

Project: Jacob's Island Masterplan
Location: Jacob's Island, Mahon, Cork
Client: Hibernia Star Ltd.
Doc. Title: Housing Quality Assessment - Block 13
Doc. No.: 1730D-OMP-B13-ZZ-SA-A-0010

Proj. No.: 1730D
Proj. Lead: SD
Created by: AB
Doc. Purpose: Status A3 (Planning)
Revision: C1 (10-06-2022)

Hous Housing Quality Assessment

Block	Core	Level Number	Unit Number	Unit Type	Unit Area Required	Unit Area Achieved	Unit area 10% over minimum area	Aspect	Dual Aspect achieved	CEILING HEIGHT (Kitchen/Living/Dining)	No. of Bedrooms	No. of Bedspaces	Aggregate Bedroom Area Required	Aggregate Bedroom Area Achieved	Main Living Room Area Required	Main Living Room Area Achieved	Main Living Room Width Required	Main Living Room Width Achieved	Kitchen/Living/Dining Area Required	Kitchen/Living/Dining Area Achieved	Aggregate Storage Area Required	Aggregate Storage Area Achieved	Garden/Terrace/Balcony Area Required	Garden/Terrace/ Balcony Area Achieved	Compliant
Block 13 Apartments																									
13	A	G3	01	2 Bed 4p	73.0m ²	81.9m ²	Yes	NE & SE	Yes	2.6m	2	4	24.4m ²	25.0m ²	n/a	n/a	3.6m	3.7m	30.0m ²	33.8m ²	6.0m ²	6.1m ²	7.0m ²	16.3m ²	Y
		G3	02	2 Bed 4p	73.0m ²	85.4m ²	Yes	SE & SW	Yes	2.6m	2	4	24.4m ²	24.8m ²	n/a	n/a	3.6m	4.5m	30.0m ²	36.3m ²	6.0m ²	6.5m ²	7.0m ²	9.6m ²	Y
		G3	03	2 Bed 4p	73.0m ²	77.6m ²	No	SW	No	2.6m	2	4	24.4m ²	25.3m ²	n/a	n/a	3.6m	3.9m	30.0m ²	31.2m ²	6.0m ²	7.0m ²	7.0m ²	9.0m ²	Y
		G3	04	2 Bed 4p	73.0m ²	81.4m ²	Yes	NW & SW	Yes	2.6m	2	4	24.4m ²	25.0m ²	n/a	n/a	3.6m	4.9m	30.0m ²	31.7m ²	6.0m ²	6.1m ²	7.0m ²	9.0m ²	Y
13	A	01	01	2 Bed 4p	73.0m ²	81.9m ²	Yes	NE & SE	Yes	2.6m	2	4	24.4m ²	25.0m ²	n/a	n/a	3.6m	3.7m	30.0m ²	33.8m ²	6.0m ²	6.1m ²	7.0m ²	8.2m ²	Y
		01	02	2 Bed 4p	73.0m ²	85.4m ²	Yes	SE & SW	Yes	2.6m	2	4	24.4m ²	24.8m ²	n/a	n/a	3.6m	4.5m	30.0m ²	36.3m ²	6.0m ²	6.5m ²	7.0m ²	8.4m ²	Y
		01	03	2 Bed 4p	73.0m ²	77.6m ²	No	SW	No	2.6m	2	4	24.4m ²	25.3m ²	n/a	n/a	3.6m	3.9m	30.0m ²	31.2m ²	6.0m ²	7.0m ²	7.0m ²	13.3m ²	Y
		01	04	2 Bed 4p	73.0m ²	81.4m ²	Yes	NW & SW	Yes	2.6m	2	4	24.4m ²	25.0m ²	n/a	n/a	3.6m	4.9m	30.0m ²	31.7m ²	6.0m ²	6.1m ²	7.0m ²	13.2m ²	Y
		01	05	2 Bed 4p	73.0m ²	80.8m ²	Yes	NW & SE	Yes	2.6m	2	4	24.4m ²	24.5m ²	n/a	n/a	3.6m	5.0m	30.0m ²	33.3m ²	6.0m ²	6.2m ²	7.0m ²	7.0m ²	Y
13	A	02	01	2 Bed 4p	73.0m ²	81.9m ²	Yes	NE & SE	Yes	2.6m	2	4	24.4m ²	25.0m ²	n/a	n/a	3.6m	3.7m	30.0m ²	33.8m ²	6.0m ²	6.1m ²	7.0m ²	8.2m ²	Y
		02	02	2 Bed 4p	73.0m ²	85.4m ²	Yes	SE & SW	Yes	2.6m	2	4	24.4m ²	24.8m ²	n/a	n/a	3.6m	4.5m	30.0m ²	36.3m ²	6.0m ²	6.5m ²	7.0m ²	8.4m ²	Y
