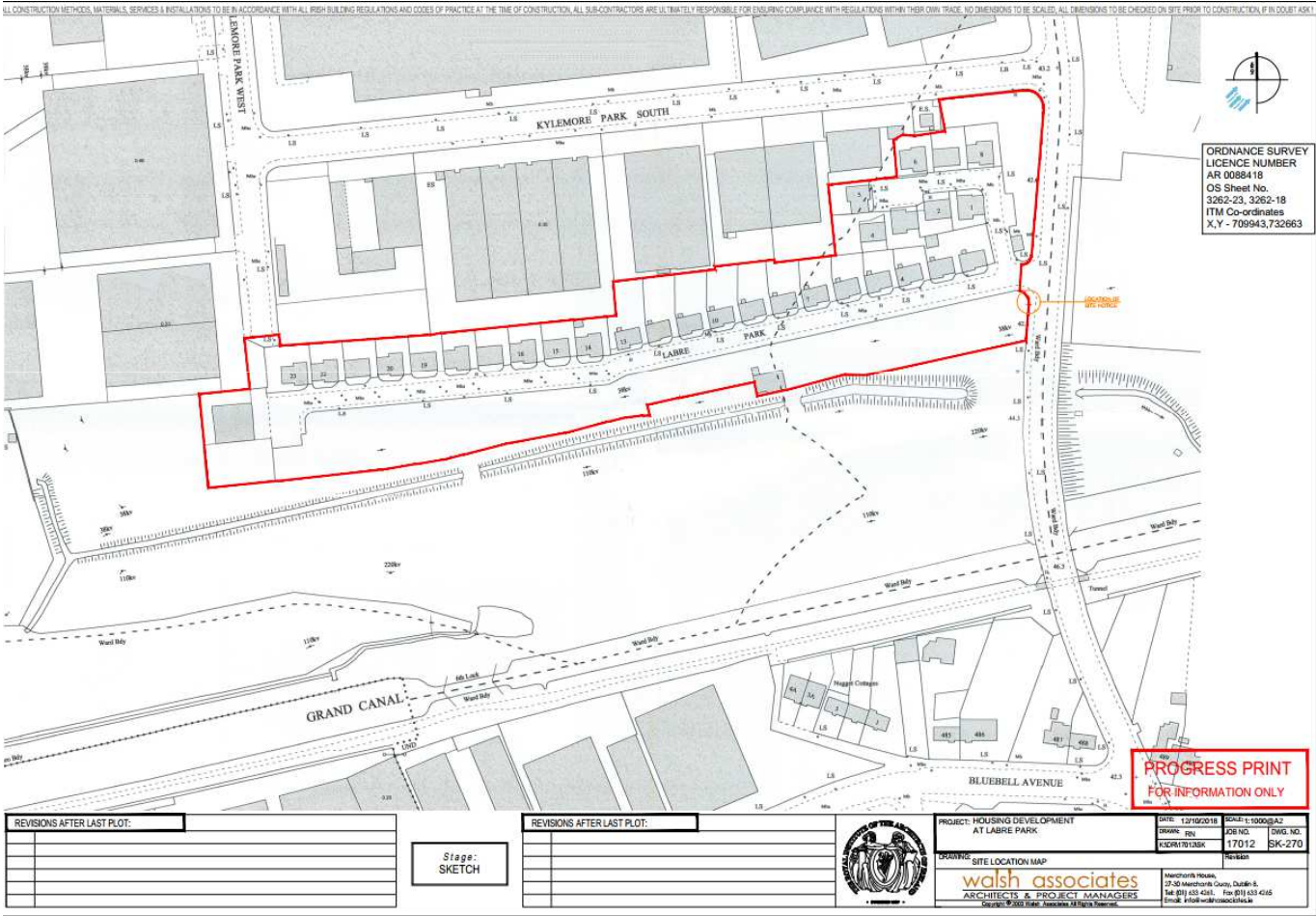


**Redevelopment of
Labre Park,
Kylemore Road,
Ballyfermot**



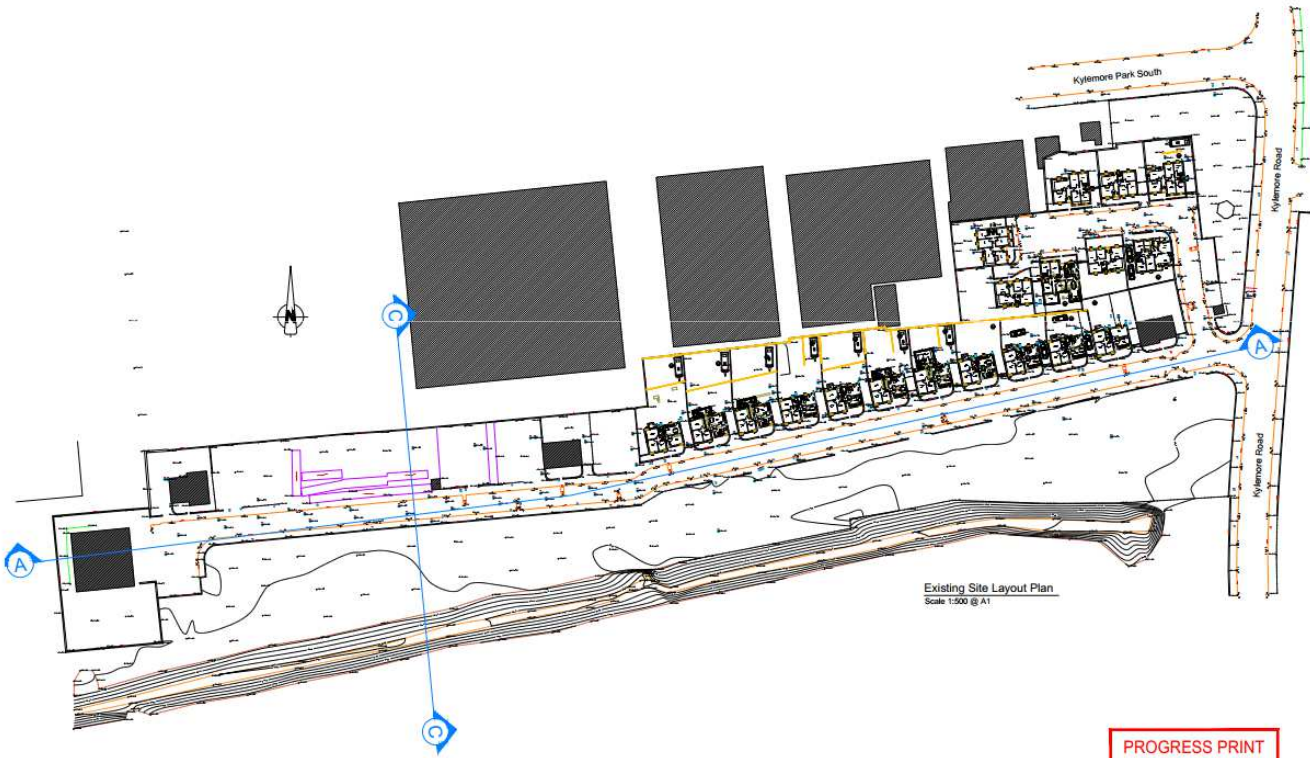
Location Map



Existing Site Layout



ALL CONSTRUCTION METHODS, MATERIALS, SERVICES & INSTALLATIONS TO BE IN ACCORDANCE WITH ALL IRISH BUILDING REGULATIONS AND CODES OF PRACTICE AT THE TIME OF CONSTRUCTION. ALL SUB-CONTRACTORS ARE ULTIMATELY RESPONSIBLE FOR ENSURING COMPLIANCE WITH REGULATIONS WITHIN THEIR OWN TRADE. NO DIMENSIONS TO BE SCALED. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION, IF IN DOUBT ASK!



