



DOWNEY

29 Merrion Square, D02RW64

+353 (0) 1 253 0220

info@dwny.ie

HOUSING QUALITY ASSESSMENT - RETENTION

PROJECT - LANDS AT PALMERS GATE, KENNELSFORT ROAD LOWER, PALMERSTOWN, DUBLIN 20

JOB NO. - 243_052

UNIT NO.	DESCRIPTION	FLOOR AREA REQUIRED (m ²)	FLOOR AREA EXISTING (m ²)	NO. OF BED ROOMS	BED SPACES	DUAL ASPECT (YES/NO)	FLOOR AREA > 10% MIN. (YES/NO)
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BLOCK C

GROUND FLOOR

C-01	1 BED APARTMENT	45	54	1	2	NO	YES
C-02	2 BED APARTMENT	73	79	2	4	YES	NO
C-03	1 BED APARTMENT	45	53	1	2	YES	YES
C-04	1 BED APARTMENT	45	47	1	2	NO	NO
C-05	2 BED APARTMENT	73	80	2	4	YES	NO
C-06	1 BED APARTMENT	45	50	1	2	NO	YES
C-07	1 BED APARTMENT	45	50	1	2	NO	YES
C-08	1 BED APARTMENT	45	52	1	2	YES	YES

FIRST FLOOR

C-09	2 BED APARTMENT	73	84	2	4	YES	YES
C-10	2 BED APARTMENT	73	84	2	4	YES	YES
C-11	1 BED APARTMENT	45	49	1	2	NO	NO
C-12	2 BED APARTMENT	73	80	2	4	YES	NO
C-13	1 BED APARTMENT	45	51	1	2	NO	YES
C-14	1 BED APARTMENT	45	50	1	2	NO	YES
C-15	1 BED APARTMENT	45	52	1	2	YES	YES

UNIT NO.	DESCRIPTION	FLOOR AREA REQUIRED (m ²)	FLOOR AREA EXISTING (m ²)	NO. OF BED ROOMS	BED SPACES	DUAL ASPECT (YES/NO)	FLOOR AREA > 10% MIN. (YES/NO)
C-16	1 BED APARTMENT	45	51	1	2	NO	YES
SECOND FLOOR							
C-17	1 BED APARTMENT	45	54	1	2	NO	YES
C-18	2 BED APARTMENT	73	79	2	4	YES	NO
C-19	2 BED APARTMENT	73	84	2	4	YES	YES
C-20	1 BED APARTMENT	45	47	1	2	NO	NO
C-21	2 BED APARTMENT	73	80	2	4	YES	NO
C-22	1 BED APARTMENT	45	50	1	2	NO	YES
C-23	1 BED APARTMENT	45	50	1	2	NO	YES
C-24	1 BED APARTMENT	45	52	1	2	YES	YES
THIRD FLOOR							
C-25	2 BED APARTMENT	73	84	2	4	YES	YES
C-26	2 BED APARTMENT	73	84	2	4	YES	YES
C-27	1 BED APARTMENT	45	49	1	2	NO	NO
C-28	2 BED APARTMENT	73	80	2	4	YES	NO
C-29	1 BED APARTMENT	45	51	1	2	NO	YES
C-30	1 BED APARTMENT	45	50	1	2	NO	YES
C-31	1 BED APARTMENT	45	52	1	2	YES	YES
C-32	1 BED APARTMENT	45	51	1	2	NO	YES
FOURTH FLOOR							
C-33	1 BED APARTMENT	45	54	1	2	NO	YES
C-34	2 BED APARTMENT	73	79	2	4	YES	NO
C-35	2 BED APARTMENT	73	84	2	4	YES	YES
C-36	1 BED APARTMENT	45	47	1	2	NO	NO
C-37	2 BED APARTMENT	73	80	2	4	YES	NO

