

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-B3-SH-A-0001

Block Name	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 (m ²)*	Kitchen/Living/Dining Area Achieved (m ²)*	Agg Bedroom Area Required (m ²)	Agg Bedroom Area Achieved (m ²)	Aggregate Storage Area Required (m ²)	Aggregate Storage Area Achieved (m ²)	Garden/Terrace/Balcony Area Required (m ²)	Garden/Terrace/Balcony Area Achieved (m ²)
Block 3	B3.0101	2 Bed (4p)	A2D2	2	4	YES	S/W	73	73.6		2.5	3.6	5.1	30	29.1	22.8	24.8	6	8	7	7.2
Block 3	B3.0102	2 Bed (4p)	A2E1	2	4	YES	N/S	73	73.5		2.5	3.6	4.7	30	25.8	22.8	22.8	6	6.1	7	7
Block 3	B3.0103	1 Bed	A1B1	1	2	NO	N	45	48.2		2.5	3.3	5	23	24.8	11.4	11.8	3	3.8	5	5.8
Block 3	B3.0104	2 Bed (3p)	A2H1	2	3	NO	N	63	63.1		2.5	3.6	3.7	28	27.1	18.5	19.9	5	5.2	6	6.3
Block 3	B3.0105	2 Bed (4p)	A2A1	2	4	YES	N/E	73	73.5		2.5	3.6	4.3	30	27.2	22.8	23.1	6	7.3	7	7
Block 3	B3.0106	1 Bed	A1A1	1	2	NO	E	45	50	Y	2.5	3.3	3.9	23	26.5	11.4	13	3	3.2	5	5.4
Block 3	B3.0107	1 Bed	A1A1	1	2	NO	E	45	50	Y	2.5	3.3	3.9	23	26.5	11.4	13	3	3.2	5	5.4
Block 3	B3.0108	2 Bed (4p)	A2C1	2	4	YES	S/E	73	79.5		2.5	3.6	4.2	30	29.5	22.8	25.6	6	7.3	7	7
Block 3	B3.0109	2 Bed (3p)	A2D1	2	3	YES	S/W	63	63		2.5	3.6	3.9	28	27.1	18.5	18.9	5	5	6	6.3
Block 3	B3.0110	2 Bed (3p)	A2I2	2	3	NO	W	63	69.4	Y	2.5	3.6	4	28	29.3	18.5	22.8	5	5.6	6	6.3
Block 3	B3.0201	2 Bed (4p)	A2D2	2	4	YES	S/W	73	73.6		2.5	3.6	5.1	30	29.1	22.8	24.8	6	8	7	7.2
Block 3	B3.0202	2 Bed (4p)	A2E1	2	4	YES	N/S	73	73.5		2.5	3.6	4.7	30	25.8	22.8	22.8	6	6.1	7	7
Block 3	B3.0203	1 Bed	A1B1	1	2	NO	N	45	48.2		2.5	3.3	5	23	24.8	11.4	11.8	3	3.8	5	5.8
Block 3	B3.0204	2 Bed (3p)	A2H1	2	3	NO	N	63	63.1		2.5	3.6	3.7	28	27.1	18.5	19.9	5	5.2	6	6.3
Block 3	B3.0205	2 Bed (4p)	A2A1	2	4	YES	N/E	73	73.5		2.5	3.6	4.3	30	27.2	22.8	23.1	6	7.3	7	7
Block 3	B3.0206	1 Bed	A1A1	1	2	NO	E	45	50	Y	2.5	3.3	3.9	23	26.5	11.4	13	3	3.2	5	5.4
Block 3	B3.0207	1 Bed	A1A1	1	2	NO	E	45	50	Y	2.5	3.3	3.9	23	26.5	11.4	13	3	3.2	5	5.4
