

Job No.	950572
Job Name:	Sandyford Central
Client:	Sandyford GP Ltd.

Schedule: 4 HOUSING QUALITY ASSESSMENT

Revision:
 Date: PLANNING APPLICATION 2019.11.15

Henry J Lyons

LOCATION	Block	Level	Unit No.	TYPE	Number of bedrooms	OVERALL AREAS				Part V	ORIENTATION		LIVING/KITCHEN AREAS		BEDROOM AREAS		STORAGE AREAS		BALCONY/TERRACE AREAS		Communal OS	
						Area Provided m2	Required m2	Reqd + 10% m2	Unit over 10%		Dwelling Aspect	Orientation	Living/ Kitchen room area provided m2	Living/ Kitchen room area required m2	Aggregate bedroom area provided m2	Aggregate bedroom area required m2	Storage area provided m2	Storage area required m2	Private terrace / balconies provided m2	Private terrace / balconies required m2		
	A	01 - BOULEVARD	A103	A-2B-vii	2	80.9	73.0 m ²	80.3 m ²	YES		DOUBLE	NE & SE	32.1 m ²	30.0 m ²	25.5 m ²	24.4 m ²	6.1 m ²	6.0 m ²	14.70	7.00	7.0	
	A	01 - BOULEVARD	A106	A-1B-iii	1	53.7	45.0 m ²	49.5 m ²	YES		SINGLE	SE	30.6 m ²	23.0 m ²	11.4 m ²	11.4 m ²	4.9 m ²	3.0 m ²	5.80	5.00	5.0	
	A	01 - BOULEVARD	A101	A-2B-i	2	89.3	73.0 m ²	80.3 m ²	YES	No	DOUBLE	NE	32.9 m ²	30.0 m ²	27.6 m ²	24.4 m ²	7.2 m ²	6.0 m ²	10.20	7.00	7.0	
	A	01 - BOULEVARD	A105	A-1B-iii	1	53.7	45.0 m ²	49.5 m ²	YES		SINGLE	SE	30.6 m ²	23.0 m ²	11.4 m ²	11.4 m ²	4.9 m ²	3.0 m ²	5.80	5.00	5.0	
	A	01 - BOULEVARD	A104	A-1B-iii	1	53.7	45.0 m ²	49.5 m ²	YES		SINGLE	SE	30.6 m ²	23.0 m ²	11.4 m ²	11.4 m ²	4.9 m ²	3.0 m ²	5.80	5.00	5.0	
	A	01 - BOULEVARD	A102	A-2B-v	2	85.60	73.0 m ²	80.3 m ²	YES	No	SINGLE	NE	41.2 m ²	30.0 m ²	26.9 m ²	24.4 m ²	6.0 m ²	6.0 m ²	9.00	7.00	7.0	
	1 - BOULEVARD: 6						416.9															
	A	02 - SECOND FLOOR	A201	A-2B-i	2	89.30	73.0 m ²	80.3 m ²	YES		DOUBLE	SW & NE	32.9 m ²	30.0 m ²	27.6 m ²	24.4 m ²	7.2 m ²	6.0 m ²	10.20	7.00	7.0	
	A	02 - SECOND FLOOR	A202	A-1B-ii	1	45.1	45.0 m ²	49.5 m ²	NO		SINGLE	NE	23.3 m ²	23.0 m ²	11.8 m ²	11.4 m ²	3.1 m ²	3.0 m ²	5.50	5.00	5.0	
	A	02 - SECOND FLOOR	A203	A-2B-ii	2	78.2	73.0 m ²	80.3 m ²	NO		SINGLE	NE	30.0 m ²	30.0 m ²	27.6 m ²	24.4 m ²	7.3 m ²	6.0 m ²	8.90	7.00	7.0	
	A	02 - SECOND FLOOR	A204	A-2B-viii	2	81.0	73.0 m ²	80.3 m ²	YES		DOUBLE	SW & NE	34.3 m ²	30.0 m ²	24.5 m ²	24.4 m ²	6.0 m ²	6.0 m ²	7.00	7.00	7.0	
	A	02 - SECOND FLOOR	A206	A-1B-i	1	47.0	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
	A	02 - SECOND FLOOR	A205	A-1B-i	1	47.0	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
	A	02 - SECOND FLOOR	A213	A-2B-iv	2	81.0	73.0 m ²	80.3 m ²	YES		DOUBLE	NW & SW	31.3 m ²	30.0 m ²	26.0 m ²	24.4 m ²	6.2 m ²	6.0 m ²	7.10	7.00	7.0	
	A	02 - SECOND FLOOR	A212	A-1B-i	1	47.0	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
	A	02 - SECOND FLOOR	A211	A-2B-x	2	75.7	73.0 m ²	80.3 m ²	NO		SINGLE	NE	31.5 m ²	30.0 m ²	24.7 m ²	24.4 m ²	6.2 m ²	6.0 m ²	11.40	7.00	7.0	
	A	02 - SECOND FLOOR	A207	A-2B-vi	2	85.0	73.0 m ²	80.3 m ²	YES		DOUBLE	NW & SE	38.7 m ²	30.0 m ²	25.5 m ²	24.4 m ²	8.9 m ²	6.0 m ²	12.50	7.00	7.0	
	A	02 - SECOND FLOOR	A210	A-2B-IX	2	82.9	73.0 m ²	80.3 m ²	YES		DOUBLE	NW & SE	38.7 m ²	30.0 m ²	25.5 m ²	24.4 m ²	6.9 m ²	6.0 m ²	8.90	7.00	7.0	
	A	02 - SECOND FLOOR	A209	A-2B-iii	2	80.40	73.0 m ²	80.3 m ²	YES		DOUBLE	NW & SE	37.7 m ²	30.0 m ²	24.5 m ²	24.4 m ²	6.2 m ²	6.0 m ²	8.20	7.00	7.0	
	A	02 - SECOND FLOOR	A208	A-2B-iii	2	80.4	73.0 m ²	80.3 m ²	YES		DOUBLE	NW & SE	37.7 m ²	30.0 m ²	24.5 m ²	24.4 m ²	6.2 m ²	6.0 m ²	8.20	7.00	7.0	
	SECOND FLOOR: 13						920.00															
	A	03 - THIRD FLOOR	A307	A-2B-vi	2	85.00	73.0 m ²	80.3 m ²	YES		DOUBLE	NW & SE	38.7 m ²	30.0 m ²	25.5 m ²	24.4 m ²	8.9 m ²	6.0 m ²	12.50	7.00	7.0	
	A	03 - THIRD FLOOR	A310	A-2B-IX	2	82.90	73.0 m ²	80.3 m ²	YES		DOUBLE	NW & SE	38.7 m ²	30.0 m ²	25.5 m ²	24.4 m ²	6.9 m ²	6.0 m ²	8.90	7.00	7.0	
	A	03 - THIRD FLOOR	A312	A-2B-viii	2	81.00	73.0 m ²	80.3 m ²	YES		DOUBLE	SW & NE	34.3 m ²	30.0 m ²	24.5 m ²	24.4 m ²	6.0 m ²	6.0 m ²	7.00	7.00	7.0	
	A	03 - THIRD FLOOR	A313	A-1B-i	1	47.0	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
	A	03 - THIRD FLOOR	A314	A-1B-i	1	47.00	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
	A	03 - THIRD FLOOR	A315	A-2B-iv	2	81.0	73.0 m ²	80.3 m ²	YES		DOUBLE	NW & SW	31.3 m ²	30.0 m ²	26.0 m ²	24.4 m ²	6.2 m ²	6.0 m ²	7.10	7.00	7.0	
	A	03 - THIRD FLOOR	A305	A-1B-i	1	47.0	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
	A	03 - THIRD FLOOR	A306	A-1B-i	1	47.0	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
	A	03 - THIRD FLOOR	A301	A-2B-i	2	89.3	73.0 m ²	80.3 m ²	YES		DOUBLE	SW & NE	32.9 m ²	30.0 m ²	27.6 m ²	24.4 m ²	7.2 m ²	6.0 m ²	10.20	7.00	7.0	
	A	03 - THIRD FLOOR	A302	A-1B-ii	1	45.1	45.0 m ²	49.5 m ²	NO		SINGLE	NE	23.3 m ²	23.0 m ²	11.8 m ²	11.4 m ²	3.1 m ²	3.0 m ²	5.50	5.00	5.0	
	A	03 - THIRD FLOOR	A304	A-2B-viii	2	81.0	73.0 m ²	80.3 m ²	YES		DOUBLE	SW & NE	34.3 m ²	30.0 m ²	24.5 m ²	24.4 m ²	6.0 m ²	6.0 m ²	7.00	7.00	7.0	
	A	03 - THIRD FLOOR	A311	A-2B-x	2	75.7	73.0 m ²	80.3 m ²	NO		SINGLE	NE	31.5 m ²	30.0 m ²	24.7 m ²	24.4 m ²	6.2 m ²	6.0 m ²	11.40	7.00	7.0	
	A	03 - THIRD FLOOR	A303	A-2B-ii	2	78.2	73.0 m ²	80.3 m ²	NO		SINGLE	NE	30.0 m ²	30.0 m ²	27.6 m ²	24.4 m ²	7.3 m ²	6.0 m ²	8.90	7.00	7.0	
	A	03 - THIRD FLOOR	A309	A-2B-iii	2	80.4	73.0 m ²	80.3 m ²	YES		DOUBLE	NW & SE	37.7 m ²	30.0 m ²	24.5 m ²	24.4 m ²	6.2 m ²	6.0 m ²	8.20	7.00	7.0	
	A	03 - THIRD FLOOR	A308	A-2B-iii	2	80.4	73.0 m ²	80.3 m ²	YES		DOUBLE	NW & SE	37.7 m ²	30.0 m ²	24.5 m ²	24.4 m ²	6.2 m ²	6.0 m ²	8.20	7.00	7.0	
	- THIRD FLOOR: 15						1048.00															
	A	04 - FOURTH FLOOR	A407	A-2B-vi	2	85.00	73.0 m ²	80.3 m ²	YES		DOUBLE	NW & SE	38.7 m ²	30.0 m ²	25.5 m ²	24.4 m ²	8.9 m ²	6.0 m ²	12.50	7.00	7.0	
	A	04 - FOURTH FLOOR	A410	A-2B-IX	2	82.90	73.0 m ²	80.3 m ²	YES		DOUBLE	NW & SE	38.7 m ²	30.0 m ²	25.5 m ²	24.4 m ²	6.9 m ²	6.0 m ²	8.90	7.00	7.0	
	A	04 - FOURTH FLOOR	A412	A-2B-viii	2	81.00	73.0 m ²	80.3 m ²	YES		DOUBLE	SW & NE	34.3 m ²	30.0 m ²	24.5 m ²	24.4 m ²	6.0 m ²	6.0 m ²	7.00	7.00	7.0	
	A	04 - FOURTH FLOOR	A413	A-1B-i	1	47.00	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
	A	04 - FOURTH FLOOR	A414	A-1B-i	1	47.00	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
	A	04 - FOURTH FLOOR	A415	A-2B-iv	2	81.00	73.0 m ²	80.3 m ²	YES		DOUBLE	NW & SW	31.3 m ²	30.0 m ²	26.0 m ²	24.4 m ²	6.2 m ²	6.0 m ²	7.10	7.00	7.0	
	A	04 - FOURTH FLOOR	A405	A-1B-i	1	47.00	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
	A	04 - FOURTH FLOOR	A406	A-1B-i	1	47.00	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
	A	04 - FOURTH FLOOR	A401	A-2B-i	2	89.30	73.0 m ²	80.3 m ²	YES		DOUBLE	SW & NE	32.9 m ²	30.0 m ²	27.6 m ²	24.4 m ²	7.2 m ²	6.0 m ²	10.20	7.00	7.0	
	A	04 - FOURTH FLOOR	A402	A-1B-ii	1	45.10	45.0 m ²	49.5 m ²	NO		SINGLE	NE	23.3 m ²	23.0 m ²	11.8 m ²	11.4 m ²	3.1 m ²	3.0 m ²	5.50	5.00	5.0	

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Revision:	
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Henry J Lyons

