
Housing Quality Assessment Report
to accompany Part 8 Planning Application to Dublin City Council
**Social Housing Bundle 4, Development at the
Church of the Annunciation, Finglas**

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Schedule of Apartments: Church of the Annunciation, Finlas

Unit Number	1B/2B/3B/4B	Unit Type	Floor Area Achieved sq m	Min. Target Area sq m	10% GFA	10% > Floor Area	Ceiling Height	Aspect	Orientation	Private Outdoor Space	Min. Private Outdoor Space	Additional features
Level +3												
Nr. 1	1B2P	Apt 1B2P.3	55.60 sq m	45 sq m	49.50 sq m	True	2.6 m	Dual	W	5sq m	5 sq m	UD Apartment
Nr. 2	1B2P	Apt 1B2P.2	53.64 sq m	45 sq m	49.50 sq m	True	2.6 m	Single	W	5sq m	5 sq m	UD Apartment
Nr. 3	1B2P	Apt 1B2P.2	53.64 sq m	45 sq m	49.50 sq m	True	2.6 m	Single	W	5sq m	5 sq m	UD Apartment
Nr. 4	1B2P	Apt 1B2P.1	50.40 sq m	45 sq m	49.50 sq m	True	2.6 m	Single	E	5sq m	5 sq m	
Nr. 5	1B2P	Apt 1B2P.1	50.40 sq m	45 sq m	49.50 sq m	True	2.6 m	Single	W	5sq m	5 sq m	
Nr. 6	1B2P	Apt 1B2P.1	50.40 sq m	45 sq m	49.50 sq m	True	2.6 m	Single	E	5sq m	5 sq m	
Nr. 7	1B2P	Apt 1B2P.1	50.40 sq m	45 sq m	49.50 sq m	True	2.6 m	Single	W	5sq m	5 sq m	
Nr. 8	1B2P	Apt 1B2P.1	50.40 sq m	45 sq m	49.50 sq m	True	2.6 m	Single	E	5sq m	5 sq m	
Nr. 9	1B2P	Apt 1B2P.1	50.40 sq m	45 sq m	49.50 sq m	True	2.6 m	Single	W	5sq m	5 sq m	
Nr. 10	1B2P	Apt 1B2P.6	55.71 sq m	45 sq m	49.50 sq m	True	2.6 m	Dual	S	5sq m	5 sq m	
Nr. 11	1B2P	Apt 1B2P.1	50.40 sq m	45 sq m	49.50 sq m	True	2.6 m	Single	S	5sq m	5 sq m	
Nr. 12	1B2P	Apt 1B2P.3	55.60 sq m	45 sq m	49.50 sq m	True	2.6 m	Dual	S	5sq m	5 sq m	UD Apartment
Nr. 13	1B2P	Apt 1B2P.2	53.64 sq m	45 sq m	49.50 sq m	True	2.6 m	Dual	E	5sq m	5 sq m	UD Apartment
Nr. 14	1B2P	Apt 1B2P.2	53.64 sq m	45 sq m	49.50 sq m	True	2.6 m	Dual	E	5sq m	5 sq m	UD Apartment
Nr. 15	1B2P	Apt 1B2P.2	53.64 sq m	45 sq m	49.50 sq m	True	2.6 m	Dual	E	5sq m	5 sq m	UD Apartment
Nr. 16	1B2P	Apt 1B2P.2	53.64 sq m	45 sq m	49.50 sq m	True	2.6 m	Dual	E	5sq m	5 sq m	UD Apartment
Nr. 17	2B3P	Apt 2B3P	70.20 sq m	63 sq m	69.30 sq m	True	2.6 m	Dual	E	7sq m	7 sq m	
Nr. 18	1B2P	Apt 1B2P.4	50.40 sq m	45 sq m	49.50 sq m	True	2.6 m	Dual	S	5sq m	5 sq m	
Nr. 19	1B2P	Apt 1B2P.4	50.40 sq m	45 sq m	49.50 sq m	True	2.6 m	Dual	S	5sq m	5 sq m	
Nr. 20	1B2P	Apt 1B2P.4	50.40 sq m	45 sq m	49.50 sq m	True	2.6 m	Dual	S	5sq m	5 sq m	
Nr. 21	1B2P	Apt 1B2P.4	50.40 sq m	45 sq m	49.50 sq m	True	2.6 m	Dual	S	5sq m	5 sq m	
Nr. 22	1B2P	Apt 1B2P.4	50.40 sq m	45 sq m	49.50 sq m	True	2.6 m	Dual	S	5sq m	5 sq m	
Total Net:			1163.76 sq m									

