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HOUSING QUALITY ASSESSMENT - HOUSES

2112 Residential Development at Glencarrig, Celbridge, Co. Kildare
Client: Garyaron Homes Ltd

Reference Criteria a) Quality Housing for Sustainable Communities, 2007
b) Kildare County Council Development Plan 2017-2023

DESIGN STANDARDS	Description	Beds/ Persons	Storeys	GFA sqm	Storage Area sqm	Main living room	Living room Width	Agg. Living Area sqm	Bedroom Widths	Agg. Bedroom Area sqm		
a) Quality Housing for Sustainable Communities, 2009	3 bedroom house	3B/ 5P	2	92 sqm	5 sqm	13 sqm	3.8m for 3B and above	34 sqm	S 2.1m D 2.8m	32 sqm		
	4 bedroom house	4B/ 7P	3	120 sqm	6 sqm	15 sqm		40 sqm		43 sqm		
b) Kildare Co Co, Development Plan 2017-2023	3 bedroom house		100 sqm total		9 sqm							
	4 bedroom house		110 sqm total		10 sqm							

Unit no.	House Type	Description	Storeys	Beds (Persons)
1	H2	Semi-detached	3	4(7)
2	H4	Semi-detached	2	3 (5)
3	H3	End of Terrace	2	3 (5)
4	H1	Mid-Terrace	2	3 (5)
5	H3	End of Terrace	2	3 (5)
6	H2	Semi-detached	3	4(7)
7	H4	Semi-detached	2	3 (5)
8	H3	End of Terrace	2	3 (5)
9	H1	Mid-Terrace	2	3 (5)
10	H3	End of Terrace	2	3 (5)
11	H4	Semi-detached	2	3 (5)
12	H2	Semi-detached	3	4(7)
13	H3	Semi-detached	2	3 (5)
14	H3	Semi-detached	2	3 (5)
15	H2	Semi-detached	3	4(7)
16	H1	Mid-Terrace	2	3 (5)
17	H3	End of Terrace	2	3 (5)
18	H2	Semi-detached	3	4(7)
19	H4	Semi-detached	2	3 (5)
20	H3	End of Terrace	2	3 (5)
21	H1	Mid-Terrace	2	3 (5)
22	H3	End of Terrace	2	3 (5)

Internal Ground Floor Area (m²)	Internal First Floor Area (m²)	Internal Second Floor Area (m²)	Internal Gross Floor Area (m²)	Req A - Housing 2007	Req B - KCC Dev Plan
56.5	49.3	40.6	146.4	120	110
53.5	52.6	n/a	106.1	92	100
53.5	52.6	n/a	106.1	92	100
52.6	51.7	n/a	104.3	92	100
53.5	52.6	n/a	106.1	92	100
56.5	49.3	40.6	146.4	120	110
53.5	52.6	n/a	106.1	92	100
53.5	52.6	n/a	106.1	92	100
52.6	51.7	n/a	104.3	92	100
53.5	52.6	n/a	106.1	92	100
53.5	52.6	n/a	106.1	92	100
52.6	51.7	n/a	104.3	92	100
53.5	52.6	n/a	106.1	92	100
56.5	49.3	40.6	146.4	120	110
53.5	52.6	n/a	106.1	92	100
53.5	52.6	n/a	106.1	92	100
52.6	51.7	n/a	104.3	92	100
53.5	52.6	n/a	106.1	92	100

Garden Size / Private Open Space	Req B - KCC Dev Standard
80.0	75
83.0	60
83.0	60
67.0	60
83.0	60
80.0	75
83.0	60
83.0	60
67.0	60
83.0	60
83.0	60
80.0	75
83.0	60
83.0	60
80.0	75
67.0	60
83.0	60
83.0	60
67.0	60
83.0	60

Living Room Area	Living Room Width	Agg. Living kitchen dining Area	Bedroom Widths	Agg. Bedroom Area
Req. A	Req. A	Req. A	Req. A	Req. A
4b/15m² 3b/13m²	3.8m for 3B houses and above	4b/40m² 3b/34m²	Single 2.1 meters Double 2.8 meters	4b/43m² 3b/32m²
Req. B	Req. B	Req. B	Req. B	Req. B
N/A	N/A	N/A	N/A	N/A
20.5	3.8	41.5	D 3.8, D 3.2, D 3.9, D 3.9	59.1
17.3	3.8	37.3	D 3.5, D 2.8, S 2.1	36.0
17.3	3.8	37.3	D 3.5, D 2.8, S 2.1	36.0
16.4	3.8	36.4	D 3.5, D 2.8, S 2.1	35.1
17.3	3.8	37.3	D 3.5, D 2.8, S 2.1	36.0
20.5	3.8	41.5	D 3.8, D 3.2, D 3.9, D 3.9	59.1
17.3	3.8	37.3	D 3.5, D 2.8, S 2.1	36.0
17.3	3.8	37.3	D 3.5, D 2.8, S 2.1	36.0
16.4	3.8	36.4	D 3.5, D 2.8, S 2.1	35.1
17.3	3.8	37.3	D 3.5, D 2.8, S 2.1	36.0
17.3	3.8	37.3	D 3.5, D 2.8, S 2.1	36.0
20.5	3.8	41.5	D 3.8, D 3.2, D 3.9, D 3.9	59.1
17.3	3.8	37.3	D 3.5, D 2.8, S 2.1	36.0
17.3	3.8	37.3	D 3.5, D 2.8, S 2.1	36.0
16.4	3.8	36.4	D 3.5, D 2.8, S 2.1	35.1
17.3	3.8	37.3	D 3.5, D 2.8, S 2.1	36.0

No. Car Parking Spaces	Storage	Attic storage	Total storage area	Req A - Housing 2007
	Req. A			
	4b/6m² 3b/5m²			
	Req. B			
	4b/10m² 3b/9m²			
2	10.7	n/a	10.7	
2	5	23	28.0	
2	5	23	28.0	
2	5	23	28.0	
2	5	23	28.0	
2	10.7	n/a	10.7	
2	5	23	28.0	
2	5	23	28.0	
2	5	23	28.0	
2	10.7	n/a	10.7	
2	5	23	28.0	
2	5	23	28.0	
2	5	23	28.0	
2	10.7	n/a	10.7	
2	5	23	28.0	
2	5	23	28.0	
2	5	23	28.0	