

Clongriffin SHD Application 2
Housing Quality Assessment – Block 4

Summary Residential Schedule of Accommodation

1 Bed Units	9	12.16%
2 Bed Units	55	74.32%
3 Bed Units	10	13.51%
Total	74	100.00%

The proposed dwellings have been designed to meet and exceed current standards. The apartments are designed to comply with "Sustainable Urban Housing: Design Standards for New Apartments", March 2018 The relevant data is set out in the following schedule.

Detailed Residential Schedule of Accommodation

Unit Type	Unit No.	Level	Floor Area		No. Bedrooms	No. Bed Spaces	Orientation	Aggregate Living Area (sqm)		Living/Dining Width (m)		Aggregate Bedroom Area (sqm)		Storage area (sqm)		Private Open Space (sqm)		Aspect	Orientation of Apartment Unit
			Reqd. Min.	Provided				Reqd. Min	Provided	Reqd. Min	Provided	Reqd. Min	Provided	Reqd. Min	Provided	Reqd. Min	Provided		
Block 4A																			
Apartment	4A-101	01 – Podium	45	53	1	2	North/East	23	24.4	3.3	3.5	11.4	11.6	3	4.6	5	7	Dual	Market Street/Park Street
Apartment	4A-102	01 – Podium	73	91.2	2	4	South-West/North-East	30	36.4	3.6	5.85	24.4	25.5	6	6.2	7	9.5	Dual	Landscaped Podium/Market St
Apartment	4A-103	01 – Podium	73	91.2	2	4	South-West/North-East	30	36.4	3.6	5.85	24.4	25.5	6	6.2	7	9.5	Dual	Landscaped Podium/Market St
Apartment	4A-104	01 – Podium	73	94.1	2	4	South-West/North-East	30	36.4	3.6	5.85	24.4	25.5	6	6.2	7	9.5	Dual	Landscaped Podium/Market St
Apartment	4A-105	01 – Podium	73	94.1	2	4	South-West/North-East	30	36.4	3.6	5.85	24.4	25.5	6	6.2	7	9.5	Dual	Landscaped Podium/Market St
Apartment	4A-106	01 – Podium	73	91.2	2	4	South-West/North-East	30	36.4	3.6	5.85	24.4	25.5	6	6.2	7	9.5	Dual	Landscaped Podium/Market St
Apartment	4A-107	01 – Podium	73	91.2	2	4	South-West/North-East	30	36.4	3.6	5.85	24.4	25.5	6	6.2	7	9.5	Dual	Landscaped Podium/Market St
Apartment	4A-108	01 – Podium	73	85.2	2	4	South/North-East	30	30	3.6	4.3	24.4	24.6	6	8.6	7	7	Dual	Lake Street
Apartment	4A-109	01 – Podium	73	85.9	2	4	South/West	30	33.2	3.6	4.6	24.4	25.2	6	6.4	7	8.7	Dual	Landscaped Podium /Lake Street
Apartment	4A-201	02 – Second	73	85	2	4	North-East/West	30	30	3.6	3.6	24.4	24.7	6	8.7	7	7.1	Dual	Market Street
Apartment	4A-202	02 – Second	73	86.1	2	4	North-East/West	30	30.1	3.6	4.4	24.4	26.3	6	6.5	7	7	Single	Market Street
Apartment	4A-203	02 – Second	73	94.3	2	4	South-West/North-East	30	38.3	3.6	5.6	24.4	26.4	6	7	7	8.7	Dual	Landscaped Podium
Apartment	4A-204	02 – Second	73	82.2	2	4	South/East	30	31	3.6	4.2	24.4	26.1	6	7.5	7	8.7	Single	Landscaped Podium
Apartment	4A-205	02 – Second	45	62.4	1	2	South/West	23	29.3	3.3	3.4	11.4	12.7	3	3.35	5	5.1	Dual	Park Lane
Apartment	4A-206	02 – Second	73	85.2	2	4	South-East/North-East	30	30	3.6	3.7	24.4	24.6	6	8.7	7	7.1	Dual	Lake Street
