



# DOWNEY

29 Merrion Square, D02RW64  
 +353 (0) 1 253 0220  
 info@downey.ie

## HOUSING QUALITY ASSESSMENT

CLIENT - HOLLYVILLE INVESTMENTS LTD.  
 PROJECT - PROPOSED MIXED-USE SCHEME, SILVER GRANITE SITE - PALMERSTOWN, DUBLIN 20  
 JOB NO. - 525-001

FLOOR	UNIT NO.	APARTMENT DESCRIPTION	FLOOR AREA REQUIRED (m <sup>2</sup> )	FLOOR AREA PROPOSED (m <sup>2</sup> )	NO. OF BED ROOMS	BED SPACES	AGGREGATE LIVING AREA REQUIRED (m <sup>2</sup> )	AGGREGATE LIVING AREA PROPOSED (m <sup>2</sup> )	MINIMUM WIDTH OF LIVING/ DINNING ROOM REQUIRED (m)	MINIMUM WIDTH OF LIVING/ DINNING ROOM PROPOSED (m)	AGGREGATE BEDROOM AREA REQUIRED (m <sup>2</sup> )	AGGREGATE BEDROOM AREA PROPOSED (m <sup>2</sup> )	MINIMUM WIDTH OF DOUBLE BEDROOM ROOM REQUIRED (m)	MINIMUM WIDTH OF DOUBLE BEDROOM No.01 PROPOSED (m)	MINIMUM WIDTH OF DOUBLE BEDROOM No.02 PROPOSED (m)	MINIMUM WIDTH OF SINGLE BEDROOM ROOM REQUIRED (m)	MINIMUM WIDTH OF SINGLE BEDROOM No.03 PROPOSED (m)	AGGREGATE STORAGE REQUIRED (m <sup>2</sup> )	AGGREGATE STORAGE PROPOSED (m <sup>2</sup> )	PRIVATE SPACE REQUIRED (m <sup>2</sup> )	PRIVATE SPACE PROPOSED (m <sup>2</sup> )	DUAL ASPECT (YES/NO)	FLOOR AREA > 10% MIN. (YES/NO)
1	1	2 BED	73	90	1	4	30	30.6	3.6	3.6	24.4	25.7	2.8	2.8	2.8	2.1	N/A	6	9.9	7	8	YES	YES
	2	1 BED	45	49	1	2	23	24.5	3.3	3.3	11.4	11.7	2.8	2.8	N/A	2.1	N/A	3	3.3	5	8.9	NO	NO
	3	1 BED	45	49	1	2	23	24.5	3.3	3.3	11.4	11.7	2.8	2.8	N/A	2.1	N/A	3	3.3	5	8.9	NO	NO
	4	2 BED	73	78	2	4	30	30.4	3.6	3.6	24.4	25.7	2.8	2.8	2.8	2.1	N/A	6	6	7	21	YES	NO
	5	2 BED	73	78	2	4	30	30.4	3.6	3.6	24.4	25.7	2.8	2.8	2.8	2.1	N/A	6	6	7	16.2	YES	NO
	6	2 BED	73	87.6	2	4	30	32.6	3.6	3.6	24.4	25.7	2.8	2.8	2.8	2.1	N/A	6	12.1	7	16.2	YES	YES
	7	2 BED	73	87	2	4	30	33.8	3.6	4.9	24.4	27.2	2.8	2.8	3.4	2.1	N/A	6	6.9	7	16.8	YES	YES