PROGRESS PRINT
FOR INFORMATION ONLY

REVISIONS AFTER LAST PLOT:	REVISIONS AFTER LAST PLOT:

Stage: SKETCH

REVISIONS AFTER LAST PLOT:



PROJECT: HOUSING DEVELOPMENT AT LABRE PARK	DATE: 05/08/2021	SCALE: 1:500 @ A1
CLIENT: WALSH ASSOCIATES	DATE: 17/01/22	PROJECT NO: SHK-2000
DESIGNER: WALSH ASSOCIATES	DATE: 17/01/22	PROJECT NO: SHK-2000
PROJECT MANAGER: WALSH ASSOCIATES	DATE: 17/01/22	PROJECT NO: SHK-2000

walsh associates
ARCHITECTS & PROJECT MANAGERS
12 BARRINGTON ROAD, DUBLIN 4
TEL: 01 454 4444 FAX: 01 454 4444
WWW.WALSHASSOCIATES.COM

ALL CONSTRUCTION METHODS, MATERIALS, SERVICES & DETAILS TO BE SCALED, ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION, IF IN DOUBT ASK!



Proposed Site Layout Plan
Scale 1:500 @ A1

NEW UNITS SCHEDULE

	- COMMUNITY BUILDING	-1 No.		- 3 BEDROOM 2 STOREY HOUSE	- 17 No.
	- BAY BUILDING SINGLE STOREY	-2 No.		- 3 BEDROOM 2 STOREY HOUSE WITH EXTENSION	- 1 No.
	- 2 BEDROOM SINGLE STOREY HOUSE	- 2 No.		- 4 BEDROOM SINGLE STOREY HOUSE	- 1 No.
	- 3 BEDROOM SINGLE STOREY HOUSE	- 1 No.		- 4 BEDROOM 2 STOREY HOUSE	- 4 No.

PROGRESS PRINT
FOR INFORMATION ONLY

REVISIONS AFTER LAST PLOT:	REVISIONS AFTER LAST PLOT:

Stage:
SKETCH

REVISIONS AFTER LAST PLOT:
1/2007/REV 01 - revised site plan
1/2007/REV 02 - revised site plan
1/2007/REV 03 - revised site plan
1/2007/REV 04 - revised site plan
1/2007/REV 05 - revised site plan
1/2007/REV 06 - revised site plan



PROJECT: HOUSING DEVELOPMENT AT LABRE PARK

DATE: 1/2007
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1:500 @ A1

DRIVING: PROPOSED SITE LAYOUT PLAN

walsh associates
ARCHITECTS & PROJECT MANAGERS

12-28 WILSONS CREEK, DUBLIN 8
TEL: (01) 434 6242 FAX: (01) 434 6243
EMAIL: info@walshassociates.ie

2 Bed House Type



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Area Schedule: 2-Bed/2P Single Storey Semi-Detached House (Required)		
Hall	3.80m ²	-
Corridor	3.01m ²	-
Aggregate circulation	7.21m ² (10.75%)	-
Storage	3.17m ²	3.00m ²
WC	0.61m ²	-
Bathroom	4.21m ²	-
Bathroom 1	13.03m ²	13.00m ²
Bathroom 2	7.66m ²	7.00m ²
Aggregate Bedroom	28.09m ²	28.00m ²
Aggregate Living Area	28.88m ²	28.00m ²
Total Gross Area	67.76m ²	62.00m ²

See: *Quality Housing for Sustainable Communities 2021*

CARAVAN SPACE
2.50m x 7.20m

Ground Floor Plan
Scale 1:100 @ A3

Front Elevation
Scale 1:100 @ A3

Side Elevation
Scale 1:100 @ A3

Rear Elevation
Scale 1:100 @ A3

Section M-M
Scale 1:100 @ A3

REVISIONS AFTER LAST PLOT:

Stage:
SKETCH

REVISIONS AFTER LAST PLOT:

**PROGRESS PRINT
FOR INFORMATION ONLY**

PROJECT: HOUSING DEVELOPMENT
AT LABRE PARK

DATE: 05/10/2016
DRAWN: rlv
CHECKED: RM/ED/SK

SCALE: 1:100 @A3
JOB NO.: 17012
DWG. NO.: SK-322

DRAWING: TYPICAL 2-BED SEMI-DETACHED HOUSE (1-storey)

