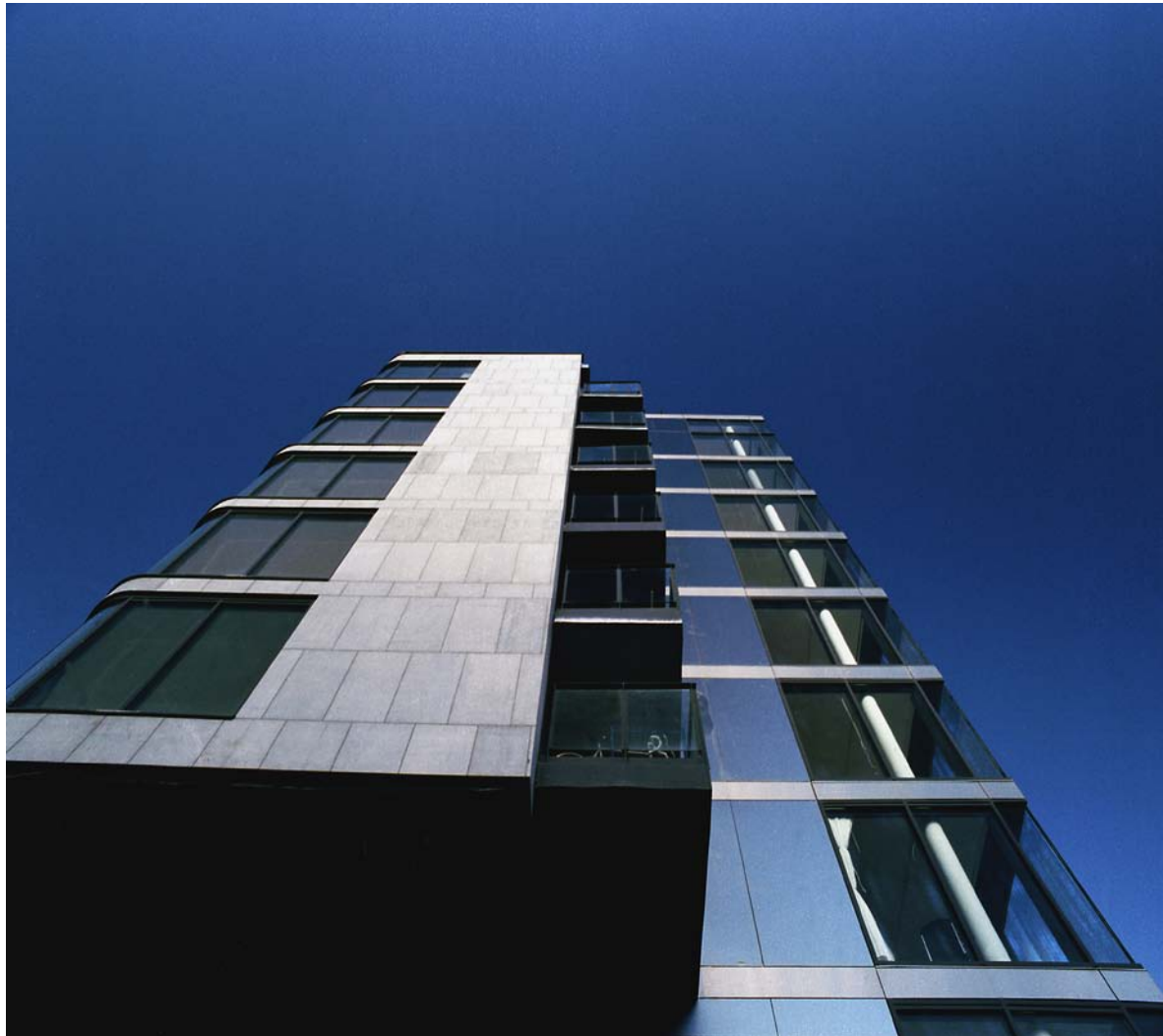


CONYNGHAM ROAD



The site for this project lies on the North Bank of the River Liffey opposite Heuston Station with the Phoenix Park to the North. There is a fall of 8m from the street to the river. The project, has a development density of 160 units/acre (6300m²). The development comprises three blocks. The first Block comprises a 5 storey shallow plan building with dual aspect apartments, there is own door access to the lower 2 levels from a series of stairs that climb directly from the street through the building to partially glazed access galleries to the rear. The apartments are configured with dual aspect living/dining/kitchen accommodation with living rooms to the North enjoying views to the Phoenix Park while kitchens face South onto the access galleries and courtyard. Each apartment has lift access to a large landscaped roof garden with views to the city and park

The second river side block is a 6 storey building that enjoys both a riverside setting and a Southerly aspect with views of the Dublin mountains in the distance. The chosen typology gives each apartment a South facing living room and balcony while the bedrooms face North onto the courtyard. Advantage is taken of the 8m fall across the site to achieve two levels of accommodation below street level. At penthouse level some layouts are amended to give living areas stretching from front to back to take advantage of views of the Phoenix Park over Block A.

The third block is a 10 storey building which steps forward of the national building line along the River Liffey to form a focal point in views from Heuston Station to the East and Sarah Bridge to the West.

