



Residential Development at Ballyoulster,
Celbridge, County Kildare

HOUSING QUALITY ASSESSMENT
June 2022

ref: 20007-OMP-XX-XX-HQA-A-8000

Applicant: Kieran Curtin,

Receiver over certain assets of Maplewood Developments

Unlimited Company (in liquidation and in receivership)





Compliance Statment & Schedules

| | | | |
|-------------|--|---------------|---------------------------------------|
| Project: | Development at Ballyoulster | Proj. No.: | 20007 |
| Location: | Celbridge, County Kildare | Proj. Lead: | DMD |
| Client: | Kieran Curtin, Receiver over certain assets of Maplewood Developments Limited | Created by: | BG |
| Doc. Title: | Submission to Kildare County Council in Response to Opinion dated 09th December 2021 | Doc. Purpose: | Planning - Stage 3 Design Development |
| Doc. No.: | 20007-OMP-XX-XX-HQA-A-8000 | Revision: | 05 |

o mahony pike

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O'Mahony Pike Architects Ltd. Registered in Ireland | Reg. No. 187129 VAT Reg. No. IE6587129J

| Site Statistics + Areas | | |
|-------------------------|---------|---|
| Gross | NET | |
| 13.4 Ha | | Gross Site Area Ha Redline Boundary |
| | 9.7 Ha | Net Site Area Ha |
| | 3.7 Ha | Exclude area for the purposes of Net Area calculation. Please refer to diagram within Planners Reports and Architects Design Statement for clarification. |
| 344 | | Total Number of Units |
| | 35.5upH | Net Density [Based on net Site Area of 9.7 Ha] |
| 13% | 18% | Site Coverage (17,197sqm ground floor area to Site Area Net /Gross) |
| 0.3 | 0.4 | Plot Ratio (39,444sqm to Site Area Net / Gross) |
| 18% | 25% | Public Open Space (25,586sqm to Site Area Net /Gross) |
| 39,051 | | Total Resi Gross Floor Area |
| 369 | | Total Creche Facility |
| 24 | | Total ESB Sub Stations [No. 1; No.2 + No.3] |
| 39,444 | sqm | Total Gross Floor Area [Resi+Creche+ESB Substations] |

We confirm that the scheme complies with the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities **Section 3.8 (a) Safe guarding Standards:**

The majority of all apartments in any proposed scheme of 10 or more apartments shall exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom unit types, by a minimum of 10% (any studio apartments must be included in the total, but are not calculable as units that exceed the minimum by at least 10%).

This scheme is fully compliant in that all 3 bed units exceed the minimum by 10% and are equal to 60% of all apartments on the site:

130no. 3beds All 3bed units are a minimum of 108.7sqm 60%

Additionally we confirm that all units exceed the minimum dwelling size by 10%.

30no. 2beds All 2 beds units are a minimum of 80sqm 15% of units

54no. 1bed All 1beds units are a minimum of 54sqm 25% of units

| Apartment MIX | 1bed | 2bed | 3bed | TOTAL |
|------------------|------|------|-------|-------|
| Unit No. | 54 | 30 | 130 | 214 |
| Min Area sqm | 45 | 73 | 90 | |
| Overall AREA req | 2430 | 2190 | 11700 | 16320 |

| Apartments | Internal GFA | Duplex Unit Type A1 | | Duplex Unit Type A2 | | Duplex Unit Type A3 | | Duplex Unit Type A4 | | Duplex Unit Type B | | Duplex Type C1 | | Duplex Type C2 | | Duplex Unit Type D1 | | Duplex Unit Type D2 | | Corner Apartment Type E | | TOTAL |
|------------|--------------|-------------------------|-------|-------------------------|-------|--------------------------------|-------|--------------------------------|-------|--------------------|-------|----------------|-----|----------------|-------|---------------------|-------|---------------------|-------|-------------------------|-------|-------|
| | | 3 Bed Dup Lower Terrace | 115.8 | 3 Bed Dup Upper Terrace | 117.1 | 3 Bed Dup Lower End of Terrace | 116.1 | 3 Bed Dup Upper End of Terrace | 119.7 | 1 Bed Apt Lower | 51 | 2Bed Dup Upper | 96 | 2Bed Dup Upper | 95.2 | 3 Bed Dup Upper | 109.6 | 3 Bed Dup Upper | 108.7 | 2 Bed Apt | 81.8 | |
| | | no. units | sqm | no. units | sqm | no. units | sqm | no. units | sqm | no. units | sqm | no. units | sqm | no. units | sqm | no. units | sqm | no. units | sqm | no. units | sqm | |
| SITE A | 7,958 | 16 | 1,853 | 16 | 1,874 | 8 | 929 | 8 | 958 | 16 | 816 | 8 | 768 | 8 | 761.6 | 0 | | 0 | | 0 | | 80 |
| SITE B | 5,972 | 10 | 1,158 | 10 | 1,171 | 4 | 464 | 4 | 479 | 16 | 816 | 4 | 384 | 4 | 381 | 4 | 438 | 4 | 435 | 3 | 245.4 | 63 |
| SITE C | 6,575 | 8 | 926 | 8 | 937 | 4 | 464 | 4 | 479 | 22 | 1,122 | 0 | 0 | 0 | 0 | 11 | 1,206 | 11 | 1,196 | 3 | 245.4 | 71 |
| | 20,505 | 34 | | 34 | | 16 | | 16 | | 54 | | 12 | | 12 | | 15 | | 15 | | 6 | | 214 |

1. Compliance Statement & Schedules

In response to this item all units have been revised in both layout and elevation to provide a compliant internal provision of amenity within each unit and consideration of the buildability, durability and robustness of materials and their detailing externally

A Housing Quality Assessment for each unit setting out compliance with the above documents is submitted with this application. A Statement of Housing Mix is also submitted detailing how the proposed mix is appropriate in accordance with Section 4.6 KCC Development Plan 2017-2023.

ALL UNITS comply with the:

Kildare County Development Plan 2017-2023, Chapter 17 Development Management Standards, Section 17.4 Residential Development

All Houses comply with the:

Quality Housing for Sustainable Communities, Best Practice Guidelines for Quality Housing for Sustainable Communities, Delivering Homes Sustaining Communities.

All Apartments and Duplex Apartments comply with

Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act, 2000 (as amended).

Please refer to JSA Planning Report and Statements.

Please refer to the following Housing Quality Assessment which sets out the compliance requirements by House and by Apartment to show full compliance to all units.

Please also refer to OMP drawings for further detail on all unit types and the Schedule of Accommodation submitted, together with BSLA Landscape drawings and reports which described boundary and threshold treatments proposed between dwellings and the public realm.

1. Compliance Statement & Schedules

| OVERALL TOTALS | | | | | | | | | | |
|----------------|-----------|---------------------|----------------|---------------------|-------------|-------------|----------------|----------------|--|-------|
| | TOTAL GFA | ESB Substations sqm | Creche GFA sqm | Residential GFA sqm | Housing GFA | HOUSING no. | Apartments GFA | APARTMENTS no. | | TOTAL |
| UNITS NO. | 39,444 | 24 | 369 | 39,051 | 17,007 | 130 | 22,045 | 214 | | 344 |
| UNIT MIX | | | | | | 38% | | 62% | | |

35.5 Units/ Ha NET density
26.1 Units/ Ha (Net Site Area 9.0 Ha) GROSS density

| Housing Mix | 3bed | 4bed | TOTAL |
|-------------|------|------|-------|
| Unit No. | 80 | 50 | 130 |
| Mix | 62% | 38% | |

| Semi-D | 3bed | 4bed | TOTAL |
|--------|------|------|-------|
| | 28 | 50 | 78 |
| | 36% | 64% | |

| Detached | 3bed | TOTAL |
|----------|------|-------|
| | 4 | 4 |
| | 100% | |

| Mid-Terr. | 3bed | TOTAL |
|-----------|------|-------|
| | 48 | 48 |
| | 100% | |

| Apartment MIX | 1bed | 2bed | 3bed |
|---------------|------|------|------|
| Unit No. | 54 | 30 | 130 |
| Mix | 25% | 14% | 61% |

| Typology | Apartment | Duplex | TOTAL |
|----------|-----------|--------|-------|
| | 60 | 154 | 214 |
| | 28% | 72% | |

| Overall MIX | 1 Bed | 2 Bed | 3 Bed | 4 Bed | Total |
|-------------|-------|-------|-------|-------|-------|
| Unit No. | 54 | 30 | 210 | 50 | 344 |
| Mix | 16% | 9% | 61% | 15% | |

| Communal Space | 5 | 7 | 9 | sqm |
|----------------|-----|-----|------|------|
| | 270 | 210 | 1170 | 1650 |

| Car Parking | | Creche | Housing | | Apartment / Duplex Units | | | Visitor @ 17% | Loading Bay | | |
|------------------|------------|---------------------|--------------|---------|--------------------------|----------------|-----|----------------|----------------|------------|----------|
| Car Parking | Total | No. | No. of Units | Parking | No. of Units | No. | No. | No. | | | |
| Site A | 218 | 9 | 51 | 102 | 2 spaces/ unit | 80 | 80 | 1 space / unit | 25 | 2 | |
| Site B | 105 | | 8 | 16 | 2 spaces/ unit | 63 | 63 | 1 space / unit | 25 | 1 | |
| Site C | 266 | | 71 | 142 | 2 spaces/ unit | 71 | 71 | 1 space / unit | 52 | 1 | |
| Total no. | 589 | 1.7 per unit | 9 | 130 | 260 | 2 spaces/ unit | 214 | 214 | 1 space / unit | 102 | 4 |

17% Visitor Spaces Overall 1.5 per Apt unit provision

| Bike Parking | | | Ratio |
|--------------|---|---|--|
| 164 | Gable / Semi D Resident cycle parking spaces in rear gardens | | 2 per house (82no houses) |
| 214 | Apartments with stand on curtilage (per unit) | | 1 per apartment |
| 378 | no. | Residential on curtilage spaces | |
| | | | 2 per terraced house covered in secure store |
| 120 | Designated Resident cycle parking in external communal stores | | + 24no.designated to apartments |
| 120 | no. | Residential Shared, Covered & Secure spaces (stackers) | |
| | | | |
| 272 | Visitor space per apartments on curtilage (per unit) | | 1 per Apartment on curtilage |
| 45 | Visitor bike space within public realm | | 1 per 3 houses in public realm |
| 13 | Creche cycle parking within public realm | | 13 per Creche |
| 770 | no. | | 2.24 circa overall ratio |

1. Compliance Statement & Schedules

Project Name: Residential Development at Ballyoulster, Cellbridge
Date: 13.06.2022
Schedule of Accommodation
 File Ref: 20007-OMP-XX-SA-A-8000

Client: Kieran Curtin, Receiver over certain assets of Maplewood Developments Unlimited Company (in liquidation and in receivership)



Site A -

| | | Duplex Unit Type A1 | | Duplex Unit Type A2 | | Duplex Unit Type A3 | | Duplex Unit Type A4 | | Duplex Unit Type B | | Duplex Type C1 | | Duplex Type C2 | | | |
|------------|----------|---------------------|-------------------------|---------------------|-------------------------|---------------------|--------------------------------|---------------------|--------------------------------|--------------------|-----------------|----------------|----------------|----------------|----------------|------|-------|
| Apartments | | GFA | 3 Bed Dup Lower Terrace | 115.8 | 3 Bed Dup Upper Terrace | 117.1 | 3 Bed Dup Lower End of Terrace | 116.1 | 3 Bed Dup Upper End of Terrace | 119.7 | 1 Bed Apt Lower | 51 | 2Bed Dup Upper | 96 | 2Bed Dup Upper | 95.2 | TOTAL |
| | | | no. units | sqm | no. units | sqm | no. units | sqm | no. units | sqm | no. units | sqm | no. units | sqm | no. units | sqm | |
| Block 01 | | 1,515 | 4 | | 4 | | 2 | | 2 | | - | | - | | - | | 12 |
| Block 02 | | 1,515 | 4 | | 4 | | 2 | | 2 | | - | | - | | - | | 12 |
| Block 03 | | 1,261 | - | | - | | - | | - | | 8 | | 4 | | 4 | | 16 |
| Block 04 | | 1,261 | - | | - | | - | | - | | 8 | | 4 | | 4 | | 16 |
| Block 05 | | 1,515 | 4 | | 4 | | 2 | | 2 | | | | | | | | 12 |
| Block 06 | | 1,515 | 4 | | 4 | | 2 | | 2 | | | | | | | | 12 |
| | Own Door | 8,583 | 16 | | 16 | | 8 | | 8 | | 16 | | 8 | | 8 | | 80 |

| Houses | | GFA | 3bed Hse_D1 Terrace | 117.6 | 3bed Hse D2 Wide Detached | 110.3 | 3bed Hse D3 Wide Semi-Detached | 110.3 | 3bed Hse D4 Wide Terrace | 104.9 | 4bed Hse_D5 Semi-Detached | 142.7 | 3 Bed Hse_D6 Side Entrance | 124.9 | TOTAL |
|--------|----------|---------|---------------------|-------|---------------------------|-------|--------------------------------|-------|--------------------------|-------|---------------------------|-------|----------------------------|-------|-------|
| | | | no. units | sqm | no. units | sqm | no. units | sqm | no. units | sqm | no. units | sqm | no. units | sqm | |
| Lot A | | 3,087.5 | 11 | | - | | - | | - | | 11 | | 1 | | 23 |
| Lot B | | 1,874.6 | 6 | | - | | - | | - | | 6 | | 2 | | 14 |
| Lot C | | 1,874.6 | 6 | | - | | - | | - | | 6 | | 2 | | 14 |
| | SUBTOTAL | 6,837 | 23 | | 0 | | 0 | | 0 | | 23 | | 5 | | 51 |

| Housing Mix | 3bed | 4bed | TOTAL |
|-------------|------|------|-------|
| | 28 | 23 | 51 |
| | 55% | 45% | |

| Semi-D | 3bed | 4bed | TOTAL |
|--------|------|------|-------|
| | 5 | 23 | 28 |
| | 18% | 82% | |

| Mid-Terr. | 3bed | 4bed | TOTAL |
|-----------|------|------|-------|
| | 23 | 0 | 23 |
| | 100% | 0% | |

| Site A Totals | GFA | HOUSING | Apartments | TOTAL |
|---------------|--------|-----------|------------|-------|
| | | no. units | sqm | |
| UNITS | | 51 | 80 | |
| | 15,420 | 51 | 80 | 131 |
| MIX | | 39% | 61% | |

| Block 07 Creche | GFA |
|-----------------|--------|
| Total GFA | 369sqm |

| Parking Totals Site A | HOUSING | APARTMENT / DUPLEX | Visitor | Loading Bay | Creche | TOTAL |
|-----------------------|-------------|--------------------|---------|-------------|--------|-------|
| | 102 | 80 | 25 | 2 | 9 | 218 |
| | 2 per house | 1 per unit | 11% | | | |

