

Schedule of Accommodation - Housing Quality Assessment

COADY ARCHITECTS

FILE NAME: SHB3-WHL-AR-COA-SH-0151 Schedule  
 PROJECT: Whitehall, Co Dublin  
 JOB NO.: 2630  
 DATE: Aug-21

Revisions	By / Date	Description
P01	17/12/2021	Planning statistics
P02	31/01/2022	Pre-Planning Pack
P03	14/04/2022	Planning Pack

Summary				
Apartment A1 - 1B/2P		28		
Apartment A2 - 1B/2P		3		
Apartment A3 - 1B/2P		6		
Apartment A4 - 1B/2P UD		4		
Apartment B1 - 2B/4P		2		
Apartment B2 - 2B/4P		4		
Apartment B3 - 2B/4P UD		3		
Apartment B4 - 2B/4P		1		
Apartment B5 - 2B/4P		3		
Apartment B6- 2B/4P		3		
Apartment B7 - 2B/3P		1		
Apartment B8 - 2B/4P		5		
Apartment B9 - 2B/4P		5		
Apartment C1 - 3B/6P		8		
Apartment C2 - 3B/5P UD		4		
<b>Total Apartments</b>		<b>80</b>		
Duplex D1 - 2B/3P		1		
Duplex D2 - 2B/3P		2		
<b>Total duplexes</b>		<b>3</b>		
<b>Total Dwellings &amp; Duplexes</b>		<b>83</b>		
<b>Parking/ Bicycle statistics</b>		<b>carparking</b>		
Bicycle provision (1no / bedroom)		132		
Part M Disabled Parking		3		
Parking ratio		0.6		
<b>Other planning statistics</b>		CPD Requirement sqm		
Planning extent Area (m2)		10629		
Net Developable Area (m2)		8764		
Public Open Space	2037	20.0% 23%		
Community Open Space		543		
Units		60 83		
UD units	9.no.	10.0% 11.0%		
Plot ratio		0.92		
Site Coverage	0	20.0%		
Density (uph) - ( Sustainable Residential Development Guidelines )	30 uph	94uph		
<b>OVERALL BRIEF MIX</b>	<b>% required</b>	<b>mix required</b>	<b>Current Mix</b>	<b>% MIX</b>
1 Bdrm	35.0%	30	41	49.0%
2 Bdrm	45.0%	38	30	36.0%
3 Bdrm	15%	13	12	15.0%
<b>Total</b>	<b>95%</b>	<b>81</b>	<b>83</b>	<b>100%</b>

Dwelling/Apartment Type	Dwelling/ Duplex type ref	Min Gross floor area(m2)	Proposed Gross floor area(m2)	Area (m2): Living space(min)				Area (m2): Bedrooms (min)				Area(m2): Storage (min)	Area (m2): other (min)				
				Living Room	Kitchen	Kitchen/ Living/ Dining	Aggregate	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4		Aggregate	Aggregate	Storage / Utility	Bathroom	Plant
1B2P (1 storey)	Apartment A1	45.0	49.8			23.2	23.2	11.4				11.4	3.0	1.4	3.7	1.5	4.3
1B2P (1 storey)	Apartment A2	45.0	53.7			23.3	23.3	13.0				13.0	3.4	1.4	3.7	1.5	5.9
1B2P (1 storey)	Apartment A3	45.0	54.6			23.3	23.3	11.9				11.9	3.0	3.0	4.7	1.7	7.3
1B2P (1 storey)	Apartment A3 A	45.0	52.1			23.3	23.0	11.4				11.4	3.0		3.8	1.9	6.4
