

Residential Redevelopment

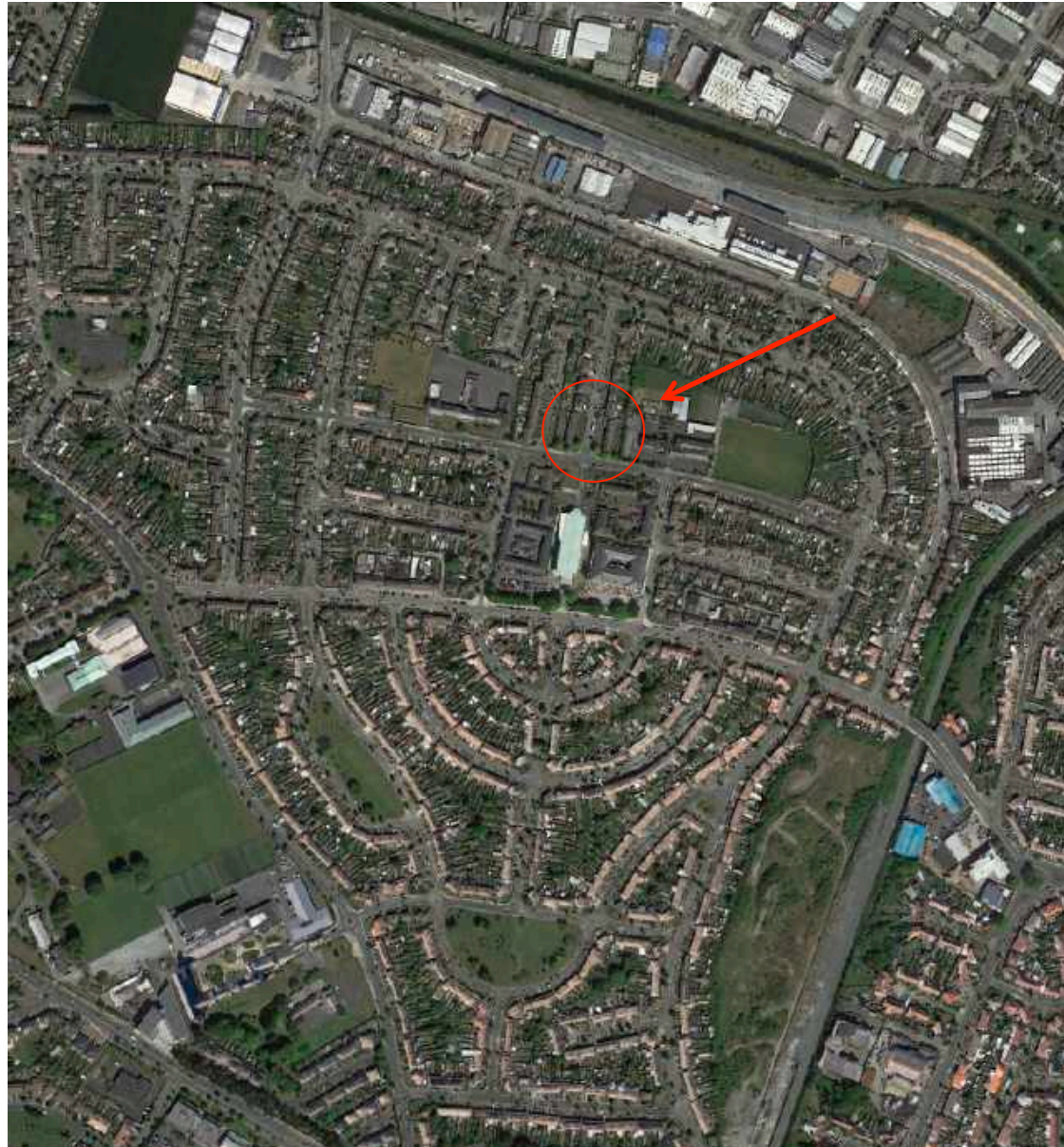
at

St. Finbarr's Court, Cabra.

