

NEWCASTLE SOUTH

Housing Quality Assessment

1st September 2019



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1.0 INTRODUCTION

This Housing Quality Assessment has been prepared as part of a planning application to South Dublin County Council for a residential development site that forms a parcel of land, C. 16Ha in size, south of Newcastle Village Centre and the Main Street with the main extent of the site siting adjacent to an existing housing development of Ballynakelly. Three Infill sites within the Ballynakelly development, Plots C1, C2 and C3 form part of the overall red line boundary of this application of which Plots C1 and C3 are covered in a separate HQA document.

The village of Newcastle represents a developing outer suburban village located within a semi-rural setting.

This report assesses the residential element of the proposed development against the provisions of the Quality Housing Guidelines and the South Dublin Development Plan Standards.

2.0 POLICY OVERVIEW

2.2 Quality Housing for Sustainable Communities

In February 2007, the Department of the Environment, Heritage and Local Government published a statement on housing policy, Delivering Homes Sustaining Communities, which set out the fundamentals of the Government's vision for housing in the coming years. The integrated package of policy initiatives identified a wide range of measures to promote better homes, better neighbourhoods and better urban spaces. These design guidelines are intended to assist in the implementation of those policies, and that of the Department of the Environment, Heritage and Local Governments National Spatial Strategy 2002- 2020 and the National Development Plan 2007 - 2013.

The purpose of these Guidelines is to assist in achieving the objectives for Delivering Homes, Sustaining Communities contained in the Government Statement on Housing Policy which focuses on creating sustainable communities that are socially inclusive by:

promoting high standards in the design and construction and in provision of residential amenity and services in new housing schemes;

encouraging best use of building land and optimal utilisation of services and infrastructure in the provision of new housing;

pointing the way to cost effective options for housing design that go beyond minimum codes and standards;

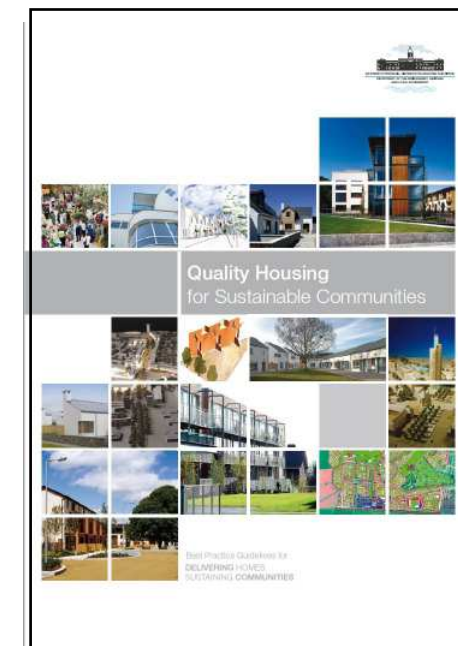
promoting high standards in the design and construction and in the provision of residential amenity and services in new housing schemes;

encouraging best use of building land and optimal utilisation of services and infrastructure in the provision of new housing;

pointing the way to cost effective options for housing design that go beyond minimum codes and standards;

promoting higher standards of environmental performance and durability in housing construction;

seeking to ensure that residents of new housing schemes enjoy the benefits of first-rate living conditions in a healthy, accessible and visually attractive environment; and providing homes and communities that may be easily managed and maintained.



3.0 STATEMENT OF COMPLIANCE

3.1 House Design Standards

As set out in both the South Dublin County Development plan and the Quality Housing for sustainable Communities Design Guidelines 2007, the minimum House floor areas are as follows:

House Floor Areas:

- 2 Bed/3 persons 2 storey House – minimum 70 sq.m
- 2 Bed/4 persons 2 storey House – minimum 80 sq.m
- 3 Bed/5 persons 2 storey House – minimum 92 sq.m
- 4 Bed/6 persons 2 storey House – minimum 100 sq.m

The table above indicates the target gross floor area and the minimum floor areas for each house type.

Dwelling types are defined in terms of the number of bedrooms, the number of intended occupants and the number of storeys.

As per the Guidelines a dwelling designed to accommodate three or more persons the area of the bedrooms should be at least:

- Single bedroom - 7.1m²
- Double bedroom - 11.4m².
- Main bedroom - 13m²

The recommended minimum unobstructed living room widths:

- One bedroom - 3.3
- Two bedroom - 3.6
- Three and over - 3.8

The recommended minimum unobstructed Bedroom widths:

- Single bedroom - 2.1
- Double bedroom - 2.8

The guidance document also sets out the minimum Living and bedroom areas that are likely to be required to satisfy requirements of normal living.

The House types comply with all these requirements and in many cases exceed them.

The exact unit areas are set out in the attached apartment schedules in Appendix A.

Floor to Ceiling Height

Living room and bedroom spaces should be well proportioned, in terms of floor shapes and ceiling heights, so as to provide a good quality living environment for the occupants.

The Various House types provide for well planned out spaces with ceiling heights in excess of 2.6m at in the general living spaces and exceed 2.4m in the bedrooms.

Internal Storage

As advised in the Guidelines, provision has been made for general storage and utility. The minimum storage space area requirements are set out as an appendix to the Guidelines as follows:

- 2 Bed/4P House 2 storey – 4 sq.m
- 3 Bed/5P House 2 storey – 5 sq.m
- 4 Bed/6P House 2 storey - 6 sq.m

3.2 Private Amenity Space – Houses:

The area requirements for Private Amenity Space is set out from Guidelines below:

- 2 Bedroom Units – 55 sq.m
- 3 Bedroom Units – 60 sq.m
- 4 Bedroom Units – 70 sq.m

The development provides for Private Amenity Space and complies with the minimum standards and in most cases exceeds them.

3.3 Public Open Space/Children's Play:

We list below the 6No Public Open Spaces/Children's Play areas which have been located around the application site and which are detailed in the Landscape Architects report and drawings.

- Taobh Chnoic Park
- Ballynakelly West Square
- Ballynakelly West Park
- Ballynakelly
- Burgage South
- Open Space - (Plot B1)

3.4 Refuse Storage for all House Types:

Waste storage for the Housing units with external side access can be accommodated in the garden at the rear of the property.

For those units that are located in a mid terrace location with no external side access to the rear garden a private stand alone storage unit is located at the front of the property.

In this situation provision has been made for the adequate storage area to satisfy the three bin system for the collection of mixed dry recyclables, organic waste and residual waste.

Car Parking:

As set out in the South Dublin County Development Plan and Based on Zone 1 (Residential) the Maximum Parking Rates are as follows:

Houses	
2 Bed	1.5 Spaces
3+ Bed	2.0 Spaces

The residential housing mix achieved in the proposed scheme is described in the following table:

Proposed Development:

House Types	No.	%	Maximum Parking
2 Bed	21	7.5	32
3 Bed	208	74.0	416
4 Bed	52	18.5	104
Total	281	100	552

4.0 Summary Schedule

Unit Types Break Down						
Houses	No.	%	PARKING		CYCLE	
			PROVIDED	MAXIMUM	Long	Short
Type A & A1	42	14.9	84	84		8
Type B	78	27.8	117	156	78	16
Type B1	83	29.5	165	166		17
Type B2	32	11.4	63	64		6
Type B3	1	0.4	2	2		1
Type C	14	5.0	27	28		3
Type D	10	3.6	19	20		2
Type F	21	7.5	31	32	21	4
Total	281	100	508	552	99	57

ADDITIONAL PARKING	PARKING		CYCLE	
	PROVIDED	MAXIMUM	LONG TERM	SHORT TERM
VISITOR	31	41		
CAR SHARING	4			
MOBILITY IMPAIRED	7	7		
Electric charging points	4	4		
RETAIL	1	2	2	4
Open Space	14			64
CRECHE				
STAFF	6	6	6	
VISITOR	3	3		12
Electric charging points	1	1		
Mobility impaired	1	1		

Refer to Engineers report with regard to Parking and Vehicular movement.

Refer to the Design Report and drawings in Appendix B (NTS) as well as accompanying set of full scale drawings for houses.

Please refer to separate HQA with regard to Plots B4, B12; T2 and for Plots C1 and C3 for Apartment & Duplex Schemes

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HOUSING QUALITY ASSESSMENT
RESIDENTIAL SCHEDULES

APPENDIX A

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APARTMENT BLOCK 1

Plot Number	UNIT NO.		Unit Type & DESCRIPTION	UNIT AREA (GIFA) m2	UNIT AREA (GIFA) Sq. Ft.	Bedrooms	Bedspaces	MIN. UNIT AREA	BED. 1 AREA	BED. 2 AREA	BED.3 AREA	BED.4 AREA	AGGREGATE BEDROOM AREA	MAIN LIVING AREA (m2)	AGGREGATE AREA OF LIVING/ DINING/ KITCHEN	STORAGE & UTILITY AREA	PRIVATE AMENITY AREA (m2)	TOTAL INCLUDING Private Amenity	VIEW ASPECT DUAL / SINGLE	Aspect
Ballynakelly West Neighbourhood																				
PLOT B1																				
A	1	1	A - 4-Bed Semi-Detached	138.39	1489.62	4	6	110.00	13.51	12.40	10.45	9.58	45.94	18.03	54.40	8.72	74.00	212.39	1	S
A	2	1	A - 4-Bed Semi-Detached	138.39	1489.62	4	6	110.00	13.51	12.40	10.45	9.58	45.94	18.03	54.40	8.72	74.00	212.39	1	S
B2	1	1	B2 - 3-Bed End Terraced	115.82	1246.67	3	5	92.00	16.51	11.94	7.95	-	36.40	23.03	42.59	8.46	74.00	189.82	1	S
B	2	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	62.00	176.61	1	S
B	3	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	62.00	176.61	1	S
B1	4	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	77.00	191.61	1	S
B1	5	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	77.00	191.61	1	S
B	6	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	62.00	176.61	1	S
B	7	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	62.00	176.61	1	S
B2	8	1	B2 - 3-Bed End Terraced	115.82	1246.67	3	5	92.00	16.51	11.94	7.95	-	36.40	23.03	42.59	8.46	73.00	188.82	1	S
C	1	1	C - 3-Bed Semi-Detached	107.00	1151.74	3	5	92.00	13.67	12.02	8.15	-	33.84	20.12	41.12	8.82	100.00	207.00	1	N
C	2	1	C - 3-Bed Semi-Detached	107.00	1151.74	3	5	92.00	13.67	12.02	8.15	-	33.84	20.12	41.12	8.82	100.00	207.00	1	N
D1	1	1	D1 - 4-Bed Detached	130.00	1399.31	4	6	110.00	13.00	12.00	10.47	7.93	43.40	21.31	51.44	11.52	89.00	219.00	1	N
D1	2	1	D1 - 4-Bed Detached	130.00	1399.31	4	6	110.00	13.00	12.00	10.47	7.93	43.40	21.31	51.44	11.52	131.00	261.00	1	N
Sub Total		14		1,670.08	17976.57													2787		
PLOT B2																				
B2	9	1	B2 - 3-Bed Semi-Detached	115.82	1246.67	3	5	92.00	16.51	11.94	7.95	-	36.40	23.03	42.59	8.46	70.00	185.82	1	S
B1	10	1	B1 - 3-Bed Semi-Detached	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	63.00	177.61	1	S
B1	11	1	B1 - 3-Bed Semi-Detached	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	63.00	177.61	1	S
B1	12	1	B1 - 3-Bed Semi-Detached	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	63.00	177.61	1	S
B2	13	1	B2 - 3-Bed End Terraced	115.82	1246.67	3	5	92.00	16.51	11.94	7.95	-	36.40	23.03	42.59	8.46	76.00	191.82	1	W
B	14	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	60.00	174.61	1	W
B	15	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	60.00	174.61	1	W
B	16	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	60.00	174.61	1	W
B1	17	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	76.00	190.61	1	W
B1	18	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	76.00	190.61	1	W
B	19	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	60.00	174.61	1	W
B	20	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	60.00	174.61	1	W
B	21	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	60.00	174.61	1	W
B2	22	1	B2 - 3-Bed End Terraced	115.82	1246.67	3	5	92.00	16.51	11.94	7.95	-	36.40	23.03	42.59	8.46	77.00	192.82	1	W
B1	23	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	75.00	189.61	1	N
B2	24	1	B2 - 3-Bed End Terraced	115.82	1246.67	3	5	92.00	16.51	11.94	7.95	-	36.40	23.03	42.59	8.46	72.00	187.82	1	N
F	1	1	F - 2-Bed Mid Terrace	86.00	925.70	2	4	80.00	14.30	12.70	0.00	-	27.00	21.56	38.49	7.63	55.00	141.00	1	N
F	2	1	F - 2-Bed Mid Terrace	86.00	925.70	2	4	80.00	14.30	12.70	0.00	-	27.00	21.56	38.49	7.63	55.00	141.00	1	N
F	3	1	F - 2-Bed Mid Terrace	86.00	925.70	2	4	80.00	14.30	12.70	0.00	-	27.00	21.56	38.49	7.63	55.00	141.00	1	N
Sub Total		19		2,096.60	22567.59													3333		
PLOT B3																				
B2	25	1	B2 - 3-Bed Semi-Detached	115.82	1246.67	3	5	92.00	16.51	11.94	7.95	-	36.40	23.03	42.59	8.46	102.00	217.82	1	S
B1	26	1	B1 - 3-Bed Semi-Detached	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	102.00	216.61	1	S
B1	27	1	B1 - 3-Bed Semi-Detached	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	102.00	216.61	1	S
B1	28	1	B1 - 3-Bed Semi-Detached	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	102.00	216.61	1	S
B2	29	1	B2 - 3-Bed End Terraced	115.82	1246.67	3	5	92.00	16.51	11.94	7.95	-	36.40	23.03	42.59	8.46	77.00	192.82	1	E
B	30	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	62.00	176.61	1	E
B	31	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	62.00	176.61	1	E
B1	32	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	77.00	191.61	1	E
B1	33	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	77.00	191.61	1	E
B	34	1	B - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	61.00	175.61	1	E
B1	35	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	74.00	188.61	1	E
B1	36	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	82.00	196.61	1	E
B	37	1	B - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	64.00	178.61	1	E
B	38	1	B - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	63.00	177.61	1	E
B2	39	1	B2 - 3-Bed End Terraced	115.82	1246.67	3	5	92.00	16.51	11.94	7.95	-	36.40	23.03	42.59	8.46	77.00	192.82	1	E
B1	40	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	112.00	226.61	1	N
B2	41	1	B2 - 3-Bed End Terraced	115.82	1246.67	3	5	92.00	16.51	11.94	7.95	-	36.40	23.03	42.59	8.46	102.00	217.82	1	N
F	4	1	F - 2-Bed Mid Terrace	86.00	925.70	2	4	80.00	14.30	12.70	-	-	27.00	21.56	38.49	7.63	66.00	152.00	1	N
F	5	1	F - 2-Bed Mid Terrace	86.00	925.70	2	4	80.00	14.30	12.70	-	-	27.00	21.56	38.49	7.63	66.00	152.00	1	N
F	6	1	F - 2-Bed Mid Terrace	86.00	925.70	2	4	80.00	14.30	12.70	-	-	27.00	21.56	38.49	7.63	66.00	152.00	1	N
Sub Total		20		2,211.21	23801.24													3807		

