

Schedule of Areas

Project: Tyrrells Land, Stradbally Rd, Portlaoise
Project No: 2302
Project Lead: Darryl Wylie



Mill House, Mill Street, Dundalk, Co. Louth
+353 42 9354466
www.vandijkarchitects.com

Block	Unit No.	Unit Type	Description	Unit Type	Overall Floor Area sqm	Social or Affordable	Aggregate Floor Area of K/L/D	Aggregate Bedroom Floor Areas	Storage Space Area	Private Amenity Space Area	Dual Aspect
1	1	B11	2 Storey 3 Bed Semi Deatched House	3 Bed 5 Person	99	Affordable	34	32	6	79	Y
	2	A11	2 Storey 2 Bed Terrace House	2 Bed 4 Person	95	Affordable	34	28	6	60	Y
	3	A11	2 Storey 2 Bed Terrace House	2 Bed 4 Person	95	Affordable	34	28	6	60	Y
	4	A11	2 Storey 2 Bed Terrace House	2 Bed 4 Person	95	Affordable	34	28	6	60	Y
	5	B11	2 Storey 3 Bed Semi Deatched House	3 Bed 5 Person	99	Affordable	34	32	6	79	Y
2	6	D11	2 Storey 4 Bed Semi-Detached House	4 Bed 7 Person	125	Social	40	47	7	65	Y
	7	E11	2 Storey 3 Bed Terrace House	3 Bed 5 Person	102	Affordable	37	34	5	73	Y
	8	E11	2 Storey 3 Bed Terrace House	3 Bed 5 Person	102	Affordable	37	34	5	74	Y
	9	E11	2 Storey 3 Bed Terrace House	3 Bed 5 Person	102	Affordable	37	34	5	74	Y
	10	D11	2 Storey 4 Bed Semi-Detached House	4 Bed 7 Person	125	Social	40	47	7	75	Y
3	11	B11	2 Storey 3 Bed Semi Deatched House	3 Bed 5 Person	99	Affordable	34	32	6	79	Y
	12	A11	2 Storey 2 Bed Terrace House	2 Bed 4 Person	95	Affordable	34	28	6	60	Y
	13	A11	2 Storey 2 Bed Terrace House	2 Bed 4 Person	95	Affordable	34	28	6	60	Y
	14	B11	2 Storey 3 Bed Semi Deatched House	3 Bed 5 Person	99	Affordable	34	32	6	79	Y
4	15	L12	2 Storey 3 Bed Detached House	3 Bed 5 Person	111	Affordable	43	36	5	75	Y
	16	L22	2 Storey 3 Bed Detached House	3 Bed 5 Person	111	Affordable	43	36	5	86	Y
	17	L21	2 Storey 3 Bed Detached House	3 Bed 5 Person	111	Affordable	43	36	5	86	Y
	18	L11	2 Storey 3 Bed Detached House	3 Bed 5 Person	111	Affordable	43	36	5	75	Y
5	19	B11	2 Storey 3 Bed Semi Deatched House	3 Bed 5 Person	99	Affordable	34	32	6	79	Y
	20	A11	2 Storey 2 Bed Terrace House	2 Bed 4 Person	95	Affordable	34	28	6	61	Y
	21	A11	2 Storey 2 Bed Terrace House	2 Bed 4 Person	95	Affordable	34	28	6	62	Y
	22	B11	2 Storey 3 Bed Semi Deatched House	3 Bed 5 Person	99	Affordable	34	32	6	84	Y
6	23	B11	2 Storey 3 Bed Semi Deatched House	3 Bed 5 Person	99	Affordable	34	32	6	79	Y
	24	B11	2 Storey 3 Bed Semi Deatched House	3 Bed 5 Person	99	Affordable	34	32	6	87	Y
7	25	B11	2 Storey 3 Bed Semi Deatched House	3 Bed 5 Person	99	Affordable	34	32	6	81	Y
	26	A11	2 Storey 2 Bed Terrace House	2 Bed 4 Person	95	Affordable	34	28	6	61	Y
	27	B11	2 Storey 3 Bed Semi Deatched House	3 Bed 5 Person	99	Affordable	34	32	6	75	Y
8	28	B11	2 Storey 3 Bed Semi Deatched House	3 Bed 5 Person	99	Affordable	34	32	6	87	Y
	29	A11	2 Storey 2 Bed Terrace House	2 Bed 4 Person	95	Affordable	34	28	6	75	Y
	30	B11	2 Storey 3 Bed Semi Deatched House	3 Bed 5 Person	99	Affordable	34	32	6	74	Y
9	31	B11	2 Storey 3 Bed Semi Deatched House	3 Bed 5 Person	99	Affordable	34	32	6	92	Y
	32	B11	2 Storey 3 Bed Semi Deatched House	3 Bed 5 Person	99	Affordable	34	32	6	85	Y