Unit Number	1B/2B/3B/4B	Unit Type	Floor Area Achieved sq m	Min. Target Area sq m	10% GFA	10% > Floor Area	Ceiling Height	Aspect	Orientation	Private Outdoor Space	Min. Private Outdoor Space	Additional features
Level +4												
Nr. 1	1B2P	Apt 1B2P.3	55.60 sq m	45 sq m	49.50 sq m	True	2.6 m	Dual	W	5sq m	5 sq m	
Nr. 2	1B2P	Apt 1B2P.2	53.64 sq m	45 sq m	49.50 sq m	True	2.6 m	Single	W	5sq m	5 sq m	UD Apartment
Nr. 3	1B2P	Apt 1B2P.2	53.64 sq m	45 sq m	49.50 sq m	True	2.6 m	Single	W	5sq m	5 sq m	UD Apartment
Nr. 4	1B2P	Apt 1B2P.1	50.40 sq m	45 sq m	49.50 sq m	True	2.6 m	Single	E	5sq m	5 sq m	
Nr. 5	1B2P	Apt 1B2P.1	50.40 sq m	45 sq m	49.50 sq m	True	2.6 m	Single	W	5sq m	5 sq m	
Nr. 6	1B2P	Apt 1B2P.1	50.40 sq m	45 sq m	49.50 sq m	True	2.6 m	Single	E	5sq m	5 sq m	
Nr. 7	1B2P	Apt 1B2P.1	50.40 sq m	45 sq m	49.50 sq m	True	2.6 m	Single	W	5sq m	5 sq m	
Nr. 8	1B2P	Apt 1B2P.1	50.40 sq m	45 sq m	49.50 sq m	True	2.6 m	Single	E	5sq m	5 sq m	
Nr. 9	1B2P	Apt 1B2P.1	50.40 sq m	45 sq m	49.50 sq m	True	2.6 m	Single	W	5sq m	5 sq m	
Nr. 10	1B2P	Apt 1B2P.6	55.71 sq m	45 sq m	49.50 sq m	True	2.6 m	Dual	S	5sq m	5 sq m	
Nr. 11	1B2P	Apt 1B2P.1	50.40 sq m	45 sq m	49.50 sq m	True	2.6 m	Single	S	5sq m	5 sq m	
Nr. 12	1B2P	Apt 1B2P.3	55.60 sq m	45 sq m	49.50 sq m	True	2.6 m	Dual	S	5sq m	5 sq m	UD Apartment
Nr. 13	1B2P	Apt 1B2P.2	53.64 sq m	45 sq m	49.50 sq m	True	2.6 m	Dual	E	5sq m	5 sq m	UD Apartment
Nr. 14	1B2P	Apt 1B2P.2	53.64 sq m	45 sq m	49.50 sq m	True	2.6 m	Dual	E	5sq m	5 sq m	UD Apartment
Nr. 15	1B2P	Apt 1B2P.2	53.64 sq m	45 sq m	49.50 sq m	True	2.6 m	Dual	E	5sq m	5 sq m	UD Apartment
Nr. 16	1B2P	Apt 1B2P.2	53.64 sq m	45 sq m	49.50 sq m	True	2.6 m	Dual	E	5sq m	5 sq m	UD Apartment
Nr. 17	2B3P	Apt 2B3P	70.20 sq m	63 sq m	69.30 sq m	True	2.6 m	Dual	E	7sq m	7 sq m	
Nr. 18	1B2P	Apt 1B2P.4	50.40 sq m	45 sq m	49.50 sq m	True	2.6 m	Dual	S	5sq m	5 sq m	
Nr. 19	1B2P	Apt 1B2P.4	50.40 sq m	45 sq m	49.50 sq m	True	2.6 m	Dual	S	5sq m	5 sq m	
Nr. 20	1B2P	Apt 1B2P.4	50.40 sq m	45 sq m	49.50 sq m	True	2.6 m	Dual	S	5sq m	5 sq m	
Nr. 21	1B2P	Apt 1B2P.4	50.40 sq m	45 sq m	49.50 sq m	True	2.6 m	Dual	S	5sq m	5 sq m	
Nr. 22	1B2P	Apt 1B2P.4	50.40 sq m	45 sq m	49.50 sq m	True	2.6 m	Dual	S	5sq m	5 sq m	
Total Net:			1163.76 sq m									