LOCATION	Block	Level	Unit No.	TYPE	Number of bedrooms	OVERALL AREAS				Part V	ORIENTATION		LIVING/KITCHEN AREAS		BEDROOM AREAS		STORAGE AREAS		BALCONY/TERRACE AREAS		Communal OS
						Area Provided m2	Required m2	Reqd + 10% m2	Unit over 10%		Dwelling Aspect	Orientation	Living/ Kitchen room area provided m2	Living/ Kitchen room area required m2	Aggregate bedroom area provided m2	Aggregate bedroom area required m2	Storage area provided m2	Storage area required m2	Private terrace / balconies provided m2	Private terrace / balconies required m2	
- SIXTH FLOOR: 15																					
A	07 - SEVENTH FLOOR	A707	A-2B-vi	2	85.00	73.0 m ²	80.3 m ²	YES		DOUBLE	NW & SE	38.7 m ²	30.0 m ²	25.5 m ²	24.4 m ²	8.9 m ²	6.0 m ²	12.50	7.00	7.0	
A	07 - SEVENTH FLOOR	A710	A-2B-IX	2	82.9	73.0 m ²	80.3 m ²	YES		DOUBLE	NW & SE	38.7 m ²	30.0 m ²	25.5 m ²	24.4 m ²	6.9 m ²	6.0 m ²	8.90	7.00	7.0	
A	07 - SEVENTH FLOOR	A712	A-2B-viii	2	81.00	73.0 m ²	80.3 m ²	YES		DOUBLE	SW & NE	34.3 m ²	30.0 m ²	24.5 m ²	24.4 m ²	6.0 m ²	6.0 m ²	7.00	7.00	7.0	
A	07 - SEVENTH FLOOR	A713	A-1B-i	1	47.00	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
A	07 - SEVENTH FLOOR	A714	A-1B-i	1	47.0	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
A	07 - SEVENTH FLOOR	A715	A-2B-iv	2	81.00	73.0 m ²	80.3 m ²	YES		DOUBLE	NW & SW	31.3 m ²	30.0 m ²	26.0 m ²	24.4 m ²	6.2 m ²	6.0 m ²	7.10	7.00	7.0	
A	07 - SEVENTH FLOOR	A705	A-1B-i	1	47.00	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
A	07 - SEVENTH FLOOR	A706	A-1B-i	1	47.0	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
A	07 - SEVENTH FLOOR	A701	A-2B-i	2	89.3	73.0 m ²	80.3 m ²	YES		DOUBLE	SW & NE	32.9 m ²	30.0 m ²	27.6 m ²	24.4 m ²	7.2 m ²	6.0 m ²	10.20	7.00	7.0	
A	07 - SEVENTH FLOOR	A702	A-1B-ii	1	45.1	45.0 m ²	49.5 m ²	NO		SINGLE	NE	23.3 m ²	23.0 m ²	11.8 m ²	11.4 m ²	3.1 m ²	3.0 m ²	5.50	5.00	5.0	
A	07 - SEVENTH FLOOR	A704	A-2B-viii	2	81.0	73.0 m ²	80.3 m ²	YES		DOUBLE	SW & NE	34.3 m ²	30.0 m ²	24.5 m ²	24.4 m ²	6.0 m ²	6.0 m ²	7.00	7.00	7.0	
A	07 - SEVENTH FLOOR	A711	A-2B-x	2	75.7	73.0 m ²	80.3 m ²	NO		SINGLE	NE	31.5 m ²	30.0 m ²	24.7 m ²	24.4 m ²	6.2 m ²	6.0 m ²	11.40	7.00	7.0	
A	07 - SEVENTH FLOOR	A703	A-2B-ii	2	78.2	73.0 m ²	80.3 m ²	NO		SINGLE	NE	30.0 m ²	30.0 m ²	27.6 m ²	24.4 m ²	7.3 m ²	6.0 m ²	8.90	7.00	7.0	
A	07 - SEVENTH FLOOR	A709	A-2B-iii	2	80.4	73.0 m ²	80.3 m ²	YES		DOUBLE	NW & SE	37.7 m ²	30.0 m ²	24.5 m ²	24.4 m ²	6.2 m ²	6.0 m ²	8.20	7.00	7.0	
A	07 - SEVENTH FLOOR	A708	A-2B-iii	2	80.40	73.0 m ²	80.3 m ²	YES		DOUBLE	NW & SE	37.7 m ²	30.0 m ²	24.5 m ²	24.4 m ²	6.2 m ²	6.0 m ²	8.20	7.00	7.0	
SEVENTH FLOOR: 15																					
A	08 - EIGHTH FLOOR	A807	A-2B-vi	2	85.00	73.0 m ²	80.3 m ²	YES		DOUBLE	NW & SE	38.7 m ²	30.0 m ²	25.5 m ²	24.4 m ²	8.9 m ²	6.0 m ²	12.50	7.00	7.0	
A	08 - EIGHTH FLOOR	A810	A-2B-IX	2	82.90	73.0 m ²	80.3 m ²	YES		DOUBLE	NW & SE	38.7 m ²	30.0 m ²	25.5 m ²	24.4 m ²	6.9 m ²	6.0 m ²	8.90	7.00	7.0	
A	08 - EIGHTH FLOOR	A812	A-2B-viii	2	81.0	73.0 m ²	80.3 m ²	YES		DOUBLE	SW & NE	34.3 m ²	30.0 m ²	24.5 m ²	24.4 m ²	6.0 m ²	6.0 m ²	7.00	7.00	7.0	
A	08 - EIGHTH FLOOR	A813	A-1B-i	1	47.0	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
A	08 - EIGHTH FLOOR	A814	A-1B-i	1	47.00	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
A	08 - EIGHTH FLOOR	A815	A-2B-iv	2	81.00	73.0 m ²	80.3 m ²	YES		DOUBLE	NW & SW	31.3 m ²	30.0 m ²	26.0 m ²	24.4 m ²	6.2 m ²	6.0 m ²	7.10	7.00	7.0	
A	08 - EIGHTH FLOOR	A805	A-1B-i	1	47.0	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
A	08 - EIGHTH FLOOR	A806	A-1B-i	1	47.00	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
A	08 - EIGHTH FLOOR	A801	A-2B-i	2	89.30	73.0 m ²	80.3 m ²	YES		DOUBLE	SW & NE	32.9 m ²	30.0 m ²	27.6 m ²	24.4 m ²	7.2 m ²	6.0 m ²	10.20	7.00	7.0	
A	08 - EIGHTH FLOOR	A802	A-1B-ii	1	45.1	45.0 m ²	49.5 m ²	NO		SINGLE	NE	23.3 m ²	23.0 m ²	11.8 m ²	11.4 m ²	3.1 m ²	3.0 m ²	5.50	5.00	5.0	
A	08 - EIGHTH FLOOR	A804	A-2B-viii	2	81.0	73.0 m ²	80.3 m ²	YES		DOUBLE	SW & NE	34.3 m ²	30.0 m ²	24.5 m ²	24.4 m ²	6.0 m ²	6.0 m ²	7.00	7.00	7.0	
A	08 - EIGHTH FLOOR	A811	A-2B-x	2	75.7	73.0 m ²	80.3 m ²	NO		SINGLE	NE	31.5 m ²	30.0 m ²	24.7 m ²	24.4 m ²	6.2 m ²	6.0 m ²	11.40	7.00	7.0	
A	08 - EIGHTH FLOOR	A803	A-2B-ii	2	78.2	73.0 m ²	80.3 m ²	NO		SINGLE	NE	30.0 m ²	30.0 m ²	27.6 m ²	24.4 m ²	7.3 m ²	6.0 m ²	8.90	7.00	7.0	
A	08 - EIGHTH FLOOR	A809	A-2B-iii	2	80.4	73.0 m ²	80.3 m ²	YES		DOUBLE	NW & SE	37.7 m ²	30.0 m ²	24.5 m ²	24.4 m ²	6.2 m ²	6.0 m ²	8.20	7.00	7.0	
A	08 - EIGHTH FLOOR	A808	A-2B-iii	2	80.4	73.0 m ²	80.3 m ²	YES		DOUBLE	NW & SE	37.7 m ²	30.0 m ²	24.5 m ²	24.4 m ²	6.2 m ²	6.0 m ²	8.20	7.00	7.0	
EIGHTH FLOOR: 15																					
A	09 - NINTH FLOOR	A907	A-2B-vi	2	85.00	73.0 m ²	80.3 m ²	YES		DOUBLE	NW & SE	38.7 m ²	30.0 m ²	25.5 m ²	24.4 m ²	8.9 m ²	6.0 m ²	12.50	7.00	7.0	
A	09 - NINTH FLOOR	A910	A-2B-IX	2	82.9	73.0 m ²	80.3 m ²	YES		DOUBLE	NW & SE	38.7 m ²	30.0 m ²	25.5 m ²	24.4 m ²	6.9 m ²	6.0 m ²	8.90	7.00	7.0	
A	09 - NINTH FLOOR	A912	A-2B-viii	2	81.00	73.0 m ²	80.3 m ²	YES		DOUBLE	SW & NE	34.3 m ²	30.0 m ²	24.5 m ²	24.4 m ²	6.0 m ²	6.0 m ²	7.00	7.00	7.0	
A	09 - NINTH FLOOR	A913	A-1B-i	1	47.00	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
A	09 - NINTH FLOOR	A914	A-1B-i	1	47.00	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
A	09 - NINTH FLOOR	A915	A-2B-iv	2	81.0	73.0 m ²	80.3 m ²	YES		DOUBLE	NW & SW	31.3 m ²	30.0 m ²	26.0 m ²	24.4 m ²	6.2 m ²	6.0 m ²	7.10	7.00	7.0	
A	09 - NINTH FLOOR	A905	A-1B-i	1	47.00	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
A	09 - NINTH FLOOR	A906	A-1B-i	1	47.00	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
A	09 - NINTH FLOOR	A901	A-2B-i	2	89.3	73.0 m ²	80.3 m ²	YES		DOUBLE	SW & NE	32.9 m ²	30.0 m ²	27.6 m ²	24.4 m ²	7.2 m ²	6.0 m ²	10.20	7.00	7.0	
A	09 - NINTH FLOOR	A902	A-1B-ii	1	45.10	45.0 m ²	49.5 m ²	NO		SINGLE	NE	23.3 m ²	23.0 m ²	11.8 m ²	11.4 m ²	3.1 m ²	3.0 m ²	5.50	5.00	5.0	
A	09 - NINTH FLOOR	A904	A-2B-viii	2	81.00	73.0 m ²	80.3 m ²	YES		DOUBLE	SW & NE	34.3 m ²	30.0 m ²	24.5 m ²	24.4 m ²	6.0 m ²	6.0 m ²	7.00	7.00	7.0	
A	09 - NINTH FLOOR	A911	A-2B-x	2	75.7	73.0 m ²	80.3 m ²	NO		SINGLE	NE	31.5 m ²	30.0 m ²	24.7 m ²	24.4 m ²	6.2 m ²	6.0 m ²	11.40	7.00	7.0	
A	09 - NINTH FLOOR	A903	A-2B-ii	2	78.2	73.0 m ²	80.3 m ²	NO		SINGLE	NE	30.0 m ²	30.0 m ²	27.6 m ²	24.4 m ²	7.3 m ²	6.0 m ²	8.90	7.00	7.0	
A	09 - NINTH FLOOR	A909	A-2B-iii	2	80.4	73.0 m ²	80.3 m ²	YES		DOUBLE	NW & SE	37.7 m ²	30.0 m ²	24.5 m ²	24.4 m ²	6.2 m ²	6.0 m ²	8.20	7.00	7.0	
A	09 - NINTH FLOOR	A908	A-2B-iii	2	80.4	73.0 m ²	80.3 m ²	YES		DOUBLE	NW & SE	37.7 m ²	30.0 m ²	24.5 m ²	24.4 m ²	6.2 m ²	6.0 m ²	8.20	7.00	7.0	
- NINTH FLOOR: 15																					
A	10 - TENTH FLOOR	A1007	A-2B-vi	2	85.0	73.0 m ²	80.3 m ²	YES		DOUBLE	NW & SE	38.7 m ²	30.0 m ²								

Job No.	950572
Job Name:	Sandyford Central
Client:	Sandyford GP Ltd.
Schedule:	4 HOUSING QUALITY ASSESSMENT
Revision:	
Date:	PLANNING APPLICATION 2019.11.15

