

Cloonmore Apartment Block "B": Matrix Analysis Assessment of Minimum Floor Areas and Design Standards

14-Aug-2023

Apartment Building "B"

66 Apartments

Total Internal Floor Area: 6,060m²

Apartment Building B		Floor Area	Min	% above Min	Living/D/K	Min	Bedrooms	Min	Storage	Min	Private Amenity	Min
Ground Floor	Type											
Apartment 0.1	Two Bedroom 4person	80.3m ²	73m ²	10%	40m ²	30m ²	13+12.5m ²	13+11.4m ²	6.85m ²	6m ²	7m ²	7m ²
Apartment 0.2	Two Bedroom 4person	81.5m ²	73m ²	12%	33.5m ²	30m ²	13.6+13.6m ²	13+11.4m ²	7.1m ²	6m ²	7m ²	7m ²
Apartment 0.3	One Bedroom 2person	55.0m ²	45m ²	22%	29.1m ²	23m ²	13.3m ²	11.4m ²	4.5m ²	3m ²	7m ²	5m ²
Apartment 0.4	One Bedroom 2person	55.0m ²	45m ²	22%	29.5m ²	23m ²	13.3m ²	11.4m ²	4.5m ²	3m ²	7m ²	5m ²
Apartment 0.5	One Bedroom 2person	55.0m ²	45m ²	22%	29.5m ²	23m ²	13.3m ²	11.4m ²	4.5m ²	3m ²	7m ²	5m ²
Apartment 0.5	One Bedroom 2person	55.0m ²	45m ²	22%	29.5m ²	23m ²	13.3m ²	11.4m ²	4.5m ²	3m ²	7m ²	5m ²
Apartment 0.5	One Bedroom 2person	55.0m ²	45m ²	22%	29.5m ²	23m ²	13.3m ²	11.4m ²	4.5m ²	3m ²	7m ²	5m ²
Apartment 0.3	One Bedroom 2person	55.0m ²	45m ²	22%	29.1m ²	23m ²	13.3m ²	11.4m ²	4.5m ²	3m ²	7m ²	5m ²
Apartment 0.2	Two Bedroom 4person	81.5m ²	73m ²	12%	33.5m ²	30m ²	13.6+13.6m ²	13+11.4m ²	7.1m ²	6m ²	7m ²	7m ²
Apartment 0.1	Two Bedroom 4person	80.3m ²	73m ²	10%	40m ²	30m ²	13+12.5m ²	13+11.4m ²	6.85m ²	6m ²	7m ²	7m ²
Subtotal:	6 x One Bedroom 2p Apartments +				4 x Two Bedroom 4p Apartments							

First Floor	Type										Balconies	
Apartment 1.1	Two Bedroom 4person	80.3m ²	73m ²	10%	40m ²	30m ²	13+12.5m ²	13+11.4m ²	6.85m ²	6m ²	7m ²	7m ²
Apartment 1.2	Two Bedroom 4person	81.5m ²	73m ²	12%	33.5m ²	30m ²	13.6+13.6m ²	13+11.4m ²	7.1m ²	6m ²	7m ²	7m ²
Apartment 1.3	One Bedroom 2person	55.0m ²	45m ²	22%	29.1m ²	23m ²	13.3m ²	11.4m ²	4.5m ²	3m ²	7m ²	5m ²
Apartment 1.4	One Bedroom 2person	55.0m ²	45m ²	22%	29.5m ²	23m ²	13.3m ²	11.4m ²	4.5m ²	3m ²	7m ²	5m ²
Apartment 1.5	Two Bedroom 4person	74.3m ²	73m ²	2%	30.8m ²	30m ²	14.1+13m ²	13+11.4m ²	7.1m ²	6m ²	7m ²	7m ²
Apartment 1.6	Two Bedroom 4person	76.1m ²	73m ²	4%	30.8m ²	30m ²	13.6+13.3m ²	13+11.4m ²	6.6m ²	6m ²	7m ²	7m ²
Apartment 1.7	Two Bedroom 4person	73.3m ²	73m ²	0%	30.0m ²	30m ²	13.6+13m ²	13+11.4m ²	6.0m ²	6m ²	7m ²	7m ²
Apartment 1.8	Two Bedroom 4person	73.3m ²	73m ²	0%	30.0m ²	30m ²	13.6+13m ²	13+11.4m ²	6.0m ²	6m ²	7m ²	7m ²
Apartment 1.9	Two Bedroom 4person	76.1m ²	73m ²	4%	30.8m ²	30m ²	13.6+13.3m ²	13+11.4m ²	6.6m ²	6m ²	7m ²	7m ²
Apartment 1.10	Two Bedroom 4person	74.3m ²	73m ²	2%	30.8m ²	30m ²	14.1+13m ²	13+11.4m ²	7.1m ²	6m ²	7m ²	7m ²
Apartment 1.11	One Bedroom 2person	55.0m ²	45m ²	22%	29.5m ²	23m ²	13.3m ²	11.4m ²	4.5m ²	3m ²	7m ²	5m ²
Apartment 1.12	One Bedroom 2person	55.0m ²	45m ²	22%	29.1m ²	23m ²	13.3m ²	11.4m ²	4.5m ²	3m ²	7m ²	5m ²
Apartment 1.13	Two Bedroom 4person	81.5m ²	73m ²	12%	33.5m ²	30m ²	13.6+13.6m ²	13+11.4m ²	7.1m ²	6m ²	7m ²	7m ²
Apartment 1.14	Two Bedroom 4person	80.3m ²	73m ²	10%	40m ²	30m ²	13+12.5m ²	13+11.4m ²	6.85m ²	6m ²	7m ²	7m ²
Subtotal:	4 x One Bedroom 2p Apartments +				10 x Two Bedroom 4p Apartments							

