



Crumlin Road/Rafters Lane

Proctor & Matthews Architects - Housing Quality Assessment

Dublin City Council | June 2025

Contents

1 HQA Schedule

Sheet 1

Sheet 2

2 Unit Layouts

1. CRR-PMA-ZZ-XX-DR-A-080900_P02 - Apartment Layouts - **1B2P UD+**
2. CRR-PMA-ZZ-XX-DR-A-080901_P02 - Apartment Layouts - **1B2P UD - Corner**
3. CRR-PMA-ZZ-XX-DR-A-080902_P02 - Apartment Layouts - **1B2P UD**
4. CRR-PMA-ZZ-XX-DR-A-080903_P02 - Apartment Layouts - **1B2P - Ground Floor**
5. CRR-PMA-ZZ-XX-DR-A-080904_P02 - Apartment Layouts - **1B2P**
6. CRR-PMA-ZZ-XX-DR-A-080905_P02 - Apartment Layouts - **2B3P UD+**
7. CRR-PMA-ZZ-XX-DR-A-080906_P02 - Apartment Layouts - **2B3P UD**
8. CRR-PMA-ZZ-XX-DR-A-080907_P02 - Apartment Layouts - **2B4P - V1**
9. CRR-PMA-ZZ-XX-DR-A-080908_P02 - Apartment Layouts - **2B4P - V1 - Ground Floor**
10. CRR-PMA-ZZ-XX-DR-A-080909_P02 - Apartment Layouts - **2B4P - V1 - Corner**
11. CRR-PMA-ZZ-XX-DR-A-080910_P02 - Apartment Layouts - **2B4P - V2 - Ground Floor**
12. CRR-PMA-ZZ-XX-DR-A-080911_P02 - Apartment Layouts - **2B4P - V2**
13. CRR-PMA-ZZ-XX-DR-A-080912_P02 - Apartment Layouts - **2B4P - V3**
14. CRR-PMA-ZZ-XX-DR-A-080913_P02 - Apartment Layouts - **2B4P - V4**
15. CRR-PMA-ZZ-XX-DR-A-080914_P02 - Apartment Layouts - **2B4P - V5 - UD**
16. CRR-PMA-ZZ-XX-DR-A-080915_P02 - Apartment Layouts - **3B5P - V1 - Ground Floor**
17. CRR-PMA-ZZ-XX-DR-A-080916_P02 - Apartment Layouts - **3B5P - V1**
18. CRR-PMA-ZZ-XX-DR-A-080917_P02 - Apartment Layouts - **3B5P - V2**

1 HQA Schedule

Housing Quality Assessment

1 HQA Schedule - Sheet 1

Home types

Plot number	Total Units	Home type	Block	Type Name	51% of units (majority) 10% over Min Areas.	50% of 50% UD units	5% UD+ units	POLICY area (m2) INCLUDING 10% over target	Proposed area (m2)	Proposed Area +/- (m2) (over policy)	% Area +/- (over policy)	Target area (m2) EXCLUDING 10% over target	Proposed area (m2)	Proposed Area +/- (m2) (over target)	% Area +/- (over target)	Number of dual aspect homes
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Level 00

.00.01	10	2B4P	A	2B4P V1				73.0	77.2	4.2	5.8%	73.0	77.2	4.2	5.8%	Yes	
.00.02		2B4P	A	2B4P V1				73.0	77.2	4.2	5.8%	73.0	77.2	4.2	5.8%	Yes	
.00.03		2B3P UD	A	2B3P UD	/	/		69.3	70.7	1.4	1.9%	63.0	70.7	7.7	12.1%	Yes	
.00.04		2B4P	A	2B4P V2				73.0	77.0	4.0	5.4%	73.0	77.0	4.0	5.4%	Yes	
.00.05		1B2P UD	A	1B2P UD	/	/		49.5	52.6	3.1	6.3%	45.0	52.6	7.6	17.0%	Yes	
.00.06		1B2P UD+	A	1B2P UD+	/	/	/	*	62.5	*	*	*	*	62.5	*	*	Yes
.00.07		2B4P	B	2B4P V3	/	/		80.3	81.5	1.2	1.5%	73.0	81.5	8.5	11.6%	Yes	
.00.08		3B5P	B	3B5P V1				90.0	94.6	4.6	5.1%	90.0	94.6	4.6	5.1%	Yes	
.00.09		2B3P UD+	B	2B3P UD+	/	/	/	*	77.0	*	*	*	*	77.0	*	*	Yes
.00.10		1B2P	B	1B2P	/	/		49.5	52.1	2.6	5.3%	45.0	52.1	7.1	15.9%	Yes	

Level 01

.01.01	12	2B4P	A	2B4P V4	/	/		80.3	80.7	0.4	0.5%	73.0	80.7	7.7	10.5%	Yes
.01.02		2B4P	A	2B4P V1				73.0	77.2	4.2	5.8%	73.0	77.2	4.2	5.8%	Yes
.01.03		2B4P	A	2B4P V1				73.0	77.2	4.2	5.8%	73.0	77.2	4.2	5.8%	Yes
.01.04		3B5P	A	3B5P V2				90.0	94.2	4.2	4.7%	90.0	94.2	4.2	4.7%	Yes
.01.05		2B4P	A	2B4P V2				73.0	77.0	4.0	5.4%	73.0	77.0	4.0	5.4%	Yes
.01.06		1B2P UD	A	1B2P UD	/	/		49.5	52.6	3.1	6.3%	45.0	52.6	7.6	17.0%	Yes
.01.07		1B2P UD	A	1B2P UD	/	/		49.5	52.6	3.1	6.3%	45.0	52.6	7.6	17.0%	Yes
.01.08		2B4P UD	A	2B4P UD	/	/		80.3	82.9	2.6	3.2%	73.0	82.9	9.9	13.6%	Yes
.01.09		2B4P	B	2B4P V3	/	/		80.3	81.5	1.2	1.5%	73.0	81.5	8.5	11.6%	Yes
.01.10		3B5P	B	3B5P V1				90.0	94.6	4.6	5.1%	90.0	94.6	4.6	5.1%	Yes
.01.11		2B4P	B	2B4P V1				73.0	77.2	4.2	5.8%	73.0	77.2	4.2	5.8%	Yes
.01.12		1B2P	B	1B2P	/	/		49.5	52.1	2.6	5.3%	45.0	52.1	7.1	15.9%	Yes

Level 02

.02.01	12	2B4P	A	2B4P V4	/	/		80.3	80.7	0.4	0.5%	73.0	80.7	7.7	10.5%	Yes
.02.02		2B4P	A	2B4P V1				73.0	77.2	4.2	5.8%	73.0	77.2	4.2	5.8%	Yes
.02.03		2B4P	A	2B4P V1				73.0	77.2	4.2	5.8%	73.0	77.2	4.2	5.8%	Yes
.02.04		3B5P	A	3B5P V2				90.0	94.2	4.2	4.7%	90.0	94.2	4.2	4.7%	Yes
.02.05		2B4P	A	2B4P V2				73.0	77.0	4.0	5.4%	73.0	77.0	4.0	5.4%	Yes
.02.06		1B2P UD	A	1B2P UD	/	/		49.5	52.6	3.1	6.3%	45.0	52.6	7.6	17.0%	Yes
.02.07		1B2P UD	A	1B2P UD	/	/		49.5	52.6	3.1	6.3%	45.0	52.6	7.6	17.0%	Yes
.02.08		2B4P UD	A	2B4P UD	/	/		80.3	82.9	2.6	3.2%	73.0	82.9	9.9	13.6%	Yes
.02.09		2B4P	B	2B4P V3	/	/		80.3	81.5	1.2	1.5%	73.0	81.5	8.5	11.6%	Yes
.02.10		3B5P	B	3B5P V1				90.0	94.6	4.6	5.1%	90.0	94.6	4.6	5.1%	Yes
.02.11		2B4P	B	2B4P V1				73.0	77.2	4.2	5.8%	73.0	77.2	4.2	5.8%	Yes
.02.12		1B2P	B	1B2P	/	/		49.5	52.1	2.6	5.3%	45.0	52.1	7.1	15.9%	Yes

Level 03

.03.01	4	2B4P	B	2B4P V3	/	/		80.3	81.5	1.2	1.5%	73.0	81.5	8.5	11.6%	Yes
.03.02		3B5P	B	3B5P V1				90.0	94.6	4.6	5.1%	90.0	94.6	4.6	5.1%	Yes
.03.03		2B4P	B	2B4P V1				73.0	77.2	4.2	5.8%	73.0	77.2	4.2	5.8%	Yes
.03.04		1B2P	B	1B2P	/	/		49.5	52.1	2.6	5.3%	45.0	52.1	7.1	15.9%	Yes

TOTALS **38**

20	10	2
53%	26%	5%

2,827
Total m2

2,827
Total m2

* No target areas included in Sustainable Urban Housing Design Standards for New Apartments (2020) for UD+ units

1 HQA Schedule - sheet 2

Type Name	Count	Drawing No
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1B2P UD+	1	CRR-PMA-ZZ-XX-DR-A-080900
1B2P UD	5	CRR-PMA-ZZ-XX-DR-A-080901-2
1B2P	4	CRR-PMA-ZZ-XX-DR-A-080903-4
2B3P UD+	1	CRR-PMA-ZZ-XX-DR-A-080905
2B3P UD	1	CRR-PMA-ZZ-XX-DR-A-080906
2B4P V1	9	CRR-PMA-ZZ-XX-DR-A-080907-9
2B4P V2	3	CRR-PMA-ZZ-XX-DR-A-080910-11
2B4P V3	4	CRR-PMA-ZZ-XX-DR-A-080912
2B4P V4	2	CRR-PMA-ZZ-XX-DR-A-080913
2B4P UD	2	CRR-PMA-ZZ-XX-DR-A-080914
3B5P V1	4	CRR-PMA-ZZ-XX-DR-A-080915-16
3B5P V2	2	CRR-PMA-ZZ-XX-DR-A-080917

Accommodation within homes

Proposed area (m2)	Aggregate living area - minimum	Aggregate living area - proposed	Aggregate living area +/-	Aggregate bedroom area - minimum	Aggregate bedroom area - proposed	Aggregate bedroom area - +/-	Storage required	Storage proposed	Storage +/-	Private Amenity required	Private Amenity proposed
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62.5	*	24.4	*	*	14.3	*	*	6.1	*	5.0	9.2
52.6	23.0	23.2	0.2	13.0	13.7	0.7	3.0	3.1	0.1	5.0	5.2
52.1	23.0	22.9	-0.1	11.4	11.4	0.0	3.0	2.9	-0.1	5.0	7.9
77.0	*	31.6	*	21.0	22.1	*	*	5.4	*	6.0	29.9
70.7	28.0	28.0	0.0	21.0	21.0	0.0	5.0	6.0	1.0	6.0	15.6
77.2	30.0	31.2	1.2	24.4	24.4	0.0	6.0	6.0	0.0	7.0	7.6
77.0	30.0	30.1	0.1	24.4	24.7	0.3	6.0	6.0	0.0	7.0	7.9
81.5	30.0	31.0	1.0	24.4	25.1	0.7	6.0	6.0	0.0	7.0	8.9
80.7	30.0	33.2	3.2	24.4	24.9	0.5	6.0	6.7	0.7	7.0	10.8
82.9	30.0	30.1	0.1	26.0	26.0	0.0	6.0	6.0	0.0	7.0	8.8
94.6	34.0	35.0	1.0	31.5	31.7	0.2	9.0	9.1	0.1	9.0	9.2
94.2	34.0	34.1	0.1	31.5	33.0	1.5	9.0	9.0	0.0	9.0	12.3

