

Henry J Lyons

Job No. 951193 Client: SUMMIX Date: Mar-25

Job Name: INDEPENDENT HOUSE STUDENT ACCOMMODATION

Schedule: HOUSING QUALITY ASSESSMENT

Note 1- Areas referred to are taken from Dublin City Council Development Plan 2022-2028

Unit No.	Block	Type	Unit Size m2	Min Unit Size required m2	Number of Bedrooms	Number of Bedspaces	Living/ Kitchen room area provided m2	Living / Kitchen room area required m2	Agg. bedroom area provided m2	Agg. bedroom area required m2	External amenity space provision	Private terrace / balconies provided m2	Provision of accessible bedroom and LKD	Dwelling Aspect	Orientation
First Floor															
A 0101	A	6 Person Cluster (Accessible)	151.0	120	6	6	34.1	24	91.5	75	Rooftop Terrace	0	Y	Dual	N/E
A 0102	A	Studio (Accessible)	32.0	25	1	1	N/A	N/A	N/A	N/A	Rooftop Terrace	0	Y	Single	N
A 0103	A	6 Person Cluster	142.0	120	6	6	34.5	24	83.4	72	Rooftop Terrace	0	N	Dual	N/W
A 0104	A	5 Person Cluster	131.0	100	5	5	43.5	20	64.5	60	Rooftop Terrace	0	N	Dual	S/E/W
A 0105	A	Studio (Accessible)	30.0	25	1	1	N/A	N/A	N/A	N/A	Rooftop Terrace	0	Y	Single	S
A 0106	A	8 Person Cluster	167.0	120	8	8	45.1	32	102.4	96	Rooftop Terrace	0	N	Dual	E/W
A 0107	A	Studio	26.0	25	1	1	N/A	N/A	N/A	N/A	Rooftop Terrace	0	N	Dual	S/E
B 0101	B	8 Person Cluster	168.0	120	8	8	45.1	32	102.4	96	Rooftop Terrace	0	N	Dual	E/W
B 0102	B	5 Person Cluster	131.0	100	5	5	27.0	20	88.5	60	Rooftop Terrace	0	N	Dual	N/S
C 0101	C	6 Person Cluster	134.0	120	6	6	32.0	24	76.8	72	Rooftop Terrace	0	N	Dual	N/W
C 0102	C	Studio	25.0	25	1	1	N/A	N/A	N/A	N/A	Rooftop Terrace	0	N	Single	N
C 0103	C	Studio	27.0	25	1	1	N/A	N/A	N/A	N/A	Rooftop Terrace	0	N	Dual	N/E
C 0104	C	Studio	26.0	25	1	1	N/A	N/A	N/A	N/A	Rooftop Terrace	0	N	Single	S
C 0105	C	Studio	26.0	25	1	1	N/A	N/A	N/A	N/A	Rooftop Terrace	0	N	Single	S
C 0106	C	Studio	25.0	25	1	1	N/A	N/A	N/A	N/A	Rooftop Terrace	0	N	Single	S
C 0107	C	Studio	25.0	25	1	1	N/A	N/A	N/A	N/A	Rooftop Terrace	0	N	Single	S
Total	16				53	53							3	56.25	
														%	
Second Floor															
A 0201	A	6 Person Cluster (Accessible)	150.0	120	6	6	34.1	24	91.5	75	Rooftop Terrace	0	Y	Dual	N/E
A 0202	A	Studio (Accessible)	32.0	25	1	1	N/A	N/A	N/A	N/A	Rooftop Terrace	0	Y	Single	N
A 0203	A	6 Person Cluster	142.0	120	6	6	34.5	24	83.4	72	Rooftop Terrace	0	N	Dual	N/W
A 0204	A	5 Person Cluster	130.0	100	5	5	43.5	20	64.5	60	Rooftop Terrace	0	N	Dual	S/E/W
A 0205	A	Studio (Accessible)	30.0	25	1	1	N/A	N/A	N/A	N/A	Rooftop Terrace	0	Y	Single	S
A 0206	A	8 Person Cluster	167.0	120	8	8	45.1	32	102.4	96	Rooftop Terrace	0	N	Dual	E/W
A 0207	A	Studio	25.0	25	1	1	N/A	N/A	N/A	N/A	Rooftop Terrace	0	N	Dual	S/E
B 0201	B	8 Person Cluster	168.0	120	8	8	45.1	32	102.4	96	Rooftop Terrace	0	N	Dual	E/W
B 0202	B	5 Person Cluster	133.0	100	5	5	27.0	20	88.5	60	Rooftop Terrace	0	N	Dual	N/S
C 0201	C	6 Person Cluster	134.0	120	6	6	32.0	24	76.8	72	Rooftop Terrace	0	N	Dual	N/W
C 0202	C	Studio	25.0	25	1	1	N/A	N/A	N/A	N/A	Rooftop Terrace	0	N	Single	N
C 0203	C	Studio	26.0	25	1	1	N/A	N/A	N/A	N/A	Rooftop Terrace	0	N	Dual	N/E
C 0204	C	Studio	25.0	25	1	1	N/A	N/A	N/A	N/A	Rooftop Terrace	0	N	Single	S
C 0205	C	Studio	25.0	25	1	1	N/A	N/A	N/A	N/A	Rooftop Terrace	0	N	Single	S
C 0206	C	Studio	25.0	25	1	1	N/A	N/A	N/A	N/A	Rooftop Terrace	0	N	Single	S
C 0207	C	Studio	26.0	25	1	1	N/A	N/A	N/A	N/A	Rooftop Terrace	0	N	Single	S
C 0208	C	Studio Twin	36.0	25	1	2	N/A	N/A	N/A	N/A	Rooftop Terrace	0	N	Single	N
Total	17				54	55							3	56.25	
														%	
Third Floor															
A 0301	A	6 Person Cluster (Accessible)	151.0	120	6	6	34.1	24	91.5	75	Rooftop Terrace	0	Y	Dual	N/E
A 0302	A	Studio (Accessible)	32.0	25	1	1	N/A	N/A	N/A	N/A	Rooftop Terrace	0	Y	Single	N

