

Housing Quality Assessment

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

Job No: 1910

Date: 08/11/19

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
	3 bedroom apartment	2B/ 4P	73m ²	6m ²	7m ²	3.6m	30m ²		24.4m ²	7m 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	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 (i), (ii), (v), (vii) and (viii) of the Development Plan Written Statement have been superseded by Ministerial Guidelines 'Sustainable Urban Housing – Design Standards for New Apartments'

BLOCK A

Figures that achieve the minimum Housing Design Standards are coloured in green.

First Floor	Description	Apart. Type	Beds/ Persons	Required GFA (m ²)	GFA (m ²)	Required GFA achieved (%)	RequiredS storage Area (m ²)	Storage Area (m ²)	Required Balcony/ Patio Size (m ²)	Balcony/ Patio Size (m ²)	Required Living Room Width	Living Room Width	Required Agg. Living Area (m ²)	Agg. Living Area (m ²)	Required Minimum Bedroom Widths	Minimum Bedroom Widths	Required Agg. Bedroom Area (m ²)	Agg. Bedroom Area (m ²)	Orientation	Facing
A.1.01	1 bedroom apartment	1B	1B/2P	45	50.0	111%	3	3.0	5	6.1	3.3	3.3m	23	27.5	2.8	2.80m	11.4	11.6	Single	NW
A.1.02	1 bedroom apartment	1B	1B/2P	45	50.0	111%	3	3.0	5	6.1	3.3	3.3m	23	27.5	2.8	2.80m	11.4	11.6	Single	NW
A.1.03	1 bedroom apartment	1B	1B/2P	45	50.0	111%	3	3.0	5	6.1	3.3	3.3m	23	27.5	2.8	2.80m	11.4	11.6	Single	NW
A.1.04	2 bedroom apartment	2A*	2B/4P	73	77.6	106%	6	6.4	7	7.2	3.6	3.9m	30	34.2	2.8	2.8m	24.4	25.2	Dual	NW + NE
A.1.05	2 bedroom apartment	2A	2B/4P	73	77.6	106%	6	6.4	7	7.2	3.6	3.9m	30	34.2	2.8	2.8m	24.4	25.2	Single	NE
A.1.06	1 bedroom apartment	1C	1B/2P	45	49.7	110%	3	3.0	5	7.2	3.3	3.3m	23	26.7	2.8	2.80m	11.4	11.5	Single	NE
A.1.07	2 bedroom apartment	2B	2B/4P	73	78.0	107%	6	6.3	7	7.2	3.6	3.9m	30	32.8	2.8	2.80m	24.4	25.2	Dual	SW+SE
A.1.08	2 bedroom apartment	2C	2B/4P	73	76.3	105%	6	6.3	7	7.2	3.6	4.9m	30	31.6	2.8	2.80m	24.4	25.2	Single	SE
A.1.09	2 bedroom apartment	2C	2B/4P	73	76.3	105%	6	6.3	7	7.2	3.6	4.9m	30	31.6	2.8	2.80m	24.4	25.2	Single	SE
A.1.10	2 bedroom apartment	2D	2B/4P	73	78.0	107%	6	6.2	7	7.2	3.6	3.9m	30	31.4	2.8	2.8m	24.4	24.7	Dual	SW + SE
A.1.11	2 bedroom apartment	2A	2B/4P	73	77.6	106%	6	6.4	7	7.2	3.6	3.9m	30	34.2	2.8	2.8m	24.4	25.2	Single	SW
A.1.12	2 bedroom apartment	2E	2B/4P	73	77.6	106%	6	6.0	7	7.2	3.6	3.9m	30	31.2	2.8	2.8m	24.4	24.4	Dual	SW + NW

