



ARCHITECTURAL DESIGN STATEMENT

Student Village, Cork Road , Co. Waterford

January 2024

LRD Application

Job No.: 22032

FEWER HARRINGTON
& PARTNERS MULTIDISCIPLINARY
ARCHITECTURE

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1

INTRODUCTION & VISION

INTRODUCTION

This architectural design statement is presented by Fewer Harrington & Partners (FHP) for the development of a Student Village at the Cork Road, Waterford.

This document first proceeds with a background into the planning of the site, the context and identifies the development standards adhered to. This document will then illustrate how the proposal adheres to good Urban Design

Principles to create a better urban environment.

This proposal addresses the significant shortage of off-campus purpose built, high quality student accommodation in the city and proposes the creation of new student housing for 582 residents. The new student accommodation will form the central development of the proposed masterplan of the area and will create a strong architectural edge with high

quality architecture and landscape areas.

In addition to tackling the pressing shortage of student accommodation, FHP, as a leading Architecture practice in Ireland, places a strong emphasis on the harmonious integration of the buildings with the surrounding environment. We aim to create a balanced ecosystem that fosters a sense of tranquility and connection with nature. Moreover, our vision extends beyond the confines of the development itself, as we actively consider the future development of the local area. Through strategic partnerships and community engagement, we seek to contribute positively to the growth and vitality of the neighborhood, transforming it into a thriving hub for learning, living, and leisure.

FHP have developed a team of experienced architects and additional consultants that have successfully delivered a variety of projects in order to assist with this planning application. Our team of Architects, Urban Designers, Planners, Engineers, Landscape architects, Ecologists, and surveyors provide our clients with an all-inclusive service required to meet all current statutory regulations withing the development.

FHP is committed to the core values of excellence, integrity, innovation, creativity, enjoyment and diversity. We achieve our goals through our dedication to retaining and developing talented and creative staff. This is the cornerstone of our success. At the core of FHP is a global network of experts delivering the highest quality projects for our clients.



Figure 1. indicative project (FHP)

DESIGN TEAM

The project involved an exceptionally experienced design team who have worked closely together on numerous projects. It was of key importance to have a suitability qualified design team appointed for this project to ensure all areas of disciplines were addressed for the proper planning and sustainable development.



ARCHITECT
FHP ARCHITECTS

FEWER HARRINGTON
& PARTNERS MULTIDISCIPLINARY ARCHITECTURE

CIVIL & STRUCTURAL ENGINEER
MALONE O'REGAN CONSULTING ENGINEERS



MECHANICAL & ELECTRICAL
LAWLER CONSULTING

LAWLER
CONSULTING

ENVIRONMENTAL CONSULTANT
RUSSELL ENVIRONMENTAL & SUSTAINABILITY SERVICES LTD



Russell Environmental and Sustainability Services Limited

TRAFFIC CONSULTANT
COAKLEY CONSULTING ENGINEERS



DEVELOPER
FRISBY HOMES



QUALITY SURVEY
CARRON + WALSH



LANDSCAPE ARCHITECT
CUNNANE STRATTON REYNOLDS

CUNNANE STRATTON REYNOLDS
LAND PLANNING & DESIGN

PLANNING CONSULTANT
MCCUTCHEON HALLEY CHARTERED PLANNING AND ENVIRONMENTAL CONSULTANTS



FIRE CONSULTANT
GSP FIRE LTD



VISION

Our vision is to create a transformative student accommodation area that transcends conventional living spaces, becoming a catalyst for personal and academic growth. Rooted in the belief that the environment profoundly impacts student experiences, we aspire to build a nurturing community that inspires curiosity, fosters collaboration, and empowers young minds to thrive.

Our design weaves together architectural excellence, sustainable practices, and a seamless integration with the environment. Harmoniously blending green spaces and modern infrastructure, students will find a refreshing respite, cultivating an eco-conscious lifestyle and a deeper appreciation for nature.

Social engagement, intellectual exploration, and holistic well-being will flourish in communal areas that encourage diverse interactions and form lifelong connections. Shared amenities and innovative spaces will foster a culture of continuous learning and personal development, nurturing a community that thrives on collective growth.

As a beacon of sustainability, our design showcases mindful construction coexisting harmoniously with the ecosystem. Students will immerse in a living laboratory featuring cutting-edge technologies, energy efficiency, and sustainable practices, empowering them as responsible global citizens.

Moreover, our vision extends beyond the student accommodation area to contribute to the regional development. Aligned with the Regional Spatial and Economic Strategy (RSES) population targets for Waterford City and County to increase by 60% till 2040, we consider the further development of the adjacent area

while prioritizing site safety concerns.

Ultimately, our vision is to create an empowering and transformative environment that nurtures the intellect, enriches lives, and lays the foundation for future leaders and change-makers. Through thoughtful design, sustainability, and commitment to community, we aspire to inspire the minds of tomorrow and leave an enduring legacy that resonates for generations to come.



DEVELOPMENT DESCRIPTION

Our student accommodation project is a visionary endeavour aimed at addressing the pressing shortage of high-quality living spaces for 3rd level students. With a total capacity of accommodating 582 beds, this development stands as a central element within the proposed masterplan of the area. The physical layout is thoughtfully designed to create a harmonious blend of architecture and landscape, seamlessly integrating the buildings with the surrounding environment.

The architectural style exudes modernity and comfort, featuring contemporary facades and energy-efficient designs. Within the buildings, a wide range of accommodation units caters to the diverse needs of students, while communal areas such as lounges, study pods, and shared kitchens promote social engagement and collaboration.

Emphasizing sustainability, the development incorporates green spaces and environmentally conscious landscaping, offering students a serene retreat amid urban life. The project embraces cutting-edge technologies for energy efficiency and water conservation, aligning with our commitment to responsible environmental practices.

Ensuring accessibility and safety for all, the development adheres to universal design principles and meets the highest safety standards. With an eye towards the future, our student accommodation project is designed to accommodate potential expansion, offering flexibility to adapt to evolving needs.

In summary, our student accommodation project envisions a transformative living space that fosters academic growth, community spirit, and environmental stewardship. Through thoughtful design and a focus on sustainable living, we aspire to provide a nurturing home for students, empowering them to excel in their educational journey and make lasting connections that extend far beyond their time on campus.



2

SITE ANALYSIS

SITE LOCATION

The site area, consisting of 1.99 hectares, is located within the University District of the Kilbarry/Ballybeg neighbourhood (Figure 1) in Waterford Metropolitan area. It is c. 3 kilometres south-west of Waterford city centre. The area is bound to the north by the Cork Road (R680), to the west by Ballybeg Drive, to the south and east by the future upgraded Lacken Road, as shown in Figure 2.

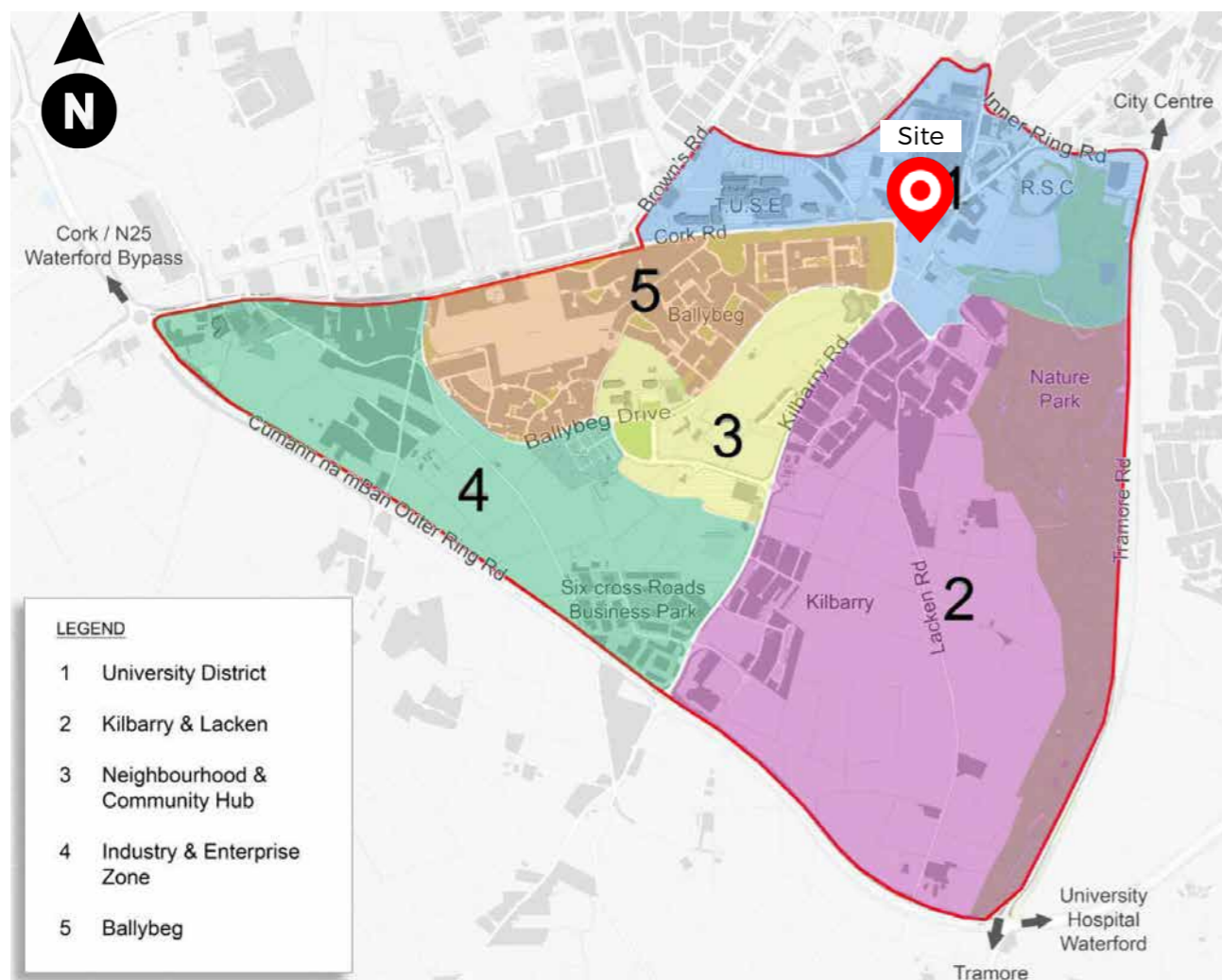


Figure 1. 5 no. character areas in Kilbarry / Ballybeg neighbourhood.
 Source: Waterford City & County Development Plan 2022 – 2028. Appendix 6: City South West (Kilbarry Ballybeg and Lacken) Design Framework.

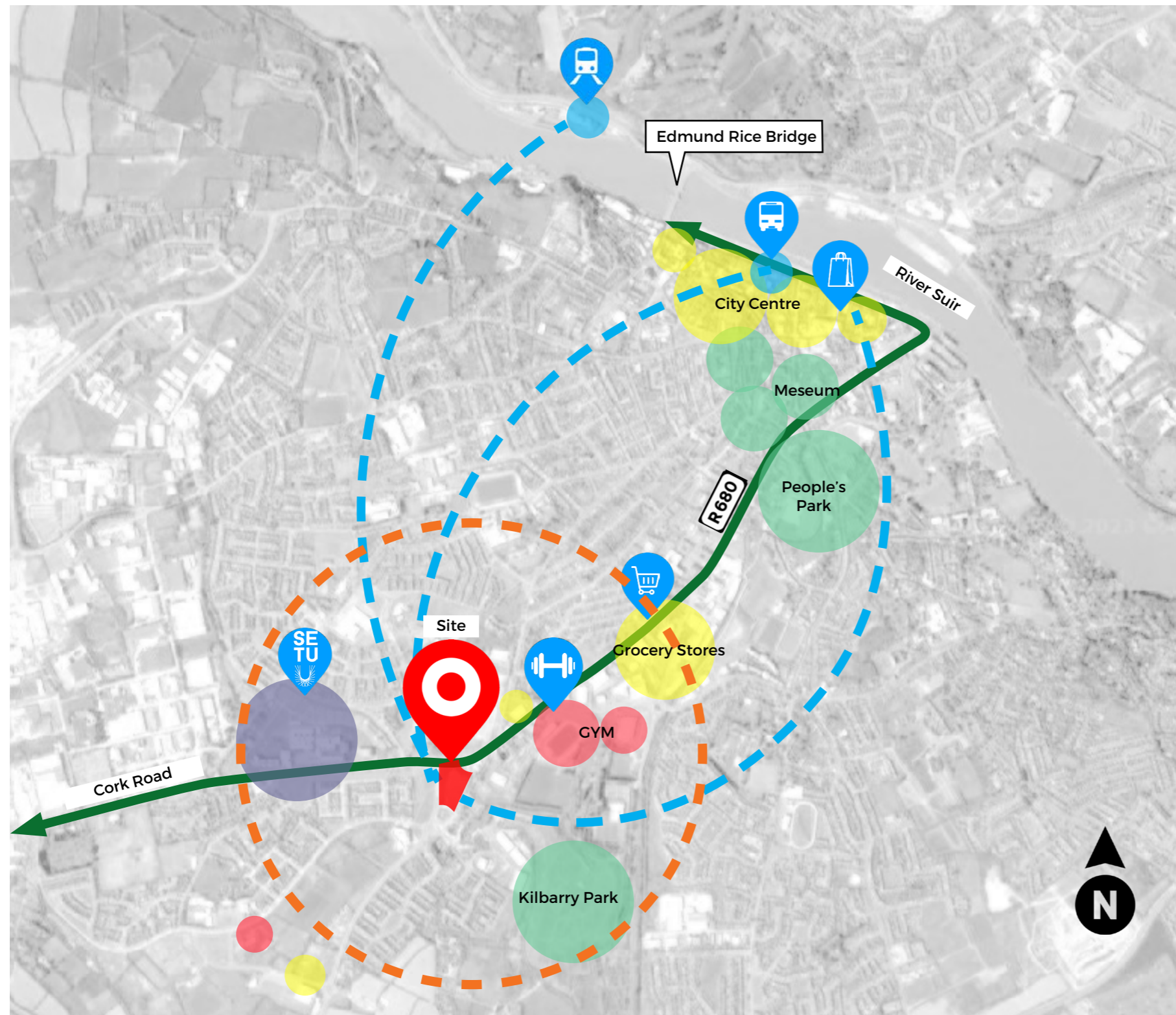


Figure 2. Indicative site location marked up on Google map.



Figure 3. Existing/ Indicative images of the Cork Road/University Mile

MACRO SITE CONTEXT

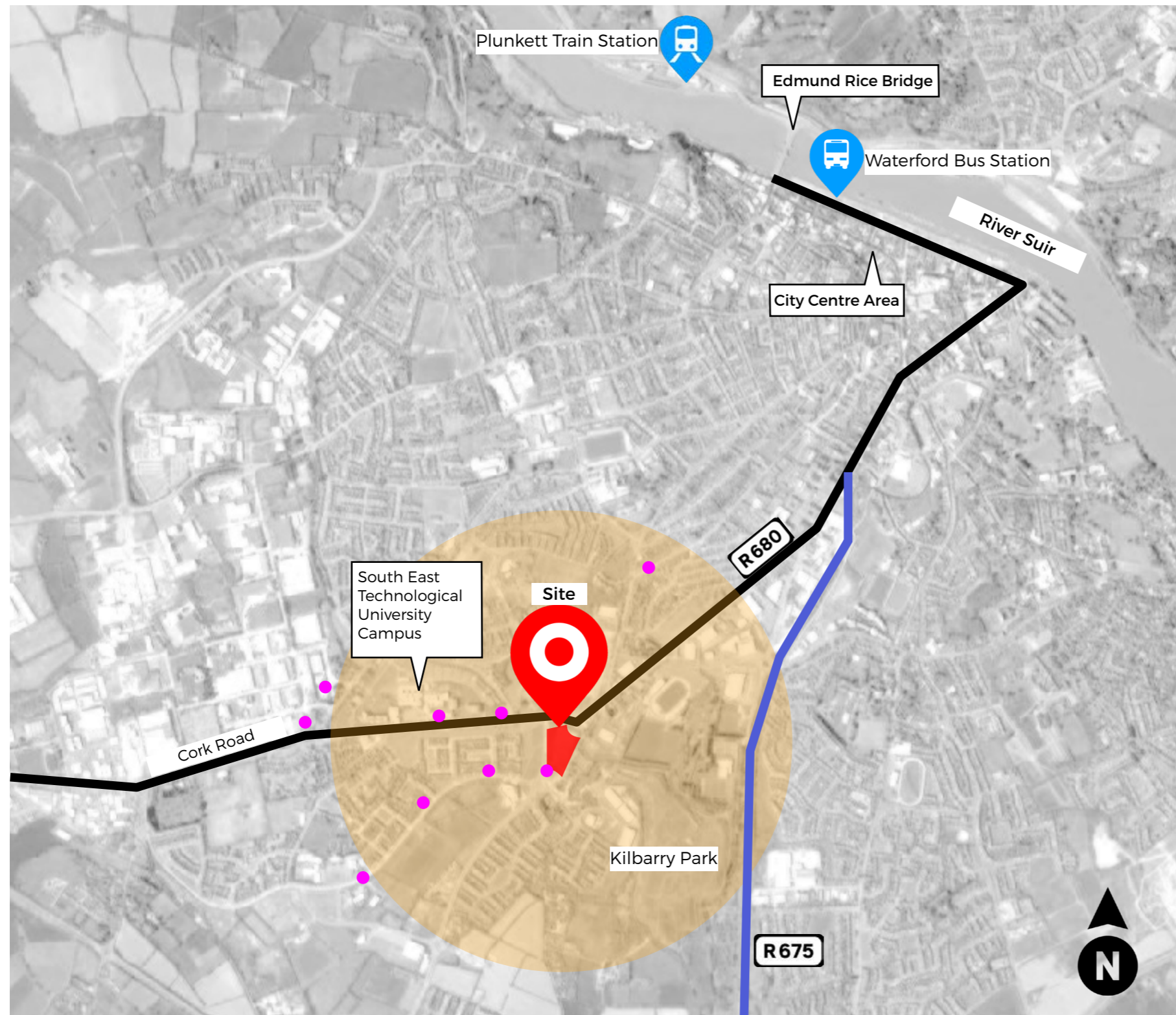


LEGEND





- - - 15 min driving
- - - 10 min walking circle
- sport facilities
- shopping
- transport hub
- city culture & recreation area
- 3rd level education facility



