

Housing Quality Assessment - Houses (Unit No.s 17-137)

Cherry Orchard Point Phase 2

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Revision: P01



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No of Units	House type	Description	No. of Bedrooms	% by type	Gross Floor Area (GFA) sqm
13	A	Mid Terrace	2	12.87%	1053.0
56	B	Mid Terrace	3	55.45%	5398.4
19	B1	End Terrace	3	18.81%	1831.6
13	C	End Terrace	3	12.87%	1383.2
101				100.00%	9666.2

The proposed dwellings have been designed to meet and exceed current standards. The Houses are designed to comply with the "Quality Housing for Sustainable Communities" and "Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities", January 2024. The relevant data is set out in the following schedule.

					UNIT AREA		LIVING/DINING/ KITCHEN AREAS		BEDROOM AREAS		STORAGE AREAS		PRIVATE GARDEN	
UNIT NUMBER	HOUSE TYPE	NO. OF BEDROOMS	NO. OF BEDSPACES	ORIENTATION (GARDEN)	TOTAL PROPOSED GROSS FLOOR AREA (GFA) (m2)	MIN. REQUIRED AREA (m2)	PROPOSED AREA (m2)	MIN. REQUIRED AREA (m2)	PROPOSED AGG. BEDROOM AREA (m2)	MIN. REQUIRED AGG. BEDROOM AREA (m2)	PROPOSED AREA (m2)	MIN. REQUIRED AREA (m2)	PROPOSED AREA (m2)	MIN. REQUIRED AREA (m2)
17	B	3	5	NE	96.4	92	34.2	34	32	32	5.5	5	46	40
18	A	2	4	NE	81	80	30.6	30	25.9	25	4.5	4	39	30
19	A	2	4	NE	81	80	30.6	30	25.9	25	4.5	4	39	30
20	B	2	5	NE	96.4	92	34.2	30	32	32	5.5	5	46	40
21	C	3	5	NE	106.4	92	38.1	34	33.2	32	5.9	5	46	40
22	B1	3	5	SE	96.4	92	34.2	34	32	32	5.5	5	68	40
23	B	3	5	SE	96.4	92	34.2	34	32	32	5.5	5	54	40
24	B	3	5	SE	96.4	92	34.2	34	32	32	5.5	5	54	40
25	B	3	5	SE	96.4	92	34.2	34	32	32	5.5	5	54	40

					UNIT AREA		LIVING/DINING/ KITCHEN AREAS		BEDROOM AREAS		STORAGE AREAS		PRIVATE GARDEN	
UNIT NUMBER	HOUSE TYPE	NO. OF BEDROOMS	NO. OF BEDSPACES	ORIENTATION (GARDEN)	TOTAL PROPOSED GROSS FLOOR AREA (GFA) (m2)	MIN. REQUIRED AREA (m2)	PROPOSED AREA (m2)	MIN. REQUIRED AREA (m2)	PROPOSED AGG. BEDROOM AREA (m2)	MIN. REQUIRED AGG. BEDROOM AREA (m2)	PROPOSED AREA (m2)	MIN. REQUIRED AREA (m2)	PROPOSED AREA (m2)	MIN. REQUIRED AREA (m2)
26	B	3	5	SE	96.4	92	34.2	34	32	32	5.5	5	54	40
27	B	3	5	SE	96.4	92	34.2	34	32	32	5.5	5	54	40
36	B	3	5	NW	96.4	92	34.2	34	32	32	5.5	5	49	40
37	B	3	5	NW	96.4	92	34.2	34	32	32	5.5	5	49	40
38	B	3	5	NW	96.4	92	34.2	34	32	32	5.5	5	49	40
39	B	3	5	NW	96.4	92	34.2	34	32	32	5.5	5	49	40
40	B	3	5	NW	96.4	92	34.2	34	32	32	5.5	5	49	40
41	B	3	5	NW	96.4	92	34.2	34	32	32	5.5	5	49	40
42	B1	3	5	NW	96.4	92	34.2	34	32	32	5.5	5	61	40
43	C	3	5	NE	106.4	92	38.1	34	33.2	32	5.9	5	48	40
44	B	3	5	NE	96.4	92	34.2	34	32	32	5.5	5	48	40
45	A	2	4	NE	81	80	30.6	30	25.9	25	4.5	4	41	30
46	A	2	4	NE	81	80	30.6	30	25.9	25	4.5	4	41	30
47	B	3	5	NE	96.4	92	34.2	34	32	32	5.5	5	48	40
48	C	3	5	NE	106.4	92	38.1	34	33.2	32	5.9	5	48	40
49	B1	3	5	SE	96.4	92	34.2	34	32	32	5.5	5	61	40
50	B	3	5	SE	96.4	92	34.2	34	32	32	5.5	5	49	40
51	B	3	5	SE	96.4	92	34.2	34	32	32	5.5	5	49	40
52	B	3	5	SE	96.4	92	34.2	34	32	32	5.5	5	49	40
53	B	3	5	SE	96.4	92	34.2	34	32	32	5.5	5	49	40
54	B	3	5	SE	96.4	92	34.2	34	32	32	5.5	5	49	40
55	B	3	5	SE	96.4	92	34.2	34	32	32	5.5	5	49	40

