



Housing Quality Assessment

In respect of:

Proposed Strategic Housing Development at Lusk, Regles, County Dublin.



Prepared by:

**Armstrong Fenton Associates
Planning & Development Consultants**

On behalf of the applicant:

Dwyer Nolan Developments Ltd.

Quality Housing Assessment

* Standards based on the Guidelines for Quality Housing for Sustainable Communities (2007) (Table 5.1; pg 49)

** Standards based on the Fingal Development Plan 2017-2023 (Table 12.1; pg 420)

Unit Number	House Type	Description	Beds / People	Gross Floor Area [SQ M]	Target Gross Floor Area[SQ M]*	Exceeds Target By [SQ M]	Main Living Room[SQ M]	Minimum Main Living Room [SQ M]*	Exceeds Target By [SQ M]	Kitchen / Dining [SQ M]	Aggregate Living Area [SQ M]	Target Aggregate Living Area [SQ M]*	Exceeds Target By [SQ M]	Bedroom 1 [SQ M]	Bedroom 2 [SQ M]	Bedroom 3 [SQ M]	Bedroom 4 [SQ M]	Aggregate Bedroom Area [SQ M]	Target Aggregate Bedroom Area [SQ M]*	Exceeds Target By [SQ M]	Storage [SQ M]	Target Storage [SQ M]*	Exceeds Target By [SQ M]	Private Open Space[SQ M]	Target Private Open Space [SQ M]**	Exceeds Target By [SQ M]		
1	A1	3 storey end-terrace	4 bed / 7 person	148.3	120	28.3	15.1	15	0.1	28.9	44	40	4	13.1	11.8	11.4	9	45.3	43	2.3	14.3	6	8.3	75	75	0		
2	A	3 storey mid-terrace	4 bed / 7 person	150	120	30	15.1	15	0.1	29.3	44.4	40	4.4	12.8	12	11.8	9.1	45.7	43	2.7	14.1	6	8.1	75	75	0		
3	A2	3 storey end-terrace	4 bed / 7 person	148.3	120	28.3	15.1	15	0.1	28.9	44	40	4	13.1	11.8	11.4	9	45.3	43	2.3	13.7	6	7.7	87	75	12		
4	A2	3 storey end-terrace	4 bed / 7 person	148.3	120	28.3	15.1	15	0.1	28.9	44	40	4	13.1	11.8	11.4	9	45.3	43	2.3	13.7	6	7.7	92	75	17		
5	A	3 storey mid-terrace	4 bed / 7 person	150	120	30	15.1	15	0.1	29.3	44.4	40	4.4	12.8	12	11.8	9.1	45.7	43	2.7	14.1	6	8.1	75	75	0		
6	A1	3 storey end-terrace	4 bed / 7 person	148.3	120	28.3	15.1	15	0.1	28.9	44	40	4	13.1	11.8	11.4	9	45.3	43	2.3	14.3	6	8.3	92	75	17		
7	B	2 storey detached	3 bed / 5 person	117.5	92	25.5	17	13	4	27.9	44.9	34	10.9	14.3	11.4	8.8	N/A	34.5	32	2.5	5.3	5	0.3	97	60	37		
8	B1	2 storey semi-detached	3 bed / 5 person	117.5	92	25.5	17.9	13	4.9	27.9	45.8	34	11.8	13.6	11.4	8.8	N/A	33.8	32	1.8	5.8	5	0.8	75	60	15		
9	B1	2 storey semi-detached	3 bed / 5 person	117.5	92	25.5	17.9	13	4.9	27.9	45.8	34	11.8	13.6	11.4	8.8	N/A	33.8	32	1.8	5.8	5	0.8	68	60	8		
10	B	2 storey detached	3 bed / 5 person	117.5	92	25.5	17	13	4	27.9	44.9	34	10.9	14.3	11.4	8.8	N/A	34.5	32	2.5	5.3	5	0.3	97	60	37		
11	A1	3 storey end-terrace	4 bed / 7 person	148.3	120	28.3	15.1	15	0.1	28.9	44	40	4	13.1	11.8	11.4	9	45.3	43	2.3	14.3	6	8.3	83	75	8		
12	A	3 storey mid-terrace	4 bed / 7 person	150	120	30	15.1	15	0.1	29.3	44.4	40	4.4	12.8	12	11.8	9.1	45.7	43	2.7	14.1	6	8.1	75	75	0		
13	A2	3 storey end-terrace	4 bed / 7 person	148.3	120	28.3	15.1	15	0.1	28.9	44	40	4	13.1	11.8	11.4	9	45.3	43	2.3	13.7	6	7.7	86	75	11		