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LOCATION	Block	Level	Unit No.	TYPE	Number of bedrooms	OVERALL AREAS				Part V	ORIENTATION		LIVING/KITCHEN AREAS		BEDROOM AREAS		STORAGE AREAS		BALCONY/TERRACE AREAS		Communal OS
						Area Provided m2	Required m2	Reqd + 10% m2	Unit over 10%		Dwelling Aspect	Orientation	Living/ Kitchen room area provided m2	Living/ Kitchen room area required m2	Aggregate bedroom area provided m2	Aggregate bedroom area required m2	Storage area provided m2	Storage area required m2	Private terrace / balconies provided m2	Private terrace / balconies required m2	
8 - SECOND FLOOR: 8																					
B	02 - SECOND FLOOR	B204	A-1B-i	1	47.0	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
B	03 - THIRD FLOOR	B301	B-2B-i	2	79.8	73.0 m ²	80.3 m ²	NO		SINGLE	NE	33.9 m ²	30.0 m ²	24.8 m ²	24.4 m ²	7.0 m ²	6.0 m ²	11.00	7.00	7.0	
B	03 - THIRD FLOOR	B309	B-2B-i	2	79.8	73.0 m ²	80.3 m ²	NO		SINGLE	NE	33.9 m ²	30.0 m ²	24.8 m ²	24.4 m ²	7.0 m ²	6.0 m ²	11.00	7.00	7.0	
B	03 - THIRD FLOOR	B302	B-2B-ii	2	75.4	73.0 m ²	80.3 m ²	NO		DOUBLE	SW & NE	31.3 m ²	30.0 m ²	26.2 m ²	24.4 m ²	6.1 m ²	6.0 m ²	7.30	7.00	7.0	
B	03 - THIRD FLOOR	B308	B-2B-ii	2	75.4	73.0 m ²	80.3 m ²	NO		DOUBLE	SW & NE	31.3 m ²	30.0 m ²	26.2 m ²	24.4 m ²	6.1 m ²	6.0 m ²	7.30	7.00	7.0	
B	03 - THIRD FLOOR	B303	A-1B-i	1	47.0	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
B	03 - THIRD FLOOR	B306	A-1B-i	1	47.0	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
B	03 - THIRD FLOOR	B307	A-1B-i	1	47.0	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
B	03 - THIRD FLOOR	B304	A-1B-i	1	47.0	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
B	03 - THIRD FLOOR	B305	B-ST-i	1_ST	37.6	37.0 m ²	40.7 m ²	NO		SINGLE	SW	30.0 m ²	30.0 m ²	30.1 m ²	30.0 m ²	3.0 m ²	3.0 m ²	4.10	4.00	4.0	
9 - THIRD FLOOR: 9																					
B	04 - FOURTH FLOOR	B401	B-2B-i	2	79.8	73.0 m ²	80.3 m ²	NO		SINGLE	NE	33.9 m ²	30.0 m ²	24.8 m ²	24.4 m ²	7.0 m ²	6.0 m ²	11.00	7.00	7.0	
B	04 - FOURTH FLOOR	B409	B-2B-i	2	79.8	73.0 m ²	80.3 m ²	NO		SINGLE	NE	33.9 m ²	30.0 m ²	24.8 m ²	24.4 m ²	7.0 m ²	6.0 m ²	11.00	7.00	7.0	
B	04 - FOURTH FLOOR	B402	B-2B-ii	2	75.4	73.0 m ²	80.3 m ²	NO		DOUBLE	SW & NE	31.3 m ²	30.0 m ²	26.2 m ²	24.4 m ²	6.1 m ²	6.0 m ²	7.30	7.00	7.0	
B	04 - FOURTH FLOOR	B408	B-2B-ii	2	75.4	73.0 m ²	80.3 m ²	NO		DOUBLE	SW & NE	31.3 m ²	30.0 m ²	26.2 m ²	24.4 m ²	6.1 m ²	6.0 m ²	7.30	7.00	7.0	
B	04 - FOURTH FLOOR	B403	A-1B-i	1	47.0	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
B	04 - FOURTH FLOOR	B406	A-1B-i	1	47.0	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
B	04 - FOURTH FLOOR	B407	A-1B-i	1	47.0	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
B	04 - FOURTH FLOOR	B404	A-1B-i	1	47.0	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
B	04 - FOURTH FLOOR	B405	B-ST-i	1_ST	37.6	37.0 m ²	40.7 m ²	NO		SINGLE	SW	30.0 m ²	30.0 m ²	30.1 m ²	30.0 m ²	3.0 m ²	3.0 m ²	4.50	4.00	4.0	
10 - FOURTH FLOOR: 9																					
B	05 - FIFTH FLOOR	B501	B-2B-i	2	79.8	73.0 m ²	80.3 m ²	NO		SINGLE	NE	33.9 m ²	30.0 m ²	24.8 m ²	24.4 m ²	7.0 m ²	6.0 m ²	11.00	7.00	7.0	
B	05 - FIFTH FLOOR	B509	B-2B-i	2	79.8	73.0 m ²	80.3 m ²	NO		SINGLE	NE	33.9 m ²	30.0 m ²	24.8 m ²	24.4 m ²	7.0 m ²	6.0 m ²	11.00	7.00	7.0	
B	05 - FIFTH FLOOR	B502	B-2B-ii	2	75.4	73.0 m ²	80.3 m ²	NO		DOUBLE	SW & NE	31.3 m ²	30.0 m ²	26.2 m ²	24.4 m ²	6.1 m ²	6.0 m ²	7.30	7.00	7.0	
B	05 - FIFTH FLOOR	B508	B-2B-ii	2	75.4	73.0 m ²	80.3 m ²	NO		DOUBLE	SW & NE	31.3 m ²	30.0 m ²	26.2 m ²	24.4 m ²	6.1 m ²	6.0 m ²	7.30	7.00	7.0	
B	05 - FIFTH FLOOR	B503	A-1B-i	1	47.0	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
B	05 - FIFTH FLOOR	B506	A-1B-i	1	47.0	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
B	05 - FIFTH FLOOR	B507	A-1B-i	1	47.0	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
B	05 - FIFTH FLOOR	B504	A-1B-i	1	47.0	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
B	05 - FIFTH FLOOR	B505	B-ST-i	1_ST	37.6	37.0 m ²	40.7 m ²	NO		SINGLE	SW	30.0 m ²	30.0 m ²	30.1 m ²	30.0 m ²	3.0 m ²	3.0 m ²	4.50	4.00	4.0	
11 - FIFTH FLOOR: 9																					
B	06 - SIXTH FLOOR	B601	B-2B-i	2	79.8	73.0 m ²	80.3 m ²	NO		SINGLE	NE	33.9 m ²	30.0 m ²	24.8 m ²	24.4 m ²	7.0 m ²	6.0 m ²	11.00	7.00	7.0	
B	06 - SIXTH FLOOR	B609	B-2B-i	2	79.8	73.0 m ²	80.3 m ²	NO		SINGLE	NE	33.9 m ²	30.0 m ²	24.8 m ²	24.4 m ²	7.0 m ²	6.0 m ²	11.00	7.00	7.0	
B	06 - SIXTH FLOOR	B602	B-2B-ii	2	75.4	73.0 m ²	80.3 m ²	NO		DOUBLE	SW & NE	31.3 m ²	30.0 m ²	26.2 m ²	24.4 m ²	6.1 m ²	6.0 m ²	7.30	7.00	7.0	
B	06 - SIXTH FLOOR	B608	B-2B-ii	2	75.4	73.0 m ²	80.3 m ²	NO		DOUBLE	SW & NE	31.3 m ²	30.0 m ²	26.2 m ²	24.4 m ²	6.1 m ²	6.0 m ²	7.30	7.00	7.0	
B	06 - SIXTH FLOOR	B603	A-1B-i	1	47.0	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
B	06 - SIXTH FLOOR	B606	A-1B-i	1	47.0	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
B	06 - SIXTH FLOOR	B607	A-1B-i	1	47.0	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
B	06 - SIXTH FLOOR	B604	A-1B-i	1	47.0	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
B	06 - SIXTH FLOOR	B605	B-ST-i	1_ST	37.6	37.0 m ²	40.7 m ²	NO		SINGLE	SW	30.0 m ²	30.0 m ²	30.1 m ²	30.0 m ²	3.0 m ²	3.0 m ²	4.50	4.00	4.0	
12 - SIXTH FLOOR: 9																					
B	07 - SEVENTH FLOOR	B701	B-2B-i	2	79.8	73.0 m ²	80.3 m ²	NO		SINGLE	NE	33.9 m ²	30.0 m ²	24.8 m ²	24.4 m ²	7.0 m ²	6.0 m ²	11.00	7.00	7.0	
B	07 - SEVENTH FLOOR	B709	B-2B-i	2	79.8	73.0 m ²	80.3 m ²	NO		SINGLE	NE	33.9 m ²	30.0 m ²	24.8 m ²	24.4 m ²	7.0 m ²	6.0 m ²	11.00	7.00	7.0	
B	07 - SEVENTH FLOOR	B702	B-2B-ii	2	75.4	73.0 m ²	80.3 m ²	NO		DOUBLE	SW & NE	31.3 m ²	30.0 m ²	26.2 m ²	24.4 m ²	6.1 m ²	6.0 m ²	7.30	7.00	7.0	
B	07 - SEVENTH FLOOR	B708	B-2B-ii	2	75.4	73.0 m ²	80.3 m ²	NO		DOUBLE	SW & NE	31.3 m ²	30.0 m ²	26.2 m ²	24.4 m ²	6.1 m ²	6.0 m ²	7.30	7.00	7.0	
B	07 - SEVENTH FLOOR	B703	A-1B-i	1	47.0	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
B	07 - SEVENTH FLOOR	B706	A-1B-i	1	47.0	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
B	07 - SEVENTH FLOOR	B707	A-1B-i	1	47.0	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
B	07 - SEVENTH FLOOR	B704	A-1B-i	1	47.0	45.0 m ²	49.5 m ²	NO		SINGLE	SW	25.4 m ²	23.0 m ²	11.4 m ²	11.4 m ²	3.5 m ²	3.0 m ²	5.90	5.00	5.0	
B	07 - SEVENTH FLOOR	B705	B-ST-i	1_ST	37.6	37.0 m ²	40.7 m ²	NO		SINGLE	SW	30.0 m ²	30.0 m ²	30.1 m ²	30.0 m ²	3.0 m ²	3.0 m ²	4.50	4.00	4.0	
13 -																					

Job No.	950572
Job Name:	Sandyford Central
Client:	Sandyford GP Ltd.

