

Housing Quality Assessment

RAT-XX-XX-SH-JFA-AR-P7002

Ratoath Residential Development at Ballybin Rd, Ratoath, Co.Meath

Job No: 2244

Date: 21.06.24



++ Private Amenity Space standards refer to the Sustainable Residential Development and Compact Settlements Guidelines 2024

DEVELOPMENT STANDARDS	Description	Beds/ Persons	GFA sqm	Storage Area sqm	Living Room Width m	Agg. Living Area sqm	Bedroom Widths m	Agg. Bedroom Area sqm	Private Amenity Space ++ sqm
Quality Housing for Sustainable Communities 2007	2 bedroom house	2B/ 3P	70 sqm	3sqm	3.3m	28 sqm	Single 2.1m Double 2.8m	20 sqm	30 sqm
	3 bedroom house	3B/ 4P	83 sqm	4 sqm	3.6m	30 sqm		28 sqm	40 sqm
		3B/5P	92 sqm	5 sqm	3.6m	34 sqm		32 sqm	40 sqm
	4 bedroom house	4B/ 7P	120 sqm	6 sqm	3.8m	40 sqm		43 sqm	50 sqm
Sustainable Urban Housing Design Standards for New Apartments 2023	1 bedroom apartment	1B/ 2P	45 sqm	3 sqm	3.3 m	23 sqm	Single 2.1m Double 2.8m	11.4 sqm	5 sqm
	2 bedroom apartment	2B/ 3P	63 sqm	5 sqm	3.6m	28 sqm		20.1 sqm	6 sqm
		2B/ 4P	73 sqm	6 sqm	3.6m	30 sqm		24.4 sqm	7 sqm
	3 bedroom apartment	3B/ 5P	90 sqm	9 sqm	3.8m	34 sqm		31.5 sqm	9 sqm

