

**Housing Quality Assessment // CLARIFICATION OF ADDITIONAL INFORMATION**

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

Job No.: 2020\_134



Clarification of Additional Information

Area Schedule of Units														
Unit No.	Unit Type	Bed Spaces	Proposed		Required	Proposed		Required	Proposed		Required	Proposed		Required
			Gross Internal Area SQ.M	Gross Internal Area SQ.Ft	GIFA SQ.M	Aggregate Bedroom Area SQ.M	Aggregate Bedroom Area SQ.M	Aggregate Living Area SQ.M	Aggregate Living Area SQ.M	Storage SQ.M	Storage SQ.M	Private Outdoor Space SQ.M	Private Outdoor Space SQ.M	
1	2 Bed	4 Person	4	87.6	942.58	73	(12.1 + 14.6) = 26.7	(11.4+13)=24.4	32.4	30	8.3	6	21.7	7
2	3 Bed	5 Person	5	113	1215.88	90	(16.9+16+10.3) = 43.2	(11.4+13+7.1) = 31.5	38	34	11.3	9	13.9	9
3	2 Bed	4 Person	4	81.4	875.86	73	(11.4+13) = 25.4	(11.4+13)=24.4	37	30	6.3	6	15.4	7
4	1 Bed	2 Person	2	53.3	573.51	45	13	11.4	26.9	23	3.8	3	10.7	5
5	2 Bed	4 Person	4	80.1	861.88	73	(12.1+13.8) = 25.9	(11.4+13)=24.4	30	30	8.2	6	17.9	7
6	2 Bed	4 Person	4	78.3	842.51	73	(12.5+13) = 25.5	(11.4+13)=24.4	33.5	30	6	6	10.5	7
7	2 Bed	3 Person	3	66.5	715.54	63	(7.8+13) = 20.8	(7.1+13)=20.1	30	28	5	5	10.4	6
8	1 Bed	2 Person	2	51	548.76	45	11.4	11.4	24.4	23	3.9	3	8.2	5
9	1 Bed	2 Person	2	53.7	577.81	45	13.1	11.4	29.8	23	3.7	3	5.5	5
10	2 Bed	4 Person	4	76	817.76	73	(13+11.4) = 24.4	(11.4+13)=24.4	30	30	6	6	7	7
11	2 Bed	4 Person	4	73.6	791.94	73	(12.6+13.4) = 26	(11.4+13)=24.4	30	30	6.1	6	7	7
12	2 Bed	3 Person	3	66	710.16	63	(7.3+13) = 20.3	(7.1+13)=20.1	28	28	5.3	5	10.9	6
13	2 Bed	4 Person	4	89.1	958.72	73	(17.8 + 17.3) = 35.1	(11.4+13) = 24.4	30.8	30	6.1	6	7.8	7
14	1 Bed	2 Person	2	63	677.88	45	13.6	11.4	31	23	3.6	3	5.3	5
15	2 Bed	4 Person	4	73.8	794.09	73	(11.4+13) = 24.4	(11.4+13)=24.4	30	30	6.1	6	12.2	7
16	1 Bed	2 Person	2	59	634.84	45	16.3	11.4	28.8	23	3.8	3	5	5
17	2 Bed	4 Person	4	91.7	986.69	73	(12+20.2) = 32.2	(11.4+13)=24.4	30	30	9	6	10.1	7
18	2 Bed	4 Person	4	84.1	904.92	73	(14.9+14.4) = 29.3	(11.4+13)=24.4	30.1	30	6.1	6	7	7
19	2 Bed	4 Person	4	76.8	826.37	73	(11.9+13) = 24.9	(11.4+13)=24.4	30	30	7	6	7	7
20	2 Bed	4 Person	4	85.1	915.68	73	(16.5+15.5) = 32	(11.4+13)=24.4	31.6	30	6	6	8.1	7
21	1 Bed	2 Person	2	51	548.76	45	11.4	11.4	24.4	23	3.9	3	8	5
22	1 Bed	2 Person	2	53.7	577.81	45	13.1	11.4	29.8	23	3.7	3	7.9	5
23	2 Bed	4 Person	4	76	817.76	73	(13+11.4) = 24.4	(11.4+13)=24.4	30	30	6	6	7	7
24	2 Bed	4 Person	4	76	817.76	73	(12.6+13.4) = 26	(11.4+13)=24.4	30	30	6.1	6	7	7
25	1 Bed	2 Person	2	47	505.72	45	11.7	11.4	23	23	3.3	3	7.3	5
26	2 Bed	3 Person	3	71.6	770.42	63	(16.1+9.6) = 25.7	(7.1+13)=20.1	29.1	28	5	5	6.2	6
27	1 Bed	2 Person	2	63	677.88	45	13.6	11.4	31	23	3.6	3	5.3	5
28	2 Bed	4 Person	4	73.8	794.09	73	(11.4+13) = 24.4	(11.4+13)=24.4	30	30	6.1	6	12.2	7
29	1 Bed	2 Person	2	59	634.84	45	16.3	11.4	28.8	23	3.8	3	5	5
30	2 Bed	4 Person	4	91.7	986.69	73	(12+20.2) = 32.2	(11.4+13)=24.4	30	30	9	6	10.1	7
31	2 Bed	4 Person	4	84.1	904.92	73	(14.9+14.4) = 29.3	(11.4+13)=24.4	30.1	30	6.1	6	7	7
32	2 Bed	4 Person	4	76.8	826.37	73	(11.9+13) = 24.9	(11.4+13)=24.4	30	30	7	6	7	7
33	2 Bed	4 Person	4	85.1	915.68	73	(16.5+15.5) = 32	(11.4+13)=24.4	31.6	30	6	6	8.1	7
34	1 Bed	2 Person	2	51	548.76	45	11.4	11.4	24.4	23	3.9	3	8	5
35	1 Bed	2 Person	2	53.7	577.81	45	13.1	11.4	29.8	23	3.7	3	7.9	5
36	1 Bed	2 Person	2	51	548.76	45	11.4	11.4	23.5	23	3	3	5	5
37	1 Bed	2 Person	2	45	484.20	45	11.4	11.4	23	23	3	3	5	5

