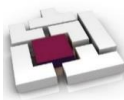




HOUSING QUALITY ASSESSMENT

Lands at Turvey Avenue, Donabate

Proposed Strategic Housing Development (SHD)



DOWNEY PLANNING & ARCHITECTURE
1 WESTLAND Sq. PEARSE STREET, DUBLIN 2
Tel - 01 253 02 20 / info@downeyplanning.ie

CLIENT ELCHIOR CONSTRUCTION LTD.
PROJECT PROPOSED STRATEGIC HOUSING DEVELOPMENT ON LANDS AT TURVEY AVENUE, DONABATE

239-035

UNIT NO.	UNIT TYPE	DESCRIPTION	FLOOR AREA REQUIRED (m²)	FLOOR AREA PROPOSED (m²)	NO. OF BED ROOMS	BED SPACES	AGGREGATE LIVING AREA REQUIRED (m²)	AGGREGATE LIVING AREA PROPOSED (m²)	AGGREGATE BEDROOM AREA REQUIRED (m²)	AGGREGATE BEDROOM AREA PROPOSED (m²)	AGGREGATE STORAGE REQUIRED (m²)	AGGREGATE STORAGE PROPOSED (m²)	PRIVATE SPACE REQUIRED (m²)	PRIVATE SPACE PROPOSED (m²)	DUAL ASPECT (YES/NO)	FLOOR AREA > 10% MIN. (YES/NO)
BLOCK A																
A-01	B	1 BED APARTMENT	45	55	1	2	23	28	11.4	11.5	3	3	5	9	YES	YES
A-02	F	2 BED APARTMENT	73	82	2	4	30	33.3	24.4	28	6	6	7	9	YES	YES
A-03	E	1 BED APARTMENT	45	52	1	2	23	24	11.4	13	3	5	5	9	NO	YES
A-04	G	2 BED APARTMENT	73	80	2	4	30	30	24.4	27	6	6.5	7	15	YES	NO
A-05	A	1 BED APARTMENT	45	49	1	2	23	23	11.4	12	3	3	5	9	NO	NO
A-06	D	1 BED APARTMENT	45	51	1	2	23	24	11.4	12	3	3.4	5	8	NO	YES
A-07	J	2 BED APARTMENT	73	81	2	4	30	30	24.4	25.7	6	6	7	8	NO	YES
A-08	Y	2 BED APARTMENT	73	80	2	4	30	32.8	24.4	26.8	6	6	7	9	YES	NO
A-09	N	2 BED APARTMENT	73	82	2	4	30	32	24.4	26	6	6	7	15	YES	YES
A-10	O	2 BED APARTMENT	73	83	2	4	30	37	24.4	25	6	6	7	8	YES	YES
A-11	H	2 BED APARTMENT	73	83	2	4	30	34.6	24.4	26	6	6.2	7	7	YES	YES
A-12	E	1 BED APARTMENT	45	52	1	2	23	24	11.4	13	3	5	5	9	NO	YES
A-13	G	2 BED APARTMENT	73	80	2	4	30	30	24.4	27	6	6.5	7	15	YES	NO
A-14	P	2 BED APARTMENT	73	83	2	4	30	31	24.4	24.7	6	6	7	8	YES	YES
A-15	Q	2 BED APARTMENT	63	71	2	3	28	28	20.1	22.7	5	6	6	7	NO	YES
A-16	R	2 BED APARTMENT	73	79	2	4	30	31	24.4	25	6	6	7	12	YES	NO
A-17	K	2 BED APARTMENT	73	80	2	4	30	31.4	24.4	25.3	6	6	7	8	NO	NO
A-18	C	1 BED APARTMENT	45	48	1	2	23	24	11.4	11.4	3	3	5	5	NO	NO
A-19	S	2 BED APARTMENT	73	81	2	4	30	30	24.4	25	6	7	7	8	NO	YES
A-20	M	2 BED APARTMENT	73	82	2	4	30	31.4	24.4	27	6	6	7	7	NO	YES
A-21	T	2 BED APARTMENT	73	83	2	4	30	34	24.4	26	6	6	7	13	YES	YES
A-22	Z	2 BED APARTMENT	73	81	2	4	30	33.3	24.4	25.7	6	6	7	7	YES	YES
