

## APARTMENT TYPES; Sector 7

Proposed Development :

Residential Development,  
Baldoye, Co. Dublin

Client :

Lismore Homes Developments



CCH Architects Limited  
Lacken House, Dublin Road, Kilkenny, R95 KF34

Telephone 056 776 1591

E-mail [info@cch-architects.com](mailto:info@cch-architects.com)

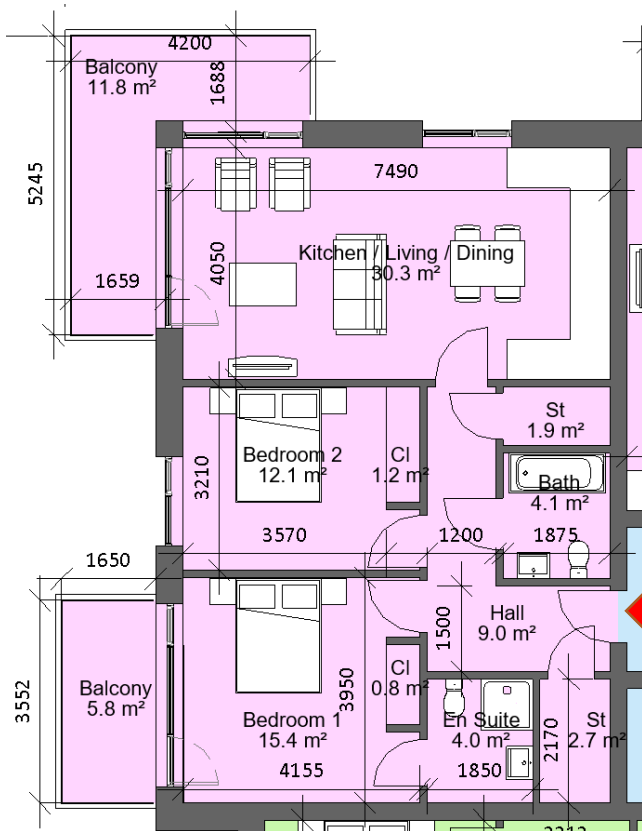
Regd Office: Lacken House, Dublin Road, Kilkenny, R95 KF34

Registration No. 514202

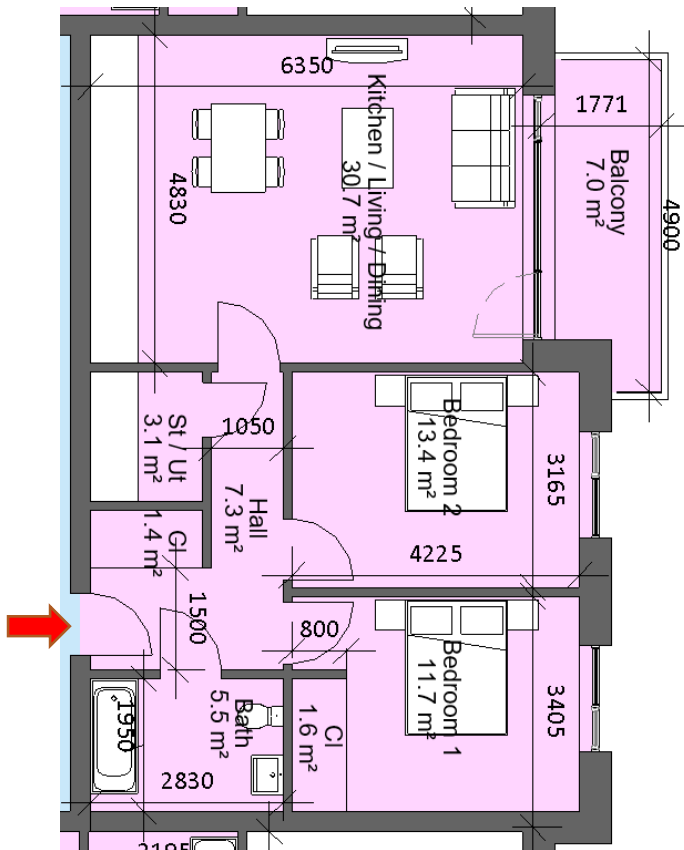
Managing Director : Arthur Hickey, B.Arch, Dip.Arb, FRIAI, FMCI Arb  
Company Secretary: Lynda Hickey, MIA

VAT Registration No 3190919G

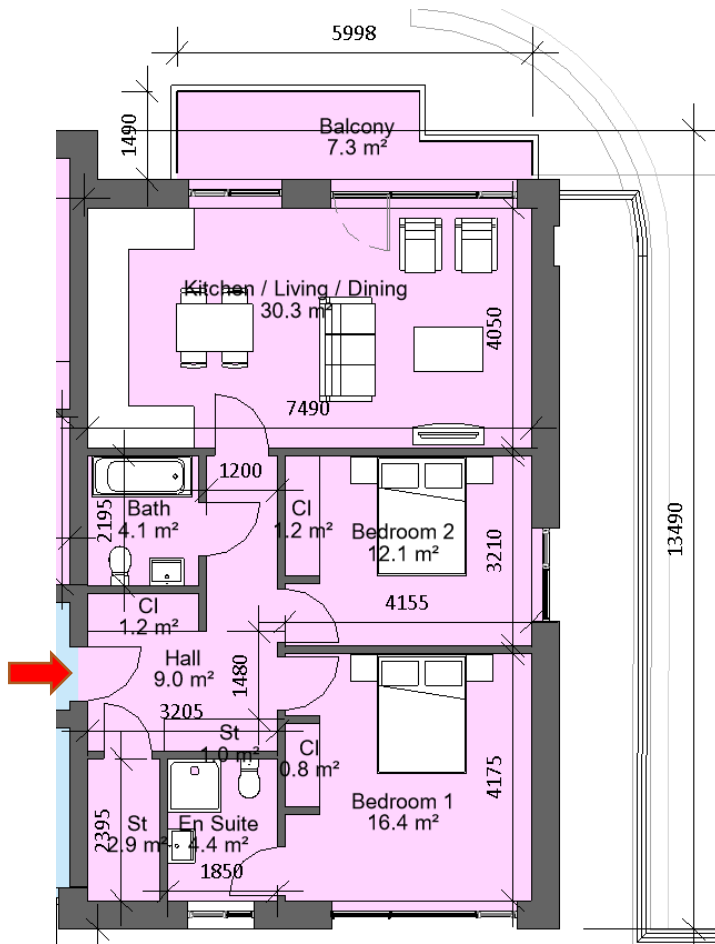




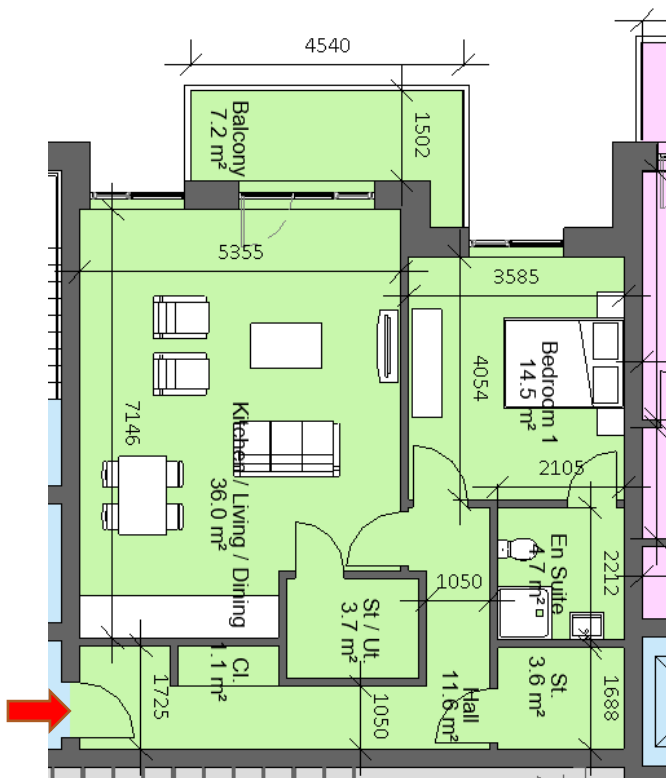
Sector 7		
Block 1, Apartment 1, 10, 13, 24, 27, 38, 41, 52, 55, 66, 69, 80, 87, 90, 93, 96 Block 3, Apartment 3, 16, 31, 46, 61, 76, 86, 89, 100, 107, 110		
2 Bed 4 Person		
Total Area	Min. req. area	Proposed
Total Apartment Area	73sq.m	85.9sq.m
Total Kitchen / Living / Dining	30sq.m	30.3sq.m
Bedroom 1	13sq.m	15.4sq.m
Bedroom 2	11.4sq.m	12.1sq.m
Agg. Bedroom Area	24.4sq.m	27.5sq.m
Agg. Storage	6sq.m	6.6sq.m
Private Open Space	7sq.m	17.6sq.m
Dual Aspect		YES
Floor area 10% greater than minimum floor area?		YES



