



RESIDENTIAL QUALITY AUDIT

NUMBER 3080  
REVISION 1400  
DATE 280  
ISSUE 576

APPENDIX 2  
A  
22/07/2019  
PLANNING

UNIT TYPE	UNIT SIZE	TYPE VARIANT	FOOTPRINT INDIVIDUAL	FOOTPRINT TOTAL	UNIT NUMBER	TOTAL UNIT NUMBER	%	UNIT DESCRIPTION
A	3 BED	A1	70	3080	44	76	20.3%	SEMI-DETACHED (Gable Fronted)
		A1a	70	1400	20			SEMI-DETACHED
		A2	70	280	4			SEMI-DETACHED (Gable Fronted / Side Access)
		A3	72	576	8			SEMI-DETACHED (Bay Window)
B	3 BED	B1	70	140	2	42	11.2%	TERRACE (Gable Fronted / Side Access)
		B2	70	1120	16			TERRACE
		B3	72	1584	22			TERRACE (End Terrace / Bay Window)
		B4	72	144	2			TERRACE (End Terrace / Side Access)
C	4 BED	C1	70	3640	52	67	17.9%	SEMI-DETACHED (Gable Fronted)
		C1A	70	560	8			SEMI-DETACHED (Gable Fronted / Side Access)
		C2	70	490	7			DETACHED (Side Access)
D	1 BED	D1	N/A		16	16	4.3%	APARTMENT (First floor)
E	2 BED	E1	101	3421	26	34	9.1%	DUPLEX (Ground Level - Front Access)
		E2	101		8			DUPLEX (Ground Level - Side Access)
F	3 BED	F1	N/A		10	18	4.8%	DUPLEX (2 Storey - Front Access)
		F2			8			DUPLEX (2 Storey - Side Access)
G	1 BED Apt.	1A	COMBINED FOOTPRINT FOR APARTMENT BLOCKS	2904	14	30	8.0%	1 Bed Apartment
		1B			4			
		1C			12			
	2 BED Apt.	2A			14	92	24.5%	2 Bed Apartment
		2B			14			
		2C			14			
		2D			14			
		2E			28			
2F	4							
2G	4							
TOTAL				19339	375			

SITE AREA (DENSITY)	SQM	95139
	Hectares	9.51
DENSITY		39.42

PUBLIC OPEN SPACE		
SITE AREA (REDLINE EXCL. HOSPITAL ST.)	SQM	109252
OPEN SPACE	SQM	18024
	Hectares	1.80
	% Provided	16.5%

Overall Mix		
	No.	%
1 Bed	46	12.3%
2 Bed	126	33.6%
3 Bed	136	36.3%
4 Bed	67	17.9%
Total	375	

Notes & References	
*	Housing Areas Based on 'Sustainable Residential Developments in Urban Areas' - May 2009
**	Apartment Areas Based on 'Sustainable Urban Housing : Design Standards for New Apartments' - March 2018
***	Masterplan refers to Quality Housing for Sustainable Communities - 2007
****	Amenity space figures based on Kildare County Council Development Plan
*****	Refer to Communal Amenity Section of RKD Design Statement for clarification on nature and layout of Communal Amenity spaces.
*****	64.2% Dual Aspect figure achieved, higher than minimum allowance of 50% as per SPPR4 in 'Design Standards for New Apartments'
*****	Maximum of 7 units per floor per core achieved, lower than maximum requirement of 12 in SPPR6 in 'Design Standards for New Apartments'

# RESIDENTIAL QUALITY AUDIT

Page 2

UNIT TYPE	UNIT SIZE	TYPE VARIANT	PARKING REQUIRED	PARKING PROVIDED	UNIT AREA REQUIRED GROSS (m2)	UNIT AREA ACHIEVED GROSS (m2)	UNIT AREA ACHIEVED NET (m2)	FLOOR AREA ABOVE MINIMUM REQUIRED	% FLOOR AREA ABOVE MINIMUM REQUIRED	TOTAL AREA
A	3 BED	A1	2 / unit	152	92	117	117	25	27.2%	5148
		A1a			92	117	117	25	27.2%	2340
		A2			92	121	121	29	31.5%	484
		A3			92	121	121	29	31.5%	968
B	3 BED	B1	2 / unit	84	92	121	121	29	31.5%	242
		B2			92	117	117	25	27.2%	1872
		B3			92	121	121	29	31.5%	2662
		B4			92	125	125	33	35.9%	250
C	4 BED	C1	2 / unit	134	110	151	151	41	37.3%	7852
		C1A			110	153	153	43	39.1%	1224
		C2			110	153	153	43	39.1%	1071
D	1 BED	D1	1 / unit + 1 visitor / 4 units	85	45	59	59	14	31.1%	944
E	2 BED	E1	1 / unit + 1 visitor / 4 units		73	82	82	9	12.3%	2132
		E2	1 / unit + 1 visitor / 4 units		73	82	82	9	12.3%	656
F	3 BED	F1	1 / unit + 1 visitor / 4 units		90	115	115	25	27.8%	1150
		F2	1 / unit + 1 visitor / 4 units	90	115	115	25	27.8%	920	
G	1 BED Apt.	1A	1 / unit + 1 visitor / 4 units	156	45	53.2	51.7	8.2	18.2%	745
		1B			56.5	55.2	11.5	25.6%	226	
		1C			51.3	50	6.3	14.0%	616	
	2 BED Apt.	2A	1 / unit + 1 visitor / 4 units		73	86.3	84.6	13.3	18.2%	1208
		2B			89.2	87.9	16.2	22.2%	1249	
		2C			85.6	84	12.6	17.3%	1198	
		2D			84.4	82.9	11.4	15.6%	1182	
		2E			86.8	85.1	13.8	18.9%	2430	
2F	93.6	91.7	20.6	28.2%	374					
2G	85	83.7	12	16.4%	340					
<b>TOTAL</b>				611						39483