2 Unit Layouts

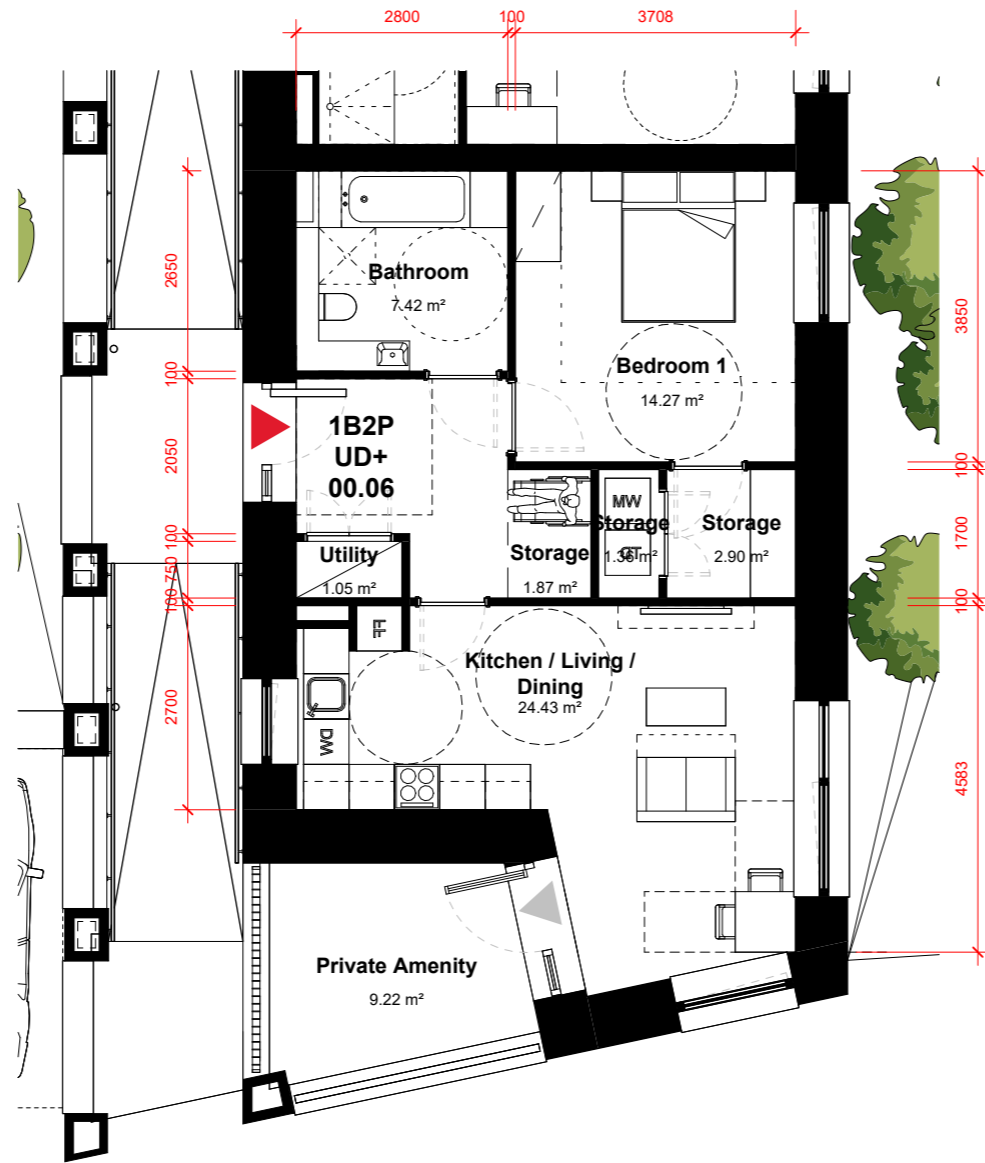
Housing Quality Assessment

Standards	Floor Area	Floor Area plus 10%	Aggregate Living Area	Living Area Width	Kitchen worktop length	Kitchen storage volume	Storage Area	Double Bedroom Area	Double Bed Width	Private Amenity
Minimum Requirement*	45.0 m ²	49.5 m ²	23.0 m ²	3.3 m	1.2 m	1.7 m ³	3.0 m ²	13 m ²	2.8 m	5.0 m ²
Standard Provided	✓	62.49 m ²	24.43 m ²	✓	✓	✓	6.13 m ²	✓	✓	✓

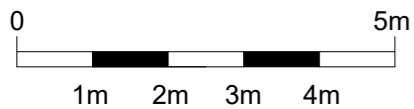
References
Sustainable Urban Housing: Design Standards for New Apartments 2020
Quality Housing for Sustainable Communities - Design Guidelines 2007
Universal Design Guidelines For Homes in Ireland

Notes
*Variation of up to 5% can be applied to room areas and widths subject to overall compliance with required minimum overall apartment floor areas
** 51% of units must be at least 10% over minimum sizes.

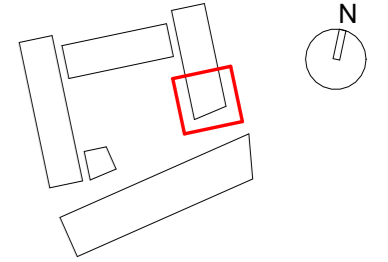
Total GIA
62.49 m²



00.06 - 1B2P UD+ Apartment



- general notes
- © This drawing is copyright Proctor and Matthews Architects and must not be copied in whole or part without prior consent.
 - Do not scale from this drawing.
 - Refer to drawing number.
 - This drawing is to be read in conjunction with all other relevant architects and engineer's drawings.
 - All dimensions to be checked on site prior to commencement of works and any discrepancies are to be checked with the architect immediately.
 - Unless otherwise stated all dimensions are in mm.



- KEY
- ▶ Entrance to Apartment
 - ◄ Access to Private Amenity

No. of Instances
1

rev	date	description	dw
P01	03.06.25	DCC Issue for Part 8	GB

client **Dublin City Council**

project **Crumlin Rafter's Road**

status **Planning**

drawing title **Apartment Layouts - 1B2P UD+**

drawing no **A483 - CRR-PMA-ZZ-XX-DR-A-080900**
project no - originator - volume - level - type - role - number

scale 1:100 26/01/22 SA
original A3 P01 GB

Proctor & Matthews Architects

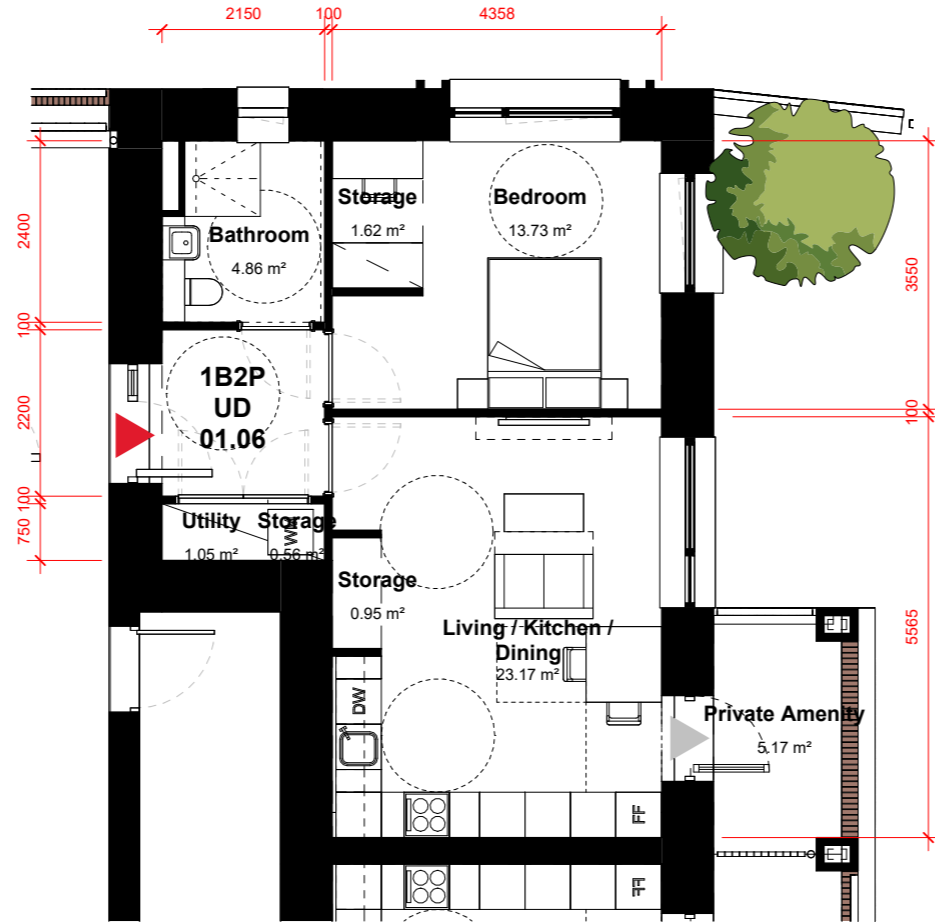
address 7 Blue Lion Place, 237 Long Lane, London SE1 4PU
telephone +44 (0)20 7378 6695
fax +44 (0)20 7378 1372
email info@proctorandmatthews.com
website www.proctorandmatthews.com

Standards	Floor Area	Floor Area plus 10%	Aggregate Living Area	Living Area Width	Kitchen worktop length	Kitchen storage volume	Storage Area	Double Bedroom Area	Double Bed Width	Private Amenity
Minimum Requirement*	45.0 m ²	49.5 m ²	23.0 m ²	3.3 m	1.2 m	1.7 m ³	3.0 m ²	13 m ²	2.8 m	5.0 m ²
Standard Provided	✓	52.64 m ²	23.17 m ²	✓	✓	✓	3.13 m ²	✓	✓	✓

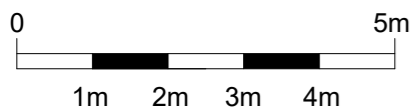
References
Sustainable Urban Housing: Design Standards for New Apartments 2020
Quality Housing for Sustainable Communities - Design Guidelines 2007
Universal Design Guidelines For Homes in Ireland

Notes
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** 51% of units must be at least 10% over minimum sizes.

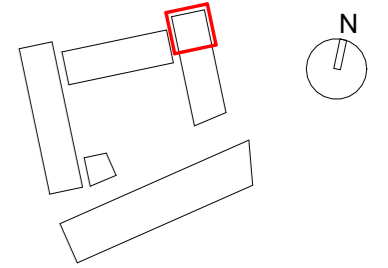
Total GIA
52.64 m²



01.06 - 1B2P UD - Corner
02.06 - 1B2P UD - Corner



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- KEY
- ▶ Entrance to Apartment
 - ▶ Access to Private Amenity

No. of Instances
2

P01	03.06.25	DCC Issue for Part 8	GB
rev	date	description	dw

client **Dublin City Council**

project **Crumlin Rafter's Road**

status **Planning**

drawing title **Apartment Layouts - 1B2P UD - Corner**

drawing no **A483 - CRR-PMA-ZZ-XX-DR-A-080901**
project no - originator - volume - level - type - role - number

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original	A3	P01	GB

Proctor & Matthews Architects

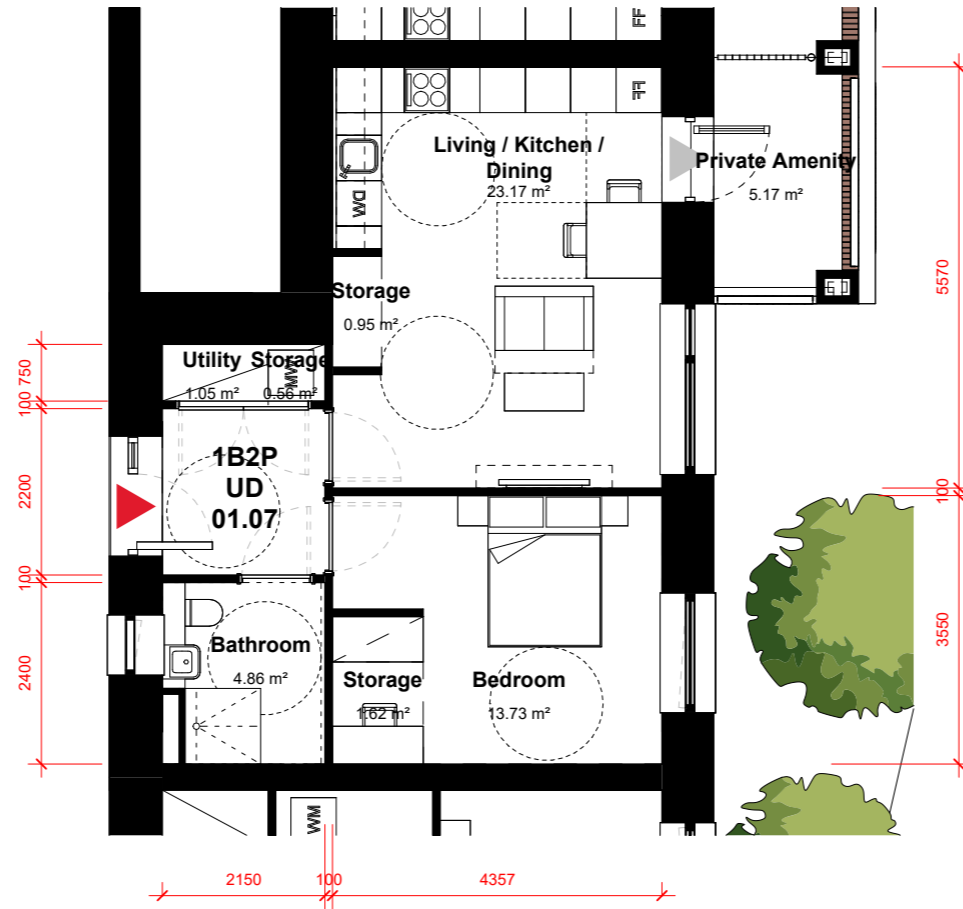
address 7 Blue Lion Place, 237 Long Lane, London SE1 4PU
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fax +44 (0)20 7378 1372
email info@proctorandmatthews.com
website www.proctorandmatthews.com

Standards	Floor Area	Floor Area plus 10%	Aggregate Living Area	Living Area Width	Kitchen worktop length	Kitchen storage volume	Storage Area	Double Bedroom Area	Double Bed Width	Private Amenity
Minimum Requirement*	45.0 m ²	49.5 m ²	23.0 m ²	3.3 m	1.2 m	1.7 m ³	3.0 m ²	13 m ²	2.8 m	5.0 m ²
Standard Provided	✓	52.64 m ²	23.17 m ²	✓	✓	✓	3.13 m ²	✓	✓	✓

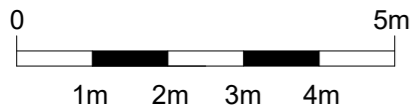
References
Sustainable Urban Housing: Design Standards for New Apartments 2020
Quality Housing for Sustainable Communities - Design Guidelines 2007
Universal Design Guidelines For Homes in Ireland

Notes
*Variation of up to 5% can be applied to room areas and widths subject to overall compliance with required minimum overall apartment floor areas
** 51% of units must be at least 10% over minimum sizes.

