



## BANCROFT VIEW SHD

LANDS ON GREENHILLS ROAD, (NORTH OF BANCROFT PARK, SOUTH/WEST OF HIBERNIAN INDUSTRIAL ESTATE AND EAST OF AIRTON ROAD JUNCTION), TALLAGHT, DUBLIN 24

## HOUSING QUALITY ASSESSMENT

MAY 2022



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It should be noted that all drawings within this document are not to scale.  
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## Development Team



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**Des Fortune Associates**

Verified Views / CGI's  
**3D Design Bureau**

Sunlight / Daylight  
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# Introduction

## Introduction

This document has been prepared by CW O'Brien Architects on behalf of Greenhills Living Limited as part of a submission to An Bord Pleanála (ABP) in respect of a Strategic Housing Development (SHD) located at Greenhills Road (north of Bancroft Park, south/west of Hibernian Industrial Estate and east of Airton Road junction), Tallaght, Dublin 24.

This document assesses the residential element of proposed development against the provisions of the Sustainable Urban Housing: Design Standards for New Apartments (2020).

The proposal is for a high quality Build to Sell residential development located north of Bancroft park along Greenhills Road. It is envisioned that the high calibre Architectural scheme will significantly help improve the wider area through establishing a distinct new community development, to meet the increasing demand for quality homes and significantly enhanced public space. All of which will expedite the future development of local amenities helping to enhance the development of the wider Tallaght area. It is intended that this Housing Quality Assessment is read in conjunction with the documents and drawings supplied as part of this planning application.

The document includes a detailed breakdown of all the residential units within the development. Please see Appendix A for the full detailed Housing Quality Assessment Schedule.





# 1.0 Housing Quality Assessment

## 1.1 Executive Summary

### Executive Summary

This Housing Quality Assessment forms part of a planning submission for a proposed mixed use commercial and residential Build To Sell (BTS) development at Bancroft View, Greenhills Road, Tallaght.

The purpose of this document is to assess the residential element of the proposed development against the provisions of the Sustainable Urban Housing Standards for New Apartments and is intended to be read as a supplementary document to the Architectural Design Statement.

The design proposal forms the basis of a urban renewal scheme, which meets the highest international standards, also achieves many other significant objectives:

- Important regeneration of the Greenhills Road by providing residential units for the city centre and surrounding commercial area
- Build-To-Sell professionally designed apartments & associated amenities, which meet high standards of design and international standards.
- The provision of a significantly enhanced urban edge onto the western roadway onto the existing Greenhills road
- New quality landscaped public open spaces and street which enhances the public realm and connectivity.
- Provides residential units which utilise existing public transport infrastructure which will help aid the city housing demand
- Provision of Commercial/Work Space Uses Creating Spaces for Employment and Services.
- A Crèche is also provided within the development with associated secure south facing external play space.

### Key Features

The development is designed to be compliant with the following:

1. Sustainable Urban Housing: Design Standards for New Apartments (2020)
2. Urban Design Manual: A best practice guide
3. Urban Development and Building Height Guidelines for Planning Authorities (Dec 2020)
4. South Dublin County Development Plan 2016-2022

Key deliverables on these Policies which the proposed scheme will deliver include the following:

1. Provision of high quality accommodation providing 197 residential apartments. This will aid in the city's demand for housing within the city and wider area.
2. Provision of possible uses such as; cafe, restaurant, commercial units, will create active street frontages at ground level.
3. The external public realm and primary public open space will aid in connecting the surrounding public spaces/pedestrian routes/ cycle routes in the area allowing easy access to existing bus and Luas public transport facilities.
4. Provision of residential south facing communal courtyard garden exploiting the sites orientation.
5. Provision of a 1.8m wide footpath and dedicated cycle route along the Southern side of the development creating enhanced public linkage connections.
6. Drop-off and parking provision on grade adjacent to the commercial units to the Southern edge and also within the site.
7. Provision of high quality public and communal landscaped spaces to provide external amenities and enhance biodiversity and SUDS.

The Development also takes guidance from the following documentation:

- Best practice guidelines Quality Housing for Sustainable Communities (2007)
- Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities (2009)
- Design Manual for Urban Roads and Streets or 'DMURS' (2013)
- Childcare Facilities – Guidelines for Planning Authorities (2001);
- Smarter Travel - A New Transport Policy for Ireland (2009- 2020);

This development will provide much needed residential apartment rental accommodation and employment generation through small-scale commercial and enterprise spaces which will complement the other uses within the area.

# 1.0 Housing Quality Assessment

## 1.1 Executive Summary

### The Project Summary

The proposed development will provide 197 residential units in total, designed to meet the residential standards for a Build To Sell (BTS) model in buildings that range in height from 7 to 8 storeys.

The proposed scheme will comprise of:

- 79 no. 1 bed apartments
- 6 no. 2 bed (3 person) apartments
- 99 no. 2 bed (4 person) apartments
- 13 no. 3 bed apartments

The proposed scheme will consist of residents amenities lounge areas, gym, rooftop terrace. The total internal communal amenity space is 213sqm. The total external communal amenity space provided is 1507sqm.

The proposed development will also comprise of commercial spaces at ground level L00 totalling 871.5sqm.

A crèche space comprising of 329.7 sqm internal area.

Primary Public Open Space: 1667m<sup>2</sup> (21%)

Undercroft parking level and ongrade parking to provide a total of 448 no. cycle spaces and 78 no. car parking spaces,

The total site area is 8000m<sup>2</sup>

The total gross floor area proposed is 19441m<sup>2</sup> (including undercroft spaces)

The total site coverage percentage is 33%

Provision of public space, shared external residential amenity, site landscaping, site services and all associated site development works are also included in the development.

### Development Description

**(i)** demolition of existing substation and removal of existing advertisement structure on site;

**(ii)** construction of a residential development of 197 no. apartments (79 no. one-bedroom, 105 no. two-bedroom and 13 no. three-bedroom) in 4 no. blocks (ranging in height from seven to eight storeys with eighth floor level roof garden) as follows:

- Block A containing 41 no. apartments (6 no. one bedroom, 34 no. two bedroom and 1 no. three-bedroom) and measuring eight storeys in height (with eighth floor roof garden);
- Block B containing 79 no. apartments (33 no. one bedroom, 34 no. two bedroom and 12 no. three bedroom) and measuring eight storeys in height;
- Block C containing 42 no. apartments (24 no. one bedroom and 18 no. two bedroom) and measuring seven storeys in height; and,
- Block D containing 35 no. apartments (16 no. one bedroom and 19 no. two bedroom) and measuring seven storeys in height.

**(iii)** all apartments will have direct access to an area of private amenity space, in the form of a balcony, and will have shared access to internal communal amenities including 2 no. resident lounges (114.7sq.m), gym (98sq.m) external communal amenity space (1,490.8sq.m) and public open space (1,667sq.m);

**(iv)** provision of 78 no. vehicular parking spaces (including 3 no. car-share parking spaces, 4 no. mobility parking spaces, and 8 no. electric vehicle parking spaces), 4 no. set-down vehicular parking spaces (including 1 no. mobility parking space) and 448 no. bicycle parking spaces (including 100 no. visitor parking spaces) at ground floor/ground level accessible via new vehicular entrance gate off access road off Greenhills Road;

**(v)** provision of 4 no. commercial units (871.5sq.m total) and 1 no. childcare facility (329.7sq.m) with associated external amenity space (168.8sq.m) located at ground floor level; and,

**(vi)** all ancillary works including public realm/footpath improvements, landscaping, boundary treatments, internal footpaths/ access roadways, bin storage, foul and surface water drainage, green roofs, removable solar panels, ESB substation and all site services, site infrastructure and associated site development works necessary to facilitate the development.





# 1.0 Housing Quality Assessment

## 1.2 Policy Overview

### Housing Quality Assessment

This Housing Quality Assessment provides a framework which quantifies each of the criteria required by the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' against the proposed development. Qualitative aspects such as the overall design approach and communal facilities/other uses and details of compliance with Specific Planning Policy Requirements (SPPR's) that are covered in detail within the accompanying Architectural Design Statement.

The 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' specify planning policy requirements for:

- Apartment Floor Areas
- Dual Aspect Ratios
- Floor to Ceiling Height
- Lift and Stair Cores
- Internal Storage
- Private Amenity Space
- Security Considerations
- Communal Facilities

The guidelines have been issued by the Minister for Housing, Planning and Local Government under Section 28 of the Planning and Development Act 2000 (as amended). Planning authorities and An Bord Pleanála are required to have regard to the guidelines and are also required to apply any specific planning policy requirements (SPPRS) of the guidelines, within the meaning of Section 28 (1C) of the Planning and Development Act 2000 (as amended) in carrying out their functions.

Accordingly, where SPPRS are stated in the guideline document, they apply over any conflicting, policies and objectives of development plans, local area plans and strategic development zone planning schemes.

The s28 guidelines on Sustainable Urban Housing: Design Standards for New Apartments (2020) are relevant to departures from standards in the development plan. Where the plan differs from any Specific Planning Policy Requirement (SPPR), the latter applies instead. Also, the guidelines provide a basis for the Board to grant permission in accordance with section 37(2)(b)(iii) of the Planning and Development Act 2000 (as amended).

The schedule within this document should be read in conjunction with the apartment types drawings which are contained with the architectural drawing pack.

PE19139-CWO-ZZ-ZZ-DR-A-1200  
PE19139-CWO-ZZ-ZZ-DR-A-1201  
PE19139-CWO-ZZ-ZZ-DR-A-1202  
PE19139-CWO-ZZ-ZZ-DR-A-1203

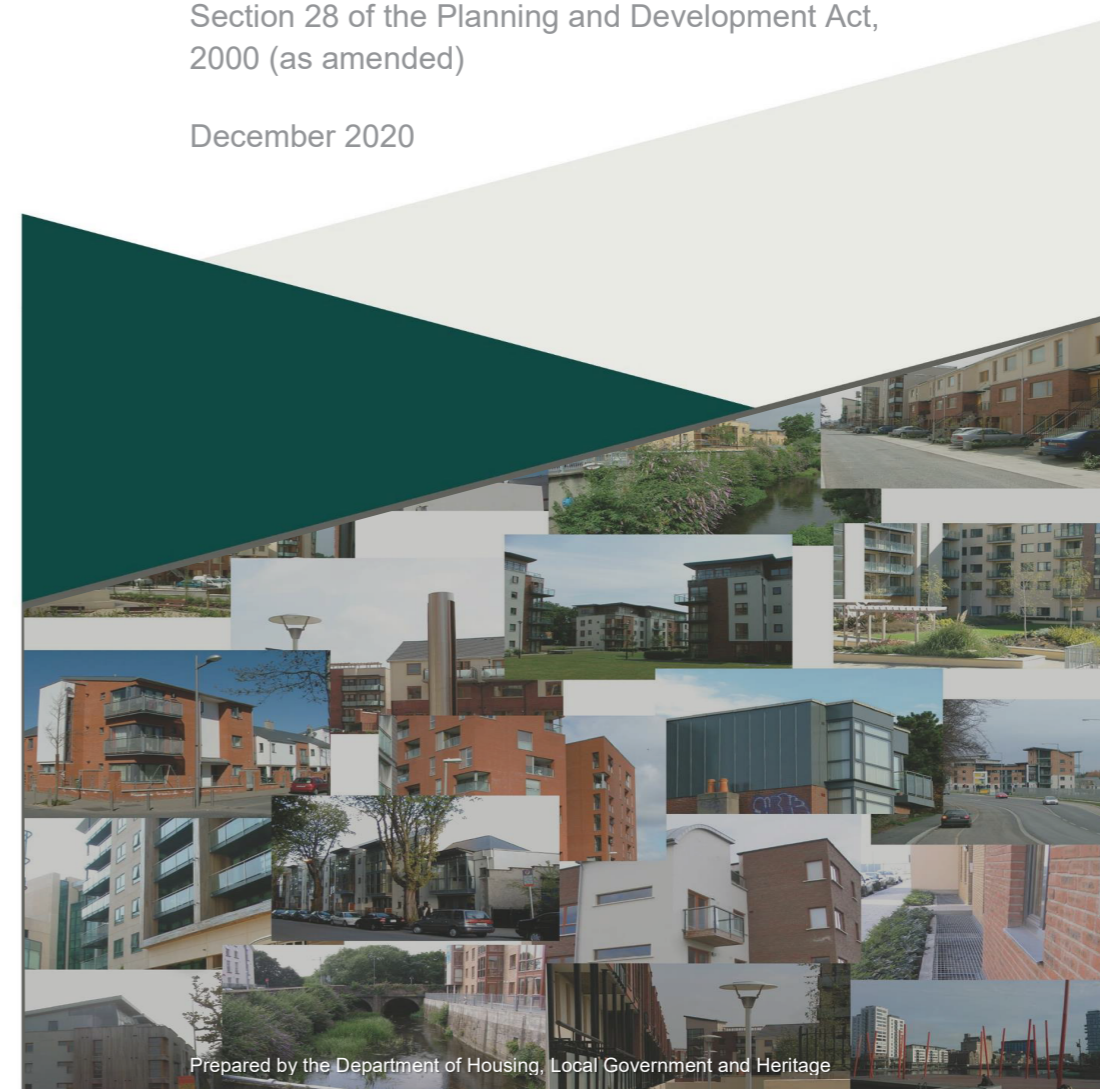


An Roinn Tithíochta,  
Rialtais Áitiúil agus Oidhreachta  
Department of Housing,  
Local Government and Heritage

### Sustainable Urban Housing: Design Standards for New Apartments

Guidelines for Planning Authorities issued under  
Section 28 of the Planning and Development Act,  
2000 (as amended)

December 2020



# 1.0 Housing Quality Assessment

## 1.3 Compliance with Development Design Standards

The following sets out the basis of compliance with: 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' (2020)

### Apartment Mix

Under the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' Chapter 3 sets out specific Apartment Design Standards to adhere to

#### SPPR 3

Specific Planning Policy Requirement 3 outlines the minimum floor areas for each apartment type. In the interest of safeguarding higher standards the majority of all apartments are required to exceed the minimum floor area standard by a minimum of 10%.

