



PROPOSED LRD APPLICATION @ GRANGE ROAD, BALDOYLE, DUBLIN 13

Housing Quality Assessment

CWPA
Planning & Architecture



PROPOSED LRD APPLICATION @ GRANGE ROAD, DUBLIN 13

22039 - HOUSING QUALITY ASSESSMENT (1/3)

Unit no.	Floor Area		No. of Bedrooms	No. of Bedspaces	Aggregate Living Area (sqm)		Living Room Width (m)		Aggregate Bedroom Area		Storage Area (sqm)		Private Open Space		Orientation
	Required	Provided			Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided	(Balcony)
1	90	105	3	5	34	35.1	3.8	5.7	31.5	35	9	9.4	9	9.4	North, West
2	63	81	2	3	28	35.6	3.6	3.6	20.1	22.9	5	5.5	6	7.7	North, East
3	73	85	2	4	30	32.3	3.6	4.2	24.4	24.6	6	7	7	8.3	West
4	73	85	2	4	30	32.3	3.6	4.2	24.4	24.6	6	7	7	8.3	East
5	73	85	2	4	30	32.3	3.6	4.2	24.4	24.6	6	7	7	8.3	West
6	73	85	2	4	30	32.3	3.6	4.2	24.4	24.6	6	7	7	8.3	East
7	37	47.5	0	1	30	38.3	4	5.7	30	36.1	3	3.5	4	5.3	West
8	73	85	2	4	30	32.3	3.6	4.2	24.4	24.6	6	7	7	8.2	East
9	45	58.7	1	2	23	29.9	3.3	3.9	11.4	11.8	3	3	5	7.6	East
10	63	81	2	3	28	31.4	3.6	4.1	20.1	22.8	5	5	6	7.5	South, East
11	63	81	2	3	28	30	3.6	4.4	20.1	22.4	5	5	6	7.5	South, West
12	90	105	3	5	34	35.1	3.8	5.7	31.5	35	9	9.4	9	9.4	North, West
13	63	81	2	3	28	35.6	3.6	3.6	20.1	22.9	5	5.5	6	7.7	North, East
14	73	85	2	4	30	32.3	3.6	4.2	24.4	24.6	6	7	7	8.3	West
15	73	85	2	4	30	32.3	3.6	4.2	24.4	24.6	6	7	7	8.3	East
16	73	85	2	4	30	32.3	3.6	4.2	24.4	24.6	6	7	7	8.3	West
17	73	85	2	4	30	32.3	3.6	4.2	24.4	24.6	6	7	7	8.3	East
18	37	47.5	0	1	30	38.3	4	5.7	30	36.1	3	3.5	4	5.3	West
19	73	85	2	4	30	32.3	3.6	4.2	24.4	24.6	6	7	7	8.2	East
20	45	58.7	1	2	23	29.9	3.3	3.9	11.4	11.8	3	3	5	7.6	East
21	63	81	2	3	28	31.4	3.6	4.1	20.1	22.8	5	5	6	7.5	South, East
22	63	81	2	3	28	30	3.6	4.4	20.1	22.4	5	5	6	7.5	South, West
23	90	105	3	5	34	35.1	3.8	5.7	31.5	35	9	9.4	9	9.4	North, West
24	63	81	2	3	28	35.6	3.6	3.6	20.1	22.9	5	5.5	6	7.6	North, East
25	73	85	2	4	30	32.3	3.6	4.2	24.4	24.6	6	7	7	8.3	West
26	73	85	2	4	30	32.3	3.6	4.2	24.4	24.6	6	7	7	8.3	East
27	73	85	2	4	30	32.3	3.6	4.2	24.4	24.6	6	7	7	8.3	West
28	73	85	2	4	30	32.3	3.6	4.2	24.4	24.6	6	7	7	8.3	East
29	37	47.5	0	1	30	38.3	4	5.7	30	36.1	3	3.5	4	5.3	West
30	73	85	2	4	30	32.3	3.6	4.2	24.4	24.6	6	7	7	8.2	East
31	45	58.7	1	2	23	29.9	3.3	3.9	11.4	11.8	3	3	5	7.6	East
32	63	81	2	3	28	31.4	3.6	4.1	20.1	22.8	5	5	6	7.5	South, East
33	63	81	2	3	28	30.1	3.6	4.4	20.1	22.4	5	5	6	7.5	South, West
34	63	77	2	3	28	31.7	3.6	3.6	20.1	20.1	5	5	6	7.2	South
35	73	88.8	2	4	30	35.3	3.6	4.4	24.4	28.3	6	6.5	7	7.7	South
36	63	85	2	3	28	36.7	3.6	6.4	20.1	23.7	5	5	7	11.2	South, West
37	45	60	1	2	28	27.5	3.3	5.2	20.1	13.9	3	3.2	7	13.2	Northwest
38	37	40	0	1	30	30	4	5	30	30.7	3	3	4	8	North
39	90	105	3	5	34	35.1	3.8	5.7	31.5	35	9	9.4	9	9.4	North, West
40	63	81	2	3	28	35.6	3.6	3.6	20.1	22.9	5	5.5	6	7.7	North, East
41	73	85	2	4	30	32.3	3.6	4.2	24.4	24.6	6	7	7	8.3	West
42	73	85	2	4	30	32.3	3.6	4.2	24.4	24.6	6	7	7	8.3	East
43	73	85	2	4	30	32.3	3.6	4.2	24.4	24.6	6	7	7	8.3	West
44	73	85	2	4	30	32.3	3.6	4.2	24.4	24.6	6	7	7	8.3	East