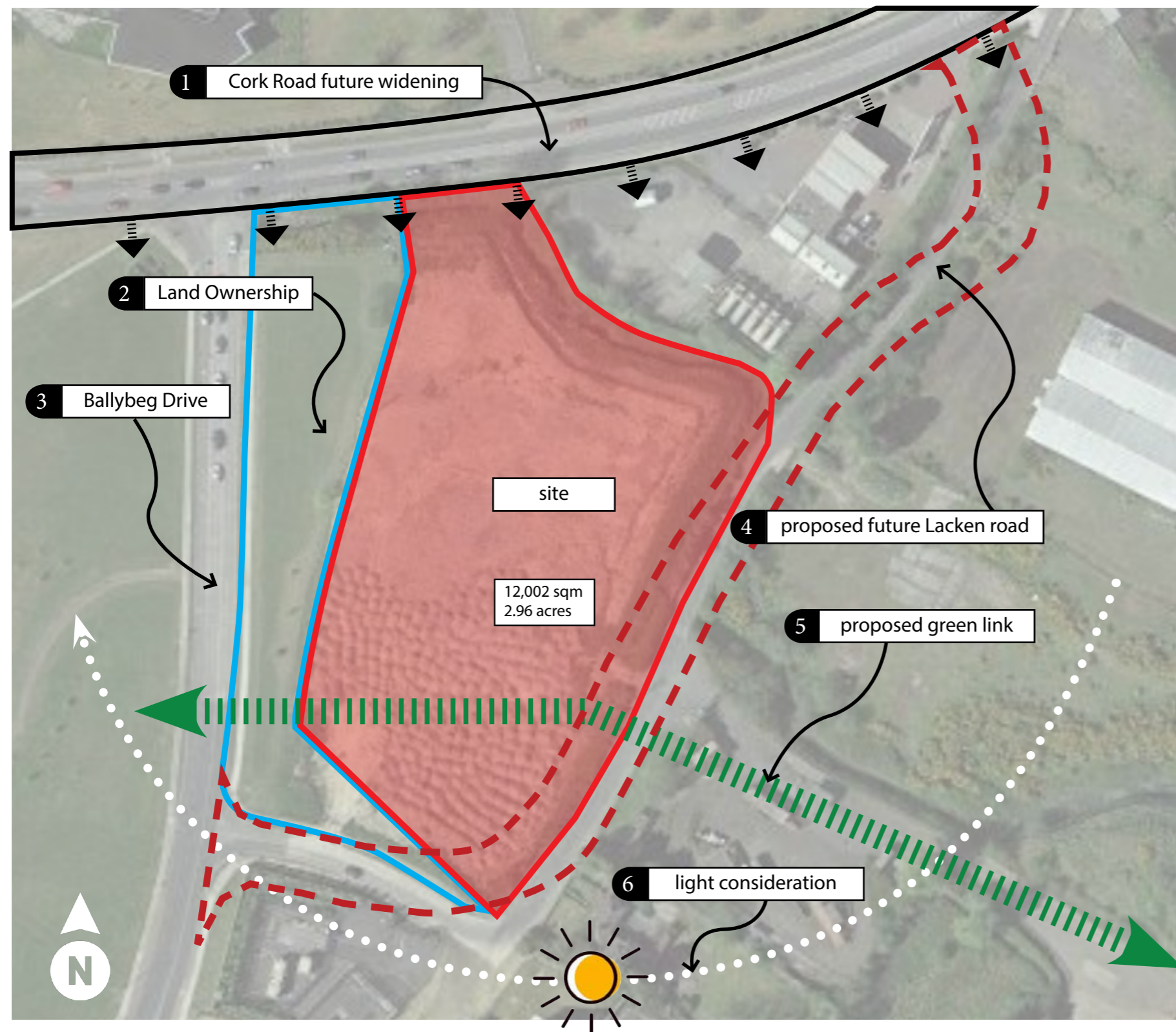
MACRO SITE CONTEXT



LEGEND

-  regional road R680
-  regional road R675
-  10 min walking circle
-  nearby bus stops

SITE ANALYSE & CONSTRAINTS

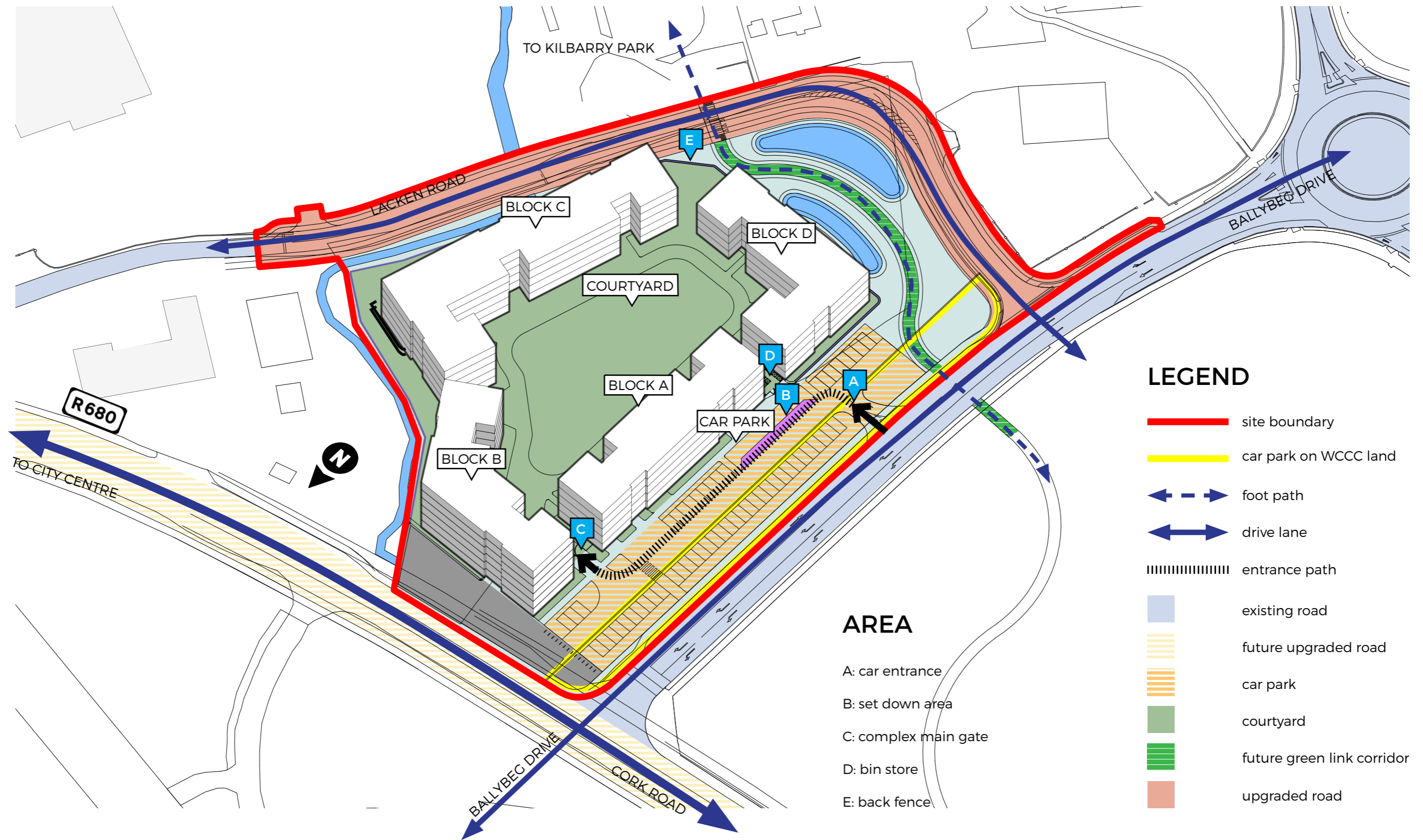


- 1 The northern expanse of the site is earmarked for the future widening of Cork Road. This delineation plays a pivotal role in establishing the building block's boundary, ensuring a comfortable separation of 14 meters from the existing road edge.
- 2 The land ownership of this area belongs WCCC.
- 3 The primary traffic influx originates from Ballybeg Drive, indicating that the western section of the site is most suited for the establishment of a car park and the main entrance.
- 4 The existing single-lane road will be upgraded and widened. A segment of this road traverses through the site, forming an integral part of the project's development plan.
- 5 The forthcoming greenlink, alongside its associated green infrastructure, must be integrated into the development.
- 6 The masterplan must account for the duration of natural light hours to optimise both energy efficiency and the overall well-being of occupants.

3

DESIGN PROPOSALS

MASTERPLAN



LEGEND

- site boundary
- car park on WCCC land
- - - foot path
- = = = drive lane
- ||||| entrance path
- existing road
- ▨ future upgraded road
- ▨ car park
- courtyard
- ▨ future green link corridor
- upgraded road

AREA

- A: car entrance
- B: set down area
- C: complex main gate
- D: bin store
- E: back fence

DESIGN EVOLUTION



INITIAL DESIGN

Initial design featured a parallel layout of the building blocks, aiming to create an organised community with enclosed and safe experiences. However, this design was found to lack sufficient central shared outdoor space. Additionally, reducing the number of entrances would enhance safety and facilitate management.



1st ITERATION

This version comprised a central communal garden surrounded by four building blocks, with entrances placed between them. Nevertheless, to incorporate all required functionalities, the building blocks must span 6-8 stories, hindering ample natural light from reaching the central garden.

DESIGN EVOLUTION



2nd ITERATION

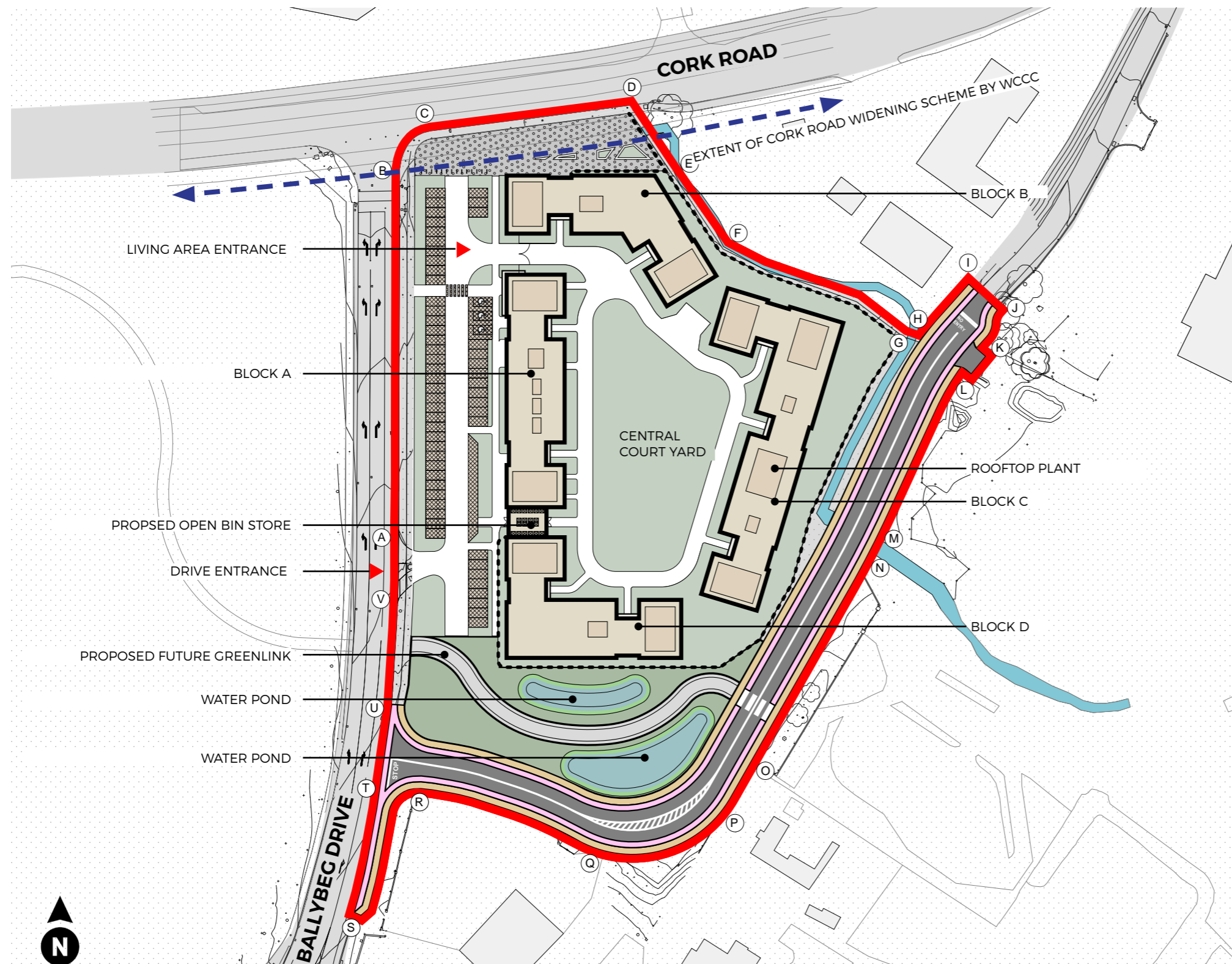
Based on the issues identified in the previous version, the second iteration addressed this by connecting three of the blocks to create a ring-like structure. While this arrangement successfully integrated all functionalities, the scale of the structure wasn't harmonious with the entirety of the site.



3rd ITERATION

This iteration revamped the four-block model with an expanded footprint. Meanwhile, the building height gradually increases from the southern to the northern side, which effectively accommodates all necessary functions while optimising the inflow of natural light into the central garden. Nonetheless, this design was further developed into the field site plan.

SITE PLAN



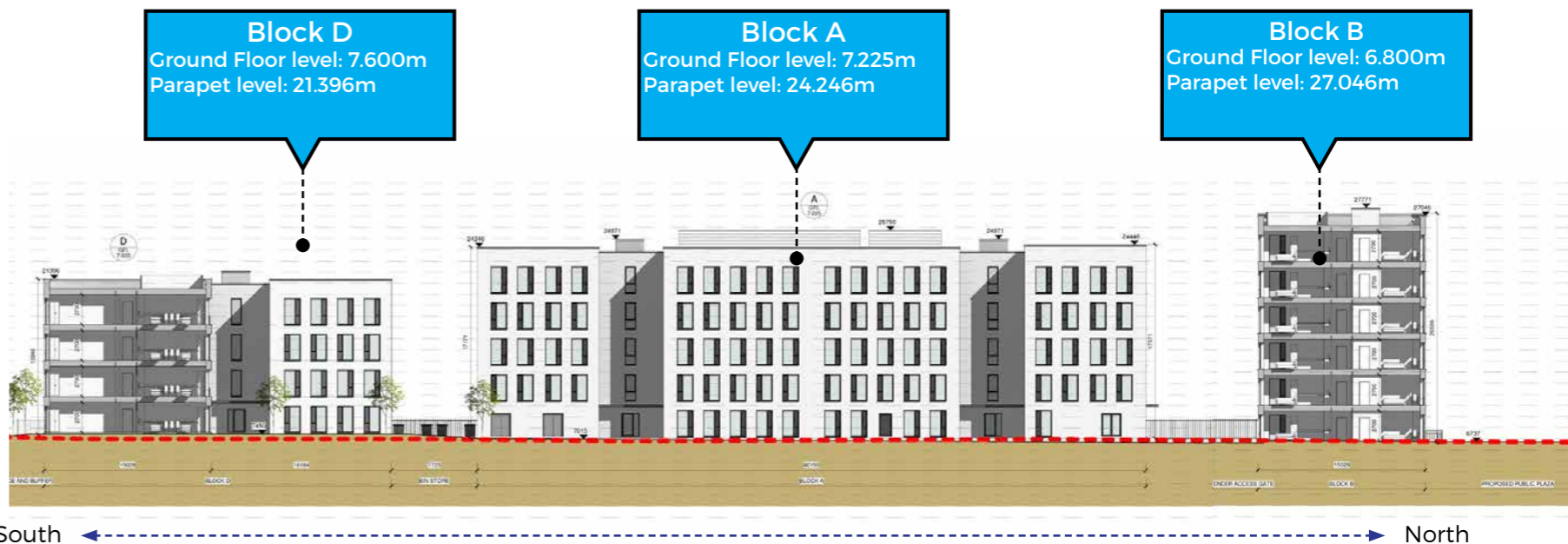
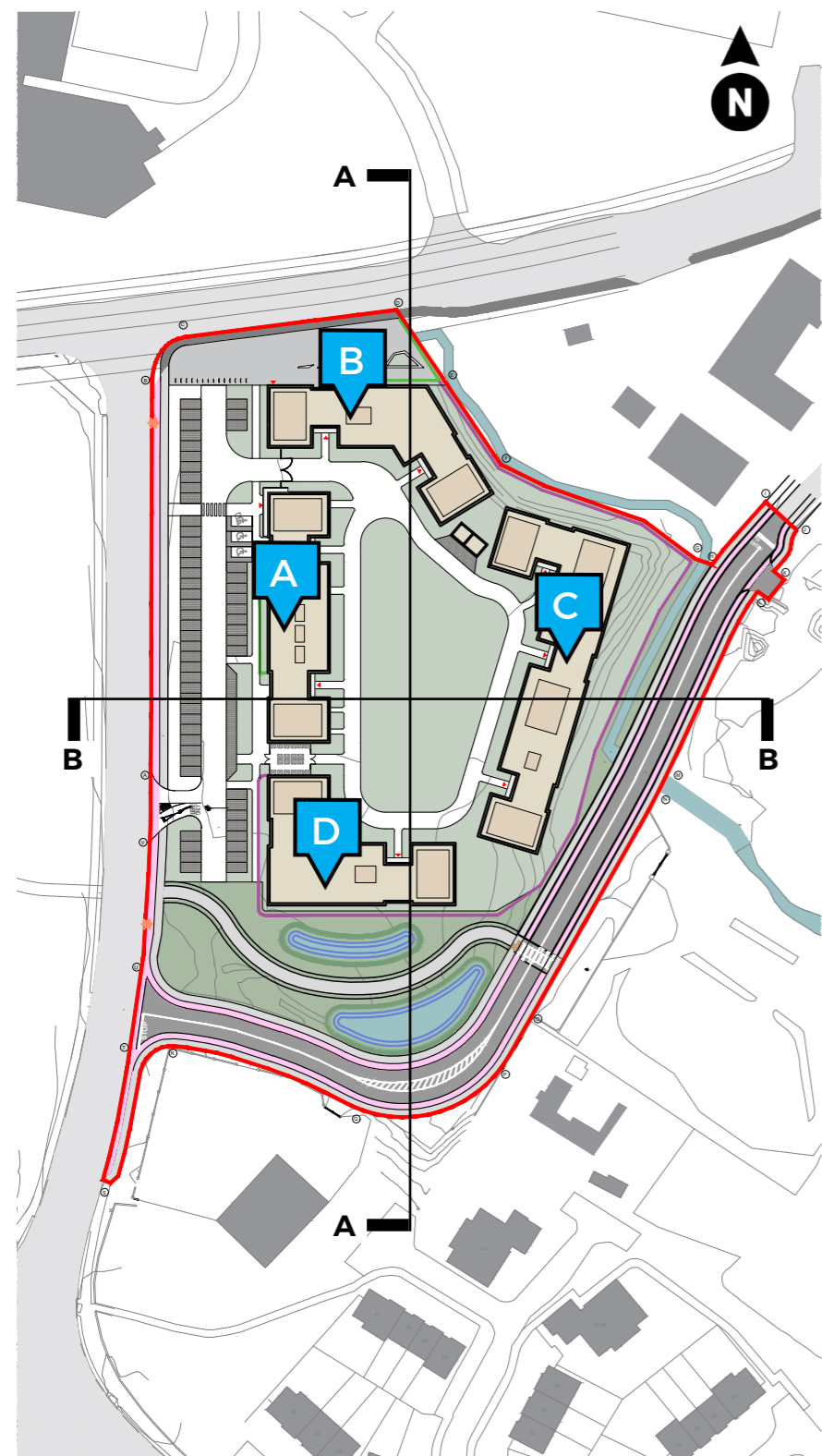
LEGEND