10	33	T1-A-GF	Triplex 2 Bed UD Apartment	2 Bed 3 Person	75	Social	32	21	9	28	Y
	34	T1-B-FF	Triplex 2 Bed Apartment	2 Bed 4 Person	80	Social	31	25	5	5	Y
	35	T1-C-SF	Triplex 2 Bed Apartment	2 Bed 4 Person	77	Social	31	25	5	5	Y
11	36	D8-B1-GF	Duplex 2 Bed Apartment	2 Bed 3 Person	76	Social	28	22	7	19	Y
	37	D8-Y1-FF	Duplex 3 Bed Apartment	3 Bed 5 Person	105	Social	34	32	9	25	Y
	38	D15-A1-GF	Duplex 2 Bed Apartment	2 Bed 4 Person	75	Social	31	25	7	8	Y
	39	D15-Y1-FF/SF	Duplex 3 Bed Apartment	3 Bed 5 Person	114	Social	39	34	6	18	Y
	40	D15-A1-GF	Duplex 2 Bed Apartment	2 Bed 4 Person	75	Social	31	25	7	8	Y
	41	D15-Y1-FF/SF	Duplex 3 Bed Apartment	3 Bed 5 Person	114	Social	39	34	6	18	Y
	42	T2-A-GF	Triplex 2 Bed Apartment	2 Bed 3 Person	73	Social	29	21	6	20	Y
	43	T2-B-FF	Triplex 2 Bed Apartment	2 Bed 4 Person	66	Social	29	21	5	6	Y
	44	T2-C-SF	Triplex 2 Bed Apartment	1 Bed 2 Person	51	Social	25	12	3	13	Y
	45	D7-A1-GF	Duplex 1 Bed Apartment	1 Bed 2 Person	55	Social	23	14	5	14	Y
	46	D7-B1-GF	Duplex 2 Bed Apartment	1 Bed 2 Person	51	Social	25	11	3	6	Y
	47	D7-A2-GF	Duplex 1 Bed Apartment	1 Bed 2 Person	54	Social	23	12	5	15	Y
	48	D7-B2-FF	Duplex 1 Bed Apartment	1 Bed 2 Person	50	Social	24	11	3	7	Y
	49	D8-B1-GF	Duplex 2 Bed Apartment	2 Bed 3 Person	76	Social	28	22	7	19	Y
	50	D8-Y1-FF	Duplex 3 Bed Apartment	3 Bed 5 Person	105	Social	34	32	9	25	Y
	51	T2-A-Gf	Triplex 2 Bed Apartment	2 Bed 3 Person	73	Social	29	21	6	20	Y
	52	T2-B-FF	Triplex 2 Bed Apartment	2 Bed 4 Person	66	Social	29	21	5	6	Y
12	53	T2-C-SF	Triplex 2 Bed Apartment	1 Bed 2 Person	51	Social	25	12	3	13	Y
	54	L12	2 Storey 3 Bed Detached House	3 Bed 5 Person	111	Affordable	43	36	5	76	Y
	55	L22	2 Storey 3 Bed Detached House	3 Bed 5 Person	111	Affordable	43	36	5	103	Y
	56	L21	2 Storey 3 Bed Detached House	3 Bed 5 Person	111	Affordable	43	36	5	103	Y
13	57	L11	2 Storey 3 Bed Detached House	3 Bed 5 Person	111	Affordable	43	36	5	75	Y
	58	B11	2 Storey 3 Bed Semi Deatched House	3 Bed 5 Person	99	Affordable	34	32	6	79	Y
	59	A11	2 Storey 2 Bed Terrace House	2 Bed 4 Person	95	Affordable	34	28	6	60	Y
14	60	B11	2 Storey 3 Bed Semi Deatched House	3 Bed 5 Person	99	Affordable	34	32	6	79	Y
	61	D11	2 Storey 4 Bed Semi-Detached House	4 Bed 7 Person	125	Social	40	47	7	65	Y
	62	E11	2 Storey 3 Bed Terrace House	3 Bed 5 Person	102	Affordable	37	34	5	86	Y
	63	E11	2 Storey 3 Bed Terrace House	3 Bed 5 Person	102	Affordable	37	34	5	86	Y
15	64	D11	2 Storey 4 Bed Semi-Detached House	4 Bed 7 Person	125	Social	40	47	7	75	Y
	65	B11	2 Storey 3 Bed Semi Deatched House	3 Bed 5 Person	99	Affordable	34	32	6	79	Y
	66	A11	2 Storey 2 Bed Terrace House	2 Bed 4 Person	95	Affordable	34	28	6	60	Y
	67	B11	2 Storey 3 Bed Semi Deatched House	3 Bed 5 Person	99	Affordable	34	32	6	79	Y

Project Summary	
Area of Site:	28044m2 / 2.80 Ha
Extent of Residential Zone	19995m2/ 1.99 Ha
Total Units:	
	6 no. 1B-2P (9%)
	5 no. 2B-3P (8%)
	17 no. 2B -4P (25%)
Unit Mix:	35 no.3B-5P (52%)
	4 no. 4B-7P (6%)
Site Density	34 Units / Ha
Open Space	4741m2 (>10% of Site Area)