A mix of unit types has been provided within the development including one bedroom, two bedroom (3person), two bedroom (4person) and three bedroom apartments. It is submitted that in providing a varied mix of unit types, the specifics of which may differ marginally from the Apartment Guidelines, that the principles inherent in the policies are fully maintained. Refer to the table below of the apartment types. Refer to the Housing Quality Assessment – Schedules for full details on the mix provided.

Apartment Mix		
Unit Type	Count	Percentage
1 Bed	79	40%
2 Bed 3 Person	6	3%
2 Bed 4 Person	99	50%
3 Bed	13	7%
<b>Total</b>	<b>197</b>	<b>100%</b>

Overall Residential Unit Mix

### Part V Residential

Preliminary discussions have taken place with South Dublin County Council and proposed Part V residential allocation within the development scheme is outlined below:

- 8no 1Bed Units
- 12no 2Bed (4 Person) Units

Total No Part V Units Provided: 20no.

### Apartment Design and Floor Areas

All apartments have been designed to comply in full with the parameters set out in Appendix 1 of the Department of Housing Planning and Local Government: Sustainable Urban Housing Design Standards for New Apartments (2020).

Given regard to the above, compliance is achieved throughout with the below minimum requirements:

- Minimum overall apartment floor areas
- Minimum aggregate floor areas for living/ kitchen/ dining rooms
- Minimum widths for the main living room
- Minimum bedroom floor areas
- Minimum bedroom widths
- Minimum aggregate bedroom floor areas
- Minimum storage space requirements
- Minimum areas for private amenity spaces (private terraces)
- Minimum areas for communal amenity spaces.

### Safeguarding Higher Standards

The majority of all apartments in any proposed scheme of 10 or more apartments shall exceed the minimum floor area standard for any combination of the relevant 1,2 or 3 bedroom unit types, by a minimum of 10% (any studio apartments must be included in the total, but not calculable as units that exceed the minimum by at least 10%)

The proposed 197 unit scheme integrates at least 10% extra floor area in to 119 units which accounts for 60% of the development. This extra floor area is distributed through all units types with some units exceeding a 30% increase on minimum floor areas.

Refer to Housing Quality Assessment Schedules for a full breakdown of apartment rooms/ areas.

Please refer to following architectural unit type drawings for full details on relevant areas and dimensions as above:

PE19139-CWO-ZZ-ZZ-DR-A-1200  
PE19139-CWO-ZZ-ZZ-DR-A-1201  
PE19139-CWO-ZZ-ZZ-DR-A-1202  
PE19139-CWO-ZZ-ZZ-DR-A-1203

### Aspect/Dual Aspect Ratios

In accordance with the Department of Housing Planning and Local Government: Sustainable Urban Housing Design Standards for New Apartments (2020), guidelines, it is policy requirement that apartment schemes on greenfield/brownfield sites deliver at least 50% of the units as dual aspect. Accordingly, 'It is a policy requirement that apartment schemes deliver at least 33% of the units as dual aspect in more central and accessible and some intermediate locations, i.e., on sites near to city or town centres, close to high quality public transport or in SDZ areas, or where it is necessary to ensure good street frontage and subject to high quality design...'

The proposed site is a central and accessible location which is required to provide 33% Dual Aspect Units. This equates to a requirement for 65 units of the 197 applied for. The submitted design has provided for 92 Dual Aspect units.

An overall percentage of 46.7% of the apartments within the proposed scheme are dual aspect. It is submitted that this is fully compliant with the above policy and is in excess of the 33% requirement stipulated within the policy objectives.

ASPECT				
	BLOCK A	BLOCK B	BLOCK C	BLOCK D
Single Aspect Unit Count	14	32	36	23
Dual Aspect Unit Count	27	47	6	12
Total Unit Count	41	79	42	35
Dual Aspect Percentage	65.9%	59.5%	14.3%	34.3%
<b>Overall Dual Aspect Percentage</b>	<b>46.7%</b>			



# 1.0 Housing Quality Assessment

## 1.3 Compliance with Development Design Standards

### Sunlight / Daylight

Passive Dynamics have been commissioned to complete a daylight and sunlight assessment.

Daylight: All buildings should receive adequate daylight and sunlight. All habitable rooms must be naturally ventilated and lit and living rooms and bedrooms shall not be lit solely by roof lights. The level of detail provided in respect of sunlight/daylight impact on neighbouring premises and the proposed amenity areas is sufficient and the consultant concludes that the proposed development meets the relevant standards in this regard.

Shadow Analysis: The shadow analysis illustrates there is no negative impact on any of the surrounding areas.

Sunlight to the Amenity Spaces: The results show the external communal amenity spaces and public open space are quality spaces which receive in excess of the 2 hours of sunlight to 50% of the area as recommended by the BRE.

Please refer to architectural design statement section 12.2 Daylight / Sunlight Study and the accompanying sunlight/ daylighting report prepared by Passive Dynamics for further information.

### Orientation

The aspect of all units has been carefully considered throughout the design development in order to maximise views and day/sunlight into the communal courtyards and apartment units. The apartment design guidelines 2020 set out the definition of north facing apartments are those units which face predominantly north, north-west or north-east and fall within a 45 degree angle of 0deg (i.e due north).

Windows facing outside of 45deg from due North are therefore considered to be West/East facing. The buildings within the proposed scheme have been designed to provide predominantly east/west facing apartments and large communal courtyards/public realm spaces which benefit from solar penetration. The scheme is also designed to ensure minimised north-facing units.

All other units are dual aspect or orientated south/east/west. In general, units are orientated towards quality landscaped communal open spaces/ public open space or public realm below.



Building Orientation  
— East Facing Façades

### Floor to Ceiling Height

Sections 3.21, 3.22 and 3.23 of the Sustainable Urban Housing: Design Standards for New Apartment Guidelines (2020) give guidance on floor to ceiling heights and state that:

- A minimum floor to ceiling height of 2.4m is to be achieved generally
- Ground floor units are to achieve a minimum floor to ceiling height of 2.7m.

All Ground floor Level 00 commercial units located in Block A, B, C, D have a minimum floor to ceiling height of 2.7m.

All apartments and commercial units located above Level 00 have a minimum floor to ceiling height of 2.4m

As such it is noted that the proposed scheme is in full compliance with the above policy.

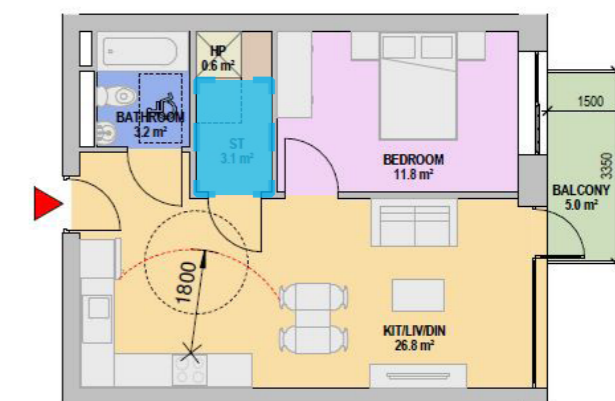
Refer to Housing Quality Assessment Schedules for a full breakdown of apartment floor to ceiling heights.

### Internal Storage

Appendix 1 of the Department of Housing Planning and Local Government: Sustainable Urban Housing Design sets out storage requirements for apartments based on the no. of bedroom/ occupancy.

- All of apartments within the proposal meet or exceed the storage requirements.
- The storage provided is additional to kitchen presses and minimum aggregate living/dining/ kitchen or bedroom floor areas. Individual storage rooms within an apartment do not exceed 3.5m<sup>2</sup>.

Refer to Housing Quality Assessment Schedules for a full breakdown of storage provision by unit.



TYPICAL 1 BEDROOM UNIT

- 47.4 sqm Overall Area
- 3sqm dedicated storage

  Dedicated storage space highlighted in Blue.

### Lift and Stair Cores

SPPR 6 of the Sustainable Urban Housing: Design Standards for New Apartment Guidelines state that a maximum of 12 units per floor per core may be provided within apartment schemes, subject to overall compliance with building regulations.

#### SPPR 6:

*'A maximum of 12 apartments per floor per core may be provided in apartment schemes. This maximum provision may be increased for building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, subject to overall design quality and compliance with building regulations.'*

There are a total of 4 cores provided across the scheme serving apartments as follows:

- The cores within the scheme serve a minimum of 5 no units per floor and a maximum of 12 units per floor.

Therefore, it is submitted that the above is in full compliance with the above policy.



# 1.0 Housing Quality Assessment

## 1.3 Compliance with Development Design Standards

### Private Amenity Space

It is a policy requirement that private amenity space shall be provided in the form of gardens or patios/ terraces for ground floor apartments and balconies at upper levels. A minimum depth of 1.5 metres is required for balconies, in one usable length to meet the minimum floor area requirements. Appendix 1 of the Sustainable Urban Housing: Design Standards for New Apartment Guidelines sets out private amenity space requirements for individual apartments based on the no. of bedrooms/ occupancy as follows:

- Studio: 4m<sup>2</sup>
- 1 Bed Apartment: 5m<sup>2</sup>
- 2 Bed (3 Person) Apartment: 6m<sup>2</sup>
- 2 Bed (4 Person) Apartment: 7m<sup>2</sup>
- 3 Bed Apartment: 9m<sup>2</sup>

All of the apartments within the proposed scheme have been provided with a private terrace or balcony which meets or exceeds the above area requirement. Private Amenity Space in the form of balconies of at least 1.5m deep are provided to each upper floor unit. These are adjoining and accessed from the main living space.

Refer to Housing Quality Assessment Schedules for a full breakdown of private amenity space provision by apartment.

### Security Considerations

Section 3.40, 3.41 and 3.42 of the Sustainable Urban Housing: Design Standards for New Apartment Guidelines provides guidance for various security considerations which should be considered in the design of apartment buildings as follows:

- Natural surveillance of streets, open spaces, play spaces and surface bike/ car parking
- Clear definition of entry points, well-lit and overlooked
- Security of ground floor apartments/ access to internal and external communal spaces
- Privacy strip of planting.

### Site Layout

The site layout proposes to maximise the permeability and connectivity to and through the site prioritizing the quality of open space within the development. The design solution is to upgrade the adjoining footpaths and public realm improvements around the building including cycle lane and appropriate landscape enhancements with space provided within the subject site for the future widening of road to the west.

The building has been set back along the western boundary to allow for enhanced public realm along the Greenhills Road which includes; commercial/ amenity and crèche use frontage to the south to provide active street frontage and passive surveillance, pedestrian footpaths/ plaza rest spaces, dedicated cycle lane to serve the development. These public realm enhancements have been designed holistically within the overall landscape strategy to create safe, secure and enjoyable spaces for the public and residents.

The proposal has the benefit of:

- Maximising natural surveillance of entry/ exit points and external social spaces and
- Ensuring apartments have excellent natural surveillance of the public realm
- The articulation and orientation of individual blocks maximise passive surveillance of the perimeter via the active “streets” or through overlooking from individual apartments
- Where apartments are located on the ground floor, they are provided with a privacy buffer zone of soft landscape planting e.g. hedging
- Tree and hedge planting helps create areas of seclusion and privacy for the residents
- Native hedging along the existing eastern and western boundaries and planting to any retaining structure is incorporated to provide natural corridors and attractive green screening.

### Access

The site layout proposes the construction of a new vehicular entrance to the north with pedestrian permeability from the west. The primary vehicle entrance from the north (access via existing Right of Way) will facilitate the main access to the scheme while emergency access space will be maintained around the building with bollards controlling access from the south. The scheme will benefit from shared surfaces to enable easy access for all users. The entrance to each block is located at various points around the block, which benefit from high levels of passive surveillance. The entrance to each block has been clearly articulated through facade expression with entrance lobby with integrated lighting.

The undercroft parking areas offer secure parking for cars and bicycles, as well as refuse storage and direct access to apartments via access controlled lift/ stair cores.

### Communal Facilities

Section 4.0 of the Sustainable Urban Housing: Design Standards for New Apartment Guidelines sets out design considerations in relation to communal facilities and amenities as follows:

- Access and services
- Communal Facilities
- Refuse storage
- Communal Amenity Space
- Children's Play
- Bike parking and storage
- Car parking

### Access and Services

The communal amenities and residents' support facilities have been carefully located and distributed throughout the scheme to ensure they are readily accessible to all residents and actively permeate and punctuate the scheme, providing activity hubs in key locations. This is outlined in more detail in the section below. As required by Part M, Access and Use, of the Building Regulations, the buildings are designed to ensure that people can safely and conveniently approach and gain access to all the areas.

### Communal Facilities

Section 4.5, 4.6 and 4.7 of the Sustainable Urban Housing: Design Standards for New Apartment Guidelines offer guidance in relation to communal facilities and amenities for apartment buildings.

A range of communal amenities and residents' support facilities have been provided throughout the proposed development, in a carefully considered



# 1.0 Housing Quality Assessment

## 1.3 Compliance with Development Design Standards

manner. The proposed scheme provides provision for the following internal communal amenity spaces.

- Gym
- Lounge areas
- Creche
- Landscaped Communal Podium Garden

Please see the accompanying architectural design statement for full details.

### Refuse Storage

The provision of refuse storage areas are located at the ground floor of block C and accessible to each apartment by the respective stair/lift core. Separate bin storage areas for the commercial elements are proposed to avoid cross contamination. A bin staging area has been located next to the north east of the site which is easily accessible by waste trucks to pull up and collect the bins.

The following considerations have been taken into account and will be provided in the provision of refuse storage facilities within the proposed development:

- Sufficient communal storage area to satisfy the three-bin system for collection of mixed dry recyclables, organic waste and residual waste
- The bin stores are designed to be well ventilated to minimise odours and potential nuisance from vermin/ flies etc.
- Suitable wastewater drainage points will be installed in the receptacle bin storage areas for cleaning and disinfecting purposes.

The refuse storage areas have been designed and coordinated with AWN Consulting. Please refer to the Operational Waste Management plan prepared by AWN Consultants for further details regarding the waste storage and collection strategy.

### Communal Amenity Space

Internal communal amenity spaces are located on the Ground and First floor within Block B of the proposed development and will encourage interaction and a sense of community among the residents.

In accordance with Sections 4.10-4.12 of the Sustainable Urban Housing: Design Standards for New Apartment Guidelines the proposed scheme gives importance to providing well designed communal open amenity spaces. These spaces should be secure areas and allow for all types of mobility within the residential users such as children and the elderly. It is important that these spaces are provided with adequate daylight levels in order to function as usable spaces.