A-23	U	2 BED APARTMENT	73	82	2	4	30	32.5	24.4	27	6	6	7	9	YES	YES
A-24	F	2 BED APARTMENT	73	82	2	4	30	33.3	24.4	28	6	6	7	9	YES	YES
A-25	E	1 BED APARTMENT	45	52	1	2	23	24	11.4	13	3	5	5	9	NO	YES
A-26	G	2 BED APARTMENT	73	80	2	4	30	30	24.4	27	6	6.5	7	15	YES	NO
A-27	V	2 BED APARTMENT	73	83	2	4	30	31	24.4	24.7	6	6	7	8	YES	YES
A-28	W	2 BED APARTMENT	63	67	2	3	28	28	20.1	22.2	5	5	6	13	NO	NO
A-29	R	2 BED APARTMENT	73	79	2	4	30	31	24.4	25	6	6	7	12	YES	NO
A-30	I	2 BED APARTMENT	73	79	2	4	30	31	24.4	25	6	6.4	7	8	NO	NO
A-31	C	1 BED APARTMENT	45	48	1	2	23	24	11.4	11.4	3	3	5	5	NO	NO
A-32	J	2 BED APARTMENT	73	81	2	4	30	30	24.4	25.7	6	6	7	8	NO	YES
A-33	X	2 BED APARTMENT	73	81	2	4	30	31.8	24.4	26	6	7	7	8	NO	YES
A-34	Y	2 BED APARTMENT	73	80	2	4	30	32.8	24.4	26.8	6	6	7	9	YES	NO
A-35	N	2 BED APARTMENT	73	82	2	4	30	32	24.4	26	6	6	7	15	YES	YES
A-36	Q	2 BED APARTMENT	63	71	2	3	28	28	20.1	22.7	5	6	6	7	YES	YES
A-37	R	2 BED APARTMENT	73	79	2	4	30	31	24.4	25	6	6	7	12	YES	NO
A-38	C	1 BED APARTMENT	45	48	1	2	23	24	11.4	11.4	3	3	5	5	NO	NO
A-39	K	2 BED APARTMENT	73	80	2	4	30	31.4	24.4	25.3	6	6	7	8	NO	NO
A-40	M	2 BED APARTMENT	73	82	2	4	30	31.4	24.4	27	6	6	7	7	NO	YES
A-41	S	2 BED APARTMENT	73	81	2	4	30	30	24.4	25	6	7	7	8	NO	YES
A-42	Z	2 BED APARTMENT	73	81	2	4	30	33.3	24.4	25.7	6	6	7	7	YES	YES
A-43	T	2 BED APARTMENT	73	83	2	4	30	34	24.4	26	6	6	7	13	YES	YES
A-44	L	2 BED APARTMENT	73	84	2	4	30	35.4	24.4	27	6	6.4	7	7	YES	YES
A-45	I	2 BED APARTMENT	73	79	2	4	30	31	24.4	25	6	6.4	7	8	NO	NO
A-46	C	1 BED APARTMENT	45	48	1	2	23	24	11.4	11.4	3	3	5	5	NO	NO

UNIT NO.	UNIT TYPE	DESCRIPTION	FLOOR AREA REQUIRED (m²)	FLOOR AREA PROPOSED (m²)	NO. OF BED ROOMS	BED SPACES	AGGREGATE LIVING AREA REQUIRED (m²)	AGGREGATE LIVING AREA PROPOSED (m²)	AGGREGATE BEDROOM AREA REQUIRED (m²)	AGGREGATE BEDROOM AREA PROPOSED (m²)	AGGREGATE STORAGE REQUIRED (m²)	AGGREGATE STORAGE PROPOSED (m²)	PRIVATE SPACE REQUIRED (m²)	PRIVATE SPACE PROPOSED (m²)	DUAL ASPECT (YES/NO)	FLOOR AREA > 10% MIN. (YES/NO)
A-47	X	2 BED APARTMENT	73	81	2	4	30	31.8	24.4	26	6	7	7	8	NO	YES
A-48	J	2 BED APARTMENT	73	81	2	4	30	30	24.4	25.7	6	6	7	8	NO	YES
A-49	F	2 BED APARTMENT	73	82	2	4	30	32.8	24.4	26.8	6	6	7	9	YES	YES
A-50	N	2 BED APARTMENT	73	82	2	4	30	32	24.4	26	6	6	7	15	YES	YES