PLOT B5

A1	3	1	A1 - 4-Bed Semi-Detached	139.44	1500.92	4	6	110.00	13.51	12.40	10.45	9.58	45.94	18.03	54.40	8.72	73.00	212.44	1	S
A	4	1	A - 4-Bed Semi-Detached	138.39	1489.62	4	6	110.00	13.51	12.40	10.45	9.58	45.94	18.03	54.40	8.72	73.00	211.39	1	S
A	5	1	A - 4-Bed Semi-Detached	138.39	1489.62	4	6	110.00	13.51	12.40	10.45	9.58	45.94	18.03	54.40	8.72	73.00	211.39	1	S
A1	6	1	A1 - 4-Bed Semi-Detached	139.44	1500.92	4	6	110.00	13.51	12.40	10.45	9.58	45.94	18.03	54.40	8.72	73.00	212.44	1	S
A	7	1	A - 4-Bed Semi-Detached	138.39	1489.62	4	6	110.00	13.51	12.40	10.45	9.58	45.94	18.03	54.40	8.72	78.00	216.39	1	E
A	8	1	A - 4-Bed Semi-Detached	138.39	1489.62	4	6	110.00	13.51	12.40	10.45	9.58	45.94	18.03	54.40	8.72	78.00	216.39	1	E
A	9	1	A - 4-Bed Semi-Detached	138.39	1489.62	4	6	110.00	13.51	12.40	10.45	9.58	45.94	18.03	54.40	8.72	78.00	216.39	1	E
A	10	1	A - 4-Bed Semi-Detached	138.39	1489.62	4	6	110.00	13.51	12.40	10.45	9.58	45.94	18.03	54.40	8.72	78.00	216.39	1	E
A	11	1	A - 4-Bed Semi-Detached	138.39	1489.62	4	6	110.00	13.51	12.40	10.45	9.58	45.94	18.03	54.40	8.72	78.00	216.39	1	E
A	12	1	A - 4-Bed Semi-Detached	138.39	1489.62	4	6	110.00	13.51	12.40	10.45	9.58	45.94	18.03	54.40	8.72	78.00	216.39	1	E
A	13	1	A - 4-Bed Semi-Detached	138.39	1489.62	4	6	110.00	13.51	12.40	10.45	9.58	45.94	18.03	54.40	8.72	78.00	216.39	1	E
A	14	1	A - 4-Bed Semi-Detached	138.39	1489.62	4	6	110.00	13.51	12.40	10.45	9.58	45.94	18.03	54.40	8.72	78.00	216.39	1	E
A	15	1	A - 4-Bed Semi-Detached	138.39	1489.62	4	6	110.00	13.51	12.40	10.45	9.58	45.94	18.03	54.40	8.72	78.00	216.39	1	W
A	16	1	A - 4-Bed Semi-Detached	138.39	1489.62	4	6	110.00	13.51	12.40	10.45	9.58	45.94	18.03	54.40	8.72	78.00	216.39	1	W
A	17	1	A - 4-Bed Semi-Detached	138.39	1489.62	4	6	110.00	13.51	12.40	10.45	9.58	45.94	18.03	54.40	8.72	78.00	216.39	1	W
A	18	1	A - 4-Bed Semi-Detached	138.39	1489.62	4	6	110.00	13.51	12.40	10.45	9.58	45.94	18.03	54.40	8.72	78.00	216.39	1	W
A	19	1	A - 4-Bed Semi-Detached	138.39	1489.62	4	6	110.00	13.51	12.40	10.45	9.58	45.94	18.03	54.40	8.72	78.00	216.39	1	W
A	20	1	A - 4-Bed Semi-Detached	138.39	1489.62	4	6	110.00	13.51	12.40	10.45	9.58	45.94	18.03	54.40	8.72	78.00	216.39	1	W
A	21	1	A - 4-Bed Semi-Detached	138.39	1489.62	4	6	110.00	13.51	12.40	10.45	9.58	45.94	18.03	54.40	8.72	78.00	216.39	1	W
A	22	1	A - 4-Bed Semi-Detached	138.39	1489.62	4	6	110.00	13.51	12.40	10.45	9.58	45.94	18.03	54.40	8.72	78.00	216.39	1	W
B1	42	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	75.00	189.61	1	S
B	43	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	61.00	175.61	1	S
B	44	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	61.00	175.61	1	S
B	45	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	61.00	175.61	1	S
B	46	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	61.00	175.61	1	S
B1	47	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	75.00	189.61	1	S
B1	48	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	80.00	194.61	1	W
B	49	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	66.00	180.61	1	W
B	50	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	66.00	180.61	1	W
B1	51	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	80.00	194.61	1	W
B1	52	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	80.00	194.61	1	W
B	53	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	66.00	180.61	1	W
B	54	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	66.00	180.61	1	W
B	55	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	66.00	180.61	1	W
B1	56	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	80.00	194.61	1	W
B1	57	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	80.00	194.61	1	E
B	58	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	66.00	180.61	1	E
B	59	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	66.00	180.61	1	E
B	60	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	66.00	180.61	1	E
B1	61	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	80.00	194.61	1	E
B1	62	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	80.00	194.61	1	E
B	63	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	66.00	180.61	1	E
B	64	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	66.00	180.61	1	E
B1	65	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	80.00	194.61	1	E
C	3	1	C - 3-Bed Semi-Detached	107.00	1151.74	3	5	92.00	13.67	12.02	8.15	-	33.84	20.12	41.12	8.82	108.00	215.00	1	N
C	4	1	C - 3-Bed Semi-Detached	107.00	1151.74	3	5	92.00	13.67	12.02	8.15	-	33.84	20.12	41.12	8.82	108.00	215.00	1	N
D	3	1	D - 4-Bed Semi-Detached	130.00	1399.31	4	6	110.00	13.00	12.00	10.47	7.93	43.40	21.31	51.44	11.52	75.00	205.00	1	N
D	4	1	D - 4-Bed Semi-Detached	130.00	1399.31	4	6	110.00	13.00	12.00	10.47	7.93	43.40	21.31	51.44	11.52	75.00	205.00	1	N
Sub Total	48			5,994.54	64524.63				710.66	582.60	437.04	207.46	918.80		2172.16	419.56		9594.54		

PLOT B6

B1	66	1	B1 - 3-Bed Semi-Detached	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	90.00	204.61	1	N
B1	67	1	B1 - 3-Bed Semi-Detached	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	91.00	205.61	1	N
C	5	1	C - 3-Bed Semi-Detached	107.00	1151.74	3	5	92.00	13.67	12.02	8.15	-	33.84	20.12	41.12	8.82	138.00	245.00	1	N
C	6	1	C - 3-Bed Semi-Detached	107.00	1151.74	3	5	92.00	13.67	12.02	8.15	-	33.84	20.12	41.12	8.82	142.00	249.00	1	N
C	7	1	C - 3-Bed Semi-Detached	107.00	1151.74	3	5	92.00	13.67	12.02	8.15	-	33.84	20.12	41.12	8.82	142.00	249.00	1	N
C	8	1	C - 3-Bed Semi-Detached	107.00	1151.74	3	5	92.00	13.67	12.02	8.15	-	33.84	20.12	41.12	8.82	138.00	245.00	1	N
D1	5	1	D1 - 4-Bed Detached	130.00	1399.31	4	6	110.00	13.00	12.00	10.47	7.93	43.40	21.31	51.44	11.52	118.00	248.00	1	N
Sub Total	7			787.22	8473.56													1646.22		

PLOT B7																				
A	23	1	A - 4-Bed Semi-Detached	138.39	1489.62	4	6	110.00	13.51	12.40	10.45	9.58	45.94	18.03	54.40	8.72	118.00	256.39	1	W
A	24	1	A - 4-Bed Semi-Detached	138.39	1489.62	4	6	110.00	13.51	12.40	10.45	9.58	45.94	18.03	54.40	8.72	117.00	255.39	1	W
A	25	1	A - 4-Bed Semi-Detached	138.39	1489.62	4	6	110.00	13.51	12.40	10.45	9.58	45.94	18.03	54.40	8.72	115.00	253.39	1	W
A	26	1	A - 4-Bed Semi-Detached	138.39	1489.62	4	6	110.00	13.51	12.40	10.45	9.58	45.94	18.03	54.40	8.72	114.00	252.39	1	W
B1	68	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	99.00	213.61	1	W
B	69	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	63.00	177.61	1	W
B	70	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	63.00	177.61	1	W
B	71	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	63.00	177.61	1	W
B2	72	1	B2 - 3-Bed End Terraced	115.82	1246.67	3	5	92.00	16.51	11.94	7.95	-	36.40	23.03	42.59	8.46	77.00	192.82	1	W
B1	73	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	112.00	226.61	1	W
B	74	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	86.00	200.61	1	W
B1	75	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	99.00	213.61	1	W
B1	76	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	95.00	209.61	1	W
B	77	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	70.00	184.61	1	W
B	78	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	64.00	178.61	1	W
B	79	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	60.00	174.61	1	W
B1	80	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	66.00	180.61	1	W
C	9	1	C - 3-Bed Semi-Detached	107.00	1151.74	3	5	92.00	13.67	12.02	8.15	-	33.84	20.12	41.12	8.82	146.00	253.00	1	W
C	10	1	C - 3-Bed Semi-Detached	107.00	1151.74	3	5	92.00	13.67	12.02	8.15	-	33.84	20.12	41.12	8.82	125.00	232.00	1	W
D1	6	1	D1 - 4-Bed Detached	130.00	1399.31	4	6	110.00	13.00	12.00	10.47	7.93	43.40	21.31	51.44	11.52	92.00	222.00	1	W
F	7	1	F - 2-Bed Mid Terrace	86.00	925.70	2	4	80.00	14.30	12.70	-	-	27.00	21.56	38.49	7.63	71.00	157.00	1	W
F	8	1	F - 2-Bed Mid Terrace	86.00	925.70	2	4	80.00	14.30	12.70	-	-	27.00	21.56	38.49	7.63	67.00	153.00	1	W
Sub Total		22		2560.70	27563.12												4542.70			
PLOT B8																				
B2	81	1	B2 - 3-Bed End Terraced	115.82	1246.67	3	5	92.00	16.51	11.94	7.95	-	36.40	23.03	42.59	8.46	170.00	285.82	1	S
B	82	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	68.00	182.61	1	S
B	83	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	68.00	182.61	1	S
B2	84	1	B2 - 3-Bed End Terraced	115.82	1246.67	3	5	92.00	16.51	11.94	7.95	-	36.40	23.03	42.59	8.46	70.00	185.82	1	S
B1	85	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	119.00	233.61	1	NE
B	86	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	97.00	211.61	1	NE
B2	87	1	B2 - 3-Bed End Terraced	115.82	1246.67	3	5	92.00	16.51	11.94	7.95	-	36.40	23.03	42.59	8.46	94.00	209.82	1	NE
C1	11	1	C1 - 3-Bed Detached	107.00	1151.74	3	5	92.00	13.67	12.02	8.15	-	33.84	20.12	41.12	8.82	132.00	239.00	1	W
D1	7	1	D1 - 4-Bed Detached	130.00	1399.31	4	6	110.00	13.00	12.00	10.47	7.93	43.40	21.31	51.44	11.52	75.00	205.00	1	W
Sub Total		9		1,042.90	11226												1936			
PLOT B9																				
B2	88	1	B2 - 3-Bed End Terraced	115.82	1246.67	3	5	92.00	16.51	11.94	7.95	-	36.40	23.03	42.59	8.46	69.00	184.82	1	W
B	89	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	61.00	175.61	1	W
B	90	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	61.00	175.61	1	W
B2	91	1	B2 - 3-Bed End Terraced	115.82	1246.67	3	5	92.00	16.51	11.94	7.95	-	36.40	23.03	42.59	8.46	70.00	185.82	1	W
C	12	1	C - 3-Bed Semi-Detached	107.00	1151.74	3	5	92.00	13.67	12.02	8.15	-	33.84	20.12	41.12	8.82	91.00	198.00	1	E
D	8	1	D - 4-Bed Semi-Detached	130.00	1399.31	4	6	110.00	13.00	12.00	10.47	7.93	43.40	21.31	51.44	11.52	81.00	211.00	1	E
Sub Total		6		697.86	7512												1131			
PLOT B10																				
A	27	1	A - 4-Bed Semi-Detached	138.39	1489.62	4	6	110.00	13.51	12.40	10.45	9.58	45.94	18.03	54.40	8.72	88.00	226.39	1	S
A	28	1	A - 4-Bed Semi-Detached	138.39	1489.62	4	6	110.00	13.51	12.40	10.45	9.58	45.94	18.03	54.40	8.72	92.00	230.39	1	S
A	29	1	A - 4-Bed Semi-Detached	138.39	1489.62	4	6	110.00	13.51	12.40	10.45	9.58	45.94	18.03	54.40	8.72	88.00	226.39	1	N
A	30	1	A - 4-Bed Semi-Detached	138.39	1489.62	4	6	110.00	13.51	12.40	10.45	9.58	45.94	18.03	54.40	8.72	91.00	229.39	1	N
B2	92	1	B2 - 3-Bed End Terraced	115.82	1246.67	3	5	92.00	16.51	11.94	7.95	-	36.40	23.03	42.59	8.46	94.00	209.82	1	S
B	93	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	71.00	185.61	1	S
B	94	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	71.00	185.61	1	S
B1	95	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	88.00	202.61	1	S
B1	96	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	85.00	199.61	1	E
B	97	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	71.00	185.61	1	E
B	98	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	71.00	185.61	1	E
B	99	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	71.00	185.61	1	E
B2	100	1	B2 - 3-Bed End Terraced	115.82	1246.67	3	5	92.00	16.51	11.94	7.95	-	36.40	23.03	42.59	8.46	80.00	195.82	1	E
C	13	1	C - 3-Bed Semi-Detached	107.00	1151.74	3	5	92.00	13.67	12.02	8.15	-	33.84	20.12	41.12	8.82	150.00	257.00	1	E
C	14	1	C - 3-Bed Semi-Detached	107.00	1151.74	3	5	92.00	13.67	12.02	8.15	-	33.84	20.12	41.12	8.82	102.00	209.00	1	E
D	9	1	D - 4-Bed Semi-Detached	130.00	1399.31	4	6	110.00	13.00	12.00	10.47	7.93	43.40	21.31	51.44	11.52	76.00	206.00	1	W
D	10	1	D - 4-Bed Semi-Detached	130.00	1399.31	4	6	110.00	13.00	12.00	10.47	7.93	43.40	21.31	51.44	11.52	82.00	212.00	1	W
Sub Total		17		2,061.47	22189												3532			

