



Indicative CGI of houses overlooking the Linear Park

**bkdarchitects**  
BURKE-KENNEDY DOYLE

DESIGN RATIONALE for  
RESIDENTIAL DEVELOPMENT AT ADERRIG PHASE 2, ADAMSTOWN SDZ  
May 2021

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## 1.0 Introduction

This Design Rationale document has been prepared by BKD on behalf of the client, Quintain Development Ireland Ltd, for phase 2 of the Aderrig development area of Adamstown.

The proposed site area is 4.9 ha, with a net development area of 4.24ha. The proposal is to provide 227 houses (53.5 units per hectare).

The proposal will deliver 227 new housing units in a combination of two and three storey house types and three and four storey duplex types along with a new public park.

The design approach was developed over the course of a number of meetings with the Planning Department in South Dublin County Council to provide a robust response to the site constraints and the specific requirements of the Adamstown SDZ as they relate to the second phase of the Aderrig neighbourhood.

An overview of the unit mix is as follows:

- 3 bed houses 95
- 4 bed house 28
- 2 bed (1 st) duplex 48
- 3 bed (2 st) duplex 56



Indicative CGI of duplex units in Home Zone 2



Indicative CGI of proposed houses overlooking the proposed central green

## 2.0 Adamstown SDZ

### Overview of site area, height and density requirements for Aderrig

Area character type	Medium development density
Gross area	21.7 hectares
Net development area	17.8 hectares
Min-max total residential	97,125- 130, 830
Min-max dwellings per Ha.	52-70
Min-max total dwellings units	925-1246
Min affordable/ social dwellings	To be negotiated with relevant legislation and SDCC Housing Policy to include 1 x traveler accommodation facility
Min non-residential development	
Max non-residential development	4% of total development up to 4750 sq.m
Max retail development	10% of total non-residential up to 475 sq.m
Min-max courtyard building height	2-3 storeys with up to 4 storeys at corners/ feature buildings
Min-max perimeter building height	3-5 storeys
Max Landmark buildings	21 metres (up to 7 storeys approx.)
Min local public open space	0.78 hectares

### 3.0 Aderrig phasing diagram and density targets



**LEGEND**

- Phase 1**  
235 units  
(Recently granted)
- Phase 2**  
227 units  
(Subject proposal)
- Phase 3**  
216 units
- Phase 4**  
311 units

**Aderrig- all phases**  
Net development area 17.8 hectares  
Total number of units- 989  
52.4 units per hectare

**Aderrig phase 2**  
Net development area 4.24 hectares  
Total number of units- 227  
53.5 units per hectare

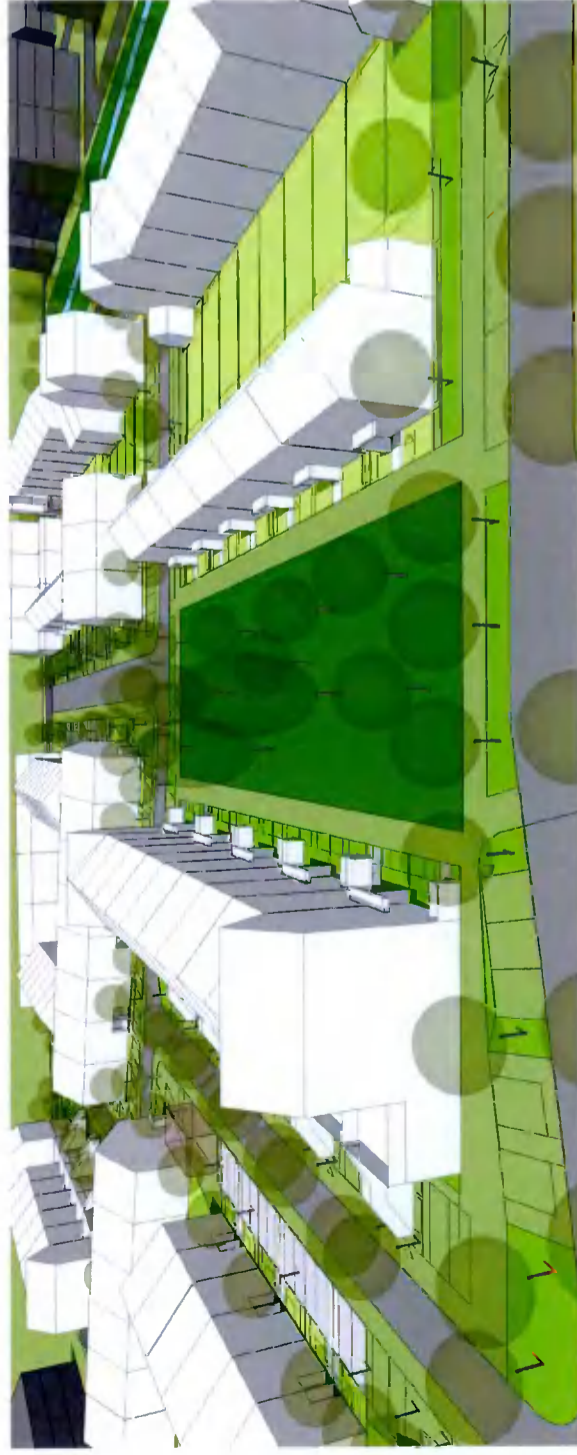
Note: Phasing diagram prepared by Duignan Dooley Architects on behalf of Quintain

## 4.0 Site Layout & Urban Form

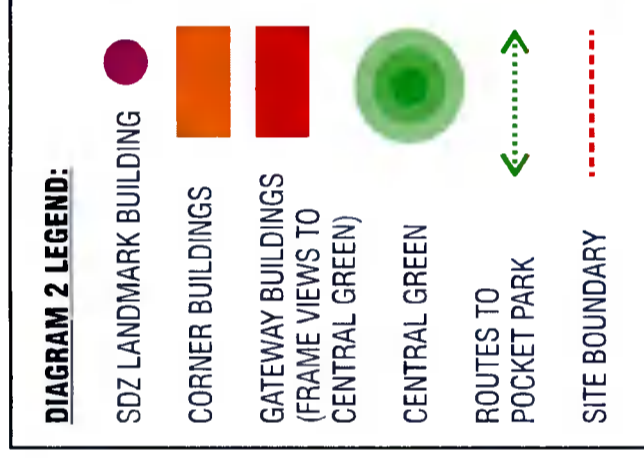
The design was developed using a top down methodology: starting out from the macro level (Neighbourhood scale) and progressing through stages to the micro level (Local scale streets and individual units). At the macro level; the design developed from the urban form, height and modelling of the perimeter blocks and their context within the wider Adamstown neighbourhood. Following the conclusion of this process the core design principles were established. The subsequent design development stages involved refinement of the proposal in increments toward the micro level where the quality of the local street environment was defined and the final design of individual units was consolidated.

A fundamental element of the design strategy from the outset was the delivery of the Central Green at the very heart of the development. This space was envisaged as a well planted, green, pedestrian friendly environment, free of vehicular circulation, incorporating local amenity and play facilities for the enjoyment of the residents. The adjoining side streets (2 & 3) to the north and south of the park have been designed as tree lined streets incorporating local table top surfaces in the road sections directly adjoining the park. These adjustments in the street section have been provided to enhance the quality of the local pedestrian environment and to extend the influence and visual impact of the Central Green. The combination of these measures will create green linkages between the Central Green and the Linear Park to the east in Aderrig phase 1.

The boundaries of the Central Green are defined by a terrace of two storey houses on the eastern side and three storey type E duplex units to the west. All of the lower level duplex apartment units to the west have front doors opening directly on to the park. The upper level duplex units are accessed by external stairs on the western side of the block from Home Zone 2. The first floor external deck areas associated with these units are located with a westerly aspect to the benefit of afternoon and evening sun.



