

HOUSING QUALITY  
ASSESSMENT

Strategic Housing Development  
Planning Application

APRIL 2022  
Rev. A



KARUNA & GLENINNA, SANDYFORD RD.

SANDYFORD, DUBLIN 18

### Area Schedule

	Floor	No. of Units	1 - bed	2-bed (3-p)	2-bed (4-p)	3-bed	Gross Floor Area (sq.m)	Units over 10%
<b>Block A</b>	Third	2	1	0	1	0	180	2
	Second	3	2	0	1	0	239	3
	First	3	1	0	1	1	287	3
	Ground	3	1	0	1	1	287	3
	Lower Ground	2	0	0	1	1	248	2
<b>Sub-Total:</b>		<b>13</b>	<b>5</b>	<b>0</b>	<b>5</b>	<b>3</b>	<b>1,241</b>	<b>13</b> <b>100%</b>
<b>Block B</b>	Fourth	7	3	0	3	1	593	3
	Third	9	3	1	5	0	761	4
	Second	10	3	1	5	1	854	4
	First	10	3	1	5	1	854	4
	Upper Ground	8	2	0	5	1	761	4
<b>Sub-Total:</b>		<b>44</b>	<b>14</b>	<b>3</b>	<b>23</b>	<b>4</b>	<b>3,823</b>	<b>19</b> <b>43%</b>
<b>Block C</b>	Fifth	2	0	0	1	1	251	2
	Fourth	6	1	1	2	2	582	5
	Third	8	2	0	5	1	717	4
	Second	8	2	0	5	1	717	4
	First	8	2	0	5	1	717	4
Upper Ground	6	2	0	3	1	579	4	
<b>Sub-Total:</b>		<b>38</b>	<b>9</b>	<b>1</b>	<b>21</b>	<b>7</b>	<b>3,563</b>	<b>23</b> <b>61%</b>
<b>Block D</b>	Fifth	2	0	0	0	2	280	2
	Fourth	6	0	2	3	1	586	2
	Third	9	1	1	6	1	831	4
	Second	9	1	1	4	3	851	2
	First	9	1	1	4	3	851	2
Upper Ground	7	1	1	2	3	714	2	
<b>Sub-Total:</b>		<b>42</b>	<b>4</b>	<b>6</b>	<b>19</b>	<b>13</b>	<b>4,113</b>	<b>14</b> <b>33%</b>
<b>Total no. Units</b>		<b>137</b>	<b>32</b>	<b>10</b>	<b>68</b>	<b>27</b>		<b>69</b> <b>50%</b>
<b>Dual Aspect: 95</b>		<b>69%</b>	<b>23%</b>	<b>7%</b>	<b>50%</b>	<b>20%</b>		
<b>Sub-Total - GFA apts.</b>							<b>12,740</b>	
<b>Sub-Total - Amenities</b>	Gym, Hot Desk Offices, Concierge						<b>404</b>	
<b>Total Quality Open Space</b>							<b>1,299</b>	
<b>Total GFA excl. LGF</b>	Car Parking & incl. amenities						<b>13,144</b>	
<b>Lower Ground Floor (car-park/cycles/plant)</b>	137 Car Spaces (1 per unit) 6no. Motorbike Spaces & 302 bike spaces provided to Lower Ground Floor Parking (152 of which are sheffield stands) & 38 Spaces (Sheffield Stand) across the landscaping						<b>4,508</b>	
<b>Total Developable Site Area</b>	see proposed Site Layout (533-HRA-00-ZZ-DR-A-P-0002)						<b>8,290</b>	<b>.829ha</b>
<b>Total Application Site Area</b>	see proposed Site Layout (533-HRA-00-ZZ-DR-A-P-0002)						<b>9,200</b>	<b>.92ha</b>
<b>Density</b>							<b>165</b>	<b>Per Hectare</b>

BICYCLE PARKING PROVISION		
Department Standards for Cycle Parking	1-bedroom	32
	2-bedroom	78
	3-bedroom	27
	Long stay: Spaces Required 1 per bedspace	269
	Visitors: 1 space per 2 residential units (98 units)	68
<b>Total no. of spaces required</b>	<b>337</b>	
<b>Total No. of Bicycle Parking</b>	<b>340</b>	