B1	159	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	74.00	188.61	1	W
F	15	1	F - 2-Bed Mid Terrace	86.00	925.70	2	4	80.00	14.30	12.70	-	-	27.00	21.56	38.49	7.63	57.00	143.00	1	S
F	16	1	F - 2-Bed Mid Terrace	86.00	925.70	2	4	80.00	14.30	12.70	-	-	27.00	21.56	38.49	7.63	57.00	143.00	1	S
F	17	1	F - 2-Bed Mid Terrace	86.00	925.70	2	4	80.00	14.30	12.70	-	-	27.00	21.56	38.49	7.63	57.00	143.00	1	S
F	18	1	F - 2-Bed Mid Terrace	86.00	925.70	2	4	80.00	14.30	12.70	-	-	27.00	21.56	38.49	7.63	57.00	143.00	1	S
Sub Total	32			3557.92	38297.10													5785.92		

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PLOT T1																				
A2	31	1	A2 - 4-Bed Semi-Detached	138.39	1489.62	4	6	110.00	14.00	12.30	10.50	10.00	46.80	25.26	47.20	6.60	73.00	211.39	1	S
A	32	1	A - 4-Bed Semi-Detached	138.39	1489.62	4	6	110.00	14.00	12.30	10.50	10.00	46.80	25.26	47.20	6.60	73.00	211.39	1	S
A	33	1	A - 4-Bed Semi-Detached	138.39	1489.62	4	6	110.00	14.00	12.30	10.50	10.00	46.80	25.26	47.20	6.60	73.00	211.39	1	S
A1	34	1	A1 - 4-Bed Semi-Detached	138.39	1489.62	4	6	110.00	14.00	12.30	10.50	10.00	46.80	25.26	47.20	6.60	73.00	211.39	1	S
B1	160	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	76.00	190.61	1	S
B	161	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	61.00	175.61	1	S
B	162	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	61.00	175.61	1	S
B	163	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	61.00	175.61	1	S
B	164	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	61.00	175.61	1	S
B1	165	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	76.00	190.61	1	S
B1	166	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	77.00	191.61	1	E
B	167	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	62.00	176.61	1	E
B	168	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	62.00	176.61	1	E
B1	169	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	77.00	191.61	1	E
B1	170	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	77.00	191.61	1	E
B	171	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	62.00	176.61	1	E
B	172	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	62.00	176.61	1	E
B3	173	1	B3 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	77.00	191.61	1	E
Sub Total	18			2158.10	23229.57													3402.10		

PLOT T2																				
A1	35	1	A1 - 4-Bed Semi-Detached	139.44	1500.92	4	6	110.00	14.00	12.30	10.50	10.00	46.80	25.26	47.20	6.60	72.00	211.44	1	N
A	36	1	A - 4-Bed Semi-Detached	138.39	1489.62	4	6	110.00	14.00	12.30	10.50	10.00	46.80	25.26	47.20	6.60	72.00	210.39	1	N
A	37	1	A - 4-Bed Semi-Detached	138.39	1489.62	4	6	110.00	14.00	12.30	10.50	10.00	46.80	25.26	47.20	6.60	72.00	210.39	1	N
A	38	1	A - 4-Bed Semi-Detached	138.39	1489.62	4	6	110.00	14.00	12.30	10.50	10.00	46.80	25.26	47.20	6.60	72.00	210.39	1	N
A	39	1	A - 4-Bed Semi-Detached	138.39	1489.62	4	6	110.00	14.00	12.30	10.50	10.00	46.80	25.26	47.20	6.60	72.00	210.39	1	N
A	40	1	A - 4-Bed Semi-Detached	138.39	1489.62	4	6	110.00	14.00	12.30	10.50	10.00	46.80	25.26	47.20	6.60	72.00	210.39	1	N
A	41	1	A - 4-Bed Semi-Detached	138.39	1489.62	4	6	110.00	14.00	12.30	10.50	10.00	46.80	25.26	47.20	6.60	72.00	210.39	1	N
A1	42	1	A1 - 4-Bed Semi-Detached	139.44	1500.92	4	6	110.00	14.00	12.30	10.50	10.00	46.80	25.26	47.20	6.60	72.00	211.44	1	N
B2	174	1	B2 - 3-Bed End Terraced	115.82	1246.67	3	5	92.00	16.51	11.94	7.95	-	36.40	23.03	42.59	8.46	76.00	191.82	1	W
B	175	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	62.00	176.61	1	W
B	176	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	62.00	176.61	1	W
B1	177	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	76.00	190.61	1	W
B1	178	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	77.00	191.61	1	W
B1	179	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	106.00	220.61	1	W
B1	180	1	B1 - 3-Bed Semi-Detached	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	110.00	224.61	1	E
B1	181	1	B1 - 3-Bed Semi-Detached	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	115.00	229.61	1	E
B2	182	1	B2 - 3-Bed End Terraced	115.82	1246.67	3	5	92.00	16.51	11.94	7.95	-	36.40	23.03	42.59	8.46	65.00	180.82	1	S
B	183	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	70.00	184.61	1	S
B	184	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	70.00	184.61	1	S
B1	185	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	87.00	201.61	1	S
B1	186	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	87.00	201.61	1	S
B1	187	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	87.00	201.61	1	S
F	19	1	F - 2-Bed Mid Terrace	86.00	925.70	2	4	80.00	14.30	12.70	-	-	27.00	21.56	38.49	7.63	63.00	149.00	1	S
F	20	1	F - 2-Bed Mid Terrace	86.00	925.70	2	4	80.00	14.30	12.70	-	-	27.00	21.56	38.49	7.63	56.00	142.00	1	S
F	21	1	F - 2-Bed Mid Terrace	86.00	925.70	2	4	80.00	14.30	12.70	-	-	27.00	21.56	38.49	7.63	56.00	142.00	1	S
Sub Total	25			2974.18	32013.78			2408.00	381.48	303.66	195.30	80.00	960.44		1027.77	194.85	1901.00	4875.18		

																	TOTAL INCLUDING	DUAL	SINGLE
TOTALS	NO OF UNITS	2 BED.	3 BED.	4 BED	UNIT AREA (GIFA)m2	UNIT AREA (GIFA)Sq.Ft.											Private Amenity	ASPECT	ASPECT
	274	21	201	52	31,891.37	343,275.52											42,786.93	274	0
		7.66%	73.36%	18.98%												100.00%	0.00%		

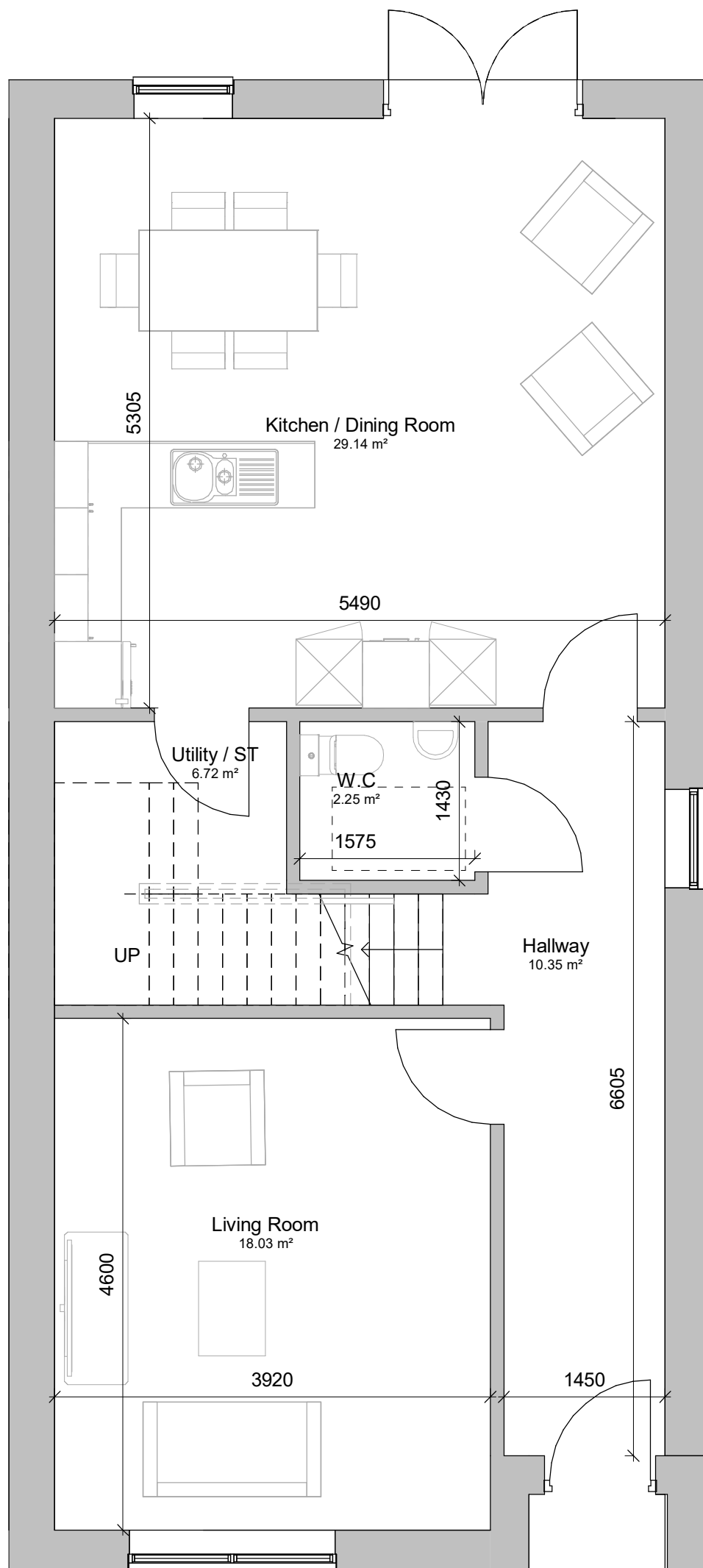
BALLYNAKELLY INFILL SITE 2																				
PLOT	UNIT NO.		UNIT TYPE/ BEDROOM COUNT	UNIT AREA (GIFA) m2	UNIT AREA (GIFA)Sq. Ft	Bedrooms	Bedspaces	MIN. UNIT AREA	BED. 1 AREA	BED. 2 AREA	BED.3 AREA	BED.4 AREA	AGGREGATE BEDROOM AREA	MAIN LIVING AREA (m2)	AGGREGATE AREA OF LIVING/ DINING/ KITCHEN	STORAGE / UTILITY AREA	PRIVATE AMENITY AREA (m2)	TOTAL INCLUDING BALCONY	VIEW ASPECT DUAL / SINGLE	ORIENTATION
B1	188	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	78.00	192.61	1	E
B	189	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	67.00	181.61	1	E
B	190	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	71.00	185.61	1	E
B1	191	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	123.00	237.61	1	E
B1	192	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	82.00	196.61	1	W
B	193	1	B - 3-Bed Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	66.00	180.61	1	W
B1	194	1	B1 - 3-Bed End Terraced	114.61	1233.65	3	5	92.00	16.13	11.94	7.95	-	36.02	16.66	37.46	8.52	64.00	178.61	1	W
Sub Total		7.00		802.27	8635.55			644.00	112.91	83.58	55.65	0.00	252.14		262.22	59.64	551.00	1353.27	7.00	
TOTAL PLOT C2	NO OF UNITS		2 BED UNITS.	3 BED UNIT.	4 BED UNIT	UNIT AREA (GIFA)m2	UNIT AREA (GIFA)Sq. Ft											TOTAL INCLUDING BALCONY	DUAL ASPECT	SINGLE ASPECT
	7.00		0.00	7.00	0.00	802.27	8635.55											423.22	7	0
			0.00%	100.00%	0.00%														100.00%	0.00%
TOTAL RESIDENTIAL	NO OF UNITS		2 BED UNITS.	3 BED UNITS	4 BED UNITS	UNIT AREA (GIFA)m2	UNIT AREA (GIFA)Sq. Ft.												DUAL ASPECT	SINGLE ASPECT
	281.00		21.00	208.00	52.00	32,693.64	351911.07												281	0
			7.47%	74.02%	18.51%														100.00%	0.00%