The proposed development contains a large open landscaped communal garden / courtyard spaces at podium level. The open communal space is intended to provide high quality open space with varying character, connections and scale. The variety of landscape conditions will provide the residents with generous quality landscaped surroundings and invaluable moments of external delight. This large space is proposed to provide the residents with a number of active outdoor amenities such as, but not limited to the following:

- Child playground facilities;
- Open grass space;
- Landscaped Seating Areas
- Communal gardening space

Please refer to the Architectural Design Statement and Landscape Design And Access Statement for further details.



Ground Floor Plan (L00)



First Floor Plan (L01)

### Children's Play

Section 4.13 and 4.14 of the Sustainable Urban Housing: Design Standards for New Apartment Guidelines sets out general requirements for children's play spaces within apartment schemes, noting design considerations such as safe access, security, passive surveillance, noise and residential amenity for other residents living within the scheme.

Taking the above factors into consideration, an individual play spaces has been designed and considered as part of the overall integrated landscape strategy. This has been incorporated into the landscaped podium external space. This is located for convenience for parents of younger children and a high degree of passive surveillance for parents of younger and older children. Provision has been made for seating areas in proximity to all play spaces, to encourage social interaction / supervision by parents. Please refer to the Landscape Design And Access Statement for further details.

It is also noted that the proposed development contains a dedicated childcare facility with an internal floor area of c.330m<sup>2</sup> and an additional c.210m<sup>2</sup> of external play space. The proposed crèche is suitably sized in order to meet the demand of the development. The crèche is located within the southern elevation of the scheme on the ground floor of the proposed development. A dedicated and secure play area has been allocated to the crèche for the children's use directly adjacent to the indoor facilities. The landscaped space will be protected, through various features including railings and screen planting, from the pedestrian route to the south. The crèche has been located to provide easy access for users on foot/bicycle and by car with car/drop off spaces being provided. Security/overlooking and orientation have also informed the design and location.

# 1.0 Housing Quality Assessment

## 1.3 Compliance with Development Design Standards

### Car Parking

The development has a low-car-traffic street design and has been designed to promote activity with pedestrian and bicycle friendly elements.

A total of 78 no. car parking spaces are provided which includes:

- 4 no. disabled carparking spaces
- 3 no. Car-Share parking spaces
- 8 no. Electrical Charging Car parking spaces

A further 4 no. car parking spaces are provided for creche drop of including:

- 1 no. disabled carparking spaces

The majority of the car parking is located within podium undercroft area which enhances the landscape and car-free zone on grade.

8 no. Electric Vehicle 'EV' charging points (10%) will be included within the scheme provided along the eastern boundary of the scheme. Please refer to documents prepared by Jennings O'Donovan Consulting Engineers for further information.

### Bicycle Parking

A total of 348 bicycle parking spaces are provided within the development for the residents. These bicycle parking spaces are covered and secure as required by the Sustainable Urban Housing - Design Standards for New Apartments (Dec 2020).

A total of 100 bicycle parking spaces are integrated within the landscape strategy for use by visitors to the development.

The following assessment outlines the requirements of the development plan 'quality of residential development standards'. It is noted however:

- Both current and draft development plan is considered for clarity,
- The s28 guidelines on Sustainable Urban Housing: Design Standards for New Apartments (2020) are relevant to departures from standards in the development plan. Where the plan differs from any Specific Planning Policy Requirement (SPPR), the latter applies instead. Also, the guidelines provide a basis for the Board to grant permission in accordance with section 37(2)(b)(iii) of the Planning and Development Act 2000 (as amended)".
- The broader assessment of compliance with the development plans and s28 guidelines is contained within the statement of consistency which accompanies this application,
- While full compliance with the s28 guidelines is achieved there is some departure from the development plan, and
- The application includes relevant justification for breach of the standards in the development plan in the material contravention statement included separately.

### South Dublin County Council Development Plan 2016-22

The South Dublin County Council (SDCC) development plan section 2.3.0 'Quality Of Residential Development' provides housing quality requirements for the proposed development.

The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009) advise that residents are entitled to expect that new homes offer a high level of amenity, privacy, security and energy efficiency.

Standards in relation to the quality of residential development including public open space, private open space, dwelling unit sizes, privacy and aspect are set out under Section 11.3.1 of the SDCC Development Plan.

The SDCC standards are framed by the policies and objectives set out below.  
HOUSING (H) Policy 11 Residential Design and Layout It is the policy of the Council to promote a high quality of design and layout in new residential development and to ensure a high quality living environment for residents, in terms of the standard of individual dwelling units and the overall layout and appearance of the development.

HOUSING (H) Policy 12 Public Open Space It is the policy of the Council to ensure that all residential development is served by a clear hierarchy and network of high quality public open spaces that provides for active and passive recreation and enhances the visual character, identity and amenity of the area.

HOUSING (H) Policy 13 Private and Semi-Private Open Space It is the policy of the Council to ensure that all dwellings have access to high quality private open space (incl. semi-private open space for duplex and apartment units) and that private open space is carefully integrated into the design of new residential developments.

HOUSING (H) Policy 14 Internal Residential Accommodation It is the policy of the Council to ensure that all new housing provides a high standard of accommodation that is flexible and adaptable, to meet the long term needs of a variety of household types and sizes.

HOUSING (H) Policy Policy 15 Privacy and Security It is the policy of the Council to promote a high standard of privacy and security for existing and proposed dwellings through the design and layout of housing.

Qualitative aspects such as the overall design approach are covered in the accompanying Design Statement.

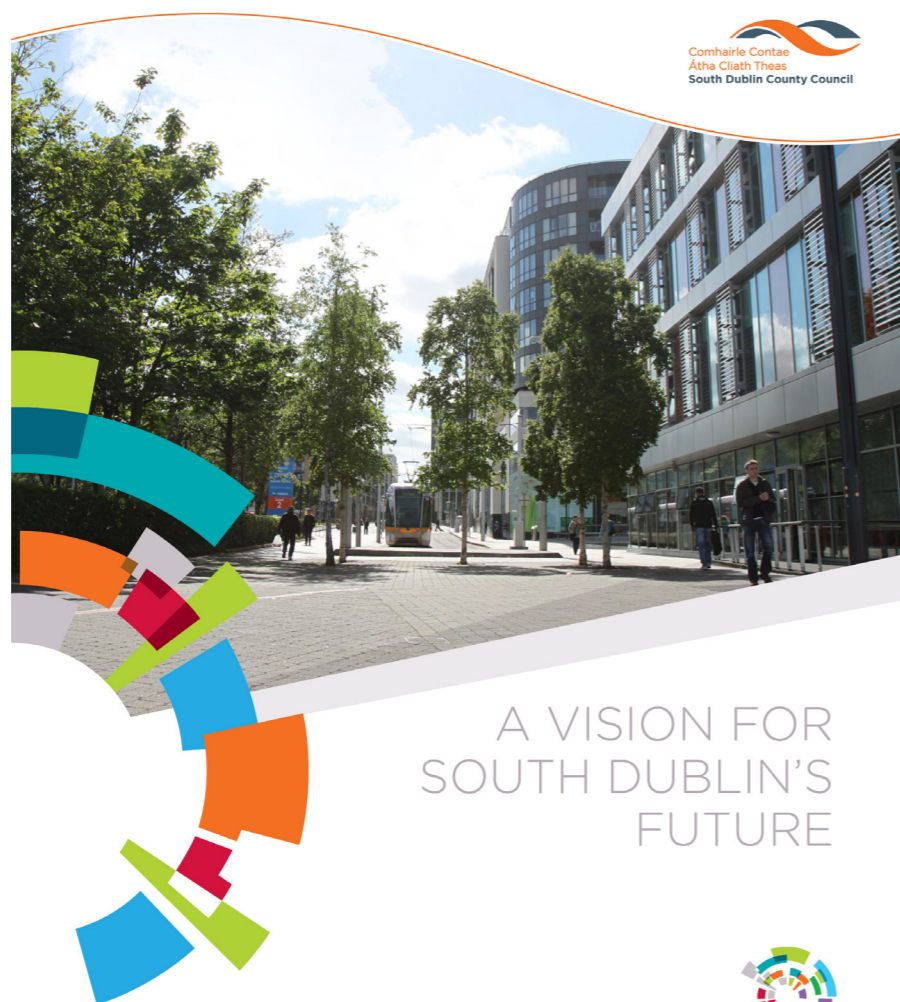
As noted above, the standards in relation to the quality of residential development including public open space, private open space, dwelling unit sizes, privacy and aspect are set out under Section 11.3.1 of the SDCC Development Plan. A breakdown of these requirements and a response in terms of the proposed scheme design is provided on the following pages.



# 1.0 Housing Quality Assessment

## 1.3 Compliance with Development Design Standards

### South Dublin County Council Development Plan 2016-22



Comhairle Contae  
Átha Cliath Theas  
South Dublin County Council

A VISION FOR  
SOUTH DUBLIN'S  
FUTURE

South Dublin County Council  
Development Plan  
2016 – 2022

Written Statement

#### (i) Mix of Dwelling Types

*'The overall dwelling mix in residential schemes should provide for a balanced range of dwelling types and sizes to support a variety of household types.... With the exception of student accommodation, proposals that include a high proportion of one bedroom dwellings (more than 10%) shall be required to demonstrate a need for such accommodation, based on local demand and the demographic profile of the area. Design Statements for residential or mixed use development proposals with a residential element (see Section 11.2.2 Design Statements) will be required to address the mix of dwelling types.'*

The proposed unit mix is outlined below. Please refer to relevant justification in the material contravention statement prepared by Hughes Planning Consultants included separately.

#### (ii) Residential Density

*'In general the number of dwellings to be provided on a site should be determined with reference to the Departmental Guidelines document Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities (2009). As a general principle and to promote sustainable forms of development, higher residential densities will be promoted within walking distance of town and district centres and high capacity public transport facilities. In accordance with Departmental*

*Guidance, the residential density (net) of new development should generally be greater than 35 dwellings per hectare, save in exceptional circumstances. Local Area Plans, SDZ Planning Schemes and Framework Plans will set out density bands in growth areas.'*

The subject site is in a central and accessible location within walking distance of a town/district centre. The proposed density is greater than 35 dwellings per hectare.

#### (iii) Public Open Space/Children's Play

*'The Planning Authority will require public open space to be provided as an integral part of the design of new residential and mixed use developments.... In areas that are designated Zoning Objective RES-N all new residential development shall be required to incorporate a minimum of 14% of the total site area as public open space; In all other zones all new residential development shall be required to incorporate a minimum of 10% of the total site area as public open space.'*

The proposed scheme provides 21% public open space which is over and above the 10% required.

*'Children should have access to safe and secure outdoor play opportunities that are accessible from their homes. Children's play areas include traditional playgrounds with formal play equipment and natural play spaces with natural features that promote informal children's play.'*

The proposed scheme provides a play facilities for a variety of age groups. This is located in the communal open space at podium level..

Apartment Mix		
Unit Type	Count	Percentage
1 Bed	79	40%
2 Bed 3 Person	6	3%
2 Bed 4 Person	99	50%
3 Bed	13	7%
<b>Total</b>	<b>197</b>	<b>100%</b>

Overall Residential Unit Mix

*It should be noted that drawings within this document are not to scale*

# 1.0 Housing Quality Assessment

## 1.3 Compliance with Development Design Standards

### (iv) Dwelling Standards

*'The design and layout of individual dwellings should provide a high quality living environment for residents. Designers should have regard to the targets and standards set out in the Quality Housing for Sustainable Communities Guidelines, DEHLG (2007) with regard to minimum room sizes, dimensions and overall floor areas when designing residential accommodation.'*

*'All apartments must accord with or exceed the open space and floor area standards set out in Appendix 1 of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, DECLG (2015) and the minimum floor areas set out in Table 11.21. An apartment refers to a dwelling unit that is not a house and may comprise an apartment or duplex unit.'*

*'Private open space for apartments shall be provided in the form of patios, balconies or roof gardens, with patios and balconies forming an integral part of the scheme design. High quality communal open space should also be provided in schemes that include apartments. Communal open spaces should form an integral part of scheme design, be screened from full public view and public access, and should be restricted through design and/or formal barriers.'*

*'In houses and apartments (apartment/duplex units) the floor area of single bedrooms must be a minimum of 7.1 sq. metres; the floor area of a double bedroom must be a minimum of 11.4 sq. metres; and the floor area of the main bedroom should be at least 13 sq. metres.'*

It is noted that these requirements for One, Two and Three Bedroom apartments are the same as those requirements set out in the Sustainable Urban Housing: Design Standards for New Apartments (2020) except for the area required for the main bedroom to be 13sqm in the development plan.

The proposed scheme is designed to comply with the Sustainable Urban Housing: Design Standards for New Apartments (2020) requirements which apply over the standards in the development plan for the assessment of planning applications. The guidelines provide a basis for the Board to grant permission in accordance with section 37(2)(b)(iii) of the Planning and Development Act 2000 (as amended)".

### (v) Privacy

*'Section 10 of the Urban Design Manual (2009) addresses privacy and amenity. A separation distance of 22 metres should generally be provided between directly opposing above ground floor windows to maintain privacy. Reduced distances will be considered in respect of higher density schemes or compact infill sites where innovative design solutions are used to maintain a high standard of privacy.'*

*Dwellings with direct street frontage should generally include a privacy strip of at least 1 metre or a front garden.'*

The proposed scheme achieves a minimum separation distance of 22m between directly opposing above ground floor windows throughout. Please refer to CW O'Brien architects Plans and site plan drawings for further detail.

Any first floor units facing onto the podium are provided with a private open space of minimum 1.5m depth. This private open space garden area is provided with separation/privacy screening from the adjoining public/communal open space through the use of the soft landscaping integrated within the landscape strategy. Please refer to the accompanying CSR landscape consultants Landscape Design and Access Statement for further detail.

