

Project: 25018 - Elmfield Ninth Lock Road, Clondalkin
Location: Elmfield Ninth Lock Road, Clondalkin
Client: Thornmeadow Development Ltd.

Schedule of Accommodation (SOA)

Sitewide Summary																
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Total Red Line Area:	2.66 Ha	
Total Ownership Boundary Area:	2.3 Ha	
Net Site Area:	2.2 Ha	
Total Ground Floor Area:	8061 sq.m.	
Total Gross Floor Area:	31853.0 sq.m.	
Plot Ratio: (Gross Site Area)	1.19 (31853 sq.m. / 26600 sq.m.)	
Plot Ratio: (Net Site Area)	1.44 (31853 sq.m. / 22000 sq.m.)	
Site Coverage: (Gross Site Area)	30.30%	
Site Coverage: (Net Site Area)	36.60%	
Apartments Dual Aspect Ratio:	44%	
Density (Net Site Area)	185/UpH	
	Proposed:	Required:
Communal Open Space Area:	3100	1979
Public Open Space Area:	3468 (16%)	10-15% Site Area
Demolition Area	10368	

Site Totals 408 Units																
Blocks	Studio	1 Bed	2 Bed (3p)	Duplex (3b5p)	Total Units	Bedrooms	Bedspaces	Dual Aspect	Dual+ %	NIA	Efficiency	Resi GIA	Non-Resi GIA	Total GIA	Resi Acillary (incl. in Resi GIA)	
10	24	230	149	5	408	543	980	180	44%	22698.2	71.3%	29726.5	2126.5	31853	1194.7	

Block 02C (B02C)																
Level	Studio	1 Bed	2 Bed (3p)	Duplex (3b5p)	Total Units	Bedrooms	Bedspaces	Dual Aspect	Dual+ %	NIA	Efficiency	Resi GIA	Non-Resi GIA	Total GIA	Resi Ancillary (incl. in Resi GIA)	
00				3	3	9	15	3	100%	291.8	97.30%	167.3		167.3		
01												132.7		132.7		
Totals:				3	3	9	15	3	100%	291.8	97.3%	300	N/A	300	N/A	

Block 05 (B05)																
Level	Studio	1 Bed	2 Bed (3p)	Duplex (3b5p)	Total Units	Bedrooms	Bedspaces	Dual Aspect	Dual+ %	NIA	Efficiency	Resi GIA	Non-Resi GIA	Total GIA		
00				1	1	3	5	1	100%	97.3	99.90%	54.3		54.3		
01												43.1		43.1		
Totals:				1	1	3	5	1	100%	97.3	99%	97.4	N/A	97.4	N/A	

Block 06 (B06)																
Level	Studio	1 Bed	2 Bed (3p)	Duplex (3b5p)	Total Units	Bedrooms	Bedspaces	Dual Aspect	Dual+ %	NIA	Efficiency	Resi GIA	Non-Resi GIA	Total GIA		
00				1	1	3	5	1	100%	97.3	99.90%	54.2		54.2		
01												43		43		
Totals:				1	1	3	5	1	100%	97.3	99%	97.2	N/A	97.2	N/A	

Block 01 64 Units																
Level	Studio	1 Bed	2 Bed (3p)	Duplex (3b5p)	Total Units	Bedrooms	Bedspaces	Dual Aspect	Dual+ %	NIA	Efficiency	Resi GIA	Non-Resi GIA	Total GIA	Resi Ancillary (incl. in Resi GIA)	
00												201.8	388.5	590.3	164.6	
01		4	4		8	12	20	4	50%	494.7	81.9%	603.7		603.7		
02		4	4		8	12	20	4	50%	494.7	81.9%	603.7		603.7		
03		4	4		8	12	20	4	50%	494.7	81.9%	603.7		603.7		
04		4	4		8	12	20	4	50%	494.7	81.9%	603.7		603.7		
05		4	4		8	12	20	4	50%	494.7	82%	603.6		603.6		
06		4	4		8	12	20	4	50%	494.7	81.9%	603.7		603.7		
07		4	4		8	12	20	4	50%	494.7	81.9%	603.7		603.7		
08		4	4		8	12	20	4	50%	494.7	81.9%	603.7		603.7		
Totals:		32	32		64	96	160	32	50%	3957.6	73%	5031.3	388.5	5419.8	164.6	
			160	192												