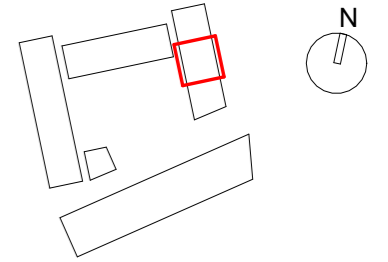
Total GIA
52.64 m²



00.05 - 1B2P UD Apartment
01.07 - 1B2P UD Apartment
02.07 - 1B2P UD Apartment



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- KEY**
- ▶ Entrance to Apartment
 - ▶ Access to Private Amenity

No. of Instances
3

P01	03.06.25	DCC Issue for Part 8	GB
rev	date	description	dw

client **Dublin City Council**

project **Crumlin Rafter's Road**

status **Planning**

drawing title **Apartment Layouts - 1B2P UD**

drawing no **A483 - CRR-PMA-ZZ-XX-DR-A-080902**

project no - originator - volume - level - type - role - number

scale 1:100 23/02/22 JF

original A3 P01 GB

Proctor & Matthews Architects

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 website www.proctorandmatthews.com

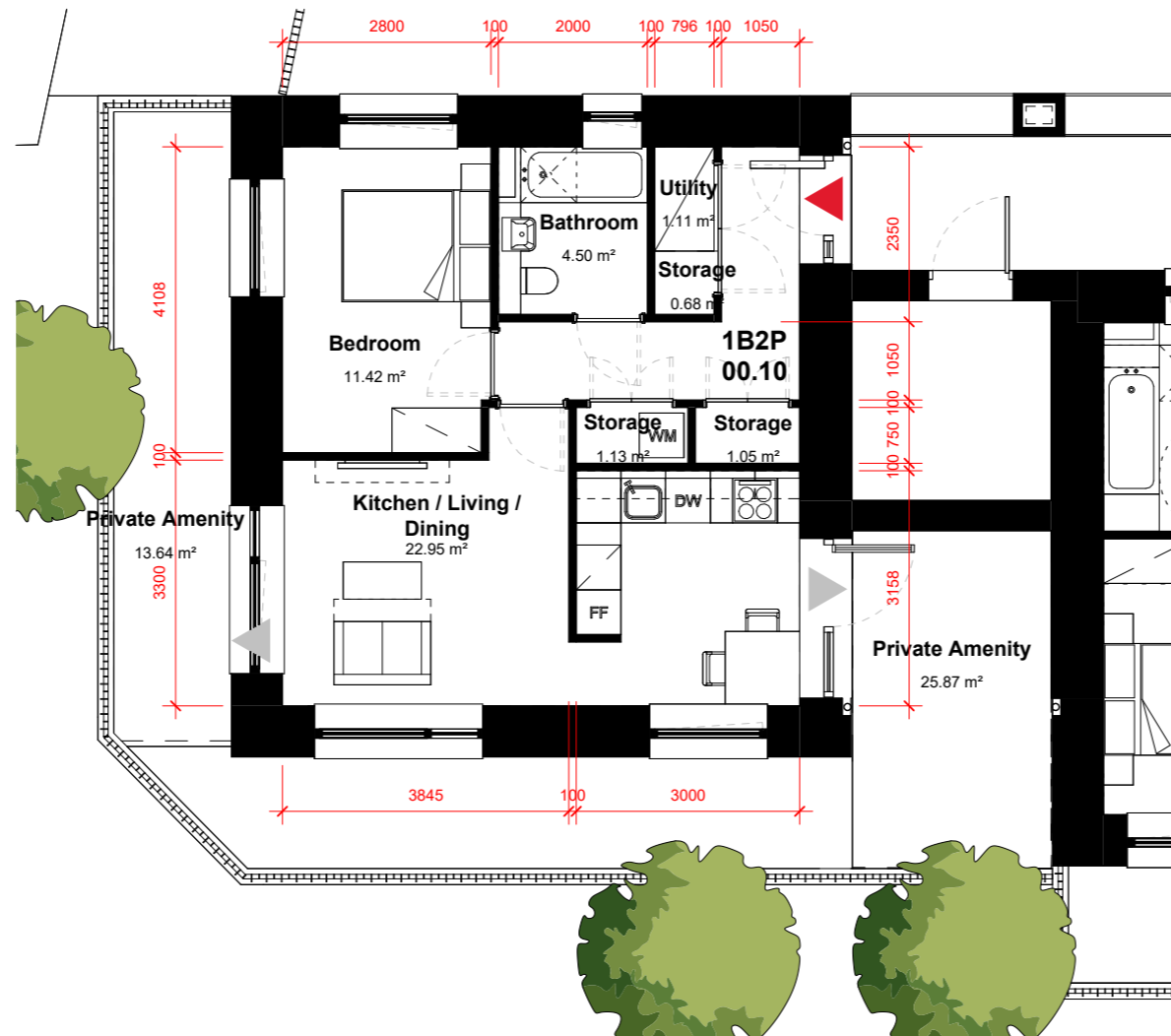
Quantitative Standards Compliance Matrix - 1 Bed 2 Person Apartments

Standards	Floor Area	Floor Area plus 10%	Aggregate Living Area	Living Area Width	Kitchen worktop length	Kitchen storage volume	Storage Area	Double Bedroom Area	Double Bed Width	Private Amenity
Minimum Requirement*	45.0 m ²	49.5 m ²	23.0 m ²	3.3 m	1.2 m	1.7 m ³	3.0 m ²	11.4 m ²	2.8 m	5.0 m ²
Standard Provided	✓	52.14 m ²	22.95 m ²	✓	✓	✓	2.85 m ²	✓	✓	✓

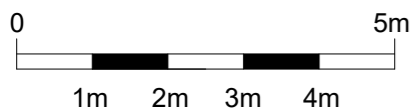
References
Sustainable Urban Housing: Design Standards for New Apartments 2020
Quality Housing for Sustainable Communities - Design Guidelines 2007

Notes
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** 51% of units must be at least 10% over minimum sizes.

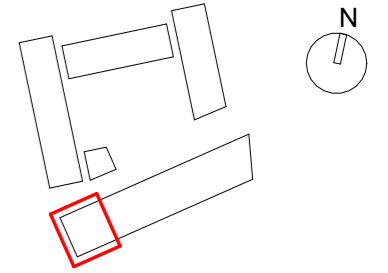
Total GIA
52.14 m²



00.10 - 1B2P - Ground



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- © This drawing is copyright Proctor and Matthews Architects and must not be copied in whole or part without prior consent.
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 - All dimensions to be checked on site prior to commencement of works and any discrepancies are to be checked with the architect immediately.
 - Unless otherwise stated all dimensions are in mm.



- KEY
- ▶ Entrance to Apartment
 - ▶ Access to Private Amenity

No. of Instances
1

rev	date	description	dw
P01	03.06.25	DCC Issue for Part 8	GB

client **Dublin City Council**

project **Crumlin Rafter's Road**

status **Planning**

drawing title **Apartment Layouts - 1B2P - Ground Floor**

drawing no **A483 - CRR-PMA-ZZ-XX-DR-A-080903**
project no - originator - volume - level - type - role - number

scale	1:100	23/02/22	JF
original	A3	P01	GB

Proctor & Matthews Architects

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 website www.proctorandmatthews.com

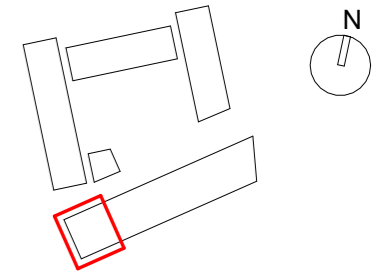
Quantitative Standards Compliance Matrix - 1 Bed 2 Person Apartments										
Standards	Floor Area	Floor Area plus 10%	Aggregate Living Area	Living Area Width	Kitchen worktop length	Kitchen storage volume	Storage Area	Double Bedroom Area	Double Bed Width	Private Amenity
Minimum Requirement*	45.0 m ²	49.5 m ²	23.0 m ²	3.3 m	1.2 m	1.7 m ³	3.0 m ²	11.4 m ²	2.8 m	5.0 m ²
Standard Provided	✓	52.14 m ²	22.95 m ²	✓	✓	✓	2.85 m ²	✓	✓	✓

References: Sustainable Urban Housing: Design Standards for New Apartments 2020; Quality Housing for Sustainable Communities - Design Guidelines 2007

Notes: *Variation of up to 5% can be applied to room areas and widths subject to overall compliance with required minimum overall apartment floor areas; ** 51% of units must be at least 10% over minimum sizes.

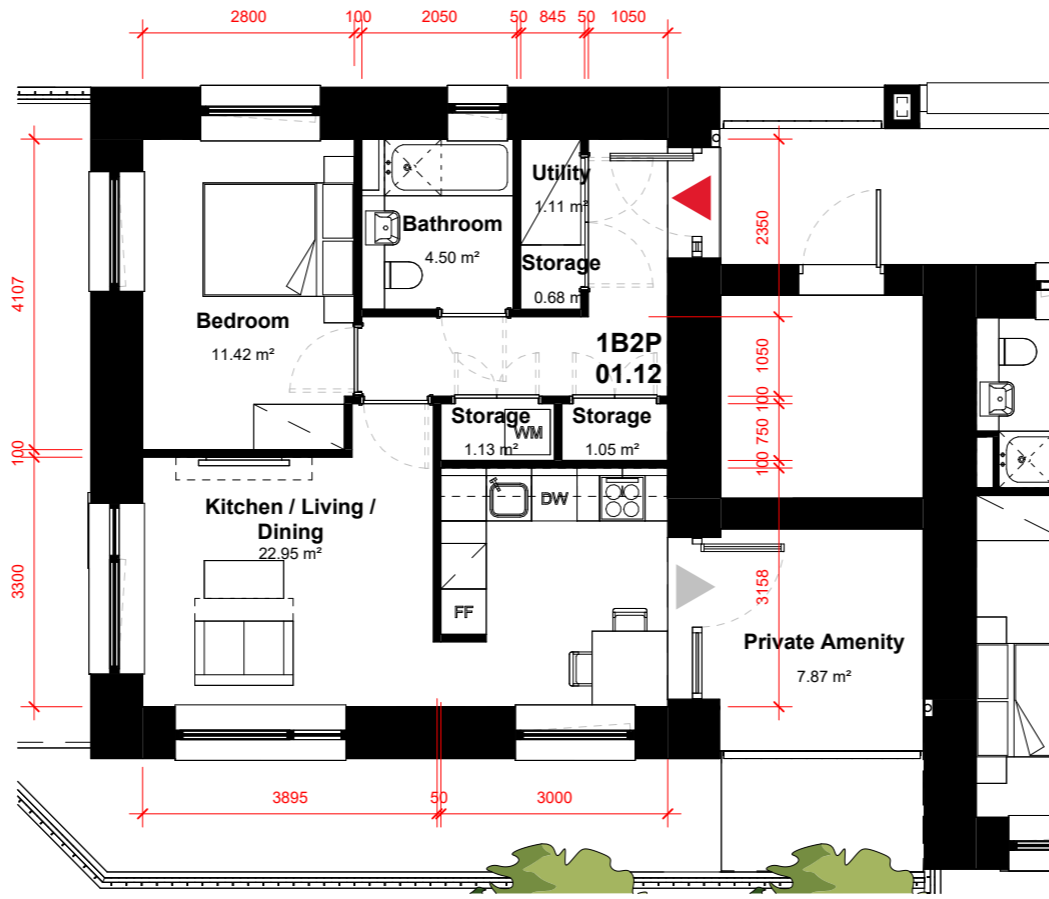
Total GIA
52.14 m²

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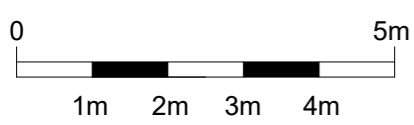


- KEY
- ▶ Entrance to Apartment
 - ▶ Access to Private Amenity

No. of Instances
3



01.12 - 1B2P Apartment
02.12 - 1B2P Apartment
03.04 - 1B2P Apartment



P01	03.06.25	DCC Issue for Part 8	GB
rev	date	description	dw

client **Dublin City Council**

project **Crumlin Rafter's Road**

status **Planning**

drawing title **Apartment Layouts - 1B2P**

drawing no **A483 - CRR-PMA-ZZ-XX-DR-A-080904**
project no - originator - volume - level - type - role - number

scale 1:100 07/07/22 JF

original A3 P01 GB

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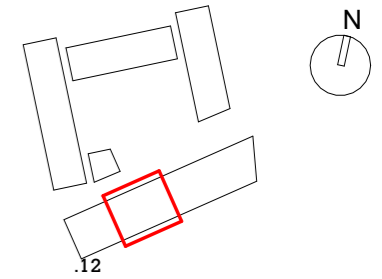
Standards	Floor Area	Floor Area plus 10%	Aggregate Living Area	Living Area Width	Kitchen worktop length	Kitchen storage volume	Storage Area	Aggregate Bedroom Area	Double Bedroom Area	Double Bed Width	Single Bedroom Area	Single Bed Width	Private Amenity
Minimum Requirement*	45.0 m ²	49.5 m ²	28.0 m ²	3.6 m	1.5 m	2.0 m ³	5.0 m ²	21 m ²	13 m ²	2.8 m	8 m ²	2.1 m	6.0 m ²
Standard Provided	✓	77.03 m ²	31.55 m ²	✓	✓	✓	5.43 m ²	22.06 m ²	✓	✓	7.79 m ²	✓	✓

References: Sustainable Urban Housing: Design Standards for New Apartments 2020
Quality Housing for Sustainable Communities - Design Guidelines 2007
Universal Design Guidelines For Homes in Ireland

Notes: *Variation of up to 5% can be applied to room areas and widths subject to overall compliance with required minimum overall apartment floor areas
** 51% of units must be at least 10% over minimum sizes.

