Housing Quality Assessment

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Project: Residential Development, Carleys Bridge, Enniscorthy, Co. Wexford
Client: Torca Developments
Project No. 1768

Notes: Schedule to be read in conjunction with BDA drawings as per enclosed drawing register.
All areas indicated in square metres.
Unit areas refer to total area measured to internal face of external/party walls.
Unit Numbers highlighted yellow indicate apartments/duplexes which are at least 10% greater than the minimum floor area standard

			Unit Area by Type									Living Areas						Bedroom Areas												Storage Areas						Private Open Space						Gross Areas		Aspect	
Unit Number	Building No.	House Type	1 Bed Apartment (m²)	2 Bed (3 Person) Apartment (m²)	2 Bed (4 person) Apartment (m²)	3 Bed Apartment (m²)	2 Bed Duplex (m²)	3 Bed Duplex (m²)	3 Bed House (m²)	4 Bed House (m²)	5 Bed House (m²)	Aggregate Living Area Required (m²)	Aggregate Living Area Provided (m²)	Living Room Area Required (m²)	Living Room Area Provided (m²)	Living/Dining Room Width Required (m)	Living/Dining Room Width Provided (m)	Bed 1 Area (m²)	Bed 1 Width (m)	Bed 2 Area (m²)	Bed 2 Width (m)	Bed 3 Area (m²)	Bed 3 Width (m)	Bed 4 Area (m²)	Bed 4 Width (m)	Bed 5 Area (m²)	Bed 5 Width (m)	Aggregate Bedroom Area Required (m²)	Aggregate Bedroom Area Provided (m²)	Store 1 (m²)	Store 2 (m²)	Store 3 (m²)	Store 4 (m²)	Total Storage Required (m²)	Total Storage Provided (m²)	Balcony (m²)	Terrace (m²)	Back Garden (m²)	Aspect	Total Area Required (m²)	Total Area Provided (m²)	Unit Area Required (m²)	Unit Area Provided (m²)	Unit Aspect (S = Single, D= Dual)	Unit Orientation
1	17	-	54.7	-	-	-	-	-	-	-	-	23	24.5	-	-	3.3	3.4	14.6	3.2	-	-	-	-	-	-	-	-	11.4	14.6	3.1	-	-	-	3	3.1	-	11.1	-	SW	5	11.1	45	54.7	D	SW / NW
2	17	-	-	85	-	-	-	-	-	-	-	28	34	-	-	3.6	4.7	13	2.9	8.4	2.1	-	-	-	-	-	-	20.1	21.4	3	3	-	-	5	6	-	22	-	SW	6	22	63	85	S	SW
3	17	-	54.5	-	-	-	-	-	-	-	-	23	28.6	-	-	3.3	4.5	12	3.1	-	-	-	-	-	-	-	-	11.4	12	3.1	-	-	-	3	3.1	7	-	-	NW	5	7	45	54.5	D	NW / NE
4	17	-	54.7	-	-	-	-	-	-	-	-	23	24.5	-	-	3.3	3.4	14.6	3.2	-	-	-	-	-	-	-	-	11.4	14.6	3.1	-	-	-	3	3.1	11.1	-	-	SW	5	11.1	45	54.7	D	SW / NW
5	17	-	-	-	-	-	109	-	-	-	-	28	41	-	-	3.6	4.1	17	3.9	14.3	3.5	-	-	-	-	-	-	24.4	31.3	3.3	3	1.6	-	6	7.9	14	-	-	NW	7	14	73	109	D	NW / NE
6	17	-	-	-	-	-	-	109	-	-	-	34	39	-	-	3.8	6.2	11.4	3.6	13.8	3	8.7	2.7	-	-	-	-	31.5	33.9	2.5	2.5	2.5	2.8	9	10.3	22	-	-	SW	9	22	90	109	D	SW / NW
7	17	-	-	-	-	-	-	125	-	-	-	34	44.3	-	-	3.8	4.8	16.1	3.9	13	3.1	9.1	2.8	-	-	-	-	31.5	38.2	2.7	2.3	4	-	9	9	-	9.6	20	SW / NE	9	29.6	90	125	D	SW / NE
8	17	-	-	-	-	-	-	125	-	-	-	34	44.3	-	-	3.8	4.8	16.1	3.9	13	3.1	9.1	2.8	-	-	-	-	31.5	38.2	2.7	2.3	4	-	9	9	-	9.6	20	SW	9	29.6	90	125	D	SW / NE
9	17	-	54.7	-	-	-	-	-	-	-	-	23	24.5	-	-	3.3	3.4	14.6	3.2	-	-	-	-	-	-	-	-	11.4	14.6	3.1	-	-	-	3	3.1	-	11.1	-	SW	5	11.1	45	54.7	D	SW / SE
10	17	-	54.5	-	-	-	-	-	-	-	-	23	28.6	-	-	3.3	4.5	12	3.1	-	-	-	-	-	-	-	-	11.4	12	3.1	-	-	-	3	3.1	7	-	-	SE	5	7	45	54.5	D	SE / NE
11	17	-	54.7	-	-	-	-	-	-	-	-	23	24.5	-	-	3.3	3.4	14.6	3.2	-	-	-	-	-	-	-	-	11.4	14.6	3.1	-	-	-	3	3.1	11.1	-	-	SW	5	11.1	45	54.7	D	SW / SE
12	17	-	-	-	-	-	109	-	-	-	-	28	41	-	-	3.6	4.1	17	3.9	14.3	3.5	-	-	-	-	-	-	24.4	31.3	3.3	3	1.6	-	6	7.9	14	-	-	SE	7	14	73	109	D	SE / NE
13	17	-	-	-	-	-	-	109	-	-	-	34	39	-	-	3.8	6.2	11.4	3.6	13.8	3	8.7	2.7	-	-	-	-	31.5	33.9	2.5	2.5	2.5	2.8	9	10.3	22	-	-	SW	9	22	90	109	D	SW / SE
14	18	-	54.7	-	-	-	-	-	-	-	-	23	24.5	-	-	3.3	3.4	14.6	3.2	-	-	-	-	-	-	-	-	11.4	14.6	3.1	-	-	-	3	3.1	-	11.1	-	SW	5	11.1	45	54.7	D	SW / NW
15	18	-	-	85	-	-	-	-	-	-	-	28	34	-	-	3.6	4.7	13	2.9	8.4	2.1	-	-	-	-	-	-	20.1	21.4	3	3	-	-	5	6	-	22	-	SW	6	22	63	85	S	SW
16	18	-	54.5	-	-	-	-	-	-	-	-	23	28.6	-	-	3.3	4.5	12	3.1	-	-	-	-	-	-	-	-	11.4	12	3.1	-	-	-	3	3.1	7	-	-	NW	5	7	45	54.5	D	NW / NE
17	18	-	54.7	-	-	-	-	-	-	-	-	23	24.5	-	-	3.3	3.4	14.6	3.2	-	-	-	-	-	-	-	-	11.4	14.6	3.1	-	-	-	3	3.1	11.1	-	-	SW	5	11.1	45	54.7	D	SW / NW
18	18	-	-	-	-	-	109	-	-	-	-	28	41	-	-	3.6	4.1	17	3.9	14.3	3.5	-	-	-	-	-	-	24.4	31.3	3.3	3	1.6	-	6	7.9	14	-	-	NW	7	14	73	109	D	NW / NE
19	18	-	-	-	-	-	-	109	-	-	-	34	39	-	-	3.8	6.2	11.4	3.6	13.8	3	8.7	2.7	-	-	-	-	31.5	33.9	2.5	2.5	2.5	2.8	9	10.3	22	-	-	SW	9	22	90	109	D	SW / NW
20	18	-	-	-	-	-	-	125	-	-	-	34	44.3	-	-	3.8	4.8	16.1	3.9	13	3.1	9.1	2.8	-	-	-	-	31.5	38.2	2.7	2.3	4	-	9	9	-	9.6	20	SW / NE	9	29.6	90	125	D	SW / NE
21	18	-	-	-	-	-	-	125	-	-	-	34	44.3	-	-	3.8	4.8	16.1	3.9	13	3.1	9.1	2.8	-	-	-	-	31.5	38.2	2.7	2.3	4	-	9	9	-	9.6	20	SW	9	29.6	90	125	D	SW / NE
22	18	-	54.7	-	-	-	-	-	-	-	-	23	24.5	-	-	3.3	3.4	14.6	3.2	-	-	-	-	-	-	-	-	11.4	14.6	3.1	-	-	-	3	3.1	-	11.1	-	SW	5	11.1	45	54.7	D	SW / SE