1. Compliance Statement & Schedules

| Site B - | | | | | | | | | | | | | | | | | | | | | | | |
|------------|--|---------------------|-------------------------|---------------------|-------------------------|---------------------|--------------------------------|---------------------|--------------------------------|--------------------|-----------------|----------------|----------------|----------------|----------------|---------------------|-----------------|---------------------|-----------------|-------------------------|-----------|------|-------|
| | | Duplex Unit Type A1 | | Duplex Unit Type A2 | | Duplex Unit Type A3 | | Duplex Unit Type A4 | | Duplex Unit Type B | | Duplex Type C1 | | Duplex Type C2 | | Duplex Unit Type D1 | | Duplex Unit Type D2 | | Corner Apartment Type E | | | |
| Apartments | | GFA | 3 Bed Dup Lower Terrace | 115.8 | 3 Bed Dup Upper Terrace | 117.1 | 3 Bed Dup Lower End of Terrace | 116.1 | 3 Bed Dup Upper End of Terrace | 119.7 | 1 Bed Apt Lower | 51 | 2Bed Dup Upper | 96 | 2Bed Dup Upper | 95.2 | 3 Bed Dup Upper | 109.6 | 3 Bed Dup Upper | 108.7 | 2 Bed Apt | 81.8 | TOTAL |
| | | | no. units | sqm | no. units | sqm | no. units | sqm | no. units | sqm | no. units | sqm | no. units | sqm | no. units | sqm | no. units | sqm | no. units | sqm | no. units | sqm | |
| Block 01 | | 1,648.2 | 0 | | 0 | | 0 | | 0 | | 8 | | 0 | | 0 | | 4 | | 4 | | 3 | | 19 |
| Block 02 | | 1,261.0 | 0 | | 0 | | 0 | | 0 | | 8 | | 4 | | 4 | | 0 | | 0 | | 0 | | 16 |
| Block 03 | | 1,515.2 | 4 | | 4 | | 2 | | 2 | | 0 | | 0 | | 0 | | 0 | | 0 | | 0 | | 12 |
| Block 04 | | 2,018.9 | 6 | | 6 | | 2 | | 2 | | 0 | | 0 | | 0 | | 0 | | 0 | | 0 | | 16 |
| Own Door | | 6,443 | 10 | | 10 | | 4 | | 4 | | 16 | | 4 | | 4 | | 4 | | 4 | | 3 | | 63 |

| Houses | | GFA | 3bed Hse_D1 Terrace | 117.6 | 3bed Hse D2 Wide Detached | 110.3 | 3bed Hse D3 Wide Semi-Detached | 110.3 | 3bed Hse D4 Wide Terrace | 104.9 | 4bed Hse_D5 Semi-Detached | 142.7 | 3 Bed Hse_D6 Side Entrance | 124.9 | TOTAL |
|----------|--|---------|---------------------|-------|---------------------------|-------|--------------------------------|-------|--------------------------|-------|---------------------------|-------|----------------------------|-------|-------|
| | | | no. units | sqm | no. units | sqm | no. units | sqm | no. units | sqm | no. units | sqm | no. units | sqm | |
| Lot A | | 1,006.3 | 6 | | - | | - | | - | | 0 | | 2 | | 8 |
| SUBTOTAL | | 1,006 | 6 | | 0 | | 0 | | 0 | | 0 | | 2 | | 8 |

| Housing Mix | 3bed | 4bed | TOTAL |
|-------------|------|------|-------|
| | 8 | 0 | 8 |
| | 100% | 0% | |

| Semi-D | 3bed | 4bed | TOTAL |
|--------|------|------|-------|
| | 2 | 0 | 2 |
| | 100% | 0% | |

| Mid-Terr. | 3bed | 4bed | TOTAL |
|-----------|------|------|-------|
| | 6 | 0 | 6 |
| | 100% | 0% | |

| Site B Totals | GFA | HOUSING | APARTMENTS | TOTAL |
|---------------|-------|-----------|------------|-------|
| | | no. units | no. units | |
| UNITS | | 8 | 63 | |
| | 7,450 | 8 | 63 | 71 |
| MIX | | 11% | 89% | |

| Parking Totals Site B | HOUSING | Apartments | Visitor | Loading Bay | TOTAL |
|-----------------------|----------|------------|---------|-------------|-------|
| | 16 | 63 | 25 | 1 | 105 |
| | 2 /house | 1 /unit | 24% | | |

1. Compliance Statement & Schedules

Site C -

| Apartments | GFA | Duplex Unit Type A1 | | Duplex Unit Type A2 | | Duplex Unit Type A3 | | Duplex Unit Type A4 | | Duplex Unit Type B | | Duplex Unit Type D1 | | Duplex Unit Type D2 | | Corner Apartment Type E | | TOTAL |
|------------|--------------|-------------------------|-------|-------------------------|-------|--------------------------------|-------|--------------------------------|-------|--------------------|-----|---------------------|-------|---------------------|-------|-------------------------|------|-----------|
| | | 3 Bed Dup Lower Terrace | 115.8 | 3 Bed Dup Upper Terrace | 117.1 | 3 Bed Dup Lower End of Terrace | 116.1 | 3 Bed Dup Upper End of Terrace | 119.7 | 1 Bed Apt Lower | 51 | 3 Bed Dup Upper | 109.6 | 3 Bed Dup Upper | 108.7 | 2 Bed Apt | 81.8 | |
| | | no. units | sqm | no. units | sqm | no. units | sqm | no. units | sqm | no. units | sqm | no. units | sqm | no. units | sqm | no. units | sqm | |
| Block 01 | 1,515.2 | 4 | | 4 | | 2 | | 2 | | 0 | | 0 | | 0 | | 0 | | 12 |
| Block 02 | 1,515.2 | 4 | | 4 | | 2 | | 2 | | 0 | | 0 | | 0 | | 0 | | 12 |
| Block 03 | 1,001.4 | 0 | | 0 | | 0 | | 0 | | 6 | | 3 | | 3 | | 0 | | 9 |
| Block 04 | 1,338.4 | 0 | | 0 | | 0 | | 0 | | 8 | | 4 | | 4 | | 0 | | 12 |
| Block 05 | 1,648.2 | 0 | | 0 | | 0 | | 0 | | 8 | | 4 | | 4 | | 3 | | 15 |
| | 7,018 | 8 | | 8 | | 4 | | 4 | | 22 | | 11 | | 11 | | 3 | | 71 |

| Houses | GFA | 3bed Hse_D1 Terrace | | 3bed Hse D2 Wide Detached | | 3bed Hse D3 Wide Semi-Detached | | 3bed Hse D4 Wide Terrace | | 4bed Hse D5 Semi-Detached | | 3 Bed Hse_D6 Side Entrance | | TOTAL |
|----------|--------------|---------------------|-------|---------------------------|-------|--------------------------------|-------|--------------------------|-----|---------------------------|-----|----------------------------|-----|-----------|
| | | 117.6 | 110.3 | 110.3 | 104.9 | 142.9 | 124.9 | | | | | | | |
| | | no. units | sqm | no. units | sqm | no. units | sqm | no. units | sqm | no. units | sqm | no. units | sqm | |
| Lot A | 2,653.6 | 4 | | 0 | | 4 | | 0 | | 10 | | 2 | | 20 |
| Lot B | 1,994.0 | 2 | | 3 | | 4 | | 1 | | 5 | | 1 | | 16 |
| Lot C | 2,377.5 | 4 | | 1 | | 8 | | 0 | | 6 | | 0 | | 19 |
| Lot D | 2,138.4 | 8 | | 0 | | 0 | | 0 | | 6 | | 2 | | 16 |
| SUBTOTAL | 9,164 | 18 | | 4 | | 16 | | 1 | | 27 | | 5 | | 71 |

| Housing Mix | 3bed | 4bed | TOTAL | Semi-D | 3bed | 4bed | TOTAL |
|-------------|------|------|-------|--------|------|------|-------|
| | 44 | 27 | 71 | | 21 | 27 | 48 |
| | 62% | 38% | | | 44% | 56% | |

| Mid-Terr. | 3bed | 4bed | TOTAL |
|-----------|------|------|-------|
| | 19 | 0 | 19 |
| | 100% | 0% | |

| Detached | 3bed | 4bed | TOTAL |
|----------|------|------|-------|
| | 4 | 0 | 4 |
| | 100% | 0% | |

| Site C Totals | GFA | HOUSING | APARTMENTS | TOTAL |
|---------------|---------------|-----------|------------|------------|
| | | no. units | no. units | |
| UNITS | | 71 | 71 | |
| | 16,182 | 71 | 71 | 142 |
| MIX | | 50% | 50% | |

| Parking Totals Site C | HOUSING | Apartment | Visitor | Loading Bay | TOTAL |
|-----------------------|-------------|------------|---------|-------------|-------|
| | 142 | 71 | 52 | 1 | 266 |
| | 2 per house | 1 per unit | 20% | | |

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HOUSING QUALITY ASSESSMENT

Project: Residential Development at Ballyoulster
 Project No : 20007
 File No: 20007-OMP-XX-XX-HQA-A-8000
 Address: Ballyoulster, Celbridge, Co. Kildare
 Date: June 2022



Housing Quality Assessment
 To be read in conjunction with Architectural Drawings: Site Layout & Numbering Plan