— SITE BOUNDARY 19961 SQ.M/ 1.99 HECTARES

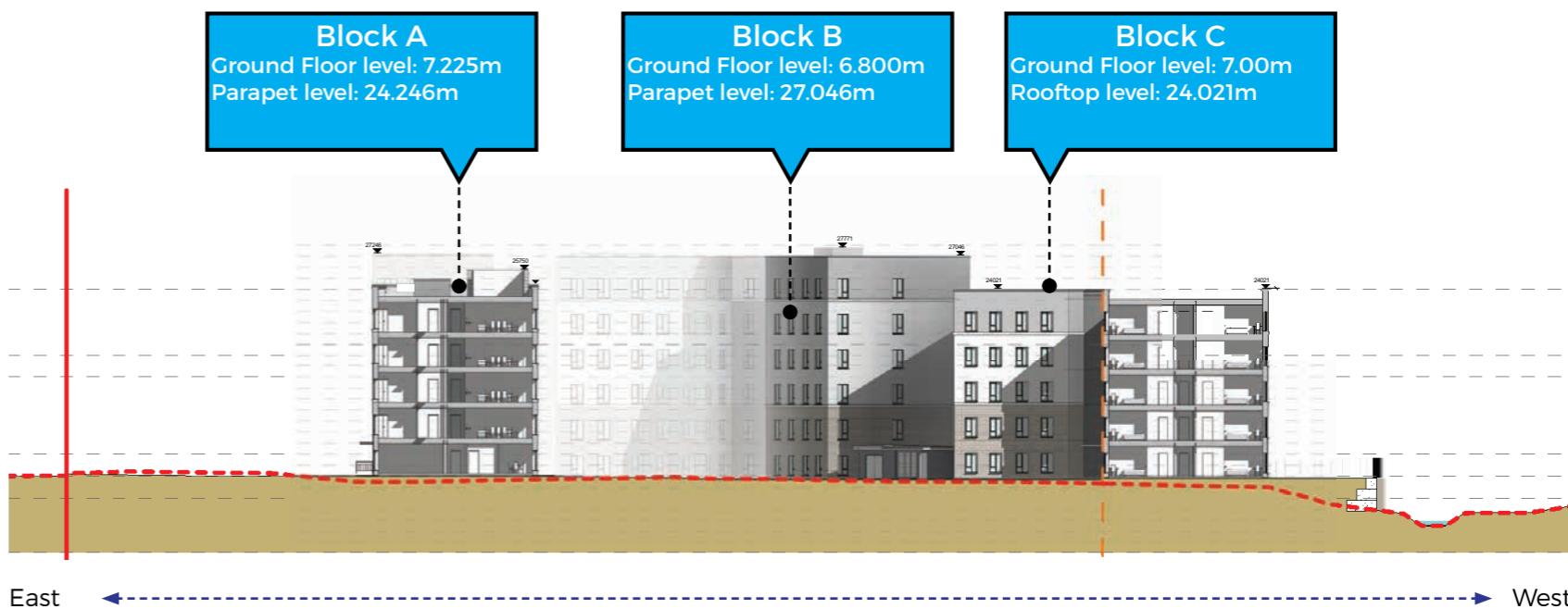
BOUNDARY TREATMENTS

- (A) → (C) PROPOSED FOOTPATH AND CYCLE LANE TO BALLYBEG DRIVE PLEASE REFER TO CIVIL ENGINEER DRAWINGS FOR DETAILS
- (C) → (D) EXISTING FOOTPATH TO CORK ROAD. PROPOSED PUBLIC PLAZA TO BE CONSTRUCTED UP TO EDGE OF EXISTING FOOTPATH
- (D) → (E) PROPOSED BOUNDARY TYPE 2 — 1.2M HIGH STEEL FENCE. PLEASE REFER TO DRAWING NO. PP-1.07 FOR DETAILS
- (E) → (G) PROPOSED BOUNDARY TYPE 1 — 1.8M HIGH STEEL FENCE REINFORCED WITH HEDGING PLEASE REFER TO DRAWING NO. PP-1.07 FOR DETAILS
- (G) → (H) EXISTING STREAM
- (H) → (I) PROPOSED FOOTPATH AND CYCLE LANE AS PART OF LACKEN ROAD UPGRADES. PLEASE REFER TO CIVIL ENGINEER DRAWINGS FOR DETAILS
- (I) → (J) EXTENT OF LACKEN ROAD UPGRADES
- (J) → (K) PROPOSED FOOTPATH AND CYCLE LANE AS PART OF LACKEN ROAD UPGRADES. PLEASE REFER TO CIVIL ENGINEER DRAWINGS FOR DETAILS
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- (V) → (A) PROPOSED LEFT-IN LEFT-OUT ACCESS AS AGREED WITH WCCC

BUILDING HEIGHTS

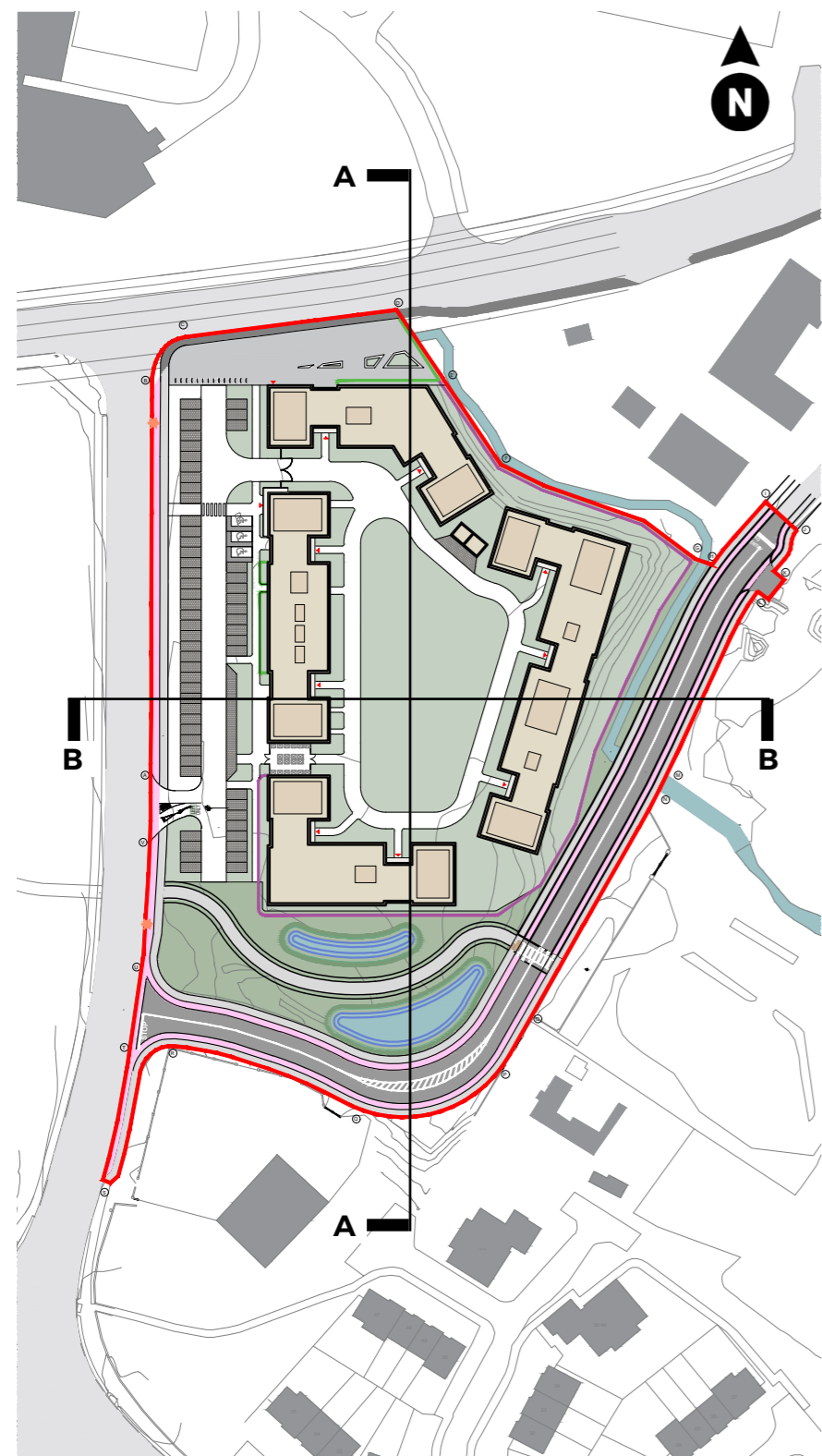


A-A SECTION



B-B SECTION

ORIENTATION



South ← → North

A-A SECTION

The complex features a north-facing highest side and a south-facing lowest side, optimising natural light into the central courtyard, as shown in A-A section, which takes care of users' physical and physiological comfort.

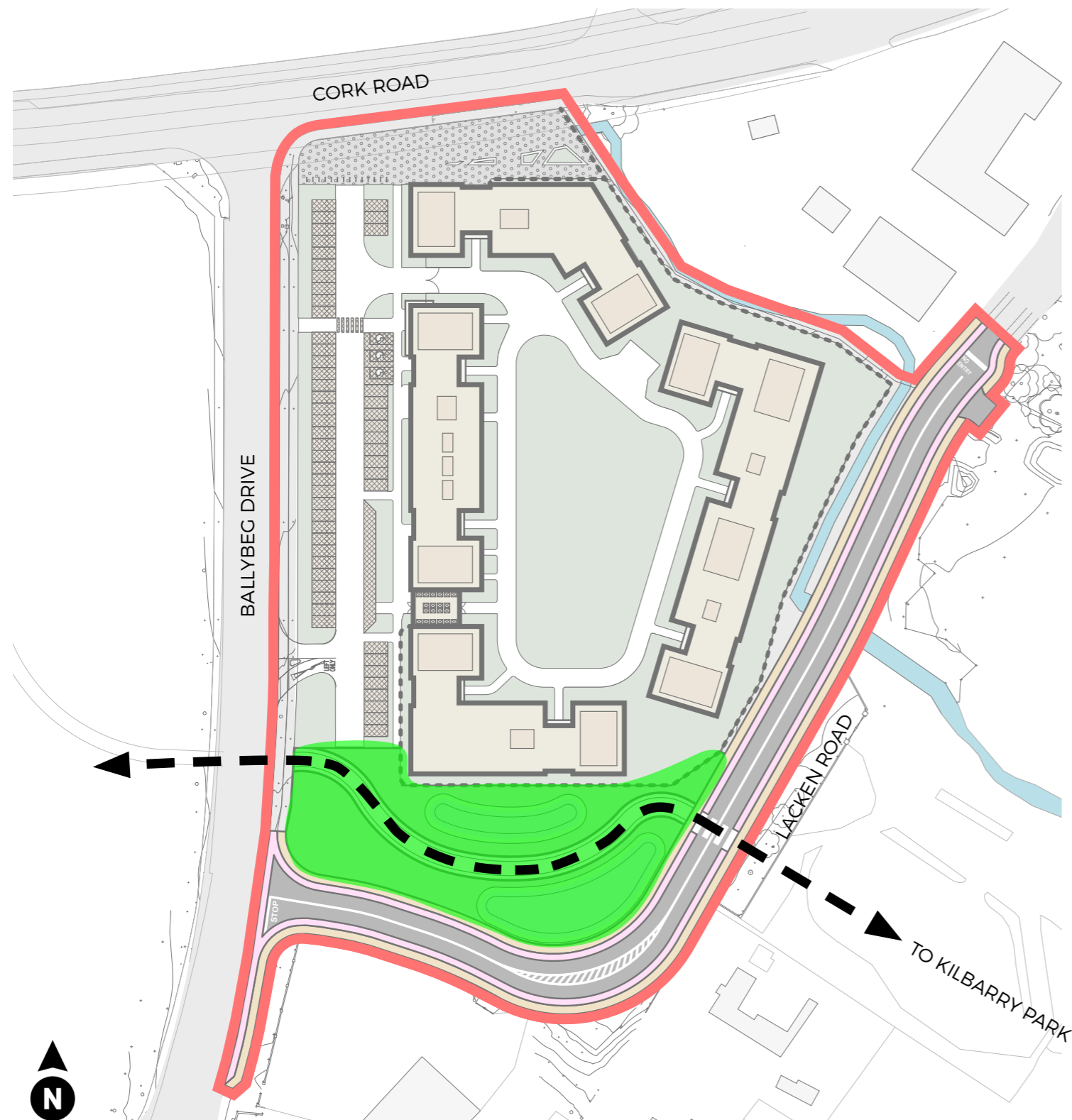


East ← → West

B-B SECTION

By minimising north-facing surfaces, the design achieves eco-efficiency, creating a well-lit and environmentally friendly space.

GREEN LINK



CITY GREEN STRATEGY

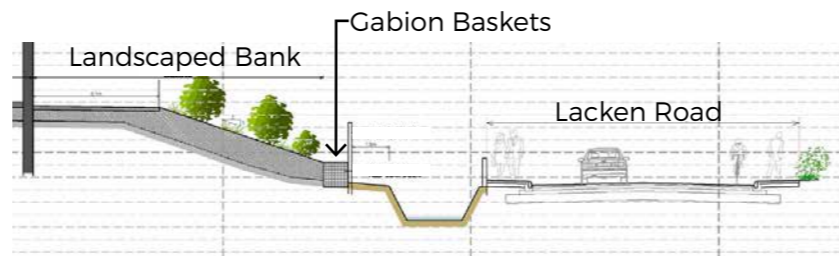
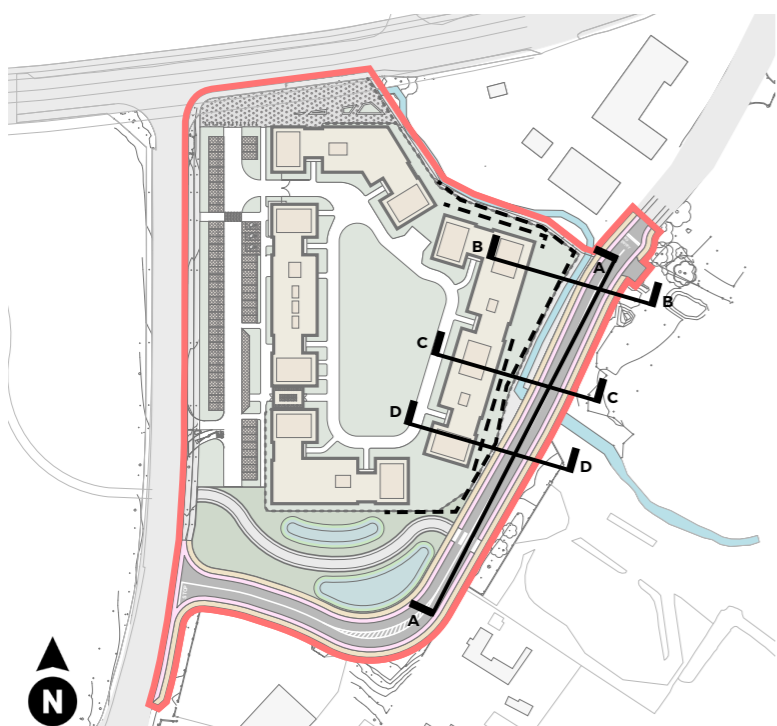
According to the 'WATERFORD CITY & COUNTY DEVELOPMENT PLAN 2022 - 2028', a proposed **GREEN INFRASTRUCTURE AND OPEN SPACE STRATEGY** aims to establish an expanded and improved network of green linkages and biodiversity areas.