1B2P (1 storey) UD	Apartment A4	45.0	68.7			25.8	26.0	13.1				13.1	3.3	3.3	5.9	2.6	14.4
2B4P (1 storey)	Apartment B1	73.0	78.9			30.3	30.3	13.1	11.4			24.5	6.0	3.2	3.7	1.6	8.7
2B4P (1 storey)	Apartment B2	73.0	80.5			30.8	30.8	13.2	11.4			24.7	6.0	2.5	4.9	1.5	8.4
2B4P (1 storey) UD	Apartment B3	73.0	84.1			30.9	30.9	13.8	13.5			27.2	6.1	3.5	3.5	1.6	8.8
2B4P (1 storey)	Apartment B4	73.0	78.4			30.6	30.6	13.0	11.4			24.4	6.0	3.2	3.9	1.5	7.6
2B4P (1 storey)	Apartment B5	73.0	82.2			34.5	34.5	13.0	11.7			24.7	6.0	3.3	3.7	1.5	7.7
2B4P (1storey)	Apartment B6	73.0	80.7			30.1	30.1	13.3	13.0			26.3	6.3	2.2	3.5	1.6	8.7
2B3P (1 storey)	Apartment B7	63.0	68.8			28.0	28.0	13.0	7.1			20.1	5.0	2.5	3.7	1.4	6.6
2B4P (1 storey)	Apartment B8	73.0	77.1			30.1	30.1	13.0	11.9			24.9	6.1	2.6	4.2	1.5	7.0
2B4P (1 storey)	Apartment B9	73.0	81.4			30.0	30.0	13.3	12.0			25.3	7.0	3.5	4.9	1.5	8.2
3B6P (1 storey)	Apartment C1	90.0	105.5			34.3	34.3	14.3	11.7	11.7		37.6	9.1	3.3	4.8	1.5	12.6
3B6P (1 storey)	Apartment C1 A	90.0	102.7			34.1	34.1	13.4	11.4	11.4		36.2	9.4	2.7	4.6	1.5	11.4
3B5P (1 storey)	Apartment C1 B	90.0	98.4			34.6	34.6	13.0	11.9	7.1		32.0	9.0	3.5	4.6	1.9	11.4
3B5P (1 storey) UD	Apartment C2	90.0	98.8			34.0	34.0	13.0	13.0	7.1		33.1	9.0	3.3	4.5	1.4	10.5
2B3P (2 storey)	Duplex D1	45.0	90.0			32.6	32.6	13.5	7.7			21.2	9.7	3.2	5.3	1.5	23.1
2B3P (2 storey)	Duplex D2	45.0	86.3			37.1	37.1	13.4	7.3			20.7	7.1	2.1	4.6	1.5	20.0



Unit No.	Unit Type	Apartment/Duplex Type	Apartment/Duplex Type Ref	Area (m²): Bedrooms						Area (m²): Storage					Area (m²): other		Private open space (m²):										
				Min Gross Floor Area (m2)	Proposed Gross Floor Area	Over 10% Min Gross Floor Area	Kitchen/Living/ Dining	Required Aggregate	Proposed Aggregate	Bed 1	Bed 2	Bed 3	Required Aggregate	Proposed Aggregate	Store 1	Store 2	Store 3	Store 4	Store 5	Required Aggregate	Proposed Aggregate	Bathroom	Hall	Required Aggregate	Front Terrace	Rear Terrace	Balcony/Terrace
1	Apartment	1B/2P (1 storey) UD	Apartment A4	45.00	68.61	Y	25.83	23.00	25.83	13.14			11.40	13.14	3.3					3.00	3.3	5.94	14.44	5.0	12.9	14.9	
2	Apartment	1B/2P (1 storey) UD	Apartment A4	45.00	68.61	Y	25.83	23.00	25.83	13.14			11.40	13.14	3.3					3.00	3.3	5.94	14.44	5.0	13.5	14.9	