V1\_Aerial view of Central Green- A terrace of 3 storey duplex buildings with west facing terraces sits opposite 2 storey wide frontage houses



Dia.1\_Concept Diagram- green spaces and gateways- Indicative layout

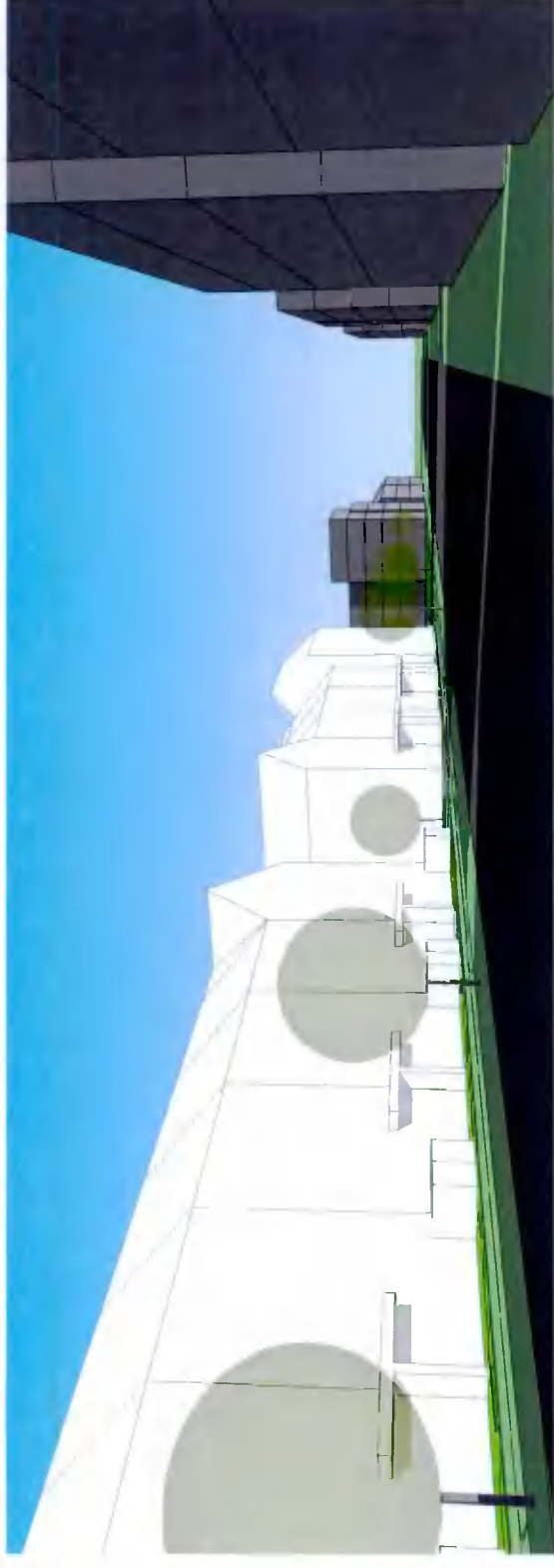
## 4.0 Site Layout & Urban Form

A three-storey perimeter block extends along the full length of the southern boundary adjoining Adamstown Way and forming the street edge. The perimeter block is made up of two types of duplex units, both of which incorporate a 2 bedroom apartment at ground level with a 3 bedroom two storey unit overhead. In all cases the lower level units are accessed from the Adamstown Way street frontage. The type E upper level units are accessed by an external stair from Home Zone 3 and the type F units have own door access from Adamstown Way. The junction of Adamstown Way and the Celbridge Link Road is marked by a double gabled corner duplex building (type F) which breaks the line of the perimeter block and creates an appropriate corner volume /local marker within the locality.

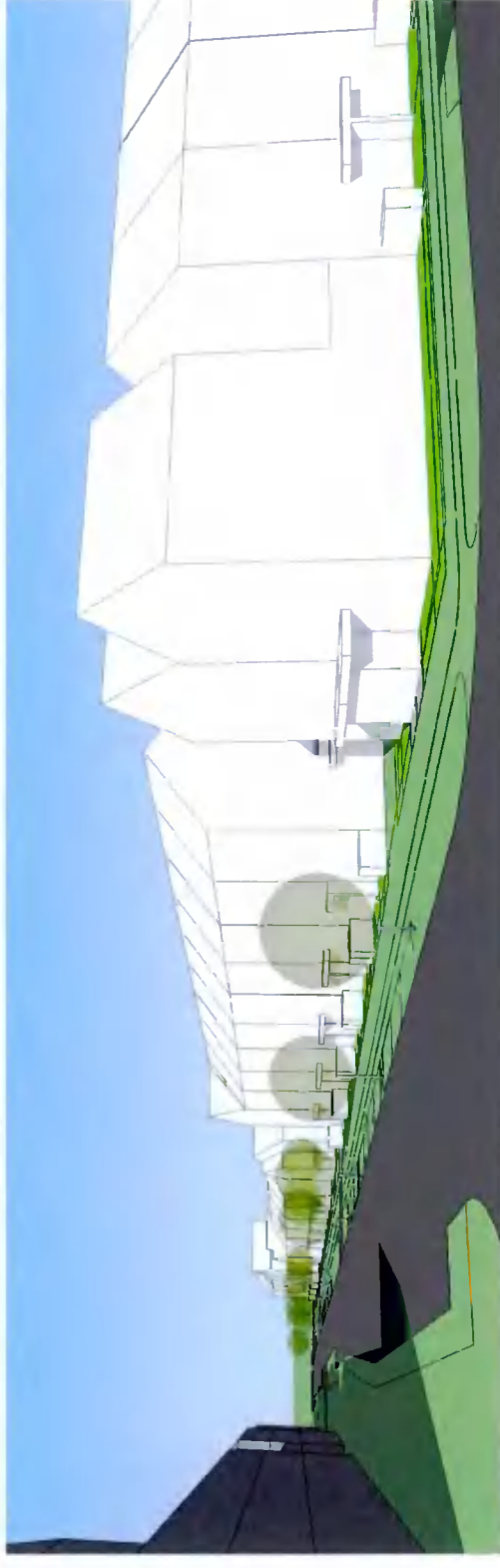
The northern and southern portions of the western boundary along the Celbridge Link road are also defined by three storey perimeter duplex buildings (E and F types) with the scale dropping to two storeys for the central section between the two east/west street connections. The location of the east / west street connections to the Central Park are marked by both three storey and 2 storey brick faced gable buildings with front doors opening directly onto the street.

The north western corner of the site adjoining the Celbridge Link Road is marked by another double gabled duplex building (type F) which reads as a separate volume from the rest of the adjoining terrace and will act as a local landmark on approaches from the north and west. From this three storey corner at the Celbridge link road the street elevation along the East/ West Avenue reduces in height to two storeys to form a terrace of houses flanked by Home Zone 1 and Side Street 1. Continuing in an easterly direction a short terrace of three storey type F units mark the transition to the four storey corner volume (type G) at the Linear park junction.

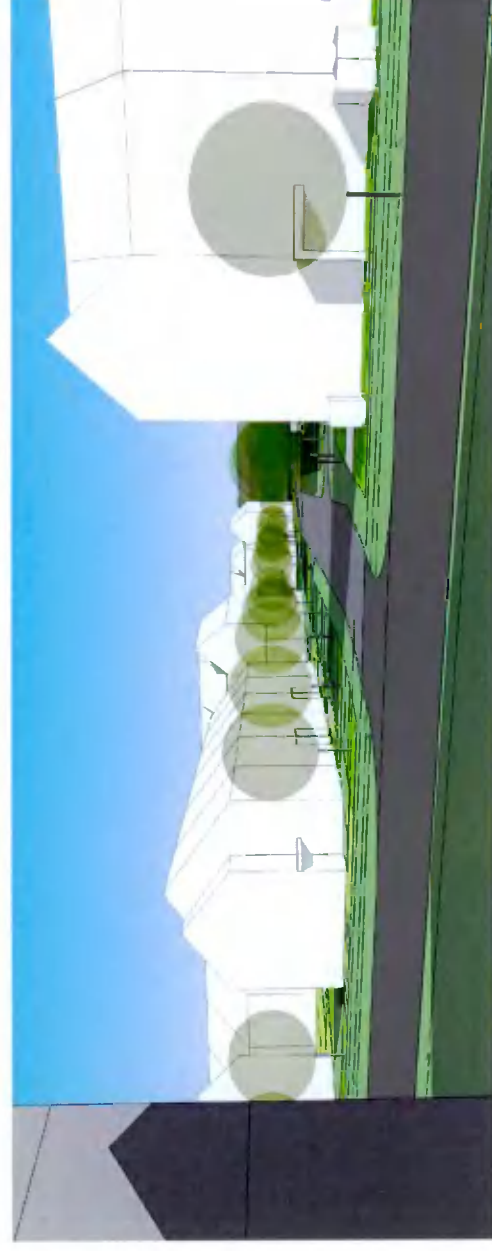
All other internal streets in the development are made up of 2 storey houses in a variety of formats, in a series of short terraces. At all locations where units turn street corners; front doors or side windows are integrated into the elevations to provide passive surveillance and animation of the adjoining streets.