23	18	-	54.5	-	-	-	-	-	-	-	-	23	28.6	-	-	3.3	4.5	12	3.1	-	-	-	-	-	-	-	-	11.4	12	3.1	-	-	-	3	3.1	7	-	-	SE	5	7	45	54.5	D	SE / NE
24	18	-	54.7	-	-	-	-	-	-	-	-	23	24.5	-	-	3.3	3.4	14.6	3.2	-	-	-	-	-	-	-	-	11.4	14.6	3.1	-	-	-	3	3.1	11.1	-	-	SW	5	11.1	45	54.7	D	SW / SE
25	18	-	-	-	-	-	109	-	-	-	-	28	41	-	-	3.6	4.1	17	3.9	14.3	3.5	-	-	-	-	-	-	24.4	31.3	3.3	3	1.6	-	6	7.9	14	-	-	SE	7	14	73	109	D	SE / NE
26	18	-	-	-	-	-	-	109	-	-	-	34	39	-	-	3.8	6.2	11.4	3.6	13.8	3	8.7	2.7	-	-	-	-	31.5	33.9	2.5	2.5	2.5	2.8	9	10.3	22	-	-	SW	9	22	90	109	D	SW / SE
27	19	-	54.7	-	-	-	-	-	-	-	-	23	24.5	-	-	3.3	3.4	14.6	3.2	-	-	-	-	-	-	-	-	11.4	14.6	3.1	-	-	-	3	3.1	-	11.1	-	SW	5	11.1	45	54.7	D	SW / NW
28	19	-	-	85	-	-	-	-	-	-	-	28	34	-	-	3.6	4.7	13	2.9	8.4	2.1	-	-	-	-	-	-	20.1	21.4	3	3	-	-	5	6	-	22	-	SW	6	22	63	85	S	SW
29	19	-	54.5	-	-	-	-	-	-	-	-	23	28.6	-	-	3.3	4.5	12	3.1	-	-	-	-	-	-	-	-	11.4	12	3.1	-	-	-	3	3.1	7	-	-	NW	5	7	45	54.5	D	NW / NE
30	19	-	54.7	-	-	-	-	-	-	-	-	23	24.5	-	-	3.3	3.4	14.6	3.2	-	-	-	-	-	-	-	-	11.4	14.6	3.1	-	-	-	3	3.1	11.1	-	-	SW	5	11.1	45	54.7	D	SW / NW
31	19	-	-	-	-	-	109	-	-	-	-	28	41	-	-	3.6	4.1	17	3.9	14.3	3.5	-	-	-	-	-	-	24.4	31.3	3.3	3	1.6	-	6	7.9	14	-	-	NW	7	14	73	109	D	NW / NE
32	19	-	-	-	-	-	-	109	-	-	-	34	39	-	-	3.8	6.2	11.4	3.6	13.8	3	8.7	2.7	-	-	-	-	31.5	33.9	2.5	2.5	2.5	2.8	9	10.3	22	-	-	SW	9	22	90	109	D	SW / NW
33	19	-	-	-	-	-	-	125	-	-	-	34	44.3	-	-	3.8	4.8	16.1	3.9	13	3.1	9.1	2.8	-	-	-	-	31.5	38.2	2.7	2.3	4	-	9	9	-	9.6	20	SW / NE	9	29.6	90	125	D	SW / NE
34	19	-	-	-	-	-	-	125	-	-	-	34	44.3	-	-	3.8	4.8	16.1	3.9	13	3.1	9.1	2.8	-	-	-	-	31.5	38.2	2.7	2.3	4	-	9	9	-	9.6	20	SW	9	29.6	90	125	D	SW / NE
35	19	-	54.7	-	-	-	-	-	-	-	-	23	24.5	-	-	3.3	3.4	14.6	3.2	-	-	-	-	-	-	-	-	11.4	14.6	3.1	-	-	-	3	3.1	-	11.1	-	SW	5	11.1	45	54.7	D	SW / SE
36	19	-	54.5	-	-	-	-	-	-	-	-	23	28.6	-	-	3.3	4.5	12	3.1	-	-	-	-	-	-	-	-	11.4	12	3.1	-	-	-	3	3.1	7	-	-	SE	5	7	45	54.5	D	SE / NE
37	19	-	54.7	-	-	-	-	-	-	-	-	23	24.5	-	-	3.3	3.4	14.6	3.2	-	-	-	-	-	-	-	-	11.4	14.6	3.1	-	-	-	3	3.1	11.1	-	-	SW	5	11.1	45	54.7	D	SW / SE
38	19	-	-	-	-	-	109	-	-	-	-	28	41	-	-	3.6	4.1	17	3.9	14.3	3.5	-	-	-	-	-	-	24.4	31.3	3.3	3	1.6	-	6	7.9	14	-	-	SE	7	14	73	109	D	SE / NE
39	19	-	-	-	-	-	-	109	-	-	-	34	39	-	-	3.8	6.2	11.4	3.6	13.8	3	8.7	2.7	-	-	-	-	31.5	33.9	2.5	2.5	2.5	2.8	9	10.3	22	-	-	SW	9	22	90	109	D	SW / SE
40	20	-	54.7	-	-	-	-	-	-	-	-	23	24.5	-	-	3.3	3.4	14.6	3.2	-	-	-	-	-	-	-	-	11.4	14.6	3.1	-	-	-	3	3.1	-	11.1	-	SW	5	11.1	45	54.7	D	SW / NW
41	20	-	-	85	-	-	-	-	-	-	-	28	34	-	-	3.6	4.7	13	2.9	8.4	2.1	-	-	-	-	-	-	20.1	21.4	3	3	-	-	5	6	-	22	-	SW	6	22	63	85	S	SW
42	20	-	54.5	-	-	-	-	-	-	-	-	23	28.6	-	-	3.3	4.5	12	3.1	-	-	-	-	-	-	-	-	11.4	12	3.1	-	-	-	3	3.1	7	-	-	NE	5	7	45	54.5	D	NW / NE
43	20	-	54.7	-	-	-	-	-	-	-	-	23	24.5	-	-	3.3	3.4	14.6	3.2	-	-	-	-	-	-	-	-	11.4	14.6	3.1	-	-	-	3	3.1	11.1	-	-	SW	5	11.1	45	54.7	D	SW / NW
44	20	-	-	-	-	-	109	-	-	-	-	28	41	-	-	3.6	4.1	17	3.9	14.3	3.5	-	-	-	-	-	-	24.4	31.3	3.3	3	1.6	-	6	7.9	14	-	-	NE	7	14	73	109	D	NW / NE
45	20	-	-	-	-	-	-	109	-	-	-	34	39	-	-	3.8	6.2	11.4	3.6	13.8	3	8.7	2.7	-	-	-	-	31.5	33.9	2.5	2.5	2.5	2.8	9	10.3	22	-	-	SW	9	22	90	109	D	SW / NW
46	20	-	-	-	-	-	-	125	-	-	-	34	44.3	-	-	3.8	4.8	16.1	3.9	13	3.1	9.1	2.8	-	-	-	-	31.5	38.2	2.7	2.3	4	-	9	9	-	9.6	20	SW	9	29.6	90	125	D	SW / NE
47	20	-	-	-	-	-	-	125	-	-	-	34	44.3	-	-	3.8	4.8	16.1	3.9	13	3.1	9.1	2.8	-	-	-	-	31.5	38.2	2.7	2.3	4	-	9	9	-	9.6	20	SW	9	29.6	90	125	D	SW / NE
48	20	-	-	-	-	-	-	125	-	-	-	34	44.3	-	-	3.8	4.8	16.1	3.9	13	3.1	9.1	2.8	-	-	-	-	31.5	38.2	2.7	2.3	4	-	9	9	-	9.6	20	SW	9	29.6	90	125	D	SW / NE
49	20	-	-	-	-	-	-	125	-	-	-	34	44.3	-	-	3.8	4.8	16.1	3.9	13	3.1	9.1	2.8	-	-	-	-	31.5	38.2	2.7	2.3	4	-	9	9	-	9.6	20	SW	9	29.6	90	125	D	SW / NE
50	20	-	54.7	-	-	-	-	-	-	-	-	23	24.5	-	-	3.3	3.4	14.6	3.2	-	-	-	-	-	-	-	-	11.4	14.6	3.1	-	-	-	3	3.1	-	11.1	-	SW	5	11.1	45	54.7	D	SW / SE
51	20	-	-	85	-	-	-	-	-	-	-	28	34	-	-	3.6	4.7	13	2.9	8.4	2.1	-	-	-	-	-	-	20.1	21.4	3	3	-	-	5	6	-	22	-	SW	6	22	63	85	S	SW
52	20	-	54.5	-	-	-	-	-	-	-	-	23	28.6	-	-	3.3	4.5	12	3.1	-	-	-	-	-	-	-	-	11.4	12	3.1	-	-	-	3	3.1	7	-	-	SE	5	7	45	54.5	D	NE / SE
53	20	-	54.7	-	-	-	-	-	-	-	-	23	24.5	-	-	3.3	3.4	14.6	3.2	-	-	-	-	-	-	-	-	11.4	14.6	3.1	-	-	-	3	3.1	11.1	-	-	SW	5	11.1	45	54.7	D	SW / SE
54	20	-	-	-	-	-	109	-	-	-	-	28	41	-	-	3.6	4.1	17	3.9	14.3	3.5	-	-	-	-	-	-	24.4	31.3	3.3	3	1.6	-	6	7.9	14	-	-	SE	7	14	73	109	D	NE / SE
55	20	-	-	-	-	-	-	109	-	-	-	34	39	-	-	3.8	6.2	11.4	3.6	13.8	3	8.7	2.7	-	-	-	-	31.5	33.9	2.5	2.5	2.5	2.8	9	10.3	22	-	-	SW	9	22	90	109	D	SW / SE
56	21	-	54.7	-	-	-	-	-	-	-	-	23	24.5	-	-	3.3	3.4	14.6	3.2	-	-	-	-	-	-	-	-	11.4	14.6	3.1	-	-	-	3	3.1	-	11.1	-	SW	5	11.1	45	54.7	D	SW / NW
57	21	-	-	85	-	-	-	-	-	-	-	28	34	-	-	3.6	4.7	13	2.9	8.4	2.1	-	-	-	-	-	-	20.1	21.4	3	3	-	-	5	6	-	22	-	SW	6	22	63	85	S	SW

