mahony pike

Project:	Player Wills PW4 & PW5	**Proj. No.:**	25068B
Location:	Former Player Wills Site, South Circular Road, Dublin 8	**Proj. Lead:**	CK
Client:	CWTC Multi Family ICAV	**Created by:**	MIB
Doc. Title:	Housing Quality Assessment - Block PW5	**Doc. Purpose:**	For Planning
Doc. No.:	25068B-OMP-PW5-XX-SH-A-6500	**Revision:**	A3-C02 (20-10-2026)

Units	Count	Mix %	SHS Included	% of SHS in Type	Min. Area Req m²	Total Area m²	Achieved vs Min. Area m²	Dual Aspects	% Dual
1 Bed Apartment	14	70%	4	28.6%	630	671.6	41.6	2	14.3%
2 Bed (3p) Apartment	1	5%			63	63.1	0.1	1	100%
2 Bed (4p) Apartment	2	10%	2	100%	146	163.2	17.2	2	100%
3 Bed (6p) Apartment	3	15%	3	100%	282	326.8	44.8	3	100%
Total	**20**	**100%**	**9**	**45%**	**1121**	**1225**	**103.7**	**8**	**40%**

No.	Unique Address	Postal Address	Unit Category	Type Code	Type Description	Bedrooms	Bedspaces	Aspect	Orientation	Unit Area	Required Unit Area	Total Store Area	Required Store Area	Total POS Area	Required POS Area	LDK Width	Req Width LDK	Bed 1 Area	Bed 1 Width	Req Width Bed 1	Bed 2 Area	Bed 2 Width	Req Width Bed 2	Bed 3 Area	Bed 3 Width	Req Width Bed 3
Buildin	**BA**	**20 Units**																								
Level:	**00**	**4 Units**																								
1	BA.0001	01	AT	A1B	1 Bed	1	2	Single	W	51	45	5.8	3	13.8	5	4.7	3.3	11.4	3.2	2.8						
2	BA.0002	02	AT	A1C	1 Bed	1	2	Single	W	47	45	3.6	3	73.3	5	3.5	3.3	11.4	2.8	2.8						
3	BA.0003	03	AT	A1C	1 Bed	1	2	Single	W	47	45	3.6	3	10	5	3.5	3.3	11.4	2.8	2.8						
4	BA.0004	04	AT	A3A	3 Bed (6p)	3	6	Dual	SW/W	109	94	12.4	9	9.2	9	5.6	3.8	11.5	2.8	2.8	11.5	2.8	2.8	11.5	2.8	2.1
Level:	**01**	**6 Units**																								
5	BA.0101	05	AT	A1B	1 Bed	1	2	Single	W	51	45	5.8	3	5.4	5	4.7	3.3	11.4	3.2	2.8						
6	BA.0102	06	AT	A1C	1 Bed	1	2	Single	W	47	45	3.6	3	55	5	3.5	3.3	11.4	2.8	2.8						
7	BA.0103	07	AT	A1C	1 Bed	1	2	Single	W	47	45	3.6	3	5.1	5	3.5	3.3	11.4	2.8	2.8						
8	BA.0104	08	AT	A3A	3 Bed (6p)	3	6	Dual	SW/W	108.9	94	12.4	9	9.2	9	5.6	3.8	11.5	2.8	2.8	11.5	2.8	2.8	11.5	2.8	2.1
9	BA.0105	09	AT	A2B	2 Bed (4p)	2	4	Dual	N/S	81.6	73	7.4	6	7	7	4	3.6	13.1	3.4	2.8	11.5	2.9	2.8			
10	BA.0106	10	AT	A1A	1 Bed	1	2	Dual	N/W	45.8	45	3.5	3	6	5	3.3	3.3	11.4	2.9	2.8						
Level:	**02**	**6 Units**																								
11	BA.0201	11	AT	A1B	1 Bed	1	2	Single	W	51	45	5.8	3	5.4	5	4.7	3.3	11.4	3.2	2.8						
12	BA.0202	12	AT	A1C	1 Bed	1	2	Single	W	47	45	3.6	3	55	5	3.5	3.3	11.4	2.8	2.8						
13	BA.0203	13	AT	A1C	1 Bed	1	2	Single	W	47	45	3.6	3	5.1	5	3.5	3.3	11.4	2.8	2.8						
14	BA.0204	14	AT	A3A	3 Bed (6p)	3	6	Dual	SW/W	108.9	94	12.4	9	9.2	9	5.6	3.8	11.5	2.8	2.8	11.5	2.8	2.8	11.5	2.8	2.1
15	BA.0205	15	AT	A2B	2 Bed (4p)	2	4	Dual	N/S	81.6	73	7.4	6	7	7	4	3.6	13.1	3.4	2.8	11.5	2.9	2.8			
16	BA.0206	16	AT	A1A	1 Bed	1	2	Dual	N/W	45.8	45	3.5	3	6	5	3.3	3.3	11.2	2.9	2.8						
Level:	**03**	**4 Units**																								

No.	Unique Address	Postal Address	Unit Category	Type Code	Type Description	Bedrooms	Bedspaces	Aspect	Orientation	Unit Area	Required Unit Area	Total Store Area	Required Store Area	Total POS Area	Required POS Area	LDK Width	Req Width LDK	Bed 1 Area	Bed 1 Width	Req Width Bed 1	Bed 2 Area	Bed 2 Width	Req Width Bed 2	Bed 3 Area	Bed 3 Width	Req Width Bed 3
17	BA.0301	17	AT	A1B	1 Bed	1	2	Single	W	51	45	5.8	3	5.4	5	4.7	3.3	11.4	3.2	2.8						
18	BA.0302	18	AT	A1C	1 Bed	1	2	Single	W	47	45	3.6	3	47	5	3.5	3.3	11.4	2.8	2.8						
19	BA.0303	19	AT	A1C	1 Bed	1	2	Single	W	47	45	3.6	3	5.1	5	3.5	3.3	11.4	2.8	2.8						
20	BA.0304	20	AT	A2A	2 Bed (3p)	2	3	Dual	N/W	63.1	63	5.5	5	6	6	3.8	3.6	11.5	2.9		8.6	3.4				