Schedule: 4 HOUSING QUALITY ASSESSMENT

Revision:
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LOCATION	Block	Level	Unit No.	TYPE	Number of bedrooms	OVERALL AREAS				Part V	ORIENTATION		LIVING/KITCHEN AREAS		BEDROOM AREAS		STORAGE AREAS		BALCONY/TERRACE AREAS		Communal OS	
						Area Provided m2	Required m2	Reqd + 10% m2	Unit over 10%		Dwelling Aspect	Orientation	Living/ Kitchen room area provided m2	Living/ Kitchen room area required m2	Aggregate bedroom area provided m2	Aggregate bedroom area required m2	Storage area provided m2	Storage area required m2	Private terrace / balconies provided m2	Private terrace / balconies required m2		
	C	04 - FOURTH FLOOR	C412	C-2B-DX	2	77.90	73.0 m ²	80.3 m ²	NO		DOUBLE	SW & NE	32.4 m ²	30.0 m ²	24.4 m ²	24.4 m ²	6.2 m ²	6.0 m ²	7.10	7.00	7.0	
	C	04 - FOURTH FLOOR	C410	C-2B-DX	2	77.9	73.0 m ²	80.3 m ²	NO		DOUBLE	SW & NE	32.4 m ²	30.0 m ²	24.4 m ²	24.4 m ²	6.2 m ²	6.0 m ²	7.10	7.00	7.0	
	C	04 - FOURTH FLOOR	C408	C-2B-DX	2	77.90	73.0 m ²	80.3 m ²	NO		DOUBLE	SW & NE	32.4 m ²	30.0 m ²	24.4 m ²	24.4 m ²	6.2 m ²	6.0 m ²	7.10	7.00	7.0	
	C	04 - FOURTH FLOOR	C411	C-2B-DX	2	77.9	73.0 m ²	80.3 m ²	NO		DOUBLE	SW & NE	32.4 m ²	30.0 m ²	24.4 m ²	24.4 m ²	6.2 m ²	6.0 m ²	7.10	7.00	7.0	
	C	04 - FOURTH FLOOR	C409	C-2B-DX	2	77.9	73.0 m ²	80.3 m ²	NO		DOUBLE	SW & NE	32.4 m ²	30.0 m ²	24.4 m ²	24.4 m ²	6.2 m ²	6.0 m ²	7.10	7.00	7.0	
	C	04 - FOURTH FLOOR	C407	C-2B-DX	2	77.9	73.0 m ²	80.3 m ²	NO		DOUBLE	SW & NE	32.4 m ²	30.0 m ²	24.4 m ²	24.4 m ²	6.2 m ²	6.0 m ²	7.10	7.00	7.0	
	C	04 - FOURTH FLOOR	C403	C-1B-i	1	45.8	45.0 m ²	49.5 m ²	NO		SINGLE	SW	23.6 m ²	23.0 m ²	12.4 m ²	11.4 m ²	3.4 m ²	3.0 m ²	6.10	5.00	5.0	
	C	04 - FOURTH FLOOR	C405	C-1B-i	1	45.8	45.0 m ²	49.5 m ²	NO		SINGLE	SW	23.6 m ²	23.0 m ²	12.4 m ²	11.4 m ²	3.4 m ²	3.0 m ²	6.10	5.00	5.0	
	C	04 - FOURTH FLOOR	C404	C-1B-i	1	45.8	45.0 m ²	49.5 m ²	NO		SINGLE	SW	23.6 m ²	23.0 m ²	12.4 m ²	11.4 m ²	3.4 m ²	3.0 m ²	6.10	5.00	5.0	
	C	04 - FOURTH FLOOR	C406	C-1B-i	1	45.80	45.0 m ²	49.5 m ²	NO		SINGLE	SW	23.6 m ²	23.0 m ²	12.4 m ²	11.4 m ²	3.4 m ²	3.0 m ²	6.10	5.00	5.0	
	FOURTH FLOOR: 12						771.00															
	C	05 - FIFTH FLOOR	C503	C-1B-i	1	45.80	45.0 m ²	49.5 m ²	NO		SINGLE	SW	23.6 m ²	23.0 m ²	12.4 m ²	11.4 m ²	3.4 m ²	3.0 m ²	6.10	5.00	5.0	
	C	05 - FIFTH FLOOR	C502	C-2B-i	2	73.70	73.0 m ²	80.3 m ²	NO		DOUBLE	SW & NE	31.1 m ²	30.0 m ²	25.5 m ²	24.4 m ²	6.0 m ²	6.0 m ²	7.80	7.00	7.0	
	C	05 - FIFTH FLOOR	C501	C-1B-ii	1	46.7	45.0 m ²	49.5 m ²	NO		SINGLE	NE	23.5 m ²	23.0 m ²	13.6 m ²	11.4 m ²	4.5 m ²	3.0 m ²	6.50	5.00	5.0	
	5 - FIFTH FLOOR: 3						166.2															
	C: 33						2051.0															
	D	02 - SECOND FLOOR	D205	D-1B-v	1	50.0	45.0 m ²	49.5 m ²	YES		SINGLE	NW	24.7 m ²	23.0 m ²	12.3 m ²	11.4 m ²	6.0 m ²	3.0 m ²	6.90	5.00	5.0	
	D	02 - SECOND FLOOR	D201	D-1B-i	1	49.2	45.0 m ²	49.5 m ²	NO		SINGLE	NE	23.0 m ²	23.0 m ²	13.6 m ²	11.4 m ²	3.7 m ²	3.0 m ²	6.00	5.00	5.0	
	D	02 - SECOND FLOOR	D204	D-1B-iii	1	47.30	45.0 m ²	49.5 m ²	NO		SINGLE	SE	25.6 m ²	23.0 m ²	11.6 m ²	11.4 m ²	3.2 m ²	3.0 m ²	6.90	5.00	5.0	
	D	02 - SECOND FLOOR	D203	D-1B-ii	1	53.1	45.0 m ²	49.5 m ²	YES		SINGLE	SE	31.4 m ²	23.0 m ²	11.6 m ²	11.4 m ²	3.2 m ²	3.0 m ²	5.30	5.00	5.0	
	D	02 - SECOND FLOOR	D202	D-2B-i	2	82.20	73.0 m ²	80.3 m ²	YES		DOUBLE	NE & SE	34.4 m ²	30.0 m ²	25.1 m ²	24.4 m ²	6.5 m ²	6.0 m ²	7.50	7.00	7.0	
	SECOND FLOOR: 5						281.80															
	D	03 - THIRD FLOOR	D302	D-2B-i	2	82.2	73.0 m ²	80.3 m ²	YES		DOUBLE	NE & SE	34.4 m ²	30.0 m ²	25.1 m ²	24.4 m ²	6.5 m ²	6.0 m ²	7.50	7.00	7.0	
	D	03 - THIRD FLOOR	D303	D-1B-ii	1	53.10	45.0 m ²	49.5 m ²	YES		SINGLE	SE	31.4 m ²	23.0 m ²	11.6 m ²	11.4 m ²	3.2 m ²	3.0 m ²	5.30	5.00	5.0	
	D	03 - THIRD FLOOR	D304	D-1B-iii	1	47.30	45.0 m ²	49.5 m ²	NO		SINGLE	SE	25.6 m ²	23.0 m ²	11.6 m ²	11.4 m ²	3.2 m ²	3.0 m ²	6.90	5.00	5.0	
	D	03 - THIRD FLOOR	D305	D-2B-ii	2	75.40	73.0 m ²	80.3 m ²	NO		DOUBLE	SE & SW	30.2 m ²	30.0 m ²	27.1 m ²	24.4 m ²	6.1 m ²	6.0 m ²	8.80	7.00	7.0	
	D	03 - THIRD FLOOR	D306	D-1B-iv	1	51.70	45.0 m ²	49.5 m ²	YES		DOUBLE	NW & SW	28.1 m ²	23.0 m ²	12.0 m ²	11.4 m ²	4.5 m ²	3.0 m ²	10.20	5.00	5.0	
	D	03 - THIRD FLOOR	D307	D-1B-v	1	50.00	45.0 m ²	49.5 m ²	YES		SINGLE	NW	24.7 m ²	23.0 m ²	12.3 m ²	11.4 m ²	6.0 m ²	3.0 m ²	6.90	5.00	5.0	
	D	03 - THIRD FLOOR	D301	D-1B-i	1	49.20	45.0 m ²	49.5 m ²	NO		SINGLE	NE	23.0 m ²	23.0 m ²	13.6 m ²	11.4 m ²	3.7 m ²	3.0 m ²	6.00	5.00	5.0	
	3 - THIRD FLOOR: 7						408.90															
	D	04 - FOURTH FLOOR	D402	D-2B-i	2	82.2	73.0 m ²	80.3 m ²	YES		DOUBLE	NE & SE	34.4 m ²	30.0 m ²	25.1 m ²	24.4 m ²	6.5 m ²	6.0 m ²	7.50	7.00	7.0	
	D	04 - FOURTH FLOOR	D403	D-1B-ii	1	53.10	45.0 m ²	49.5 m ²	YES		SINGLE	SE	31.4 m ²	23.0 m ²	11.6 m ²	11.4 m ²	3.2 m ²	3.0 m ²	5.30	5.00	5.0	
	D	04 - FOURTH FLOOR	D404	D-1B-iii	1	47.3	45.0 m ²	49.5 m ²	NO		SINGLE	SE	25.6 m ²	23.0 m ²	11.6 m ²	11.4 m ²	3.2 m ²	3.0 m ²	6.90	5.00	5.0	
	D	04 - FOURTH FLOOR	D405	D-2B-ii	2	75.4	73.0 m ²	80.3 m ²	NO		DOUBLE	SE & SW	30.2 m ²	30.0 m ²	27.1 m ²	24.4 m ²	6.1 m ²	6.0 m ²	8.80	7.00	7.0	
	D	04 - FOURTH FLOOR	D406	D-1B-iv	1	51.7	45.0 m ²	49.5 m ²	YES		DOUBLE	NW & SW	28.1 m ²	23.0 m ²	12.0 m ²	11.4 m ²	4.5 m ²	3.0 m ²	10.20	5.00	5.0	
	D	04 - FOURTH FLOOR	D407	D-1B-v	1	50.0	45.0 m ²	49.5 m ²	YES		SINGLE	NW	24.7 m ²	23.0 m ²	12.3 m ²	11.4 m ²	6.0 m ²	3.0 m ²	6.90	5.00	5.0	
	D	04 - FOURTH FLOOR	D401	D-1B-i	1	49.2	45.0 m ²	49.5 m ²	NO		SINGLE	NE	23.0 m ²	23.0 m ²	13.6 m ²	11.4 m ²	3.7 m ²	3.0 m ²	6.00	5.00	5.0	
	FOURTH FLOOR: 7						408.9															
	D	05 - FIFTH FLOOR	D502	D-2B-i	2	82.20	73.0 m ²	80.3 m ²	YES		DOUBLE	NE & SE	34.4 m ²	30.0 m ²	25.1 m ²	24.4 m ²	6.5 m ²	6.0 m ²	7.50	7.00	7.0	
	D	05 - FIFTH FLOOR	D503	D-1B-ii	1	53.1	45.0 m ²	49.5 m ²	YES		SINGLE	SE	31.4 m ²	23.0 m ²	11.6 m ²	11.4 m ²	3.2 m ²	3.0 m ²	5.30	5.00	5.0	
	D	05 - FIFTH FLOOR	D504	D-1B-iii	1	47.30	45.0 m ²	49.5 m ²	NO		SINGLE	SE	25.6 m ²	23.0 m ²	11.6 m ²	11.4 m ²	3.2 m ²	3.0 m ²	6.90	5.00	5.0	
	D	05 - FIFTH FLOOR	D505	D-2B-ii	2	75.40	73.0 m ²	80.3 m ²	NO		DOUBLE	SE & SW	30.2 m ²	30.0 m ²	27.1 m ²	24.4 m ²	6.1 m ²	6.0 m ²	8.80	7.00	7.0	
	D	05 - FIFTH FLOOR	D506	D-1B-iv	1	51.70	45.0 m ²	49.5 m ²	YES		DOUBLE	NW & SW	28.1 m ²	23.0 m ²	12.0 m ²	11.4 m ²	4.5 m ²	3.0 m ²	10.20	5.00	5.0	
	D	05 - FIFTH FLOOR	D507	D-1B-v	1	50.00	45.0 m ²	49.5 m ²	YES		SINGLE	NW	24.7 m ²	23.0 m ²	12.3 m ²	11.4 m ²	6.0 m ²	3.0 m ²	6.90	5.00	5.0	
	D	05 - FIFTH FLOOR	D501	D-1B-i	1	49.20	45.0 m ²	49.5 m ²	NO		SINGLE	NE	23.0 m ²	23.0 m ²	13.6 m ²	11.4 m ²	3.7 m ²	3.0 m ²	6.00	5.00	5.0	
	5 - FIFTH FLOOR: 7						408.9															
	D	06 - SIXTH FLOOR	D602	D-2B-i	2	82.20	73.0 m ²	80.3 m ²	YES		DOUBLE	NE & SE	34.4 m ²	30.0 m ²	25.1 m ²	24.4 m ²	6.5 m ²	6.0 m ²	7.50	7.00	7.0	
	D	06 - SIXTH FLOOR	D603	D-1B-ii	1	53.10	45.0 m ²	49.5 m ²	YES		SINGLE	SE	31.4 m ²	23.0 m ²	11.6 m ²	11.4 m ²	3.2 m ²	3.0 m ²	5.30	5.00	5.0	
	D	06 - SIXTH FLOOR	D604	D-1B-iii	1	47.3	45.0 m ²	49.5 m ²	NO		SINGLE	SE	25.6 m ²	23.0 m ²	11.6 m ²	11.4 m ²	3.2 m ²	3.0 m ²	6.90	5.00	5.0	
	D	06 -																				

Job No.	950572
Job Name:	Sandyford Central
Client:	Sandyford GP Ltd.