	8	2 BED	73	86.9	2	4	30	30.4	3.6	3.6	24.4	25.7	2.8	2.8	2.8	2.1	N/A	6	6.9	7	7.5	YES	YES
	9	1 BED	45	49	1	2	23	24.4	3.3	3.3	11.4	11.7	2.8	2.8	N/A	2.1	N/A	3	3.3	5	7.8	NO	NO
	10	1 BED	45	49	1	2	23	24.4	3.3	3.3	11.4	11.7	2.8	2.8	N/A	2.1	N/A	3	3.3	5	7.8	NO	NO
	11	2 BED	73	78	2	4	30	30.4	3.6	3.6	24.4	25.7	2.8	2.8	2.8	2.1	N/A	6	6	7	7.5	YES	NO
	12	1 BED	45	60	1	2	23	32.8	3.3	3.3	11.4	11.7	2.8	2.8	N/A	2.1	N/A	3	5.5	5	8.6	NO	YES
	13	1 BED	45	50	1	2	23	25.3	3.3	3.3	11.4	11.7	2.8	2.8	N/A	2.1	N/A	3	3.5	5	9.4	NO	YES
	14	1 BED	45	58.7	1	2	23	34.1	3.3	3.3	11.4	11.7	2.8	2.8	N/A	2.1	N/A	3	3.3	5	7.2	YES	YES
2	15	2 BED	73	90	1	4	30	30.6	3.6	3.6	24.4	25.7	2.8	2.8	2.8	2.1	N/A	6	9.9	7	7.4	YES	YES
	16	1 BED	45	49	1	2	23	24.5	3.3	3.3	11.4	11.7	2.8	2.8	N/A	2.1	N/A	3	3.3	5	8.9	NO	NO
	17	1 BED	45	49	1	2	23	24.5	3.3	3.3	11.4	11.7	2.8	2.8	N/A	2.1	N/A	3	3.3	5	8.9	NO	NO
	18	2 BED	73	78	2	4	30	30.4	3.6	3.6	24.4	25.7	2.8	2.8	2.8	2.1	N/A	6	6	7	17.6	YES	NO
	19	2 BED	73	78	2	4	30	30.4	3.6	3.6	24.4	25.7	2.8	2.8	2.8	2.1	N/A	6	6	7	12.4	YES	NO
	20	2 BED	73	87.6	2	4	30	32.6	3.6	3.6	24.4	25.7	2.8	2.8	2.8	2.1	N/A	6	12.1	7	12.4	YES	YES
	21	2 BED	73	87	2	4	30	33.8	3.6	4.9	24.4	27.2	2.8	2.8	3.4	2.1	N/A	6	6.9	7	16.6	YES	YES
	22	2 BED	73	86.9	2	4	30	30.4	3.6	3.6	24.4	25.7	2.8	2.8	2.8	2.1	N/A	6	6.9	7	7.5	YES	YES
	23	1 BED	45	49	1	2	23	24.4	3.3	3.3	11.4	11.7	2.8	2.8	N/A	2.1	N/A	3	3.3	5	7.6	NO	NO
	24	1 BED	45	49	1	2	23	24.4	3.3	3.3	11.4	11.7	2.8	2.8	N/A	2.1	N/A	3	3.3	5	7.6	NO	NO
	25	2 BED	73	89.0	2	4	30	30.4	3.6	3.6	24.4	24.7	2.8	2.8	2.8	2.1	N/A	6	6	7	7.5	YES	YES
	26	1 BED	45	60	1	2	23	32.8	3.3	3.3	11.4	11.7	2.8	2.8	N/A	2.1	N/A	3	5.5	5	8.6	NO	YES
	27	1 BED	45	50	1	2	23	25.3	3.3	3.3	11.4	11.7	2.8	2.8	N/A	2.1	N/A	3	3.5	5	9.4	NO	YES
	28	1 BED	45	58.7	1	2	23	34.1	3.3	3.3	11.4	11.7	2.8	2.8	N/A	2.1	N/A	3	3.3	5	7.2	YES	YES



