HOUSING QUALITY ASSESSMENT

Proposed Residential Development at
Confey, Leixlip, Co. Kildare

Job no. 2410
Jul-26

TEGOS ARCHITECTS

House Type	Number	Description	Height	Bedspaces	Car Spaces	Gross Floor	Living Room	gg. Living Are	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Agg. Bedroo	Storage	Garden /PA(	Total GFA sq.m.
House Type A	4	4 Bed Semi.	3 Storey	3.5	1	145	18.3	39.2	16.7	14.9	8.5	8.4	48.5	8sq.m.	50 sq.m. min.	580
House Type B	8	4 Bed Terr.	3 Storey	3.5	1	150	18.9	40	17	13.7	11.3	7.2	49.2	8	50	1200
House Type C	10	4 Bed Sem/Te	2 Storey	3.5	1	128.8	18.9	48.7	13	11.4	7.4	7.1	38.9	6	50	1288
House Type D	17	3 Bed Terr.	2 Storey	3.5	1	100.5	20.2	35.1	13.4	11.6	7.1		32.1	5.8	40	1708.5
House Type E	13	3 Bed Sem / T	2 Storey	3.5	1	117.1	16	37.2	15.3	11.4	7.3		34	5	40	1522.3
House Type F	3	4 Bed det. Ter	2 Storey	3.5	1	130.5	20.7	44.2	13.3	11.5	8.5	7.2	40.5	6	50	391.5
House Type G	13	3 Bed Semi	2 Storey	3.5	1	103.2	14	34.8	13	12.6	7.1		32.7	5.4	40	1341.6
House Type G1	13	3 Bed Semi	2 Storey	3.5	1	124.2	20.7	40.6	14.1	11.7	8.7		34.5	6.1	40	1614.6
Dupl. Type H-a(Lr.)	1	2 Bed dupl	1 Floor	1.5	1	73		30	11.6	11.4			23	4.7	11	73
Dupl. Type H-b(Uppr.)	1	3 Bed dupl	2 Floor	3.5	1	140		30	15.1	13	11		39.1	9.5	11	140
Dupl. Type J-a (Lr.)	10	2 Bed Duplex	1 Floor	1.5	1	79.6		31.8	14	11.4			25.4	6.9	11	796
Dupl. Type J-b (Uppr.)	10	3 Bed Duplex	2 Floor	3.5	1	137		42	15.1	13.4	12		40.5	12.6	11	1370
Total	103															12025.5

Unit No.	Description	Type	Level/Floor	Unit Size sq.m	Min Unit Size required sq.m	Dwelling Aspect	Orientation	Number of bedrooms	Living / Kitchen room area provided sq.m.	Aggregate bedroom area provided sq.m	Aggregate bedroom area required sq.m	Storage area provided sq.m	private terrace / balconies provided sq.m
Apartment Block A													
Ground Floor													
A. L0 /01 type 1	2-bed apartment	Apartment	Ground Floor	77.6	73	Dual	S / W	2	26.3	23.9	22.8	6.7	12
Creche													
First Floor													
A. L1 /05 type 1	2-bed apartment	Apartment	First Floor	77.6	73	Dual	S/W	2	26.3	23.9	24.4	6.7	12.5
A. L1 /06 type 2	1-bed apartment	Apartment	First Floor	51.3	45	Single	W	1	22.1	11.9	11.4	4.5	6.2
A. L1 /07 type 1	2-bed apartment	Apartment	First Floor	77.6	73	Dual	NW	2	26.3	23.9	22.8	6.6	8
A. L1 /08 type 3	2-bed apartment	Apartment	First Floor	77.7	73	Dual	N/E	2	27.5	25.1	22.8	6.7	8
A. L1 /09 type 3	2-bed apartment	Apartment	First Floor	77.7	73	Dual	S/E	2	27.8	25.1	22.8	6.5	12
Second Floor													
A. L2 /10 type 1	2-bed apartment	Apartment	Second Floor	77.6	73	Dual	S/W	2	26.3	23.9	24.4	6.7	12.5
A. L2 /11 type 2	1-bed apartment	Apartment	Second Floor	51.3	45	Single	W	1	22.1	11.9	11.4	4.5	6.2
A. L2 /12 type 1	2-bed apartment	Apartment	Second Floor	77.6	73	Dual	NW	2	26.3	23.9	22.8	6.6	8
A. L2 /13 type 3	2-bed apartment	Apartment	Second Floor	77.7	73	Dual	N/E	2	27.5	25.1	22.8	6.7	8
A. L2 /14 type 3	2-bed apartment	Apartment	Second Floor	77.7	73	Dual	S/E	2	27.8	25.1	22.8	6.5	12
Third Floor													
A. L3 /15 type 1	2-bed apartment	Apartment	Third Floor	77.6	73	Dual	S/W	2	26.3	23.9	24.4	6.7	12.5
A. L3 /16 type 2	1-bed apartment	Apartment	Third Floor	51.3	45	Single	W	1	22.1	11.9	11.4	4.5	6.2
A. L3 /17 3 type 1	2-bed apartment	Apartment	Third Floor	77.6	73	Dual	NW	2	26.3	23.9	22.8	6.6	8
A. L3 /18 type 3	2-bed apartment	Apartment	Third Floor	77.7	73	Dual	N/E	2	27.5	25.1	22.8	6.7	8
A. L3 /19 type 3	2-bed apartment	Apartment	Third Floor	77.7	73	Dual	S/E	2	27.8	25.1	22.8	6.5	12
Fourth Floor													
A. L4 /20 type 2	1-bed apartment	Apartment	Fourth Floor	51.3	45	Single	W	1	21.6	12.1	11.4	4.7	6.2
A. L4 /21 type 1	2-bed apartment	Apartment	Fourth Floor	77.6	73	Dual	NW	2	26.3	23.9	22.8	6.6	8
A. L4 /22 type 3	2-bed apartment	Apartment	Fourth Floor	77.7	73	Dual	N/E	2	27.5	25.1	22.8	6.7	8
	22			1369.9									

