

Proj. Number: 24004
Proj. Lead: SD
Created By: HC
Doc. Purpose: Planning
Revision: C03 (18-09-2026)

Project: Old Connaught Phase A1 LRD
Location: Old Connaught Avenue, Bray, Co.Dublin
Client: Castlethorn Old Conna ULC
Doc. Title: Housing Quality Assessment
Doc. No.: 24004-OMP-XX-B1-SH-A-0001

Block Name	Category	Location	Type	Type Code	Bed Rooms	Bed Spaces	Dual Aspect	Orientation(s)	Req. Unit GFA	GFA (NIA)	+10% MINIMUM AREA	Ceiling Height	Main Living Room Width Required (m)	Main Living Room Width Achieved (m)	Kitchen/Living/Dining Area Required (m²) *	Kitchen/Living/Dining Area Achieved (m²) *	Agg Bedroom Area Required (m²)	Agg Bedroom Area Achieved (m²)	Aggregate Storage Area Required (m²)	Aggregate Storage Area Achieved (m²)	Garden/Terrace/Balcony Area Required (m²)	Garden/Terrace/Balcony Area Achieved (m²)
Block 1	Apartment	B1.0001	1 Bed	A1A2.1	1	2	NO	W	45	47.7		2.7	3.3	3.7	23	24.2	11.4	12.3	3	3.9	5	5.1
Block 1	Apartment	B1.0002	1 Bed	A1A1.1	1	2	NO	W	45	50	Y	2.7	3.3	4.0	23	26.6	11.4	11.6	3	4	5	5.8
Block 1	Apartment	B1.0003	2 Bed (4p)	A2A1.1	2	4	YES	N/W	73	73.6		2.7	3.6	4.3	30	27.3	22.8	22.8	6	6.6	7	7
Block 1	Apartment	B1.0004	2 Bed (3p)	A2M2.1	2	3	NO	W	63	69.7	Y	2.7	3.6	4.6	28	31.3	18.5	20.9	5	6.3	6	6.3
Block 1	Apartment	B1.0101	1 Bed	A1A2.1	1	2	NO	W	45	47.7		2.5	3.3	3.6	23	24.2	11.4	12.3	3	3.9	5	5.1
Block 1	Apartment	B1.0102	1 Bed	A1A1.1	1	2	NO	W	45	50	Y	2.5	3.3	4.0	23	26.6	11.4	11.6	3	4	5	5.8
Block 1	Apartment	B1.0103	2 Bed (4p)	A2A1.1	2	4	YES	N/W	73	73.6		2.5	3.6	4.3	30	27.3	22.8	22.8	6	6.6	7	7
Block 1	Apartment	B1.0104	2 Bed (4p)	A2B1.1	2	4	YES	N/E	73	73.3		2.5	3.6	5.2	30	28.3	22.8	22.8	6	6	7	7
Block 1	Apartment	B1.0105	1 Bed	A1A1.1	1	2	NO	W	45	50	Y	2.5	3.3	4.0	23	26.6	11.4	11.5	3	4	5	5.8
Block 1	Apartment	B1.0106	2 Bed (4p)	A2C1.1	2	4	NO	E	73	73.5		2.5	3.6	4	30	28.8	22.8	23.5	6	6.8	7	7
Block 1	Apartment	B1.0107	1 Bed	A1A1.1	1	2	NO	W	45	50	Y	2.5	3.3	4.0	23	26.6	11.4	11.5	3	4	5	5.8
Block 1	Apartment	B1.0108	2 Bed (4p)	A2C1.1	2	4	NO	E	73	73.5		2.5	3.6	4	30	28.8	22.8	23.5	6	6.8	7	7
Block 1	Apartment	B1.0109	2 Bed (4p)	A2F1.1	2	4	YES	E/W	73	78.5		2.5	3.6	4.0	30	26.1	22.8	25.8	6	6	7	7
Block 1	Apartment	B1.0110	1 Bed	A1A2.1	1	2	NO	W	45	47.7		2.5	3.3	3.6	23	24.2	11.4	12.3	3	3.9	5	5.1