3	Apartment	1B/2P (1 storey) UD	Apartment A4	45.00	68.61	Y	25.83	23.00	25.83	13.14			11.40	13.14	3.3					3.00	3.3	5.94	14.44	5.0	13.5	14.9	
4	Apartment	1B/2P (1 storey) UD	Apartment A4	45.00	68.61	Y	25.83	23.00	25.83	13.14			11.40	13.14	3.3					3.00	3.3	5.94	14.44	5.0	12.9	14.9	
5	Apartment	2B/3P (1 storey)	Apartment B7	63.00	68.83	Y	28.03	28.00	28.03	13.00	7.10		20.10	20.10	2.5	1.5	1.0			5.00	5.0	3.70	6.60	6.0			7.0
6	Apartment	2B/4P (1 storey)	Apartment B4	73.00	78.38	Y	30.57	30.00	30.57	13.00	11.40		24.40	24.40	3.2	2.8				6.00	6.0	3.94	7.64	7.0			11.0
7	Apartment	1B/2P (1 storey)	Apartment A1	45.00	49.83	Y	23.19	23.00	23.19	11.40			11.40	11.40	1.4	1.6				3.00	3.0	3.70	4.33	5.0			13.8
8	Apartment	3B/6P (1 storey)	Apartment C1 A	90.00	102.69	Y	34.10	34.00	34.10	13.40	11.40	11.40	31.50	36.20	2.7	3.5	3.2			9.00	9.4	4.60	11.40	9.0			9.2
9	Apartment	2B/4P (1 storey)	Apartment B6	73.00	80.68	Y	30.14	30.00	30.14	13.30	13.00		24.40	26.30	2.2	2.1	2.0			6.00	6.3	3.51	8.65	7.0			7.8
10	Apartment	2B/4P (1 storey)	Apartment B5	73.00	82.24	Y	34.50	30.00	34.50	13.00	11.69		24.40	24.69	3.3	2.7				6.00	6.0	3.73	7.67	7.0			11.0
11	Apartment	1B/2P (1 storey)	Apartment A1	45.00	49.83	Y	23.19	23.00	23.19	11.40			11.40	11.40	1.4	1.6				3.00	3.0	3.70	4.33	5.0			11.0
12	Apartment	3B/6P (1 storey)	Apartment C1	90.00	105.49	Y	34.26	34.00	34.26	14.28	11.66	11.67	31.50	37.61	3.3	3.4	2.4			9.00	9.1	4.83	12.59	9.0			9.2
13	Apartment	2B/4P (1 storey)	Apartment B6	73.00	80.68	Y	30.14	30.00	30.14	13.30	13.00		24.40	26.30	2.2	2.1	2.0			6.00	6.3	3.51	8.65	7.0			7.6
14	Apartment	2B/4P (1 storey)	Apartment B5	73.00	82.24	Y	34.50	30.00	34.50	13.00	11.69		24.40	24.69	3.3	2.7				6.00	6.0	3.73	7.67	7.0			11.0
15	Apartment	1B/2P (1 storey)	Apartment A1	45.00	49.83	Y	23.19	23.00	23.19	11.40			11.40	11.40	1.4	1.6				3.00	3.0	3.70	4.33	5.0			11.0
16	Apartment	3B/6P (1 storey)	Apartment C1	90.00	105.49	Y	34.26	34.00	34.26	14.28	11.66	11.67	31.50	37.61	3.3	3.4	2.4			9.00	9.1	4.83	12.59	9.0			9.2
17	Apartment	2B/4P (1 storey)	Apartment B6	73.00	80.68	Y	30.14	30.00	30.14	13.30	13.00		24.40	26.30	2.2	2.1	2.0			6.00	6.3	3.51	8.65	7.0			7.6
18	Apartment	2B/4P (1 storey)	Apartment B5	73.00	82.24	Y	34.50	30.00	34.50	13.00	11.69		24.40	24.69	3.3	2.7				6.00	6.0	3.73	7.67	7.0			11.0
19	Apartment	1B/2P (1 storey)	Apartment A1	45.00	49.83	Y	23.19	23.00	23.19	11.40			11.40	11.40	1.4	1.6				3.00	3.0	3.70	4.33	5.0			11.0