# RESIDENTIAL QUALITY AUDIT

Page 3

UNIT TYPE	UNIT SIZE	TYPE VARIANT	ASPECT	NUMBER OF BEDROOMS	NUMBER OF BEDSPACES	AGGREGATE BEDROOM AREA REQUIRED (m2)	AGGREGATE BEDROOM AREA ACHIEVED (m2)	AGGREGATE KITCHEN   LIVING   DINING AREA REQUIRED (m2)	AGGREGATE KITCHEN   LIVING   DINING AREA ACHIEVED (m2)
A	3 BED	A1	Dual	3	5	32	32.4	34	39.3
		A1a	Dual	3	5	32	32.4	34	39.3
		A2	Dual	3	5	32	32.4	34	41.8
		A3	Dual	3	5	32	34.3	34	41.2
B	3 BED	B1	Dual	3	5	32	32.4	34	41.8
		B2	Dual	3	5	32	32.4	34	39.3
		B3	Dual	3	5	32	34.3	34	41.2
		B4	Dual	3	5	32	34.3	34	43.7
C	4 BED	C1	Dual	4	7	43	44.7	40	40
		C1A	Dual	4	7	43	44.7	40	42.5
		C2	Dual	4	7	43	44.7	40	42.5
D	1 BED	D1	Dual	1	2	11.4	13	23	23.3
E	2 BED	E1	Dual	2	4	24.4	24.4	30	30.9
		E2	Dual	2	4	24.4	24.5	30	30.5
F	3 BED	F1	Dual	3	5	31.5	32.2	34	34.4
		F2	Dual	3	5	31.5	32.2	34	34.4
G	1 BED Apt.	1A	Single	1	2	11.4	12.4	23	23.8
		1B	Single	1	2	11.4	14.4	23	23.5
		1C	Varies	1	2	11.4	11.4	23	25.5
	2 BED Apt.	2A	Single	2	4	24.4	25.7	30	30.6
		2B	Dual	2	4	24.4	28.1	30	32
		2C	Single	2	4	24.4	26.8	30	30.1
		2D	Varies	2	4	24.4	25.1	30	30.6
		2E	Varies	2	4	24.4	25.7	30	30.6
		2F	Dual	2	4	24.4	25.6	30	34.4
		2G	Dual	2	4	24.4	26.7	30	30.7
TOTAL									

Dual Aspect Apartments				
Unit Type Variants	Unit No.	Dual Aspect No.	Dual Aspect %	Dual Aspect % Total
D1	16	16	100.0%	64.2%
E1 / E2	34	34	100.0%	
F1 / F2	18	18	100.0%	
1A / 1B / 1C	30	4	13.3%	
2A / 2B / 2C / 2D / 2E / 2F / 2G	92	50	54.3%	
<b>Total</b>	<b>190</b>	<b>122</b>	<b>64.2%</b>	