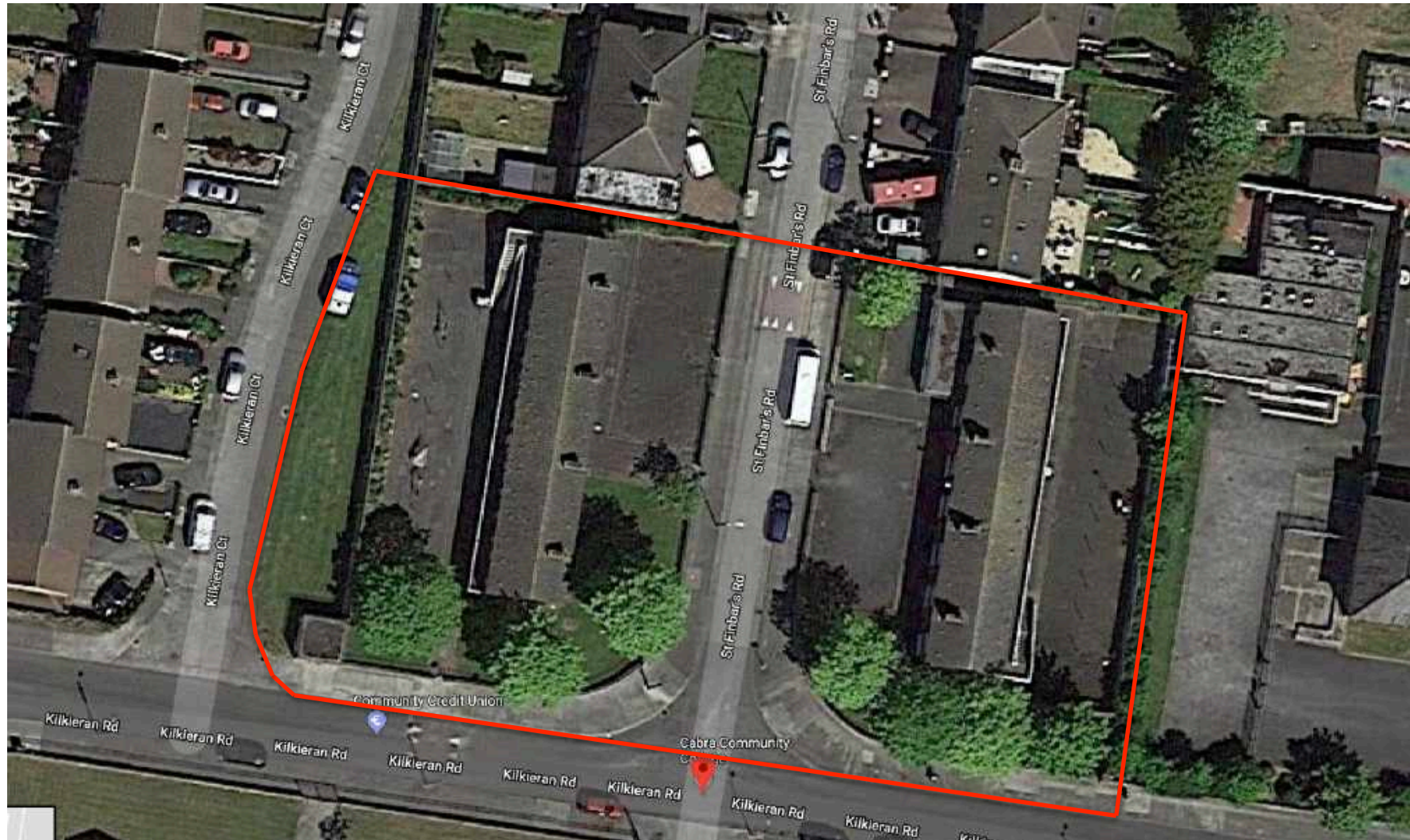
13th October 2020



The Site



Existing Site



Existing Accommodation

Block 1

16no. Bedsits

Block 2

12no. Bedsits

1no. 2 bedroom unit

1no. community room

Total - 29 units + community room

The Brief - St Finbarr's Court Residential Redevelopment

- Residential Development for Older Persons (+65 years)
- 44 x 1 bedroom 2 person dwellings – Universal design standards
- 2 x 2 bedroom 3 person dwellings – Wheelchair accessible
- Community Room and ancillary facilities – 100m²

Summary

- Demolishing 29no. sub-standard units & 1no. community room
- Constructing 46no. new apartments & 1no. community room