20	Apartment	3B/5P (1 storey)	Apartment C1 B	90.00	98.36	Y	34.63	34.00	34.63	13.00	11.90	7.10	31.50	32.00	3.5	2.9	2.6			9.00	9.0	4.60	11.40	9.0			9.2
21	Apartment	2B/4P (1 storey)	Apartment B1	73.00	78.93	Y	30.30	30.00	30.30	13.10	11.40		24.40	24.50	3.2	2.8				6.00	6.0	3.70	8.70	7.0		36.2	7.5
22	Apartment	3B/6P (1 storey)	Apartment C1 A	90.00	102.69	Y	34.10	34.00	34.10	13.40	11.40	11.40	31.50	36.20	2.7	3.5	3.2			9.00	9.4	4.60	11.40	9.0			9.2
23	Apartment	1B/2P (1 storey)	Apartment A1	45.00	49.83	Y	23.19	23.00	23.19	11.40			11.40	11.40	1.4	1.6				3.00	3.0	3.70	4.33	5.0			13.8
24	Apartment	2B/4P (1 storey)	Apartment B2	73.00	80.50	Y	30.79	30.00	30.79	13.24	11.42		24.40	24.66	2.5	3.5				6.00	6.0	4.94	8.38	7.0			12.0
25	Apartment	2B/4P (1 storey)	Apartment B1	73.00	78.93	Y	30.30	30.00	30.30	13.10	11.40		24.40	24.50	3.2	2.8				6.00	6.0	3.70	8.70	7.0			7.5
26	Apartment	3B/6P (1 storey)	Apartment C1	90.00	105.49	Y	34.26	34.00	34.26	14.28	11.66	11.67	31.50	37.61	3.3	3.4	2.4			9.00	9.1	4.83	12.59	9.0			9.2
27	Apartment	1B/2P (1 storey)	Apartment A1	45.00	49.83	Y	23.19	23.00	23.19	11.40			11.40	11.40	1.4	1.6				3.00	3.0	3.70	4.33	5.0			11.0
28	Apartment	2B/4P (1 storey)	Apartment B2	73.00	80.50	Y	30.79	30.00	30.79	13.24	11.42		24.40	24.66	2.5	3.5				6.00	6.0	4.94	8.38	7.0			12.0
29	Apartment	2B/4P (1 storey) UD	Apartment B3	73.00	84.12	Y	30.89	30.00	30.89	13.77	13.46		24.40	27.23	3.5	1.6	1.1			6.00	6.1	3.45	8.80	7.0			7.3
30	Apartment	3B/6P (1 storey)	Apartment C1	90.00	105.49	Y	34.26	34.00	34.26	14.28	11.66	11.67	31.50	37.61	3.3	3.4	2.4			9.00	9.1	4.83	12.59	9.0			9.2
31	Apartment	1B/2P (1 storey)	Apartment A1	45.00	49.83	Y	23.19	23.00	23.19	11.40			11.40	11.40	1.4	1.6				3.00	3.0	3.70	4.33	5.0			11.0
32	Apartment	2B/4P (1 storey)	Apartment B2	73.00	80.50	Y	30.79	30.00	30.79	13.24	11.42		24.40	24.66	2.5	3.5				6.00	6.0	4.94	8.38	7.0			12.0
33	Apartment	2B/4P (1 storey) UD	Apartment B3	73.00	84.12	Y	30.89	30.00	30.89	13.77	13.46		24.40	27.23	3.5	1.6	1.1			6.00	6.1	3.45	8.80	7.0			7.3
34	Apartment	3B/6P (1 storey)	Apartment C1	90.00	105.49	Y	34.26	34.00	34.26	14.28	11.66	11.67	31.50	37.61	3.3	3.4	2.4			9.00	9.1	4.83	12.59	9.0			9.2
35	Apartment	1B/2P (1 storey)	Apartment A1	45.00	49.83	Y	23.19	23.00	23.19	11.40			11.40	11.40	1.4	1.6				3.00	3.0	3.70	4.33	5.0			11.0
