

## ACCOMMODATION QUALITY ASSESSMENT

Project No: 1812

Project Title: Student Residence Development at Rathdown Road, Dublin 7

Date: 20.09.2018



Block A														
	Stair Core	Cluster	N Beds		Beds/Area (sqm) min-max		Shared kitchen/living dining rooms (sqm) 4sqm per bedspace		Single ensuite bedroom area(sqm)		Disabled B. Area (sqm)		Bathrooms/Bedroom 1 Bath per 3 Bedr. Min	
			DEV. PLAN	PROP.	DEV. PLAN	PROP.	MIN	PROP.	MIN	PROP.	MIN	PROP.	MIN	PROP.
Ground	A.1	1	3 < X < 8	8	55 < X < 160	182*	32	38	12	13-18			1/3	1/1
	A.2	1	3 < X < 8	8	55 < X < 160	182*	32	38	12	13-18			1/3	1/1
	A.2	2	3 < X < 8	8	55 < X < 160	190* **	32	37	12	13-19	15	19.8	1/3	1/1
First	A.1	2	3 < X < 8	8	55 < X < 160	190* **	32	37	12	13-18	15	19.8	1/3	1/1
	A.1	3	3 < X < 8	8	55 < X < 160	182*	32	38	12	13-18			1/3	1/1
	A.2	3	3 < X < 8	8	55 < X < 160	182*	32	38	12	13-18			1/3	1/1
	A.2	4	3 < X < 8	8	55 < X < 160	190* **	32	37	12	13-19	15	19.8	1/3	1/1
Second	A.1	4	3 < X < 8	8	55 < X < 160	190* **	32	37	12	13-19	15	19.8	1/3	1/1
	A.1	5	3 < X < 8	8	55 < X < 160	182*	32	38	12	13-18			1/3	1/1
	A.2	5	3 < X < 8	8	55 < X < 160	182*	32	38	12	13-18			1/3	1/1
	A.2	6	3 < X < 8	8	55 < X < 160	190* **	32	37	12	13-19	15	19.8	1/3	1/1

\* The 8 bed clusters exceed the minimum sqm required per bedroom.

\*\* 5 of the 6 accessible bedrooms are located in 8 bed clusters to avail of larger living spaces.

Block B														
	Stair Core	Cluster	N Beds		Beds/Area (sqm) min-max		Shared kitchen/living dining rooms (sqm) 4sqm per bedspace		Single ensuite bedroom area(sqm)		Disabled B. Area (sqm)		Bathrooms/Bedroom 1 Bath per 3 Bedr. Min	
			DEV. PLAN	PROP.	DEV. PLAN	PROP.	MIN	PROP.	MIN	PROP.	MIN	PROP.	MIN	PROP.
Ground	B.1	1.1	3 < X < 8	4	55 < X < 160	120.3	16	34.6	12	13	15	23.5	1/3	1/1
	B.2	2.2	3 < X < 8	4	55 < X < 160	85.7	16	18	12	13-14			1/3	1/1
	B.2	2.3	3 < X < 8	6	55 < X < 160	134.3	24	35	12	13			1/3	1/1
	B.2	2.1	3 < X < 8	7	55 < X < 160	156.9	28	44	12	13			1/3	1/1
First	B.1	1.4	3 < X < 8	7	55 < X < 160	158.2	28	44	12	13			1/3	1/1
	B.1	1.2	3 < X < 8	6	55 < X < 160	134.3	24	35	12	13			1/3	1/1
	B.1	1.3	3 < X < 8	4	55 < X < 160	85.7	16	18	12	13-14			1/3	1/1
	B.2	2.5	3 < X < 8	4	55 < X < 160	85.7	16	18	12	13-14			1/3	1/1
	B.2	2.6	3 < X < 8	6	55 < X < 160	134.3	24	35	12	13			1/3	1/1
	B.2	2.4	3 < X < 8	7	55 < X < 160	156.9	28	44	12	13			1/3	1/1

