

**Lord Mayor SHD
Housing Quality Assessment and Schedules**

22.02.2022

P 3 . 2 0 1

Housing Quality Assessment	
Project Number	1808
Address	Lord Mayor's, Swords
Date	22/02/2022
Version	

Unit Type	Number of Units	Location	Floor Level	Unit Description	Unit Area Required	Unit Area Achieved	Percentage Over Minimum Area	Aspect. See Note 3	Ceiling Height	No. Bedrooms	No. Bedspaces	Aggregate Bedroom Area Required	Aggregate Bedroom Area Achieved	Main Living Room Width Required	Main Living Room Width Achieved	Kitchen/Living/Dining Area Required	Kitchen/Living/Dining Area Achieved	Aggregate Storage Area Required	Aggregate Storage Area Achieved	Garden/Terrace/Balcony Area Required	Garden/Terrace/Balcony Area Achieved	Compliant	Unit area 10% over minimum area YES	Unit area 10% over minimum area NO	Dual Aspect YES.	Dual Aspect NO.
1 Bed Type A	50	Buildings B,C & D	G-5	1 Bed	45.0m ²	57m ²	28.0%	N/S/E/W	2.7m	1	2	11.4m ²	11.7m ²	3.3m	5.72m	23m ²	31.2m ²	3m ²	5.1m ²	5m ²	7.4~11.8m ²	Yes	50		1	49
1 Bed Type B	14	Buildings B,C & D	G-4	1 Bed	45.0m ²	53m ²	17.0%	N/S/E/W	2.7m	1	2	11.4m ²	11.7m ²	3.3m	4.52m	23m ²	26.5m ²	3m ²	5.1m ²	5m ²	13.3m ²	Yes	14		14	
1 Bed Type C	2	Buildings B,C	G-5	1 Bed	45.0m ²	71m ²	57.7%	N/E/W	2.7m	1	2	11.4m ²	13m ²	3.3m	4.52m	23m ²	40m ²	3m ²	5m ²	5m ²	13.3m ²	Yes	2		2	
1 Bed Type D	3	Building A	1-3	1 Bed	45.0m ²	63m ²	40.0%	E	2.7m	1	2	11.4m ²	16m ²	3.3m	5.25m	23m ²	31m ²	3m ²	4.8m ²	5m ²	7.4m ²	Yes	3			3
2 Bed Type A	26	Buildings B,C & D	G-5	2 Bed	73.0m ²	78	6.8%	N/S/E/W	2.7m	2	4	24.4m ²	25.8m ²	3.6m	5.72m	30m ²	32m ²	6m ²	6.1m ²	7m ²	7.4~11.8m ²	Yes		26	6	20
2 Bed Type B	9	Buildings C & D	G-4	2 Bed	73.0m ²	78	6.8%	N/S/E/W	2.7m	2	4	24.4m ²	25m ²	3.6m	5.25m	30m ²	33m ²	6m ²	6.2m ²	7m ²	8.7m ²	Yes		9	9	
2 Bed Type C1	11	Buildings C & D	G-5	2 Bed	73.0m ²	99	35.6%	N/S/E/W	2.7m	2	4	24.4m ²	28m ²	3.6m	4.5m	30m ²	37m ²	6m ²	6.8m ²	7m ²	13.3m ²	Yes	11		11	
2 Bed Type C2	10	Buildings B,C	G-4	2 Bed	73.0m ²	99	35.6%	N/S/E/W	2.7m	2	4	24.4m ²	28m ²	3.6m	4.5m	30m ²	37m ²	6m ²	6.8m ²	7m ²	13.3m ²	Yes	10		10	
2 Bed Type D	3	Building B	2-4	2 Bed	73.0m ²	76	4.1%	S/E/W	2.7m	2	4	24.4m ²	24.9m ²	3.6m	4.06m	30m ²	35m ²	6m ²	6.6m ²	7m ²	16m ²	Yes		3	3	
2 Bed Type E	6	Building A	1-3	2 Bed	73.0m ²	82	12.5%	N/E/W	2.7m	2	4	24.4m ²	29.8m ²	3.6m	5.07m	30m ²	31m ²	6m ²	6.7m ²	7m ²	13.6m ²	Yes	6		6	
2 Bed Type F	3	Building A	G-3	2 Bed	73.0m ²	75	2.7%	N/S/W	2.7m	2	4	24.4m ²	25.8m ²	3.6m	5.27m	30m ²	31m ²	6m ²	6m ²	7m ²	8.8m ²	Yes		3	3	
3 Bed Type A	5	Building C	G-4	3 Bed	90.0m ²	99	10.0%	N/S/E	2.7m	3	6	31.5m ²	34.5m ²	3.6m	4m	34m ²	36m ²	9m ²	9.5m ²	9m ²	10.1m ²	Yes	5		5	
3 Bed Type B	1	Building B	5	3 Bed	90.0m ²	97	7.7%	S/E/W	2.7m	3	6	31.5m ²	35.8m ²	3.6m	5.25m	34m ²	35m ²	9m ²	9.2m ²	9m ²	11.8m ²	Yes		1	1	
3 Bed Type C	3	Building A	1-3	3 Bed	90.0m ²	96	6.6%	S/E/W	2.7m	3	6	31.5m ²	33.1m ²	3.6m	4.25m	34m ²	35m ²	9m ²	9.2m ²	9m ²	13.6m ²	Yes		3	3	
																						Note 1		Note 2		
146 Unit Total																						101	45	74	72	

Note 1: The Majority of units are in excess of 10% over the minimum standards
Note 2: Over 50% of units are dual aspect.
Note 3: 20no. Units with aspect to North-West in Building C overlooking ward river. This equates to 13% of the total units and is considered acceptable under section 3.18 of The Sustainable Urban Housing: Design Standards for New Apartments guidelines 2020. 'North facing single aspect apartments may be considered, where overlooking a significant amenity such as a public park, garden or formal space, or a water body or some other amenity feature.'