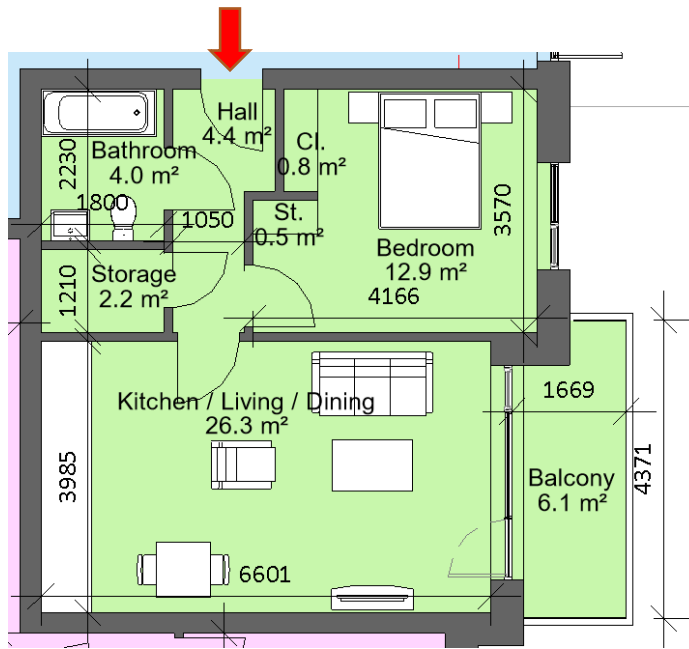
Sector 7		
Block 1, Apartment 2, 11, 14, 25, 28, 39, 42, 53, 56, 67, 70, 81 Block 3 Apartment 2, 15, 30, 45, 60, 75, 88, 99, 106, 109		
2 Bed 4 Person		
Total Area	Min. req. area	Proposed
Total Apartment Area	73sq.m	77.9sq.m
Total Kitchen / Living / Dining	30sq.m	30.7sq.m
Bedroom 1	13sq.m	13.4sq.m
Bedroom 2	11.4sq.m	11.7sq.m
Agg. Bedroom Area	24.4sq.m	25.1sq.m
Agg. Storage	6sq.m	6.1sq.m
Private Open Space	7sq.m	7sq.m
Dual Aspect		NO
Floor area 10% greater than minimum floor area?		NO



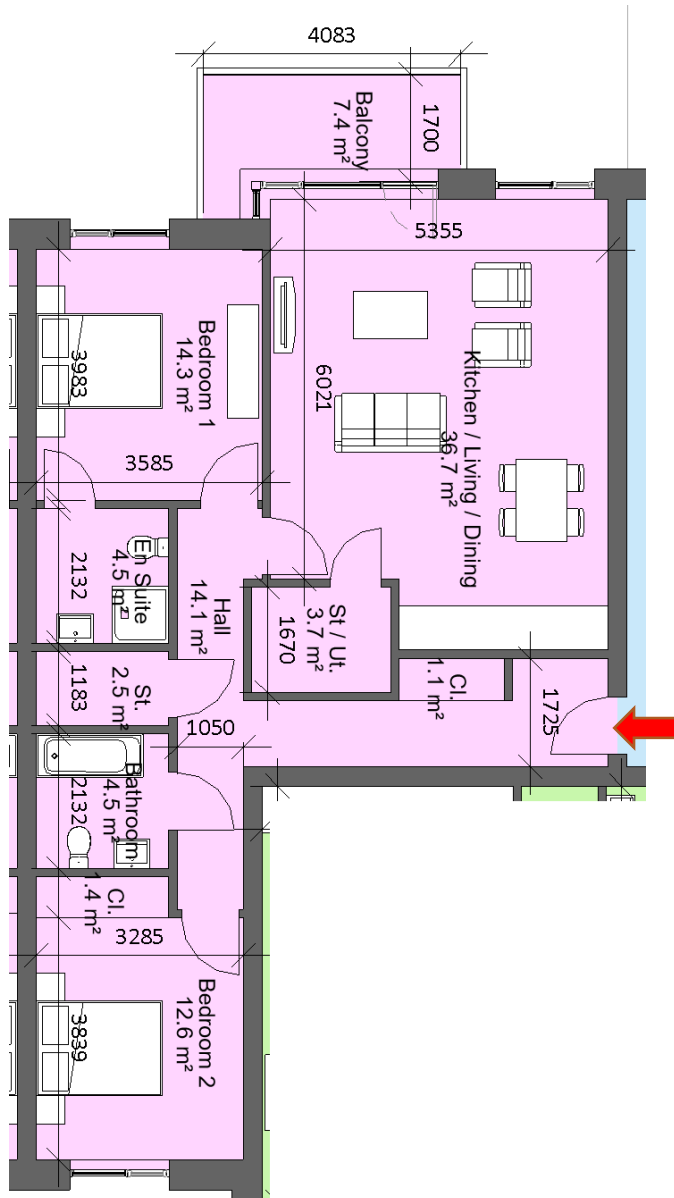
Sector 7		
Block 1, Apartment 3, 12, 15, 26, 29, 40, 43, 54, 57, 68, 71, 82 Block 3, Apartment 1, 14, 29, 44, 59, 74, 87, 98, 105, 108		
2 Bed 4 Person		
Total Area	Min. req. area	Proposed
Total Apartment Area	73sq.m	87.6sq.m
Total Kitchen / Living / Dining	30sq.m	30.3sq.m
Bedroom 1	13sq.m	16.4sq.m
Bedroom 2	11.4sq.m	12.1sq.m
Agg. Bedroom Area	24.4sq.m	28.5sq.m
Agg. Storage	6sq.m	6.1sq.m
Private Open Space	7sq.m	7.3sq.m
Dual Aspect		YES
Floor area 10% greater than minimum floor area?		YES



