

Housing Quality Assessment

Proposed Build - To - Rent Scheme, Malahide Road, Dublin 17.

Job No: 1910
Date: 05/11/19

| DEVELOPMENT STANDARDS | Description | Beds/ Persons | GFA (m ²) | Storage Area (m ²) | Balcony/ Patio Size (m ²) | Living Room Width (m) | Agg. Living Area (m ²) | Bedroom Widths | Agg. Bedroom Area(m ²) | Communal Amenity space(m ²) |
|--|---------------------|------------------|-----------------------|--------------------------------|---------------------------------------|-----------------------|------------------------------------|-------------------------------|------------------------------------|---|
| Sustainable Urban Housing Design Standards for New Apartments 2018 | 1 bedroom apartment | 1B/ 2P | 45m ² | 3m ² | 5m ² | 3.3m | 23m ² | single 2.1m double 2.8m | 11.4m ² | 5m ² |
| | 2 bedroom apartment | 2B/ 3P | 63m ² | 5m ² | 6m ² | 3.6m | 28m ² | | 20.1m ² | 6m ² |
| | | 2B/ 4P | 73m ² | 6m ² | 7m ² | 3.6m | 30m ² | | 24.4m ² | 7m ² |
| 3 bedroom apartment | 3B/ 6P | 90m ² | 9m ² | 9m ² | 3.8m | 34m ² | 31.5m ² | 9m ² | | |
| DCC DP 2016-2022 | 1 bedroom apartment | 1B/ 2P | 45m ² | 3m ² | 5m ² | 3.3m | 23m ² | single 2.1m double 2.8m | 11.4m ² | |
| | 2 bedroom apartment | 2B/ 4P | 73m ² | 6m ² | 7m ² | 3.6m | 30m ² | | 24.4m ² | |
| | 3 bedroom apartment | 3B/ 6P | 90m ² | 9m ² | 9m ² | 3.8m | 34m ² | | 31.5m ² | |

* The standards and specifications in respect of Apartment Development- as set out in Section 8.2.3.3. (i), (ii), (v), (vii) and (viii) of the Development Plan Written Statement have been superseded by Ministerial Guidelines 'Sustainable Urban Housing – Design Standards for New Apartments'

UNIT NUMBERS: BLOCK A & B

| Floor Level | 1 Bed / 2P | 2B/3P | 2B/4P | 2B Duplex | 3B Duplex | Floor Total |
|--------------------|--------------|-------------|--------------|-------------|-------------|-------------|
| GF + MEZZ | 0 | 0 | 0 | 8 | 2 | 10 |
| 1F | 11 | 2 | 32 | 0 | 0 | 45 |
| 2F | 11 | 2 | 32 | 0 | 0 | 45 |
| 3F | 11 | 2 | 32 | 0 | 0 | 45 |
| 4F | 11 | 2 | 32 | 0 | 0 | 45 |
| 5F | 11 | 2 | 32 | 0 | 0 | 45 |
| 6F | 11 | 2 | 32 | 0 | 0 | 45 |
| 7F | 5 | 0 | 24 | 0 | 0 | 29 |
| 8F | 11 | 1 | 10 | 0 | 0 | 22 |
| Type Total | 82 | 13 | 226 | 8 | 2 | 331 |
| PERCENTAGE | 24.8% | 3.9% | 68.3% | 2.4% | 0.6% | |
| GRAND TOTAL | | | | | | 331 |

| SITE STATISTICS | |
|---|--------------------------------|
| Site Area (m ²) | 10,540 |
| Building Footprint (m ²) | 6,217 |
| Total GFA (m ²) | 32890.0 |
| Total NFA (m ²) | 26175.0 |
| Site Coverage | 59% |
| Plot Ratio | 3.12 |
| Density | 331 units/Ha 132 units/Acre |
| Public Open Space (m ²) | 1,771 |
| Semi Public Open Space (m ²) | 1,910 |
| External Communal Amenity Space(m ²) | 6,634 |
| Internal Communal Amenity Space (m ²) | 903 |

UNIT NUMBERS: BLOCK A

| Floor Level | 1 Bed / 2 Per | 2B/3P | 2B/4P | 2B Duplex | 3B Duplex | Floor Total |
|--------------------|---------------|-------------|--------------|-------------|-------------|-------------|
| GF + MEZZ | 0 | 0 | 0 | 0 | 2 | 2 |
| 1F | 4 | 0 | 8 | 0 | 0 | 12 |
| 2F | 4 | 0 | 8 | 0 | 0 | 12 |
| 3F | 4 | 0 | 8 | 0 | 0 | 12 |
| 4F | 4 | 0 | 8 | 0 | 0 | 12 |
| 5F | 4 | 0 | 8 | 0 | 0 | 12 |
| 6F | 4 | 0 | 8 | 0 | 0 | 12 |
| 7F | 4 | 0 | 6 | 0 | 0 | 10 |
| 8F | 6 | 1 | 2 | 0 | 0 | 9 |
| Type Total | 34 | 1 | 56 | 0 | 2 | 93 |
| PERCENTAGE | 36.6% | 1.1% | 60.2% | 0.0% | 2.2% | |
| GRAND TOTAL | | | | | | 93 |