TOTAL BLOCK A		50	3,340	3,716	90	177	1,424	1,508	1,077	1,150	267	282	327	460	26	32
BLOCK B																
B-01	A	1 BED APARTMENT	45	55	1	2	23	30	11.4	11.4	3	3	5	9	YES	YES
B-02	B	1 BED APARTMENT	45	52	1	2	23	24	11.4	12.7	3	4	5	5	NO	YES
B-03	B	1 BED APARTMENT	45	52	1	2	23	24	11.4	12.7	3	4	5	5	NO	YES
B-04	A	1 BED APARTMENT	45	55	1	2	23	30	11.4	11.4	3	3	5	9	YES	YES
B-05	D	2 BED APARTMENT	73	80	2	4	30	32	24.4	24.4	6	6	7	9	YES	NO
B-06	E	2 BED APARTMENT	73	83	2	4	30	30	24.4	28	6	6	7	10	YES	YES
B-07	E	2 BED APARTMENT	73	83	2	4	30	30	24.4	28	6	6	7	10	YES	YES
B-08	D	2 BED APARTMENT	73	80	2	4	30	32	24.4	24.4	6	6	7	9	YES	NO
B-09	F	2 BED APARTMENT	73	82	2	4	30	34	24.4	25	6	6	7	8	YES	YES
B-10	C	1 BED APARTMENT	45	52	1	2	23	24	11.4	12.7	3	4	5	8	NO	YES
B-11	C	1 BED APARTMENT	45	52	1	2	23	24	11.4	12.7	3	4	5	8	NO	YES
B-12	F	2 BED APARTMENT	73	82	2	4	30	34	24.4	25	6	6	7	8	YES	YES
B-13	G	2 BED APARTMENT	73	82	2	4	30	36	24.4	25	6	6	7	8	YES	YES
B-14	E	2 BED APARTMENT	73	83	2	4	30	30	24.4	28	6	6	7	10	YES	YES
B-15	E	2 BED APARTMENT	73	83	2	4	30	30	24.4	28	6	6	7	10	YES	YES
B-16	G	2 BED APARTMENT	73	82	2	4	30	36	24.4	25	6	6	7	8	YES	YES
B-17	H	2 BED APARTMENT	73	81	2	4	30	31.6	24.4	25	6	7	7	9	YES	YES
B-18	B	1 BED APARTMENT	45	52	1	2	23	24	11.4	12.7	3	4	5	5	NO	YES
B-19	B	1 BED APARTMENT	45	52	1	2	23	24	11.4	12.7	3	4	5	5	NO	YES
B-20	H	2 BED APARTMENT	73	81	2	4	30	31.6	24.4	25	6	7	7	9	YES	YES
B-21	I	2 BED APARTMENT	73	81	2	4	30	32	24.4	24.4	6	7	7	9	YES	YES
B-22	E	2 BED APARTMENT	73	83	2	4	30	30	24.4	28	6	6	7	10	YES	YES
B-23	E	2 BED APARTMENT	73	83	2	4	30	30	24.4	28	6	6	7	10	YES	YES
B-24	I	2 BED APARTMENT	73	81	2	4	30	32	24.4	24.4	6	7	7	9	YES	YES
B-25	F	2 BED APARTMENT	73	82	2	4	30	34	24.4	25	6	6	7	8	YES	YES
B-26	C	1 BED APARTMENT	45	52	1	2	23	24	11.4	12.7	3	4	5	8	NO	YES
B-27	C	1 BED APARTMENT	45	52	1	2	23	24	11.4	12.7	3	4	5	8	NO	YES
B-28	F	2 BED APARTMENT	73	82	2	4	30	34	24.4	25	6	6	7	8	YES	YES
B-29	G	2 BED APARTMENT	73	82	2	4	30	36	24.4	25	6	6	7	8	YES	YES
B-30	E	2 BED APARTMENT	73	83	2	4	30	30	24.4	28	6	6	7	10	YES	YES
B-31	E	2 BED APARTMENT	73	83	2	4	30	30	24.4	28	6	6	7	10	YES	YES
B-32	G	2 BED APARTMENT	73	82	2	4	30	36	24.4	25	6	6	7	8	YES	YES
B-33	H	2 BED APARTMENT	73	81	2	4	30	31.6	24.4	25	6	7	7	9	YES	YES
