

**1808 Main Street Swords
Accommodation Schedule**

07.02.2020

P3.201




Housing Quality Assessment	
Project Number	1808
Address	Lord Mayor's, Swords
Date	07/01/2020
Version	

Unit Type	Number of Units	Location	Floor Level	Unit Description	Unit Area Required	Unit Area Achieved	Aspect. See Note 1 & 2	Ceiling Height	No. Bedrooms	No. Bedspaces	Aggregate Bedroom Area Required	Aggregate Bedroom 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	Unit area +10% over minimum area	Unit area -10% over minimum area YES	Unit area 10% over minimum area NO	Dual Aspect Achieved	Dual Aspect YES	Dual Aspect NO
Type 1	52	Buildings A,B & C	2-6	1 Bed	45.0m ²	50.3m ²	Varies	2.7m	1	2	11.4m ²	11.5m ²	3.3m	5.7m	23m ²	28m ²	3m ²	3m ²	5m ²	From 8.5m ² to 12.8m ²	Yes	Yes. +11.7%	52	No	52		
Type 2	8	Building A	2-5	1 Bed	45.0m ²	57.5m ²	Varies	2.7m	1	2	11.4m ²	12.5m ²	3.3m	5.7m	23m ²	31m ²	3m ²	3.5m ²	5m ²	From 8.5m ² to 10.7m ²	Yes	Yes. +27.8%	8	Yes	8		
Type 3	4	Building C	G-1	1 Bed	45.0m ²	56.0m ²	Varies	2.7m	1	2	11.4m ²	11.7m ²	3.3m	5.7m	23m ²	31m ²	3m ²	3.2m ²	5m ²	9.3m ²	Yes	Yes. +24.4%	4	No	4		
Type 4	3	Building D	1-3	1 Bed	45.0m ²	51m ²	NW	2.7m	1	2	11.4m ²	11.9m ²	3.3m	5.07m	23m ²	27m ²	3m ²	3.4m ²	5m ²	7m ²	Yes	Yes. +13.3%	3	No	3		
Type 5A	23	Buildings A,B & C	1-6	2 Bed	73.0m ²	78.2m ²	Varies	2.7m	2	4	24.4m ²	26m ²	3.6m	5.7m	30m ²	30m ²	6m ²	6.4m ²	7m ²	From 8.5m ² to 10.7m ²	Yes	No. +7.1%	23	Yes	23		
Type 5B	4	Buildings A,B & C	G	2 Bed	73.0m ²	78.2m ²	Varies	2.7m	2	4	24.4m ²	26m ²	3.6m	5.7m	30m ²	30m ²	6m ²	6.6m ²	7m ²	8.5m ²	Yes	No. +7.1%	4	Yes	4		
Type 5C	22	Buildings A,B & C	2-6	2 Bed	73.0m ²	80.6m ²	Varies	2.7m	2	4	24.4m ²	26m ²	3.6m	5.7m	30m ²	30m ²	6m ²	6.4m ²	7m ²	From 8.5m ² to 10.7m ²	Yes	Yes. +10.4%	22	Yes	22		
Type 6A	16	Buildings A,B & C	1-6	2 Bed	73.0m ²	78.5m ²	Varies	2.7m	2	4	24.4m ²	24.5m ²	3.6m	4.25m	30m ²	30m ²	6m ²	6.9m ²	7m ²	11m ²	Yes	No. +7.5%	16	Yes	16		
Type 6B	1	Buildings A,B & C	G	2 Bed	73.0m ²	78.5m ²	Varies	2.7m	2	4	24.4m ²	24.5m ²	3.6m	4.25m	30m ²	30m ²	6m ²	7m ²	7m ²	11m ²	Yes	No. +7.5%	1	Yes	1		
Type 07	20	Buildings A,B & C	G-1	2 Bed	73.0m ²	75.7m ²	Varies	2.7m	2	4	24.4m ²	25.8m ²	3.6m	5.88m	30m ²	30m ²	6m ²	6.3m ²	7m ²	9m ²	Yes	No. +3.7%	20	Y=4,N=16	4	16	
Type 08	3	Building D	1-3	2 Bed	73.0m ²	88.2m ²	NW/SW	2.7m	2	4	24.4m ²	25.7m ²	3.6m	4.08m	30m ²	46.8m ²	6m ²	7m ²	7m ²	7m ²	Yes	Yes. +20.8%	3	Yes	3		
Type 09	3	Building D	1-3	2 Bed	73.0m ²	88.2m ²	SW/SE	2.7m	2	4	24.4m ²	24.4m ²	3.6m	4.5m	30m ²	47.2m ²	6m ²	6.1m ²	7m ²	7m ²	Yes	Yes. +20.8%	3	Yes	3		
Type 10	3	Building D	1-3	2 Bed	73.0m ²	75.5m ²	SE	2.7m	2	4	24.4m ²	25.3m ²	3.6m	5.92m	30m ²	31.8m ²	6m ²	6.2m ²	7m ²	7m ²	Yes	No. +3.4%	3	No	3		
Type 11	3	Building D	1-3	2 Bed	73.0m ²	88.2m ²	NE/SE	2.7m	2	4	24.4m ²	25.2m ²	3.6m	5.6m	30m ²	46.5m ²	6m ²	6m ²	7m ²	7m ²	Yes	Yes. +20.8%	3	Yes	3		
Type 12	3	Building D	1-3	2 Bed	73.0m ²	79.5m ²	N/NW	2.7m	2	4	24.4m ²	27.2m ²	3.6m	7.362m	30m ²	36.2m ²	6m ²	6.2m ²	7m ²	7m ²	Yes	No. +8.9%	3	Yes	3		
Type 13	4	Building C	2-5	3 Bed	90.0m ²	124.4m ²	S/SE/NE	2.7m	3	6	31.5m ²	47.6m ²	3.8m	6.0m	34m ²	42m ²	9m ²	9.1m ²	9m ²	11.6m ²	Yes	Yes. 38.2%	4	Yes	4		