36	Apartment	2B/4P (1 storey)	Apartment B2	73.00	80.50	Y	30.79	30.00	30.79	13.24	11.42		24.40	24.66	2.5	3.5				6.00	6.0	4.94	8.38	7.0			12.0
37	Apartment	2B/4P (1 storey) UD	Apartment B3	73.00	84.12	Y	30.89	30.00	30.89	13.77	13.46		24.40	27.23	3.5	1.6	1.1			6.00	6.1	3.45	8.80	7.0			7.3
38	Apartment	2B/4P (1 storey)	Apartment B8	73.00	77.05	Y	30.05	30.00	30.05	13.00	11.90		24.40	24.90	2.6	3.5				6.00	6.1	4.17	6.96	7.0			7.0
39	Apartment	1B/2P (1 storey)	Apartment A1	45.00	49.83	Y	23.19	23.00	23.19	11.40			11.40	11.40	1.4	1.6				3.00	3.0	3.70	4.33	5.0			7
40	Apartment	1B/2P (1 storey)	Apartment A1	45.00	49.83	Y	23.19	23.00	23.19	11.40			11.40	11.40	1.4	1.6				3.00	3.0	3.70	4.33	5.0			7
41	Apartment	1B/2P (1 storey)	Apartment A1	45.00	49.83	Y	23.19	23.00	23.19	11.40			11.40	11.40	1.4	1.6				3.00	3.0	3.70	4.33	5.0			7
42	Apartment	1B/2P (1 storey)	Apartment A1	45.00	49.83	Y	23.19	23.00	23.19	11.40			11.40	11.40	1.4	1.6				3.00	3.0	3.70	4.33	5.0			7
43	Apartment	2B/4P (2 storey)	Apartment B9	73.00	81.44	Y	30.01	30.00	30.01	13.30	12.00		24.40	25.30	3.5	2.6	0.9			6.00	7.0	4.88	8.20	7.0			7
44	Duplex	2B/3P (2 storey)	Duplex D1	70.00	89.97	Y	32.58	28.00	32.58	13.50	7.70		20.10	21.20	3.2	3.3	3.3			5.00	9.7	5.28	23.05	6.0	15.2		6.8
45	Duplex	2B/3P (2 storey)	Duplex D2	70.00	86.28	Y	37.10	28.00	37.10	13.40	7.30		20.10	20.70	2.1	3.4	1.5			5.00	7.1	4.55	19.97	6.0	15		6.8
46	Duplex	2B/3P (2 storey)	Duplex D2	70.00	86.28	Y	37.10	28.00	37.10	13.40	7.30		20.10	20.70	2.1	3.4	1.5			5.00	7.1	4.55	19.97	6.0	16.3		6.8
47	Apartment	3B/5P (1 storey) UD	Apartment C2	90.00	98.81	Y	34.03	34.00	34.03	13.00	13.00	7.13	31.50	33.13	3.3	2.3	1.1	1.0	1.3	9.00	9.0	4.48	10.45	9.0			15.5
48	Apartment	2B/4P (1 storey)	Apartment B8	73.00	77.05	Y	30.05	30.00	30.05	13.00	11.90		24.40	24.90	2.6	3.5				6.00	6.1	4.17	6.96	7.0			7.0
49	Apartment	1B/2P (1 storey)	Apartment A1	45.00	49.83	Y	23.19	23.00	23.19	11.40			11.40	11.40	1.4	1.6				3.00	3.0	3.70	4.33	5.0			5.0
50	Apartment	1B/2P (1 storey)	Apartment A1	45.00	49.83	Y	23.19	23.00	23.19	11.40			11.40	11.40	1.4	1.6				3.00	3.0	3.70	4.33	5.0			5.0
51	Apartment	1B/2P (1 storey)	Apartment A1	45.00	49.83	Y	23.19	23.00	23.19	11.40			11.40	11.40	1.4	1.6				3.00	3.0	3.70	4.33	5.0			5.0
52	Apartment	1B/2P (1 storey)	Apartment A1	45.00	49.83	Y	23																				