| Block / Unit No. | Unit Type | Quantity | Unit Description | Area Req'd | Area Achieved | Aspect | Ceiling Height - Living Areas | Bedroom No. | Bed Spaces | Bed 01 | Bed 01 Width | Bed 02 | Bed 01 Width | Bed 03 | Bed 03 Width | Bed 04 | Bed 04 Width | Agg. Bedroom Area Req'd | Agg. Bedroom Area Achieved | Main Living Room Area Req'd | Main Living Room Area Achieved | Living Room Width Req'd | Living Room Width Achieved | Aggregate Living Area Req'd | Aggregate Living Area Achieved | Storage Areas | | | | | Private Amenity Space | | | | | |
|---------------------|-----------|----------|---|------------|---------------|----------|-------------------------------|-------------|------------|--------|--------------|--------|--------------|--------|--------------|--------|--------------|-------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|----------------------------|-----------------------------|--------------------------------|---------------|-------|-------|-------|-------|-----------------------|-----------|--------|---------|----------|-----------|
| | | | | | | | | | | | | | | | | | | | | | | | | | | STR 1 | STR 2 | STR 3 | STR 4 | STR 5 | Required | Provision | Garden | Terrace | Required | Provision |
| SITE A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A - Block 01 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | Unit A3 | 1 | 3 Bed Lower Duplex, End of Terrace only | 90 | 116.1 | NW/SE/NE | 2.7 | 3 | 5 | 16.9 | 3.70 | 13.4 | 3.44 | 7.9 | 2.65 | - | - | 31.5 | 38.2 | - | - | 3.8 | 4.5 | 34 | 34.1 | 3.5 | 3.5 | 3 | 0 | 0 | 9 | 10 | 0 | 14.2 | 9 | 14.2 |
| 2 | Unit A4 | 1 | 3 Bed Upper Duplex, End of Terrace only | 90 | 119.7 | NW/SE/NE | 2.7 | 3 | 5 | 15.2 | 2.80 | 11.5 | 2.8 | 7.9 | 2.1 | - | - | 31.5 | 34.6 | - | - | 3.8 | 4.2 | 34 | 36.8 | 3.5 | 2.1 | 0.6 | 2.6 | 0.9 | 9 | 9.7 | 0 | 9 | 9 | 9 |
| 3 | Unit A1 | 1 | 3 Bed Lower Duplex, Mid Terrace only | 90 | 115.8 | NW/SE | 2.7 | 3 | 5 | 14 | 3.09 | 11.6 | 2.8 | 8 | 2.1 | - | - | 31.5 | 33.6 | - | - | 3.8 | 4.38 | 34 | 34.6 | 2 | 3.5 | 3.3 | 1 | 0 | 9 | 9.8 | 0 | 14.2 | 9 | 14.2 |
| 4 | Unit A2 | 1 | 3 Bed Upper Duplex, Mid Terrace only | 90 | 117.05 | NW/SE | 2.7 | 3 | 5 | 15.5 | 2.80 | 11.5 | 2.8 | 7.9 | 2.1 | - | - | 31.5 | 34.9 | - | - | 3.8 | 4.2 | 34 | 34.0 | 3.5 | 2 | 0.6 | 2.6 | 0.9 | 9 | 9.6 | 0 | 10.8 | 9 | 10.8 |
| 5 | Unit A1 | 1 | 3 Bed Lower Duplex, Mid Terrace only | 90 | 115.8 | NW/SE | 2.7 | 3 | 5 | 14 | 3.09 | 11.6 | 2.8 | 8 | 2.1 | - | - | 31.5 | 33.6 | - | - | 3.8 | 4.38 | 34 | 34.6 | 2 | 3.5 | 3.3 | 1 | 0 | 9 | 9.8 | 0 | 14.2 | 9 | 14.2 |
| 6 | Unit A2 | 1 | 3 Bed Upper Duplex, Mid Terrace only | 90 | 117.05 | NW/SE | 2.7 | 3 | 5 | 15.5 | 2.80 | 11.5 | 2.8 | 7.9 | 2.1 | - | - | 31.5 | 34.9 | - | - | 3.8 | 4.2 | 34 | 34.0 | 3.5 | 2 | 0.6 | 2.6 | 0.9 | 9 | 9.6 | 0 | 10.8 | 9 | 10.8 |
| 7 | Unit A1 | 1 | 3 Bed Lower Duplex, Mid Terrace only | 90 | 115.8 | NW/SE | 2.7 | 3 | 5 | 14 | 3.09 | 11.6 | 2.8 | 8 | 2.1 | - | - | 31.5 | 33.6 | - | - | 3.8 | 4.38 | 34 | 34.6 | 2 | 3.5 | 3.3 | 1 | 0 | 9 | 9.8 | 0 | 14.2 | 9 | 14.2 |
| 8 | Unit A2 | 1 | 3 Bed Upper Duplex, Mid Terrace only | 90 | 117.05 | NW/SE | 2.7 | 3 | 5 | 15.5 | 2.80 | 11.5 | 2.8 | 7.9 | 2.1 | - | - | 31.5 | 34.9 | - | - | 3.8 | 4.2 | 34 | 34.0 | 3.5 | 2 | 0.6 | 2.6 | 0.9 | 9 | 9.6 | 0 | 10.8 | 9 | 10.8 |
| 9 | Unit A1 | 1 | 3 Bed Lower Duplex, Mid Terrace only | 90 | 115.8 | NW/SE | 2.7 | 3 | 5 | 14 | 3.09 | 11.6 | 2.8 | 8 | 2.1 | - | - | 31.5 | 33.6 | - | - | 3.8 | 4.38 | 34 | 34.6 | 2 | 3.5 | 3.3 | 1 | 0 | 9 | 9.8 | 0 | 14.2 | 9 | 14.2 |
| 10 | Unit A2 | 1 | 3 Bed Upper Duplex, Mid Terrace only | 90 | 117.05 | NW/SE | 2.7 | 3 | 5 | 15.5 | 2.80 | 11.5 | 2.8 | 7.9 | 2.1 | - | - | 31.5 | 34.9 | - | - | 3.8 | 4.2 | 34 | 34.0 | 3.5 | 2 | 0.6 | 2.6 | 0.9 | 9 | 9.6 | 0 | 10.8 | 9 | 10.8 |
| 11 | Unit A3 | 1 | 3 Bed Lower Duplex, End of Terrace only | 90 | 116.1 | NW/SE/SW | 2.7 | 3 | 5 | 16.9 | 3.70 | 13.4 | 3.44 | 7.9 | 2.65 | - | - | 31.5 | 38.2 | - | - | 3.8 | 4.5 | 34 | 34.1 | 3.5 | 3.5 | 3 | 0 | 0 | 9 | 10 | 0 | 14.2 | 9 | 14.2 |
| 12 | Unit A4 | 1 | 3 Bed Upper Duplex, End of Terrace only | 90 | 119.7 | NW/SE/SW | 2.7 | 3 | 5 | 15.2 | 2.80 | 11.5 | 2.8 | 7.9 | 2.1 | - | - | 31.5 | 34.6 | - | - | 3.8 | 4.2 | 34 | 36.8 | 3.5 | 2.1 | 0.6 | 2.6 | 0.9 | 9 | 9.7 | 0 | 9 | 9 | 9 |
| A - Block 02 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 29 | Unit A3 | 1 | 3 Bed Lower Duplex, End of Terrace only | 90 | 116.1 | NE/NW/SW | 2.7 | 3 | 5 | 16.9 | 3.7 | 13.4 | 3.44 | 7.9 | 2.65 | - | - | 31.5 | 38.2 | - | - | 3.8 | 4.5 | 34 | 34.1 | 3.5 | 3.5 | 3 | 0 | 0 | 9 | 10 | 0 | 14.2 | 9 | 14.2 |
| 30 | Unit A4 | 1 | 3 Bed Upper Duplex, End of Terrace only | 90 | 119.7 | NE/NW/SW | 2.7 | 3 | 5 | 15.2 | 2.8 | 11.5 | 2.8 | 7.9 | 2.1 | - | - | 31.5 | 34.6 | - | - | 3.8 | 4.2 | 34 | 36.8 | 3.5 | 2.1 | 0.6 | 2.6 | 0.9 | 9 | 9.7 | 0 | 9 | 9 | 9 |
| 31 | Unit A1 | 1 | 3 Bed Lower Duplex, Mid Terrace only | 90 | 115.8 | NE/SW | 2.7 | 3 | 5 | 14 | 3.09 | 11.6 | 2.8 | 8 | 2.1 | - | - | 31.5 | 33.6 | - | - | 3.8 | 4.38 | 34 | 34.6 | 2 | 3.5 | 3.3 | 1 | 0 | 9 | 9.8 | 0 | 14.2 | 9 | 14.2 |
| 32 | Unit A2 | 1 | 3 Bed Upper Duplex, Mid Terrace only | 90 | 117.05 | NE/SW | 2.7 | 3 | 5 | 15.5 | 2.80 | 11.5 | 2.8 | 7.9 | 2.1 | - | - | 31.5 | 34.9 | - | - | 3.8 | 4.2 | 34 | 34.0 | 3.5 | 2 | 0.6 | 2.6 | 0.9 | 9 | 9.6 | 0 | 10.8 | 9 | 10.8 |
| 33 | Unit A1 | 1 | 3 Bed Lower Duplex, Mid Terrace only | 90 | 115.8 | NE/SW | 2.7 | 3 | 5 | 14 | 3.09 | 11.6 | 2.8 | 8 | 2.1 | - | - | 31.5 | 33.6 | - | - | 3.8 | 4.38 | 34 | 34.6 | 2 | 3.5 | 3.3 | 1 | 0 | 9 | 9.8 | 0 | 14.2 | 9 | 14.2 |
| 34 | Unit A2 | 1 | 3 Bed Upper Duplex, Mid Terrace only | 90 | 117.05 | NE/SW | 2.7 | 3 | 5 | 15.5 | 2.80 | 11.5 | 2.8 | 7.9 | 2.1 | - | - | 31.5 | 34.9 | - | - | 3.8 | 4.2 | 34 | 34.0 | 3.5 | 2 | 0.6 | 2.6 | 0.9 | 9 | 9.6 | 0 | 10.8 | 9 | 10.8 |
| 35 | Unit A1 | 1 | 3 Bed Lower Duplex, Mid Terrace only | 90 | 115.8 | NE/SW | 2.7 | 3 | 5 | 14 | 3.09 | 11.6 | 2.8 | 8 | 2.1 | - | - | 31.5 | 33.6 | - | - | 3.8 | 4.38 | 34 | 34.6 | 2 | 3.5 | 3.3 | 1 | 0 | 9 | 9.8 | 0 | 14.2 | 9 | 14.2 |
| 36 | Unit A2 | 1 | 3 Bed Upper Duplex, Mid Terrace only | 90 | 117.05 | NE/SW | 2.7 | 3 | 5 | 15.5 | 2.80 | 11.5 | 2.8 | 7.9 | 2.1 | - | - | 31.5 | 34.9 | - | - | 3.8 | 4.2 | 34 | 34.0 | 3.5 | 2 | 0.6 | 2.6 | 0.9 | 9 | 9.6 | 0 | 10.8 | 9 | 10.8 |
| 37 | Unit A1 | 1 | 3 Bed Lower Duplex, Mid Terrace only | 90 | 115.8 | NE/SW | 2.7 | 3 | 5 | 14 | 3.09 | 11.6 | 2.8 | 8 | 2.1 | - | - | 31.5 | 33.6 | - | - | 3.8 | 4.38 | 34 | 34.6 | 2 | 3.5 | 3.3 | 1 | 0 | 9 | 9.8 | 0 | 14.2 | 9 | 14.2 |
| 38 | Unit A2 | 1 | 3 Bed Upper Duplex, Mid Terrace only | 90 | 117.05 | NE/SW | 2.7 | 3 | 5 | 15.5 | 2.80 | 11.5 | 2.8 | 7.9 | 2.1 | - | - | 31.5 | 34.9 | - | - | 3.8 | 4.2 | 34 | 34.0 | 3.5 | 2 | 0.6 | 2.6 | 0.9 | 9 | 9.6 | 0 | 10.8 | 9 | 10.8 |
| 39 | Unit A3 | 1 | 3 Bed Lower Duplex, End of Terrace only | 90 | 116.1 | NE/SW/SE | 2.7 | 3 | 5 | 16.9 | 3.7 | 13.4 | 3.44 | 7.9 | 2.65 | - | - | 31.5 | 38.2 | - | - | 3.8 | 4.5 | 34 | 34.1 | 3.5 | 3.5 | 3 | 0 | 0 | 9 | 10 | 0 | 14.2 | 9 | 14.2 |
| 40 | Unit A4 | 1 | 3 Bed Upper Duplex, End of Terrace only | 90 | 119.7 | NE/SW/SE | 2.7 | 3 | 5 | 15.2 | 2.8 | 11.5 | 2.8 | 7.9 | 2.1 | - | - | 31.5 | 34.6 | - | - | 3.8 | 4.2 | 34 | 36.8 | 3.5 | 2.1 | 0.6 | 2.6 | 0.9 | 9 | 9.7 | 0 | 9 | 9 | 9 |
| A - Block 03 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13 | Unit B | 1 | 1 Bed Apartment at Ground Floor | 45 | 51 | NW/SE | 2.7 | 1 | 2 | 11.4 | 3.00 | 0 | 0 | - | - | - | - | 11.4 | 11.4 | - | - | 3.3 | 5 | 23 | 27.7 | 1.7 | 2.8 | 0 | 0 | 0 | 3 | 4.5 | 0 | 5 | 5 | 5 |
| 14 | Unit C1 | 1 | 2 Bed Upper Duplex with Bay Window | 73 | 96 | NW/SE | 2.7 | 2 | 4 | 13.4 | 3.585 | 13.2 | 3.20 | - | - | - | - | 25 | 26.6 | - | - | 3.6 | 3.8 | 30 | 30.4 | 1.4 | 2.3 | 2.5 | 0 | 0 | 6 | 6.2 | 0 | 9 | 7 | 9 |
| 15 | Unit B | 1 | 1 Bed Apartment at Ground Floor | 45 | 51 | NW/SE | 2.7 | 1 | 2 | 11.4 | 3.00 | 0 | 0 | - | - | - | - | 11.4 | 11.4 | - | - | 3.3 | 5 | 23 | 27.7 | 1.7 | 2.8 | 0 | 0 | 0 | 3 | 4.5 | 0 | 5 | 5 | 5 |
| 16 | Unit C2 | 1 | 2 Bed Upper Duplex | 73 | 95.15 | NW/SE | 2.7 | 2 | 4 | 13.4 | 3.585 | 12.4 | 3.20 | - | - | - | - | 25 | 25.8 | - | - | 3.6 | 3.8 | 30 | 30.4 | 1.4 | 2.3 | 2.5 | 0 | 0 | 6 | 6.2 | 0 | 9 | 7 | 9 |
| 17 | Unit B | 1 | 1 Bed Apartment at Ground Floor | 45 | 51 | NW/SE | 2.7 | 1 | 2 | 11.4 | 3.00 | 0 | 0 | - | - | - | - | 11.4 | 11.4 | - | - | 3.3 | 5 | 23 | 27.7 | 1.7 | 2.8 | 0 | 0 | 0 | 3 | 4.5 | 0 | 5 | 5 | 5 |
| 18 | Unit C1 | 1 | 2 Bed Upper Duplex with Bay Window | 73 | 96 | NW/SE | 2.7 | 2 | 4 | 13.4 | 3.585 | 13.2 | 3.20 | - | - | - | - | 25 | 26.6 | - | - | 3.6 | 3.8 | 30 | 30.4 | 1.4 | 2.3 | 2.5 | 0 | 0 | 6 | 6.2 | 0 | 9 | 7 | 9 |
| 19 | Unit B | 1 | 1 Bed Apartment at Ground Floor | 45 | 51 | NW/SE | 2.7 | 1 | 2 | 11.4 | 3.00 | 0 | 0 | - | - | - | - | 11.4 | 11.4 | - | - | 3.3 | 5 | 23 | 27.7 | 1.7 | 2.8 | 0 | 0 | 0 | 3 | 4.5 | 0 | 5 | 5 | 5 |
| 20 | Unit C2 | 1 | 2 Bed Upper Duplex | 73 | 95.15 | NW/SE | 2.7 | 2 | 4 | 13.4 | 3.585 | 12.4 | 3.20 | - | - | - | - | 25 | 25.8 | - | - | 3.6 | 3.8 | 30 | 30.4 | 1.4 | 2.3 | 2.5 | 0 | 0 | 6 | 6.2 | 0 | 9 | 7 | 9 |
| 21 | Unit B | 1 | 1 Bed Apartment at Ground Floor | 45 | 51 | NW/SE | 2.7 | 1 | 2 | 11.4 | 3.00 | 0 | 0 | - | - | - | - | 11.4 | 11.4 | - | - | 3.3 | 5 | 23 | 27.7 | 1.7 | 2.8 | 0 | 0 | 0 | 3 | 4.5 | 0 | 5 | 5 | 5 |
| 22 | Unit C1 | 1 | 2 Bed Upper Duplex with Bay Window | 73 | 96 | NW/SE | 2.7 | 2 | 4 | 13.4 | 3.585 | 13.2 | 3.20 | - | - | - | - | 25 | 26.6 | - | - | 3.6 | 3.8 | 30 | 30.4 | 1.4 | 2.3 | 2.5 | 0 | 0 | 6 | 6.2 | 0 | 9 | 7 | 9 |
| 23 | Unit B | 1 | 1 Bed Apartment at Ground Floor | 45 | 51 | NW/SE | 2.7 | 1 | 2 | 11.4 | 3.00 | 0 | 0 | - | - | - | - | 11.4 | 11.4 | - | - | 3.3 | 5 | 23 | 27.7 | 1.7 | 2.8 | 0 | 0 | 0 | 3 | 4.5 | 0 | 5 | 5 | 5 |
| 24 | Unit C2 | 1 | 2 Bed Upper Duplex | 73 | 95.15 | NW/SE | 2.7 | 2 | 4 | 13.4 | 3.585 | 12.4 | 3.20 | - | - | - | - | 25 | 25.8 | - | - | 3.6 | 3.8 | 30 | 30.4 | 1.4 | 2.3 | 2.5 | 0 | 0 | 6 | 6.2 | 0 | 9 | 7 | 9 |
| 25 | Unit B | 1 | 1 Bed Apartment at Ground Floor | 45 | 51 | NW/SE | 2.7 | 1 | 2 | 11.4 | 3.00 | 0 | 0 | - | | | | | | | | | | | | | | | | | | | | | | |

Housing Quality Assessment

To be read in conjunction with Architectural Drawings: Site Layout & Numbering Plan



