

Project:

Old Connaught Phase A1 LRD

Location: Old Connaught Avenue, Bray, Co.Dublin

Old Connaught Avenue, Bray, Co.Dublin

Client: Castlethorn Old Conna ULC

Castlethorn Old Conna ULC

Doc. No.: 24004-OMP-XX-XX-HQA-A-6001

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Doc. Title: Housing Quality Assessment - House Types

Housing Quality Assessment - House Types

24004

Status:A3

SD

Created by: HC

HC

Doc. Purpose: Planning

Planning

Revision: C03 (18-09-2026)

C03 (18-09-2026)

Housing Quality Assessment																							
UNIT TYPE (e.g. H4C = Housetype 4C; = Housetype 1A (Mirrored))	UNIT NUMBER	FLOOR LEVEL/STOREY	UNIT DESCRIPTION	HOUSETYPE FAMILY (e.g. H1 = Housetype 1)	UNIT AREA REQUIRED (m ²)	UNIT AREA ACHIEVED (m ²)	+10% MINIMUM AREA	ASPECT	DUAL ASPECT	CEILING HEIGHT (Kitchen/Living/Dining)	No. of Bedrooms	No. of Bedspaces	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)	Aggregate Bedroom Area Required (m ²)	Aggregate 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 Required Draft Sustainable and Compact Settlement (m2)	Garden/Terrace/ Balcony Area Achieved (m ²)
Houses																							
H3CR	1	3 storey	3 bed	H3C	110	139.2	Y	N/S	YES	2.4	3	6	3.8	3.8	37	46.8	36	38.3	6	4.5*	75	40	49.8
H3C	2	3 storey	3 bed	H3C	110	139.0	Y	N/S	YES	2.4	3	6	3.8	3.8	37	46.5	36	38.3	6	4.5*	75	40	40.0
H3C	3	3 storey	3 bed	H3C	110	139.0	Y	N/S	YES	2.4	3	6	3.8	3.8	37	46.5	36	38.3	6	4.5*	75	40	40.0
H3C	4	3 storey	3 bed	H3C	110	139.0	Y	N/S	YES	2.4	3	6	3.8	3.8	37	46.5	36	38.3	6	4.5*	75	40	40.0
H3CL	5	3 storey	3 bed	H3C	110	139.0	Y	N/S	YES	2.4	3	6	3.8	3.8	37	46.5	36	38.3	6	4.6*	75	40	41.5
H3ER1	6	2 storey	3 bed	H3E	92	95.0	N	N/S	YES	2.4	3	5	3.8	4.0	34	34.2	32	32.1	5	5.4	75	40	40.0
H3E	7	2 storey	3 bed	H3E	92	94.6	N	N/S	YES	2.4	3	5	3.8	4.0	34	34.0	32	32.0	5	5.4	75	40	45.0
H3EM	8	2 storey	3 bed	H3E	92	94.6	N	N/S	YES	2.4	3	5	3.8	4.0	34	34.0	32	32.0	5	5.4	75	40	45.0
H3E	9	2 storey	3 bed	H3E	92	94.6	N	N/S	YES	2.4	3	5	3.8	4.0	34	34.0	32	32.0	5	5.4	75	40	45.0
H3EM	10	2 storey	3 bed	H3E	92	94.6	N	N/S	YES	2.4	3	5	3.8	4.0	34	34.0	32	32.0	5	5.4	75	40	45.0
H3EL1	11	2 storey	3 bed	H3E	92	95.0	N	N/S	YES	2.4	3	5	3.8	4.0	34	34.2	32	32.1	5	5.4	75	40	45.1
