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Project: Mixed Use Development
Location: Carrigaline Road/Churchyard Lane, Douglas, Cork
Client: Barry's Field Ltd.
Doc. No.: 23060-OMP-XX-XX-SH-A-6000
Doc. Title: Housing Quality Assessment

Proj. No.: 23060
Proj. Lead: CK
Created by: BF
Doc. Purpose: Planning
Revision: A3-C01 (17-01-2025)

Housing Quality Assessment

UNIT TYPE	UNIT NUMBER	FLOOR LEVEL/STOREY	UNIT DESCRIPTION	HOUSETYPE FAMILY (e.g. H1 = Housetype 1)	UNIT AREA REQUIRED (m^2)	UNIT AREA ACHIEVED (m^2)	+10% MINIUMU AREA	ASPECT	DUAL ASPECT	CEILING HEIGHT (Kitchen/Living/Dining)	No. of Bedrooms	No. of Bedspaces	Main Living Room Width Required (m)	Main Living Room Width Achieved (m)	Kitchen/ Living/Dining Area Required (m^2)	Kitchen/Living/Dining Area Achieved (m^2)	Aggregate Bedroom Area Required (m^2)	Aggregate Bedroom Area Achieved (m^2)	Aggregate Storage Area Required (m^2)	Aggregate Storage Area Achieved (m^2)	Garden/Terrace/ Balcony Area Required (m^2)	Garden/Terrace/ Balcony Area Achieved (m^2)	Communal Open Space Area Required (m^2)	Communal Open Space Area Achieved (m^2)
Apartments																								
Block 1A	**1A.00.01**	G	1 bed 2 person	**Apartment**	45	50.1	Y	W	NO	2.7	1	2	3.3	4.125	23	24.3	11.4	12.1	3	3.5	5	5.1	5	
Block 1A	**1A.00.02**	G	2 bed 3 person	**Apartment**	63	71.0	Y	W	NO	2.7	2	3	3.6	4.150	28	28.2	20.1	21.5	5	5.4	6	6.9	6	
Block 1A	**1A.00.03**	G	2 bed 4 person	**Apartment**	73	79.4	N	N/W	YES	2.7	2	4	3.6	4.650	30	30.7	24.4	24.6	6	6.5	7	8.2	7	
Block 1A	**1A. 00.04**	G	2 bed 4 person	**Apartment**	73	79.6	N	S/E	YES	2.7	2	4	3.6	4.650	30	30.7	24.4	24.6	6	6.5	7	7.4	7	
Block 1A	**1A.00.05**	G	2 bed 4 person	**Apartment**	73	80.7	Y	S/W	YES	2.7	2	4	3.6	4.150	30	31.6	24.4	24.6	6	6.8	7	7.3	7	
Block 1A	**1A.00.06**	G	1 bed 2 person	**Apartment**	45	49.2	N	W	NO	2.7	1	2	3.3	3.250*	23	23.2	11.4	11.5	3	4.2	5	5.7	5	
Block 1A	**1A.01.01**	1	1 bed 2 person	**Apartment**	45	50.1	Y	W	NO	2.475	1	2	3.3	4.175	23	24.3	11.4	12.1	3	3.5	5	5.1	5	
Block 1A	**1A.01.02**	1	2 bed 3 person	**Apartment**	63	71.0	Y	W	NO	2.475	2	3	3.6	4.150	28	28.2	20.1	20.8	5	5.4	6	6.0	6	
Block 1A	**1A.01.03**	1	2 bed 4 person	**Apartment**	73	79.4	N	N/W	YES	2.475	2	4	3.6	4.650	30	30.7	24.4	24.6	6	6.5	7	9.8	7	