14	A2	3 storey end-terrace	4 bed / 7 person	148.3	120	28.3	15.1	15	0.1	28.9	44	40	4	13.1	11.8	11.4	9	45.3	43	2.3	13.7	6	7.7	86	75	11		
15	A	3 storey mid-terrace	4 bed / 7 person	150	120	30	15.1	15	0.1	29.3	44.4	40	4.4	12.8	12	11.8	9.1	45.7	43	2.7	14.1	6	8.1	75	75	0		
16	A1	3 storey end-terrace	4 bed / 7 person	148.3	120	28.3	15.1	15	0.1	28.9	44	40	4	13.1	11.8	11.4	9	45.3	43	2.3	14.3	6	8.3	85	75	10		
17	Duplex Block Type A1 - Refer to Duplex Apartment Schedule for Details																											
18	Duplex Block Type A1 - Refer to Duplex Apartment Schedule for Details																											
19	Duplex Block Type A1 - Refer to Duplex Apartment Schedule for Details																											
20	Duplex Block Type A1 - Refer to Duplex Apartment Schedule for Details																											
21	Duplex Block Type A2 - Refer to Duplex Apartment Schedule for Details																											
22	Duplex Block Type A2 - Refer to Duplex Apartment Schedule for Details																											
23	Duplex Block Type A2 - Refer to Duplex Apartment Schedule for Details																											
24	Duplex Block Type A2 - Refer to Duplex Apartment Schedule for Details																											
25	Duplex Block Type A1 - Refer to Duplex Apartment Schedule for Details																											
26	Duplex Block Type A1 - Refer to Duplex Apartment Schedule for Details																											
27	Duplex Block Type A1 - Refer to Duplex Apartment Schedule for Details																											
28	Duplex Block Type A1 - Refer to Duplex Apartment Schedule for Details																											
29	Duplex Block Type B1 - Refer to Duplex Apartment Schedule for Details																											
30	Duplex Block Type B1 - Refer to Duplex Apartment Schedule for Details																											
31	Duplex Block Type B1 - Refer to Duplex Apartment Schedule for Details																											
32	Duplex Block Type B1 - Refer to Duplex Apartment Schedule for Details																											
33	Duplex Block Type B2 - Refer to Duplex Apartment Schedule for Details																											
34	Duplex Block Type B2 - Refer to Duplex Apartment Schedule for Details																											
35	Duplex Block Type B2 - Refer to Duplex Apartment Schedule for Details																											
36	Duplex Block Type B2 - Refer to Duplex Apartment Schedule for Details																											
37	Duplex Block Type B2 - Refer to Duplex Apartment Schedule for Details																											
38	Duplex Block Type B2 - Refer to Duplex Apartment Schedule for Details																											
39	Duplex Block Type B2 - Refer to Duplex Apartment Schedule for Details																											
40	Duplex Block Type B2 - Refer to Duplex Apartment Schedule for Details																											
41	Duplex Block Type B1 - Refer to Duplex Apartment Schedule for Details																											