		02	03	2 Bed 4p	73.0m ²	77.6m ²	No	SW	No	2.6m	2	4	24.4m ²	25.3m ²	n/a	n/a	3.6m	3.9m	30.0m ²	31.2m ²	6.0m ²	7.0m ²	7.0m ²	13.3m ²	Y
		02	04	2 Bed 4p	73.0m ²	81.4m ²	Yes	NW & SW	Yes	2.6m	2	4	24.4m ²	25.0m ²	n/a	n/a	3.6m	4.9m	30.0m ²	31.7m ²	6.0m ²	6.1m ²	7.0m ²	13.2m ²	Y
		02	05	2 Bed 4p	73.0m ²	80.8m ²	Yes	NW & SE	Yes	2.6m	2	4	24.4m ²	24.5m ²	n/a	n/a	3.6m	5.0m	30.0m ²	33.3m ²	6.0m ²	6.2m ²	7.0m ²	7.0m ²	Y
13	A	03	01	2 Bed 4p	73.0m ²	81.9m ²	Yes	NE & SE	Yes	2.6m	2	4	24.4m ²	25.0m ²	n/a	n/a	3.6m	3.7m	30.0m ²	33.8m ²	6.0m ²	6.1m ²	7.0m ²	8.2m ²	Y
		03	02	2 Bed 4p	73.0m ²	85.4m ²	Yes	SE & SW	Yes	2.6m	2	4	24.4m ²	24.8m ²	n/a	n/a	3.6m	4.5m	30.0m ²	36.3m ²	6.0m ²	6.5m ²	7.0m ²	8.4m ²	Y
		03	03	2 Bed 4p	73.0m ²	77.6m ²	No	SW	No	2.6m	2	4	24.4m ²	25.3m ²	n/a	n/a	3.6m	3.9m	30.0m ²	31.2m ²	6.0m ²	7.0m ²	7.0m ²	13.3m ²	Y
		03	04	2 Bed 4p	73.0m ²	81.4m ²	Yes	NW & SW	Yes	2.6m	2	4	24.4m ²	25.0m ²	n/a	n/a	3.6m	4.9m	30.0m ²	31.7m ²	6.0m ²	6.1m ²	7.0m ²	13.2m ²	Y
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13	A	04	01	2 Bed 4p	73.0m ²	81.9m ²	Yes	NE & SE	Yes	2.6m	2	4	24.4m ²	25.0m ²	n/a	n/a	3.6m	3.7m	30.0m ²	33.8m ²	6.0m ²	6.1m ²	7.0m ²	8.2m ²	Y
		04	02	2 Bed 4p	73.0m ²	85.4m ²	Yes	SE & SW	Yes	2.6m	2	4	24.4m ²	24.8m ²	n/a	n/a	3.6m	4.5m	30.0m ²	36.3m ²	6.0m ²	6.5m ²	7.0m ²	8.4m ²	Y
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		04	04	2 Bed 4p	73.0m ²	81.4m ²	Yes	NW & SW	Yes	2.6m	2	4	24.4m ²	25.0m ²	n/a	n/a	3.6m	4.9m	30.0m ²	31.7m ²	6.0m ²	6.1m ²	7.0m ²	13.2m ²	Y
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13	A	05	01	2 Bed 4p	73.0m ²	81.9m ²	Yes	NE & SE	Yes	2.6m	2	4	24.4m ²	25.0m ²	n/a	n/a	3.6m	3.7m	30.0m ²	33.8m ²	6.0m ²	6.1m ²	7.0m ²	8.2m ²	Y
		05	02	2 Bed 4p	73.0m ²	85.4m ²	Yes	SE & SW	Yes	2.6m	2	4	24.4m ²	24.8m ²	n/a	n/a	3.6m	4.5m	30.0m ²	36.3m ²	6.0m ²	6.5m ²	7.0m ²	8.4m ²	Y
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		05	04	2 Bed 4p	73.0m ²	81.4m ²	Yes	NW & SW	Yes	2.6m	2	4	24.4m ²	25.0m ²	n/a	n/a	3.6m	4.9m	30.0m ²	31.7m ²	6.0m ²	6.1m ²	7.0m ²	13.2m ²	Y
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		06	02	2 Bed 4p	73.0m ²	85.4m ²	Yes	SE & SW	Yes	2.6m	2	4	24.4m ²	24.8m ²	n/a	n/a	3.6m	4.5m	30.0m ²	36.3m ²	6.0m ²	6.5m ²	7.0m ²	8.2m ²	Y
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		06	04	2 Bed 4p	73.0m ²	81.4m ²	Yes	NW & SW	Yes	2.6m	2	4	24.4m ²	25.0m ²	n/a	n/a	3.6m	4.9m	30.0m ²	31.7m ²	6.0m ²	6.1m ²	7.0m ²	13.2m ²	Y