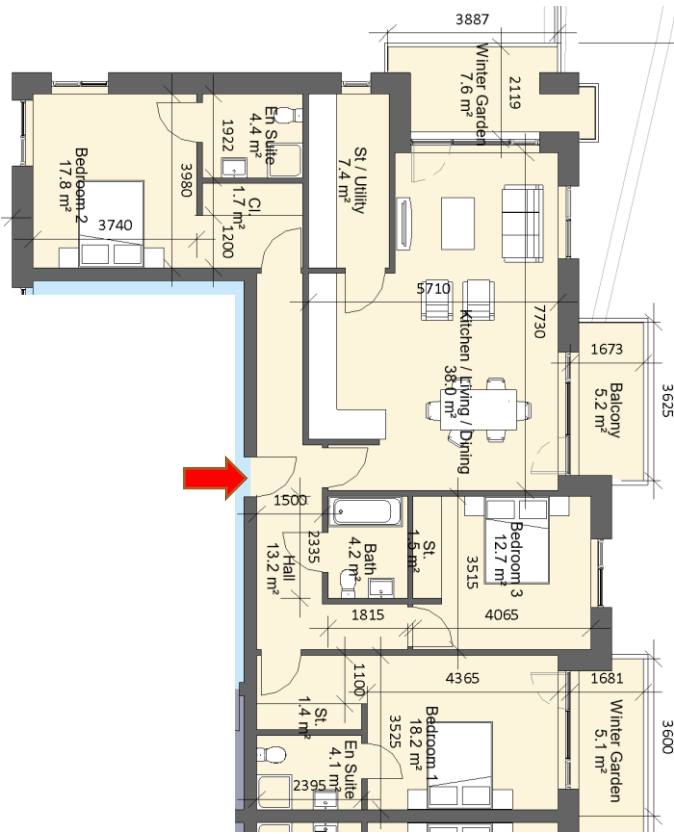
Sector 7		
Block 1, Apartment 4 Block 2, Apartment 3, 8 Block 3, Apartment 4		
1 Bed 2 Person		
Total Area	Min. req. area	Proposed
Total Apartment Area	45sq.m	78.7sq.m
Total Kitchen / Living / Dining	23sq.m	36sq.m
Bedroom 1	11.4sq.m	14.5sq.m
Agg. Storage	3sq.m	8.4sq.m
Private Open Space	5sq.m	7.2sq.m
Dual Aspect		NO
Floor area 10% greater than minimum floor area?		YES



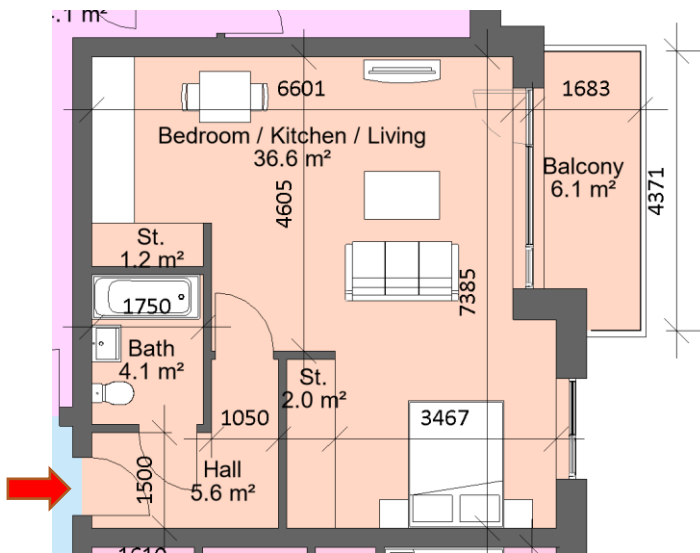
Sector 7		
Block 1, Apartment 6, 8 Block 2 Apartment 4, 6 Block 3 Apartment 6, 8		
1 Bed 2 Person		
Total Area	Min. req. area	Proposed
Total Apartment Area	45sq.m	53.1sq.m
Total Kitchen / Living / Dining	23sq.m	26.3sq.m
Bedroom 1	11.4sq.m	12.9sq.m
Agg. Storage	3sq.m	3.5sq.m
Private Open Space	5sq.m	6.1sq.m
Dual Aspect		NO
Floor area 10% greater than minimum floor area?		YES



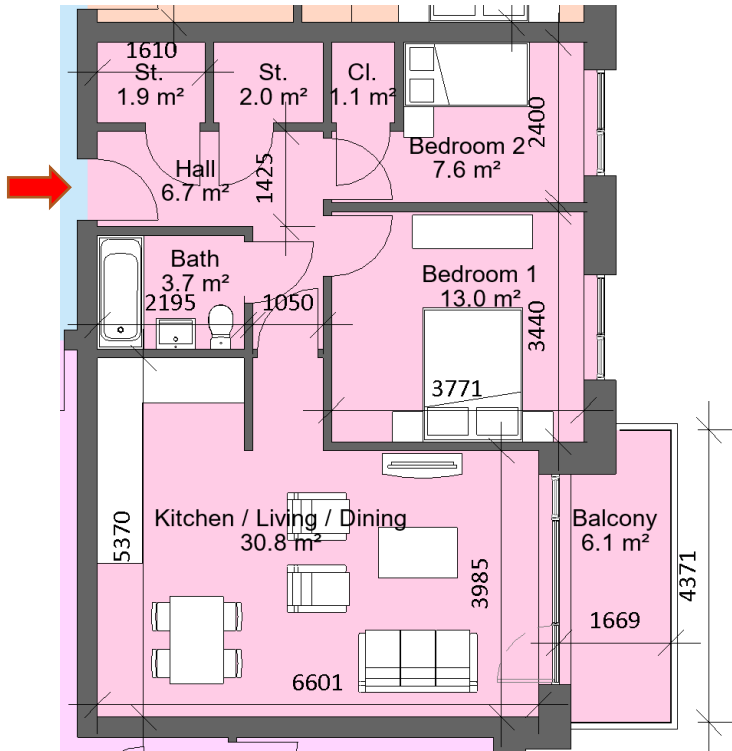
Sector 7		
Block 1, Apartment 5, 7, 9, 16, 18, 20, 22, 30, 32, 34, 36, 44, 46, 48, 50, 58, 60, 62, 64, 72, 74, 76, 78, 83, 85 Block 2, Apartment 5, 7, 18, 20, 22, 24, 36, 38, 40, 42, 54, 56, 58, 60, 72, 74, 76, 78, 90, 92, 94, 96, 102, 104, 106, 108, 112, 113, 117, 119 Block 3, Apartment 5, 7, 9, 17, 19, 21, 23, 32, 34, 36, 38, 47, 49, 51, 53, 62, 64, 66, 68, 77, 79, 81, 83, 90, 92, 94, 96, 101, 103		
2 Bed 4 Person		
Total Area	Min. req. area	Proposed
Total Apartment Area	73sq.m	99.1sq.m
Total Kitchen / Living / Dining	30sq.m	36.7sq.m
Bedroom 1	13sq.m	14.3sq.m
Bedroom 2	11.4sq.m	12.6sq.m
Agg. Bedroom Area	24.4sq.m	26.9sq.m
Agg. Storage	6sq.m	8.7sq.m
Private Open Space	7sq.m	7.4sq.m
Dual Aspect		YES
Floor area 10% greater than minimum floor area?		YES



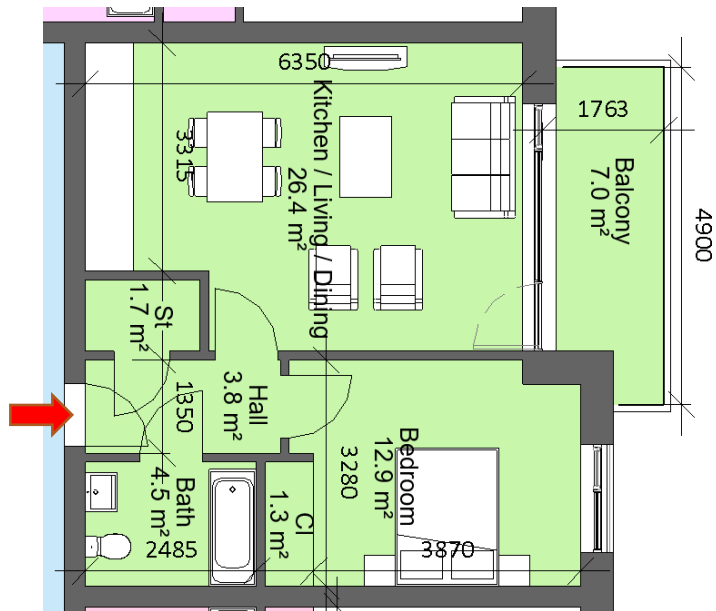
Sector 7		
Block 2, Apartment 1, 2		
3 Bed 6 Person		
Total Area	Min. req. area	Proposed
Total Apartment Area	90sq.m	130.6sq.m
Total Kitchen / Living / Dining	34sq.m	38sq.m
Bedroom 1	13sq.m	18.2sq.m
Bedroom 2	11.4sq.m	17.8sq.m
Bedroom 3	11.4sq.m	12.7sq.m
Agg. Storage	9sq.m	8.4sq.m
Private Open Space	9sq.m	17.9sq.m
Dual Aspect		YES
Floor area 10% greater than minimum floor area?		YES