Second Floor As for First Floor Layout

Amenity

Third Floor As for First Floor Layout

Amenity

Fourth Floor	Type										Balconies	
Apartment 4.1	Two Bedroom 4person	80.3m2	73m2	10%	40m2	30m2	13+12.5m2	13+11.4m2	6.85m2	6m2	7m2	7m2
Apartment 4.2	Two Bedroom 4person	81.5m2	73m2	12%	33.5m2	30m2	13.6+13.6m2	13+11.4m2	7.1m2	6m2	7m2	7m2
Apartment 4.3	One Bedroom 2person	55.0m2	45m2	22%	29.1m2	23m2	13.3m2	11.4m2	4.5m2	3m2	7m2	5m2
Apartment 4.4	One Bedroom 2person	55.0m2	45m2	22%	29.5m2	23m2	13.3m2	11.4m2	4.5m2	3m2	7m2	5m2
Apartment 4.5	Two Bedroom 4person	74.3m2	73m2	2%	30.8m2	30m2	14.1+13m2	13+11.4m2	7.1m2	6m2	7m2	7m2
Apartment 4.6	Two Bedroom 4person	76.1m2	73m2	4%	30.8m2	30m2	13.6+13.3m2	13+11.4m2	6.6m2	6m2	7m2	7m2
Apartment 4.7	Two Bedroom 4person	73.3m2	73m2	0%	30.0m2	30m2	13.6+13m2	13+11.4m2	6.0m2	6m2	7m2	7m2
Apartment 4.8	Two Bedroom 4person	73.3m2	73m2	0%	30.0m2	30m2	13.6+13m2	13+11.4m2	6.0m2	6m2	7m2	7m2
Apartment 4.9	Two Bedroom 4person	76.1m2	73m2	4%	30.8m2	30m2	13.6+13.3m2	13+11.4m2	6.6m2	6m2	7m2	7m2
Apartment 4.10	Two Bedroom 4person	74.3m2	73m2	2%	30.8m2	30m2	14.1+13m2	13+11.4m2	7.1m2	6m2	7m2	7m2
Apartment 4.11	One Bedroom 2person	55.0m2	45m2	22%	29.5m2	23m2	13.3m2	11.4m2	4.5m2	3m2	7m2	5m2
Apartment 4.12	One Bedroom 2person	55.0m2	45m2	22%	29.1m2	23m2	13.3m2	11.4m2	4.5m2	3m2	7m2	5m2
Apartment 4.13	Two Bedroom 4person	81.5m2	73m2	12%	33.5m2	30m2	13.6+13.6m2	13+11.4m2	7.1m2	6m2	7m2	7m2
Apartment 4.14	Two Bedroom 4person	80.3m2	73m2	10%	40m2	30m2	13+12.5m2	13+11.4m2	6.85m2	6m2	7m2	7m2
Subtotal:	4 x One Bedroom 2p Apartments +	10 x Two Bedroom 4p Apartments										

Total Apartments: **22 No. One Bedroom 2person 33.3%**
Block "B" **44 No. Two Bedroom 4person 66.7%**
66 No. Apartments in Total

Minimum Size **64%** (42 No.) Exceed Min by 10%-22% **12%** (8 No.) Exceed Min by 4% **12%** (8 No.) Exceed Min by 2%
The overall average size of Apartments is **114%** with an average 14% over minimum sizes.
The smaller one bedroom Apartments exceed min by **22%**, giving more generous living space and bigger bedrooms for lifetime living.

Dual Aspect **67%** (44 No.) are Dual Aspect +33% Balance are **South Facing**

Bicycle Storage Internal Provision is made for **96 Bicycles in two secure locked Bicycle Store** Minimum Resident Requirement 1 space/bedroom = **110 Bicycle Spaces**
External Provision is made for **48 Bicycles** for Visitors with lockable stands Minimum Visitor Requirement 0.5 space/Apartment = **33 Bicycle Spaces**
144 cycle spaces provided **143 spaces required**

Shared Facilities **Sheltered Clinic Facilities, Dining Room + Kitcheneete, Residents Lounge & Toilets** are provided at ground level for residents.