Block 1	Apartment	B1.0111	2 Bed (3p)	A2I1.1	2	3	NO	W	63	67.5		2.5	3.6	5.2	28	28.6	18.5	19.7	5	5.2	6	7
Block 1	Apartment	B1.0201	1 Bed	A1A2.1	1	2	NO	W	45	47.7		2.5	3.3	3.6	23	24.2	11.4	12.3	3	3.9	5	5.1
Block 1	Apartment	B1.0202	1 Bed	A1A1.1	1	2	NO	W	45	50	Y	2.5	3.3	4.0	23	26.6	11.4	11.5	3	4	5	5.8
Block 1	Apartment	B1.0203	2 Bed (4p)	A2A1.1	2	4	YES	N/W	73	73.6		2.5	3.6	4.3	30	27.3	22.8	22.8	6	6.6	7	7
Block 1	Apartment	B1.0204	2 Bed (4p)	A2B1.1	2	4	YES	N/E	73	73.3		2.5	3.6	5.2	30	28.3	22.8	22.8	6	6	7	7
Block 1	Apartment	B1.0205	1 Bed	A1A1.1	1	2	NO	W	45	50	Y	2.5	3.3	4.0	23	26.6	11.4	11.5	3	4	5	5.8
Block 1	Apartment	B1.0206	2 Bed (4p)	A2C1.1	2	4	NO	E	73	73.5		2.5	3.6	4	30	28.8	22.8	23.5	6	6.8	7	7
Block 1	Apartment	B1.0207	2 Bed (4p)	A2C1.2	2	4	NO	E	73	73.6		2.5	3.6	4	30	31.1	22.8	23.6	6	6	7	7
Block 1	Apartment	B1.0208	2 Bed (4p)	A2C1.1	2	4	NO	E	73	73.5		2.5	3.6	4	30	28.8	22.8	23.5	6	6.8	7	7
Block 1	Apartment	B1.0209	2 Bed (4p)	A2F1.1	2	4	YES	E/W	73	78.5		2.5	3.6	4.0	30	26.1	22.8	25.8	6	6	7	7
Block 1	Apartment	B1.0210	1 Bed	A1A2.1	1	2	NO	W	45	47.7		2.5	3.3	3.6	23	24.2	11.4	12.3	3	3.9	5	5.1
Block 1	Apartment	B1.0211	2 Bed (3p)	A2I1.1	2	3	NO	W	63	67.5		2.5	3.6	5.2	28	28.6	18.5	19.7	5	5.2	6	7
Block 1	Apartment	B1.0301	1 Bed	A1A2.1	1	2	NO	W	45	47.7		2.5	3.3	3.6	23	24.2	11.4	12.3	3	3.9	5	5.1
Block 1	Apartment	B1.0302	1 Bed	A1A1.1	1	2	NO	W	45	50	Y	2.5	3.3	4.0	23	26.6	11.4	11.6	3	4	5	5.8
Block 1	Apartment	B1.0303	2 Bed (4p)	A2A1.1	2	4	YES	N/W	73	73.6		2.5	3.6	4.3	30	27.3	22.8	22.8	6	6.6	7	7
Block 1	Apartment	B1.0304	2 Bed (4p)	A2B1.1	2	4	YES	N/E	73	73.3		2.5	3.6	5.2	30	28.3	22.8	22.8	6	6	7	7
Block 1	Apartment	B1.0305	1 Bed	A1A1.1	1	2	NO	W	45	50	Y	2.5	3.3	4.0	23	26.6	11.4	11.5	3	4	5	5.8
Block 1	Apartment	B1.0306	2 Bed (4p)	A2C1.1	2	4	NO	E	73	73.5		2.5	3.6	4	30	28.8	22.8	23.5	6	6.8	7	7
Block 1	Apartment	B1.0307	2 Bed (4p)	A2C1.2	2	4	NO	E	73	73.6		2.5	3.6	4	30	31.1	22.8	23.6	6	6	7	7
Block 1	Apartment	B1.0308	2 Bed (4p)	A2C1.1	2	4	NO	E	73	73.5		2.5	3.6	4	30	28.8	22.8	23.5	6	6.8	7	7
Block 1	Apartment	B1.0309	2 Bed (4p)	A2F1.1	2	4	YES	E/W	73	78.5		2.5	3.6	4.0	30	26.1	22.8	25.8	6	6	7	7
Block 1	Apartment	B1.0310	1 Bed	A1A2.1	1	2	NO	W	45	47.7		2.5	3.3	3.6	23	24.2	11.4	12.3	3	3.9	5	5.1
Block 1	Apartment	B1.0311	2 Bed (3p)	A2I1.1	2	3	NO	W	63	67.5		2.5	3.6	5.2	28	28.6	18.5	19.7	5	5.2	6	7