172 Unit Total

Note 2		Note 3	
102	70	94	78

General Note: Supplementary storage available at basement level see drawing P1.10B
Note 1: 12no. Units with single aspect to North in Building B overlooking ward river. This equates to 7% of the total units and is considered acceptable under section 3.18 of The Sustainable Urban Housing: Design Standards for New Apartments guidelines 2019. 'North facing single aspect apartments may be considered, where overlooking a significant amenity such as a public park, garden or formal space, or a water body or some other amenity feature.'
Note 2: The majority of units are in access of 10% of the minimum standards.
Note 3: Over 50% of units are dual aspect.

-  X' Denotes Storage Area
-  Pink Hatch denotes Living/ Kitchen/ Dining combined area.
-  Grey Hatch denotes Balcony

Schedule Net Internal - Area Residential Units

Project Number	1808
Address	Lord Mayor's, Swords
Date	21/01/2020
Version	

Building	Storeys	Type	Bedrooms	Bedspaces	Area	
Building A	6	Type 1	1 Bed	2	50.3	m ²
		Type 2	1 Bed	2	57.5	m ²
		Type 5A	2 Bed	4	78.2	m ²
		Type 5B	2 Bed	4	78.2	m ²
		Type 6A	2 Bed	4	78.5	m ²
		Type 07	2 Bed	4	75.7	m ²
Building B	7	Type 1	1 Bed	2	50.3	m ²
		Type 5A	2 Bed	4	78.2	m ²
		Type 5B	2 Bed	4	78.2	m ²
		Type 5C	2 Bed	4	80.6	m ²
		Type 6A	2 Bed	4	78.5	m ²
		Type 07	2 Bed	4	75.7	m ²
Building C	6	Type 1	1 Bed	2	50.3	m ²
		Type 3	1 Bed	2	56	m ²
		Type 5A	2 Bed	4	78.2	m ²
		Type 5B	2 Bed	4	78.2	m ²
		Type 5C	2 Bed	4	80.6	m ²
		Type 6A	2 Bed	4	78.5	m ²
		Type 6B	2 Bed	4	78.5	m ²
		Type 07	2 Bed	4	75.7	m ²
Type 13	3 Bed	6	124.4	m ²		
Building D	4	Type 4	1 Bed	2	51	m ²
		Type 08	2 Bed	4	88.2	m ²
		Type 09	2 Bed	4	88.2	m ²
		Type 10	2 Bed	4	75.5	m ²
		Type 11	2 Bed	4	88.2	m ²
		Type 12	2 Bed	4	79.5	m ²