Block 1A	**1A.01.04**	1	2 bed 4 person	**Apartment**	73	80.3	Y	N/E	YES	2.475	2	4	3.6	3.950	30	31.0	24.4	24.7	6	6.9	7	7.5	7	
Block 1A	**1A.01.05**	1	1 bed 2 person	**Apartment**	45	49.7	Y	E	NO	2.475	1	2	3.3	3.325	23	23.2	11.4	12.0	3	3.8	5	5.0	5	
Block 1A	**1A.01.06**	1	1 bed 2 person UD	**Apartment**	45	53.0	Y	E	NO	2.475	1	2	3.3	3.325	23	23.6	11.4	13.3	3	4.1	5	5.0	5	
Block 1A	**1A.01.07**	1	1 bed 2 person	**Apartment**	45	49.7	Y	E	NO	2.475	1	2	3.3	3.350	23	23.3	11.4	11.9	3	3.8	5	5.0	5	
Block 1A	**1A.01.08**	1	2 bed 4 person	**Apartment**	73	79.6	N	S/E	YES	2.475	2	4	3.6	4.650	30	30.7	24.4	24.6	6	6.5	7	7.5	7	
Block 1A	**1A.01.09**	1	2 bed 4 person	**Apartment**	73	80.7	Y	S/W	YES	2.475	2	4	3.6	4.150	30	31.6	24.4	24.6	6	6.8	7	7.5	7	
Block 1A	**1A.01.10**	1	2 bed 3 person	**Apartment**	63	71.0	Y	W	NO	2.475	2	3	3.6	4.150	28	28.2	20.1	20.8	5	5.4	6	6.0	6	
Block 1A	**1A.02.01**	2	1 bed 2 person	**Apartment**	45	50.1	Y	W	NO	2.475	1	2	3.3	4.175	23	24.3	11.4	12.1	3	3.5	5	5.1	5	
Block 1A	**1A.02.02**	2	2 bed 3 person	**Apartment**	63	71.0	Y	W	NO	2.475	2	3	3.6	4.150	28	28.2	20.1	20.8	5	5.4	6	6.0	6	
Block 1A	**1A.02.03**	2	2 bed 4 person	**Apartment**	73	79.4	N	N/W	YES	2.475	2	4	3.6	4.650	30	30.7	24.4	24.6	6	6.5	7	9.8	7	
Block 1A	**1A.02.04**	2	2 bed 4 person	**Apartment**	73	80.3	Y	N/E	YES	2.475	2	4	3.6	3.950	30	31.0	24.4	24.7	6	6.9	7	7.5	7	
Block 1A	**1A.02.05**	2	1 bed 2 person	**Apartment**	45	49.7	Y	E	NO	2.475	1	2	3.3	3.325	23	23.2	11.4	12.0	3	3.8	5	5.0	5	
Block 1A	**1A.02.06**	2	1 bed 2 person UD	**Apartment**	45	53.0	Y	E	NO	2.475	1	2	3.3	3.325	23	23.6	11.4	13.3	3	4.1	5	5.0	5	
Block 1A	**1A.02.07**	2	1 bed 2 person	**Apartment**	45	49.7	Y	E	NO	2.475	1	2	3.3	3.350	23	23.3	11.4	11.9	3	3.8	5	5.0	5	
Block 1A	**1A.02.08**	2	2 bed 4 person	**Apartment**	73	79.6	N	S/E	YES	2.475	2	4	3.6	4.650	30	30.7	24.4	24.6	6	6.5	7	7.5	7	
Block 1A	**1A.02.09**	2	2 bed 4 person	**Apartment**	73	80.7	Y	S/W	YES	2.475	2	4	3.6	4.150	30	31.6	24.4	24.6	6	6.8	7	7.5	7	
Block 1A	**1A.02.10**	2	2 bed 3 person	**Apartment**	63	71.0	Y	W	NO	2.475	2	3	3.6	4.150	28	28.2	20.1	20.8	5	5.4	6	6.0	6	
Block 1A	**1A.03.01**	3	1 bed 2 person	**Apartment**	45	50.1	Y	W	NO	2.475	1	2	3.3	4.175	23	24.3	11.4	12.1	3	3.5	5	5.1	5	