Block 1	Apartment	B1.0401	1 Bed	A1A2.1	1	2	NO	W	45	47.7		2.5	3.3	3.6	23	24.2	11.4	12.3	3	3.9	5	5.1
Block 1	Apartment	B1.0402	1 Bed	A1A1.1	1	2	NO	W	45	50	Y	2.5	3.3	4.0	23	26.6	11.4	11.5	3	4	5	5.8
Block 1	Apartment	B1.0403	2 Bed (4p)	A2A1.1	2	4	YES	N/W	73	73.6		2.5	3.6	4.3	30	27.3	22.8	22.8	6	6.6	7	7
Block 1	Apartment	B1.0404	2 Bed (4p)	A2B1.1	2	4	YES	N/E	73	73.3		2.5	3.6	5.2	30	28.3	22.8	22.8	6	6	7	7
Block 1	Apartment	B1.0405	1 Bed	A1A1.1	1	2	NO	W	45	50	Y	2.5	3.3	4.0	23	26.6	11.4	11.5	3	4	5	5.8
Block 1	Apartment	B1.0406	2 Bed (4p)	A2C1.1	2	4	NO	E	73	73.5		2.5	3.6	4	30	28.8	22.8	23.5	6	6.8	7	7
Block 1	Apartment	B1.0407	2 Bed (4p)	A2C1.2	2	4	NO	E	73	73.6		2.5	3.6	4	30	31.1	22.8	23.6	6	6	7	7
Block 1	Apartment	B1.0408	2 Bed (4p)	A2C1.1	2	4	NO	E	73	73.5		2.5	3.6	4	30	28.8	22.8	23.5	6	6.8	7	7
Block 1	Apartment	B1.0409	2 Bed (4p)	A2F1.1	2	4	YES	E/W	73	78.5		2.5	3.6	4.0	30	26.1	22.8	25.8	6	6	7	7
Block 1	Apartment	B1.0410	1 Bed	A1A2.1	1	2	NO	W	45	47.7		2.5	3.3	3.6	23	24.2	11.4	12.3	3	3.9	5	5.1
Block 1	Apartment	B1.0411	2 Bed (3p)	A2I1.1	2	3	NO	W	63	67.5		2.5	3.6	5.2	28	28.6	18.5	19.7	5	5.2	6	7
Block 1	Duplex	D3A.0025	3 Bed (5p)	D3A	3	5	YES	E/W	86	90.8		2.7	3.8	5.1	34	28.7	32	31.1	9	10.1	9	18.2
Block 1	Duplex	D3A.0026	3 Bed (5p)	D3A	3	5	YES	E/W	86	90.8		2.7	3.8	5.1	34	28.7	32	31.1	9	10.1	9	17.4
Block 1	Duplex	D3A.0027	3 Bed (5p)	D3A	3	5	YES	E/W	86	90.8		2.7	3.8	5.1	34	28.7	32	31.1	9	10.1	9	17.4
Block 1	Duplex	D3A.0028	3 Bed (5p)	D3A	3	5	YES	E/W	86	90.8		2.7	3.8	5.1	34	28.7	32	31.1	9	10.1	9	17.4
Block 1	Duplex	D3A.0029	3 Bed (5p)	D3A	3	5	YES	E/W	86	90.8		2.7	3.8	5.1	34	28.7	32	31.1	9	10.1	9	17.4
Block 1	Duplex	D3A.0030	3 Bed (5p)	D3A	3	5	YES	E/W	86	90.8		2.7	3.8	5.1	34	28.7	32	31.1	9	10.1	9	18.2

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Block Name	Category	Location	Type	Type Code	Bed Rooms	Bed Spaces	Dual Aspect	Orientation(s)	Req. Unit GFA	GFA (NIA)	+10% MINIMUM AREA	Ceiling Height	Main Living Room Width Required (m)	Main Living Room Width Achieved (m)	Kitchen/Living/Dining Area Required (m²) *	Kitchen/Living/Dining Area Achieved (m²) *	Agg Bedroom Area Required (m²)	Agg Bedroom Area Achieved (m²)	Aggregate Storage Area Required (m²)	Aggregate Storage Area Achieved (m²)	Garden/Terrace/Balcony Area Required (m²)	Garden/Terrace/Balcony Area Achieved (m²)
