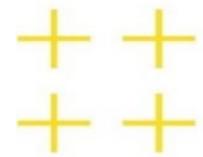


PLUS ARCHITECTURE

Chancery Lane, Dublin 8, D08 C98X Ireland - info@plusarchitecture.ie -

T: +35315213378



Project Information

Job Number/Code	480 / MAH
Name	Clúid Mahon
Address	Skehard Road Site, Mahon Cork
Distribution	
Planning Authority	Cork County Council
Document information	
Document Number	MAH-PLU-ZZ-ZZ-SH-AR-Housing Quality Assessment

Standards Reference

Sustainable Urban Housing, Design Standards for New Apartments, July 2023

Requirements	Dwelling Type	No. of bed spaces	Minimum GIA (sq.m.)	Minimum Aggregate Living Area (sq.m.)	Minimum Bedroom Area 1 (sq.m.)	Minimum Bedroom Area 2 (sq.m.)	Minimum Bedroom Area 3 (sq.m.)	Minimum Aggregate Bedroom Areas (sq.m.)	Minimum Storage (total) sq.m	Minimum Private Open Space (sq.m.)
	STUDIO	1	37	30					3	4
	1 BED	2	45	23	11.4			11.4	3	5
	2 BED	3	63	28	13	7.1		20.1	5	6
	2 BED	4	73	30	13	11.4		24.4	6	7
	3 BED	5	90	34	13	11.4	7.1	31.5	9	9

Unit. No.	Dwelling Size	Dwelling Type	GIA (sq.m.)	Aggregate Living Area (sq.m.)	Bedroom Area 1 (sq.m.)	Bedroom Area 2 (sq.m.)	Bedroom Area 3 (sq.m.)	Aggregate Bedroom Areas (sq.m)	Storage (total) sq.m	Private Open Space (sq.m)	Aspect	10% + Larger than Apartment Guidelines
00 Ground Floor												
00.01	2 BED 4 PERSON	Apartment	89.8	39.8	13.2	11.4		24.6	6	23.3	Dual Aspect	Yes
00.02	3 BED 5 PERSON	Apartment	90.2	34	12	15.5	8.2	35.7	9	38	Dual Aspect	No
00.03	2 BED 3 PERSON	Apartment	71.1	28	13	7.2		20.2	5.3	44.8	Dual Aspect	Yes
00.04	1 BED 2 PERSON	Apartment	62.8	32.8	14.4			14.4	3.4	16.1	Single Aspect	Yes
00.05	2 BED 4 PERSON	Apartment	83.5	33.5	13	12.1		25.1	6.6	10.9	Dual Aspect	Yes
00.06	2 BED 4 PERSON	2 Storey House	85.7	31.6	13.7	12		25.7	7.7	45.2	Dual Aspect	Yes
00.07	2 BED 4 PERSON	2 Storey House	85.7	31.6	13.7	12		25.7	7.7	43.2	Dual Aspect	Yes
00.08	2 BED 4 PERSON	2 Storey House	85.7	31.6	13.7	12		25.7	7.7	43.2	Dual Aspect	Yes
00.09	2 BED 4 PERSON	2 Storey House	85.7	31.6	13.7	12		25.7	7.7	45.2	Dual Aspect	Yes
01 First Floor												
01.01	2 BED 4 PERSON	Apartment	81.4	32.1	13.2	11.4		24.6	6	7.8	Dual Aspect	Yes
01.02	2 BED 4 PERSON	Apartment	82.8	33.8	13.3	12.5		25.8	6.7	8.2	Dual Aspect	Yes
01.03	1 BED 2 PERSON	Apartment	53.5	23	12.6			12.6	3	18	Dual Aspect	Yes
01.04	1 BED 2 PERSON	Apartment	50.7	23	13.3			13.3	3.5	10.6	Single Aspect	Yes
01.05	2 BED 4 PERSON	Apartment	87.7	37.3	14	11.5		25.5	6.8	7.2	Dual Aspect	Yes
02 Second Floor												
02.01	2 BED 4 PERSON	Apartment	81.4	32.1	13.2	11.4		24.6	6	7.8	Dual Aspect	Yes
02.02	2 BED 4 PERSON	Apartment	82.8	33.8	13.3	12.5		25.8	6.7	8.2	Dual Aspect	Yes
02.03	1 BED 2 PERSON	Apartment	53.5	23	12.6			12.6	3	18	Dual Aspect	Yes
02.04	1 BED 2 PERSON	Apartment	50.7	23	13.3			13.3	3.5	10.6	Single Aspect	Yes
02.05	2 BED 4 PERSON	Apartment	87.7	37.3	14	11.5		25.5	6.8	7.2	Dual Aspect	Yes
03 Third Floor												
03.01	1 BED 2 PERSON	Apartment	53.5	23	12.6			12.6	3	18	Dual Aspect	Yes
03.02	1 BED 2 PERSON	Apartment	50.7	23	13.3			13.3	3.5	10.6	Single Aspect	Yes
03.03	2 BED 4 PERSON	Apartment	87.7	37.3	14	11.5		25.5	6.8	7.2	Dual Aspect	Yes

Level	Gross Floor Area (sq.m)	Unit Mix			
		1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed
00 Ground Floor	662.2	1	6	1	1
02 First Floor	606	2	3		
02 Second Floor	432.9	2	3		
03 Third Floor	244.9	2	1		
TOTAL	1946.00	7 (32%)	13 (59%)	1 (4.5%)	1 (4.5%)