V4\_ Street view looking east along Adamstown Way



V5\_ Street view looking north along the Celbridge Link Road

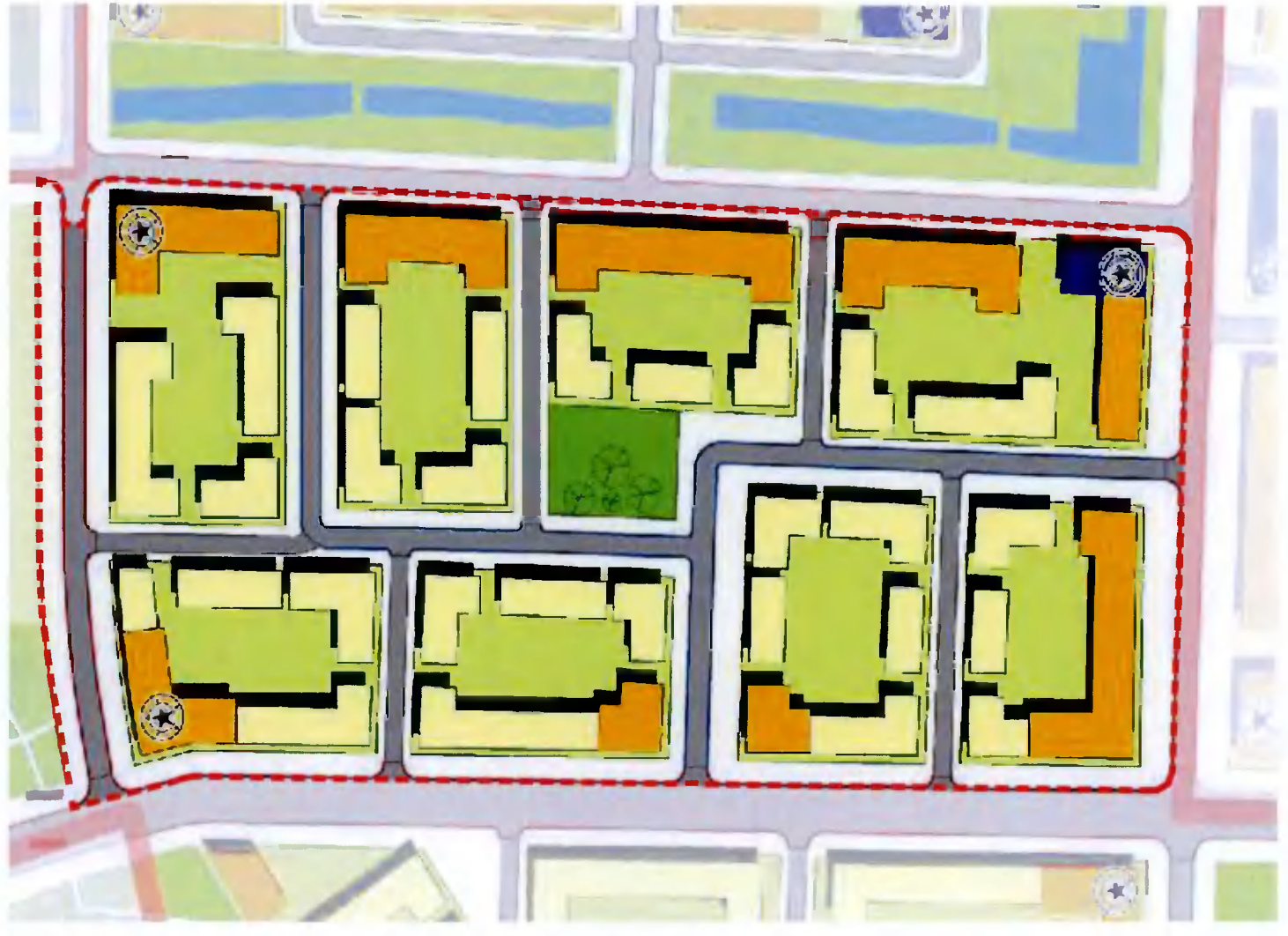
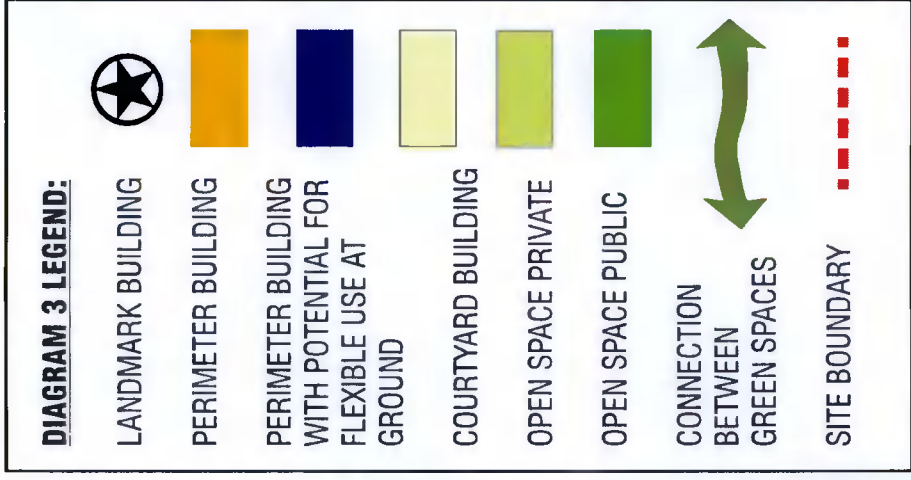
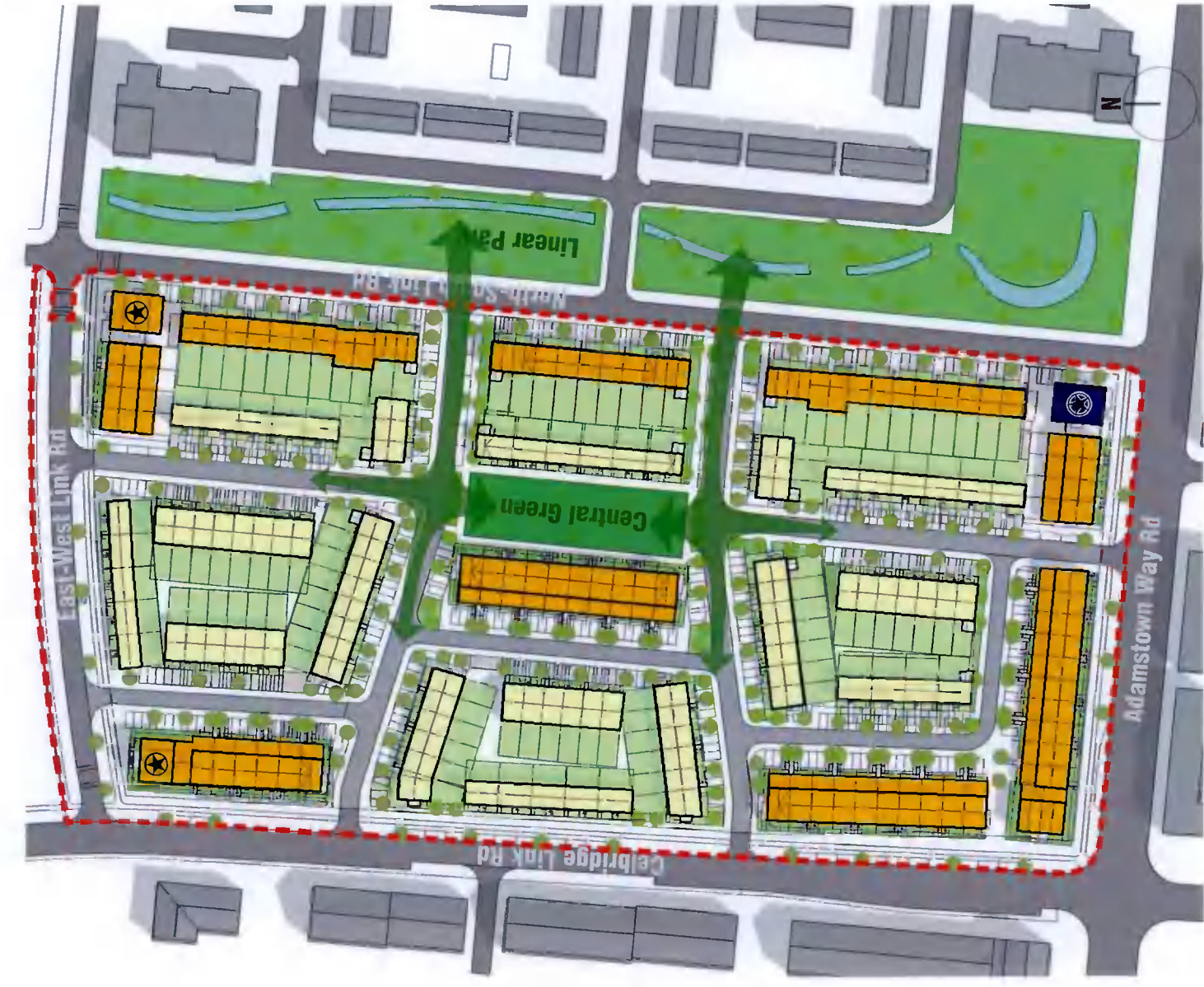