### (vi) Dual Aspect

*'Dual aspect ratios in apartment schemes shall be provided in accordance with Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, DECLG (2015).'*

As previously outlined in this report, In accordance with the Department of Housing Planning and Local Government: Sustainable Urban Housing Design Standards for New Apartments (2020), guidelines, it is

policy requirement that apartment schemes on greenfield/brownfield sites deliver at least 50% of the units as dual aspect. Accordingly, 'It is a policy requirement that apartment schemes deliver at least 33% of the units as dual aspect in more central and accessible and some intermediate locations, i.e., on sites near to city or town centres, close to high quality public transport or in SDZ areas, or where it is necessary to ensure good street frontage and subject to high quality design...' The proposed site is a central and accessible location which is required to provide 33% Dual Aspect Units. This equates to a requirement for 65 units of the 197 applied for. The submitted design has provided for 92 Dual Aspect units.

An overall percentage of 46.7% of the apartments within the proposed scheme are dual aspect. It is submitted that this is fully compliant with the above policy and is in excess of the 33% requirement stipulated within the policy objectives.

### (vii) Access Cores and Communal Areas

*'Apartment schemes should seek to minimise the use of shared entrances, where possible, in favour of own door access at street level. Where shared access lobbies are proposed the number of units served by one entrance should be kept to a minimum. Projecting external staircases to access upper floors should be avoided as they can dominate the streetscape.'*

The majority of ground level uses are Commercial and amenity spaces with direct access from street level. This encourages active frontages which engage with the public realm as outlined in the accompanying architectural design statement. Shared entrance lobbies are utilised in the scheme which provides direct access into the primary vertical circulation cores. The sub-division of the blocks ensures the number of units served by one entrance is kept to a minimum while also providing a design solution which

Table 11.21: Minimum Space Standards for Apartments

TYPE OF UNIT	APARTMENTS	PRIVATE OPEN SPACE	COMMUNAL OPEN SPACE	STORAGE
Studio	40 sq.m	4 sq.m	4 sq.m	3 sq.m
One Bedroom	45 sq.m	5 sq.m	5 sq.m	3 sq.m
Two Bedroom	73 sq.m	7 sq.m	7sq.m	6 sq.m
Three Bedrooms	90 sq.m	9 sq.m	9 sq.m	9 sq.m

SDCC Development Plan Extract: Table 11.21 Minimum Space Standards for Apartments





# 1.0 Housing Quality Assessment

## 1.3 Compliance with Development Design Standards

satisfies efficient vertical movement through lift and stairs and also achieves building regulation and fire escape requirements. Shared entrances encourage engagement between the build to sell residents and encourages the formation of a community. Projecting external staircases have been avoided and the staircases are internal and incorporated into the architectural design of the building façades.

### (viii) Clothes Drying Facilities

*'Adequately ventilated clothes drying facilities should be provided for apartment developments in the form of suitably sized communal facilities or individual facilities within each unit.'*

The services provision will be provided for the installation of washer dryers for clothes within each apartment unit in the ventilated kitchen area.

### Draft South Dublin County Council Development Plan 2022-28

We expect that the new county development plan may be adopted and in force at the time the Board is making a decision on this application. After this application is made, we will not have a further opportunity to address the Board on the adopted plan. For this reason, out of an abundance of caution, we propose to address the expected new plan by reference to the current draft. These remarks would only be relevant considerations for the Board, where the new plan is adopted and in force at the time the Board is making a decision on this application.

The Draft South Dublin County Council (SDCC) development plan 2022-28 chapter 13.4 'Residential Development' (read in conjunction with chapter 6 Housing and associated policies and objectives) outlines the draft housing quality requirements for proposed developments.

Although it is understood that this is a draft development plan which is not yet adopted, the following paragraphs outline the requirements of the draft plan and provides a response in terms of the proposed scheme.

### Mix of Dwelling Types - Unit Mix

*'Proposals for residential development shall provide a minimum of 30% 3-bedroom units unless it can be demonstrated that:*

- there are unique site constraints that would mitigate against such provision or*
- that the proposed housing mix meets the specific demand required in an area, having regard to the prevailing housing type within a 10-minute walk of the site and to the socio-economic, population and housing data set out in the Housing Strategy and Interim HNDA.'*

The proposed unit mix as on the previous pages provides 6.6% 3Bed units. Please refer to relevant justification in the material contravention statement prepared by Hughes Planning Consultants included separately.

### Apartments

*'All apartments shall comply with the Specific Planning Policy Requirements (SPPRs), the standards set out under Appendix 1, and general contents of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, DECLG (2020) (Apartment Guidelines).*

*The contents of the Guidelines have been incorporated... and the minimum floor areas set out in Table 3.21 in line with SPPR 3 of the Apartment Guidelines. The requirements of other relevant development standards including, but not limited to: minimum floor areas and width for kitchens, floor to*

*ceiling heights, bedrooms public open space, private and communal space, play space, safety and security, acoustic and privacy standards, must also be complied which are set out...(Table 3.21 of the draft development plan) and within the Apartment Guidelines.'*

The proposed scheme complies with the requirements of the SPPR standards set out in the Sustainable Urban Housing: Design Standards for new Apartments, Guidelines for Planning Authorities, DECLG (2020) (Apartment Guidelines). Please see section 1.4 for full Housing Quality Assessment which demonstrates compliance of the proposed BTS scheme with the SPPR requirements.



# 1.0 Housing Quality Assessment

## 1.3 Compliance with Development Design Standards

### Apartment Size Safeguards

*'In the interest of apartment sizes and promoting high quality schemes to ensure apartments are not built to a minimum standard, the following safeguards are a requirement of the Guidelines:*

*1. In private residential developments, 2-bedroom (3 persons) units cannot exceed 10% of all proposed apartment units,*

*2. The majority of apartments in any proposed scheme of 100 units or more shall exceed the minimum floor area standard for any combination of 1, 2 or 3 bed units, by a minimum of 10%. Any studio apartments must be included in the total but are not calculable as units that exceed the minimum by at least 10%.*

*3. The majority of apartments in any proposed scheme of 10-99 units or more shall exceed the minimum floor area standard for any combination of 1, 2 or 3 bed units, by a minimum of 10%. In such schemes, it is acceptable to redistribute the minimum 10% additional floorspace requirement throughout the scheme, i.e. to all proposed units, to allow for greater flexibility.'*

1. The proposed scheme proposes a total of 3% of 2-bedroom (3 person) units.

2. The 60% of all apartments exceed the minimum floor area standard by a minimum of 10%. There are no studios proposed in the development.

3. The proposed scheme is above 10-99 units (it appears that the 'or more' in point 3 above is a typo in the draft plan). As previously noted the scheme is over 99 units and 60% of the apartments exceed the minimum floor area by a minimum of 10%.

### Private Space

*'The quantum of private open space for apartments shall accord with Table 3.21 (within the draft plan).*

- 'This space shall be provided in the form of patios/terraces, and balconies or roof gardens at upper levels and should be located to optimise solar orientation and designed to minimise overshadowing and overlooking.'*

The proposed private amenity space of the upper floor levels are provided in the form of balconies/ roof terraces and have been located to optimise solar orientation where possible and to minimise overshadowing and overlooking.

- 'Balconies shall not overhang onto the public path in the interest of safety and must be set back.'*

The proposed scheme is designed to provide separation between the proposed blocks from the existing public roads/footpaths. The scheme provides cantilever balconies which overhang the public realm within the site ownership boundary. Please refer to architectural drawings for further detail.

- 'Balconies should adjoin and have a functional relationship with the main living areas of the apartment.'*

All proposed balconies adjoin and have a functional relationship with the main living areas of the respective apartment.

- 'In certain circumstances, glass-screened 'winter gardens' may be provided. A minimum depth of 1.5 metres is required for balconies, in one usable length to meet the standards under Table 3.21.'*

No glass-screened 'winter gardens' are proposed with the scheme. All balconies achieve the minimum 1.5m depth requirement, in one usable length.

- 'Where amenity space is proposed at ground level, it shall incorporate boundary treatments to ensure privacy.'*
- 'While private and communal amenity space may adjoin each other, there should generally be a clear distinction with an appropriate boundary*

*treatment and/or a 'privacy strip' between the two.'*

Any first floor units facing onto the podium are provided with a private open space of minimum 1.5m depth. This private open space garden area is provided with separation/privacy screening from the adjoining public/communal open space through the use of the soft landscaping integrated within the landscape strategy. Please refer to the accompanying CSR landscape consultants Landscape Design And Access Statement report for further detail.

### Communal / Semi-Private Space

*'High quality communal open space should also be provided in schemes that include apartments.'*

- 'Communal open spaces should form an integral part of scheme design, be screened from full public view and public access, and should be restricted through design and/or formal barriers.'*

Creating a high quality communal open space has been a primary consideration from concept stage. Orientation for sun/day light penetration and accessibility integrated within a holistic permeability and landscape strategy informed the final design. CW O'Brien architects worked closely with landscape consultants CSR to achieve public routes which provide permeability through the site for the public but also separation from the communal spaces for use by the residents. These separation elements are created through soft landscaping creating non-obtrusive screening/planting elements.

- 'Communal amenity space within apartment and/or housing developments should be provided as a garden within the courtyard of a perimeter block or adjoining a linear apartment block.'*

Communal amenity space is provided as gardens at podium level of the apartment scheme.

- 'The communal open space should be visible from, and accessible to, the maximum number of*

*units within the proposed scheme.*

The communal open space is visible from and accessible to the maximum number of units within the proposed scheme.

- 'Inaccessible, hidden or otherwise back land communal open space, and narrow linear strips of communal open space will not be acceptable.'*

Please refer to the architectural design statement and the landscape design and access statement report which demonstrates the quality and areas provided for communal open space provision.

### Internal Storage

- 'Storage should be additional to kitchen presses and bedroom furniture.'*
- 'Hot press/boiler space will not count as general storage.'*
- 'In providing the storage in accordance with Table 3.21 (of the draft plan), no individual storage room should exceed 3.5sq.m and storage shall be provided within the apartment unit.'*

The internal storage provided within the apartment units is in addition to the kitchen presses and bedroom furniture which is not 'built in storage'.

We have excluded an area within the storage of each apartment to be designated for plant space. This space is excluded from the dedicated storage provided within each unit as outlined in the Housing Quality Assessment schedules in section 1.4 of this document. Also please refer to CW O'Brien architects apartment type layout drawings for unit layout and storage areas provided.

No individual storage room exceeds 3.5sqm and the required storage is provided within the apartment unit.



# 1.0 Housing Quality Assessment

## 1.3 Compliance with Development Design Standards

### Floor to Ceiling Height

*'In line with SPPR 5 of the Apartment Guidelines, ground level apartment floor to ceiling heights shall be a minimum of 2.7m and shall be increased in certain circumstances, particularly where necessary to facilitate a future change of use to a commercial use.'*

The floor to ceiling height within the proposed scheme is 2.7m within ground floor level apartments and a minimum of 2.4m on upper floor levels.

### Lift and Stair Cores

*In line with SPPR 6 of the Apartment Guidelines, a maximum of 12 apartments per floor per core may be provided in apartment schemes.'*

The cores within the scheme serve a minimum of 5 no units per floor and a maximum of 12 units per floor. Therefore, it is submitted that the above is in full compliance with the above policy.

### Separation Distances and Block Layout

*'All proposals for residential development, particularly apartment developments and those over three storeys high, shall provide for acceptable separation distances between blocks to avoid negative effects such as excessive overlooking, overbearing and overshadowing effects and provide sustainable residential amenity conditions and open spaces.'*

Section 10 of the Urban Design Manual (2009) addresses privacy and amenity. A separation distance of 22 metres should generally be provided between directly opposing above ground floor windows to maintain privacy. Reduced distances will be considered in respect of higher density schemes or compact infill sites where innovative design

solutions are used to maintain a high standard of privacy.

- A minimum clearance distance of circa 22 metres, in general, is required, between opposing windows in the case of apartments up to three storeys in height. In taller blocks, a greater separation distance may be prescribed having regard to the layout, size, and design.
- In certain instances, depending on orientation and location in built-up areas, reduced separation distances may be acceptable.
- In all instances where the minimum separation distances are not met, the applicant shall submit a daylight availability analysis for the proposed development.'

The proposed scheme achieves a minimum separation distance of 22m between directly opposing above ground floor windows throughout,

The separation between the end elevations of Blocks A/D is 24.5m. Please refer to the full daylight analysis report prepared by Passive Dynamics which accompanies this application for daylight availability analysis. Please refer to CW O'Brien architects Block GA Plans and GA site plan drawings for further detail.

### Privacy and Security Considerations

- 'Apartment blocks and buildings should overlook the public realm.
- Entrance points should be clearly indicated, well lit, and overlooked by adjoining dwellings.
- Particular attention should be given to the security of ground floor apartments and access to internal and external communal areas.

- Dwellings with direct street frontage, or ground floor apartments should generally include a privacy strip of at least 1.5 metres in depth or a front garden.
- This should be influenced by the design, scale and orientation of the building and by the nature of the street or public area and if provided, should be subject to appropriate landscape design and boundary treatment.'

The scheme has been designed from the outset to provide high quality public open space, communal open space, public realm and safe permeable routes through the site which are provided with passive surveillance from the adjoining buildings.

Entrances are indicated through the architectural language and incorporated into the architectural facade design. They will be well lit and overlooked by the adjoining dwellings/spaces.

Ground floor apartments are provided with a defensible private open space with separation from the adjoining public/communal open spaces through an overall landscape approach.

Any first floor units facing onto the podium are provided with a private open space of minimum 1.5m depth. This garden area is provided with separation/privacy screening from the adjoining public/communal open space through the use of the soft landscaping integrated within the landscape strategy. Please refer to CSR landscape consultants Landscape Design And Access Statement report and drawings for further information.

### Dual Aspect

*'Dual aspect apartments should have openable windows on two or more walls which provides a view in more than just one direction. The use of windows, indents or kinks on single external elevations, in apartment units which are otherwise single aspect apartments, is not considered acceptable and/or sufficient to be considered dual aspect and these units, will be assessed as single aspect units. Preferably, the windows may be opposite one another, or adjacent around a corner. In line with SPPR 4 of the Apartment Guidelines...'*

The s28 Sustainable Urban Housing: Design Standards for New Apartments (2020) guidelines apply instead of the standards in the draft development plan and current development plan. The broader assessment of compliance with the development plans and s28 guidelines is contained within the statement of consistency which accompanies this application, Full compliance with the s28 guidelines is achieved.