B-34	B	1 BED APARTMENT	45	52	1	2	23	24	11.4	12.7	3	4	5	5	NO	YES
B-35	B	1 BED APARTMENT	45	52	1	2	23	24	11.4	12.7	3	4	5	5	NO	YES
B-36	H	2 BED APARTMENT	73	81	2	4	30	31.6	24.4	25	6	7	7	9	YES	YES
B-37	I	2 BED APARTMENT	73	81	2	4	30	32	24.4	24.4	6	7	7	9	YES	YES
B-38	E	2 BED APARTMENT	73	83	2	4	30	30	24.4	28	6	6	7	10	YES	YES
B-39	E	2 BED APARTMENT	73	83	2	4	30	30	24.4	28	6	6	7	10	YES	YES
B-40	I	2 BED APARTMENT	73	81	2	4	30	32	24.4	24.4	6	7	7	9	YES	YES
TOTAL BLOCK B		40	2,584	2,924	68	136	1,116	1,198	820	876	204	222	256	334	30	38
BLOCK C																
C-01	I	2 BED APARTMENT	73	83	2	4	30	32.3	24.4	28	6	6.3	7	7.7	YES	YES
C-02	F	2 BED APARTMENT	73	82	2	4	30	31.7	24.4	29	6	6	7	10.8	NO	YES
C-03	N	3 BED APARTMENT	90	100	3	5	34	34.5	31.5	32.3	9	10	9	14.2	NO	YES
C-04	N	3 BED APARTMENT	90	100	3	5	34	34.5	31.5	32.3	9	10	9	14.2	NO	YES

UNIT NO.	UNIT TYPE	DESCRIPTION	FLOOR AREA REQUIRED (m²)	FLOOR AREA PROPOSED (m²)	NO. OF BED ROOMS	BED SPACES	AGGREGATE LIVING AREA REQUIRED (m²)	AGGREGATE LIVING AREA PROPOSED (m²)	AGGREGATE BEDROOM AREA REQUIRED (m²)	AGGREGATE BEDROOM AREA PROPOSED (m²)	AGGREGATE STORAGE REQUIRED (m²)	AGGREGATE STORAGE PROPOSED (m²)	PRIVATE SPACE REQUIRED (m²)	PRIVATE SPACE PROPOSED (m²)	DUAL ASPECT (YES/NO)	FLOOR AREA > 10% MIN. (YES/NO)
C-05	J	2 BED APARTMENT	73	83	2	4	30	33.4	24.4	26.6	6	6	7	9.3	NO	YES
C-06	G	2 BED APARTMENT	73	82	2	4	30	32.3	24.4	27.9	6	6.2	7	9.9	YES	YES
C-07	L	3 BED APARTMENT	90	95	3	5	34	34	31.5	32.1	9	9	9	9	YES	NO
C-08	B	1 BED APARTMENT	45	54	1	2	23	23.2	11.4	13.6	3	5.7	5	5.4	NO	YES
C-09	M	3 BED APARTMENT	90	100	3	5	34	34	31.5	32.3	9	10	9	9.7	NO	YES
C-10	M	3 BED APARTMENT	90	100	3	5	34	34	31.5	32.3	9	10	9	9.7	NO	YES
C-11	B	1 BED APARTMENT	45	54	1	2	23	23.2	11.4	13.6	3	5.7	5	5.4	NO	YES
C-12	L	3 BED APARTMENT	90	95	3	5	34	34	31.5	32.1	9	9	9	9	YES	NO
C-13	G	2 BED APARTMENT	73	82	2	4	30	32.3	24.4	27.9	6	6.2	7	9.9	YES	YES
C-14	J	2 BED APARTMENT	73	83	2	4	30	33.4	24.4	26.6	6	6	7	9.3	NO	YES
C-15	N	3 BED APARTMENT	90	100	3	5	34	34.5	31.5	32.3	9	10	9	14.2	NO	YES
C-16	N	3 BED APARTMENT	90	100	3	5	34	34.5	31.5	32.3	9	10	9	14.2	NO	YES
C-17	F	2 BED APARTMENT	73	82	2	4	30	31.7	24.4	29	6	6	7	10.8	NO	YES
C-18	I	2 BED APARTMENT	73	83	2	4	30	32.3	24.4	28	6	6.3	7	7.7	YES	YES
C-19	E	2 BED APARTMENT	73	80	2	4	30	30.7	24.4	25.3	6	8.3	7	12.9	YES	NO