V6\_ Street view looking east from the Celbridge Link Road, along the side streets



V7\_ View of north west at the junction of Celbridge Link Road & East West Avenue

5.0 Compliance with SDZ diagram



Dia.4a\_ Proposed site layout with reference to SDZ requirements- Indicative layout

Dia.4b\_ Adamstown SDZ for Adderig Phase 2



## 7.0 Architectural Language & Elevation Materials

As set out in the foregoing sections the design approach has been to establish clear volumes and architectural forms which are legible at a neighbourhood scale to form a coherent canvas onto which the architectural treatment can then be applied. At the local level, all street and individual unit elevations use a common palette of external finishes which are related to the materials proposed in the adjoining Aderrig Phase 1 development.

The Aderrig Phase 2 elevations are composed of combinations of: sand / light brown coloured bricks, white, self-coloured render with contrasting grey brick panels and dark grey coloured windows and doors. Key gables and elevations use brick treatments to denote gateways and key locations within the development, in contrast to the adjoining self-coloured render elevations.

There are two locations where the rear elevations are more prominent (see key plan adjacent). At these locations the brick extends around to the back of the dwelling, helping to frame the view of the central green.

The end of terrace units, to the east of the central green, have extensions which help enliven the street and reduces the impact of the garden walls (see key plan adjacent).

**Key**  
Units with partial rear brick elevation



Units with extensions



Key Plan- showing location of extensions & brick rear elevations



Indicative CGI of proposed houses along side street 2

## 7.0 Architectural Language & Elevation Materials- Celbridge Link Road



Western perimeter street elevation Celbridge Link Road

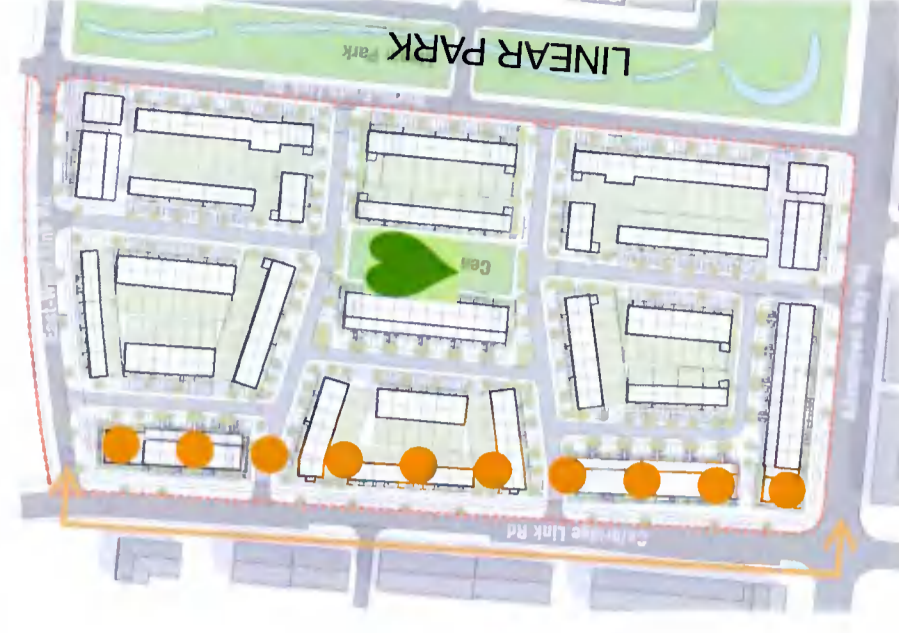


### EXTERNAL STREETS CHARACTER AREA

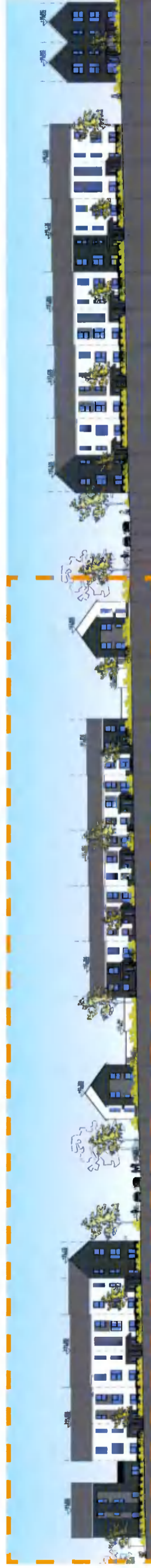


Light Brown Brick  
White Render

Grey Brick  
Fibre Cement Slates - Black  
Light Grey Window Frames



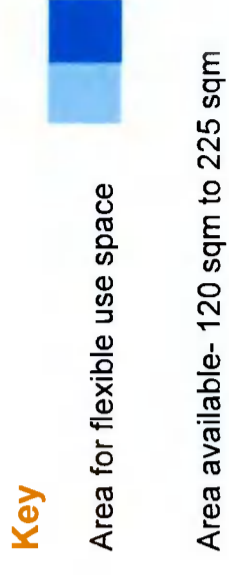
Key plan



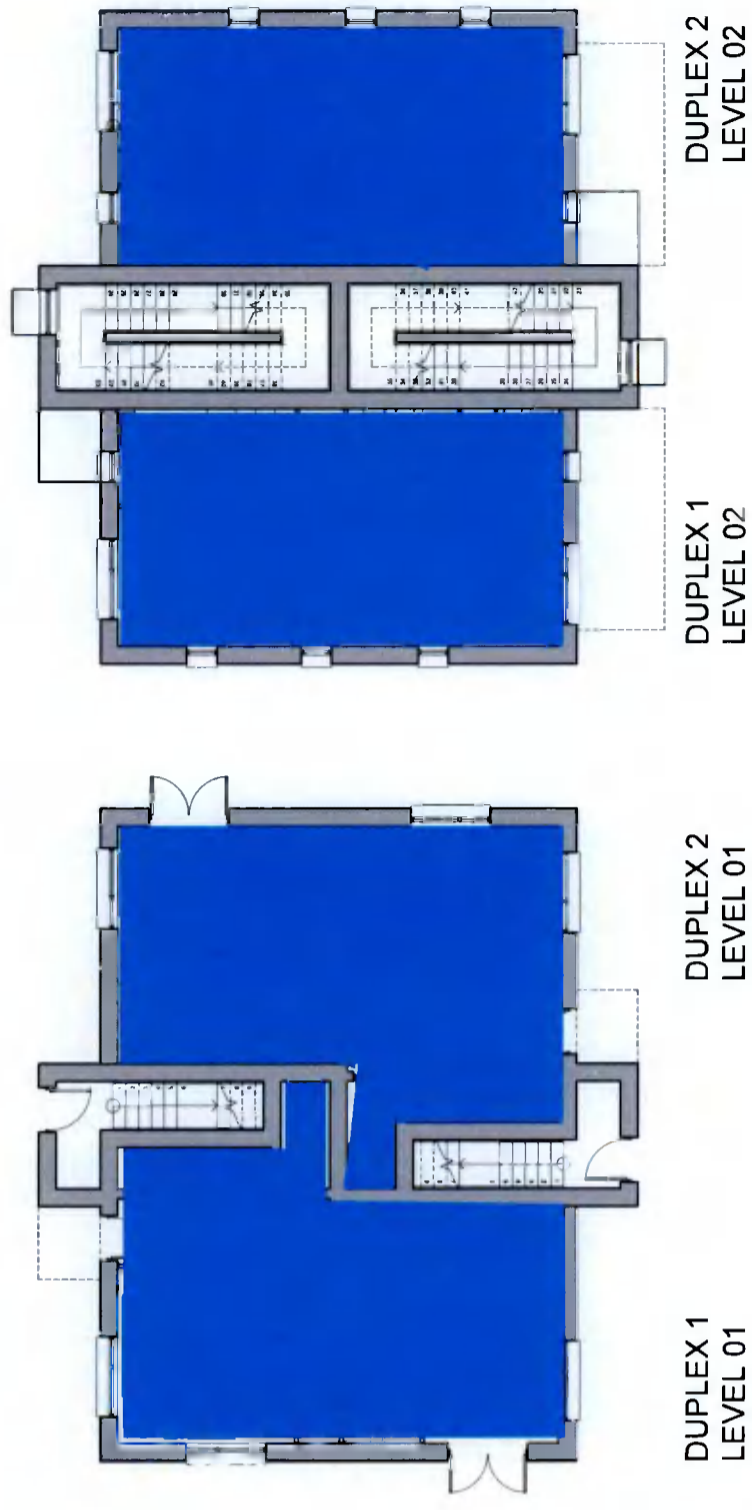
Western street elevation (indicative) - Celbridge Link Road