GF	1F	2F	3F	4F	5F	6F	Total Units	Comined Areas	
		2	2	2	2		8	402.4	m ²
		2	2	2	2		8	460	m ²
1	2	1	1	1	1		7	547.4	m ²
1		1	1	1	1		5	391	m ²
	1	1	1	1	1		5	392.5	m ²
2	2						4	302.8	m ²
		4	4	4	4	4	20	1006	m ²
	1	1	1	1	1	1	6	469.2	m ²
1							1	78.2	m ²
		2	2	2	2	2	10	806	m ²
	1	1	1	1	1	1	6	471	m ²
4	4						8	605.6	m ²
		6	6	6	6		24	1207.2	m ²
2	2						4	224	m ²
	2	2	2	2	2		10	782	m ²
2							2	156.4	m ²
		2	2	2	2		8	644.8	m ²
	1	1	1	1	1		5	392.5	m ²
1							1	78.5	m ²
4	4						8	605.6	m ²
		1	1	1	1		4	497.6	m ²
	1	1	1				3	153	m ²
	1	1	1				3	264.6	m ²
	1	1	1				3	264.6	m ²
	1	1	1				3	226.5	m ²
	1	1	1				3	264.6	m ²
	1	1	1				3	238.5	m ²
							172	11932.5	m ²

Total Bedspaces	1 Bed	2 Bed	3 Bed
16	8		
16	8		
28		7	
20		5	
20		5	
16		4	
40	20		
24		6	
4		1	
40		10	
24		6	
32		8	
48	24		
8	4		
40		10	
8		2	
32		8	
20		5	
4		1	
32		8	
24			4
6	3		
12		3	
12		3	
12		3	
12		3	
12		3	
562	67	101	4

Overall unit mix		
1 Bed	67	39%
2 Bed	101	59%
3 Bed	4	2%
Total Units	172	

bedspace
 2 134
 4 404
 6 24
 562 bedspaces

Schedule Gross Internal Areas

Project Number	1808
Address	Lord Mayor's, Swords
Date	07/02/2020
Version	

BUILDINGS	STOREYS		Areas														Total GIA									
			B	GF	1F	2F	3F	4F	5F	6F																
Building A	6	Commercial	0.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²				
		Residential	0.00	m ²	508.00	m ²	498.00	m ²	570.00	m ²	570.00	m ²	570.00	m ²	570.00	m ²	570.00	m ²	0.00	m ²	0.00	m ²	3,286.00	m ²		
		Subtotal			508.00		498.00		570.00		570.00		570.00		570.00		570.00						3,286.00	m ²		
Building B	7	Commercial	0.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²		
		Residential	38.00	m ²	603.00	m ²	580.00	m ²	647.00	m ²	647.00	m ²	651.00	m ²	651.00	m ²	651.00	m ²	651.00	m ²	651.00	m ²	651.00	m ²	4,468.00	m ²
		Subtotal	38.00		603.00		580.00		647.00		647.00		651.00		651.00		651.00		651.00		651.00		651.00		4,468.00	m ²
Building C	6	Commercial	0.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²		
		Residential	57.00	m ²	955.00	m ²	828.00	m ²	1,023.00	m ²	1,023.00	m ²	1,023.00	m ²	1,023.00	m ²	1,023.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	5,932.00	m ²
		Subtotal	57.00		955.00		828.00		1,023.00		1,023.00		1,023.00		1,023.00		1,023.00								5,932.00	m ²
Building D	4	Commercial	430.00	m ²	527.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	957.00	m ²
		Residential	167.00	m ²	0.00	m ²	534.00	m ²	534.00	m ²	534.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	1,769.00	m ²
		Subtotal	597.00		527.00		534.00		534.00		534.00														2,726.00	m ²
TOTAL RESIDENTIAL																				15,455.00	m ²					
TOTAL COMMERCIAL:																				957.00	m ²					
TOTAL GIA RES & COMMERCIAL			692.00	m ²	2,593.00	m ²	2,440.00	m ²	2,774.00	m ²	2,774.00	m ²	2,244.00	m ²	2,244.00	m ²	651.00	m ²					16,412.00	m ²		

