

Proj. Number: 24004

Proj. Lead: SD

Created By: HC

Doc. Purpose: Planning

Revision: C03 (18-09-2026)

Project: Old Connaught Phase 1

Location: Old Connaught Avenue, Bray, Co.Dublin

Client: Castlethorn Old Conna ULC

Doc. Title: Housing Quality Assessment

Doc. No.: 24004-OMP-XX-B4-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 4	B4.0001	2 Bed (4p)	A2A1	2	4	YES	N/W	73	73.5		2.8	3.6	4.2	30	27.2	22.8	22.8	6	6.7	7	7
Block 4	B4.0002	2 Bed (3p)	A2H1	2	3	NO	N	63	63.1		2.8	3.6	3.7	28	27.1	18.5	19.9	5	5	6	6.3
Block 4	B4.0003	1 Bed	A1G1	1	2	YES	S/E	45	51.6	Y	2.8	3.3	3.3	23	25.4	11.4	13.1	3	3.4	5	5.7
Block 4	B4.0004	2 Bed (3p)	A2I2	2	3	NO	E	63	69.4	Y	2.8	3.6	4	28	30.1	18.5	22.4	5	5.3	6	6.7
Block 4	B4.0005	2 Bed (4p)	A2B1	2	4	YES	S/E	73	73.3		2.8	3.6	5.2	30	27.2	22.8	23.3	6	6	7	7
Block 4	B4.0006	2 Bed (4p)	A2A1	2	4	YES	S/W	73	73.5		2.8	3.6	4.2	30	27.2	22.8	22.8	6	6.7	7	7
Block 4	B4.0007	2 Bed (3p)	A2K1	2	3	NO	W	63	70.1	Y	2.8	3.6	3.9	28	30	20.1	22.3	5	6.4	6	7
Block 4	B4.0101	2 Bed (4p)	A2A1	2	4	YES	N/W	73	73.5		2.8	3.6	4.2	30	27.2	22.8	22.8	6	6.7	7	7
Block 4	B4.0102	2 Bed (3p)	A2H1	2	3	NO	N	63	63.1		2.8	3.6	3.7	28	27.1	18.5	19.9	5	5	6	6.3
Block 4	B4.0103	1 Bed	A1B1	1	2	NO	N	45	46.1		2.5	3.3	5	23	24.6	11.4	11.9	3	3.8	5	5.8
Block 4	B4.0104	2 Bed (4p)	A2E1	2	4	YES	N/S	73	73.5		2.5	3.6	4.7	30	25.5	22.8	23.1	6	6.1	7	7
Block 4	B4.0105	2 Bed (4p)	A2D2	2	4	YES	S/E	73	73.4		2.5	3.6	4.8	30	28.9	22.8	24.8	6	7.8	7	7.3
Block 4	B4.0106	2 Bed (3p)	A2I2	2	3	NO	E	63	69.4	Y	2.8	3.6	4	28	30.1	18.5	22.4	5	5.3	6	6.7
Block 4	B4.0107	2 Bed (4p)	A2B1	2	4	YES	S/E	73	73.3		2.8	3.6	5.2	30	27.2	22.8	23.3	6	6	7	7
Block 4	B4.0108	2 Bed (4p)	A2A1	2	4	YES	S/W	73	73.5		2.8	3.6	4.2	30	27.2	22.8	22.8	6	6.7	7	7
Block 4	B4.0109	1 Bed	A1A1	1	2	NO	W	45	50	Y	2.5	3.3	3.9	23	24.9	11.4	11.6	3	4	5	6.7
Block 4	B4.0110	2 Bed (4p)	A2I1	2	4	NO	W	63	64.2		2.5	3.6	3.7	30	27	18.5	20.3	6	6.1	7	7
Block 4	B4.0201	2 Bed (4p)	A2A1	2	4	YES	N/W	73	73.5		2.8	3.6	4.2	30	27.2	22.8	22.8	6	6.7	7	7
Block 4	B4.0202	2 Bed (3p)	A2H1	2	3	NO	N	63	63.1		2.8	3.6	3.7	28	27.1	18.5	19.9	5	5	6	6.3
Block 4	B4.0203	1 Bed	A1B1	1	2	NO	N	45	46.1		2.5	3.3	5	23	24.6	11.4	11.9	3	3.8	5	5.8
Block 4	B4.0204	2 Bed (4p)	A2E1	2	4	YES	N/S	73	73.5		2.5	3.6	4.7	30	25.5	22.8	23.1	6	6.1	7	7
Block 4	B4.0205	2 Bed (4p)	A2D2	2	4	YES	S/E	73	73.4		2.5	3.6	4.8	30	28.9	22.8	24.8	6	7.8	7	7.3
Block 4	B4.0206	2 Bed (3p)	A2I2	2	3	NO	E	63	69.4	Y	2.8	3.6	4	28	30.1	18.5	22.4	5	5.3	6	6.7
Block 4	B4.0207	2 Bed (4p)	A2B1	2	4	YES	S/E	73	73.3		2.8	3.6	5.2	30	27.2	22.8	23.3	6	6	7	7
Block 4	B4.0208	2 Bed (4p)	A2A1	2	4	YES	S/W	73	73.5		2.8	3.6	4.2	30	27.2	22.8	22.8	6	6.7	7	7
Block 4	B4.0209	1 Bed	A1A1	1	2	NO	W	45	50	Y	2.5	3.3	3.9	23	24.9	11.4	11.6	3	4	5	6.7
Block 4	B4.0210	2 Bed (4p)	A2I1	2	4	NO	W	63	64.2		2.5	3.6	3.7	30	27	18.5	20.3	6	6.1	7	7
Block 4	B4.0301	2 Bed (4p)	A2A1	2	4	YES	N/W	73	73.5		2.8	3.6	4.2	30	27.2	22.8	22.8	6	6.7	7	7
Block 4	B4.0302	2 Bed (3p)	A2H1	2	3	NO	N	63	63.1		2.8	3.6	3.7	28	27.1	18.5	19.9	5	5	6	6.3
Block 4	B4.0303	1 Bed	A1I1	1	2	NO	E	45	50.2	Y	2.5	3.3	3.3	23	24.8	11.4	11.4	3	5.3	5	5.4
Block 4	B4.0304	1 Bed	A1A1	1	2	NO	W	45	50	Y	2.5	3.3	3.9	23	24.9	11.4	11.6	3	4	5	5.4
Block 4	B4.0305	2 Bed (4p)	A2B1	2	4	YES	S/E	73	73.3		2.8	3.6	5.2	30	27.2	22.8	23.3	6	6	7	7
Block 4	B4.0306	2 Bed (4p)	A2A1	2	4	YES	S/W	73	73.5		2.8	3.6	4.2	30	27.2	22.8	22.8	6	6.7	7	7
Block 4	B4.0307	1 Bed	A1A1	1	2	NO	W	45	50	Y	2.5	3.3	3.9	23	24.9	11.4	11.6	3	4	5	5.4
Block 4	B4.0308	2 Bed (4p)	A2I1	2	4	NO	W	63	64.2		2.5	3.6	3.7	30	27	18.5	20.3	6	6.1	7	7
8.6% UD										28.50%											

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.