Block 1A	**1A.03.02**	3	2 bed 3 person	**Apartment**	63	71.0	Y	W	NO	2.475	2	3	3.6	4.150	28	28.2	20.1	20.8	5	5.4	6	6.0	6	
Block 1A	**1A.03.03**	3	2 bed 4 person	**Apartment**	73	79.4	N	N/W	YES	2.475	2	4	3.6	4.650	30	30.7	24.4	24.6	6	6.5	7	9.8	7	
Block 1A	**1A.03.04**	3	2 bed 4 person	**Apartment**	73	80.3	Y	N/E	YES	2.475	2	4	3.6	3.950	30	31.0	24.4	24.7	6	6.9	7	7.5	7	
Block 1A	**1A.03.05**	3	1 bed 2 person	**Apartment**	45	49.7	Y	E	NO	2.475	1	2	3.3	3.325	23	23.2	11.4	12.0	3	3.8	5	5.0	5	
Block 1A	**1A.03.06**	3	1 bed 2 person UD	**Apartment**	45	53.0	Y	E	NO	2.475	1	2	3.3	3.325	23	23.6	11.4	13.3	3	4.1	5	5.0	5	
Block 1A	**1A.03.07**	3	1 bed 2 person	**Apartment**	45	49.7	Y	E	NO	2.475	1	2	3.3	3.350	23	23.3	11.4	11.9	3	3.8	5	5.0	5	
Block 1A	**1A.03.08**	3	2 bed 4 person	**Apartment**	73	79.6	N	S/E	YES	2.475	2	4	3.6	4.650	30	30.7	24.4	24.6	6	6.5	7	7.5	7	
Block 1A	**1A.03.09**	3	2 bed 4 person	**Apartment**	73	80.7	Y	S/W	YES	2.475	2	4	3.6	4.150	30	31.6	24.4	24.6	6	6.8	7	7.5	7	
Block 1A	**1A.03.10**	3	2 bed 3 person	**Apartment**	63	71.0	Y	W	NO	2.475	2	3	3.6	4.150	28	28.2	20.1	20.8	5	5.4	6	6.0	6	
Block 1A	**1A.04.01**	4	1 bed 2 person	**Apartment**	45	50.1	Y	W	NO	2.475	1	2	3.3	4.175	23	24.3	11.4	12.1	3	3.5	5	5.1	5	
Block 1A	**1A.04.02**	4	2 bed 3 person	**Apartment**	63	71.0	Y	W	NO	2.475	2	3	3.6	4.150	28	28.2	20.1	20.8	5	5.4	6	6.0	6	
Block 1A	**1A.04.03**	4	2 bed 4 person	**Apartment**	73	79.4	N	N/W	YES	2.475	2	4	3.6	4.650	30	30.7	24.4	24.6	6	6.5	7	9.8	7	
Block 1A	**1A.04.04**	4	1 bed 2 person	**Apartment**	45	51.7	Y	N/E	YES	2.475	1	2	3.3	4.125	23	23.8	11.4	11.5	3	4.4	5	21.9	5	
Block 1A	**1A.04.05**	4	2 bed 4 person	**Apartment**	73	80.3	Y	E	NO	2.475	1	2	3.6	3.825	30	30.2	24.4	24.6	6	7.1	7	19.1	7	
Block 1A	**1A.04.06**	4	3 bed 5 person	**Apartment**	90	94.0	N	E/S	YES	2.55	3	5	3.8	5.450	34	34.2	31.5	31.5	9	9.5	9	23.5	9	
Block 1A	**1A.04.07**	4	2 bed 4 person	**Apartment**	73	80.7	Y	S/W	YES	2.475	2	4	3.6	4.150	30	31.6	24.4	24.6	6	6.8	7	7.5	7	
Block 1A	**1A.04.08**	4	2 bed 3 person	**Apartment**	63	71.0	Y	W	NO	2.475	2	3	3.6	4.150	28	28.2	20.1	20.8	5	5.4	6	6.0	6	
Block 1B	**1B.01.01**	1	1 bed 2 person	**Apartment**	45	55.6	Y	N/E	YES	2.475	1	2	3.3	4.150	23	23.0	11.4	13.1	3	3.5	5	5.7	5	
