

HOUSING QUALITY ASSESSMENT

UNIT TYPE	AREA (M)	QUANTITY						TOTAL	% DUAL ASPECT
		CRECHE	1 BED	2 BED	3 BED	4 BED	5 BED		
APARTMENTS									
BLOCK A			14	39	1			54	53
BLOCK B			14	40	2			56	
BLOCK C			9	14	2			25	
TOTAL			37	93	5			135	
DUPLEX									
BLOCK D				6	6			12	
BLOCK E			4	4				8	
BLOCK F			4	4				8	
TOTAL			8	14	6			28	
HOUSES									
CRECHE	476	1							
BLOCK A&B CONCIERGE	116								
BLOCK A&B GYM	76								
TOTAL UNITS								415	

PROJECT STATISTICS			
OVERALL SITE AREA			12.5 ha
DEVELOPABLE SITE AREA			11.1 ha
DENSITY			37.4 units per ha
*note developable site area equals overall site area less access road			
10% REQUIRED POS			1.11 ha
OPEN SPACE PROVIDED			1.35 ha (12%)
COMMUNAL OPEN SPACE			
	REQUIRED	PROVIDED	
BLOCK A&B	720 sqm	1110sqm + Gym + Concierge	
BLOCK C	161sqm	180sqm	
BLOCK D	96sqm	150sqm	
BLOCK E	48sqm	150sqm	
BLOCK F	48sqm	70sqm	
CRECHE PROVISION			
Note: Creche based on provision for 252no. houses + 13 (3-bed duplex + 50% 2-bed duplex) + 52 (3-bed apartments + 50% 2-bed apartments) = 317* units with 317 / 75 x 20 child spaces = Creche required for 85 children *1-Bed Apartments & 50% of 2-Bed Apartments Discounted in Creche Unit Calculations			

Car Parking

Bicycle Parking

APARTMENT BLOCK A&B (110 UNITS)						
Total Spaces (1.25 per Apartment Unit):		138	(90 undercroft + 48 surface)	Total (1 per Unit + 1 visitor for every 4no. units)	142	(112 undercroft + 30 surface)
includes: Disabled		4	(includes 2no. Surface Level Space)	includes: Resident	112	(secure undercroft)
includes: Visitor		28		includes: Visitor	30	(surface parking)
Motorbike Parking Spaces		2	(undercroft)			
APARTMENT BLOCK C (25 UNITS)						
Total Spaces (1.25 per Apartment Unit):		31	(31 surface)	Total (1 per Unit + 1 visitor for every 4no. units)	35	(surface)
includes: Disabled		1		includes: Resident	25	(secure storage)
includes: Visitor		6		includes: Visitor	10	(surface parking)
DUPLEX BLOCK D (12 UNITS + CRECHE)						
Total Spaces (1.25 per Duplex Unit):		15	(28 surface)	Total (1 per Unit + 1 visitor for every 4no. units)	26	(surface)
includes: Disabled		1		includes: Resident	16	(secure storage)
includes: Visitor		10	Dual Visitor / Staff Parking	includes: Visitor	5	(surface parking)
Creche Parking		6	Pick up / Drop Off	Creche Parking	5	(surface parking)
DUPLEX BLOCK E (08 UNITS)						
Total Spaces (1.25 per Apartment Unit):		10	(10 surface)	Total (1 per Unit + 1 visitor for every 4no. units)	12	(surface)
includes: Disabled		1		includes: Resident	8	(secure storage)
includes: Visitor		2		includes: Visitor	4	(secure storage)
DUPLEX BLOCK F (08 UNITS)						
Total Spaces (1.25 per Apartment Unit):		10	(10 surface)	Total (1 per Unit + 1 visitor for every 4no. units)	12	(surface)
includes: Disabled		0		includes: Resident	8	(secure storage)
includes: Visitor		2		includes: Visitor	4	(secure storage)

*note min. 6 visitor spaces required

*note min. 4 visitor spaces required

*note min. 2 visitor spaces required

*note min. 2 visitor spaces required

	BICYCLE PARKING	CAR PARKING	DISABLED
Visitor (incl. dual Creche spaces)	64	54	
Resident	163	163	
OVERALL PROVISION	227	721	7

* note 10% of overall provision for EV charging points required: 22 spaces
 * note 2no. Motorcycle spaces provided within Undercroft of Apartment Block A&B
 * note overall car parking includes provision for housing units