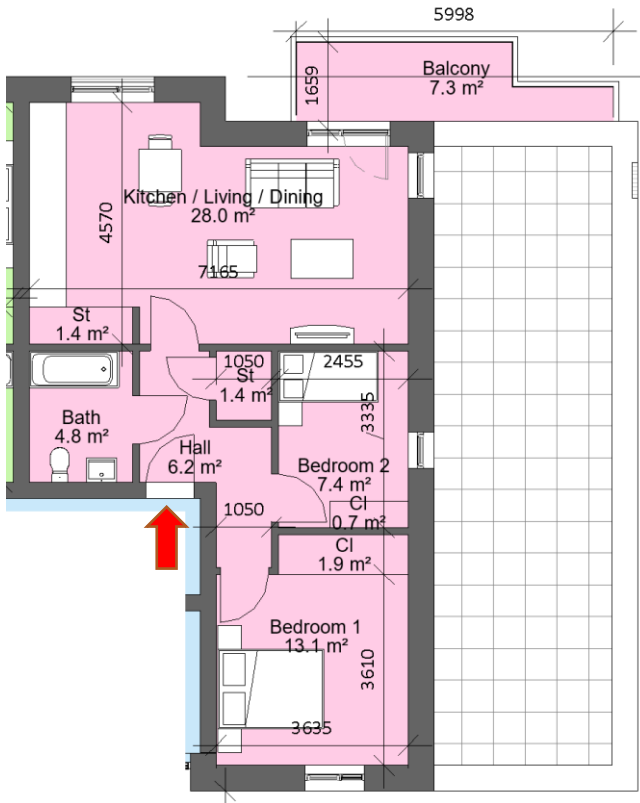
Sector 7		
Block 1, Apartment 17, 23, 31, 37, 45, 51, 59, 65, 73, 79, 84		
Block 2, Apartment 35, 41, 71, 77		
Block 3, Apartment 18, 24, 33, 39, 48, 54, 63, 69, 78, 84, 91, 97, 102		
Studio Apartment		
Total Area	Min. req. area	Proposed
Total Apartment Area	37sq.m	50.9sq.m
Total Kitchen / Living / Dining / Bedroom	30sq.m	36.6sq.m
Agg. Storage	3sq.m	3.2sq.m
Private Open Space	5sq.m	6.1sq.m
Dual Aspect		NO
Floor area 10% greater than minimum floor area?		YES



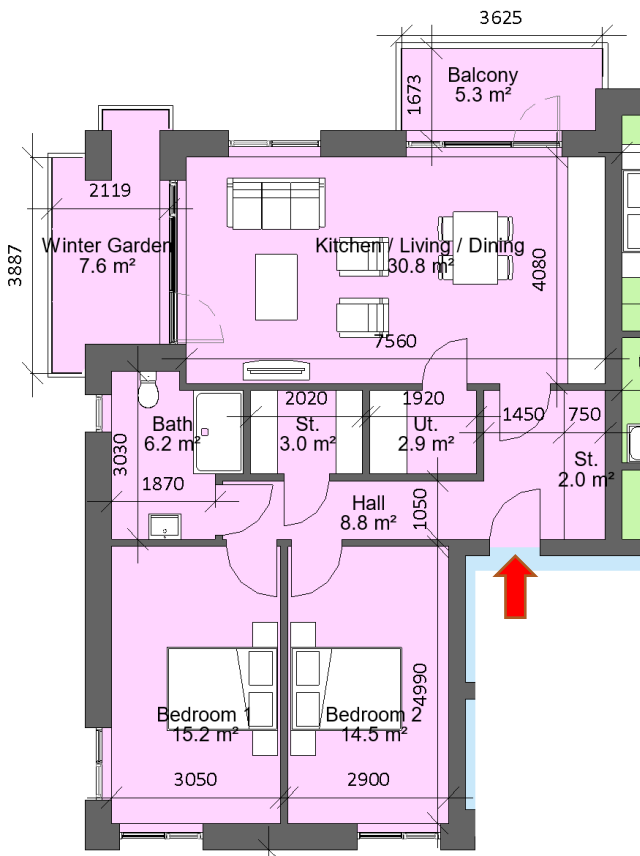
Sector 7		
Block 1, Apartment 19, 21, 33, 35, 47, 49, 61, 63, 75, 77, 86		
Block 2, Apartment 37, 39, 73, 75		
Block 3, Apartment 20, 22, 35, 37, 50, 52, 65, 67, 80, 82, 93, 95, 104		
2 Bed 3 Person		
Total Area	Min. req. area	Proposed
Total Apartment Area	63sq.m	70.6sq.m
Total Kitchen / Living / Dining	28sq.m	30.8sq.m
Bedroom 1	13sq.m	13sq.m
Bedroom 2	7.1 sq.m	7.6sq.m
Agg. Bedroom Area	20.1sq.m	26.9sq.m
Agg. Storage	5sq.m	5sq.m
Private Open Space	6sq.m	6.1sq.m
Dual Aspect		NO
Floor area 10% greater than minimum floor area?		YES



Sector 7		
Block 1, Apartment 88, 91, 94, 97		
1 Bed 2 Person		
Total Area	Min. req. area	Proposed
Total Apartment Area	45sq.m	52.5sq.m
Total Kitchen / Living / Dining	23sq.m	26.4sq.m
Bedroom 1	11.4sq.m	12.9sq.m
Agg. Storage	3sq.m	3sq.m
Private Open Space	5sq.m	7sq.m
Dual Aspect		NO
Floor area 10% greater than minimum floor area?		YES