Second Floor	Description	Apart. Type	Beds/ Persons	Required GFA (m ²)	GFA (m ²)	Required GFA achieved (%)	RequiredS storage Area (m ²)	Storage Area (m ²)	Required Balcony/ Patio Size (m ²)	Balcony/ Patio Size (m ²)	Required Living Room Width	Living Room Width	Required Agg. Living Area (m ²)	Agg. Living Area (m ²)	Required Minimum Bedroom Widths	Minimum Bedroom Widths	Required Agg. Bedroom Area (m ²)	Agg. Bedroom Area (m ²)	Orientation	Facing
A.2.01	1 bedroom apartment	1B	1B/2P	45	50.0	111%	3	3.0	5	6.1	3.3	3.3m	23	27.5	2.8	2.80m	11.4	11.6	Single	NW
A.2.02	1 bedroom apartment	1B	1B/2P	45	50.0	111%	3	3.0	5	6.1	3.3	3.3m	23	27.5	2.8	2.80m	11.4	11.6	Single	NW
A.2.03	1 bedroom apartment	1B	1B/2P	45	50.0	111%	3	3.0	5	6.1	3.3	3.3m	23	27.5	2.8	2.80m	11.4	11.6	Single	NW
A.2.04	2 bedroom apartment	2A*	2B/4P	73	77.6	106%	6	6.4	7	7.2	3.6	3.9m	30	34.2	2.8	2.8m	24.4	25.2	Dual	NW + NE
A.2.05	2 bedroom apartment	2A	2B/4P	73	77.6	106%	6	6.4	7	7.2	3.6	3.9m	30	34.2	2.8	2.8m	24.4	25.2	Single	NE
A.2.06	1 bedroom apartment	1C	1B/2P	45	49.7	110%	3	3.0	5	7.2	3.3	3.3m	23	26.7	2.8	2.80m	11.4	11.5	Single	NE
A.2.07	2 bedroom apartment	2B	2B/4P	73	78.0	107%	6	6.3	7	7.2	3.6	3.9m	30	32.8	2.8	2.80m	24.4	25.2	Dual	SW+SE
A.2.08	2 bedroom apartment	2C	2B/4P	73	76.3	105%	6	6.3	7	7.2	3.6	4.9m	30	31.6	2.8	2.80m	24.4	25.2	Single	SE
A.2.09	2 bedroom apartment	2C	2B/4P	73	76.3	105%	6	6.3	7	7.2	3.6	4.9m	30	31.6	2.8	2.80m	24.4	25.2	Single	SE
A.2.10	2 bedroom apartment	2D	2B/4P	73	78.0	107%	6	6.2	7	7.2	3.6	3.9m	30	31.4	2.8	2.8m	24.4	24.7	Dual	SW + SE
A.2.11	2 bedroom apartment	2A	2B/4P	73	77.6	106%	6	6.4	7	7.2	3.6	3.9m	30	34.2	2.8	2.8m	24.4	25.2	Single	SW
A.2.12	2 bedroom apartment	2E	2B/4P	73	77.6	106%	6	6.0	7	7.2	3.6	3.9m	30	31.2	2.8	2.8m	24.4	24.4	Dual	SW + NW