TOTAL 37

AREA RATIOS						
Unit No.	Unit Type	Bed Spaces	TOTAL GIFA		≥ +10%	
			PROPOSED	REQUIRED		
			SQ.M	SQ.M		
1	2 Bed	4 Person	4	87.6	73	✓
2	3 Bed	5 Person	5	113	90	✓
3	2 Bed	4 Person	4	81.4	73	✓
4	1 Bed	2 Person	2	53.3	45	✓
5	2 Bed	4 Person	4	80.1	73	X
6	2 Bed	4 Person	4	78.3	73	X
7	2 Bed	3 Person	3	66.5	63	X
8	1 Bed	2 Person	2	51	45	✓
9	1 Bed	2 Person	2	53.7	45	✓
10	2 Bed	4 Person	4	76	73	X
11	2 Bed	4 Person	4	73.6	73	X
12	2 Bed	3 Person	3	66	63	X
13	2 Bed	4 Person	4	89.1	73	✓
14	1 Bed	2 Person	2	63	45	✓
15	2 Bed	4 Person	4	73.8	73	X
16	1 Bed	2 Person	2	59	45	✓
17	2 Bed	4 Person	4	91.7	73	✓
18	2 Bed	4 Person	4	84.1	73	✓
19	2 Bed	4 Person	4	76.8	73	X
20	2 Bed	4 Person	4	85.1	73	✓
21	1 Bed	2 Person	2	51	45	✓
22	1 Bed	2 Person	2	53.7	45	✓
23	2 Bed	4 Person	4	76	73	X
24	2 Bed	4 Person	4	73.6	73	X
25	1 Bed	2 Person	2	47	45	X
26	2 Bed	3 Person	3	71.6	63	✓
27	1 Bed	2 Person	2	63	45	✓
28	2 Bed	4 Person	4	73.8	73	X
29	1 Bed	2 Person	2	59	45	✓
30	2 Bed	4 Person	4	91.7	73	✓
31	2 Bed	4 Person	4	84.1	73	✓
32	2 Bed	4 Person	4	76.8	73	X
33	2 Bed	4 Person	4	85.1	73	✓
34	1 Bed	2 Person	2	51	45	✓
35	1 Bed	2 Person	2	53.7	45	✓
36	1 Bed	2 Person	2	51	45	✓
37	1 Bed	2 Person	2	45	45	X
<b>TOTAL</b>	<b>37</b>					<b>23/37 = 62%</b>

### ASPECT RATIOS

TYPE	Unit No.	Unit Type	Bed Spaces	Dual Aspect		Orientation
				YES	NO	
	1	2 Bed	4 Person	4	X	N/S/SE
	2	3 Bed	5 Person	5	X	N/NW
	3	2 Bed	4 Person	4	X	NW/SE
	4	1 Bed	2 Person	2	X	NW/NE
	5	2 Bed	4 Person	4	X	NW/SE/SW
	6	2 Bed	4 Person	4	X	NW/NE
	7	2 Bed	3 Person	3	X	NW/W/SW
	8	1 Bed	2 Person	2	X	NE/SW/SE/NW
	9	1 Bed	2 Person	2	X	NE/SW
	10	2 Bed	4 Person	4	X	SW/SE
	11	2 Bed	4 Person	4	X	NE/SE
	12	2 Bed	3 Person	3	X	S/E
	13	2 Bed	4 Person	4	X	N/E
	14	1 Bed	2 Person	2	X	N/NW
	15	2 Bed	4 Person	4	X	NW/SE
	16	1 Bed	2 Person	2	X	NW/NE
	17	2 Bed	4 Person	4	X	NW/SW/SE
	18	2 Bed	4 Person	4	X	NW/SE/NE
	19	2 Bed	4 Person	4	X	NW/SW/NE
	20	2 Bed	4 Person	4	X	NW/W/SW/SE
	21	1 Bed	2 Person	2	X	NE/SW/SE/NW
	22	1 Bed	2 Person	2	X	NE/SW
	23	2 Bed	4 Person	4	X	SW/SE
	24	2 Bed	4 Person	4	X	SW/SE
	25	1 Bed	2 Person	2	X	S/E
	26	2 Bed	3 Person	3	X	N/E/W
	27	1 Bed	2 Person	2	X	N/NW
	28	2 Bed	4 Person	4	X	NW/SE
	29	1 Bed	2 Person	2	X	NW/NE
	30	2 Bed	4 Person	4	X	NW/SE/SW
	31	2 Bed	4 Person	4	X	NW/SE/NE
	32	2 Bed	4 Person	4	X	NW/SW/NE
	33	2 Bed	4 Person	4	X	NW/W/SW/SE
	34	1 Bed	2 Person	2	X	NE/SW/SE/NW
	35	1 Bed	2 Person	2	X	NE/SW
	36	1 Bed	2 Person	2	X	SW/SE
	37	1 Bed	2 Person	2	X	NE/SE
<b>TOTAL</b>	<b>37</b>				<b>37/37 = 100%</b>	
<b>CAR PARKING</b>					44	
<b>BIKE SPACE</b>					46	