Block 2	Apartment	B2.0001	2 Bed (3p)	A2H1.1	2	3	NO	W	63	63.1		2.7	3.6	3.7	28	27.1	18.5	19.9	5	5.3	6	6.3
Block 2	Apartment	B2.0002	2 Bed (4p)	A2A1.1	2	4	YES	S/W	73	73.5		2.7	3.6	4.3	30	27.3	22.8	22.8	6	6.6	7	7
Block 2	Apartment	B2.0003	2 Bed (3p)	A2M1.1	2	3	NO	S	63	65.6		2.7	3.6	4.0	28	26.6	18.5	20.3	5	7.7	6	6.3
Block 2	Apartment	B2.0004	2 Bed (4p)	A2B1.1	2	4	YES	S/E	73	73.3		2.5	3.6	5.2	30	28.3	22.8	22.8	6	6	7	7
Block 2	Apartment	B2.0101	2 Bed (4p)	A2J1.1	2	4	NO	E	73	74		2.5	3.6	5.5	30	26.5	22.8	22.8	6	6.1	7	7
Block 2	Apartment	B2.0102	2 Bed (4p)	A2G1.1	2	4	YES	E/W	73	76.7		2.5	3.6	3.7	30	26.8	22.8	23.8	6	6.4	7	7.2
Block 2	Apartment	B2.0103	1 Bed	A1C1.1	1	2	NO	W	45	50	Y	2.5	3.3	6.1	23	28.7	11.4	12.3	3	3	5	5.1
Block 2	Apartment	B2.0104	2 Bed (3p)	A2H1.1	2	3	NO	W	63	63.1		2.5	3.6	3.7	28	27.1	18.5	19.9	5	5.3	6	6.3
Block 2	Apartment	B2.0105	2 Bed (4p)	A2A1.1	2	4	YES	S/W	73	73.5		2.5	3.6	4.3	30	27.3	22.8	22.8	6	6.6	7	7
Block 2	Apartment	B2.0106	2 Bed (3p)	A2I3.1	2	3	NO	S	63	63.5		2.5	3.6	3.6	28	26.3	18.5	20.3	5	6.2	6	6.3
Block 2	Apartment	B2.0107	1 Bed	A1A1.1	1	2	NO	S	45	50	Y	2.5	3.3	3.9	23	26.6	11.4	11.5	3	4	5	5.4
Block 2	Apartment	B2.0108	2 Bed (4p)	A2B1.1	2	4	YES	S/E	73	73.3		2.5	3.6	5.2	30	28.3	22.8	22.8	6	6	7	7
Block 2	Apartment	B2.0109	2 Bed (4p)	A2A1.1	2	4	YES	N/E	73	73.5		2.5	3.6	4.3	30	27.3	22.8	22.8	6	6.6	7	7
Block 2	Apartment	B2.0110	1 Bed	A1D1.1	1	2	NO	N	45	52.9	Y	2.5	3.3	4.4	23	26.9	11.4	13	3	3.6	5	7
Block 2	Apartment	B2.0201	2 Bed (4p)	A2J1.1	2	4	NO	E	73	74		2.5	3.6	5.5	30	26.5	22.8	22.8	6	6.1	7	7
Block 2	Apartment	B2.0202	2 Bed (4p)	A2G1.1	2	4	YES	E/W	73	76.7		2.5	3.6	3.7	30	26.8	22.8	23.8	6	6.4	7	7.2
Block 2	Apartment	B2.0203	1 Bed	A1C1.1	1	2	NO	W	45	50	Y	2.5	3.3	6.1	23	28.7	11.4	12.3	3	3	5	5.1
Block 2	Apartment	B2.0204	2 Bed (3p)	A2H1.1	2	3	NO	W	63	63.1		2.5	3.6	3.7	28	27.1	18.5	19.9	5	5.3	6	6.3
Block 2	Apartment	B2.0205	2 Bed (4p)	A2A1.1	2	4	YES	S/W	73	73.5		2.5	3.6	4.3	30	27.3	22.8	22.8	6	6.6	7	7
Block 2	Apartment	B2.0206	2 Bed (3p)	A2I3.1	2	3	NO	S	63	63.5		2.5	3.6	3.6	28	26.3	18.5	20.3	5	6.2	6	6.3
Block 2	Apartment	B2.0207	1 Bed	A1A1.1	1	2	NO	S	45	50	Y	2.5	3.3	3.9	23	26.6	11.4	11.5	3	4	5	5.4
Block 2	Apartment	B2.0208	2 Bed (4p)	A2B1.1	2	4	YES	S/E	73	73.3		2.5	3.6	5.2	30	28.3	22.8	22.8	6	6	7	7