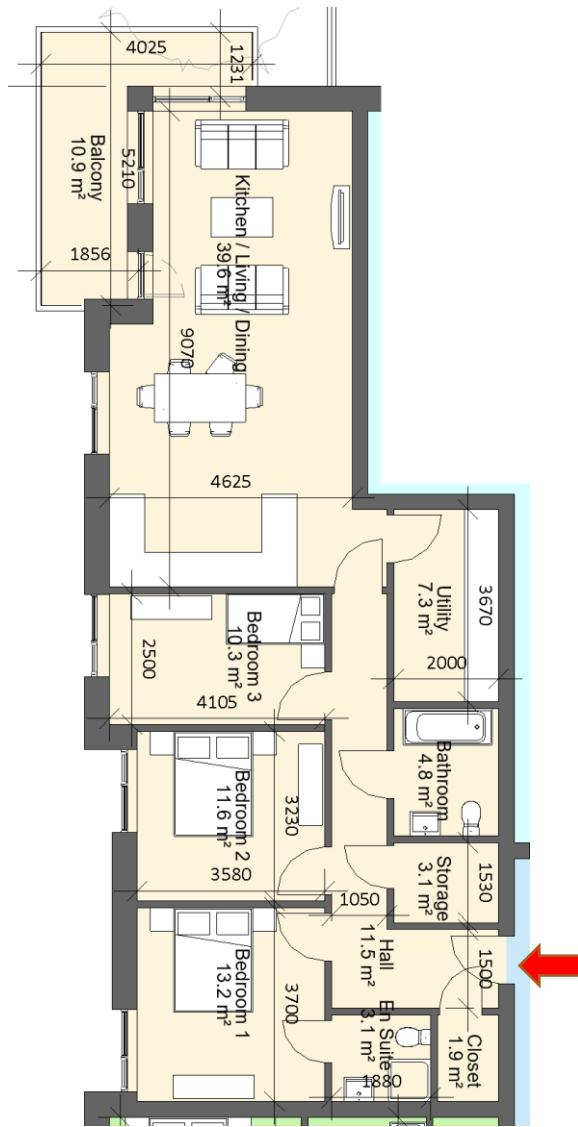


<b>Sector 7</b>		
<b>Block 1, Apartment 89, 92, 95, 98</b>		
<b>2 Bed 3 Person</b>		
<b>Total Area</b>	<b>Min. req. area</b>	<b>Proposed</b>
Total Apartment Area	63sq.m	67.6 sq.m
Total Kitchen / Living / Dining	28sq.m	28sq.m
Bedroom 1	13sq.m	13.1sq.m
Bedroom 2	7.1 sq.m	7.4sq.m
Agg. Bedroom Area	20.1sq.m	20.5sq.m
Agg. Storage	5sq.m	5.4sq.m
Private Open Space	6sq.m	7.3sq.m
Dual Aspect		YES
Floor area 10% greater than minimum floor area?		NO

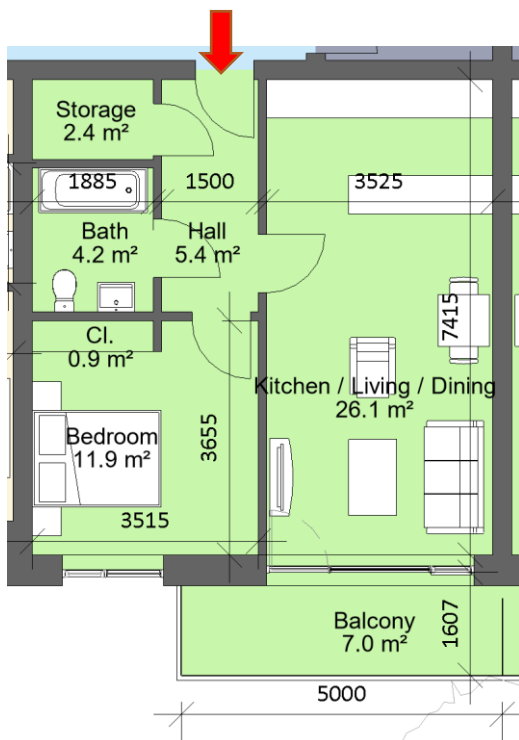


<b>Sector 7</b>		
<b>Block 2, Apartment 13, 16, 31, 34, 49, 52, 67, 70, 85, 88, 97, 100</b>		
<b>2 Bed 4 Person</b>		
<b>Total Area</b>	<b>Min. req. area</b>	<b>Proposed</b>
Total Apartment Area	73sq.m	87.3 sq.m
Total Kitchen / Living / Dining	30sq.m	30.8sq.m
Bedroom 1	13sq.m	15.2sq.m
Bedroom 2	11.4 sq.m	14.5sq.m
Agg. Bedroom Area	24.4sq.m	29.7sq.m
Agg. Storage	6sq.m	7.9sq.m
Private Open Space	7sq.m	12.9sq.m
Dual Aspect		YES
Floor area 10% greater than minimum floor area?		YES



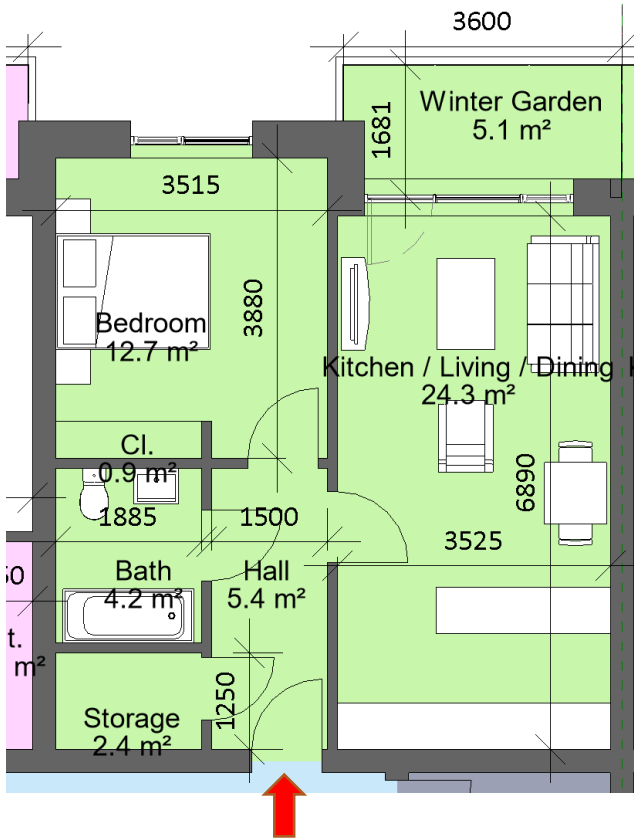


Sector 7		
Block 2, Apartment 9, 12, 44, 47, 80, 83		
3 Bed 5 Person		
Total Area	Min. req. area	Proposed
Total Apartment Area	90sq.m	111.7sq.m
Total Kitchen / Living / Dining	34sq.m	39.6sq.m
Bedroom 1	13sq.m	13.2sq.m
Bedroom 2	11.4sq.m	11.6sq.m
Bedroom 3	7.1sq.m	10.3sq.m
Agg. Storage	9sq.m	12.3sq.m
Private Open Space	9sq.m	10.9sq.m
Dual Aspect		YES
Floor area 10% greater than minimum floor area?		YES

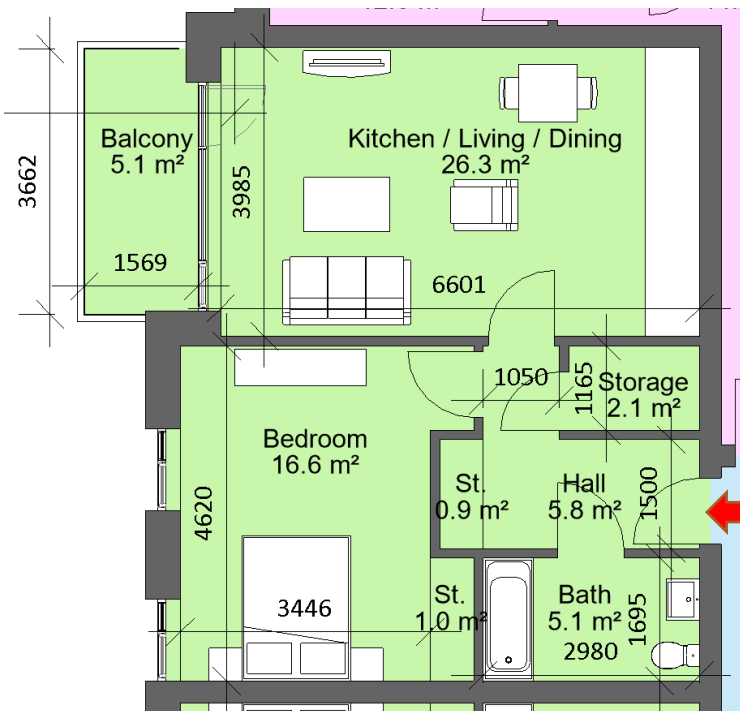


Sector 7		
Block 2, Apartment 10, 11, 45, 46, 81, 82		
1 Bed 2 Person		
Total Area	Min. req. area	Proposed
Total Apartment Area	45sq.m	53.1sq.m
Total Kitchen / Living / Dining	23sq.m	26.1sq.m
Bedroom 1	11.4sq.m	11.9sq.m
Agg. Storage	3sq.m	3.3sq.m
Private Open Space	5sq.m	7sq.m
Dual Aspect		NO
Floor area 10% greater than minimum floor area?		YES