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			Unit Area by Type									Living Areas						Bedroom Areas												Storage Areas						Private Open Space						Gross Areas		Aspect	
Unit Number	Building No.	House Type	1 Bed Apartment (m^2)	2 Bed (3 Person) Apartment (m^2)	2 Bed (4 person) Apartment (m^2)	3 Bed Apartment (m^2)	2 Bed Duplex (m^2)	3 Bed Duplex (m^2)	3 Bed House (m^2)	4 Bed House (m^2)	5 Bed House (m^2)	Aggregate Living Area Required (m^2)	Aggregate Living Area Provided (m^2)	Living Room Area Required (m^2)	Living Room Area Provided (m^2)	Living/Dining Room Width Required (m)	Living/Dining Room Width Provided (m)	Bed 1 Area (m^2)	Bed 1 Width (m)	Bed 2 Area (m^2)	Bed 2 Width (m)	Bed 3 Area (m^2)	Bed 3 Width (m)	Bed 4 Area (m^2)	Bed 4 Width (m)	Bed 5 Area (m^2)	Bed 5 Width (m)	Aggregate Bedroom Area Required (m^2)	Aggregate Bedroom Area Provided (m^2)	Store 1 (m^2)	Store 2 (m^2)	Store 3 (m^2)	Store 4 (m^2)	Total Storage Required (m^2)	Total Storage Provided (m^2)	Balcony (m^2)	Terrace (m^2)	Back Garden (m^2)	Aspect	Total Area Required (m^2)	Total Area Provided (m^2)	Unit Area Required (m^2)	Unit Area Provided (m^2)	Unit Aspect (S = Single, D= Dual)	Unit Orientation
58	21	-	54.5	-	-	-	-	-	-	-	-	23	28.6	-	-	3.3	4.5	12	3.1	-	-	-	-	-	-	-	-	11.4	12	3.1	-	-	-	3	3.1	7	-	-	NE	5	7	45	54.5	D	NW / NE
59	21	-	54.7	-	-	-	-	-	-	-	-	23	24.5	-	-	3.3	3.4	14.6	3.2	-	-	-	-	-	-	-	-	11.4	14.6	3.1	-	-	-	3	3.1	11.1	-	-	SW	5	11.1	45	54.7	D	SW / NW
60	21	-	-	-	-	-	109	-	-	-	-	28	41	-	-	3.6	4.1	17	3.9	14.3	3.5	-	-	-	-	-	-	24.4	31.3	3.3	3	1.6	-	6	7.9	14	-	-	NE	7	14	73	109	D	NW / NE
61	21	-	-	-	-	-	-	109	-	-	-	34	39	-	-	3.8	6.2	11.4	3.6	13.8	3	8.7	2.7	-	-	-	-	31.5	33.9	2.5	2.5	2.5	2.8	9	10.3	22	-	-	SW	9	22	90	109	D	SW / NW
62	21	-	-	-	-	-	-	125	-	-	-	34	44.3	-	-	3.8	4.8	16.1	3.9	13	3.1	9.1	2.8	-	-	-	-	31.5	38.2	2.7	2.3	4	-	9	9	-	9.6	20	SW	9	29.6	90	125	D	SW / NE
63	21	-	-	-	-	-	-	125	-	-	-	34	44.3	-	-	3.8	4.8	16.1	3.9	13	3.1	9.1	2.8	-	-	-	-	31.5	38.2	2.7	2.3	4	-	9	9	-	9.6	20	SW	9	29.6	90	125	D	SW / NE
64	21	-	-	85	-	-	-	-	-	-	-	28	34	-	-	3.6	4.7	13	2.9	8.4	2.1	-	-	-	-	-	-	20.1	21.4	3	3	-	-	5	6	-	22	-	SW	6	22	63	85	S	SW
65	21	-	-	-	-	-	-	125	-	-	-	34	44.3	-	-	3.8	4.8	16.1	3.9	13	3.1	9.1	2.8	-	-	-	-	31.5	38.2	2.7	2.3	4	-	9	9	-	9.6	20	SW	9	29.6	90	125	D	SW / NE
66	21	-	-	-	-	-	-	125	-	-	-	34	44.3	-	-	3.8	4.8	16.1	3.9	13	3.1	9.1	2.8	-	-	-	-	31.5	38.2	2.7	2.3	4	-	9	9	-	9.6	20	SW	9	29.6	90	125	D	SW / NE
67	21	-	-	-	-	-	-	125	-	-	-	34	44.3	-	-	3.8	4.8	16.1	3.9	13	3.1	9.1	2.8	-	-	-	-	31.5	38.2	2.7	2.3	4	-	9	9	-	9.6	20	SW	9	29.6	90	125	D	SW / NE
68	21	-	-	-	-	-	-	125	-	-	-	34	44.3	-	-	3.8	4.8	16.1	3.9	13	3.1	9.1	2.8	-	-	-	-	31.5	38.2	2.7	2.3	4	-	9	9	-	9.6	20	SW	9	29.6	90	125	D	SW / NE
69	21	-	54.7	-	-	-	-	-	-	-	-	23	24.5	-	-	3.3	3.4	14.6	3.2	-	-	-	-	-	-	-	-	11.4	14.6	3.1	-	-	-	3	3.1	-	11.1	-	SW	5	11.1	45	54.7	D	SW / SE
70	21	-	-	85	-	-	-	-	-	-	-	28	34	-	-	3.6	4.7	13	2.9	8.4	2.1	-	-	-	-	-	-	20.1	21.4	3	3	-	-	5	6	-	22	-	SW	6	22	63	85	S	SW
71	21	-	54.5	-	-	-	-	-	-	-	-	23	28.6	-	-	3.3	4.5	12	3.1	-	-	-	-	-	-	-	-	11.4	12	3.1	-	-	-	3	3.1	7	-	-	SE	5	7	45	54.5	D	NE / SE
72	21	-	54.7	-	-	-	-	-	-	-	-	23	24.5	-	-	3.3	3.4	14.6	3.2	-	-	-	-	-	-	-	-	11.4	14.6	3.1	-	-	-	3	3.1	11.1	-	-	SW	5	11.1	45	54.7	D	SW / SE
73	21	-	-	-	-	-	109	-	-	-	-	28	41	-	-	3.6	4.1	17	3.9	14.3	3.5	-	-	-	-	-	-	24.4	31.3	3.3	3	1.6	-	6	7.9	14	-	-	SE	7	14	73	109	D	NE / SE
74	21	-	-	-	-	-	-	109	-	-	-	34	39	-	-	3.8	6.2	11.4	3.6	13.8	3	8.7	2.7	-	-	-	-	31.5	33.9	2.5	2.5	2.5	2.8	9	10.3	22	-	-	SW	9	22	90	109	D	SW / SE
75	2	-	54.7	-	-	-	-	-	-	-	-	23	24.5	-	-	3.3	3.4	14.6	3.2	-	-	-	-	-	-	-	-	11.4	14.6	3.1	-	-	-	3	3.1	-	11.1	-	SW	5	11.1	45	54.7	D	SW / SE
76	2	-	-	-	-	-	109	-	-	-	-	28	41	-	-	3.6	4.1	17	3.9	14.3	3.5	-	-	-	-	-	-	24.4	31.3	3.3	3	1.6	-	6	7.9	14	-	-	SE	7	14	73	109	D	NE / SE
77	2	-	-	-	-	-	-	109	-	-	-	34	39	-	-	3.8	6.2	11.4	3.6	13.8	3	8.7	2.7	-	-	-	-	31.5	33.9	2.5	2.5	2.5	2.8	9	10.3	22	-	-	SW	9	22	90	109	D	SW / SE
78	-	D	-	-	-	-	-	-	125	-	-	34	38	13	15.75	-	-	15.4	3.1	11.75	3.1	7.9	2.5	-	-	-	-	32	35.05	3.5	1.3	2.5	-	5	7.3	-	-	71	NE	60	71	92	125	D	SW / NE
79	-	D1	-	-	-	-	-	-	121	-	-	34	38	13	13.75	-	-	13.4	3.1	11.75	3.1	7.9	2.5	-	-	-	-	32	33.05	3.5	1.3	2.5	-	5	7.3	-	-	64	NE	60	64	92	121	D	SW / NE
80	-	D	-	-	-	-	-	-	125	-	-	34	38	13	15.75	-	-	15.4	3.1	11.75	3.1	7.9	2.5	-	-	-	-	32	35.05	3.5	1.3	2.5	-	5	7.3	-	-	80	NE	60	80	92	125	D	SW / NE
81	-	B	-	-	-	-	-	-	125	-	-	34	38	13	15.75	-	-	15.4	3.1	11.75	3.1	7.9	2.5	-	-	-	-	32	35.05	3.5	1.3	2.5	-	5	7.3	-	-	80	NE	60	80	92	125	D	SW / NE
82	-	B	-	-	-	-	-	-	125	-	-	34	38	13	15.75	-	-	15.4	3.1	11.75	3.1	7.9	2.5	-	-	-	-	32	35.05	3.5	1.3	2.5	-	5	7.3	-	-	80	NE	60	80	92	125	D	SW / NE
83	-	B	-	-	-	-	-	-	125	-	-	34	38	13	15.75	-	-	15.4	3.1	11.75	3.1	7.9	2.5	-	-	-	-	32	35.05	3.5	1.3	2.5	-	5	7.3	-	-	80	NE	60	80	92	125	D	SW / NE
84	-	B	-	-	-	-	-	-	125	-	-	34	38	13	15.75	-	-	15.4	3.1	11.75	3.1	7.9	2.5	-	-	-	-	32	35.05	3.5	1.3	2.5	-	5	7.3	-	-	80	NE	60	80	92	125	D	SW / NE
85	-	A	-	-	-	-	-	-	125	-	-	34	38	13	15.75	-	-	15.4	3.1	11.75	3.1	7.9	2.5	-	-	-	-	32	35.05	3.5	1.3	2.5	-	5	7.3	-	-	82	NE	60	82	92	125	D	SW / NE
86	-	A	-	-	-	-	-	-	125	-	-	34	38	13	15.75	-	-	15.4	3.1	11.75	3.1	7.9	2.5	-	-	-	-	32	35.05	3.5	1.3	2.5	-	5	7.3	-	-	82	NE	60	82	92	125	D	SW / NE
87	3	-	54.7	-	-	-	-	-	-	-	-	23	24.5	-	-	3.3	3.4	14.6	3.2	-	-	-	-	-	-	-	-	11.4	14.6	3.1	-	-	-	3	3.1	-	11.1	-	SW	5	11.1	45	54.7	D	NW / SW
88	3	-	-	-	-	-	109	-	-	-	-	28	41	-	-	3.6	4.1	17	3.9	14.3	3.5	-	-	-	-	-	-	24.4	31.3	3.3	3	1.6	-	6	7.9	14	-	-	NW	7	14	73	109	D	NW / NE
89	3	-	-	-	-	-	-	109	-	-	-	34	39	-	-	3.8	6.2	11.4	3.6	13.8	3	8.7	2.7	-	-	-	-	31.5	33.9	2.5	2.5	2.5	2.8	9	10.3	22	-	-	SW	9	22	90	109	D	NW / SW
90	4	-	54.7	-	-	-	-	-	-	-	-	23	24.5	-	-	3.3	3.4	14.6	3.2	-	-	-	-	-	-	-	-	11.4	14.6	3.1	-	-	-	3	3.1	-	11.1	-	NW	5	11.1	45	54.7	D	NW / NE
91	4	-	54.5	-	-	-	-	-	-	-	-	23	28.6	-	-	3.3	4.5	12	3.1	-	-	-	-	-	-	-	-	11.4	12	3.1	-	-	-	3	3.1	7	-	-	SW	5	7	45	54.5	D	NW / SW
92	4	-	-	-	-	-	109	-	-	-	-	28	41	-	-	3.6	4.1	17	3.9	14.3	3.5	-	-	-	-	-	-	24.4	31.3	3.3	3	1.6	-	6	7.9	14	-	-	SW	7	14	73	109	D	NW / SW
93	4	-	-	-	-	-	-	109	-	-	-	34	39	-	-	3.8	6.2	11.4	3.6	13.8	3	8.7	2.7	-	-	-	-	31.5	33.9	2.5	2.5	2.5	2.8	9	10.3	22	-	-	NW	9	22	90	109	D	NW / NE
94	-	A	-	-	-	-	-	-	125	-	-	34	38	13	15.75	-	-	15.4	3.1	11.75	3.1	7.9	2.5	-	-	-	-	32	35.05	3.5	1.3	2.5	-	5	7.3	-	-	91	SW	60	91	92	125	D	SW / NE
95	-	A	-	-	-	-	-	-	125	-	-	34	38	13	15.75	-	-	15.4	3.1	11.75	3.1	7.9	2.5	-	-	-	-	32	35.05	3.5	1.3	2.5	-	5	7.3	-	-	91	SW	60	91	92	125	D	SW / NE
96	-	B	-	-	-	-	-	-	125	-	-	34	38	13	15.75	-	-	15.4	3.1	11.75	3.1	7.9	2.5	-	-	-	-	32	35.05	3.5	1.3	2.5	-	5	7.3	-	-	80	SW	60	80	92	125	D	SW / NE
97	-	B	-	-	-	-	-	-	125	-	-	34	38	13	15.75	-	-	15.4	3.1	11.75	3.1	7.9	2.5	-	-	-	-	32	35.05	3.5	1.3	2.5	-	5	7.3	-	-	80	SW	60	80	92	125	D	SW / NE
98	-	B	-	-	-	-	-	-	125	-	-	34	38	13	15.75	-	-	15.4	3.1	11.75	3.1	7.9	2.5	-	-	-	-	32	35.05	3.5	1.3	2.5	-	5	7.3	-	-	80	SW	60	80	92	125	D	SW / NE
99	-	B	-	-	-	-	-	-	125	-	-	34	38	13	15.75	-	-	15.4	3.1	11.75	3.1	7.9	2.5	-	-	-	-	32	35.05	3.5	1.3	2.5	-	5	7.3	-	-	80	SW	60	80	92	125	D	SW / NE
100	-	D	-	-	-	-	-	-	125	-	-	34	38	13	15.75	-	-	15.4	3.1	11.75	3.1	7.9	2.5	-	-	-	-	32	35.05	3.5	1.3	2.5	-	5	7.3	-	-	80	SW	60	80	92	125	D	SW / NE
101	-	D1	-	-	-	-	-	-	121	-	-	34	38	13	13.75	-	-	13.4	3.1	11.75	3.1	7.9	2.5	-	-	-	-	32	33.05	3.5	1.3	2.5	-	5	7.3	-	-	64	SW	60	64	92	121	D	SW / NE
102	-	D	-	-	-	-	-	-	125	-	-	34	38	13	15.75	-	-	15.4	3.1	11.75	3.1	7.9	2.5	-	-	-	-	32	35.05	3.5	1.3	2.5	-	5	7.3	-	-	74	SW	60	74	92	125	D	SW / NE
103	1	-	54.7	-	-	-	-	-	-	-	-	23	24.5	-	-	3.3	3.4	14.6	3.2	-	-	-	-	-	-	-	-	11.4	14.6	3.1	-	-	-	3	3.1	-	11.1	-	SE	5	11.1	45	54.7	D	SE / NE
104	1	-	54.5	-	-	-	-	-	-	-	-	23	28.6	-	-	3.3	4.5	12	3.1	-	-	-	-	-	-	-	-	11.4	12	3.1	-	-	-	3	3.1	7	-	-	SW	5	7	45	54.5	D	SW / SE
105	1	-	-	-	-	-	109	-	-	-	-	28	41	-	-	3.6	4.1	17	3.9	14.3	3.5	-	-	-	-	-	-	24.4	31.3	3.3	3	1.6	-	6	7.9	14	-	-	SW	7	14	73	109	D	SW / SE
106	1	-	-	-	-	-	-	109	-	-	-	34	39	-	-	3.8	6.2	11.4	3.6	13.8	3	8.7	2.7	-	-	-	-	31.5	33.9	2.5	2.5	2.5	2.8	9	10.3	22	-	-	SE	9	22	90	109	D	SE / NE
107	-	F	-	-	-	-	-	-	-	140	-	40	43.7	15	16.9	-	-	12.9	3.1	12.3	3.1	7.5	2.1	17.8	3.1	-	-	43	50.5	3.2	2	1.2	1.6	6	8	-	-	69	NE	60	69	102	140	D	SW / NE
108	-	F	-	-	-	-	-	-	-	140	-	40	43.7	15	16.9	-	-	12.9	3.1	12.3	3.1	7.5	2.1	17.8	3.1	-	-	43	50.5	3.2	2	1.2	1.6	6	8	-	-	68	NE	60	68	120	140	D	SW / NE
109	-	F	-	-	-	-	-	-	-	140	-	40	43.7	15	16.9	-	-	12.9	3.1	12.3	3.1	7.5	2.1	17.8	3.1	-	-	43	50.5	3.2	2	1.2	1.6	6	8	-	-	75	NE	60	75	120	140	D	SW / NE
110	-	F	-	-	-	-	-	-	-	140	-	40	43.7	15	16.9	-	-	12.9	3.1	12.3	3.1	7.5	2.1	17.8	3.1	-	-	43	50.5	3.2	2	1.2	1.6	6	8	-	-	79	NE	60	79	120	140	D	SW / NE
111	-	F	-	-	-	-	-	-	-	140	-	40	43.7	15	16.9	-	-	12.9	3.1	12.3	3.1	7.5	2.1	17.8	3.1	-	-	43	50.5	3.2	2	1.2	1.6	6	8	-	-	87	NE	60	87	120	140	D	SW / NE
112	-	F	-	-	-	-	-	-	-	140	-	40	43.7	15	16.9	-	-	12.9	3.1	12.3	3.1	7.5	2.1	17.8	3.1	-	-	43	50.5	3.2	2	1.2	1.6	6	8	-	-	82	NE	60	82	120	140	D	SW / NE