An overall percentage of 46.7% of the apartments within the proposed scheme are dual aspect. It is submitted that this is fully compliant with the above policy and is in excess of the 33% requirement stipulated within the policy objectives.

### Sunlight / Daylight

*'Residential Developments shall be guided by the quantitative performance approaches and recommendations under the 'Site Layout Planning for Daylight and Sunlight' (2nd edition): A Guideline to Good Practice (BRE 2011) and BS 8206-2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting'. and/or any updated guidance.'*

- A daylight analysis will be required for all proposed developments of 30+ units or in any

# 1.0 Housing Quality Assessment

## 1.3 Compliance with Development Design Standards

*other case where the layout or design could unduly impact on residential amenity.*

- *The impact of any development on existing habitable rooms should also be considered. It is for the proposer of residential applications to demonstrate that the development can satisfy the standards set out above in relation to potential impacts on the quality and usability of spaces including public open spaces and communal spaces. This can potentially be achieved through appropriate heights and orientation of adjoining blocks to allow for adequate levels of sunlight to reach communal amenity space throughout the year.'*

Passive Dynamics has been commissioned to complete a daylight and sunlight assessment.

Daylight: All buildings receive adequate daylight and sunlight. All habitable rooms are naturally ventilated and lit and living rooms. The level of detail provided in respect of sunlight/daylight impact on neighbouring premises and the proposed amenity areas is sufficient and the consultant concludes that the proposed development meets the relevant standards in this regard.

Shadow Analysis: The shadow analysis illustrates there is no negative impact on any of the surrounding areas.

Sunlight to the Amenity Spaces: The results show the external communal amenity spaces and public open space are quality spaces which receive in excess of the 2 hours of sunlight to 50% of the area as recommended by the BRE.

Please refer to architectural design statement section 12.2 Daylight / Sunlight Study and the accompanying sunlight/ daylighting report prepared by Passive Dynamics for further information.

### Access Cores and Communal Areas

- *'Apartment schemes should seek to minimise the use of shared entrances, where possible, in favour of own door access at street level.*
- *Where shared access lobbies are proposed the number of units served by one entrance should be kept to a minimum.*
- *Projecting external staircases to access upper floors should be avoided as they can dominate the streetscape.'*

The majority of ground level uses are Commercial and amenity spaces with direct access from street level. This encourages active frontages which engage with the public realm as outlined in the accompanying architectural design statement. Shared entrance lobbies are utilised in this scheme which provides direct access into the primary vertical circulation cores of each respective portion of the apartment block. The sub-division of the blocks ensures the number of units served by one entrance is kept to a minimum while also providing a design solution which satisfies efficient vertical movement through lift and stairs and also achieves fire escape requirements. Shared entrances encourage engagement between the residents and encourages the formation of a community. Projecting external staircases have been avoided and the staircases are internal and incorporated into the architectural design of the building façades.

### Clothes Drying Facilities

*'Adequately ventilated clothes drying facilities should be provided for apartment developments in the form of suitably sized communal facilities or individual facilities within each unit.'*

The provision of space for the installation of washer dryers for clothes within each apartment unit in the ventilated kitchen area will adequately contribute to the schemes amenities.

### Building Lifecycle Report and Management Companies

*'Ensuring the consideration of the long-term running costs and the eventual manner of compliance of the proposals with the Multi-Unit Developments Act, 2011 (MUD Act) should be considered. The MUD Act sets out the legal requirements regarding the management of apartments developments.*

*As such, planning applications for apartment developments shall include a building lifecycle report. The contents of this, in line with the Sustainable Urban Housing: Design Standards for New Apartments (2020) includes...'*

This application is accompanied by Building Life Cycle Report document which sets out to address the requirements of Section 6.13 of the Sustainable Urban Housing: Design Standards for New Apartments.

Please refer to the accompanying Building Lifecycle Report prepared by C+W O'Brien Architects for further information.



# 1.0 Housing Quality Assessment

## 1.4 Housing Quality Assessment

### Block A

**Bancroft View, Greenhills Road, DUBLIN**  
Housing Quality Assessment – Schedule – Block A

**Required Minimum Floor Areas and Standards**

Unit Type	No. of Persons	GFA Min. Area	Kitchen/Living/Dining Min. Area	Kitchen/Living/Dining Min. Width	Bedroom 1 Min. Area	Bedroom 1 Min. Width	Bedroom 2 Min. Area	Bedroom 2 Min. Width	Bedroom 3 Min. Area	Bedroom 3 Min. Width	Amenity Min. Area	Total Store Min. Area
Studio		37	30	4							4	3
1 Bed 2 Person	2	45	23	3.3	11.4	2.8					5	3
2 Bed 3 Person	3	63	28	3.6	13	2.8	7.1	2.1			6	5
2 Bed 4 Person	4	73	30	3.6	13	2.8	11.4	2.8			7	6
3 Beds or More	5	90	34	3.8	13	2.8	11.4	2.8	7.1	2.1	9	9

**00-GROUND FLOOR**

APARTMENT NUMBER	DESCRIPTION	UNIT TYPE	BEDS/ PERSONS	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Area Achieved (m <sup>2</sup> )	Additional Area provided (m <sup>2</sup> )	Additional Area provided (%)	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	No. of Bedspaces	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed 1 Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed 2 Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Bed 3 Width (m)	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Secure Cycle Spaces (req)	Type

**01-FIRST FLOOR**

APARTMENT NUMBER	DESCRIPTION	UNIT TYPE	BEDS/ PERSONS	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Area Achieved (m <sup>2</sup> )	Additional Area provided (m <sup>2</sup> )	Additional Area provided (%)	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	No. of Bedspaces	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed 1 Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed 2 Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Bed 3 Width (m)	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Secure Cycle Spaces (req)	Type
A0101	2 BED 4P	Type 2A	2 Bed 4 Person	80.8	73	80.8	7.8	10.68%	30.3	30	4.43	3.6	4	14.1	13	2.8	2.8	11.4	11.4	2.95	2.8	0	0	0	0	7	7	6.1	6	2.4	Dual	2	BTS
A0102	2 BED 4P	Type 2B	2 Bed 4 Person	80.8	73	80.8	7.8	10.68%	31.4	30	3.4	3.6	4	13.1	13	2.8	2.8	11.4	11.4	3.6	2.8	0	0	0	0	7	7	6	6	2.4	Dual	2	BTS
A0103	2 BED 4P	Type 2C	2 Bed 4 Person	78.1	73	78.1	5.1	6.99%	31.9	30	3.89	3.6	4	13.4	13	3.22	2.8	12.9	11.4	3.1	2.8	0	0	0	0	7	7	6.7	6	2.4	Single	2	BTS
A0104	3 Bed 5P	Type 3C	3 Bed 5 Person	115.4	90	115.4	25.4	28.22%	39.3	34	4.7	3.8	5	16.4	13	3.65	2.8	11.9	11.4	3.2	2.8	11.9	7.1	3.2	2.1	9	9	9	9	2.4	Single	3	BTS
A0105	2 BED 4P	Type 2E	2 Bed 4 Person	80.8	73	80.8	7.8	10.68%	30	30	4.06	3.6	4	12.8	13	3	2.8	11.5	11.4	3.1	2.8	0	0	0	0	7	7	6	6	2.4	Dual	2	BTS

**02-SECOND FLOOR**

APARTMENT NUMBER	DESCRIPTION	UNIT TYPE	BEDS/ PERSONS	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Area Achieved (m <sup>2</sup> )	Additional Area provided (m <sup>2</sup> )	Additional Area provided (%)	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	No. of Bedspaces	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed 1 Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed 2 Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Bed 3 Width (m)	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Secure Cycle Spaces (req)	Type
A0201	2 BED 4P	Type 2A	2 Bed 4 Person	80.8	73	80.8	7.8	10.68%	30.3	30	4.43	3.6	4	14.1	13	2.8	2.8	11.4	11.4	2.95	2.8	0	0	0	0	7	7	6.1	6	2.4	Dual	2	BTS
A0202	2 BED 4P	Type 2B	2 Bed 4 Person	80.8	73	80.8	7.8	10.68%	31.4	30	3.4	3.6	4	13.1	13	2.8	2.8	11.4	11.4	3.6	2.8	0	0	0	0	7	7	6	6	2.4	Dual	2	BTS
A0203	2 BED 4P	Type 2C	2 Bed 4 Person	78.1	73	78.1	5.1	6.99%	31.9	30	3.89	3.6	4	13.4	13	3.22	2.8	12.9	11.4	3.1	2.8	0	0	0	0	7	7	6.7	6	2.4	Single	2	BTS
A0204	1 BED 2P	Type 1A	1 Bed 2 Person	45.6	45	45.6	0.6	1.33%	25.2	23	3.2	3.3	2	1.5	11.4	2.9	2.8	0	0	0	0	0	0	0	0	5	5	3	3	2.4	Single	1	BTS
A0205	2 BED 4P	Type 2E	2 Bed 4 Person	80.8	73	80.8	7.8	10.68%	30	30	4.06	3.6	4	12.8	13	3	2.8	11.5	11.4	3.1	2.8	0	0	0	0	7	7	6	6	2.4	Dual	2	BTS
A0206	2 BED 4P	Type 2E	2 Bed 4 Person	80.8	73	80.8	7.8	10.68%	30	30	4.06	3.6	4	12.8	13	3	2.8	11.5	11.4	3.1	2.8	0	0	0	0	7	7	6	6	2.4	Dual	2	BTS

**03-THIRD FLOOR**

APARTMENT NUMBER	DESCRIPTION	UNIT TYPE	BEDS/ PERSONS	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Area Achieved (m <sup>2</sup> )	Additional Area provided (m <sup>2</sup> )	Additional Area provided (%)	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	No. of Bedspaces	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed 1 Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed 2 Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Bed 3 Width (m)	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Aspect	Secure Cycle Spaces (req)	Type
A0301	2 BED 4P	Type 2A	2 Bed 4 Person	80.8	73	80.8	7.8	10.68%	30.3	30	4.43	3.6	4	14.1	13	2.8	2.8	11.4	11.4	2.95	2.8	0	0	0	0	7	7	6.1	6	2.4	Dual	2	BTS
A0302	2 BED 4P	Type 2B	2 Bed 4 Person	80.8	73	80.8	7.8	10.68%	31.4	30	3.4	3.6	4	13.1	13	2.8	2.8	11.4	11.4	3.6	2.8	0	0	0	0	7	7	6	6	2.4	Dual	2	BTS
A0303	2 BED 4P	Type 2C	2 Bed 4 Person	78.1	73	78.1	5.1	6.99%	31.9	30	3.89	3.6	4	13.4	13	3.22	2.8	12.9	11.4	3.1	2.8	0	0	0	0	7	7	6.7	6	2.4	Single	2	BTS
A0304	1 BED 2P	Type 1A	1 Bed 2 Person	45.6	45	45.6	0.6	1.33%	25.2	23	3.2	3.3	2	1.5	11.4	2.9	2.8	0	0	0	0	0	0	0	0	5	5	3	3	2.4	Single	1	BTS
A0305	2 BED 4P	Type 2E	2 Bed 4 Person	80.8	73	80.8	7.8	10.68%	30	30	4.06	3.6	4	12.8	13	3	2.8	11.5	11.4	3.1	2.8	0	0	0	0	7	7	6	6	2.4	Dual	2	BTS
A0306	2 BED 4P	Type 2E	2 Bed 4 Person	80.8	73	80.8	7.8	10.68%	30	30	4.06	3.6	4	12.8	13	3	2.8	11.5	11.4	3.1	2.8	0	0	0	0	7	7	6	6	2.4	Dual	2	BTS

# 1.0 Housing Quality Assessment

## 1.4 Housing Quality Assessment

### Block A

#### 04-FOURTH FLOOR

APARTMENT NUMBER	DESCRIPTION	UNIT TYPE	BEDS/ PERSONS	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Area Achieved (m <sup>2</sup> )	Additional Area provided(m <sup>2</sup> )	Additional Area provided (%)	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	No. of Bedspaces	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed 1 Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed 2 Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Bed 3 Width (m)	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Ceiling Height	Aspect	Secure Cycle Spaces (req)	Type
A0401	2 BED 4P	Type 2A	2 Bed 4 Person	80.8	73	80.8	7.8	10.68%	30.3	30	4.43	3.6	4	14.1	13	2.8	2.8	11.4	11.4	2.95	2.8	0	0	0	0	7	7	6.1	6	2.4	Dual	2	BTS
A0402	2 BED 4P	Type 2B	2 Bed 4 Person	80.8	73	80.8	7.8	10.68%	31.4	30	3.4	3.6	4	13.1	13	2.8	2.8	11.4	11.4	3.6	2.8	0	0	0	0	7	7	6	6	2.4	Dual	2	BTS
A0403	2 BED 4P	Type 2C	2 Bed 4 Person	78.1	73	78.1	5.1	6.99%	31.9	30	3.89	3.6	4	13.4	13	3.22	2.8	12.9	11.4	3.1	2.8	0	0	0	0	7	7	6.7	6	2.4	Single	2	BTS
A0404	1 BED 2P	Type 1A	1 Bed 2 Person	45.6	45	45.6	0.6	1.33%	25.2	23	3.2	3.3	2	1.5	11.4	2.9	2.8	0	0	0	0	0	0	0	0	5	5	3	3	2.4	Single	1	BTS
A0405	2 BED 4P	Type 2E	2 Bed 4 Person	80.8	73	80.8	7.8	10.68%	30	30	4.06	3.6	4	12.8	13	3	2.8	11.5	11.4	3.1	2.8	0	0	0	0	7	7	6	6	2.4	Dual	2	BTS
A0406	2 BED 4P	Type 2E	2 Bed 4 Person	80.8	73	80.8	7.8	10.68%	30	30	4.06	3.6	4	12.8	13	3	2.8	11.5	11.4	3.1	2.8	0	0	0	0	7	7	6	6	2.4	Dual	2	BTS