The student village is situated along one of the off-road biodiversity corridors, as illustrated in the figure above. Located along the southern boundary of the site, an area has been planned with water ponds and walking/cycling paths, aligning with the green strategy, as shown in the digram on the left.

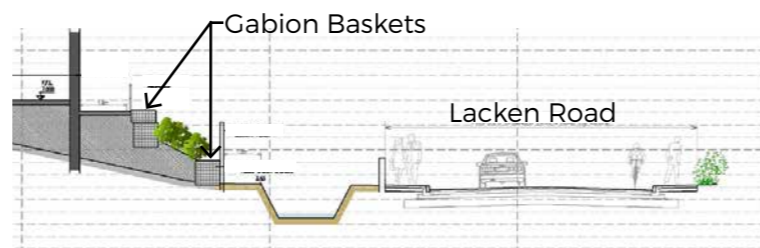
LEGEND

- site boundary
- Green Link Corridor
- Green Link walking path

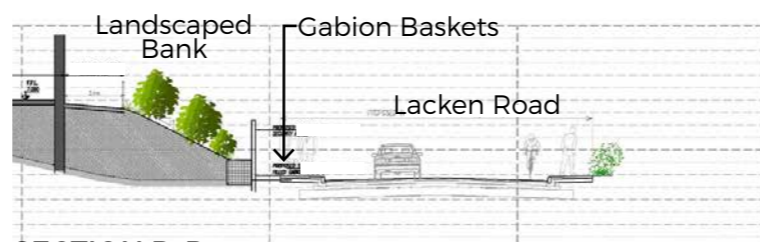
LACKEN ROAD TREATMENT



SECTION B-B



SECTION C-C



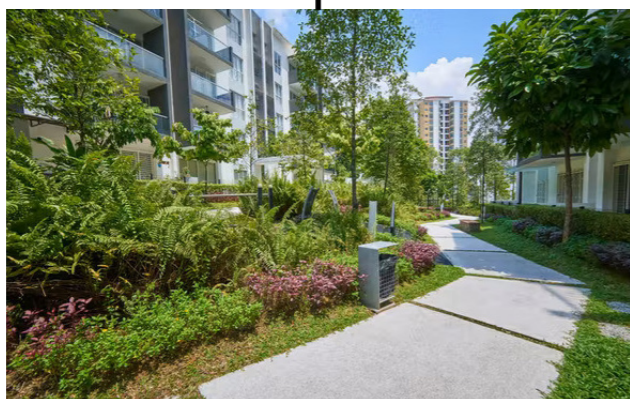
SECTION D-D

The Lacken Road will be an urban street and the proposal has considered this by ensuring passive surveillance and a safe, attractive space for pedestrians. A gradual change in gradient and more open character has been implemented to enhance security and passive surveillance. This has been done by lowering existing ground levels in this area to create a landscaped bank. Due to topographical restraints gabion baskets have been implemented to help achieve this open character and urban streetscape

* Please refer to Landscape architect drawings for more detail.



SECTION A-A



Green Link

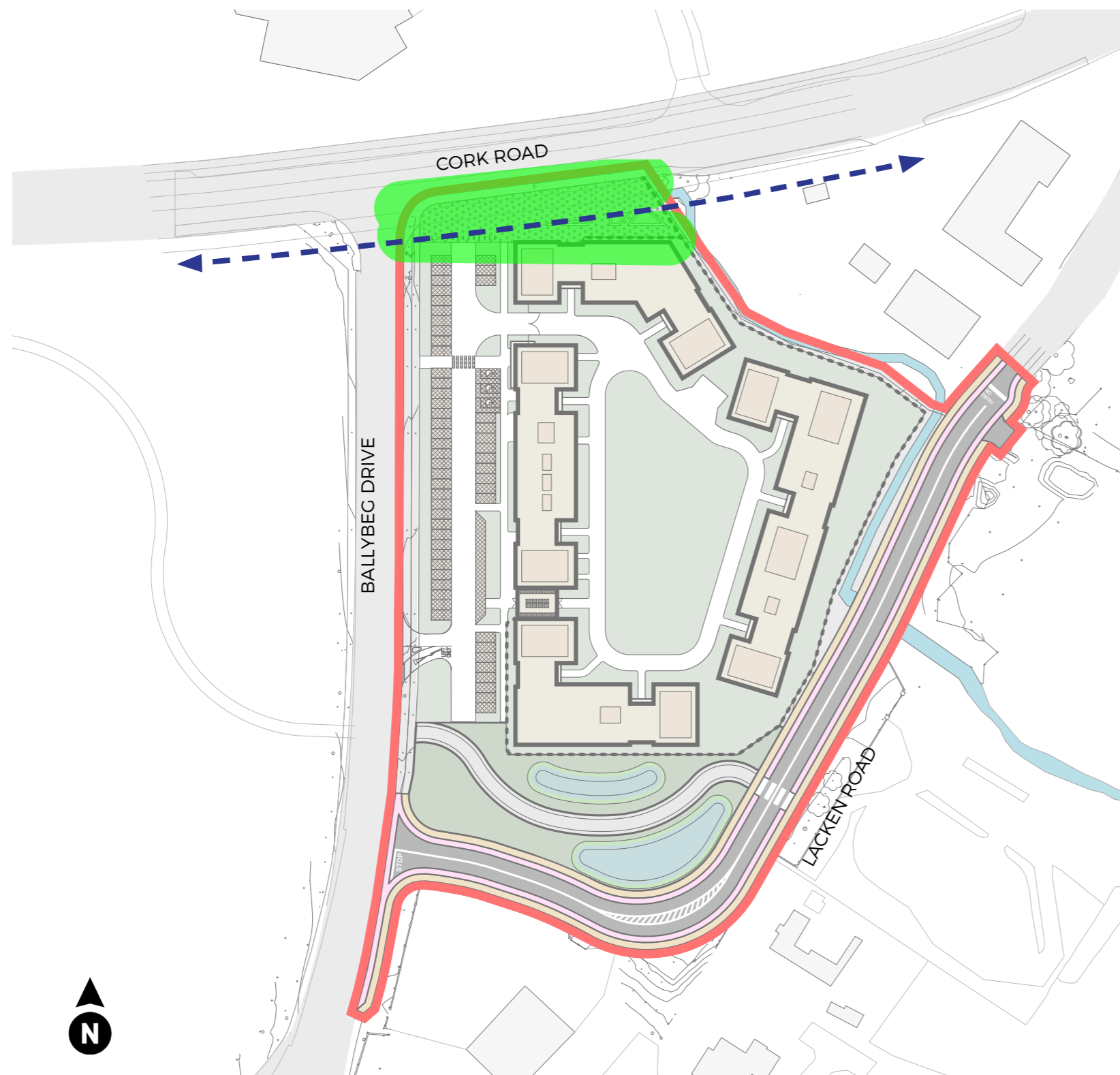


Gabion Baskets






Terraced Seating

FUTURE CORK ROAD



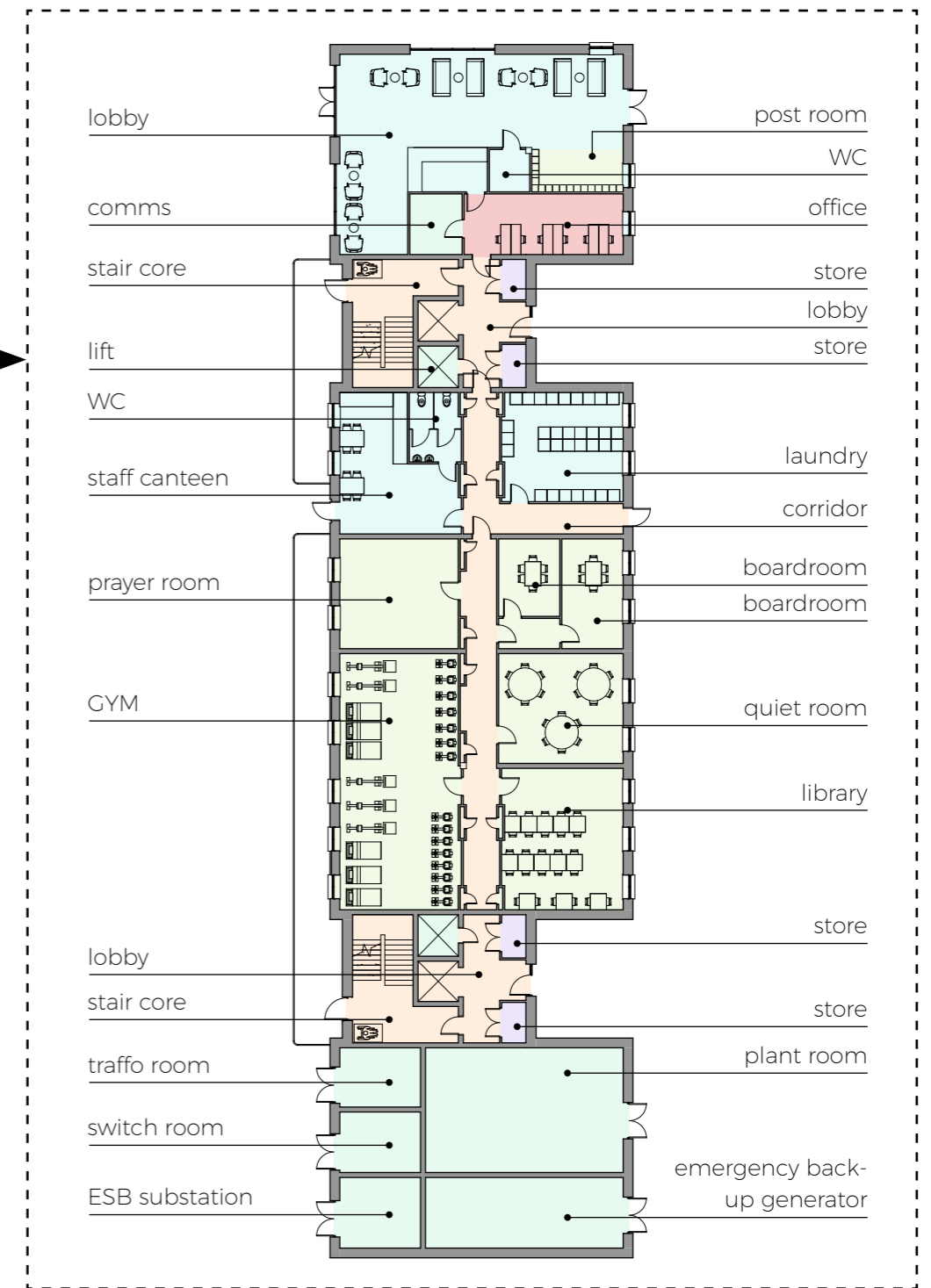
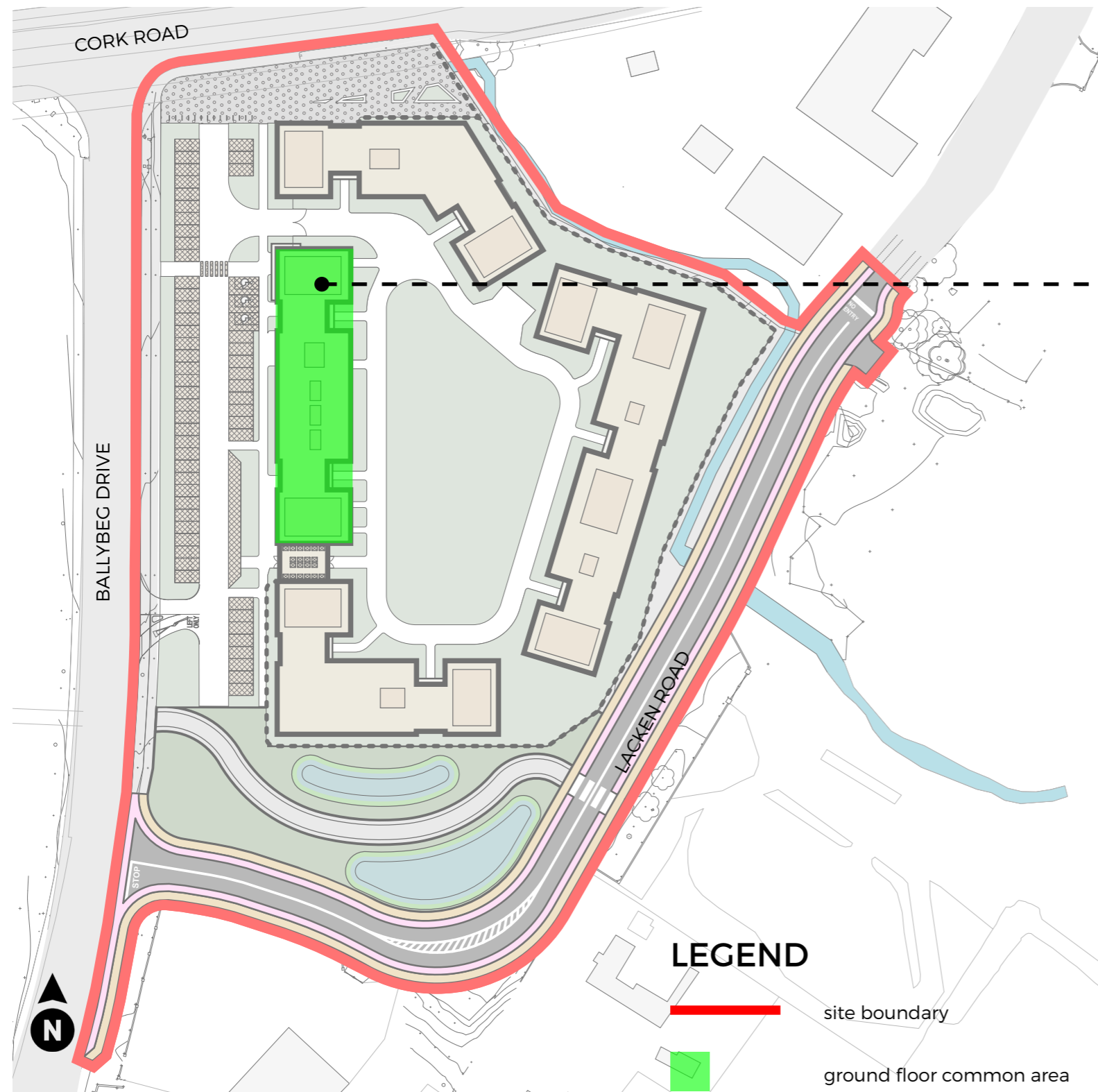
As per the local traffic upgrade plan, the expansion of Cork Road is important. The parcel of land located at the northern perimeter of the site, adjacent to Cork Road, has been earmarked for this extension initiative. Importantly, this reserved space maintains a generous distance of at least 8 meters between the building and the forthcoming road edge, ensuring ample separation.