Block 1B	**1B.01.02**	1, **2**	1 bed 2 person	**Apartment**	63	71.3	Y	N/E	YES	2.475	1	2	3.3	4.400	23	28.0	11.4	12.5	3	4.4	5	5.2	5	
Block 1C	**1C.01.01**	1	3 bed 5 person	**Apartment**	90	100.2	Y	E/S/W	YES	2.475	3	5	3.8	5.075	34	34.6	31.5	33.8	9	9.9	9	11.4	9	
Block 1C	**1C.01.02**	1, 2	3 bed 5 person	**Apartment**	90	115.4	Y	E/W	YES	2.55	3	5	3.8	4.675	34	34.5	31.5	31.7	9	12.4	9	28.1	9	
Block 1C	**1C.01.03**	1, 2	3 bed 5 person	**Apartment**	90	115.4	Y	E/W	YES	2.55	3	5	3.8	4.675	34	34.5	31.5	31.7	9	12.4	9	27.5	9	
Block 1C	**1C.01.04**	1	3 bed 5 person	**Apartment**	90	100.4	Y	E/W	YES	2.475	3	5	3.8	5.075	34	34.3	31.5	34.3	9	9.9	9	10.4	9	

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Housing Quality Assessment

UNIT TYPE	UNIT NUMBER	FLOOR LEVEL/STOREY	UNIT DESCRIPTION	HOUSETYPE FAMILY (e.g. H1 = Housetype 1)	UNIT AREA REQUIRED (m^2)	UNIT AREA ACHIEVED (m^2)	+10% MINIUMU AREA	ASPECT	DUAL ASPECT	CEILING HEIGHT (Kitchen/Living/Dining)	No. of Bedrooms	No. of Bedspaces	Main Living Room Width Required (m)	Main Living Room Width Achieved (m)	Kitchen/ Living/Dining Area Required (m^2)	Kitchen/Living/Dining Area Achieved (m^2)	Aggregate Bedroom Area Required (m^2)	Aggregate Bedroom Area Achieved (m^2)	Aggregate Storage Area Required (m^2)	Aggregate Storage Area Achieved (m^2)	Garden/Terrace/ Balcony Area Required (m^2)	Garden/Terrace/ Balcony Area Achieved (m^2)	Communal Open Space Area Required (m^2)	Communal Open Space Area Achieved (m^2)
Block 2A	2A.00.01	G	2 bed 4 person	Apartment	73	81.0	Y	W	NO	2.7	2	4	3.6	3.825	30	30.7	24.4	25.8	6	8.2	7	8.4	7	
Block 2A	2A.00.02	G	1 Bed 2 Person	Apartment	45	48.3	N	W	NO	2.7	1	2	3.3	3.975	23	23.3	11.4	11.4	3	3.2	5	14.7	5	
Block 2A	2A.00.03	G	1 bed 2 person	Apartment	45	49.9	N	E	NO	2.7	1	2	3.3	3.350	23	23.3	11.4	12.0	3	3.2	5	5.0	5	
Block 2A	2A.00.04	G	1 bed 2 person	Apartment	45	49.1	N	E	NO	2.7	1	2	3.3	3.325	23	23.2	11.4	12.1	3	3.2	5	5.9	5	
Block 2A	2A.00.05	G	2 bed 4 person	Apartment	73	79.6	N	S/E	YES	2.7	2	4	3.6	4.650	30	30.7	24.4	24.6	6	6.5	7	7.1	7	
Block 2A	2A.00.06	G	2 bed 4 person	Apartment	73	80.7	Y	S/W	YES	2.7	2	4	3.6	4.150	30	31.6	24.4	24.6	6	6.8	7	7.5	7	
Block 2A	2A.00.07	G	1 Bed 2 Person	Apartment	45	49.2	N	W	NO	2.7	1	2	3.3	3.250*	23	23.2	11.4	11.5	3	3.4	5	5.7	5	
