

Housing Quality Assessment -

Project: Substitute Consent Application
Mount Usher View, Ashford, County Wicklow.

Job No.: 2018_013

Area Schedule of Units BLOCK A

	Unit No.	Unit Type	Bed Spaces	Proposed		Required	Proposed		Required	Proposed		Required	Proposed		Required
				Gross Internal Area	Gross Internal Area	GIFA	Aggregate Bedroom Area	Aggregate Bedroom Area	Aggregate Living Area	Aggregate Living Area	Storage	Storage	Private Outdoor Space	Private Outdoor Space	
				SQ.M	SQ.Ft	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M
A	1	3 Bed Duplex	5 Person	5	119	1280.44	90	(16.2 + 14.4 + 10.4) = 41	(11.4 + 11.4 + 7.1) = 29.9	40.8	34	6	9	74	9
	2	3 Bed Duplex	5 Person	5	109.6	1179.30	90	(14.5 + 12.2 + 8.2) = 34.9	(11.4 + 11.4 + 7.1) = 29.9	40.5	34	6	9	76	9
	3	3 Bed Duplex	5 Person	5	110.2	1185.75	90	(14.6 + 12.4 + 8.1) = 35.1	(11.4 + 11.4 + 7.1) = 29.9	40.6	34	6.4	9	77	9
	4	3 Bed Duplex	5 Person	5	113.7	1223.41	90	(15.3 + 13.8 + 10.3) = 39.4	(11.4 + 11.4 + 7.1) = 29.9	38.7	34	6.4	9	76	9
	5	3 Bed Duplex	5 Person	5	126.9	1365.44	90	(20.0 + 13.8 + 9.0) = 42.8	(11.4 + 11.4 + 7.1) = 29.9	41.2	34	6.7	9	78	9

TOTAL 5

BLOCK B

	Unit No.	Unit Type	Bed Spaces	Proposed		Required	Proposed		Required	Proposed		Required	Proposed		Required
				Gross Internal Area	Gross Internal Area	GIFA	Aggregate Bedroom Area	Aggregate Bedroom Area	Aggregate Living Area	Aggregate Living Area	Storage	Storage	Private Outdoor Space	Private Outdoor Space	
				SQ.M	SQ.Ft	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M
B	6	3 Bed Duplex	5 Person	5	122.3	1315.95	90	(15.0 + 14.7 + 9.9) = 39.6	(13 + 11.4 + 7.1) = 31.5	43.9	34	4.7	9	68	10
	7	3 Bed Duplex	5 Person	5	110.7	1191.13	90	(14.4 + 12.2 + 9.0) = 35.6	(13 + 11.4 + 7.1) = 31.5	40.8	34	4.7	9	70	10
	8	3 Bed Duplex	5 Person	5	111	1194.36	90	(14.4 + 12.1 + 9.0) = 39	(13 + 11.4 + 7.1) = 31.5	41.1	34	4.7	9	70	10
	9	3 Bed Duplex	5 Person	5	121.4	1306.26	90	(14.2 + 8.9 + 15) = 38.1	(13 + 11.4 + 7.1) = 31.5	39	34	4.7	9	67	10

TOTAL 4

BLOCK C

	Unit No.	Unit Type	Bed Spaces	Proposed		Required	Proposed		Required	Proposed	Required	Proposed	Required	Proposed	Required
				Gross Internal Area	Gross Internal Area	GIFA	Aggregate Bedroom Area	Aggregate Bedroom Area	Aggregate Living Area	Aggregate Living Area	Storage	Storage	Private Outdoor Space	Private Outdoor Space	
				SQ.M	SQ.Ft	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M
C	10	3 Bed Duplex	5 Person	5	164.1	1765.72	100	(14.4 + 12.9 + 8.6) = 35.9	(13 + 11.4 + 7.1) = 31.5	68	34	8.5	9	65.5	60
	11	3 Bed Duplex	5 Person	5	165.1	1776.48	100	(14.3 + 11.9 + 10.2) = 36.2	(13 + 11.4 + 7.1) = 31.5	68.7	34	7.9	9	67.7	60
	12	3 Bed Duplex	5 Person	5	165.9	1785.08	100	(14.4 + 12.9 + 8.8) = 35.9	(13 + 11.4 + 7.1) = 31.5	68.9	34	7.9	9	70.3	60
	13	3 Bed Duplex	5 Person	5	165.3	1778.63	100	(14.2 + 11.6 + 10.4) = 36.2	(13 + 11.4 + 7.1) = 31.5	68.9	34	8.4	9	66.9	60
	14	3 Bed Duplex	5 Person	5	164.9	1774.32	100	(14.2 + 12.6 + 9) = 34.8	(13 + 11.4 + 7.1) = 31.5	67.8	34	7.9	9	72.9	60
	15	3 Bed Duplex	5 Person	5	160.7	1729.13	100	(13.9 + 11.6 + 10) = 35.5	(13 + 11.4 + 7.1) = 31.5	66.9	34	7.9	9	67.7	60

