

## Housing Quality Assessment

PROJECT: **PPP SHB 4 - Collins Avenue**  
 JOB NO.: **2771**  
 DATE: **19th July 2024**  
 DOC. REF.: **SHB4-CAD-SH-COA-AR-P3-5002-Housing\_Quality\_Assessment**  
 STATUS: **P3 - For Planning**  
 REV: **2**

**COADY** ARCHITECTS

Mount Pleasant Business Centre, Mount Pleasant Avenue, Ranelagh, Dublin 6, Ireland.  
 T: 01 497 6766. F: 01 497 0927. E: admin@coady.ie W: www.coady.ie

	REQUIREMENT	PROPOSED	COMPLIANCE
<b>NUMBER OF APARTMENTS</b>			
TOTAL	N / A	106	N/A
<b>APARTMENT AREAS</b>			
1 Bedroom	45 min	52.0 (average)	✓
2 Bedroom (4p)	73 min	77.35 (average)	✓
3 Bedroom	90 min	98.525 (average)	✓
TOTAL GROSS FLOOR AREA (SQM)	N / A	<b>7427.04</b>	N/A
<b>UNIT MIX</b>			
1 Bedroom	50% max.	49 Apartments 46.23%	✓
2 Bedroom (4p)	N / A	37 Apartments 34.90%	N/A
3 Bedroom	N / A	20 Apartments 18.87%	N/A
<b>APARTMENT / CORE RATIO</b>			
		Up to 5 per core	✓
<b>ORIENTATION</b>			
North facing single aspect units	Acceptable in some circumstances	None	✓
<b>DUAL ASPECT RATIO</b>			
% Dual Aspect Dwellings	33% min. for Central Accessible and/or Accessible Location	56%	✓
<b>PARKING PROVISION</b>			
Bicycle Parking	Long Term - 1 per Bedroom Short Term - 1 per two apartments	183no. Long Term spaces 63no. Short Term spaces	✓
Car Parking	0.5 per dwelling max (Development Plan - Zone 1. Apartment Guidelines 2018 seek reduction in parking)	57 car parking spaces, 0.54 per dwelling. (Proximity to transport networks)	✓
<b>AMENITY SPACE PROVISION</b>			
<b>Communal Amenity Space</b>	Per 4 bed: 11 sq. m., Per 3 bed: 9 , per 2 bed 4p: 7 , per 1 bed 5 , per studio 4 . Total Required: 684	3,140 provided	✓
<b>Public Open Space</b>	10-15% of site area	1,925 (11.7% of net site area)	✓
<b>COMMUNITY CULTURAL AND ARTS</b>			
<b>Community Cultural Space</b>	5% of net internal area (371 )	275sq.m (3.7%) provided GF Block A, 100sq.m (1.3%) provided GF Block B, 375sq.m overall (5%)	✓

Housing Quality Assessment

PROJECT: PPP SHB 4 - Collins Avenue
JOB NO.: 2771
DOC REF.: SHB4-CAD-SH-COA-AR-P3-5002
STATUS: Refer to Summary Sheet
REV: Refer to Summary Sheet



Mount Pleasant Business Centre, Mount Pleasant Avenue, Ranelagh, Dublin 6, Ireland.
T: 01 497 6766. F: 01 497 0927. E: admin@coady.ie W: www.coady.ie

Table with columns: GENERAL, LIVING, BEDROOMS, STORAGE, EXTERNAL, COMPLIES?. Rows include apartment details like Block, Floor Level, Apartment Type, Description, Bed Spaces, Aspect, Orientation, Gross Internal Area, DOHPLG Min Area, 10% in Excess of Min Areas, Universal Design, Living Room Width, DOHPLG Min Width, Kitchen/Living/Dining Area, DOHPLG Min K/LD Area, Bedroom 1 Area, Bedroom 1 Width, Bedroom 2 Area, Bedroom 2 Width, Bedroom 3 Area, Bedroom 3 Width, Bedroom 4 Area, Bedroom 4 Width, Aggregate Bedroom Area, DOHPLG Min Aggregate Bedroom Area, Store 1, Store 2, Store 3, Store 4, Store 5, Store 6, Store 7, Store 8, Store TOTAL, DOHPLG Min Storage, Private Amenity Space, DOHPLG Min PAS, DOHPLG Min Communal Amenity Space, and a COMPLIES? checkbox.

