

HOUSING QUALITY ASSESSMENT

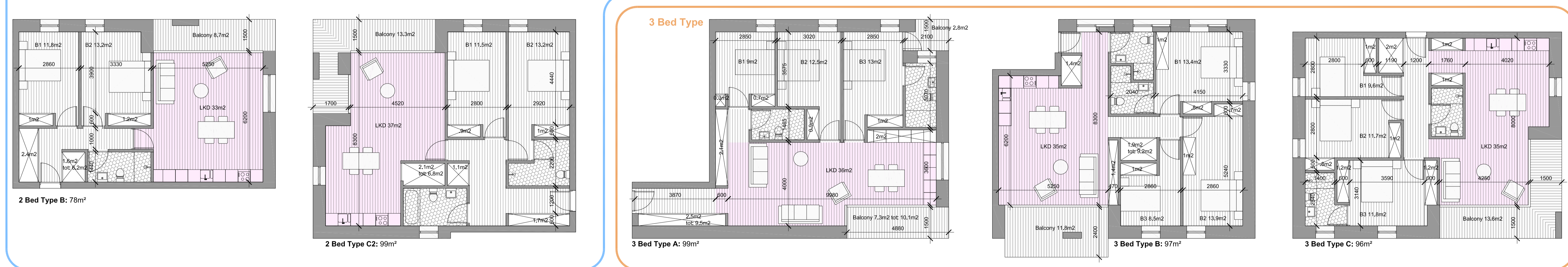
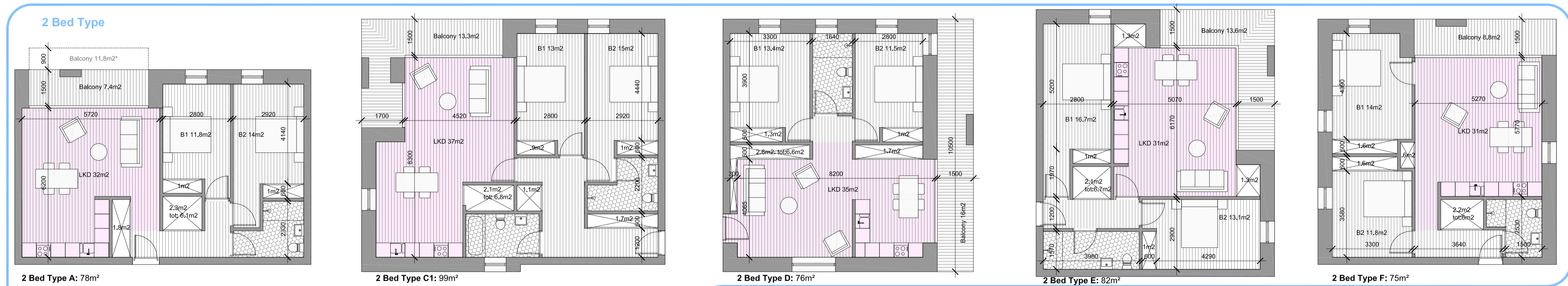
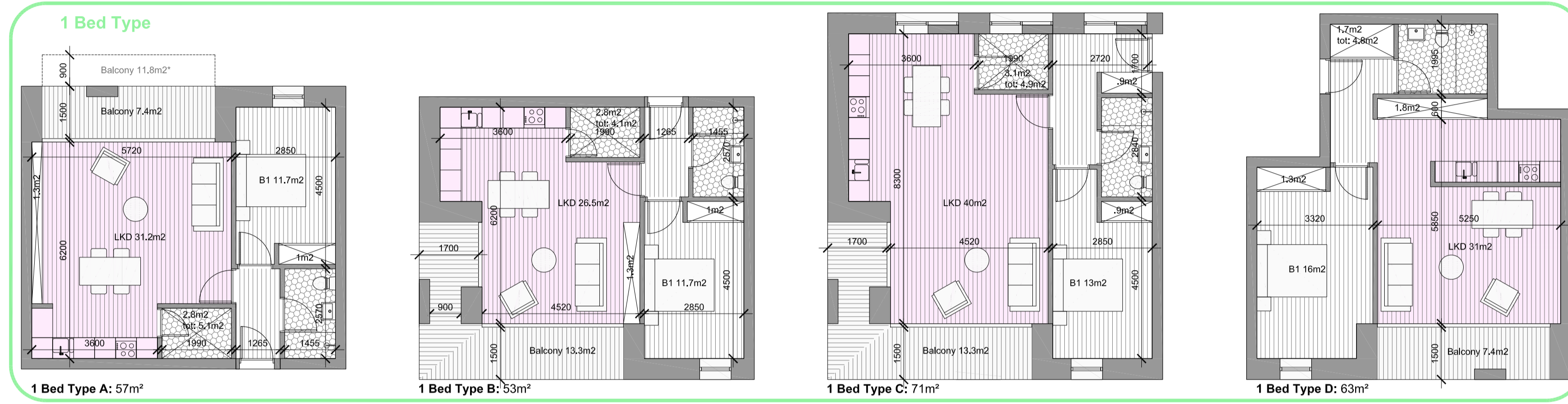
Green — Describes 1 Bed Units, Total: 69
 Blue — Describes 2 Bed Units, Total: 68
 Orange — Describes 3 Bed Units, Total: 9

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: 20% 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.'

X Denotes Storage Area
 Pink Hatch denotes Living/ Kitchen/ Dining combined area.
 LKD xxm2 = Living Kitchen Dining Area

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	31m 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/S/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		3	3	
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					
101																						45		74		72	

146 Unit Total



DO NOT SCALE FROM THIS DRAWING. WORK ONLY FROM FIGURED DIMENSIONS.
 ALL ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT.
 THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS.

ISSUED FOR PLANNING SUBMISSION	22 02 2022
date	rev

client JACKO INVESTMENTS drawing no
 project LORD MAYORS REDEVELOPMENT, SWORDS
 drawing APARTMENT LAYOUTS / HOUSING QUALITY ASSESSMENT 1808 **P1.108**
 scale 1:100 @ A1

aughey o' flaherty architects
 32 nassau street dublin 2 tel 01 6729932 fax 01 4982478 e-mail info@aof.ie