Block 3	B3.0208	2 Bed (4p)	A2C1	2	4	YES	S/E	73	79.5		2.5	3.6	4.2	30	29.5	22.8	25.6	6	7.3	7	7
Block 3	B3.0209	2 Bed (3p)	A2D1	2	3	YES	S/W	63	63		2.5	3.6	3.9	28	27.1	18.5	18.9	5	5	6	6.3
Block 3	B3.0210	2 Bed (3p)	A2I2	2	3	NO	W	63	69.4	Y	2.5	3.6	4	28	29.3	18.5	22.8	5	5.6	6	6.3
Block 3	B3.0301	2 Bed (4p)	A2D2	2	4	YES	S/W	73	73.6		2.5	3.6	5.1	30	29.1	22.8	24.8	6	8	7	7.2
Block 3	B3.0302	2 Bed (4p)	A2E1	2	4	YES	N/S	73	73.5		2.5	3.6	4.7	30	25.8	22.8	22.8	6	6.1	7	7
Block 3	B3.0303	1 Bed	A1B1	1	2	NO	N	45	48.2		2.5	3.3	5	23	24.8	11.4	11.8	3	3.8	5	5.8
Block 3	B3.0304	2 Bed (3p)	A2H1	2	3	NO	N	63	63.1		2.5	3.6	3.7	28	27.1	18.5	19.9	5	5.2	6	6.3
Block 3	B3.0305	2 Bed (4p)	A2A1	2	4	YES	N/E	73	73.5		2.5	3.6	4.3	30	27.2	22.8	23.1	6	7.3	7	7
Block 3	B3.0306	1 Bed	A1A1	1	2	NO	E	45	50	Y	2.5	3.3	3.9	23	26.5	11.4	13	3	3.2	5	5.4
Block 3	B3.0307	1 Bed	A1A1	1	2	NO	E	45	50	Y	2.5	3.3	3.9	23	26.5	11.4	13	3	3.2	5	5.4
Block 3	B3.0308	2 Bed (4p)	A2C1	2	4	YES	S/E	73	79.5		2.5	3.6	4.2	30	29.5	22.8	25.6	6	7.3	7	7
Block 3	B3.0309	2 Bed (3p)	A2D1	2	3	YES	S/W	63	63		2.5	3.6	3.9	28	27.1	18.5	18.9	5	5	6	6.3
Block 3	B3.0310	2 Bed (3p)	A2I2	2	3	NO	W	63	69.4	Y	2.5	3.6	4	28	29.3	18.5	22.8	5	5.6	6	6.3
Block 3	B3.0401	1 Bed	A1I1	1	2	NO	W	45	50.2	Y	2.5	3.3	3.3	23	25.5	11.4	11.4	3	4.2	5	5.4
Block 3	B3.0402	2 Bed (3p)	A2H1	2	3	NO	N	63	63		2.5	3.6	3.7	28	26.9	18.5	19.9	5	5.2	6	6.3
Block 3	B3.0403	2 Bed (4p)	A2A1	2	4	YES	N/E	73	73.5		2.5	3.6	4.3	30	27.2	22.8	23.1	6	7.3	7	7
Block 3	B3.0404	1 Bed	A1A1	1	2	NO	E	45	50	Y	2.5	3.3	3.9	23	26.5	11.4	13	3	3.2	5	5.4
Block 3	B3.0405	1 Bed	A1A1	1	2	NO	E	45	50	Y	2.5	3.3	3.9	23	26.5	11.4	13	3	3.2	5	5.4
Block 3	B3.0406	2 Bed (4p)	A2C1	2	4	YES	S/E	73	79.5		2.5	3.6	4.2	30	29.5	22.8	25.6	6	7.3	7	7
Block 3	B3.0407	2 Bed (3p)	A2D1	2	3	YES	S/W	63	63		2.5	3.6	3.9	28	27.1	18.5	18.9	5	5	6	6.3
Block 3	B3.0408	1 Bed	A1A1	1	2	NO	E	45	50	Y	2.5	3.3	3.9	23	26.5	11.4	13	3	3.2	5	6.3
	29% UD									34%											

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.