NORTH POINT

FARM SCHEME BUILDINGS:A,B,C,D,E

140 APARTMENTS	NO.	%
1 BEDROOM AP.	70	50 %
2 BEDROOMS AP. 3P	12	8.6 %
2 BEDROOM AP. 4P	57	40.7%
3 BEDROOMS AP.	1	0.7 %
TOTAL NO.	140	100 %
DUAL ASPECT	57	40.7%
NO. OF UNITS WITH AREA 10% GREATER THAN REQUIRED	78	55.0%
TOTAL COMMUNAL AMENITY AREA	2,563 sqm	
PUBLIC OPEN SPACE	27,136 sqm	63,3 %
STREETS AND SQUARES	1,072 sqm	
PUBLIC PARK	24,520 sqm	
PUBLIC LINK TO GREENWAY	1,544 sqm	
PARKING SPACES	54	38.0%
CRECHE DROP OFF	4	
MOTORBIKE SPACES	5	
RESIDENT'S BIKE SPACES	230	
VISITOR'S BIKE SPACES	100	

LEGEND

- SITE BOUNDARY
  SITE AREA: 51 250 sqm
  DEVELOPABLE AREA: 42 842 sqm
- 1BEDROOM APARTMENT 2 PERSON
- 2BEDROOM APARTMENT 4 PERSON
- 2BEDROOM APARTMENT 3 PERSON
- 3BEDROOM APARTMENT 5 PRESON
- COMMUNAL AREA
- CRECHE
- PLANT
- BINS
- BIKE STORE
- RESIDENT'S AMENITY
- EXISTING BUILDING WALL TO BE RETAINED
- EXISTING STRUCTURE TO BE DEMOLISHED
- UNIT WITH AREA 10% GREATER THAN REQUIRED (78 APARTMENTS)
- PROPOSED TREES
- EXISTING TREES TO BE RETAINED
- ROOT PROTECTION ZONE
- EXISTING TREES TO BE REMOVED

SACRED HEART CONVENT

EXISTING CAR PARK

Apartment block E
4-5 Storey
Unit number- E.0.1-E.4.48
48 APARTMENTS
1 BED 2P: 27
2 BED 3P: 3
2 BED 4P: 17
3 BED 5P+: 1

Apartment block D
3-4 Storey
Unit number- D.0.1-D.3.58
58 APARTMENTS
1 BED 2P: 34
2 BED 3P: 6
2 BED 4P: 18

COMMUNAL AMENITY AREA 1
1 063 sqm

COMMUNAL AMENITY AREA 2
1 223 sqm

PUBLIC PLAZA
1 072 SQM

PLAZA
248 SQM

CRECHE PLAYGROUND
area:237 m² (min. 225m²)

2- way traffic

Building A
Existing building to be retained

Building B
Existing Farm building to be retained

Existing structure to be demolished

Existing wall to be demolished

Existing stairs to be removed

Proposed new trees

No.4 Set down for creche drop off only

New Parking

Existing 2m high boundary wall

Main access to Site

APARTMENT BLOCK E
48 APARTMENTS

APARTMENT BLOCK D
58 APARTMENTS

SUBSTATION

APARTMENT BLOCK C
34 APARMENTS

BUILDING A&B
EXISTING BUILDINGS
TO BE RETAINED

1 LEVEL 0 (PROPOSED GROUND FLOOR PLAN)
1:200 @ A1

E	FOR PLANNING	03.2022
D	FOR TB PARTY	08.2021
C	FOR INFORMATION	13.07.2021
B	FOR INFORMATION	30.06.2021
A	FOR INFORMATION	22.06.2021

1:200@A1

LEVEL 0- BUILDING A, B, D, E

SHiPSEYBARRY place makers

PROJECT : PHASE 2- THE FARM- BESSBOROUGH
DRAWING DESCRIPTION: LEVEL 0
CLIENT : ESTUARY VIEW ENT. 2020 LTD.
SCALE : 1:200 @ A1
DATE : 04.2021
OVERSEEN BY : AH
APPROVED BY : GB
DRAWING NO. : SB-2020-107-201

28,Richmond Hill , Bellsfield , Cork, Ireland t : + 353 (0)21 23988 55 f : + 353 (0)21 23988 27 e: info@shipseybarry.com www.shipseybarry.com
© COPYRIGHT of SHIPSEY BARRY Ltd. This drawing or design may not be reproduced without express written permission of SHIPSEYBARRY Ltd