## 8.0 Flexible Use Space

The SDZ diagram requires the potential for flexible use space to be provided at street level at the south east corner of Adamstown Way and the Linear Park. The ground and first floor spaces within the lower units of the Type G Duplex block are capable of being reconfigured as two levels of flexible space or as a larger single volume by removal of the first floor. This flexible use space could be used for a variety of functions such as community rooms, local services such as doctors or dentists surgery, office workspace or studios.



View of Type G duplex at the south eastern corner



Type G duplex showing area allocated for flexible use space

## 10.0 Parking & Bicycle Parking

A total of 378 car parking spaces are provided within the site layout, 17 of these parking bays, along the Celbridge link, are permitted as part of a separate application (SDZ17A/0009). 156 parking spaces are provided "on street" and 192 spaces within the curtilage of the units. 22 visitor parking spaces are provided, 20 of which are E-charging facilities. 8 disability spaces are also provided.

Parking for the two and three storey house units is provided by means of "in curtilage" parking spaces (50.8%) or "on street" managed parking spaces (49.2%). All parking for the duplex units is provided by "on street", managed parking spaces.

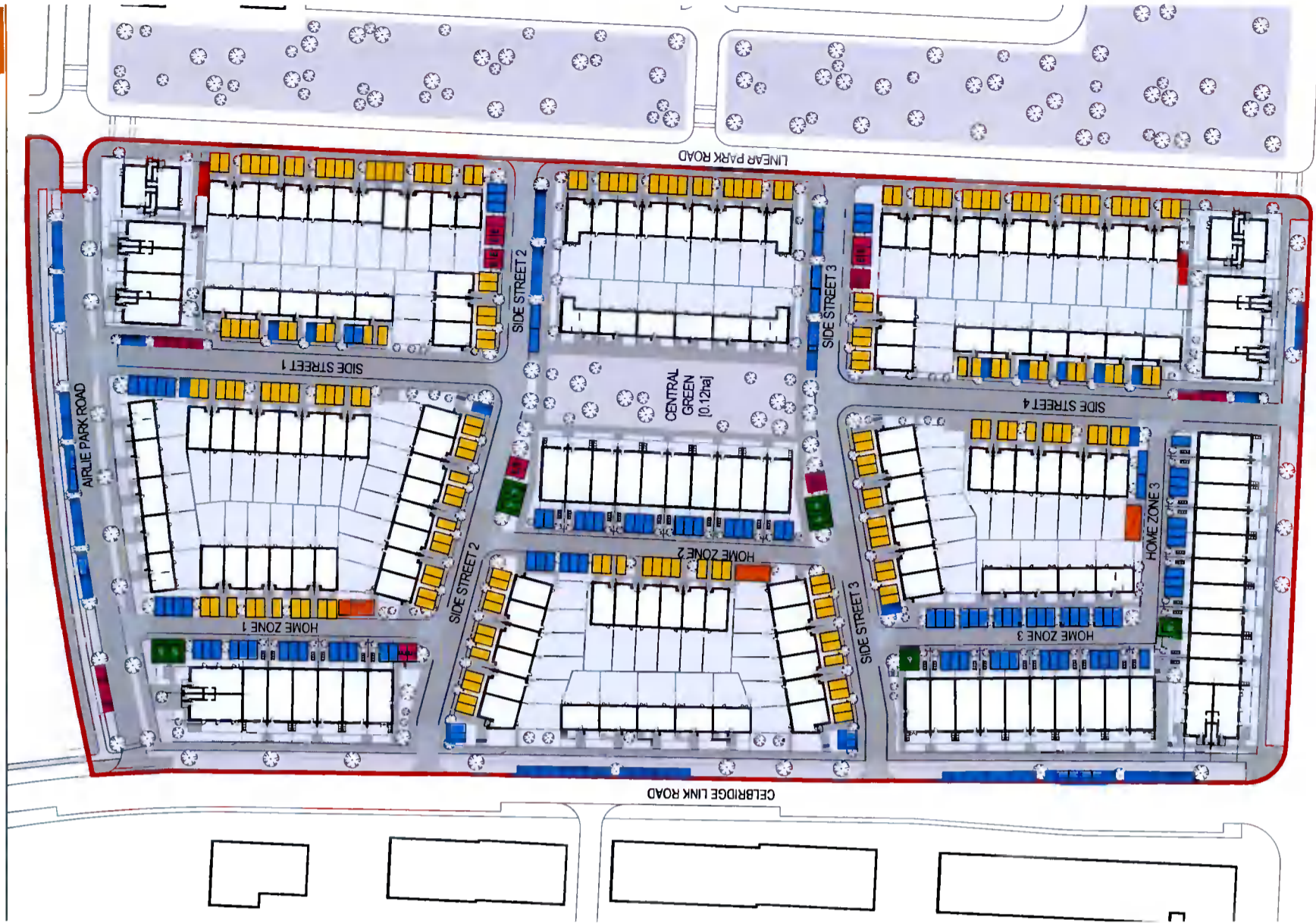
Bicycle parking for the duplex units is provided in five secure storage structures located in the areas where each of the duplex units are clustered. Three of these structures are located just off street in the relevant Home Zones. At the duplex unit clusters in the North East and South East corners of the development, secure storage structures are located within a local gated communal area specific to those locations.

CAR PARKING SPACES REQUIRED			No.
Adamstown SDZ maximum requirement			
Unit type	no. of units	space required	
1 bed	0	1	0
2 bed	34	1.5	51
3 bed +	179	2	358
<b>TOTAL</b>			<b>409</b>
60% in curtilage (max)			245
4% disabled parking			10
Adamstown SDZ minimum requirement			
Unit type	no. of units	space required	
1 bed (0)	0	1	0
2 bed	48	1	48
3 bed +	179	1	179
<b>TOTAL</b>			<b>227</b>
60% in curtilage (max)			136
4% disabled parking			5

CAR PARKING SPACES PROVIDED			No.
Unit type	no. of units	space provided	
all units	227	1.7	378
<b>TOTAL</b>			<b>378</b>
In curtilage			192
% in curtilage			50.8
Visitor spaces			22.0
4% disabled parking			8

Note: 17 off curtilage parking spaces provided on Celbridge Link Road permitted under planning ref:SDS17A/0009. 361 car parking spaces provided as part of this application

CAR PARKING KEY	
	IN CURTILAGE- TOTAL 192 (50.8%)
	OFF CURTILAGE- TOTAL 156
	17 parking bays on the Celbridge Link Road permitted under planning ref:SDZ17A/0009
	VISITOR - TOTAL 22
	ACCESSIBLE- TOTAL 8 4% OFF CURTILAGE= 8 SPACES REQUIRED
	ELECTRICAL CHARGING POINT 10% OFF CURTILAGE= 20 SPACES
<b>TOTAL NUMBER OF CAR SPACES- 378</b>	
	BIKE STORE - TYPE 1 (40 BIKES EACH) TOTAL 120
	BIKE STORE - TYPE 2 (24 BIKES EACH) TOTAL 48
<b>TOTAL NUMBER OF BIKE SPACES- 168</b>	
	BOUNDARY LINE OF SUBJECT PROPOSAL



Dia.5\_Parking and Bicycle Parking

12.0 Site layout and unit mix



SITE LAYOUT PROPOSAL

TOTAL UNIT NUMBERS	227
DENSITY (Net dev. area 4.24 Ha)	53.5 units per hectare
Overall site area 4.9 Ha	