| Block / Unit No. | Unit Type | Quantity | Unit Description | Area Req'd | Area Achieved | Aspect | Ceiling Height - Living Areas | Bedroom No. | Bed Spaces | Bed 01 | Bed 01 Width | Bed 02 | Bed 01 Width | Bed 03 | Bed 03 Width | Bed 04 | Bed 04 Width | Agg. Bedroom Area Req'd | Agg. Bedroom Area Achieved | Main Living Room Area Req'd | Main Living Room Area Achieved | Living Room Width Req'd | Living Room Width Achieved | Aggregate Living Area Req'd | Aggregate Living Area Achieved | Storage Areas | | | | | Private Amenity Space | | | | | |
|---------------------|-----------|----------|---|------------|---------------|----------|-------------------------------|-------------|------------|--------|--------------|--------|--------------|--------|--------------|--------|--------------|-------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|----------------------------|-----------------------------|--------------------------------|---------------|-----|-----|-----|-----|-----------------------|-----|-------|------|----|-------|
| A - Block 65 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 64 | Unit A3 | 1 | 3 Bed Lower Duplex, End of Terrace only | 90 | 116.1 | NE/NW/SW | 2.7 | 3 | 5 | 16.9 | 3.70 | 13.4 | 3.44 | 7.9 | 2.65 | - | - | 31.5 | 38.2 | - | - | 3.8 | 4.5 | 34 | 34.1 | 3.5 | 3.5 | 3 | 0 | 0 | 9 | 10 | 41.9 | 0 | 9 | 41.9 |
| 65 | Unit A4 | 1 | 3 Bed Upper Duplex, End of Terrace only | 90 | 119.7 | NE/NW/SW | 2.7 | 3 | 5 | 15.2 | 2.80 | 11.5 | 2.8 | 7.9 | 2.1 | - | - | 31.5 | 34.6 | - | - | 3.8 | 4.2 | 34 | 36.8 | 3.5 | 2.1 | 0.6 | 2.6 | 0.9 | 9 | 9.7 | 0 | 9 | 9 | 9 |
| 66 | Unit A1 | 1 | 3 Bed Lower Duplex, Mid Terrace only | 90 | 115.8 | NE/SW | 2.7 | 3 | 5 | 14 | 3.09 | 11.6 | 2.8 | 8 | 2.1 | - | - | 31.5 | 33.6 | - | - | 3.8 | 4.38 | 34 | 34.6 | 2 | 3.5 | 3.3 | 1 | 0 | 9 | 9.8 | 57.8 | 0 | 9 | 57.8 |
| 67 | Unit A2 | 1 | 3 Bed Upper Duplex, Mid Terrace only | 90 | 117.05 | NE/SW | 2.7 | 3 | 5 | 15.5 | 2.80 | 11.5 | 2.8 | 7.9 | 2.1 | - | - | 31.5 | 34.9 | - | - | 3.8 | 4.2 | 34 | 33.9 | 3.5 | 2 | 0.6 | 2.6 | 0.9 | 9 | 9.6 | 0 | 10.8 | 9 | 10.8 |
| 68 | Unit A1 | 1 | 3 Bed Lower Duplex, Mid Terrace only | 90 | 115.8 | NE/SW | 2.7 | 3 | 5 | 14 | 3.09 | 11.6 | 2.8 | 8 | 2.1 | - | - | 31.5 | 33.6 | - | - | 3.8 | 4.38 | 34 | 34.6 | 2 | 3.5 | 3.3 | 1 | 0 | 9 | 9.8 | 57.8 | 0 | 9 | 57.8 |
| 69 | Unit A2 | 1 | 3 Bed Upper Duplex, Mid Terrace only | 90 | 117.05 | NE/SW | 2.7 | 3 | 5 | 15.5 | 2.80 | 11.5 | 2.8 | 7.9 | 2.1 | - | - | 31.5 | 34.9 | - | - | 3.8 | 4.2 | 34 | 34.0 | 3.5 | 2 | 0.6 | 2.6 | 0.9 | 9 | 9.6 | 0 | 10.8 | 9 | 10.8 |
| 70 | Unit A1 | 1 | 3 Bed Lower Duplex, Mid Terrace only | 90 | 115.8 | NE/SW | 2.7 | 3 | 5 | 14 | 3.09 | 11.6 | 2.8 | 8 | 2.1 | - | - | 31.5 | 33.6 | - | - | 3.8 | 4.38 | 34 | 34.6 | 2 | 3.5 | 3.3 | 1 | 0 | 9 | 9.8 | 57.8 | 0 | 9 | 57.8 |
| 71 | Unit A2 | 1 | 3 Bed Upper Duplex, Mid Terrace only | 90 | 117.05 | NE/SW | 2.7 | 3 | 5 | 15.5 | 2.80 | 11.5 | 2.8 | 7.9 | 2.1 | - | - | 31.5 | 34.9 | - | - | 3.8 | 4.2 | 34 | 34.0 | 3.5 | 2 | 0.6 | 2.6 | 0.9 | 9 | 9.6 | 0 | 10.8 | 9 | 10.8 |
| 72 | Unit A1 | 1 | 3 Bed Lower Duplex, Mid Terrace only | 90 | 115.8 | NE/SW | 2.7 | 3 | 5 | 14 | 3.09 | 11.6 | 2.8 | 8 | 2.1 | - | - | 31.5 | 33.6 | - | - | 3.8 | 4.38 | 34 | 34.6 | 2 | 3.5 | 3.3 | 1 | 0 | 9 | 9.8 | 57.8 | 0 | 9 | 57.8 |
| 73 | Unit A2 | 1 | 3 Bed Upper Duplex, Mid Terrace only | 90 | 117.05 | NE/SW | 2.7 | 3 | 5 | 15.5 | 2.80 | 11.5 | 2.8 | 7.9 | 2.1 | - | - | 31.5 | 34.9 | - | - | 3.8 | 4.2 | 34 | 34.0 | 3.5 | 2 | 0.6 | 2.6 | 0.9 | 9 | 9.6 | 0 | 10.8 | 9 | 10.8 |
| 74 | Unit A3 | 1 | 3 Bed Lower Duplex, End of Terrace only | 90 | 116.1 | NE/SWSE | 2.7 | 3 | 5 | 16.9 | 3.70 | 13.4 | 3.44 | 7.9 | 2.65 | - | - | 31.5 | 38.2 | - | - | 3.8 | 4.5 | 34 | 34.1 | 3.5 | 3.5 | 3 | 0 | 0 | 9 | 10 | 52 | 0 | 9 | 52 |
| 75 | Unit A4 | 1 | 3 Bed Upper Duplex, End of Terrace only | 90 | 119.7 | NE/SWSE | 2.7 | 3 | 5 | 15.2 | 2.80 | 11.5 | 2.8 | 7.9 | 2.1 | - | - | 31.5 | 34.6 | - | - | 3.8 | 4.2 | 34 | 36.8 | 3.5 | 2.1 | 0.6 | 2.6 | 0.9 | 9 | 9.7 | 0 | 9 | 9 | |
| A - Block 66 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 90 | Unit A3 | 1 | 3 Bed Lower Duplex, End of Terrace only | 90 | 116.1 | NE/NW/SW | 2.7 | 3 | 5 | 16.9 | 3.70 | 13.4 | 3.44 | 7.9 | 2.65 | - | - | 31.5 | 38.2 | - | - | 3.8 | 4.5 | 34 | 34.1 | 3.5 | 3.5 | 3 | 0 | 0 | 9 | 10 | 41.6 | 0 | 9 | 41.6 |
| 91 | Unit A4 | 1 | 3 Bed Upper Duplex, End of Terrace only | 90 | 119.7 | NE/NW/SW | 2.7 | 3 | 5 | 15.2 | 2.80 | 11.5 | 2.8 | 7.9 | 2.1 | - | - | 31.5 | 34.6 | - | - | 3.8 | 4.2 | 34 | 36.8 | 3.5 | 2.1 | 0.6 | 2.6 | 0.9 | 9 | 9.7 | 0 | 9 | 9 | |
| 92 | Unit A1 | 1 | 3 Bed Lower Duplex, Mid Terrace only | 90 | 115.8 | NE/SW | 2.7 | 3 | 5 | 14 | 3.09 | 11.6 | 2.8 | 8 | 2.1 | - | - | 31.5 | 33.6 | - | - | 3.8 | 4.38 | 34 | 34.6 | 2 | 3.5 | 3.3 | 1 | 0 | 9 | 9.8 | 43.3 | 0 | 9 | 43.3 |
| 93 | Unit A2 | 1 | 3 Bed Upper Duplex, Mid Terrace only | 90 | 117.05 | NE/SW | 2.7 | 3 | 5 | 15.5 | 2.80 | 11.5 | 2.8 | 7.9 | 2.1 | - | - | 31.5 | 34.9 | - | - | 3.8 | 4.2 | 34 | 34.0 | 3.5 | 2 | 0.6 | 2.6 | 0.9 | 9 | 9.6 | 0 | 10.8 | 9 | 10.8 |
| 94 | Unit A1 | 1 | 3 Bed Lower Duplex, Mid Terrace only | 90 | 115.8 | NE/SW | 2.7 | 3 | 5 | 14 | 3.09 | 11.6 | 2.8 | 8 | 2.1 | - | - | 31.5 | 33.6 | - | - | 3.8 | 4.38 | 34 | 34.6 | 2 | 3.5 | 3.3 | 1 | 0 | 9 | 9.8 | 43.3 | 0 | 9 | 43.3 |
| 95 | Unit A2 | 1 | 3 Bed Upper Duplex, Mid Terrace only | 90 | 117.05 | NE/SW | 2.7 | 3 | 5 | 15.5 | 2.80 | 11.5 | 2.8 | 7.9 | 2.1 | - | - | 31.5 | 34.9 | - | - | 3.8 | 4.2 | 34 | 34.0 | 3.5 | 2 | 0.6 | 2.6 | 0.9 | 9 | 9.6 | 0 | 10.8 | 9 | 10.8 |
| 96 | Unit A1 | 1 | 3 Bed Lower Duplex, Mid Terrace only | 90 | 115.8 | NE/SW | 2.7 | 3 | 5 | 14 | 3.09 | 11.6 | 2.8 | 8 | 2.1 | - | - | 31.5 | 33.6 | - | - | 3.8 | 4.38 | 34 | 34.6 | 2 | 3.5 | 3.3 | 1 | 0 | 9 | 9.8 | 43.3 | 0 | 9 | 43.3 |
| 97 | Unit A2 | 1 | 3 Bed Upper Duplex, Mid Terrace only | 90 | 117.05 | NE/SW | 2.7 | 3 | 5 | 15.5 | 2.80 | 11.5 | 2.8 | 7.9 | 2.1 | - | - | 31.5 | 34.9 | - | - | 3.8 | 4.2 | 34 | 34.0 | 3.5 | 2 | 0.6 | 2.6 | 0.9 | 9 | 9.6 | 0 | 10.8 | 9 | 10.8 |
| 98 | Unit A1 | 1 | 3 Bed Lower Duplex, Mid Terrace only | 90 | 115.8 | NE/SW | 2.7 | 3 | 5 | 14 | 3.09 | 11.6 | 2.8 | 8 | 2.1 | - | - | 31.5 | 33.6 | - | - | 3.8 | 4.38 | 34 | 34.6 | 2 | 3.5 | 3.3 | 1 | 0 | 9 | 9.8 | 43.3 | 0 | 9 | 43.3 |
| 99 | Unit A2 | 1 | 3 Bed Upper Duplex, Mid Terrace only | 90 | 117.05 | NE/SW | 2.7 | 3 | 5 | 15.5 | 2.80 | 11.5 | 2.8 | 7.9 | 2.1 | - | - | 31.5 | 34.9 | - | - | 3.8 | 4.2 | 34 | 34.0 | 3.5 | 2 | 0.6 | 2.6 | 0.9 | 9 | 9.6 | 0 | 10.8 | 9 | 10.8 |
| 100 | Unit A3 | 1 | 3 Bed Lower Duplex, End of Terrace only | 90 | 116.1 | NE/SWSE | 2.7 | 3 | 5 | 16.9 | 3.70 | 13.4 | 3.44 | 7.9 | 2.65 | - | - | 31.5 | 38.2 | - | - | 3.8 | 4.5 | 34 | 34.1 | 3.5 | 3.5 | 3 | 0 | 0 | 9 | 10 | 28.5 | 0 | 9 | 28.5 |
| 101 | Unit A4 | 1 | 3 Bed Upper Duplex, End of Terrace only | 90 | 119.7 | NE/SWSE | 2.7 | 3 | 5 | 15.2 | 2.80 | 11.5 | 2.8 | 7.9 | 2.1 | - | - | 31.5 | 34.6 | - | - | 3.8 | 4.2 | 34 | 36.8 | 3.5 | 2.1 | 0.6 | 2.6 | 0.9 | 9 | 9.7 | 0 | 9 | 9 | |
| A - LOT A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 109 | House D5 | 1 | 4 Bed House, 2 Storey - Semi Detached | 110 | 142.7 | NE/SW/NW | 2.7 | 4 | 7 | 17 | 3.761 | 11.7 | 2.8 | 8.3 | 2.8 | 11.5 | 2,855 | 43 | 48.5 | 15 | 18.5 | - | - | 40 | 45.1 | 3.2 | 2.3 | 1.9 | 0 | 0 | 6 | 7.4 | 80.5 | 0 | 75 | 80.5 |
| 110 | House D1 | 1 | 3 Bed House, 2 Storey - Mid Terrace | 92 | 117.6 | NE/SW | 2.7 | 3 | 5 | 14.8 | 3.76 | 11.7 | 2,802 | 8.3 | 2,802 | - | 0 | 32 | 34.8 | 13 | 16.4 | - | - | 34 | 38.0 | 3.2 | 2.6 | 1.8 | 0 | 0 | 5 | 7.6 | 76 | 0 | 60 | 76 |
| 111 | House D1 | 1 | 3 Bed House, 2 Storey - Mid Terrace | 92 | 117.6 | NE/SW | 2.7 | 3 | 5 | 14.8 | 3.76 | 11.7 | 2,802 | 8.3 | 2,802 | - | 0 | 32 | 34.8 | 13 | 16.4 | - | - | 34 | 38.0 | 3.2 | 2.6 | 1.8 | 0 | 0 | 5 | 7.6 | 75.9 | 0 | 60 | 75.9 |
| 112 | House D5 | 1 | 4 Bed House, 2 Storey - Semi Detached | 110 | 142.7 | NE/SW/SW | 2.7 | 4 | 7 | 17 | 3.761 | 11.7 | 2.8 | 8.3 | 2.8 | 11.5 | 2,855 | 43 | 48.5 | 15 | 18.5 | - | - | 40 | 45.1 | 3.2 | 2.3 | 1.9 | 0 | 0 | 6 | 7.4 | 89.2 | 0 | 75 | 89.2 |
| 113 | House D5 | 1 | 4 Bed House, 2 Storey - Semi Detached | 110 | 142.7 | NE/SW/NW | 2.7 | 4 | 7 | 17 | 3.761 | 11.7 | 2.8 | 8.3 | 2.8 | 11.5 | 2,855 | 43 | 48.5 | 15 | 18.5 | - | - | 40 | 45.1 | 3.2 | 2.3 | 1.9 | 0 | 0 | 6 | 7.4 | 91.4 | 0 | 75 | 91.4 |
| 114 | House D5 | 1 | 4 Bed House, 2 Storey - Semi Detached | 110 | 142.7 | NE/SW/SW | 2.7 | 4 | 7 | 17 | 3.761 | 11.7 | 2.8 | 8.3 | 2.8 | 11.5 | 2,855 | 43 | 48.5 | 15 | 18.5 | - | - | 40 | 45.1 | 3.2 | 2.3 | 1.9 | 0 | 0 | 6 | 7.4 | 102.9 | 0 | 75 | 102.9 |
| 115 | House D5 | 1 | 4 Bed House, 2 Storey - Semi Detached | 110 | 142.7 | NE/SW/NW | 2.7 | 4 | 7 | 17 | 3.761 | 11.7 | 2.8 | 8.3 | 2.8 | 11.5 | 2,855 | 43 | 48.5 | 15 | 18.5 | - | - | 40 | 45.1 | 3.2 | 2.3 | 1.9 | 0 | 0 | 6 | 7.4 | 81.9 | 0 | 75 | 81.9 |
| 116 | House D1 | 1 | 3 Bed House, 2 Storey - Mid Terrace | 92 | 117.6 | NE/SW | 2.7 | 3 | 5 | 14.8 | 3.76 | 11.7 | 2,802 | 8.3 | 2,802 | - | 0 | 32 | 34.8 | 13 | 16.4 | - | - | 34 | 38.0 | 3.2 | 2.6 | 1.8 | 0 | 0 | 5 | 7.6 | 71.2 | 0 | 60 | 71.2 |
| 117 | House D1 | 1 | 3 Bed House, 2 Storey - Mid Terrace | 92 | 117.6 | NE/SW | 2.7 | 3 | 5 | 14.8 | 3.76 | 11.7 | 2,802 | 8.3 | 2,802 | - | 0 | 32 | 34.8 | 13 | 16.4 | - | - | 34 | 38.0 | 3.2 | 2.6 | 1.8 | 0 | 0 | 5 | 7.6 | 72.4 | 0 | 60 | 72.4 |
| 118 | House D5 | 1 | 4 Bed House, 2 Storey - Semi Detached | 110 | 142.7 | NE/SW/SW | 2.7 | 4 | 7 | 17 | 3.761 | 11.7 | 2.8 | 8.3 | 2.8 | 11.5 | 2,855 | 43 | 48.5 | 15 | 18.5 | - | - | 40 | 45.1 | 3.2 | 2.3 | 1.9 | 0 | 0 | 6 | 7.4 | 84.8 | 0 | 75 | 84.8 |
| 119 | House D5 | 1 | 4 Bed House, 2 Storey - Semi Detached | 110 | 142.7 | NE/SW/NW | 2.7 | 4 | 7 | 17 | 3.761 | 11.7 | 2.8 | 8.3 | 2.8 | 11.5 | 2,855 | 43 | 48.5 | 15 | 18.5 | - | - | 40 | 45.1 | 3.2 | 2.3 | 1.9 | 0 | 0 | 6 | 7.4 | 92.7 | 0 | 75 | 92.7 |
| 120 | House D1 | 1 | 3 Bed House, 2 Storey - Mid Terrace | 92 | 117.6 | NE/SW | 2.7 | 3 | 5 | 14.8 | 3.76 | 11.7 | 2,802 | 8.3 | 2,802 | - | 0 | 32 | 34.8 | 13 | 16.4 | - | - | 34 | 38.0 | 3.2 | 2.6 | 1.8 | 0 | 0 | 5 | 7.6 | 83.3 | 0 | 60 | 83.3 |
| 121 | House D1 | 1 | 3 Bed House, 2 Storey - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Housing Quality Assessment

