

12 Detailed Design - How well thought through is the building and landscape design?



Figure 19 - CGI view of the houses

13 Proposed Design - Permitted vs Proposed



Figure 20 - Permitted Block E ground floor plan



Figure 21 - Proposed Block E Houses ground floor plan

13 Proposed Design - Permitted vs Proposed



Figure 22 - Permitted Block E elevations

13 Proposed Design - Permitted vs Proposed



Figure 23 - Proposed Block E houses elevations

BLOCK E - AREA ACHIEVED

Description	4 Bed - 6 Person (3 Storey)							
Unit Number	1	2	3	4	5	6	7	8
Type	HA4G	H4B	H4A	H4B	H4A	H4B	H4A	H4BG
Unit Size (m ²)	165.6	165.7	165.6	165.7	165.6	165.7	165.6	165.7
Unit Size Required (m ²)	130.0	130.0	130.0	130.0	130.0	130.0	130.0	130.0
Unit + 10%	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Number of Bedrooms	4	4	4	4	4	4	4	4
Bed Spaces	6	6	6	6	6	6	6	6
Aggregate Bedroom Area (m ²)	50.9	50.9	50.9	50.9	50.9	50.9	50.9	50.9
Aggregate Bedroom Area Required (m ²)	42.9	42.9	42.9	42.9	42.9	42.9	42.9	42.9
Aggregate Living Area (m ²)	55.0	54.9	55.0	54.9	55.0	54.9	55.0	54.9
Aggregate Living Area Required (m ²)	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0
Storage Provided in Unit (m ²)	18.1	18.1	18.1	18.1	18.1	18.1	18.1	18.1
Storage Required (m ²)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Main Living Area (m ²)	17.1	17.1	17.1	17.1	17.1	17.1	17.1	17.1
Minimum Main Living Area (m ²)	15.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0
Private Amenity Space Provided (m ²)	118.8	88.0	79.2	72.3	67.9	68.6	68.4	83.4
Private Amenity Space Required (m ²)	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0
Cycle Parking	4	4	4	4	4	4	4	4
Car Parking	1	1	1	1	1	1	1	1

Appendix B - Overall Unit Schedule

Level	Block A				Block B				Block C				Block D				Block E Houses				
	1B1P	1B2P	2B4P	3B5P	1B1P	1B2P	2B4P	3B5P	1B1P	1B2P	2B4P	3B5P	1B1P	1B2P	2B4P	3B5P	1B1P	1B2P	2B4P	3B5P	4B6P
Level 10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Level 09	-	-	-	-	-	-	-	-					-	-	-	-	-	-	-	-	-
Level 08	-	-	-	-	2	10	4	-	0	5	4	1	-	-	-	-	-	-	-	-	-
Level 07	-	2	2	-	2	12	4	-	1	6	7	1	-	-	-	-	-	-	-	-	-
Level 06	-	2	4	-	2	14	4	-	1	8	7	1	-	8	2	-	-	-	-	-	-
Level 05	-	2	6	-	2	16	4	-	1	8	7	1	-	8	6	-	-	-	-	-	-
Level 04	-	2	6	-	2	16	4	-	1	8	7	1	-	8	6	-	-	-	-	-	-
Level 03	-	2	6	-	2	16	4	-	1	8	7	1	-	8	6	-	-	-	-	-	-
Level 02	-	2	6	-	2	16	4	-	1	8	7	1	-	8	6	-	-	-	-	-	-
Level 01	-	2	6	-	2	16	4	-	1	8	7	1	-	8	6	-	-	-	-	-	-
Ground Level 00	-	2	6	-	-	3	1	-	1	7	7	1	1	7	6	-	-	-	-	-	8
Sub-Total	0	16	42	0	16	119	33	0	8	66	60	9	1	55	38	0	0	0	0	0	8
Block Total	58				168				143				94				8				
Scheme Total	471																				
Mix by Block (%)	0%	28%	72%	0%	10%	71%	20%	0%	6%	46%	42%	6%	1%	59%	40%	0%	0%	0%	0%	0%	100%
Residents cycle requirement	100				201				221				132				32				
Visitor cycle requirement	29				84				72				47				4				

Application Site Mix					
Unit. Type	1B1P	1B2P	2B4P	3B5P	4B6P
Totals	25	256	173	9	8
Mix	5%	54%	37%	2%	2%
Total Mix	60%			40%	