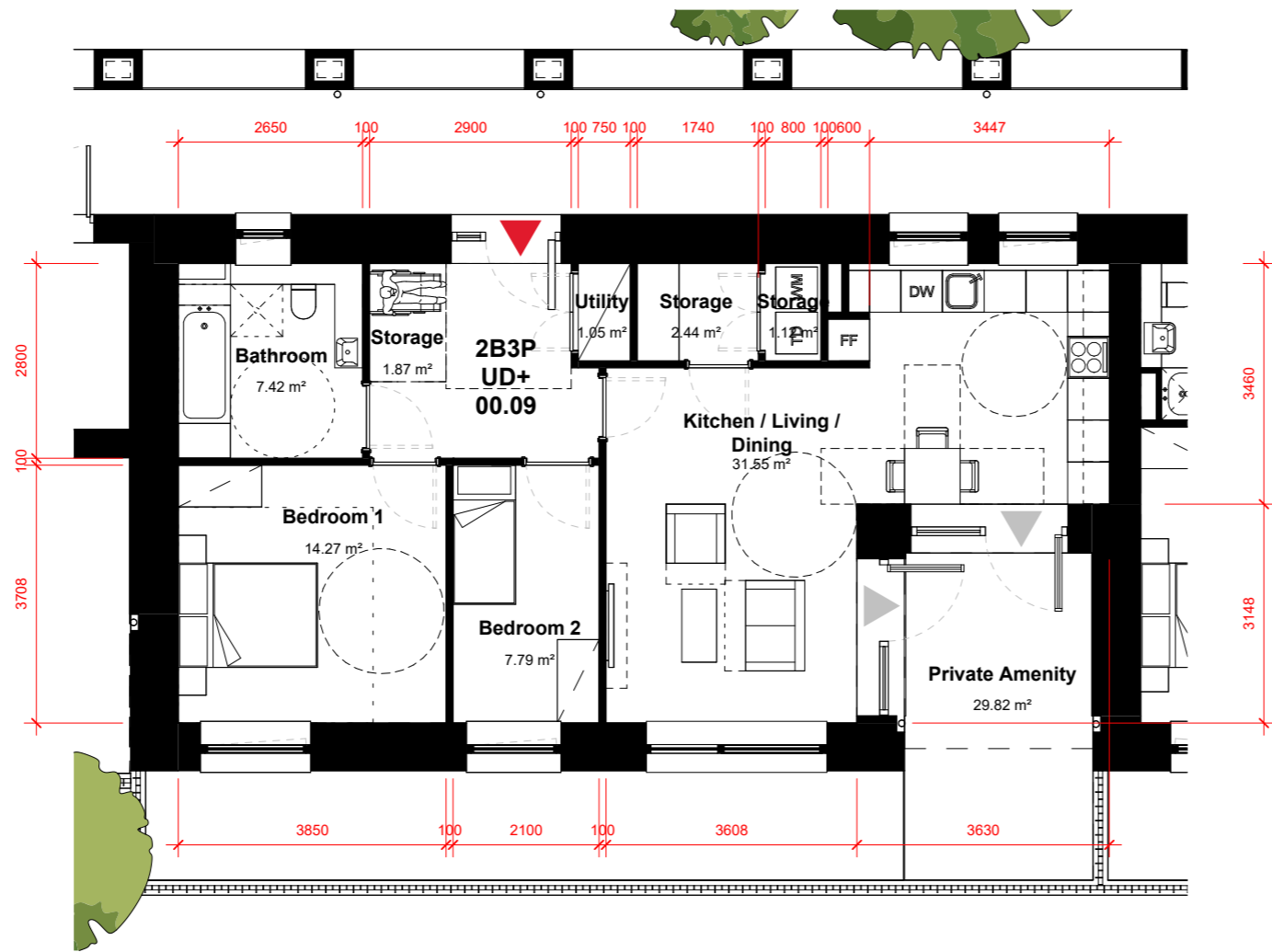
Total GIA
77.03 m²

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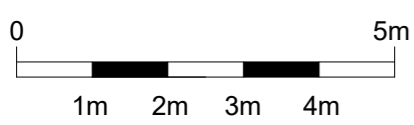


- KEY
- ▶ Entrance to Apartment
 - ▶ Access to Private Amenity

No. of Instances
1



00.09 - 2B3P_UD+ Apartment



rev	date	description	dw
P01	03.06.25	DCC Issue for Part 8	GB

client **Dublin City Council**

project **Crumlin Rafter's Road**

status **Planning**

drawing title **Apartment Layouts - 2B3P UD+**

drawing no **A483 - CRR-PMA-ZZ-XX-DR-A-080905**
project no - originator - volume - level - type - role - number

scale	1:100	07/07/22	JF
original	A3	P01	GB

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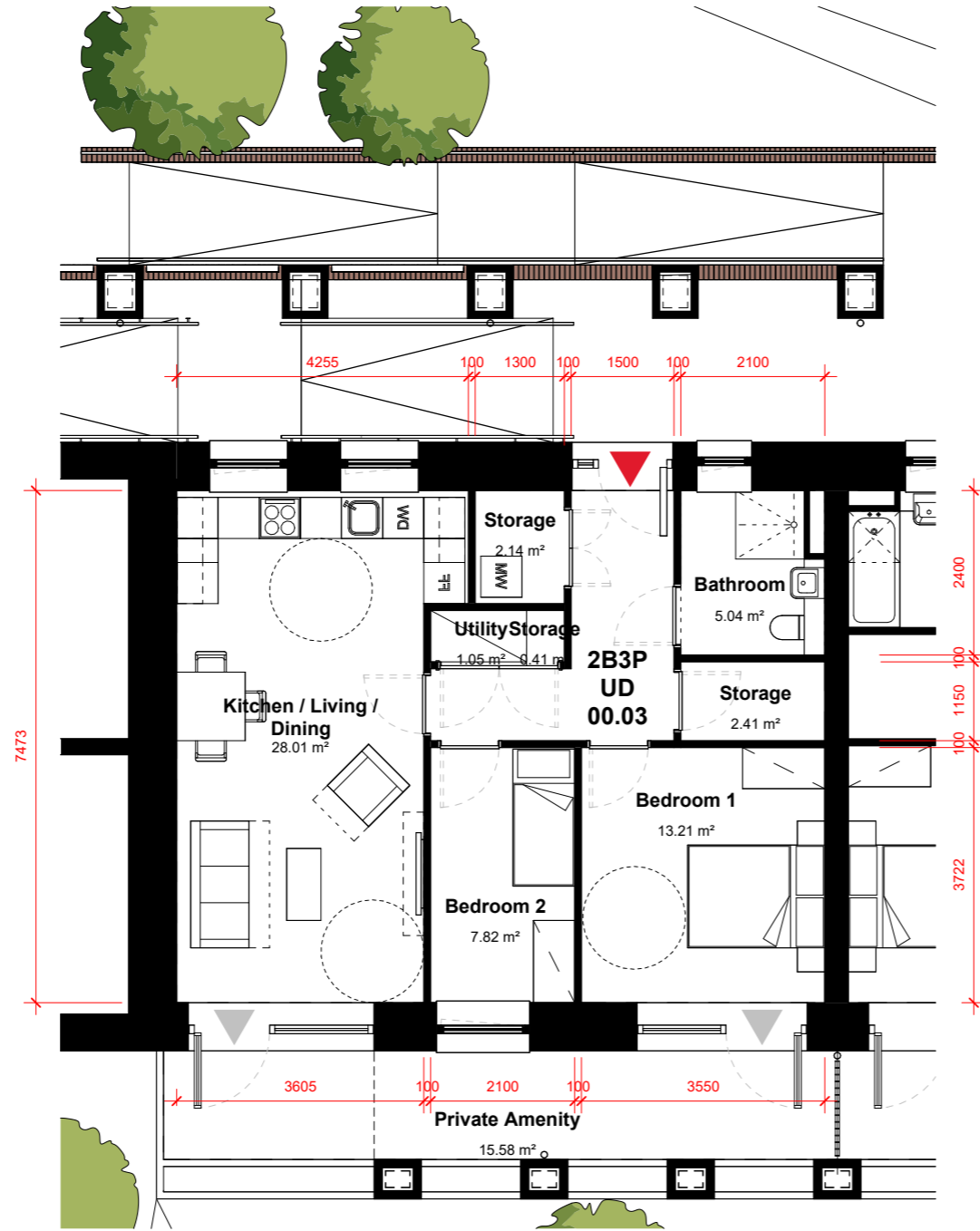
Quantitative Standards Compliance Matrix - 2 Bed 3 Person Apartments - Universal Design

Standards	Floor Area	Floor Area plus 10%**	Aggregate Living Area	Living Area Width	Kitchen worktop length	Kitchen storage volume	Storage Area	Aggregate Bedroom Area	Double Bedroom Area	Double Bedroom Width	Single Bedroom Area	Single Bed Width	Private Amenity
Minimum requirement*	63.0 m ²	69.3 m ²	28.0 m ²	3.6 m	1.5 m	2.0 m ³	5.0 m ²	21 m ²	13.0 m ² *	2.8 m	8 m ² *	2.1 m	6.0 m ²
Standard Provided	✓	70.65 m ²	28.01 m ²	✓	✓	✓	6.02 m ²	21.03 m ²	✓	✓	7.82 m ²	✓	✓

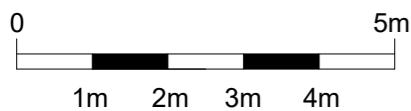
References
Sustainable Urban Housing: Design Standards for New Apartments 2020
Quality Housing for Sustainable Communities - Design Guidelines 2007
Universal Design Guidelines For Homes in Ireland

Notes
*Variation of up to 5% can be applied to room areas and widths subject to overall compliance with required minimum overall apartment floor areas
** 51% of units must be at least 10% over minimum sizes.

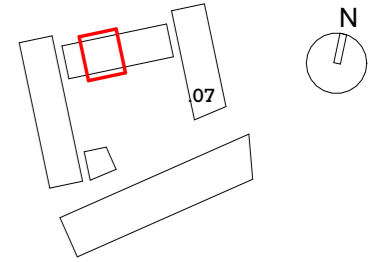
Total GIA
70.65 m²



00.03 - 2B3P UD Apartment



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 - Unless otherwise stated all dimensions are in mm.



- KEY**
- ▶ Entrance to Apartment
 - ▶ Access to Private Amenity

No. of Instances
1

rev	date	description	dw
P01	03.06.25	DCC Issue for Part 8	GB

client **Dublin City Council**

project **Crumlin Rafter's Road**

status **Planning**

drawing title **Apartment Layouts - 2B3P UD**

drawing no **A483 - CRR-PMA-ZZ-XX-DR-A-080906**
project no - originator - volume - level - type - role - number

scale	1:100	23/02/22	JF
original	A3	P01	GB

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Quantitative Standards Compliance Matrix - 2 Bed 4 Person Apartments

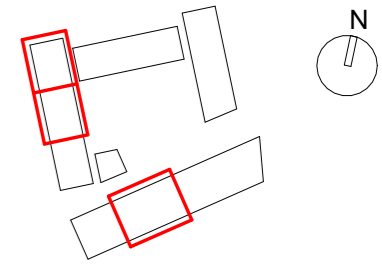
Standards	Floor Area	Floor Area plus 10%**	Aggregate Living Area	Living Area Width	Kitchen worktop length	Kitchen storage volume	Storage Area	Aggregate Bedroom Area	Double Bedroom Area	Second Double Bedroom Area	Double Bedroom Width	Private Amenity
Minimum requirement*	73.0 m ²	80.3 m ²	30.0 m ²	3.6 m	1.5 m	2.15 m ³	6.0 m ²	24.4 m ²	13.0 m ² *	11.4 m ² *	2.8 m	7.0 m ²
Standard Provided	77.21 m ²		31.23 m ²	✓	✓	✓	6.01 m ²	24.38 m ²	✓	✓	✓	✓

References
Sustainable Urban Housing: Design Standards for New Apartments 2020
Quality Housing for Sustainable Communities - Design Guidelines 2007

Notes
*Variation of up to 5% can be applied to room areas and widths subject to overall compliance with required minimum overall apartment floor areas
** 51% of units must be at least 10% over minimum sizes.