LEGEND

-  site boundary
-  future Cork Road boundary
-  highlighted Cord Road area

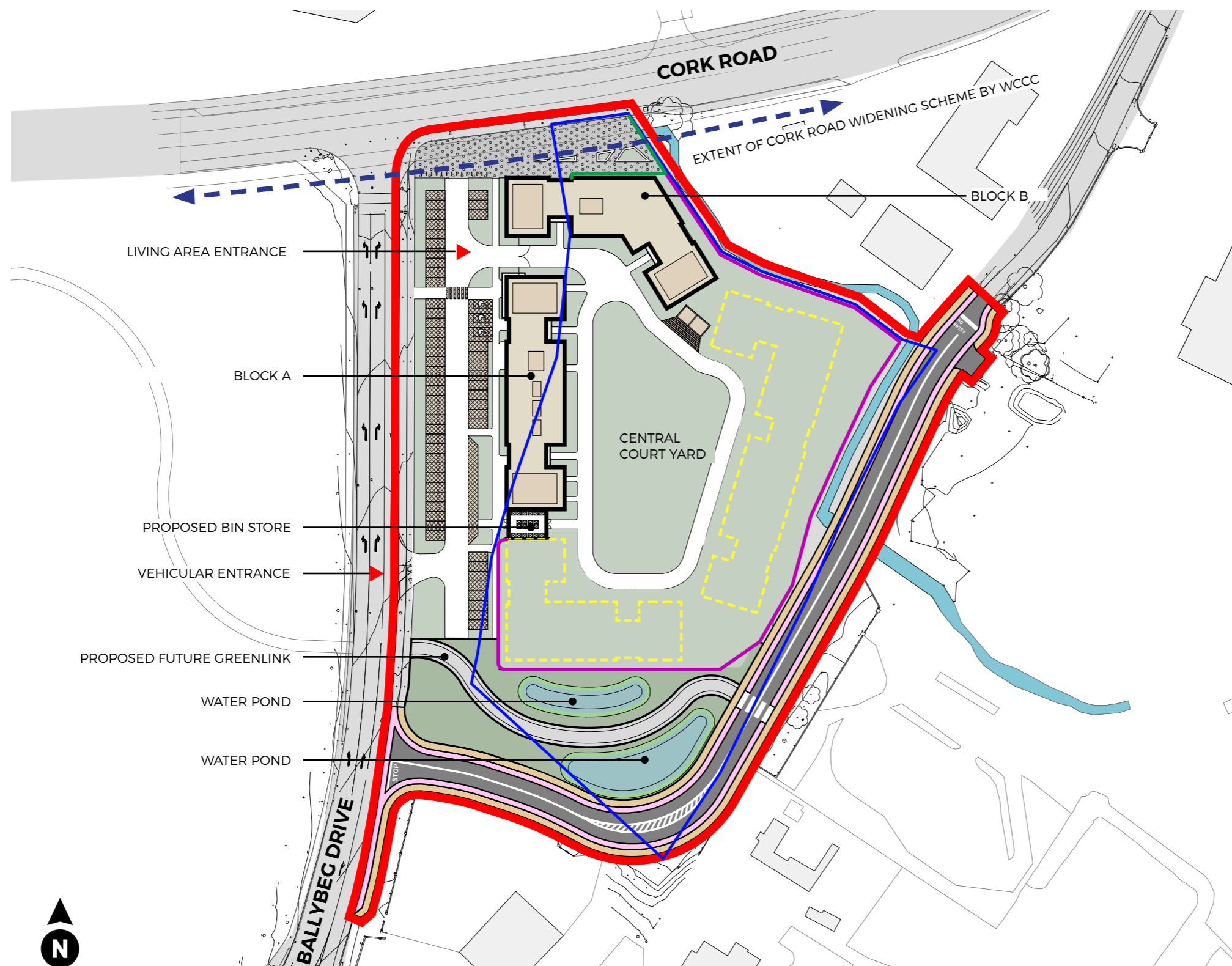


GROUND FLOOR COMMON SPACE



GROUND FLOOR COMMON SPACE DRAWING

PHASING PLAN



LEGEND

- SITE BOUNDARY 19961 SQ.M/ 1.99 HECTARES
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4

DESIGN CONSIDERATIONS

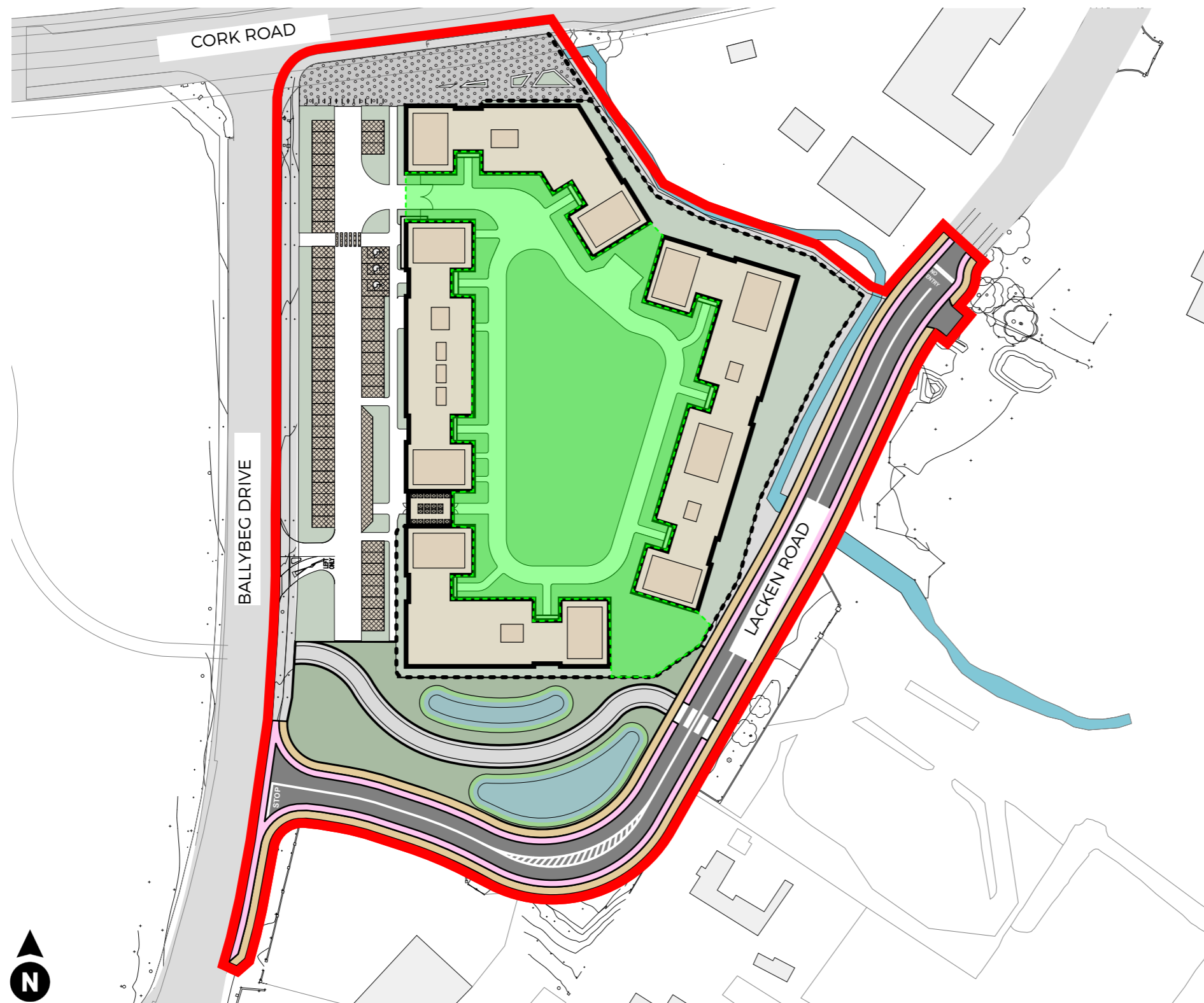
MASSING & SCALE



LEGEND

- site boundary
- Block A: 5 storeys
- Block B: 6 storeys
- Block C: 5 storeys
- Block D: 4 storeys

COMMUNAL OPEN SPACE



Encompassing both the central internal courtyard, spanning approximately 0.42 hectares, and the entirety of the communal open space, the design reflects a thoughtful fusion of form and function, poised to provide residents with an engaging and inviting environment.



Figure: precedent image of courtyard.

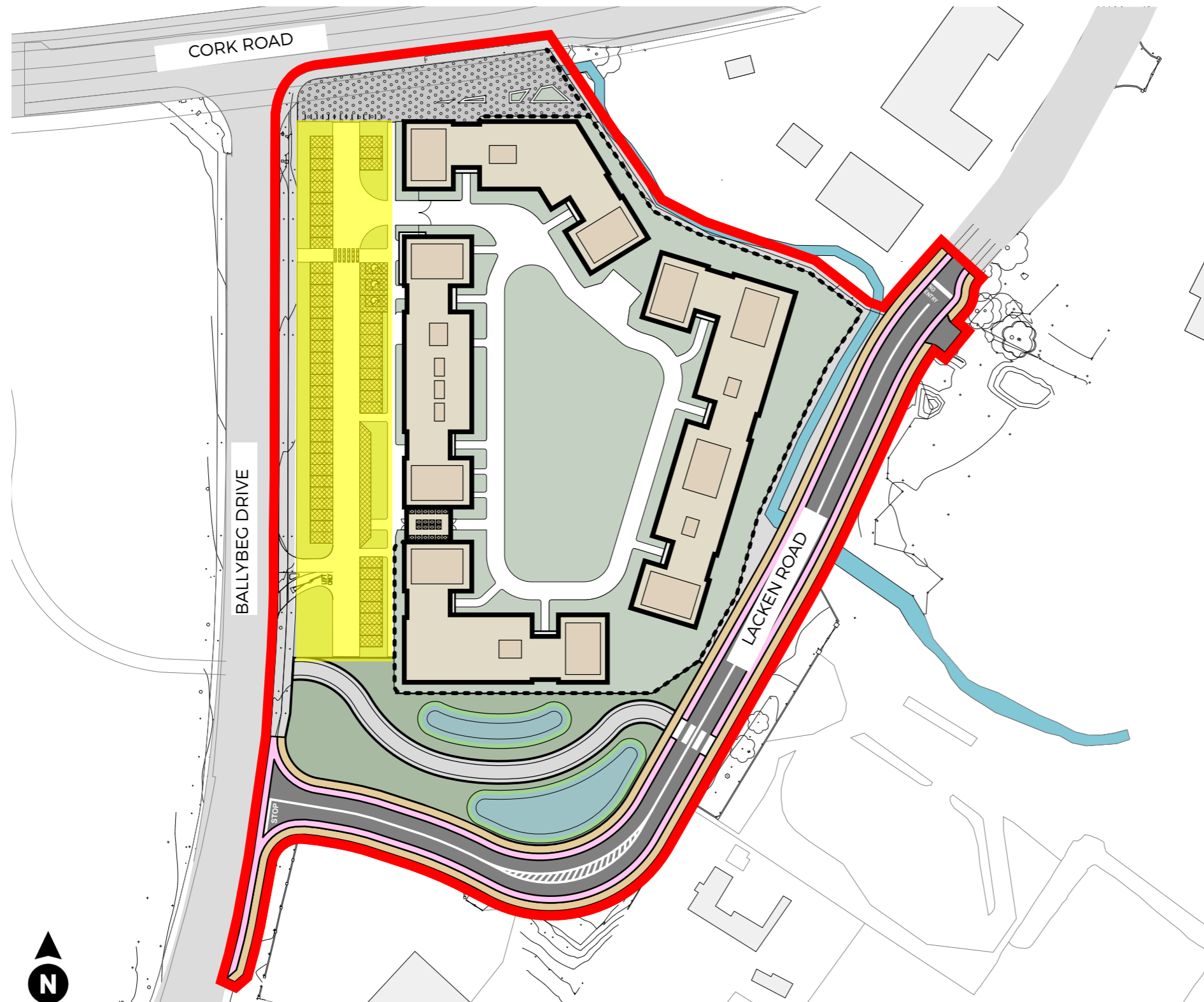
LEGEND

— site boundary

■ communal open space





CAR PARKING

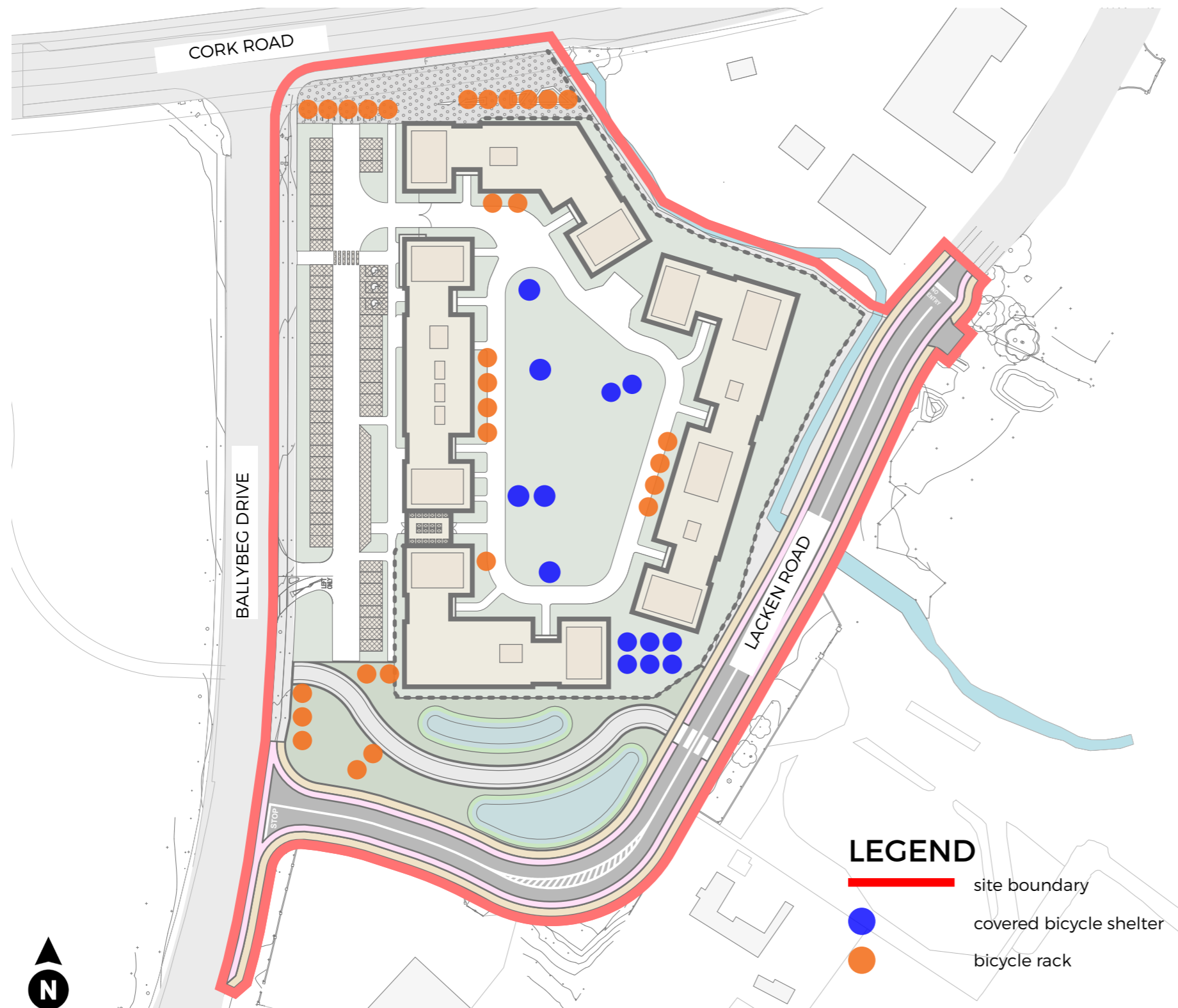


The car park is positioned right next to Ballybeg Drive, with its entrance conveniently located on the same street. Inside, there's ample room for a total of 62 cars, which includes 3 spaces specifically designated for disabled parking, along with 59 regular parking spaces.

LEGEND

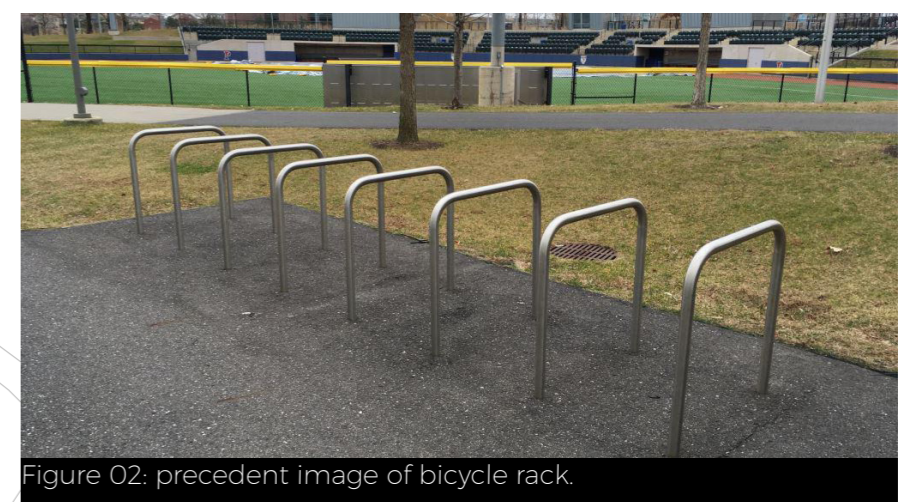
-  site boundary
-  road surface parking area

BICYCLE PARKING

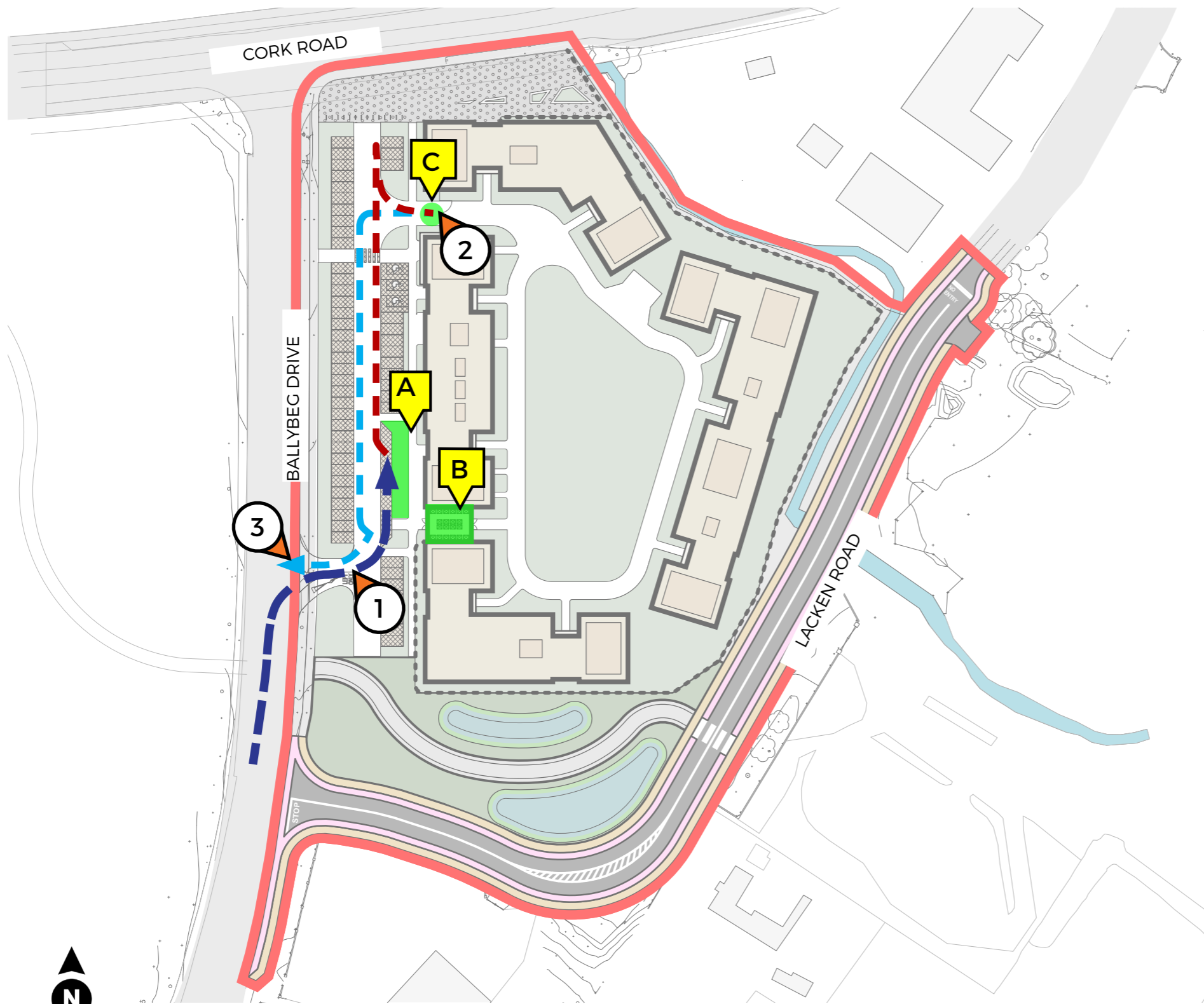


- LEGEND**
- site boundary
 - covered bicycle shelter
 - bicycle rack

Dedicated spaces for bicycle storage are available both outside the building blocks and within the internal courtyard. We propose two types of bicycle storage facilities: a covered bike shelter and bike racks (shown in the precedent image below), which cater to both temporary parking and long-term storage needs. These facilities seamlessly integrate with the environment while providing convenient and versatile options for cyclists.