TOTAL UNIT NUMBERS	UNITS	overall %
3 bed Houses	95	42%
4 bed Houses	28	12%
Duplexes 2 & 3 bed	104	46%
Grand Total	227	100%

HOUSES TYPES [ 2 storeys / 3 storeys building]	UNITS	overall %
A1-A2	3 bed [2 storey building]	37 UNITS
B1-B2	3 bed [2 storey building]	27 UNITS
C1-C2-C2+	3 bed [2 storey building]	31 UNITS
D1-D2-D2+	4 bed [3 storey building]	28 UNITS
Total		123 UNITS

DUPLEXES TYPES [ 3/ 4 storey buildings ]	UNITS
E1-E2-E3.0	2 bed Duplex
F1-F2-F3.0	2 bed Duplex
2 bed Duplex Total	48 UNITS
E1-E2-E3.1	3 bed Duplex
F1-F2-F3.1	3 bed Duplex
G1.0-G2.0	3 bed Duplex
G1.2-G2.2	3 bed Duplex
3 bed Duplex Total	56 UNITS
Total	104 UNITS

Note: Type E- 3 storey, Type F- 3 storey, Type G- 4 storey

CAR PARKING	Required	In-curtilage	4%UA spaces
Spaces Provided	227- 454	(207) 50.8%	8 required
378 (1.7 per unit)			

\* 17 parking bays on the Celbridge Link Road permitted under planning ref: SDZ17A/0009.  
361 car parking spaces form part of this application

Bike Parking Spaces Provided	168	Required	130
* Indicative location of Bike Parking Ports			

BOUNDARY LINE OF SUBJECT PROPOSAL

## 12.0 Urban Design Criteria

### 04. Variety

*How does the development promote a good mix of activities?*

- The development includes a mix of unit types / sizes including 3 and 4 bed house, and duplex units in a variety of formats. The unit types have a mix of roofs and materials which helps enrich the development further. A wide housing formats will be provided to suit a range of living arrangements and demographics.
- To ensure maximum variation, the proposed development has created different environments through scale, massing, and hard and soft landscaping. These include home zone areas with 3 storey duplex units and 2 storey houses, side streets with 2 storey housing, a central green which is bounded by 3 storey duplex units and 2 storey houses and 3 storey houses along the linear park. A different range of residential unit types and densities are delivered in each of these areas, creating a sustainable mix, which achieves maximum variety across the development.
- The definition of these places is provided by the design of the hard and soft landscape, and the architectural treatment and modelling of the adjoining buildings. The combination of these factors will give these places definition and legibility within the wider development.

### 05. Efficiency

*How does the development make appropriate use of resources, including land?*

- The development provides an average density of 53.5 units/ha across the site.
- Pedestrian links and cycle routes are maximised within the development.
- Bio-retention tree pits are proposed within the site, as part of the SUD's strategy, which will create attractive zones for biodiversity.
- Each housing unit has been designed to allow for either, side access to the rear garden for refuse and recycling bins, or bin stores to the front of the unit.

### 06. Distinctiveness

*How do the proposals create a sense of place?*

- A series of areas are defined by their location within the development. The definition of these places is provided by the design of the hard and soft landscape, and the architectural treatment and modelling of the adjoining buildings. The combination of these factors will give these places definition and legibility within the wider development. These can be seen in the context street elevations.

- The central green will include a playground and hard and soft landscaping. The design of this amenity space combined with the surrounding street elevations will create a distinctive and recognisable place within the development.

### 07. Layout

*How does the proposal create people friendly streets and spaces?*

- A hierarchy of roads and routes following the principles of DMURS ensures that traffic speeds are minimised and that the pedestrian is favoured. Sections of straight road are limited wherever possible.
- The roads layout help create distinct areas from the more intimate areas created by the home zones to the wide greenways provided by the side streets which run east to west.
- The central green, located at the heart of the development, is in easy walking distance of all units. This open space incorporates a playground and is overlooked by units on all sides for active supervision.
- Access to all units is from the streets and at corners wherever possible. This will maximise activity and provide passive surveillance of the surrounding space.

### 08. Public Realm

*How safe, secure and enjoyable are the public areas?*

- The central park is located at the heart of the development and is in easy walking distance of all units. This open space incorporates a playground and is overlooked by units on all sides for active supervision. Raised table tops to the north and south of the central green helps reinforce pedestrian links.
- Private spaces are clearly defined with boundary walls to the sides of the gardens and low railings to the front facing the road. Visual barriers are avoided wherever possible.

### 09. Adaptability

*How will the buildings cope with change?*

- The house type layouts are designed to allow for adaptation according to the future needs of the owners. They include wide frontage units which maximise light, views and ventilation and allows extension to rear without distancing the centre of the house from natural light. The narrower fronting units have a better proportion to the rear garden for extension. There is also potential for attic conversions.
- Several units have the potential for a ground floor rear extension to provide additional living

Client: Quintain  
Project Number: 6259  
20/05/2021- Issued for planning  
UNIT SCHEDULE OF AREAS

NOTES:  
(-) DESIGN STANDARDS IN GUIDELINES FOR PLANNING AUTHORITIES 2018 FOR APARTMENTS AND QUALITY HOUSING FOR SUSTAINABLE COMMUNITIES 2007 FOR HOUSES SHOWN IN RED

UNIT TYPES	UNIT TYPE DESCRIPTION	GROSS INTERNAL AREA (m <sup>2</sup> )	NUMBER OF UNITS	TOTAL AREA		TOTAL BED SPACES
				GIA (m <sup>2</sup> )	Bed Spaces	
3 Bed - Terrace (2 storey)		105.2 (100)	25	2630.0	6	150
3 Bed - Terrace (2 storey)		108.0 (103)	8	864.0	6	48
3 Bed - Terrace (2 storey)		105.2 (100)	2	210.4	6	12
3 Bed - Terrace (2 storey)		124.6 (120)	1	124.6	6	6
3 Bed - Terrace (2 storey)		124.4 (120)	1	124.4	6	6
3 Bed - Terrace (2 storey)		110.9 (107)	19	2107.1	5	95
3 Bed - Terrace (2 storey)		110.9 (107)	7	776.3	5	35
3 Bed - Terrace (2 storey)		110.9 (107)	1	110.9	5	5
3 Bed - Terrace (2 storey)		107.0 (102)	19	2033.0	5	95
3 Bed - Terrace (2 storey)		107.0 (102)	3	321.0	5	15
3 Bed - Terrace (2 storey)		107.0 (102)	7	749.0	5	35
3 Bed - Terrace (2 storey) + GF extension		114.4 (110)	2	228.8	5	10
4 Bed - Terrace (3 storey)		142.3 (137)	22	3130.6	7	154
4 Bed - Terrace (3 storey)		142.3 (137)	2	284.6	7	14
4 Bed - Terrace (3 storey)		142.3 (137)	2	284.6	7	14
4 Bed - Terrace (3 storey) + GF extension		151.0 (146)	2	302.0	7	14
<b>TOTAL HOUSES</b>			<b>123</b>	<b>14281.3</b>		<b>708</b>
2 Bed Apartment (1 storey)		79.2 (73)	30	2376	4	120
3 Bed Duplex (2 storeys)		105.6 (100)	30	3168	5	150
2 Bed Apartment (1 storey)		79.2 (73)	6	475.2	4	24
3 Bed Duplex (2 storeys)		105.6 (100)	6	633.6	5	30
2 Bed Apartment (1 storey)		79.2 (73)	6	475.2	4	24
3 Bed Duplex (2 storeys)		116.6 (111)	6	699.6	5	30
2 Bed Apartment (1 storey)		79.0 (73)	2	157.92	4	8
3 Bed Duplex (2 storeys)		116.6 (111)	2	233.2	5	10
2 Bed Apartment (1 storey)		78.6 (73)	4	314.4	4	16
3 Bed Duplex (2 storeys)		118.2 (113)	4	472.8	5	20
3 Bed Duplex (2 storeys)		115.0 (110)	4	460.0	5	20
3 Bed Duplex (2 storeys)		148.8 (143)	4	595.2	6	30
<b>TOTAL DUPLEX UNITS</b>			<b>104</b>	<b>10065.62</b>		<b>476</b>
<b>TOTAL RESIDENTIAL UNITS</b>			<b>227</b>	<b>24346.8</b>		<b>1184.0</b>