RESIDENTIAL TYPES
FLOOR PLANS

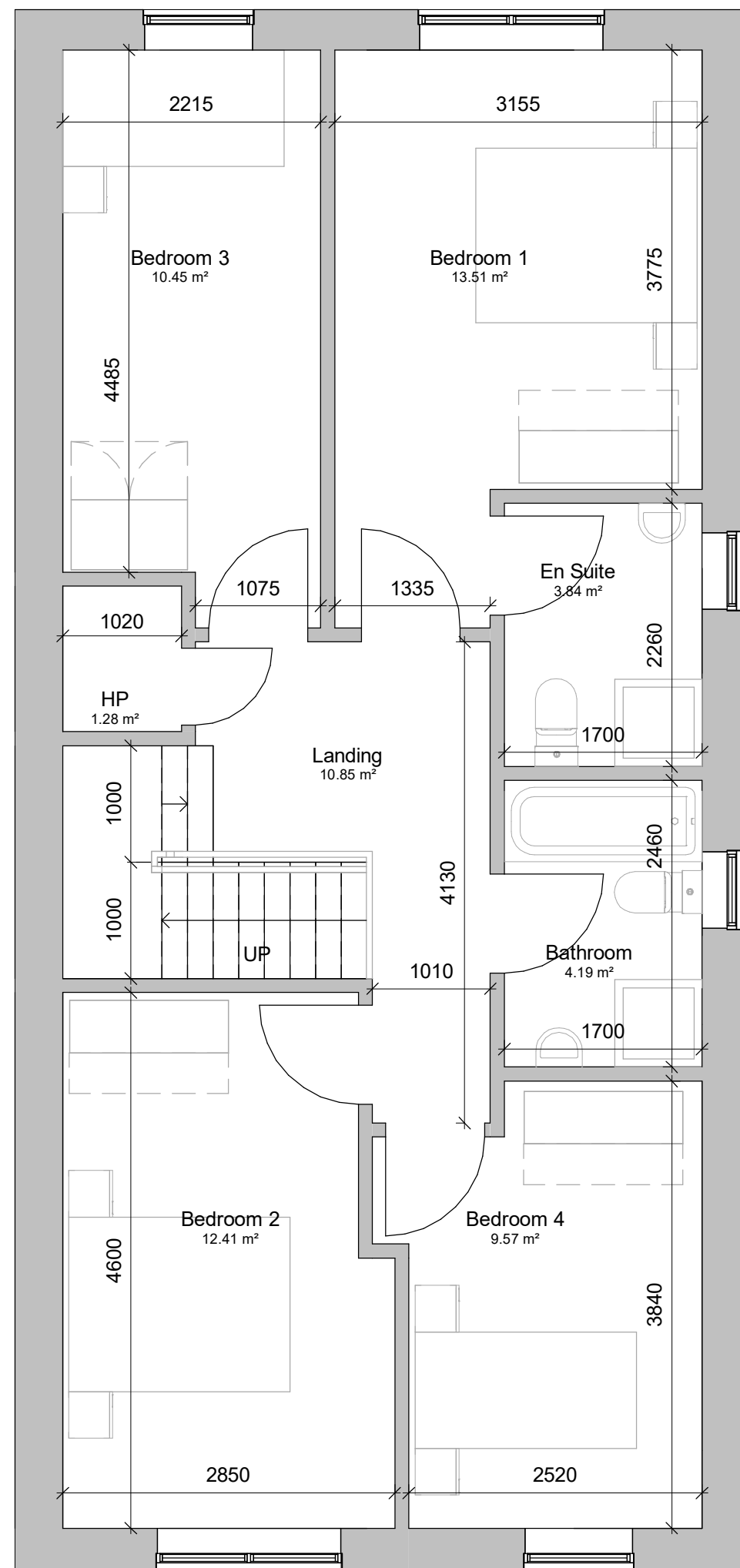
APPENDIX B

CAIRN
PLC

Newcastle
South

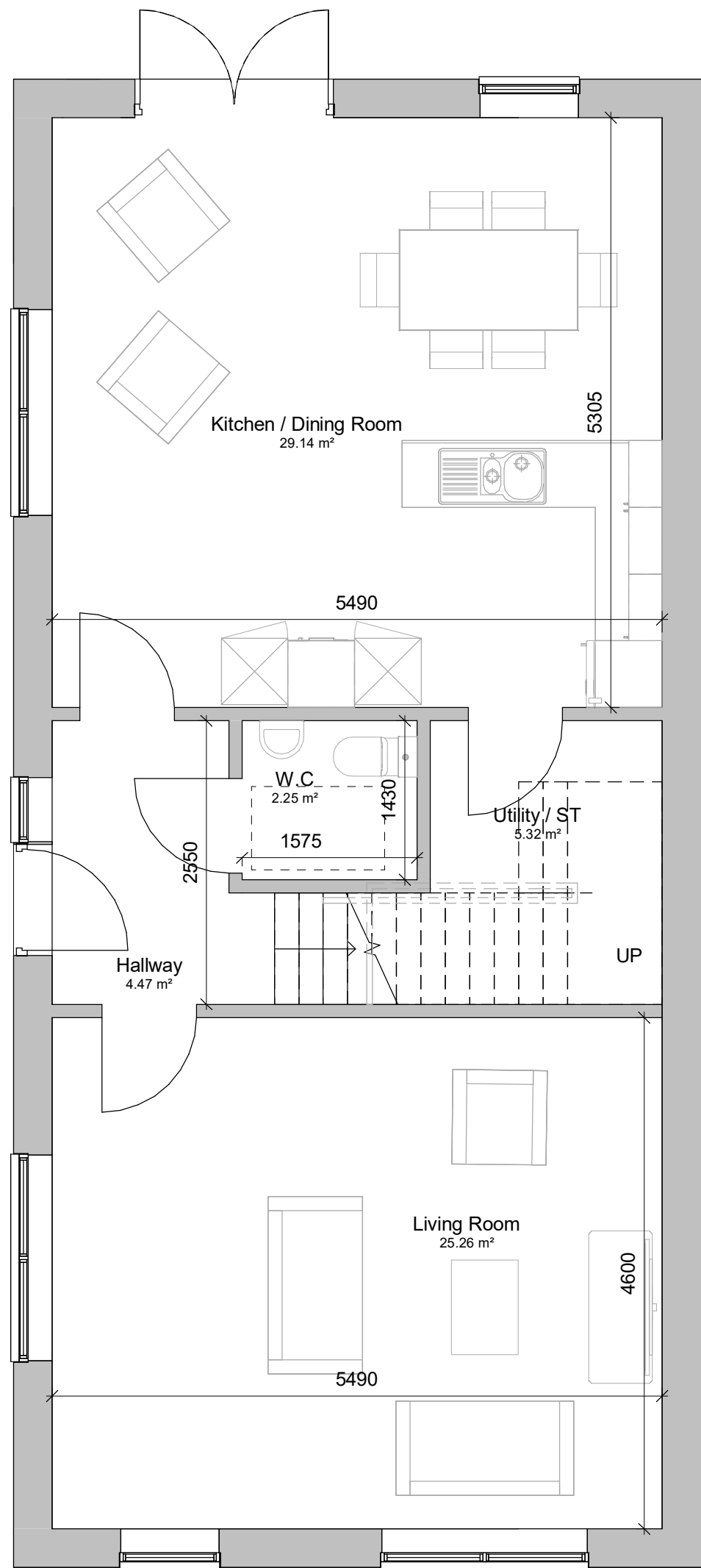


**Ground Floor Plan
House Type A
1:50**

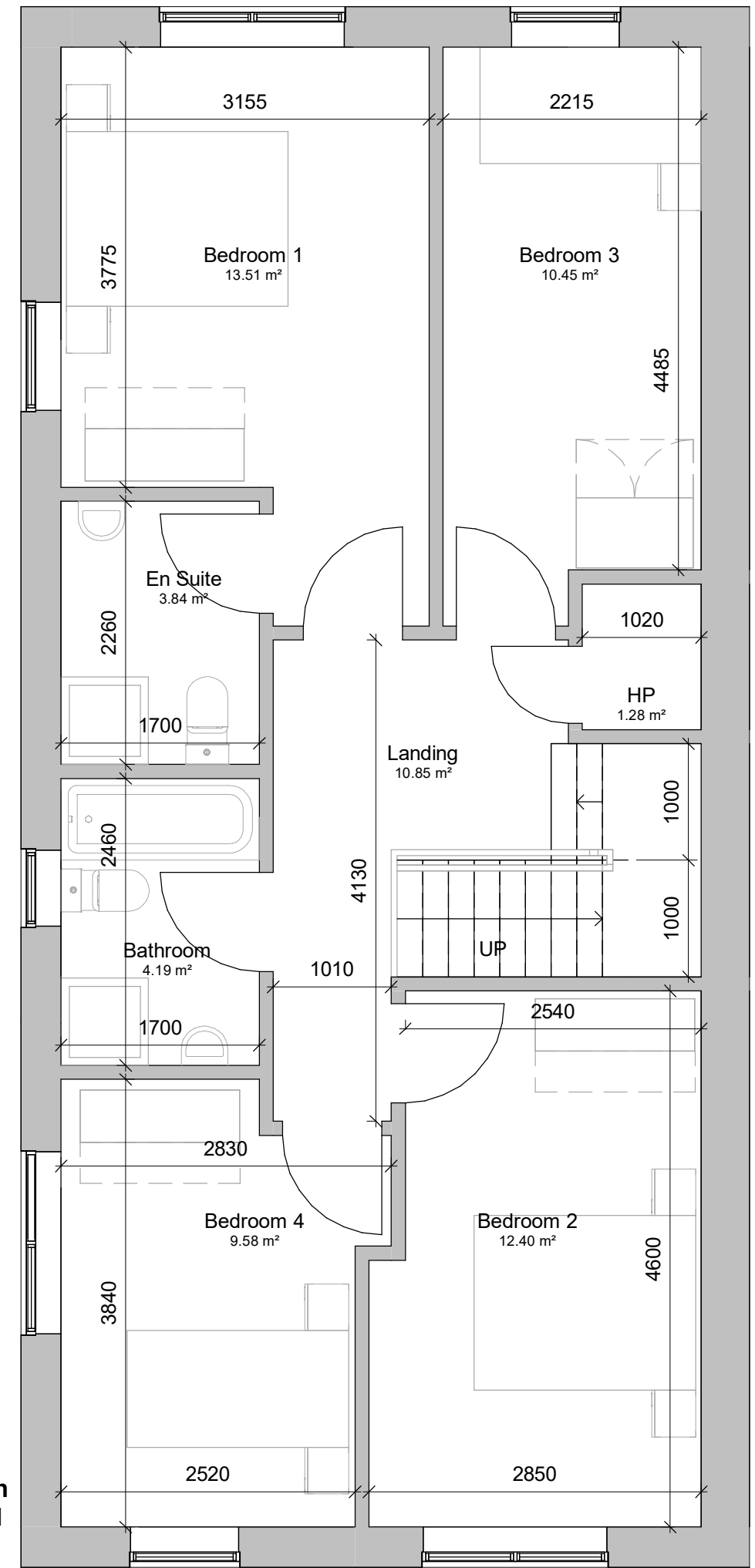


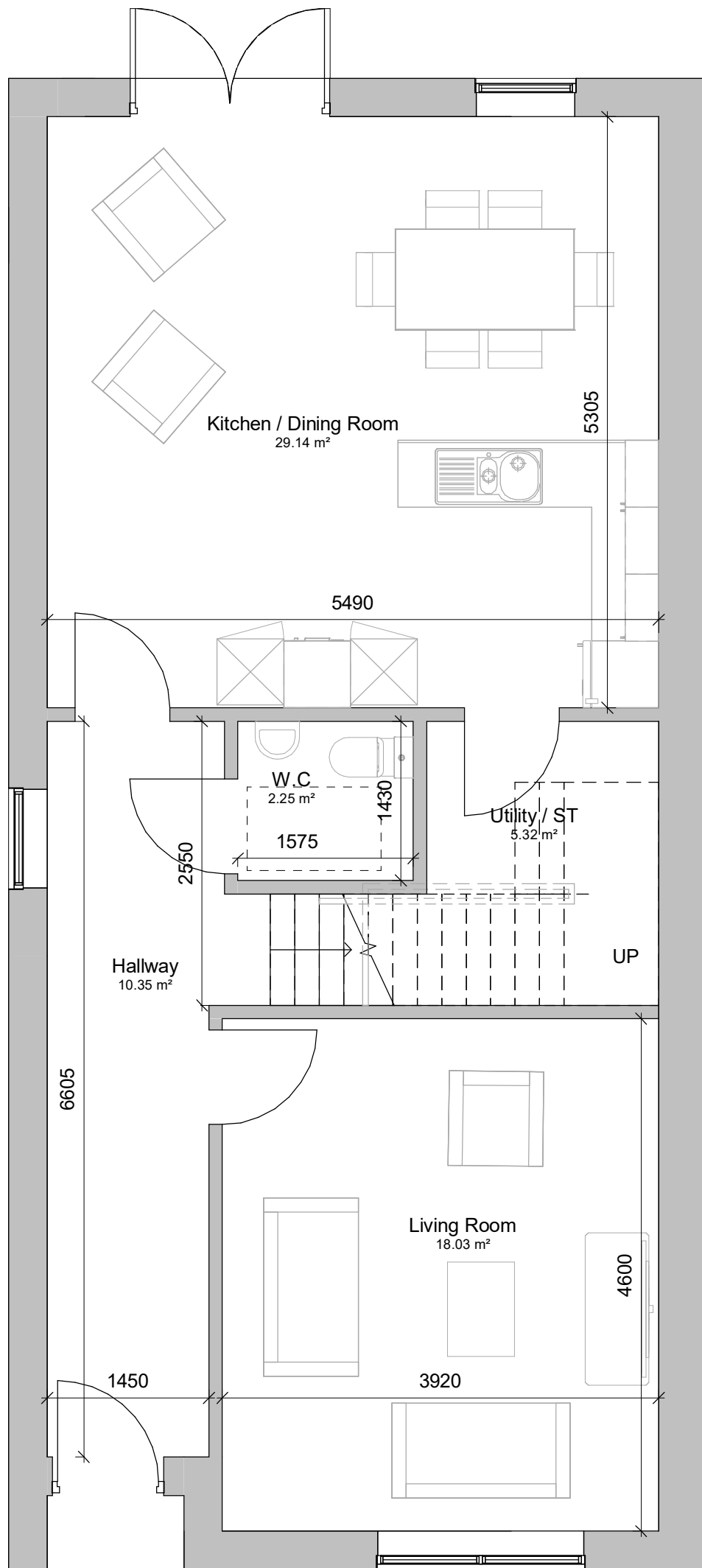
