Area 1C	1.076
Character Area 1D	0.829
TOTAL P.O.S. (HECTARES)	3.352
TOTAL P.O.S. (%)	17.7%

PLOT RATIO (TOTAL GFA / TOTAL SITE AREA)	0.30 :1
SITE COVERAGE (TOTAL BUILDING FOOTPRINT / TOTAL SITE AREA)	16.99%

TOTAL RESIDENTIAL CAR PARKING SPACES PROVIDED			
Unit type	no.of units	spaces per	no. of spaces
houses	578	1.80	1039
apartments	88	0.99	87
TOTAL	666	1.69	1126

OVERALL (RESIDENTIAL & PUBLIC) CAR PARKING SPACE BREAKDOWN		
Location	no. of spaces	%
In curtilage residential	948	80%
Off curtilage residential	178	15%
Public / Visitor	59	5%
TOTAL	1185	
Off curtilage includes:	no. of spaces	%
EV charging - Residential	36	20.2%
EV charging - Public	12	20.3%
EV charging - TOTAL	48	

Off curtilage includes:	no. of spaces	%
Universal Access parking - Residential	10	5.6%
Universal Access parking - Public	3	5.1%
Universal Access parking - TOTAL	13	

BIKE PARKING SPACES		
Location	Required	Provided
1A DUPLEX RESIDENTS' SPACES (ENCLOSED TWO-TIER BIKE RACKS) 1 bike per 1 bed unit (12 x 1 = 12no.); 2 bikes per 2 bed unit (12 x 2 = 24no.)	36	36
1A DUPLEX VISITORS SPACES (ENCLOSED TWO-TIER BIKE RACKS) 1no. visitor bike parking space per 2 duplex units (24no./2 = 12)	12	12
1C DUPLEX RESIDENTS' SPACES (ENCLOSED TWO-TIER BIKE RACKS) 2 bikes per 2 bed unit (13 x 2 = 26no.); 3 bikes per 3 bed unit (13 x 3 = 39no.)	65	70
1C DUPLEX VISITORS SPACES (EXTERNAL SHEFFIELD STANDS) 1no. visitor bike parking space per 2 duplex units (26no./2 = 13)	13	14
LOCAL CENTRE RESIDENTS' SPACES (ENCLOSED TWO-TIER RACKS) 1no. bike per bedroom. (1-bed unit x 12 = 12no.) (2-bed unit x 26 =52no.)	64	72
LOCAL CENTRE VISITORS' SPACES (EXTERNAL SHEFFIELD STANDS) - Residential: 1no. space per 5 units (38/5 = 7.6) - Retail: 1no. space per 10 car spaces (63/10 = 6.3) - Crèche: 0.5no. per staff member (39/2=19.5) +1no. per 10 children (200/10=20) Total required: 7.6 + 6.3 + 19.5 + 20 = 53.4	54	62
TOTAL NO. OF BIKE SPACES	244	266

Bike parking includes:	Provided	%
No. of spaces with electric bike charging facilities	53	20.0%
Bike parking includes:	Provided	%
Universal access bicycle spaces - Duplex residents	10	9.4%
Universal access bicycle spaces - Local Centre residents	4	5.6%
Universal access bicycle spaces - Local Centre visitors	8	12.9%
Universal Access bicycle parking - TOTAL	22	8.3%

BUILDING FOOTPRINT					
Footprint (sq.m)	Character Area				TOTAL BUILDING FOOTPRINT
	1A	1B	1C	1D	
	4306	13744	13111	11424	42585 sq.m

MIXED USE RESIDENTIAL & COMMERCIAL
DEVELOPMENT AT KILBRIDE, ARKLOW, CO.
WICKLOW

Client: Certain Assets of Dawnhill and Windhill Limited CCK Project Number: 1840	NOTES: (*) DESIGN STANDARDS IN "SUSTAINABLE URBAN HOUSING: DESIGN STANDARDS FOR NEW APARTMENTS" (AND DUPLEX UNITS) AND "DESIGN MANUAL FOR QUALITY HOUSING"
CHARACTER AREA 1A SCHEDULE OF AREAS	

