

Project: Clover Hill Court Social Housing
Location: Bessboro Road, Mahon, Cork
Client: Cork City Council
Doc. Title: Schedule of Accommodation
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Schedule of Accommodation

GENERAL

Site Area	1.0177Ha	
Building footprint	2628m ²	
Site Coverage	26%	
Plot Ratio	1:1.2	
Public Open Space	1117m ²	11.0% Site Area
Communal Open Space	1033m ²	508m ² Required
Demolition Area	24.9m ²	Substation
Dual Aspect Apartments %	53.6%	
Density	88.4 Units/Ha	

UNIT NUMBERS

BLOCK A	1-Bed 2-Person	2-Bed 3-Person	2-Bed 4-Person	Total
	Apt	Apt	Apt	
Level 00	4	4	2	10
Level 01	4	4	3	11
Level 02	4	4	3	11
Level 03	4	4	3	11
Level 04	2	2	3	7
TOTAL	18	18	14	50

Dual Aspect Apts	
4	40.0%
6	54.5%
6	54.5%
6	54.5%
4	57.1%
26	52.0%

BLOCK B	1-Bed 2-Person	2-Bed 3-Person	2-Bed 4-Person	Total
	Apt	Apt	Apt	
Level 00	3	1	4	8
Level 01	3	2	5	10
Level 02	3	2	5	10
Level 03	1	1	4	6
TOTAL	10	6	18	34

Dual Aspect Apts	
3	37.5%
6	60.0%
6	60.0%
4	66.7%
19	55.9%

APT TOTAL	28	24	32	84
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45	53.6%
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APT MIX	33.3%	28.6%	38.1%
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HOUSES	3-Bed 5-Person House			Total
Level 00			6	6
TOTAL			6	6

Dual Aspect	
6	100.0%
6	100.0%

	1-Bed 2-Person	2-Bed 3-Person	2-Bed 4-Person	3-Bed 5-Person	Total
RESIDENTIAL TOTAL	28	24	32	6	90
RESIDENTIAL MIX	31.1%	26.7%	35.6%	6.7%	100.0%

51	56.7%
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RESIDENTIAL AREAS

BLOCK A	GIA		NIA	
Level 00	1135.6m ²	12223.5ft ²	663.8m ²	7145.1ft ²
Level 01	938.7m ²	10104.1ft ²	729.2m ²	7849.0ft ²
Level 02	938.7m ²	10104.1ft ²	729.2m ²	7849.0ft ²
Level 03	938.7m ²	10104.1ft ²	729.2m ²	7849.0ft ²
Level 04	678.0m ²	7297.9ft ²	483.6m ²	5205.4ft ²
TOTAL	4629.7m²	49833.7ft²	3335.0m²	35897.6ft²

EFFICIENCY
58.5%
77.7%
77.7%
77.7%
71.3%
72.0%

BLOCK B	GIA		NIA	
Level 00	904.4m ²	9734.9ft ²	543.3m ²	5848.0ft ²
Level 01	882.6m ²	9500.2ft ²	692.4m ²	7452.9ft ²
Level 02	882.6m ²	9500.2ft ²	692.4m ²	7452.9ft ²
Level 03	614.6m ²	6615.5ft ²	440.1m ²	4737.2ft ²
TOTAL	3284.2m²	35350.8ft²	2368.2m²	25491.1ft²

EFFICIENCY
60.1%
78.5%
78.5%
71.6%
72.1%

APT TOTAL	7913.9m²	85184.5ft²	5703.2m²	61388.7ft²
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72.1%

HOUSES	GIA		NIA	
Level 00	315.4m ²	3394.9ft ²	315.4m ²	3394.9ft ²
Level 01	313.8m ²	3377.7ft ²	313.8m ²	3377.7ft ²
TOTAL	629.2m²	6772.7ft²	629.2m²	6772.7ft²

RESIDENTIAL TOTAL	8543.1m²	91957.2ft²	6332.4m²	68161.4ft²
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CAR PARKING

NUMBER OF SPACES (APTS)	43
CAR PARKING RATIO (APTS)	0.51

NUMBER OF SPACES (HOUSES)	6
CAR PARKING RATIO (HOUSES)	1.00

BICYCLE PARKING

Resident * 1no.space per apartment bedroom & 1 no.space per house	146
Visitor * 0.5 no.space per apartment	42
NUMBER OF SPACES	188

10% MINIMUM REQUIREMENT

Unit Mix	Numbers of Apartment	Cummulative Min floor area
1 bed-2p	28	28x45m ² = 1260m ²
2 bed -3p	24	24x63m ² = 1512m ²
2 bed-4p	32	32x73m ² = 2336m ²
TOTAL :	84	5108m²

1 bed -2p+10% min area	28	28x4.5m ² = 126.0m ²
2 bed -3p+10% min area	15	15x6.3m ² = 94.5m ²
TOTAL + 10% of majority	43	220.5m²

Total required minimum floor area : 5108m² + 220.5m² =	5328.5m²
Actual Net Floor Area	5703.2m²