																				Plot Size	
House Number	House Type	Description	Storeys	Beds/ Persons	Required GFA sqm	GFA sqm	Required GFA achieved (%)	Required Storage Area sqm	Storage Area sqm	Required Living Room Width m	Living Room Width m	Required Agg. Living/Dining/ Kitchen Area sqm	Agg. Living Area sqm	Required Minimum Bedroom Widths m	Minimum Bedroom Widths m	Required Agg. Bedroom Area sqm	Agg. Bedroom Area sqm	Required Private Open Space	Private Open Space sqm	House Plot Area sqm	Duplex / Apt Areas sqm
1	F4	4 bed semi-d house	3	4B/7P	110	154.2	140.2%	6	6.8	3.8	3.9	40	57.1	2.8 / 2.1	3.1/2.1	43	44.3	50	97	211	
2	B1	4 bed semi-d house	3	4B/7P	120	152.5	127.1%	6	7	3.8	3.9	40	56.5	2.8 / 2.1	3.1/2.1	43	44.2	50	92	207	
3	B1	4 bed semi-d house	3	4B/7P	120	152.5	127.1%	6	7	3.8	3.9	40	56.5	2.8 / 2.1	3.1/2.1	43	44.2	50	79	194	
4	B1	4 bed semi-d house	3	4B/7P	120	152.5	127.1%	6	7	3.8	3.9	40	56.5	2.8 / 2.1	3.1/2.1	43	44.2	50	67	182	
5	B1	4 bed semi-d house	3	4B/7P	120	152.5	127.1%	6	7	3.8	3.9	40	56.5	2.8 / 2.1	3.1/2.1	43	44.2	50	55	169	
6	F4	4 bed semi-d house	3	4B/7P	110	154.2	140.2%	6	6.8	3.8	3.9	40	57.1	2.8 / 2.1	3.1/2.1	43	44.3	50	50	177	
7	DX1	1 Bed Apartment	1	1B/2P	45	55.8	124.0%	3	3.4	3.3	3.5	23	23	2.8	3	11.4	12	5	27.3		127
8	DX2	3 Bed Duplex Apartment	2	3B/5P	90	118.8	132.0%	9	9	3.8	4.1	34	37.1	2.8 / 2.1	3.1/2.5	31.5	32.5	9	9.2		156.3
9	DX1	1 Bed Apartment	1	1B/2P	45	55.8	124.0%	3	3.4	3.3	3.5	23	23	2.8	3	11.4	12	5	27.3		121
10	DX2	3 Bed Duplex Apartment	2	3B/5P	90	118.8	132.0%	9	9	3.8	4.1	34	37.1	2.8 / 2.1	3.1/2.5	31.5	32.5	9	9.2		147.7
11	DX1	1 Bed Apartment	1	1B/2P	45	55.8	124.0%	3	3.4	3.3	3.5	23	23	2.8	3	11.4	12	5	27.3		121
12	DX2	3 Bed Duplex Apartment	2	3B/5P	90	118.8	132.0%	9	9	3.8	4.1	34	37.1	2.8 / 2.1	3.1/2.5	31.5	32.5	9	9.2		147.7
13	DX1	1 Bed Apartment	1	1B/2P	45	55.8	124.0%	3	3.4	3.3	3.5	23	23	2.8	3	11.4	12	5	27.3		128
14	DX2	3 Bed Duplex Apartment	2	3B/5P	90	118.8	132.0%	9	9	3.8	4.1	34	37.1	2.8 / 2.1	3.1/2.5	31.5	32.5	9	9.2		147.7
15	DX1	1 Bed Apartment	1	1B/2P	45	55.8	124.0%	3	3.4	3.3	3.5	23	23	2.8	3	11.4	12	5	27.3		121
16	DX2	3 Bed Duplex Apartment	2	3B/5P	90	118.8	132.0%	9	9	3.8	4.1	34	37.1	2.8 / 2.1	3.1/2.5	31.5	32.5	9	9.2		147.7
17	DX1	1 Bed Apartment	1	1B/2P	45	55.8	124.0%	3	3.4	3.3	3.5	23	23	2.8	3	11.4	12	5	27.3		121
18	DX2	3 Bed Duplex Apartment	2	3B/5P	90	118.8	132.0%	9	9	3.8	4.1	34	37.1	2.8 / 2.1	3.1/2.5	31.5	32.5	9	9.2		156.3
19	F1	3 bed end of terrace house	2	3B/5P	92	102.8	111.7%	5	5.3	3.8	3.9	34	35.2	2.8 / 2.1	3.3/2.1	32	32.9	40	54	168	
20	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	36	105	
21	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.9/2.1	28	30.7	40	56	163	
22	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.9/2.1	28	30.7	40	56	163	
23	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	36	105	
24	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.9/2.1	28	30.7	40	56	163	
25	C1	3 bed semi-d house	2	3B/5P	92	101.1	109.9%	5	5.3	3.8	3.9	34	34.9	2.8 / 2.1	3.1/2.1	32	32.8	40	59	173	
26	C1	3 bed semi-d house	2	3B/5P	92	101.1	109.9%	5	5.3	3.8	3.9	34	34.9	2.8 / 2.1	3.1/2.1	32	32.8	40	59	173	
27	C1	3 bed semi-d house	2	3B/5P	92	101.1	109.9%	5	5.3	3.8	3.9	34	34.9	2.8 / 2.1	3.1/2.1	32	32.8	40	59	173	
28	C1	3 bed semi-d house	2	3B/5P	92	101.1	109.9%	5	5.3	3.8	3.9	34	34.9	2.8 / 2.1	3.1/2.1	32	32.8	40	59	173	
29	C1	3 bed semi-d house	2	3B/5P	92	101.1	109.9%	5	5.3	3.8	3.9	34	34.9	2.8 / 2.1	3.1/2.1	32	32.8	40	59	173	
30	C1	3 bed semi-d house	2	3B/5P	92	101.1	109.9%	5	5.3	3.8	3.9	34	34.9	2.8 / 2.1	3.1/2.1	32	32.8	40	59	173	
31	F1	3 bed end of terrace house	2	3B/5P	92	102.8	111.7%	5	5.3	3.8	3.9	34	35.2	2.8 / 2.1	3.3/2.1	32	32.9	40	51	165	
32	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	31	100	
33	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	31	100	
34	D1	3 bed mid-terraced house	2	3B/4P	83	92.6	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.9/2.1	28	30.7	40	47	154	
35	D1	3 bed mid-terraced house	2	3B/4P	83	92.6	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.9/2.1	28	30.7	40	47	154	
36	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	31	100	
37	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	31	100	
38	F1	3 bed end of terrace house	2	3B/5P	92	102.8	111.7%	5	5.3	3.8	3.9	34	35.2	2.8 / 2.1	3.3/2.1	32	32.9	40	50	164	
39	C1	3 bed semi-d house	2	3B/5P	92	101.1	109.9%	5	5.3	3.8	3.9	34	34.9	2.8 / 2.1	3.1/2.1	32	32.8	40	59	173	
40	C1	3 bed semi-d house	2	3B/5P	92	101.1	109.9%	5	5.3	3.8	3.9	34	34.9	2.8 / 2.1	3.1/2.1	32	32.8	40	59	173	