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Note 1- Areas referred to are taken from Dublin City Council Development Plan 2022-2028

Note 1: Areas referred to are taken from Dublin City Council Development Plan 2022-2026															
Unit No.	Block	Type	Unit Size m2	Min Unit Size required m2	Number of Bedrooms	Number of Bedspaces	Living/ Kitchen room area provided m2	Living / Kitchen room area required m2	Agg. bedroom area provided m2	Agg. bedroom area required m2	External amenity space provision	Private terrace / balconies provided m2	Provision of accessible bedroom and LKD	Dwelling Aspect	Orientation
A 0303	A	6 Person Cluster	142.0	120	6	6	34.5	24	83.4	72	Rooftop Terrace	0	N	Dual	N/W
A 0304	A	5 Person Cluster	131.0	100	5	5	43.5	20	64.5	60	Rooftop Terrace	0	N	Dual	S/E
A 0305	A	Studio (Accessible)	30.0	25	1	1	N/A	N/A	N/A	N/A	Rooftop Terrace	0	Y	Single	S
A 0306	A	8 Person Cluster	168.0	120	8	8	45.1	32	102.4	96	Rooftop Terrace	0	N	Dual	E/W
A 0307	A	Studio	25.0	25	1	1	N/A	N/A	N/A	N/A	Rooftop Terrace	0	N	Dual	S/E
B 0301	B	8 Person Cluster	168.0	120	8	8	45.1	32	102.4	96	Rooftop Terrace	0	N	Dual	E/W
B 0302	B	5 Person Cluster	133.0	100	5	5	27.0	20	88.5	60	Rooftop Terrace	0	N	Dual	N/S
C 0301	C	6 Person Cluster	134.0	120	6	6	32.0	24	76.8	72	Rooftop Terrace	0	N	Dual	N/W
C 0302	C	Studio	25.0	25	1	1	N/A	N/A	N/A	N/A	Rooftop Terrace	0	N	Single	N
C 0303	C	Studio	27.0	25	1	1	N/A	N/A	N/A	N/A	Rooftop Terrace	0	N	Dual	N/E
C 0304	C	Studio	25.0	25	1	1	N/A	N/A	N/A	N/A	Rooftop Terrace	0	N	Single	S
C 0305	C	Studio	26.0	25	1	1	N/A	N/A	N/A	N/A	Rooftop Terrace	0	N	Single	S
C 0306	C	Studio	28.0	25	1	1	N/A	N/A	N/A	N/A	Rooftop Terrace	0	N	Single	S
C 0307	C	Studio	25.0	25	1	1	N/A	N/A	N/A	N/A	Rooftop Terrace	0	N	Single	S
C 0308	C	Studio Twin	36.0	25	1	2	N/A	N/A	N/A	N/A	Rooftop Terrace	0	N	Single	N
Total	17				54	55							3	56.25	
														%	
Fourth Floor															
A 0401	A	6 Person Cluster (accessible)	150.0	120	6	6	34.1	24	91.5	75	Rooftop Terrace	0	Y	Dual	N/E