**First Floor Plan
House Type A
1:50**

Ground Floor Plan
House Type A1
1:50

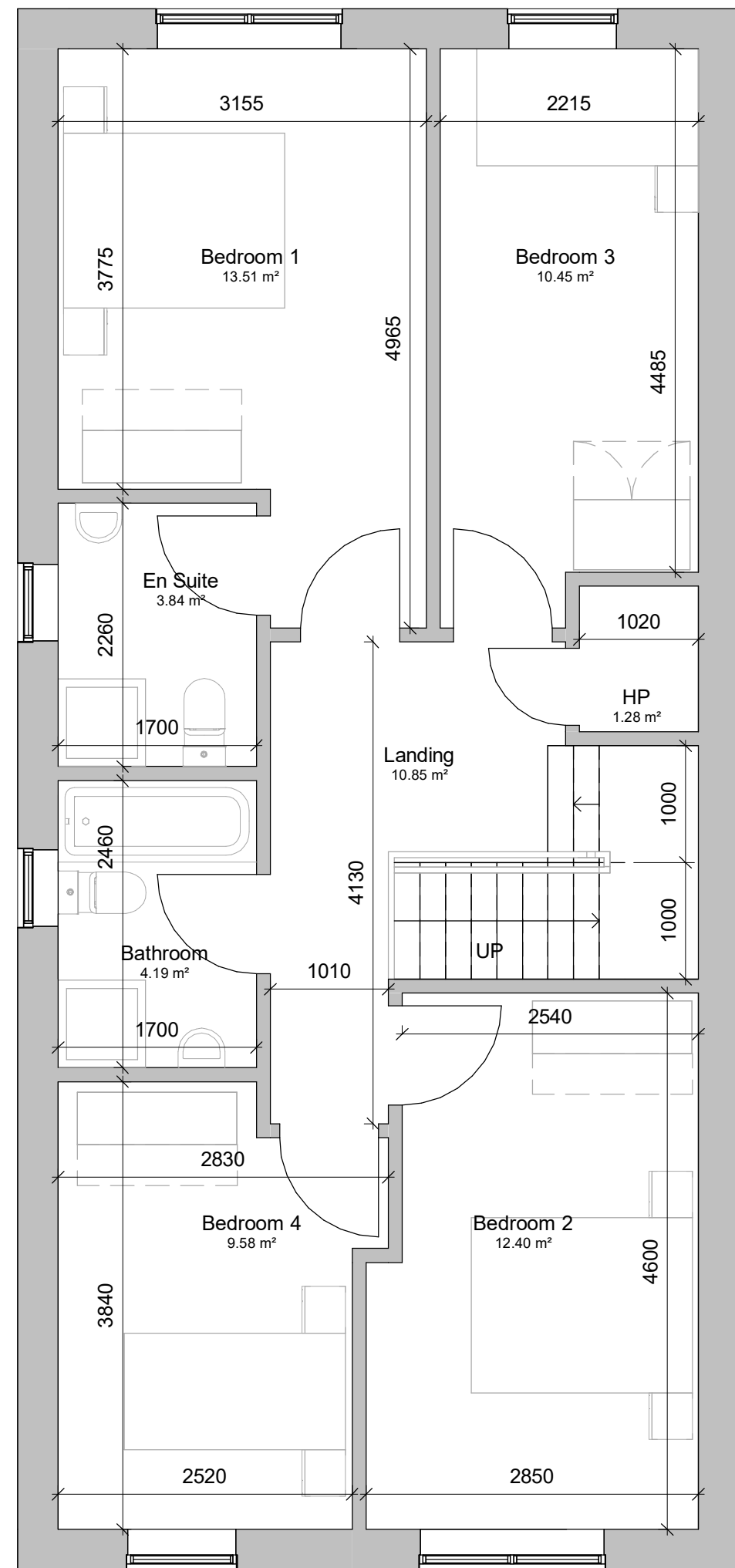


First Floor Plan
House Type A1
1:50

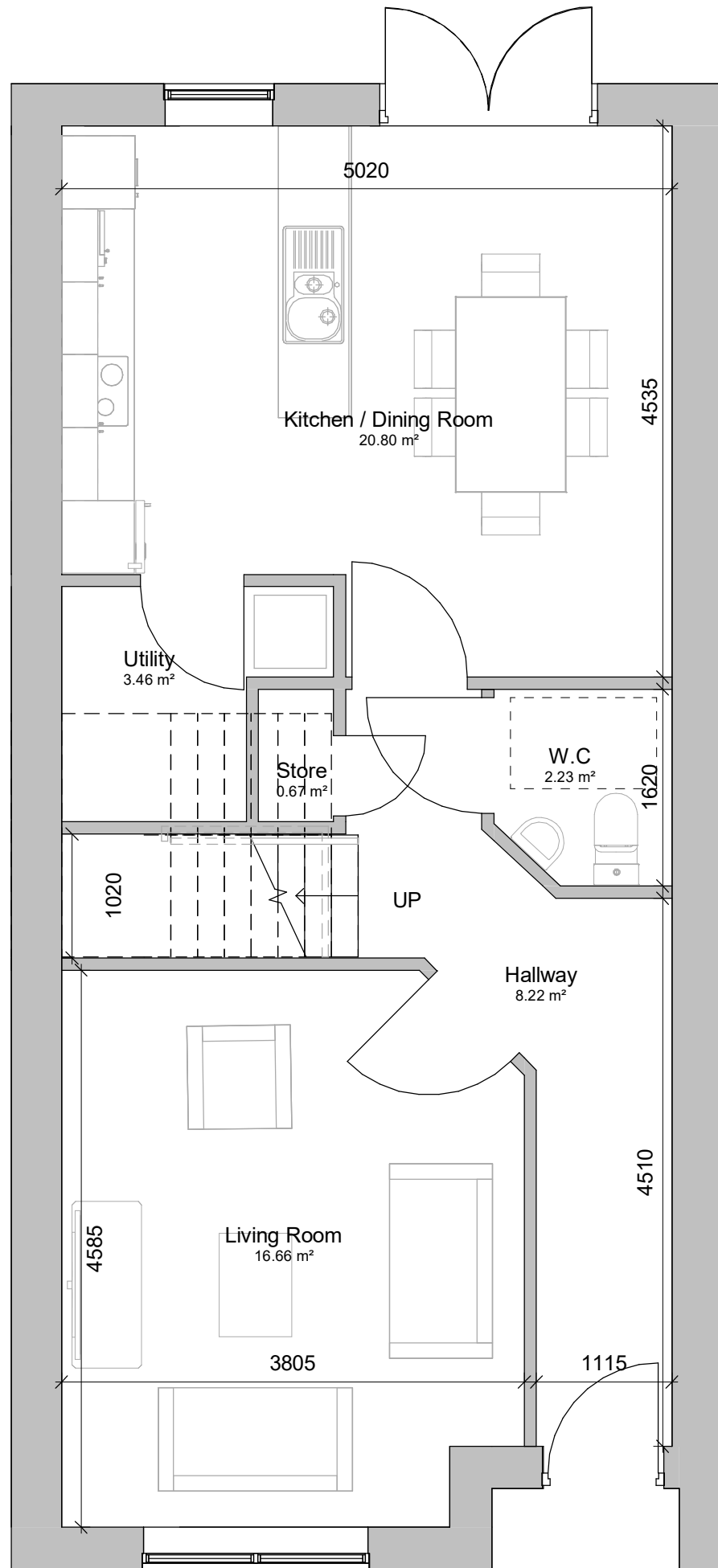




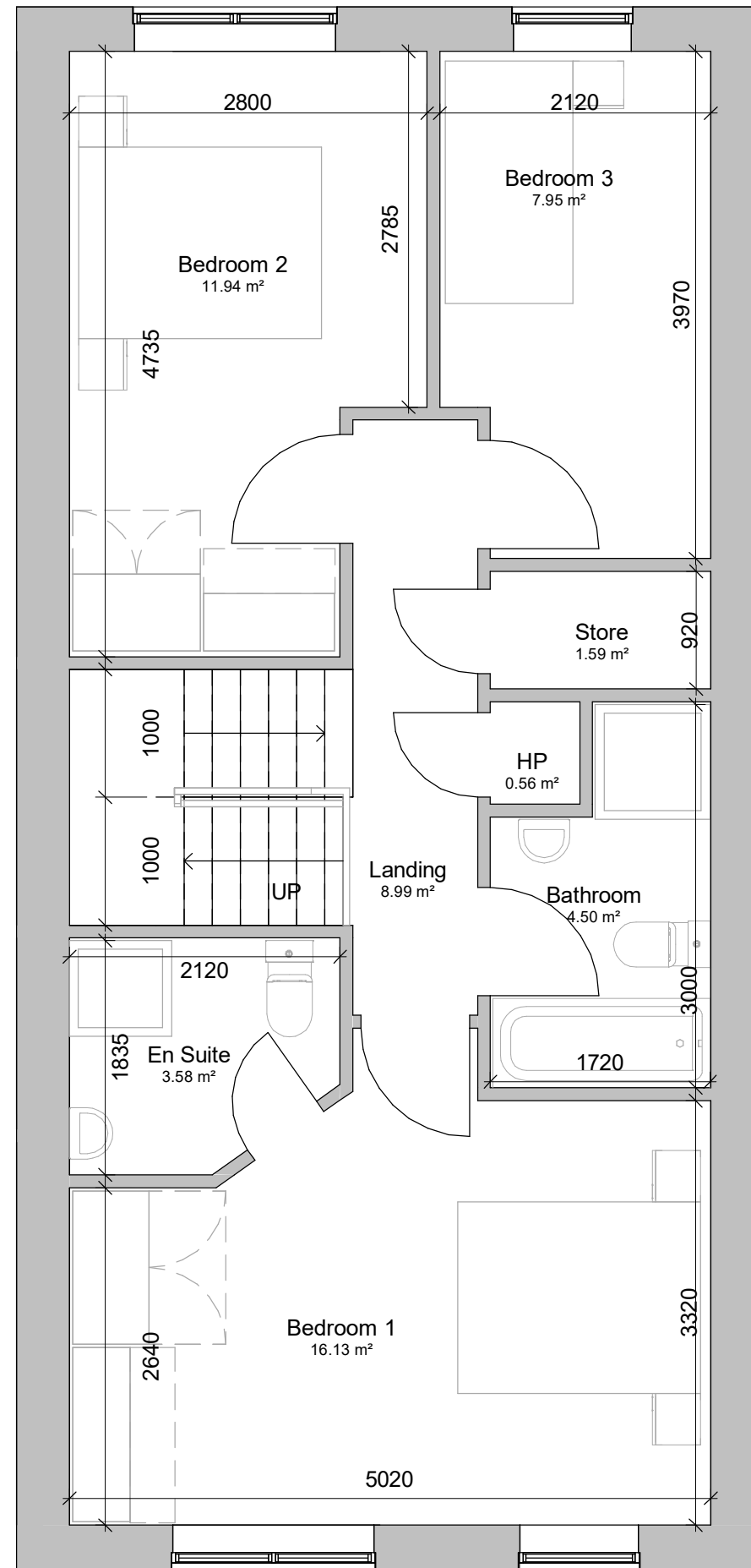
**Ground Floor Plan
House Type A2
1:50**