Housing Quality Assessment

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Project: Residential Development, Carleys Bridge, Enniscorthy, Co. Wexford
Client: Torca Developments
Project No. 1768

Notes: Schedule to be read in conjunction with BDA drawings as per enclosed drawing register.
All areas indicated in square metres.
Unit areas refer to total area measured to internal face of external/party walls.
Unit Numbers highlighted yellow indicate apartments/duplexes which are at least 10% greater than the minimum floor area standard

			Unit Area by Type									Living Areas						Bedroom Areas												Storage Areas						Private Open Space						Gross Areas		Aspect	
Unit Number	Building No.	House Type	1 Bed Apartment (m^2)	2 Bed (3 Person) Apartment (m^2)	2 Bed (4 person) Apartment (m^2)	3 Bed Apartment (m^2)	2 Bed Duplex (m^2)	3 Bed Duplex (m^2)	3 Bed House (m^2)	4 Bed House (m^2)	5 Bed House (m^2)	Aggregate Living Area Required (m^2)	Aggregate Living Area Provided (m^2)	Living Room Area Required (m^2)	Living Room Area Provided (m^2)	Living/Dining Room Width Required (m)	Living/Dining Room Width Provided (m)	Bed 1 Area (m^2)	Bed 1 Width (m)	Bed 2 Area (m^2)	Bed 2 Width (m)	Bed 3 Area (m^2)	Bed 3 Width (m)	Bed 4 Area (m^2)	Bed 4 Width (m)	Bed 5 Area (m^2)	Bed 5 Width (m)	Aggregate Bedroom Area Required (m^2)	Aggregate Bedroom Area Provided (m^2)	Store 1 (m^2)	Store 2 (m^2)	Store 3 (m^2)	Store 4 (m^2)	Total Storage Required (m^2)	Total Storage Provided (m^2)	Balcony (m^2)	Terrace (m^2)	Back Garden (m^2)	Aspect	Total Area Required (m^2)	Total Area Provided (m^2)	Unit Area Required (m^2)	Unit Area Provided (m^2)	Unit Aspect (S = Single, D= Dual)	Unit Orientation
113	-	C	-	-	-	-	-	-	125	-	-	34	45.9	13	14.7	-	-	15.6	3.5	10.3	2.7	14.8	4.7	-	-	-	-	32	40.7	1.4	2.3	1.2	1.4	5	6.3	-	-	79	NE	60	79	102	125	D	SW / NE
114	-	C	-	-	-	-	-	-	125	-	-	34	45.9	13	14.7	-	-	15.6	3.5	10.3	2.7	14.8	4.7	-	-	-	-	32	40.7	1.4	2.3	1.2	1.4	5	6.3	-	-	72	NE	60	72	102	125	D	SW / NE
115	-	C	-	-	-	-	-	-	125	-	-	34	45.9	13	14.7	-	-	15.6	3.5	10.3	2.7	14.8	4.7	-	-	-	-	32	40.7	1.4	2.3	1.2	1.4	5	6.3	-	-	77	NE	60	77	102	125	D	SW / NE
116	-	C	-	-	-	-	-	-	125	-	-	34	45.9	13	14.7	-	-	15.6	3.5	10.3	2.7	14.8	4.7	-	-	-	-	32	40.7	1.4	2.3	1.2	1.4	5	6.3	-	-	74	NE	60	74	102	125	D	SW / NE
117	-	C	-	-	-	-	-	-	125	-	-	34	45.9	13	14.7	-	-	15.6	3.5	10.3	2.7	14.8	4.7	-	-	-	-	32	40.7	1.4	2.3	1.2	1.4	5	6.3	-	-	71	NE	60	71	102	125	D	SW / NE
118	-	C	-	-	-	-	-	-	125	-	-	34	45.9	13	14.7	-	-	15.6	3.5	10.3	2.7	14.8	4.7	-	-	-	-	32	40.7	1.4	2.3	1.2	1.4	5	6.3	-	-	70	NE	60	70	102	125	D	SW / NE
119	-	C	-	-	-	-	-	-	125	-	-	34	45.9	13	14.7	-	-	15.6	3.5	10.3	2.7	14.8	4.7	-	-	-	-	32	40.7	1.4	2.3	1.2	1.4	5	6.3	-	-	67	NE	60	67	102	125	D	SW / NE
120	-	C	-	-	-	-	-	-	125	-	-	34	45.9	13	14.7	-	-	15.6	3.5	10.3	2.7	14.8	4.7	-	-	-	-	32	40.7	1.4	2.3	1.2	1.4	5	6.3	-	-	68	NE	60	68	102	125	D	SW / NE
121	-	C	-	-	-	-	-	-	125	-	-	34	45.9	13	14.7	-	-	15.6	3.5	10.3	2.7	14.8	4.7	-	-	-	-	32	40.7	1.4	2.3	1.2	1.4	5	6.3	-	-	68	NE	60	68	102	125	D	SW / NE
122	-	C	-	-	-	-	-	-	125	-	-	34	45.9	13	14.7	-	-	15.6	3.5	10.3	2.7	14.8	4.7	-	-	-	-	32	40.7	1.4	2.3	1.2	1.4	5	6.3	-	-	66	NE	60	66	102	125	D	SW / NE
123	-	F	-	-	-	-	-	-	-	140	-	40	43.7	15	16.9	-	-	12.9	3.1	12.3	3.1	7.5	2.1	17.8	3.1	-	-	43	50.5	3.2	2	1.2	1.6	6	8	-	-	60	NE	60	60	120	140	D	SW / NE
124	-	F	-	-	-	-	-	-	-	140	-	40	43.7	15	16.9	-	-	12.9	3.1	12.3	3.1	7.5	2.1	17.8	3.1	-	-	43	50.5	3.2	2	1.2	1.6	6	8	-	-	60	NE	60	60	120	140	D	SW / NE
125	7	-	54.7	-	-	-	-	-	-	-	-	23	24.5	-	-	3.3	3.4	14.6	3.2	-	-	-	-	-	-	-	-	11.4	14.6	3.1	-	-	-	3	3.1	-	11.1	-	SW	5	11.1	45	54.7	D	NW / SW
126	7	-	54.5	-	-	-	-	-	-	-	-	23	28.6	-	-	3.3	4.5	12	3.1	-	-	-	-	-	-	-	-	11.4	12	3.1	-	-	-	3	3.1	7	-	-	NW	5	7	45	54.5	D	NW / NE
127	7	-	-	-	-	-	109	-	-	-	-	28	41	-	-	3.6	4.1	17	3.9	14.3	3.5	-	-	-	-	-	-	24.4	31.3	3.3	3	1.6	-	6	7.9	14	-	-	NW	7	14	73	109	D	NW / NE
128	7	-	-	-	-	-	-	109	-	-	-	34	39	-	-	3.8	6.2	11.4	3.6	13.8	3	8.7	2.7	-	-	-	-	31.5	33.9	2.5	2.5	2.5	2.8	9	10.3	22	-	-	SW	9	22	90	109	D	NW / SW
129	5	-	59.6	-	-	-	-	-	-	-	-	23	28.4	-	-	3.3	3.8	13	3.1	-	-	-	-	-	-	-	-	11.4	13	3	-	-	-	3	3	-	8.2	-	SE	5	8.2	45	59.6	D	SE / NE
130	5	-	-	75	-	-	-	-	-	-	-	28	32	-	-	3.6	4.2	13	3.2	9.7	2.8	-	-	-	-	-	-	20.1	22.7	3.4	2	-	-	5	5.4	-	20	-	SW	6	20	63	75	D	SW / SE
131	5	-	-	-	-	-	-	119.2	-	-	-	34	43	-	-	3.8	3.9	16	3.1	11.7	2.9	7.1	2.3	-	-	-	-	31.5	34.8	2.3	2.3	3	1.8	9	9.4	16	-	-	SE	9	16	90	119.2	D	SE / NE
132	5	-	-	-	-	-	-	125	-	-	-	34	53	-	-	3.8	4.2	14	3.2	15	3	10.5	3	-	-	-	-	31.5	39.5	2.2	2.5	4.1	2	9	10.8	14	-	-	SE	9	14	90	125	D	SE / SW
133	5	-	59.6	-	-	-	-	-	-	-	-	23	28.4	-	-	3.3	3.8	13	3.1	-	-	-	-	-	-	-	-	11.4	13	3	-	-	-	3	3	-	8.2	-	NE	5	8.2	45	59.6	D	NE / NW
134	5	-	-	75	-	-	-	-	-	-	-	28	32	-	-	3.6	4.2	13	3.2	9.7	2.8	-	-	-	-	-	-	20.1	22.7	3.4	2	-	-	5	5.4	-	20	-	SW	6	20	63	75	D	SW / NE
