HOUSING QUALITY STATEMENT - SECTOR 8B

Project:	**GA2; Proposed Residential Development at Baldoyle**	CLIENT **Lismore Homes Ltd**	Job Number **20003**
Contact:	**CCH Architects**, Lacken House, Dublin Road, Kilkenny, R95 KF34 **E:** info@cch-architects.com **T:**056 776 1591	BALN5-CCH-00-ZZ-REP-A-233 (P03)	PLANNING

UNIT No.	DESCRIPTION	BEDROOMS	OCCUPANCY	MINIMUM UNIT SIZE REQUIRED (sqm)	OVERALL FLOOR AREA (sqm)	AGG. LIVING AREA REQUIRED (sqm)	AGG. LIVING AREA (sqm)	BEDROOM 1 (sqm)	BEDROOM 2 (sqm)	BEDROOM 3 (sqm)	AGG. BEDROOM AREA REQUIRED (sqm)	AGG. BEDROOM AREA (sqm)	AGG. STORAGE SPACE REQUIRED (sqm)	AGG. STORAGE SPACE (sqm)	PRIVATE OPEN SPACE REQUIRED (sqm)	PRIVATE OPEN SPACE (sqm)	DUAL ASPECT (YES/NO)	ORIENTATION	PART V (YES)	FLOOR AREA <10% MIN (YES/NO)
	SECTOR 8B BLOCK 1																			
1	STUDIO APARTMENT	1	1 PERSON	37	44.2	30	32.1	Combined with living area					3	3.1	4	8.3	NO	SW		YES
2	APARTMENT	3	5 PERSON	90	103.9	34	34.4	14.3	11.5	7.1	31.5	32.9	9	9.37	9	15.52	YES	W		YES
3	APARTMENT	1	2 PERSON	45	57.1	23	23	13.97			11.4	13.97	3	3.2	5	5.68	NO	NW		YES
4	APARTMENT	2	4 PERSON	73	88.9	30	36.1	13.4	11.9		24.4	25.3	6	7.1	7	8.2	YES	NW / SE		YES
5	STUDIO APARTMENT	1	1 PERSON	37	42.03	30	30.3	Combined with living area					3	3.2	4	4.74	NO	NW		YES
6	APARTMENT	2	3 PERSON	63	67.3	28	28.1	13	7.34		20.1	20.34	5	5.3	6	6.1	NO	NW		NO
7	APARTMENT	2	4 PERSON	73	87.8	30	33.4	16	12		24.4	28	6	7.24	7	8.4	YES	NW / SE		YES
8	APARTMENT	2	4 PERSON	73	82.6	30	30.8	13.3	11.8		24.4	25.1	6	6.54	7	7.2	NO	NW		YES
9	APARTMENT	2	4 PERSON	73	84.5	30	33.1	16	12.9		24.4	28.9	6	6.82	7	7.2	YES	N		YES
10	APARTMENT	2	4 PERSON	73	93.5	30	31	15.3	12.3		24.4	27.6	6	7.94	7	7.2	YES	NE / SW		YES
11	APARTMENT	3	5 PERSON	90	117.7	34	48.3	13.8	12.5	8.83	31.5	35.13	9	9.02	9	15.91	YES	NE / SW		YES
12	APARTMENT	2	4 PERSON	73	85.5	30	33.3	14.1	12.3		24.4	26.4	6	6.43	7	11.41	YES	NE / SW		YES
13	STUDIO APARTMENT	1	1 PERSON	37	44.2	30	31.9	Combined with living area					3	3	4	9	NO	SW		YES
14	APARTMENT	3	5 PERSON	90	103.9	34	35.2	15.4	11.5	7.1	31.5	34	9	9.37	9	13.22	YES	W		YES
15	APARTMENT	1	2 PERSON	45	58.4	23	23	14.7			11.4	14.7	3	3.2	5	5.5	NO	NW		YES
16	APARTMENT	2	4 PERSON	73	88.4	30	36.7	12.44	12.02		24.4	24.46	6	6.9	7	8.2	YES	NW / SE		YES