42	Duplex Block Type B1 - Refer to Duplex Apartment Schedule for Details																											
43	Duplex Block Type B1 - Refer to Duplex Apartment Schedule for Details																											
44	Duplex Block Type B1 - Refer to Duplex Apartment Schedule for Details																											
45	Duplex Block Type A1 - Refer to Duplex Apartment Schedule for Details																											
46	Duplex Block Type A1 - Refer to Duplex Apartment Schedule for Details																											
47	Duplex Block Type A1 - Refer to Duplex Apartment Schedule for Details																											
48	Duplex Block Type A1 - Refer to Duplex Apartment Schedule for Details																											
49	Duplex Block Type A2 - Refer to Duplex Apartment Schedule for Details																											
50	Duplex Block Type A2 - Refer to Duplex Apartment Schedule for Details																											
51	Duplex Block Type A2 - Refer to Duplex Apartment Schedule for Details																											
52	Duplex Block Type A2 - Refer to Duplex Apartment Schedule for Details																											
53	Duplex Block Type A1 - Refer to Duplex Apartment Schedule for Details																											
54	Duplex Block Type A1 - Refer to Duplex Apartment Schedule for Details																											
55	Duplex Block Type A1 - Refer to Duplex Apartment Schedule for Details																											
56	Duplex Block Type A1 - Refer to Duplex Apartment Schedule for Details																											
57	C1	2 storey end-terrace	3 bed / 5 person	114.6	92	22.6	17.3	13	4.3	25.1	42.4	34	8.4	14.9	11.4	9.2	N/A	35.5	32	3.5	5	5	0	121	60	61		
58	C	2 storey mid-terrace	3 bed / 5 person	110.2	92	18.2	17.3	13	4.3	20.6	37.9	34	3.9	14.9	12.4	9.2	N/A	36.5	32	4.5	5	5	0	104	60	44		
59	C1	2 storey end-terrace	3 bed / 5 person	114.6	92	22.6	17.3	13	4.3	25.1	42.4	34	8.4	14.9	11.4	9.2	N/A	35.5	32	3.5	5	5	0	110	60	50		
60	A1	3 storey end-terrace	4 bed / 7 person	148.3	120	28.3	15.1	15	0.1	28.9	44	40	4	13.1	11.8	11.4	9	45.3	43	2.3	14.3	6	8.3	82	75	7		
61	A3	3 storey mid-terrace	3 bed / 6 person	150	110	40	15.1	15	0.1	29.3	44.4	37	7.4	12.8	12	11.5	N/A	36.3	36	0.3	13.1	6	7.1	61	60	1		
62	A3	3 storey mid-terrace	3 bed / 6 person	150	110	40	15.1	15	0.1	29.3	44.4	37	7.4	12.8	12	11.5	N/A	36.3	36	0.3	13.1	6	7.1	61	60	1		
63	A2	3 storey end-terrace	4 bed / 7 person	148.3	120	28.3	15.1	15	0.1	28.9	44	40	4	13.1	11.8	11.4	9	45.3	43	2.3	13.7	6	7.7	77	75	2		
64	A2	3 storey end-terrace	4 bed / 7 person	148.3	120	28.3	15.1	15	0.1	28.9	44	40	4	13.1	11.8	11.4	9	45.3	43	2.3	13.7	6	7.7	75	75	0		
65	A	3 storey mid-terrace	4 bed / 7 person	150	120	30	15.1	15	0.1	29.3	44.4	40	4.4	12.8	12	11.8	9.1	45.7	43	2.7	14.1	6	8.1	91	75	16		
66	A	3 storey mid-terrace	4 bed / 7 person	150	120	30	15.1	15	0.1	29.3	44.4	40	4.4	12.8	12	11.8	9.1	45.7	43	2.7	14.1	6	8.1	76	75	1		

