

Housing Quality Assessment - Part V Units



Jamestown Road SHD, Finglas, Dublin 11

Job No: 1873

Date: 7th January 2022

DEVELOPMENT STANDARDS	Description	Beds/ Persons	GFA sqm	Storage Area sqm	Balcony/ Patio Size sqm	Living Room Width m	Agg. Living Area sqm	Bedroom Widths m	Agg. Bedroom Area sqm	Communal Amenity space sqm
Sustainable Urban Housing Design Standards for New Apartments 2020	1 bedroom apartment	1B/ 2P	45 sqm	3 sqm	5 sqm	3.3 m	23 sqm	Single 2.1m Double 2.8m	11.4 sqm	5 sqm
	2 bedroom apartment	2B/ 3P	63 sqm	5 sqm	6 sqm	3.6m	28 sqm		20.1 sqm	6 sqm
	2 bedroom apartment	2B/ 4P	73 sqm	6 sqm	7 sqm	3.6m	30 sqm		24.4 sqm	7 sqm
	3 bedroom apartment	3B/ 6P	90 sqm	9 sqm	9 sqm	3.8m	34 sqm		31.5 sqm	9 sqm
Dublin City Development Plan (2016-2022) Standards for Residential Accommodation	1 bedroom apartment	n/a	45 sqm	3 sqm	5 sqm	n/a	n/a	n/a	n/a	5 sqm
	2 bedroom apartment	n/a	73 sqm	6 sqm	7 sqm	n/a	n/a	n/a	n/a	7 sqm
	3 bedroom apartment	n/a	90 sqm	9 sqm	9 sqm	n/a	n/a	n/a	n/a	9 sqm

Note: Figures that meet or exceed the minimum Housing Design Standards are highlighted in green.

Note: Part V Units highlighted in purple below

BLOCK C		Total Part V Apartment units: 32																							
Level	Apartment Number	Apart. Type	Description	Beds/ Persons	Required GFA sqm	GFA sqm	Required GFA achieved (%)	Required Storage Area sqm	Storage Area sqm	Required Balcony/ Patio Size sqm	Balcony/ Patio Size sqm	Required Living Room Width m	Living Room Width m	Required Agg. LKD Area sqm	Agg. LKD Area sqm	Required Minimum Bedroom Widths m	Minimum Bedroom Widths m	Required Agg. Bedroom Area sqm	Agg. Bedroom Area sqm	Aspect	Depth of Balcony [m] (proposed) min. 1m	Access to balcony	Orientation	Communal Open Space Requirement	
First	C01.09	2Q	2 bedroom apartment	2B/4P	73	83.5	114%	6	7.9	7	7	3.6	3.63	30	30	2.8	2.8	24.4	25.1	Dual	1.7	Living Room	SW,NE	7	
	C01.10	1Ca	1 bedroom apartment	1B/2P	45	51.4	114%	3	3.1	5	5	3.3	3.3	23	30.66	2.8	2.8	11.4	11.38	Dual	1.7	Living Room	SW,NW	5	
	C01.11	2A	2 bedroom apartment	2B/4P	73	75.0	103%	6	8.4	7	7	3.6	3.6	30	30	2.8	2.8	24.4	24.4	Single	1.6	Living Room	SW	7	
	C01.12	1A	1 bedroom apartment	1B/2P	45	49.6	110%	3	4.4	5	5	3.3	3.3	23	24.59	2.8	2.8	11.4	11.4	Single	1.7	Bedroom	SW	5	
	C01.13	2O	2 bedroom apartment	2B/4P	73	79.4	109%	6	6	7	7	3.6	3.9	30	30	2.8	3	24.4	24.8	Dual	1.6	Living Room	SW,SE	7	
	C01.14	2R	2 bedroom apartment	2B/4P	73	77.0	105%	6	6	7	9.6	9.6	3.6	3.81	30	30	2.8	2.8	24.4	25.4	Dual	1.5/ 0.95	Living Room	SE,SW,NE	7
	C01.15	1E	1 bedroom apartment	1B/2P	45	49.6	110%	3	3.28	5	5.5	3.3	3.3	23	26.68	2.8	2.8	11.4	11.48	Dual	1.7	Living Room	SE,NE	5	
C01.16	1G	1 bedroom apartment	1B/2P	45	59.5	132%	3	5.6	5	6	3.3	3.3	23	28.5	2.8	2.8	11.4	12.3	Dual	2.4	Living Room	SE,NE	5		
Second	C02.09	2Q	2 bedroom apartment	2B/4P	73	83.5	114%	6	7.9	7	7	3.6	3.63	30	30	2.8	2.8	24.4	25.1	Dual	1.7	Living Room	SW,NE	7	
	C02.10	1Ca	1 bedroom apartment	1B/2P	45	51.4	114%	3	3.1	5	5	3.3	3.3	23	30.66	2.8	2.8	11.4	11.38	Dual	1.7	Living Room	SW,NW	5	
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Third	C03.09	2Q	2 bedroom apartment	2B/4P	73	83.5	114%	6	7.9	7	7	3.6	3.63	30	30	2.8	2.8	24.4	25.1	Dual	1.7	Living Room	SW,NE	7	
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Fourth	C04.09	2Q	2 bedroom apartment	2B/4P	73	83.5	114%	6	7.9	7	7	3.6	3.63	30	30	2.8	2.8	24.4	25.1	Dual	1.7	Living Room	SW,NE	7	
	C04.10	1Ca	1 bedroom apartment	1B/2P	45	51.4	114%	3	3.1	5	5	3.3	3.3	23	30.66	2.8	2.8	11.4	11.38	Dual	1.7	Living Room	SW,NW	5	
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