

Housing Quality Assessment

PROJECT: **PPP SHB 4 - Croke Villas**
 JOB NO.: **2771**
 DATE: **24th July 2024**
 DOC. REF.: **SHB4-CVD-SH-COA-AR-P3-5010-Housing_Quality_Assessment**
 STATUS: **P3**
 REVISION: **2**

	REQUIREMENT	PROPOSED	COMPLIANCE
NUMBER OF APARTMENTS			
TOTAL	N / A	52	N/A
APARTMENT AREAS			
1 Bedroom	45 sq.m min	54.0 sq.m (average)	✓
2 Bedroom (4p)	73 sq.m min	80.75 sq.m (average)	✓
TOTAL GROSS FLOOR AREA (SQM)	N / A	4220.87	N/A
UNIT MIX			
1 Bedroom	50% max.	5 Apartments 9.61%	✓
2 Bedroom (4p)	N / A	47 Apartments 90.39%	N/A
APARTMENT / CORE RATIO			
		Up to 3 per core	✓
ORIENTATION			
North facing single aspect units	Acceptable in some circumstances	None	✓
DUAL ASPECT RATIO			
% Dual Aspect Dwellings	33% min. for Central Accessible and/or Accessible Location	100%	✓
PARKING PROVISION			
Bicycle Parking	Long Term - 1 per Bedroom Short Term - 1 per two apartments	99no. Long Term spaces 30no. Short Term spaces	✓
Car Parking	0.5 per dwelling max (Development Plan - Zone 1. Apartment Guidelines 2018 seek reduction in parking)	4 car parking spaces, 0.08 per dwelling. (Proximity to transport networks)	✓
AMENITY SPACE PROVISION			
Communal Amenity Space	Per 2 bed 4p: 7 sq.m, per 1 bed 5 sq.m, per studio 4 sq.m. Total Required: 354 sq.m	500 sq.m provided	✓
Public Open Space	10-15% of site area	961 sq.m provided	✓
COMMUNITY CULTURAL AND ARTS			
Community Cultural Space	5% of net internal area (210.3 sq.m)	152sq.m (4%) provided GF Block B, 68 sq.m (1%) provided in cultural provision in public realm (55 sq.m) and internal courtyard (13 sq.m)	✓

