## DoHLG APARTMENTS DESIGN STANDARDS INFOCARD JANUARY 2023







## Build To Rent (BTR)

NOTE: AS OF 21<sup>ST</sup> DEC 2022, BUILD TO RENT IS NO LONGER PERMITTED AS A CATEGORY UNDER PLANNING.

- BTR is seen as a way of life
- Brand orientated
- Service and Rental
- Professionally Managed
- Central Services
- Occupants = Customers not Tenants...
- Institutional Investment



## Shared Accommodation/ Co-Living

NOTE: NEW SCHEMES BANNED SINCE NOV 2020

- Cluster Living
- Similar to Student Model
- Dept. of Housing open to
- other formats/modelsSignificant opportunity for varied offer
- Requirement to demonstrate need



## Dohlg Apartments design standards

**INFOCARD** JANUARY 2023



	BUILD TO SELL					В	UILD .	FO RE	NT (BT	SHARED ACCOMMODATION			
								SIONS 2 <sup>ND</sup> DEC	NO LO 2022)	NGER	NEW SCHEMES BANNED SINCE NOVEMBER 2020 ONWARDS		
Dual Aspect	> 33% Urban > 50% Suburban							33% Urb )% Subur			> 33% Urban > 50% Suburban		
Apartments Core	≤12						No	Restrict	ion		No Re	estriction	
	<b>Urban:</b> Minimal <b>Suburban</b> 1 Car/Unit + 1 Space/3-4 Units (Visitor)				Minimal					Minimal			
₫\$O	1 pe	er Bed +	1 per 2 U	Jnits (Visi	tor)	1 pe	er Bed +	1 per 2 L	Jnits (Visi	itor)	1 per Bed + 1 p	per 2 Units (Visitor)	
Floor To Ceiling	>2.7 (Grou			>2.40m (Upper)		>2.7 (Gro			>2.40m (Upper)		>2.70m (Ground)	>2.40m (Upper)	
	Studio	1 Bed	2 Bed (3P)	2 Bed (4P)	3 Bed	Studio	1 Bed	2 Bed (3P)	2 Bed (4P)	3 Bed			
Storage	3m²	3m²	5m²	6m²	9m²	3m²	3m²	5m²	6m²	9m²	Flexible		
Communal Amenity	4m²	5m²	6m²	7m²	9m²	4m²	5m²	6m²	7m²	9m²	Fl	lexible	
- Tr Amenity										2			
Minimum Apartment Sizes	28 18	3(4P) 3(3P) 3	7 63m 45m <sup>2*</sup> 37m <sup>2*</sup>	90m²* ′3m²* '²			3B 2B <sup>(4</sup> P) 2B(3P) 1B Studio	63 45m² 37m²*	90m2* 73m2* 3m2*		12m <sup>2</sup> (1P) 12m <sup>2</sup>	12m² Beds 1-3 8m²/perso	
Minimum Apartment	28 28 18	3(4P) 3(3P) 3	63m 45m²*	73m <sup>2*</sup>			2B <sup>(4P)</sup> 2B(3P) 1B	45m <sup>2*</sup>	73m²* 3m²*		12m <sup>2</sup> 12m <sup>2</sup>	12m² Beds 1-3	
Minimum Apartment Sizes *Majority of units need to be 10% larger than minimum (Only applies to	28 28 18	3(3P) 3(3P) 3 udio ∷	63m 45m <sup>2*</sup> 37m <sup>2*</sup> 6	<sup>73m2*</sup> <sup>12*</sup> udio Studio/11 <10% 2B			2B(4P) 2B(3P) 1B Studio	45m <sup>2*</sup>	73m²* 8m²* *		12m² 12m²   (1P) 12m²   18m² 12m²   (2P) 12m²   2-	12m <sup>2</sup> Beds 1-3 8m <sup>2</sup> /perso Beds 4-6 4m <sup>2</sup> /perso	
