

APPENDIX 8

4 bedroom 6 Person Homes- Dept of Housing - Rosshill , Galway

Upon review of the 'Quality Housing for sustainable communities – Best practice guidelines for delivering homes sustaining communities published by the Department of the Environment, Heritage and local Government', the design team noted that a under table 5.1 (see figure 02) a dwelling type of 4 bedrooms and 6 persons was not tabled. The application scheme proposes 4 bedroom/ 6 person units amongst a variety of others. O'Neill O'Malley contacted the Department of Housing, Planning & Local Government to ensure that there was no reason that 4 bedroom/ 6 person home would not be acceptable.

O'Neill O'Malley received a reply email (see figure 03) from the Department of Housing, Planning & Local Government on the 18.07.19 stating that 'by its nature (the 'Quality Housing for sustainable communities' guidelines) is somewhat general in the approach, as it is not usual to specifically design for a particular household' and that 'There are for instance no two storey apartments or four storey houses, or indeed 4 bedroom 6 person houses, but this does not preclude such being provided in a private dwelling, or where a local authority has identified a particular need which would justify this type for a particular social housing household.'

The proposed 4 bedroom dwellings comply with all relevant guidance within the 'Quality Housing for sustainable communities' guidelines (please refer to Appendix 03). We submit this clearly indicates that a 4bedroom/ 6 person home is acceptable.

Table 5.1: Space provision and room sizes for typical dwellings

DWELLING TYPE	TARGET GROSS FLOOR AREA (m ²)	MINIMUM - MAIN LIVING ROOM (m ²)	AGGREGATE LIVING AREA (m ²)	AGGREGATE BEDROOM AREA (m ²)	STORAGE (m ²)
Family Dwellings - 3 or more persons					
4BED/7P House (3 storey)	120	15	40	43	6
4BED/7P House (2 storey)	110	15	40	43	6
4BED/7P House (1 storey)	100	15	40	43	6
4BED/7P Apartment	105	15	40	43	11
3 Bedroom Dwellings					
3BED/6P House (3 storey)	110	15	37	36	6
3BED/6P House (2 storey)	100	15	37	36	6
3BED/6P House (1 storey)	90	15	37	36	6
3BED/6P Apartment	94	15	37	36	10
3 Bedroom 5 Person Dwellings					
3BED/5P House (3 storey)	102	13	34	32	5
3BED/5P House (2 storey)	92	13	34	32	5
3BED/5P House (1 storey)	82	13	34	32	5
3BED/5P Apartment	86	13	34	32	9
3 Bedroom 4 Person Dwellings					
3BED/4P House (2 storey)	83	13	30	28	4
3BED/4P House (1 storey)	73	13	30	28	4
3BED/4P Apartment	76	13	30	28	7
2 Bedroom 4 Person Dwellings					
2BED/4P House (2 storey)	80	13	30	25	4
2BED/4P House (1 storey)	70	13	30	25	4
2BED/4P Apartment	73	13	30	25	7
2 Bedroom 3 Person Dwellings					
2BED/3P House (2 storey)	70	13	28	20	3
2BED/3P House (1 storey)	60	13	28	20	3
2BED/3P Apartment	63	13	28	20	5
1 Bedroom 2 Person Dwellings					
1BED/2P House (1 storey)	44	11	23	11	2
1BED/2P Apartment	45	11	23	11	3

Figure 02

Shane O'Rourke

From: Niall McEntee <Niall.McEntee@housing.gov.ie>
Sent: Thursday 18 July 2019 15:19
To: Shane O'Rourke
Cc: qcsofficer
Subject: Question on 4 bedroom 6 person homes
Attachments: ATT00001.txt; ATT00002.htm

Dear Mr. O'Rourke,

Quality Housing for Sustainable Communities is intended to give guidance to Local Authorities on the design of Social Housing.

It includes the recommended floor areas for various social house and apartment types, and by its nature is somewhat general in the approach, as it is not usual to specifically design for a particular household, as such is not normally identified at design stage.

The Department only supports a certain range of Social Housing types which from experience are the most commonly sought to meet social housing needs. There are for instance no two storey apartments or four storey houses, or indeed 4 bedroom 6 person houses, but this does not preclude such being provided in a private dwelling, or where a local authority has identified a particular need which would justify this type for a particular social housing household.

Best Regards,

Paul

Paul Altman
 Senior Advisor,
 Urbanism & Architecture,
 Built Environment Advisory,
 Department of Housing, Planning & Local Government

+353 (0) 1 8882349

Figure 03



Figure 01