Cycle Space Provision		
	Required	Provided
Residents	686	686
Visitors	236	248
Total	922	934

Amenity Requirement		
Type	Communal	Private
Block A	374	374
Block B	890	890
Block C	863	863
Block D	545	545
Block E	0	400
Total Amenity	2672	3072

Appendix C - Overall Summary Schedule Permitted vs Proposed

Summary Schedule

MLD-1-03-XXX-ZZZ-SH-RAU-AR-0003

Date: 07.12.21

Project: P21-015D Marmalade Lane Residential

Rev: P4.1

Building Usage	
Creche	
Café	
Total Commercial	
Residential	
	1B1P
	1B2P
	2B4P
	3B5P
	Total Units
	Dual Aspect
Residential Amenity (facilities) m2	
Residential Amenity m2 / Unit	
Total GIA	
Parking Provision	
	Street Level
	Basement/Undercroft (inc. disabled)
Total	
Private Amenity Space as balconies	
Residents Amenity	
Communal Amenity Space	

Marmalade Lane	
m2	ft2
438.60	4,721.05
96.70	1,040.87
535.30	5,761.92
44,728.65	481,454.72
Units	Mix
28	5%
297	56%
197	37%
9	2%
531	
45.4%	
1,488	
2.8	
45,263.95	487,216.63
	16
	155
	171
Requirement	Provided
3057.0	3057.0
-	1488.3
3057.0	6977.7

Site Area (Red Line)	m2	41,936.71
	ha	4.19

Public Open Space (Population Based)	m2	12347.52	
	ha	1.23	29.44%

Net Site Area (minus Public Open Space)	m2	29589.19
	ha	2.96

Plot Ratio	GIA m2/Site m2	1.08
Plot Ratio (minus Public Open Space)	GIA m2/Site m2	1.53
Site Coverage	Level 00 GEA	15.52%
Residential Density		126.62
Dual Aspect		45.4%

% Commercial Development	1.18%
% Residential Development	98.82%

Level 02 GEA (Typical Full Floor)	6,509.50
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P3.0	SHD Stage 2 Submission	P4.0	SHD Stage 3 Submission
P3.1	Draft SHD Stage 3 Submission	P4.1	SHD Stage 3 Submission
P3.3	Post draft Stage 3 amendments		

Figure 24 - Permitted Site Summary schedule

Appendix C - Overall Summary Schedule Permitted vs Proposed

Summary Schedule

MLD-1-03-XXX-ZZZ-SH-RAU-AR-0003

Date: 10.10.25

Project: P21-015D Marmalade Lane Residential

Rev: P9.0

Building Usage	
Creche	
Café	
Total Commercial	
Residential	
	1B1P
	1B2P
	2B4P
	3B5P
	4B6P
	Total Units
	Dual Aspect
Residential Amenity (facilities) m2	
Residential Amenity m2 / Unit	
Total GIA	
Parking Provision	
Street Level	
Basement/Undercroft (inc. disabled)	
Total	
Private Amenity Space as balconies	
Residents Amenity	
Communal Amenity Space	

Marmalade Lane	
m2	ft2
438.60	4,721.05
96.70	1,040.87
535.30	5,761.92
44,728.65	481,454.72
Units	Mix
25	5%
256	54%
173	37%
9	2%
8	2%
471	
45.0%	
1,488	
3.2	
44,246.15	476,261.13
	24
	155
	179
Requirement	Provided
3072.0	3072.0
-	1488.3
3057.0	6470.7

Site Area (As permitted Red Line)	m2	41,936.71
	ha	4.19

Public Open Space (Population Based)	m2	12,347.52	
	ha	1.23	29.44%

Net Site Area (minus Public Open Space)	m2	29,589.19
	ha	2.96

Plot Ratio	GIA m2/Site m2	1.06
Plot Ratio (minus Public Open Space)	GIA m2/Site m2	1.50
Site Coverage	Level 00 GEA	13.94%
Residential Density		112.31
Dual Aspect		45.0%

% Commercial Development	1.21%
% Residential Development	101.09%

Level 02 GEA (Typical Full Floor)	5,845.74
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P3.0	SHD Stage 2 Submission	P4.1	SHD Stage 3 Submission
P3.1	Draft SHD Stage 3 Submission	P8	Planning Submission
P3.3	Post draft Stage 3 amendments	P9.0	SHD Block E Stage 3 Submission
P4.0	SHD Stage 3 Submission		

Figure 25 - Proposed Site Summary schedule