**Housing Quality Assessment**

PROJECT: PPP SHB 4 - Collins Avenue  
 JOB NO.: 2771  
 DOC REF: SHB4-CAD-SH-COA-AR-P3-5002  
 STATUS: Refer to Summary Sheet  
 REV: Refer to Summary Sheet

GENERAL												LIVING				BEDROOMS								STORAGE								EXTERNAL			COMPLIES?						
Apartment Number	Block	Floor Level	Apartment Type	Description	Bed Spaces	Aspect	Orientation	Gross Internal Area (sq. m.)	DOHPLG Min Area (sq. m.)	10% In Excess of Min Areas	Universal Design	Living Room Width (m)	DOHPLG Min Width (m)	Kitchen/Living/Dining Area (sq. m.)	DOHPLG Min K/LD Area (sq. m.)	Bedroom 1 Area (sq. m.)	Bedroom 1 Width (m)	Bedroom 2 Area (sq. m.)	Bedroom 2 Width (m)	Bedroom 3 Area (sq. m.)	Bedroom 3 Width (m)	Bedroom 4 Area (sq. m.)	Bedroom 4 Width (m)	Aggregate Bedroom Area (sq.m)	DOHPLG Min Aggregate Bedroom Area (sq.m)	Store 1 (sq. m.)	Store 2 (sq. m.)	Store 3 (sq. m.)	Store 4 (sq. m.)	Store 5 (sq. m.)	Store 6 (sq. m.)	Store 7 (sq. m.)	Store 8 (sq. m.)	Store TOTAL (sq. m.)	DOHPLG Min Storage (sq. m.)	Private Amenity Space (sq. m.)	DOHPLG Min PAS (sq. m.)	DOHPLG Min Communal Amenity Space (sq. m.)			
079	Block B	Fourth Floor	A-1B2P-12	1 Bed	2	Dual	North + South	60.5	45.0	Yes	Yes	4.0	3.3	26.1	23.0	13.2	3.2	-	-	-	-	-	-	-	13.2	11.4	0.9	2.3	-	-	-	-	-	-	3.2	3.0	7.5	5.0	5.0	✓	
080	Block B	Fourth Floor	A-1B2P-1	1 Bed	2	Single	South	50.4	45.0	Yes	No	3.6	3.3	23.6	23.0	11.76	3.225	-	-	-	-	-	-	-	11.8	11.4	0.83	2.23	-	-	-	-	-	-	3.1	3	5	5	5	✓	
081	Block B	Fourth Floor	A-2B4P-2	2 Bed	4	Dual	South + West	81.0	73.0	Yes	Yes	4.2	3.6	30.0	30.0	13.0	3.2	13.0	3.0	-	-	-	-	-	26.0	24.4	1.1	1.1	0.8	1.8	1.1	-	-	-	-	6.0	6.0	7.4	7.0	7.0	✓
082	Block B	Fourth Floor	A-1B2P-2	1 Bed	2	Dual	North + West	53.6	45.0	Yes	Yes	3.4	3.3	23.1	23.0	13.2	3.8	-	-	-	-	-	-	-	13.2	11.4	1.8	1.2	-	-	-	-	-	-	3.0	3.0	5.0	5.0	5.0	✓	
083	Block B	Fourth Floor	A-3B5P-1	3 Bed	5	Dual	North + East	95.0	90.0	No	No	4.5	3.8	34.0	34.0	13.7	3.5	11.3	2.8	7.2	2.1	-	-	-	32.1	31.5	1.5	2.1	2.6	1.8	1.0	-	-	-	-	9.0	9.0	9.0	9.0	9.0	✓
084	Block B	Fifth Floor	A-2B4P-4	2 Bed	4	Dual	North + South	78.5	73.0	No	No	4.1	3.6	30.2	30.0	13.4	3.5	11.8	2.8	-	-	-	-	-	25.2	24.4	1.6	1.8	2.6	-	-	-	-	-	6.0	6.0	7.4	7.0	7.0	✓	
085	Block B	Fifth Floor	A-1B2P-1	1 Bed	2	Single	South	50.4	45.0	Yes	No	3.6	3.3	23.6	23.0	11.8	3.2	-	-	-	-	-	-	-	11.8	11.4	0.8	2.2	-	-	-	-	-	-	3.1	3.0	5.0	5.0	5.0	✓	