To be read in conjunction with Architectural Drawings: Site Layout & Numbering Plan



| Block / Unit No. | Unit Type | Quantity | Unit Description | Area Req'd | Area Achieved | Aspect | Ceiling Height - Living Areas | Bedroom No. | Bed Spaces | Bed 01 | Bed 01 Width | Bed 02 | Bed 01 Width | Bed 03 | Bed 03 Width | Bed 04 | Bed 04 Width | Agg. Bedroom Area Req'd | Agg. Bedroom Area Achieved | Main Living Room Area Req'd | Main Living Room Area Achieved | Living Room Width Req'd | Living Room Width Achieved | Aggregate Living Area Req'd | Aggregate Living Area Achieved | Storage Areas | | | | | Private Amenity Space | | | | | | |
|---------------------|-----------|----------|---|------------|---------------|--------|-------------------------------|-------------|------------|--------|--------------|--------|--------------|--------|--------------|--------|--------------|-------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|----------------------------|-----------------------------|--------------------------------|---------------|-----|-----|-----|-----|-----------------------|-----|-----|------|---|------|---|
| B - Block 01 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 310 | Unit B | 1 | 1 Bed Apartment at Ground Floor | 45 | 51 | NW/SE | 2.7 | 1 | 2 | 11.4 | 3.00 | 0 | 0 | - | - | - | - | 11.4 | 11.4 | - | - | 3.3 | 5 | 23 | 27.7 | 1.7 | 2.8 | 0 | 0 | 0 | 3 | 4.5 | 0 | 5 | 5 | 5 | |
| 311 | Unit D1 | 1 | 3 Bed Upper Duplex with Bay Window | 90 | 109.6 | NW/SE | 2.7 | 3 | 5 | 13.4 | 3.60 | 12.4 | 2.8 | 7.7 | 2.1 | - | - | 31.5 | 33.5 | - | - | 3.8 | 5 | 34 | 34.9 | 2.2 | 1 | 2.1 | 1 | 2.7 | 9 | 9 | 0 | 9 | 9 | | |
| 312 | Unit B | 1 | 1 Bed Apartment at Ground Floor | 45 | 51 | NW/SE | 2.7 | 1 | 2 | 11.4 | 3.00 | 0 | 0 | - | - | - | - | 11.4 | 11.4 | - | - | 3.3 | 5 | 23 | 27.7 | 1.7 | 2.8 | 0 | 0 | 0 | 3 | 4.5 | 0 | 5 | 5 | 5 | |
| 313 | Unit D2 | 1 | 3 Bed Upper Duplex | 90 | 108.7 | NW/SE | 2.7 | 3 | 5 | 13.5 | 3.60 | 12.4 | 2.8 | 7.7 | 2.1 | - | - | 31.5 | 33.6 | - | - | 3.8 | 5 | 34 | 34.0 | 2.2 | 1 | 2.1 | 1 | 2.7 | 9 | 9 | 0 | 9 | 9 | | |
| 314 | Unit B | 1 | 1 Bed Apartment at Ground Floor | 45 | 51 | NW/SE | 2.7 | 1 | 2 | 11.4 | 3.00 | 0 | 0 | - | - | - | - | 11.4 | 11.4 | - | - | 3.3 | 5 | 23 | 27.7 | 1.7 | 2.8 | 0 | 0 | 0 | 3 | 4.5 | 0 | 5 | 5 | 5 | |
| 315 | Unit D1 | 1 | 3 Bed Upper Duplex with Bay Window | 90 | 109.6 | NW/SE | 2.7 | 3 | 5 | 13.4 | 3.60 | 12.4 | 2.8 | 7.7 | 2.1 | - | - | 31.5 | 33.5 | - | - | 3.8 | 5 | 34 | 34.9 | 2.2 | 1 | 2.1 | 1 | 2.7 | 9 | 9 | 0 | 9 | 9 | | |
| 316 | Unit B | 1 | 1 Bed Apartment at Ground Floor | 45 | 51 | NW/SE | 2.7 | 1 | 2 | 11.4 | 3.00 | 0 | 0 | - | - | - | - | 11.4 | 11.4 | - | - | 3.3 | 5 | 23 | 27.7 | 1.7 | 2.8 | 0 | 0 | 0 | 3 | 4.5 | 0 | 5 | 5 | 5 | |
| 317 | Unit D2 | 1 | 3 Bed Upper Duplex | 90 | 108.7 | NW/SE | 2.7 | 3 | 5 | 13.5 | 3.60 | 12.4 | 2.8 | 7.7 | 2.1 | - | - | 31.5 | 33.6 | - | - | 3.8 | 5 | 34 | 34.0 | 2.2 | 1 | 2.1 | 1 | 2.7 | 9 | 9 | 0 | 9 | 9 | | |
| 318 | Unit B | 1 | 1 Bed Apartment at Ground Floor | 45 | 51 | NW/SE | 2.7 | 1 | 2 | 11.4 | 3.00 | 0 | 0 | - | - | - | - | 11.4 | 11.4 | - | - | 3.3 | 5 | 23 | 27.7 | 1.7 | 2.8 | 0 | 0 | 0 | 3 | 4.5 | 0 | 5 | 5 | 5 | |
| 319 | Unit D1 | 1 | 3 Bed Upper Duplex with Bay Window | 90 | 109.6 | NW/SE | 2.7 | 3 | 5 | 13.4 | 3.60 | 12.4 | 2.8 | 7.7 | 2.1 | - | - | 31.5 | 33.5 | - | - | 3.8 | 5 | 34 | 34.9 | 2.2 | 1 | 2.1 | 1 | 2.7 | 9 | 9 | 0 | 9 | 9 | | |
| 320 | Unit B | 1 | 1 Bed Apartment at Ground Floor | 45 | 51 | NW/SE | 2.7 | 1 | 2 | 11.4 | 3.00 | 0 | 0 | - | - | - | - | 11.4 | 11.4 | - | - | 3.3 | 5 | 23 | 27.7 | 1.7 | 2.8 | 0 | 0 | 0 | 3 | 4.5 | 0 | 5 | 5 | 5 | |
| 321 | Unit D2 | 1 | 3 Bed Upper Duplex | 90 | 108.7 | NW/SE | 2.7 | 3 | 5 | 13.5 | 3.60 | 12.4 | 2.8 | 7.7 | 2.1 | - | - | 31.5 | 33.6 | - | - | 3.8 | 5 | 34 | 34.0 | 2.2 | 1 | 2.1 | 1 | 2.7 | 9 | 9 | 0 | 9 | 9 | | |
| 322 | Unit B | 1 | 1 Bed Apartment at Ground Floor | 45 | 51 | NW/SE | 2.7 | 1 | 2 | 11.4 | 3.00 | 0 | 0 | - | - | - | - | 11.4 | 11.4 | - | - | 3.3 | 5 | 23 | 27.7 | 1.7 | 2.8 | 0 | 0 | 0 | 3 | 4.5 | 0 | 5 | 5 | 5 | |
| 323 | Unit D1 | 1 | 3 Bed Upper Duplex with Bay Window | 90 | 109.6 | NW/SE | 2.7 | 3 | 5 | 13.4 | 3.60 | 12.4 | 2.8 | 7.7 | 2.1 | - | - | 31.5 | 33.5 | - | - | 3.8 | 5 | 34 | 34.9 | 2.2 | 1 | 2.1 | 1 | 2.7 | 9 | 9 | 0 | 9 | 9 | | |
| 324 | Unit B | 1 | 1 Bed Apartment at Ground Floor | 45 | 51 | NW/SE | 2.7 | 1 | 2 | 11.4 | 3.00 | 0 | 0 | - | - | - | - | 11.4 | 11.4 | - | - | 3.3 | 5 | 23 | 27.7 | 1.7 | 2.8 | 0 | 0 | 0 | 3 | 4.5 | 0 | 5 | 5 | 5 | |
| 325 | Unit D2 | 1 | 3 Bed Upper Duplex | 90 | 108.7 | NW/SE | 2.7 | 3 | 5 | 13.5 | 3.60 | 12.4 | 2.8 | 7.7 | 2.1 | - | - | 31.5 | 33.6 | - | - | 3.8 | 5 | 34 | 34.0 | 2.2 | 1 | 2.1 | 1 | 2.7 | 9 | 9 | 0 | 9 | 9 | | |
| 326 | Unit E1 | 1 | 2 Bed Apartment at Ground Floor | 73 | 81.8 | NW/NE | 2.7 | 2 | 4 | 13.5 | 2.85 | 11.4 | 3.15 | - | - | - | - | 24.4 | 24.9 | - | - | 3.6 | 4.6 | 30 | 33.4 | 3.6 | 2.4 | 0 | 0 | 0 | 6 | 6 | 0 | 7.3 | 7 | 7.3 | |
| 327 | Unit E2 | 1 | 2 Bed Apartment at First & Second Floor | 73 | 81.8 | NW/NE | 2.55 | 2 | 4 | 13 | 3.19 | 11.6 | 2.8 | - | - | - | - | 24.4 | 24.6 | - | - | 3.6 | 4.6 | 30 | 33.1 | 3.6 | 2.5 | 0 | 0 | 0 | 6 | 6.1 | 0 | 7.3 | 7 | 7.3 | |
| 328 | Unit E2 | 1 | 2 Bed Apartment at First & Second Floor | 73 | 81.8 | NW/NE | 2.55 | 2 | 4 | 13 | 3.19 | 11.6 | 2.8 | - | - | - | - | 24.4 | 24.6 | - | - | 3.6 | 4.6 | 30 | 33.1 | 3.6 | 2.5 | 0 | 0 | 0 | 6 | 6.1 | 0 | 7.3 | 7 | 7.3 | |
| B - Block 02 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 329 | Unit B | 1 | 1 Bed Apartment at Ground Floor | 45 | 51 | NE/SW | 2.7 | 1 | 2 | 11.4 | 3.00 | 0 | 0 | - | - | - | - | 11.4 | 11.4 | - | - | 3.3 | 5 | 23 | 27.7 | 1.7 | 2.8 | 0 | 0 | 0 | 3 | 4.5 | 0 | 5 | 5 | 5 | |
| 330 | Unit C1 | 1 | 2 Bed Upper Duplex with Bay Window | 73 | 96 | NE/SW | 2.7 | 2 | 4 | 13.4 | 3.585 | 13.2 | 3.20 | - | - | - | - | 25 | 26.6 | - | - | 3.6 | 3.8 | 30 | 30.4 | 1.4 | 2.3 | 2.5 | 0 | 0 | 0 | 6 | 6.2 | 0 | 9 | 7 | 9 |
| 331 | Unit B | 1 | 1 Bed Apartment at Ground Floor | 45 | 51 | NE/SW | 2.7 | 1 | 2 | 11.4 | 3.00 | 0 | 0 | - | - | - | - | 11.4 | 11.4 | - | - | 3.3 | 5 | 23 | 27.7 | 1.7 | 2.8 | 0 | 0 | 0 | 3 | 4.5 | 0 | 5 | 5 | 5 | |
| 332 | Unit C2 | 1 | 2 Bed Upper Duplex | 73 | 95.15 | NE/SW | 2.7 | 2 | 4 | 13.4 | 3.585 | 12.4 | 3.20 | - | - | - | - | 25 | 25.8 | - | - | 3.6 | 3.8 | 30 | 30.4 | 1.4 | 2.3 | 2.5 | 0 | 0 | 0 | 6 | 6.2 | 0 | 9 | 7 | 9 |
| 333 | Unit B | 1 | 1 Bed Apartment at Ground Floor | 45 | 51 | NE/SW | 2.7 | 1 | 2 | 11.4 | 3.00 | 0 | 0 | - | - | - | - | 11.4 | 11.4 | - | - | 3.3 | 5 | 23 | 27.7 | 1.7 | 2.8 | 0 | 0 | 0 | 3 | 4.5 | 0 | 5 | 5 | 5 | |
| 334 | Unit C1 | 1 | 2 Bed Upper Duplex with Bay Window | 73 | 96 | NE/SW | 2.7 | 2 | 4 | 13.4 | 3.585 | 13.2 | 3.20 | - | - | - | - | 25 | 26.6 | - | - | 3.6 | 3.8 | 30 | 30.4 | 1.4 | 2.3 | 2.5 | 0 | 0 | 0 | 6 | 6.2 | 0 | 9 | 7 | 9 |
| 335 | Unit B | 1 | 1 Bed Apartment at Ground Floor | 45 | 51 | NE/SW | 2.7 | 1 | 2 | 11.4 | 3.00 | 0 | 0 | - | - | - | - | 11.4 | 11.4 | - | - | 3.3 | 5 | 23 | 27.7 | 1.7 | 2.8 | 0 | 0 | 0 | 3 | 4.5 | 0 | 5 | 5 | 5 | |
| 336 | Unit C2 | 1 | 2 Bed Upper Duplex | 73 | 95.15 | NE/SW | 2.7 | 2 | 4 | 13.4 | 3.585 | 12.4 | 3.20 | - | - | - | - | 25 | 25.8 | - | - | 3.6 | 3.8 | 30 | 30.4 | 1.4 | 2.3 | 2.5 | 0 | 0 | 0 | 6 | 6.2 | 0 | 9 | 7 | 9 |
| 337 | Unit B | 1 | 1 Bed Apartment at Ground Floor | 45 | 51 | NE/SW | 2.7 | 1 | 2 | 11.4 | 3.00 | 0 | 0 | - | - | - | - | 11.4 | 11.4 | - | - | 3.3 | 5 | 23 | 27.7 | 1.7 | 2.8 | 0 | 0 | 0 | 3 | 4.5 | 0 | 5 | 5 | 5 | |
| 338 | Unit C1 | 1 | 2 Bed Upper Duplex with Bay Window | 73 | 96 | NE/SW | 2.7 | 2 | 4 | 13.4 | 3.585 | 13.2 | 3.20 | - | - | - | - | 25 | 26.6 | - | - | 3.6 | 3.8 | 30 | 30.4 | 1.4 | 2.3 | 2.5 | 0 | 0 | 0 | 6 | 6.2 | 0 | 9 | 7 | 9 |
| 339 | Unit B | 1 | 1 Bed Apartment at Ground Floor | 45 | 51 | NE/SW | 2.7 | 1 | 2 | 11.4 | 3.00 | 0 | 0 | - | - | - | - | 11.4 | 11.4 | - | - | 3.3 | 5 | 23 | 27.7 | 1.7 | 2.8 | 0 | 0 | 0 | 3 | 4.5 | 0 | 5 | 5 | 5 | |
| 340 | Unit C2 | 1 | 2 Bed Upper Duplex | 73 | 95.15 | NE/SW | 2.7 | 2 | 4 | 13.4 | 3.585 | 12.4 | 3.20 | - | - | - | - | 25 | 25.8 | - | - | 3.6 | 3.8 | 30 | 30.4 | 1.4 | 2.3 | 2.5 | 0 | 0 | 0 | 6 | 6.2 | 0 | 9 | 7 | 9 |
| 341 | Unit B | 1 | 1 Bed Apartment at Ground Floor | 45 | 51 | NE/SW | 2.7 | 1 | 2 | 11.4 | 3.00 | 0 | 0 | - | - | - | - | 11.4 | 11.4 | - | - | 3.3 | 5 | 23 | 27.7 | 1.7 | 2.8 | 0 | 0 | 0 | 3 | 4.5 | 0 | 5 | 5 | 5 | |
| 342 | Unit C1 | 1 | 2 Bed Upper Duplex with Bay Window | 73 | 96 | NE/SW | 2.7 | 2 | 4 | 13.4 | 3.585 | 13.2 | 3.20 | - | - | - | - | 25 | 26.6 | - | - | 3.6 | 3.8 | 30 | 30.4 | 1.4 | 2.3 | 2.5 | 0 | 0 | 0 | 6 | 6.2 | 0 | 9 | 7 | 9 |
| 343 | Unit B | 1 | 1 Bed Apartment at Ground Floor | 45 | 51 | NE/SW | 2.7 | 1 | 2 | 11.4 | 3.00 | 0 | 0 | - | - | - | - | 11.4 | 11.4 | - | - | 3.3 | 5 | 23 | 27.7 | 1.7 | 2.8 | 0 | 0 | 0 | 3 | 4.5 | 0 | 5 | 5 | 5 | |
| 344 | Unit C2 | 1 | 2 Bed Upper Duplex | 73 | 95.15 | NE/SW | 2.7 | 2 | 4 | 13.4 | 3.585 | 12.4 | 3.20 | - | - | - | - | 25 | 25.8 | - | - | 3.6 | 3.8 | 30 | 30.4 | 1.4 | 2.3 | 2.5 | 0 | 0 | 0 | 6 | 6.2 | 0 | 9 | 7 | 9 |
| B - Block 03 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 290 | Unit A3 | 1 | 3 Bed Lower Duplex, End of Terrace only | 90 | 116.1 | NW/SE | 2.7 | 3 | 5 | 16.9 | 3.70 | 13.4 | 3.44 | 7.9 | 2.65 | - | - | 31.5 | 38.2 | - | - | 3.8 | 4.5 | 34 | 34.1 | 3.5 | 3.5 | 3 | 0 | 0 | 9 | 10 | 0 | 14.2 | 9 | 14.2 | |
| 291 | Unit A4 | 1 | 3 Bed Upper Duplex, End of Terrace only | 90 | 119.7 | NW/SE | 2.7 | 3 | 5 | 15.2 | 2.80 | 11.5 | 2.8 | 7.9 | 2.1 | - | - | 31.5 | 34.6 | - | - | 3.8 | 4.2 | 34 | 36.8 | 3.5 | 2.1 | 0.6 | 2.6 | 0.9 | 9 | 9.7 | 0 | 9 | 9 | 9 | |
| 292 | Unit A1 | 1 | 3 Bed Lower Duplex, Mid Terrace only | 90 | 115.8 | NW/SE | 2.7 | 3 | 5 | 14 | 3.09 | 11.6 | 2.8 | 8 | 2.1 | - | - | 31.5 | 33.6 | - | - | 3.8 | 4.38 | 34 | 34.6 | 2 | 3.5 | 3.3 | 1 | 0 | 9 | 9.8 | 0 | 14.2 | 9 | 14.2 | |
| 293 | Unit A2 | 1 | 3 Bed Upper Duplex, Mid Terrace only | 90 | 117.05 | NW/SE | 2.7 | 3 | 5 | 15.5 | 2.80 | 11.5 | 2.8 | 7.9 | 2.1 | - | - | 31 | | | | | | | | | | | | | | | | | | | |