UNIT NO.	DESCRIPTION	FLOOR AREA REQUIRED (m²)	FLOOR AREA EXISTING (m²)	NO. OF BED ROOMS	BED SPACES	DUAL ASPECT (YES/NO)	FLOOR AREA > 10% MIN. (YES/NO)
C-38	1 BED APARTMENT	45	50	1	2	NO	YES
C-39	1 BED APARTMENT	45	50	1	2	NO	YES
C-40	1 BED APARTMENT	45	52	1	2	YES	YES
PENTHOUSE							
C-41	1 BED APARTMENT	45	57	1	2	YES	YES
C-42	2 BED APARTMENT	73	77	2	4	YES	NO
C-43	1 BED APARTMENT	45	45	1	2	NO	NO
C-44	1 BED APARTMENT	45	52	1	2	YES	YES
C-45	1 BED APARTMENT	45	54	1	2	NO	YES
C-46	1 BED APARTMENT	45	51	1	2	YES	YES
C-47	1 BED APARTMENT	45	48	1	2	NO	NO
BLOCK E							
GROUND FLOOR							
E-01	1 BED APARTMENT	45	47	1	2	NO	NO
E-02	1 BED APARTMENT	45	56	1	2	YES	YES
E-03	2 BED APARTMENT ACESSIBLE	73	79	2	4	YES	NO
E-04	1 BED APARTMENT	45	48	1	2	NO	NO
E-05	1 BED APARTMENT	45	55	1	2	YES	YES
E-06	1 BED APARTMENT	45	51	1	2	NO	YES
E-07	1 BED APARTMENT	45	52	1	2	NO	YES
E-08	2 BED APARTMENT ACESSIBLE	73	79	2	4	YES	NO
FIRST FLOOR							
E-09	2 BED APARTMENT	73	85	2	4	YES	YES
E-10	2 BED APARTMENT	73	83	2	4	YES	YES

UNIT NO.	DESCRIPTION	FLOOR AREA REQUIRED (m ²)	FLOOR AREA EXISTING (m ²)	NO. OF BED ROOMS	BED SPACES	DUAL ASPECT (YES/NO)	FLOOR AREA > 10% MIN. (YES/NO)
E-11	1 BED APARTMENT	45	53	1	2	NO	YES
E-12	2 BED APARTMENT	73	79	2	4	YES	NO
E-13	1 BED APARTMENT	45	51	1	2	NO	YES
E-14	1 BED APARTMENT	45	51	1	2	NO	YES
E-15	1 BED APARTMENT	45	52	1	2	YES	YES
E-16	1 BED APARTMENT	45	51	1	2	NO	YES

SECOND FLOOR

E-17	1 BED APARTMENT	45	51	1	2	NO	YES
E-18	2 BED APARTMENT	73	79	2	4	YES	NO
E-19	2 BED APARTMENT	73	83	2	4	YES	YES
E-20	1 BED APARTMENT	45	52	1	2	NO	YES
E-21	2 BED APARTMENT	73	78	2	4	YES	NO
E-22	1 BED APARTMENT	45	52	1	2	NO	YES
E-23	1 BED APARTMENT	45	51	1	2	NO	YES
E-24	1 BED APARTMENT	45	55	1	2	YES	YES

THIRD FLOOR

E-25	2 BED APARTMENT	73	85	2	4	YES	YES
E-26	2 BED APARTMENT	73	83	2	4	YES	YES
E-27	1 BED APARTMENT	45	53	1	2	NO	YES
E-28	2 BED APARTMENT	73	79	2	4	YES	NO
E-29	1 BED APARTMENT	45	51	1	2	NO	YES
E-30	1 BED APARTMENT	45	51	1	2	NO	YES
E-31	1 BED APARTMENT	45	52	1	2	YES	YES
E-32	1 BED APARTMENT	45	51	1	2	NO	YES

FOURTH FLOOR

UNIT NO.	DESCRIPTION	FLOOR AREA REQUIRED (m ²)	FLOOR AREA EXISTING (m ²)	NO. OF BED ROOMS	BED SPACES	DUAL ASPECT (YES/NO)	FLOOR AREA > 10% MIN. (YES/NO)
E-33	1 BED APARTMENT	45	51	1	2	NO	YES
E-34	2 BED APARTMENT	73	79	2	4	YES	NO
E-35	2 BED APARTMENT	73	83	2	4	YES	YES
E-36	1 BED APARTMENT	45	52	1	2	NO	YES
E-37	2 BED APARTMENT	73	78	2	4	YES	NO
E-38	1 BED APARTMENT	45	52	1	2	NO	YES
E-39	1 BED APARTMENT	45	51	1	2	NO	YES
E-40	1 BED APARTMENT	45	55	1	2	YES	YES
FIFTH FLOOR							
E-41	2 BED APARTMENT	73	85	2	4	YES	YES
E-42	2 BED APARTMENT	73	83	2	4	YES	YES
E-43	1 BED APARTMENT	45	53	1	2	NO	YES
E-44	2 BED APARTMENT	73	79	2	4	YES	NO
E-45	1 BED APARTMENT	45	51	1	2	NO	YES
E-46	1 BED APARTMENT	45	51	1	2	NO	YES
E-47	1 BED APARTMENT	45	52	1	2	YES	YES
E-48	1 BED APARTMENT	45	51	1	2	NO	YES
SIXTH FLOOR							
E-49	1 BED APARTMENT	45	51	1	2	NO	YES
E-50	2 BED APARTMENT	73	79	2	4	YES	NO
E-51	2 BED APARTMENT	73	83	2	4	YES	YES
E-52	1 BED APARTMENT	45	52	1	2	NO	YES
E-53	2 BED APARTMENT	73	78	2	4	YES	NO
E-54	1 BED APARTMENT	45	52	1	2	NO	YES
E-55	1 BED APARTMENT	45	51	1	2	NO	YES