Total Net Area for purposes of Community, Arts and Culture Area calculation: 5776.80 sq m

Overall Unit Numbers	
1B2P	106
2B3P	4
Overall Apartment Total	110
UD Apartment Total	35
UD Apartment Total Percentage	32%

Overall Single/Dual Aspect Count	
Total Single Aspect count	36
Total Dual Aspect count	74
Total Single Aspect Percentage	33%
Total Dual Aspect Percentage	67%

Overall +10% Count	
Total < +10% count	0
Total >= +10% count	110
Total < +10% percentage	0%
Total >= +10% percentage	100%

Notes
 This Schedule includes all location specific HOA statistics for each apartment, as per the column headings above.
 For a full breakdown of all apartment type HOA statistics, please refer to separate apartment type layouts and schedules in this report

Housing Quality Assessment

Legend

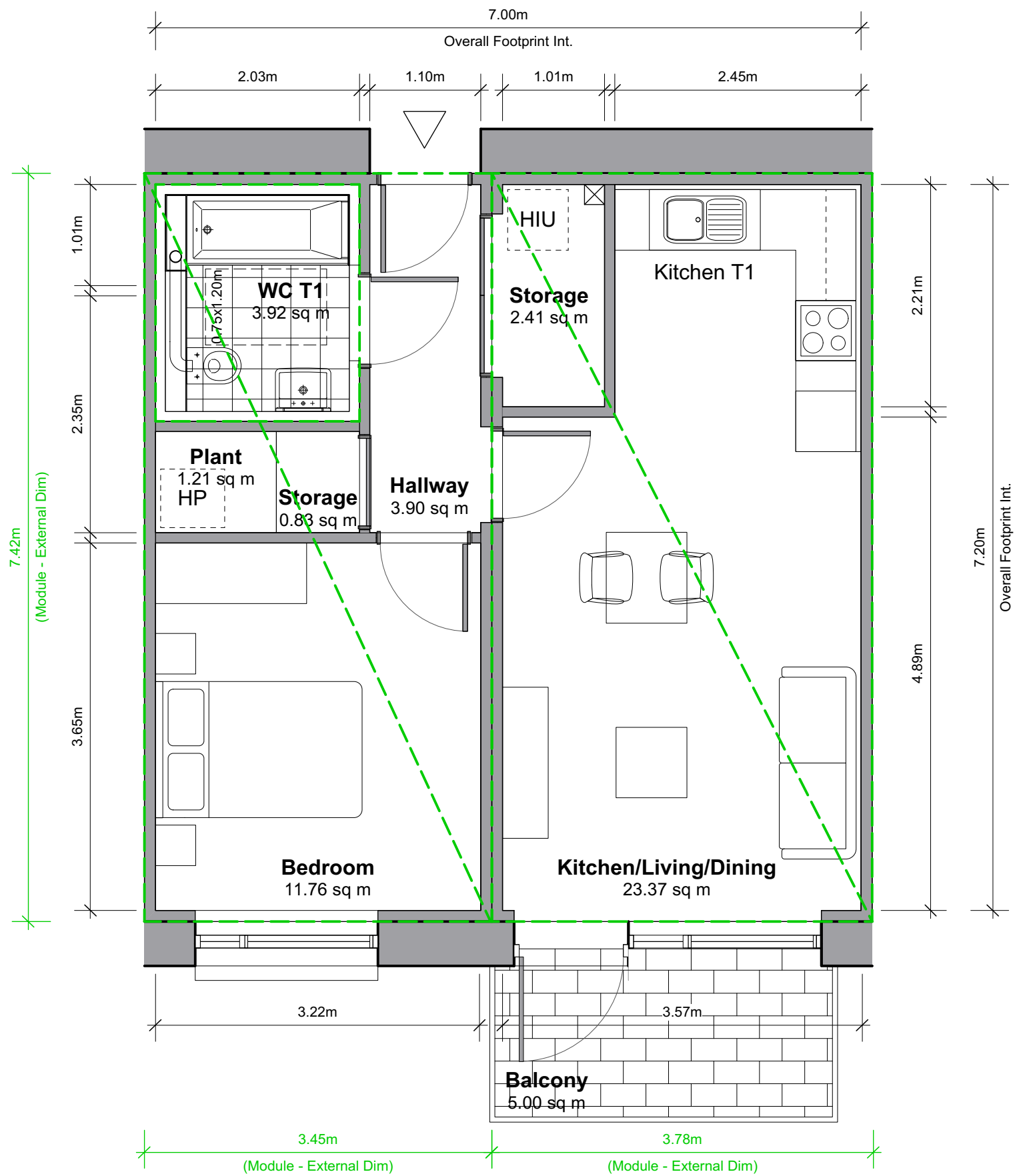
- 1 Bedroom 2 Person
- 2 Bedroom 3 Person