Block 2A	2A.01.01	1	2 bed 4 person	Apartment	73	81.0	Y	W	NO	2.475	2	3	3.6	3.825	30	30.2	24.4	25.0	6	5.4	7	9.5	7	
Block 2A	2A.01.02	1	2 bed 4 person, UD	Apartment	73	86.9	Y	E/W	YES	2.475	2	4	3.6	3.975	30	31.0	24.4	27.3	6	6.9	7	7.3	7	
Block 2A	2A.01.03	1	1 bed 2 person	Apartment	45	49.1	N	E	NO	2.475	1	2	3.3	3.325	23	23.2	11.4	12.1	3	3.2	5	5.0	5	
Block 2A	2A.01.04	1	1 bed 2 person	Apartment	45	49.7	Y	E	NO	2.475	1	2	3.3	3.350	23	23.3	11.4	11.9	3	3.8	5	5.0	5	
Block 2A	2A.01.05	1	2 bed 4 person	Apartment	73	79.6	N	S/E	YES	2.475	2	4	3.6	4.650	30	30.7	24.4	24.6	6	6.5	7	7.4	7	
Block 2A	2A.01.06	1	2 bed 4 person	Apartment	73	80.7	Y	S/W	YES	2.475	2	4	3.6	4.150	30	31.6	24.4	24.6	6	6.8	7	7.5	7	
Block 2A	2A.01.07	1	2 bed 3 person	Apartment	63	71.0	Y	W	NO	2.475	2	3	3.6	4.150	28	28.2	20.1	20.8	5	5.4	6	6.0	6	
Block 2A	2A.02.01	2	2 bed 4 person	Apartment	73	81.0	Y	W	NO	2.475	2	4	3.6	3.825	30	30.2	24.4	25.8	6	5.5	7	9.5	7	
Block 2A	2A.02.02	2	2 bed 4 person, UD	Apartment	73	86.9	Y	E/W	YES	2.475	2	4	3.6	3.975	30	31.0	24.4	27.3	6	6.9	7	7.3	7	
Block 2A	2A.02.03	2	1 bed 2 person	Apartment	45	49.1	N	E	NO	2.475	1	2	3.3	3.325	23	23.2	11.4	12.1	3	3.2	5	5.0	5	
Block 2A	2A.02.04	2	1 bed 2 person	Apartment	45	49.7	Y	E	NO	2.475	1	2	3.3	3.350	23	23.3	11.4	11.9	3	3.8	5	5.0	5	
Block 2A	2A.02.05	2	2 bed 4 person	Apartment	73	79.6	N	S/E	YES	2.475	2	4	3.6	4.650	30	30.7	24.4	24.6	6	6.5	7	7.4	7	
Block 2A	2A.02.06	2	2 bed 4 person	Apartment	73	80.7	Y	S/W	YES	2.475	2	4	3.6	4.150	30	31.6	24.4	24.6	6	6.8	7	7.5	7	
Block 2A	2A.02.07	2	2 bed 3 person	Apartment	63	71.0	Y	W	NO	2.475	2	3	3.6	4.150	28	28.2	20.1	20.8	5	5.4	6	6.0	6	
Block 2A	2A.03.01	3	2 bed 4 person	Apartment	73	81.0	Y	W	NO	2.475	2	4	3.6	3.825	30	30.2	24.4	25.8	6	8.2	7	9.5	7	
Block 2A	2A.03.02	3	2 bed 4 person, UD	Apartment	73	86.9	Y	E/W	YES	2.475	2	4	3.6	3.975	30	31.0	24.4	27.3	6	6.9	7	7.3	7	
Block 2A	2A.03.03	3	1 bed 2 person	Apartment	45	49.1	N	E	NO	2.475	1	2	3.3	3.325	23	23.2	11.4	12.1	3	3.2	5	5.0	5	
Block 2A	2A.03.04	3	1 bed 2 person	Apartment	45	49.7	Y	E	NO	2.475	1	2	3.3	3.350	23	23.3	11.4	11.9	3	3.8	5	5.0	5	
Block 2A	2A.03.05	3	2 bed 4 person	Apartment	73	79.6	N	S/E	YES	2.475	2	4	3.6	4.650	30	30.7	24.4	24.6	6	6.5	7	7.4	7	