UNIT TYPE	No UNITS	OVERALL (%)	Housing (%)
3-bed house	95	41.9	77.2
4-bed house	28	12.3	22.8
2-bed apartments	48	21.1	
3-bed duplex	56	24.7	
<b>TOTAL GIA(m<sup>2</sup>)</b>		<b>24346.8</b>	

PARTY	Area m <sup>2</sup>	no. of bikes
2 Bed Apartment (1 storey)	79.2 (73)	9
3 Bed Duplex (2 storeys)	105.6 (100)	9
2 Bed Apartment (1 storey)	78.6 (73)	2
3 Bed Duplex (2 storeys)	118.2 (113)	2
4 Bed - Terrace (3 storey)	142.3 (137)	1
<b>TOTAL UNITS</b>	<b>2199.1</b>	<b>23</b>

no. of bikes	Area m <sup>2</sup>
Bicycle Store 1 - Duplexes	40
Bicycle Store 2 - Duplexes	40
Bicycle Store 3 - Duplexes	35
Bicycle Store 4 - Duplexes	24
Bicycle Store 5 - Duplexes	24
<b>Total</b>	<b>168</b>

Substation	Area m <sup>2</sup>
Substation 1	11
Substation 2	11
<b>Total</b>	<b>22</b>

TOTAL ANCILLARY RESIDENTIAL	AREA
	167
<b>TOTAL RESIDENTIAL AREA (UNITS+ANCILLARY)</b>	<b>24513.8</b>

BUILDING FOOTPRINT	AREA (m <sup>2</sup> )
Residential (incl. ancillary)	11174
<b>TOTAL</b>	<b>11174</b>

SITE AREA	Ha
OVERALL SITE AREA	4.9
*Area within red line - Current Application	
NETT DEVELOPMENT AREA	4.24
*Excl road to the north and perimeter edge footpaths	
<b>TOTAL NUMBER OF RESIDENTIAL UNITS</b>	<b>227</b>
<b>RESIDENTIAL UNITS PER HECTARE</b>	<b>53.5</b>
<b>PUBLIC OPEN SPACE HECTARES</b>	<b>0.12</b>

NOTE: 0.78 hectares of public space required for Ademg has been provided for in Phase 1

PLOT RATIO	0.50 : 1
TOTAL GIA / OVERALL SITE	0.50 : 1
<b>SITE COVERAGE</b> (BUILDING FOOTPRINT / SITE AREA)	<b>26.35%</b>

CAR PARKING SPACES REQUIRED	No.
Adamstown SDZ - maximum requirement	
Unit type	no of units
1 bed	0
2 bed	34
3 bed +	179
<b>TOTAL</b>	<b>409</b>
60% in curtilage (max)	245
4% disabled parking	10
Adamstown SDZ - minimum requirement	
Unit type	no of units
1 bed (0)	0
2 bed	48
3 bed +	179
<b>TOTAL</b>	<b>227</b>
60% in curtilage (max)	136
4% disabled parking	5

CAR PARKING SPACES PROVIDED	No.
Unit type	no of units
space provided	
all units	227
1.7	378
<b>TOTAL</b>	<b>378</b>
In curtilage	192
% in curtilage	50.8
Visitor spaces	22.0
4% disabled parking	8

Note: 17 off curtilage parking spaces provided on Celbridge Link Road permitted under planning ref SDS17A/0009. 361 car parking spaces provided as part of this application

BICYCLE SPACE REQUIRED (DUPLIX)	No.
Adamstown SDZ	
Unit type	no of units
space required	
1 space per unit (res.)	104
0.25 per unit (visitors)	104
<b>OVERALL TOTAL</b>	<b>130</b>

BICYCLE SPACE PROVIDED (DUPLIX UNITS)	No.
Unit type	no of units
space provided	
all units	104
1.6	168
<b>TOTAL</b>	<b>168</b>

COMMUNAL OPEN SPACE REQUIRED (DUPLIX)	AREA (m <sup>2</sup> )
Sustainable Housing Design Guide	
Unit type	no of units
space required	
1 bed	0
2 bed	48
3 bed +	56
<b>PROPOSED AREA</b>	<b>840</b>

Note:  
Communal area provided generally as part of private amenity space  
Bin storage provided within curtilage of each unit as a general basis

15.0 Housing Quality Assessment

**ADERRIG PHASE 2 - ADAMSTOWN SDZ (SOUTH DUBLIN COUNTY)**

**bkdarchitects**  
BURKE-KENNEDY DOYLE

Client: Quintain Developments Ireland Ltd.  
Project Number: 6259

**HOUSING QUALITY ASSESSMENT**  
ISSUED FOR PLANNING 20/05/2021

NOTES:  
(i) MINIMUM COMPULSORY DESIGN STANDARDS IN 'GUIDELINES FOR PLANNING AUTHORITIES' 2018 FOR APARTMENTS (AND DUPLEX UNITS) SHOWN IN BLUE FOR CLARITY  
(ii) INDICATIVE DESIGN STANDARDS IN 'QUALITY HOUSING FOR SUSTAINABLE COMMUNITIES' 2007 FOR HOUSES SHOWN IN GREEN FOR CLARITY  
(iii) MINIMUM FLOOR AREA STANDARD & PRIVATE OPEN SPACE AREAS DICTATED BY SOUTH DUBLIN COUNTY COUNCIL DEVELOPMENT PLAN 2016 - 2022. SHOWN IN RED FOR CLARITY  
(iv) REFER TO SITE PLAN FOR GARDEN AREAS

UNIT NUMBER	UNIT TYPE / APARTMENTS	UNIT ORIENTATION	AREA (iii) m²	BED SPACES	LIVING ROOM AREA (ii) m²	LIVING/DINING/KITCHEN ROOM MIN WIDTH (ii) m	BEDROOM AREAS (ii)				BEDROOM TOTAL AREA (ii) m²	BEDROOM MIN. WIDTH (ii)				STORAGE (ii) m³	CAR PARKING SPACES	PRIVATE OPEN SPACE GARDEN BALCONY BALCONY WIDTH (iii) m²
							1	2	3	4		1	2	3	4			

HOUSE UNITS																					
123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142		
094	095	096	097	098	099	100	101	102	103	104	105	106	107	108	109	110	111	112	113		
114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	
135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	
156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	
177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198
199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220