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Apartments

CORE	APT NUMBER	APT TYPE	No. 1 BEDS	No. 2 BEDS	No. 3 BEDS	BED SPACES	UNIT AREA m ²	Agg.LIVING AREA m ²	BED 1 AREA m ²	BED 2 AREA m ²	BED 3 AREA m ²	Agg. BED AREA m ²	STORE AREA m ²	PRIVATE OPEN SPACE M ²	SINGLE ASPECT	DUAL ASPECT	
Block A (Ground Floor)																	
CORE 1	1	E		1		4	84.3	33.00	13.00	11.40		24.40	6.00	7.00		1	
	2	B1	1			2	53.2	24.40	14.00			14.00	3.00	5.00		1	
	3	A GRND		1		4	80.3	30.20	13.80	11.40		25.20	6.00	7.00	1		
	4	A2 GRND		1		4	81.7	30.20	16.40	11.40		27.80	6.00	7.00	1		
	5	G GRND		1		4	81.4	30.00	13.90	11.40		25.30	6.00	7.00	1		
Block A (First Floor)																	
CORE 1	6	A2		1		4	76.7	30.20	13.50	11.40		24.90	6.00	7.00	1		
	7	A		1		4	78.2	30.20	13.80	11.40		25.20	6.00	7.00	1		
	8	B1	1			2	51.2	24.40	14.00			14.00	3.00	5.00		1	
	9	A		1		4	78.2	30.20	13.80	11.40		25.20	6.00	7.00		1	
	10	A3		1		4	88.7	30.70	13.20	12.30		25.50	6.00	7.00		1	
	11	A2		1		4	76.7	30.20	13.50	11.40		24.90	6.00	7.00	1		
	12	D	1			2	64.0	29.10	14.50				14.50	3.50	5.00	1	
	13	B	1			2	52.7	25.50	15.20				15.20	3.50	5.00	1	
	14	A		1		4	78.2	30.20	13.80	11.40			25.20	6.00	7.00	1	
	15	B	1			2	51.7	24.00	11.60				11.60	3.00	5.00		1
	16	C		1		4	76.7	30.10	13.30	12.30			25.60	6.00	7.00		1
	17	A4		1		4	78.1	30.90	15.40	11.40			26.80	6.00	7.00		1
18	H			1	6	113.6	38.30	13.80	12.00	11.70		37.50	9.00	13.00		1	
Block A (Second Floor)																	
CORE 1	19	A2		1		4	76.7	30.20	13.50	11.40		24.90	6.00	7.00	1		
	20	A		1		4	78.2	30.20	13.80	11.40		25.20	6.00	7.00	1		
	21	B1	1			2	51.2	24.40	14.00			14.00	3.00	5.00		1	
	22	A		1		4	78.2	30.20	13.80	11.40		25.20	6.00	7.00	1		
	23	A3		1		4	88.7	30.70	13.20	12.30		25.50	6.00	7.00		1	
	24	A2		1		4	76.7	30.20	13.50	11.40		24.90	6.00	7.00	1		
	25	A		1		4	78.2	30.20	13.80	11.40			25.20	6.00	7.00	1	
	26	B	1			2	52.7	25.50	15.20				15.20	3.50	5.00	1	
	27	A		1		4	78.2	30.20	13.80	11.40			25.20	6.00	7.00		1
	28	B	1			2	51.7	24.00	11.60				11.60	3.00	5.00		1
	29	C		1		4	76.7	30.10	13.30	12.30			25.60	6.00	7.00		1
	30	A4		1		4	78.1	30.90	15.40	11.40			26.80	6.00	7.00		1