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3	29	2 BED	73	60	2	4	30	30.6	3.6	3.6	24.4	25.7	2.8	2.8	2.8	2.1	N/A	6	6.9	7	7.4	YES	YES
	30	1 BED	45	49	1	2	23	24.5	3.3	3.3	11.4	11.7	2.8	2.8	N/A	2.1	N/A	3	3.3	5	6.9	NO	NO
	31	1 BED	45	49	1	2	23	24.5	3.3	3.3	11.4	11.7	2.8	2.8	N/A	2.1	N/A	3	3.3	5	6.9	NO	NO
	32	2 BED	73	76	2	4	30	30.4	3.6	3.6	24.4	25.7	2.8	2.8	2.8	2.1	N/A	6	6	7	17.6	YES	NO
	33	2 BED	73	76	2	4	30	30.4	3.6	3.6	24.4	25.7	2.8	2.8	2.8	2.1	N/A	6	6	7	12.4	YES	NO
	34	2 BED	73	87.6	2	4	30	32.5	3.6	3.6	24.4	25.7	2.8	2.6	2.8	2.1	N/A	6	12.1	7	12.4	YES	YES
	35	2 BED	73	67	2	4	30	33.8	3.6	4.9	24.4	27.2	2.8	2.8	3.4	2.1	N/A	6	6.9	7	18.9	YES	YES
	36	2 BED	73	65.9	2	4	30	30.4	3.6	3.6	24.4	25.7	2.8	2.8	2.8	2.1	N/A	6	6.9	7	7.5	YES	YES
	37	1 BED	45	49	1	2	23	24.4	3.3	3.3	11.4	11.7	2.8	2.8	N/A	2.1	N/A	3	3.3	5	7.6	NO	NO
	38	1 BED	45	49	1	2	23	24.4	3.3	3.3	11.4	11.7	2.8	2.8	N/A	2.1	N/A	3	3.3	5	7.6	NO	NO
	39	2 BED	73	69.9	2	4	30	30.4	3.6	3.6	24.4	24.7	2.8	2.8	2.8	2.1	N/A	6	6	7	7.5	YES	YES
	40	1 BED	45	60	1	2	23	32.8	3.3	3.3	11.4	11.7	2.8	2.8	N/A	2.1	N/A	3	5.5	5	6.6	NO	YES
	41	1 BED	45	50	1	2	23	25.3	3.3	3.3	11.4	11.7	2.8	2.8	N/A	2.1	N/A	3	3.5	5	9.4	NO	YES
42	1 BED	45	58.7	1	2	23	34.1	3.3	3.3	11.4	11.7	2.8	2.8	N/A	2.1	N/A	3	3.3	5	7.2	YES	YES	
4	43	2 BED	73	65.7	2	4	30	30.2	3.6	5.1	24.4	24.8	2.8	2.8	2.8	2.1	N/A	6	8.1	7	35	YES	YES
	44	1 BED	45	50	1	2	23	24.4	3.3	4	11.4	11.7	2.8	4.2	N/A	2.1	N/A	3	5	5	12.6	NO	YES
	45	2 BED	73	88	2	4	30	30	3.6	3.8	24.4	26.2	2.8	2.8	3.6	2.1	N/A	6	12.6	7	48	YES	YES
	46	1 BED	45	50	1	2	23	24.4	3.3	4	11.4	11.7	2.8	4.2	N/A	2.1	N/A	3	5	5	23	YES	YES
	47	2 BED	73	76	2	4	30	30.7	3.6	4.8	24.4	25.9	2.8	3.6	3.2	2.1	N/A	6	7.4	7	25.8	YES	NO
	48	2 BED	73	60.7	2	4	30	30.4	3.6	3.6	24.4	24.7	2.8	3.5	2.8	2.1	N/A	6	7.5	7	15.3	YES	YES
	49	1 BED	45	50	1	2	23	25.3	3.3	3.3	11.4	11.7	2.8	2.6	N/A	2.1	N/A	3	3.5	5	9.4	NO	YES
	50	1 BED	45	58.7	1	2	23	34.1	3.3	3.3	11.4	11.7	2.8	2.8	N/A	2.1	N/A	3	3.3	5	7.2	YES	YES
TOTAL		50	2,950	3,417	75	150	1,325	1,455	-	-	895	936	-	-	-	-	-	225	290	300	616	30	30