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	35	25.0%
TOTAL COMMUNAL AMENITY AREA	2,563 sqm	
PUBLIC OPEN SPACE		
PUBLIC PARK *(outside of developable area)*	24,520 sqm	
PUBLIC PLAZA AND LAWN *(inside of developable area)*	1,555 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 (red line)
  SITE AREA: 50 816 sqm (red line)
  DEVELOPABLE AREA: 14 688 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 (35 APARTMENTS)
- PROPOSED TREES
- EXISTING TREES TO BE RETAINED
- ROOT PROTECTION ZONE
- EXISTING TREES TO BE REMOVED

COMMUNAL AMENITY AREA 2
1 223 sqm

COMMUNAL AMENITY AREA 3
277 SQM

Existing structure to be demolished

Existing structure to be demolished

No.4 Set down for creche drop off only

New Parking

New Parking

2 MOTORBIKE SPACES

CRECHE DROP-OFF

2- way traffic

2- way traffic

16 BIKE SPACES

6 BIKE SPACES

6 BIKE SPACES

PRIVATE AMENITY BUFFER

CLUSTER

GREEN ROOF

PV PANELS

COMMUNAL TERRACE 1
123 sqm

Building A
Existing building to be retained

GATE

Existing entrance

Existing entrance

Heritage Centre
Farmyard Complex
N.I.A.H (20872006)

EXISTING CAR PARK

Apartment block C
3 Storey
Unit number- C.0.1-C.2.34
34 APARTMENTS
1 BED 2P: 9
2 BED 3P: 3
2 BED 4P: 22

Existing 2m high stone wall

Existing trees to be removed

HP_MIRROR
0501zf1036

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 PROPOSED ROOF PLAN
1:200 @ A1

1:200@A1

G	FOR LRD PLANNING	12.2025
F	FOR PLANNING	09.2025
E	FOR PLANNING	03.2022
D	FOR TII PARTY	08.2021
C	FOR INFORMATION	13.07.2021
B	FOR INFORMATION	30.06.2021
A	FOR INFORMATION	22.06.2021

ROOF PLAN-BUILDING C

SHiPSEYBARRY
place makers

PROJECT :	PHASE 1- THE FARM- BESSBOROUGH	DRAWING DESCRIPTION:	ROOF PLAN	CLIENT :	ESTUARY VIEW ENT. 2020 LTD.
SCALE :	1:200 @ A1	DATE :	09.2025	OVERSEEN BY :	AIM	APPROVED BY :	GB	DRAWING NO. :	SB-2020-107-210

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