UNIT NO.	DESCRIPTION	FLOOR AREA REQUIRED (m ²)	FLOOR AREA EXISTING (m ²)	NO. OF BED ROOMS	BED SPACES	DUAL ASPECT (YES/NO)	FLOOR AREA > 10% MIN. (YES/NO)
E-56	1 BED APARTMENT	45	55	1	2	YES	YES
PENTHOUSE							
E-57	1 BED APARTMENT	45	58	1	2	YES	YES
E-58	2 BED APARTMENT	73	77	2	4	YES	NO
E-59	1 BED APARTMENT	45	48	1	2	NO	NO
E-60	1 BED APARTMENT	45	51	1	2	YES	YES
E-61	1 BED APARTMENT	45	55	1	2	NO	YES
E-62	1 BED APARTMENT	45	51	1	2	YES	YES
E-63	1 BED APARTMENT	45	47	1	2	NO	NO
TOTAL APARTMENTS	110	5,958	6,715	146	292	56	78

TOTAL BICYCLE SPACES= No. 292 (266 BASEMENT- 26 SURFACE)
TOTAL PARKING SPACE= No. 143 (138 BASEMENT- 5 SURFACE)



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SUMMARY

NO. OF APARTMENT UNITS	1 BEDROOM UNITS	74 (32 BLOCK C + 42 BLOCK E)
	2 BEDROOM UNITS	36 (15 BLOCK C + 21 BLOCK E)
TOTAL 1-BED NETT FLOOR AREA TO BLOCKS C AND E (m ²)		3,801
TOTAL 2-BED NETT FLOOR AREA TO BLOCKS C AND E (m ²)		2,914
TOTAL NO. OF APARTMENT UNITS		110
TOTAL NO. OF BEDROOMS		146
TOTAL NO. OF BED SPACES		292
BLOCK C TOTAL GROSS FLOOR AREA (m ²)		3,995
BLOCK C TOTAL NETT FLOOR AREA (m ²)		3,398
BLOCK E TOTAL GROSS FLOOR AREA (m ²)		5,399
BLOCK E TOTAL NETT FLOOR AREA (m ²)		4,588
TOTAL NETT DEVELOPMENT GROSS FLOOR AREA TO BLOCKS C AND E (m ²)		7,986
TOTAL GROSS DEVELOPMENT GROSS FLOOR AREA TO BLOCKS C AND E (m ²)		9,394
BLOCK C RESIDENTIAL NETT FLOOR AREA (m ²)		2,843
BLOCK E RESIDENTIAL NETT FLOOR AREA (m ²)		3,872
TOTAL RESIDENTIAL NETT FLOOR AREA TO BLOCKS C AND E (m ²)		6,715
BASEMENT AREA (m ²)		699
TOTAL SITE AREA (HECTARES)		1.2708
BUILDING FOOTPRINT TO BLOCKS C AND E (m ²)		1,400
DEVELOPMENT SITE COVERAGE		29%
DENSITY (UNITS PER HECTARE)		197.0
DEVELOPMENT PLOT RATIO		2.10
OVERALL TOTAL PUBLIC OPEN SPACE AREA (HECTARES)		0.1840
TOTAL CAR PARKING SPACES		143
TOTAL BICYCLE SPACES		292
TOTAL MOTORBIKE SPACES		10
TOTAL NO. OF SINGLE ASPECT UNITS TO BLOCKS C AND E		54
% NO. OF SINGLE ASPECT UNITS TO BLOCKS C AND E		49%
TOTAL NO. OF DUAL ASPECT UNITS TO BLOCKS C AND E		56
% NO. OF DUAL ASPECT UNITS TO BLOCKS C AND E		51%
TOTAL NO. OF UNITS > 10% GROSS FLOOR AREA TO BLOCKS C AND E		78
% NO. OF UNITS > 10% GROSS FLOOR AREA TO BLOCKS C AND E		71%
BUILDING HEIGHT TO BLOCKS C AND E		6 STOREYS TO BLOCK C 8 STOREYS TO BLOCK E