3 Key Plan - Proposed +3 Level Plan



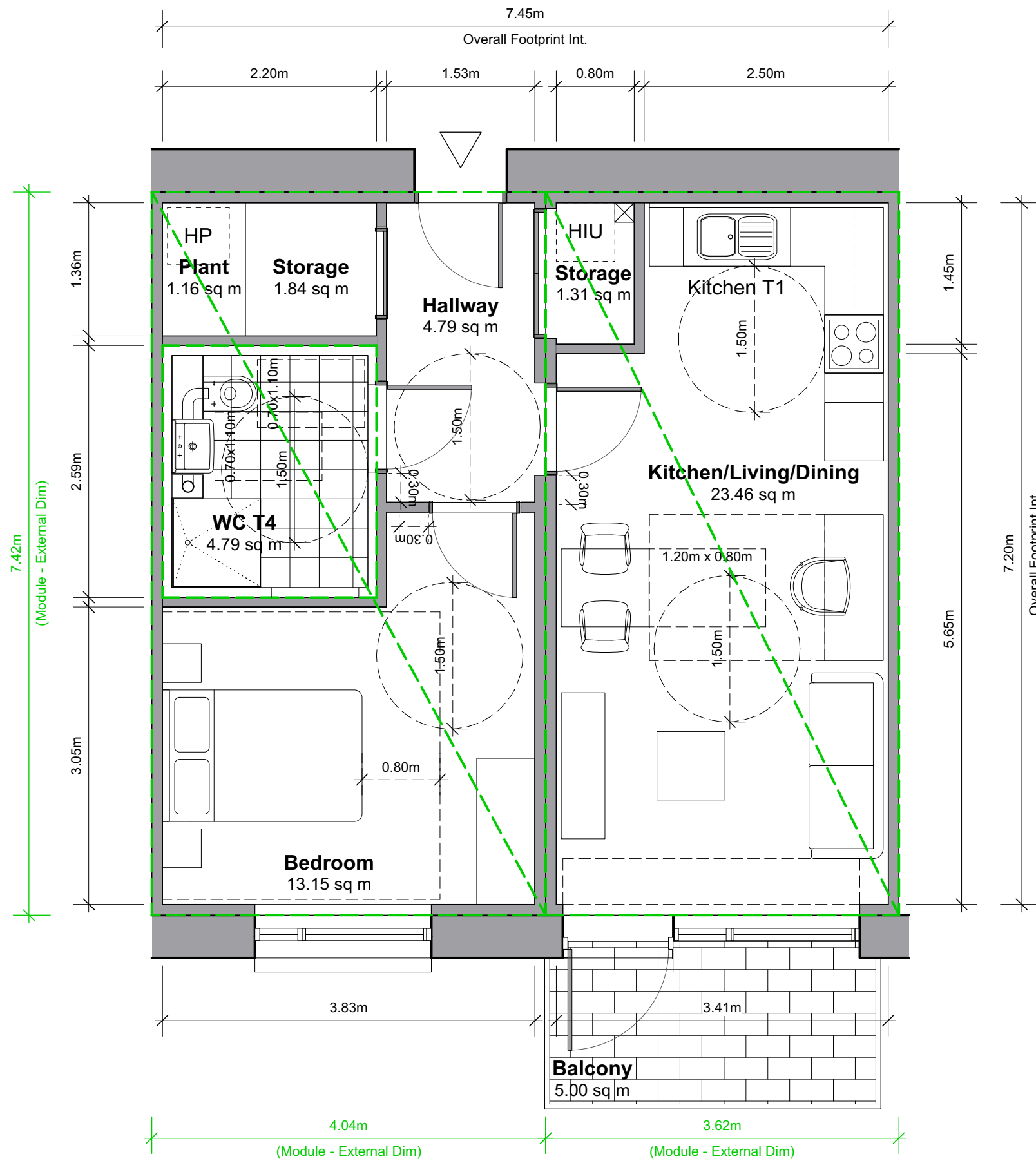
4 Key Plan - Proposed +4 Level Plan



1B2P-1 Standard

RELEVANT AREA	PROPOSED UNIT		EQUIVALENT DEPT GUIDELINES		COMPARISON OF FLOOR AREA %
	ACTUAL WIDTH	ACTUAL AREA (sqM)	MIN WIDTH	MIN FLOOR AREA (sqM)	
BEDROOM 1	3.215	11.8	2.800	11.4	103.16%
AGGREGATE BEDROOM AREA		11.8		11.4	103.16%
AGGREGATE STORAGE AREA		3.2		3.0	106.67%
TOTAL LIVING/KITCHEN/DINING AREA		23.4		23.0	101.61%
GROSS INTERNAL AREA	46.5*	50.4		45.0	103.33%*
PRIVATE OPEN SPACE (P.O.S.)		5.0		5.0	100.00%