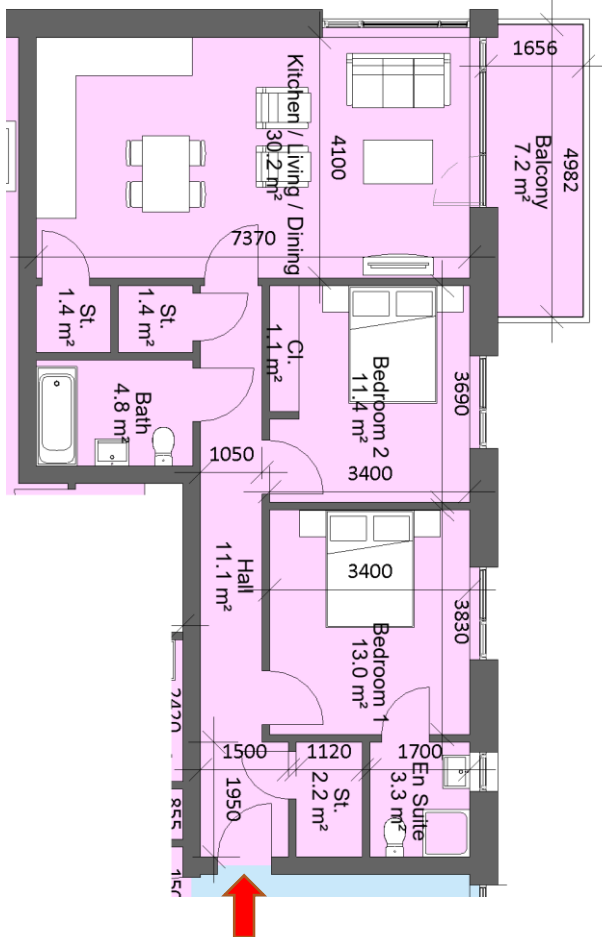




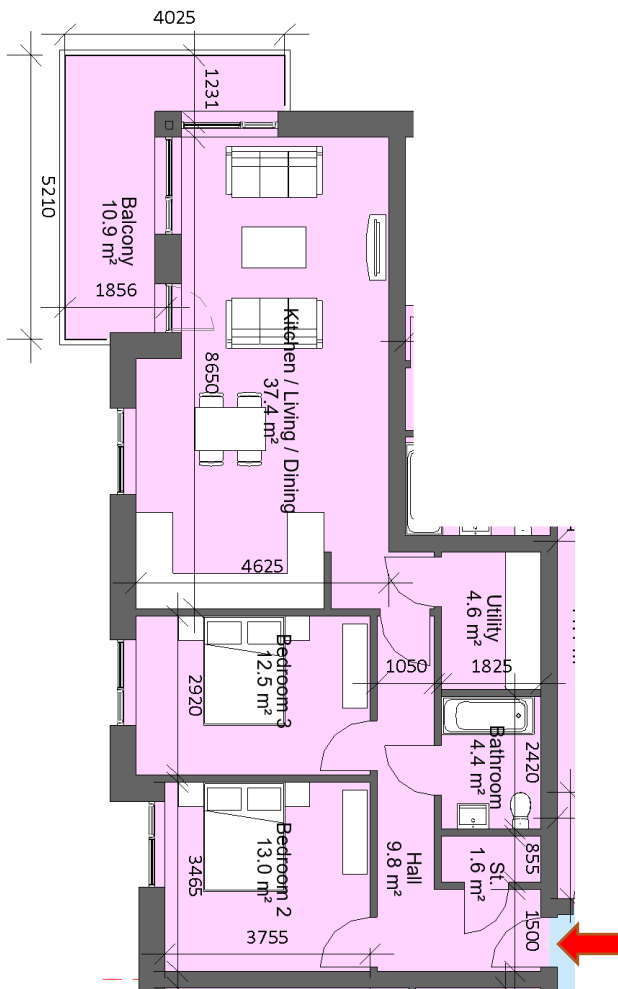
Sector 7		
Block 2, Apartment 14, 15, 32, 33, 50, 51, 68, 69, 86, 87, 98, 99		
1 Bed 2 Person		
Total Area	Min. req. area	Proposed
Total Apartment Area	45sq.m	52sq.m
Total Kitchen / Living / Dining	23sq.m	24.3sq.m
Bedroom 1	11.4sq.m	12.7sq.m
Agg. Storage	3sq.m	3.3sq.m
Private Open Space	5sq.m	5.1sq.m
Dual Aspect		NO
Floor area 10% greater than minimum floor area?		YES



Sector 7		
Block 2, Apartment 17, 19, 21, 23, 53, 55, 57, 59, 89, 91, 93, 95, 101, 103, 105, 107, 116, 118		
1 Bed 2 Person		
Total Area	Min. req. area	Proposed
Total Apartment Area	45sq.m	60.2sq.m
Total Kitchen / Living / Dining	23sq.m	26.3sq.m
Bedroom 1	11.4sq.m	16.6sq.m
Agg. Storage	3sq.m	4 sq.m
Private Open Space	5sq.m	5.1sq.m
Dual Aspect		NO
Floor area 10% greater than minimum floor area?		YES



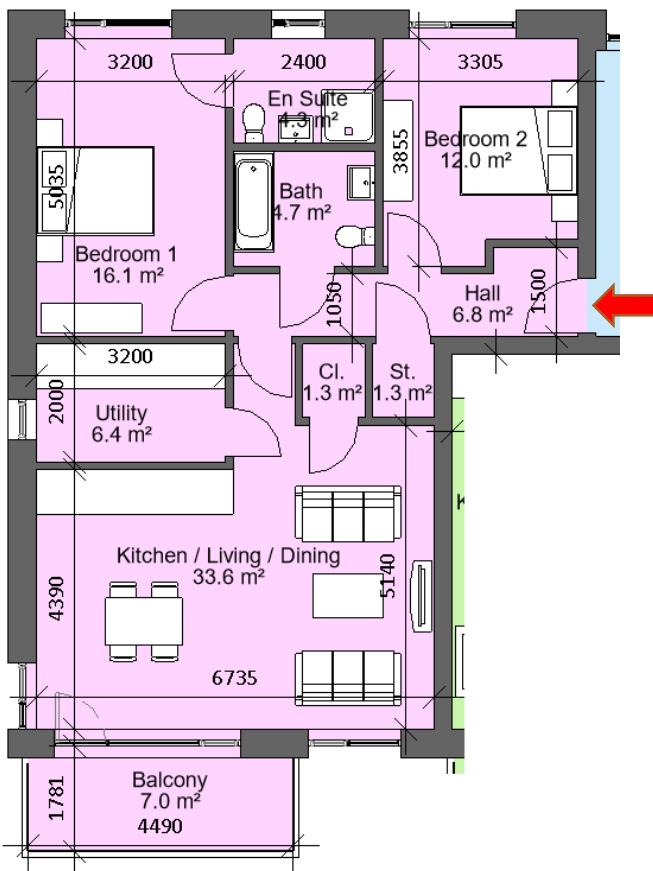
Sector 7		
Block 2, Apartment 25, 30, 43, 48, 61, 66, 79, 84		
2 Bed 4 Person		
Total Area	Min. req. area	Proposed
Total Apartment Area	73sq.m	84.3 sq.m
Total Kitchen / Living / Dining	30sq.m	30.2sq.m
Bedroom 1	13sq.m	13sq.m
Bedroom 2	11.4 sq.m	11.4sq.m
Agg. Bedroom Area	24.4sq.m	24.4sq.m
Agg. Storage	6sq.m	6.1sq.m
Private Open Space	7sq.m	7.2sq.m
Dual Aspect		YES
Floor area 10% greater than minimum floor area?		YES