Block B														
	Stair Core	Cluster	N Beds		Beds/Area (sqm) min-max		Shared kitchen/living dining rooms (sqm) 4sqm per bedspace		Single ensuite bedroom area(sqm)		Disabled B. Area (sqm)		Bathrooms/Bedroom 1 Bath per 3 Bedr. Min	
			DEV. PLAN	PROP.	DEV. PLAN	PROP.	MIN	PROP.	MIN	PROP.	MIN	PROP.	MIN	PROP.
Second	B.1	1.7	3 < X < 8	7	55 < X < 160	158.2	28	44	12	13			1/3	1/1
	B.1	1.5	3 < X < 8	6	55 < X < 160	134.3	24	35	12	13			1/3	1/1
	B.1	1.6	3 < X < 8	4	55 < X < 160	85.7	16	18	12	13-14			1/3	1/1
	B.2	2.8	3 < X < 8	4	55 < X < 160	85.7	16	18	12	13-14			1/3	1/1
	B.2	2.9	3 < X < 8	6	55 < X < 160	134.3	24	35	12	13			1/3	1/1
	B.2	2.7	3 < X < 8	7	55 < X < 160	156.9	28	44	12	13			1/3	1/1
Third	B.1	1.10	3 < X < 8	7	55 < X < 160	158.2	28	44	12	13			1/3	1/1
	B.1	1.8	3 < X < 8	6	55 < X < 160	134.3	24	35	12	13			1/3	1/1
	B.1	1.9	3 < X < 8	4	55 < X < 160	85.7	16	18	12	13-14			1/3	1/1
	B.2	2.11	3 < X < 8	4	55 < X < 160	85.7	16	18	12	13-14			1/3	1/1
	B.2	2.12	3 < X < 8	6	55 < X < 160	134.3	24	35	12	13			1/3	1/1
	B.2	2.10	3 < X < 8	7	55 < X < 160	156.9	28	44	12	13			1/3	1/1
Fourth	B.1	1.13	3 < X < 8	7	55 < X < 160	158.2	28	44	12	13			1/3	1/1
	B.1	1.11	3 < X < 8	6	55 < X < 160	134.3	24	35	12	13			1/3	1/1
	B.1	1.12	3 < X < 8	4	55 < X < 160	85.7	16	18	12	13-14			1/3	1/1
	B.2	2.14	3 < X < 8	4	55 < X < 160	85.7	16	18	12	13-14			1/3	1/1
	B.2	2.15	3 < X < 8	6	55 < X < 160	134.3	24	35	12	13			1/3	1/1
	B.2	2.13	3 < X < 8	7	55 < X < 160	156.9	28	44	12	13			1/3	1/1
Fifth	B.1	1.14	3 < X < 8	6	55 < X < 160	134.3	24	35	12	13			1/3	1/1
	B.1	1.15	3 < X < 8	4	55 < X < 160	85.7	16	18	12	13-14			1/3	1/1
	B.2	2.17	3 < X < 8	4	55 < X < 160	85.7	16	18	12	13-14			1/3	1/1
	B.2	2.18	3 < X < 8	6	55 < X < 160	134.3	24	35	12	13			1/3	1/1
	B.2	2.16	3 < X < 8	7	55 < X < 160	156.9	28	44	12	13			1/3	1/1
Sixth	B.2	2.20	3 < X < 8	4	55 < X < 160	85.7	16	18	12	13-14			1/3	1/1
	B.2	2.21	3 < X < 8	6	55 < X < 160	134.3	24	35	12	13			1/3	1/1
	B.2	2.19	3 < X < 8	7	55 < X < 160	156.9	28	44	12	13			1/3	1/1

Amenity Space (sqm)		
MIN	PROP	
5 x 289= <b>1445</b>	Interior	538.5
7 x 289= <b>2023</b>	Exterior	1602.4
	<b>Total</b>	<b>2140.9</b>

Accessible Bedrooms	
MIN	PROP
1/50	1/50

Area provided per bedroom (sqm)	
MIN	PROP
5-7sqm	<b>7.4</b>