

Client:
Cairn Home Properties LTD
Project:
Cooldown Commons Phase 3 - RESIDENTIAL DEVELOPMENT
Schedule Title:
Schedule of Accommodation

Revision: P3-1
Date: 17.05.21
Created By: RS
Checked By: AL
Status: P3
Purpose: PLANNING

Sheet Size: A3
Sheet Number: CW-3-XX-XXX-XXX-SH-RAU-AR-9802

Reddy Architecture + Urbanism
Dartry Mills,
Dartry Road,
Belfield,
Dublin 6, D06 Y0E3
T: +353 (0) 1 4987000
W: www.reddyarchitecture.com
E: info@reddyarchitecture



OVERALL APARTMENT BLOCK UNITS

BLOCK	STUDIO	1 BED	2 BED	3 BED	
D1	0	31	41	0	
D2	0	17	39	0	
D3	0	16	48	0	
D4	0	4	46	10	
E1	0	28	42	0	
E2	0	30	33	0	
TOTAL	0	126	249	10	385.00
MIX	0%	33%	65%	3%	100%

OVERALL DUPLEX APARTMENT UNITS

BLOCK	2BED GF	3BED OVER	
F1	6	6	
F2	6	6	
G	6	6	
TOTAL	18	18	36.00

TOTAL NUMBER OF UNITS 421.00

PROPOSED PART V UNITS

BLOCK	1 BED	AREA	2 BED	AREA	3 BED	AREA
F1	0	0	6	83.2	6	122.2
E2	15	49.9	15	78	0	0
TOTAL	15		21		6	42

10%

OTHER USES' AREA NAME

OTHER USES' AREA NAME	sqm
BLOCK D4 RESIDENTIAL AMENITY	555
BLOCK D3 RETAIL AREA	285
BLOCK E1 RETAIL AREA	434
BLOCK E1 OFFICE AREA	376
BLOCK E1 PLANT	101

CARPARK

CARPARK UNDERGROUND (incl. 9 disable)	181
CARPARK ON-GRADE (incl. 8 disable)	108
ALLOCATED FOR APARTMENTS	38
ALLOCATED FOR DUPLEX UNITS (incl VISITORS)	59
ALLOCATED FOR RETAIL D3	5
ALLOCATED FOR OFFICES E1	2
ALLOCATED FOR THE COMMERCIAL / CAFÉ	2
ALLOCATED FOR LUAS SETDOWN	2
on-grade sum	108
TOTAL NUMBER OF CARPARK SPACES	289

CARPARK FACTORS

APARTMENTS	SPACES /	APT UNITS	=
219	385		0.57

DUPLEX UNITS

59	SPACES /	APT UNITS	=
	36		1.64

BIKE PARKING

	BASEMENT	SURFACE	TOTAL
LONG TERM	330	200	530
SHORT TERM		120	120
	330	320	650

ASPECT OF APARTMENTS - PER BLOCK

	D1	D2	D3	D4	E1	E2	F & G
TOTAL	72	56	64	60	70	63	36
DUAL	24	32	32	48	42	35	36
%	33%	57%	50%	80%	60%	56%	100%

STATISTICS

SITE AREA	3.404 ha
units	421
DENSITY	124 units/ha

TOTAL GROSS AREA - PROPOSED	41,991.0
TOTAL GROSS AREA - RESIDENTIAL (incl. amenities D4)	40,270.0
TOTAL GROSS AREA - 'OTHER USES'	1,196.0

D1 - Apartment Block

LEVEL	STUDIO	1 BED	2 BED	3 BED	Dual Aspect
0	0	6	6	0	4
1	0	5	7	0	4
2	0	5	7	0	4
3	0	5	7	0	4
4	0	5	7	0	4
5	0	5	7	0	4
sum	0	31	41	0	24

D3 - Apartment Block

LEVEL	STUDIO	1 BED	2 BED	3 BED	Dual Aspect
0	0	2	3	0	2
1	0	2	7	0	4
2	0	2	7	0	4
3	0	2	7	0	4
4	0	2	7	0	4
5	0	2	7	0	4
6	0	2	5	0	5
7	0	2	5	0	5
sum	0	16	48	0	32

E1 - Apartment Block

LEVEL	STUDIO	1 BED	2 BED	3 BED	Dual Aspect
0	0	0	0	0	0
1	0	4	6	0	6
2	0	4	6	0	6
3	0	4	6	0	6
4	0	4	6	0	6
5	0	4	6	0	6
6	0	4	6	0	6
7	0	2	3	0	3
8	0	2	3	0	3
sum	0	28	42	0	42

F1 - Duplex Apt (PART V)

GF APT - 2Bed	6
DUPLEX OVER GF APT - 3 Bed	6
Part V F1	12

F2 - Duplex Apt

GF APT - 2Bed	6
DUPLEX OVER GF APT - 3 Bed	6

G1 - Duplex Apt

GF APT - 2Bed	6
DUPLEX OVER GF APT - 3 Bed	6

	ALL
units	421
DUAL	249
%	59%

	NO DUP
units	385
DUAL	213
%	55%

OTHER STRUCTURES

	sqm
BIKE SHELTERS ON SURFACE	180
BIN STORES	120
PLANT	225
sum	525

D2 - Apartment Block

LEVEL	STUDIO	1 BED	2 BED	3 BED	Dual Aspect
0	0	3	4	0	4
1	0	2	5	0	4
2	0	2	5	0	4
3	0	2	5	0	4
4	0	2	5	0	4
5	0	2	5	0	4
6	0	2	5	0	4
7	0	2	5	0	4
sum	0	17	39	0	32

D4 - Apartment Block

LEVEL	STUDIO	1 BED	2 BED	3 BED	Dual Aspect
0	0	0	0	0	0
1	0	2	5	0	4
2	0	2	5	0	4
3	0	0	5	1	4
4	0	0	5	1	4
5	0	0	5	1	4
6	0	0	3	1	4
7	0	0	3	1	4
8	0	0	3	1	4
9	0	0	3	1	4
10	0	0	3	1	4
11	0	0	3	1	4
12	0	0	3	1	4
sum	0	4	46	10	48

E2 - Apartment Block (including Part V units)

LEVEL	STUDIO	1 BED	2 BED	1B PartV	2B PartV	3 BED	Dual Aspect
0	0	3	1	3	2	0	5
1	0	2	2	2	3	0	5
2	0	2	3	2	2	0	5
3	0	2	3	2	2	0	5
4	0	2	3	2	2	0	5
5	0	2	3	2	2	0	5
6	0	2	3	2	2	0	5
sum	0	15	18	15	15	0	35

Part V E2 30

	sqm	%
TOTAL PUBLIC OPEN SPACE	4,394	12.91%
RESIDENT'S EXTERNAL AMENITY SPACE	6,088	17.88%

SITE COVERAGE	24%
PLOT RATIO	1.23
FOOTPRINT AREA	8,046 sqm