WASTE MANAGEMENT



Refuse vehicles enter and exit the site via Ballybeg Drive, following the route outlined below:



Refuse vehicle parks in the set down area (location A) and collects bins from bin store (location B) on the ground floor.







Refuse vehicle pulls out of the set down area (location A) and turns at the turning head (location C).



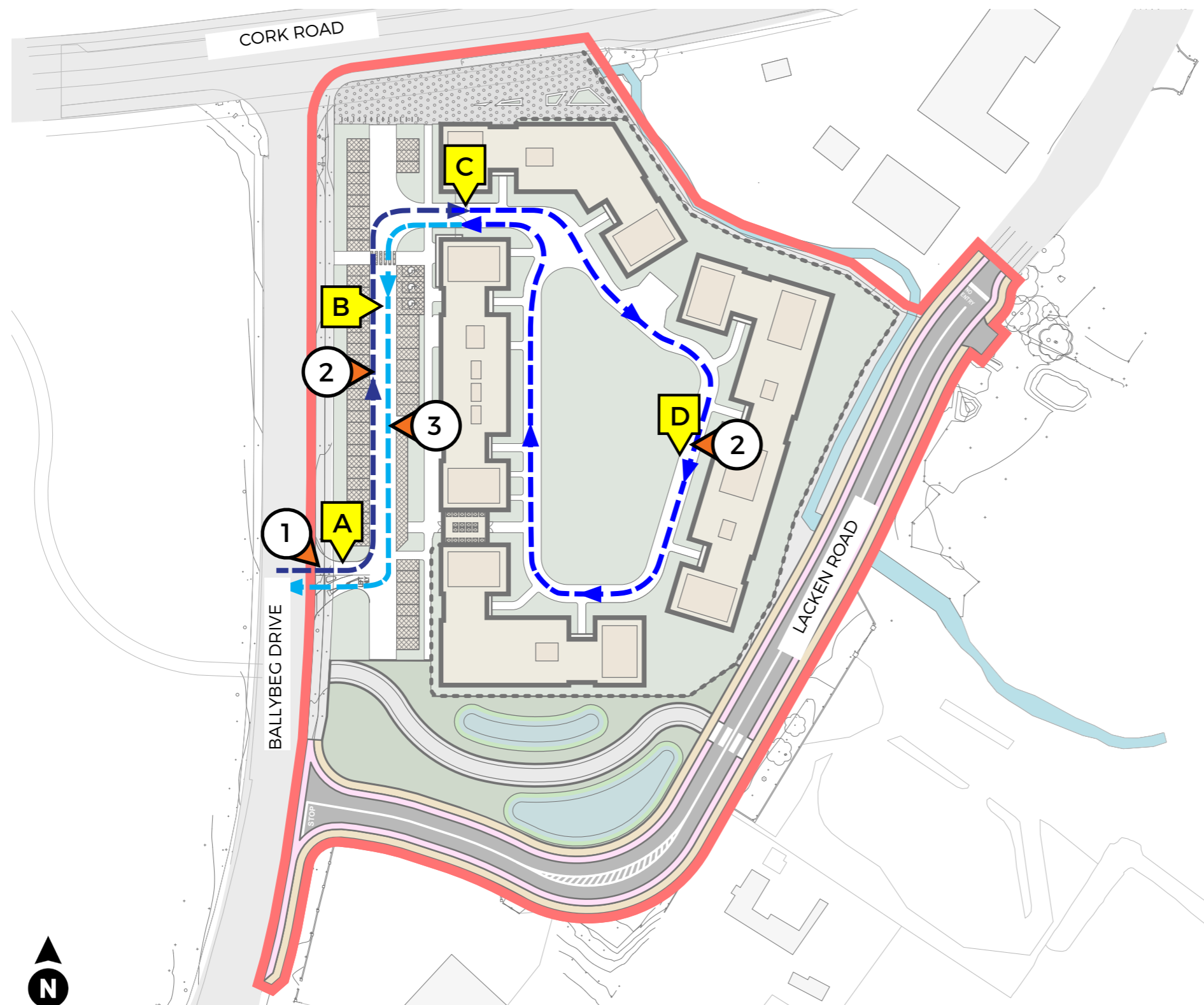
Refuse vehicle exits the car park area.

According to the **Guidelines on Residential Development for 3rd Level Students**, **0.1 cubic metres** of refuse per unit per week can be assumed. 85no. units would require 8.5 Cubic Metres of refuse storage per week. 16no. 1100l (1.1 m³) bins as well as 9no. 240l (0.24 m³) have been provided this equates to 19.76m³ of refuse storage.

LEGEND

-  site boundary
-  set down area
-  bin store
-  turning head

FIRE TENDER ACCESS



Fire tender vehicles access the complex through the main entrance on Ballybeg Drive and proceed through the internal courtyard, following the route outlined below.



Fire tender vehicle enters the complex through the main entrance at Ballybeg Drive(location A).



Fire tender vehicle drives into the central courtyard through the 5.5m wide internal road(location B) and the main gate(location C).



Fire tender vehicle can maneuver around the internal courtyard on a 4m wide lane(location D).



Fire tender vehicle exits the site from the main gate and internal road to Ballybeg Drive.

LEGEND




- site boundary
- A main entrance
- B internal surface road
- C building block gate
- D internal courtyard lane

DISABILITY ACCESS

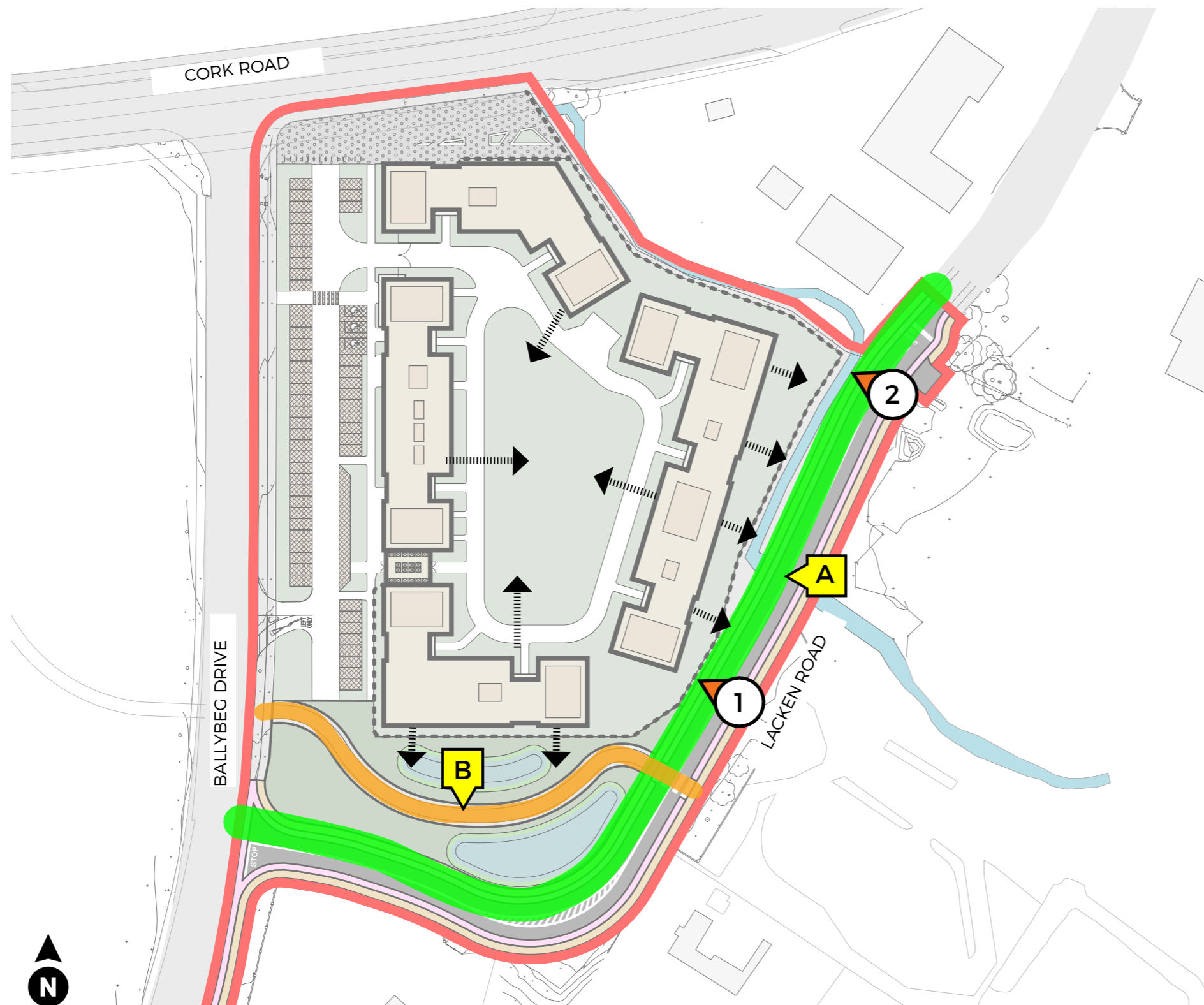


The design prioritises disability access, particularly in Blocks A, C, and D. With common spaces situated in Block A and accessible bedrooms in Blocks C and D, the layout ensures efficient traffic flow for individuals with mobility challenges, promoting inclusivity and convenience throughout the premises.

LEGEND

-  disability access in/out building
-  accessible bedrooms
-  common space

PASSIVE SURVEILLANCE



Within the complex, all four blocks have windows that face the central yard, strategically designed to enhance internal surveillance. Alongside this, we propose a pedestrian path on the upgraded Lacken Road (location A), which further contributes to passive surveillance in addition to the windows directly facing this route from the building blocks. These measures collectively bolster the security and oversight of the premises by maximizing visibility and ensuring a safer environment.

1

People at this spot have a minimum 5m observing distance to the closest building block.

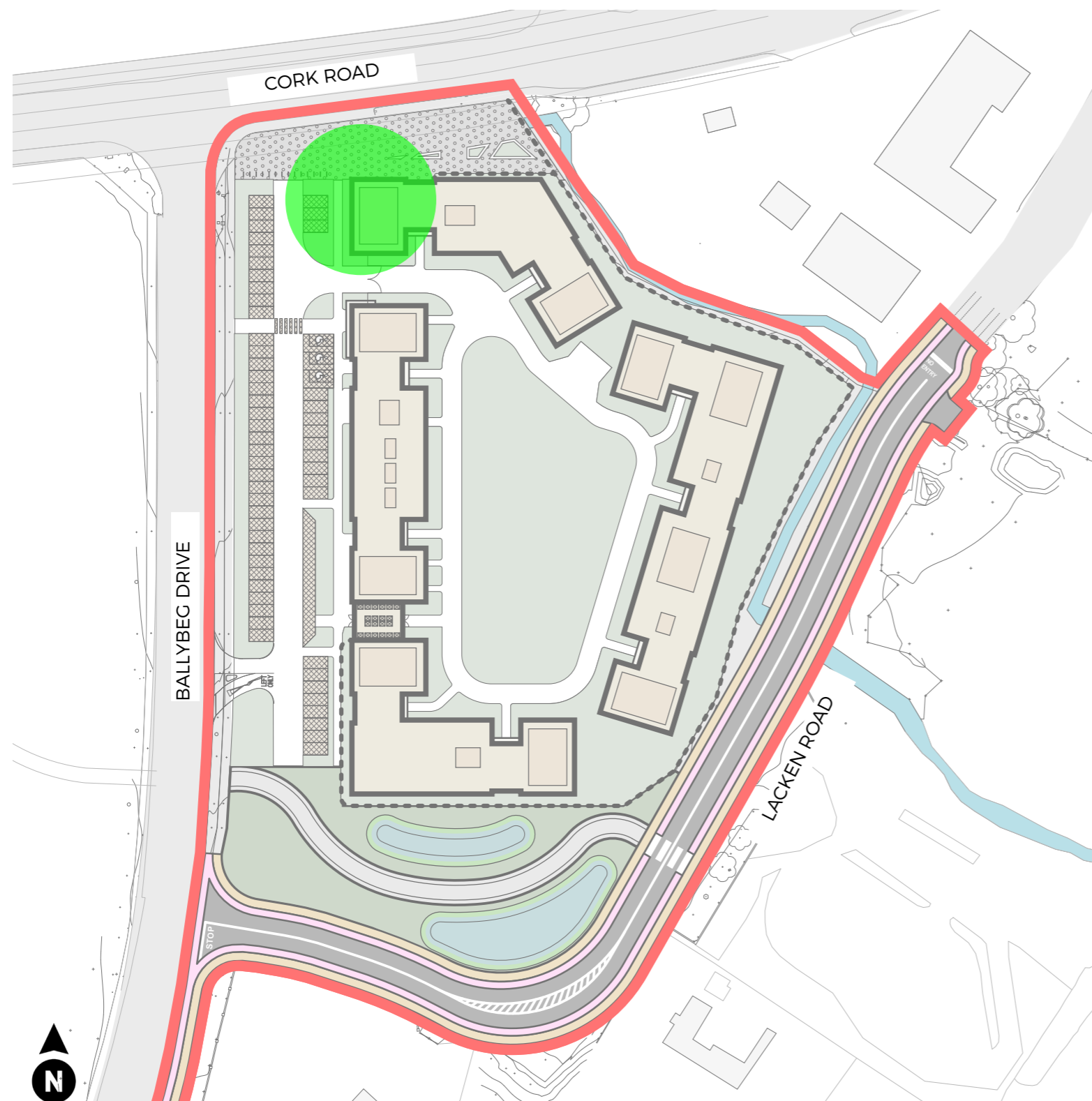
2

People at this spot have a minimum 18m observing distance to the closest building block.

LEGEND

- site boundary
- A proposed Lacken Road pedestrian lane
- B proposed Greenlink walking path



BUILDING CORNER



Considering the corners of a building serve as focal centres, impacting both the overall aesthetic and structural integrity. Thoughtfully designed corners can elevate the building’s visual appeal and establish a sense of unity. Moreover, meticulous consideration of corner intricacies contributes to maximising functionality, harnessing natural light, and effectively utilising interior space.

Figure: design sketch of the highlighted corner.