Third Floor	Description	Apart. Type	Beds/ Persons	Required GFA (m ²)	GFA (m ²)	Required GFA achieved (%)	RequiredS storage Area (m ²)	Storage Area (m ²)	Required Balcony/ Patio Size (m ²)	Balcony/ Patio Size (m ²)	Required Living Room Width	Living Room Width	Required Agg. Living Area (m ²)	Agg. Living Area (m ²)	Required Minimum Bedroom Widths	Minimum Bedroom Widths	Required Agg. Bedroom Area (m ²)	Agg. Bedroom Area (m ²)	Orientation	Facing
A.3.01	1 bedroom apartment	1B	1B/2P	45	50.0	111%	3	3.0	5	6.1	3.3	3.3m	23	27.5	2.8	2.80m	11.4	11.6	Single	NW
A.3.02	1 bedroom apartment	1B	1B/2P	45	50.0	111%	3	3.0	5	6.1	3.3	3.3m	23	27.5	2.8	2.80m	11.4	11.6	Single	NW
A.3.03	1 bedroom apartment	1B	1B/2P	45	50.0	111%	3	3.0	5	6.1	3.3	3.3m	23	27.5	2.8	2.80m	11.4	11.6	Single	NW
A.3.04	2 bedroom apartment	2A*	2B/4P	73	77.6	106%	6	6.4	7	7.2	3.6	3.9m	30	34.2	2.8	2.8m	24.4	25.2	Dual	NW + NE
A.3.05	2 bedroom apartment	2A	2B/4P	73	77.6	106%	6	6.4	7	7.2	3.6	3.9m	30	34.2	2.8	2.8m	24.4	25.2	Single	NE
A.3.06	1 bedroom apartment	1C	1B/2P	45	49.7	110%	3	3.0	5	7.2	3.3	3.3m	23	26.7	2.8	2.80m	11.4	11.5	Single	NE
A.3.07	2 bedroom apartment	2B	2B/4P	73	78.0	107%	6	6.3	7	7.2	3.6	3.9m	30	32.8	2.8	2.80m	24.4	25.2	Dual	SW+SE
A.3.08	2 bedroom apartment	2C	2B/4P	73	76.3	105%	6	6.3	7	7.2	3.6	4.9m	30	31.6	2.8	2.80m	24.4	25.2	Single	SE
A.3.09	2 bedroom apartment	2C	2B/4P	73	76.3	105%	6	6.3	7	7.2	3.6	4.9m	30	31.6	2.8	2.80m	24.4	25.2	Single	SE
A.3.10	2 bedroom apartment	2D	2B/4P	73	78.0	107%	6	6.2	7	7.2	3.6	3.9m	30	31.4	2.8	2.8m	24.4	24.7	Dual	SW + SE
A.3.11	2 bedroom apartment	2A	2B/4P	73	77.6	106%	6	6.4	7	7.2	3.6	3.9m	30	34.2	2.8	2.8m	24.4	25.2	Single	SW
A.3.12	2 bedroom apartment	2E	2B/4P	73	77.6	106%	6	6.0	7	7.2	3.6	3.9m	30	31.2	2.8	2.8m	24.4	24.4	Dual	SW + NW

Eight Floor	Description	Apart. Type	Beds/ Persons	Required GFA (m²)	GFA (m²)	Required GFA achieved (%)	RequiredS torage Area (m²)	Storage Area (m²)	Required Balcony/ Patio Size (m²)	Balcony/ Patio Size (m²)	Required Living Room Width	Living Room Width	Required Agg. Living Area (m²)	Agg. Living Area (m²)	Required Minimum Bedroom Widths	Minimum Bedroom Widths	Required Agg. Bedroom Area (m²)	Agg. Bedroom Area (m²)	Orientation	Facing
A.8.01	1 bedroom apartment	1J	1B/2P	45	51.7	115%	3	3.4	5	25.4	3.3	5.2m	23	27.8	2.8	3.0m	11.4	12.5	Single	NW
A.8.02	1 bedroom apartment	1J	1B/2P	45	51.7	115%	3	3.4	5	24.9	3.3	5.2m	23	27.8	2.8	3.0m	11.4	12.5	Single	NW
A.8.03	1 bedroom apartment	1K	1B/2P	45	59.4	132%	3	3.0	5	7.2	3.3	4.5m	23	34.2	2.8	2.8m	11.4	14.8	Dual	NW + NE
A.8.04	1 bedroom apartment	1L	1B/2P	45	49.4	110%	3	3.0	5	21.14	3.3	5.4m	23	29.4	2.8	3.0m	11.4	11.4	single	NE
A.8.05	1 bedroom apartment	1L	1B/2P	45	49.4	110%	3	3.0	5	21.14	3.3	5.4m	23	29.4	2.8	3.0m	11.4	11.4	single	NE
A.8.06	1 bedroom apartment	1J	1B/2P	45	51.7	115%	3	3.4	5	21.6	3.3	5.2m	23	27.8	2.8	3.0m	11.4	12.5	Single	SE
A.8.07	2 bedroom apartment	2L	2B/3P	63	65.7	104%	5	5.0	6	27.4	3.6	6.5m	28	32.8	2.1/2.8	2.3/2.9m	20.1	20.1	Single	SE
A.8.08	2 bedroom apartment	2M	2B/4P	73	89.5	123%	6	10.8	7	7.2	3.6	3.9m	30	32.5	2.8	2.8m	24.4	26.9	Dual	SE + SW
A.8.09	2 bedroom apartment	2E	2B/4P	73	77.6	106%	6	6.0	7	7.2	3.6	3.9m	30	31.2	2.8	2.8m	24.4	24.4	Dual	SW + NW