#### 05-FIFTH FLOOR

APARTMENT NUMBER	DESCRIPTION	UNIT TYPE	BEDS/ PERSONS	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Area Achieved (m <sup>2</sup> )	Additional Area provided(m <sup>2</sup> )	Additional Area provided (%)	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	No. of Bedspaces	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed 1 Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed 2 Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Bed 3 Width (m)	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Ceiling Height	Aspect	Secure Cycle Spaces (req)	Type
A0501	2 BED 4P	Type 2A	2 Bed 4 Person	80.8	73	80.8	7.8	10.68%	30.3	30	4.43	3.6	4	14.1	13	2.8	2.8	11.4	11.4	2.95	2.8	0	0	0	0	7	7	6.1	6	2.4	Dual	2	BTS
A0502	2 BED 4P	Type 2B	2 Bed 4 Person	80.8	73	80.8	7.8	10.68%	31.4	30	3.4	3.6	4	13.1	13	2.8	2.8	11.4	11.4	3.6	2.8	0	0	0	0	7	7	6	6	2.4	Dual	2	BTS
A0503	2 BED 4P	Type 2C	2 Bed 4 Person	78.1	73	78.1	5.1	6.99%	31.9	30	3.89	3.6	4	13.4	13	3.22	2.8	12.9	11.4	3.1	2.8	0	0	0	0	7	7	6.7	6	2.4	Single	2	BTS
A0504	1 BED 2P	Type 1A	1 Bed 2 Person	45.6	45	45.6	0.6	1.33%	25.2	23	3.2	3.3	2	1.5	11.4	2.9	2.8	0	0	0	0	0	0	0	0	5	5	3	3	2.4	Single	1	BTS
A0505	2 BED 4P	Type 2E	2 Bed 4 Person	80.8	73	80.8	7.8	10.68%	30	30	4.06	3.6	4	12.8	13	3	2.8	11.5	11.4	3.1	2.8	0	0	0	0	7	7	6	6	2.4	Dual	2	BTS
A0506	2 BED 4P	Type 2E	2 Bed 4 Person	80.8	73	80.8	7.8	10.68%	30	30	4.06	3.6	4	12.8	13	3	2.8	11.5	11.4	3.1	2.8	0	0	0	0	7	7	6	6	2.4	Dual	2	BTS

#### 06-SIXTH FLOOR

APARTMENT NUMBER	DESCRIPTION	UNIT TYPE	BEDS/ PERSONS	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Area Achieved (m <sup>2</sup> )	Additional Area provided(m <sup>2</sup> )	Additional Area provided (%)	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	No. of Bedspaces	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed 1 Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed 2 Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Bed 3 Width (m)	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Ceiling Height	Aspect	Secure Cycle Spaces (req)	Type
A0601	2 BED 4P	Type 2A	2 Bed 4 Person	80.8	73	80.8	7.8	10.68%	30.3	30	4.43	3.6	4	14.1	13	2.8	2.8	11.4	11.4	2.95	2.8	0	0	0	0	7	7	6.1	6	2.4	Dual	2	BTS
A0602	2 BED 4P	Type 2B	2 Bed 4 Person	80.8	73	80.8	7.8	10.68%	31.4	30	3.4	3.6	4	13.1	13	2.8	2.8	11.4	11.4	3.6	2.8	0	0	0	0	7	7	6	6	2.4	Dual	2	BTS
A0603	2 BED 4P	Type 2C	2 Bed 4 Person	78.1	73	78.1	5.1	6.99%	31.9	30	3.89	3.6	4	13.4	13	3.22	2.8	12.9	11.4	3.1	2.8	0	0	0	0	7	7	6.7	6	2.4	Single	2	BTS
A0604	1 BED 2P	Type 1A	1 Bed 2 Person	45.6	45	45.6	0.6	1.33%	25.2	23	3.2	3.3	2	1.5	11.4	2.9	2.8	0	0	0	0	0	0	0	0	5	5	3	3	2.4	Single	1	BTS
A0605	2 BED 4P	Type 2E	2 Bed 4 Person	80.8	73	80.8	7.8	10.68%	30	30	4.06	3.6	4	12.8	13	3	2.8	11.5	11.4	3.1	2.8	0	0	0	0	7	7	6	6	2.4	Dual	2	BTS
A0606	2 BED 4P	Type 2E	2 Bed 4 Person	80.8	73	80.8	7.8	10.68%	30	30	4.06	3.6	4	12.8	13	3	2.8	11.5	11.4	3.1	2.8	0	0	0	0	7	7	6	6	2.4	Dual	2	BTS

#### 07-SEVENTH FLOOR

APARTMENT NUMBER	DESCRIPTION	UNIT TYPE	BEDS/ PERSONS	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Area Achieved (m <sup>2</sup> )	Additional Area provided(m <sup>2</sup> )	Additional Area provided (%)	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	No. of Bedspaces	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed 1 Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed 2 Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Bed 3 Width (m)	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Ceiling Height	Aspect	Secure Cycle Spaces (req)	Type
A0701	2 BED 4P	Type 2A	2 Bed 4 Person	80.8	73	80.8	7.8	10.68%	30.3	30	4.43	3.6	4	14.1	13	2.8	2.8	11.4	11.4	2.95	2.8	0	0	0	0	7	7	6.1	6	2.4	Dual	2	BTS
A0702	2 BED 4P	Type 2B	2 Bed 4 Person	80.8	73	80.8	7.8	10.68%	31.4	30	3.4	3.6	4	13.1	13	2.8	2.8	11.4	11.4	3.6	2.8	0	0	0	0	7	7	6	6	2.4	Dual	2	BTS
A0703	2 BED 4P	Type 2C	2 Bed 4 Person	78.1	73	78.1	5.1	6.99%	31.9	30	3.89	3.6	4	13.4	13	3.22	2.8	12.9	11.4	3.1	2.8	0	0	0	0	7	7	6.7	6	2.4	Single	2	BTS
A0704	1 BED 2P	Type 1A	1 Bed 2 Person	45.6	45	45.6	0.6	1.33%	25.2	23	3.2	3.3	2	1.5	11.4	2.9	2.8	0	0	0	0	0	0	0	0	5	5	3	3	2.4	Single	1	BTS
A0705	2 BED 4P	Type 2E	2 Bed 4 Person	80.8	73	80.8	7.8	10.68%	30	30	4.06	3.6	4	12.8	13	3	2.8	11.5	11.4	3.1	2.8	0	0	0	0	7	7	6	6	2.4	Dual	2	BTS
A0706	2 BED 4P	Type 2E	2 Bed 4 Person	80.8	73	80.8	7.8	10.68%	30	30	4.06	3.6	4	12.8	13	3	2.8	11.5	11.4	3.1	2.8	0	0	0	0	7	7	6	6	2.4	Dual	2	BTS









# 1.0 Housing Quality Assessment

## 1.4 Housing Quality Assessment

### Block C

**Bancroft View, Greenhills Road, DUBLIN**  
Housing Quality Assessment – Schedule – Block C

**Required Minimum Floor Areas and Standards**

Unit Type	No. of Persons	GFA Min. Area	Kitchen/Living/Dining Min. Area	Kitchen/Living/Dining Min. Width	Bedroom 1 Min. Area	Bedroom 1 Min. Width	Bedroom 2 Min. Area	Bedroom 2 Min. Width	Bedroom 3 Min. Area	Bedroom 3 Min. Width	Amenity Min. Area	Total Store Min. Area
Studio		37	30	4							4	3
1 Bed 2 Person	2	45	23	3.3	11.4	2.8					5	3
2 Bed 3 Person	3	63	28	3.6	13	2.8	7.1	2.1			6	5
2 Bed 4 Person	4	73	30	3.6	13	2.8	11.4	2.8			7	6
3 Beds or More	5	90	34	3.8	13	2.8	11.4	2.8	7.1	2.1	9	9

**00-GROUND FLOOR**

APARTMENT NUMBER	DESCRIPTION	UNIT TYPE	BEDS/ PERSONS	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Area Achieved (m <sup>2</sup> )	Additional Area provided (m <sup>2</sup> )	Additional Area provided (%)	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	No. of Bedspaces	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed 1 Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed 2 Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Bed 3 Width (m)	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Ceiling Height	Aspect	Secure Cycle Spaces (req)	Type
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**01-FIRST FLOOR**

APARTMENT NUMBER	DESCRIPTION	UNIT TYPE	BEDS/ PERSONS	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Area Achieved (m <sup>2</sup> )	Additional Area provided (m <sup>2</sup> )	Additional Area provided (%)	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	No. of Bedspaces	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed 1 Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed 2 Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Bed 3 Width (m)	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Ceiling Height	Aspect	Secure Cycle Spaces (req)	Type
C0101	2 BED 4P	Type 2I	2 Bed 4 Person	73	73	73	0	0.0%	32.9	30	3.92	3.6	4	14.4	13	3.3	2.8	11.4	13	2.1	2.8	0	0	0	0	7	7	6.1	6	2.4	Dual	2	BTS
C0102	2 BED 3P	Type 2L	2 Bed 3 Person	66	63	66	3	4.8%	30	28	3.68	3.6	3	13.4	13	2.8	2.8	9.1	13	2.3	2.8	0	0	0	0	7	6	5.5	5	2.4	Single	2	BTS
C0103	1 BED 2P	Type 1A	1 Bed 2 Person	45.6	45	45.6	0.6	1.3%	25.2	23	3.2	3.3	2	1.5	11.4	2.9	2.8	0	11.4	0	2.8	0	0	0	0	5	5	3	3	2.4	Single	1	BTS
C0104	2 BED 4P	Type 2K	2 Bed 4 Person	81.4	73	81.4	8.4	11.5%	30.9	30	4.55	3.6	4	15.5	13	2.9	2.8	11.4	13	3.1	2.8	0	0	0	0	7	7	7.8	6	2.4	Single	2	BTS
C0105	1 BED 2P	Type 1A	1 Bed 2 Person	45.6	45	45.6	0.6	1.3%	25.2	23	3.2	3.3	2	1.5	11.4	2.9	2.8	0	11.4	0	2.8	0	0	0	0	5	5	3	3	2.4	Single	1	BTS
C0106	1 BED 2P	Type 1E	1 Bed 2 Person	50	45	50	5	11.1%	29.3	23	3.8	3.3	2	11.5	11.4	2.9	2.8	0	11.4	0	2.8	0	0	0	0	5	5	3	3	2.4	Single	1	BTS
C0107	1 BED 2P	Type 1E	1 Bed 2 Person	50	45	50	5	11.1%	29.3	23	3.8	3.3	2	11.5	11.4	2.9	2.8	0	11.4	0	2.8	0	0	0	0	5	5	3	3	2.4	Single	1	BTS

**02-SECOND FLOOR**

APARTMENT NUMBER	DESCRIPTION	UNIT TYPE	BEDS/ PERSONS	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Area Achieved (m <sup>2</sup> )	Additional Area provided (m <sup>2</sup> )	Additional Area provided (%)	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	No. of Bedspaces	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed 1 Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed 2 Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Bed 3 Width (m)	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Ceiling Height	Aspect	Secure Cycle Spaces (req)	Type
C0201	2 BED 4P	Type 2I	2 Bed 4 Person	73	73	73	0	0.0%	32.9	30	3.92	3.6	4	14.4	13	3.3	2.8	11.4	13	2.1	2.8	0	0	0	0	7	7	6.1	6	2.4	Dual	2	BTS
C0202	2 BED 3P	Type 2L	2 Bed 3 Person	66	63	66	3	4.8%	30	28	3.68	3.6	3	13.4	13	2.8	2.8	9.1	13	2.3	2.8	0	0	0	0	7	6	5.5	5	2.4	Single	2	BTS
C0203	1 BED 2P	Type 1A	1 Bed 2 Person	45.6	45	45.6	0.6	1.3%	25.2	23	3.2	3.3	2	1.5	11.4	2.9	2.8	0	11.4	0	2.8	0	0	0	0	5	5	3	3	2.4	Single	1	BTS
C0204	2 BED 4P	Type 2K	2 Bed 4 Person	81.4	73	81.4	8.4	11.5%	30.9	30	4.55	3.6	4	15.5	13	2.9	2.8	11.4	13	3.1	2.8	0	0	0	0	7	7	7.8	6	2.4	Single	2	BTS
C0205	1 BED 2P	Type 1A	1 Bed 2 Person	45.6	45	45.6	0.6	1.3%	25.2	23	3.2	3.3	2	1.5	11.4	2.9	2.8	0	11.4	0	2.8	0	0	0	0	5	5	3	3	2.4	Single	1	BTS
C0206	1 BED 2P	Type 1E	1 Bed 2 Person	50	45	50	5	11.1%	29.3	23	3.8	3.3	2	11.5	11.4	2.9	2.8	0	11.4	0	2.8	0	0	0	0	5	5	3	3	2.4	Single	1	BTS
C0207	1 BED 2P	Type 1E	1 Bed 2 Person	50	45	50	5	11.1%	29.3	23	3.8	3.3	2	11.5	11.4	2.9	2.8	0	11.4	0	2.8	0	0	0	0	5	5	3	3	2.4	Single	1	BTS

**03-THIRD FLOOR**

APARTMENT NUMBER	DESCRIPTION	UNIT TYPE	BEDS/ PERSONS	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Area Achieved (m <sup>2</sup> )	Additional Area provided (m <sup>2</sup> )	Additional Area provided (%)	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	No. of Bedspaces	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed 1 Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed 2 Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Bed 3 Width (m)	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Ceiling Height	Aspect	Secure Cycle Spaces (req)	Type
C0301	2 BED 4P	Type 2I	2 Bed 4 Person	73	73	73	0	0.0%	32.9	30	3.92	3.6	4	14.4	13	3.3	2.8	11.4	13	2.1	2.8	0	0	0	0	7	7	6.1	6	2.4	Dual	2	BTS
C0302	2 BED 3P	Type 2L	2 Bed 3 Person	66	63	66	3	4.8%	30	28	3.68	3.6	3	13.4	13	2.8	2.8	9.1	13	2.3	2.8	0	0	0	0	7	6	5.5	5	2.4	Single	2	BTS
C0303	1 BED 2P	Type 1A	1 Bed 2 Person	45.6	45	45.6	0.6	1.3%	25.2	23	3.2	3.3	2	1.5	11.4	2.9	2.8	0	11.4	0	2.8	0	0	0	0	5	5	3	3	2.4	Single	1	BTS
C0304	2 BED 4P	Type 2K	2 Bed 4 Person	81.4	73	81.4	8.4	11.5%	30.9	30	4.55	3.6	4	15.5	13	2.9	2.8	11.4	13	3.1	2.8	0	0	0	0	7	7	7.8	6	2.4	Single	2	BTS
C0305	1 BED 2P	Type 1A	1 Bed 2 Person	45.6	45	45.6	0.6	1.3%	25.2	23	3.2	3.3	2	1.5	11.4	2.9	2.8	0	11.4	0	2.8	0	0	0	0	5	5	3	3	2.4	Single	1	BTS
C0306	1 BED 2P	Type 1E	1 Bed 2 Person	50	45	50	5	11.1%	29.3	23	3.8	3.3	2	11.5	11.4	2.9	2.8	0	11.4	0	2.8	0	0	0	0	5	5	3	3	2.4	Single	1	BTS
C0307	1 BED 2P	Type 1E	1 Bed 2 Person	50	45	50	5	11.1%	29.3	23	3.8	3.3	2	11.5	11.4	2.9	2.8	0	11.4	0	2.8	0	0	0	0	5	5	3	3	2.4	Single	1	BTS