Block 2	Apartment	B2.0209	2 Bed (4p)	A2A1.1	2	4	YES	N/E	73	73.5		2.5	3.6	4.3	30	27.3	22.8	22.8	6	6.6	7	7
Block 2	Apartment	B2.0210	2 Bed (4p)	A2K1	2	4	NO	N	73	79.9	Y	2.5	3.6	4.3	30	31.6	22.8	26.2	6	7	7	7
Block 2	Apartment	B2.0301	2 Bed (4p)	A2J1.1	2	4	NO	E	73	74		2.5	3.6	5.5	30	26.5	22.8	22.8	6	6.1	7	7
Block 2	Apartment	B2.0302	2 Bed (4p)	A2G1.1	2	4	YES	E/W	73	76.7		2.5	3.6	3.7	30	26.8	22.8	23.8	6	6.4	7	7.2
Block 2	Apartment	B2.0303	1 Bed	A1C1.1	1	2	NO	W	45	50	Y	2.5	3.3	6.1	23	28.7	11.4	12.3	3	3	5	5.1
Block 2	Apartment	B2.0304	2 Bed (3p)	A2H1.1	2	3	NO	W	63	63.1		2.5	3.6	3.7	28	27.1	18.5	19.9	5	5.3	6	6.3
Block 2	Apartment	B2.0305	2 Bed (4p)	A2A1.1	2	4	YES	S/W	73	73.5		2.5	3.6	4.3	30	27.3	22.8	22.8	6	6.6	7	7
Block 2	Apartment	B2.0306	2 Bed (3p)	A2I3.1	2	3	NO	S	63	63.5		2.5	3.6	3.6	28	26.3	18.5	20.3	5	6.2	6	6.3
Block 2	Apartment	B2.0307	1 Bed	A1A1.1	1	2	NO	S	45	50	Y	2.5	3.3	3.9	23	26.6	11.4	11.5	3	4	5	5.4
Block 2	Apartment	B2.0308	2 Bed (4p)	A2B1.1	2	4	YES	S/E	73	73.3		2.5	3.6	5.2	30	28.3	22.8	22.8	6	6	7	7
Block 2	Apartment	B2.0309	2 Bed (4p)	A2A1.1	2	4	YES	N/E	73	73.5		2.5	3.6	4.3	30	27.3	22.8	22.8	6	6.6	7	7
Block 2	Apartment	B2.0310	2 Bed (4p)	A2K1	2	4	NO	N	73	79.9	Y	2.5	3.6	4.3	30	31.6	22.8	26.2	6	7	7	7
Block 2	Apartment	B2.0401	2 Bed (3p)	A2H1.1	2	3	NO	W	63	63.1		2.5	3.6	3.7	28	27.1	18.5	19.9	5	5.3	6	6.3
Block 2	Apartment	B2.0402	2 Bed (4p)	A2A1.1	2	4	YES	S/W	73	73.5		2.5	3.6	4.3	30	27.3	22.8	22.8	6	6.6	7	7
Block 2	Apartment	B2.0403	2 Bed (3p)	A2I3.1	2	3	NO	S	63	63.5		2.5	3.6	3.6	28	26.3	18.5	20.3	5	6.2	6	6.3
Block 2	Apartment	B2.0404	1 Bed	A1A1.1	1	2	NO	S	45	50	Y	2.5	3.3	3.9	23	26.6	11.4	11.5	3	4	5	5.4
Block 2	Apartment	B2.0405	2 Bed (4p)	A2B1.1	2	4	YES	S/E	73	73.3		2.5	3.6	5.2	30	28.3	22.8	22.8	6	6	7	7
Block 2	Apartment	B2.0406	2 Bed (4p)	A2A1.1	2	4	YES	N/E	73	73.5		2.5	3.6	4.3	30	27.3	22.8	22.8	6	6.6	7	7
Block 2	Apartment	B2.0407	2 Bed (4p)	A2K1.1	2	4	NO	N	73	82.4	Y	2.5	3.6	4.3	30	31.9	22.8	27.1	6	8.6	7	7
7.40%												23%										

Note 1: Please refer to drawing 24004-OMP-01-00-DR-A-1000 for floor levels & unit numbers

Note: *Refers to "Sustainable Urban Housing Design Standards for New Apartments 2023"; aggregate floor area of living/dining/kitchen area does not exist in Planning Design Standards for Apartments 2025.