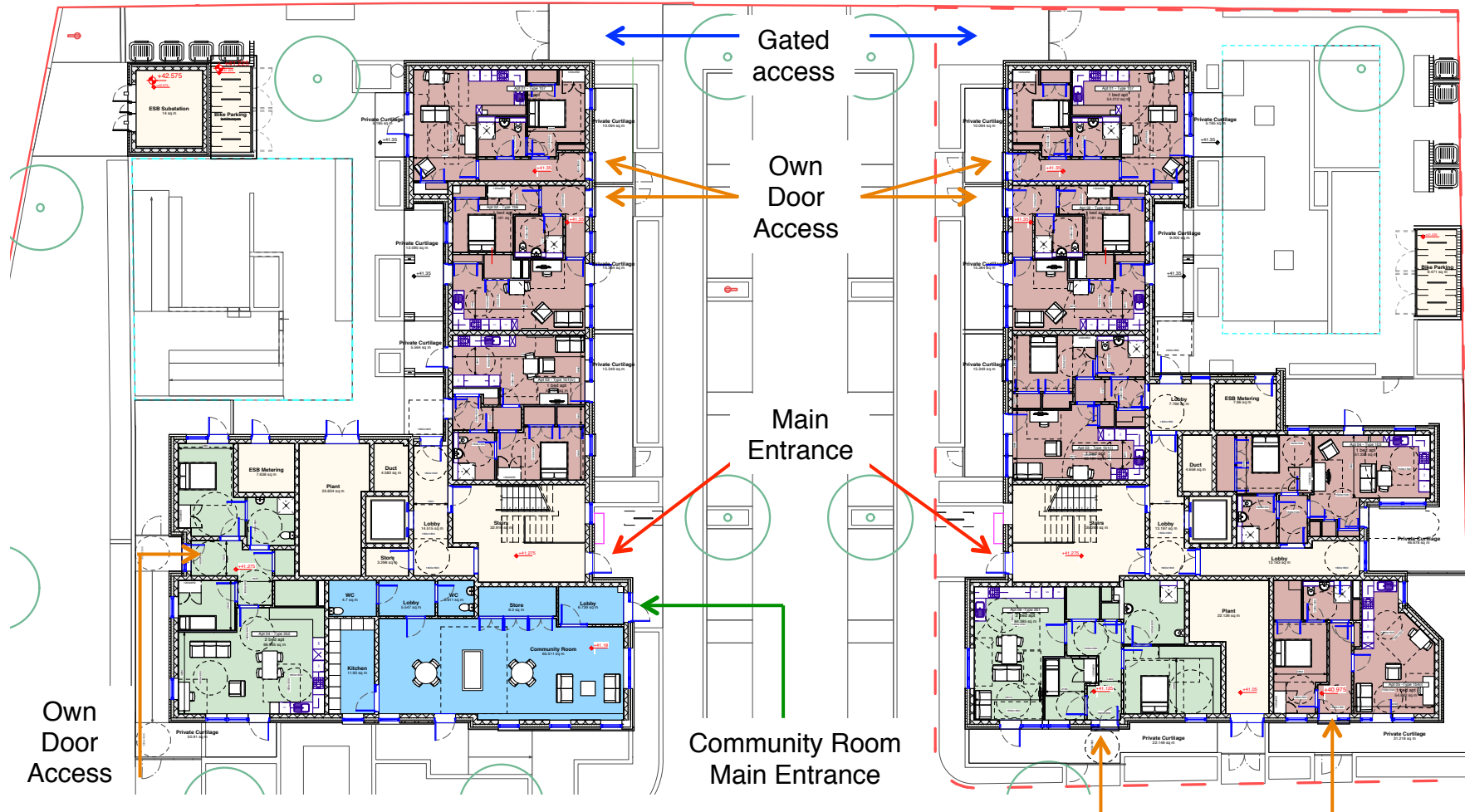
Existing Site Plan



Proposed Site Strategy

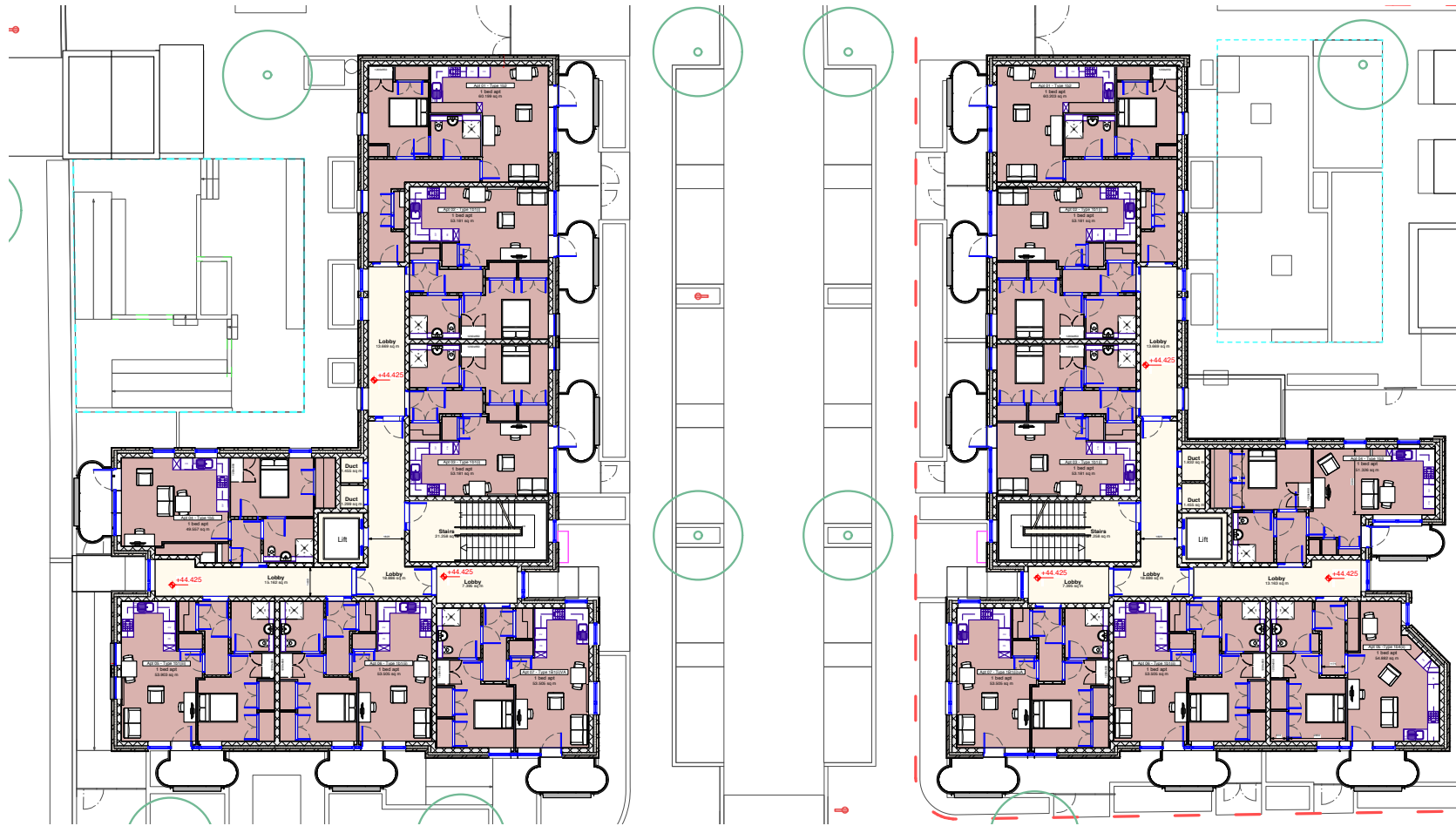




Ground Floor



	1 bedroom apartment		Community room
	2 bedroom apartment		Services Zone / Circulation

1st & 2nd Floor Plan



	1 bedroom apartment
	Circulation

Massing Study



Massing Study



Massing Study



Massing Study



Massing Study



Massing Study



Schedule of Accommodation

2 x 2 bed dwellings

44 x 1 bed dwellings

46 total.

1 x Community Room and kitchen x 108m²

Communal Gardens - 270m²

14 car parking spaces

20 Bicycle spaces

Construction Cost Plan 13.77M euros (incl VAT)

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at

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