

HOUSING QUALITY ASSESSMENT

Stocking Lane SHD : HQA Summary of Planning Compliance

30.8.21

Total number of homes					131
Gross site area (Ha)					2.47
Net site area (Ha)					2.41
Density: units per hectare					54
Public Open Space	3440 m2		0.34 ha		14.11%
Plot Ratio					0.54
Site coverage					20%
% of apartments over 10% of standards					57%
% of 3 person 2 bed apartments					10%
Total net residential floor area					11618
Total Internal Gross m2 apartments & Duplex					9929
Total Internal net m2 of houses					3070
Total area of Creche, Shop, shop store and ESB					223
Total internal gross area for SHD Application					13222
Basement car park less shop store					2557
Total Internal gross floor area including basement car park					15779
Dual / triple aspect ratio					83%
Car Parking					167
Cycle parking					288
% of non residential					1.8%
No of dwellings	Net Floor area of houses	Bedrooms	Type	persons	% mix
29		1	Apartments	2 person	22%
13		2	Apartments	3 person	10%
2		2	Duplex	4 person	2%
46		2	Apartments	4 person	35%
21		3	Apartments +house	5 Person	16%
11	130 m2	4	House	6 person	8%
9	170 m 2	5	House	7 person	7%
131			Total		100%

STOCKING LANE										JOB NO.:										2183										Sheet 2 of 3										
CLIENT: MacCabe Durney Barnes										ISSUE NO.:										Date: 30.8.2021																				
Part V units										Reference Drawing										Drawing Issue sheet																				
										Living Room / Kitchen				Bedrooms						Bathrooms		Storage				Private Open Space		Aspect & Orientation		Parking	Communal O.S									
Unit No	Type	Home Type	Bedroom	Persons	Floor to ceiling height	Aspect (sides)	Total Basement area	Gross area m2	Area m2	Requirement	% extra above dev plan	Living room width	Requirement	Total L/D/K area	Requirement	Bed 1 area	Bed 1 width	Bed 2 area	Bed 2 width	Bed 3 area	Bed 3 width	Total bed area	Requirement	bathroom area	ensuite area	Store 1	Store 2	Store 3	total store area	Requirement	Balcony / terrace area	Requirement	Single/Dual Aspect	Orientation	Parking space	Communal space provided	Requirement			
BLOCK G																																								
GROUND FLOOR																																								
	55	Type G1	Apartment	2-bed	4 person	2.7	2		455	84	73	15%	4.5	3.6	41	30	13.3	2.9	11.4	3			24.7	24.4	3.7		2	2.9	1.1	6	6	16	7	Dual	E/N	1	7	7		
	56	Type G2	Apartment	2-bed	4 person	2.7	2			74	73	2%	3.8	3.6	30	30	13	2.8	11.4	2.8			24.4	20.1	3.7		3	2	1	6	6	12	6	single	S	1	7	7		
	57	Type G3	Apartment	1-bed	2 person	2.7	1			49.5	45	10%	3.9	3.3	23	23	11.7	2.8					11.7	11.4	3.6			3.1		3.1	3	5	5	single	S	1	5	5		
	58	Type G4	Apartment	1-bed	2 person	2.7	1			46	45	2%	3.5	3.3	23	23	11.4	2.85					11.4	11.4	3.6		1.9	1.1		3	3	9	5	single	S	1	5	5		
	59	Type G5	Apartment	2-bed	3 person	2.7	2			67	63	6%	4.3	3.6	28	28	14.9	2.8	8	2.8			22.9	20.1	3.6		2.5	1	1.5	5	5	13	6	Dual	W/S	1	6	6		
	60	Type G6.1	Shop +store		81	Retail	2.7	2															0							0										
FIRST FLOOR																																								
	61	Type G1	Apartment	2-bed	4 person	2.4	2		455	84	73	15%	4.5	3.6	41	30	13.3	3	11.4	3			24.7	24.4	3.7		2	2.9	1.1	6	6	16	6	Dual	E/N	1	7	7		
	62	Type G2	Apartment	2-bed	4 person	2.4	2			74	73	2%	3.8	3.6	30	30	13	2.8	11.4	2.8			24.4	20.1	3.7		3	2	1	6	5	12	6	single	S	1	7	7		
	63	Type G3	Apartment	1-bed	2 person	2.4	1			49.5	45	10%	3.9	3.3	23	23	11.7	2.8					11.7	11.4	3.6			3.1		3.1	3	5	5	single	S	1	5	5		
	64	Type G4	Apartment	1-bed	2 person	2.4	1			46	45	2%	3.5	3.3	23	23	11.4	2.8					11.4	11.4	3.6		1.9	1.1		3	3	9	5	single	S	1	5	5		
	65	Type G5	Apartment	2-bed	3 person	2.4	2			67	63	6%	4	3.6	28	28	14.9	2.8	8	2.8			22.9	20.1	3.6		2.5	1	1.5	5	5	13	6	Dual	W/S	1	6	6		
	66	Type G6	Apartment	2-bed	3 person	2.4	2			69	63	10%	3.6	3.3	28	28	13.2	2.8	7.7	2.1			20.9	20.1	3.7		3.5	1.5	1	6	5	10	6	Dual	N/W	1	6	6		
SECOND FLOOR																																								