Block 2A	2A.03.06	3	2 bed 4 person	Apartment	73	80.7	Y	S/W	YES	2.475	2	4	3.6	4.150	30	31.6	24.4	24.6	6	6.8	7	7.5	7	
Block 2A	2A.03.07	3	2 bed 3 person	Apartment	63	71.0	Y	W	NO	2.475	2	3	3.6	4.150	28	28.2	20.1	20.8	5	5.4	6	6.0	6	
Block 2A	2A.04.01	4	1 bed 2 person	Apartment	45	56.6	Y	W	NO	2.475	1	2	3.3	4.000	23	28.0	11.4	13.0	3	3.9	5	17.2	5	
Block 2A	2A.04.02	4	2 bed 4 person, UD	Apartment	73	86.9	Y	E/W	YES	2.475	2	4	3.6	3.975	30	31.0	24.4	27.3	6	6.9	7	7.3	7	
Block 2A	2A.04.03	4	1 bed 2 person	Apartment	45	49.1	N	E	NO	2.475	1	2	3.3	3.325	23	23.2	11.4	12.1	3	3.2	5	5.0	5	
Block 2A	2A.04.04	4	1 bed 2 person	Apartment	45	49.7	Y	E	NO	2.475	1	2	3.3	3.350	23	23.3	11.4	11.9	3	3.8	5	5.0	5	
Block 2A	2A.04.05	4	2 bed 4 person	Apartment	73	79.6	N	S/E	YES	2.475	2	4	3.6	4.650	30	30.7	24.4	24.6	6	6.5	7	7.4	7	
Block 2A	2A.04.06	4	1 bed 2 person	Apartment	45	52.1	Y	S/W	YES	2.55	1	2	3.3	4.250	23	24.2	11.4	11.9	3	3.7	5	22.1	5	
Block 2A	2A.04.07	4	1 bed 2 person	Apartment	45	54.0	Y	W	NO	2.55	1	2	3.3	3.650	23	23.5	11.4	13.1	3	5.6	5	15.3	5	
Block 2B	2B.00.01	G	1 bed 2 person	Apartment	45	49.9	Y	E	NO	2.7	1	2	3.3	3.350	23	23.2	11.4	12.0	3	3.2	5	5.0	5	
Block 2B	2B.00.02	G	1 bed 2 person	Apartment	45	49.7	Y	W	NO	2.7	1	2	3.3	3.325	23	23.2	11.4	12.0	3	3.8	5	5.1	5	
Block 2B	2B.00.03	G	1 bed 2 person	Apartment	45	49.7	Y	W	NO	2.7	1	2	3.3	3.325	23	23.2	11.4	12.0	3	3.8	5	5.1	5	
Block 2B	2B.00.04	G	1 bed 2 person	Apartment	45	51.1	Y	N/W	YES	2.7	1	2	3.3	3.350	23	24.8	11.4	11.5	3	3.4	5	5.1	5	
Block 2B	2B.00.05	G	2 bed 4 person	Apartment	73	78.4	N	N/W	YES	2.7	2	4	3.6	4.200	30	30.0	24.4	24.5	6	6.4	7	7.4	7	
Block 2B	2B.00.06	G	2 bed 4 person	Apartment	73	79.6	N	N/E	YES	2.7	2	4	3.6	4.650	30	30.7	24.4	24.6	6	6.5	7	10.3	7	
Block 2B	2B.00.07	G	2 bed 4 person	Apartment	73	80.7	Y	S/E	YES	2.7	2	4	3.6	4.150	30	31.6	24.4	24.6	6	6.8	7	7.7	7	
Block 2B	2B.00.08	G	2 bed 4 person	Apartment	73	78.9	N	S	NO	2.7	2	4	3.6	4.050	30	30.3	24.4	24.6	6	6.1	7	9.2	7	
Block 2B	2B.01.01	1	1 bed 2 person	Apartment	45	51.7	Y	S/E	YES	2.475	1	2	3.3	3.650	23	24.6	11.4	11.5	3	3.8	5	5.3	5	
Block 2B	2B.01.02	1	2 bed 4 person, UD	Apartment	73	88.5	Y	E/W	YES	2.475	2	4	3.6	3.975	30	31.0	24.4	27.3	6	6.9	7	7.2	7	