Seventh Floor	Description	Apart. Type	Beds/ Persons	Required GFA (m²)	GFA (m²)	Required GFA achieved (%)	Required Storage Area (m²)	Storage Area (m²)	Required Balcony/ Patio Size (m²)	Balcony/ Patio Size (m²)	Required Living Room Width	Living Room Width	Required Agg. Living Area (m²)	Agg. Living Area (m²)	Required Minimum Bedroom Widths	Minimum Bedroom Widths	Required Agg. Bedroom Area (m²)	Agg. Bedroom Area (m²)	Orientation	Facing
B.7.01	2 bedroom apartment	2J	2B/4P	73	90.6	124%	6	6.0	7	7.2	3.6	5.3m	30	42.2	2.8	3.0m	24.4	25.7	Dual	SW + NW
B.7.02	2 bedroom apartment	2A	2B/4P	73	77.6	106%	6	6.4	7	7.2	3.6	3.9m	30	34.2	2.8	2.8m	24.4	25.2	Single	NW
B.7.03	2 bedroom apartment	2A	2B/4P	73	77.6	106%	6	6.4	7	7.2	3.6	3.9m	30	34.2	2.8	2.8m	24.4	25.2	Single	NW
B.7.04	2 bedroom apartment	2A	2B/4P	73	77.6	106%	6	6.4	7	7.2	3.6	3.9m	30	34.2	2.8	2.8m	24.4	25.2	Single	NW
B.7.05	2 bedroom apartment	2A	2B/4P	73	77.6	106%	6	6.4	7	7.2	3.6	3.9m	30	34.2	2.8	2.8m	24.4	25.2	Single	NW
B.7.06	2 bedroom apartment	2A	2B/4P	73	77.6	106%	6	6.4	7	7.2	3.6	3.9m	30	34.2	2.8	2.8m	24.4	25.2	Single	NW
B.7.07	2 bedroom apartment	2A	2B/4P	73	77.6	106%	6	6.4	7	7.2	3.6	3.9m	30	34.2	2.8	2.8m	24.4	25.2	Single	NW
B.7.08	2 bedroom apartment	2A	2B/4P	73	77.6	106%	6	6.4	7	7.2	3.6	3.9m	30	34.2	2.8	2.8m	24.4	25.2	Single	NW
B.7.09	2 bedroom apartment	2A	2B/4P	73	77.6	106%	6	6.4	7	7.2	3.6	3.9m	30	34.2	2.8	2.8m	24.4	25.2	Single	NW
B.7.10	1 bedroom apartment	1D	1B/2P	45	50.0	111%	3	3.0	5	7.2	3.3	3.3m	23	23.3	2.8	2.8m	11.4	11.5	Single	NW
B.7.11	2 bedroom apartment	2K	2B/4P	73	95.3	131%	6	6.0	7	7.2	3.6	3.9m	30	41.8	2.8	3.6m	24.4	31.9	Dual	NW + NE + SE
B.7.12	2 bedroom apartment	2F	2B/4P	73	84.2	115%	6	6.0	7	8.3	3.6	5.0m	30	39.6	2.8	2.8m	24.4	26.6	Dual	SE + NE
B.7.13	2 bedroom apartment	2F	2B/4P	73	84.2	115%	6	6.0	7	8.3	3.6	5.0m	30	39.6	2.8	2.8m	24.4	26.6	Dual	SE + SW
B.7.14	2 bedroom apartment	2A	2B/4P	73	77.6	106%	6	6.4	7	7.2	3.6	3.9m	30	34.2	2.8	2.8m	24.4	25.2	Single	SE + NE
B.7.15	2 bedroom apartment	2A	2B/4P	73	77.6	106%	6	6.4	7	7.2	3.6	3.9m	30	34.2	2.8	2.8m	24.4	25.2	Single	SE
B.7.16	2 bedroom apartment	2A	2B/4P	73	77.6	106%	6	6.4	7	7.2	3.6	3.9m	30	34.2	2.8	2.8m	24.4	25.2	Single	SE
B.7.17	2 bedroom apartment	2A	2B/4P	73	77.6	106%	6	6.4	7	7.2	3.6	3.9m	30	34.2	2.8	2.8m	24.4	25.2	Single	SE
B.7.18	2 bedroom apartment	2F	2B/4P	73	84.2	115%	6	6.0	7	8.3	3.6	5.0m	30	39.6	2.8	2.8m	24.4	26.6	Dual	SE + NE
B.7.19	2 bedroom apartment	2A	2B/4P	73	77.6	106%	6	6.4	7	7.2	3.6	3.9m	30	34.2	2.8	2.8m	24.4	25.2	Single	SW

