

Residential Quality Assessment	Project: Magee Barracks January 2018
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Unit Type	Unit No.	Unit Description	Parking Recommendations (Kildare Co. Co. Dev Plan)	Car Parking Provided	Floor Area (Gross)		Bedrooms	Storeys
					Target	Provided		
UNIT TYPE A1 & A2 - SEMI DETACHED	150	Two storey, semi-detached house	2 per Unit	2 per Unit	92	117	3	2
UNIT TYPE B - SEMI DETACHED/CORNER	16	Three storey, semi-detached house	2 per Unit	2 per Unit	120	143	4	3
UNIT TYPE C - DETACHED CORNER	10	Three storey, detached house	2 per Unit	2 per Unit	120	143	4	3
UNIT TYPE E1 & E2 - TERRACE	22	Two storey, terraced house	2 per Unit	2 per Unit	92	117	3	2
UNIT TYPE F - TERRACE CORNER	2	Three storey, terraced house	2 per Unit	2 per Unit	120	143	4	3
UNIT TYPE G1, G2 & G3 - DUPLEX UNIT (TWO BED)	26	Own door ground floor apt. (with duplex unit over)	1.5 per Unit	1 per Unit	73	83	2	1
UNIT TYPE G1, G2 & G3 - DUPLEX UNIT (THREE BED)	26	Own door, two storey duplex unit over ground floor apt.	1.5 per Unit	1 per Unit	90	123	3	2 (1st & 2nd)
ONE BED APARTMENTS (GROUND FLOOR)	4	Own door ground floor apt. (with two apt. units over)	1.5 per Unit	1 per Unit	45	54	1	1 (Ground Floor)
ONE BED APARTMENTS (FIRST & SECOND FLOOR)	8	Shared access first/second floor apt.	1.5 per Unit	1 per Unit	45	54	1	1 (1st or 2nd)
GUEST PARKING			1 per 4 units	26				
CRECHE	680 sqm	1/4 Children, 1/2 staff 1 per 10sqm (of 200 sqm café space) 1 per 15sqm	11	32				
CAFÉ & GALLERY	300 sqm		20					
RETAIL	320 sqm		21					
Total	264		564	522				
				(117 Bike Parking)				

Unit Type	UNIT No.	Aggregate Living Area		Kitchen / Dining	Living Room	Bathroom	Private Open Space		Unit Level (Apartments)
		Target	Provided				Target	Provided	
UNIT TYPE A1 & A2 - SEMI DETACHED	150	34	39.3	23.7	15.6	4.6	60	77/113	-
UNIT TYPE B - SEMI DETACHED/CORNER	16	40	42.4	21.4	21	4.6	70	77	-
UNIT TYPE C - DETACHED CORNER	10	40	42.4	21.4	21	4.6	70	96	-
UNIT TYPE E1 & E2 - TERRACE	22	34	39.3	23.7	15.6	4.6	60	68/62	-
UNIT TYPE F - TERRACE CORNER	2	40	42.4	21.4	21	4.6	70	77	-
UNIT TYPE G1, G2 & G3 - DUPLEX UNIT (TWO BED)	26	30	30	30	4.9	7	15		0 (Ground Floor)
UNIT TYPE G1, G2 & G3 - DUPLEX UNIT (THREE BED)	26	34	38.4	38	4.4	9	12		1 & 2 (1st & 2nd)
ONE BED APARTMENTS (GROUND FLOOR)	4	23	28.2	28	5.4	5	10		0 (Ground Floor)
ONE BED APARTMENTS (FIRST & SECOND FLOOR)	8	23	25.4	25	5.4	5	5		1 or 2 (1st or 2nd)

Unit Type	UNIT No.	Aggregate Bedroom Area		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Aggregate Storage Area	
		Target	Provided					Target	Provided
UNIT TYPE A1 & A2 - SEMI DETACHED	150	32	32.5	13.2	11.4	7.9	-	6	9
UNIT TYPE B - SEMI DETACHED/CORNER	16	43	45.9	13.2	11.4	7.9	13.4	6	10.3
UNIT TYPE C - DETACHED CORNER	10	43	45.9	13.2	11.4	7.9	13.4	6	10.3
UNIT TYPE E1 & E2 - TERRACE	22	32	32.5	13.2	11.4	7.9	-	6	9
UNIT TYPE F - TERRACE CORNER	2	43	45.9	13.2	11.4	7.9	13.4	6	10.3
UNIT TYPE G1, G2 & G3 - DUPLEX UNIT (TWO BED)	26	24.4	24.4	13	11.4	-	-	6	6
UNIT TYPE G1, G2 & G3 - DUPLEX UNIT (THREE BED)	26	31.5	32.4	13	11.4	8	-	9	10
ONE BED APARTMENTS (GROUND FLOOR)	4	11.4	11.5	11.5	-	-	-	3	3.2
ONE BED APARTMENTS (FIRST & SECOND FLOOR)	8	11.4	11.5	11.5	-	-	-	3	3.2

Target Area / Guidelines:
 Kildare County Council - Development Plan 2017-2023
 Department of the Environment, Community & Local Government - Sustainable Urban Housing: Design Standards for New Apartments (Guidelines for Planning Authorities) - 2015
 Department of the Environment, Community & Local Government - Quality Housing for Sustainable Communities - 2007