135	5	-	-	-	-	-	-	119.2	-	-	-	34	43	-	-	3.8	3.9	16	3.1	11.7	2.9	7.1	2.3	-	-	-	-	31.5	34.8	2.3	2.3	3	1.8	9	9.4	16	-	-	NW	9	16	90	119.2	D	NW / NE
136	5	-	-	-	-	-	-	125	-	-	-	34	53	-	-	3.8	4.2	14	3.2	15	3	10.5	3	-	-	-	-	31.5	39.5	2.2	2.5	4.1	2	9	10.8	14	-	-	NW	9	14	90	125	D	NE / SW
137	6	-	59.6	-	-	-	-	-	-	-	-	23	28.4	-	-	3.3	3.8	13	3.1	-	-	-	-	-	-	-	-	11.4	13	3	-	-	-	3	3	-	8.2	-	SW	5	8.2	45	59.6	D	NW / SW
138	6	-	-	-	-	-	-	119.2	-	-	-	34	43	-	-	3.8	3.9	16	3.1	11.7	2.9	7.1	2.3	-	-	-	-	31.5	34.8	2.3	2.3	3	1.8	9	9.4	16	-	-	SW	9	16	90	119.2	D	NW / SW
139	6	-	-	-	-	-	-	125	-	-	-	34	53	-	-	3.8	4.2	14	3.2	15	3	10.5	3	-	-	-	-	31.5	39.5	2.2	2.5	4.1	2	9	10.8	14	-	-	NW	9	14	90	125	D	NW / NE
140	6	-	59.6	-	-	-	-	-	-	-	-	23	28.4	-	-	3.3	3.8	13	3.1	-	-	-	-	-	-	-	-	11.4	13	3	-	-	-	3	3	-	8.2	-	SW	5	8.2	45	59.6	D	SW / SE
141	6	-	-	-	-	-	-	119.2	-	-	-	34	43	-	-	3.8	3.9	16	3.1	11.7	2.9	7.1	2.3	-	-	-	-	31.5	34.8	2.3	2.3	3	1.8	9	9.4	16	-	-	SW	9	16	90	119.2	D	SW / SE
142	6	-	-	-	-	-	-	125	-	-	-	34	53	-	-	3.8	4.2	14	3.2	15	3	10.5	3	-	-	-	-	31.5	39.5	2.2	2.5	4.1	2	9	10.8	14	-	-	SE	9	14	90	125	D	NE / SE
143	8	-	71	-	-	-	-	-	-	-	-	23	32.2	-	-	3.3	4.3	18.5	4	-	-	-	-	-	-	-	-	11.4	18.5	2.5	3.7	-	-	3	6.2	-	11	-	SW	5	11	45	71	D	SW/ SE
144	8	-	65.8	-	-	-	-	-	-	-	-	23	32.2	-	-	3.3	4.3	14	3.2	-	-	-	-	-	-	-	-	11.4	14	2.5	3.7	-	-	3	6.2	-	11	-	SW	5	11	45	65.8	D	SW/ SE
145	8	-	65.8	-	-	-	-	-	-	-	-	23	32.2	-	-	3.3	4.3	14	3.2	-	-	-	-	-	-	-	-	11.4	14	2.5	3.7	-	-	3	6.2	-	11	-	SW	5	11	45	65.8	D	SW/ SE
146	8	-	65.8	-	-	-	-	-	-	-	-	23	32.2	-	-	3.3	4.3	14	3.2	-	-	-	-	-	-	-	-	11.4	14	2.5	3.7	-	-	3	6.2	-	11	-	SW	5	11	45	65.8	D	SW/ SE
147	8	-	-	-	-	-	-	121	-	-	-	34	35	-	-	3.8	4.4	15.8	3.3	13.6	3.5	9.2	2.6	-	-	-	-	31.5	38.6	3	3.4	2.8	-	9	9.2	-	11.4	-	SW	9	11.4	90	121	D	SW/ SE
148	8	-	-	-	-	-	-	121	-	-	-	34	35	-	-	3.8	4.4	15.8	3.3	13.6	3.5	9.2	2.6	-	-	-	-	31.5	38.6	3	3.4	2.8	-	9	9.2	-	11.4	-	SW	9	11.4	90	121	D	SW/ SE
149	8	-	-	-	-	-	-	121	-	-	-	34	35	-	-	3.8	4.4	15.8	3.3	13.6	3.5	9.2	2.6	-	-	-	-	31.5	38.6	3	3.4	2.8	-	9	9.2	-	11.4	-	SW	9	11.4	90	121	D	SW/ SE
150	8	-	-	-	-	-	-	121	-	-	-	34	35	-	-	3.8	4.4	15.8	3.3	13.6	3.5	9.2	2.6	-	-	-	-	31.5	38.6	3	3.4	2.8	-	9	9.2	-	11.4	-	SW	9	11.4	90	121	D	SW/ SE
151	8	-	-	-	-	116	-	-	-	-	-	34	41	-	-	3.8	4.8	14	3.2	13.5	3.1	13.2	3.2	-	-	-	-	31.5	40.7	3.8	1.2	1.2	5.8	9	12	-	11	-	SW	9	11	90	116	D	SW/ SE
152	8	-	-	-	111	-	-	-	-	-	-	30	41	-	-	3.6	4.8	14.6	3.2	13.5	3.1	-	-	-	-	-	-	24.4	28.1	5.8	5.8	-	-	6	11.6	16.3	-	-	SW	9	16.3	90	111	D	SW/ SE
153	8	-	-	-	-	-	101	-	-	-	-	28	38	-	-	3.6	4.5	14.8	3.7	9.6	2.7	-	-	-	-	-	-	20.1	24.4	1	2.4	2	-	5	5.4	11	-	-	SW	7	11	73	101	S	SE
154	8	-	-	-	-	-	102	-	-	-	-	30	37.4	-	-	3.6	4.2	15.5	3.1	12.4	3	-	-	-	-	-	-	24.4	27.9	2.6	4	-	-	6	6.6	22	-	-	SW	7	22	73	102	D	SW/ SE
155	8	-	-	-	-	117	-	-	-	-	-	34	46	-	-	3.8	4.8	13.2	3.8	13.5	3.1	11	3	-	-	-	-	31.5	37.7	3.8	1.2	1.2	5.8	9	12	-	11	-	SE	9	11	90	117	D	NW / SE
156	8	-	-	-	-	122	-	-	-	-	-	34	46	-	-	3.8	4.8	13.2	3.2	13.5	3	9.8	3.1	-	-	-	-	31.5	36.5	3.8	3.5	1.5	1.2	9	10	16	-	-	SE	9	16	90	122	D	NW / SE
157	8	-	-	-	-	-	101	-	-	-	-	28	38	-	-	3.6	4.2	14.8	3.7	8.7	2.7	-	-	-	-	-	-	20.1	23.5	1	2.4	2	-	5	5.4	11	-	-	SE	7	11	73	101	S	SE
158	8	-	-	-	-	-	114	-	-	-	-	30	41	-	-	3.6	4.2	20	4	12.4	3	-	-	-	-	-	-	24.4	32.4	1	2.6	4	-	6	7.6	21	-	-	SE	7	21	73	114	D	NW / SE
159	9	-	65.8	-	-	-	-	-	-	-	-	23	32.2	-	-	3.3	4.3	14	3.2	-	-	-	-	-	-	-	-	11.4	14	2.5	3.7	-	-	3	6.2	-	11	-	SW	5	11	45	65.8	D	SW / NE
160	9	-	65.8	-	-	-	-	-	-	-	-	23	32.2	-	-	3.3	4.3	14	3.2	-	-	-	-	-	-	-	-	11.4	14	2.5	3.7	-	-	3	6.2	-	11	-	SW	5	11	45	65.8	D	SW / NE
161	9	-	65.8	-	-	-	-	-	-	-	-	23	32.2	-	-	3.3	4.3	14	3.2	-	-	-	-	-	-	-	-	11.4	14	2.5	3.7	-	-	3	6.2	-	11	-	SW	5	11	45	65.8	D	SW / NE
162	9	-	65.8	-	-	-	-	-	-	-	-	23	32.2	-	-	3.3	4.3	14	3.2	-	-	-	-	-	-	-	-	11.4	14	2.5	3.7	-	-	3	6.2	-	11	-	SW	5	11	45	65.8	D	SW / NE
163	9	-	65.8	-	-	-	-	-	-	-	-	23	32.2	-	-	3.3	4.3	14	3.2	-	-	-	-	-	-	-	-	11.4	14	2.5	3.7	-	-	3	6.2	-	11	-	SW	5	11	45	65.8	D	SW / NE
164	9	-	65.8	-	-	-	-	-	-	-	-	23	32.2	-	-	3.3	4.3	14	3.2	-	-	-	-	-	-	-	-	11.4	14	2.5	3.7	-	-	3	6.2	-	11	-	SW	5	11	45	65.8	D	SW / NE
165	9	-	-	-	-	-	-	121	-	-	-	34	35	-	-	3.8	4.4	15.8	3.3	13.6	3.5	9.2	2.6	-	-	-	-	31.5	38.6	3	3.4	2.8	-	9	9.2	-	11.4	-	SW	9	11.4	90	121	D	SW / NE
166	9	-	-	-	-	-	-	121	-	-	-	34	35	-	-	3.8	4.4	15.8	3.3	13.6	3.5	9.2	2.6	-	-	-	-	31.5	38.6	3	3.4	2.8	-	9	9.2	-	11.4	-	SW	9	11.4	90	121	D	SW / NE
167	9	-	-	-	-	-	-	121	-	-	-	34	35	-	-	3.8	4.4	15.8	3.3	13.6	3.5	9.2	2.6	-	-	-	-	31.5	38.6	3	3.4	2.8	-	9	9.2	-	11.4	-	SW	9	11.4	90	121	D	SW / NE
168	9	-	-	-	-	-	-	121	-	-	-	34	35	-	-	3.8	4.4	15.8	3.3	13.6	3.5	9.2	2.6	-	-	-	-	31.5	38.6	3	3.4	2.8	-	9	9.2	-	11.4	-	SW	9	11.4	90	121	D	SW / NE
169	9	-	-	-	-	-	-	121	-	-	-	34	35	-	-	3.8	4.4	15.8	3.3	13.6	3.5	9.2	2.6	-	-	-	-	31.5	38.6	3	3.4	2.8	-	9	9.2	-	11.4	-	SW	9	11.4	90	121	D	SW / NE