# 1.0 Housing Quality Assessment

## 1.4 Housing Quality Assessment

### Block C

#### 04-FOURTH FLOOR

APARTMENT NUMBER	DESCRIPTION	UNIT TYPE	BEDS/ PERSONS	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Area Achieved (m <sup>2</sup> )	Additional Area provided(m <sup>2</sup> )	Additional Area provided (%)	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	No. of Bedspaces	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed 1 Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed 2 Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Bed 3 Width (m)	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Ceiling Height	Aspect	Secure Cycle Spaces (req)	Type
C0401	2 BED 4P	Type 2J	2 Bed 4 Person	73	73	73	0	0.0%	32.9	30	3.92	3.6	4	14.4	13	3.3	2.8	11.4	13	2.1	2.8	0	0	0	0	7	7	6.1	6	2.4	Dual	2	BTS
C0402	2 BED 3P	Type 2L	2 Bed 3 Person	66	63	66	3	4.8%	30	28	3.68	3.6	3	13.4	13	2.8	2.8	9.1	13	2.3	2.8	0	0	0	0	7	6	5.5	5	2.4	Single	2	BTS
C0403	1 BED 2P	Type 1A	1 Bed 2 Person	45.6	45	45.6	0.6	1.3%	25.2	23	3.2	3.3	2	1.5	11.4	2.9	2.8	0	11.4	0	2.8	0	0	0	0	5	5	3	3	2.4	Single	1	BTS
C0404	2 BED 4P	Type 2K	2 Bed 4 Person	81.4	73	81.4	8.4	11.5%	30.9	30	4.55	3.6	4	15.5	13	2.9	2.8	11.4	13	3.1	2.8	0	0	0	0	7	7	7.8	6	2.4	Single	2	BTS
C0405	1 BED 2P	Type 1A	1 Bed 2 Person	45.6	45	45.6	0.6	1.3%	25.2	23	3.2	3.3	2	1.5	11.4	2.9	2.8	0	11.4	0	2.8	0	0	0	0	5	5	3	3	2.4	Single	1	BTS
C0406	1 BED 2P	Type 1E	1 Bed 2 Person	50	45	50	5	11.1%	29.3	23	3.8	3.3	2	11.5	11.4	2.9	2.8	0	11.4	0	2.8	0	0	0	0	5	5	3	3	2.4	Single	1	BTS
C0407	1 BED 2P	Type 1E	1 Bed 2 Person	50	45	50	5	11.1%	29.3	23	3.8	3.3	2	11.5	11.4	2.9	2.8	0	11.4	0	2.8	0	0	0	0	5	5	3	3	2.4	Single	1	BTS

#### 05-FIFTH FLOOR

APARTMENT NUMBER	DESCRIPTION	UNIT TYPE	BEDS/ PERSONS	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Area Achieved (m <sup>2</sup> )	Additional Area provided(m <sup>2</sup> )	Additional Area provided (%)	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	No. of Bedspaces	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed 1 Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed 2 Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Bed 3 Width (m)	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Ceiling Height	Aspect	Secure Cycle Spaces (req)	Type
C0501	2 BED 4P	Type 2J	2 Bed 4 Person	73	73	73	0	0.0%	32.9	30	3.92	3.6	4	14.4	13	3.3	2.8	11.4	13	2.1	2.8	0	0	0	0	7	7	6.1	6	2.4	Dual	2	BTS
C0502	2 BED 3P	Type 2L	2 Bed 3 Person	66	63	66	3	4.8%	30	28	3.68	3.6	3	13.4	13	2.8	2.8	9.1	13	2.3	2.8	0	0	0	0	7	6	5.5	5	2.4	Single	2	BTS
C0503	1 BED 2P	Type 1A	1 Bed 2 Person	45.6	45	45.6	0.6	1.3%	25.2	23	3.2	3.3	2	1.5	11.4	2.9	2.8	0	11.4	0	2.8	0	0	0	0	5	5	3	3	2.4	Single	1	BTS
C0504	2 BED 4P	Type 2K	2 Bed 4 Person	81.4	73	81.4	8.4	11.5%	30.9	30	4.55	3.6	4	15.5	13	2.9	2.8	11.4	13	3.1	2.8	0	0	0	0	7	7	7.8	6	2.4	Single	2	BTS
C0505	1 BED 2P	Type 1A	1 Bed 2 Person	45.6	45	45.6	0.6	1.3%	25.2	23	3.2	3.3	2	1.5	11.4	2.9	2.8	0	11.4	0	2.8	0	0	0	0	5	5	3	3	2.4	Single	1	BTS
C0506	1 BED 2P	Type 1E	1 Bed 2 Person	50	45	50	5	11.1%	29.3	23	3.8	3.3	2	11.5	11.4	2.9	2.8	0	11.4	0	2.8	0	0	0	0	5	5	3	3	2.4	Single	1	BTS
C0507	1 BED 2P	Type 1E	1 Bed 2 Person	50	45	50	5	11.1%	29.3	23	3.8	3.3	2	11.5	11.4	2.9	2.8	0	11.4	0	2.8	0	0	0	0	5	5	3	3	2.4	Single	1	BTS

#### 06-SIXTH FLOOR

APARTMENT NUMBER	DESCRIPTION	UNIT TYPE	BEDS/ PERSONS	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Area Achieved (m <sup>2</sup> )	Additional Area provided(m <sup>2</sup> )	Additional Area provided (%)	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	No. of Bedspaces	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed 1 Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed 2 Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Bed 3 Width (m)	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Ceiling Height	Aspect	Secure Cycle Spaces (req)	Type
C0601	2 BED 4P	Type 2J	2 Bed 4 Person	73	73	73	0	0.0%	32.9	30	3.92	3.6	4	14.4	13	3.3	2.8	11.4	13	2.1	2.8	0	0	0	0	7	7	6.1	6	2.4	Dual	2	BTS
C0602	2 BED 3P	Type 2L	2 Bed 3 Person	66	63	66	3	4.8%	30	28	3.68	3.6	3	13.4	13	2.8	2.8	9.1	13	2.3	2.8	0	0	0	0	7	6	5.5	5	2.4	Single	2	BTS
C0603	1 BED 2P	Type 1A	1 Bed 2 Person	45.6	45	45.6	0.6	1.3%	25.2	23	3.2	3.3	2	1.5	11.4	2.9	2.8	0	11.4	0	2.8	0	0	0	0	5	5	3	3	2.4	Single	1	BTS
C0604	2 BED 4P	Type 2K	2 Bed 4 Person	81.4	73	81.4	8.4	11.5%	30.9	30	4.55	3.6	4	15.5	13	2.9	2.8	11.4	13	3.1	2.8	0	0	0	0	7	7	7.8	6	2.4	Single	2	BTS
C0605	1 BED 2P	Type 1A	1 Bed 2 Person	45.6	45	45.6	0.6	1.3%	25.2	23	3.2	3.3	2	1.5	11.4	2.9	2.8	0	11.4	0	2.8	0	0	0	0	5	5	3	3	2.4	Single	1	BTS
C0606	1 BED 2P	Type 1E	1 Bed 2 Person	50	45	50	5	11.1%	29.3	23	3.8	3.3	2	11.5	11.4	2.9	2.8	0	11.4	0	2.8	0	0	0	0	5	5	3	3	2.4	Single	1	BTS
C0607	1 BED 2P	Type 1E	1 Bed 2 Person	50	45	50	5	11.1%	29.3	23	3.8	3.3	2	11.5	11.4	2.9	2.8	0	11.4	0	2.8	0	0	0	0	5	5	3	3	2.4	Single	1	BTS



# 1.0 Housing Quality Assessment

## 1.4 Housing Quality Assessment

### Block D

**Bancroft View, Greenhills Road, DUBLIN**  
Housing Quality Assessment – Schedule – Block D

Required Minimum Floor Areas and Standards												
Unit Type	No. of Persons	GFA Min. Area	Kitchen/Living/Dining Min. Area	Kitchen/Living/Dining Min. Width	Bedroom 1 Min. Area	Bedroom 1 Min. Width	Bedroom 2 Min. Area	Bedroom 2 Min. Width	Bedroom 3 Min. Area	Bedroom 3 Min. Width	Amenity Min. Area	Total Store Min. Area
Studio		37	30	4							4	3
1 Bed 2 Person	2	45	23	3.3	11.4	2.8					5	3
2 Bed 3 Person	3	63	28	3.6	13	2.8	7.1	2.1			6	5
2 Bed 4 Person	4	73	30	3.6	13	2.8	11.4	2.8			7	6
3 Beds or More	5	90	34	3.8	13	2.8	11.4	2.8	7.1	2.1	9	9

**00-GROUND FLOOR**

APARTMENT NUMBER	DESCRIPTION	UNIT TYPE	BEDS/ PERSONS	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Area Achieved (m <sup>2</sup> )	Additional Area provided(m <sup>2</sup> )	Additional Area provided (%)	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	No. of Bedspaces	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed 1 Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed 2 Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Bed 3 Width (m)	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Ceiling Height	Aspect	Secure Cycle Spaces (req)	Type
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**01-FIRST FLOOR**

APARTMENT NUMBER	DESCRIPTION	UNIT TYPE	BEDS/ PERSONS	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Area Achieved (m <sup>2</sup> )	Additional Area provided(m <sup>2</sup> )	Additional Area provided (%)	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	No. of Bedspaces	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed 1 Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed 2 Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Bed 3 Width (m)	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Ceiling Height	Aspect	Secure Cycle Spaces (req)	Type
D0101	1 BED 2P	Type 1E	1 Bed 2 Person	50	45	50	5	11.1%	29.3	23	3.8	3.3	2	11.5	11.4	2.9	2.8	0	11.4	0	2.8	0	0	0	0	5	5	3	3	2.4	Single	1	BTS
D0102	2 BED 4P	Type 2D	2 Bed 4 Person	88.2	73	88.2	15.2	20.8%	39.3	30	4.9	3.6	4	16.2	13	3	2.8	12.6	13	3	2.8	0	0	0	7	7	7.5	6	2.4	Single	2	BTS	
D0103	2 BED 4P	Type 2M	2 Bed 4 Person	73.5	73	73.5	0.5	0.7%	30	30	3.75	3.6	4	13	13	3.2	2.8	11.4	13	2.85	2.8	0	0	0	7	7	6.2	6	2.4	Single	2	BTS	
D0104	2 BED 4P	Type 2N	2 Bed 4 Person	81.8	73	81.8	8.8	12.1%	30.3	30	3.38	3.6	4	13.9	13	2.8	2.8	12.5	13	3.6	2.8	0	0	0	7	7	6	6	2.4	Dual	2	BTS	
D0105	2 BED 4P	Type 2O	2 Bed 4 Person	81.8	73	81.8	8.8	12.1%	30.9	30	4.3	3.6	4	13.4	13	2.8	2.8	11.4	13	3.1	2.8	0	0	0	7	7	6.4	6	2.4	Dual	2	BTS	

**02-SECOND FLOOR**

APARTMENT NUMBER	DESCRIPTION	UNIT TYPE	BEDS/ PERSONS	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Area Achieved (m <sup>2</sup> )	Additional Area provided(m <sup>2</sup> )	Additional Area provided (%)	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	No. of Bedspaces	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed 1 Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed 2 Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Bed 3 Width (m)	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Ceiling Height	Aspect	Secure Cycle Spaces (req)	Type
D0201	1 BED 2P	Type 1E	1 Bed 2 Person	50	45	50	5	11.1%	29.3	23	3.8	3.3	2	11.5	11.4	2.9	2.8	0	11.4	0	2.8	0	0	0	5	5	3	3	2.4	Single	1	BTS	
D0202	1 BED 2P	Type 1F	1 Bed 2 Person	50	45	50	5	11.1%	29.6	23	3.4	3.3	2	11.4	11.4	2.8	2.8	0	11.4	0	2.8	0	0	0	5	5	3	3	2.4	Single	1	BTS	
D0203	1 BED 2P	Type 2M	2 Bed 3 Person	73.5	63	73.5	10.5	16.7%	30	28	3.75	3.6	3	13	13	3.2	2.8	11.4	13	2.85	2.8	0	0	0	7	6	6.2	5	2.4	Single	2	BTS	
D0204	2 BED 4P	Type 1F	1 Bed 2 Person	50	45	50	5	11.1%	29.6	23	3.4	3.3	2	11.4	11.4	2.8	2.8	0	11.4	0	2.8	0	0	0	5	5	3	3	2.4	Single	1	BTS	
D0205	2 BED 4P	Type 2O	2 Bed 4 Person	81.8	73	81.8	8.8	12.1%	30.9	30	4.3	3.6	4	13.4	13	2.8	2.8	11.4	13	3.1	2.8	0	0	0	7	7	6.4	6	2.4	Dual	2	BTS	
D0206	2 BED 4P	Type 2N	2 Bed 4 Person	81.8	73	81.8	8.8	12.1%	30.3	30	3.38	3.6	4	13.9	13	2.8	2.8	12.5	13	3.6	2.8	0	0	0	7	7	6	6	2.4	Dual	2	BTS	