NO. OF UNIT TYPES	UNIT TYPE	UNIT AREA*		NUMBER OF UNITS	TOTAL AREA	BED SPACES	TOTAL BED SPACES
	RESIDENTIAL				GROSS		
		m²	m²				
1	(1A-A) 2-Bed - (2-Storey house)	84.0	(80)	19	1596	4	76
2	(1A-B) 3-Bed - (2-Storey house)	92.4	(83)	2	184.8	4	8
3	(1A-C) 3-Bed - (2-Storey house)	108.0	(92)	16	1728	5	80
4	(1A-D) 3-Bed - (2-Storey house)	108.0	(92)	5	540	5	25
5	(1A-F) 3-Bed - (2-Storey house)	101.6	(92)	3	305	5	15
6	(1A-G) 4-Bed - (2-Storey house)	127.0	(110)	5	635	6	30
7	(1A-H) 4-Bed - (2-Storey house)	121.9	(110)	19	2316	6	114
8	(1A-M) 1 Bed - (GF Apartment)	50.2	(45)	11	552	2	22
9	(1A-N) 2-Bed - (FF Duplex)	82.9	(73)	12	995	4	48
10	(1A-O) 1 Bed - (GF Apartment)	50.5	(45)	1	51	2	2
	TOTAL HOUSES			93	8902.2		420

RESIDENTIAL UNIT TYPE MIX						
	UNIT TYPE			No. of UNITS	OVERALL (%)	
	2-bed house			19	20%	
	3-bed house			26	28%	
	4-bed house			24	26%	
	1-Bed Apartment			12	13%	
	2-Bed Apartment			12	13%	
	TOTAL RESIDENTIAL UNITS			93	100%	

BUILDING FOOTPRINT	AREA (m²)
TOTAL RESIDENTIAL	4306

PUBLIC OPEN SPACE	Ha
Local Park 1	0.25
Local Park 2	0.155
TOTAL PUBLIC OPEN SPACE (HECTARES)	0.405

TOTAL CAR PARKING SPACES PROVIDED			
Unit type	no.of units	spaces per unit	no. of spaces
2-Bed Houses	19	1.21	23
3/4-Bed Houses	50	2.00	100
apartments/duplex units	24	1.21	29
TOTAL	93	1.63	152

CAR PARKING SPACE BREAKDOWN		
	Total	%
In curtilage residential	119	78
Off curtilage residential	33	22
TOTAL	152	
Off curtilage includes:		
EV charging	7	21%
Accessible parking space (apartments - residential)	2	6%

BIKE PARKING SPACES		
Location	Required	Provided
1A DUPLEX RESIDENTS' SPACES (ENCLOSED TWO-TIER BIKE RACKS) 1 bike per 1 bed unit (12 x 1 = 12no.); 2 bikes per 2 bed unit (12 x 2 = 24no.)	36	36
1A DUPLEX VISITORS SPACES (ENCLOSED TWO-TIER BIKE RACKS) 1no. visitor bike parking space per 2 duplex units (24no./2 = 12)	12	12
TOTAL NO. OF BIKE SPACES	48	48

BIKE PARKING INCLUDES	Provided	%
No. of spaces with electric bike charging	10	20.8%
Universal access bicycle spaces	4	33.3%

MIXED USE RESIDENTIAL & COMMERCIAL
DEVELOPMENT AT KILBRIDE, ARKLOW, CO.
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BKD Project Number: 6191	
CHARACTER AREA 1B	
SCHEDULE OF AREAS	

NO. OF UNIT TYPES	UNIT TYPE	UNIT AREA*	NUMBER OF UNITS	TOTAL AREA	BED SPACES	TOTAL BED SPACES	
	RESIDENTIAL						
		m²		m²			
1	(1B-A) 2-Bed - (2-Storey house)	84.6	(80)	15	1269.0	4	60
2	(1B-B) 2-Bed - (2-Storey house)	86.5	(80)	17	1470.5	4	68
3	(1B-C) 3-Bed - (2-Storey house)	89.2	(83)	20	1784.0	4	80
4	(1B-D) 3-Bed - (2-Storey house)	108.7	(92)	32	3478.4	5	160
5	(1B-E) 3-Bed - (2-Storey house)	111.9	(92)	61	6825.9	5	305
6	(1B-F) 3-Bed - (2-Storey house)	106.7	(92)	10	1067.0	5	50
7	(1B-G) 4-Bed - (2-Storey house)	123.5	(110)	30	3705.0	7	210
8	(1B-H) 4-Bed - (2-Storey house)	134.4	(110)	2	268.8	6	12
9	(1B-J) 4-Bed - (2-Storey house)	131.9	(110)	18	2374.2	7	126
	TOTAL HOUSES			205	22242.8		1071

RESIDENTIAL UNIT TYPE MIX						
	UNIT TYPE			No. of UNITS	OVERALL (%)	
	2-bed house			32	15.6	
	3-bed house			123	60.0	
	4-bed house			50	24.4	
	TOTAL RESIDENTIAL UNITS			205		