Architects & Project Managers
w Walsh Associates
27-30 Merchants Quay, Dublin 6
Tel: 01 453 4341 - Fax: 01 453 4342
Email: info@walshassociates.ie

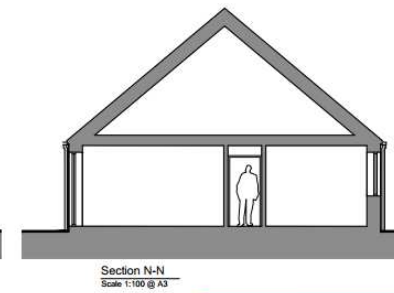
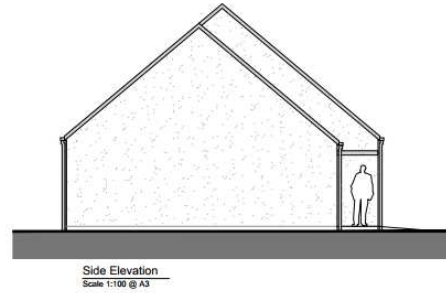
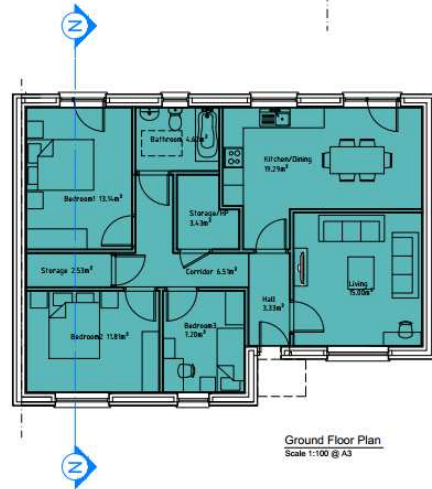
3 bed House Type (1 storey)



ALL CONSTRUCTION METHODS, MATERIALS, SERVICES & INSTALLATIONS TO BE IN ACCORDANCE WITH ALL IRISH BUILDING REGULATIONS AND CODES OF PRACTICE AT THE TIME OF CONSTRUCTION. ALL SUB-CONTRACTORS ARE ULTIMATELY RESPONSIBLE FOR ENSURING COMPLIANCE WITH REGULATIONS WITHIN THEIR OWN TRADE. NO DIMENSIONS TO BE SCALED. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION, IF IN DOUBT ASK!

Area Schedule: 3-bed/SP Single-Storey Semi-Detached House (Bsq/m ²)		
Hall	3.33m ²	-
Corridor	6.53m ²	-
Aggregate circulation	9.86m ² (10.7%)	-
Storage	5.02m ²	5.00m ²
HP	0.50m ²	-
Bathroom	4.62m ²	-
Bathroom 1	13.14m ²	13.00m ²
Bathroom 2	11.81m ²	11.60m ²
Bathroom 3	2.23m ²	2.00m ²
Aggregate Bedroom	32.55m ²	32.00m ²
Living	15.02m ²	13.00m ²
Kitchen/ Dining	19.27m ²	19.00m ²
Aggregate Living Area	34.29m ²	34.00m ²
Total Gross Area:	91.97m ²	87.00m ²

see per Quality Housing for Sustainable Communities (2007)



PROGRESS PRINT
FOR INFORMATION ONLY

REVISIONS AFTER LAST PLOT:

Stage:
SKETCH

REVISIONS AFTER LAST PLOT:



PROJECT: HOUSING DEVELOPMENT AT LABRE PARK	DATE: 05/10/2018	SCALE: 1:100 @A3
	DRAWN: RN	ISS. NO: DWG. NO:
	ELECTRICAL	17012 SK-323
DRAWING: TYPICAL 3-BED SEMI-DETACHED HOUSE (1-storey)	ELECTRONIC FILE: 27-00 Merchants Quay, Dublin 8 Tel: (01) 453 4341 Fax: (01) 453 4343 Email: info@walshassociates.ie	
walsh associates ARCHITECTS & PROJECT MANAGERS		

3 bed House Type (2 storey)



ALL CONSTRUCTION METHODS, MATERIALS, SERVICES & INSTALLATIONS TO BE IN ACCORDANCE WITH ALL IRISH BUILDING REGULATIONS AND CODES OF PRACTICE AT THE TIME OF CONSTRUCTION. ALL SUB-CONTRACTORS ARE ULTIMATELY RESPONSIBLE FOR ENSURING COMPLIANCE WITH REGULATIONS WITHIN THEIR OWN TRADE. NO DIMENSIONS TO BE SCALED. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION, IF IN DOUBT ASK!