The apartments are designed to meet and exceed current standards and comply with Sustainable Urban Housing: Design Standards for New Apartments

PROPOSED LRD APPLICATION @ GRANGE ROAD, DUBLIN 13

22039 - HOUSING QUALITY ASSESSMENT (2/3)

Unit no.	Floor Area		No. of Bedrooms	No. of Bedspaces	Aggregate Living Area (sqm)		Living Room Width (m)		Aggregate Bedroom Area		Storage Area (sqm)		Private Open Space		Orientation (Balcony)
	Required	Provided			Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided	
45	37	47.5	0	1	30	38.3	4	5.7	30	36.1	3	3.5	4	5.3	West
46	73	85	2	4	30	32.3	3.6	4.2	24.4	24.6	6	7	7	8.2	East
47	45	58.7	1	2	23	29.9	3.3	3.9	11.4	11.8	3	3	5	7.6	East
48	63	81	2	3	28	31.4	3.6	4.1	20.1	22.8	5	5	6	7.5	South, East
49	63	81	2	3	28	30.1	3.6	4.4	20.1	22.4	5	5	6	7.5	South, West
50	63	77	2	3	28	31.7	3.6	3.6	20.1	20.1	5	5	6	7.2	South
51	73	88.8	2	4	30	35.3	3.6	4.4	24.4	28.3	6	6.5	7	7.7	South
52	63	85	2	3	28	36.7	3.6	6.4	20.1	23.7	5	5	7	10.7	South, West
53	45	60	1	2	28	27.5	3.3	5.2	11.4	13.9	3	3.2	7	13.2	Northwest
54	37	40	0	1	30	30	4	5	30	30.7	3	3	4	8	North
55	90	81	2	3	34	35.6	3.8	3.6	31.5	22.5	5	5.3	9	7.7	North, East
56	63	85	2	4	30	32.3	3.6	4.2	24.4	24.6	6	7	7	8.3	West
57	73	85	2	4	30	32.3	3.6	4.2	24.4	24.6	6	7	7	8.3	East
58	73	85	2	4	30	32.3	3.6	4.2	24.4	24.6	6	7	7	8.3	West
59	73	85	2	4	30	32.3	3.6	4.2	24.4	24.6	6	7	7	8.3	East
60	37	47.5	0	1	30	38.3	4	5.7	30	36.1	3	3.5	4	5.3	West
61	73	85	2	4	30	32.3	3.6	4.2	24.4	24.6	6	7	7	8.2	East
62	45	58.7	1	2	23	29.9	3.3	3.9	11.4	11.8	3	3	5	7.6	East
63	63	81	2	3	28	31.4	3.6	4.1	20.1	22.8	5	5	6	7.5	South, East
64	63	81	2	3	28	30.1	3.6	4.4	20.1	22.4	5	5	6	7.5	South, West
65	63	77	2	3	28	31.7	3.6	3.6	20.1	20.1	5	5	6	7.2	South
66	73	88.8	2	4	30	35.3	3.6	4.4	24.4	28.3	6	6.5	7	7.7	South
67	63	85	2	3	28	36.7	3.6	6.4	20.1	23.7	5	5	6	11.2	South, West
68	45	60	1	2	28	27.5	3.3	5.2	11.4	13.9	3	3.2	5	13.2	Northwest
69	37	40	0	1	30	30	4	5	30	30.7	3	3	4	8	North
70	73	85	2	4	30	32.3	3.6	4.2	24.4	24.6	6	7	7	8.3	West
71	73	85	2	4	30	32.3	3.6	4.2	24.4	24.6	6	7	7	8.3	East
72	73	85	2	4	30	32.3	3.6	4.2	24.4	24.6	6	7	7	8.3	West
73	73	85	2	4	30	32.3	3.6	4.2	24.4	24.6	6	7	7	8.3	East
74	37	47.5	0	1	30	38.3	4	5.7	30	36.1	3	3.5	4	5.3	West
75	73	85	2	4	30	32.3	3.6	4.2	24.4	24.6	6	7	7	8.2	East
76	45	58.7	1	2	23	29.9	3.3	3.9	11.4	11.8	3	3	5	7.6	East
77	63	81	2	3	28	31.4	3.6	4.1	20.1	22.8	5	5	6	7.5	South, East
78	63	81	2	3	28	30.1	3.6	4.4	20.1	22.4	5	5	6	7.5	South, West
79	63	77	2	3	28	31.7	3.6	3.6	20.1	20.1	5	5	6	7.2	South
80	90	104	3	5	34	34.1	3.8	5.3	31.5	36.6	9	9	9	9	South, West
81	45	60	1	2	23	27.5	3.3	5.2	11.4	13.9	3	3.2	5	13.2	Northwest
82	37	40	0	1	30	30	4	5	30	30.7	3	3	4	8	North
83	73	85	2	4	30	32.3	3.6	4.2	24.4	24.6	6	7	7	8.3	West
84	73	85	2	4	30	32.3	3.6	4.2	24.4	24.6	6	7	7	8.3	East
85	73	85	2	4	30	32.3	3.6	4.2	24.4	24.6	6	7	7	8.3	West
86	73	85	2	4	30	32.3	3.6	4.2	24.4	24.6	6	7	7	8.3	East
87	37	47.5	0	1	30	38.3	4	5.7	30	36.1	3	3.5	4	5.3	West

