

SCHEDULE OF AREAS



House Type	Storeys	Bed	Area (m2)	Terraced	End-Terrace	Semi-Detached	Detached	Unit No's	Cumulative Area (m2)
Residential Uses - Houses									
A1	2	4	135.15			15		15	2027.25
A2	2	4	135.15			5		5	675.75
A3	2	4	124.48			4		4	497.92
B1	2	3	114.85		11	101		112	12863.2
B2	2	3	114.85	36				36	4134.6
B3	2	3	116		8	3		11	1276
B4	2	3	104.16			8		8	833.28
C1	3	4	151.6		11	2		13	1970.8
D1	3	4	142.3		12			10	1423
D2	3	4	142.3	18				20	2846
Total No. Houses				54	42	138	0	234	28547.8
Percentage Mix				23%	18%	59%	0%	100.00%	

House Type	Storeys	Bed	Area m2	Total	Cumulative Area (m2)
Residential Uses - Corner Apartments Block E					
Apt E	1	2	85.20	3	255.6
Apt E	1	2	75.70	3	227.1
Residential Uses - Corner Apartments Block F					
Apt E	1	1	46.70	4	186.8
Apt E	1	2	75.00	1	75.0
Apt E	1	2	76.30	2	152.6
Apt E	1	2	79.70	1	79.7
Apt E	1	2	87.40	1	87.4
Total - Apartment Type E				15	1,064.2

Residential Uses - Duplex Apartments - Block E					
Apt F1	2	3	111.15	12	1,333.8
Apt F2	1	2	85.00	12	1,020.0
Residential Uses - Duplex Apartments - Block F					
Apt F1	2	3	111.15	5	555.8
Apt F2	1	2	85.00	5	425.0
Apt F3	2	3	111.55	2	223.1
Apt F4	1	2	89.30	2	178.6
Residential Uses - Duplex Apartments - Block G					
Apt F1	2	3	111.15	8	889.2
Apt F2	1	2	85.00	8	680.0
Apt F3	2	3	111.55	2	223.1
Apt F4	1	2	89.30	2	178.6
Residential Uses - Duplex Apartments - Block H					
Apt F1	2	3	111.15	10	1,111.5
Apt F2	1	2	85.00	10	850.0
Total - Apartment Type F				78	7,668.7

Residential Uses - Apartment Blocks A					
Apt - G	1	1	48.00	22	1,056.0
Apt - G	1	1	59.00	1	59.0
Apt - G	1	2	74.00	12	888.0
Apt - G	1	1	51.00	3	153.0
Apt - G	1	1	53.00	3	159.0
Apt - G	1	2	73.50	4	294.0
Apt - G	1	2	79.00	2	158.0
Total				47	2,767.0

Residential Uses - Apartment Blocks B					
Apt - G	1	2	78.10	4	312.4
Apt - G	1	2	75.00	5	375.0
Apt - G	1	1	48.40	10	484.0
Apt - G	1	2	78.70	5	393.5
Apt - G	1	1	59.30	1	59.3
Apt - G	1	1	61.20	1	61.2
Apt - G	1	2	85.50	4	342.0
Total				30	2,027.4

Residential Uses - Apartment Block C					
Apt - G	1	2	80.30	2	160.6
Apt - G	1	2	78.70	4	314.8
Apt - G	1	1	48.40	8	387.2
Apt - G	1	2	75.00	4	300.0
Apt - G	1	1	59.90	2	119.8
Apt - G	1	2	85.50	2	171.0
Apt - G	1	2	78.10	2	156.2
Total				24	1,609.6

Residential Uses - Apartment Block D					
Apt - G	1	2	84.30	5	421.5
Apt - G	1	2	82.70	5	413.5
Apt - G	1	1	48.40	15	726.0
Apt - G	1	2	76.90	5	384.5
Apt - G	1	2	77.90	1	77.9
Apt - G	1	1	49.90	6	299.4
Apt - G	1	2	77.90	3	233.7
Apt - G	1	2	77.60	1	77.6
Apt - G	1	2	68.70	3	206.1
Total				44	2,840.2

Total - Apartments Type G - Blocks A, B, C, D	145	9,244.2
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Total Apartments	238	17,977.1
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Apartment Summary				
Type	Storeys	Area (floor plate, gross)	Unit No's	Gross Buildings Area (m2)
Apt E	3	-	15	1,258.0
Apt F (Duplex)	3	-	78	7,668.7
Block A	5	673.40	47	3,367.0
Block B	4	491.80	30	1,967.2
Block C	5	491.80	24	2,459.0
Block D	5	695.90	44	3,479.5
Basement	1	920.8	-	920.8
Total Apartment Buildings				21,120.2

Non-Residential Uses	Area (m2)
Creche Building	642.0

Total Residential & Non Residential Dev Areas	
Total Development Area	Area (m2)
Total Housing Development	28,547.80
Total Apartment Development	21,120.20
Total Non-Commercial Development	642.00
Total	50,310.00

Residential Housing Mix		
Unit Type	No. Units	%
3-Bed Dwelling House	167	71
4-Bed Dwelling House	67	29
Total	234	100.00%

Residential Apartment / Duplex Mix		
Unit Type	No. Units	%
1-Bed Apartment Unit	76	32
2-Bed Apartment/Duplex Unit	123	52
3-Bed Apartment/Duplex Unit	39	16
Total	238	100.00%

Overall Residential Housing Mix		
Unit Type	No. Units	%
1-Bed Unit	76	16%
2-Bed Unit	123	26%
3-Bed Unit	206	44%
4-Bed Unit	67	14%
Total	472	100.00%

Site Density	
Total Site Area (Ha)	21.90
Total Excluded Area (Ha) - Undevelopable Areas: Woodland/ Protected Tree lines, Wayleaves, Greenway, Creche, Steep Slopes	8.61
Total Developable Area (Ha)	13.29
Density (Units / Ha)	35.52
Density (Units / Acre)	14.38

Character Area Density			
Character Area	Development Area (Ha)	No. of Units	Nett Density
Village Neighbourhood	5.47	151	27.6
Western Woodland	1.77	56	31.6
Valley Floor	2.06	57	27.7
Parkland	2.40	63	26.3
Vicarage Apartments	0.54	47	87.0
Carr's Hill Apts	1.05	98	93.33
Total	13.29	472	35.52

Plot Ratio	
Total Development Area (m2)	Nett Developable Area (Ha)
50310.00	13.29
Plot Ratio	0.38

Site Coverage		
Development Footprint	Area (m2)	Nett Dev Area
Housing	14273.90	13.29
Apartments	6784.25	
Creche	330.00	
Total	21388.15	13.29
Site Coverage	0.16	

Parking Provision	Rate	Total
Housing	2 / unit	468
Housing	Visitor	9
Apartment Block A	1.06 / unit	44
Apartment Block B/C/D	1.07 / unit	105
Block E	1.3 / unit	39
Block F	1.13 / unit	26
Blocks G & H	1.8 / unit	72
Creche	-	11
Total Parking Provision		774

Please refer to HQA reports for detailed breakdown of all units including unit types, floor areas, bedroom no's, orientation, garden sizes, storage etc