House Number	House Type	Description	Storeys	Beds/ Persons	Required GFA sqm	GFA sqm	Required GFA achieved (%)	Required Storage Area sqm	Storage Area sqm	Required Living Room Width m	Living Room Width m	Required Agg. Living/Dining/ Kitchen Area sqm	Agg. Living Area sqm	Required Minimum Bedroom Widths m	Minimum Bedroom Widths m	Required Agg. Bedroom Area sqm	Agg. Bedroom Area sqm	Required Private Open Space	Private Open Space sqm	House Plot Area sqm	Duplex / Apt Areas sqm
41	C1	3 bed semi-d house	2	3B/5P	92	101.1	109.9%	5	5.3	3.8	3.9	34	34.9	2.8 / 2.1	3.1/2.1	32	32.8	40	59	173	
42	C1	3 bed semi-d house	2	3B/5P	92	101.1	109.9%	5	5.3	3.8	3.9	34	34.9	2.8 / 2.1	3.1/2.1	32	32.8	40	59	173	
43	C1	3 bed semi-d house	2	3B/5P	92	101.1	109.9%	5	5.3	3.8	3.9	34	34.9	2.8 / 2.1	3.1/2.1	32	32.8	40	59	173	
44	C1	3 bed semi-d house	2	3B/5P	92	101.1	109.9%	5	5.3	3.8	3.9	34	34.9	2.8 / 2.1	3.1/2.1	32	32.8	40	59	173	
45	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.9/2.1	28	30.7	40	56	163	
46	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	36	105	
47	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.9/2.1	28	30.7	40	56	163	
48	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.9/2.1	28	30.7	40	56	163	
49	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	36	105	
50	F1	3 bed end of terrace house	2	3B/5P	92	102.8	111.7%	5	5.3	3.8	3.9	34	35.2	2.8 / 2.1	3.3/2.1	32	32.9	40	54	168	
51	F1	3 bed end of terrace house	2	3B/5P	92	102.8	111.7%	5	5.3	3.8	3.9	34	35.2	2.8 / 2.1	3.3/2.1	32	32.9	40	58	180	
52	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	36	105	
53	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	36	105	
54	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	36	105	
55	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	36	105	
56	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	36	105	
57	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.9/2.1	28	30.7	40	56	163	
58	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.9/2.1	28	30.7	40	56	163	
59	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	36	105	
60	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	36	105	
61	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	36	105	
62	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	36	105	
63	F1	3 bed end of terrace house	2	3B/5P	92	102.8	111.7%	5	5.3	3.8	3.9	34	35.2	2.8 / 2.1	3.3/2.1	32	32.9	40	59	174	
64	A1	1 bedroom apartment	1	1B/2P	45	56.5	125.6%	3	3.4	3.3	3.8	23	23.5	2.8	3.4	11.4	12.9	5	20		231.7
65	A2	1 bedroom apartment	2	1B/2P	45	64.8	144.0%	3	3.8	3.3	4.9	23	25.7	2.8	3.1	11.4	12.1	5	7.3		65.4
66	A1	1 bedroom apartment	1	1B/2P	45	56.5	125.6%	3	3.4	3.3	3.8	23	23.5	2.8	3.4	11.4	12.9	5	20		216.3
67	A2	1 bedroom apartment	2	1B/2P	45	64.8	144.0%	3	3.8	3.3	4.9	23	25.7	2.8	3.1	11.4	12.1	5	7.3		65.4
68	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.9/2.1	28	30.7	40	90	196	
69	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	58	128	
70	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	59	128	
71	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	59	128	
72	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	59	128	
73	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.9/2.1	28	30.7	40	91	198	
74	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.9/2.1	28	30.7	40	91	198	
75	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	59	129	
76	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	59	129	
77	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	60	129	
78	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	60	129	
79	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.9/2.1	28	30.7	40	93	199	
80	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.9/2.1	28	30.7	40	93	200	
81	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	60	130	
82	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	60	130	
83	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	61	130	
84	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.9/2.1	28	30.7	40	94	201	
85	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.9/2.1	28	30.7	40	94	201	
86	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	61	130	
87	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	61	130	
88	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	61	131	
89	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.9/2.1	28	30.7	40	95	202	
90	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.9/2.1	28	30.7	40	95	202	
91	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	62	131	
92	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	62	131	
93	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	62	131	
94	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.9/2.1	28	30.7	40	96	203	
95	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.9/2.1	28	30.7	40	107	214	
96	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	72	141	
97	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	72	141	
98	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	72	142	
99	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.9/2.1	28	30.7	40	158	266	
100	F1	3 bed end of terrace house	2	3B/5P	92	102.8	111.7%	5	5.3	3.8	3.9	34	35.2	2.8 / 2.1	3.3/2.1	32	32.9	40	59	174	
101	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	36	105	
102	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	36	105	
103	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	36	105	
104	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	36	105	
105	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.9/2.1	28	30.7	40	55	163	
106	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.9/2.1	28	30.7	40	56	163	