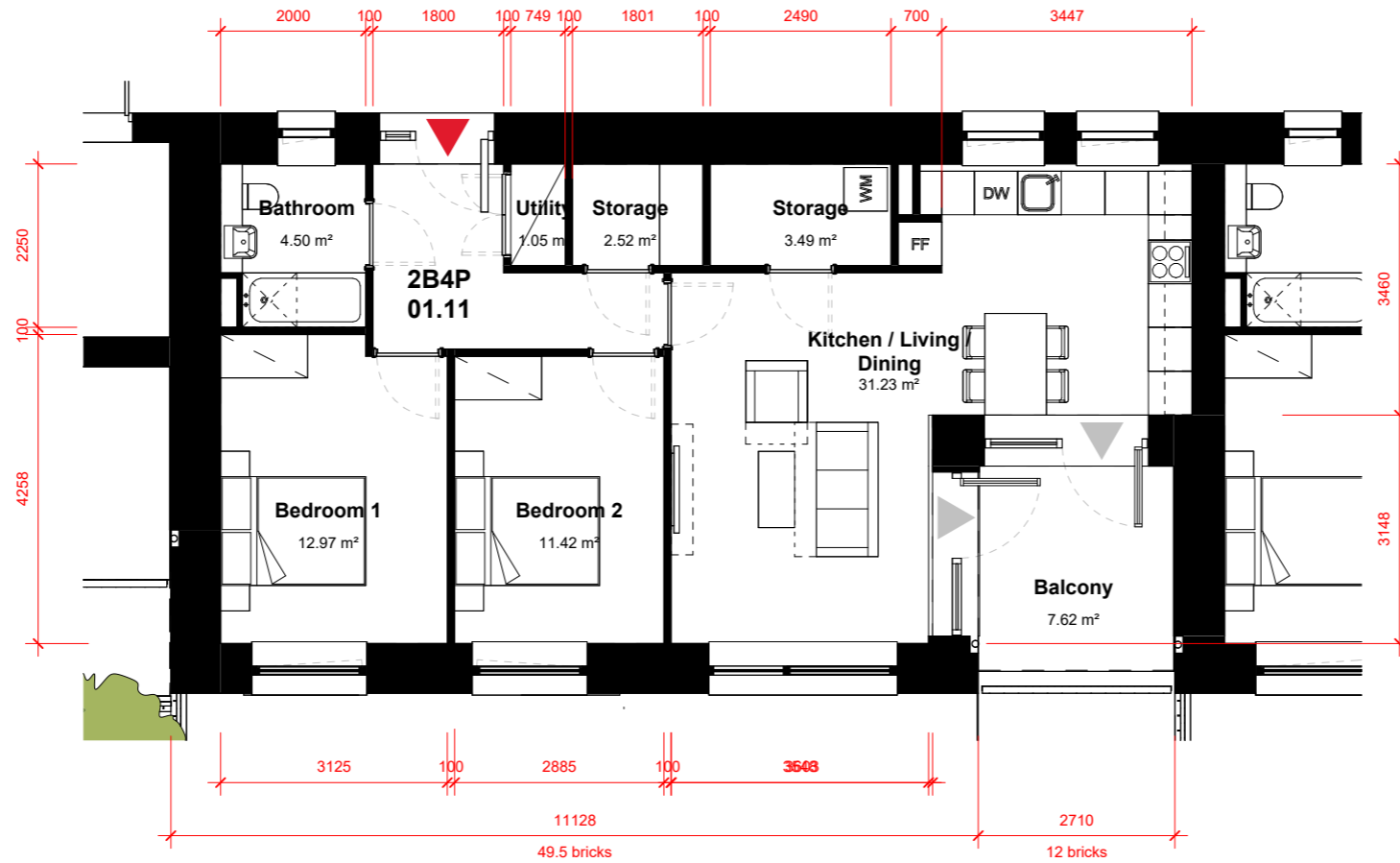
Total GIA
77.21 m²

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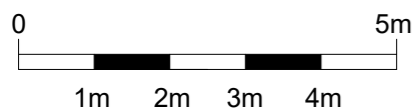


- KEY
- ▶ Entrance to Apartment
 - ▶ Access to Private Amenity

No. of Instances
7



- 01.02 - 2B4P_V1 Apartment
- 01.03 - 2B4P_V1 Apartment
- 01.11 - 2B4P_V1 Apartment
- 02.02 - 2B4P_V1 Apartment
- 02.03 - 2B4P_V1 Apartment
- 02.11 - 2B4P_V1 Apartment
- 03.03 - 2B4P_V1 Apartment



P01	03.06.25	DCC Issue for Part 8	GB
rev	date	description	dw

client Dublin City Council

project **Crumlin Rafter's Road**

status **Planning**

drawing title **Apartment Layouts - 2B4P - V1**

drawing no **A483 - CRR-PMA-ZZ-XX-DR-A-080907**

project no - originator - volume - level - type - role - number
scale 1:100 07/07/22 JF
original A3 P01 GB

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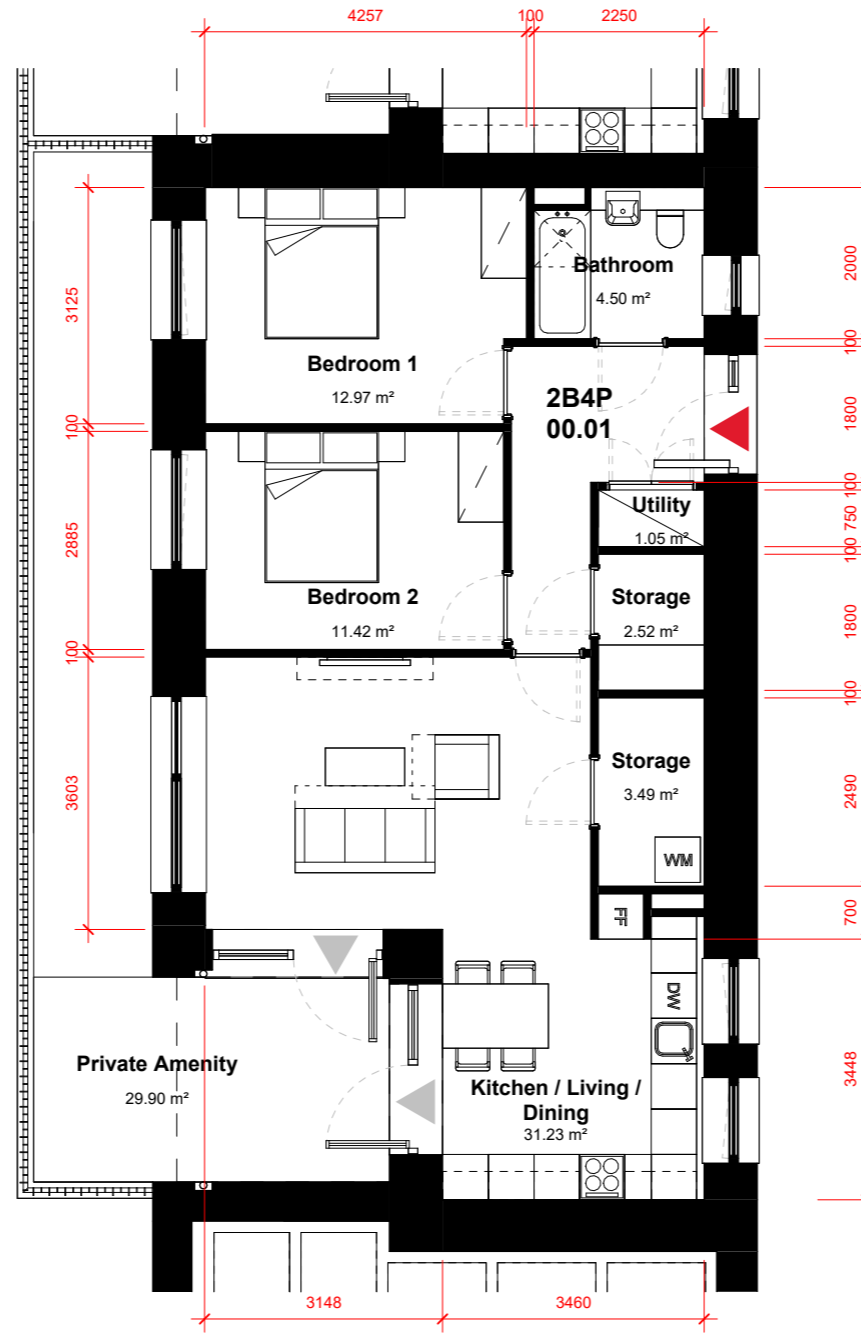
Quantitative Standards Compliance Matrix - 2 Bed 4 Person Apartments

Standards	Floor Area	Floor Area plus 10%**	Aggregate Living Area	Living Area Width	Kitchen worktop length	Kitchen storage volume	Storage Area	Aggregate Bedroom Area	Double Bedroom Area	Second Double Bedroom Area	Double Bedroom Width	Private Amenity
Minimum requirement*	73.0 m ²	80.3 m ²	30.0 m ²	3.6 m	1.5 m	2.15 m ³	6.0 m ²	24.4 m ²	13.0 m ² *	11.4 m ² *	2.8 m	7.0 m ²
Standard Provided	77.21 m ²	✓	31.23 m ²	✓	✓	✓	6.01 m ²	24.38 m ²	✓	✓	✓	✓

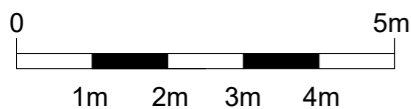
References
Sustainable Urban Housing: Design Standards for New Apartments 2020
Quality Housing for Sustainable Communities - Design Guidelines 2007

Notes
*Variation of up to 5% can be applied to room areas and widths subject to overall compliance with required minimum overall apartment floor areas
** 51% of units must be at least 10% over minimum sizes.

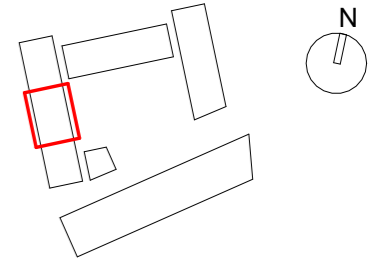
Total GIA
77.21 m²



00.01 - 2B4P_V1 Apartment



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- KEY
- ▶ Entrance to Apartment
 - ▶ Access to Private Amenity

No. of Instances
1

rev	date	description	dw
P01	03.06.25	DCC Issue for Part 8	GB

client **Dublin City Council**

project **Crumlin Rafter's Road**

status **Planning**

drawing title **Apartment Layouts - 2B4P - V1 - Ground Floor**

drawing no **A483 - CRR-PMA-ZZ-XX-DR-A-080908**
project no - originator - volume - level - type - role - number

scale	1:100	26/01/22	SA
original	A3	P01	GB

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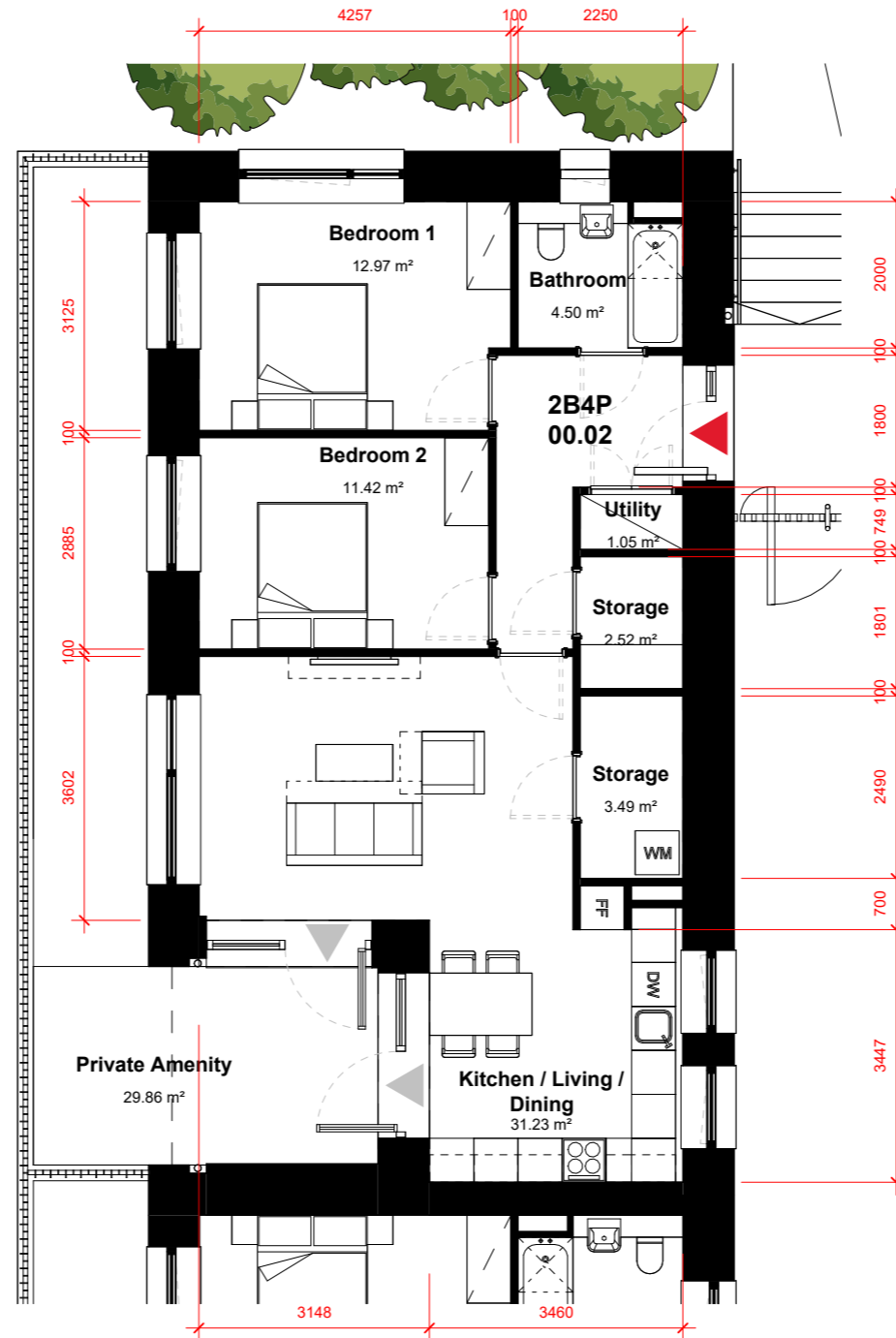
Quantitative Standards Compliance Matrix - 2 Bed 4 Person Apartments

Standards	Floor Area	Floor Area plus 10%**	Aggregate Living Area	Living Area Width	Kitchen worktop length	Kitchen storage volume	Storage Area	Aggregate Bedroom Area	Double Bedroom Area	Second Double Bedroom Area	Double Bedroom Width	Private Amenity
Minimum requirement*	73.0 m ²	80.3 m ²	30.0 m ²	3.6 m	1.5 m	2.15 m ³	6.0 m ²	24.4 m ²	13.0 m ² *	11.4 m ² *	2.8 m	7.0 m ²
Standard Provided	77.21 m ²	✓	31.23 m ²	✓	✓	✓	6.01 m ²	24.38 m ²	✓	✓	✓	✓

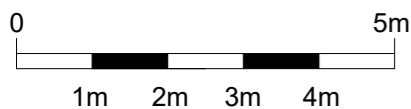
References
Sustainable Urban Housing: Design Standards for New Apartments 2020
Quality Housing for Sustainable Communities - Design Guidelines 2007

Notes
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** 51% of units must be at least 10% over minimum sizes.