Eighth Floor	Description	Apart. Type	Beds/ Persons	Required GFA (m²)	GFA (m²)	Required GFA achieved (%)	Required Storage Area (m²)	Storage Area (m²)	Required Balcony/ Patio Size (m²)	Balcony/ Patio Size (m²)	Required Living Room Width	Living Room Width	Required Agg. Living Area (m²)	Agg. Living Area (m²)	Required Minimum Bedroom Widths	Minimum Bedroom Widths	Required Agg. Bedroom Area (m²)	Agg. Bedroom Area (m²)	Orientation	Facing
B.8.01	2 bedroom apartment	2J	2B/4P	73	90.6	124%	6	6.0	7	7.2	3.6	5.3m	30	42.2	2.8	3.0m	24.4	25.7	Dual	SW + NW
B.8.02	1 bedroom apartment	1H	1B/2P	45	53.2	118%	3	3.4	5	21	3.3	5.4m	23	29.4	2.8	3.0m	11.4	12.5	Single	NW
B.8.03	1 bedroom apartment	1H	1B/2P	45	53.2	118%	3	3.4	5	21	3.3	5.4m	23	29.4	2.8	3.0m	11.4	12.5	Single	NW
B.8.04	1 bedroom apartment	1H	1B/2P	45	53.2	118%	3	3.4	5	21	3.3	5.4m	23	29.4	2.8	3.0m	11.4	12.5	Single	NW
B.8.05	1 bedroom apartment	1H	1B/2P	45	53.2	118%	3	3.4	5	21	3.3	5.4m	23	29.4	2.8	3.0m	11.4	12.5	Single	NW
B.8.06	1 bedroom apartment	1D	1B/2P	45	50.0	111%	3	3.0	5	7.2	3.3	3.3m	23	23.3	2.8	2.8m	11.4	11.5	Single	NW
B.8.07	2 bedroom apartment	2K	2B/4P	73	95.3	131%	6	6.0	7	7.2	3.6	3.9m	30	41.8	2.8	3.6m	24.4	31.9	Dual	NW + NE + SE
B.8.08	2 bedroom apartment	2F	2B/4P	73	84.2	115%	6	6.0	7	8.3	3.6	5.0m	30	39.6	2.8	2.8m	24.4	26.6	Dual	SE + NE
B.8.09	2 bedroom apartment	2F	2B/4P	73	84.2	115%	6	6.0	7	8.3	3.6	5.0m	30	39.6	2.8	2.8m	24.4	26.6	Dual	SE + SW
B.8.10	2 bedroom apartment	2F	2B/4P	73	84.2	115%	6	6.0	7	8.3	3.6	5.0m	30	39.6	2.8	2.8m	24.4	26.6	Dual	SE + NE
B.8.11	2 bedroom apartment	2F	2B/4P	73	84.2	115%	6	6.0	7	8.3	3.6	5.0m	30	39.6	2.8	2.8m	24.4	26.6	Dual	SE + SW
B.8.12	2 bedroom apartment	2F	2B/4P	73	84.2	115%	6	6.0	7	8.3	3.6	5.0m	30	39.6	2.8	2.8m	24.4	26.6	Dual	SE + NE
B.8.13	2 bedroom apartment	2A	2B/4P	73	77.6	106%	6	6.4	7	7.2	3.6	3.9m	30	34.2	2.8	2.8m	24.4	25.2	Dual	SE + SW