**03-THIRD FLOOR**

APARTMENT NUMBER	DESCRIPTION	UNIT TYPE	BEDS/ PERSONS	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Area Achieved (m <sup>2</sup> )	Additional Area provided(m <sup>2</sup> )	Additional Area provided (%)	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	No. of Bedspaces	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed 1 Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed 2 Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Bed 3 Width (m)	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Ceiling Height	Aspect	Secure Cycle Spaces (req)	Type
D0301	1 BED 2P	Type 1E	1 Bed 2 Person	50	45	50	5	11.1%	29.3	23	3.8	3.3	2	11.5	11.4	2.9	2.8	0	11.4	0	2.8	0	0	0	5	5	3	3	2.4	Single	1	BTS	
D0302	1 BED 2P	Type 1F	1 Bed 2 Person	50	45	50	5	11.1%	29.6	23	3.4	3.3	2	11.4	11.4	2.8	2.8	0	11.4	0	2.8	0	0	0	5	5	3	3	2.4	Single	1	BTS	
D0303	1 BED 2P	Type 2M	2 Bed 3 Person	73.5	63	73.5	10.5	16.7%	30	28	3.75	3.6	3	13	13	3.2	2.8	11.4	13	2.85	2.8	0	0	0	7	6	6.2	5	2.4	Single	2	BTS	
D0304	2 BED 4P	Type 1F	1 Bed 2 Person	50	45	50	5	11.1%	29.6	23	3.4	3.3	2	11.4	11.4	2.8	2.8	0	11.4	0	2.8	0	0	0	5	5	3	3	2.4	Single	1	BTS	
D0305	2 BED 4P	Type 2O	2 Bed 4 Person	81.8	73	81.8	8.8	12.1%	30.9	30	4.3	3.6	4	13.4	13	2.8	2.8	11.4	13	3.1	2.8	0	0	0	7	7	6.4	6	2.4	Dual	2	BTS	
D0306	2 BED 4P	Type 2N	2 Bed 4 Person	81.8	73	81.8	8.8	12.1%	30.3	30	3.38	3.6	4	13.9	13	2.8	2.8	12.5	13	3.6	2.8	0	0	0	7	7	6	6	2.4	Dual	2	BTS	

# 1.0 Housing Quality Assessment

## 1.4 Housing Quality Assessment

### Block D

#### 04-FOURTH FLOOR

APARTMENT NUMBER	DESCRIPTION	UNIT TYPE	BEDS/ PERSONS	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Area Achieved (m <sup>2</sup> )	Additional Area provided(m <sup>2</sup> )	Additional Area provided (%)	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	No. of Bedspaces	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed 1 Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed 2 Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Bed 3 Width (m)	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Ceiling Height	Aspect	Secure Cycle Spaces (req)	Type
D0401	1 BED 2P	Type 1E	1 Bed 2 Person	50	45	50	5	11.1%	29.3	23	3.8	3.3	2	11.5	11.4	2.9	2.8	0	11.4	0	2.8	0	0	0	0	5	5	3	3	2.4	Single	1	BTS
D0402	1 BED 2P	Type 1F	1 Bed 2 Person	50	45	50	5	11.1%	29.6	23	3.4	3.3	2	11.4	11.4	2.8	2.8	0	11.4	0	2.8	0	0	0	0	5	5	3	3	2.4	Single	1	BTS
D0403	1 BED 2P	Type 2M	2 Bed 3 Person	73.5	63	73.5	10.5	16.7%	30	28	3.75	3.6	3	13	13	3.2	2.8	11.4	13	2.85	2.8	0	0	0	7	6	6.2	5	2.4	Single	2	BTS	
D0404	2 BED 4P	Type 1F	1 Bed 2 Person	50	45	50	5	11.1%	29.6	23	3.4	3.3	2	11.4	11.4	2.8	2.8	0	11.4	0	2.8	0	0	0	0	5	5	3	3	2.4	Single	1	BTS
D0405	2 BED 4P	Type 2O	2 Bed 4 Person	81.8	73	81.8	8.8	12.1%	30.9	30	4.3	3.6	4	13.4	13	2.8	2.8	11.4	13	3.1	2.8	0	0	0	7	7	6.4	6	2.4	Dual	2	BTS	
D0406	2 BED 4P	Type 2N	2 Bed 4 Person	81.8	73	81.8	8.8	12.1%	30.3	30	3.38	3.6	4	13.9	13	2.8	2.8	12.5	13	3.6	2.8	0	0	0	7	7	6	6	2.4	Dual	2	BTS	

#### 05-FIFTH FLOOR

APARTMENT NUMBER	DESCRIPTION	UNIT TYPE	BEDS/ PERSONS	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Area Achieved (m <sup>2</sup> )	Additional Area provided(m <sup>2</sup> )	Additional Area provided (%)	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	No. of Bedspaces	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed 1 Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed 2 Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Bed 3 Width (m)	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Ceiling Height	Aspect	Secure Cycle Spaces (req)	Type
D0501	1 BED 2P	Type 1E	1 Bed 2 Person	50	45	50	5	11.1%	29.3	23	3.8	3.3	2	11.5	11.4	2.9	2.8	0	11.4	0	2.8	0	0	0	0	5	5	3	3	2.4	Single	1	BTS
D0502	1 BED 2P	Type 1F	1 Bed 2 Person	50	45	50	5	11.1%	29.6	23	3.4	3.3	2	11.4	11.4	2.8	2.8	0	11.4	0	2.8	0	0	0	0	5	5	3	3	2.4	Single	1	BTS
D0503	1 BED 2P	Type 2M	2 Bed 3 Person	73.5	63	73.5	10.5	16.7%	30	28	3.75	3.6	3	13	13	3.2	2.8	11.4	13	2.85	2.8	0	0	0	7	6	6.2	5	2.4	Single	2	BTS	
D0504	2 BED 4P	Type 1F	1 Bed 2 Person	50	45	50	5	11.1%	29.6	23	3.4	3.3	2	11.4	11.4	2.8	2.8	0	11.4	0	2.8	0	0	0	0	5	5	3	3	2.4	Single	1	BTS
D0505	2 BED 4P	Type 2O	2 Bed 4 Person	81.8	73	81.8	8.8	12.1%	30.9	30	4.3	3.6	4	13.4	13	2.8	2.8	11.4	13	3.1	2.8	0	0	0	7	7	6.4	6	2.4	Dual	2	BTS	
D0506	2 BED 4P	Type 2N	2 Bed 4 Person	81.8	73	81.8	8.8	12.1%	30.3	30	3.38	3.6	4	13.9	13	2.8	2.8	12.5	13	3.6	2.8	0	0	0	7	7	6	6	2.4	Dual	2	BTS	

#### 06-SIXTH FLOOR

APARTMENT NUMBER	DESCRIPTION	UNIT TYPE	BEDS/ PERSONS	GFA (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Area Achieved (m <sup>2</sup> )	Additional Area provided(m <sup>2</sup> )	Additional Area provided (%)	Agg. Living Area SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Kit/Liv/Din Width (m)	Min. KLD Width (m)	No. of Bedspaces	Bed 1 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 1 Width (m)	Min. Bed 1 Width (m)	Bed 2 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 2 Width (m)	Min. Bed 2 Width (m)	Bed 3 SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Bed 3 Width (m)	Bed 3 Width (m)	Private Amenity Space SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Storage SQM (m <sup>2</sup> )	Req. Min. Area (m <sup>2</sup> )	Ceiling Height	Aspect	Secure Cycle Spaces (req)	Type
D0601	1 BED 2P	Type 1E	1 Bed 2 Person	50	45	50	5	11.1%	29.3	23	3.8	3.3	2	11.5	11.4	2.9	2.8	0	11.4	0	2.8	0	0	0	0	5	5	3	3	2.4	Single	1	BTS
D0602	1 BED 2P	Type 1F	1 Bed 2 Person	50	45	50	5	11.1%	29.6	23	3.4	3.3	2	11.4	11.4	2.8	2.8	0	11.4	0	2.8	0	0	0	0	5	5	3	3	2.4	Single	1	BTS
D0603	1 BED 2P	Type 2M	2 Bed 3 Person	73.5	63	73.5	10.5	16.7%	30	28	3.75	3.6	3	13	13	3.2	2.8	11.4	13	2.85	2.8	0	0	0	7	6	6.2	5	2.4	Single	2	BTS	
D0604	2 BED 4P	Type 1F	1 Bed 2 Person	50	45	50	5	11.1%	29.6	23	3.4	3.3	2	11.4	11.4	2.8	2.8	0	11.4	0	2.8	0	0	0	0	5	5	3	3	2.4	Single	1	BTS
D0605	2 BED 4P	Type 2O	2 Bed 4 Person	81.8	73	81.8	8.8	12.1%	30.9	30	4.3	3.6	4	13.4	13	2.8	2.8	11.4	13	3.1	2.8	0	0	0	7	7	6.4	6	2.4	Dual	2	BTS	
D0606	2 BED 4P	Type 2N	2 Bed 4 Person	81.8	73	81.8	8.8	12.1%	30.3	30	3.38	3.6	4	13.9	13	2.8	2.8	12.5	13	3.6	2.8	0	0	0	7	7	6	6	2.4	Dual	2	BTS	





# 1.0 Housing Quality Assessment

## 1.5 Schedule of Accommodation

19139 Bancroft View, Greenhills Road  
May 10, 2022 Rev 4  
SCHEDULE OF ACCOMMODATION

TOTAL						
LEVEL	Studio	1 Bed	2 Beds (3P)	2 Beds (4P)	3 beds	Total by floor
Ground Floor		0	0	0	0	
1st		12	1	14	1	28
2nd		13	1	15	2	31
3rd		13	1	15	2	31
4th		13	1	15	2	31
5th		13	1	15	2	31
6th		11	1	15	2	29
7th		4	0	10	2	16
<b>TOTAL</b>	<b>0</b>	<b>79</b>	<b>6</b>	<b>99</b>	<b>13</b>	<b>197</b>
Partial %	0.0%	40.1%	3.0%	50.3%	6.6%	100%
BTS	197					

Dual Aspect	92	46.7%
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SITE AREA	8000 m <sup>2</sup>	=	0.8 Ha	=	1.98
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DENSITY	Total Unit Number	Site Area (Ha)	Total unit number/site area (Ha)	site area (Acre)	Total unit number/site area (Acre)
	197	0.80	246	1.98	100

SITE COVERAGE		
	BLOCK A	Total
Ground Floor	2678 m <sup>2</sup>	2678 m <sup>2</sup>
GFA Levels 01 - 07	16764 m <sup>2</sup>	16764 m <sup>2</sup>
Sum all levels	19441 m <sup>2</sup>	19441 m <sup>2</sup>

Dual Aspect %		
Required	Provided No.	%
33%	92	46.7%
<b>Total</b>	<b>92</b>	<b>46.7%</b>

Site Area	8000 m <sup>2</sup>
Site Coverage	Area of the building at the Ground Level/Gross Site 33%
Plot Ratio	Sum of all Gross Floor areas (Area)/Gross Site Area 2.4
Density	246.25 Ha 99.7 Units/Acre

AREAS OF EXTERNAL COMMUNAL AMENITY SPACES (m <sup>2</sup> )				
	Public	Private	Semi-Private	Total
Ground Floor	1667			1667
1st Floor Plan			1308.4	1308.4
8th Floor Roof			198.6	198.6
<b>Total</b>	<b>1667</b>		<b>1507</b>	<b>3174</b>

QUALITY & AREA OF UNITS WITH INTERNAL SPACE 10%+						
QUANTITY OF UNITS	NO. OF UNITS 10%+	AREA REQUIRED	AREA ACHIEVED	% UNITS 10%+	Additional Area provided (m <sup>2</sup> )	Additional Area provided (%)
197	119	12280 m <sup>2</sup>	13569 m <sup>2</sup>	60%	1289 m <sup>2</sup>	9.5%

AREAS							
	GFA	UNITS	COMMERCIAL	AMENITY	CRECHE	GREEN ROOF	BIKES/ PLANT
GF	2677.7 m <sup>2</sup>	0 m <sup>2</sup>	871.5 m <sup>2</sup>	76.3 m <sup>2</sup>	329.7 m <sup>2</sup>	0 m <sup>2</sup>	613.9 m <sup>2</sup>
1st	2589.8 m <sup>2</sup>	1898.3 m <sup>2</sup>	0 m <sup>2</sup>	136.4 m <sup>2</sup>	0 m <sup>2</sup>	1308.4 m <sup>2</sup>	0 m <sup>2</sup>
2nd	2589.8 m <sup>2</sup>	2098.7 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>
3rd	2589.8 m <sup>2</sup>	2098.7 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>
4th	2589.8 m <sup>2</sup>	2098.7 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>
5th	2589.8 m <sup>2</sup>	2098.7 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>
6th	1992.1 m <sup>2</sup>	2037.3 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>
7th	1623.8 m <sup>2</sup>	1238.6 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>
8th	198.6 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	198.6 m <sup>2</sup>	0 m <sup>2</sup>
<b>Total</b>	<b>19441.2 m<sup>2</sup></b>	<b>13569 m<sup>2</sup></b>	<b>871.5 m<sup>2</sup></b>	<b>212.7 m<sup>2</sup></b>	<b>329.7 m<sup>2</sup></b>	<b>1507 m<sup>2</sup></b>	<b>613.9 m<sup>2</sup></b>

Communal Amenity space requirements (m <sup>2</sup> )		
Apartment Type	Area Required	Total Required Area
Studio	4	0 m <sup>2</sup>
1B/2P	5	395 m <sup>2</sup>
2B/3P	6	36 m <sup>2</sup>
2B/4P	7	693 m <sup>2</sup>
3B/5P	9	117 m <sup>2</sup>
<b>Total</b>	-	<b>1241 m<sup>2</sup></b>
Minimum Area Required		<b>1241 m<sup>2</sup></b>
Total Amenity Space Provided		<b>1507 m<sup>2</sup></b>
Excess of communal amenity spaces achieved		<b>266 m<sup>2</sup></b>

CYCLE & CAR PARKING SPACES		
Type	Required	Provided
Secure Cycle Spaces	328	348
Visitor Cycle spaces	98.5	100
<b>TOTAL</b>	<b>426.5</b>	<b>448</b>
Residents Car Parking		63
Accessible Car Parking	-	4
EV Charging		8
Car Share Parking		3
<b>Total</b>		<b>78</b>
Accessible Drop off		1
Creche Drop Off		3



**C+W O'BRIEN**  
ARCHITECTS

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DUBLIN  
LONDON  
WARWICK  
MANCHESTER  
LIVERPOOL  
NEWCASTLE  
BIRMINGHAM  
GLASGOW

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