Housing Quality Assessment

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Project: Residential Development, Carleys Bridge, Enniscorthy, Co. Wexford
Client: Torca Developments
Project No. 1768

Notes: Schedule to be read in conjunction with BDA drawings as per enclosed drawing register.
All areas indicated in square metres.
Unit areas refer to total area measured to internal face of external/party walls.
Unit Numbers highlighted yellow indicate apartments/duplexes which are at least 10% greater than the minimum floor area standard

			Unit Area by Type									Living Areas						Bedroom Areas												Storage Areas						Private Open Space						Gross Areas		Aspect	
Unit Number	Building No.	House Type	1 Bed Apartment (m^2)	2 Bed (3 Person) Apartment (m^2)	2 Bed (4 person) Apartment (m^2)	3 Bed Apartment (m^2)	2 Bed Duplex (m^2)	3 Bed Duplex (m^2)	3 Bed House (m^2)	4 Bed House (m^2)	5 Bed House (m^2)	Aggregate Living Area Required (m^2)	Aggregate Living Area Provided (m^2)	Living Room Area Required (m^2)	Living Room Area Provided (m^2)	Living/Dining Room Width Required (m)	Living/Dining Room Width Provided (m)	Bed 1 Area (m^2)	Bed 1 Width (m)	Bed 2 Area (m^2)	Bed 2 Width (m)	Bed 3 Area (m^2)	Bed 3 Width (m)	Bed 4 Area (m^2)	Bed 4 Width (m)	Bed 5 Area (m^2)	Bed 5 Width (m)	Aggregate Bedroom Area Required (m^2)	Aggregate Bedroom Area Provided (m^2)	Store 1 (m^2)	Store 2 (m^2)	Store 3 (m^2)	Store 4 (m^2)	Total Storage Required (m^2)	Total Storage Provided (m^2)	Balcony (m^2)	Terrace (m^2)	Back Garden (m^2)	Aspect	Total Area Required (m^2)	Total Area Provided (m^2)	Unit Area Required (m^2)	Unit Area Provided (m^2)	Unit Aspect (S = Single, D= Dual)	Unit Orientation
170	9	-	-	-	-	-	-	121	-	-	-	34	35	-	-	3.8	4.4	15.8	3.3	13.6	3.5	9.2	2.6	-	-	-	-	31.5	38.6	3	3.4	2.8	-	9	9.2	-	11.4	-	SW	9	11.4	90	121	D	SW / NE
171	10	-	65.8	-	-	-	-	-	-	-	-	23	32.2	-	-	3.3	4.3	14	3.2	-	-	-	-	-	-	-	-	11.4	14	2.5	3.7	-	-	3	6.2	-	11	-	SW	5	11	45	65.8	D	SW / NE
172	10	-	65.8	-	-	-	-	-	-	-	-	23	32.2	-	-	3.3	4.3	14	3.2	-	-	-	-	-	-	-	-	11.4	14	2.5	3.7	-	-	3	6.2	-	11	-	SW	5	11	45	65.8	D	SW / NE
173	10	-	65.8	-	-	-	-	-	-	-	-	23	32.2	-	-	3.3	4.3	14	3.2	-	-	-	-	-	-	-	-	11.4	14	2.5	3.7	-	-	3	6.2	-	11	-	SW	5	11	45	65.8	D	SW / NE
174	10	-	65.8	-	-	-	-	-	-	-	-	23	32.2	-	-	3.3	4.3	14	3.2	-	-	-	-	-	-	-	-	11.4	14	2.5	3.7	-	-	3	6.2	-	11	-	SW	5	11	45	65.8	D	SW / NE
175	10	-	-	-	-	-	-	121	-	-	-	34	35	-	-	3.8	4.4	15.8	3.3	13.6	3.5	9.2	2.6	-	-	-	-	31.5	38.6	3	3.4	2.8	-	9	9.2	-	11.4	-	SW	9	11.4	90	121	D	SW / NE
176	10	-	-	-	-	-	-	121	-	-	-	34	35	-	-	3.8	4.4	15.8	3.3	13.6	3.5	9.2	2.6	-	-	-	-	31.5	38.6	3	3.4	2.8	-	9	9.2	-	11.4	-	SW	9	11.4	90	121	D	SW / NE
177	10	-	-	-	-	-	-	121	-	-	-	34	35	-	-	3.8	4.4	15.8	3.3	13.6	3.5	9.2	2.6	-	-	-	-	31.5	38.6	3	3.4	2.8	-	9	9.2	-	11.4	-	SW	9	11.4	90	121	D	SW / NE
178	10	-	-	-	-	-	-	121	-	-	-	34	35	-	-	3.8	4.4	15.8	3.3	13.6	3.5	9.2	2.6	-	-	-	-	31.5	38.6	3	3.4	2.8	-	9	9.2	-	11.4	-	SW	9	11.4	90	121	D	SW / NE
179	10	-	58.6	-	-	-	-	-	-	-	-	23	28.5	-	-	3.3	4.4	13	3.2	-	-	-	-	-	-	-	-	11.4	13	3	-	-	-	3	3	-	11	-	NW	5	11	45	58.6	D	NW / NE
180	10	-	58.6	-	-	-	-	-	-	-	-	23	28.5	-	-	3.3	4.4	13	3.2	-	-	-	-	-	-	-	-	11.4	13	1.8	0.8	1	-	3	3.6	11	-	-	NW	5	11	45	58.6	D	NW / NE
181	10	-	-	-	-	-	-	117	-	-	-	34	44	-	-	3.8	4.1	14	3.4	13.3	3	8.7	2.7	-	-	-	-	31.5	36	2.5	3	1.3	2.2	9	9	22	-	-	NW	9	22	90	117	D	NW / NE
182	10	-	-	-	-	116	-	-	-	-	-	34	41	-	-	3.8	4.8	14	3.1	13.5	3.1	13.2	3.2	-	-	-	-	31.5	40.7	3.8	5.8	1.2	1.1	9	11.9	16	-	-	SW	9	16	90	116	D	SW / NW
183	10	-	-	113	-	-	-	-	-	-	-	28	41	-	-	3.8	4.8	14.6	3.2	9.2	2.9	-	-	-	-	-	-	20.1	23.8	4.1	5.8	-	-	9	9.9	16	-	-	SW	9	16	90	113	D	SW / NW
184	10	-	-	-	-	-	98	-	-	-	-	28	36	-	-	3.6	4.5	13	3.1	7.8	2.4	-	-	-	-	-	-	20.1	20.8	2.6	2	1.7	2.2	6	8.5	10.5	-	-	NW	7	10.5	73	98	S	NW
185	10	-	-	-	-	-	102	-	-	-	-	30	37	-	-	3.6	4.2	15.5	3.1	12.4	3	-	-	-	-	-	-	24.4	27.9	2.6	4	-	-	6	6.6	22	-	-	SW	7	22	73	102	D	SW / NW
186	11	-	54.7	-	-	-	-	-	-	-	-	23	24.5	-	-	3.3	3.4	14.6	3.2	-	-	-	-	-	-	-	-	11.4	14.6	3.1	-	-	-	3	3.1	-	11.1	-	SE	5	11.1	45	54.7	D	SE / NE
187	11	-	54.5	-	-	-	-	-	-	-	-	23	28.6	-	-	3.3	4.5	12	3.1	-	-	-	-	-	-	-	-	11.4	12	3.1	-	-	-	3	3.1	7	-	-	SW	5	7	45	54.5	D	SW / SE
188	11	-	-	-	-	-	109	-	-	-	-	28	41	-	-	3.6	4.1	17	3.9	14.3	3.5	-	-	-	-	-	-	24.4	31.3	3.3	3	1.6	-	6	7.9	14	-	-	SW	7	14	73	109	D	SW / SE
189	11	-	-	-	-	-	-	109	-	-	-	34	39	-	-	3.8	6.2	11.4	3.6	13.8	3	8.7	2.7	-	-	-	-	31.5	33.9	2.5	2.5	2.5	2.8	9	10.3	22	-	-	SE	9	22	90	109	D	SE / NE
190	-	E	-	-	-	-	-	-	125	-	-	34	45.9	13	14.7	-	-	15.6	3.5	10.3	2.7	14.8	4.7	-	-	-	-	32	40.7	1.4	2.3	1.2	1.4	5	6.3	-	-	72	SW	60	72	102	125	D	SW / NE
191	-	E	-	-	-	-	-	-	125	-	-	34	45.9	13	14.7	-	-	15.6	3.5	10.3	2.7	14.8	4.7	-	-	-	-	32	40.7	1.4	2.3	1.2	1.4	5	6.3	-	-	62	SW	60	62	102	125	D	SW / NE