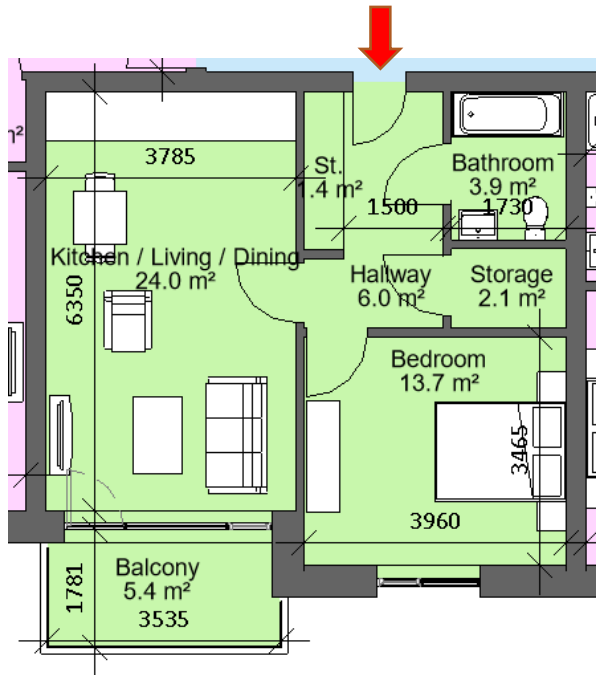
Sector 7		
Block 2, Apartment 26, 29, 62, 65		
2 Bed 4 Person		
Total Area	Min. req. area	Proposed
Total Apartment Area	73sq.m	86.9 sq.m
Total Kitchen / Living / Dining	30sq.m	37.4sq.m
Bedroom 1	13sq.m	13sq.m
Bedroom 2	11.4 sq.m	12.5 sq.m
Agg. Bedroom Area	24.4sq.m	25.5sq.m
Agg. Storage	6sq.m	6.2sq.m
Private Open Space	7sq.m	10.9sq.m
Dual Aspect		YES
Floor area 10% greater than minimum floor area?		YES



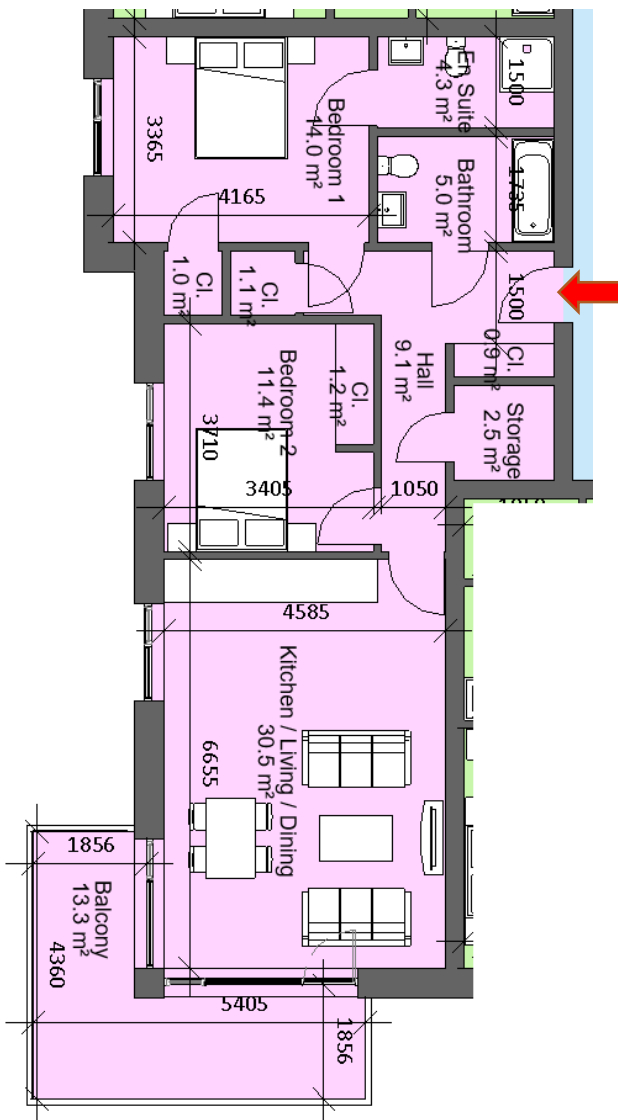
Sector 7		
Block 2, Apartment 27, 28, 63, 64		
2 Bed 4 Person		
Total Area	Min. req. area	Proposed
Total Apartment Area	73sq.m	77.7 sq.m
Total Kitchen / Living / Dining	30sq.m	30.7sq.m
Bedroom 1	13sq.m	13sq.m
Bedroom 2	11.4 sq.m	12.2 sq.m
Agg. Bedroom Area	24.4sq.m	25.2sq.m
Agg. Storage	6sq.m	6.6sq.m
Private Open Space	7sq.m	7sq.m
Dual Aspect		NO
Floor area 10% greater than minimum floor area?		NO



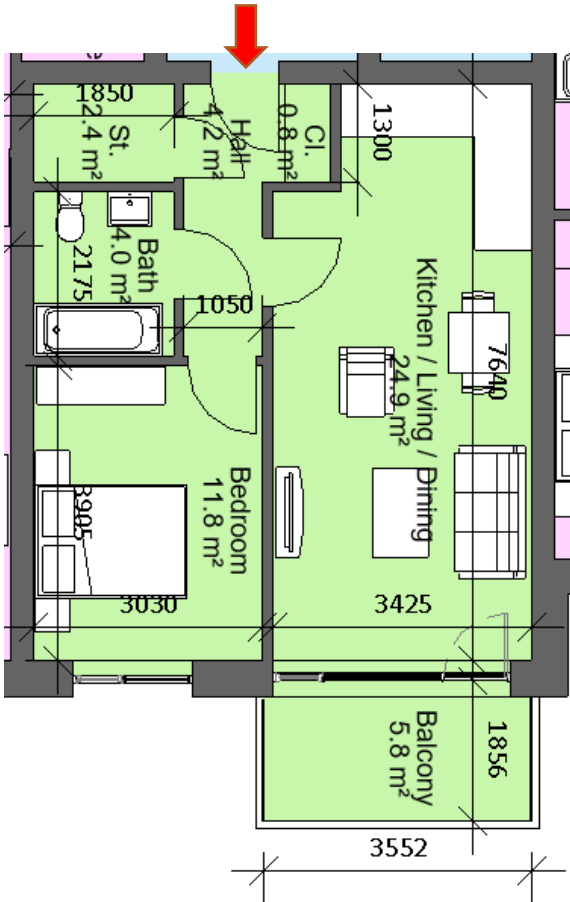
Sector 7		
Block 3, Apartment 10, 25, 40, 55, 70		
2 Bed 4 Person		
Total Area	Min. req. area	Proposed
Total Apartment Area	73sq.m	90.9sq.m
Total Kitchen / Living / Dining	30sq.m	33.6sq.m
Bedroom 1	13sq.m	16.1sq.m
Bedroom 2	11.4 sq.m	12sq.m
Agg. Bedroom Area	24.4sq.m	28.3sq.m
Agg. Storage	6sq.m	9sq.m
Private Open Space	7sq.m	7sq.m
Dual Aspect		YES
Floor area 10% greater than minimum floor area?		YES