Schedule Core GIA Areas

BUILDINGS	STOREYS		Areas														Total Core Area									
			B	GF	1F	2F	3F	4F	5F	6F																
Building A	6	Core 1	0.00	m ²	36.00	m ²	48.00	m ²	47.00	m ²	47.00	m ²	47.00	m ²	47.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	272.00	m ²
		Core 2	0.00	m ²	36.00	m ²	44.00	m ²	36.00	m ²	36.00	m ²	36.00	m ²	36.00	m ²	36.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	224.00	m ²
		Subtotal			72.00		92.00		83.00		83.00		83.00		83.00		83.00								496.00	m ²
Building B	7	Core 1	19.00	m ²	36.00	m ²	48.00	m ²	47.00	m ²	47.00	m ²	47.00	m ²	47.00	m ²	47.00	m ²	47.00	m ²	47.00	m ²	47.00	m ²	338.00	m ²
		Core 2	19.00	m ²	36.00	m ²	48.00	m ²	47.00	m ²	47.00	m ²	47.00	m ²	47.00	m ²	47.00	m ²	47.00	m ²	47.00	m ²	47.00	m ²	338.00	m ²
		Subtotal	38.00		72.00		96.00		94.00		94.00		94.00		94.00		94.00		94.00		94.00		94.00		676.00	m ²
Building C	6	Core 1	19.00	m ²	36.00	m ²	48.00	m ²	47.00	m ²	47.00	m ²	47.00	m ²	47.00	m ²	47.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	291.00	m ²
		Core 2	19.00	m ²	36.00	m ²	48.00	m ²	47.00	m ²	47.00	m ²	47.00	m ²	47.00	m ²	47.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	291.00	m ²
		Core 3	19.00	m ²	36.00	m ²	44.00	m ²	47.00	m ²	47.00	m ²	47.00	m ²	47.00	m ²	47.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	287.00	m ²
		Subtotal	57.00		108.00		140.00		94.00		94.00		94.00		94.00		94.00		94.00						869.00	m ²
Building D	4	Core 1	28.00	m ²	70.00	m ²	63.00	m ²	63.00	m ²	63.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	0.00	m ²	287.00	m ²
		Subtotal	28.00		70.00		63.00		63.00		63.00														287.00	m ²
TOTAL GIA CORE:																				2,328.00	m ²					
TOTAL BASEMENT UNDER BUILDING B & C																				5,202.00	m ²					
FINAL TOTAL GIA:																				23,942.00	m ²					

Schedule Net Internal Area - Non Residential Units				
Project Number	1808			
Address	Lord Mayor's, Swords			
Date	07/02/2020			
Version				
Number of People				0.00
Block		Area		Number
		Level B m ²	Level GF m ²	
COMMUNAL FACILITIES (INTERNAL)				
A	Communal: Movie/Games Room		87.00	
B	Communal: Gym		77.00	
D	Communal: Residents Storage	136.00		
Subtotal		136.00	164.00	300.00

COMMERCIAL FACILITIES (INTERNAL)				
C	Commercial Community café		87.00	
D	UNIT 1 Commercial: Retail	279.00	118.00	
D	UNIT 2 Commercial: Retail	134.00	167.00	
D	UNIT 3 Commercial: Creche		242.00	86
Subtotal		413.00	614.00	1027.00

TEMPERED SPACE				
C	Plant	70.00		1
UNHEATED SPACE				
B	Bicycle Parking 1	63.00		64
B	Bicycle Parking 2	47.00		48
C	Bicycle Parking 1	75.00		80
C	Bicycle Parking 2	75.00		80
C	Bicycle Parking 3	44.00		40
	Bicycle Parking Stair core	24.00		24
Subtotal		328.00	m²	336
B	Communal: Storage 1	78.00		
B	Communal: Storage 2	52.00		
C	Communal: Storage 1	150.00		
C	Communal: Storage 2	150.00		
Subtotal		430.00	m²	
B	Bin Storage	46.00		
	Underground Carpark	3602.00		126
Subtotal		3648.00	m²	
LANDSCAPE				
	Visitor Bicycle Parking		68.00	72