Minimum Apartment Sizes *Majority of units need to be 10% larger than minimum (Only applies to Build to Sell) Mix Width of living/	22 22 18 51	3(3P) 3(3P) 3 udio ∷	63m 45m <sup>2*</sup> 37m <sup>2*</sup> %	udio Studio/1f <10% 2B Flexib	(3p)		2B(4P) 2B(3P) 1B Studio	45m <sup>2*</sup> 37m <sup>2*</sup> Restrict 2 Bed	73m <sup>2*</sup> 8 <sup>m<sup>2*</sup></sup> tion <b>2 Bed</b>		12m²   12m²     (1P)   12m²     18m²   12m²     (2P)   12m²     2-   ≤	12m <sup>2</sup> Beds 1-3 8m <sup>2</sup> /perso Beds 4-6 12m <sup>2</sup> 4m <sup>2</sup> /perso 6 ∲ 8 ∰	
Minimum Apartment Sizes *Majority of units need to be 10% larger than minimum (Only applies to Build to Sell) Mix	22 28 18 51	3(4P) 3(3P) 3 uudio ∷ ≤25% ≤50	63m 45m <sup>2*</sup> 37m <sup>2*</sup> 6	udio Studio/1f <10% 2B Flexib	(3p) le 2B/3B		2B(4P) 2B(3P) 1B Studio NO	45m <sup>2*</sup> 37m <sup>2*</sup>	73m <sup>2*</sup> 8m <sup>2*</sup>		12m²   12m²     (1P)   12m²     18m²   12m²     (2P)   12m²     2-   ≤	12m <sup>2</sup> Beds 1-3 8m <sup>2</sup> /perso Beds 4-6	
Minimum Apartment Sizes *Majority of units need to be 10% larger than minimum (Only applies to Build to Sell) Mix Width of living/	22 22 18 St	3(4P) 3(3P) 3 uudio : ≤25% — ≤50 <b>1 Bed</b>	63m 45m <sup>2*</sup> 37m <sup>2*</sup> 6	udio Studio/18 <10% 28 Flexib 2 Bed (4P)	(3p) le 2B/3B <b>3 Bed</b>	Studio	28(3P) 28(3P) 18 Studio No <b>1 Bed</b>	45m <sup>2*</sup> 37m <sup>2*</sup> Restrict 2 Bed (3P)	73m <sup>2*</sup> 3m <sup>2*</sup> tion <b>2 Bed</b> (4P)	3 Bed	12m²   12m²     (1P)   12m²     18m²   12m²     (2P)   12m²     2-   ≤ 3     FI   5	12m <sup>2</sup> Beds 1-3 8m <sup>2</sup> /perso Beds 4-6 12m <sup>2</sup> 4m <sup>2</sup> /perso 6 ∲ 8 ∰	
Minimum Apartment Sizes *Majority of units need to be 10% larger than minimum (Only applies to Build to Sell) Mix Width of living/ dining room** Aggregate floor area of living/ dining/kitchen	226 28 18 51 51 51 51 51 51 51 51 51 51 51 51 51	3(4P) 3(3P) 3 udio : ≤259 550 1 Bed 3.3m 23m <sup>2</sup>	63m 45m²* 37m²* 6	<sup>73m2*</sup> <sup>12*</sup> studio/11 <10% 2B Flexib 2 Bed (4P) 3.6m	(3p) le 2B/3B <b>3 Bed</b> 3.8m	Studio 4m	28(3P) 28(3P) 18 Studio No <b>1 Bed</b> 3.3 m 23m <sup>2</sup>	45m² <sup>×</sup> 37m² <sup>×</sup> Restrict 2 Bed (3P) 3.6m 28m² gle Do	73m <sup>2*</sup> 3m <sup>2*</sup> :ion 2 Bed (4P) 3.6m	<b>3 Bed</b> 3.8m	12m²   12m²     (1P)   12m²     18m²   12m²     (2P)   12m²     2-   ≤     ≤   5     Fl   Fl	a 12m <sup>2</sup> Beds 1-3 8m <sup>2</sup> /perso Beds 4-6 4m <sup>2</sup> /perso 4m <sup>2</sup> /perso texible	

\*\*Variation of up to 5% can be applied to room areas and widths subject to overall compliance with required minimum overall apartment floor areas



These requirements are set down in the Sustainable Urban Housing:

Design Standards for New Apartments Guidelines For Planning Authorities (Click to follow on soft copy)



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