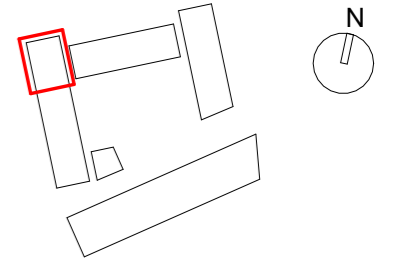
Total GIA
77.21 m²



00.02 - 2B4P_V1 Apartment



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- KEY
- ▶ Entrance to Apartment
 - ▶ Access to Private Amenity

No. of Instances
1

rev	date	description	dw
P01	03.06.25	DCC Issue for Part 8	GB

client **Dublin City Council**

project **Crumlin Rafter's Road**

status **Planning**

drawing title **Apartment Layouts - 2B4P - V1 - Corner**

drawing no **A483 - CRR-PMA-ZZ-XX-DR-A-080909**
project no - originator - volume - level - type - role - number

scale	1:100	26/01/22	SA
original	A3	P01	GB

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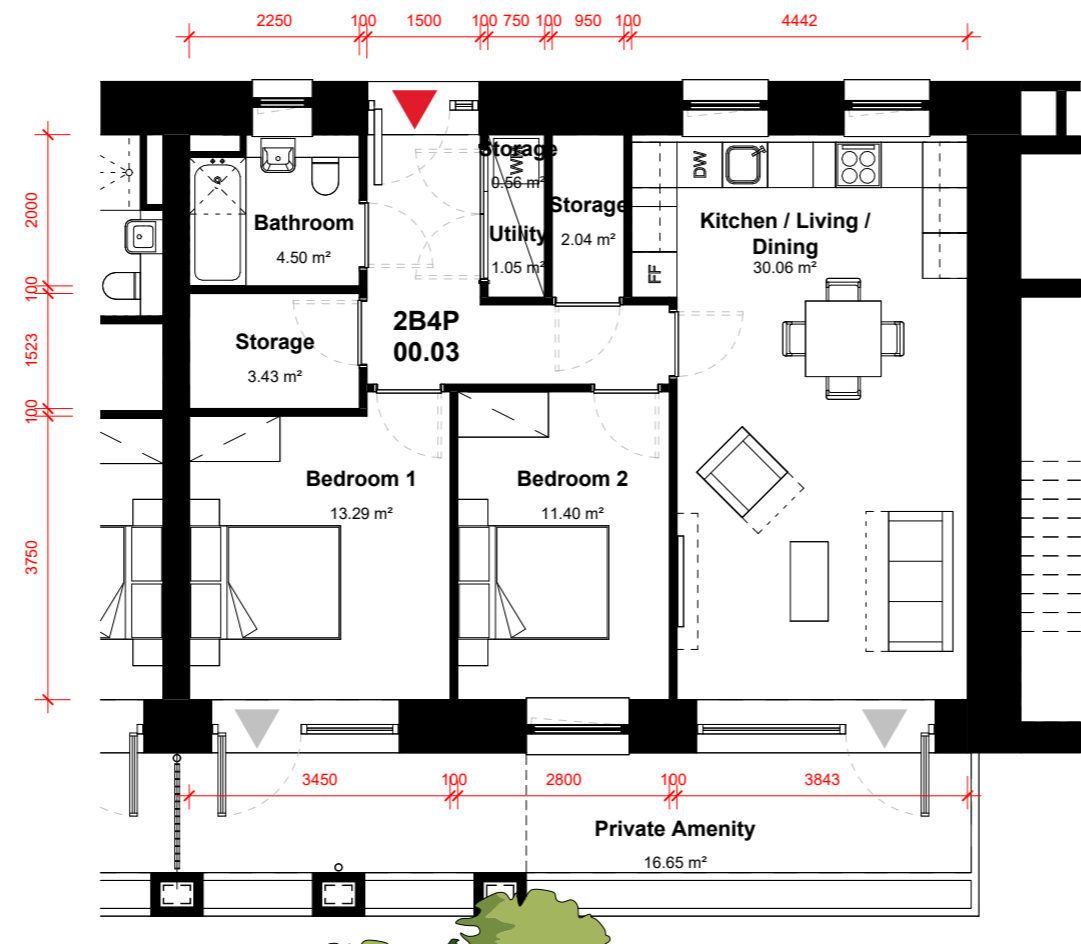
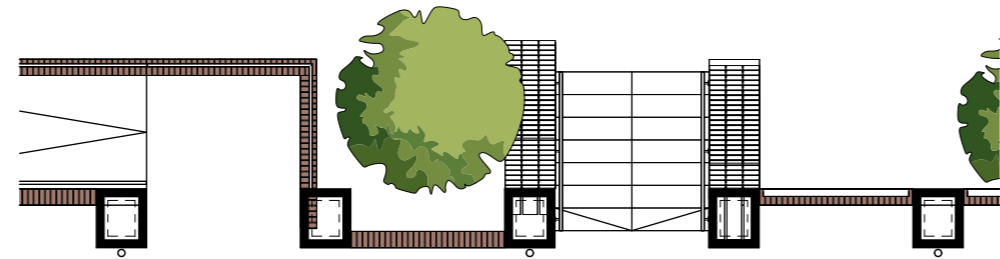
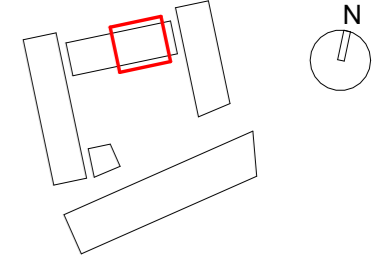
Quantitative Standards Compliance Matrix - 2 Bed 4 Person Apartments												
Standards	Floor Area	Floor Area plus 10%**	Aggregate Living Area	Living Area Width	Kitchen worktop length	Kitchen storage volume	Storage Area	Aggregate Bedroom Area	Double Bedroom Area	Second Double Bedroom Area	Double Bedroom Width	Private Amenity
Minimum requirement*	73.0 m ²	80.3 m ²	30.0 m ²	3.6 m	1.5 m	2.15 m ³	6.0 m ²	24.4 m ²	13.0 m ² *	11.4 m ² *	2.8 m	7.0 m ²
Standard Provided	76.97 m ²		30.06 m ²	✓	✓	✓	6.03 m ²	24.70 m ²	✓	✓	✓	✓

References
Sustainable Urban Housing: Design Standards for New Apartments 2020
Quality Housing for Sustainable Communities - Design Guidelines 2007

Notes
*Variation of up to 5% can be applied to room areas and widths subject to overall compliance with required minimum overall apartment floor areas
** 51% of units must be at least 10% over minimum sizes.

Total GIA
76.97 m²

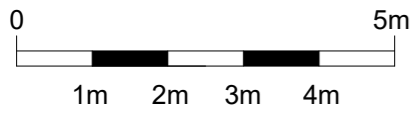
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 - Unless otherwise stated all dimensions are in mm.



00.04 - 2B4P_V2 Apartment

- KEY
- ▶ Entrance to Apartment
 - ▶ Access to Private Amenity

No. of Instances
1



rev	date	description	dw
P01	03.06.25	DCC Issue for Part 8	GB

client **Dublin City Council**

project **Crumlin Rafter's Road**

status **Planning**

drawing title **Apartment Layouts - 2B4P - V2 - Ground Floor**

drawing no **A483 - CRR-PMA-ZZ-XX-DR-A-080910**
project no - originator - volume - level - type - role - number

scale	1:100	07/07/22	JF
original	A3	P01	GB

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Quantitative Standards Compliance Matrix - 2 Bed 4 Person Apartments

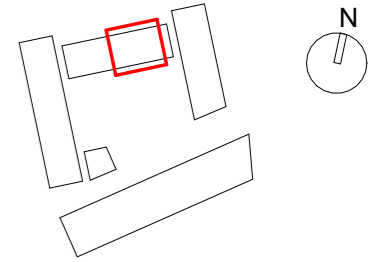
Standards	Floor Area	Floor Area plus 10%**	Aggregate Living Area	Living Area Width	Kitchen worktop length	Kitchen storage volume	Storage Area	Aggregate Bedroom Area	Double Bedroom Area	Second Double Bedroom Area	Double Bedroom Width	Private Amenity
Minimum requirement*	73.0 m ²	80.3 m ²	30.0 m ²	3.6 m	1.5 m	2.15 m ³	6.0 m ²	24.4 m ²	13.0 m ² *	11.4 m ² *	2.8 m	7.0 m ²
Standard Provided	76.97 m ²		30.06 m ²	✓	✓	✓	6.03 m ²	24.70 m ²	✓	✓	✓	✓

References
Sustainable Urban Housing: Design Standards for New Apartments 2020
Quality Housing for Sustainable Communities - Design Guidelines 2007

Notes
*Variation of up to 5% can be applied to room areas and widths subject to overall compliance with required minimum overall apartment floor areas
** 51% of units must be at least 10% over minimum sizes.

Total GIA
76.97 m²

- general notes
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 - Refer to drawing number.
 - This drawing is to be read in conjunction with all other relevant architects and engineer's drawings.
 - All dimensions to be checked on site prior to commencement of works and any discrepancies are to be checked with the architect immediately.
 - Unless otherwise stated all dimensions are in mm.



- KEY
- ▶ Entrance to Apartment
 - ▶ Access to Private Amenity

No. of Instances
2



01.05 - 2B4P_V2 Apartment
02.05 - 2B4P_V2 Apartment

rev	date	description	dw
P01	03.06.25	DCC Issue for Part 8	GB

client **Dublin City Council**

project **Crumlin Rafter's Road**

status **Planning**

drawing title **Apartment Layouts - 2B4P - V2**

drawing no **A483 - CRR-PMA-ZZ-XX-DR-A-080911**
project no - originator - volume - level - type - role - number

scale	As indicated	28.02.22	SA
original	A3	P01	GB

Proctor & Matthews Architects

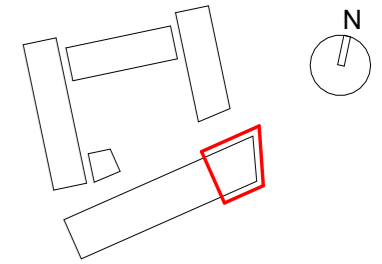
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 email info@proctorandmatthews.com
 website www.proctorandmatthews.com

Quantitative Standards Compliance Matrix - 2 Bed 4 Person Apartments													
Standards	Floor Area	Floor Area plus 10%**	Aggregate Living Area	Living Area Width	Kitchen worktop length	Kitchen storage volume	Storage Area	Aggregate Bedroom Area	Double Bedroom Area	Second Double Bedroom Area	Double Bedroom Width	Private Amenity	
Minimum requirement*	73.0 m ²	80.3 m ²	30.0 m ²	3.6 m	1.5 m	2.15 m ³	6.0 m ²	24.4 m ²	13.0 m ² *	11.4 m ² *	2.8 m	7.0 m ²	
Standard Provided		81.50 m ²	30.98 m ²	✓	✓	✓	6.00 m ²	25.12 m ²	✓	✓	✓	✓	