BUILDING FOOTPRINT	AREA (m²)
TOTAL RESIDENTIAL	13744

PUBLIC OPEN SPACE	Ha
Local Park B1	0.4906
Local Park B2	0.4685
Local Park B3	0.0826
TOTAL PUBLIC OPEN SPACE (HECTARES)	1.0417

TOTAL CAR PARKING SPACES PROVIDED			
Unit type	no.of units	spaces per unit	no. of spaces
houses	205	1.84	378
apartments	-	-	-
TOTAL	205	1.84	378

CAR PARKING SPACE BREAKDOWN		
	Total	%
In curtilage residential	363	96
Off curtilage residential	15	4
TOTAL	378	
Off curtilage includes:		
EV charging	3	20
Accessible parking space (residential)	1	7

MIXED USE RESIDENTIAL & COMMERCIAL
DEVELOPMENT AT KILBRIDE, ARKLOW, CO.
WICKLOW

Client: Certain Assets of Dawnhill and Windhill Limited BKD Project Number: 6191 CHARACTER AREA 1C SCHEDULE OF AREAS	NOTES: (*) DESIGN STANDARDS IN "SUSTAINABLE URBAN HOUSING: DESIGN STANDARDS FOR NEW APARTMENTS" (AND DUPLEX UNITS) AND "DESIGN MANUAL FOR QUALITY HOUSING"
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NO. OF UNIT TYPES	UNIT TYPE	UNIT AREA*	NUMBER OF UNITS	TOTAL AREA	BED SPACES	TOTAL BED SPACES
	RESIDENTIAL					
		m²		GROSS m²		
HOUSES						
1	(1C-A) 2-Bed - (2-Storey house)	84.6 (80)	10	846.0	4	40
2	(1C-B) 2-Bed - (2-Storey house)	86.5 (80)	12	1038.0	4	48
3	(1C-C) 3-Bed - (2-Storey house)	89.2 (83)	11	981.2	4	44
4	(1C-D) 3-Bed - (2-Storey house)	108.7 (92)	26	2826.2	5	130
5	(1C-E) 3-Bed - (2-Storey house)	111.9 (92)	10	1119.0	5	50
6	(1C-F) 3-Bed - (2-Storey house)	106.7 (92)	12	1280.4	5	60
7	(1C-H) 4-Bed - (2-Storey house)	134.4 (110)	40	5376.0	6	240
8	(1C-J) 4-Bed - (2-Storey house)	131.9 (110)	16	2110.4	7	112
	TOTAL HOUSES		137	15577.2		724
APARTMENTS						
9	(1C-K) 2-Bed - (Apartment)	78.5 (73)	13	1020.5	4	52
10	(1C-L) 3-Bed - (Duplex)	120.5 (90)	13	1566.5	5	65
11	(1C-M) 2-Bed - (Apartment)	76.5 (73)	7	535.5	4	28
12	(1C-N) 2-Bed - (Apartment)	75.6 (73)	3	226.8	4	12
13	(1C-P) 2-Bed - (Apartment)	75.1 (73)	3	225.3	4	12
14	(1C-Q) 2-Bed - (+10% Apartment)	80.8 (80.3)	9	727.2	4	36
15	(1C-R) 2-Bed - (+10% Apartment)	82.1 (80.3)	4	328.4	4	16
16	(1C-S) 1 Bed - (+10% Apartment)	51.2 (49.5)	12	614.4	2	24
17	Local Centre Block 1 - Apt. Circulation & Ancillary		N/A	433.5	N/A	N/A
18	Local Centre Block 2 - Apt. Circulation & Ancillary		N/A	245.6	N/A	N/A
19	Local Centre Block 2 - Enclosed Car Park		N/A	569.6	N/A	N/A
	TOTAL APARTMENTS		64	3906.3		128
	TOTAL RESIDENTIAL UNITS		201	19483.5		852

	COMMERCIAL	UNITS	AREA
20	Local Centre Block 1 Unit 1	1	305.0
21	Local Centre Block 1 Unit 2	1	145.0
22	Local Centre Block 1 Unit 3	1	340.0
23	Local Centre Block 2 Unit 1	1	150.0
24	Local Centre Block 2 Unit 2	1	150.0
25	Local Centre Block 2 Unit 3	1	150.0
26	Crèche	1	1095.0
	TOTAL COMMERCIAL UNITS	7	2335.0