17	STUDIO APARTMENT	1	1 PERSON	37	43.7	30	31.8	Combined with living area					3	3.2	4	4.4	NO	NW		YES
18	APARTMENT	2	3 PERSON	63	67.3	28	28.1	13	7.34		20.1	20.34	5	5.3	6	6.2	NO	NW		NO
19	APARTMENT	1	2 PERSON	45	54.3	23	24.7	12.5			11.4	12.5	3	5.16	5	5.1	NO	SE		YES
20	APARTMENT	2	4 PERSON	73	90.7	30	34.7	16.8	12		24.4	28.8	6	7.82	7	7.3	YES	NW / SE		YES
21	APARTMENT	2	4 PERSON	73	83.4	30	30.8	14	11.8		24.4	25.8	6	6.66	7	7.2	NO	NW		YES
22	APARTMENT	2	4 PERSON	73	81.4	30	30.6	16	12.9		24.4	28.9	6	6.82	7	10.94	YES	N		YES
23	APARTMENT	2	4 PERSON	73	93.9	30	31	15.3	12.3		24.4	27.6	6	7.94	7	7.2	YES	NE / SW		YES
24	APARTMENT	2	3 PERSON	63	73	28	28.1	13.2	7.3		20.1	20.5	5	5.4	6	10.2	YES	NE / SW		YES
25	APARTMENT	1	2 PERSON	45	48.9	23	23.03	11.5			11.4	11.5	3	3.11	5	5.6	NO	NE		NO
26	APARTMENT	2	4 PERSON	73	83.6	30	32.01	13.82	12.01		24.4	25.83	6	7.07	7	13.6	YES	E / SW		YES
27	APARTMENT	2	4 PERSON	73	85.5	30	33.3	14.1	12.3		24.4	26.4	6	6.43	7	11.4	YES	NE / SW		YES
28	STUDIO APARTMENT	1	1 PERSON	37	45.3	30	31.4	Combined with living area					3	3	4	8.3	NO	SW		YES
29	APARTMENT	3	5 PERSON	90	103.9	34	34.4	15.4	11.5	7.1	31.5	34	9	9.37	9	13.2	YES	W		YES
30	APARTMENT	1	2 PERSON	45	58.4	23	23	14.7			11.4	14.7	3	3.2	5	5.5	NO	NW		YES
31	APARTMENT	2	4 PERSON	73	88.4	30	36.7	13.5	11.6		24.4	25.1	6	6.9	7	8.2	YES	NW / SE		YES
32	STUDIO APARTMENT	1	1 PERSON	37	43.7	30	31.8	Combined with living area					3	3.2	4	4.4	NO	NW		YES
33	APARTMENT	2	3 PERSON	63	67.3	28	28.1	13	7.34		20.1	20.34	5	5.3	6	6.2	NO	NW		NO
34	APARTMENT	1	2 PERSON	45	54.2	23	24.7	12.5			11.4	12.5	3	5.16	5	5.11	NO	SE		YES
35	APARTMENT	2	4 PERSON	73	90.7	30	34.7	16.8	12		24.4	28.8	6	7.82	7	7.3	YES	NW / SE		YES
36	APARTMENT	2	4 PERSON	73	83.4	30	30.8	14	11.8		24.4	25.8	6	6.66	7	7.2	NO	NW		YES
37	APARTMENT	2	4 PERSON	73	81.4	30	30.6	16	12.9		24.4	28.9	6	6.82	7	10.91	YES	N		YES
38	APARTMENT	2	4 PERSON	73	93.8	30	31	15.3	12.3		24.4	27.6	6	7.94	7	7.2	YES	NE / SW		YES
39	APARTMENT	2	3 PERSON	63	73	28	28.1	13.2	7.3		20.1	20.5	5	5.4	6	10.2	YES	NE / SW		YES
40	APARTMENT	1	2 PERSON	45	48.9	23	23.03	11.4			11.4	11.4	3	3.11	5	5.6	NO	NE		NO
41	APARTMENT	2	4 PERSON	73	83.6	30	32.8	13.82	12.01		24.4	25.83	6	7.07	7	14.8	YES	E / SW		YES
42	APARTMENT	2	4 PERSON	73	85.5	30	33.8	14.1	12.3		24.4	26.4	6	6.43	7	11.9	YES	NE / SW		YES