The apartments are designed to meet and exceed current standards and comply with Sustainable Urban Housing: Design Standards for New Apartments

PROPOSED LRD APPLICATION @ GRANGE ROAD, DUBLIN 13

22039 - HOUSING QUALITY ASSESSMENT (3/3)

Unit no.	Floor Area		No. of Bedrooms	No. of Bedspaces	Aggregate Living Area (sqm)		Living Room Width (m)		Aggregate Bedroom Area		Storage Area (sqm)		Private Open Space		Orientation (Balcony)
	Required	Provided			Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided	
88	73	85	2	4	30	32.3	3.6	4.2	24.4	24.6	6	7	7	8.2	East
89	45	58.7	1	2	23	29.9	3.3	3.9	11.4	11.8	3	3	5	7.6	East
90	63	81	2	3	28	31.4	3.6	4.1	20.1	22.8	5	5	6	7.5	South, East
91	63	81	2	3	28	30.1	3.6	4.4	20.1	22.4	5	5	6	7.5	South, West
92	63	77	2	3	28	31.7	3.6	3.6	20.1	20.1	5	5	6	7.2	South
93	90	104	3	5	34	34.1	3.8	5.3	31.5	36.6	9	9	9	9	South, West
94	45	63	1	2	23	26.3	3.3	4.1	11.4	12.7	3	3	5	8	North, West
95	73	85	2	4	30	31.2	3.6	4	24.4	24.6	6	7	7	8.8	North, West
96	73	85	2	4	30	31.2	3.6	4	24.4	24.6	6	7	7	8.8	North, East
97	37	47.5	0	1	30	38.3	4	5.7	30	36.1	3	3.5	4	5.3	West
98	73	85	2	4	30	32.3	3.6	4.2	24.4	24.6	6	7	7	8.2	East
99	45	58.7	1	2	23	29.9	3.3	3.9	11.4	11.8	3	3	5	7.6	East
100	63	81	2	3	28	31.4	3.6	4.1	20.1	22.8	5	5	6	7.5	South, East
101	63	81	2	3	28	30.1	3.6	4.4	20.1	22.4	5	5	6	7.5	South, West
102	63	77	2	3	28	31.7	3.6	3.6	20.1	20.1	5	5	6	7.2	South
103	90	103	3	5	34	33.2	3.8	5.3	31.5	36.6	9	9	9	9	South, West
104	73	85	2	4	30	31.2	3.6	4	24.4	24.6	6	7	7	8.8	North, West
105	45	60	1	2	23	29.1	3.3	3.8	11.4	13.4	3	3.1	5	8.8	North, East
106	37	47.5	0	1	30	38.3	4	5.7	30	36.1	3	3.5	4	5.3	West
107	45	56	1	2	23	27.6	3.3	3.6	11.4	11.7	3	3	5	7	East
108	45	58.7	1	2	23	29.9	3.3	3.9	11.4	11.8	3	3	5	7.6	East
109	63	81	2	3	28	31.4	3.6	3.6	20.1	22.8	5	5	6	7.5	North, East
110	63	81	2	3	28	30.1	3.6	4.4	20.1	22.4	5	5	6	7.5	South, West
111	63	77	2	3	28	31.7	3.6	3.6	20.1	20.1	5	5	6	7.2	South, West
112	73	81	2	4	30	31.2	3.6	4	24.4	24.6	6	7	7	8.6	North, West
113	37	47.5	0	1	30	38.3	4	5.7	30	36.1	3	3.5	4	5.3	West
114	45	56	1	2	23	27.6	3.3	3.6	11.4	11.7	3	3	5	7	East
115	45	58.7	1	2	23	29.9	3.3	3.9	11.4	11.8	3	3	5	7.6	East
116	63	81	2	3	28	30.9	3.6	4.1	20.1	22.8	5	5	6	7.5	South, East
117	73	81	2	4	30	31.2	3.6	4.2	24.4	24.6	6	7	7	8.8	North, West
118	37	47.5	0	1	30	38.3	4	5.7	30	36.1	3	3.5	4	5.3	West
119		164	4	8		45.8		6.4		67.9	9	9.3	9	71.5	East, South, West
120		164	4	8		45.8		6.4		67.9	9	9.3	9	71.5	East, South, West

The apartments are designed to meet and exceed current standards and comply with Sustainable Urban Housing: Design Standards for New Apartments