TOTAL OVERALL AREA (RESIDENTIAL & COMMERCIAL)	21818.5
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RESIDENTIAL UNIT TYPE MIX			
	UNIT TYPE	No. of UNITS	OVERALL (%)
	1-Bed Apartment	12	6.0
	2-Bed Apartment	39	19.4
	3-Bed Duplex	13	6.5
	2-bed house	22	10.9
	3-bed house	59	29.4
	4-bed house	56	27.9
	TOTAL RESIDENTIAL UNITS	201	100.0

BUILDING FOOTPRINT	AREA (m²)
TOTAL RESIDENTIAL & COMMERCIAL	13111

PUBLIC OPEN SPACE	Ha
Local Park C1	0.0549
Local Park C2	0.3025
Local Park C3	0.3710
Local Park C4	0.0618
Local Centre Plaza/Village Green	0.2854
TOTAL PUBLIC OPEN SPACE (HECTARES)	1.0756

TOTAL CAR PARKING SPACES PROVIDED			
Unit type	no.of units	spaces per unit	no. of spaces
houses	137	1.84	252
apartments/duplex units	64	0.91	58
TOTAL RESIDENTIAL	201	1.54	310
local centre (public)	7	8.43	59
TOTAL RESIDENTIAL & COMMERCIAL	208	1.77	369

CAR PARKING SPACE BREAKDOWN		
	Total	%
In curtilage residential	213	58
Off curtilage residential (incl. 58no. Apartment spaces)	97	26
local centre (public)	59	16
TOTAL	369	
Off curtilage includes:		
EV charging	32	21
Accessible parking space (apartments - residential)	5	5
Accessible parking space (local centre - public)	3	5
Parent & child parking space (local centre - public)	4	7

BIKE PARKING SPACES	Required	Provided
1C DUPLEX RESIDENTS' SPACES (ENCLOSED TWO-TIER BIKE RACKS) 2 bikes per 2 bed unit (13 x 2 = 26no.); 3 bikes per 3 bed unit (13 x 3 = 39no.)	65	70
1C DUPLEX VISITORS SPACES (EXTERNAL SHEFFIELD STANDS) 1no. visitor bike parking space per 2 duplex units (26no./2 = 13)	13	14
LOCAL CENTRE RESIDENTS' SPACES (ENCLOSED TWO-TIER RACKS) 1no. bike per bedroom. (1-bed unit x 12 = 12no.) (2-bed unit x 26 =52no.)	64	72
LOCAL CENTRE VISITORS' SPACES (EXTERNAL SHEFFIELD STANDS) - Residential: 1no. space per 5 units (38/5 = 7.6) - Retail: 1no. space per 10 car spaces (63/10 = 6.3) - Crèche: 0.5no. per staff member (39/2=19.5) +1no. per 10 children (200/10=20) Total required: 7.6 + 6.3 + 19.5 + 20 = 53.4	54	62
TOTAL NO. OF BIKE SPACES	196	218

BIKE PARKING INCLUDES	Provided	%
No. of spaces with electric bike charging facilities	44	20.2%
Universal access bicycle spaces - Duplex residents	6	8.6%
Universal access bicycle spaces - Local Centre residents	4	5.6%
Universal access bicycle spaces - Local Centre visitors	8	12.9%
TOTAL UNIVERSAL ACCESS BICYCLE SPACES	18	8.3%

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DEVELOPMENT AT KILBRIDE, ARKLOW, CO.
WICKLOW

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CHARACTER AREA 1D SCHEDULE OF AREAS	

NO. OF UNIT TYPES	UNIT TYPE	UNIT AREA *	NUMBER OF UNITS	TOTAL AREA	BED SPACES	TOTAL BED SPACES	
	RESIDENTIAL						
				m ²			GROSS m ²
1	(1D-A/A1) 4-Bed - (2-Storey house)	135	(110)	31	4185	6	186
2	(1D-B) 3-Bed - (2-Storey house)	116	(92)	68	7895.5	5	340
3	(1D-B1) 3-Bed - (2-Storey house)	114	(92)	2	228.4	5	10
4	(1D-B2) 3-Bed - (2-Storey house)	117	(92)	5	585.9	5	25
5	(1D-C) 2-Bed - (2-Storey house)	85.5	(80)	25	2138.5	4	100
6	(1D-C1) 2-Bed - (2-Storey house)	85	(80)	2	170	4	8
7	(1D-D / D1) 3-Bed - (2-Storey house)	103	(83)	34	3486.4	4	136
	TOTAL HOUSES			167	18689.6		669

