

Housing Quality Assessment

// PLANNING

Project: Proposed Residential Development
at Grange Road, Rathfarnham, Dublin 14

Job No.: 2020_134

Area Schedule of Units

Unit No.	Unit Type	Bed Spaces	Proposed		Required	Proposed		Required	Proposed		Required	Proposed		Required
			Gross Internal Area	Gross Internal Area	GIFA	Aggregate Bedroom Area	Aggregate Bedroom Area	Aggregate Living Area	Aggregate Living Area	Storage	Storage	Private Outdoor Space	Private Outdoor Space	
			SQ.M	SQ.Ft	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	
1	2 Bed	4 Person	4	89.1	958.72	73	(12.1 + 14.6) = 26.7	(11.4+13)=24.4	32.4	30	8.6	6	21.7	7
2	2 Bed	3 Person	3	65	699.40	63	(7.2 + 13) = 20.2	(7.1+13)=20.1	28.3	28	5	5	10.4	6
3	STUDIO	2 Person	2	43.8	471.29	37	32.1	30	32.1	30	3.1	3	12.7	4
4	2 Bed	4 Person	4	73.8	794.09	73	(13.1 + 11.4) = 24.5	(11.4+13)=24.4	30	30	6.3	6	11.6	7
5	1 Bed	2 Person	2	50.5	543.36	45	13	11.4	24.1	23	3.8	3	11.2	5
6	2 Bed	4 Person	4	84.7	911.37	73	(13.7 + 13.8) = 27.5	(11.4+13)=24.4	32.7	30	8.2	6	9.7	7
7	2 Bed	4 Person	4	74.8	804.85	73	(12.5 + 13) = 25.5	(11.4+13)=24.4	30	30	6	6	10.8	7
8	2 Bed	3 Person	3	66.5	715.54	63	(10.4+13) = 23.4	(7.1+13)=20.1	30	28	6.2	5	10.4	6
9	STUDIO	2 Person	2	48.9	526.16	37	32.1	30	32.1	30	3	3	9.1	4
10	1 Bed	2 Person	2	57.7	620.85	45	12.2	11.4	29.8	23	3.7	3	5.5	5
11	2 Bed	4 Person	4	80.7	868.33	73	(13 + 11.6) = 24.6	(11.4+13)=24.4	33.8	30	6.3	6	7	7
12	2 Bed	3 Person	3	71.2	766.11	63	(9.1 + 13) = 22.1	(7.1+13)=20.1	28.9	28	6.1	5	6	6
13	2 Bed	4 Person	4	98.2	1056.63	73	(15 + 14.6) = 29.6	(11.4+13)=24.4	35.1	30	10.2	6	11	7
14	2 Bed	3 Person	3	83	893.08	63	(17.0+11.2) = 28.2	(7.1+13)=20.1	33.2	28	5	5	6	6
15	STUDIO	2 Person	2	48.3	519.71	37	32.1	30	32.1	30	3.1	3	4	4
16	2 Bed	4 Person	4	73.8	794.09	73	(13.1 + 11.4) = 24.5	(11.4+13)=24.4	30	30	6.3	6	12.2	7
17	1 Bed	2 Person	2	59	634.84	45	16.3	11.4	28.8	23	3.8	3	5	5
18	2 Bed	4 Person	4	91.6	985.62	73	(20.2+13.7) = 43.9	(11.4+13)=24.4	32.7	30	8.8	6	10.5	7
19	2 Bed	3 Person	3	79.5	855.42	63	(11.7 + 13.1) = 24.8	(11.4+13)=24.4	28.4	30	8.5	6	7.2	7
20	2 Bed	3 Person	3	77	828.52	63	(9.9+14.9) = 24.8	(7.1+13)=20.1	31.8	28	6.5	5	6.5	6
21	2 Bed	4 Person	4	85.1	915.68	73	(15.5+17.8) = 33.3	(11.4+13)=24.4	31.6	30	8	6	7.8	7
22	STUDIO	2 Person	2	48.9	526.16	37	32.1	30	32.1	30	3	3	10.4	4
23	1 Bed	2 Person	2	53.7	577.81	45	11.6	11.4	29.8	23	3.7	3	7.3	5
24	2 Bed	4 Person	4	80.4	865.10	73	(13 + 11.6) = 24.6	(11.4+13)=24.4	33.8	30	6.3	6	7.1	7
25	2 Bed	3 Person	3	71.2	766.11	63	(9.1 + 13) = 22.1	(7.1+13)=20.1	28.9	28	6.1	5	6	6
26	1 Bed	2 Person	2	59.4	639.14	45	14	11.4	31	23	3.1	3	7	5
27	2 Bed	3 Person	3	83	893.08	63	(11.4+17.8) = 29.2	(7.1+13)=20.1	35.8	28	6	5	6	6
28	STUDIO	2 Person	2	48.3	519.71	37	32.1	30	32.1	30	3.1	3	4	4
29	2 Bed	4 Person	4	73.8	794.09	73	(13.1 + 11.4) = 24.5	(11.4+13)=24.4	30	30	6	6	12.6	7
30	1 Bed	2 Person	2	59	634.84	45	16.3	11.4	28.8	23	3.8	3	5	5
31	2 Bed	4 Person	4	91.6	985.62	73	(13.7+20.2) = 33.9	(11.4+13)=24.4	32.7	30	8.8	6	10.6	7
32	2 Bed	3 Person	3	79.5	855.42	63	(11.7 + 13.1) = 24.8	(7.1+13)=20.1	28.4	28	8.5	5	7.2	6
33	2 Bed	3 Person	3	77	828.52	63	(9.9+14.9) = 24.8	(7.1+13)=20.1	31.8	28	6.5	5	6.5	6
34	2 Bed	4 Person	4	85.1	915.68	73	(15.5+17.8) = 33.3	(11.4+13)=24.4	31.6	30	8	6	7.8	7
35	STUDIO	2 Person	2	48.9	526.16	37	32.1	30	29.8	30	3.7	3	10.4	4
36	1 Bed	2 Person	2	53.7	577.81	45	11.6	11.4	28.8	23	3.5	3	7.3	5
37	1 Bed	2 Person	2	60.3	648.83	45	14	11.4	29.2	23	3.6	3	6.5	5
38	1 Bed	2 Person	2	47	505.72	45	12.2	11.4	23.1	23	3	3	6.5	5