LEGEND

-  site boundary
-  highlighted building corner

5

DESIGN LAYOUT

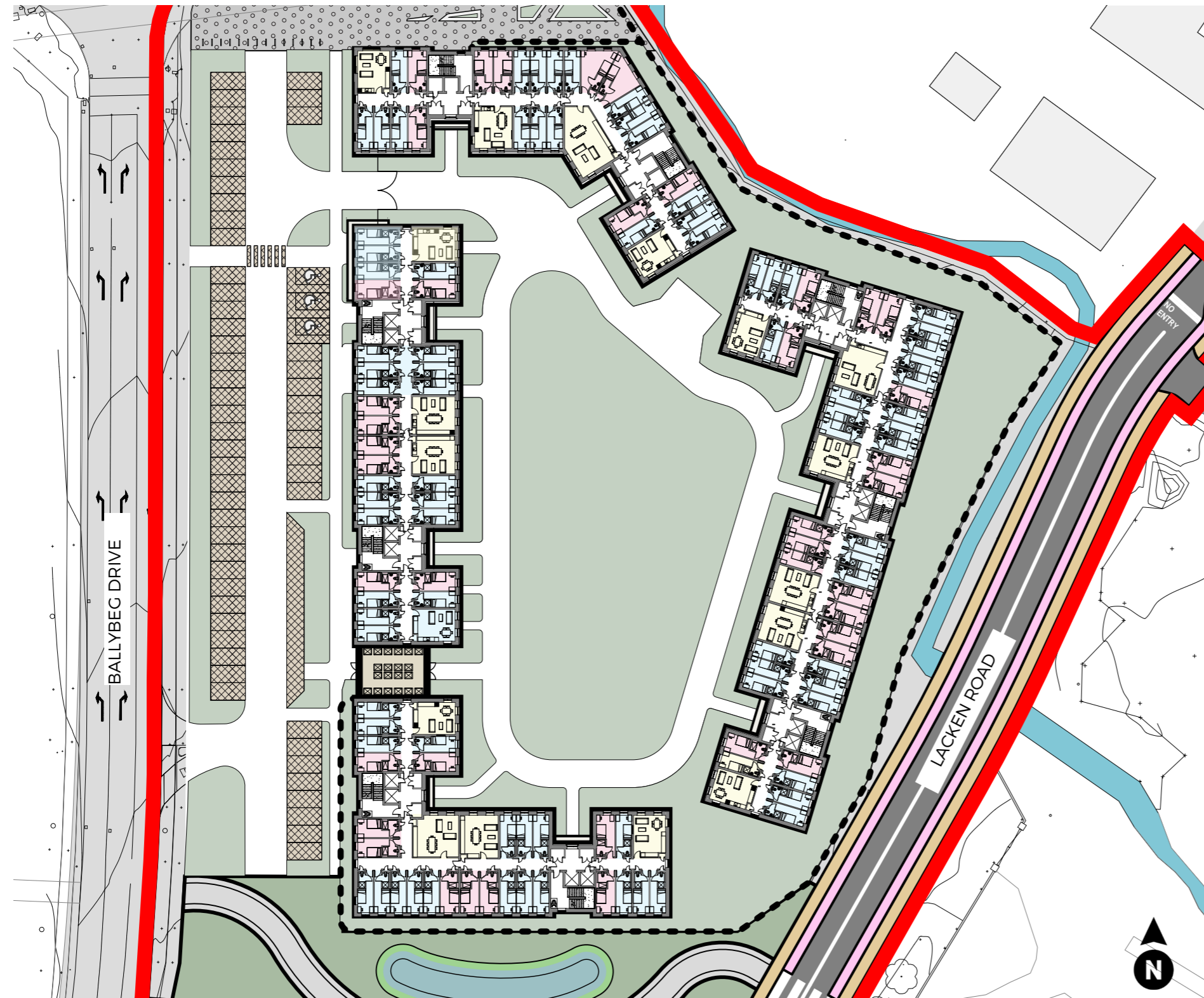
GROUND FLOOR PLAN



LEGEND

- Site Boundary
- Retail
- Circulation Cores, Storage & Service Risers
- Standard Bedrooms
- Accessible Bedrooms
- Premium Bedrooms
- Common Areas
- Reception Area
- Staff Area / Facilities
- Amenity Spaces / Facilites
- Bin Storage
- ESB Substation & Switch Room

UPPER FLOOR PLAN

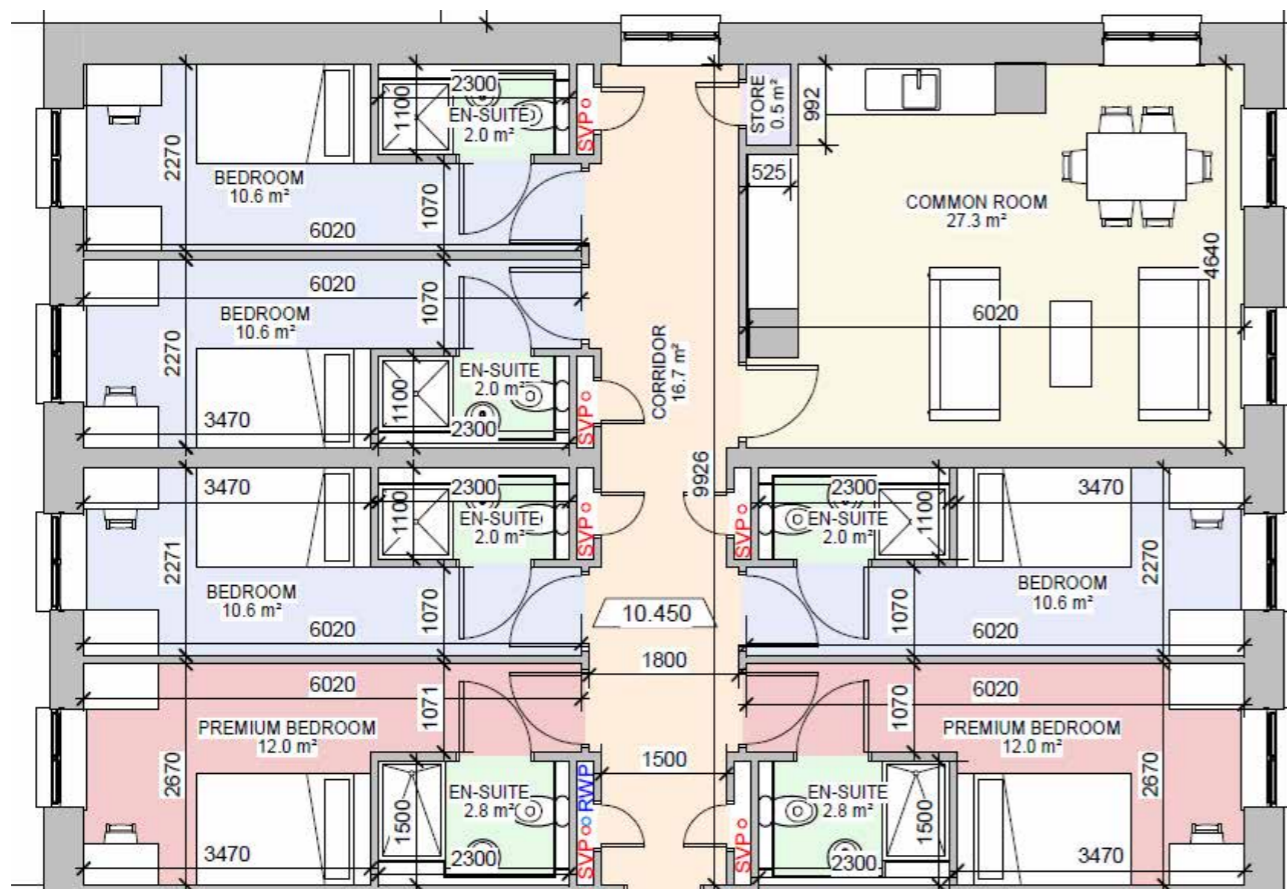


LEGEND

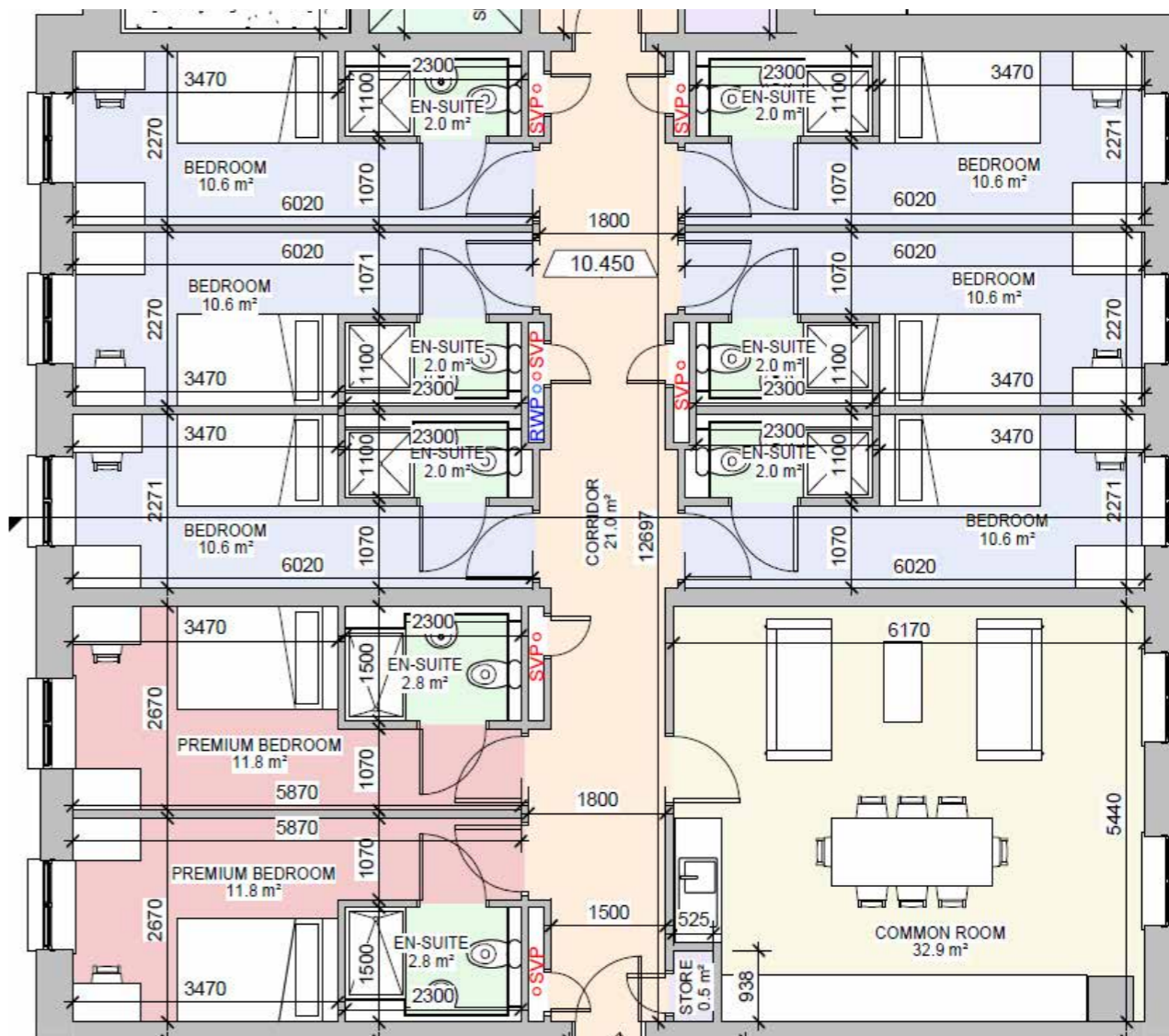
- common space
- premium room
- standard room

TYPICAL APARTMENT

6-bed apartment



8-bed apartment

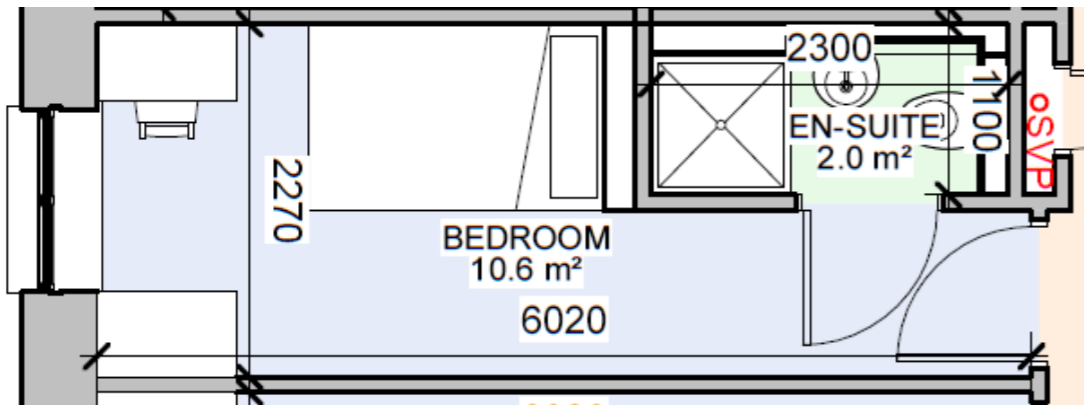


LEGEND

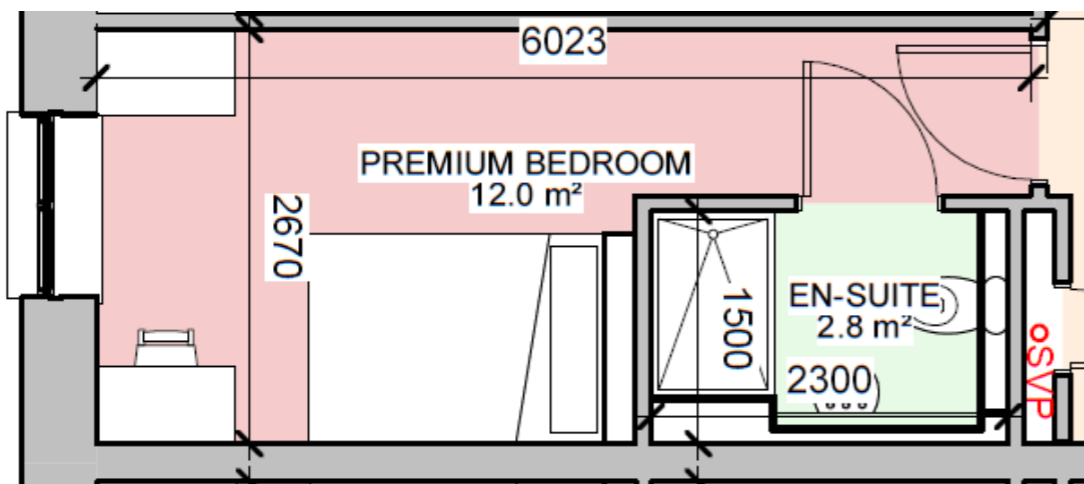
- standard bedroom
- premium bedroom
- common room
- corridor