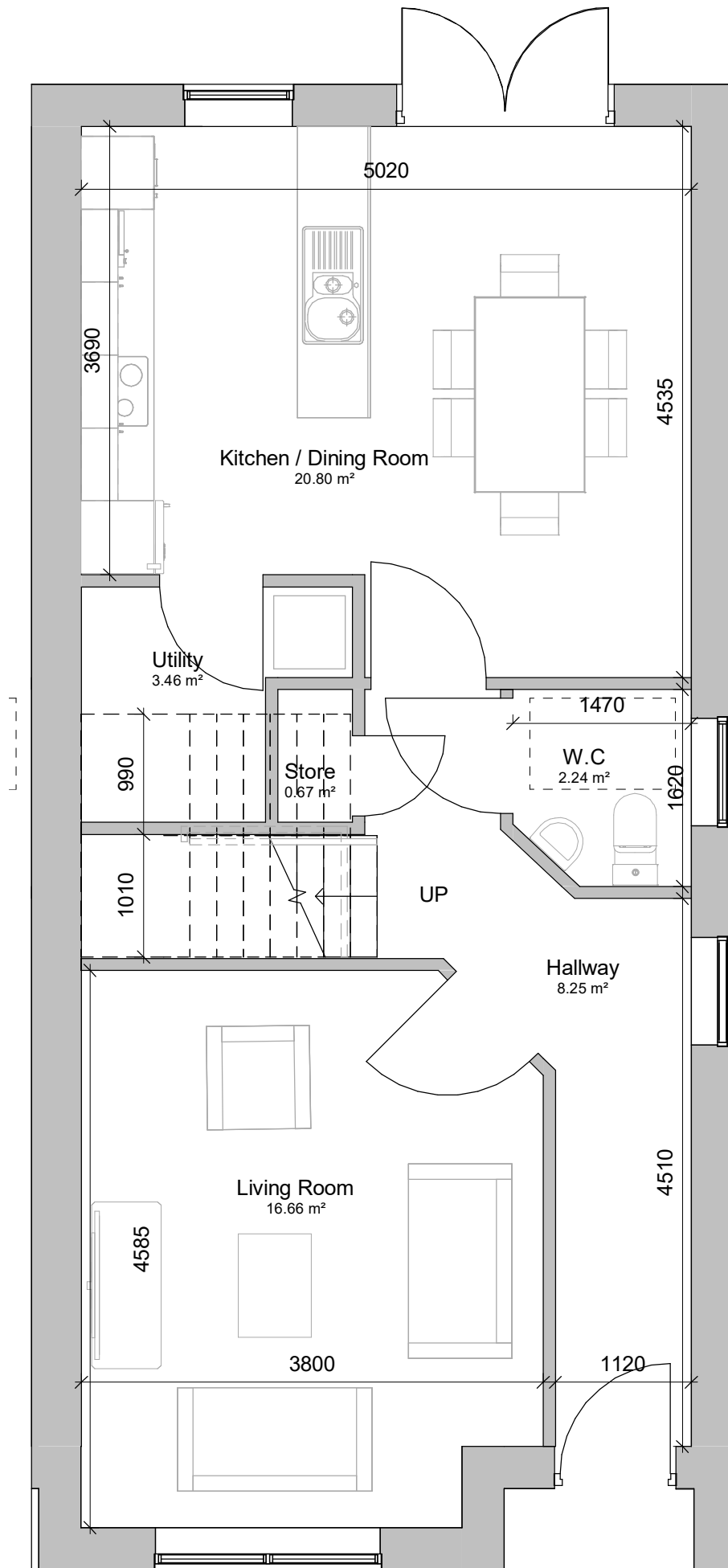
**First Floor Plan
House Type A2
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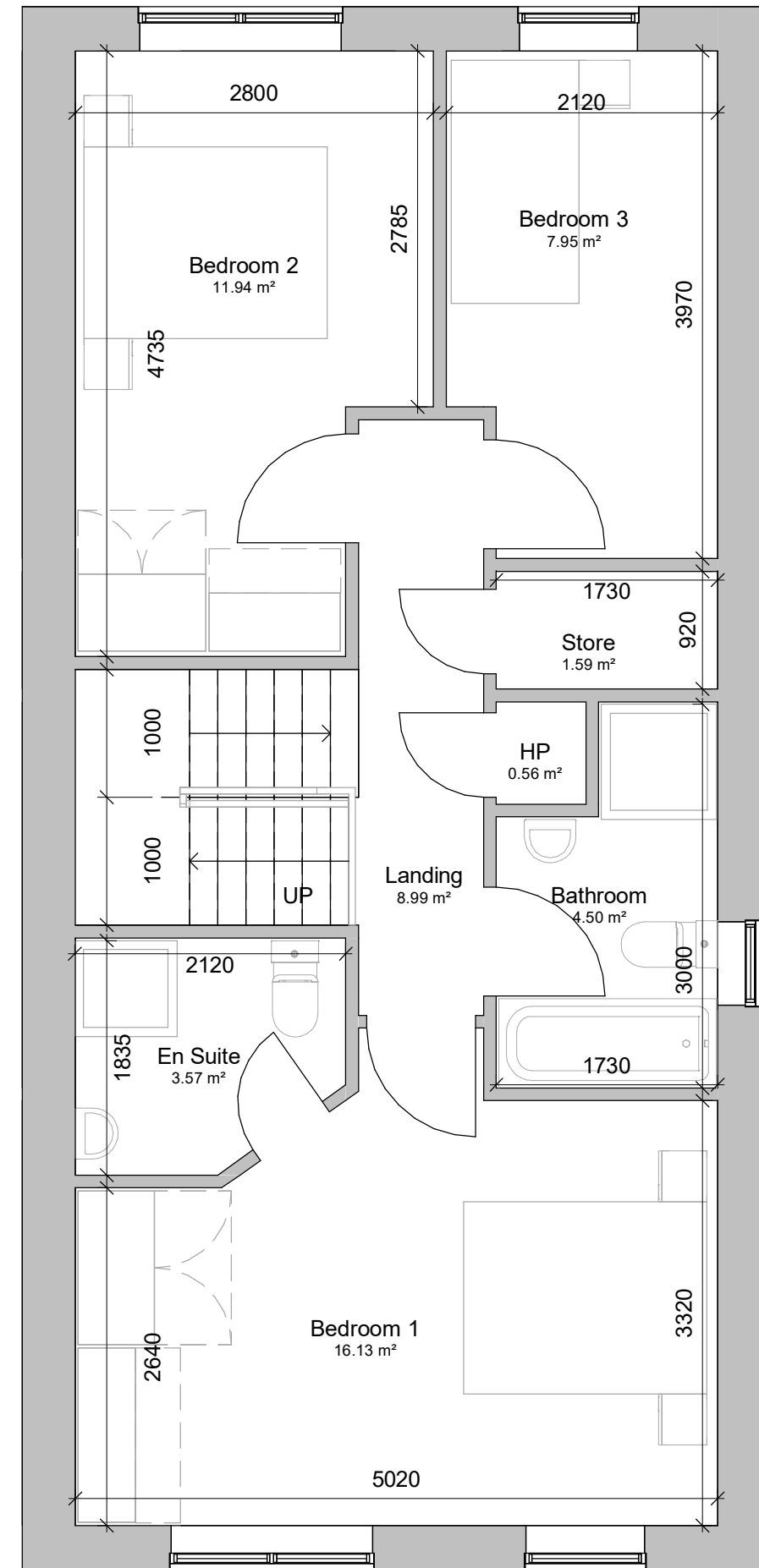
**Ground Floor Plan
House Type B
1:50**