086	Block B	Fifth Floor	A-2B4P-2	2 Bed	4	Dual	South + West	81.0	73.0	Yes	Yes	4.2	3.6	30.0	30.0	13.0	3.2	13.0	3.0	-	-	-	-	-	26.0	24.4	1.1	1.1	0.8	1.8	1.1	-	-	-	-	6.0	6.0	7.4	7.0	7.0	✓
087	Block B	Fifth Floor	A-1B2P-2	1 Bed	2	Dual	North + West	53.6	45.0	Yes	Yes	3.4	3.3	23.1	23.0	13.2	3.8	-	-	-	-	-	-	-	13.2	11.4	1.8	1.2	-	-	-	-	-	-	3.0	3.0	5.0	5.0	5.0	✓	
088	Block B	Fifth Floor	A-3B5P-1	3 Bed	5	Dual	North + East	95.0	90.0	No	No	4.5	3.8	34.0	34.0	13.7	3.5	11.4	2.8	7.2	2.1	-	-	-	32.3	31.5	1.5	2.1	2.6	1.8	1.0	-	-	-	-	9.0	9.0	9.0	9.0	9.0	✓
089	Block C	Ground Floor	A-2B4P-4	2 Bed	4	Dual	NW + SW	78.5	73.0	No	No	4.1	3.6	30.2	30.0	13.4	3.5	11.8	2.8	-	-	-	-	-	25.2	24.4	1.6	1.8	2.6	-	-	-	-	-	6.0	6.0	7.4	7.0	7.0	✓	
090	Block C	Ground Floor	A-1B2P-2	1 Bed	2	Single	SE	53.6	45.0	Yes	Yes	3.4	3.3	23.1	23.0	13.2	3.8	-	-	-	-	-	-	-	13.2	11.4	1.8	1.2	-	-	-	-	-	-	3.0	3.0	5.0	5.0	5.0	✓	
091	Block C	Ground Floor	A-1B2P-1	1 Bed	2	Dual	SE + SW	50.4	45.0	Yes	No	3.6	3.3	23.6	23.0	11.8	3.2	-	-	-	-	-	-	-	11.8	11.4	0.8	2.2	-	-	-	-	-	-	3.1	3.0	5.0	5.0	5.0	✓	
092	Block C	First Floor	A-2B4P-4	2 Bed	4	Dual	NW + SW	78.5	73.0	No	No	4.1	3.6	30.2	30.0	13.4	3.5	11.8	2.8	-	-	-	-	-	25.2	24.4	1.6	1.8	2.6	-	-	-	-	-	6.0	6.0	7.4	7.0	7.0	✓	
093	Block C	First Floor	A-2B4P-1	2 Bed	4	Dual	SE + NE	76.68	73	No	No	4.3	3.6	30.0	30.0	13.05	3.3	11.47	2.9	-	-	-	-	-	24.5	24.4	1.1	2.1	1.6	1.2	-	-	-	-	6.0	6	7.42	7	7	✓	
094	Block C	First Floor	A-1B2P-2	1 Bed	2	Single	Southeast	53.6	45.0	Yes	Yes	3.4	3.3	23.1	23.0	13.2	3.8	-	-	-	-	-	-	-	13.2	11.4	1.8	1.2	-	-	-	-	-	-	3.0	3.0	5.0	5.0	5.0	✓	
095	Block C	First Floor	A-1B2P-1	1 Bed	2	Dual	SE + SW	50.4	45.0	Yes	No	3.6	3.3	23.6	23.0	11.8	3.2	-	-	-	-	-	-	-	11.8	11.4	0.8	2.2	-	-	-	-	-	-	3.1	3.0	5.0	5.0	5.0	✓	
096	Block C	Second Floor	A-2B4P-4	2 Bed	4	Dual	NW + SW	78.6	73.0	No	No	4.1	3.6	30.2	30.0	13.4	3.5	11.8	2.8	-	-	-	-	-	25.2	24.4	1.6	1.8	2.6	-	-	-	-	-	6.0	6.0	7.4	7.0	7.0	✓	
097	Block C	Second Floor	A-2B4P-1	2 Bed	4	Dual	SE + NE	76.7	73.0	No	No	4.3	3.6	30.0	30.0	13.1	3.3	11.5	2.9	-	-	-	-	-	24.5	24.4	1.1	2.1	1.6	1.2	-	-	-	-	6.0	6.0	7.4	7.0	7.0	✓	
098	Block C	Second Floor	A-1B2P-2	1 Bed	2	Single	Southeast	53.6	45.0	Yes	Yes	3.4	3.3	23.1	23.0	13.2	3.8	-	-	-	-	-	-	-	13.2	11.4	1.8	1.2	-	-	-	-	-	-	3.0	3.0	5.0	5.0	5.0	✓	
099	Block C	Second Floor	A-1B2P-1	1 Bed	2	Dual	SE + SW	50.4	45.0	Yes	No	3.6	3.3	23.6	23.0	11.8	3.2	-	-	-	-	-	-	-	11.8	11.4	0.8	2.2	-	-	-	-	-	-	3.1	3.0	5.0	5.0	5.0	✓	