HOUSING QUALITY ASSESSMENT

Apartments

CORE	APT NUMBER	APT TYPE	No. 1 BEDS	No. 2 BEDS	No. 3 BEDS	BED SPACES	UNIT AREA m ²	Agg.LIVING AREA m ²	BED 1 AREA m ²	BED 2 AREA m ²	BED 3 AREA m ²	Agg. BED AREA m ²	STORE AREA m ²	PRIVATE OPEN SPACE M ²	SINGLE ASPECT	DUAL ASPECT	
Block A (Third Floor)																	
CORE 1	31	A2		1		4	76.7	30.20	13.50	11.40		24.90	6.00	7.00	1		
	32	A		1		4	78.2	30.20	13.80	11.40		25.20	6.00	7.00	1		
	33	B1	1			2	51.2	24.40	14.00			14.00	3.00	5.00		1	
	34	A		1		4	78.2	30.20	13.80	11.40		25.20	6.00	7.00	1		
	35	A3		1		4	88.7	30.70	13.20	12.30		25.50	6.00	7.00		1	
	36	A2		1		4	76.7	30.20	13.50	11.40		24.90	6.00	7.00	1		
	37	A		1		4	78.2	30.20	13.80	11.40		25.20	6.00	7.00	1		
	38	B	1			2	52.7	25.50	15.20				15.20	3.50	5.00	1	
	39	A		1		4	78.2	30.20	13.80	11.40			25.20	6.00	7.00		1
	40	B	1			2	51.7	24.00	11.60				11.60	3.00	5.00		1
	41	C		1		4	76.7	30.10	13.30	12.30			25.60	6.00	7.00		1
	42	A4		1		4	78.1	30.90	15.40	11.40			26.80	6.00	7.00		1
Block A (Fourth Floor)																	
CORE 1	43	A2		1		4	76.7	30.20	13.50	11.40		24.90	6.00	7.00	1		
	44	A		1		4	78.2	30.20	13.80	11.40		25.20	6.00	7.00	1		
	45	B1	1			2	51.2	24.40	14.00			14.00	3.00	5.00		1	
	46	A		1		4	78.2	30.20	13.80	11.40		25.20	6.00	7.00	1		
	47	A3		1		4	88.7	30.70	13.20	12.30		25.50	6.00	7.00		1	
	48	A2		1		4	76.7	30.20	13.50	11.40		24.90	6.00	7.00	1		
	49	A		1		4	78.2	30.20	13.80	11.40			25.20	6.00	7.00	1	
	50	B	1			2	52.7	25.50	15.20				15.20	3.50	5.00	1	
	51	A		1		4	78.2	30.20	13.80	11.40			25.20	6.00	7.00		1
	52	B	1			2	51.7	24.00	11.60				11.60	3.00	5.00		1
	53	C		1		4	76.7	30.10	13.30	12.30			25.60	6.00	7.00		1
	54	A4		1		4	78.1	30.90	15.40	11.40			26.80	6.00	7.00		1
BLOCK 'A' TOTAL			14	39	1	190	3941.5								27	27	

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Apartments

CORE	APT NUMBER	APT TYPE	No. 1 BEDS	No. 2 BEDS	No. 3 BEDS	BED SPACES	UNIT AREA m ²	Agg.LIVING AREA m ²	BED 1 AREA m ²	BED 2 AREA m ²	BED 3 AREA m ²	Agg. BED AREA m ²	STORE AREA m ²	PRIVATE OPEN SPACE M ²	SINGLE ASPECT	DUAL ASPECT
Block B (Ground Floor)																
CORE 1	55	E GRND		1		4	84.3	33.00	13.00	11.40		24.40	6.00	7.00		1
	56	B1 GRND	1			2	53.2	24.40	14.00			14.00	3.00	5.00		1
	57	A GRND		1		4	80.3	30.20	13.80	11.40		25.20	6.00	7.00	1	
	58	A2 GRND		1		4	81.7	30.20	16.40	11.40		27.80	6.00	7.00	1	
	59	A4 GRND		1		4	80.2	30.90	15.40	11.40		26.80	6.00	7.00		1
	60	F GRND			1	6	112.8	34.90	19.20	12.00	11.40	42.60	9.00	10.00		1
	61	G GRND		1			81.4	30.00	13.90	11.90		25.80	6.00	7.00	1	
Block B (First Floor)																
CORE 1	62	A4		1		4	78.1	30.90	15.40	11.40		26.80	6.00	7.00		1
	63	C		1		4	76.7	30.10	13.30	12.30		25.60	6.00	7.00		1
	64	B	1			2	51.7	24.00	11.60			11.60	3.00	5.00		1
	65	A		1		4	78.2	30.20	13.80	11.40		25.20	6.00	7.00	1	
	66	B	1			2	52.7	25.50	15.20			15.20	3.50	5.00	1	
	67	D	1			2	60.0	29.10	14.50			14.50	3.50	5.00	1	
	68	A2		1		4	76.7	30.20	13.50	11.40		24.90	6.00	7.00	1	
	69	A3		1		4	88.7	30.70	13.20	12.30		25.50	6.00	7.00		1
	70	A		1		4	78.2	30.20	13.80	11.40		25.20	6.00	7.00		1
	71	B1	1			2	51.2	24.40	14.00			14.00	3.00	5.00		1
	72	A		1		4	78.2	30.20	13.80	11.40		25.20	6.00	7.00	1	
	73	A2		1		4	76.7	30.20	13.50	11.40		24.90	6.00	7.00	1	
	74	H			1	6	113.6	38.30	13.80	12.00	11.70	37.50	9.00	13.00		1
	Block B (Second Floor)															
CORE 1	75	A4		1		4	78.1	30.90	15.40	11.40		26.80	6.00	7.00		1
	76	C		1		4	76.7	30.10	13.30	12.30		25.60	6.00	7.00		1
	77	B	1			2	51.7	24.00	11.60			11.60	3.00	5.00		1
	78	A		1		4	78.2	30.20	13.80	11.40		25.20	6.00	7.00	1	
	79	B	1			2	52.7	25.50	15.20			15.20	3.50	5.00	1	
	80	A		1		4	78.2	30.20	13.80	11.40		25.20	6.00	7.00	1	
	81	A2		1		4	76.7	30.20	13.50	11.40		24.90	6.00	7.00	1	
	82	A3		1		4	88.7	30.70	13.20	12.30		25.50	6.00	7.00		1
	83	A		1		4	78.2	30.20	13.80	11.40		25.20	6.00	7.00		1
	84	B1	1			2	51.2	24.40	14.00			14.00	3.00	5.00		1
	85	A		1		4	78.2	30.20	13.80	11.40		25.20	6.00	7.00	1	
86	A2		1		4	76.7	30.20	13.50	11.40		24.90	6.00	7.00	1		