Block 02A 61 Units																
Level	Studio	1 Bed	2 Bed (3p)	Duplex (3b5p)	Total Units	Bedrooms	Bedspaces	Dual Aspect	Dual+ %	NIA	Efficiency	Resi GIA	Non-Resi GIA	Total GIA	Resi Ancillary (incl. in Resi GIA)	
00		5	4		9	13	22	3	33%	522	63%	828		828	137.1	
01	4	6	4		14	14	32	5	36%	691.5	82%	843.5		843.5		
02	4	6	4		14	14	32	5	36%	691.5	82%	843.5		843.5		
03	4	6	4		14	14	32	5	36%	691.5	82%	843.5		843.5		
04		7	3		10	13	23	5	50%	553.8	80.1%	691.5		691.5		
Totals:	12	30	19		61	68	141	23	38%	3150.3	77.8%	4050	N/A	4050	137.1	

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Block 02B 53 Units															
Level	Studio	1 Bed	2 Bed (3p)	Duplex (3b5p)	Total Units	Bedrooms	Bedspaces	Dual Aspect	Dual+ %	NIA	Efficiency	Resi GIA	Non-Resi GIA	Total GIA	Resi Ancillary (incl. in Resi GIA)
00		5	4		9	13	22	3	33%	521.8	63.1%	827.1		827.1	137.2
01	4	6	4		14	14	32	5	36%	690.8	82%	842.3		842.3	
02	4	6	4		14	14	32	5	36%	690.8	82%	842.3		842.3	
03	4	6	4		14	14	32	5	36%	690.8	82%	842.3		842.3	
04		1	1		2	3	5	1	50%	122.6	60.3%	203.3		203.3	
Totals:	12	24	17		53	58	123	19	36%	2716.8	76.4%	3557.3	N/A	3557.3	137.2

Block 03A 65 Units															
Level	Studio	1 Bed	2 Bed (3p)	Duplex (3b5p)	Total Units	Bedrooms	Bedspaces	Dual Aspect	Dual+ %	NIA	Efficiency	Resi GIA	Non-Resi GIA	Total GIA	Resi Ancillary (incl. in Resi GIA)
00		8	3		11	14	25	3	27%	579.4	60.3%	960.2		960.2	169.8
01		8	6		14	20	34	7	50%	786.3	80.4%	977.8		977.8	
02		8	6		14	20	34	7	50%	786.4	80.4%	977.8		977.8	
03		8	6		14	20	34	7	50%	786.4	80.4%	977.8		977.8	
04		8	4		12	16	28	5	42%	669.2	78.7%	850.8		850.8	
Totals:		40	25		65	90	155	29	45%	3607.7	76%	4744.4	N/A	4744.4	169.8

Block 03B 47 Units															
Level	Studio	1 Bed	2 Bed (3p)	Duplex (3b5p)	Total Units	Bedrooms	Bedspaces	Dual Aspect	Dual+ %	NIA	Efficiency	Resi GIA	Non-Resi GIA	Total GIA	Resi Ancillary (incl. in Resi GIA)
00		6	3		9	12	21	3	33%	486.6	60.7%	802.1		802.1	147.6
01		7	5		12	17	29	7	58%	674.1	82%	822		822	
02		7	5		12	17	29	7	58%	674.1	82%	822		822	
03		7	5		12	17	29	7	58%	674.1	82%	822		822	
04		1	1		2	3	5	1	50%	125.7	60.9%	206.4		206.4	
Totals:		28	19		47	66	113	25	53%	2634.6	75.8%	3474.5	N/A	3474.5	147.6