**First Floor Plan
House Type B
1:50**

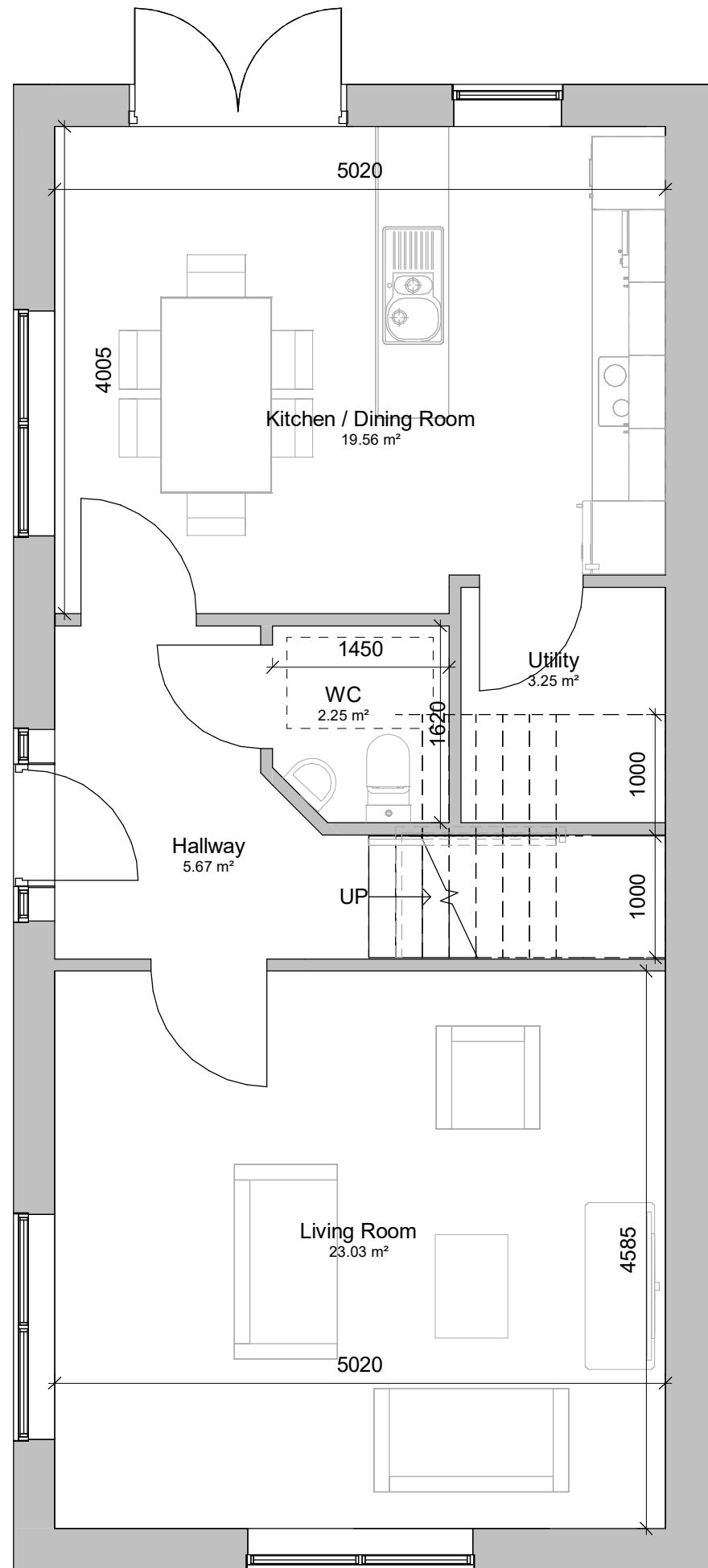


First Floor Plan House Type B1 1:50

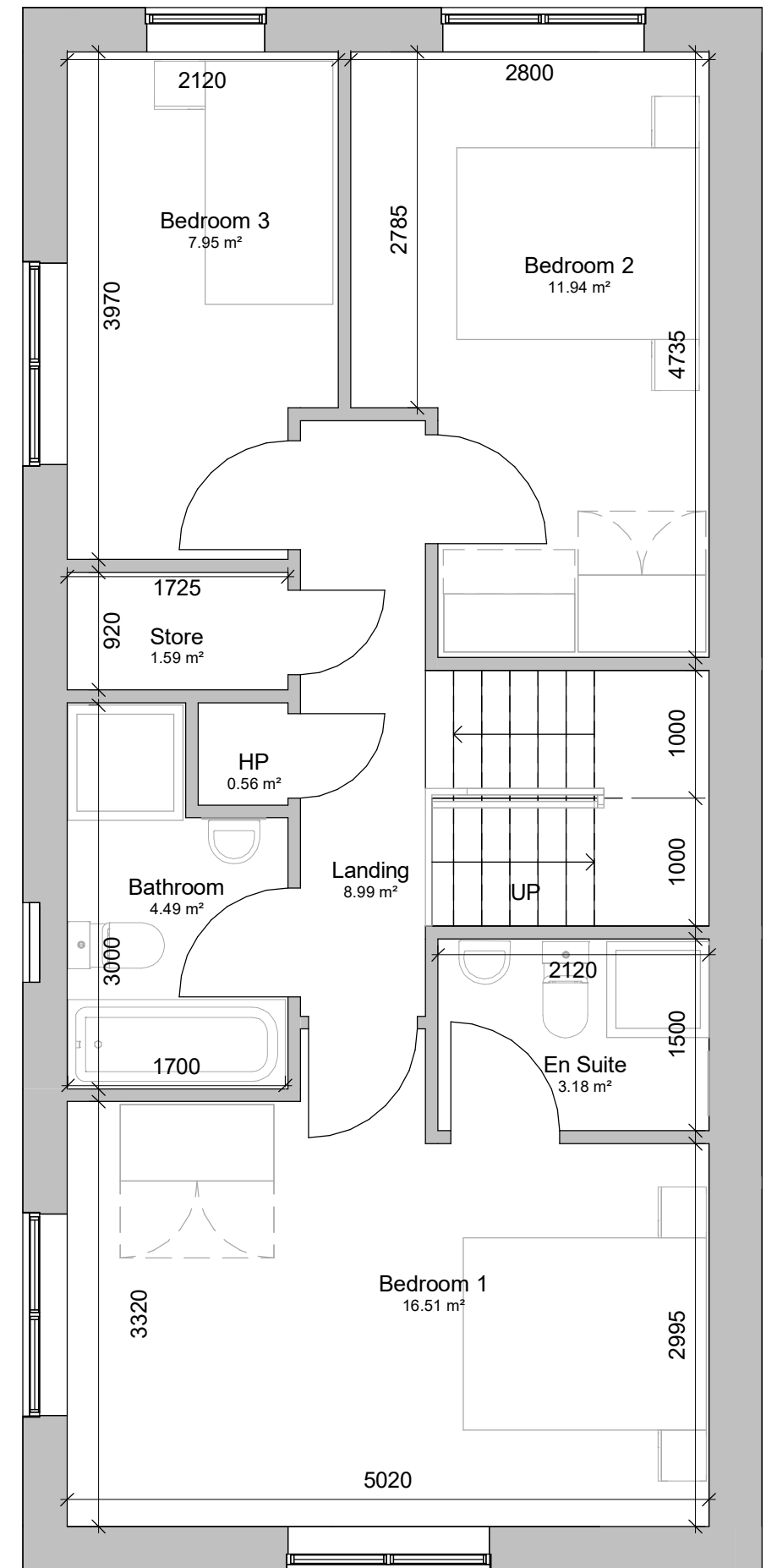


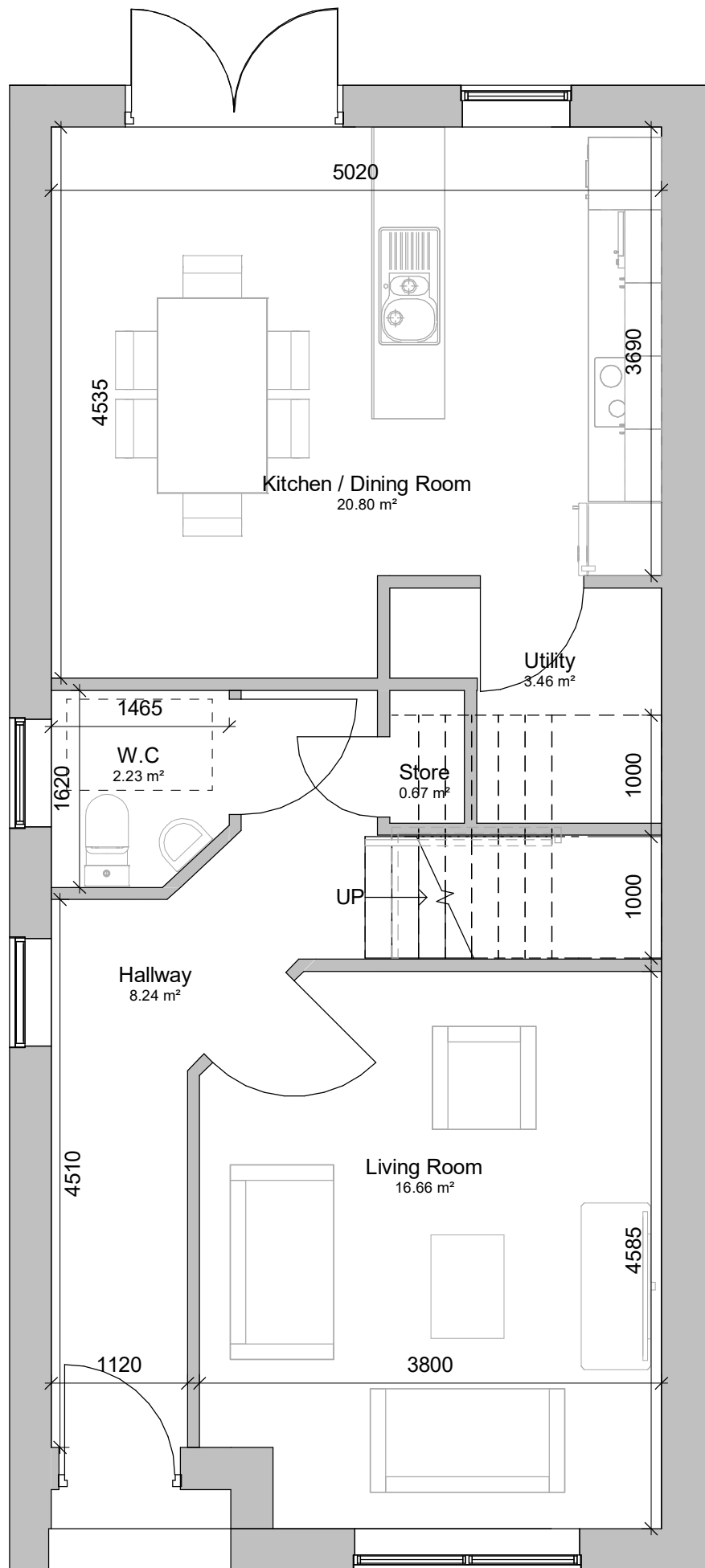
Ground Floor Plan House Type B1 1:50

**Ground Floor Plan
House Type B2
1:50**

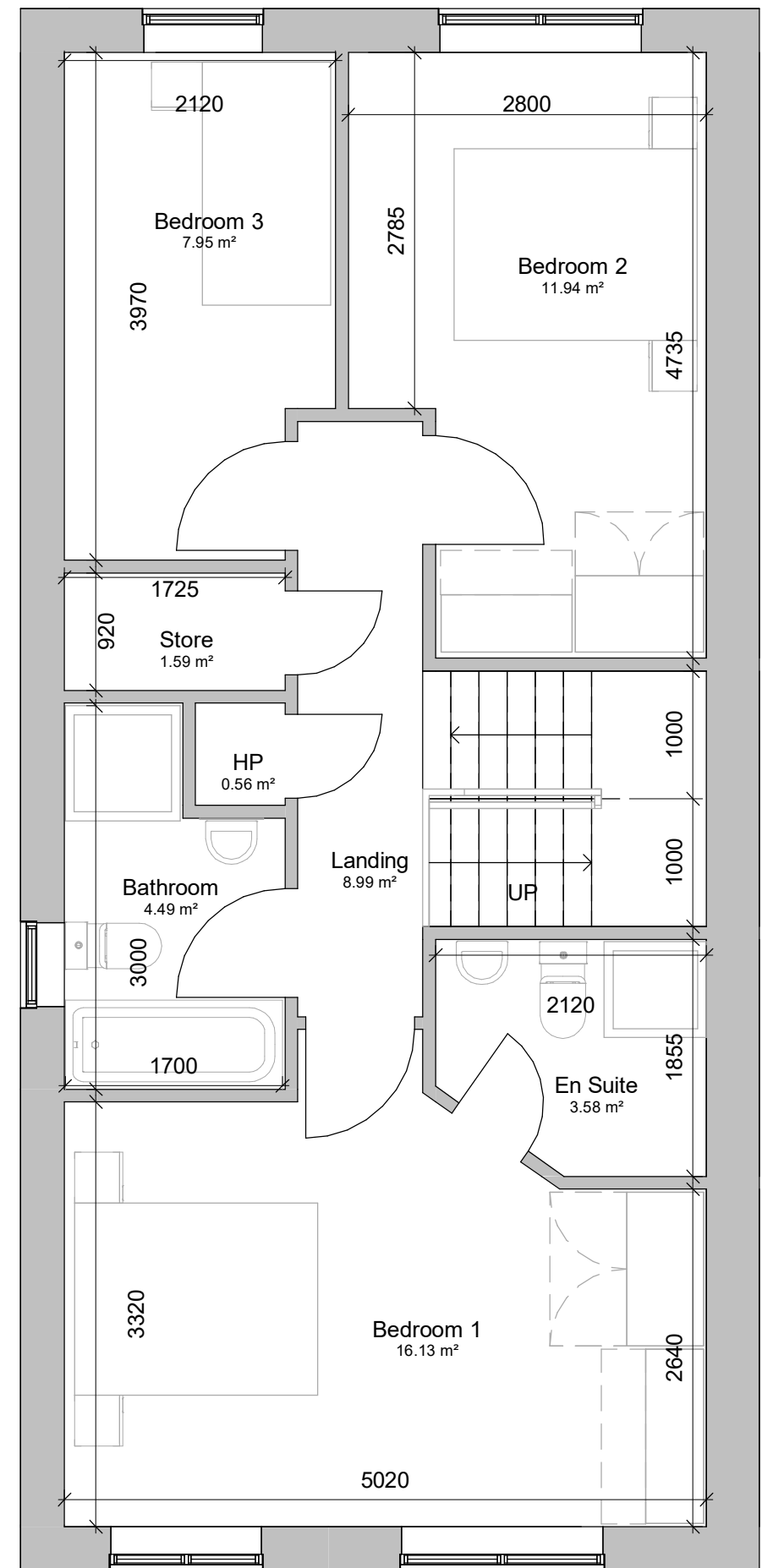


**First Floor Plan
House Type B2
1:50**



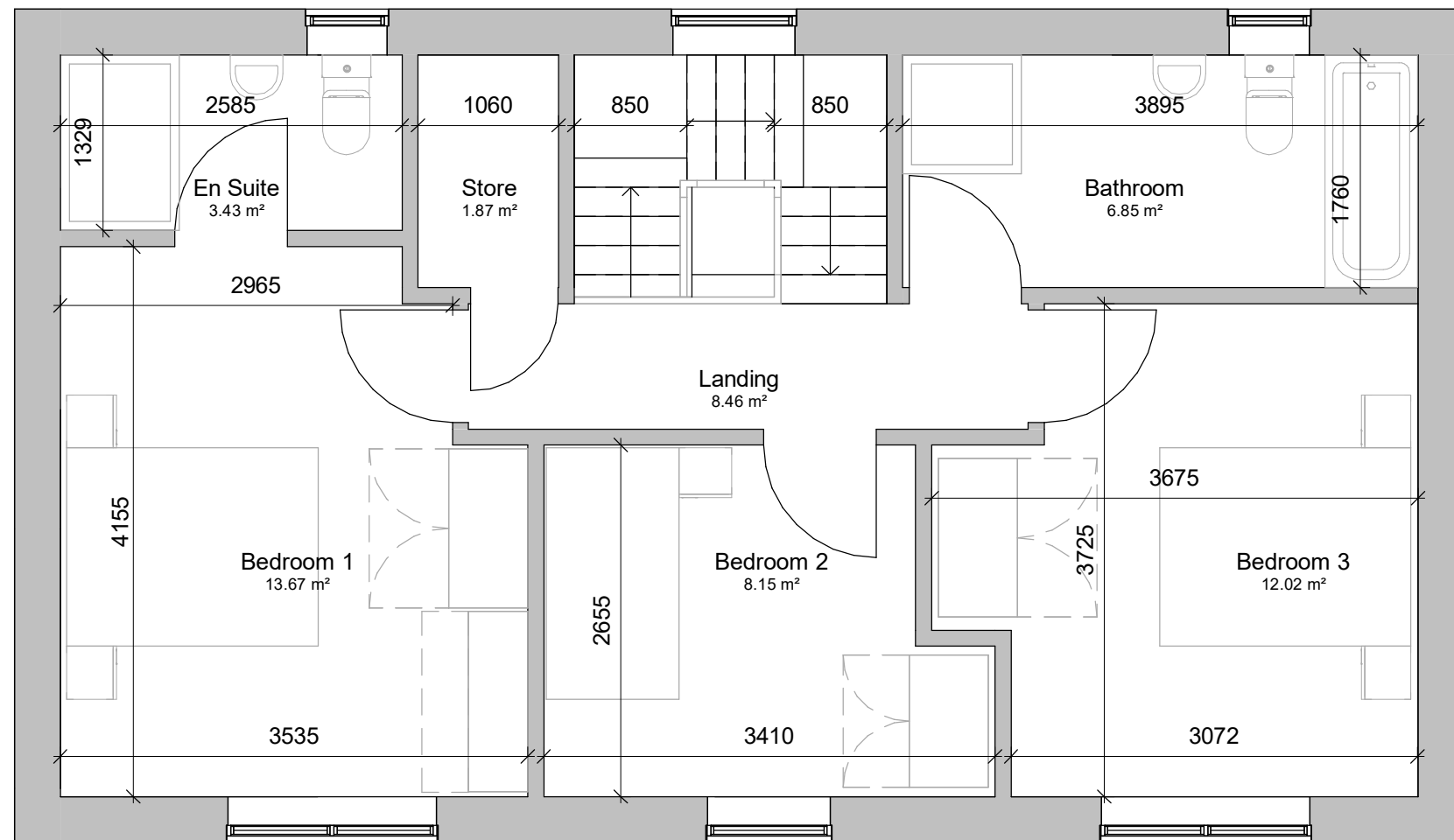


**Ground Floor Plan
House Type B3
1:50**

