

Job Name: Mill Lane, Leixlip				<div><div></div><div>PLUSARCHITECTURE</div></div>														
Housing Quality Assessment																		
Document No.: 515 00.03 HQA Planning																		
Job No.: 515																		
Issue date													Day				Current Revision	16
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Distribution																		
01.00 Client																		
4.01 Kildare County Council																		
D = Disk E = Email P = Paper R = Reduced Set F = FTP																		E
Purpose of Issue: I = Info P = Planning T = Tender C = Construction B = As Built																		P
Issued By (Initials)																		AM
Authorized by (Initials)																		GW
Design Standards:													Kildare County Development Plan 2023 - 2029					
Building	Level	Un t No	Area (msq)	Un t Type	Kitchen / Living / Dining sqm	Bedroom 1 sqm	Bedroom 2 sqm	Storage (total) sqm	Private Amenity Space sqm	Accessible Unit	Universal Design Unit	Aspect / Direction						
			56.6		-	-	-	-	-	-	-	Triple Aspect N, E & S						
Building A	Ground Floor	Reception	18.3	-	-	-	-	-	-	Yes	Yes	-						
Building A	Ground Floor	Plant	5.8	-	-	-	-	-	-	-	-	-						
Building A	Ground Floor	Bathroom	5.8	-	-	-	-	-	-	Yes	Yes	-						
Building A	Ground Floor	Apt. 01	53.7	1 Bed (2p.)	24.4	14	-	3.2	7.3	Yes	No	Dual Aspect E & S						
BUILDING A SUMMARY																		
1 No. Common Room																		
1 No. Reception																		
1 No. Plant																		
1 No. Bathroom																		
1 No. 1 Bed (2p.) Apartment																		
SUBTOTAL:													1 No. APARTMENT IN BUILDING A					
Building	Level	Un t No	Area (msq)	Un t Type	Kitchen / Living / Dining sqm	Bedroom 1 sqm	Bedroom 2 sqm	Storage (total) sqm	Private Amenity Space sqm	Accessible Unit	Universal Design Unit	Aspect / Direction						
			71.8		28		8.1	5.3				Triple Aspect N, S & W						
Building B	Ground Floor	Apt. 03	71.8	2 Bed (3p.)	28	13	8.1	5.3	16.3	Yes	Yes	Dual Aspect N & S						
Building B	Ground Floor	Apt. 04	71.8	2 Bed (3p.)	28	13	8.1	5.3	16	Yes	Yes	Dual Aspect N & S						
Building B	Ground Floor	Apt. 05	71.8	2 Bed (3p.)	28	13	8.1	5.3	16	Yes	Yes	Dual Aspect N & S						
Building B	Ground Floor	Apt. 06	71.8	2 Bed (3p.)	28	13	8.1	5.3	16	Yes	Yes	Dual Aspect N & S						
Building B	Ground Floor	Apt. 07	71.8	2 Bed (3p.)	28	13	8.1	5.3	16	Yes	Yes	Dual Aspect N & S						
Building B	Ground Floor	Apt. 08	71.8	2 Bed (3p.)	28	13	8.1	5.3	16.2	Yes	Yes	Triple Aspect N, S & E						
Building B	First Floor	Apt. 09	52	1 Bed (2p.)	24.3	13	-	3	5.3	Yes	No	Triple Aspect N, S & W						
Building B	First Floor	Apt. 10	52	1 Bed (2p.)	24.3	13	-	3	5	Yes	No	Dual Aspect N & S						
Building B	First Floor	Apt. 11	52	1 Bed (2p.)	24.3	13	-	3	5	Yes	No	Dual Aspect N & S						
Building B	First Floor	Apt. 12	52	1 Bed (2p.)	24.3	13	-	3	5	Yes	No	Dual Aspect N & S						
Building B	First Floor	Apt. 13	52	1 Bed (2p.)	24.3	13	-	3	5	Yes	No	Dual Aspect N & S						
Building B	First Floor	Apt. 14	52	1 Bed (2p.)	24.3	13	-	3	5	Yes	No	Dual Aspect N & S						
Building B	First Floor	Apt. 15	52	1 Bed (2p.)	24.3	13	-	3	5.3	Yes	No	Triple Aspect N, S & E						
Building B	Second Floor	Apt. 16	52	1 Bed (2p.)	24.3	13	-	3	5.4	Yes	No	Triple Aspect N, S & W						