					UNIT AREA		LIVING/DINING/ KITCHEN AREAS		BEDROOM AREAS		STORAGE AREAS		PRIVATE GARDEN	
UNIT NUMBER	HOUSE TYPE	NO. OF BEDROOMS	NO. OF BEDSPACES	ORIENTATION (GARDEN)	TOTAL PROPOSED GROSS FLOOR AREA (GFA) (m2)	MIN. REQUIRED AREA (m2)	PROPOSED AREA (m2)	MIN. REQUIRED AREA (m2)	PROPOSED AGG. BEDROOM AREA (m2)	MIN. REQUIRED AGG. BEDROOM AREA (m2)	PROPOSED AREA (m2)	MIN. REQUIRED AREA (m2)	PROPOSED AREA (m2)	MIN. REQUIRED AREA (m2)
60	B1	3	5	NW	96.4	92	34.2	34	32	32	5.5	5	61	40
61	B	3	5	NW	96.4	92	34.2	34	32	32	5.5	5	49	40
62	B	3	5	NW	96.4	92	34.2	34	32	32	5.5	5	49	40
63	B	3	5	NW	96.4	92	34.2	34	32	32	5.5	5	49	40
64	B	3	5	NW	96.4	92	34.2	34	32	32	5.5	5	49	40
65	B1	3	5	NW	96.4	92	34.2	34	32	32	5.5	5	61	40
66	C	3	5	NE	106.4	92	38.1	34	33.2	32	5.9	5	47	40
67	B	3	5	NE	96.4	92	34.2	34	32	32	5.5	5	48	40
68	A	2	4	NE	81	80	30.6	30	25.9	25	4.5	4	41	30
69	A	2	4	NE	81	80	30.6	30	25.9	25	4.5	4	41	30
70	A	2	4	NE	81	80	30.6	30	25.9	25	4.5	4	41	30
71	B	3	5	NE	96.4	92	34.2	34	32	32	5.5	5	48	40
72	C	3	5	NE	106.4	92	38.1	34	33.2	32	5.9	5	47	40
73	B1	3	5	SE	96.4	92	34.2	34	32	32	5.5	5	61	40
74	B	3	5	SE	96.4	92	34.2	34	32	32	5.5	5	49	40
75	B	3	5	SE	96.4	92	34.2	34	32	32	5.5	5	49	40
76	B	3	5	SE	96.4	92	34.2	34	32	32	5.5	5	49	40
77	B	3	5	SE	96.4	92	34.2	34	32	32	5.5	5	49	40
78	B1	3	5	SE	96.4	92	34.2	34	32	32	5.5	5	61	40
79	C	3	5	SW	106.4	92	38.1	34	33.2	32	5.9	5	48	40
80	B	3	5	SW	96.4	92	34.2	34	32	32	5.5	5	48	40
81	A	2	4	SW	81	80	30.6	30	25.9	25	4.5	4	41	30

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82	A	2	4	SW	81	80	30.6	30	25.9	25	4.5	4	41	30
83	B	3	5	SW	96.4	92	34.2	34	32	32	5.5	5	48	40
84	C	3	5	SW	106.4	92	38.1	34	33.2	32	5.9	5	48	40
89	B	3	5	NW	96.4	92	34.2	34	32	32	5.5	5	49	40
90	A	2	4	NW	81	80	30.6	30	25.9	25	4.5	4	41	30
91	B	3	5	NW	96.4	92	34.2	34	32	32	5.5	5	49	40
92	B1	3	5	NW	96.4	92	34.2	34		32	5.5	5	61	40
93	C	3	5	NE	106.4	92	38.1	34	33.2	32	5.9	5	48	40
94	B	3	5	NE	96.4	92	34.2	34	32	32	5.5	5	48	40
95	A	2	4	NE	81	80	30.6	30	25.9	25	4.5	4	41	30
96	A	2	4	NE	81	80	30.6	30	25.9	25	4.5	4	41	30
97	B	3	5	NE	96.4	92	34.2	34	32	32	5.5	5	48	40
98	C	3	5	NE	106.4	92	38.1	34	33.2	32	5.9	5	48	40
99	B1	3	5	SE	96.4	92	34.2	34	32	32	5.5	5	61	40
100	B	3	5	SE	96.4	92	34.2	34		32	5.5	5	49	40
101	A	2	4	SE	81	80	30.6	30	25.9	25	4.5	4	41	30
102	B	3	5	SE	96.4	92	34.2	34	32	32	5.5	5	49	40