*less circulation/hallways



1B2P-2 UD-Typical

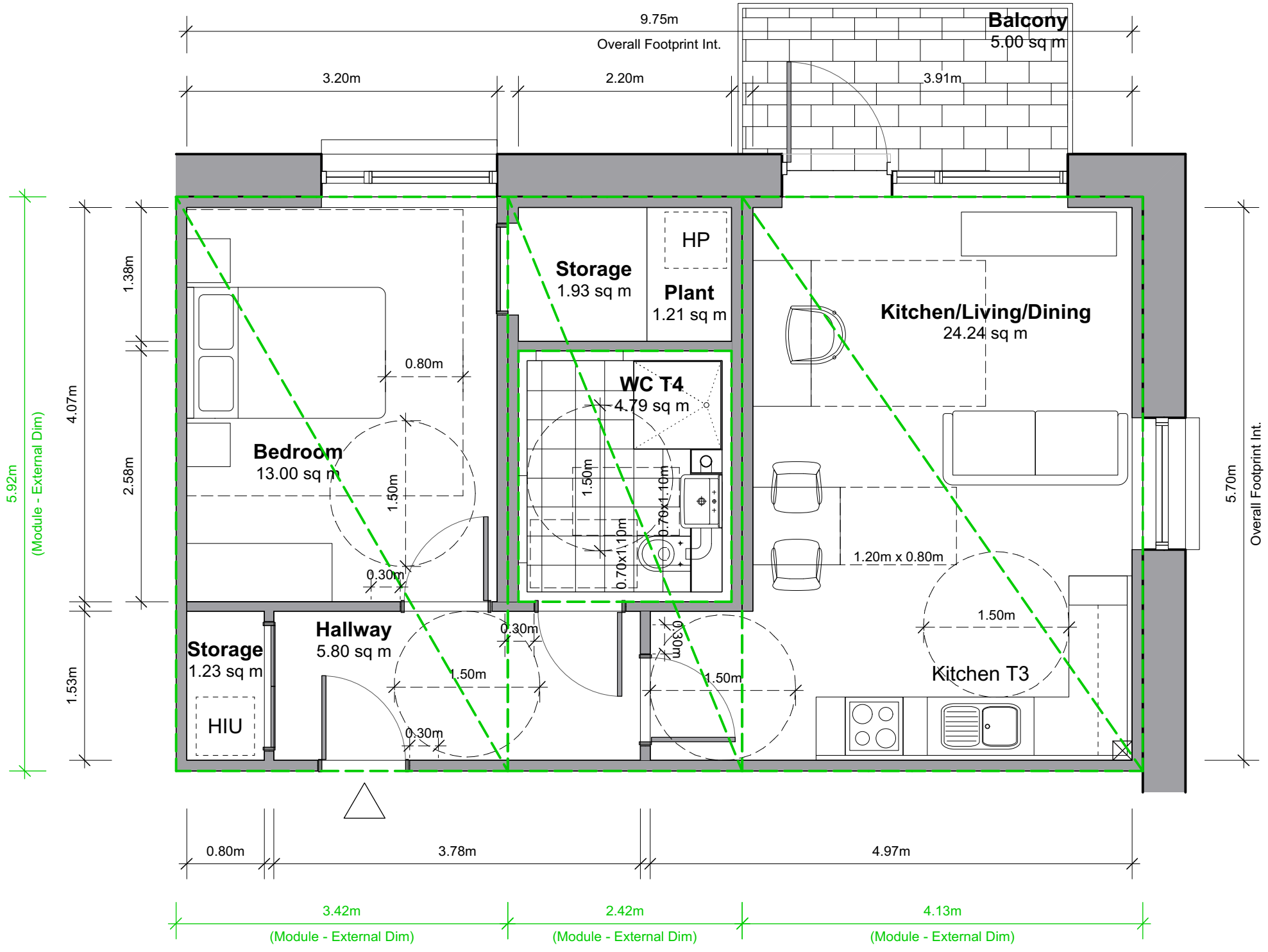
RELEVANT AREA	PROPOSED UNIT		EQUIVALENT DEPT GUIDELINES		COMPARISON OF FLOOR AREA %
	ACTUAL WIDTH	ACTUAL AREA (SqM)	MIN WIDTH	MIN FLOOR AREA (SqM)	
BEDROOM 1	3.825	13.2	2.800	11.4	115.35%
AGGREGATE BEDROOM AREA		13.2		11.4	115.35%
AGGREGATE STORAGE AREA		3.2		3.0	106.67%
TOTAL LIVING/KITCHEN/DINING AREA		23.5		23.0	102.00%
GROSS INTERNAL AREA	48.85*	53.6		45.0	108.56%*
PRIVATE OPEN SPACE (P.O.S.)		5.0		5.0	100.00%

