

1723A - Residential development at 133 Phibsborough Road, Cross Guns Bridge, D7

27.01.2021

Development statistics

Site area		7269 m2	0.7 Ha
Block A	GFA	4923 m2	(GFA includes switch room + substation)
Block B	GFA	5648 m2	(GFA includes switch room + substation)
Block C	GFA	4347 m2	(GFA includes meter room)
Basement	GFA	1163 m2	
Outbuildings	GFA	311.3 m2	
Total	GFA	16392.3 m2	
Site coverage		36.40%	
Total Residential Units		205	apartments
Plot ratio		2.25	
Density		292	units per hectare
Car Spaces (residents)		24	of which 5 are accessible.
Go Car spaces		2	
Set down spaces		3	
Motorcycle spaces (residents)		5	
Bicycle spaces residents		272	All enclosed
Bicycle spaces visitors		72	22 enclosed, 50 outdoor
Tenant Amenity (indoor)		460.5 m2	Block C-GF+11th fl+basemt.
Tenant Amenity (outdoor)		440 m2	Roof terraces-A,B & C
Garden (communal use)		2628 m2	Landscaped areas
Plaza		350 m2	5% of site area
Café/retail unit		67.3 m2	

Gross Internal Floor Area

	A	B	C
11th floor			171 m2
10th floor			380 m2
9th floor			380 m2
8th floor			380 m2
7th floor			380 m2
6th floor	402	452	380 m2
5th floor	565	866	380 m2
4th floor	654	866	380 m2
3rd floor	704	866	380 m2
2nd floor	866	866	380 m2
1st floor	866	866	380 m2
Ground floor	866	866	376 m2
	4923	5648	4347 m2
Basement floor		1163	m2

1723A - Residential development at 133 Phibsborough Road, Cross Guns Bridge, D7

27.01.2021

Outbuildings	311.3	m2
Total gross internal floor area	16392.3	m2

Tenant Amenity (indoor) -Resident support facilities

Management office	15.9 m2
Parcel store	6.5 m2
Staff facilities	22.5 m2
Bike workshop	7.3 m2
Large item storage	76.3 m2

Tenant Amenity (indoor) -Resident services and amenities

Gym	76.1 m2
Lounge lobby/shared workspace area /reception	71.5 m2
Multifunctional residents lounge	32 m2
Residents dining	41 m2
Residents lounge	50 m2
Ancillary areas + WC	61.4 m2
Total Tenant Amenity (Indoor)	460.5 m2

Outbuildings

Life safety generator room	19.3 m2
Bike store 01	22.3 m2
Refuse store	115 m2
Bike store 02	78.4 m2
Bike store 03	76.3 m2
	311.3 m2

Footprint

A	936 m2	
B	936 m2	
C	419 m2	
Outbuildings	356 m2	
Total footprint	2647 m2	36.40% Coverage

Mix of units

Block A	Studio	26	34.21%
	1 bed	38	50.00%
	2 bed	12	15.78%
	Total	76	Apartments
	Dual aspect	33	43.42%
	Single aspect-north	25	32.89%
	Single aspect-other	18	23.68%
Block B	Studio	29	32.58%
	1 bed	47	52.80%
	2 bed	13	14.60%

1723A - Residential development at 133 Phibsborough Road, Cross Guns Bridge, D7

27.01.2021

	Total	89 Apartments
	Dual aspect	37 41.57%
	Single aspect-north	28 31.46%
	Single aspect-other	24 26.96%
Block C	Studio	0 0%
	1 bed	0 0%
	2 bed	40 100%
	Total	40 Apartments
	Dual aspect	40 100.00%
	Single aspect-north	0 0%
	Single aspect-other	0 0.00%
Development	Studio	55 26.82%
	1 bed	85 41.46%
	2 bed	65 31.70%
	205	apartments
Aspect		
	Dual aspect	53.65%
	Single aspect-north	25.85%
	Single aspect-other	20.48%

Car parking

Residents	19 no. car spaces in basement car park
	1 no. accessible space in basement car park
	4 no. accessible spaces on surface in courtyard
	24 no. car spaces

Other	2 no. Go Car spaces on surface at plaza
	3 no. set down spaces on surface at plaza
	5 no. car spaces

Motorcycle parking

Residents	5 no. motorcycle spaces in basement
-----------	--

Bicycle parking

Residents	118 no. spaces in store room at west end
	90 no. spaces in store room opposite gable block A
	64 no. spaces in store room in basement
	272 no. bicycle spaces

Visitor	22 no. spaces in store room at top of ramp
	50 no. spaces distributed throughout the site
	72 no. bicycle spaces