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Apartments

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Block B (Third Floor)																
CORE 1	87	A4		1		4	78.1	30.90	15.40	11.40		26.80	6.00	7.00		1
	88	C		1		4	76.7	30.10	13.30	12.30		25.60	6.00	7.00		1
	89	B	1			2	51.7	24.00	11.60			11.60	3.00	5.00		1
	90	A		1		4	78.2	30.20	13.80	11.40		25.20	6.00	7.00	1	
	91	B	1			2	52.7	25.50	15.20			15.20	3.50	5.00	1	
	92	A		1		4	78.2	30.20	13.80	11.40		25.20	6.00	7.00	1	
	93	A2		1		4	76.7	30.20	13.50	11.40		24.90	6.00	7.00	1	
	94	A3		1		4	88.7	30.70	13.20	12.30		25.50	6.00	7.00		1
	95	A		1		4	78.2	30.20	13.80	11.40		25.20	6.00	7.00		1
	96	B1	1			2	51.2	24.40	14.00			14.00	3.00	5.00		1
	97	A		1		4	78.2	30.20	13.80	11.40		25.20	6.00	7.00	1	
98	A2		1		4	76.7	30.20	13.50	11.40		24.90	6.00	7.00	1		
Block B (Fourth Floor)																
CORE 1	99	A4		1		4	78.1	30.90	15.40	11.40		26.80	6.00	7.00		1
	100	C		1		4	76.7	30.10	13.30	12.30		25.60	6.00	7.00		1
	101	B	1			2	51.7	24.00	11.60			11.60	3.00	5.00		1
	102	A		1		4	78.2	30.20	13.80	11.40		25.20	6.00	7.00	1	
	103	B	1			2	52.7	25.50	15.20			15.20	3.50	5.00	1	
	104	A		1		4	78.2	30.20	13.80	11.40		25.20	6.00	7.00	1	
	105	A2		1		4	76.7	30.20	13.50	11.40		24.90	6.00	7.00	1	
	106	A3		1		4	88.7	30.70	13.20	12.30		25.50	6.00	7.00		1
	107	A		1		4	78.2	30.20	13.80	11.40		25.20	6.00	7.00		1
	108	B1	1			2	51.2	24.40	14.00			14.00	3.00	5.00		1
	109	A		1		4	78.2	30.20	13.80	11.40		25.20	6.00	7.00	1	
110	A2		1		4	76.7	30.20	13.50	11.40		24.90	6.00	7.00	1		
BLOCK 'B' TOTAL			14	40	2	196	4130.5								27	29