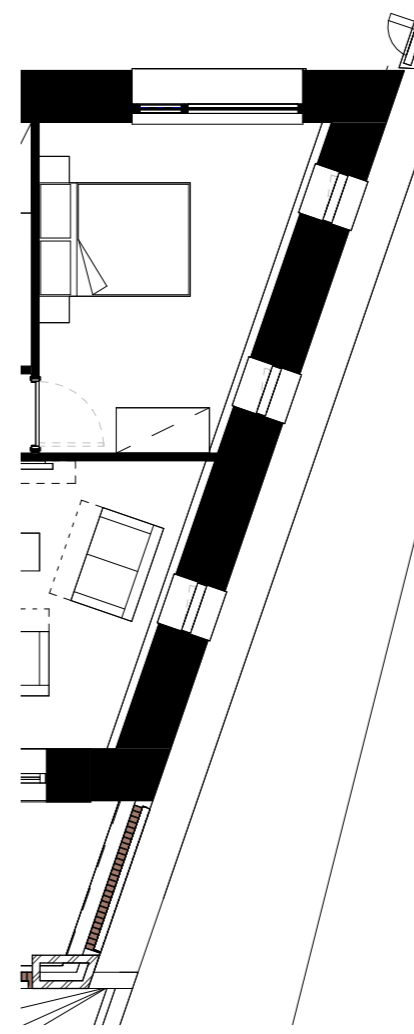
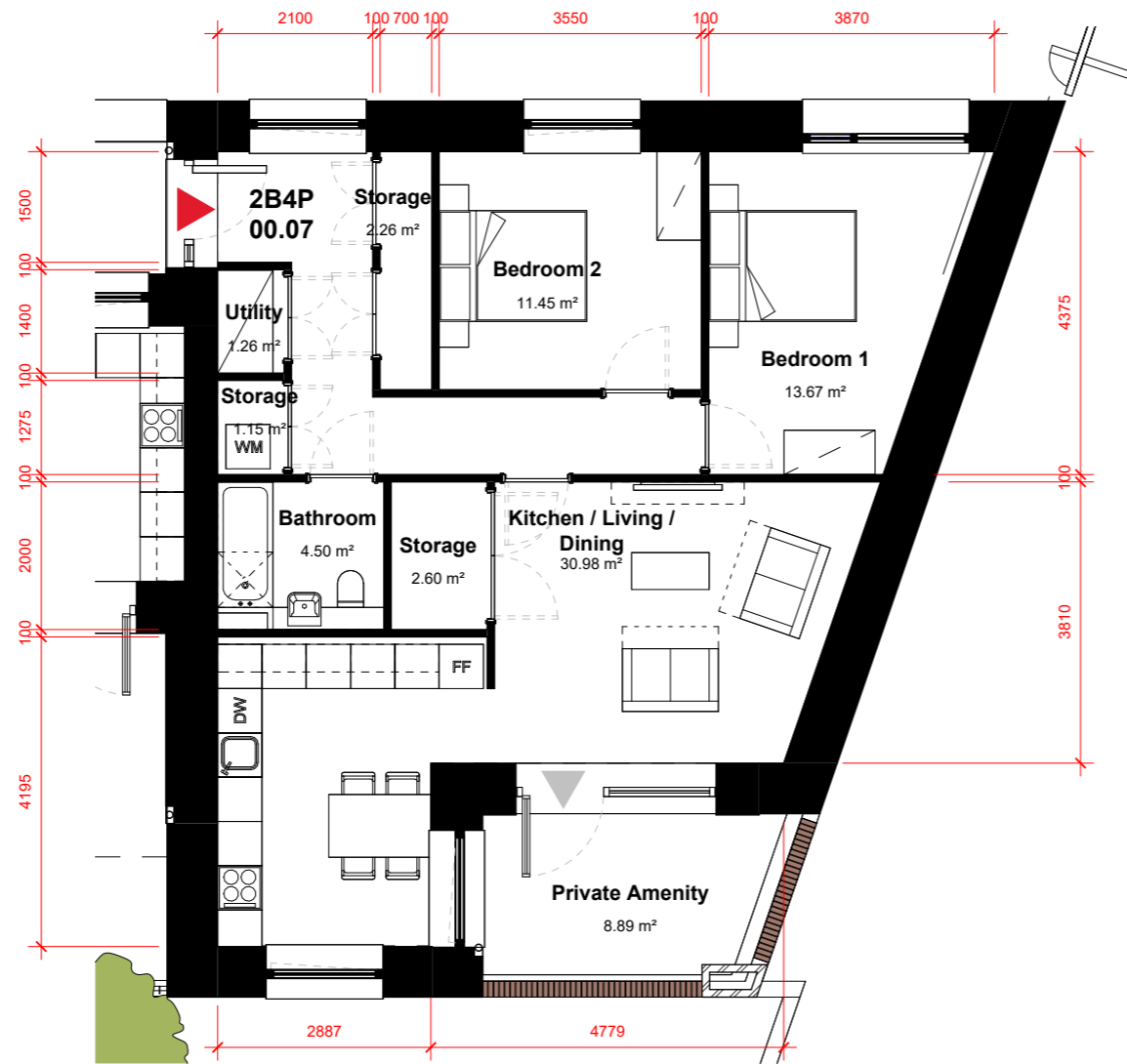
References
Sustainable Urban Housing: Design Standards for New Apartments 2020
Quality Housing for Sustainable Communities - Design Guidelines 2007

Notes
*Variation of up to 5% can be applied to room areas and widths subject to overall compliance with required minimum overall apartment floor areas
** 51% of units must be at least 10% over minimum sizes.

- general notes
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Total GIA
81.50 m²

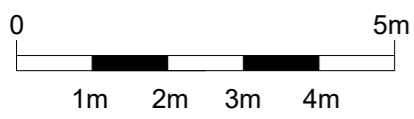


- KEY
- ▶ Entrance to Apartment
 - ▶ Access to Private Amenity

No. of Instances
4

00.07 - 2B4P_V3 Apartment

- 01.09 - 2B4P_V3 Apartment
- 02.09 - 2B4P_V3 Apartment
- 03.01 - 2B4P_V3 Apartment



P01	03.06.25	DCC Issue for Part 8	GB
rev	date	description	dw

client **Dublin City Council**

project **Crumlin Rafter's Road**

status **Planning**

drawing title **Apartment Layouts - 2B4P - V3**

drawing no **A483 - CRR-PMA-ZZ-XX-DR-A-080912**
project no - originator - volume - level - type - role - number

scale	1:100	07/07/22	JF
original	A3	P01	GB

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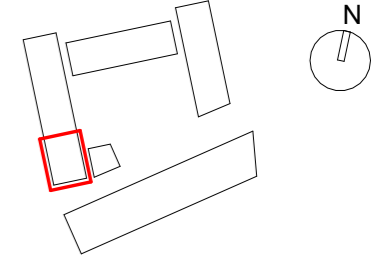
Standards	Floor Area	Floor Area plus 10%**	Aggregate Living Area	Living Area Width	Kitchen worktop length	Kitchen storage volume	Storage Area	Aggregate Bedroom Area	Double Bedroom Area	Second Double Bedroom Area	Double Bedroom Width	Private Amenity
Minimum requirement*	73.0 m ²	80.3 m ²	30.0 m ²	3.6 m	1.5 m	2.15 m ³	6.0 m ²	24.4 m ²	13.0 m ² *	11.4 m ² *	2.8 m	7.0 m ²
Standard Provided		80.69 m ²	33.18 m ²	✓	✓	✓	6.69 m ²	24.87 m ²	✓	✓	✓	✓

References: Sustainable Urban Housing: Design Standards for New Apartments 2020
Quality Housing for Sustainable Communities - Design Guidelines 2007

Notes: *Variation of up to 5% can be applied to room areas and widths subject to overall compliance with required minimum overall apartment floor areas
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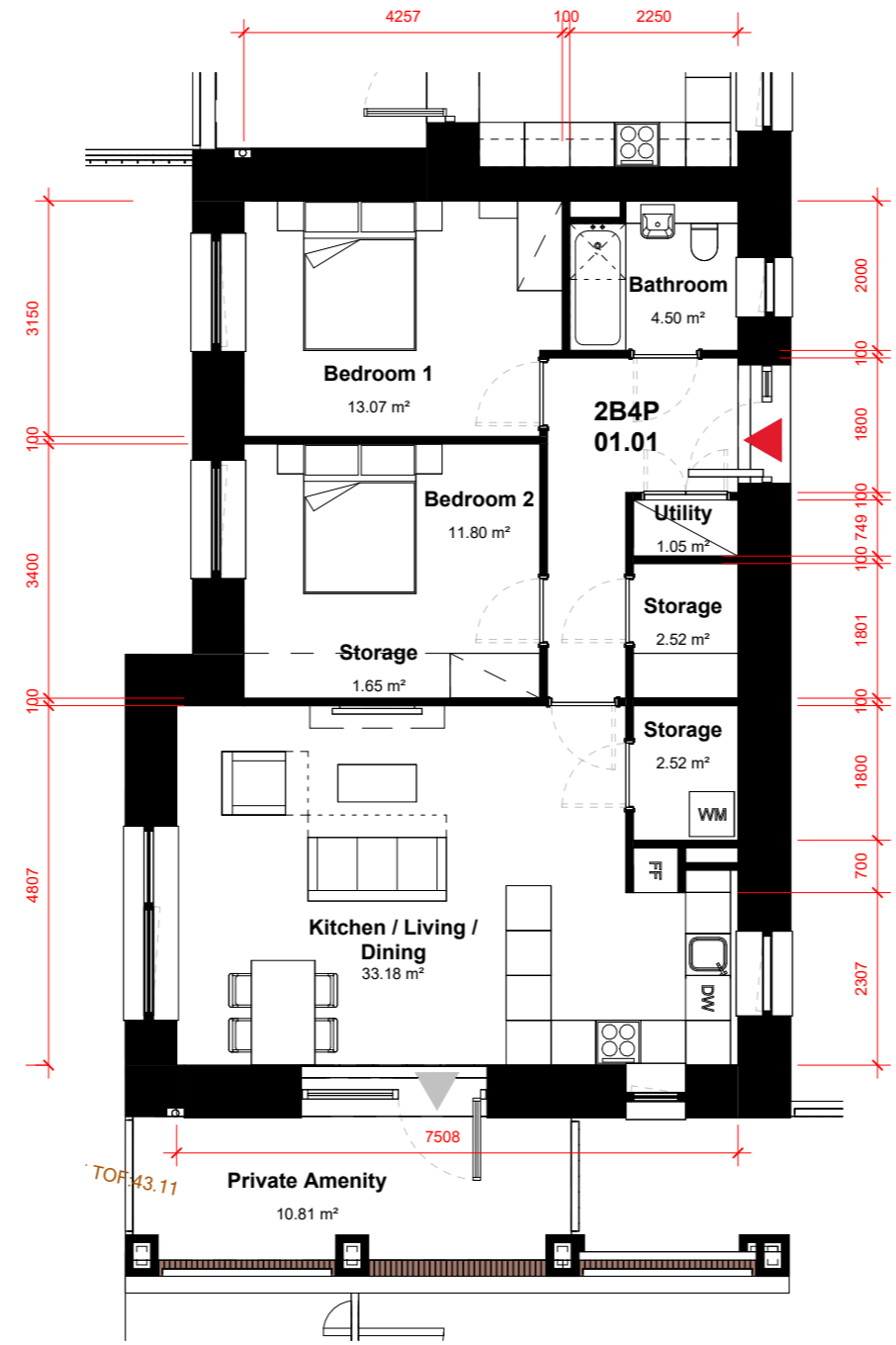
Total GIA
80.69 m²

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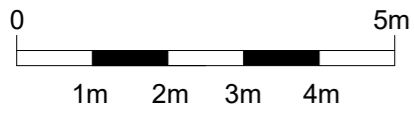


- KEY
- ▶ Entrance to Apartment
 - ▶ Access to Private Amenity

No. of Instances
2



01.01 - 2B4P_V4 Apartment
02.01 - 2B4P_V4 Apartment



rev	date	description	dw
P01	03.06.25	DCC Issue for Part 8	GB

client **Dublin City Council**

project **Crumlin Rafter's Road**

status **Planning**

drawing title **Apartment Layouts - 2B4P - V4**

drawing no **A483 - CRR-PMA-ZZ-XX-DR-A-080913**
project no - originator - volume - level - type - role - number

scale 1:100 23/02/22 JF

original A3 P01 GB

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 website www.proctorandmatthews.com

Standards	Floor Area	Floor Area plus 10%**	Aggregate Living Area	Living Area Width	Kitchen worktop length	Kitchen storage volume	Storage Area	Aggregate Bedroom Area	Double Bedroom Area	Second Double Bedroom Area	Double Bedroom Width	Private Amenity
Minimum requirement*	73.0 m ²	80.3 m ²	30.0 m ²	3.6 m	1.5 m	2.15 m ³	6.0 m ²	26 m ²	13.0 m ² *	13.0 m ² *	2.8 m	7.0 m ²
Standard Provided	✓	82.90 m ²	30.09 m ²	✓	✓	✓	6.02 m ²	26.02 m ²	✓	✓	✓	✓

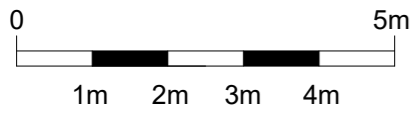
References
Sustainable Urban Housing: Design Standards for New Apartments 2020
Quality Housing for Sustainable Communities - Design Guidelines 2007
Universal Design Guidelines For Homes in Ireland

Notes
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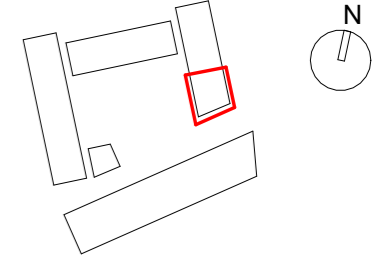
Total GIA
82.90 m²



01.08 - 2B4P UD Apartment
02.08 - 2B4P UD Apartment



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- KEY
- ▶ Entrance to Apartment
 - ▶ Access to Private Amenity

No. of Instances
2

rev	date	description	dw
P01	03.06.25	DCC Issue for Part 8	GB

client **Dublin City Council**

project **Crumlin Rafter's Road**

status **Planning**

drawing title **Apartment Layouts - 2B4P - V5 - UD**

drawing no **A483 - CRR-PMA-ZZ-XX-DR-A-080914**
project no - originator - volume - level - type - role - number

scale	1:100	23/02/22	JF
original	A3	P01	GB

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Quantitative Standards Compliance Matrix - 3 Bed 5 Person Apartments