	67	Type G1	Apartment	2-bed	4 person	2.4	2		455	84	73	15%	4.5	3.6	41	30	13.3	3	11.4	3			24.7	24.4	3.7		2	2.9	1.1	6	6	16	7	Dual	E/N	1	6	6		
	68	Type G2	Apartment	2-bed	4 person	2.4	2			74	63	17%	3.6	3.6	29	28	13	2.8	11.4	2.8			24.4	20.1	3.7		3	2	1	6	5	12	6	single	S	1	7	7		
	69	Type G3	Apartment	1-bed	2 person	2.4	1			49.5	45	10%	3.9	3.3	23	23	11.7	2.8					11.7	11.4	3.6			3.1		3.1	3	5	5	single	S	1	5	5		
	70	Type G4	Apartment	1-bed	2 person	2.4	1			46	45	2%	3.5	3.3	23	23	11.4	2.8					11.4	11.4	3.6		1.9	1.1		3	3	9	5	single	S	1	5	5		
	71	Type G5	Apartment	2-bed	3 person	2.4	2			67	63	6%	4	3.6	28	28	14.9	2.8	8	2.8			22.9	20.1	3.6		2.5	1	1.5	5	5	13	6	Dual	W/S	1	6	6		
	72	Type G6	Apartment	2-bed	3 person	2.4	2			69	63	10%	3.6	3.3	28	28	13.2	2.8	7.7	2.1			20.9	20.1	3.7		3.5	1.5	1	6	5	10	6	Dual	N/W	1	6	6		
THIRD FLOOR																																								
	73	Type G7	Apartment	3-bed	5 Person	2.4	2		311	95	90	6%	5.3	3.8	35	34	13.8	3	9	2.1	11.5	2.8	34.3	31.5	3.7	2	3.2	3.5	2.6	9.3	9	79	9	Dual	N/W/S	1	9	9		
	74	Type G8	Apartment	1-bed	2 person	2.4	1			48	45	7%	3.7	3.3	23	23	11.5	2.8					11.5	11.4	3.7		2.6	1.2	0.4	4.2	3	13	5	single	S	1	5	5		
	75	Type G9	Apartment	2-bed	4 person	2.4	2			74	73	2%	3.9	3.6	30	28	13	3.1	11.7	2.8			24.7	20.1	3.7		2	2.5	1.5	6	6	57	7	Dual	W/S	1	7	7		
	76	Type G10	Apartment	1-bed	2 person	2.4	1			47	45	4%	3.5	3.3	23	23	11.5	3.1					11.5	11.4	3.7		3			3	3	27	5	Dual	N/W	1	5	5		
Total Gross & Net floor area								1676	1363.5																															
Total Basement area less shop store								257																																
BLOCK H																																								
GROUND FLOOR																																								
	77	Type H1	Apartment	2-bed	4 person	2.7	2		294	74	73	2%	4.3	3.6	30	30	13	2.87	11.4	2.8			24.4	24.4	3.6		3.5	2.8		6.3	6	13	7	Dual	E/W	1	7	7		
	78	Type H2	Apartment	2-bed	4 person	2.7	2			73	73	0%	4.6	3.6	30	30	13	2.87	11.4	2.8			24.4	24.4	3.7		3.5	2.5		6	6	13	7	Dual	E/W	1	7	7		
	79	Type H2	Apartment	2-bed	4 person	2.7	2			73	73	0%	4.6	3.6	30	30	13	2.87	11.4	2.8			24.4	24.4	3.7		3.5	2.5		6	6	13	7	Dual	E/W	1	7	7		
	80	Type H1	Apartment	2-bed	4 person	2.7	2			74	73	2%	4.3	3.6	30	30	13	2.87	11.4	2.8			24.4	24.4	3.6		3.5	2.8		6.3	6	13	7	Dual	E/W	1	7	7		
Bike store/ lobby								48																																
FIRST FLOOR																																								
	81	Type H3	Apartment	3-bed	5 Person	2.7	2		364	124	90	38%	4	3.8	34.3	34	14.6	3.18	12.1	3.1	9.6	2.5	36.3	31.5	3.7		1.4	3.5	4.1	9	9	9	9	Dual	E/W	1	9	9		
	82	Type H4	Apartment	1-bed	2 person	2.7	2			58	45	14%	5.78	3.3	29	23	18	4.3					18	11.4	3.6		2	1		3	3	9	5	Dual	E/W	1	5	5		
	83	Type H4	Apartment	1-bed	2 person	2.7	2			58	45	14%	5.78	3.3	29	23	18	4.3					18	11.4	3.6		2	1		3	3	9	5	Dual	E/W	1	5	5		
	84	Type H3	Apartment	3-bed	5 Person	2.7	2			124	90	38%	4	3.8	34.3	34	14.6	3.18	12.1	2.9	9.6	2.5	36.3	31.5	3.7	3.7	1.4	3.5	4.1	9	9	9	9	Dual	E/W	1	9	9		
SECOND FLOOR																																								
	81	Type H3	as on first floor					122																																
	85	Type H5	Apartment	1-bed	2 person	2.4	2			61	45	18%	4.3	3.3	26	23	11.5	3.7					11.5	11.4	2			3		3	3	5	5	Dual	E/W	1	5	5		
	86	Type H5	Apartment	1-bed	2 person	2.4	2			61	45	18%	4.3	3.3	26	23	11.5	3.7					11.5	11.4	2			3		3	3	5	5	Dual	E/W	1	5	5		
	84	Type H3	As on first floor																																					
Total Gross and net floor area								828	780																															
BLOCK J																																								
GROUND FLOOR																																								
	87	Type J1	Apartment	2-bed	4 person	2.7	2		294	74	73	2%	4.3	3.6	30	30	13	2.87	11.4	2.8			24.4	24.4	3.6		3.5	2.8		6.3	6	13	7	Dual	E/W	1	7	7		
	88	Type J2	Apartment	2-bed	4 person	2.7	2			73	73	0%	4.6	3.6	30	30	13	2.87	11.4	2.8			24.4	24.4	3.7		3.5	2.5		6	6	13	7	Dual	E/W	1	7	7		
	89	Type J2	Apartment	2-bed	4 person	2.7	2			73	73																													