HOUSING QUALITY ASSESSMENT

Houses

TYPES	DESCRIPTION	3 BED No's	4 BED No's	5 BED No's	TOTAL Hse No's	HEIGHT	BEDSPACE No's	Hse Area m ²	TOTAL Hse Area m ²	Agg. LIVING Area m ²	BED 1	BED 2	BED 3	BED 4	BED 5	Agg. BED Area m ²	STORE	GARDEN AREA M ²	ASPECT
Overall		5	7	10															
House Type A	3 Bed - Semi-Detached-Wide Frontage	15			15	2.0 Storey	75	109.2	1638.0	38.0	14.7	11.3	7.9			33.9	4.3 + Attic	Min 60m ² +	Dual
House Type B	4 Bed - Semi-Detached-Corner		15		15	2.0 Storey	105	132.0	1980.0	50.3	14.4	11.4	11.5	7.7		45.0	4.84 + Attic	Min 75m ² +	Dual
House Type C	3 Bed - Semi - Detached/Mid Terrace	177			177	2.0 Storey	885	117.7	20832.9	41.8	14.0	12.2	8.6			34.8	3.5 + Attic	Min 60m ² +	Dual
House Type D	4 Bed - Semi-Detached		29		29	2.0 Storey	203	138.4	4013.6	53.4	13.0	11.7	8.3	9.5		42.5	5.9 + Attic	Min 75m ² +	Dual
House Type E	5 Bed - Semi-Detached			12	12	3.0 Storey	120	203.5	2442.0	58.5	25.5	18.1	18.5	14.5	23.1	99.7	8.3 + Attic	Min 75m ² +	Dual
House Type F	4 Bed - Detached		4		4	2.0 Storey	28	165.2	660.8	69.7	13.0	11.7	8.7	9.1		42.5	5.9 + Attic	Min 75m ² +	Dual
TOTAL		192	48	12	252		1416		31567.3										
Character Area 1																			
House Type A	3 Bed - Semi-Detached-Wide Frontage	5			5	2.0 Storey	0	109.2	546.0	38.0	14.7	11.3	7.9			33.9	4.3 + Attic	Min 60m ² +	Dual
House Type B	4 Bed - Semi-Detached-Corner		5		5	2.0 Storey	0	132.0	660.0	50.3	14.4	11.4	11.5	7.7		45.0	4.84 + Attic	Min 75m ² +	Dual
House Type C	3 Bed - Semi - Detached/Mid Terrace	95			95	2.0 Storey	0	117.7	11181.5	41.8	14.0	12.2	8.6			34.8	3.5 + Attic	Min 60m ² +	Dual
House Type D	4 Bed - Semi-Detached		19		19	2.0 Storey	0	138.4	2629.6	53.4	13.0	11.7	8.3	9.5		42.5	5.9 + Attic	Min 75m ² +	Dual
House Type E	5 Bed - Semi-Detached			12	12	3.0 Storey	0	203.5	2442.0	58.5	25.5	18.1	18.5	14.5	23.1	99.7	8.3 + Attic	Min 75m ² +	Dual
TOTAL		100	24	12	136		0		17459.1										
Character Area 3																			
House Type A	3 Bed - Semi-Detached-Wide Frontage	6			6	2.0 Storey	0	109.2	655.2	38.0	14.7	11.3	7.9			33.9	4.3 + Attic	Min 60m ² +	Dual
House Type B	4 Bed - Semi-Detached-Corner		6		6	2.0 Storey	0	132.0	792.0	50.3	14.4	11.4	11.5	7.7		45.0	4.84 + Attic	Min 75m ² +	Dual
House Type C	3 Bed - Semi - Detached/Mid Terrace	27			27	2.0 Storey	0	117.7	3177.9	41.8	14.0	12.2	8.6			34.8	3.5 + Attic	Min 60m ² +	Dual
House Type D	4 Bed - Semi-Detached		6		6	2.0 Storey	0	138.4	830.4	53.4	13.0	11.7	8.3	9.5		42.5	5.9 + Attic	Min 75m ² +	Dual
TOTAL		33	12	0	45		0		5455.5										
Character Area 4																			
House Type A	3 Bed - Semi-Detached-Wide Frontage	4			4	2.0 Storey	0	109.2	436.8	38.0	14.7	11.3	7.9			33.9	4.3 + Attic	Min 60m ² +	Dual
House Type B	4 Bed - Semi-Detached-Corner		4		4	2.0 Storey	0	132.0	528.0	50.3	14.4	11.4	11.5	7.7		45.0	4.84 + Attic	Min 75m ² +	Dual
House Type C	3 Bed - Semi - Detached/Mid Terrace	55			55	2.0 Storey	0	117.7	6473.5	41.8	14.0	12.2	8.6			34.8	3.5 + Attic	Min 60m ² +	Dual
House Type D	4 Bed - Semi-Detached		4		4	2.0 Storey	0	138.4	553.6	53.4	13.0	11.7	8.3	9.5		42.5	5.9 + Attic	Min 75m ² +	Dual
House Type F	4 Bed - Detached		4		4	2.0 Storey	0	189.2	756.8	68.1	16.7	13.6	13.5	12.2		56.0	9 + Attic	Min 75m ² +	Dual
TOTAL		59	12	0	71		0		8748.7										
TOTALS		192	48	12	252														
% of total Houses																			

Rear Garden Sizes

Note: Garden sizes correspond to Min Requirement as per Fingal Co Council's Development Plan = 60m² for 3bed & 75m² for 4bed+