Housing Quality Assessment

To be read in conjunction with Architectural Drawings: Site Layout & Numbering Plan



| Block / Unit No. | Unit Type | Quantity | Unit Description | Area Req'd | Area Achieved | Aspect | Ceiling Height - Living Areas | Bedroom No. | Bed Spaces | Bed 01 | Bed 01 Width | Bed 02 | Bed 01 Width | Bed 03 | Bed 03 Width | Bed 04 | Bed 04 Width | Agg Bedroom Area Req'd | Agg Bedroom Area Achieved | Main Living Room Area Req'd | Main Living Room Area Achieved | Living Room Width Req'd | Living Room Width Achieved | Aggregate Living Area Req'd | Aggregate Living Area Achieved | Storage Areas | | | | | Private Amenity Space | | | | | |
|-------------------|-----------|----------|---|------------|---------------|----------|-------------------------------|-------------|------------|--------|--------------|--------|--------------|--------|--------------|--------|--------------|------------------------|---------------------------|-----------------------------|--------------------------------|-------------------------|----------------------------|-----------------------------|--------------------------------|---------------|-----|-----|-----|-----|-----------------------|-----|---|------|---|------|
| SITE C | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C-Block 01 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 262 | Unit A3 | 1 | 3 Bed Lower Duplex, End of Terrace only | 90 | 116.1 | SWNE/SE | 2.7 | 3 | 5 | 16.9 | 3.70 | 13.4 | 3.44 | 7.9 | 2.65 | - | - | 31.5 | 38.2 | - | - | 3.8 | 4.5 | 34 | 34.1 | 3.5 | 3.5 | 3 | 0 | 0 | 9 | 10 | 0 | 14.2 | 9 | 14.2 |
| 263 | Unit A4 | 1 | 3 Bed Upper Duplex, End of Terrace only | 90 | 119.7 | SWNE/SE | 2.7 | 3 | 5 | 15.2 | 2.80 | 11.5 | 2.8 | 7.9 | 2.1 | - | - | 31.5 | 34.6 | - | - | 3.8 | 4.2 | 34 | 36.8 | 3.5 | 2.1 | 0.6 | 2.6 | 0.9 | 9 | 9.7 | 0 | 9 | 9 | 9 |
| 264 | Unit A1 | 1 | 3 Bed Lower Duplex, Mid Terrace only | 90 | 115.8 | SWNE | 2.7 | 3 | 5 | 14 | 3.09 | 11.6 | 2.8 | 8 | 2.1 | - | - | 31.5 | 33.6 | - | - | 3.8 | 4.38 | 34 | 34.6 | 2 | 3.5 | 3.3 | 1 | 0 | 9 | 9.8 | 0 | 14.2 | 9 | 14.2 |
| 265 | Unit A2 | 1 | 3 Bed Upper Duplex, Mid Terrace only | 90 | 117.05 | SWNE | 2.7 | 3 | 5 | 15.5 | 2.80 | 11.5 | 2.8 | 7.9 | 2.1 | - | - | 31.5 | 34.9 | - | - | 3.8 | 4.2 | 34 | 34.0 | 3.5 | 2 | 0.6 | 2.6 | 0.9 | 9 | 9.6 | 0 | 10.8 | 9 | 10.8 |
| 266 | Unit A1 | 1 | 3 Bed Lower Duplex, Mid Terrace only | 90 | 115.8 | SWNE | 2.7 | 3 | 5 | 14 | 3.09 | 11.6 | 2.8 | 8 | 2.1 | - | - | 31.5 | 33.6 | - | - | 3.8 | 4.38 | 34 | 34.6 | 2 | 3.5 | 3.3 | 1 | 0 | 9 | 9.8 | 0 | 14.2 | 9 | 14.2 |
| 267 | Unit A2 | 1 | 3 Bed Upper Duplex, Mid Terrace only | 90 | 117.05 | SWNE | 2.7 | 3 | 5 | 15.5 | 2.80 | 11.5 | 2.8 | 7.9 | 2.1 | - | - | 31.5 | 34.9 | - | - | 3.8 | 4.2 | 34 | 34.0 | 3.5 | 2 | 0.6 | 2.6 | 0.9 | 9 | 9.6 | 0 | 10.8 | 9 | 10.8 |
| 268 | Unit A1 | 1 | 3 Bed Lower Duplex, Mid Terrace only | 90 | 115.8 | SWNE | 2.7 | 3 | 5 | 14 | 3.09 | 11.6 | 2.8 | 8 | 2.1 | - | - | 31.5 | 33.6 | - | - | 3.8 | 4.38 | 34 | 34.6 | 2 | 3.5 | 3.3 | 1 | 0 | 9 | 9.8 | 0 | 14.2 | 9 | 14.2 |
| 269 | Unit A2 | 1 | 3 Bed Upper Duplex, Mid Terrace only | 90 | 117.05 | SWNE | 2.7 | 3 | 5 | 15.5 | 2.80 | 11.5 | 2.8 | 7.9 | 2.1 | - | - | 31.5 | 34.9 | - | - | 3.8 | 4.2 | 34 | 33.9 | 3.5 | 2 | 0.6 | 2.6 | 0.9 | 9 | 9.6 | 0 | 10.8 | 9 | 10.8 |
| 270 | Unit A1 | 1 | 3 Bed Lower Duplex, Mid Terrace only | 90 | 115.8 | SWNE | 2.7 | 3 | 5 | 14 | 3.09 | 11.6 | 2.8 | 8 | 2.1 | - | - | 31.5 | 33.6 | - | - | 3.8 | 4.38 | 34 | 34.6 | 2 | 3.5 | 3.3 | 1 | 0 | 9 | 9.8 | 0 | 14.2 | 9 | 14.2 |
| 271 | Unit A2 | 1 | 3 Bed Upper Duplex, Mid Terrace only | 90 | 117.05 | SWNE | 2.7 | 3 | 5 | 15.5 | 2.80 | 11.5 | 2.8 | 7.9 | 2.1 | - | - | 31.5 | 34.9 | - | - | 3.8 | 4.2 | 34 | 34.0 | 3.5 | 2 | 0.6 | 2.6 | 0.9 | 9 | 9.6 | 0 | 10.8 | 9 | 10.8 |
| 272 | Unit A3 | 1 | 3 Bed Lower Duplex, End of Terrace only | 90 | 116.1 | SWNE/NW | 2.7 | 3 | 5 | 16.9 | 3.70 | 13.4 | 3.44 | 7.9 | 2.65 | - | - | 31.5 | 38.2 | - | - | 3.8 | 4.5 | 34 | 34.1 | 3.5 | 3.5 | 3 | 0 | 0 | 9 | 10 | 0 | 14.2 | 9 | 14.2 |
| 273 | Unit A4 | 1 | 3 Bed Upper Duplex, End of Terrace only | 90 | 119.7 | SWNE/NW | 2.7 | 3 | 5 | 15.2 | 2.80 | 11.5 | 2.8 | 7.9 | 2.1 | - | - | 31.5 | 34.6 | - | - | 3.8 | 4.2 | 34 | 36.8 | 3.5 | 2.1 | 0.6 | 2.6 | 0.9 | 9 | 9.7 | 0 | 9 | 9 | 9 |
| C-Block 02 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 250 | Unit A3 | 1 | 3 Bed Lower Duplex, End of Terrace only | 90 | 116.1 | NWSE/SW | 2.7 | 3 | 5 | 16.9 | 3.70 | 13.4 | 3.44 | 7.9 | 2.65 | - | - | 31.5 | 38.2 | - | - | 3.8 | 4.5 | 34 | 34.1 | 3.5 | 3.5 | 3 | 0 | 0 | 9 | 10 | 0 | 14.2 | 9 | 14.2 |
| 251 | Unit A4 | 1 | 3 Bed Upper Duplex, End of Terrace only | 90 | 119.7 | NWSE/SW | 2.7 | 3 | 5 | 15.2 | 2.80 | 11.5 | 2.8 | 7.9 | 2.1 | - | - | 31.5 | 34.6 | - | - | 3.8 | 4.2 | 34 | 36.8 | 3.5 | 2.1 | 0.6 | 2.6 | 0.9 | 9 | 9.7 | 0 | 9 | 9 | 9 |
| 252 | Unit A1 | 1 | 3 Bed Lower Duplex, Mid Terrace only | 90 | 115.8 | NWSE | 2.7 | 3 | 5 | 14 | 3.09 | 11.6 | 2.8 | 8 | 2.1 | - | - | 31.5 | 33.6 | - | - | 3.8 | 4.38 | 34 | 34.6 | 2 | 3.5 | 3.3 | 1 | 0 | 9 | 9.8 | 0 | 14.2 | 9 | 14.2 |
| 253 | Unit A2 | 1 | 3 Bed Upper Duplex, Mid Terrace only | 90 | 117.05 | NWSE | 2.7 | 3 | 5 | 15.5 | 2.80 | 11.5 | 2.8 | 7.9 | 2.1 | - | - | 31.5 | 34.9 | - | - | 3.8 | 4.2 | 34 | 34.0 | 3.5 | 2 | 0.6 | 2.6 | 0.9 | 9 | 9.6 | 0 | 10.8 | 9 | 10.8 |
| 254 | Unit A1 | 1 | 3 Bed Lower Duplex, Mid Terrace only | 90 | 115.8 | NWSE | 2.7 | 3 | 5 | 14 | 3.09 | 11.6 | 2.8 | 8 | 2.1 | - | - | 31.5 | 33.6 | - | - | 3.8 | 4.38 | 34 | 34.6 | 2 | 3.5 | 3.3 | 1 | 0 | 9 | 9.8 | 0 | 14.2 | 9 | 14.2 |
| 255 | Unit A2 | 1 | 3 Bed Upper Duplex, Mid Terrace only | 90 | 117.05 | NWSE | 2.7 | 3 | 5 | 15.5 | 2.80 | 11.5 | 2.8 | 7.9 | 2.1 | - | - | 31.5 | 34.9 | - | - | 3.8 | 4.2 | 34 | 34.0 | 3.5 | 2 | 0.6 | 2.6 | 0.9 | 9 | 9.6 | 0 | 10.8 | 9 | 10.8 |
| 256 | Unit A1 | 1 | 3 Bed Lower Duplex, Mid Terrace only | 90 | 115.8 | NWSE | 2.7 | 3 | 5 | 14 | 3.09 | 11.6 | 2.8 | 8 | 2.1 | - | - | 31.5 | 33.6 | - | - | 3.8 | 4.38 | 34 | 34.6 | 2 | 3.5 | 3.3 | 1 | 0 | 9 | 9.8 | 0 | 14.2 | 9 | 14.2 |
| 257 | Unit A2 | 1 | 3 Bed Upper Duplex, Mid Terrace only | 90 | 117.05 | NWSE | 2.7 | 3 | 5 | 15.5 | 2.80 | 11.5 | 2.8 | 7.9 | 2.1 | - | - | 31.5 | 34.9 | - | - | 3.8 | 4.2 | 34 | 34.0 | 3.5 | 2 | 0.6 | 2.6 | 0.9 | 9 | 9.6 | 0 | 10.8 | 9 | 10.8 |
| 258 | Unit A1 | 1 | 3 Bed Lower Duplex, Mid Terrace only | 90 | 115.8 | NWSE | 2.7 | 3 | 5 | 14 | 3.09 | 11.6 | 2.8 | 8 | 2.1 | - | - | 31.5 | 33.6 | - | - | 3.8 | 4.38 | 34 | 34.6 | 2 | 3.5 | 3.3 | 1 | 0 | 9 | 9.8 | 0 | 14.2 | 9 | 14.2 |
| 259 | Unit A2 | 1 | 3 Bed Upper Duplex, Mid Terrace only | 90 | 117.05 | NWSE | 2.7 | 3 | 5 | 15.5 | 2.80 | 11.5 | 2.8 | 7.9 | 2.1 | - | - | 31.5 | 34.9 | - | - | 3.8 | 4.2 | 34 | 34.0 | 3.5 | 2 | 0.6 | 2.6 | 0.9 | 9 | 9.6 | 0 | 10.8 | 9 | 10.8 |
| 260 | Unit A3 | 1 | 3 Bed Lower Duplex, End of Terrace only | 90 | 116.1 | NWSE/NE | 2.7 | 3 | 5 | 16.9 | 3.70 | 13.4 | 3.44 | 7.9 | 2.65 | - | - | 31.5 | 38.2 | - | - | 3.8 | 4.5 | 34 | 34.1 | 3.5 | 3.5 | 3 | 0 | 0 | 9 | 10 | 0 | 14.2 | 9 | 14.2 |
| 261 | Unit A4 | 1 | 3 Bed Upper Duplex, End of Terrace only | 90 | 119.7 | NWSE/NE | 2.7 | 3 | 5 | 15.2 | 2.80 | 11.5 | 2.8 | 7.9 | 2.1 | - | - | 31.5 | 34.6 | - | - | 3.8 | 4.2 | 34 | 36.8 | 3.5 | 2.1 | 0.6 | 2.6 | 0.9 | 9 | 9.7 | 0 | 9 | 9 | 9 |
| C-Block 03 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 148 | Unit B | 1 | 1 Bed Apartment at Ground Floor | 45 | 51 | SE/NW/SW | 2.7 | 1 | 2 | 11.4 | 3.00 | 0 | 0 | - | - | - | - | 11.4 | 11.4 | - | - | 3.3 | 5 | 23 | 27.7 | 1.7 | 2.8 | 0 | 0 | 0 | 3 | 4.5 | 0 | 5 | 5 | 5 |
| 149 | Unit D1 | 1 | 3 Bed Upper Duplex with Bay Window | 90 | 109.6 | SE/NW | 2.7 | 3 | 5 | 13.4 | 3.60 | 12.4 | 2.8 | 7.7 | 2.1 | - | - | 31.5 | 33.5 | - | - | 3.8 | 5 | 34 | 34.9 | 2.2 | 1 | 2.1 | 1 | 2.7 | 9 | 9 | 0 | 9 | 9 | 9 |
| 150 | Unit B | 1 | 1 Bed Apartment at Ground Floor | 45 | 51 | SE/NW | 2.7 | 1 | 2 | 11.4 | 3.00 | 0 | 0 | - | - | - | - | 11.4 | 11.4 | - | - | 3.3 | 5 | 23 | 27.7 | 1.7 | 2.8 | 0 | 0 | 0 | 3 | 4.5 | 0 | 5 | 5 | 5 |
| 151 | Unit D2 | 1 | 3 Bed Upper Duplex | 90 | 108.7 | SE/NW | 2.7 | 3 | 5 | 13.5 | 3.60 | 12.4 | 2.8 | 7.7 | 2.1 | - | - | 31.5 | 33.6 | - | - | 3.8 | 5 | 34 | 34.0 | 2.2 | 1 | 2.1 | 1 | 2.7 | 9 | 9 | 0 | 9 | 9 | 9 |
| 152 | Unit B | 1 | 1 Bed Apartment at Ground Floor | 45 | 51 | SE/NW | 2.7 | 1 | 2 | 11.4 | 3.00 | 0 | 0 | - | - | - | - | 11.4 | 11.4 | - | - | 3.3 | 5 | 23 | 27.7 | 1.7 | 2.8 | 0 | 0 | 0 | 3 | 4.5 | 0 | 5 | 5 | 5 |
| 153 | Unit D1 | 1 | 3 Bed Upper Duplex with Bay Window | 90 | 109.6 | SE/NW | 2.7 | 3 | 5 | 13.4 | 3.60 | 12.4 | 2.8 | 7.7 | 2.1 | - | - | 31.5 | 33.5 | - | - | 3.8 | 5 | 34 | 34.9 | 2.2 | 1 | 2.1 | 1 | 2.7 | 9 | 9 | 0 | 9 | 9 | 9 |
| 154 | Unit B | 1 | 1 Bed Apartment at Ground Floor | 45 | 51 | SE/NW | 2.7 | 1 | 2 | 11.4 | 3.00 | 0 | 0 | - | - | - | - | 11.4 | 11.4 | - | - | 3.3 | 5 | 23 | 27.7 | 1.7 | 2.8 | 0 | 0 | 0 | 3 | 4.5 | 0 | 5 | 5 | 5 |
| 155 | Unit D2 | 1 | 3 Bed Upper Duplex | 90 | 108.7 | SE/NW | 2.7 | 3 | 5 | 13.5 | 3.60 | 12.4 | 2.8 | 7.7 | 2.1 | - | - | 31.5 | 33.6 | - | - | 3.8 | 5 | 34 | 34.0 | 2.2 | 1 | 2.1 | 1 | 2.7 | 9 | 9 | 0 | 9 | 9 | 9 |
| 156 | Unit B | 1 | 1 Bed Apartment at Ground Floor | 45 | 51 | SE/NW | 2.7 | 1 | 2 | 11.4 | 3.00 | 0 | 0 | - | - | - | - | 11.4 | 11.4 | - | - | 3.3 | 5 | 23 | 27.7 | 1.7 | 2.8 | 0 | 0 | 0 | 3 | 4.5 | 0 | 5 | 5 | 5 |
| 157 | Unit D1 | 1 | 3 Bed Upper Duplex with Bay Window | 90 | 109.6 | SE/NW | 2.7 | 3 | 5 | 13.4 | 3.60 | 12.4 | 2.8 | 7.7 | 2.1 | - | - | 31.5 | 33.5 | - | - | 3.8 | 5 | 34 | 34.9 | 2.2 | 1 | 2.1 | 1 | 2.7 | 9 | 9 | 0 | 9 | 9 | 9 |
| 158 | Unit B | 1 | 1 Bed Apartment at Ground Floor | 45 | 51 | SE/NW | 2.7 | 1 | 2 | 11.4 | 3.00 | 0 | 0 | - | - | - | - | 11.4 | 11.4 | - | - | 3.3 | 5 | 23 | 27.7 | 1.7 | 2.8 | 0 | 0 | 0 | 3 | 4.5 | 0 | 5 | 5 | 5 |
| 159 | Unit D2 | 1 | 3 Bed Upper Duplex | 90 | 108.7 | SE/NW/NE | 2.7 | 3 | 5 | 13.5 | 3.60 | 12.4 | 2.8 | 7.7 | 2.1 | - | - | 31.5 | 33.6 | - | - | 3.8 | 5 | 34 | 34.0 | 2.2 | 1 | 2.1 | 1 | 2.7 | 9 | 9 | 0 | 9 | 9 | 9 |
| C-Block 04 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 132 | Unit B | 1 | 1 Bed Apartment at Ground Floor | 45 | 51 | SE/NW/SW | 2.7 | 1 | 2 | 11.4 | 3.00 | 0 | 0 | - | - | - | - | 11.4 | 11.4 | - | - | 3.3 | 5 | 23 | 27.7 | 1.7 | 2.8 | 0 | 0 | 0 | 3 | 4.5 | 0 | 5 | 5 | 5 |
| 133 | Unit D1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Housing Quality Assessment