H3DL	12	2 storey	3 bed	H3D	92	105.2	Y	N/S	YES	2.4	3	5	3.8	3.8	34	34.4	32	32.6	5	8.7	75	40	43.1
H3DR	13	2 storey	3 bed	H3D	92	105.2	Y	N/S	YES	2.4	3	5	3.8	3.8	34	34.3	32	32.5	5	8.7	75	40	42.0
H3DL	14	2 storey	3 bed	H3D	92	105.2	Y	E/W	YES	2.4	3	5	3.8	3.8	34	34.4	32	32.6	5	8.7	75	40	52.5
H2B	15	2 storey	2 bed		80	84.9	N	E/W	YES	2.4	2	4	3.6	3.6	30	30.5	25	25.6	4	4.1	75	30	43.7
H3DR	16	2 storey	3 bed	H3D	92	105.2	Y	E/W	YES	2.4	3	5	3.8	3.8	34	34.3	32	32.5	5	8.7	75	40	53.5
H4AL	17	3 storey	4 bed	H4A	120	155.6	Y	N/S	YES	2.6	4	7	3.8	3.8	40	52.0	43	46.2	6	6.5	75	50	51.3
H4AR	18	3 storey	4 bed	H4A	120	152.5	Y	N/S	YES	2.6	4	7	3.8	3.8	40	49.4	43	46.1	6	6.5	75	50	61.4
H4AL1	19	3 storey	4 bed	H4A	120	152.5	Y	N/S	YES	2.6	4	7	3.8	3.8	40	49.2	43	46.0	6	6.5	75	50	61.4
H4AR	20	3 storey	4 bed	H4A	120	152.5	Y	N/S	YES	2.6	4	7	3.8	3.8	40	49.4	43	46.1	6	6.5	75	50	52.0
H3EL	21	2 storey	3 bed	H3E	92	95.0	N	E/W	YES	2.4	3	5	3.8	4.0	34	34.2	32	32.1	5	5.4	75	40	62.3
H3E	22	2 storey	3 bed	H3E	92	94.6	N	E/W	YES	2.4	3	5	3.8	4.0	34	34.0	32	32.0	5	5.4	75	40	49.3
H3ER	23	2 storey	3 bed	H3E	92	95.0	N	E/W	YES	2.4	3	5	3.8	4.0	34	34.2	32	32.1	5	5.4	75	40	42.8
H3BL	30	2 storey	3 bed	H3B	92	104.5	Y	N/S	YES	2.4	3	5	3.8	3.8	34	34.1	32	32.2	6	6.2	75	40	48.5
H3B	31	2 storey	3 bed	H3B	92	104.0	Y	N/S	YES	2.4	3	5	3.8	3.8	34	34.0	32	32.0	6	6.2	75	40	46.8
H3BM	32	2 storey	3 bed	H3B	92	104.0	Y	N/S	YES	2.4	3	5	3.8	3.8	34	34.0	32	32.0	6	6.2	75	40	48.9
H3B	33	2 storey	3 bed	H3B	92	104.0	Y	N/S	YES	2.4	3	5	3.8	3.8	34	34.0	32	32.0	6	6.2	75	40	48.9
H3BR	34	2 storey	3 bed	H3B	92	104.5	Y	N/S	YES	2.4	3	5	3.8	3.8	34	34.1	32	32.2	6	6.2	75	40	49.2
H4AL	35	3 storey	4 bed	H4A	120	155.6	Y	E/W	YES	2.6	4	7	3.8	3.8	40	52.0	43	46.2	6	6.5	75	50	50.7
H4A	36	3 storey	4 bed	H4A	120	152.5	Y	E/W	YES	2.6	4	7	3.8	3.8	40	49.4	43	46.1	6	6.5	75	50	53.3
H4A	37	3 storey	4 bed	H4A	120	152.5	Y	E/W	YES	2.6	4	7	3.8	3.8	40	49.4	43	46.1	6	6.5	75	50	55.4
H4A	38	3 storey	4 bed	H4A	120	152.5	Y	E/W	YES	2.6	4	7	3.8	3.8	40	49.4	43	46.1	6	6.5	75	50	57.5
H4A	39	3 storey	4 bed	H4A	120	152.5	Y	E/W	YES	2.6	4	7	3.8	3.8	40	49.4	43	46.1	6	6.5	75	50	59.6
H4AR	40	3 storey	4 bed	H4A	120	152.5	Y	E/W	YES	2.6	4	7	3.8	3.8	40	49.4	43	46.1	6	6.5	75	50	57.1
