

Cloonmore Housing: Matrix Analysis

Assessment of Minimum Floor Areas and Design Standards

14-Aug-2023

Design Manual nfor Quality Housing 2022 by DHLGH Ireland

<u>Terrace Townhouses Type 1</u>			<u>14 Houses</u>		<u>Total Internal Floor Area: 14 x 90m2 = 1260m2</u>					<u>Plot Areas: 113m2 for 11m rear gardens + 99m2 for 8m rear gardens</u>				
Townhouse Type	Description	Floors	Floor Are: Min		% over Min	Living/D/K Min	Main Living	Min	Bedrooms Aggregate	Min	Storage Min	Private Amenity min		
Townhouse Type1 Terrace House	Two Bedroom 4person	2-Storey	90m2	80m2	13%	31.6m2	30m2	13m2	13m2	28m2 (15+13m2)	25m2 (13+11.4m2)	7m2+ 4m2	52.8m2 for 11m rear Garden 38.4m2 for 8m rear Garden	50m2 **
														** Accommodates internal block layout
<u>Courtyard Townhouses Type 2</u>			<u>4 Houses</u>		<u>Total Internal Floor Area: 4 x 96m2 = 384m2</u>					<u>Plot Areas: 106m2</u>				
Townhouse Type 2 Courtyard Style	Three Bedroom 5person	2-Storey	96m2	92m2	4%	34m2	34m2	Open Plan	13m2	41.5m2 (15.8+14.3+11.4m2)	32m2 (13+11.4+7.4m2)	7m2+ 5m2	30m2 in Courtyard Style Garden	**
														** Accommodates internal block layout

Housing Summary

Total Houses:	14 No. Two Bedroom 2person
Block "A"	4 No. Three Bedroom 4person
	18 No. Townhouses
Minimum Size	78% (14 No.) Exceed Min by 12.5% Remaining 22% (4 No.) Exceed Min by 4.3%
	The overall average size of Apartments is 111% with an average 11% over minimum sizes.
Dual Aspect	100% (14 No.) are Dual Aspect
Bicycle Storage	External Provision is made for 16 Bicycles for Visitors with lockable st Minimum Resident Requirement 3 spaces/ house = 54 Bicycle Spaces
	54 cycle spaces provided