Apartment	4A-207	02 – Second	90	100	3	5	South/East	34	36.4	3.8	3.8	31.5	32.7	9	9.3	9	9	Dual	Lake Street
Apartment	4A-208	02 – Second	73	82.2	2	4	South/West	30	31	3.6	3.9	24.4	26	6	7.5	7	8.7	Single	Landscaped Podium
Apartment	4A-209	02 – Second	73	94.3	2	4	South-West/North-East	30	38.3	3.6	5.8	24.4	26.4	6	6.9	7	8.7	Dual	Landscaped Podium
Apartment	4A-210	02 – Second	73	86.8	2	4	North/East	30	30.1	3.6	4.4	24.4	26.2	6	6.5	7	7	Single	Market Street
Apartment	4A-301	03 – Third	73	85	2	4	North-East/West	30	30	3.6	3.6	24.4	24.7	6	8.7	7	7.1	Dual	Market Street
Apartment	4A-302	03 – Third	73	86.1	2	4	North-East/West	30	30.1	3.6	4.4	24.4	26.3	6	6.5	7	7	Single	Market Street
Apartment	4A-303	03 – Third	73	94.3	2	4	South-West/North-East	30	38.3	3.6	5.6	24.4	26.4	6	7	7	8.7	Dual	Landscaped Podium
Apartment	4A-304	03 – Third	73	82.2	2	4	South/East	30	31	3.6	4.2	24.4	26.1	6	7.5	7	8.7	Single	Landscaped Podium
Apartment	4A-305	03 – Third	45	62.4	1	2	South/West	23	29.3	3.3	3.4	11.4	12.7	3	3.35	5	5.1	Dual	Park Lane
Apartment	4A-306	03 – Third	73	85.2	2	4	South-East/North-East	30	30	3.6	3.7	24.4	24.6	6	8.7	7	7.1	Dual	Market Street / Lake Street
Apartment	4A-307	03 – Third	90	100	3	5	South/East	34	36.4	3.8	3.8	31.5	32.7	9	9.3	9	9	Dual	Lake Street
Apartment	4A-308	03 – Third	73	82.2	2	4	South/West	30	31	3.6	3.9	24.4	26	6	7.5	7	8.7	Single	Landscaped Podium
Apartment	4A-309	03 – Third	73	94.3	2	4	South-West/North-East	30	38.3	3.6	5.8	24.4	26.4	6	6.9	7	8.7	Dual	Landscaped Podium
Apartment	4A-310	03 – Third	73	86.8	2	4	North/East	30	30.1	3.6	4.4	24.4	26.2	6	6.5	7	7	Single	Market Street
Apartment	4A-401	04 – Fourth	73	85	2	4	North-East/West	30	30	3.6	3.6	24.4	24.7	6	8.7	7	7.1	Dual	Market Street
Apartment	4A-402	04 – Fourth	73	86.1	2	4	North-East/West	30	30.1	3.6	4.4	24.4	26.3	6	6.5	7	7	Single	Market Street
Apartment	4A-403	04 – Fourth	73	94.3	2	4	South-West/North-East	30	38.3	3.6	5.6	24.4	26.4	6	7	7	8.7	Dual	Landscaped Podium
Apartment	4A-404	04 – Fourth	73	82.2	2	4	South/East	30	31	3.6	4.2	24.4	26.1	6	7.5	7	8.7	Single	Landscaped Podium
Apartment	4A-405	04 – Fourth	45	62.4	1	2	South/West	23	29.3	3.3	3.4	11.4	12.7	3	3.35	5	5.1	Dual	Park Lane
Apartment	4A-406	04 – Fourth	73	85.2	2	4	South-East/North-East	30	30	3.6	3.7	24.4	24.6	6	8.7	7	7.1	Dual	Market Street / Lake Street
Apartment	4A-407	04 – Fourth	90	100	3	5	South/East	34	36.4	3.8	3.8	31.5	32.7	9	9.3	9	9	Dual	Lake Street
Apartment	4A-408	04 – Fourth	73	82.2	2	4	South/West	30	31	3.6	3.9	24.4	26	6	7.5	7	8.7	Single	Landscaped Podium
Apartment	4A-409	04 – Fourth	73	94.3	2	4	South-West/North-East	30	38.3	3.6	5.8	24.4	26.4	6	6.9	7	8.7	Dual	Landscaped Podium
Apartment	4A-410	04 – Fourth	73	86.8	2	4	North/East	30	30.1	3.6	4.4	24.4	26.2	6	6.5	7	7	Single	Market Street