SANDYFORD ROAD- Strategic Housing Development on Sandyford Road, Sandyford, Co. Dublin

horan rainsford architects

RESIDENTIAL QUALITY ASSESSMENT

Date: 22/04/2022

BLOCK	LEVEL	UNIT NUMBER	APARTMENT TYPE	ASPECT	ORIENTATION	CEILING HEIGHT	OVERALL UNIT AREA				BEDROOMS												AGGREGATE FLOOR AREA			LIVING / KITCHEN / DINING				STORAGE		PRIVATE AMENITY SPACE				
							MIN. REQ. (sqm)	10% OVER (sqm)	PROVIDED (sqm)	UNIT 10% OVER	BEDROOM 1		BEDROOM 2		BEDROOM 3		[AREA]			[WIDTH]		[AREA]		[AREA]		[AREA]										
											MIN. REQ. (m)	PROVIDED (m)	MIN. REQ. (sqm)	PROVIDED (sqm)	MIN. REQ. (m)	PROVIDED (m)	MIN. REQ. (sqm)	PROVIDED (sqm)	MIN. REQ. (m)	PROVIDED (m)	MIN. REQ. (sqm)	PROVIDED (sqm)	OVER MIN. REQ.	MIN. REQ. (m)	PROVIDED (m)	MIN. REQ. (sqm)	PROVIDED (sqm)	MIN. REQ. (sqm)	PROVIDED (sqm)	BALCONY WIDTH	MIN. REQ. (sqm)	PROVIDED (sqm)				
BLOCK A	LG Floor	A0.01	2-Bed	Single	W	2.7	73	80.3	80.9	Yes	2.8	3	13	13.3	2.8	3	11.4	11.5					24.4	24.8	Yes	3.6	4.1	30	36.3	6	6.3	1.7	7	7		
		A0.02	3-Bed	Dual	W + E	2.7	90	99	104.3	Yes	2.8	3.4	13	13.3	2.8	2.9	11.4	11.6	2.1	2.9	7.1	11.1				31.5	36	Yes	3.8	5.1	34	43.2	9	10.4	1.5	9
	UG Floor	A1.01	1-Bed	Dual	E + S	2.5	45	49.5	51.3	Yes	2.8	3	11.4	11.7									11.4	11.7	Yes	3.3	3.4	23	28.9	3	3.2	1.5	5	5.9		
		A1.02	2-Bed	Dual	W + S	2.5	73	80.3	80.9	Yes	2.8	3	13	13.3	2.8	3	11.4	11.5					24.4	24.8	Yes	3.6	4.1	30	36.3	6	6.3	1.7	7	7		
		A1.03	3-Bed	Dual	W + E	2.5	90	99	104.3	Yes	2.8	3.4	13	13.3	2.8	2.9	11.4	11.6	2.1	2.9	7.1	11.1				31.5	36	Yes	3.8	5.1	34	43.2	9	10.4	1.5	9
	1st Floor	A2.01	1-Bed	Dual	E + S	2.5	45	49.5	51.3	Yes	2.8	3	11.4	11.7									11.4	11.7	Yes	3.3	3.4	23	28.9	3	3.2	1.5	5	5.9		
		A2.02	2-Bed	Dual	W + S	2.5	73	80.3	80.9	Yes	2.8	3	13	13.3	2.8	3	11.4	11.5					24.4	24.8	Yes	3.6	4.1	30	36.3	6	6.3	1.7	7	7		
		A2.03	3-Bed	Dual	W + E	2.5	90	99	104.3	Yes	2.8	3.4	13	13.3	2.8	2.9	11.4	11.6	2.1	2.9	7.1	11.1				31.5	36	Yes	3.8	5.1	34	43.2	9	10.4	1.5	9
	2nd Floor	A3.01	1-Bed	Dual	W + E	2.5	45	49.5	56.1	Yes	2.8	2.9	11.4	12.2									11.4	12.2	Yes	3.3	3.6	23	33.1	3	3.5	1.5	5	10.6		
		A3.02	2-Bed	Dual	W + S	2.5	73	80.3	80.9	Yes	2.8	3	13	13.3	2.8	3	11.4	11.5					24.4	24.8	Yes	3.6	4.1	30	36.3	6	6.3	1.7	7	7		
	3rd Floor	A3.03	1-Bed	Dual	E + S	2.5	45	49.5	51.3	Yes	2.8	3	11.4	11.7									11.4	11.7	Yes	3.3	3.4	23	28.9	3	3.2	1.5	5	5.9		
		A4.01	2-Bed	Dual	W + S	2.5	73	80.3	80.9	Yes	2.8	3	13	13.3	2.8	3	11.4	11.5					24.4	24.8	Yes	3.6	4.1	30	36.3	6	6.3	1.7	7	7		
		A4.02	1-Bed	Dual	E + S	2.5	45	49.5	51.3	Yes	2.8	3	11.4	11.7									11.4	11.7	Yes	3.3	3.4	23	28.9	3	3.2	1.5	5	5.9		

Total No. Units	13
Total No. Single Aspect	1
%Units Single Aspect	8%
%Units Dual Aspect	92%

Number of Units +10% Over Minimum Area	13
% of Units +10% Over Minimum Area	100%

5	38%
0	0%
5	38%
3	23%

\* = variation of up to 5% can be applied to room areas and widths subject to overall compliance with the required minimum overall apartment floor areas as per Design Standards for New Apartments, A guideline for Planning Authorities (2020)





