





Design Standards for New Apartments + Quality Housing for Sustainable communities

**Proposed Schedule Of Accommodation**

1-8 Ballyroan House	Type	GFA m2 - required	GFA - m2 achieved	dual aspect	>10%	Agg. Area - Living/dining/kit chen	width of living/dining room	Agg. Area - Bedrooms	Bedroom 1	Bedroom 2	storage	private amenity space	communal amenity space m2
Apt No. 1	2B/4P	73	76	y	n	31.5	5.2	24.6	13	11.6	6	29	10
Apt No. 2	2B/4P	73	85	y	y	29	3.3	25.2	13.5	11.7	3	28	10
Apt No. 3	2B/4P	73	87	y	y	33	5.2	25.6	13.6	11.9	7.5	12	10
Apt No. 4	2B/4P	73	89	y	y	32	3.3	26.4	14.1	12.3	6	10	10
Apt No. 5	2B/4P	73	68	y	n	26	3.8	24.6	13.1	11.5	2	12	10
Apt No. 6	2B/4P	73	71	y	n	29	4.8	23.6	12.6	11	2	25	10
Apt No. 7	1B	45	48	y	y	26	4	13	13	na	5	7.5	10
Apt No. 8	1B	45	60	y	y	26	4.2	11.5	11.5	na	5	7.5	10
Common/circulation			84										

**No.s 1-3 Watson's Place (2 Bed Terrace)**

No. 1	2B/4P	80	80		n/a	31.7	4.1	25.2	13.8	11.4	6	75	n/a
No. 2	2B/4P	80	80		n/a	31.7	4.1	25.2	13.8	11.4	6	57	n/a
No. 3	2B/4P	80	80		n/a	31.7	4.1	25.2	13.8	11.4	6	66	n/a

**Permitted Schedule Of Accommodation**

house type	plot number	unit size	area (sq.m)	main living room	living/dining /kitchen (agg. area)	width of living /dining room (m)	aggregate bedroom area	bedroom 1 (sq.m)	bedroom 2 (sq.m)	bedroom 3 (sq.m)	bedroom 4 (sq.m)	storage (total)	garden (sq.m)
Type B1	No.4	3-bed / 5-p	134.2	26	50.4	4.275	34.6	13.6	11.5	9.5	N/A	6	116.2
Type B2	No.5	3-bed / 5-p	150.5	22.3 + 18.7	70.5	4.1	35	16.4	11.4	7.2	N/A	8.6	136.3
Type B3	No. 6	3-bed / 5-p	154.2	22.3 + 18.7	70.5	4.1	49.8*	14.6	12.6	7.6	N/A	5.9	179.9
Type B3	No. 8	3-bed / 5-p	154.2	22.3 + 18.7	70.5	4.1	49.8*	14.6	12.6	7.6	N/A	5.9	212.5
Type B3	No. 9	3-bed / 5-p	154.2	22.3 + 18.7	70.5	4.1	49.8*	14.6	12.6	7.6	N/A	5.9	244.1
Type B3	No. 10	3-bed / 5-p	154.2	22.3 + 18.7	70.5	4.1	49.8*	14.6	12.6	7.6	N/A	5.9	132.8
Type B4	No. 7	3-bed / 5-p	156.6	22.3 + 18.7	70.5	4.1	51.4*	14.6	14.6	7.4	N/A	5.9	179.9
Type B5	No. 11	3-bed / 5-p	134.6	22.3	51.8	4.1	49.4*	14.6	12.6	7.4	N/A	6.1	111.7
Type B5	No. 12	3-bed / 5-p	134.6	22.3	51.8	4.1	49.4*	14.6	12.6	7.4	N/A	6.1	112.7
Type B5	No. 13	3-bed / 5-p	134.6	22.3	51.8	4.1	49.4*	14.6	12.6	7.4	N/A	6.1	113.1
Type C	No. 14	3-bed / 5-p	171.1	20.6 + 19.6	64.4	4	51.8*	15.2	12.6	9.2	N/A	10.8	179.7
Type C1	No. 15	3-bed / 5-p	139.9	20.6	39.9	4	49.8*	13.7	11.4	9	N/A	6.8	70.1
Type C2	No. 16	3-bed / 5-p	139.9	20.7	40.1	3.8	50.2*	13.8	11.5	9.1	N/A	6.8	111.9



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											living/dining/ki room	Agg. Area - Bedrooms	
Apt No. 1	2B/4P	73	76	Y	n	31.5	24.6	13	11.6	6	29	23	
Apt No. 2	2B/4P	73	85	Y	Y	29	25.2	13.5	11.7	3	28	23	
Apt No. 3	2B/4P	73	87	Y	Y	33	25.6	13.6	11.9	7.5	12	23	
Apt No. 4	2B/4P	73	89	Y	Y	32	26.4	14.1	12.3	6	10	23	
Apt No. 5	2B/4P	73	68	Y	n	26	24.6	13.1	11.5	2	12	23	
Apt No. 6	2B/4P	73	71	Y	n	29	23.6	12.6	11	2	25	23	
Apt No. 7	1B	45	52	Y	Y	26	13	13	na	5	7.5	23	
Apt No. 8	1B	45	52	Y	Y	26	11.5	11.5	na	5	7.5	23	
Common/circulation			84										

No.s 1-3 Watson's Place (2 Bed Terrace)

No. 1	2B/4P	80	80		n/a	31.7	25.2	13.8	11.4	6	75	n/a
No. 2	2B/4P	80	80		n/a	31.7	25.2	13.8	11.4	6	57	n/a
No. 3	2B/4P	80	80		n/a	31.7	25.2	13.8	11.4	6	66	n/a