

St. Nicholas Quarter Phase 2- Housing Quality Assessment

Project No. P3003469



DAY 25
MONTH 9
YEAR 2026

Building Design Partnership
Blackhall Green, Dublin 7

STATUS Planning
REVISION C

Unit												Living Dining Kitchen				Aggregate Bedroom		Bedroom 01				Bedroom 02				Bathroom		Storage		Private Amenity		Compliance achieved
Level	Number	Occupancy	Type	Area (m²)	Minimum Required Area (m²)	Area over Minimum (m²)	Percentage over Minimum Area	Dual Aspect	Unit Orientation	No Bedrooms	No Occupants	Room Area (m²)	Minimum Room Area (m²)	Room Width (mm)	Minimum Room Width (mm)	Aggregate Bedroom Area (m²)	Minimum Req Aggregate Bedroom Area (m²)	Room Area (m²)	Minimum Room Area (m²)	Room Width (mm)2	Minimum Room Width (mm)3	Room Area (m²)	Minimum Room Area (m²)5	Room Width (mm)	Minimum Room Width (mm)7	Bathroom Count	Room Area (m²)	Total Area (m²)	Minimum Area (m²)	Balcony Area (m²)	Minimum Area (m²)2	
L00	Unit 1A	1B2P	A	55	45	10	122%	No	E/W	1	2	24.2	23	5900	3300	11.4	11.4	11.4	11.4	2850	2800					1	5.6	3	3	56.7	5	✓
L00	Unit 2A	1B2P	A	55	45	10	122%	No	E/W	1	2	24.2	23	5900	3300	11.7	11.4	11.7	11.4	2850	2800					1	5.6	3	3	27.2	5	✓
L00	Unit 3B	2B4P	B	82.5	73	9.5	113%	No	E/W	2	4	30	30	4200	3600	24.8	24.4	11.7	11.4	2950	2800	13.1	13	3350	2800	1	7.2	6.6	6	22.6	7	✓
L01	Unit 4C	1B2P	C	51.5	45	6.5	114%	Yes	E/W	1	2	23.2	23	5900	3300	11.5	11.4	11.5	11.4	2850	2800					1	4.8	3	3	5.5	5	✓
L01	Unit 5C	1B2P	C	51.5	45	6.5	114%	Yes	E/W	1	2	23.2	23	5900	3300	11.5	11.4	11.5	11.4	2850	2800					1	4.8	3	3	5.5	5	✓
L01	Unit 6D	2B4P	D	77.5	73	4.5	106%	Yes	E/W	2	4	31.1	30	4200	3600	25.3	24.4	12	11.4	3100	2800	13.3	13	3300	2800	1	3.6	6.6	6	7.9	7	✓
L01	Unit 7	1B2P	E	52.8	45	7.8	117%	Yes	E/W	1	2	23.9	23	4060	3300	12.4	11.4	12.4	11.4	3110	2800					1	3.5	3.5	3	7.2	5	✓