



Housing Quality Assessment

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Project: Residential Development
 Finlay Park, Naas, Co. Kildare
 Client: Westar Homes Ltd.

Project No: 17019
 Date: Nov-22 Rev: P01

	Apartment Type	Bed No.	Net Internal Floor Area	Min. Area	Kitchen Living/ Dining Area	Min. Area	Kitchen/ Living/ Dining Width	Min. Width	Bedroom 1 Area	Min. Area	Width	Min. Width	Bedroom 2 Area	Min. Area	Width	Min. Width	Bedroom 3 Area	Min. Area	Width	Min. Width	Storage	Min. Area	P.S.A (*)	Min P.S.A	Total of Units	Total Gross Floor Area	
2 STOREYS APARTMENTS (DUPLICES)	Type A	2 Bed	96	73	32.70	30	4210	3800	15.9	13	3440	2800	14.1	11.4	3000	2.8					6	6	7.6	7	22	2115.08	
	Type A.1	2 Bed	86	73	31.70	30	4210	3800	16.3	13	2800	2800	12	11.4	2650	2.8					6.7	7	17.2	7	22	1892	
	Type B	2 Bed	91	73	31.30	30	4210	3800	13.5	13	2800	2800	13.8	11.4	3000	2.8					6	6	13.2	7	6	543.96	
	Type B.1	2 Bed	83	73	31.70	30	4210	3800	13.8	13	2800	2800	12	11.4	2650	2.8					6.2	6	14	7	1	83.43	
	Type C	3 Bed	113	90	34.70	34	5000	3800	12.3	13	2800	2800	13.8	11.4	3000	2.8	7.8	7.1	2100	2100	9	9	14.2	9	7	790.09	
	Type C.1	3 Bed	106	90	35.20	34	5000	3800	13.2	13	2800	2800	12	11.4	2650	2.8	7.8	7.1	2100	2100	9.1	9	18.2	9	7	738.99	
Type D	2 Bed	99	73	37.40	30	6300	3800	13.2	13	2800	2800	11.9	11.4	2650	2.8					6	6	14.5	7	5	494.55		
APARTMENTS	Apt. Type A	3 Bed	97	90	33.90	34	4870	3800	13.8	13	3000	2.8	11.9	11.4	3085	2.8	7.8	7.1	2100	2100	9.6	9	17	9	1	96.89	
	Apt. Type A.1	3 Bed	102	90	34.60	34	4870	3800	14.2	13	3000	2.8	16.9	11.4	2985	2.8	8.1	7.1	2200	2100	9	9	11.1	9	4	406.84	
	Apt. Type B	2 Bed	87	73	34.40	30	5025	3600	13.3	13	2970	2.8	12	11.4	4055	2.8					6.6	6	7.1	7	5	433.05	
	Apt. Type C	2 Bed	80	73	31.60	30	4250	3600	13.1	13	3075	2.8	11.5	11.4	3570	2.8					5.6	6	9.8	7	1	80.05	
	Apt. Type D	3 Bed	99	90	37.40	34	4500	3800	13.1	13	4235	2.8	11.4	11.4	2800	2.8	7.1	7.1	2100	2100	9.1	9	9.7	9	4	397.936	
	Apt. Type E	3 Bed	101	90	36.30	34	4800	3800	13.3	13	3000	2.8	11.5	11.4	3100	2.8	11.2	7.1	2200	2100	9.1	9	9.1	9	4	404.88	
	Apt. Type F	3 Bed	100	90	38.20	34	4510	3800	13	13	3000	2.8	11.4	11.4	3350	2.8	7.1	7.1	2450	2100	9.1	9	15.5	9	4	399.48	
	Apt. Type G	1 Bed	57	45	30.60	23	4870	3300	15.1	13	4030	2.8									3.3	3	8.6	5	4	227.04	
	Apt. Type H	2 Bed	88	73	33.20	30	5619	3600	13.4	13	3630	2.8	13.5	11.4	3284	2.8					6.3	6	8.6	7	3	263.52	
	Apt. Type H.1	2 Bed	99	73	40.90	30	5300	3600	13.4	13	5300	2.8	13.4	11.4	3630	2.8					6.6	6	8.5	7	1	98.92	
	Apt. Type I	1 Bed	46	45	23.00	23	4460	3300					11.8	11.4	3950	2.8					3	3	12.5	5	12	553.92	
	Apt. Type J	1 Bed	49	45	23.00	23	5015	3300	12.3	13	4175	2.8									3.2	3	7.5	5	2	98.46	
	Apt. Type K	2 Bed	70	63	28.30	28	5345	3600	13.3	13	3245	2.8						8.7	7.1	3160	2100	5	5	21.4	6	1	70.01
	Apt. Type K.1	2 Bed	70	63	28.00	28	5125	3600	13	13	3160	2.8						8.7	7.1	3225	2100	6.1	5	20.3	6	1	69.81
	Apt. Type L	2 Bed	73	63	28.20	28	5295	3600	13	13	3430	2.8						9.8	7.1	3255	2100	6.6	5	18.5	6	1	73.09
	Apt. Type M	1 Bed	65	45	25.20	23	4756	3300	13.3	13	3165	2.8									9.8	3	7.2	5	2	129.8	
	Apt. Type N	2 Bed	73	63	28.30	28	4930	3300	13.1	13	3460	2.8						10.8	7.1	3875	2100	5.1	5	19.4	7	2	146.16
	Apt. Type O	2 Bed	85	73	33.40	30	3801	3600	14.4	13	3630	2.8	11.5	11.4	3284	2.8					6.6	6	8.7	7	4	339.12	
	Apt. Type P	3 Bed	98	90	34.40	34	6930	3800	15.2	13	3320	2.8	12	11.4	2800	2.8	7.4	7.1	2890	2100	9	9	11	9	4	390.92	
	Apt. Type Q	2 Bed	91	73	30.90	30	4904	3600	17.6	13	4210	2.8	14	11.4	3015	2.8					6.5	6	13.4	7	1	91.32	
Apt. Type T	1 Bed	58	45	25.10	23	4385	3300					15.4	11.4	4230	2.8					4.9	3	16.6	5	1	57.57		
Apt. Type U	2 Bed	83	73	32.10	30	6325	3600	13.3	13	4500	2.8	11.5	11.4	2800	2.8					7	6	18.1	7	1	83.47		
Apt. Type V	1 Bed	67	45	25.20	23	4755	3300	14.7	13	3500	2.8									10.1	3	7	5	1	67.28		
																								134	11637.64		

* PRIVATE AMENITY SPACE VARIES DUE TO ELEVATIONAL TREATMENT THROUGHOUT THE SCHEME. ALL P.A.S TO MEET OR EXCEED THE MINIMUM STANDARDS

** A VARIATION OF 5% ROOM WIDTH AND AREA CAN BE APPLIED SUBJECT TO OVERALL COMPLIANCE WITH MINIMUM APARTMENT AREA.

Description	1BED	2BED	3BED	TOTAL
Total of Apartment units	22	77	35	134
Total of apartment Gross floor area	1134.07	6877.54	3626.026	11637.64