15.0 Housing Quality Assessment

UNIT NUMBER	UNIT TYPE HOUSES/APARTMENTS	UNIT ORIENTATION	AREA (I)		BED SPACES	LIVING ROOM AREA		LIVING/DINING/KITCHEN TOTAL AREA (I)		BEDROOM AREAS (I)				BEDROOM TOTAL AREA (I)				FLOOR TO CEILING HEIGHT	STORAGE (I)	CAR PARKING SPACES	No.	ASPECT	PRIVATE OPEN SPACE (+)		COMMUNAL OPEN SPACE (I)		BALCONY WIDTH			
			m <sup>2</sup>	MIN		m <sup>2</sup>	MIN	m <sup>2</sup>	MIN	m <sup>2</sup>	MIN	1	2	3	4	m <sup>2</sup>	MIN						m <sup>2</sup>	MIN	m <sup>2</sup>	MIN		m <sup>2</sup>	MIN	
194	(F1.0) 2 Bed - Mid Terrace	NORTH / SOUTH	79.2	79.2	4	30.4	15.0	30.4	30.2	4.6	14.0	13.2	13.2	27.2	24.4	3.0	2.8	3.0	2.8	2.7	6.2	TBC	2	9.2	7	30.0	16.0	4.9	1.5	
195	(F1.1) 3 Bed - Mid Terrace	NORTH / SOUTH	116.0	116.0	5	17.0	15.0	34.2	34.0	3.8	14.1	13.0	12.7	15.4	34.9	31.5	3.2	2.8	3.5	2.8	2.4	6.2	TBC	2	9.2	7	30.0	16.0	4.9	1.5
196	(F2.0) 2 Bed - End Terrace	N / W / S	79.0	79.0	4	30.2	15.0	30.2	30.0	4.5	13.3	13.0	13.2	26.5	24.4	2.9	2.5	2.9	2.8	2.7	6.1	TBC	3	9.2	7	30.7	16.0	4.9	1.5	
197	(F2.1) 3 Bed - End Terrace	N / W / S	116.6	116.6	5	17.0	15.0	34.2	34.0	3.8	14.1	13.0	12.7	15.4	34.9	31.5	3.1	2.8	3.5	2.8	2.4	6.2	TBC	3	16.2	16.1	18.5	16.6	4.2	1.5
204	(E2.0) 2 Bed - End Terrace	N / E / S	79.2	79.2	4	30.5	15.0	30.5	30.2	4.0	13.2	13.0	13.2	25.3	24.4	2.8	2.8	3.0	2.8	2.7	6.0	TBC	3	16.2	16.1	18.5	16.6	4.2	1.5	
205	(E2.1) 3 Bed - End Terrace	N / E / S	105.6	105.6	5	15.5	15.0	34.2	34.0	3.9	14.5	13.0	11.5	11.4	34.0	31.5	3.1	2.8	3.1	2.8	2.4	4.4 * attic	TBC	3	15.9	17.1	18.4	16.6	4.2	1.5
206	(E1.0) 2 Bed - Mid Terrace	NORTH / SOUTH	79.2	79.2	4	30.9	15.0	30.9	30.9	4.1	13.5	13.0	12.1	11.4	25.6	24.4	2.9	2.8	3.0	2.8	2.7	6.0	TBC	2	15.9	17.1	18.4	16.6	4.2	1.5
207	(E1.1) 3 Bed - Mid Terrace	NORTH / SOUTH	105.6	105.6	5	15.5	15.0	34.2	34.0	3.9	14.5	13.0	11.5	11.4	34.0	31.5	3.1	2.8	3.1	2.8	2.4	4.4 * attic	TBC	2	15.9	17.1	18.4	16.6	4.2	1.5
208	(E1.0) 2 Bed - Mid Terrace	NORTH / SOUTH	79.2	79.2	4	30.9	15.0	30.9	30.9	4.1	13.5	13.0	12.1	11.4	25.6	24.4	2.9	2.8	3.0	2.8	2.7	6.0	TBC	2	15.9	17.1	18.4	16.6	4.2	1.5
209	(E1.1) 3 Bed - Mid Terrace	NORTH / SOUTH	105.6	105.6	5	15.5	15.0	34.2	34.0	3.9	14.5	13.0	11.5	11.4	34.0	31.5	3.1	2.8	3.1	2.8	2.4	4.4 * attic	TBC	2	15.9	17.1	18.4	16.6	4.2	1.5
210	(E1.0) 2 Bed - Mid Terrace	NORTH / SOUTH	79.2	79.2	4	30.9	15.0	30.9	30.9	4.1	13.5	13.0	12.1	11.4	25.6	24.4	2.9	2.8	3.0	2.8	2.7	6.0	TBC	2	15.9	17.1	18.4	16.6	4.2	1.5
211	(E1.1) 3 Bed - Mid Terrace	NORTH / SOUTH	105.6	105.6	5	15.5	15.0	34.2	34.0	3.9	14.5	13.0	11.5	11.4	34.0	31.5	3.1	2.8	3.1	2.8	2.4	4.4 * attic	TBC	2	15.9	17.1	18.4	16.6	4.2	1.5
212	(E1.0) 2 Bed - Mid Terrace	NORTH / SOUTH	79.2	79.2	4	30.9	15.0	30.9	30.9	4.1	13.5	13.0	12.1	11.4	25.6	24.4	2.9	2.8	3.0	2.8	2.7	6.0	TBC	2	15.9	17.1	18.4	16.6	4.2	1.5
213	(E1.1) 3 Bed - Mid Terrace	NORTH / SOUTH	105.6	105.6	5	15.5	15.0	34.2	34.0	3.9	14.5	13.0	11.5	11.4	34.0	31.5	3.1	2.8	3.1	2.8	2.4	4.4 * attic	TBC	2	15.9	17.1	18.4	16.6	4.2	1.5
214	(E1.0) 2 Bed - Mid Terrace	NORTH / SOUTH	79.2	79.2	4	30.9	15.0	30.9	30.9	4.1	13.5	13.0	12.1	11.4	25.6	24.4	2.9	2.8	3.0	2.8	2.4	4.4 * attic	TBC	2	15.9	17.1	18.4	16.6	4.2	1.5
215	(E1.1) 3 Bed - Mid Terrace	NORTH / SOUTH	105.6	105.6	5	15.5	15.0	34.2	34.0	3.9	14.5	13.0	11.5	11.4	34.0	31.5	3.1	2.8	3.1	2.8	2.4	4.4 * attic	TBC	2	15.9	17.1	18.4	16.6	4.2	1.5
216	(E1.0) 2 Bed - Mid Terrace	NORTH / SOUTH	79.2	79.2	4	30.9	15.0	30.9	30.9	4.1	13.5	13.0	12.1	11.4	25.6	24.4	2.9	2.8	3.0	2.8	2.7	6.0	TBC	2	15.9	17.1	18.4	16.6	4.2	1.5
217	(E1.1) 3 Bed - Mid Terrace	NORTH / SOUTH	105.6	105.6	5	15.5	15.0	34.2	34.0	3.9	14.5	13.0	11.5	11.4	34.0	31.5	3.1	2.8	3.1	2.8	2.4	4.4 * attic	TBC	2	15.9	17.1	18.4	16.6	4.2	1.5
218	(E1.0) 2 Bed - Mid Terrace	NORTH / SOUTH	79.2	79.2	4	30.9	15.0	30.9	30.9	4.1	13.5	13.0	12.1	11.4	25.6	24.4	2.9	2.8	3.0	2.8	2.7	6.0	TBC	2	15.9	17.1	18.4	16.6	4.2	1.5
219	(E1.1) 3 Bed - Mid Terrace	NORTH / SOUTH	105.6	105.6	5	15.5	15.0	34.2	34.0	3.9	14.5	13.0	11.5	11.4	34.0	31.5	3.1	2.8	3.1	2.8	2.4	4.4 * attic	TBC	2	15.9	17.1	18.4	16.6	4.2	1.5
220	(E1.0) 2 Bed - Mid Terrace	NORTH / SOUTH	79.2	79.2	4	30.9	15.0	30.9	30.9	4.1	13.5	13.0	12.1	11.4	25.6	24.4	2.9	2.8	3.0	2.8	2.4	4.4 * attic	TBC	2	15.9	17.1	18.4	16.6	4.2	1.5
221	(E1.1) 3 Bed - Mid Terrace	NORTH / SOUTH	105.6	105.6	5	15.5	15.0	34.2	34.0	3.9	14.5	13.0	11.5	11.4	34.0	31.5	3.1	2.8	3.1	2.8	2.4	4.4 * attic	TBC	2	15.9	17.1	18.4	16.6	4.2	1.5
222	(E1.0) 2 Bed - Mid Terrace	NORTH / SOUTH	79.2	79.2	4	30.9	15.0	30.9	30.9	4.1	13.5	13.0	12.1	11.4	25.6	24.4	2.9	2.8	3.0	2.8	2.7	6.0	TBC	2	15.9	17.1	18.4	16.6	4.2	1.5
223	(E1.1) 3 Bed - Mid Terrace	NORTH / SOUTH	105.6	105.6	5	15.5	15.0	34.2	34.0	3.9	14.5	13.0	11.5	11.4	34.0	31.5	3.1	2.8	3.1	2.8	2.4	4.4 * attic	TBC	2	15.9	17.1	18.4	16.6	4.2	1.5
224	(F3.0) 2 Bed - Corner Unit	E / S / W	78.6	78.6	4	30.2	15.0	30.2	30.2	4.8	13.4	13.0	11.5	11.4	24.9	24.4	2.9	2.8	3.2	2.8	2.7	6.4	TBC	2	29.9	16.6	18.4	16.6	4.2	1.5
225	(F3.1) 3 Bed - Corner Unit	E / S / W	118.2	118.2	5	17.1	15.0	35.1	35.1	4.1	15.4	13.0	12.0	11.4	35.4	31.5	3.2	2.8	3.2	2.8	2.4	3.0 * attic	TBC	3	29.9	16.6	26.9	16.6	4.1	1.5
226	(F3.0) 2 Bed - Corner Unit	E / N / W	78.6	78.6	4	30.2	15.0	30.2	30.2	4.8	13.4	13.0	11.5	11.4	24.9	24.4	2.9	2.8	3.2	2.8	2.7	6.4	TBC	2	29.9	16.6	18.4	16.6	4.1	1.5
227	(F3.1) 3 Bed - Corner Unit	E / N / W	118.2	118.2	5	17.1	15.0	35.1	35.1	4.1	15.4	13.0	12.0	11.4	35.4	31.5	3.2	2.8	3.2	2.8	2.4	3.0 * attic	TBC	3	29.9	16.6	26.9	16.6	4.1	1.5

TOTAL RESIDENTIAL UNITS 227

AREA (m<sup>2</sup>) 24,344