RESIDENTIAL UNIT TYPE MIX						
	UNIT TYPE			No. of UNITS	OVERALL (%)	
	2-bed house			27	16.2%	
	3-bed house			109	65.3%	
	4-bed house			31	18.6%	
TOTAL RESIDENTIAL UNITS				167	100%	

BUILDING FOOTPRINT	AREA (m²)
TOTAL RESIDENTIAL	11424

PUBLIC OPEN SPACE	Ha
Local Park 1	0.0926
Local Park 2	0.1003
Local Park 3	0.0767
Local Park 4	0.2235
Local Park 5	0.1517
Local Park 6	0.1844
TOTAL PUBLIC OPEN SPACE (HECTARES)	0.8292

TOTAL CAR PARKING SPACES PROVIDED			
Unit type	no.of units	spaces per unit	no. of spaces
houses	167	1.71	286
apartments	-	-	-
TOTAL	167	1.71	286

CAR PARKING SPACE BREAKDOWN		
	Total	%
In curtilage residential	253	88%
Off curtilage residential	33	12%
TOTAL	286	
Off curtilage includes:		
EV charging	7	21%
Accessible parking space	2	6%

MIXED USE RESIDENTIAL & COMMERCIAL DEVELOPMENT AT KILBRIDE, ARKLOW, CO. WICKLOW

Client: Certain Assets of Dawnhill and Windhill Limited

BKD Project Number: 6191

PART-V UNITS

SCHEDULE OF AREAS

NOTES:

(*) DESIGN STANDARDS IN "SUSTAINABLE URBAN HOUSING: DESIGN STANDARDS FOR NEW APARTMENTS" (AND DUPLEX UNITS) AND "DESIGN MANUAL FOR QUALITY HOUSING"

NO. OF UNIT TYPES	UNIT TYPE	UNIT AREA*		NUMBER OF UNITS	TOTAL AREA	BED SPACES	TOTAL BED SPACES
	RESIDENTIAL						
					GROSS		
		m²			m²		
	HOUSES						
1	(1B-A) 2-Bed - (2-Storey house)	84.6	(80)	4	338.4	4	16
2	(1B-B) 2-Bed - (2-Storey house)	86.5	(80)	4	346.0	4	16
3	(1B-C) 3-Bed - (2-Storey house)	89.2	(83)	6	535.2	4	24
4	(1B-E) 3-Bed - (2-Storey house)	111.9	(92)	1	111.9	5	5
5	(1B-F) 3-Bed - (2-Storey house)	106.7	(92)	2	213.4	5	10
6	(1B-J) 4-Bed - (2-Storey house)	131.9	(110)	2	263.8	7	14
7	(1D-D / D1) 3-Bed - (2-Storey house)	102.5	(83)	3	307.6	4	12
8	(1D-B) 3-Bed - (2-Storey house)	116.1	(92)	1	116.1	5	5
9	(1D-C) 2-Bed - (2-Storey house)	85.5	(80)	8	684.3	4	32
10	(1D-A) 4-Bed - (2-Storey house)	135.0	(110)	1	135.0	6	6
	TOTAL HOUSES			32	3052		140
	APARTMENTS						
11	(1A-F) 1 Bed - (Apartment)	65.0	(45)	1	65.0	2	2
12	(1A-G) 1 Bed - (Apartment)	54.0	(45)	3	162.0	2	6
13	(1A-H) 2-Bed - (Duplex)	86.1	(73)	4	344.4	4	16
14	(1C-M) 2-Bed - (Apartment)	76.5	(73)	7	535.5	4	28
15	(1C-N) 2-Bed - (Apartment)	75.6	(73)	3	226.8	4	12
16	(1C-P) 2-Bed - (Apartment)	75.1	(73)	3	225.3	4	12
17	(1C-Q) 2-Bed - (+10% Apartment)	80.5	(80.3)	9	724.5	4	36
18	(1C-R) 2-Bed - (+10% Apartment)	81.2	(80.3)	4	324.8	4	16
	TOTAL APARTMENTS			34	2608.3		128
	TOTAL RESIDENTIAL UNITS			66	5660		268

RESIDENTIAL UNIT TYPE MIX							
	UNIT TYPE			No. of UNITS	OVERALL (%)		
	Houses						
	2-bed house			16	24.2		
	3-bed house			13	19.7		
	4-bed house			3	4.5		
	Apartments						
	1 Bed Apartment			4	6.1		
	2-Bed Apartment/Duplex			30	45.5		
	TOTAL RESIDENTIAL UNITS			66	100.0		