Building B	Second Floor	Apt. 17	52	1 Bed (2p.)	24.3	13	-	3	5	Yes	No	Dual Aspect N & S						
Building B	Second Floor	Apt. 18	52	1 Bed (2p.)	24.3	13	-	3	5	Yes	No	Dual Aspect N & S						
Building B	Second Floor	Apt. 19	52	1 Bed (2p.)	24.3	13	-	3	5	Yes	No	Dual Aspect N & S						
Building B	Second Floor	Apt. 20	52	1 Bed (2p.)	24.3	13	-	3	5	Yes	No	Dual Aspect N & S						
Building B	Second Floor	Apt. 21	52	1 Bed (2p.)	24.3	13	-	3	5	Yes	No	Dual Aspect N & S						
Building B	Second Floor	Apt. 22	52	1 Bed (2p.)	24.3	13	-	3	5.4	Yes	No	Triple Aspect N, S & E						
BUILDING B SUMMARY																		
7 No. 2 Bed (3p.) Apartments																		
14 No. 1 Bed (2p.) Apartments																		
SUBTOTAL:													21 No. APARTMENTS IN BUILDING B					
Building	Level	Un t No	Area (msq)	Un t Type	Kitchen / Living / Dining sqm	Bedroom 1 sqm	Bedroom 2 sqm	Storage (total) sqm	Private Amenity Space sqm	Accessible Unit	Universal Design Unit	Aspect / Direction						
			52.6		23.4		-	3.3				Triple Aspect N, W & E						
Building C	Ground Floor	Apt. 24	52.1	1 Bed (2p.)	23.5	13.5	-	3.4	19.6	Yes	Yes	Dual Aspect E & W						
BUILDING C SUMMARY																		
2 No. 1 Bed (2p.) Apartments																		
SUBTOTAL:													2 No. APARTMENTS IN BUILDING C					
Building	Level	Un t No	Area (msq)	Un t Type	Kitchen / Living / Dining sqm	Bedroom 1 sqm	Bedroom 2 sqm	Storage (total) sqm	Private Amenity Space sqm	Accessible Unit	Universal Design Unit	Aspect / Direction						
			100.1		48.7		11.4	8.4	28	Yes	No	Triple Aspect N, S & W						
Building D	Ground Floor	Apt. 26	71.8	2 Bed (3p.)	28	13	8.1	5.3	16	Yes	Yes	Dual Aspect N & S						
Building D	Ground Floor	Apt. 27	71.8	2 Bed (3p.)	28	13	8.1	5.3	16	Yes	Yes	Dual Aspect N & S						
Building D	Ground Floor	Apt. 28	71.8	2 Bed (3p.)	28	13	8.1	5.3	16	Yes	Yes	Dual Aspect N & S						
Building D	Ground Floor	Apt. 29	71.8	2 Bed (3p.)	28	13	8.1	5.3	16	Yes	Yes	Dual Aspect N & S						
Building D	Ground Floor	Apt. 30	71.8	2 Bed (3p.)	28	13	8.1	5.3	15.2	Yes	Yes	Dual Aspect N & S						
Building D	First Floor	Apt. 31	73	2 Bed (4p.)	30	13	11.4	6.3	9.9	Yes	No	Triple Aspect N, S & W						
Building D	First Floor	Apt. 32	52	1 Bed (2p.)	24.3	13	-	3	5	Yes	No	Dual Aspect N & S						
Building D	First Floor	Apt. 33	52	1 Bed (2p.)	24.3	13	-	3	5	Yes	No	Dual Aspect N & S						
Building D	First Floor	Apt. 34	52	1 Bed (2p.)	24.3	13	-	3	5	Yes	No	Dual Aspect N & S						
Building D	First Floor	Apt. 35	52	1 Bed (2p.)	24.3	13	-	3	5	Yes	No	Dual Aspect N & S						
Building D	First Floor	Apt. 36	52	1 Bed (2p.)	24.3	13	-	3	5	Yes	No	Dual Aspect N & S						
BUILDING D SUMMARY																		
2 No. 2 Bed (4p.) Apartments																		
5 No. 2 Bed (3p.) Apartments																		
5 No. 1 Bed (2p.) Apartments																		
SUBTOTAL:													12 No. APARTMENTS IN BUILDING D					
WHOLE SITE SUMMARY																		
22 No. 1 Bed (2p.) Apartments (61.1%)																		
12 No. 2 Bed (3p.) Apartments (33.3%)																		
2 No. 2 Bed (4p.) Apartments (5.6%)																		
TOTAL:													36 No. APARTMENT IN ALL BUILDINGS					
UNIVERSAL DESIGN UNITS:													14 No (38.9%)					