# RESIDENTIAL QUALITY AUDIT

Page 4

UNIT TYPE	UNIT SIZE	TYPE VARIANT	AGGREGATE STORAGE AREA REQUIRED (m2)	AGGREGATE STORAGE AREA ACHIEVED (m2)	PRIVATE AMENITY SPACE REQUIRED PER UNIT (m2)	PRIVATE AMENITY SPACE ACHIEVED (m2)	PRIVATE AMENITY SPACE TOTAL (m2)
A	3 BED	A1	9	9	60	varies / minimum 60	varies
		A1a	9	9	60	varies / minimum 60	varies
		A2	9	9	60	varies / minimum 60	varies
		A3	9	9	60	varies / minimum 60	varies
B	3 BED	B1	9	9	60	varies / minimum 60	varies
		B2	9	9	60	varies / minimum 60	varies
		B3	9	9	60	varies / minimum 60	varies
		B4	9	9	60	varies / minimum 60	varies
C	4 BED	C1	10	10.3	75	varies / minimum 75	varies
		C1A	10	10.3	75	varies / minimum 75	varies
		C2	10	10.3	75	varies / minimum 75	varies
D	1 BED	D1	3	3.7	5	7	112
E	2 BED	E1	6	6	7	varies / minimum 16.9	varies
		E2	6	6	7	varies / minimum 16.9	varies
F	3 BED	F1	9	9	9	12.1	121
		F2	9	9	9	12.1	96.8
G	1 BED Apt.	1A	3	3	5	varies / minimum 5	varies
		1B	3	3.4	5	varies / minimum 5	varies
		1C	3	3.3	5	varies / minimum 5	varies
	2 BED Apt.	2A	6	6.3	7	varies / minimum 7	varies
		2B	6	6.8	7	varies / minimum 7	varies
		2C	6	6	7	varies / minimum 7	varies
		2D	6	6.2	7	varies / minimum 7	varies
		2E	6	6.1	7	varies / minimum 7	varies
		2F	6	6.1	7	varies / minimum 7	varies
2G	6	6.6	7	varies / minimum 7	varies		
TOTAL							

# RESIDENTIAL QUALITY AUDIT

Page 5

UNIT TYPE	UNIT SIZE	TYPE VARIANT	COMMUNAL AMENITY SPACE REQUIRED (m2)	COMMUNAL AMENITY SPACE ACHIEVED (m2)	COMMUNAL AMENITY SPACE TOTAL (m2)	CEILING HEIGHT / M
A	3 BED	A1	N/A	N/A	N/A	2.45
		A1a	N/A	N/A	N/A	2.45
		A2	N/A	N/A	N/A	2.45
		A3	N/A	N/A	N/A	2.45
B	3 BED	B1	N/A	N/A	N/A	2.45
		B2	N/A	N/A	N/A	2.45
		B3	N/A	N/A	N/A	2.45
		B4	N/A	N/A	N/A	2.45
C	4 BED	C1	N/A	N/A	N/A	2.45
		C1A	N/A	N/A	N/A	2.45
		C2	N/A	N/A	N/A	2.45
D	1 BED	D1	5	varies / minimum 5	675	2.45
E	2 BED	E1	7	varies / minimum 7		2.7
		E2	7	varies / minimum 7		2.7
F	3 BED	F1	9	varies / minimum 9		2.45
		F2	9	varies / minimum 9	2.45	
G	1 BED Apt.	1A	5	varies / minimum 5	1934	2.7
		1B	5	varies / minimum 5		2.7
		1C	5	varies / minimum 5		2.7
	2 BED Apt.	2A	7	varies / minimum 7		2.7
		2B	7	varies / minimum 7		2.7
		2C	7	varies / minimum 7		2.7
		2D	7	varies / minimum 7		2.7
		2E	7	varies / minimum 7		2.7
		2F	7	varies / minimum 7		2.7
		2G	7	varies / minimum 7		2.7
<b>TOTAL</b>			1274		2609	

# RESIDENTIAL QUALITY AUDIT

	Bike Parking Requirements (Apartments) - 1 per Bed Space & 1 Guest per 2 Units	Car Parking Requirements (Apartments) - 1 Per Unit & 1 Guest per 4 Units
<b>Total</b>	275	153
<b>Resident</b>	214	122
<b>Guest</b>	61	31
<b>No. Of Total Which Are Required To Be Accessible for People with Disabilities</b>	8	

	Bike Parking Requirements (Duplexes) - 1 per Bed Space & 1 Guest per 2 Units	Car Parking Requirements (Duplexes) - 1 Per Unit & 1 Guest per 4 Units
<b>Total</b>	172	85
<b>Resident</b>	138	68
<b>Guest</b>	34	17
<b>No. Of Total Which Are Required To Be Accessible for People with Disabilities</b>	4	

	Bike Parking Provided (Apartments)	Car Parking Provided (Apartments)
<b>Total</b>	275 (of which 196 are in basement)	156 (of which 16 are on Grade)
<b>Resident</b>	214 (of which 196 are in basement)	122
<b>Guest</b>	61	34 (of which 11 are on Grade)
<b>No. Of Total Which Are Accessible for People with Disabilities</b>	9 (of which 5 are on Grade)	

	Bike Parking Provided (Duplexes) - Provided within both Private and Communal Amenity Spaces	Car Parking Provided (Duplexes) - Provided in front of / adjacent to units
<b>Total</b>	172	85
<b>Resident</b>	138	68
<b>Guest</b>	34	17
<b>No. Of Total Which Are Accessible for People with Disabilities</b>	4	