Detailed Residential Schedule of Accommodation

Unit Type	Unit No.	Level	Floor Area		No. Bedrooms	No. Bed Spaces	Orientation	Aggregate Living Area (sqm)		Living/Dining Width (m)		Aggregate Bedroom Area (sqm)		Storage area (sqm)		Private Open Space (sqm)		Aspect	Orientation of Apartment Unit
			Reqd. Min.	Provided				Reqd. Min	Provided	Reqd. Min	Provided	Reqd. Min	Provided	Reqd. Min	Provided	Reqd. Min	Provided		
Apartment	4A-501	05 – Penthouse	90	102	3	5	North East/South West	34	34	3.8	4.1	31.5	32.3	9	9.8	9	24.7	Dual	Landscaped Podium/Market St
Apartment	4A-502	05 – Penthouse	45	49	1	2	South-West	23	23	3.3	4.4	11.4	11.4	3	3.2	5	11.2	Single	Landscaped Podium
Apartment	4A-503	05 – Penthouse	63	77.5	2	3	South-West/North	28	30.3	3.6	5.5	20.1	22.2	5	5.2	6	23	Dual	Landscaped Podium
Apartment	4A-504	05 – Penthouse	45	59	1	2	North-East/West	23	30.4	3.3	3.8	11.4	13.3	3	3	5	24	Dual	Market Street
Apartment	4A-505	05 – Penthouse	45	59	1	2	South-East/North-East	23	30.4	3.3	3.8	11.4	13.3	3	3	5	20.8	Dual	Market Street / Lake Street
Apartment	4A-506	05 – Penthouse	63	70.5	2	3	South/West	28	28	3.6	4.2	20.1	20.2	5	6	6	18.7	Dual	Landscaped Podium /Lake Street
Apartment	4A-507	05 – Penthouse	45	46.8	1	2	South-West	23	23	3.3	4.8	11.4	11.4	3	3	5	12.9	Single	Landscaped Podium
Apartment	4A-508	05 – Penthouse	45	49	1	2	South-West	23	23	3.3	4.4	11.4	11.4	3	3.2	5	11.2	Single	Landscaped Podium
Apartment	4A-509	05 – Penthouse	90	102	3	5	South-West/North-East	34	34	3.8	4.1	31.5	32.3	9	9.8	9	24.7	Dual	Landscaped Podium/Market St
Block 4B																			
Apartment	4B-101	01 – Podium	73	95.8	2	4	South-East/North-West	30	36.2	3.6	6	24.4	29.7	6	6.6	7	8.9	Dual	Landscaped Podium /Lake Street
Apartment	4B-102	01 – Podium	73	89.8	2	4	South-East/North-West	30	35	3.6	5.8	24.4	25.3	6	6.1	7	8.6	Dual	Landscaped Podium /Lake Street
Apartment	4B-103	01 – Podium	73	89.8	2	4	South-East/North-West	30	35	3.6	5.8	24.4	25.3	6	6.1	7	8.6	Dual	Landscaped Podium /Lake Street
Apartment	4B-104	01 – Podium	90	93	3	5	West/North-West	34	34.9	3.8	5.8	31.5	33.8	9	9.3	9	9	Dual	Landscaped Podium
Apartment	4B-201	02 – Second	73	85.3	2	4	South-East	30	34.4	3.6	5.1	24.4	25	6	6.4	7	7.1	Single	Lake Street
Apartment	4B-202	02 – Second	90	106.3	3	5	South-East/South-West	34	41.2	3.8	3.8	31.5	32.2	9	9	9	9	Dual	Lake Street