AREA RATIOS

	Unit No.	Unit Type	Bed Spaces	TOTAL GIFA		≥ +10%	
				PROPOSED	REQUIRED		
				SQ.M	SQ.M		
	1	2 Bed	4 Person	4	89.1	73	✓
	2	2 Bed	3 Person	3	65	63	✓
	3	STUDIO	2 Person	2	43.8	37	✓
	4	2 Bed	4 Person	4	73.8	73	✓
	5	1 Bed	2 Person	2	50.5	45	✓
	6	2 Bed	4 Person	4	84.7	73	✓
	7	2 Bed	4 Person	4	74.8	73	✓
	8	2 Bed	3 Person	3	66.5	63	✓
	9	STUDIO	2 Person	2	48.9	37	✓
	10	1 Bed	2 Person	2	53.7	45	✓
	11	2 Bed	4 Person	4	80.4	73	✓
	12	2 Bed	3 Person	3	71.2	63	✓
	13	2 Bed	4 Person	4	98.2	73	✓
	14	2 Bed	3 Person	3	83	63	✓
	15	STUDIO	2 Person	2	48.3	37	✓
	16	2 Bed	4 Person	4	73.8	73	✓
	17	1 Bed	2 Person	2	59	45	✓
	18	2 Bed	4 Person	4	91.6	73	✓
	19	2 Bed	3 Person	3	79.5	63	✓
	20	2 Bed	3 Person	3	77	63	✓
	21	2 Bed	4 Person	4	85.1	73	✓
	22	STUDIO	2 Person	2	48.9	37	✓
	23	1 Bed	2 Person	2	53.7	45	✓
	24	2 Bed	4 Person	4	80.4	73	✓
	25	2 Bed	3 Person	3	71.2	63	✓
	26	1 Bed	2 Person	2	59.4	45	✓
	27	2 Bed	3 Person	3	83	63	✓
	28	STUDIO	2 Person	2	48.3	37	✓
	29	2 Bed	4 Person	4	73.8	73	✓
	30	1 Bed	2 Person	2	59	45	✓
	31	2 Bed	4 Person	4	91.6	73	✓
	32	2 Bed	3 Person	3	79.5	73	✓
	33	2 Bed	3 Person	3	77	63	✓
	34	2 Bed	4 Person	4	85.1	73	✓
	35	STUDIO	2 Person	2	48.9	37	✓
	36	1 Bed	2 Person	2	53.7	45	✓
	37	1 Bed	2 Person	2	60.3	45	✓
	38	1 Bed	2 Person	2	47	45	✓
TOTAL	38						38 / 37= 98%

ASPECT RATIOS

TYPE	Unit No.	Unit Type	Bed Spaces	Dual Aspect		Orientation
				YES	NO	
	1	2 Bed	4 Person	4	X	N/S/SE
	2	2 Bed	3 Person	3		N
	3	STUDIO	2 Person	2	X	NW
	4	2 Bed	4 Person	4	X	NW/SE
	5	1 Bed	2 Person	2		NW
	6	2 Bed	4 Person	4	X	NW/SW/SE
	7	2 Bed	4 Person	4		NW
	8	2 Bed	3 Person	3		NW/SW
	9	STUDIO	2 Person	2	X	SW
	10	1 Bed	2 Person	2	X	S/SW
	11	2 Bed	4 Person	4	X	SW/SE
	12	2 Bed	3 Person	3	X	N/S/SE
	13	2 Bed	4 Person	4		N
	14	2 Bed	3 Person	3	X	N
	15	STUDIO	2 Person	2		NW
	16	2 Bed	4 Person	4	X	NW/SE
	17	1 Bed	2 Person	2		NW
	18	2 Bed	4 Person	4	X	NW/SE
	19	2 Bed	3 Person	3	X	NW/SE
	20	2 Bed	3 Person	3		NW
	21	2 Bed	4 Person	4	X	NW/SW
	22	STUDIO	2 Person	2	X	S/SW
	23	1 Bed	2 Person	2	X	S/SW
	24	2 Bed	4 Person	4	X	SW/SE
	25	2 Bed	3 Person	3		SE
	26	1 Bed	2 Person	2	X	N/S/SE
	27	2 Bed	3 Person	3		N
	28	STUDIO	2 Person	2	X	NW
	29	2 Bed	4 Person	4	X	NW/SE
	30	1 Bed	2 Person	2		NW
	31	2 Bed	4 Person	4	X	NW/SE
	32	2 Bed	3 Person	3	X	NW/SE
	33	2 Bed	3 Person	3		NW
	34	2 Bed	4 Person	4	X	NW/SW
	35	STUDIO	2 Person	2	X	SW/S
	36	1 Bed	2 Person	2	X	S/SW
	37	1 Bed	2 Person	2	X	SW/SE
	38	1 Bed	2 Person	2	X	SE/S
TOTAL	38				25/38 = 65.79%	
				44		
				46		