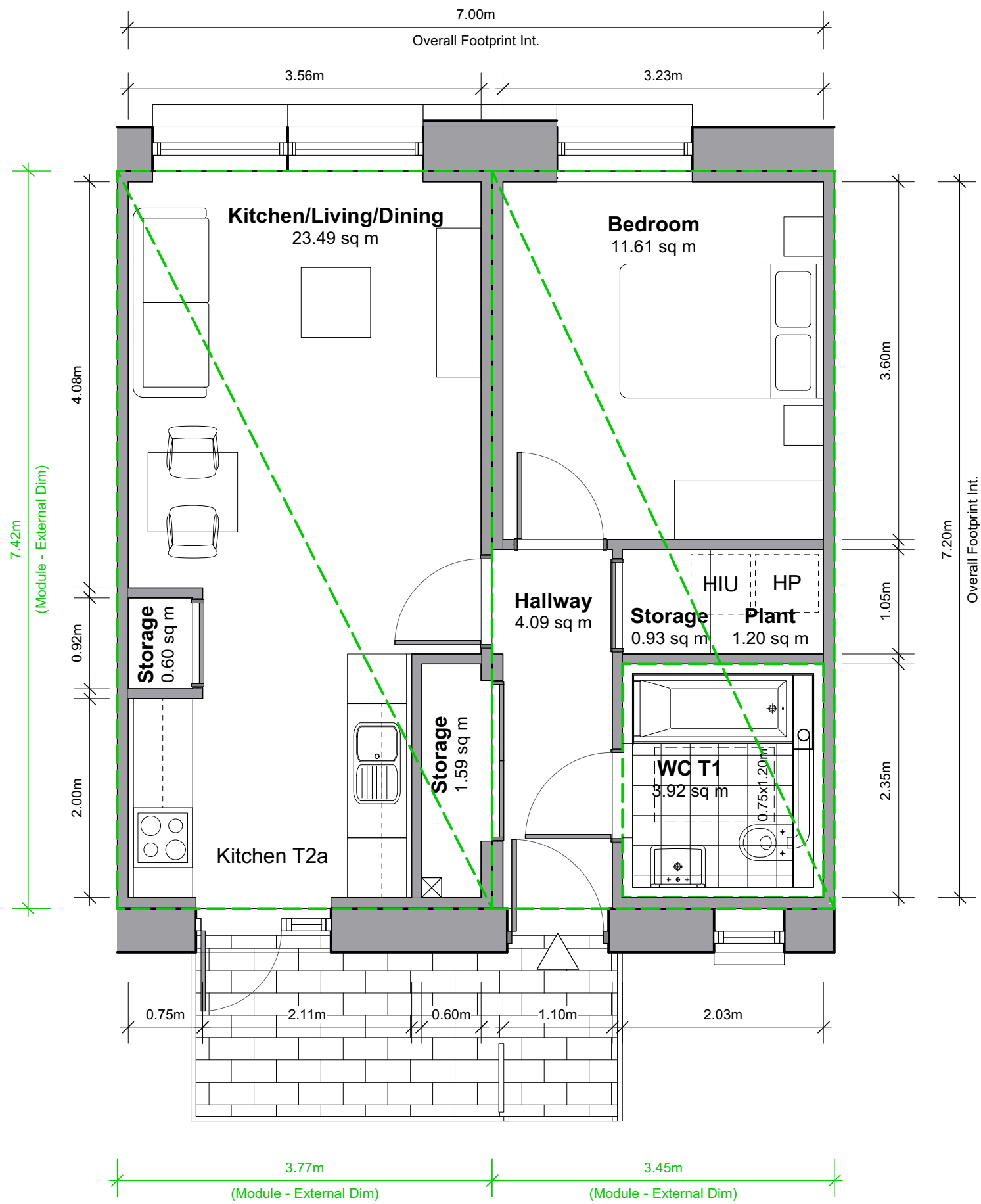
*less circulation/hallways

1B2P-3 UD-Corner

RELEVANT AREA	PROPOSED UNIT		EQUIVALENT DEPT GUIDELINES		COMPARISON OF FLOOR AREA %
	ACTUAL WIDTH	ACTUAL AREA (SqM)	MIN WIDTH	MIN FLOOR AREA (SqM)	
BEDROOM 1	3.200	13.0	2.800	11.4	114.04%
AGGREGATE BEDROOM AREA		13.0		11.4	114.04%
AGGREGATE STORAGE AREA		3.2		3.0	106.67%
TOTAL LIVING/KITCHEN/DINING AREA		24.2		23.0	105.39%
GROSS INTERNAL AREA	49.78*	55.6		45.0	110.62%*
PRIVATE OPEN SPACE (P.O.S.)		5.0		5.0	100.00%