Schedule Net Internal - Area Residential Units

Project Number	1808
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Building	Storeys	Type	Bedrooms	Bedspaces	Area	
Building A	4	1B Type D	1 Bed	2	63	m ²
		2B Type E	2 Bed	4	82	m ²
		2B Type F	2 Bed	4	75	m ²
		3B Type C	3 Bed	6	96	m ²
Building B	6	1B Type A	1 Bed	2	57	m ²
		1B Type B	1 Bed	2	53	m ²
		1B Type C	1 Bed	2	71	m ²
		2B Type A	2 Bed	4	78	m ²
		2B Type C	2 Bed	4	99	m ²
		2B Type D	2 Bed	4	76	m ²
Building C	6	1B Type A	1 Bed	2	57	m ²
		1B Type B	1 Bed	2	53	m ²
		1B Type C	1 Bed	2	71	m ²
		2B Type A	2 Bed	4	78	m ²
		2B Type B	2 Bed	4	78	m ²
		2B Type C	2 Bed	4	99	m ²
Building D	5	1B Type A	1 Bed	2	57	m ²
		1B Type B	1 Bed	2	53	m ²
		2B Type A	2 Bed	4	78	m ²
		2B Type B	2 Bed	4	78	m ²
		2B Type C	2 Bed	4	99	m ²

GF	1F	2F	3F	4F	5F	Total Units	Comined Areas	
1	1	1	1			3	189	m ²
	2	2	2			6	492	m ²
1	1	1				3	225	m ²
	1	1	1			3	288	m ²
4	3	3	3	3	1	17	969	m ²
1	1	1	1	1		5	265	m ²
					1	1	71	m ²
1	2	2	2	2		9	702	m ²
1	1	1	1	1		5	495	m ²
		1	1	1		3	228	m ²
					1	1	97	m ²
6	5	5	5	5	1	27	1539	m ²
1	1	1	1	1		5	265	m ²
					1	1	71	m ²
	1	1	1	1	1	5	390	m ²
1	1	1	1	1		5	390	m ²
1	1	1	1	1	1	6	594	m ²
1	1	1	1	1		5	495	m ²
3	1	1	1			6	342	m ²
1	1	1	1			4	212	m ²
1	3	3	3	2		12	936	m ²
1	1	1	1			4	312	m ²
2	2	2	2	2		10	990	m ²
						146	10557	m ²

Total Bedspaces	1 Bed	2 Bed	3 Bed
6	3		
24		6	
12		3	
18			3
34	17		
10	5		
2	1		
36		9	
20		5	
12		3	
6			1
54	27		
10	5		
2	1		
20		5	
20		5	
24		6	
30			5
12	6		
8	4		
48		12	
16		4	
40		10	
464	69	68	9

Overall unit mix		
1 Bed	69	47%
2 Bed	68	47%
3 Bed	9	6%
Total Units	146	

bedspace
 2 138
 4 272
 6 54
 464 bedspaces

Schedule Gross Internal Areas
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Building	Area Type	BF	GF	1F	2F	3F	4F	5F	Comined Areas
Building A	Residential Area		75	398	398	323			1194
	Commercial Area	376	327						703
	Core and Circulation	58	55	75	75	75			338
	Plant/ Store	81	26			26			133
	Sub Total								2368
Building B	Residential Area		458	479	555	555	555	225	2827
	Commercial Area	77	43						120
	Core and Circulation	55	109	96	96	96	96	75	623
	Plant/ Store	141							141
	Sub Total								3711
Building C	Residential Area	424	784	692	692	692	692	305	4281
	Commercial Area								0
	Core and Circulation	55	113	100	100	100	100	91	659
	Plant/ Store								0
	Sub Total								4940
Building D	Residential Area	300	578	620	620	620	354		3092
	Commercial Area								0
	Core and Circulation	50	127	96	96	96	96		561
	Plant/ Store								0
	Sub Total								3653
Basement	Car, Bike Parking	4478							4478
	Sub Total								4478
	Total Area								19150

Schedule Net Internal Area- Non Residential Units
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Building	Communal Facilities	BF	GF
Building A	Communal Storage	81	26
Building B	Communal Storage	77	
Building C	Communal Childcare Facility	424	
Building D	Communal Gym	211	
	Communal Cinema/ Playroom	89	
Communal Facilities Total		882	
Parking	Bicycle covered basement	332	no.
	Bicycle visitor at grade	56	no.
	Car Parking: General	88	no.
	Car Parking: Accessible	5	no.
	Car Parking: Club parking	5	no.
	Car Parking: EV parking	11	no.
	Car Parking: Total	109	no.

Commercial Facilities	BF	GF
Unit 1 Commercial: Retail	105	56
Unit 2 Commercial: Retail	87	87
Unit 3 Commercial: Retail	92	92
Unit 4 Commercial: Retail	92	92
Unit 5 Commercial Community Café		43

Commercial Facilities Total	376	370
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