Quality Housing Assessment

* Standards based on the Guidelines for Quality Housing for Sustainable Communities (2007) (Table 5.1; pg 49)

** Standards based on the Fingal Development Plan 2017-2023 (Table 12.1; pg 420)

Unit Number	House Type	Description	Beds / People	Gross Floor Area [SQ M]	Target Gross Floor Area[SQ M]*	Exceeds Target By [SQ M]	Main Living Room[SQ M]	Minimum Main Living Room [SQ M]*	Exceeds Target By [SQ M]	Kitchen / Dining [SQ M]	Aggregate Living Area [SQ M]	Target Aggregate Living Area [SQ M]*	Exceeds Target By [SQ M]	Bedroom 1 [SQ M]	Bedroom 2 [SQ M]	Bedroom 3 [SQ M]	Bedroom 4 [SQ M]	Aggregate Bedroom Area [SQ M]	Target Aggregate Bedroom Area [SQ M]*	Exceeds Target By [SQ M]	Storage [SQ M]	Target Storage [SQ M]*	Exceeds Target By [SQ M]	Private Open Space[SQ M]	Target Private Open Space [SQ M]**	Exceeds Target By [SQ M]		
195	H	2 storey semi-detached	4 bed / 6 person	126.4	105	21.4	17.1	15	2.1	33.5	50.6	37	13.6	13.6	11.4	7.9	7.2	40.1	36	4.1	6	6	0	88	75	13		
196	H	2 storey semi-detached	4 bed / 6 person	126.4	105	21.4	17.1	15	2.1	33.5	50.6	37	13.6	13.6	11.4	7.9	7.2	40.1	36	4.1	6	6	0	103	75	28		
197	E2	2 storey semi-detached	3 bed / 5 person	128.5	92	36.5	23.1	13	10.1	21.2	44.3	34	10.3	14.1	13.5	7.3	N/A	34.9	32	2.9	5.3	5	0.3	67	60	7		
198	E3	2 storey mid-terrace	3 bed / 5 person	128.5	92	36.5	23.1	13	10.1	21.2	44.3	34	10.3	14.1	13.5	7.3	N/A	34.9	32	2.9	5.3	5	0.3	61	60	1		
199	E2	2 storey semi-detached	3 bed / 5 person	128.5	92	36.5	23.1	13	10.1	21.2	44.3	34	10.3	14.1	13.5	7.3	N/A	34.9	32	2.9	5.3	5	0.3	62	60	2		
200	E2	2 storey semi-detached	3 bed / 5 person	128.5	92	36.5	23.1	13	10.1	21.2	44.3	34	10.3	14.1	13.5	7.3	N/A	34.9	32	2.9	5.3	5	0.3	62	60	2		
201	E2	2 storey semi-detached	3 bed / 5 person	128.5	92	36.5	23.1	13	10.1	21.2	44.3	34	10.3	14.1	13.5	7.3	N/A	34.9	32	2.9	5.3	5	0.3	61	60	1		
202	E2	2 storey semi-detached	3 bed / 5 person	128.5	92	36.5	23.1	13	10.1	21.2	44.3	34	10.3	14.1	13.5	7.3	N/A	34.9	32	2.9	5.3	5	0.3	67	60	7		
203	E3	2 storey mid-terrace	3 bed / 5 person	128.5	92	36.5	23.1	13	10.1	21.2	44.3	34	10.3	14.1	13.5	7.3	N/A	34.9	32	2.9	5.3	5	0.3	61	60	1		
204	E2	2 storey semi-detached	3 bed / 5 person	128.5	92	36.5	23.1	13	10.1	21.2	44.3	34	10.3	14.1	13.5	7.3	N/A	34.9	32	2.9	5.3	5	0.3	131	60	71		
205	E1	2 storey detached	3 bed / 5 person	128.5	92	36.5	23.1	13	10.1	21.2	44.3	34	10.3	14.1	13.5	7.3	N/A	34.9	32	2.9	5.3	5	0.3	76	60	16		
206	G1	2 storey end-terrace	4 bed / 6 person	127.3	105	22.3	17.1	15	2.1	29.8	46.9	37	9.9	13.6	11.5	7.1	7.1	39.3	36	3.3	6	6	0	86	75	11		
207	G2	2 storey mid-terrace	3 bed / 5 person	108	92	16	15.8	13	2.8	18.4	34.2	34	0.2	13.5	11.4	7.1	N/A	32	32	0	5.3	5	0.3	76	60	16		
208	G1	2 storey end-terrace	4 bed / 6 person	127.3	105	22.3	17.1	15	2.1	29.8	46.9	37	9.9	13.6	11.5	7.1	7.1	39.3	36	3.3	6	6	0	114	75	39		
209	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
210	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
211	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
212	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
213	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
214	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
215	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
216	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
217	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
218	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
219	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
220	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
221	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
222	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
223	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
224	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
225	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
226	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
227	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
228	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
229	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
230	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
231	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
232	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
233	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
234	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
235	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
236	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
237	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
238	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
239	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
240	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
241	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
242	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
243	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
244	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
245	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
246	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
247	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
248	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
249	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
250	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
251	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
252	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
253	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
254	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
255	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
256	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
257	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											
258	Apartment Block E- Refer to Duplex Apartment Schedule for Details																											