Apartment	4B-203	02 – Second	73	82.9	2	4	North-West	30	31	3.6	4.5	24.4	25	6	6	7	9	Single	Landscaped Podium
Apartment	4B-204	02 – Second	73	81.6	2	4	North-West	30	31	3.6	4.1	24.4	26.7	6	6.5	7	9.2	Single	Landscaped Podium
Apartment	4B-205	02 – Second	73	94.4	2	4	South-East/North-West	30	36.5	3.6	5.8	24.4	26.4	6	7.3	7	8.9	Dual	Landscaped Podium
Apartment	4B-206	02 – Second	73	87.3	2	4	South-East	30	31.1	3.6	4.8	24.4	25.6	6	6.6	7	7.1	Single	Lake Street
Apartment	4B-301	03 – Third	73	85.3	2	4	South-East	30	34.4	3.6	5.1	24.4	25	6	6.4	7	7.1	Single	Lake Street
Apartment	4B-302	03 – Third	90	106.3	3	5	South-East/South-West	34	41.2	3.8	3.8	31.5	32.2	9	9	9	9	Dual	Lake Street
Apartment	4B-303	03 – Third	73	82.9	2	4	North-West	30	31	3.6	4.5	24.4	25	6	6	7	9	Single	Landscaped Podium
Apartment	4B-304	03 – Third	73	81.6	2	4	North-West	30	31	3.6	4.1	24.4	26.7	6	6.5	7	9.2	Single	Landscaped Podium
Apartment	4B-305	03 – Third	73	94.4	2	4	South-East/North-West	30	36.5	3.6	5.8	24.4	26.4	6	7.3	7	8.9	Dual	Landscaped Podium
Apartment	4B-306	03 – Third	73	87.3	2	4	South-East	30	31.1	3.6	4.8	24.4	25.6	6	6.6	7	7.1	Single	Lake Street
Apartment	4B-401	04 – Fourth	73	85.3	2	4	South-East	30	34.4	3.6	5.1	24.4	25	6	6.4	7	7.1	Single	Lake Street
Apartment	4B-402	04 – Fourth	90	106.3	3	5	South-East/South-West	34	41.2	3.8	3.8	31.5	32.2	9	9	9	9	Dual	Lake Street
Apartment	4B-403	04 – Fourth	73	82.9	2	4	North-West	30	31	3.6	4.5	24.4	25	6	6	7	9	Single	Landscaped Podium
Apartment	4B-404	04 – Fourth	73	81.6	2	4	North-West	30	31	3.6	4.1	24.4	26.7	6	6.5	7	9.2	Single	Landscaped Podium
Apartment	4B-405	04 – Fourth	73	94.4	2	4	South-East/North-West	30	36.5	3.6	5.8	24.4	26.4	6	7.3	7	8.9	Dual	Landscaped Podium
Apartment	4B-406	04 – Fourth	73	87.3	2	4	South-East	30	31.1	3.6	4.8	24.4	25.6	6	6.6	7	7.1	Single	Lake Street
Apartment	4B-501	05 – Penthouse	73	95.1	2	4	South-East/North-East	30	35.7	3.6	5.5	24.4	32	6	8.4	7	34.4	Dual	Lake Street
Apartment	4B-502	05 – Penthouse	73	88.1	2	4	South-East/West	30	33.9	3.6	3.7	24.4	26	6	6	7	11.3	Dual	Landscaped Podium
Apartment	4B-503	05 – Penthouse	73	90.9	2	4	North-West/West	30	36	3.6	5.5	24.4	27.6	6	6.4	7	12.2	Dual	Landscaped Podium
Apartment	4B-504	05 – Penthouse	90	103.9	3	5	North/East	34	36.1	3.8	4.6	31.5	32	9	9.4	9	12	Dual	Lake Street