192	-	E	-	-	-	-	-	-	125	-	-	34	45.9	13	14.7	-	-	15.6	3.5	10.3	2.7	14.8	4.7	-	-	-	-	32	40.7	1.4	2.3	1.2	1.4	5	6.3	-	-	62	SW	60	62	102	125	D	SW / NE
193	-	E	-	-	-	-	-	-	125	-	-	34	45.9	13	14.7	-	-	15.6	3.5	10.3	2.7	14.8	4.7	-	-	-	-	32	40.7	1.4	2.3	1.2	1.4	5	6.3	-	-	62	SW	60	62	102	125	D	SW / NE
194	-	E	-	-	-	-	-	-	125	-	-	34	45.9	13	14.7	-	-	15.6	3.5	10.3	2.7	14.8	4.7	-	-	-	-	32	40.7	1.4	2.3	1.2	1.4	5	6.3	-	-	64	SW	60	64	102	125	D	SW / NE
195	-	E	-	-	-	-	-	-	125	-	-	34	45.9	13	14.7	-	-	15.6	3.5	10.3	2.7	14.8	4.7	-	-	-	-	32	40.7	1.4	2.3	1.2	1.4	5	6.3	-	-	64	SW	60	64	102	125	D	SW / NE
196	-	E	-	-	-	-	-	-	125	-	-	34	45.9	13	14.7	-	-	15.6	3.5	10.3	2.7	14.8	4.7	-	-	-	-	32	40.7	1.4	2.3	1.2	1.4	5	6.3	-	-	65	SW	60	65	102	125	D	SW / NE
197	-	E	-	-	-	-	-	-	125	-	-	34	45.9	13	14.7	-	-	15.6	3.5	10.3	2.7	14.8	4.7	-	-	-	-	32	40.7	1.4	2.3	1.2	1.4	5	6.3	-	-	76	SW	60	76	102	125	D	SW / NE
198	12	-	54.7	-	-	-	-	-	-	-	-	23	24.5	-	-	3.3	3.4	14.6	3.2	-	-	-	-	-	-	-	-	11.4	14.6	3.1	-	-	-	3	3.1	-	11.1	-	NW	5	11.1	45	54.7	D	NW / NE
199	12	-	54.5	-	-	-	-	-	-	-	-	23	28.6	-	-	3.3	4.5	12	3.1	-	-	-	-	-	-	-	-	11.4	12	3.1	-	-	-	3	3.1	7	-	-	SW	5	7	45	54.5	D	SW / NW
200	12	-	-	-	-	-	109	-	-	-	-	28	41	-	-	3.6	4.1	17	3.9	14.3	3.5	-	-	-	-	-	-	24.4	31.3	3.3	3	1.6	-	6	7.9	14	-	-	SW	7	14	73	109	D	SW / NW
201	12	-	-	-	-	-	-	109	-	-	-	34	39	-	-	3.8	6.2	11.4	3.6	13.8	3	8.7	2.7	-	-	-	-	31.5	33.9	2.5	2.5	2.5	2.8	9	10.3	22	-	-	NW	9	22	90	109	D	NW / NE
202	13	-	58.6	-	-	-	-	-	-	-	-	23	28.5	-	-	3.3	4.4	13	3.2	-	-	-	-	-	-	-	-	11.4	13	3	-	-	-	3	3	-	11	-	SE	5	11	45	58.6	D	NW / SE
203	13	-	58.6	-	-	-	-	-	-	-	-	23	28.5	-	-	3.3	4.4	13	3.2	-	-	-	-	-	-	-	-	11.4	13	1.8	0.8	1	-	3	3.6	11	-	-	SE	5	11	45	58.6	D	NW / SE
204	13	-	-	-	-	-	-	117	-	-	-	34	44	-	-	3.8	4.1	14	3.4	13.3	3	8.7	2.7	-	-	-	-	31.5	36	2.5	3	1.3	2.2	9	9	22	-	-	SE	9	22	90	117	D	NW / SE
205	13	-	-	-	-	116	-	-	-	-	-	34	41	-	-	3.8	4.8	14	3.1	13.5	3.1	13.2	3.2	-	-	-	-	31.5	40.7	3.8	5.8	1.2	1.1	9	11.9	16	-	-	SW	9	16	90	116	D	SW / SE
206	13	-	-	-	113	-	-	-	-	-	-	28	41	-	-	3.8	4.8	14.6	3.2	9.2	2.9	-	-	-	-	-	-	20.1	23.8	4.1	5.8	-	-	9	9.9	16	-	-	SW	9	16	90	113	D	SW / SE
207	13	-	-	-	-	-	98	-	-	-	-	28	36	-	-	3.6	4.5	13	3.1	7.8	2.4	-	-	-	-	-	-	20.1	20.8	2.6	2	1.7	2.2	6	8.5	10.5	-	-	SE	7	10.5	73	98	S	SE
208	13	-	-	-	-	-	102	-	-	-	-	30	37	-	-	3.6	4.2	15.5	3.1	12.4	3	-	-	-	-	-	-	24.4	27.9	2.6	4	-	-	6	6.6	22	-	-	SW	7	22	73	102	D	SW / SE
209	13	-	-	-	-	-	-	121	-	-	-	34	35	-	-	3.8	4.4	15.8	3.3	13.6	3.5	9.2	2.6	-	-	-	-	31.5	38.6	3	3.4	2.8	-	9	9.2	-	11.4	-	SW	9	11.4	90	121	D	SW / NE
210	13	-	-	-	-	-	-	121	-	-	-	34	35	-	-	3.8	4.4	15.8	3.3	13.6	3.5	9.2	2.6	-	-	-	-	31.5	38.6	3	3.4	2.8	-	9	9.2	-	11.4	-	SW	9	11.4	90	121	D	SW / NE
211	13	-	-	-	-	-	-	121	-	-	-	34	35	-	-	3.8	4.4	15.8	3.3	13.6	3.5	9.2	2.6	-	-	-	-	31.5	38.6	3	3.4	2.8	-	9	9.2	-	11.4	-	SW	9	11.4	90	121	D	SW / NE
212	13	-	-	-	-	-	-	121	-	-	-	34	35	-	-	3.8	4.4	15.8	3.3	13.6	3.5	9.2	2.6	-	-	-	-	31.5	38.6	3	3.4	2.8	-	9	9.2	-	11.4	-	SW	9	11.4	90	121	D	SW / NE
213	14	-	54.7	-	-	-	-	-	-	-	-	23	24.5	-	-	3.3	3.4	14.6	3.2	-	-	-	-	-	-	-	-	11.4	14.6	3.1	-	-	-	3	3.1	-	11.1	-	SE	5	11.1	45	54.7	D	SE / NE
214	14	-	54.5	-	-	-	-	-	-	-	-	23	28.6	-	-	3.3	4.5	12	3.1	-	-	-	-	-	-	-	-	11.4	12	3.1	-	-	-	3	3.1	7	-	-	SW	5	7	45	54.5	D	SW / SE
215	14	-	-	-	-	-	109	-	-	-	-	28	41	-	-	3.6	4.1	17	3.9	14.3	3.5	-	-	-	-	-	-	24.4	31.3	3.3	3	1.6	-	6	7.9	14	-	-	SW	7	14	73	109	D	SW / SE
216	14	-	-	-	-	-	-	109	-	-	-	34	39	-	-	3.8	6.2	11.4	3.6	13.8	3	8.7	2.7	-	-	-	-	31.5	33.9	2.5	2.5	2.5	2.8	9	10.3	22	-	-	SE	9	22	90	109	D	SE / NE
217	-	C	-	-	-	-	-	-	125	-	-	34	45.9	13	14.7	-	-	15.6	3.5	10.3	2.7	14.8	4.7	-	-	-	-	32	40.7	1.4	2.3	1.2	1.4	5	6.3	-	-	87	SW	60	87	102	125	D	SW / NE
218	-	C	-	-	-	-	-	-	125	-	-	34	45.9	13	14.7	-	-	15.6	3.5	10.3	2.7	14.8	4.7	-	-	-	-	32	40.7	1.4	2.3	1.2	1.4	5	6.3	-	-	78	SW	60	78	102	125	D	SW / NE
219	-	C	-	-	-	-	-	-	125	-	-	34	45.9	13	14.7	-	-	15.6	3.5	10.3	2.7	14.8	4.7	-	-	-	-	32	40.7	1.4	2.3	1.2	1.4	5	6.3	-	-	78	SW	60	78	102	125	D	SW / NE
220	-	C	-	-	-	-	-	-	125	-	-	34	45.9	13	14.7	-	-	15.6	3.5	10.3	2.7	14.8	4.7	-	-	-	-	32	40.7	1.4	2.3	1.2	1.4	5	6.3	-	-	78	SW	60	78	102	125	D	SW / NE
221	-	D	-	-	-	-	-	-	125	-	-	34	38	13	15.75	-	-	15.4	3.1	11.75	3.1	7.9	2.5	-	-	-	-	32	35.05	3.5	1.3	2.5	-	5	7.3	-	-	85	SW	60	85	102	125	D	SW / NE
222	-	D1	-	-	-	-	-	-	121	-	-	34	38	13	13.75	-	-	13.4	3.1	11.75	3.1	7.9	2.5	-	-	-	-	32	33.05	3.5	1.3	2.5	-	5	7.3	-	-	61	SW	60	61	102	121	D	SW / NE
223	-	D	-	-	-	-	-	-	125	-	-	34	38	13	15.75	-	-	15.4	3.1	11.75	3.1	7.9	2.5	-	-	-	-	32	35.05	3.5	1.3	2.5	-	5	7.3	-	-	85	SW	60	85	102	125	D	SW / NE
224	-	C	-	-	-	-	-	-	125	-	-	34	45.9	13	14.7	-	-	15.6	3.5	10.3	2.7	14.8	4.7	-	-	-	-	32	40.7	1.4	2.3	1.2	1.4	5	6.3	-	-	79	SW	60	79	102	125	D	SW / NE