*less circulation/hallways





1B2P-4 Balcony Entry

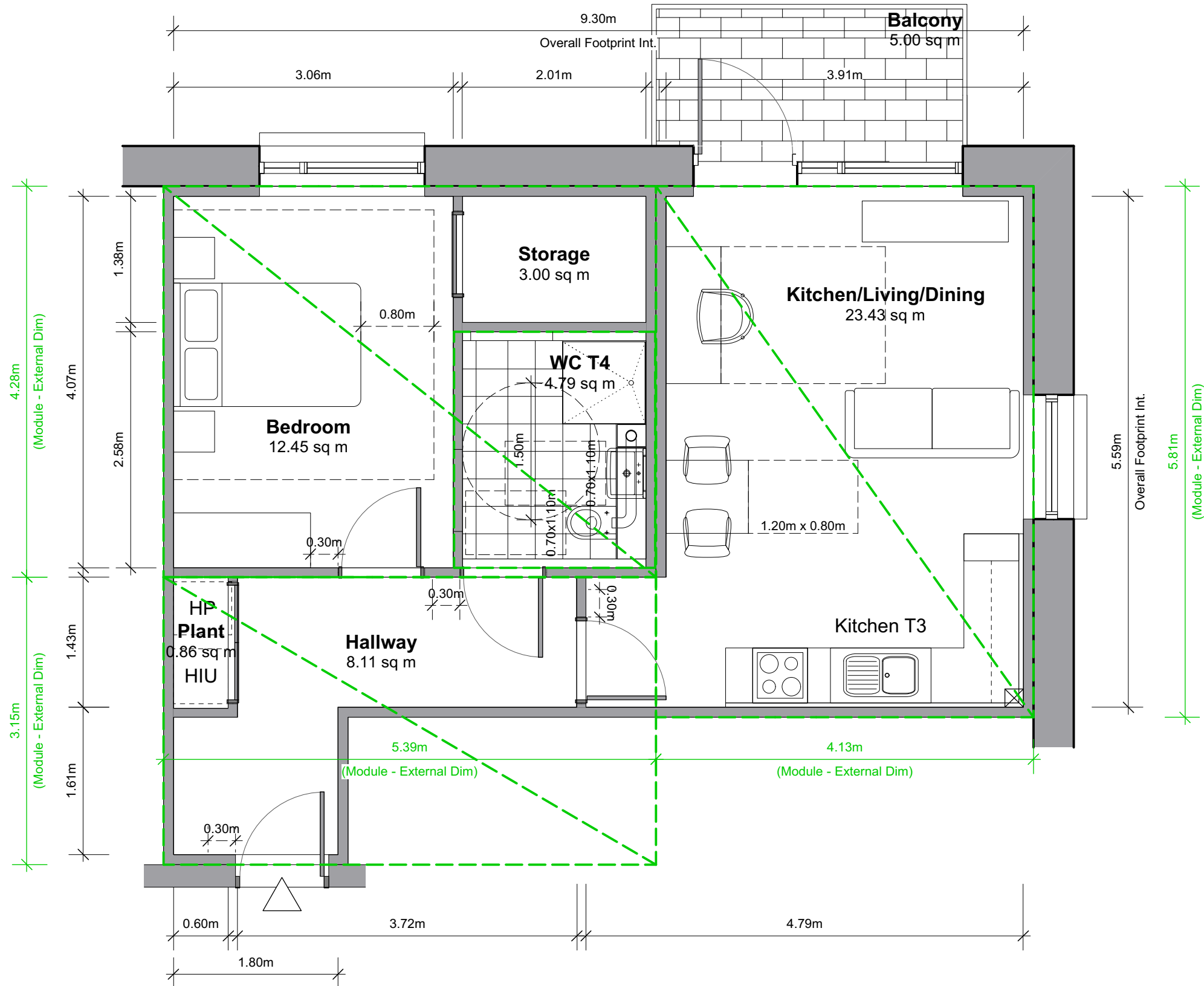
RELEVANT AREA	PROPOSED UNIT		EQUIVALENT DEPT GUIDELINES		COMPARISON OF FLOOR AREA %
	ACTUAL WIDTH	ACTUAL AREA (SqM)	MIN WIDTH	MIN FLOOR AREA (SqM)	
BEDROOM 1	3.060	12.5	2.800	11.4	109.21%
AGGREGATE BEDROOM AREA		12.5		11.4	109.21%
AGGREGATE STORAGE AREA		3.1		3.0	104.00%
TOTAL LIVING/KITCHEN/DINING AREA		23.5		23.0	102.13%
GROSS INTERNAL AREA	46.31*	50.4		45.0	103.96%*
PRIVATE OPEN SPACE (P.O.S.)		5.0		5.0	100.00%

*less circulation/hallways

1B2P-6 Corner Unit

RELEVANT AREA	PROPOSED UNIT		EQUIVALENT DEPT GUIDELINES		COMPARISON OF FLOOR AREA %
	ACTUAL WIDTH	ACTUAL AREA (sqm)	MIN WIDTH	MIN FLOOR AREA (sqm)	
BEDROOM 1	3.060	12.5	2.800	11.4	109.21%