Apartments	1 bed apartments	2 bed apartments	Total No.
Number	4	15	19

	1 Bed	2 Bed	3 Bed	4 Bed		Total
Total Residential	4	26	67	25		122
	3.00%	22.00%	55.00%	20%		100%

Site Statistics

Total site Area (Red Line boundary)	4.295 Ha
Development Site Area	2.868 Ha
2.868 Ha. *(Minus Attenuation / Swale Area 0.0578Ha.)*	2.8102 Ha
Number of Units	122

Open Space	
Linear Park	0.8036 Ha.
Class 1 Open Space	0.3816 Ha (13.57% of 2.8102 Ha.)
Total Open Space	1.1824 Ha. (27.52 % of 4.295 Ha.)

Density	122 / 2.8102		43.41 u.p.Ha.
Gross Floor Area	(12025.5 + 1369.9)		13395.42 sqm
Plot Ratio	13395.5 / 2.986		0.4486
Site Coverage			21.74%
Dual Aspect	Houses	81	66%
96% Dual Aspect	Duplexes	22	18%
	Apartments	15	13%
Single Aspect	Apartments	4	3%
Total		122	100%

Creche	Age Group	No. of Children	Sqm. Per child	Area sqm
Reception Area				15
Office				11.7
Kitchen				8.1
Laundry				5.6
Staff Room				22.7
Baby Room	0-1 yr	8	3.5	28.5
Wobblers Room	1-2.5yr	14	3.16	44.3
Toddlers Room	2.5-5yr	12	2.42	29.1
Circulation / WCs				53
Total No. of Children		34		
Total Area				218
Outdoor Play Area*				126

*14 Wobblers @ 9 sqm per child = 126 sqm
*12 Toddlers @ 9 sqm per child = 126 sqm
(Staggered Outdoor play time for Wobblers & Toddlers)

Car Parking	
On Curtilage	118
Duplex ~Allocated	22
Apartment Allocated	18
Creche	4
Visitor Spaces	17
(incl. 3 no. accessible	
& 8 no. EV Spaces.	
Car Parking (1.47 space per unit av.)	179 spaces

Cycle Parking			
Houses (with rear access)	60	On curtilage	208
Houses (without rear acc	20	2 no. spaces per unit on curt.	40
Duplexes	22	2 no. spaces per unit on curt.	66
Aparts	36 + 18		54
Creche	18		18
Visitor Cycle Parking	16	Sheffield stands	16
Total Cycle Spaces			402