100	Block C	Third Floor	A-2B4P-4	2 Bed	4	Dual	NW + SW	78.6	73.0	No	No	4.1	3.6	30.2	30.0	13.4	3.5	11.8	2.8	-	-	-	-	-	25.2	24.4	1.6	1.8	2.6	-	-	-	-	-	6.0	6.0	7.4	7.0	7.0	✓	
101	Block C	Third Floor	A-2B4P-1	2 Bed	4	Dual	SE + NE	76.7	73.0	No	No	4.3	3.6	30.0	30.0	13.1	3.3	11.5	2.9	-	-	-	-	-	24.5	24.4	1.1	2.1	1.6	1.2	-	-	-	-	6.0	6.0	7.4	7.0	7.0	✓	
102	Block C	Third Floor	A-1B2P-2	1 Bed	2	Single	Southeast	53.6	45.0	Yes	Yes	3.4	3.3	23.1	23.0	13.2	3.8	-	-	-	-	-	-	-	13.2	11.4	1.8	1.2	-	-	-	-	-	-	3.0	3.0	5.0	5.0	5.0	✓	
103	Block C	Third Floor	A-1B2P-1	1 Bed	2	Dual	SE + SW	50.4	45.0	Yes	No	3.6	3.3	23.6	23.0	11.8	3.2	-	-	-	-	-	-	-	11.8	11.4	0.8	2.2	-	-	-	-	-	-	3.1	3.0	5.0	5.0	5.0	✓	
104	Block C	Fourth Floor	A-2B4P-1	2 Bed	4	Dual	SE + NE	76.7	73.0	No	No	4.1	3.6	30.0	30.0	13.4	3.5	11.8	2.8	-	-	-	-	-	25.2	24.4	1.1	2.1	1.6	1.2	-	-	-	-	6.0	6.0	7.4	7.0	7.0	✓	
105	Block C	Fourth Floor	A-1B2P-2	1 Bed	2	Single	Southeast	53.6	45.0	Yes	Yes	3.4	3.3	23.1	23.0	13.2	3.8	-	-	-	-	-	-	-	13.2	11.4	1.8	1.2	-	-	-	-	-	-	3.0	3.0	5.0	5.0	5.0	✓	
106	Block C	Fourth Floor	A-1B2P-1	1 Bed	2	Dual	SE + SW	50.4	45.0	Yes	No	3.6	3.3	23.6	23.0	11.8	3.2	-	-	-	-	-	-	-	11.8	11.4	0.8	2.2	-	-	-	-	-	-	3.1	3.0	5.0	5.0	5.0	✓	
								56.6%		70%	32%																			TOTAL PRIVATE AMENITY SPACE REQUIRED (sq.m)			701.269	684							
TOTAL GROSS INTERNAL AREA APARTMENTS (sq.m)								7427.0																			TOTAL COMMUNAL AMENITY SPACE REQUIRED (sq.m)			684.0											

**SUMMARY**

Total Number of Apartments: 106

Number of 1 bedroomed Apartments: 49 (25 no. A-1B2P-1, 22no. A-1B2P-2, 1no. A-1B2P-11, 1no. A-1B2P-12)

Number of 2 bedroomed 4 person Apartments: 37 (15no. A-2B4P-1, 10no. A-2B4P-2, 12no. A-2B4P-4)

Number of 3 bedroomed Apartments: 20 ( 5no. A-3B5P-1, 9 no. A-3B5P-3, 3no. A-3B5P-7, 3no. A-3B5P-9)

Number of Dual Aspect Apartments: 60 (56.1% of total)

Car Parking Provision: 0.54 no. car parking spaces per apartment - 57 no. parking spaces incl 6 no. wheelchair accessible spaces

Bicycle Parking Provision: 2.32 bicycle parking spaces per apartment - Total of 246 no.bicycle parking spaces

Totals:

Gross Internal Area (sq.m): Block A 5537.3

Gross Internal Area (sq.m): Block B 4135.1

Gross Internal Area (sq.m): Block C 1626.8

Gross Internal Area (sq.m): Total 11299.2