Block 2B	2B.01.03	1	1 bed 2 person	Apartment	45	49.7	Y	W	NO	2.475	1	2	3.3	3.325	23	23.2	11.4	12.0	3	3.8	5	5.0	5	
Block 2B	2B.01.04	1	1 bed 2 person	Apartment	45	49.7	Y	W	NO	2.475	1	2	3.3	3.325	23	23.2	11.4	12.0	3	3.8	5	5.0	5	
Block 2B	2B.01.05	1	2 bed 4 person	Apartment	73	79.7	N	N/W	YES	2.475	2	4	3.6	5.325	30	30.7	24.4	24.5	6	6.3	7	7.5	7	
Block 2B	2B.01.06	1	2 bed 4 person	Apartment	73	78.4	N	N/W	YES	2.475	2	4	3.6	4.200	30	30.0	24.4	24.5	6	6.4	7	9.6	7	
Block 2B	2B.01.07	1	2 bed 4 person	Apartment	73	79.6	N	N/E	YES	2.475	2	4	3.6	4.650	30	30.7	24.4	24.6	6	6.5	7	7.5	7	
Block 2B	2B.01.08	1	2 bed 4 person	Apartment	73	80.7	Y	S/E	YES	2.475	2	4	3.6	4.100	30	31.6	24.4	24.6	6	6.8	7	7.5	7	
Block 2B	2B.01.09	1	1 bed 2 person	Apartment	45	49.7	Y	S	NO	2.475	1	2	3.3	3.325	23	23.2	11.4	12.0	3	3.8	5	5.0	5	
Block 2B	2B.02.01	2	1 bed 2 person	Apartment	45	51.7	Y	S/E	YES	2.475	1	2	3.3	3.650	23	24.6	11.4	11.5	3	3.8	5	5.3	5	
Block 2B	2B.02.02	2	2 bed 4 person, UD	Apartment	73	88.5	Y	E/W	YES	2.475	2	4	3.6	3.975	30	31.0	24.4	27.3	6	6.9	7	7.3	7	
Block 2B	2B.02.03	2	1 bed 2 person	Apartment	45	49.7	Y	E	NO	2.475	1	2	3.3	3.325	23	23.2	11.4	12.0	3	3.8	5	5.0	5	
Block 2B	2B.02.04	2	1 bed 2 person	Apartment	45	49.7	Y	E	NO	2.475	1	2	3.3	3.325	23	23.2	11.4	12.0	3	3.8	5	5.0	5	
Block 2B	2B.02.05	2	2 bed 4 person	Apartment	73	79.7	N	N/W	YES	2.475	2	4	3.6	5.325	30	30.7	24.4	24.5	6	6.3	7	7.5	7	
Block 2B	2B.02.06	2	2 bed 4 person	Apartment	73	78.4	N	N/W	YES	2.475	2	4	3.6	4.200	30	30.0	24.4	24.5	6	6.4	7	9.6	7	
Block 2B	2B.02.07	2	2 bed 4 person	Apartment	73	79.6	N	N/E	YES	2.475	2	4	3.6	4.650	30	30.7	24.4	24.6	6	6.5	7	7.5	7	
Block 2B	2B.02.08	2	2 bed 4 person	Apartment	73	80.7	Y	S/E	YES	2.475	2	4	3.6	4.150	30	31.6	24.4	24.6	6	6.8	7	7.5	7	
Block 2B	2B.02.09	2	1 bed 2 person	Apartment	45	49.7	Y	S	NO	2.475	1	2	3.3	3.325	23	23.2	11.4	12.0	3	3.8	5	5.0	5	
Block 2B	2B.03.01	3	1 bed 2 person	Apartment	45	51.7	Y	S/E	YES	2.475	1	2	3.3	3.650	23	24.6	11.4	11.5	3	3.8	5	5.3	5	
Block 2B	2B.03.02	3	2 bed 4 person, UD	Apartment	73	88.5	Y	E/W	YES	2.475	2	4	3.6	3.975	30	31.0	24.4	27.3	6	6.9	7	7.2	7	

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Project: Mixed Use Development
Location: Carrigaline Road/Churchyard Lane, Douglas, Cork
Client: Barry's Field Ltd.