**Clongriffin SHD Application 2
Housing Quality Assessment – Block 4**

Summary Residential Schedule of Accommodation

Block 4 Clongriffin					
Unit mix by floor					
	1 Bed	2 Bed (3P)	2 Bed (4P)	3 Bed	Total
Level 1 / Podium	1	0	11	1	13
Level 2	1	0	13	2	16
Level 3	1	0	13	2	16
Level 4	1	0	13	2	16
Level 5 Penthouse	5	2	3	3	13
Total	9	2	53	10	74
% Mix	12.16%	2.70%	71.62%	13.51%	100.00%

Total Floor Areas	
Level 0 / Ground Floor	1700
Level 1 / Podium	1885
Level 2	1823
Level 3	1823
Level 4	1823
Level 5 Penthouse	1384
Total	10438

Total dual aspect	47
Percent of dual aspect	63.51%
Total number of single aspect	27
Total number northern facing single aspect units	0
Total number of units 10% bigger	71

Site Area	0.513 ha
Plot Ratio	2.03
Site Coverage	95.00%

Clongriffin SHD Application 2
Housing Quality Assessment – Block 4

Summary Residential Schedule of Accommodation

Block 4 Clongriffin						
	1 Bed (sqm)	2 Bed (3P) (sqm)	2 Bed (4P) (sqm)	3 Bed (sqm)	Visitor	Total (sqm)
Communal Amenity Space Required	45	12	371	90		518
External Communal Space Provided						1002
Internal Communal Space Provided						204.5
Total Internal and External Amenity Space Provided						1206.5 232.92%
Bicycle Parking Spaces Provided (Off Street)						98
Bicycle Parking Spaces Provided (On Street)						34
Total Bicycle Parking Provided						132
Car Parking Spaces Provided (Off Street)						45
Car Parking Spaces Provided (On Street)						5
Total Car Parking Spaces Provided						50
Internal Communal Amenity Space						
Residential Support Facilities						
Concierge/ Manager's Office (GF)						20.7
Laundry Room (5F)						22.8
Bulk Store (GF)						27.5
Total Residential Support Facilities						71
Residential Services and Amenities						
Residents Work/ Study Zone (GF)						19.2
Guest Suite (GF)						18.7
Residents Amenity Room (1F)						45.6
Games Room (1F)						27.2
Residents Meeting Room (5F)						22.8
Total Residential Services and Amenities						133.5
Total Quantum of BTR Ancillary Communal Space						
Quantum of BTR Ancillary Communal Space Per Unit						204.5
						2.8
Commercial Areas						
Crèche (GF & FF) (53 children)						
Age	0-1 yrs	1-2 yrs	2-3 yrs	3-6 yrs		
Room Areas	28.3 (8 children)	25.4 (9 children)	28.3 (12 children)	55.7 (24 children)		137.7
Sleep room						16
Reception office						14.5
Buggy store						6.9
Kitchen						6.6
Staff sh/wc						6.5
Disabled WC						4.5
Milk kitchen						3.7
Baby change 1						5.7
Baby change 2						4.5
WC (GF & FF)						8.2
Store rooms (GF & FF)						11.2
Circulation/Ancillary						78
Total						304
Retail/Cafe (GF)						78
Community Centre (GF)						342
Men's Shed (GF)						75
Total Commercial Area						799
Creche Outdoor Area						60
Outdoor Area/Child						1.13 sq.m./child
Floor Area / Child (Per National Standards for Pre-School Services Guidelines)						
	Room Area (sqm)	Nr. of Children	Min. Floor Area/Child	Floor Area/Child Provided		
0-1 Years	28.3	8	3.5 sq.m./child	3.53 sq.m./child		
1-2 Years	25.4	9	2.8 sq.m./child	2.82 sq.m./child		
2-3 Years	28.3	12	2.35 sq.m./child	2.36 sq.m./child		
3-6 Years	55.7	24	2.30 sq.m./child	2.32 sq.m./child		