

THE GRANGE



The development provides for a mixed residential / commercial / medical scheme comprising of an office building, a nursing home, a crèche, 502 apartments in 9 no. apartment blocks and car parking at surface and basement levels.

Having frontage onto the Stillorgan Road and Brewery Road this 4.58ha site was previously occupied by an office building set in a mature garden, however its residential zoning, its location along the QBC and relative proximity to the Luas and the M50, make it most suitable for a quality high density development.

The large number of mature trees on the site and the aim to mitigate against overlooking and overshadowing influenced both the heights and the layout of the buildings. Five apartment buildings of varying heights situated along the eastern boundary are separated by intimate courtyard gardens and the four other apartment buildings are situated around a large central open space with an area reserved for the planting of additional trees.

Permeability through the site for pedestrians and the quality of the landscaped areas are key to the success of this development. Vehicular movement through the site is kept to an absolute minimum to preserve the secluded nature of the landscaped open space.

There is a wide range of spacious apartment types offered, all designed to a high quality specification and having generous balconies and extensive full height glazing.

Block F1 Office Building

The office building's prominence in The Grange development is notable firstly because of its location on the Stillorgan Road (N11) and also because of its form and its architectural expression. Five levels of office accommodation are provided with a total area of 4166 m².

The ground floor glazing is set back creating a recessed loggia and the upper floors project. The top floor is further set back and includes a large accessible roof terrace. A fully glazed curved façade turns the corner from the road frontage onto a raised plaza area that is animated by a large water feature. A double height entrance foyer leads to centrally located lifts and stairs. The office floor plates can be sub-divided either side of the main core for separate tenants or occupied by a single tenant.

The glazing is a proprietary stick curtain walling system with pressed metal spandrel panels to slab edges. The main entrance has two storey high

double glazed planar glazing. The external walls of the cores are clad in smooth acid-etched Techrete panels and the entrance volume and the base of the block are clad in a ceramic-stone rainscreen cladding system. A passive chilled beam system is provided in the offices and a high specification electrical and data cabling fit out is also provided.

