

Client Name :

RCDL
Paul Fitzmaurice
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Architect:

Anthony Reddy & Associates
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Duration:

Sept 2004 - Nov 2006

Contract Value:

20m

Castleway, Dublin

Description

Mixed-use six storey over double basement parking development which features ground floor commercial / retail units and seventy seven luxury apartments, around a secluded landscaped courtyard. Gross floor area of Castle Way Development is 8,110 m².

Great attention to detail has been given to the construction and finishes of the common areas with spacious corridors featuring hardwood cherry doors and skirting and luxury pile carpet throughout. There are a number of different designs in Castle Way which include, one beds, two beds, two bed duplex, three bed and three bed duplex. The duplex penthouse apartments were designed so that the living accommodation at the upper level benefited from maximum light penetration and offer splendid panoramic vistas of the City skyline.

Internally the apartments benefit from the most modern of construction design and include Italian designed bathrooms and en-suites with feature under floor heating, ceramic tiling and Italian marble, hardwood cherry doors throughout, all kitchen appliances are fitted into a feature designed kitchen with granite worktops. While a breath of the city is afforded, by the incorporation of large balconies, with glazed balustrades, to all apartments.

The scheme provides sustainable design to a level not normally achieved.

Insulation levels: Building Regulations requirements Castleway

Walls 0.27W/mk, windows 2.2 W/mk, Walls 0.22W/mk, windows 1.4W/mk

This increase helps a home maintain a comfortable inside temperature while using less energy.

During the construction process, all joints between the various systems were designed with best practice sealing in mind. By close monitoring of the works, we ensured that seals were constructed accordingly. This method of construction eliminates heat loss to outside via open joints and therefore reduces consumed energy by the apartments.

All apartments comply with the minimum requirements set down by Sustainable Energy Ireland under their "House of Tomorrow" scheme. The key elements utilised are "Genus 30" gas fired combi boilers offering the most efficient performance without compromising performance for the end user. All gas boilers have a seven day programmable timeclock with individual heating and hot water settings and local room control stats.

High efficiency gas boilers, complete with dual hot and cold water storage tanks were used in the penthouse and duplex apartments..



JJ Rhatigan & Company Project Overview