



Cornamona Court

Kylemore Road

Ballyfermot

SCAC Project Briefing

By

Paul Keogh Architects

19th July 2017



Dublin City Council
Comhairle Cathrach Bhaile Átha Cliath



PROJECT BACKGROUND

- 2006: Demolition of Cornamona Court
- 2006: Competition & PKA appointment
- 2007: Presentation to Local Area Committee
- 2008: Economic downturn
- 2009: Project deferred

PROJECT BACKGROUND

- 2016: Design team re-appointed
- 2016: Revised scheme design
- 2017: Initiation of Part viii processes (July '17)
- 2017: Part viii planning decision (December '17)
- 2018: Issue tenders (March '18)
- 2018: Commence construction (June '18)
- 2020: Completion (June '20)

DESIGN TEAM

- **Client: Housing & Community Dept. (DCC)**
- **Client Liaison: DCC City Architects**
- **Architects: Paul Keogh Architects**
- **C&S engineers: Roughan O'Donovan**
- **M&E engineers: Varming Consulting Engineers**
- **Quantity surveyor: DCC Quantity Surveyors**

DEVELOPMENT DESCRIPTION

- 61 no. dwelling units
- 33 no. apartments
- 12 no. duplex units
- 16 no. houses
- Residents community rooms

DEVELOPMENT MIX

- 29 no. one-bedroom / 2 person apartments
- 4 no. two-bedroom / 4 person apartments
- 15 no. two-bedroom / 4 person houses
- 1 no. three-bedroom / 4 person house
- 12 no. three-bedroom / 5 person duplex units


DESIGN OBJECTIVES

- High quality residential development
- Sustainable density & height
- Frontage to Kylemore Road
- Semi-private landscaped courtyard
- Security & passive surveillance

UNIT TYPES

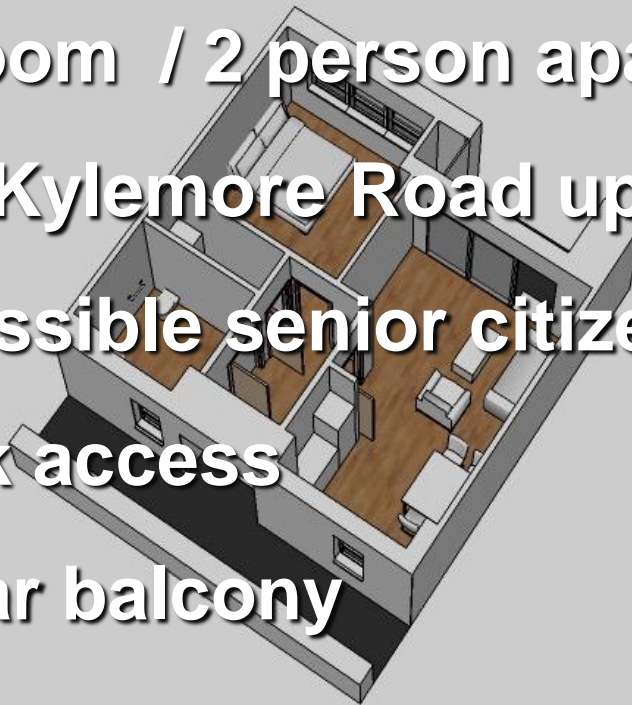
- Two-bedroom / 4 person houses (15no.)
- Location: courtyard – eastern boundary
- Open-plan kitchen / dining / living
- Railed front garden
- Enclosed rear garden

UNIT TYPES

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- Three-bedroom / 5 person duplexes (12 no.)
 - Location: Kylemore Road ground floor
 - Open-plan kitchen / dining / living
 - Landscaped front threshold
 - Private rear patio

UNIT TYPES

- One-bedroom / 2 person apartment (29 no.)
- Location: Kylemore Road upper floors
- Fully accessible senior citizens units
- Lift & deck access
- Private rear balcony



LEGEND & GENERAL INFORMATION

- GROUND / FLOOR LEVEL INDICATOR
- SECTION LINE INDICATOR
- REVISION BOX INDICATOR
- LEVEL INDICATOR
- SITE LOCATION NOTATION
- SITE BOUNDARY LINE

CONTRACTOR TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK STARTS.

DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS AND OTHER SPECIALIST DRAWINGS, DETAILS AND SPECIFICATIONS

PROJECT DATA

SITE AREA: 6,475 SQ M / 0.647 ha / 1.6 Acres
 NOTE: AREA OF SITE TO BE CEDED TO MATT TALBOT TRUST SHOWN SHADED BLUE
 DENSITIES PROVIDED: 81 NO. 29 NO. 38SP APARTMENTS
 4 NO. 38AP APARTMENTS
 15 NO. 38MP HOUSES
 12 NO. 38SP HOUSES
 12 NO. 38SP DUPLEX UNITS
 DENSITY: 94 Dwellings/Ha (38 Dwellings/Acre)
 GROSS FLOOR AREA: 8,822 SQ M
 PLOT RATIO: 1.3
 SITE COVERAGE: 30 %
 COMMUNITY FACILITY BUILDING AREA: 208 SQM
 CAR PARKING:
 58 NO. TO BASEMENT CARPARK
 (8 NO. DESIGNATED SPACES 8/81)
 6 NO. ADDITIONAL ON STREET SPACES
 11 NO. MOTORCYCLE SPACES
 BICYCLE PARKING:
 15 NO. ON STREET BICYCLE SPACES
 82 NO. BASEMENT BICYCLE SPACES
 COURTYARD AREA: 1,537 SQ M

OUTLINE SPECIFICATION

FOUNDATIONS
 REINFORCED PRECAST/CONCRETE FOUNDATIONS TO ENGINEER'S SPECIFICATION AND DETAILS

FLOORS
 CONCRETE SCREED ON PRECAST HOLLOW-CORE FLOORS TO ENGINEER'S SPECIFICATION AND DETAILS: INSULATION TO GROUND FLOOR SLABS

EXTERNAL WALLS
 SELECTED VARIOUS BRICK FINISHES TO ARCHITECT'S SPECIFICATION. REFER TO ELEVATIONS FOR LOCATIONS.

WINDOWS & DOORS
 WINDOWS: DOUBLE-GLAZED TIMBER / ALUMINIUM COMPOSITE WINDOWS TO MANUFACTURER'S SPECIFICATION AND DETAIL.
 DOORS: ALUMINIUM / HARDWOOD DOORS TO ARCHITECT'S LATER SPECIFICATION AND DETAIL.

ROOF

FLAT ROOF: TROCAL OR EQUIVALENT APPROVED FLAT ROOF TO ARCHITECT'S LATER SPECIFICATION
 PITCHED ROOF: COLOUR COATED STANDING SEAM ROOF WITH MATCHING EAVES, SOFFIT AND COVER FLASHINGS TO ARCHITECT'S LATER DETAILS.
 RAINWATER GOODS: ALUMINIUM GUTTERS AND DOWNPIPES TO ARCHITECT'S LATER SPECIFICATION.
 LANDSCAPING: HARD AND SOFT LANDSCAPING TO RESIDENTIAL COURTYARD TO ARCHITECT'S LATER SPECIFICATION AND DETAILS.
 FINISHED WALLS: 100/215MM PLASTER BLOCK/STUD WALLS THROUGHOUT.
 CEILING: 50MM PLASTER CEILING TO ARCHITECT'S DETAILS.
 LIFTS: 8 PERSON LIFT TO COMPLY WITH TGD PART M TO ENGINEER'S SPECIFICATION AND DETAIL.
 DRAINAGE: INTERNAL STACKS TO FOUL AND ALL DRAINAGE TO ENGINEER'S SPECIFICATION AND DETAIL.

ARCHITECTURAL DETAILS



Density: 94 dwellings per hectare / 38 dpa

- Plot Ratio: 1.3

1 PA-008 KYLEMORE ROAD ELEVATION

- Community building: 208 sqm

- Height: 4 / 5 storeys (16 m)

- Parking: 57 car & 11 motor cycle spaces

2 PA-009 KYLEMORE BLOCK COURTYARD ELEVATION

REVISIONS	STATUS	DRAWN	CHECKED		
A	15/03/2017	PR	PRELIMINARY ISSUE	BNM	PK
B	09/05/2017	FI	FOR INFORMATION / DISCUSSION	BNM	
C	10/07/2017	FI	FOR INFORMATION / DISCUSSION	BNM	
D	10/07/2017	FI	FOR INFORMATION / DISCUSSION	BNM	

PROJECT: HOUSING AT KYLEMORE ROAD, DUBLIN 10
 DRAWING: KYLEMORE ROAD BLOCK PROPOSED ELEVATIONS
 JOB NO: 0622 CLIENT: DUBLIN CITY COUNCIL
 DATE: AUG 2016 SCALE: 1:200 (A1); 1:400 (A3)
 PAUL KEOGH ARCHITECTS, CATHEDRAL COURT, NEW ST., DUBLIN 8.
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DRAWING NO.: 0622 / PA / 008 / D



STATUS: PR - PRELIMINARY ISSUE, FI - FOR INFORMATION, FA - FOR APPROVAL, FP - FOR PRICING, FC - FOR CONSTRUCTION

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