43	STUDIO APARTMENT	1	1 PERSON	37	45.3	30	32	Combined with living area					3	3	4	8.9	NO	SW		YES
44	APARTMENT	3	5 PERSON	90	103.9	34	34.4	15.4	11.5	7.1	31.5	34	9	9.37	9	13.2	YES	W		YES
45	APARTMENT	1	2 PERSON	45	58.4	23	23	14.7			11.4	14.7	3	3.2	5	5.5	NO	NW		YES
46	APARTMENT	2	4 PERSON	73	88.4	30	36.7	13.5	11.6		24.4	25.1	6	6.9	7	8.2	YES	NW / SE		YES
47	STUDIO APARTMENT	1	1 PERSON	37	43.7	30	31.8	Combined with living area					3	3.2	4	4.4	NO	NW		YES
48	APARTMENT	2	3 PERSON	63	67.3	28	28.1	13	7.34		20.1	20.34	5	5.3	6	6.2	NO	NW		NO
49	APARTMENT	1	2 PERSON	45	54.2	23	24.7	12.5			11.4	12.5	3	5.16	5	5.11	NO	SE		YES
50	APARTMENT	2	4 PERSON	73	90.7	30	34.7	16.8	12		24.4	28.8	6	7.82	7	7.3	YES	NW / SE		YES
51	APARTMENT	2	4 PERSON	73	83.4	30	30.8	14	11.8		24.4	25.8	6	6.66	7	7.2	NO	NW		YES
52	APARTMENT	2	4 PERSON	73	81.4	30	30.6	16	12.9		24.4	28.9	6	6.82	7	10.93	YES	N		YES
53	APARTMENT	2	4 PERSON	73	93.8	30	31	15.3	12.3		24.4	27.6	6	7.94	7	7.2	YES	NE / SW		YES
54	APARTMENT	2	3 PERSON	63	72.5	28	28.1	13.2	7.3		20.1	20.5	5	5.4	6	10.2	YES	NE / SW		YES
55	APARTMENT	1	2 PERSON	45	48.9	23	23.03	11.4			11.4	11.4	3	3.11	5	5.6	NO	NE		NO
56	APARTMENT	2	4 PERSON	73	83.6	30	32.01	13.82	12.01		24.4	25.83	6	7.07	7	14	YES	E / SW		YES
57	APARTMENT	2	4 PERSON	73	85.5	30	33.8	14.1	12.3		24.4	26.4	6	6.43	7	11.9	YES	NE / SW		YES
58	STUDIO APARTMENT	1	1 PERSON	37	45.3	30	32.1	Combined with living area					3	3	4	9.2	NO	SW		YES
59	APARTMENT	3	5 PERSON	90	103.9	34	34.4	15.4	11.5	7.1	31.5	34	9	9.37	9	13.2	YES	W		YES
60	APARTMENT	1	2 PERSON	45	58.4	23	23	14.7			11.4	14.7	3	3.2	5	5.5	NO	NW		YES
61	APARTMENT	2	4 PERSON	73	88.4	30	36.7	13.5	11.6		24.4	25.1	6	6.9	7	8.2	YES	NW / SE		YES
62	STUDIO APARTMENT	1	1 PERSON	37	43.7	30	31.8	Combined with living area					3	3.2	4	4.4	NO	NW		YES
63	APARTMENT	2	3 PERSON	63	67.3	28	28.1	13	7.34		20.1	20.34	5	5.3	6	6.2	NO	NW		NO

64	APARTMENT	1	2 PERSON	45	54.2	23	24.7	12.5			11.4	12.5	3	5.16	5	5.11	NO	SE		YES
65	APARTMENT	2	4 PERSON	73	90.7	30	34.7	16.8	12		24.4	28.8	6	7.82	7	7.3	YES	NW / SE		YES
66	APARTMENT	2	4 PERSON	73	83.4	30	30.8	14	11.8		24.4	25.8	6	6.66	7	7.2	NO	NW		YES
67	APARTMENT	2	4 PERSON	73	81.4	30	30.6	16	12.9		24.4	28.9	6	6.82	7	10.93	YES	N		YES
68	APARTMENT	2	4 PERSON	73	93.6	30	31	15.3	12.3		24.4	27.6	6	7.94	7	7.2	YES	NE / SW		YES