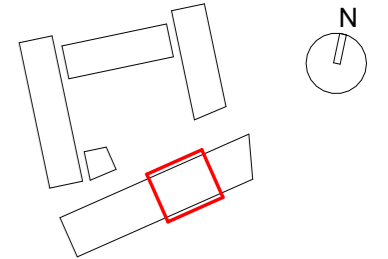
Standards	Floor Area	Floor Area plus 10%**	Aggregate Living Area	Living Area Width	Kitchen worktop length	Kitchen storage volume	Storage Area	Aggregate Bedroom Area	Master Bedroom Area	Double Bedroom Area	Double Bed Width	Single Bed Area	Single Bed Width	Private Amenity
Minimum requirement*	90.0 m ²	99.0 m ²	34.0 m ²	3.8 m	1.8 m	2.45 m ³	9.0 m ²	31.5 m ²	13.0 m ² *	11.4 m ² *	2.8 m	7.1 m ²	2.1 m	9.0 m ²
Standard Provided	94.55 m ²		34.98 m ²	✓	✓	✓	9.06 m ²	31.68 m ²	✓	11.08 m ²	✓	✓	✓	✓

References
Sustainable Urban Housing: Design Standards for New Apartments
Quality Housing for Sustainable Communities - Design Guidelines 2007

Notes
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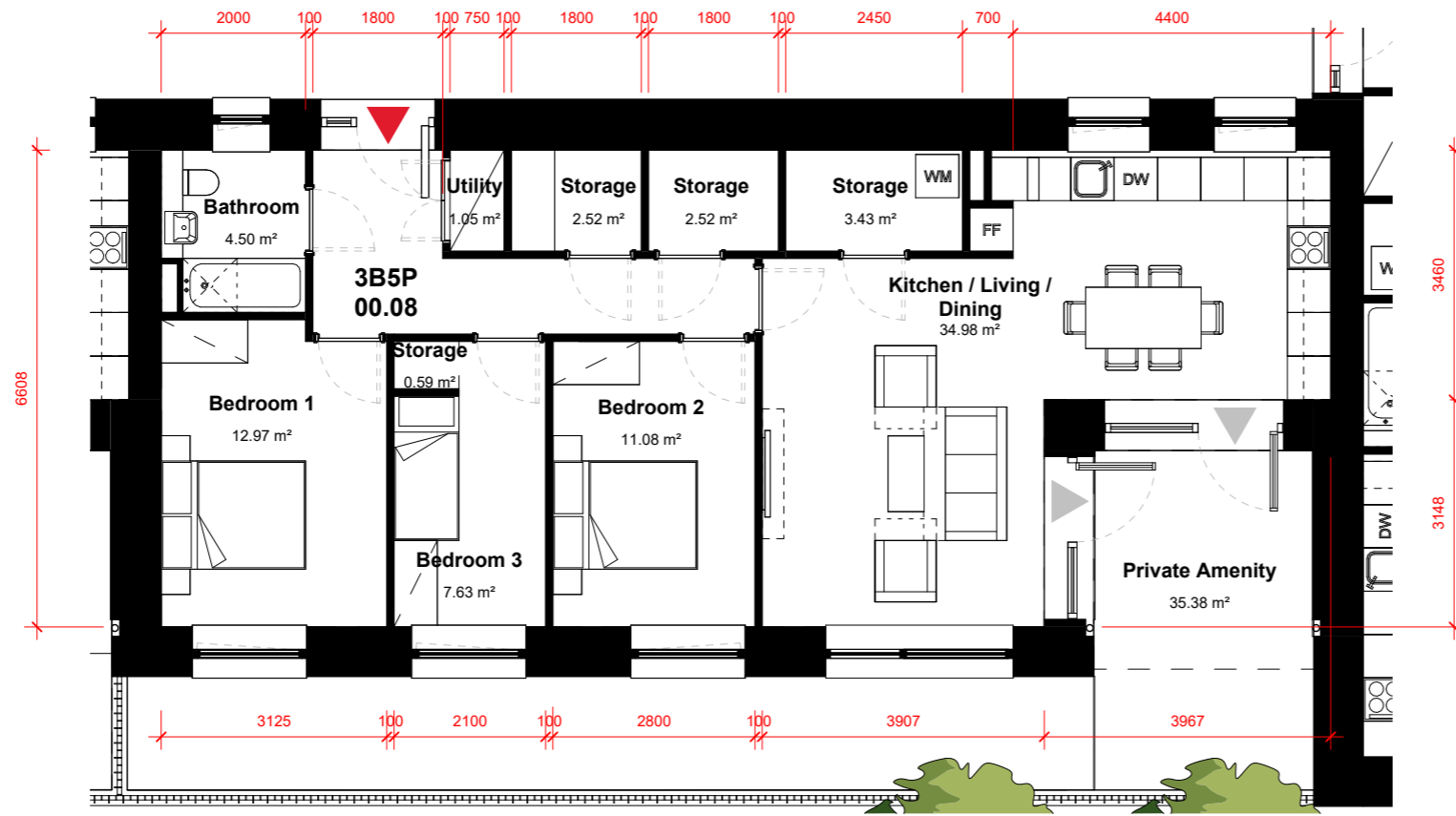
Total GIA
94.55 m²

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- KEY
- ▶ Entrance to Apartment
 - ▶ Access to Private Amenity

No. of Instances
1



00.08 - 3B5P_V1 Apartment

rev	date	description	dw
P01	03.06.25	DCC Issue for Part 8	GB

client Dublin City Council

project Crumlin Rafter's Road

status Planning

drawing title Apartment Layouts - 3B5P - V1 - Ground Floor

drawing no A483 - CRR-PMA-ZZ-XX-DR-A-080915
project no - originator - volume - level - type - role - number

scale 1:100 23/02/22 JF
original A3 P01 GB

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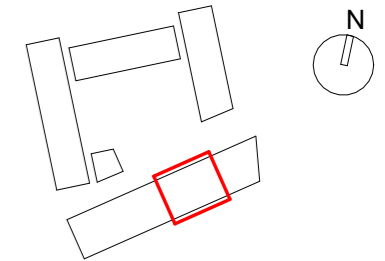


Standards	Floor Area	Floor Area plus 10%**	Aggregate Living Area	Living Area Width	Kitchen worktop length	Kitchen storage volume	Storage Area	Aggregate Bedroom Area	Master Bedroom Area	Double Bedroom Area	Double Bed Width	Single Bed Area	Single Bed Width	Private Amenity
Minimum requirement*	90.0 m ²	99.0 m ²	34.0 m ²	3.8 m	1.8 m	2.45 m ³	9.0 m ²	31.5 m ²	13.0 m ² *	11.4 m ² *	2.8 m	7.1 m ²	2.1 m	9.0 m ²
Standard Provided	94.55 m ²		34.98 m ²	✓	✓	✓	9.06 m ²	31.68 m ²	✓	11.08 m ²	✓	✓	✓	✓

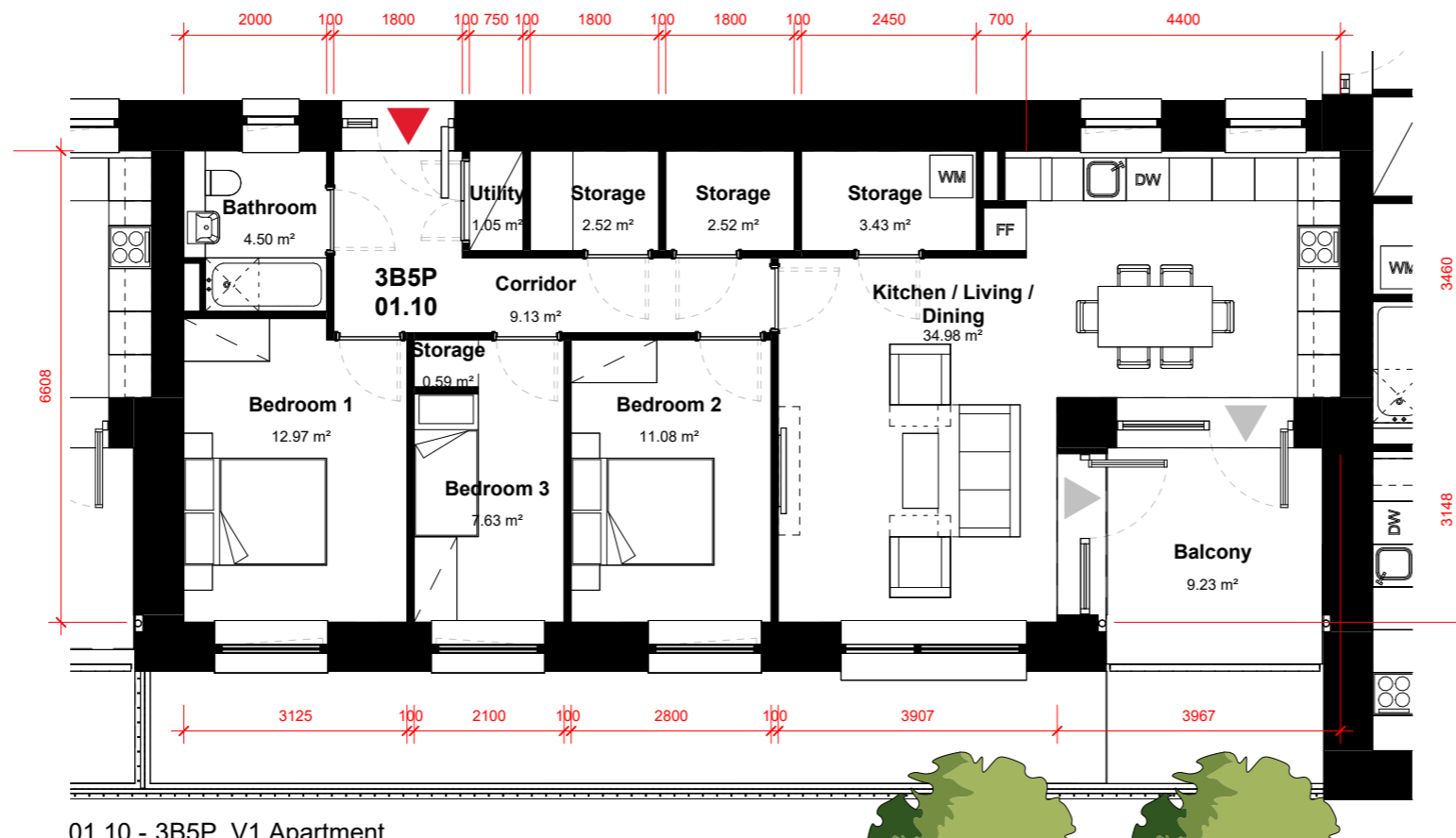
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Quality Housing for Sustainable Communities - Design Guidelines 2007

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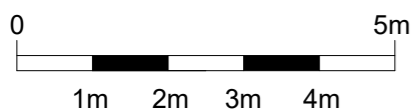
Total GIA
94.55 m²



01.10 - 3B5P_V1 Apartment
02.10 - 3B5P_V1 Apartment
03.02 - 3B5P_V1 Apartment

- KEY
- ▶ Entrance to Apartment
 - ▶ Access to Private Amenity

No. of Instances
3



P01	03.06.25	DCC Issue for Part 8	GB
rev	date	description	dw

client Dublin City Council

project Crumlin Rafter's Road

status Planning

drawing title Apartment Layouts - 3B5P - V1

drawing no A483 - CRR-PMA-ZZ-XX-DR-A-080916
project no - originator - volume - level - type - role - number

scale	1:100	23/02/22	JF
original	A3	P01	GB

Proctor & Matthews Architects

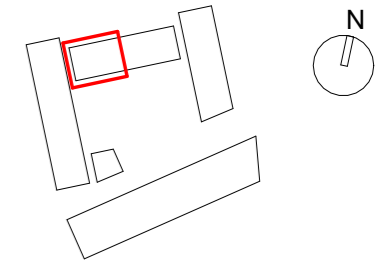
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email info@proctorandmatthews.com
website www.proctorandmatthews.com

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Minimum requirement*	90.0 m ²	99.0 m ²	34.0 m ²	3.8 m	1.8 m	2.45 m ³	9.0 m ²	31.5 m ²	13.0 m ² *	11.4 m ² *	2.8 m	7.1 m ²	2.1 m	9.0 m ²
Standard Provided	94.19 m ²		34.06 m ²	✓	✓	✓	9.00 m ²	33.04 m ²	✓	✓	✓	✓	✓	✓

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Quality Housing for Sustainable Communities - Design Guidelines 2007

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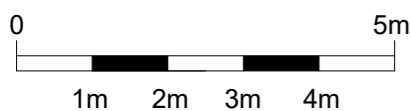
Total GIA
94.19 m²

- KEY
- ▶ Entrance to Apartment
 - ▶ Access to Private Amenity

No. of Instances
2



01.04 - 3B5P V2 Apartment
02.04 - 3B5P V2 Apartment



rev	date	description	dw
P01	03.06.25	DCC Issue for Part 8	GB

client **Dublin City Council**

project **Crumlin Rafter's Road**

status **Planning**

drawing title **Apartment Layouts - 3B5P - V2**

drawing no **A483 - CRR-PMA-ZZ-XX-DR-A-080917**
project no - originator - volume - level - type - role - number

scale	1:100	23/02/22	JF
original	A3	P01	GB

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