To be read in conjunction with Architectural Drawings: Site Layout & Numbering Plan



| Block / Unit No. | Unit Type | Quantity | Unit Description | Area Req'd | Area Achieved | Aspect | Ceiling Height - Living Areas | Bedroom No. | Bed Spaces | Bed 01 | Bed 01 Width | Bed 02 | Bed 01 Width | Bed 03 | Bed 03 Width | Bed 04 | Bed 04 Width | Agg. Bedroom Area Req'd | Agg. Bedroom Area Achieved | Main Living Room Area Req'd | Main Living Room Area Achieved | Living Room Width Req'd | Living Room Width Achieved | Aggregate Living Area Req'd | Aggregate Living Area Achieved | Storage Areas | | | | | Private Amenity Space | | | | | |
|------------------|-----------|----------|---------------------------------------|------------|---------------|----------|-------------------------------|-------------|------------|--------|--------------|--------|--------------|--------|--------------|--------|--------------|-------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|----------------------------|-----------------------------|--------------------------------|---------------|-----|-----|---|---|-----------------------|-----|------|---|----|------|
| | | | | | | | | | | | | | | | | | | | | | | | | | | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 203 | House D6 | 1 | 3 Bed House, 2 Storey - Semi Detached | 92 | 124.9 | NW/SE/SW | 2.7 | 3 | 5 | 14.8 | 3.77 | 13.4 | 2.8 | 8.3 | 2.8 | - | 0 | 32 | 36.5 | 13 | 25.3 | - | - | 34 | 49.1 | 2.1 | 1.8 | 2.6 | 0 | 0 | 5 | 6.5 | 72 | 0 | 60 | 72 |
| 204 | House D5 | 1 | 4 Bed House, 2 Storey - Semi Detached | 110 | 142.7 | NW/SE | 2.7 | 4 | 7 | 17 | 3.761 | 11.7 | 2.8 | 8.3 | 2.8 | 11.5 | 2,855 | 43 | 48.5 | 15 | 18.5 | - | - | 40 | 45.1 | 3.2 | 2.3 | 1.9 | 0 | 0 | 6 | 7.4 | 85.7 | 0 | 75 | 85.7 |
| 205 | House D5 | 1 | 4 Bed House, 2 Storey - Semi Detached | 110 | 142.7 | NW/SE | 2.7 | 4 | 7 | 17 | 3.761 | 11.7 | 2.8 | 8.3 | 2.8 | 11.5 | 2,855 | 43 | 48.5 | 15 | 18.5 | - | - | 40 | 45.1 | 3.2 | 2.3 | 1.9 | 0 | 0 | 6 | 7.4 | 85.4 | 0 | 75 | 85.4 |
| 206 | House D5 | 1 | 4 Bed House, 2 Storey - Semi Detached | 110 | 142.7 | NW/SE/NE | 2.7 | 4 | 7 | 17 | 3.761 | 11.7 | 2.8 | 8.3 | 2.8 | 11.5 | 2,855 | 43 | 48.5 | 15 | 18.5 | - | - | 40 | 45.1 | 3.2 | 2.3 | 1.9 | 0 | 0 | 6 | 7.4 | 85.7 | 0 | 75 | 85.7 |
| 207 | House D5 | 1 | 4 Bed House, 2 Storey - Semi Detached | 110 | 142.7 | NW/SE/SW | 2.7 | 4 | 7 | 17 | 3.761 | 11.7 | 2.8 | 8.3 | 2.8 | 11.5 | 2,855 | 43 | 48.5 | 15 | 18.5 | - | - | 40 | 45.1 | 3.2 | 2.3 | 1.9 | 0 | 0 | 6 | 7.4 | 85.4 | 0 | 75 | 85.4 |
| 208 | House D1 | 1 | 3 Bed House, 2 Storey - Mid Terrace | 92 | 117.6 | NW/SE | 2.7 | 3 | 5 | 14.8 | 3.76 | 11.7 | 2.802 | 8.3 | 2.802 | - | 0 | 32 | 34.8 | 13 | 16.4 | - | - | 34 | 38.0 | 3.2 | 2.6 | 1.8 | 0 | 0 | 5 | 7.6 | 65.1 | 0 | 60 | 65.1 |
| 209 | House D1 | 1 | 3 Bed House, 2 Storey - Mid Terrace | 92 | 117.6 | NW/SE | 2.7 | 3 | 5 | 14.8 | 3.76 | 11.7 | 2.802 | 8.3 | 2.802 | - | 0 | 32 | 34.8 | 13 | 16.4 | - | - | 34 | 38.0 | 3.2 | 2.6 | 1.8 | 0 | 0 | 5 | 7.6 | 65.1 | 0 | 60 | 65.1 |
| 210 | House D5 | 1 | 4 Bed House, 2 Storey - Semi Detached | 110 | 142.7 | NW/SE/NE | 2.7 | 4 | 7 | 17 | 3.761 | 11.7 | 2.8 | 8.3 | 2.8 | 11.5 | 2,855 | 43 | 48.5 | 15 | 18.5 | - | - | 40 | 45.1 | 3.2 | 2.3 | 1.9 | 0 | 0 | 6 | 7.4 | 85.7 | 0 | 75 | 85.7 |
| 246 | House D3 | 1 | 3 Bed House, 2 Storey - Semi Detached | 92 | 110.3 | NE/SW/SE | 2.7 | 3 | 5 | 13 | 2.80 | 11.7 | 3.795 | 7.3 | 2.46 | - | 0 | 32 | 32 | 13 | 24.6 | - | - | 34 | 40.7 | 2.1 | 3.4 | 1 | 0 | 0 | 5 | 6.5 | 74.6 | 0 | 60 | 74.6 |
| 247 | House D3 | 1 | 3 Bed House, 2 Storey - Semi Detached | 92 | 110.3 | NE/SW/NW | 2.7 | 3 | 5 | 13 | 2.80 | 11.7 | 3.795 | 7.3 | 2.46 | - | 0 | 32 | 32 | 13 | 24.6 | - | - | 34 | 40.7 | 2.1 | 3.4 | 1 | 0 | 0 | 5 | 6.5 | 74.7 | 0 | 60 | 74.7 |
| 248 | House D3 | 1 | 3 Bed House, 2 Storey - Semi Detached | 92 | 110.3 | NE/SW/SE | 2.7 | 3 | 5 | 13 | 2.80 | 11.7 | 3.795 | 7.3 | 2.46 | - | 0 | 32 | 32 | 13 | 24.6 | - | - | 34 | 40.7 | 2.1 | 3.4 | 1 | 0 | 0 | 5 | 6.5 | 74.6 | 0 | 60 | 74.6 |
| 249 | House D3 | 1 | 3 Bed House, 2 Storey - Semi Detached | 92 | 110.3 | NE/SW/NW | 2.7 | 3 | 5 | 13 | 2.80 | 11.7 | 3.795 | 7.3 | 2.46 | - | 0 | 32 | 32 | 13 | 24.6 | - | - | 34 | 40.7 | 2.1 | 3.4 | 1 | 0 | 0 | 5 | 6.5 | 74.7 | 0 | 60 | 74.7 |
| C-Lot B | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 211 | House D5 | 1 | 4 Bed House, 2 Storey - Semi Detached | 110 | 142.7 | NW/SE/NE | 2.7 | 4 | 7 | 17 | 3.761 | 11.7 | 2.8 | 8.3 | 2.8 | 11.5 | 2,855 | 43 | 48.5 | 15 | 18.5 | - | - | 40 | 45.1 | 3.2 | 2.3 | 1.9 | 0 | 0 | 6 | 7.4 | 85.3 | 0 | 75 | 85.3 |
| 212 | House D1 | 1 | 3 Bed House, 2 Storey - Mid Terrace | 92 | 117.6 | NW/SE | 2.7 | 3 | 5 | 14.8 | 3.76 | 11.7 | 2.802 | 8.3 | 2.802 | - | 0 | 32 | 34.8 | 13 | 16.4 | - | - | 34 | 38.0 | 3.2 | 2.6 | 1.8 | 0 | 0 | 5 | 7.6 | 64.8 | 0 | 60 | 64.8 |
| 213 | House D1 | 1 | 3 Bed House, 2 Storey - Mid Terrace | 92 | 117.6 | NW/SE | 2.7 | 3 | 5 | 14.8 | 3.76 | 11.7 | 2.802 | 8.3 | 2.802 | - | 0 | 32 | 34.8 | 13 | 16.4 | - | - | 34 | 38.0 | 3.2 | 2.6 | 1.8 | 0 | 0 | 5 | 7.6 | 64.9 | 0 | 60 | 64.9 |
| 214 | House D5 | 1 | 4 Bed House, 2 Storey - Semi Detached | 110 | 142.7 | NW/SE/SW | 2.7 | 4 | 7 | 17 | 3.761 | 11.7 | 2.8 | 8.3 | 2.8 | 11.5 | 2,855 | 43 | 48.5 | 15 | 18.5 | - | - | 40 | 45.1 | 3.2 | 2.3 | 1.9 | 0 | 0 | 6 | 7.4 | 86 | 0 | 75 | 86 |
| 215 | House D5 | 1 | 4 Bed House, 2 Storey - Semi Detached | 110 | 142.7 | NW/SE/NE | 2.7 | 4 | 7 | 17 | 3.761 | 11.7 | 2.8 | 8.3 | 2.8 | 11.5 | 2,855 | 43 | 48.5 | 15 | 18.5 | - | - | 40 | 45.1 | 3.2 | 2.3 | 1.9 | 0 | 0 | 6 | 7.4 | 85.9 | 0 | 75 | 85.9 |
| 216 | House D5 | 1 | 4 Bed House, 2 Storey - Semi Detached | 110 | 142.7 | NW/SE/SW | 2.7 | 4 | 7 | 17 | 3.761 | 11.7 | 2.8 | 8.3 | 2.8 | 11.5 | 2,855 | 43 | 48.5 | 15 | 18.5 | - | - | 40 | 45.1 | 3.2 | 2.3 | 1.9 | 0 | 0 | 6 | 7.4 | 86.4 | 0 | 75 | 86.4 |
| 217 | House D5 | 1 | 4 Bed House, 2 Storey - Semi Detached | 110 | 142.7 | NW/SE/NE | 2.7 | 4 | 7 | 17 | 3.761 | 11.7 | 2.8 | 8.3 | 2.8 | 11.5 | 2,855 | 43 | 48.5 | 15 | 18.5 | - | - | 40 | 45.1 | 3.2 | 2.3 | 1.9 | 0 | 0 | 6 | 7.4 | 86.1 | 0 | 75 | 86.1 |
| 218 | House D6 | 1 | 3 Bed House, 2 Storey - Semi Detached | 92 | 124.9 | NW/SE/SW | 2.7 | 3 | 5 | 14.8 | 3.77 | 13.4 | 2.8 | 8.3 | 2.8 | - | 0 | 32 | 36.5 | 13 | 25.3 | - | - | 34 | 49.1 | 2.1 | 1.8 | 2.6 | 0 | 0 | 5 | 6.5 | 72.7 | 0 | 60 | 72.7 |
| 238 | House D3 | 1 | 3 Bed House, 2 Storey - Semi Detached | 92 | 110.3 | NW/SE/SW | 2.7 | 3 | 5 | 13 | 2.80 | 11.7 | 3.795 | 7.3 | 2.46 | - | 0 | 32 | 32 | 13 | 24.6 | - | - | 34 | 40.7 | 2.1 | 3.4 | 1 | 0 | 0 | 5 | 6.5 | 74.7 | 0 | 60 | 74.7 |
| 239 | House D3 | 1 | 3 Bed House, 2 Storey - Semi Detached | 92 | 110.3 | NW/SE/NE | 2.7 | 3 | 5 | 13 | 2.80 | 11.7 | 3.795 | 7.3 | 2.46 | - | 0 | 32 | 32 | 13 | 24.6 | - | - | 34 | 40.7 | 2.1 | 3.4 | 1 | 0 | 0 | 5 | 6.5 | 74.6 | 0 | 60 | 74.6 |
| 240 | House D3 | 1 | 3 Bed House, 2 Storey - Semi Detached | 92 | 110.3 | NW/SE/SW | 2.7 | 3 | 5 | 13 | 2.80 | 11.7 | 3.795 | 7.3 | 2.46 | - | 0 | 32 | 32 | 13 | 24.6 | - | - | 34 | 40.7 | 2.1 | 3.4 | 1 | 0 | 0 | 5 | 6.5 | 74.9 | 0 | 60 | 74.9 |
| 241 | House D4 | 1 | 3 Bed House, 2 Storey - Mid Terrace | 92 | 104.9 | NW/SE | 2.7 | 3 | 5 | 13.3 | 2.80 | 11.7 | 3.4 | 7.2 | 2.6 | - | 0 | 32 | 32.2 | 13 | 21.5 | - | - | 34 | 38.0 | 2.1 | 2.9 | 1.2 | 0 | 0 | 5 | 6.2 | 66.3 | 0 | 60 | 66.3 |
| 242 | House D3 | 1 | 3 Bed House, 2 Storey - Semi Detached | 92 | 110.3 | NW/SE/NE | 2.7 | 3 | 5 | 13 | 2.80 | 11.7 | 3.795 | 7.3 | 2.46 | - | 0 | 32 | 32 | 13 | 24.6 | - | - | 34 | 40.7 | 2.1 | 3.4 | 1 | 0 | 0 | 5 | 6.5 | 76.7 | 0 | 60 | 76.7 |
| 243 | House D2 | 1 | 3 Bed House, 2 Storey - Detached | 92 | 110.3 | NE/SW/SE | 2.7 | 3 | 5 | 13 | 2.80 | 11.7 | 3.795 | 7.3 | 2.46 | - | 0 | 32 | 32 | 13 | 24.6 | - | - | 34 | 40.7 | 2.1 | 3.4 | 1 | 0 | 0 | 5 | 6.5 | 74.5 | 0 | 60 | 74.5 |
| 244 | House D2 | 1 | 3 Bed House, 2 Storey - Detached | 92 | 110.3 | NE/SW/SE | 2.7 | 3 | 5 | 13 | 2.80 | 11.7 | 3.795 | 7.3 | 2.46 | - | 0 | 32 | 32 | 13 | 24.6 | - | - | 34 | 40.7 | 2.1 | 3.4 | 1 | 0 | 0 | 5 | 6.5 | 83.3 | 0 | 60 | 83.3 |
| 245 | House D2 | 1 | 3 Bed House, 2 Storey - Detached | 92 | 110.3 | NE/SW/SE | 2.7 | 3 | 5 | 13 | 2.80 | 11.7 | 3.795 | 7.3 | 2.46 | - | 0 | 32 | 32 | 13 | 24.6 | - | - | 34 | 40.7 | 2.1 | 3.4 | 1 | 0 | 0 | 5 | 6.5 | 75.7 | 0 | 60 | 75.7 |
| C-Lot C | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 219 | House D5 | 1 | 4 Bed House, 2 Storey - Semi Detached | 110 | 142.7 | NW/SE/NE | 2.7 | 4 | 7 | 17 | 3.761 | 11.7 | 2.8 | 8.3 | 2.8 | 11.5 | 2,855 | 43 | 48.5 | 15 | 18.5 | - | - | 40 | 45.1 | 3.2 | 2.3 | 1.9 | 0 | 0 | 6 | 7.4 | 85.3 | 0 | 75 | 85.3 |
| 220 | House D1 | 1 | 3 Bed House, 2 Storey - Mid Terrace | 92 | 117.6 | NW/SE | 2.7 | 3 | 5 | 14.8 | 3.76 | 11.7 | 2.802 | 8.3 | 2.802 | - | 0 | 32 | 34.8 | 13 | 16.4 | - | - | 34 | 38.0 | 3.2 | 2.6 | 1.8 | 0 | 0 | 5 | 7.6 | 64.8 | 0 | 60 | 64.8 |
| 221 | House D1 | 1 | 3 Bed House, 2 Storey - Mid Terrace | 92 | 117.6 | NW/SE | 2.7 | 3 | 5 | 14.8 | 3.76 | 11.7 | 2.802 | 8.3 | 2.802 | - | 0 | 32 | 34.8 | 13 | 16.4 | - | - | 34 | 38.0 | 3.2 | 2.6 | 1.8 | 0 | 0 | 5 | 7.6 | 64.9 | 0 | 60 | 64.9 |
| 222 | House D5 | 1 | 4 Bed House, 2 Storey - Semi Detached | 110 | 142.7 | NW/SE/SW | 2.7 | 4 | 7 | 17 | 3.761 | 11.7 | 2.8 | 8.3 | 2.8 | 11.5 | 2,855 | 43 | 48.5 | 15 | 18.5 | - | - | 40 | 45.1 | 3.2 | 2.3 | 1.9 | 0 | 0 | 6 | 7.4 | 86 | 0 | 75 | 86 |
| 223 | House D5 | 1 | 4 Bed House, 2 Storey - Semi Detached | 110 | 142.7 | NW/SE/NE | 2.7 | 4 | 7 | 17 | 3.761 | 11.7 | 2.8 | 8.3 | 2.8 | 11.5 | 2,855 | 43 | 48.5 | 15 | 18.5 | - | - | 40 | 45.1 | 3.2 | 2.3 | 1.9 | 0 | 0 | 6 | 7.4 | 85.3 | 0 | 75 | 85.3 |
| 224 | House D1 | 1 | 3 Bed House, 2 Storey - Mid Terrace | 92 | 117.6 | NW/SE | 2.7 | 3 | 5 | 14.8 | 3.76 | 11.7 | 2.802 | 8.3 | 2.802 | - | 0 | 32 | 34.8 | 13 | 16.4 | - | - | 34 | 38.0 | 3.2 | 2.6 | 1.8 | 0 | 0 | 5 | 7.6 | 64.8 | 0 | 60 | 64.8 |
| 225 | House D1 | 1 | 3 Bed House, 2 Storey - Mid Terrace | 92 | 117.6 | NW/SE | 2.7 | 3 | 5 | 14.8 | 3.76 | 11.7 | 2.802 | 8.3 | 2.802 | - | 0 | 32 | 34.8 | 13 | 16.4 | - | - | 34 | 38.0 | 3.2 | 2.6 | 1.8 | 0 | 0 | 5 | 7.6 | 64.9 | 0 | 60 | 64.9 |
| 226 | House D5 | 1 | 4 Bed House, 2 Storey - Semi Detached | 11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Project: Residential Development at Ballyoulster
 Project No : 20007
 File No: 20007-OMP-XX-XX-HQA-A-8000
 Address: Ballyoulster, Cellbridge, Co. Kildare
 Date: June 2022