69	APARTMENT	2	3 PERSON	63	72.5	28	28.1	13.2	7.3		20.1	20.5	5	5.4	6	10.2	YES	NE / SW		YES
70	APARTMENT	1	2 PERSON	45	48.9	23	23.03	11.4			11.4	11.4	3	3.11	5	5.6	NO	NE		NO
71	APARTMENT	2	4 PERSON	73	83.6	30	32.01	13.82	12.01		24.4	25.83	6	7.07	7	14	YES	E / SW		YES
72	APARTMENT	2	4 PERSON	73	88.4	30	36.7	12.44	12.02		24.4	24.46	6	6.2	7	8.13	YES	NW / S		YES
73	STUDIO APARTMENT	1	1 PERSON	37	44.02	30	31.4	Combined with living area					3	3.2	4	4.4	NO	NW		YES
74	APARTMENT	2	3 PERSON	63	68.6	28	29.5	13.1	7.7		20.1	20.8	5	6.2	6	6.2	NO	NW		NO
75	APARTMENT	1	2 PERSON	45	52.5	23	24.7	12.4			11.4	12.4	3	3.63	5	5.11	NO	SE		YES
76	APARTMENT	2	4 PERSON	73	90.7	30	34.7	16.8	12		24.4	28.8	6	7.82	7	7.3	YES	NW / SE		YES
77	APARTMENT	2	4 PERSON	73	83.4	30	30.8	14	11.8		24.4	25.8	6	6.66	7	7.2	NO	NW		YES
78	APARTMENT	2	4 PERSON	73	81.4	30	30.6	16	12.9		24.4	28.9	6	6.82	7	10.92	YES	N		YES
79	APARTMENT	2	4 PERSON	73	93.8	30	31	15.3	12.3		24.4	27.6	6	7.94	7	7.2	YES	NE / SW		YES
80	APARTMENT	3	5 PERSON	90	124.23	34	53	13.5	13.9	8.8	31.5	36.2	9	9.3	9	15.8	YES	NE / SW		YES
81	APARTMENT	2	4 PERSON	73	83.6	30	32	13.8	12		24.4	25.8	6	7.1	7	13.6	YES	E / SW		YES
82	APARTMENT	2	4 PERSON	73	82.6	30	30.8	13.3	11.8		24.4	25.1	6	6.54	7	7.3	YES	W		YES
83	APARTMENT	2	4 PERSON	73	80.5	30	30.01	16	12.9		24.4	28.9	6	6.74	7	11.2	YES	N		YES
84	APARTMENT	1	2 PERSON	45	79.7	23	30.92	17.7			11.4	17.7	3	10.6	5	7.2	YES	E		YES
85	APARTMENT	2	4 PERSON	73	82.6	30	30.8	13.3	11.8		24.4	25.1	6	6.54	7	7.3	YES	W		YES
86	APARTMENT	2	4 PERSON	73	80.5	30	30.01	16	12.9		24.4	28.9	6	6.74	7	7.1	YES	N		YES
87	APARTMENT	1	2 PERSON	45	79.4	23	30.92	17.7			11.4	17.7	3	10.6	5	7.2	YES	E		YES
88	APARTMENT	2	4 PERSON	73	82.6	30	30.8	13.3	11.8		24.4	25.1	6	6.54	7	7.3	YES	W		YES
89	APARTMENT	2	4 PERSON	73	80.5	30	30.01	16	12.9		24.4	28.9	6	6.74	7	7	YES	N		YES
90	APARTMENT	1	2 PERSON	45	79.4	23	30.92	17.7			11.4	17.7	3	10.6	5	7.2	YES	E		YES
																	53			
	SECTOR 8B BLOCK 2																			
1	APARTMENT	2	4 PERSON	73	88.6	30	31.6	14.6	12		24.4	26.6	6	7.14	7	8.04	YES	W / SE	YES	
2	APARTMENT	2	4 PERSON	73	84.4	30	32.9	13.6	12		24.4	25.6	6	7.35	7	17.61	YES	N	YES	
3	APARTMENT	2	4 PERSON	73	81.03	30	30.2	13.2	11.8		24.4	25	6	6.53	7	16	YES	E	YES	
4	APARTMENT	2	4 PERSON	73	90.22	30	31.6	14.9	12.7		24.4	27.6	6	8.16	7	7.94	YES	W / SE	YES	