C-20	K	2 BED APARTMENT	73	84	2	4	30	33.3	24.4	26.7	6	6.4	7	9.2	NO	YES
C-21	N	3 BED APARTMENT	90	100	3	5	34	34.5	31.5	32.3	9	10	9	14.2	NO	YES
C-22	N	3 BED APARTMENT	90	100	3	5	34	34.5	31.5	32.3	9	10	9	14.2	NO	YES
C-23	K	2 BED APARTMENT	73	84	2	4	30	33.3	24.4	26.7	6	6.4	7	9.2	NO	YES
C-24	D	2 BED APARTMENT	73	80	2	4	30	30.7	24.4	26.2	6	6	7	17	YES	NO
C-25	I	2 BED APARTMENT	73	83	2	4	30	32.3	24.4	28	6	6.3	7	7.7	YES	YES
C-26	F	2 BED APARTMENT	73	82	2	4	30	31.7	24.4	29	6	6	7	10.8	NO	YES
C-27	N	3 BED APARTMENT	90	100	3	5	34	34.5	31.5	32.3	9	10	9	14.2	NO	YES
C-28	N	3 BED APARTMENT	90	100	3	5	34	34.5	31.5	32.3	9	10	9	14.2	NO	YES
C-29	J	2 BED APARTMENT	73	83	2	4	30	33.4	24.4	26.6	6	6	7	9.3	NO	YES
C-30	G	2 BED APARTMENT	73	82	2	4	30	32.3	24.4	27.9	6	6.2	7	9.9	YES	YES
C-31	E	2 BED APARTMENT	73	80	2	4	30	30.7	24.4	25.3	6	8.3	7	12.9	YES	NO
C-32	H	2 BED APARTMENT	73	84	2	4	30	30	24.4	28.9	6	7	7	10.6	NO	YES
C-33	N	3 BED APARTMENT	90	100	3	5	34	34.5	31.5	32.3	9	10	9	14.2	NO	YES
C-34	N	3 BED APARTMENT	90	100	3	5	34	34.5	31.5	32.3	9	10	9	14.2	NO	YES
C-35	H	2 BED APARTMENT	73	84	2	4	30	30	24.4	28.9	6	7	7	10.6	NO	YES
C-36	D	2 BED APARTMENT	73	80	2	4	30	30.7	24.4	26.2	6	6	7	17	YES	NO
C-37	J	2 BED APARTMENT	73	83	2	4	30	33.4	24.4	26.6	6	6	7	9.3	YES	YES
C-38	N	3 BED APARTMENT	90	100	3	5	34	34.5	31.5	32.3	9	10	9	14.2	NO	YES
C-39	N	3 BED APARTMENT	90	100	3	5	34	34.5	31.5	32.3	9	10	9	14.2	NO	YES
C-40	F	2 BED APARTMENT	73	82	2	4	30	31.7	24.4	29	6	6	7	10.8	NO	YES
C-41	I	2 BED APARTMENT	73	83	2	4	30	32.3	24.4	28	6	6.3	7	7.7	YES	YES
C-42	E	2 BED APARTMENT	73	80	2	4	30	30.7	24.4	25.3	6	8.3	7	12.9	YES	NO
C-43	K	2 BED APARTMENT	73	84	2	4	30	33.3	24.4	26.7	6	6.4	7	9.2	NO	YES
C-44	N	3 BED APARTMENT	90	100	3	5	34	34.5	31.5	32.3	9	10	9	14.2	NO	YES
C-45	N	3 BED APARTMENT	90	100	3	5	34	34.5	31.5	32.3	9	10	9	14.2	NO	YES
C-46	K	2 BED APARTMENT	73	84	2	4	30	33.3	24.4	26.7	6	6.4	7	9.2	YES	YES
C-47	C	2 BED APARTMENT	63	70	2	3	28	29.3	20.1	21.8	5	5	6	11.7	YES	YES
C-48	A	1 BED APARTMENT	45	49	1	2	23	23	11.4	11.7	3	3	5	10	NO	NO
C-49	J	2 BED APARTMENT	73	83	2	4	30	33.4	24.4	26.6	6	6	7	9.3	NO	YES
C-50	G	2 BED APARTMENT	73	82	2	4	30	32.3	24.4	27.9	6	6.2	7	9.9	YES	YES
C-51	E	2 BED APARTMENT	73	80	2	4	30	30.7	24.4	25.3	6	8.3	7	12.9	YES	NO