Housing Quality Assessment

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Project: Residential Development, Carleys Bridge, Enniscorthy, Co. Wexford
Client: Torca Developments
Project No. 1768

Notes:
Schedule to be read in conjunction with BDA drawings as per enclosed drawing register.
All areas indicated in square metres.
Unit areas refer to total area measured to internal face of external/party walls.
Unit Numbers highlighted yellow indicate apartments/duplexes which are at least 10% greater than the minimum floor area standard

			Unit Area by Type									Living Areas						Bedroom Areas												Storage Areas						Private Open Space						Gross Areas		Aspect	
Unit Number	Building No.	House Type	1 Bed Apartment (m^2)	2 Bed (3 Person) Apartment (m^2)	2 Bed (4 person) Apartment (m^2)	3 Bed Apartment (m^2)	2 Bed Duplex (m^2)	3 Bed Duplex (m^2)	3 Bed House (m^2)	4 Bed House (m^2)	5 Bed House (m^2)	Aggregate Living Area Required (m^2)	Aggregate Living Area Provided (m^2)	Living Room Area Required (m^2)	Living Room Area Provided (m^2)	Living/Dining Room Width Required (m)	Living/Dining Room Width Provided (m)	Bed 1 Area (m^2)	Bed 1 Width (m)	Bed 2 Area (m^2)	Bed 2 Width (m)	Bed 3 Area (m^2)	Bed 3 Width (m)	Bed 4 Area (m^2)	Bed 4 Width (m)	Bed 5 Area (m^2)	Bed 5 Width (m)	Aggregate Bedroom Area Required (m^2)	Aggregate Bedroom Area Provided (m^2)	Store 1 (m^2)	Store 2 (m^2)	Store 3 (m^2)	Store 4 (m^2)	Total Storage Required (m^2)	Total Storage Provided (m^2)	Balcony (m^2)	Terrace (m^2)	Back Garden (m^2)	Aspect	Total Area Required (m^2)	Total Area Provided (m^2)	Unit Area Required (m^2)	Unit Area Provided (m^2)	Unit Aspect (S = Single, D= Dual)	Unit Orientation
225	-	C	-	-	-	-	-	-	125	-	-	34	45.9	13	14.7	-	-	15.6	3.5	10.3	2.7	14.8	4.7	-	-	-	-	32	40.7	1.4	2.3	1.2	1.4	5	6.3	-	-	87	SW	60	87	102	125	D	SW / NE
226	15	-	54.7	-	-	-	-	-	-	-	-	23	24.5	-	-	3.3	3.4	14.6	3.2	-	-	-	-	-	-	-	-	11.4	14.6	3.1	-	-	-	3	3.1	-	11.1	-	NW	5	11.1	45	54.7	D	NW / NE
227	15	-	54.5	-	-	-	-	-	-	-	-	23	28.6	-	-	3.3	4.5	12	3.1	-	-	-	-	-	-	-	-	11.4	12	3.1	-	-	-	3	3.1	7	-	-	SW	5	7	45	54.5	D	SW / NW
228	15	-	-	-	-	-	109	-	-	-	-	28	41	-	-	3.6	4.1	17	3.9	14.3	3.5	-	-	-	-	-	-	24.4	31.3	3.3	3	1.6	-	6	7.9	14	-	-	SW	7	14	73	109	D	SW / NW
229	15	-	-	-	-	-	-	109	-	-	-	34	39	-	-	3.8	6.2	11.4	3.6	13.8	3	8.7	2.7	-	-	-	-	31.5	33.9	2.5	2.5	2.5	2.8	9	10.3	22	-	-	NW	9	22	90	109	D	NW / NE
230	16	-	58.6	-	-	-	-	-	-	-	-	23	28.6	-	-	3.3	4.4	13	3.2	-	-	-	-	-	-	-	-	11.4	13	2.3	0.9	-	-	3	3.2	-	11.1	-	SW	5	11.1	45	58.6	D	SE / NW
231	16	-	58.6	-	-	-	-	-	-	-	-	23	28.6	-	-	3.3	4.4	13	3.2	-	-	-	-	-	-	-	-	11.4	13	2.3	0.9	-	-	3	3.2	-	11.1	-	NE	5	11.1	45	58.6	D	SE / NW
232	16	-	58.6	-	-	-	-	-	-	-	-	23	28.6	-	-	3.3	4.4	13	3.2	-	-	-	-	-	-	-	-	11.4	13	2.3	0.9	-	-	3	3.2	11.1	-	-	SW	5	11.1	45	58.6	D	SE / NW
233	16	-	58.6	-	-	-	-	-	-	-	-	23	28.6	-	-	3.3	4.4	13	3.2	-	-	-	-	-	-	-	-	11.4	13	2.3	0.9	-	-	3	3.2	11.1	-	-	NE	5	11.1	45	58.6	D	SE / NW
Totals			72	11	2	5	27	63	45	8	-																																			
Total Areas			4146.4	943	224	587	2889	7460	5613	1120	-																																			
% Share			30.90	4.72	0.86	2.15	11.59	27.04	19.31	3.43	-																																			
Total Units				233	Total Area of Accommodation						22982.2	Plot Ratio			0.27	Site Coverage		14.40%																													

Ancillary Buildings	Bin Store Type 1	Bin Store Type 2	Bin Store Type 3	Total Ancillary Buildings	Irish Water Pumping Station (Compound Area)	Créche (Building 13)	Standard Car Parking Spaces Provided	Accessible Car Parking Spaces Provided	Electric Car Charging Points Provided	Total Car Parking Spaces Provided	Bicycle spaces within buildings or gated enclosures adjacent to building	Sheltered spaces provided externally adjacent to building for visitors	Total Bicycle Spaces Provided
Number	26	32	12	70	1	1	301	3	48	352	383	114	497
Areas (m^2)	5.6	1.7	3.5		96	290							
Total Areas	145.6	54.4	42	242	96	290							

Overall Site Area	Net Development Site Area	Overall Density	% of Dual Aspect Units
8.7ha (includes area along Carleys Bridge Road and Millbrook Estate)	6.64ha (refer to BDA drawing number 1768-P-020A)	35 units per hectare	94.85%

Open Space	Public Open Space: Riverside Park Amenity Space (m^2)	Green Link between Millbrook and Riverside Park (m^2)	Total Public Open Space (m^2)
Areas (m^2)	19000	5000	24000

Communal Open Space	Buildings 1-2 (m^2)	Buildings 3-4 (m^2)	Buildings 5-7 (m^2)	Buildings 8-10 (m^2)	Buildings 11/12/20 (m^2)	Building 13 (m^2)	Building 14 (m^2)	Buildings 15-16 (m^2)	Buildings 17-19 (m^2)	Building 20 (m^2)	Total Communal Open Space (m^2)
Areas (m^2)	60	80	135	510	200	150	70	53	402	370	2030