5	APARTMENT	1	2 PERSON	45	53.5	23	23.1	11.4			11.4	11.4	3	3.9	5	6.21	NO	NW	YES	
6	APARTMENT	2	4 PERSON	73	84.4	30	32.9	13.6	12		24.4	25.6	6	7.35	7	12.18	YES	N	YES	
7	APARTMENT	2	4 PERSON	73	81.02	30	30.9	13.2	11.8		24.4	25	6	6.53	7	12.1	YES	E	YES	
8	APARTMENT	2	4 PERSON	73	90.22	30	31.6	14.9	12.7		24.4	27.6	6	8.16	7	7.94	YES	W / SE	YES	
9	APARTMENT	1	2 PERSON	45	53.5	23	23.1	11.4			11.4	11.4	3	3.9	5	6.21	NO	NW	YES	
10	APARTMENT	2	4 PERSON	73	84.4	30	32.9	13.7	12		24.4	25.7	6	7.35	7	12.18	YES	N	YES	
11	APARTMENT	2	4 PERSON	73	81	30	30.9	13.2	11.8		24.4	25	6	6.53	7	12.1	YES	E	YES	
12	APARTMENT	2	4 PERSON	73	90.22	30	31.6	14.9	12.7		24.4	27.6	6	8.16	7	7.94	YES	W / SE	YES	
13	APARTMENT	1	2 PERSON	45	53.5	23	23.1	11.4			11.4	11.4	3	3.9	5	6.21	NO	NW	YES	
14	APARTMENT	2	4 PERSON	73	84.4	30	32.9	13.7	12		24.4	25.7	6	7.35	7	12.2	YES	N	YES	
15	APARTMENT	2	4 PERSON	73	81	30	30.9	13.2	11.8		24.4	25	6	6.53	7	12.1	YES	E	YES	
16	APARTMENT	2	4 PERSON	73	90.22	30	31.6	14.9	12.7		24.4	27.6	6	8.16	7	7.94	YES	W / SE	YES	
17	APARTMENT	1	2 PERSON	45	53.5	23	23.1	11.4			11.4	11.4	3	3.9	5	6.21	NO	NW	YES	
18	APARTMENT	2	4 PERSON	73	84.4	30	32.9	13.7	12		24.4	25.7	6	7.35	7	12.2	YES	N	YES	
19	APARTMENT	2	4 PERSON	73	81.03	30	31.3	13.2	11.8		24.4	25	6	6.53	7	12.4	YES	E	YES	
20	APARTMENT	2	4 PERSON	73	90.22	30	31.6	14.9	12.73		24.4	27.63	6	8.16	7	7.94	YES	W / SE	YES	
21	APARTMENT	1	2 PERSON	45	53.5	23	23.1	11.4			11.4	11.4	3	3.9	5	6.21	NO	NW	YES	
22	APARTMENT	2	4 PERSON	73	84.4	30	32.9	13.7	12		24.4	25.7	6	7.35	7	12.2	YES	N	YES	
23	APARTMENT	2	4 PERSON	73	81	30	31	13.2	11.8		24.4	25	6	6.53	7	12.1	YES	E	YES	
24	APARTMENT	2	4 PERSON	73	84.4	30	32.9	13.7	12		24.4	25.7	6	7.35	7	12.4	YES	N / SW	YES	
25	APARTMENT	2	4 PERSON	73	81.03	30	31	13.2	11.8		24.4	25	6	6.53	7	12.4	YES	E	YES	
26	APARTMENT	2	4 PERSON	73	84.4	30	32.9	13.7	12		24.4	25.7	6	7.35	7	12.4	YES	N / SW	YES	
27	APARTMENT	2	4 PERSON	73	81	30	31	13.2	11.8		24.4	25	6	6.53	7	12.4	YES	E	YES	
28	APARTMENT	2	4 PERSON	73	84.4	30	32.9	13.7	12		24.4	25.7	6	7.35	7	12.4	YES	N / SW	YES	
29	APARTMENT	2	4 PERSON	73	81	30	31	13.2	11.8		24.4	25	6	6.53	7	12.4	YES	E	YES	
																	24		29	

Total number of apartments in Sector 8B: **119 total**

Total number of dual aspect: **77 total** (65%)

Total Part V units: 29 total