



HOUSING QUALITY ASSESSMENT																			
Houses																			
TYPES	DESCRIPTION	3 BED No's	4 BED No's	5 BED No's	TOTAL Hse No's	HEIGHT	BEDSPACE No's	Hse Area m²	TOTAL Hse Area m²	Agg. LIVING Area m²	BED 1	BED 2	BED 3	BED 4	BED 5	Agg. BED Area m²	STORE	GARDEN AREA M²	ASPECT
Overall																			
Character Area 4																			
Permitted as per SHD																			
House Type A	3 Bed - Semi-Detached-Wide Frontage	3			3	2.0 Storey	0	109.2	327.6	38.0	14.7	11.3	7.9			33.9	4.3 + Attic	Min 60m²+	Triple
House Type B	4 Bed - Semi-Detached-Corner		3		3	2.0 Storey	0	132.0	396.0	50.3	14.4	11.4	11.5	7.7		45.0	4.84 + Attic	Min 75m²+	Triple
House Type F	4 Bed - Detached		4		4	2.0 Storey	0	189.2	756.8	68.1	16.7	13.6	13.5	12.2		56.0	9 + Attic	Min 75m²+	Triple
Proposed - First Floor Extended Area To House TYPES C,C1,C2 & D																			
House Type C	3 Bed - Mid Terrace	46			46	2.0 Storey	0	126.4	5814.4	41.5	14.5	12.2	8.6			35.3	9 + Attic	Min 60m²+	Dual
House Type C1	3 Bed - End Terrace	7			7	2.0 Storey	0	126.4	884.8	41.8	14.5	12.2	8.6			35.3	9 + Attic	Min 60m²+	Triple
House Type C2	3 Bed - Gable Entry (staggered unit)	4			4	2.0 Storey	0	126.4	505.6	41.8	14.5	12.2	8.6			35.3	9 + Attic	Min 60m²+	Triple
House Type D	4-Bed - Semi-Detached		4		4	2.0 Storey	0	148.0	592.0	53.4	15.5	11.7	8.3	10.5		46.0	9 + Attic	Min 75m²+	Triple
TOTAL		57	4	0	61				7796.8										

Rear Garden Sizes	Note: Garden sizes correspond to Min Requirement as per Fingal Co Council's Development Plan = 60m² for 3bed & 75m² for 4bed+
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Broomfield, Back Road, Malahide SOUTHERN LANDS

18034.11

Date: June 2025



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Duplexes

BLOCK	UNIT QUANTITY	1 BED No's	2 BED No's	3 BED No's	BED SPACES	UNIT AREA m²	Agg. LIVING AREA m²	BED 1 Area m²	BED 2 Area m²	BED 3 Area m²	Agg. BED AREA m²	STORE AREA m²	PRIVATE OPEN SPACE²	ASPECT
Duplex Block E														
Ground Floor APT Type C	4	4			4	53.7	29.3	13.5			13.5	3.0	5.0	Dual
Duplex C1	4		4		8	89.5	30.0	14.0	12.0		26.0	2.3 + Attic	7.0	Dual
Duplex Block F														
Ground Floor APT Type C	4	4			4	53.7	29.3	13.5			13.5	3.0	5.0	Dual
Duplex C1	4		4		8	89.5	30.0	14.0	12.0		26.0	2.3 + Attic	7.0	Dual
				0										
TOTAL	16	8	8	0	12	1145.6								