UNIT TYPE SUMMARY HQA

To be read in conjunction with Architectural Drawings: Site Layout & Numbering Plan

Housing Quality Assessment - Houses & Duplexes SUMMARY

To be read in conjunction with Architectural Drawings

| House Type | UNIT DESCRIPTION | Area Req'd | Area Achieved | Aspect | Ceiling Height - Living Areas | Bedroom No. | Bed Spaces | Bed 01 | Bed 01 Width | Bed 02 | Bed 02 Width | Bed 03 | Bed 03 Width | Bed 04 | Bed 04 Width | Agg. Bedroom Area Req'd | Agg. Bedroom Area Achieved | Main Living Room Area Req'd | Main Living Room Area Achieved | Living Room Width Req'd | Living Room Width Achieved | Aggregate Living Area Req'd | Aggregate Living Area Achieved | Storage Areas | | | | | Private Amenity Space | | | | |
|----------------------------------|------------------|---|---------------|--------|-------------------------------|-------------|------------|--------|--------------|--------|--------------|--------|--------------|--------|--------------|-------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|----------------------------|-----------------------------|--------------------------------|---------------|-------|-------|-------|-------|-----------------------|-----------------|--------|---------|-------------|
| | | | | | | | | | | | | | | | | | | | | | | | | STR 1 | STR 2 | STR 3 | STR 4 | STR 5 | Total Req'd | Total Provision | Garden | Terrace | Total Req'd |
| Houses | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Mid-Terrace | House D1 | 3 Bed House, 2 Storey - Mid Terrace | 92.0 | 117.6 | DUAL | 2.7 | 3.0 | 5.0 | 14.8 | 3.76 | 11.7 | 2.8 | 8.3 | 2.8 | - | 32.0 | 34.8 | 13.0 | 16.4 | - | - | 34.0 | 38.0 | 3.2 | 2.6 | 1.8 | 0 | 0 | 5.0 | 7.6 | 65 | 60.0 | |
| Detached | House D2 | 3 Bed House, 2 Storey - Detached | 92.0 | 110.3 | TRIPLE | 2.7 | 3.0 | 5.0 | 13.0 | 2.80 | 11.7 | 3.8 | 7.3 | 2.5 | - | 32.0 | 32.0 | 13.0 | 24.6 | - | - | 34.0 | 40.7 | 2.1 | 3.4 | 1 | 0 | 0 | 5.0 | 6.5 | 80 | 60.0 | |
| Semi-Detached | House D3 | 3 Bed House, 2 Storey - Semi Detached | 92.0 | 110.3 | TRIPLE | 2.7 | 3.0 | 5.0 | 13.0 | 2.80 | 11.7 | 3.8 | 7.3 | 2.5 | - | 32.0 | 32.0 | 13.0 | 24.6 | - | - | 34.0 | 40.7 | 2.1 | 3.4 | 1 | 0 | 0 | 5.0 | 6.5 | 80 | 60.0 | |
| Mid-Terrace | House D4 | 3 Bed House, 2 Storey - Mid Terrace | 92.0 | 104.9 | DUAL | 2.7 | 3.0 | 5.0 | 13.3 | 2.80 | 11.7 | 3.4 | 7.2 | 2.6 | - | 32.0 | 32.2 | 13.0 | 21.5 | - | - | 34.0 | 38.0 | 2.1 | 2.9 | 1.2 | 0 | 0 | 5.0 | 6.2 | 66 | 60.0 | |
| Semi-Detached / End of Terrace | House D5 | 4 Bed House, 2 Storey - Semi Detached | 110.0 | 142.7 | TRIPLE | 2.7 | 4.0 | 7.0 | 17.0 | 3.8 | 11.7 | 2.8 | 8.3 | 2.8 | 11.5 | 2.9 | 43.0 | 48.5 | 15.0 | 18.5 | - | - | 40.0 | 45.1 | 3.2 | 2.3 | 1.9 | 6.0 | 7.4 | 86 | 75.0 | | |
| Semi-Detached / End of Terrace | House D6 | 3 Bed House, 2 Storey - Semi Detached | 92.0 | 124.9 | TRIPLE | 2.7 | 3.0 | 5.0 | 14.8 | 3.77 | 13.4 | 2.8 | 8.3 | 2.8 | - | 32.0 | 36.5 | 13.0 | 25.3 | - | - | 34.0 | 49.1 | 2.1 | 1.8 | 2.6 | 0 | 0 | 5.0 | 6.5 | 86 | 60.0 | |
| Duplexes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Mid-Terrace | Unit A1 | 3 Bed Lower Duplex, Mid Terrace only | 90.0 | 115.8 | DUAL | 2.7 | 3.0 | 5.0 | 14.0 | 3.09 | 11.6 | 2.8 | 8.0 | 2.1 | - | 31.5 | 33.6 | - | - | 3.8 | 4.4 | 34.0 | 34.6 | 2 | 3.5 | 3.3 | 1 | 9.0 | 9.8 | 14.2 | 9.0 | 14.2 | |
| Mid-Terrace | Unit A2 | 3 Bed Upper Duplex, Mid Terrace only | 90.0 | 117.1 | DUAL | 2.7 | 3.0 | 5.0 | 15.5 | 2.80 | 11.5 | 2.8 | 7.9 | 2.1 | - | 31.5 | 34.9 | - | - | 3.8 | 4.2 | 34.0 | 34.0 | 3.5 | 2 | 0.6 | 2.6 | 0.9 | 9.0 | 9.6 | 10.8 | 9.0 | 10.8 |
| End of Terrace | Unit A3 | 3 Bed Lower Duplex, End of Terrace only | 90.0 | 116.1 | TRIPLE | 2.7 | 3.0 | 5.0 | 16.9 | 3.70 | 13.4 | 3.4 | 7.9 | 2.7 | - | 31.5 | 38.2 | - | - | 3.8 | 4.5 | 34.0 | 34.1 | 3.5 | 3.5 | 3 | 9.0 | 10 | 14.2 | 9.0 | 14.2 | | |
| End of Terrace | Unit A4 | 3 Bed Upper Duplex, End of Terrace only | 90.0 | 119.7 | TRIPLE | 2.7 | 3.0 | 5.0 | 15.2 | 2.80 | 11.5 | 2.8 | 7.9 | 2.1 | - | 31.5 | 34.6 | - | - | 3.8 | 4.2 | 34.0 | 36.8 | 3.5 | 2.1 | 0.6 | 2.6 | 0.9 | 9.0 | 9.7 | 9 | 9.0 | 9 |
| MT/EoT | Unit B | 1 Bed Apartment at Ground Floor | 45.0 | 51.0 | DUAL* | 2.7 | 1.0 | 2.0 | 11.4 | 3.00 | - | - | - | - | - | 11.4 | 11.4 | - | - | 3.3 | 5.0 | 23.0 | 27.7 | 1.7 | 2.8 | 3.0 | 4.5 | 5 | 5.0 | 5 | | | |
| MT/EoT | Unit C1 | 2 Bed Upper Duplex with Bay Window | 73.0 | 96.0 | DUAL* | 2.7 | 2.0 | 4.0 | 13.4 | 3.6 | 13.2 | 3.20 | - | - | - | 25.0 | 26.6 | - | - | 3.6 | 3.8 | 30.0 | 30.4 | 1.4 | 2.3 | 2.5 | 6.0 | 6.2 | 9 | 7.0 | 9 | | |
| MT/EoT | Unit C2 | 2 Bed Upper Duplex | 73.0 | 95.2 | DUAL* | 2.7 | 2.0 | 4.0 | 13.4 | 3.6 | 12.4 | 3.20 | - | - | - | 25.0 | 25.8 | - | - | 3.6 | 3.8 | 30.0 | 30.4 | 1.4 | 2.3 | 2.5 | 6.0 | 6.2 | 9 | 7.0 | 9 | | |
| MT/EoT | Unit D1 | 3 Bed Upper Duplex with Bay Window | 90.0 | 109.6 | DUAL* | 2.7 | 3.0 | 5.0 | 13.4 | 3.60 | 12.4 | 2.8 | 7.7 | 2.1 | - | 31.5 | 33.5 | - | - | 3.8 | 5.0 | 34.0 | 34.9 | 2.2 | 1 | 2.1 | 1 | 2.7 | 9.0 | 9 | 9 | 9.0 | 9 |
| MT/EoT | Unit D2 | 3 Bed Upper Duplex | 90.0 | 108.7 | DUAL* | 2.7 | 3.0 | 5.0 | 13.5 | 3.60 | 12.4 | 2.8 | 7.7 | 2.1 | - | 31.5 | 33.6 | - | - | 3.8 | 5.0 | 34.0 | 34.0 | 2.2 | 1 | 2.1 | 1 | 2.7 | 9.0 | 9 | 9 | 9.0 | 9 |
| *Triple Aspect if End of Terrace | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Apartments | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Apartment Block | E Type | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Unit E1 | 2 Bed Apartment at Ground Floor | 73 | 81.8 | DUAL | 2.7 | 2 | 4 | 13.5 | 2.85 | 11.4 | 3.15 | - | - | - | 24.4 | 24.9 | - | - | 3.6 | 4.6 | 30 | 33.4 | 3.6 | 2.4 | 6 | 6 | 7.3 | 7 | 7.3 | | | |
| | Unit E2 | 2 Bed Apartment at First & Second Floor | 73 | 81.8 | DUAL | 2.55 | 2 | 4 | 13 | 3.19 | 11.6 | 2.8 | - | - | - | 24.4 | 24.6 | - | - | 3.6 | 4.6 | 30 | 33.1 | 3.6 | 2.5 | 6 | 6.1 | 7.3 | 7 | 7.3 | | | |

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|-------------|--|---------------|---------------------------------------|
| Project: | Development at Ballyoulster | Proj. No.: | 20007 |
| Location: | Celbridge, County Kildare | Proj. Lead: | DMD |
| Client: | Kieran Curtin, Receiver over certain assets of Maplewood Developments Limited | Created by: | BG |
| Doc. Title: | Submission to Kildare County Council in Response to Opinion dated 09th December 2021 | Doc. Purpose: | Planning - Stage 3 Design Development |
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