Block 04A 53 Units															
Level	Studio	1 Bed	2 Bed (3p)	Duplex (3b5p)	Total Units	Bedrooms	Bedspaces	Dual Aspect	Dual+ %	NIA	Efficiency	Resi GIA	Non-Resi GIA	Total GIA	Resi Ancillary (incl. in Resi GIA)
00		2	1		3	4	7			165.9	10.2%	642	988.4	1630.4	290.4
01		11	5		16	21	37	6	38%	863.5	79.8%	1082.1		1082.1	
02		10	6		16	22	38	7	44%	876.9	80.7%	1086.9		1086.9	
03		10	6		16	22	38	7	44%	876.9	80.7%	1086.9		1086.9	
04		1	1		2	3	5	1	50%	124.5	60.9%	204.5		204.5	
Totals:		34	19		53	72	125	21	40%	2907.7	57.1%	4102.4	988.4	5090.8	290.4

Block 04B 60 Units															
Level	Studio	1 Bed	2 Bed (3p)	Duplex (3b5p)	Total Units	Bedrooms	Bedspaces	Dual Aspect	Dual+ %	NIA	Efficiency	Resi GIA	Non-Resi GIA	Total GIA	Resi Ancillary (incl. in Resi GIA)
00		5	1		6	7	13	1	17%	303.4	22.5%	597.7	749.6	1347.3	148
01		10	4		14	18	32	6	43%	752.3	79.5%	946.8		946.8	
02		9	5		14	19	33	7	50%	765.8	80.4%	952		952	
03		9	5		14	19	33	7	50%	765.8	80.5%	950.8		950.8	
04		9	3		12	15	27	5	42%	649.8	78.8%	824.7		824.7	
Totals:		42	18		60	78	138	26	43%	3237.1	64.5%	4272	749.6	5021.6	148

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Density (Net Site Area) 185/UpH						
Proposed: Required:						
Communal Open Space Area: 3100 1979						
Public Open Space Area: 3468 (16%) 10-15% Site Area						
Demolition Area 10368						

Creche					
Block 01					
Level		NIA	Efficiency	Non-Resi GIA	Total GIA
0		350	100.00%	350	350
Totals:		350	100.00%	350	350

Podium Car Park					
Block 4					
Level	Car Spaces	Motorbike Spaces	NIA	Efficiency	Non-Resi GIA Total GIA
0	62	2	1770	100.00%	1770 1770
Totals:	62	2	1770	100.00%	1770 1770

Car Parking Schedule	
No. Spaces	
External Car Parking Spaces	140
incl. 18no. EV Car Parking Spaces	
incl. 7no. Accessible Car Parking Spaces	
Podium (Block 04) Car Parking Spaces	62
incl. 6no. EV Car Parking Spaces	
incl.2 no. Accessible Car Parking Spaces	
Total Parking Spaces:	202

Motorbike Parking Schedule	
Total Motorbike Parking Spaces (Podium Block 04) :	2

Bicycle Parking				
Long Term(1 per bedroom):				
Storage Location	Double Stacker	Cargo Bike	Sheffield Stand	Area (Gross) m2:
External Bike Store No.1	60			31
External Bike Store No.2	60			31
Block 01	60	2		
Block 02A	64	1		
Block 02B	64	1		
Block 03A	60	1		
Block 03B	56	1		
Block 04A	52	5		
Block 04B	58	3		
incl. 1x Creche Term Stay Space				
Total:	534	14		
Total Long Stay Bike Parking Spaces:	548			

			Short Term (1 per 2 apartments):	
Short Term Bike Parking Spaces Provided		204		
incl. 3x Creche Short Term Space				
Total (Long Term and Short Term) Bike Parking Spaces:	752			

Demolition	
Existing Building No. 1	3191
Existing Building No. 2	429
Existing Building No. 3	6748
Total Demolition Area (m²)	10368