| FLOOR AREA CALCULATIONS | | | | |
|-------------------------|----------------------|----------------|----------------------|----------------|
| Floor Level | NFA(m ²) | | GFA(m ²) | |
| | Block A | Block B | Block A | Block B |
| Ground Floor | 522.0 | 1294.0 | 582.0 | 1505.0 |
| Mezzanine | 120.0 | 360.0 | 159.0 | 537.0 |
| 1F | 819.0 | 2502.0 | 1012.0 | 3162.0 |
| 2F | 819.0 | 2502.0 | 1012.0 | 3162.0 |
| 3F | 819.0 | 2502.0 | 1012.0 | 3162.0 |
| 4F | 819.0 | 2502.0 | 1012.0 | 3162.0 |
| 5F | 819.0 | 2502.0 | 1012.0 | 3162.0 |
| 6F | 819.0 | 2502.0 | 1012.0 | 3162.0 |
| 7F | 663.0 | 1740.0 | 851.0 | 2162.0 |
| 8F | 547.0 | 1003.0 | 711.0 | 1339.0 |
| Total | 6766.0 | 19409.0 | 8375.0 | 24515.0 |
| Grand Total | 26175.0 | | 32890.0 | |

UNIT NUMBERS: BLOCK B

| Floor Level | 1 Bed / 2Per | 2B/3P | 2B/4P | 2B Duplex | 3B Duplex | Total |
|--------------------|--------------|-------------|--------------|-------------|-------------|------------|
| GF + MEZZ | 0 | 0 | 0 | 8 | 0 | 8 |
| 1F | 7 | 2 | 24 | 0 | 0 | 33 |
| 2F | 7 | 2 | 24 | 0 | 0 | 33 |
| 3F | 7 | 2 | 24 | 0 | 0 | 33 |
| 4F | 7 | 2 | 24 | 0 | 0 | 33 |
| 5F | 7 | 2 | 24 | 0 | 0 | 33 |
| 6F | 7 | 2 | 24 | 0 | 0 | 33 |
| 7F | 1 | 0 | 18 | 0 | 0 | 19 |
| 8F | 5 | 0 | 8 | 0 | 0 | 13 |
| Type Total | 48 | 12 | 170 | 8 | 0 | 238 |
| PERCENTAGE | 20.2% | 5.0% | 71.4% | 3.4% | 0.0% | |
| GRAND TOTAL | | | | | | 238 |

| Bicycle parking spaces requirements | | | |
|---|----------------------|--------------|----------------------------|
| Apartment type | Spaces req. per unit | No. of units | Total bike spaces required |
| 1B/2P | 1 | 82 | 82 |
| 2B/3P | 2 | 13 | 26 |
| 2B/4P | 2 | 234 | 468 |
| 3B/5P | 3 | 2 | 6 |
| Subtotal bike space requirements | | | 582 |
| Visitor bike space required(0.5 per unit) | | | 165.5 |
| Total min bicylce parking spaces required for scheme | | | 747.5 |
| Total secure bike space provided | | | 474 |
| Total visitor bike space provided | | | 166 |
| Total bike spaces provided | | | 640 |

| Communal amenity space required (m ²) | | | |
|--|--|--------------|----------------------------------|
| Apartment type | Area required per unit (m ²) | No. of units | Resulting Area (m ²) |
| 1B/2P | 4 | 82 | 328 |
| 2B/3P | 4 | 13 | 52 |
| 2B/4P | 4 | 234 | 936 |
| 3B/5P | 4 | 2 | 8 |
| Min. Area required for the proposed units (m²) | | | 1324 |
| Total Internal Communal Amenity Space (m ²) | | | 903 |
| Total External Communal Amenity Space (m ²) | | | 6634 |
| Total Communal Amenity Space Provided (m²) | | | 7537 |
| Excess of Communal Amenity Space Achieved (m²) | | | 6213 |

| Internal Communal Amenity Space | Area (m ²) |
|--|------------------------|
| Reception Areas | 274 |
| Shared Work Space | 154 |
| Gym | 154 |
| Laundry | 32 |
| Amenity Space (Level 7) | 210 |
| Lettable Office Space (Levels 1-6,8) | 79 |
| Total Internal Communal Amenity Space | 903 |

| External Communal Amenity Space | Area (m ²) |
|--|------------------------|
| Ground Level Semi-Public Amenity Space | 1910 |
| Ground Level Public Amenity Space | 1771 |
| Podium Courtyard 1 (Block A) Level 1 | 206 |
| Podium Courtyard 2 (Block B) Level 1 | 515 |
| Podium Courtyard 3 (Block B) Level 1 | 625 |
| Roof terrace 1 (Block B) Level 7 | 229 |
| Roof Terrace 2 (Block B) Level 7 | 303 |
| Roof Terrace 3 (Block B) Level 7 | 381 |
| Roof Terrace 4 (Block B) Level 8 | 347 |
| Roof Terrace 5 (Block B) Level 8 | 347 |
| Total External Communal Amenity Space | 6634 |

| Commercial/Lettable Space | Area (m ²) |
|-------------------------------|------------------------|
| Unit 1 (Block A) | 62 |
| Unit 2 (Block A) | 267 |
| Unit 3 (Block B) | 132 |
| Creche (Block B) | 198 |
| Total Commercial space | 659 |

| Parking | | |
|----------------------------|-------------------|--------------------------|
| Block | No. of Car Spaces | No. of Motorcycle Spaces |
| Block A | 16 | 0 |
| Block B | 185 | 11 |
| Total No. of Spaces | 201 | 11 |
| Car Parking Ratio | 61% | |

| Orientation of Apartments | | |
|------------------------------|-------------|------------|
| | Single View | Dual View |
| Block A | 62 | 31 |
| Block B | 140 | 98 |
| Total (m²) | 202 | 129 |
| Total (%) | 61% | 39% |