Doc. No.: 23060-OMP-XX-XX-SH-A-6000
Doc. Title: Housing Quality Assessment

Proj. No.: 23060
Proj. Lead: CK
Created by: BF
Doc. Purpose: Planning
Revision: A3-C01 (17-01-2025)

Housing Quality Assessment

UNIT TYPE	UNIT NUMBER	FLOOR LEVEL/STOREY	UNIT DESCRIPTION	HOUSETYPE FAMILY (e.g. H1 = Housetype 1)	UNIT AREA REQUIRED (m^2)	UNIT AREA ACHIEVED (m^2)	+10% MINIUMU AREA	ASPECT	DUAL ASPECT	CEILING HEIGHT (Kitchen/Living/Dining)	No. of Bedrooms	No. of Bedspaces	Main Living Room Width Required (m)	Main Living Room Width Achieved (m)	Kitchen/ Living/Dining Area Required (m^2)	Kitchen/Living/Dining Area Achieved (m^2)	Aggregate Bedroom Area Required (m^2)	Aggregate Bedroom Area Achieved (m^2)	Aggregate Storage Area Required (m^2)	Aggregate Storage Area Achieved (m^2)	Garden/Terrace/ Balcony Area Required (m^2)	Garden/Terrace/ Balcony Area Achieved (m^2)	Communal Open Space Area Required (m^2)	Communal Open Space Area Achieved (m^2)
Block 2B	**2B.03.03**	3	1 bed 2 person	**Apartment**	45	49.7	Y	E	NO	2.475	1	2	3.3	3.325	23	23.2	11.4	12.0	3	3.8	5	5.0	5	
Block 2B	**2B.03.04**	3	1 bed 2 person	**Apartment**	45	49.7	Y	E	NO	2.475	1	2	3.3	3.325	23	23.2	11.4	12.0	3	3.8	5	5.0	5	
Block 2B	**2B.03.05**	3	2 bed 4 person	**Apartment**	73	79.7	N	N/W	YES	2.475	2	4	3.6	5.325	30	30.7	24.4	24.5	6	6.3	7	7.5	7	
Block 2B	**2B.03.06**	3	1 bed 2 person	**Apartment**	45	49.7	Y	S	NO	2.475	1	2	3.3	3.325	23	23.2	11.4	12.0	3	3.8	5	5.0	5	
Block 2B	**2B.03.07**	3	2 bed 4 person	**Apartment**	73	80.7	Y	S/E	YES	2.475	2	4	3.6	4.150	30	31.6	24.4	24.6	6	6.8	7	7.5	7	
Block 2B	**2B.04.01**	4	3 bed 5 person UD	**Apartment**	90	107.9	Y	E/W	YES	2.475	3	5	3.8	3.975	34	36.1	31.5	34.7	9	11.0	9	12.2	9	
Block 2B	**2B.04.02**	4	3 bed 5 person	**Apartment**	90	100.0	Y	N/W	YES	2.475	3	5	3.8	4.750	34	34.6	31.5	34.8	9	9.5	9	20.2	9	
Block 3	**3.00.01**	G, 1	3 bed 5 person	**Duplex**	90	104.0	Y	N/S	YES	2.7	3	5	3.8	4.463	34	34.0	31.5	32.1	9	10.0	9	9.0	9	
Block 3	**3.00.02**	G, 1	3 bed 5 person	**Duplex**	90	104.0	Y	N/S	YES	2.7	3	5	3.8	4.463	34	34.0	31.5	32.1	9	10.0	9	9.0	9	
Block 3	**3.00.03**	G, 1	3 bed 5 person	**Duplex**	90	104.0	Y	N/S	YES	2.7	3	5	3.8	4.463	34	34.0	31.5	32.1	9	10.0	9	9.0	9	
Block 3	**3.00.04**	G, 1	1 bed 2 person	**Duplex**	45	65.8	Y	N/S	YES	2.7	1	2	3.3	4.013	23	23.1	11.4	13.5	3	5.1	5	5.5	5	
																							776	789.7
							73%		52%															

*Slightly lesser room width within allowable 5% variation subject to overall compliance with minimum overall apartment floor areas