C-52	H	2 BED APARTMENT	73	84	2	4	30	30	24.4	28.9	6	7	7	10.6	NO	YES
C-53	A	1 BED APARTMENT	45	49	1	2	23	23	11.4	11.7	3	3	5	10	NO	NO
C-54	C	2 BED APARTMENT	63	70	2	3	28	29.3	20.1	21.8	5	5	6	11.7	YES	YES
TOTAL BLOCK C		54	4,116	4,607	122	224	1,660	1,730	1,385	1,495	364	401	404	605	20	44

SUMMARY				
		1 BEDROOM UNITS	2 BEDROOM UNITS	3 BEDROOM UNITS
NO. OF UNITS BLOCK A		10	40	0
NO. OF UNITS BLOCK B		12	28	0
NO. OF UNITS BLOCK C		4	32	18
TOTAL NO. OF UNITS		26	100	18
% TOTAL NO. UNITS		18%	69%	13%
% TOTAL NO. UNITS BLOCK A		20%	80%	0%
% TOTAL NO. UNITS BLOCK B		30%	70%	0%
% TOTAL NO. UNITS BLOCK C		7%	59%	33%
TOTAL NO. OF UNITS BLOCK A	50			
TOTAL NO. OF UNITS BLOCK B	40			
TOTAL NO. OF UNITS BLOCK C	54			
GRAND TOTAL NO. OF UNITS IN DEVELOPMENT	144			
TOTAL COMMERCIAL/RETAIL (m²)	382			
TOTAL AREA OF PRIVATE AMENITY SPACE (m²)	1,399			
TOTAL NO. OF BEDROOMS	280			
TOTAL NO. OF BED SPACES	537			
BLOCK A TOTAL GROSS FLOOR AREA (m²)	5,213			
BLOCK A TOTAL NETT FLOOR AREA (m²)	4,098			
BLOCK B TOTAL GROSS FLOOR AREA (m²)	3,820			
BLOCK B TOTAL NETT FLOOR AREA (m²)	2,924			
BLOCK C TOTAL GROSS FLOOR AREA (m²)	5,874			
BLOCK C TOTAL NETT FLOOR AREA (m²)	4,607			
TOTAL DEVELOPMENT GROSS FLOOR AREA (m²)	14,907			
TOTAL DEVELOPMENT NETT FLOOR AREA (m²)	11,629			
TOTAL RESIDENTIAL GROSS FLOOR AREA (m²)	14,525			
TOTAL RESIDENTIAL NETT FLOOR AREA (m²)	11,247			
TOTAL SITE AREA (HECTARES)	1.16			
BUILDING FOOTPRINT (m²)	3,646			
DEVELOPMENT SITE COVERAGE	31%			
DENSITY (UNITS PER HECTARE)	124			
DEVELOPMENT PLOT RATIO	1.3			
TOTAL PUBLIC OPEN SPACE AREA (HECTARES)	0.4645			
% PUBLIC OPEN SPACE	40%			
BASEMENT CAR PARKING SPACES	144			
ON SURFACE CAR PARKING SPACES	5			
TOTAL CAR PARKING SPACES PROVIDED	149			
TOTAL BICYCLE SPACES	320			
TOTAL MOTORBIKE SPACES	5			
TOTAL NO. OF SINGLE ASPECT UNITS	68			
% NO. OF SINGLE ASPECT UNITS	47%			
TOTAL NO. OF DUAL ASPECT UNITS	76			
% NO. OF DUAL ASPECT UNITS	53%			
TOTAL NO. NORTHERN FACING SINGLE UNITS	0			
TOTAL NO. OF UNITS > 10% GROSS FLOOR AREA	114			
% NO. OF UNITS > 10% GROSS FLOOR AREA	79%			
BUILDING HEIGHT BLOCK A	3 - 5 STOREYS OVER BASEMENT			
BUILDING HEIGHT BLOCK B	5 STOREYS OVER BASEMENT			
BUILDING HEIGHT BLOCK C	3 - 5 STOREYS OVER BASEMENT			