AGGREGATE BEDROOM AREA		12.5		11.4	109.21%
AGGREGATE STORAGE AREA		3.0		3.0	100.00%
TOTAL LIVING/KITCHEN/DINING AREA		23.4		23.0	101.87%
GROSS INTERNAL AREA	46.78*	54.9		45.0	103.96%*
PRIVATE OPEN SPACE (P.O.S.)		5.0		5.0	100.00%

*less circulation/hallways



2B3P-1 Standard

RELEVANT AREA	PROPOSED UNIT		EQUIVALENT DEPT GUIDELINES		COMPARISON OF FLOOR AREA %
	ACTUAL WIDTH	ACTUAL AREA (SqM)	MIN WIDTH	MIN FLOOR AREA (SqM)	
BEDROOM 1	3.225	11.7	2.800	11.4	102.63%
BEDROOM 2	2.145	7.1	2.100	7.1	100.00%
AGGREGATE BEDROOM AREA		18.8		18.5	101.62%
AGGREGATE STORAGE AREA		5.2		5.0	103.20%
TOTAL LIVING/KITCHEN/DINING AREA		28.3		28.0	101.14%
GROSS INTERNAL AREA	61.86*	70.2		63.0	98.19%*
PRIVATE OPEN SPACE (P.O.S.)		6.0		6.0	100.00%

*less circulation/hallways