H3AL	41	2 storey	3 bed	H3A	92	92.2	N	N/S	YES	2.4	3	4	3.8	3.8	34	34.0	32	32.1	5	1.1*	75	40	59.3
H3AR	42	2 storey	3 bed	H3A	92	92.2	N	N/S	YES	2.4	3	4	3.8	3.8	34	34.0	32	32.1	5	1.1*	75	40	58.3
H2AR	43	2 storey	2 bed	H2A	80	81.6	N	E/W	YES	2.6	2	4	3.6	3.7	30	30.6	25	25.1	4	3.9*	75	30	36.6
H2A	44	2 storey	2 bed	H2A	80	81.6	N	E/W	YES	2.6	2	4	3.6	3.7	30	30.5	25	25.2	4	3.9*	75	30	30.1
H2AM	45	2 storey	2 bed	H2A	80	81.6	N	E/W	YES	2.6	2	4	3.6	3.7	30	30.5	25	25.2	4	3.9*	75	30	30.1
H2AL	46	2 storey	2 bed	H2A	80	81.6	N	E/W	YES	2.6	2	4	3.6	3.7	30	30.6	25	25.2	4	3.9*	75	30	31.3
H3EL	47	2 storey	3 bed	H3E	92	95.0	N	N/S	YES	2.4	3	5	3.8	4.0	34	34.2	32	32.1	5	5.4	75	40	42.0
H3EM	48	2 storey	3 bed	H3E	92	94.6	N	N/S	YES	2.4	3	5	3.8	4.0	34	34.0	32	32.0	5	5.4	75	40	40.3
H3E	49	2 storey	3 bed	H3E	92	94.6	N	N/S	YES	2.4	3	5	3.8	4.0	34	34.0	32	32.0	5	5.4	75	40	40.3
H3EM	50	2 storey	3 bed	H3E	92	94.6	N	N/S	YES	2.4	3	5	3.8	4.0	34	34.0	32	32.0	5	5.4	75	40	42.5
H3E	51	2 storey	3 bed	H3E	92	94.6	N	N/S	YES	2.4	3	5	3.8	4.0	34	34.0	32	32.0	5	5.4	75	40	42.5
H3ER	52	2 storey	3 bed	H3E	92	95.0	N	N/S	YES	2.4	3	5	3.8	4.0	34	34.2	32	32.1	5	5.4	75	40	53.8
H3EL	53	2 storey	3 bed	H3E	92	95.0	N	N/S	YES	2.4	3	5	3.8	4.0	34	34.2	32	32.1	5	5.4	75	40	53.7
H3E	54	2 storey	3 bed	H3E	92	94.6	N	N/S	YES	2.4	3	5	3.8	4.0	34	34.0	32	32.0	5	5.4	75	40	42.5
H3EM	55	2 storey	3 bed	H3E	92	94.6	N	N/S	YES	2.4	3	5	3.8	4.0	34	34.0	32	32.0	5	5.4	75	40	42.5
H3E	56	2 storey	3 bed	H3E	92	94.6	N	N/S	YES	2.4	3	5	3.8	4.0	34	34.0	32	32.0	5	5.4	75	40	42.5
H3ER	57	2 storey	3 bed	H3E	92	95.0	N	N/S	YES	2.4	3	5	3.8	4.0	34	34.2	32	32.1	5	5.4	75	40	53.3
H4AL	58	3 storey	4 bed	H4A	120	155.6	Y	E/W	YES	2.6	4	7	3.8	3.8	40	52.0	43	46.2	6	6.5	75	50	51.1
H4A	59	3 storey	4 bed	H4A	120	152.5	Y	E/W	YES	2.6	4	7	3.8	3.8	40	49.4	43	46.1	6	6.5	75	50	52.4
H4A	60	3 storey	4 bed	H4A	120	152.5	Y	E/W	YES	2.6	4	7	3.8	3.8	40	49.4	43	46.1	6	6.5	75	50	54.5

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Housing Quality Assessment - House Types

Proj. No

24004

SD

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[illegible]

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

Note 2: * refers to attic storage