TOTAL	6
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BLOCK D

	Unit No.	Unit Type	Bed Spaces	Proposed		Required	Proposed		Required	Proposed	Required	Proposed	Required	Proposed	Required
				Gross Internal Area	Gross Internal Area	GIFA	Aggregate Bedroom Area	Aggregate Bedroom Area	Aggregate Living Area	Aggregate Living Area	Storage	Storage	Private Outdoor Space	Private Outdoor Space	
				SQ.M	SQ.Ft	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M
D	16	3 Bed Duplex	5 Person	5	163.4	1758.18	100	(14.2 + 12.6 + 8.3) = 35.1	(13 + 11.4 + 7.1) = 31.5	70.2	34	7.1	9	73.7	60
	17	3 Bed Duplex	5 Person	5	163.4	1758.18	100	(14 + 12.2 + 8.4) = 34.6	(13 + 11.4 + 7.1) = 31.5	70.3	34	7.9	9	73.8	60
	18	3 Bed Duplex	5 Person	5	164	1764.64	100	(14 + 12.2 + 8.5) = 34.7	(13 + 11.4 + 7.1) = 31.5	70.3	34	7.9	9	73.7	60
	19	3 Bed Duplex	5 Person	5	163.7	1761.41	100	(14 + 12.2 + 8.4) = 34.6	(13 + 11.4 + 7.1) = 31.5	68.9	34	8.4	9	73.8	60
	20	3 Bed Duplex	5 Person	5	162.8	1751.73	100	(13.7 + 12.2 + 8.8) = 34.7	(13 + 11.4 + 7.1) = 31.5	70.3	34	7.4	9	69.75	60

TOTAL	5
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BLOCK E

	Unit No.	Unit Type	Bed Spaces	Proposed		Required	Proposed		Required	Proposed	Required	Proposed	Required	Proposed	Required
				Gross Internal Area	Gross Internal Area	GIFA	Aggregate Bedroom Area	Aggregate Bedroom Area	Aggregate Living Area	Aggregate Living Area	Storage	Storage	Private Outdoor Space	Private Outdoor Space	
				SQ.M	SQ.Ft	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M
E	1	3 Bed Townhouse	5 Person	5	193.4	2080.98	100	(13.7 + 13.8 + 10.8) = 38.3	(13 + 11.4 + 7.1) = 31.5	44.5	34	22.7	9	60.6	60
	2	3 Bed Townhouse	5 Person	5	193.4	2080.98	100	(13.7 + 13.8 + 10.8) = 38.3	(13 + 11.4 + 7.1) = 31.5	44.5	34	22.7	9	60.6	60
	3	3 Bed Townhouse	5 Person	5	193.4	2080.98	100	(13.7 + 13.8 + 10.8) = 38.3	(13 + 11.4 + 7.1) = 31.5	44.5	34	22.7	9	60.6	60
	4	3 Bed Townhouse	5 Person	5	193.4	2080.98	100	(13.7 + 13.8 + 10.8) = 38.3	(13 + 11.4 + 7.1) = 31.5	44.5	34	22.7	9	60.6	60

TOTAL	4
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TOTAL	24
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ASPECT RATIOS

Block	Unit No.	Unit Type	Bed Spaces	Dual Aspect		Orientation
				YES	NO	
A	1	3 Bed Duplex	5 Person	5	YES	E / W
	2	3 Bed Duplex	5 Person	5	YES	E / W
	3	3 Bed Duplex	5 Person	5	YES	E / W
	4	3 Bed Duplex	5 Person	5	YES	E / W
	5	3 Bed Duplex	5 Person	5	YES	E / W
TOTAL	5				5/5 = 100%	

Block	Unit No.	Unit Type	Bed Spaces	Dual Aspect		Orientation
				YES	NO	
B	6	3 Bed Duplex	5 Person	5	YES	E / W
	7	3 Bed Duplex	5 Person	5	YES	E / W
	8	3 Bed Duplex	5 Person	5	YES	E / W
	9	3 Bed Duplex	5 Person	5	YES	E / W
TOTAL	4				4/4 = 100%	

Block	Unit No.	Unit Type	Bed Spaces	Dual Aspect		Orientation
				YES	NO	
C	10	3 Bed Duplex	5 Person	5	YES	E / W
	11	3 Bed Duplex	5 Person	5	YES	E / W
	12	3 Bed Duplex	5 Person	5	YES	E / W
	13	3 Bed Duplex	5 Person	5	YES	E / W
	14	3 Bed Duplex	5 Person	5	YES	E / W
	15	3 Bed Duplex	5 Person	5	YES	E / W
TOTAL	6				6/6 = 100%	

Block	Unit No.	Unit Type	Bed Spaces	Dual Aspect		Orientation
				YES	NO	
D	16	3 Bed Duplex	5 Person	5	YES	E / W
	17	3 Bed Duplex	5 Person	5	YES	E / W
	18	3 Bed Duplex	5 Person	5	YES	E / W
	19	3 Bed Duplex	5 Person	5	YES	E / W
	20	3 Bed Duplex	5 Person	5	YES	E / W
TOTAL	5				5/5 = 100%	

Block	Unit No.	Unit Type	Bed Spaces	Dual Aspect		Orientation
				YES	NO	
E	21	3 Bed Duplex	5 Person	5	YES	E / W
	22	3 Bed Duplex	5 Person	5	YES	E / W
	23	3 Bed Duplex	5 Person	5	YES	E / W
	24	3 Bed Duplex	5 Person	5	YES	E / W
TOTAL	4				4/4 = 100%	

TOTAL	24				24/24 = 100%	
TOTAL OVERALL					24/24 = 100%	