A 0402	A	Studio (Accessible)	32.0	25	1	1	N/A	N/A	N/A	N/A	Rooftop Terrace	0	Y	Single	N
A 0403	A	6 Person Cluster	142.0	120	6	6	34.5	24	83.4	72	Rooftop Terrace	0	N	Dual	N/W
A 0404	A	5 Person Cluster	131.0	100	5	5	43.5	20	64.5	60	Rooftop Terrace	0	N	Dual	S/E
A 0405	A	Studio (Accessible)	30.0	25	1	1	N/A	N/A	N/A	N/A	Rooftop Terrace	0	Y	Single	S
A 0406	A	8 Person Cluster	168.0	160	8	8	45.1	32	102.4	96	Rooftop Terrace	0	N	Dual	E/W
A 0407	A	Studio	25.0	25	1	1	N/A	N/A	N/A	N/A	Rooftop Terrace	0	N	Dual	S/E
B 0401	B	8 Person Cluster	168.0	160	8	8	45.1	32	102.4	96	Rooftop Terrace	0	N	Dual	E/W
B 0402	B	5 Person Cluster	136.0	100	5	5	27.0	20	88.5	60	Rooftop Terrace	0	N	Dual	N/S
C 0401	C	6 Person Cluster	134.0	120	6	6	32.0	24	76.8	72	Rooftop Terrace	0	N	Dual	N/W
C 0404	C	Studio	28.0	25	1	1	N/A	N/A	N/A	N/A	Rooftop Terrace	0	N	Single	S
C 0405	C	Studio	28.0	25	1	1	N/A	N/A	N/A	N/A	Rooftop Terrace	0	N	Single	S
C 0406	C	Studio	28.0	25	1	1	N/A	N/A	N/A	N/A	Rooftop Terrace	0	N	Single	S
Total	13				50	50							3	50	
														%	
Fifth Floor															
A 0501	A	6 Person Cluster	150.0	120	6	6	34.1	24	91.5	75	Rooftop Terrace	0	Y	Dual	N/E
A 0502	A	Studio (Accessible)	32.0	25	1	1	N/A	N/A	N/A	N/A	Rooftop Terrace	0	Y	Single	N
A 0503	A	6 Person Cluster	142.0	120	6	6	34.5	24	83.4	72	Rooftop Terrace	0	N	Dual	N/W
A 0504	A	5 Person Cluster	131.0	100	5	5	43.5	20	64.5	60	Rooftop Terrace	0	N	Dual	S/E
A 0505	A	Studio (Accessible)	30.0	25	1	1	N/A	N/A	N/A	N/A	Rooftop Terrace	0	Y	Single	S
A 0506	A	8 Person Cluster	168.0	120	8	8	45.1	32	102.4	96	Rooftop Terrace	0	N	Dual	E/W
A 0507	A	Studio	25.0	25	1	1	N/A	N/A	N/A	N/A	Rooftop Terrace	0	N	Dual	S/E
B 0501	B	8 Person Cluster	168.0	120	8	8	45.1	32	102.4	96	Rooftop Terrace	0	N	Dual	E/W
C 0501	C	6 Person Cluster	134.0	120	6	6	32.0	24	76.8	72	Rooftop Terrace	0	N	Dual	N/W
Total	11				42	42							3	43.75	

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