Schedule: 4 HOUSING QUALITY ASSESSMENT

Revision:
 Date: PLANNING APPLICATION 2019.11.15

Henry J Lyons

LOCATION	Block	Level	Unit No.	TYPE	OVERALL AREAS				Part V	ORIENTATION		LIVING/KITCHEN AREAS		BEDROOM AREAS		STORAGE AREAS		BALCONY/TERRACE AREAS		Communal OS			
					Number of bedrooms	Area Provided m2	Required m2	Reqd + 10% m2		Unit over 10%	Dwelling Aspect	Orientation	Living/ Kitchen room area provided m2	Living/ Kitchen room area required m2	Aggregate bedroom area provided m2	Aggregate bedroom area required m2	Storage area provided m2	Storage area required m2	Private terrace / balconies provided m2		Private terrace / balconies required m2		
	D	11 - ELEVENTH FLOOR	D1102	D-2B-i	2	82.2	73.0 m ²	80.3 m ²	YES	DOUBLE	NE & SE	34.4 m ²	30.0 m ²	25.1 m ²	24.4 m ²	6.5 m ²	6.0 m ²	7.50	7.00	7.0			
	D	11 - ELEVENTH FLOOR	D1103	D-1B-ii	1	53.10	45.0 m ²	49.5 m ²	YES	SINGLE	SE	31.4 m ²	23.0 m ²	11.6 m ²	11.4 m ²	3.2 m ²	3.0 m ²	5.30	5.00	5.0			
	D	11 - ELEVENTH FLOOR	D1104	D-1B-iii	1	47.30	45.0 m ²	49.5 m ²	NO	SINGLE	SE	25.6 m ²	23.0 m ²	11.6 m ²	11.4 m ²	3.2 m ²	3.0 m ²	6.90	5.00	5.0			
	D	11 - ELEVENTH FLOOR	D1105	D-2B-ii	2	75.4	73.0 m ²	80.3 m ²	NO	DOUBLE	SE & SW	30.2 m ²	30.0 m ²	27.1 m ²	24.4 m ²	6.1 m ²	6.0 m ²	8.80	7.00	7.0			
	D	11 - ELEVENTH FLOOR	D1106	D-1B-iv	1	51.70	45.0 m ²	49.5 m ²	YES	DOUBLE	NW & SW	28.1 m ²	23.0 m ²	12.0 m ²	11.4 m ²	4.5 m ²	3.0 m ²	10.20	5.00	5.0			
	D	11 - ELEVENTH FLOOR	D1107	D-1B-v	1	50.00	45.0 m ²	49.5 m ²	YES	SINGLE	NW	24.7 m ²	23.0 m ²	12.3 m ²	11.4 m ²	6.0 m ²	3.0 m ²	6.90	5.00	5.0			
	D	11 - ELEVENTH FLOOR	D1101	D-1B-i	1	49.2	45.0 m ²	49.5 m ²	NO	SINGLE	NE	23.0 m ²	23.0 m ²	13.6 m ²	11.4 m ²	3.7 m ²	3.0 m ²	6.00	5.00	5.0			
ELEVENTH FLOOR: 7						408.9																	
	D	12 - TWELFTH FLOOR	D1202	D-2B-i	2	82.20	73.0 m ²	80.3 m ²	YES	DOUBLE	NE & SE	34.4 m ²	30.0 m ²	25.1 m ²	24.4 m ²	6.5 m ²	6.0 m ²	7.50	7.00	7.0			
	D	12 - TWELFTH FLOOR	D1203	D-1B-ii	1	53.1	45.0 m ²	49.5 m ²	YES	SINGLE	SE	31.4 m ²	23.0 m ²	11.6 m ²	11.4 m ²	3.2 m ²	3.0 m ²	5.30	5.00	5.0			
	D	12 - TWELFTH FLOOR	D1204	D-1B-iii	1	47.3	45.0 m ²	49.5 m ²	NO	SINGLE	SE	25.6 m ²	23.0 m ²	11.6 m ²	11.4 m ²	3.2 m ²	3.0 m ²	6.90	5.00	5.0			
	D	12 - TWELFTH FLOOR	D1205	D-2B-ii	2	75.4	73.0 m ²	80.3 m ²	NO	DOUBLE	SE & SW	30.2 m ²	30.0 m ²	27.1 m ²	24.4 m ²	6.1 m ²	6.0 m ²	8.80	7.00	7.0			
	D	12 - TWELFTH FLOOR	D1206	D-1B-iv	1	51.7	45.0 m ²	49.5 m ²	YES	DOUBLE	NW & SW	28.1 m ²	23.0 m ²	12.0 m ²	11.4 m ²	4.5 m ²	3.0 m ²	10.20	5.00	5.0			
	D	12 - TWELFTH FLOOR	D1207	D-1B-v	1	50.00	45.0 m ²	49.5 m ²	YES	SINGLE	NW	24.7 m ²	23.0 m ²	12.3 m ²	11.4 m ²	6.0 m ²	3.0 m ²	6.90	5.00	5.0			
	D	12 - TWELFTH FLOOR	D1201	D-1B-i	1	49.20	45.0 m ²	49.5 m ²	NO	SINGLE	NE	23.0 m ²	23.0 m ²	13.6 m ²	11.4 m ²	3.7 m ²	3.0 m ²	6.00	5.00	5.0			
TWELFTH FLOOR: 7						408.9																	
	D	13 - THIRTEENTH FLOOR	D1302	D-2B-i	2	82.20	73.0 m ²	80.3 m ²	YES	DOUBLE	NE & SE	34.4 m ²	30.0 m ²	25.1 m ²	24.4 m ²	6.5 m ²	6.0 m ²	7.50	7.00	7.0			
	D	13 - THIRTEENTH FLOOR	D1303	D-1B-ii	1	53.10	45.0 m ²	49.5 m ²	YES	SINGLE	SE	31.4 m ²	23.0 m ²	11.6 m ²	11.4 m ²	3.2 m ²	3.0 m ²	5.30	5.00	5.0			
	D	13 - THIRTEENTH FLOOR	D1304	D-1B-iii	1	47.3	45.0 m ²	49.5 m ²	NO	SINGLE	SE	25.6 m ²	23.0 m ²	11.6 m ²	11.4 m ²	3.2 m ²	3.0 m ²	6.90	5.00	5.0			
	D	13 - THIRTEENTH FLOOR	D1305	D-2B-ii	2	75.4	73.0 m ²	80.3 m ²	NO	DOUBLE	SE & SW	30.2 m ²	30.0 m ²	27.1 m ²	24.4 m ²	6.1 m ²	6.0 m ²	8.80	7.00	7.0			
	D	13 - THIRTEENTH FLOOR	D1306	D-1B-iv	1	51.7	45.0 m ²	49.5 m ²	YES	DOUBLE	NW & SW	28.1 m ²	23.0 m ²	12.0 m ²	11.4 m ²	4.5 m ²	3.0 m ²	10.20	5.00	5.0			
	D	13 - THIRTEENTH FLOOR	D1307	D-1B-v	1	50.00	45.0 m ²	49.5 m ²	YES	SINGLE	NW	24.7 m ²	23.0 m ²	12.3 m ²	11.4 m ²	6.0 m ²	3.0 m ²	6.90	5.00	5.0			
	D	13 - THIRTEENTH FLOOR	D1301	D-1B-i	1	49.2	45.0 m ²	49.5 m ²	NO	SINGLE	NE	23.0 m ²	23.0 m ²	13.6 m ²	11.4 m ²	3.7 m ²	3.0 m ²	6.00	5.00	5.0			
THIRTEENTH FLOOR: 7						408.90																	
	D	14 - FOURTEENTH FLOOR	D1402	D-2B-i	2	82.20	73.0 m ²	80.3 m ²	YES	DOUBLE	NE & SE	34.4 m ²	30.0 m ²	25.1 m ²	24.4 m ²	6.5 m ²	6.0 m ²	7.50	7.00	7.0			
	D	14 - FOURTEENTH FLOOR	D1403	D-1B-ii	1	53.1	45.0 m ²	49.5 m ²	YES	SINGLE	SE	31.4 m ²	23.0 m ²	11.6 m ²	11.4 m ²	3.2 m ²	3.0 m ²	5.30	5.00	5.0			
	D	14 - FOURTEENTH FLOOR	D1404	D-1B-iii	1	47.30	45.0 m ²	49.5 m ²	NO	SINGLE	SE	25.6 m ²	23.0 m ²	11.6 m ²	11.4 m ²	3.2 m ²	3.0 m ²	6.90	5.00	5.0			
	D	14 - FOURTEENTH FLOOR	D1405	D-2B-ii	2	75.40	73.0 m ²	80.3 m ²	NO	DOUBLE	SE & SW	30.2 m ²	30.0 m ²	27.1 m ²	24.4 m ²	6.1 m ²	6.0 m ²	8.80	7.00	7.0			
	D	14 - FOURTEENTH FLOOR	D1406	D-1B-iv	1	51.7	45.0 m ²	49.5 m ²	YES	DOUBLE	NW & SW	28.1 m ²	23.0 m ²	12.0 m ²	11.4 m ²	4.5 m ²	3.0 m ²	10.20	5.00	5.0			
	D	14 - FOURTEENTH FLOOR	D1407	D-1B-v	1	50.0	45.0 m ²	49.5 m ²	YES	SINGLE	NW	24.7 m ²	23.0 m ²	12.3 m ²	11.4 m ²	6.0 m ²	3.0 m ²	6.90	5.00	5.0			
	D	14 - FOURTEENTH FLOOR	D1401	D-1B-i	1	49.20	45.0 m ²	49.5 m ²	NO	SINGLE	NE	23.0 m ²	23.0 m ²	13.6 m ²	11.4 m ²	3.7 m ²	3.0 m ²	6.00	5.00	5.0			
FOURTEENTH FLOOR: 7						408.9																	
	D	15 - FIFTEENTH FLOOR	D1502	D-2B-i	2	82.2	73.0 m ²	80.3 m ²	YES	DOUBLE	NE & SE	34.4 m ²	30.0 m ²	25.1 m ²	24.4 m ²	6.5 m ²	6.0 m ²	7.50	7.00	7.0			
	D	15 - FIFTEENTH FLOOR	D1503	D-1B-ii	1	53.10	45.0 m ²	49.5 m ²	YES	SINGLE	SE	31.4 m ²	23.0 m ²	11.6 m ²	11.4 m ²	3.2 m ²	3.0 m ²	5.30	5.00	5.0			
	D	15 - FIFTEENTH FLOOR	D1504	D-1B-iii	1	47.3	45.0 m ²	49.5 m ²	NO	SINGLE	SE	25.6 m ²	23.0 m ²	11.6 m ²	11.4 m ²	3.2 m ²	3.0 m ²	6.90	5.00	5.0			
	D	15 - FIFTEENTH FLOOR	D1505	D-2B-ii	2	75.40	73.0 m ²	80.3 m ²	NO	DOUBLE	SE & SW	30.2 m ²	30.0 m ²	27.1 m ²	24.4 m ²	6.1 m ²	6.0 m ²	8.80	7.00	7.0			
	D	15 - FIFTEENTH FLOOR	D1506	D-1B-iv	1	51.70	45.0 m ²	49.5 m ²	YES	DOUBLE	NW & SW	28.1 m ²	23.0 m ²	12.0 m ²	11.4 m ²	4.5 m ²	3.0 m ²	10.20	5.00	5.0			
	D	15 - FIFTEENTH FLOOR	D1507	D-1B-v	1	50.0	45.0 m ²	49.5 m ²	YES	SINGLE	NW	24.7 m ²	23.0 m ²	12.3 m ²	11.4 m ²	6.0 m ²	3.0 m ²	6.90	5.00	5.0			
	D	15 - FIFTEENTH FLOOR	D1501	D-1B-i	1	49.20	45.0 m ²	49.5 m ²	NO	SINGLE	NE	23.0 m ²	23.0 m ²	13.6 m ²	11.4 m ²	3.7 m ²	3.0 m ²	6.00	5.00	5.0			
FIFTEENTH FLOOR: 7						408.90																	
	D	16 - SIXTEENTH FLOOR	D1602	D-2B-i	2	82.2	73.0 m ²	80.3 m ²	YES	DOUBLE	NE & SE	34.4 m ²	30.0 m ²	25.1 m ²	24.4 m ²	6.5 m ²	6.0 m ²	7.50	7.00	7.0			
	D	16 - SIXTEENTH FLOOR	D1603	D-1B-ii	1	53.1	45.0 m ²	49.5 m ²	YES	SINGLE	SE	31.4 m ²	23.0 m ²	11.6 m ²	11.4 m ²	3.2 m ²	3.0 m ²	5.30	5.00	5.0			
	D	16 - SIXTEENTH FLOOR	D1604	D-1B-iii	1	47.3	45.0 m ²	49.5 m ²	NO	SINGLE	SE	25.6 m ²	23.0 m ²	11.6 m ²	11.4 m ²	3.2 m ²	3.0 m ²	6.90	5.00	5.0			
	D	16 - SIXTEENTH FLOOR	D1605	D-2B-ii	2	75.40	73.0 m ²	80.3 m ²	NO	DOUBLE	SE & SW	30.2 m ²	30.0 m ²	27.1 m ²	24.4 m ²	6.1 m ²	6.0 m ²	8.80	7.00	7.0			
	D	16 - SIXTEENTH FLOOR	D1606	D-1B-iv	1	51.7	45.0 m ²	49.5 m ²	YES	DOUBLE	NW & SW	28.1 m ²	23.0 m ²	12.0 m ²	11.4 m ²	4.5 m ²	3.0 m ²	10.20	5.00	5.0			
	D	16 - SIXTEENTH FLOOR	D1607	D-1B-v	1	50.00	45.0 m ²	49.5 m ²	YES	SINGLE	NW	24.7 m ²	23.0 m ²	12.3 m ²	11.4 m ²	6.0 m ²	3.0 m ²	6.90	5.00	5.0			
	D	16 - SIXTEENTH FLOOR	D1601	D-1B-i	1	49.20	45.0 m ²	49.5 m ²	NO	SINGLE	NE	23.0 m ²	23.0 m ²	13.6 m ²	11.4 m ²	3.7 m ²	3.0 m ²	6.00	5.00	5.0			
SIXTEENTH FLOOR: 7						408.9																	
D: 103						6006.40																	
	E	01 - BOULEVARD	E103	F-2B-vii	2	74.80	73.0 m ²	80.															

Job No.	950572
Job Name:	Sandyford Central
Client:	Sandyford GP Ltd.