Hous Housing Quality Assessment

Block	Core	Level Number	Unit Number	Unit Type	Unit Area Required	Unit Area Achieved	Unit area 10% over minimum area	Aspect	Dual Aspect achieved	CEILING HEIGHT (Kitchen/Living/Dining)	No. of Bedrooms	No. of Bedspaces	Aggregate Bedroom Area Required	Aggregate Bedroom Area Achieved	Main Living Room Area Required	Main Living Room Area Achieved	Main Living Room Width Required	Main Living Room Width Achieved	Kitchen/Living/Dining Area Required	Kitchen/Living/Dining Area Achieved	Aggregate Storage Area Required	Aggregate Storage Area Achieved	Garden/Terrace/Balcony Area Required	Garden/Terrace/ Balcony Area Achieved	Compliant
		06	05	2 Bed 4p	73.0m ²	80.8m ²	Yes	NW & SE	Yes	2.6m	2	4	24.4m ²	24.5m ²	n/a	n/a	3.6m	5.0m	30.0m ²	33.3m ²	6.0m ²	6.2m ²	7.0m ²	7.0m ²	Y
13	A	07	01	2 Bed 4p	73.0m ²	81.9m ²	Yes	NE & SE	Yes	2.6m	2	4	24.4m ²	25.0m ²	n/a	n/a	3.6m	3.7m	30.0m ²	33.8m ²	6.0m ²	6.1m ²	7.0m ²	10.6m ²	Y
		07	02	2 Bed 4p	73.0m ²	85.4m ²	Yes	SE & SW	Yes	2.6m	2	4	24.4m ²	24.8m ²	n/a	n/a	3.6m	4.5m	30.0m ²	36.3m ²	6.0m ²	6.5m ²	7.0m ²	8.2m ²	Y
		07	03	2 Bed 4p	73.0m ²	77.6m ²	No	SW	No	2.6m	2	4	24.4m ²	25.3m ²	n/a	n/a	3.6m	3.9m	30.0m ²	31.2m ²	6.0m ²	7.0m ²	7.0m ²	13.3m ²	Y
		07	04	2 Bed 4p	73.0m ²	81.4m ²	Yes	NW & SW	Yes	2.6m	2	4	24.4m ²	25.0m ²	n/a	n/a	3.6m	4.9m	30.0m ²	31.7m ²	6.0m ²	6.1m ²	7.0m ²	13.2m ²	Y
		07	05	2 Bed 4p	73.0m ²	80.8m ²	Yes	NW & SE	Yes	2.6m	2	4	24.4m ²	24.5m ²	n/a	n/a	3.6m	5.0m	30.0m ²	33.3m ²	6.0m ²	6.2m ²	7.0m ²	7.0m ²	Y

Total (Block 13)		3176.0m ²			31			78	156																
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Total number of proposed units:	39	
Number of units 10% over minimum area:	31	= see totals in summary schedule
Number of dual aspect units:	31	= see totals in summary schedule

Area	Type
0.0m ²	Studio
0.0m ²	1 Bed
3176.0m ²	2 Bed 4p
0.0m ²	2 Bed 3p