Duplex No.	Description	Apart. Type	Beds/ Persons	Required GFA (m²)	GFA (m²)	Required GFA achieved (%)	Required Storage Area (m²)	Storage Area (m²)	Required Balcony/ Patio Size (m²)	Balcony/ Patio Size (m²)	Required Living Room Width	Living Room Width	Required Agg. Living Area (m²)	Agg. Living Area (m²)	Required Minimum Bedroom Widths	Minimum Bedroom Widths	Required Agg. Bedroom Area (m²)	Agg. Bedroom Area (m²)	Orientation	Facing
1	3 bedroom duplex	3A	3B/5P	90	120	133%	9	9.0	9	24	3.8	4.3m	30	42.3	2.8	2.8m	31.5	33.8	Dual	NE + SE + SW
2	3 bedroom duplex	3A	3B/5P	90	120	133%	9	9.0	9	24	3.8	4.3m	30	42.3	2.8	2.8m	31.5	33.8	Dual	NE + SE + SW
3	2 bedroom duplex	2N	2B/4P	73	94	129%	6	6.5	7	17	3.6	4.3m	30	32.0	2.8	3.0m	22.8	24.2	Dual	SE + NE
4	2 bedroom duplex	2N	2B/4P	73	94	129%	6	6.5	7	27	3.6	4.3m	30	32.0	2.8	3.0m	22.8	24.2	Dual	SE + NW
5	2 bedroom duplex	2N	2B/4P	73	94	129%	6	6.5	7	23	3.6	4.3m	30	32.0	2.8	3.0m	22.8	24.2	Dual	SE + SW
6	2 bedroom duplex	2N	2B/4P	73	94	129%	6	6.5	7	27	3.6	4.3m	30	32.0	2.8	3.0m	22.8	24.2	Dual	SE + SW
7	2 bedroom duplex	2N	2B/4P	73	94	129%	6	6.5	7	27	3.6	4.3m	30	32.0	2.8	3.0m	22.8	24.2	Dual	SE + NE
8	2 bedroom duplex	2N	2B/4P	73	94	129%	6	6.5	7	27	3.6	4.3m	30	32.0	2.8	3.0m	22.8	24.2	Dual	SE + SW
9	2 bedroom duplex	2N	2B/4P	73	94	129%	6	6.5	7	27	3.6	4.3m	30	32.0	2.8	3.0m	22.8	24.2	Dual	SE + SW
10	2 bedroom duplex	2N	2B/4P	73	94	129%	6	6.5	7	22.3	3.6	4.3m	30	32.0	2.8	3.0m	22.8	24.2	Dual	SE + NE

Unit GFA Calculations

Floor Level	Unit GFA Totals (m²)			
	1B/2P	2B/3P	2B/4P	3B
GF + MEZZ	0	0	752	240
1F	559.5	162.4	2564.7	0
2F	540.7	162.4	2564.7	0
3F	540.7	162.4	2564.7	0
4F	540.7	162.4	2564.7	0
5F	540.7	162.4	2564.7	0
6F	540.7	162.4	2564.7	0
7F	250.0	0	1910.3	0
8F	576.1	65.7	851.6	0
Total	4089.1	1040.1	18902.1	240
Grand Total	24271.3			