Schedule:	4 HOUSING QUALITY ASSESSMENT
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Revision:	
Date:	PLANNING APPLICATION 2019.11.15

Henry J Lyons

LOCATION	Block	Level	Unit No.	TYPE	OVERALL AREAS				Part V	ORIENTATION		LIVING/KITCHEN AREAS		BEDROOM AREAS		STORAGE AREAS		BALCONY/TERRACE AREAS		Communal OS			
					Number of bedrooms	Area Provided m2	Required m2	Reqd + 10% m2		Unit over 10%	Dwelling Aspect	Orientation	Living/ Kitchen room area provided m2	Living/ Kitchen room area required m2	Aggregate bedroom area provided m2	Aggregate bedroom area required m2	Storage area provided m2	Storage area required m2	Private terrace / balconies provided m2		Private terrace / balconies required m2		
	E	07 - SEVENTH FLOOR	E704	F-2B-i	2	74.80	73.0 m ²	80.3 m ²	NO	Yes	SINGLE	NW	31.5 m ²	30.0 m ²	25.6 m ²	24.4 m ²	6.1 m ²	6.0 m ²	7.40	7.00	7.0		
	E	07 - SEVENTH FLOOR	E703	E-1B-i	1	48.4	45.0 m ²	49.5 m ²	NO	Yes	SINGLE	NW	27	23.0 m ²	11.6	11.4 m ²	3	3.0 m ²	5.10	5.00	5.0		
	SEVENTH FLOOR: 5						355.1																
	E	08 - EIGHTH FLOOR	E805	F-2B-i	2	74.80	73.0 m ²	80.3 m ²	NO	Yes	SINGLE	SE	31.5 m ²	30.0 m ²	25.6 m ²	24.4 m ²	6.1 m ²	6.0 m ²	7.40	7.00	7.0		
	E	08 - EIGHTH FLOOR	E801	F-2B-i	2	74.80	73.0 m ²	80.3 m ²	NO	Yes	DOUBLE	NE & SE	31.5 m ²	30.0 m ²	25.6 m ²	24.4 m ²	6.1 m ²	6.0 m ²	7.40	7.00	7.0		
	E	08 - EIGHTH FLOOR	E802	F-2B-viii	2	82.20	73.0 m ²	80.3 m ²	YES	Yes	DOUBLE	NW & NE	32.2 m ²	30.0 m ²	25.7 m ²	24.4 m ²	6.0 m ²	6.0 m ²	8.80	7.00	7.0		
	E	08 - EIGHTH FLOOR	E804	F-2B-i	2	74.8	73.0 m ²	80.3 m ²	NO	Yes	SINGLE	NW	31.5 m ²	30.0 m ²	25.6 m ²	24.4 m ²	6.1 m ²	6.0 m ²	7.40	7.00	7.0		
	E	08 - EIGHTH FLOOR	E803	E-1B-i	1	48.4	45.0 m ²	49.5 m ²	NO	Yes	SINGLE	NW	27	23.0 m ²	11.6	11.4 m ²	3	3.0 m ²	5.10	5.00	5.0		
	EIGHTH FLOOR: 5						357.3																
	E	09 - NINTH FLOOR	E905	F-2B-i	2	74.8	73.0 m ²	80.3 m ²	NO	Yes	SINGLE	SE	31.5 m ²	30.0 m ²	25.6 m ²	24.4 m ²	6.1 m ²	6.0 m ²	7.40	7.00	7.0		
	E	09 - NINTH FLOOR	E904	F-2B-i	2	74.80	73.0 m ²	80.3 m ²	NO	Yes	SINGLE	NW	31.5 m ²	30.0 m ²	25.6 m ²	24.4 m ²	6.1 m ²	6.0 m ²	7.40	7.00	7.0		
	E	09 - NINTH FLOOR	E901	F-2B-viii	2	82.20	73.0 m ²	80.3 m ²	YES	Yes	DOUBLE	NE & SE	32.2 m ²	30.0 m ²	25.7 m ²	24.4 m ²	6.0 m ²	6.0 m ²	8.80	7.00	7.0		
	E	09 - NINTH FLOOR	E902	F-2B-ix	2	77.4	73.0 m ²	80.3 m ²	NO	Yes	DOUBLE	NW & NE	31.1 m ²	30.0 m ²	25.8 m ²	24.4 m ²	6.0 m ²	6.0 m ²	11.20	7.00	7.0		
	E	09 - NINTH FLOOR	E903	E-1B-i	1	48.4	45.0 m ²	49.5 m ²	NO	Yes	SINGLE	NW	27	23.0 m ²	11.6	11.4 m ²	3	3.0 m ²	5.10	5.00	5.0		
	NINTH FLOOR: 5						359.90																
	E	10 - TENTH FLOOR	E1005	F-2B-i	2	74.8	73.0 m ²	80.3 m ²	NO	Yes	SINGLE	SE	31.5 m ²	30.0 m ²	25.6 m ²	24.4 m ²	6.1 m ²	6.0 m ²	7.40	7.00	7.0		
	E	10 - TENTH FLOOR	E1004	F-2B-i	2	74.8	73.0 m ²	80.3 m ²	NO	Yes	SINGLE	NW	31.5 m ²	30.0 m ²	25.6 m ²	24.4 m ²	6.1 m ²	6.0 m ²	7.40	7.00	7.0		
	E	10 - TENTH FLOOR	E1001	F-2B-ix	2	77.40	73.0 m ²	80.3 m ²	NO	Yes	DOUBLE	NE & SE	31.1 m ²	30.0 m ²	25.8 m ²	24.4 m ²	6.0 m ²	6.0 m ²	11.20	7.00	7.0		
	E	10 - TENTH FLOOR	E1002	F-2B-ix	2	77.40	73.0 m ²	80.3 m ²	NO	Yes	DOUBLE	NW & NE	31.1 m ²	30.0 m ²	25.8 m ²	24.4 m ²	6.0 m ²	6.0 m ²	11.20	7.00	7.0		
	E	10 - TENTH FLOOR	E1003	E-1B-i	1	48.4	45.0 m ²	49.5 m ²	NO	Yes	SINGLE	NW	27	23.0 m ²	11.6	11.4 m ²	3	3.0 m ²	5.10	5.00	5.0		
	TENTH FLOOR: 5						355.1																
	E: 48						3468.4																
	F	01 - BOULEVARD	F105	F-3B-DX	3	105.40	90.0 m ²	99.0 m ²	YES		SINGLE	SE	34.4 m ²	34.0 m ²	40.2 m ²	31.5 m ²	9.1 m ²	9.0 m ²	9.50	9.00	9.0		
	F	01 - BOULEVARD	F106	F-3B-DX	3	105.40	90.0 m ²	99.0 m ²	YES		SINGLE	NW	34.4 m ²	34.0 m ²	40.2 m ²	31.5 m ²	9.1 m ²	9.0 m ²	9.50	9.00	9.0		
	F	01 - BOULEVARD	F107	F-2B-vii	2	74.8	73.0 m ²	80.3 m ²	NO		SINGLE	NW	31.5 m ²	30.0 m ²	25.9 m ²	24.4 m ²	6.0 m ²	6.0 m ²	7.50	7.00	7.0		
	F	01 - BOULEVARD	F104	F-2B-vii	2	74.8	73.0 m ²	80.3 m ²	NO		SINGLE	SE	31.5 m ²	30.0 m ²	25.9 m ²	24.4 m ²	6.0 m ²	6.0 m ²	7.50	7.00	7.0		
	F	01 - BOULEVARD	F108	F-2B-v	2	81.30	73.0 m ²	80.3 m ²	NO		SINGLE	NW	32.7 m ²	30.3	28.0 m ²	24.4 m ²	6.4 m ²	6.0 m ²	7.00	7.00	7.0		
	F	01 - BOULEVARD	F103	F-3B-i	3	100.60	90.0 m ²	99.0 m ²	YES		SINGLE	SE	41.4 m ²	38.0 m ²	35.4 m ²	32.4 m ²	9.9 m ²	9.0 m ²	9.00	9.00	9.0		
	F	01 - BOULEVARD	F101	F-1B-ii	1	49.5	45.0 m ²	49.5 m ²	NO		SINGLE	SE	26.5 m ²	23.0 m ²	11.4 m ²	11.4 m ²	4.5 m ²	3.0 m ²	5.80	5.00	5.0		
	F	01 - BOULEVARD	F111	F-1B-iii	1	56.9	45.0 m ²	49.5 m ²	YES		SINGLE	NW	32.0 m ²	23.0 m ²	12.4 m ²	11.4 m ²	5.2 m ²	3.0 m ²	8.40	5.00	5.0		
	F	01 - BOULEVARD	F110	F-ST-ii	1_ST	39.50	37.0 m ²	40.7 m ²	NO		SINGLE	NW	30.2 m ²	30.0 m ²	30.2 m ²	30.0 m ²	3.0 m ²	3.0 m ²	5.90	4.00	4.0		
	F	01 - BOULEVARD	F109	F-ST-ii	1_ST	39.5	37.0 m ²	40.7 m ²	NO		SINGLE	NW	30.2 m ²	30.0 m ²	30.2 m ²	30.0 m ²	3.0 m ²	3.0 m ²	5.90	4.00	4.0		
	F	01 - BOULEVARD	F112	F-2B-iv	2	77.4	73.0 m ²	80.3 m ²	NO		DOUBLE	NW & SW	34.0 m ²	30.0 m ²	25.7 m ²	24.4 m ²	6.0 m ²	6.0 m ²	10.50	7.00	7.0		
	F	01 - BOULEVARD	F102	F-1B-ii	1	49.50	45.0 m ²	49.5 m ²	NO		SINGLE	SE	26.5 m ²	23.0 m ²	11.4 m ²	11.4 m ²	4.5 m ²	3.0 m ²	5.80	5.00	5.0		
	F	01 - BOULEVARD	F113	F-2B-iv	2	77.40	73.0 m ²	80.3 m ²	NO		DOUBLE	SE & SW	34.0 m ²	30.0 m ²	25.7 m ²	24.4 m ²	6.0 m ²	6.0 m ²	10.50	7.00	7.0		
	BOULEVARD: 13						929.50																
	F	02 - SECOND FLOOR	F205	F-2B-vii	2	74.8	73.0 m ²	80.3 m ²	NO		SINGLE	NW	31.5 m ²	30.0 m ²	25.9 m ²	24.4 m ²	6.0 m ²	6.0 m ²	7.50	7.00	7.0		
	F	02 - SECOND FLOOR	F204	F-2B-vii	2	74.8	73.0 m ²	80.3 m ²	NO		SINGLE	SE	31.5 m ²	30.0 m ²	25.9 m ²	24.4 m ²	6.0 m ²	6.0 m ²	7.50	7.00	7.0		
	F	02 - SECOND FLOOR	F206	F-2B-v	2	81.30	73.0 m ²	80.3 m ²	NO		SINGLE	NW	32.7 m ²	30.3	28.0 m ²	24.4 m ²	6.4 m ²	6.0 m ²	7.00	7.00	7.0		
	F	02 - SECOND FLOOR	F207	F-ST-ii	1_ST	39.50	37.0 m ²	40.7 m ²	NO		SINGLE	NW	30.2 m ²	30.0 m ²	30.2 m ²	30.0 m ²	3.0 m ²	3.0 m ²	5.90	4.00	4.0		
	F	02 - SECOND FLOOR	F208	F-ST-ii	1_ST	39.5	37.0 m ²	40.7 m ²	NO		SINGLE	NW	30.2 m ²	30.0 m ²	30.2 m ²	30.0 m ²	3.0 m ²	3.0 m ²	5.90	4.00	4.0		
	F	02 - SECOND FLOOR	F209	F-1B-iii	1	56.9	45.0 m ²	49.5 m ²	YES		SINGLE	NW	32.0 m ²	23.0 m ²	12.4 m ²	11.4 m ²	5.2 m ²	3.0 m ²	8.40	5.00	5.0		
	F	02 - SECOND FLOOR	F201	F-1B-ii	1	49.50	45.0 m ²	49.5 m ²	NO		SINGLE	SE	26.5 m ²	23.0 m ²	11.4 m ²	11.4 m ²	4.5 m ²	3.0 m ²	5.80	5.00	5.0		
	F	02 - SECOND FLOOR	F211	F-2B-iv	2	77.40	73.0 m ²	80.3 m ²	NO		DOUBLE	SE & SW	34.0 m ²	30.0 m ²	25.7 m ²	24.4 m ²	6.0 m ²	6.0 m ²	10.50	7.00	7.0		
	F	02 - SECOND FLOOR	F210	F-2B-iv	2	77.4	73.0 m ²	80.3 m ²	NO		DOUBLE	NW & SW	34.0 m ²	30.0 m ²	25.7 m ²	24.4 m ²	6.0 m ²	6.0 m ²	10.50	7.00	7.0		
	F	02 - SECOND FLOOR	F203	F-3B-i	3	100.60	90.0 m ²	99.0 m ²	YES		SINGLE	SE	41.4 m ²	38.0 m ²	35.4 m ²	32.4 m ²	9.9 m ²	9.0 m ²	9.00	9.00	9.0		
	F	02 - SECOND FLOOR	F202	F-1B-ii	1	49.50	45.0 m ²	49.5 m ²	NO		SINGLE	SE	26.5 m ²	23.0 m ²	11.4 m ²	11.4 m ²	4.5 m ²	3.0 m ²	5.80	5.00	5.0		
	SECOND FLOOR: 11						718.7																
	F	03 - THIRD FLOOR	F304	F-2B-i	2	74.8	73.0 m ²	80.3 m ²	NO		SINGLE	SE	31.5 m ²	30.0 m ²	25.6 m ²	24.4 m ²	6.1 m ²	6.0 m ²	7.40	7.00	7.0		
	F	03 - THIRD FLOOR	F305	F-2B-i	2	74																	

Job No.	950572
Job Name:	Sandyford Central
Client:	Sandyford GP Ltd.