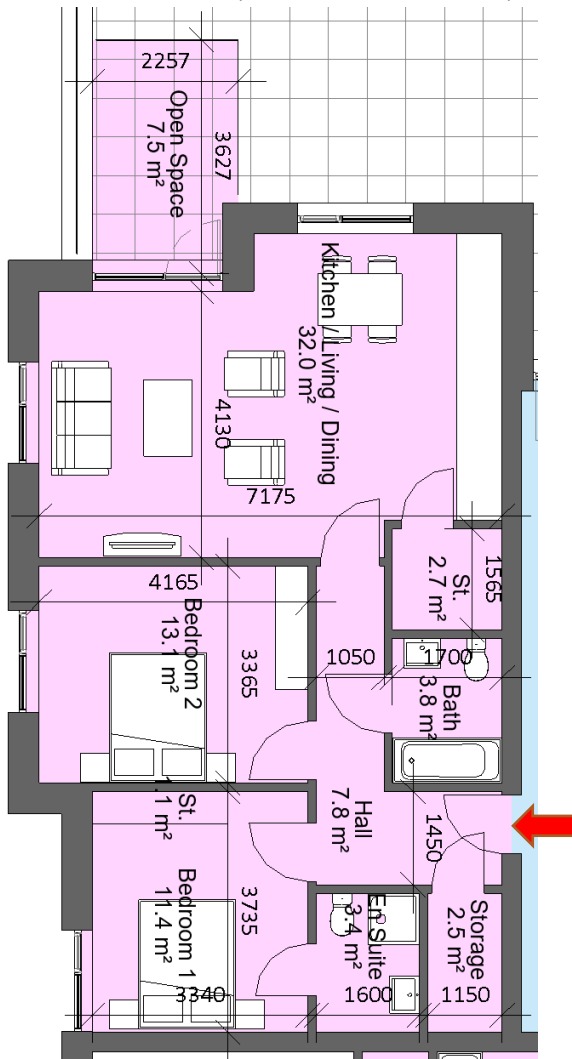
Sector 7		
Block 3, Apartment 11, 26, 41, 56, 71		
1 Bed 2 Person		
Total Area	Min. req. area	Proposed
Total Apartment Area	45sq.m	53.2sq.m
Total Kitchen / Living / Dining	23sq.m	24sq.m
Bedroom 1	11.4sq.m	13.7sq.m
Agg. Storage	3sq.m	3.5 sq.m
Private Open Space	5sq.m	5.4sq.m
Dual Aspect		NO
Floor area 10% greater than minimum floor area?		YES



Sector 3		
Block 3, Apartment 12, 27, 42, 57, 72		
2 Bed 4 Person		
Total Area	Min. req. area	Proposed
Total Apartment Area	73sq.m	85sq.m
Total Kitchen / Living / Dining	30sq.m	30.5sq.m
Bedroom 1	13sq.m	14sq.m
Bedroom 2	11.4 sq.m	11.4sq.m
Agg. Bedroom Area	24.4sq.m	25.4sq.m
Agg. Storage	6sq.m	6.7sq.m
Private Open Space	7sq.m	13.3sq.m
Dual Aspect		YES
Floor area 10% greater than minimum floor area?		YES



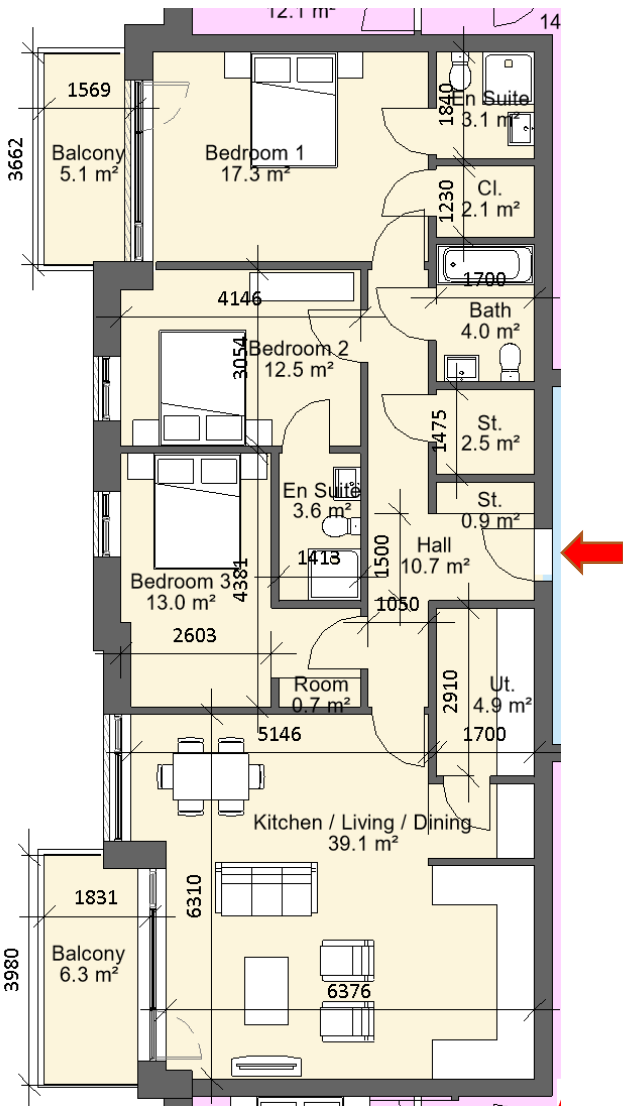
Sector 7		
Block 3, Apartment 13, 28, 43, 58, 73		
1 Bed 2 Person		
Total Area	Min. req. area	Proposed
Total Apartment Area	45sq.m	50.3sq.m
Total Kitchen / Living / Dining	23sq.m	24.9sq.m
Bedroom 1	11.4sq.m	11.8sq.m
Agg. Storage	3sq.m	3.2 sq.m
Private Open Space	5sq.m	5.8sq.m
Dual Aspect		NO
Floor area 10% greater than minimum floor area?		YES



Sector 7		
Block 3, Apartment 85		
2 Bed 4 Person		
Total Area	Min. req. area	Proposed
Total Apartment Area	73sq.m	82.7sq.m
Total Kitchen / Living / Dining	30sq.m	32sq.m
Bedroom 1	13sq.m	13.1sq.m
Bedroom 2	11.4 sq.m	11.4sq.m
Agg. Bedroom Area	24.4sq.m	24.5sq.m
Agg. Storage	6sq.m	6.2sq.m
Private Open Space	7sq.m	7.5sq.m
Dual Aspect		YES
Floor area 10% greater than minimum floor area?		YES



Sector 7		
Block 2, Apartment 109, 110, 114, 115, 120, 121, 122, 123, 124, 125		
2 Bed 4 Person		
Total Area	Min. req. area	Proposed
Total Apartment Area	73sq.m	84.1sq.m
Total Kitchen / Living / Dining	30sq.m	31.2sq.m
Bedroom 1	13sq.m	14sq.m
Bedroom 2	11.4 sq.m	12.4sq.m
Agg. Bedroom Area	24.4sq.m	26.4sq.m
Agg. Storage	6sq.m	6sq.m
Private Open Space	7sq.m	10.2sq.m
Dual Aspect		YES
Floor area 10% greater than minimum floor area?		YES



Sector 7		
Block 2, Apartment 111		
3 Bed 6 Person		
Total Area	Min. req. area	Proposed
Total Apartment Area	90sq.m	120.9sq.m
Total Kitchen / Living / Dining	34sq.m	39.1sq.m
Bedroom 1	13sq.m	17.3sq.m
Bedroom 2	11.4sq.m	12.5sq.m
Bedroom 3	11.4sq.m	13sq.m
Agg. Storage	9sq.m	10.4sq.m
Private Open Space	9sq.m	11.4sq.m
Dual Aspect		YES
Floor area 10% greater than minimum floor area?		YES