House Number	House Type	Description	Storeys	Beds/ Persons	Required GFA sqm	GFA sqm	Required GFA achieved (%)	Required Storage Area sqm	Storage Area sqm	Required Living Room Width m	Living Room Width m	Required Agg. Living/Dining/ Kitchen Area sqm	Agg. Living Area sqm	Required Minimum Bedroom Widths m	Minimum Bedroom Widths m	Required Agg. Bedroom Area sqm	Agg. Bedroom Area sqm	Required Private Open Space	Private Open Space sqm	House Plot Area sqm	Duplex / Apt Areas sqm
107	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	36	105	
108	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	36	105	
109	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	36	105	
110	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	36	105	
111	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	36	105	
112	F1	3 bed end of terrace house	2	3B/5P	92	102.8	111.7%	5	5.3	3.8	3.9	34	35.2	2.8 / 2.1	3.3/2.1	32	32.9	40	59	171	
113	F1	3 bed end of terrace house	2	3B/5P	92	102.8	111.7%	5	5.3	3.8	3.9	34	35.2	2.8 / 2.1	3.3/2.1	32	32.9	40	50	105	
114	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	35	105	
115	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	35	105	
116	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	35	105	
117	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.9/2.1	28	30.7	40	54	161	
118	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.9/2.1	28	30.7	40	55	160	
119	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	35	105	
120	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	35	105	
121	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	35	105	
122	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	35	105	
123	F1	3 bed end of terrace house	2	3B/5P	92	102.8	111.7%	5	5.3	3.8	3.9	34	35.2	2.8 / 2.1	3.3/2.1	32	32.9	40	58	172	
124	F1	3 bed end of terrace house	2	3B/5P	92	102.8	111.7%	5	5.3	3.8	3.9	34	35.2	2.8 / 2.1	3.3/2.1	32	32.9	40	54	168	
125	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	36	105	
126	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	36	105	
127	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	36	105	
128	F1	3 bed end of terrace house	2	3B/5P	92	102.8	111.7%	5	5.3	3.8	3.9	34	35.2	2.8 / 2.1	3.3/2.1	32	32.9	40	59	173	
129	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.9/2.1	28	30.7	40	71	178	
130	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.05/3.05	20	23.4	30	39	108	
131	F1	3 bed end of terrace house	2	3B/5P	92	102.8	111.7%	5	5.3	3.8	3.9	34	35.2	2.8 / 2.1	3.3/2.1	32	32.9	40	52	165	
132	A1	1 bedroom apartment	1	1B/2P	45	56.5	125.6%	3	3.4	3.3	3.8	23	23.5	2.8	3.4	11.4	12.9	5	20		399
133	A2	1 bedroom apartment	2	1B/2P	45	64.8	144.0%	3	3.8	3.3	4.9	23	25.7	2.8	3.1	11.4	12.1	5	7.3		65.4
134	A1	1 bedroom apartment	1	1B/2P	45	56.5	125.6%	3	3.4	3.3	3.8	23	23.5	2.8	3.4	11.4	12.9	5	20		212.9
135	A2	1 bedroom apartment	2	1B/2P	45	64.8	144.0%	3	3.8	3.3	4.9	23	25.7	2.8	3.1	11.4	12.1	5	7.3		65.4
136	A1	1 bedroom apartment	1	1B/2P	45	56.5	125.6%	3	3.4	3.3	3.8	23	23.5	2.8	3.4	11.4	12.9	5	20		237.6
137	A2	1 bedroom apartment	2	1B/2P	45	64.8	144.0%	3	3.8	3.3	4.9	23	25.7	2.8	3.1	11.4	12.1	5	7.3		65.4
138	A1	1 bedroom apartment	1	1B/2P	45	56.5	125.6%	3	3.4	3.3	3.8	23	23.5	2.8	3.4	11.4	12.9	5	20		356.3
139	A2	1 bedroom apartment	2	1B/2P	45	64.8	144.0%	3	3.8	3.3	4.9	23	25.7	2.8	3.1	11.4	12.1	5	7.3		65.4
140	X1	5 Bed Detached House*	3	5B/10P	120	225.4	187.8%	6	12.7	3.8	4.2	40	60.2	2.8 / 2.1	2.8	43	83.4	50	1031	163	
141	X2	4 bed Detached House	3	4B/8P	120	225.4	187.8%	6	12.7	3.8	4.2	40	56.5	2.8 / 2.1	2.9	43	64.5	50	1035	137	

NOTE: House Type X1 is a 5 Bed House. No specific Guidance is given within the Quality Housing for Sustainable Communities 2007 document. Figures given are for a 4 Bed / 7 Person 3 Storey House and we note that the proposals are far in excess of the minimum required standards for individual rooms.