Schedule: 4 HOUSING QUALITY ASSESSMENT

Revision:
 Date: PLANNING APPLICATION 2019.11.15

Henry J Lyons

LOCATION	Block	Level	Unit No.	TYPE	Number of bedrooms	OVERALL AREAS				Part V	ORIENTATION		LIVING/KITCHEN AREAS		BEDROOM AREAS		STORAGE AREAS		BALCONY/TERRACE AREAS		Communal OS
						Area Provided m2	Required m2	Reqd + 10% m2	Unit over 10%		Dwelling Aspect	Orientation	Living/ Kitchen room area provided m2	Living/ Kitchen room area required m2	Aggregate bedroom area provided m2	Aggregate bedroom area required m2	Storage area provided m2	Storage area required m2	Private terrace / balconies provided m2	Private terrace / balconies required m2	
- FIFTH FLOOR: 12																					
F	06 - SIXTH FLOOR	F604	F-2B-i	2	74.80	73.0 m ²	80.3 m ²	NO		SINGLE	SE	31.5 m ²	30.0 m ²	25.6 m ²	24.4 m ²	6.1 m ²	6.0 m ²	7.40	7.00	7.0	
F	06 - SIXTH FLOOR	F605	F-2B-i	2	74.80	73.0 m ²	80.3 m ²	NO		SINGLE	NW	31.5 m ²	30.0 m ²	25.6 m ²	24.4 m ²	6.1 m ²	6.0 m ²	7.40	7.00	7.0	
F	06 - SIXTH FLOOR	F607	F-ST-i	1_ST	39.30	37.0 m ²	40.7 m ²	NO		SINGLE	NW	31.5	30.0 m ²	31.5	30.0 m ²	3.1	3.0 m ²	4.00	4.00	4.0	
F	06 - SIXTH FLOOR	F609	F-ST-i	1_ST	39.30	37.0 m ²	40.7 m ²	NO		SINGLE	NW	31.5	30.0 m ²	31.5	30.0 m ²	3.1	3.0 m ²	4.00	4.00	4.0	
F	06 - SIXTH FLOOR	F608	F-ST-i	1_ST	39.30	37.0 m ²	40.7 m ²	NO		SINGLE	NW	31.5	30.0 m ²	31.5	30.0 m ²	3.1	3.0 m ²	4.00	4.00	4.0	
F	06 - SIXTH FLOOR	F610	F-2B-ii	2	75.40	73.0 m ²	80.3 m ²	NO		SINGLE	NW	32.7 m ²	30.0 m ²	24.7 m ²	24.4 m ²	6.4 m ²	6.0 m ²	7.50	7.00	7.0	
F	06 - SIXTH FLOOR	F606	F-2B-ii	2	75.40	73.0 m ²	80.3 m ²	NO		SINGLE	NW	32.7 m ²	30.0 m ²	24.7 m ²	24.4 m ²	6.4 m ²	6.0 m ²	7.50	7.00	7.0	
F	06 - SIXTH FLOOR	F611	F-2B-ix	2	77.40	73.0 m ²	80.3 m ²	NO		DOUBLE	NW & SW	31.1 m ²	30.0 m ²	25.8 m ²	24.4 m ²	6.0 m ²	6.0 m ²	11.20	7.00	7.0	
F	06 - SIXTH FLOOR	F612	F-2B-viii	2	82.20	73.0 m ²	80.3 m ²	YES		DOUBLE	SE & SW	32.2 m ²	30.0 m ²	25.7 m ²	24.4 m ²	6.0 m ²	6.0 m ²	8.80	7.00	7.0	
F	06 - SIXTH FLOOR	F601	F-1B-i	1	49.40	45.0 m ²	49.5 m ²	NO		SINGLE	SE	26.5 m ²	23.0 m ²	11.4 m ²	11.4 m ²	4.1 m ²	3.0 m ²	5.10	5.00	5.0	
F	06 - SIXTH FLOOR	F603	F-3B-i	3	100.60	90.0 m ²	99.0 m ²	YES		SINGLE	SE	41.4 m ²	38.0 m ²	35.4 m ²	32.4 m ²	9.9 m ²	9.0 m ²	9.00	9.00	9.0	
F	06 - SIXTH FLOOR	F602	F-1B-ii	1	49.50	45.0 m ²	49.5 m ²	NO		SINGLE	SE	26.5 m ²	23.0 m ²	11.4 m ²	11.4 m ²	4.5 m ²	3.0 m ²	5.80	5.00	5.0	
- SIXTH FLOOR: 12																					
F	07 - SEVENTH FLOOR	F712	F-2B-ix	2	77.40	73.0 m ²	80.3 m ²	NO		DOUBLE	SE & SW	31.1 m ²	30.0 m ²	25.8 m ²	24.4 m ²	6.0 m ²	6.0 m ²	11.20	7.00	7.0	
F	07 - SEVENTH FLOOR	F711	F-2B-ix	2	77.40	73.0 m ²	80.3 m ²	NO		DOUBLE	NW & SW	31.1 m ²	30.0 m ²	25.8 m ²	24.4 m ²	6.0 m ²	6.0 m ²	11.20	7.00	7.0	
F	07 - SEVENTH FLOOR	F704	F-2B-i	2	74.80	73.0 m ²	80.3 m ²	NO		SINGLE	SE	31.5 m ²	30.0 m ²	25.6 m ²	24.4 m ²	6.1 m ²	6.0 m ²	7.40	7.00	7.0	
F	07 - SEVENTH FLOOR	F705	F-2B-i	2	74.80	73.0 m ²	80.3 m ²	NO		SINGLE	NW	31.5 m ²	30.0 m ²	25.6 m ²	24.4 m ²	6.1 m ²	6.0 m ²	7.40	7.00	7.0	
F	07 - SEVENTH FLOOR	F707	F-ST-i	1_ST	39.30	37.0 m ²	40.7 m ²	NO		SINGLE	NW	31.5	30.0 m ²	31.5	30.0 m ²	3.1	3.0 m ²	4.00	4.00	4.0	
F	07 - SEVENTH FLOOR	F709	F-ST-i	1_ST	39.30	37.0 m ²	40.7 m ²	NO		SINGLE	NW	31.5	30.0 m ²	31.5	30.0 m ²	3.1	3.0 m ²	4.00	4.00	4.0	
F	07 - SEVENTH FLOOR	F708	F-ST-i	1_ST	39.30	37.0 m ²	40.7 m ²	NO		SINGLE	NW	31.5	30.0 m ²	31.5	30.0 m ²	3.1	3.0 m ²	4.00	4.00	4.0	
F	07 - SEVENTH FLOOR	F710	F-2B-ii	2	75.40	73.0 m ²	80.3 m ²	NO		SINGLE	NW	32.7 m ²	30.0 m ²	24.7 m ²	24.4 m ²	6.4 m ²	6.0 m ²	7.50	7.00	7.0	
F	07 - SEVENTH FLOOR	F706	F-2B-ii	2	75.40	73.0 m ²	80.3 m ²	NO		SINGLE	NW	32.7 m ²	30.0 m ²	24.7 m ²	24.4 m ²	6.4 m ²	6.0 m ²	7.50	7.00	7.0	
F	07 - SEVENTH FLOOR	F701	F-1B-i	1	49.40	45.0 m ²	49.5 m ²	NO		SINGLE	SE	26.5 m ²	23.0 m ²	11.4 m ²	11.4 m ²	4.1 m ²	3.0 m ²	5.10	5.00	5.0	
F	07 - SEVENTH FLOOR	F703	F-3B-i	3	100.60	90.0 m ²	99.0 m ²	YES		SINGLE	SE	41.4 m ²	38.0 m ²	35.4 m ²	32.4 m ²	9.9 m ²	9.0 m ²	9.00	9.00	9.0	
F	07 - SEVENTH FLOOR	F702	F-1B-ii	1	49.50	45.0 m ²	49.5 m ²	NO		SINGLE	SE	26.5 m ²	23.0 m ²	11.4 m ²	11.4 m ²	4.5 m ²	3.0 m ²	5.80	5.00	5.0	
SEVENTH FLOOR: 12																					
F	08 - EIGHTH FLOOR	F812	F-2B-ix	2	77.40	73.0 m ²	80.3 m ²	NO		DOUBLE	SE & SW	31.1 m ²	30.0 m ²	25.8 m ²	24.4 m ²	6.0 m ²	6.0 m ²	11.20	7.00	7.0	
F	08 - EIGHTH FLOOR	F811	F-2B-ix	2	77.40	73.0 m ²	80.3 m ²	NO		DOUBLE	NW & SW	31.1 m ²	30.0 m ²	25.8 m ²	24.4 m ²	6.0 m ²	6.0 m ²	11.20	7.00	7.0	
F	08 - EIGHTH FLOOR	F804	F-2B-i	2	74.80	73.0 m ²	80.3 m ²	NO		SINGLE	SE	31.5 m ²	30.0 m ²	25.6 m ²	24.4 m ²	6.1 m ²	6.0 m ²	7.40	7.00	7.0	
F	08 - EIGHTH FLOOR	F805	F-2B-i	2	74.80	73.0 m ²	80.3 m ²	NO		SINGLE	NW	31.5 m ²	30.0 m ²	25.6 m ²	24.4 m ²	6.1 m ²	6.0 m ²	7.40	7.00	7.0	
F	08 - EIGHTH FLOOR	F807	F-ST-i	1_ST	39.30	37.0 m ²	40.7 m ²	NO		SINGLE	NW	31.5	30.0 m ²	31.5	30.0 m ²	3.1	3.0 m ²	4.00	4.00	4.0	
F	08 - EIGHTH FLOOR	F809	F-ST-i	1_ST	39.30	37.0 m ²	40.7 m ²	NO		SINGLE	NW	31.5	30.0 m ²	31.5	30.0 m ²	3.1	3.0 m ²	4.00	4.00	4.0	
F	08 - EIGHTH FLOOR	F808	F-ST-i	1_ST	39.30	37.0 m ²	40.7 m ²	NO		SINGLE	NW	31.5	30.0 m ²	31.5	30.0 m ²	3.1	3.0 m ²	4.00	4.00	4.0	
F	08 - EIGHTH FLOOR	F810	F-2B-ii	2	75.40	73.0 m ²	80.3 m ²	NO		SINGLE	NW	32.7 m ²	30.0 m ²	24.7 m ²	24.4 m ²	6.4 m ²	6.0 m ²	7.50	7.00	7.0	
F	08 - EIGHTH FLOOR	F806	F-2B-ii	2	75.40	73.0 m ²	80.3 m ²	NO		SINGLE	NW	32.7 m ²	30.0 m ²	24.7 m ²	24.4 m ²	6.4 m ²	6.0 m ²	7.50	7.00	7.0	
F	08 - EIGHTH FLOOR	F801	F-1B-i	1	49.40	45.0 m ²	49.5 m ²	NO		SINGLE	SE	26.5 m ²	23.0 m ²	11.4 m ²	11.4 m ²	4.1 m ²	3.0 m ²	5.10	5.00	5.0	
F	08 - EIGHTH FLOOR	F803	F-3B-i	3	100.60	90.0 m ²	99.0 m ²	YES		SINGLE	SE	41.4 m ²	38.0 m ²	35.4 m ²	32.4 m ²	9.9 m ²	9.0 m ²	9.00	9.00	9.0	
F	08 - EIGHTH FLOOR	F802	F-1B-ii	1	49.50	45.0 m ²	49.5 m ²	NO		SINGLE	SE	26.5 m ²	23.0 m ²	11.4 m ²	11.4 m ²	4.5 m ²	3.0 m ²	5.80	5.00	5.0	
- EIGHTH FLOOR: 12																					
F	09 - NINTH FLOOR	F904	F-2B-i	2	74.80	73.0 m ²	80.3 m ²	NO		SINGLE	SE	31.5 m ²	30.0 m ²	25.6 m ²	24.4 m ²	6.1 m ²	6.0 m ²	7.40	7.00	7.0	
F	09 - NINTH FLOOR	F905	F-2B-i	2	74.80	73.0 m ²	80.3 m ²	NO		SINGLE	NW	31.5 m ²	30.0 m ²	25.6 m ²	24.4 m ²	6.1 m ²	6.0 m ²	7.40	7.00	7.0	
F	09 - NINTH FLOOR	F907	F-ST-i	1_ST	39.30	37.0 m ²	40.7 m ²	NO		SINGLE	NW	31.5	30.0 m ²	31.5	30.0 m ²	3.1	3.0 m ²	4.00	4.00	4.0	
F	09 - NINTH FLOOR	F909	F-ST-i	1_ST	39.30	37.0 m ²	40.7 m ²	NO		SINGLE	NW	31.5	30.0 m ²	31.5	30.0 m ²	3.1	3.0 m ²	4.00	4.00	4.0	
F	09 - NINTH FLOOR	F908	F-ST-i	1_ST	39.30	37.0 m ²	40.7 m ²	NO		SINGLE	NW	31.5	30.0 m ²	31.5	30.0 m ²	3.1	3.0 m ²	4.00	4.00	4.0	
F	09 - NINTH FLOOR	F910	F-2B-ii	2	75.40	73.0 m ²	80.3 m ²	NO		SINGLE	NW	32.7 m ²	30.0 m ²	24.7 m ²	24.4 m ²	6.4 m ²	6.0 m ²	7.50	7.00	7.0	
F	09 - NINTH FLOOR	F906	F-2B-ii	2	75.40	73.0 m ²	80.3 m ²	NO		SINGLE	NW	32.7 m ²	30.0 m ²	24.7 m ²	24.4 m ²	6.4 m ²	6.0 m ²	7.50	7.00	7.0	
F	09 - NINTH FLOOR	F911	F-2B-ix	2	77.40	73.0 m ²	80.3 m ²	NO		DOUBLE	NW & SW	31.1 m ²	30.0 m ²	25.8 m ²	24.4 m ²	6.0 m ²	6.0 m ²	11.20	7.00	7.0	
F	09 - NINTH FLOOR	F912	F-2B-viii	2	82.20	73.0 m ²	80.3 m ²	YES		DOUBLE	SE & SW	32.2 m ²	30.0 m ²	25.7 m ²	24.4 m ²	6.0 m ²	6.0 m ²	8.80	7.00	7.0	
F	09 - NINTH FLOOR	F901	F-1B-i	1	49.40	45.0 m ²	49.5 m ²	NO		SINGLE	SE	26.5 m ²	23.0 m ²	11.4 m ²	11.4 m ²	4.1 m ²	3.0 m ²	5.10	5.00	5.0	
F	09 - NINTH FLOOR	F903	F-3B-i	3	100.60	90.0 m ²	99.0 m ²	YES		SINGLE	SE	41.4 m ²	38.0 m ²	35.4 m ²	32.4 m ²	9.9 m ²					