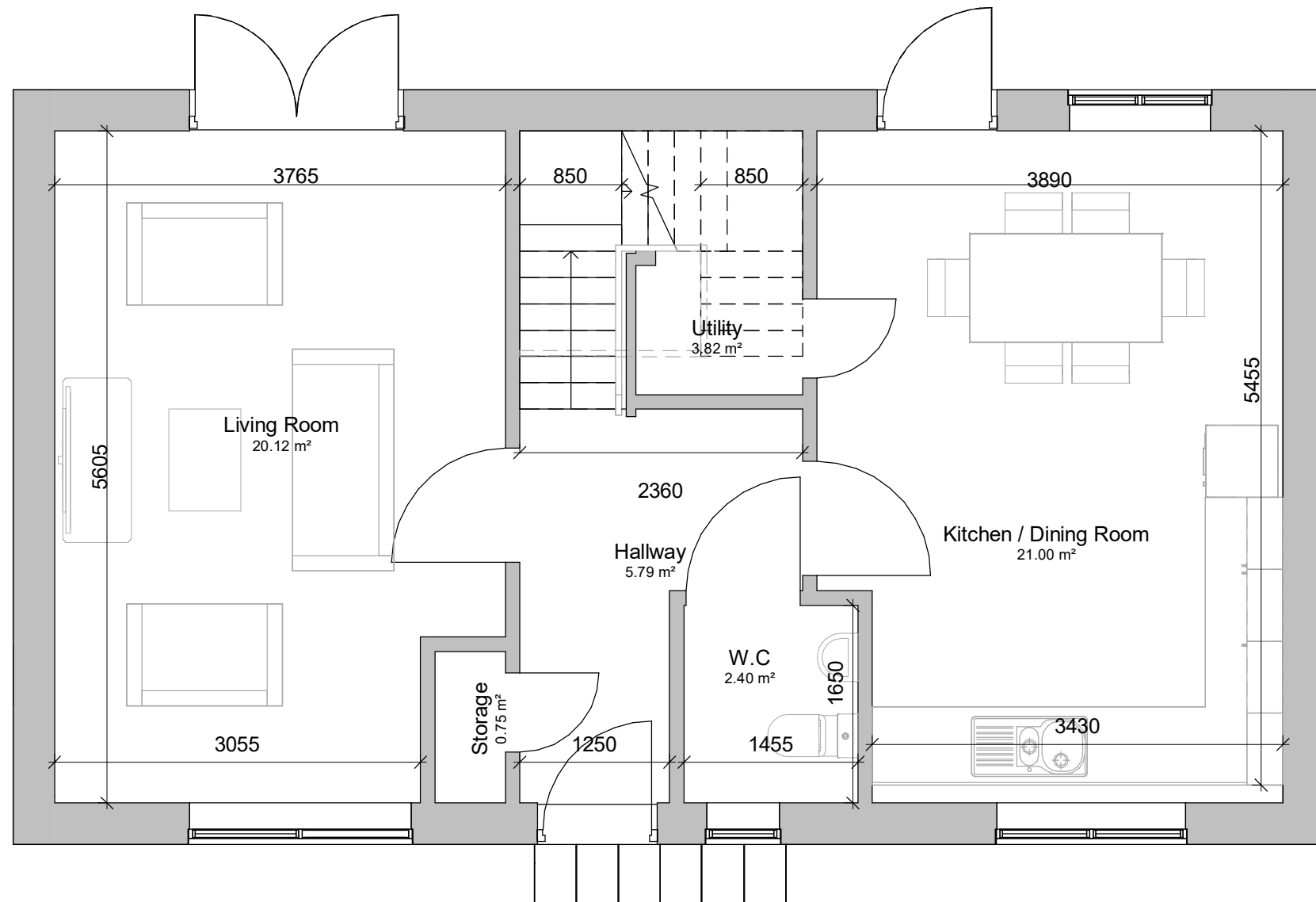


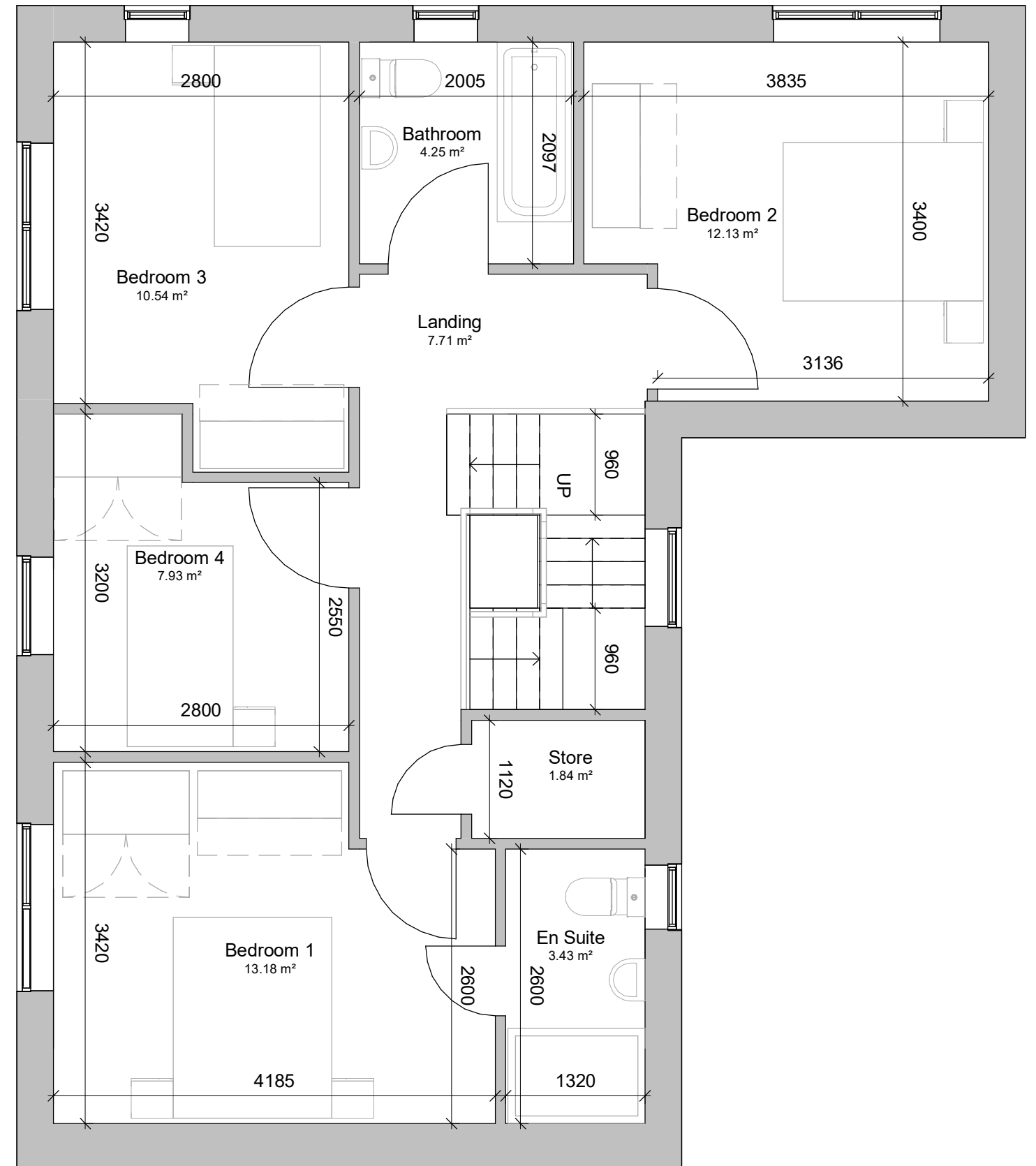
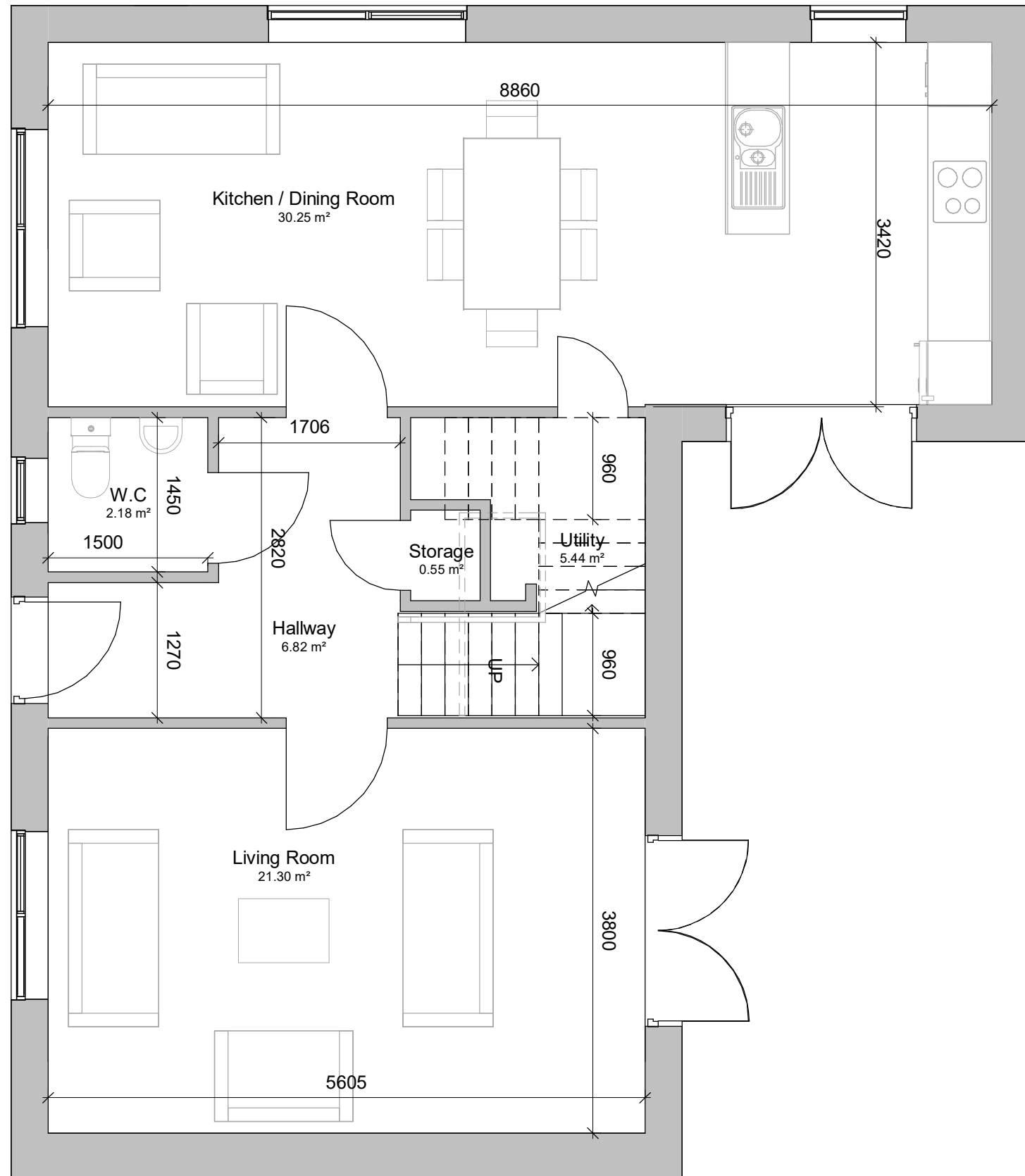
**First Floor Plan
House Type B3
1:50**

**First Floor Plan
House Type C & C1
1:50**

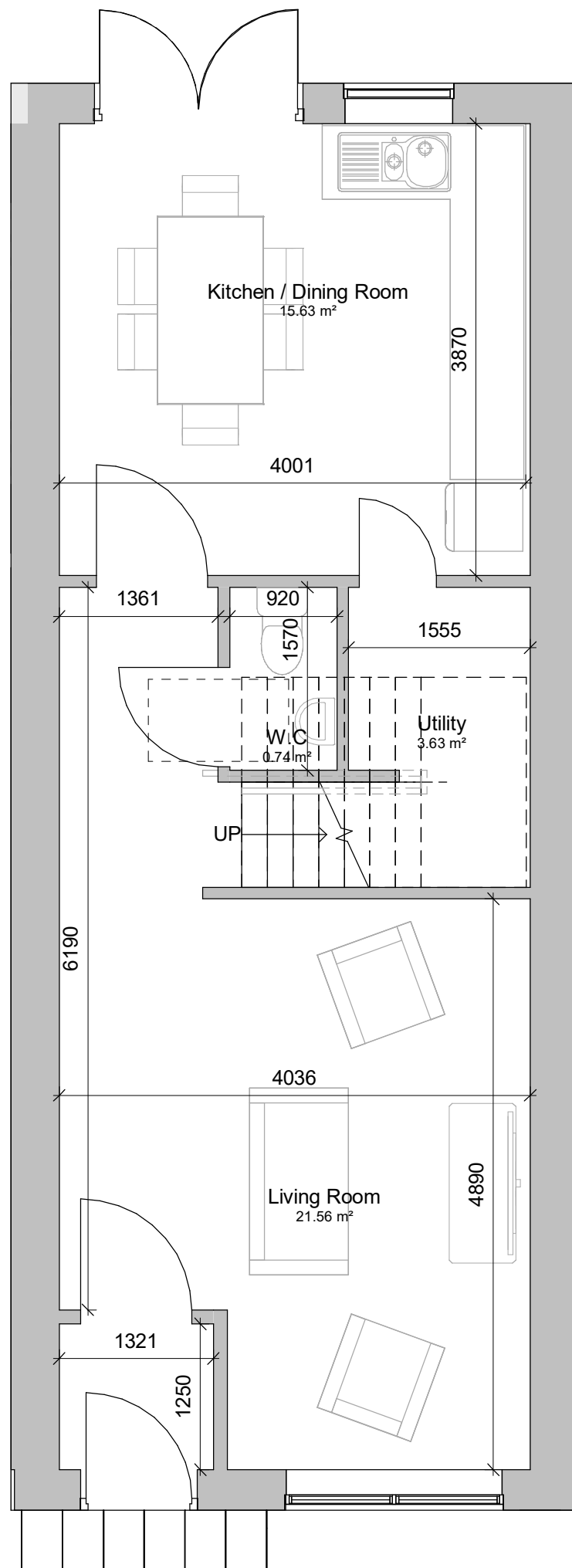


**Ground Floor Plan
House Type C & C1
1:50**

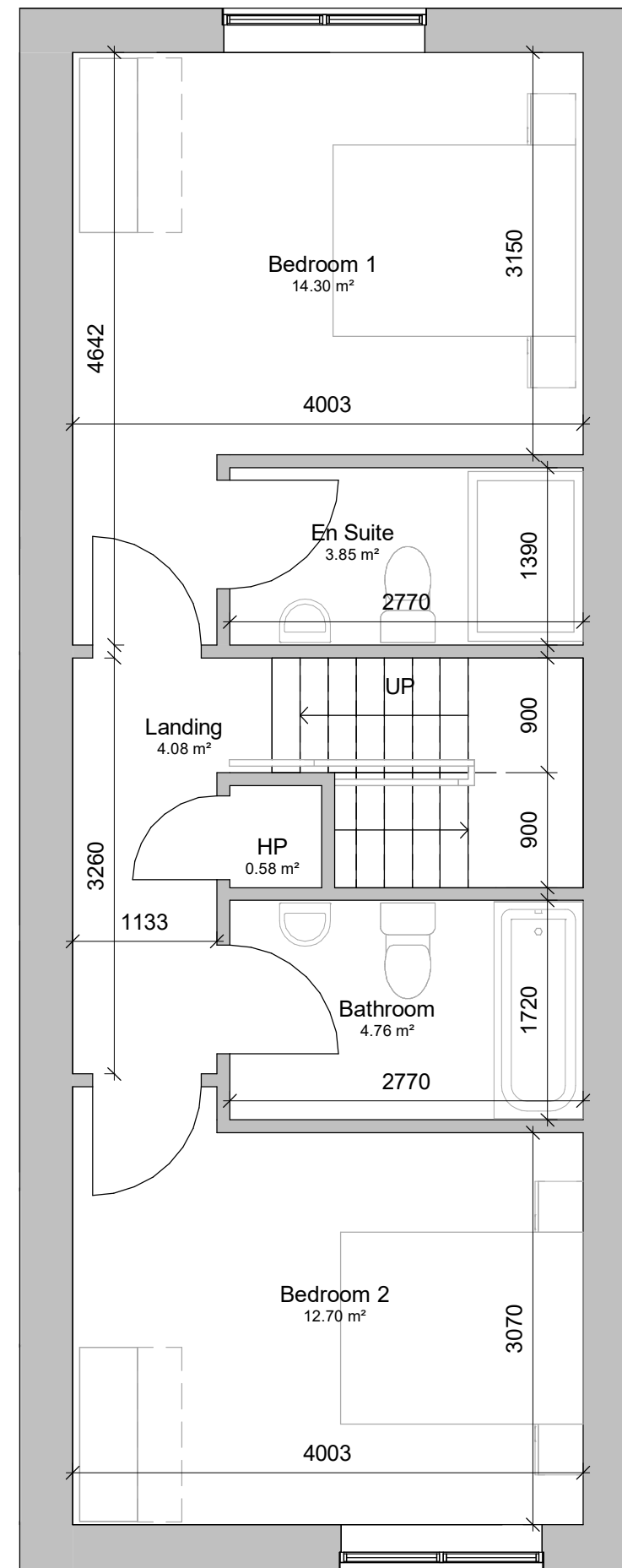




Ground Floor Plan
House Type F
1:50



First Floor Plan
House Type F
1:50



PLOT LOCATION LAYOUT

APPENDIX C

CAIRN
PLC

Newcastle
South