TYPICAL ROOMS

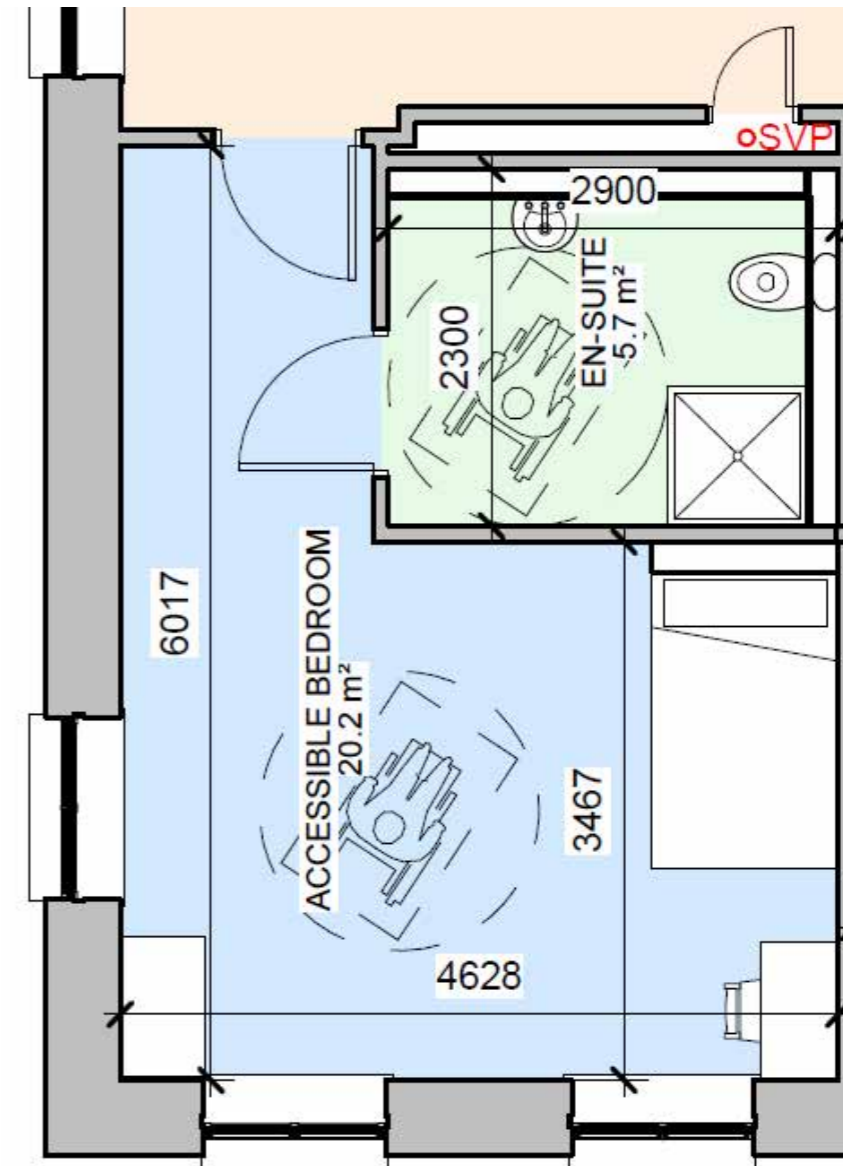
Standard bedroom



Standard bedroom



Accessible bedroom

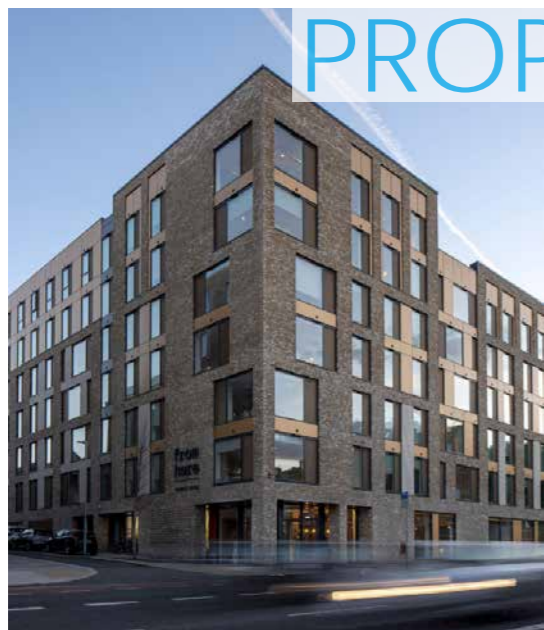


6

06 MATERIAL STRATEGY

MATERIAL PRECEDENTS

PROPORTION



MATERIALS



VERTICAL



COURTYARD



SIMPLE

Cork Street Student Accommodation, Dublin

Maynooth Student Accommodation, Maynooth

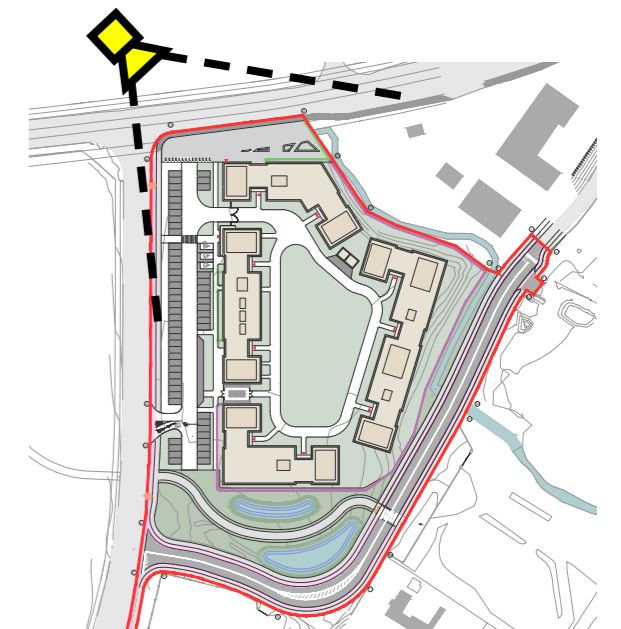
New Mill Student Accommodation, Dublin

Brunswick Street Student Accommodation, Dublin

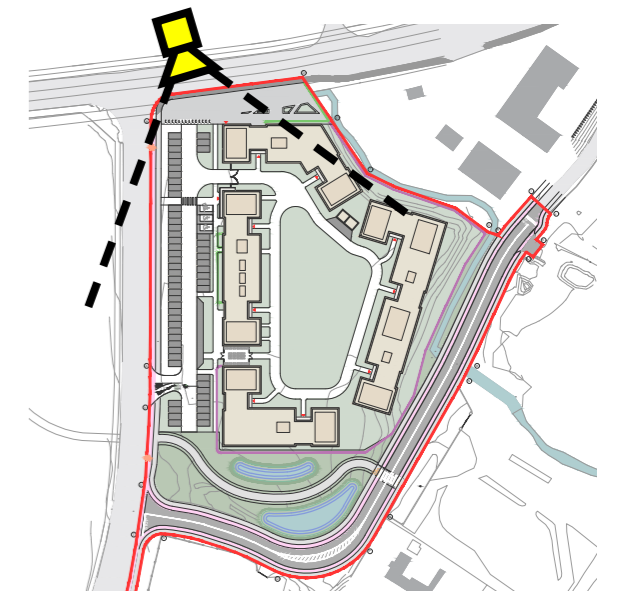
7

3D VIEWS

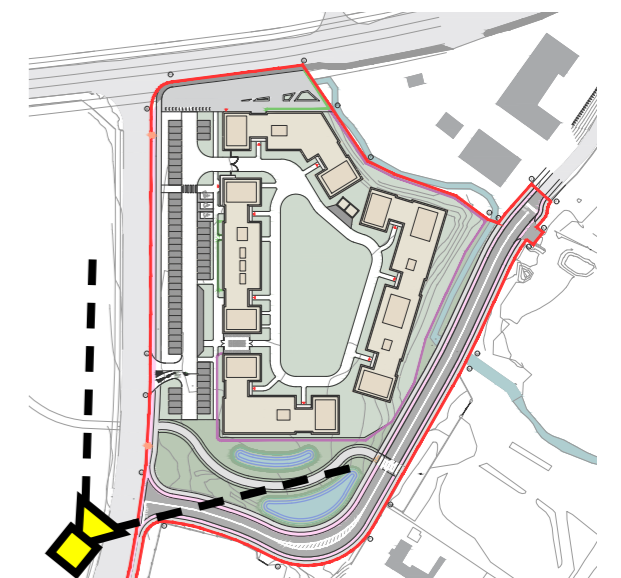
3D VIEW 01



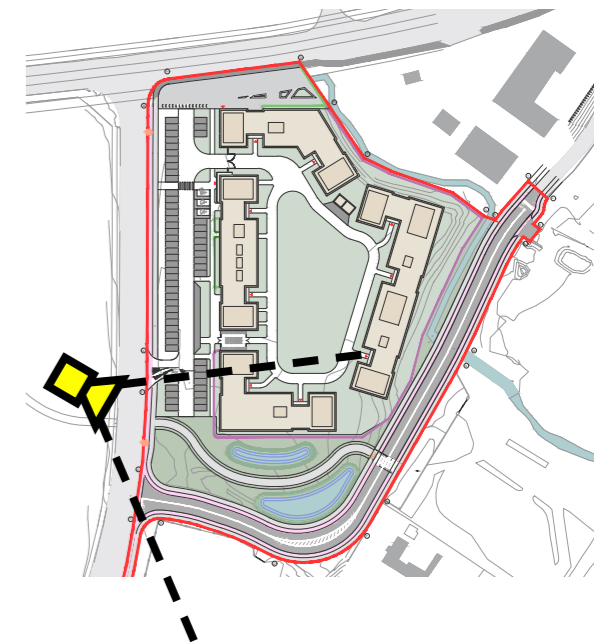
3D VIEW 02



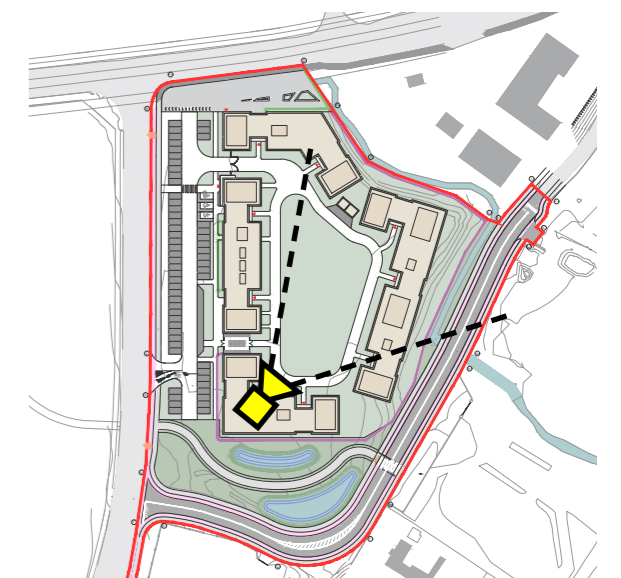
3D VIEW 03



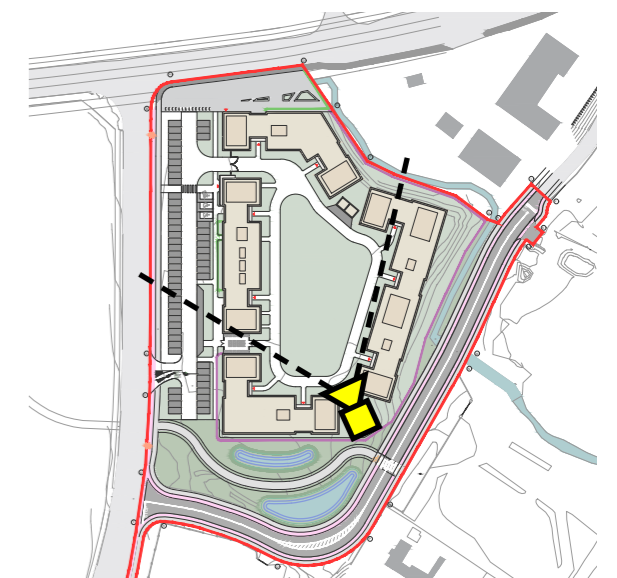
3D VIEW 04



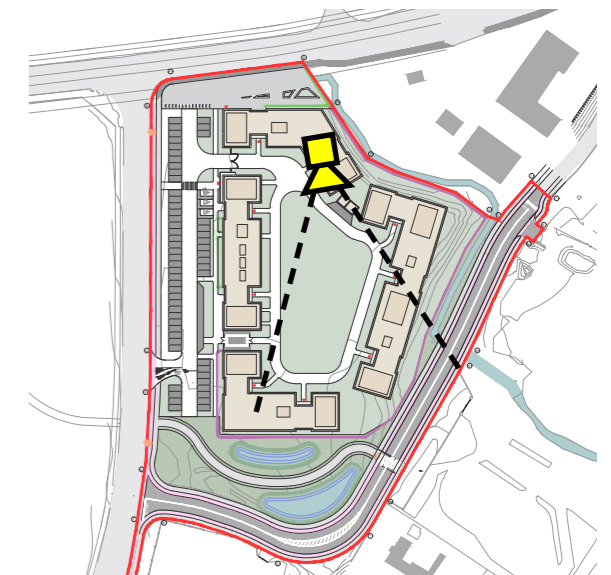
3D VIEW 05



3D VIEW 06



3D VIEW 07





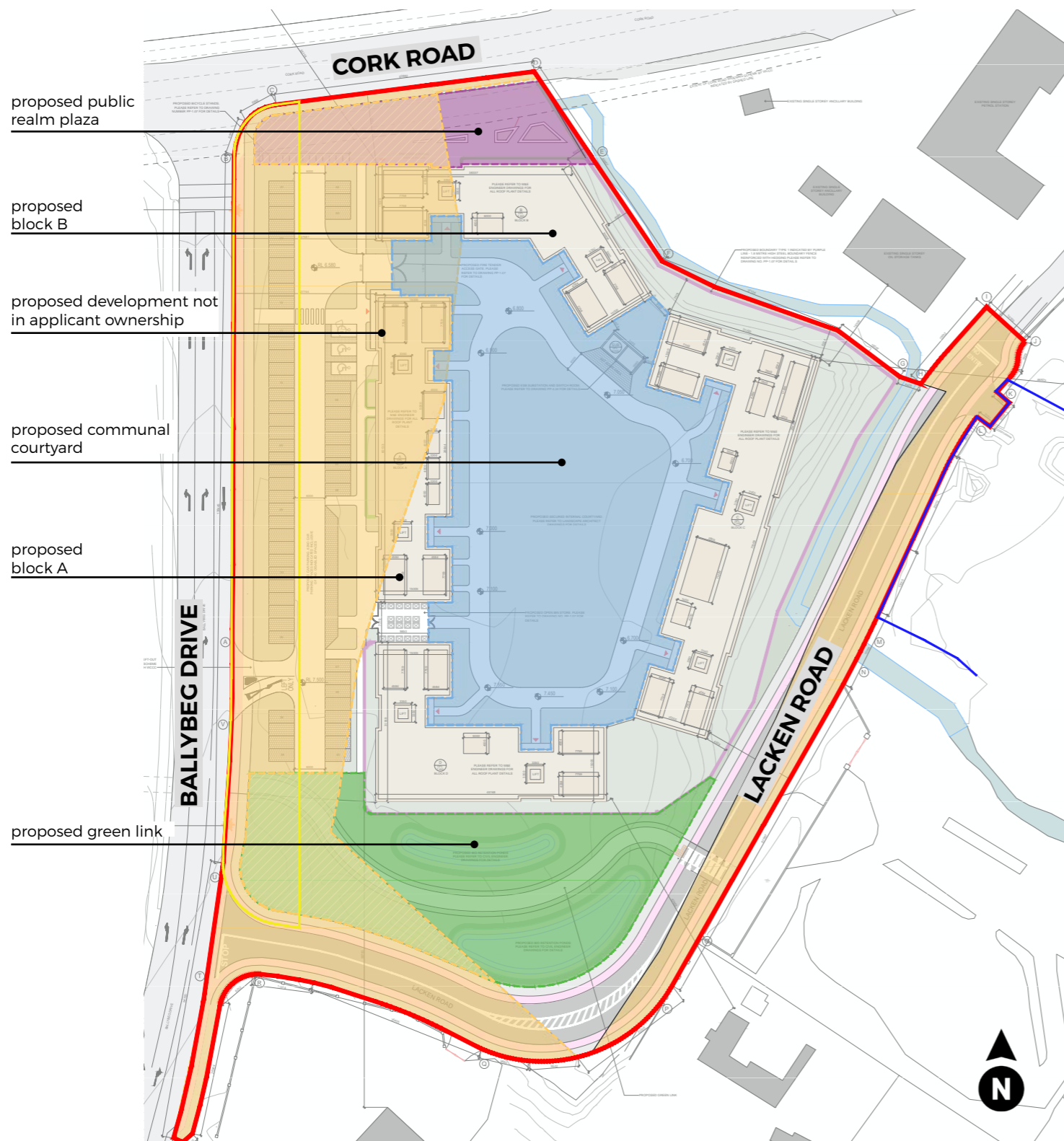
SCHEDULES

SCHEDULE OF ACCOMMODATION

Please Note: GFA calculations do not include stair cores, lift shafts, & service risers above ground floor.
GFA has been measured to the internal walls.

BLOCK A	BEDS	APARTMENTS	APARTMENT GFA	CIRCULATION GFA	TOTAL GFA	GFA/CIRC %	SUB/SWITCH ROOM	BIN STORE	MANAGEMENT	COMMUNAL AREAS	ENTRANCE + RECEPTION	RETAIL	LAUNDRY	PLANT
GROUND	0	0	N/A	163.9M ²	756M ²	21.6%	26M ²	70.7M ²	85.7M ²	195.9M ²	94.5M ²	N/A	32.1M ²	38.1 M ²
1ST	28	4	635.25M ²	55M ²	727M ²	7.5%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2ND	28	4	635.25M ²	55M ²	727M ²	7.5%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3RD	28	4	635.25M ²	55M ²	727M ²	7.5%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4TH	28	4	635.25M ²	55M ²	727M ²	7.5%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL	112	16	2541M²	383.9M²	3664M²	10.4%	26M²	70.7M²	85.7M²	195.9M²	94.5M²	N/A	32.1M²	38.1 M²
BLOCK B														
GROUND	18 (2 DIS)	3	498.73M ²	86M ²	759M ²	11.3%	N/A	N/A	N/A	N/A	N/A	139.75M ²	N/A	N/A
1ST	26	4	638.1M ²	55M ²	731M ²	7.5%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2ND	26	4	638.1M ²	55M ²	731M ²	7.5%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3RD	26	4	638.1M ²	55M ²	731M ²	7.5%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4TH	26	4	638.1M ²	55M ²	731M ²	7.5%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5TH	26	4	638.1M ²	55M ²	731M ²	7.5%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL	148	23	3475.6 M²	361M²	4414M²	8.1%	N/A	N/A	N/A	N/A	N/A	139.75M²	N/A	N/A
BLOCK C														
GROUND	37 (7 DIS)	5	1012.02M ²	129M ²	1195M ²	10.7%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1ST	44	5	1012.02M ²	82.5M ²	1152M ²	7.1%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2ND	44	5	1012.02M ²	82.5M ²	1152M ²	7.1%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3RD	44	5	1012.02M ²	82.5M ²	1152M ²	7.1%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4TH	44	5	1012.02M ²	82.5M ²	1152M ²	7.1%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL	213	30	5060.1 M²	459M²	5803M²	7.9%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
BLOCK D														
GROUND	25 (3 DIS)	4	655M ²	86M ²	776M ²	11%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1ST	28	4	655M ²	55M ²	747M ²	7.3%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2ND	28	4	655M ²	55M ²	747M ²	7.3%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3RD	28	4	655M ²	55M ²	747M ²	7.3%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL	109	16	2620M²	251M²	3017 M²	8.3%	N/A	N/A	N/A	N/A	N/A	139.75M²	N/A	N/A
GRAND TO-TAL	582 (12 DIS)	85	13696.6 M²	1454.9 M²	16898 M²	8.6%	26M²	70.7M²	85.7M²	195.9M²	94.5M²	139.75M²	32.1M²	38.1M²

SUMMARY



AREA

Site area	19961sq.m/ 1.99Ha
Open space area	4232sq.m/ 0.42Ha
Site area in control of applicant	12088sq.m/ 1.2Ha
Site area in control of WCCC	7879sq.m/ 0.78Ha
Residential density	65.3U/Ha
Retail /Cafe area	139.75 sq.m
Plot Ratio	0.84
Site Coverage	17.46%

SPACES

Car parking spaces	62
Bicycle parking spaces	510

BED NO.

No. 5-Bed apartments	5
No. 6-Bed apartments	40
No. 7-Bed apartments	3
No. 8-Bed apartments	37
Total No. of apartments	85
total No. of beds	582

LEGEND	
	SITE BOUNDARY 19,961 SQ.M/ 1.99 HECTARES
	LAND IN OWNERSHIP OF APPLICANT
	EXISTING WAYLEAVE
	PROPOSED DEVELOPMENT NOT IN APPLICANTS OWNERSHIP 7,887 SQ.M/ 0.78 HECTARES
	PROPOSED GREEN LINK 2,354 SQ.M/ 0.23 HECTARES
	PROPOSED PUBLIC REALM PLAZA 796.10 SQ.M/ 0.079 HECTARES
	ENCLOSED COMMUNAL COURTYARD 4,159 SQ.M/ 0.415 HECTARES