Job No.	950572
Job Name:	Sandyford Central
Client:	Sandyford GP Ltd.

Henry J Lyons

Schedule:	4 HOUSING QUALITY ASSESSMENT
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Revision:	
Date:	PLANNING APPLICATION 2019.11.15

LOCATION	Block	Level	Unit No.	TYPE	OVERALL AREAS				Part V	ORIENTATION		LIVING/KITCHEN AREAS		BEDROOM AREAS		STORAGE AREAS		BALCONY/TERRACE AREAS		Communal OS
					Number of bedrooms	Area Provided m2	Required m2	Reqd + 10% m2		Unit over 10%	Dwelling Aspect	Orientation	Living/ Kitchen room area provided m2	Living/ Kitchen room area required m2	Aggregate bedroom area provided m2	Aggregate bedroom area required m2	Storage area provided m2	Storage area required m2	Private terrace / balconies provided m2	
	F	12 - TWELFTH FLOOR	F1211	F-2B-ix	2	77.40	73.0 m ²	80.3 m ²	NO	DOUBLE	NW & SW	31.1 m ²	30.0 m ²	25.8 m ²	24.4 m ²	6.0 m ²	6.0 m ²	11.20	7.00	7.0
	F	12 - TWELFTH FLOOR	F1212	F-2B-viii	2	82.20	73.0 m ²	80.3 m ²	YES	DOUBLE	SE & SW	32.2 m ²	30.0 m ²	25.7 m ²	24.4 m ²	6.0 m ²	6.0 m ²	8.80	7.00	7.0
	F	12 - TWELFTH FLOOR	F1201	F-1B-i	1	49.40	45.0 m ²	49.5 m ²	NO	SINGLE	SE	26.5 m ²	23.0 m ²	11.4 m ²	11.4 m ²	4.1 m ²	3.0 m ²	5.10	5.00	5.0
	F	12 - TWELFTH FLOOR	F1203	F-3B-i	3	100.60	90.0 m ²	99.0 m ²	YES	SINGLE	SE	41.4 m ²	38.0 m ²	35.4 m ²	32.4 m ²	9.9 m ²	9.0 m ²	9.00	9.00	9.0
	F	12 - TWELFTH FLOOR	F1202	F-1B-ii	1	49.50	45.0 m ²	49.5 m ²	NO	SINGLE	SE	26.5 m ²	23.0 m ²	11.4 m ²	11.4 m ²	4.5 m ²	3.0 m ²	5.80	5.00	5.0
TWELFTH FLOOR: 12						772.90														
	F	13 - THIRTEENTH FLOOR	F1312	F-2B-ix	2	77.40	73.0 m ²	80.3 m ²	NO	DOUBLE	SE & SW	31.1 m ²	30.0 m ²	25.8 m ²	24.4 m ²	6.0 m ²	6.0 m ²	11.20	7.00	7.0
	F	13 - THIRTEENTH FLOOR	F1304	F-2B-i	2	74.80	73.0 m ²	80.3 m ²	NO	SINGLE	SE	31.5 m ²	30.0 m ²	25.6 m ²	24.4 m ²	6.1 m ²	6.0 m ²	7.40	7.00	7.0
	F	13 - THIRTEENTH FLOOR	F1305	F-2B-i	2	74.80	73.0 m ²	80.3 m ²	NO	SINGLE	NW	31.5 m ²	30.0 m ²	25.6 m ²	24.4 m ²	6.1 m ²	6.0 m ²	7.40	7.00	7.0
	F	13 - THIRTEENTH FLOOR	F1307	F-ST-i	1_ST	39.30	37.0 m ²	40.7 m ²	NO	SINGLE	NW	31.5	30.0 m ²	31.5	30.0 m ²	3.1	3.0 m ²	4.00	4.00	4.0
	F	13 - THIRTEENTH FLOOR	F1309	F-ST-i	1_ST	39.30	37.0 m ²	40.7 m ²	NO	SINGLE	NW	31.5	30.0 m ²	31.5	30.0 m ²	3.1	3.0 m ²	4.00	4.00	4.0
	F	13 - THIRTEENTH FLOOR	F1308	F-ST-i	1_ST	39.30	37.0 m ²	40.7 m ²	NO	SINGLE	NW	31.5	30.0 m ²	31.5	30.0 m ²	3.1	3.0 m ²	4.00	4.00	4.0
	F	13 - THIRTEENTH FLOOR	F1310	F-2B-ii	2	75.40	73.0 m ²	80.3 m ²	NO	SINGLE	NW	32.7 m ²	30.0 m ²	24.7 m ²	24.4 m ²	6.4 m ²	6.0 m ²	7.50	7.00	7.0
	F	13 - THIRTEENTH FLOOR	F1311	F-2B-ix	2	77.40	73.0 m ²	80.3 m ²	NO	DOUBLE	NW & SW	31.1 m ²	30.0 m ²	25.8 m ²	24.4 m ²	6.0 m ²	6.0 m ²	11.20	7.00	7.0
	F	13 - THIRTEENTH FLOOR	F1306	F-2B-ii	2	75.40	73.0 m ²	80.3 m ²	NO	SINGLE	NW	32.7 m ²	30.0 m ²	24.7 m ²	24.4 m ²	6.4 m ²	6.0 m ²	7.50	7.00	7.0
	F	13 - THIRTEENTH FLOOR	F1301	F-1B-i	1	49.40	45.0 m ²	49.5 m ²	NO	SINGLE	SE	26.5 m ²	23.0 m ²	11.4 m ²	11.4 m ²	4.1 m ²	3.0 m ²	5.10	5.00	5.0
	F	13 - THIRTEENTH FLOOR	F1303	F-3B-i	3	100.60	90.0 m ²	99.0 m ²	YES	SINGLE	SE	41.4 m ²	38.0 m ²	35.4 m ²	32.4 m ²	9.9 m ²	9.0 m ²	9.00	9.00	9.0
	F	13 - THIRTEENTH FLOOR	F1302	F-1B-ii	1	49.50	45.0 m ²	49.5 m ²	NO	SINGLE	SE	26.5 m ²	23.0 m ²	11.4 m ²	11.4 m ²	4.5 m ²	3.0 m ²	5.80	5.00	5.0
HIRTEENTH FLOOR: 12						768.10														
	F	14 - FOURTEENTH FLOOR	F1412	F-2B-ix	2	77.40	73.0 m ²	80.3 m ²	NO	DOUBLE	SE & SW	31.1 m ²	30.0 m ²	25.8 m ²	24.4 m ²	6.0 m ²	6.0 m ²	11.20	7.00	7.0
	F	14 - FOURTEENTH FLOOR	F1404	F-2B-i	2	74.80	73.0 m ²	80.3 m ²	NO	SINGLE	SE	31.5 m ²	30.0 m ²	25.6 m ²	24.4 m ²	6.1 m ²	6.0 m ²	7.40	7.00	7.0
	F	14 - FOURTEENTH FLOOR	F1405	F-2B-i	2	74.80	73.0 m ²	80.3 m ²	NO	SINGLE	NW	31.5 m ²	30.0 m ²	25.6 m ²	24.4 m ²	6.1 m ²	6.0 m ²	7.40	7.00	7.0
	F	14 - FOURTEENTH FLOOR	F1407	F-ST-i	1_ST	39.30	37.0 m ²	40.7 m ²	NO	SINGLE	NW	31.5	30.0 m ²	31.5	30.0 m ²	3.1	3.0 m ²	4.00	4.00	4.0
	F	14 - FOURTEENTH FLOOR	F1409	F-ST-i	1_ST	39.30	37.0 m ²	40.7 m ²	NO	SINGLE	NW	31.5	30.0 m ²	31.5	30.0 m ²	3.1	3.0 m ²	4.00	4.00	4.0
	F	14 - FOURTEENTH FLOOR	F1408	F-ST-i	1_ST	39.30	37.0 m ²	40.7 m ²	NO	SINGLE	NW	31.5	30.0 m ²	31.5	30.0 m ²	3.1	3.0 m ²	4.00	4.00	4.0
	F	14 - FOURTEENTH FLOOR	F1410	F-2B-ii	2	75.40	73.0 m ²	80.3 m ²	NO	SINGLE	NW	32.7 m ²	30.0 m ²	24.7 m ²	24.4 m ²	6.4 m ²	6.0 m ²	7.50	7.00	7.0
	F	14 - FOURTEENTH FLOOR	F1411	F-2B-ix	2	77.40	73.0 m ²	80.3 m ²	NO	DOUBLE	NW & SW	31.1 m ²	30.0 m ²	25.8 m ²	24.4 m ²	6.0 m ²	6.0 m ²	11.20	7.00	7.0
	F	14 - FOURTEENTH FLOOR	F1406	F-2B-ii	2	75.40	73.0 m ²	80.3 m ²	NO	SINGLE	NW	32.7 m ²	30.0 m ²	24.7 m ²	24.4 m ²	6.4 m ²	6.0 m ²	7.50	7.00	7.0
	F	14 - FOURTEENTH FLOOR	F1401	F-1B-i	1	49.40	45.0 m ²	49.5 m ²	NO	SINGLE	SE	26.5 m ²	23.0 m ²	11.4 m ²	11.4 m ²	4.1 m ²	3.0 m ²	5.10	5.00	5.0
	F	14 - FOURTEENTH FLOOR	F1403	F-3B-i	3	100.60	90.0 m ²	99.0 m ²	YES	SINGLE	SE	41.4 m ²	38.0 m ²	35.4 m ²	32.4 m ²	9.9 m ²	9.0 m ²	9.00	9.00	9.0
	F	14 - FOURTEENTH FLOOR	F1402	F-1B-ii	1	49.50	45.0 m ²	49.5 m ²	NO	SINGLE	SE	26.5 m ²	23.0 m ²	11.4 m ²	11.4 m ²	4.5 m ²	3.0 m ²	5.80	5.00	5.0
DURTEENTH FLOOR: 12						768.10														
F: 168						10953.20														
Grand total: 564						36749.20														

NOTE: REFER TO SUMMARY SCHEDULE FOR DATA ANALYSIS