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107	C	3	5	SW	106.4	92	38.1	34	33.2	32	5.9	5	51	40
108	B	3	5	SW	96.4	92	34.2	34	32	32	5.5	5	51	40
109	B	3	5	SW	96.4	92	34.2	34	32	32	5.5	5	51	40
110	B	3	5	SW	96.4	92	34.2	34	32	32	5.5	5	51	40
111	B	3	5	SW	96.4	92	34.2	34	32	32	5.5	5	51	40
112	B1	3	5	SW	96.4	92	34.2	34	32	32	5.5	5	62	40
113	B1	3	5	SW	96.4	92	34.2	34	32	32	5.5	5	62	40
114	B	3	5	SW	96.4	92	34.2	34	32	32	5.5	5	51	40
115	B	3	5	SW	96.4	92	34.2	34	32	32	5.5	5	51	40
116	B	3	5	SW	96.4	92	34.2	34	32	32	5.5	5	51	40
117	B	3	5	SW	96.4	92	34.2	34	32	32	5.5	5	51	40
118	B	3	5	SW	96.4	92	34.2	34	32	32	5.5	5	51	40
119	B1	3	5	SW	96.4	92	34.2	34	32	32	5.5	5	51	40
120	B1	3	5	NW	96.4	92	34.2	34	32	32	5.5	5	60	40
121	B	3	5	NW	96.4	92	34.2	34	32	32	5.5	5	48	40
122	B1	3	5	NW	96.4	92	34.2	34	32	32	5.5	5	60	40

					UNIT AREA		LIVING/DINING/ KITCHEN AREAS		BEDROOM AREAS		STORAGE AREAS		PRIVATE GARDEN	
UNIT NUMBER	HOUSE TYPE	NO. OF BEDROOMS	NO. OF BEDSPACES	ORIENTATION (GARDEN)	TOTAL PROPOSED GROSS FLOOR AREA (GFA) (m2)	MIN. REQUIRED AREA (m2)	PROPOSED AREA (m2)	MIN. REQUIRED AREA (m2)	PROPOSED AGG. BEDROOM AREA (m2)	MIN. REQUIRED AGG. BEDROOM AREA (m2)	PROPOSED AREA (m2)	MIN. REQUIRED AREA (m2)	PROPOSED AREA (m2)	MIN. REQUIRED AREA (m2)
123	B1	3	5	SE	96.4	92	34.2	34	32	32	5.5	5	60	40
124	B1	3	5	SE	96.4	92	34.2	34	32	32	5.5	5	60	40
125	C	3	5	SW	106.4	92	38.1	34	33.2	32	5.9	5	51	40
126	B	3	5	SW	96.4	92	34.2	34	32	32	5.5	5	51	40
127	B	3	5	SW	96.4	92	34.2	34	32	32	5.5	5	51	40
128	B	3	5	SW	96.4	92	34.2	34	32	32	5.5	5	51	40
129	B1	3	5	SW	96.4	92	34.2	34	32	32	5.5	5	64	40
130	B1	3	5	SW	96.4	92	34.2	34	32	32	5.5	5	64	40
131	B	3	5	SW	96.4	92	34.2	34	32	32	5.5	5	51	40
132	B	3	5	SW	107.4	92	38.4	34	33.7	32	5.8	5	51	40
133	B	3	5	SW	96.4	92	34.2	34	32	32	5.5	5	51	40
134	C	3	5	SW	106.4	92	38.1	34	33.2	32	5.9	5	51	40
135	B1	3	5	NW	96.4	92	34.2	34	32	32	5.5	5	60	40
136	B	3	5	NW	96.4	92	34.2	34	32	32	5.5	5	48	40
137	B1	3	5	NW	96.4	92	34.2	34	32	32	5.5	5	60	40