Area Schedule:

3-bed/2P 2-Storey Semi-Detached House		
Floor	122m ²	Fluorescence
Carport	122m ²	
Footprint circulation	14.2m ²	01.201
Storage	122m ²	02.01
WC	2.2m ²	02.02
Entrance	2.2m ²	02.03
Entrance 1	2.2m ²	02.04
Entrance 2	2.2m ²	02.05
Entrance 3	2.2m ²	02.06
Entrance Staircase	2.2m ²	02.07
Living	12.2m ²	02.08
Bedroom	12.2m ²	02.09
Dining	12.2m ²	02.10
Kitchen	12.2m ²	02.11
WC	2.2m ²	02.12
Total Gross Area	122.0m ²	02.13

First Floor Plan
Scale 1:100 @ A2

Ground Floor Plan
Scale 1:100 @ A2

Front Elevation
Scale 1:100 @ A2

Rear Elevation
Scale 1:100 @ A2

Side Elevation
Scale 1:100 @ A2

Section P-R
Scale 1:100 @ A2

Section Q-S
Scale 1:100 @ A2

PROGRESS PRINT
FOR INFORMATION ONLY

REVISIONS AFTER LAST PLOT:	REVISIONS AFTER LAST PLOT:

Stage: SKETCH

walsh associates
ARCHITECTS & PROJECT MANAGERS

PROJECT: HOUSING DEVELOPMENT
AT LABRE PARK

DATE: 05/10/2018
DRAWN: FBN
CHECKED: JTG/RSK

SCALE: 1:100 @ A2
JOB NO.: 17012
DWG. NO.: SK-324

Revision

Manorpark House,
37-39 Manchester Drive, Dublin 8
Tel: (01) 433 4341. Fax: (01) 433 4345
Email: info@walshassociates.ie

3 bed with independent bed sit (1storey)



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PROGRESS PRINT
 FOR INFORMATION ONLY

First Floor Plan
Scale 1:100 @ A2

Front Elevation
Scale 1:100 @ A2

Side Elevation
Scale 1:100 @ A2

Ground Floor Plan
Scale 1:100 @ A2

Rear Elevation
Scale 1:100 @ A2

Section RuR
Scale 1:100 @ A2

REVISIONS AFTER LAST PLOT:	REVISIONS AFTER LAST PLOT:	DATE:	DRAWN BY:
		06/10/2018	gpy

Stage: SKETCH		PROJECT: HOUSING DEVELOPMENT AT LABRE PARK	DATE: 06/10/2018 DRAWN BY: gpy KCDR17012YBK	SCALE: 1:100 @ A2 JOB NO.: 17012 DWG. NO.: SK-325
DRAWING: TYPICAL 3-BED SEMI-DETACHED HOUSE (2-storey)+ EXTENSION				
MacDonnells House, 27-30 MacDonnells Quay, Dublin 8. Tel: (01) 453 4241. Fax: (01) 453 4245. Email: info@walshassociates.ie				

Area Schedule	
1-Bed/SP 2-Storey Semi-Detached House (Proposed)	
Floor	12.0m ²
Carriage	12.0m ²
Aggregate concrete	12.0m ²
Stone	12.0m ²
gl	12.0m ²
Roof	12.0m ²
Barbecue	12.0m ²
col	12.0m ²
Roofline 1	12.0m ²
Roofline 2	12.0m ²
Roofline 3	12.0m ²
Aggregate concrete	12.0m ²
Linking	12.0m ²
Roofline	12.0m ²
Roofline	12.0m ²
Aggregate concrete	12.0m ²
Total Gross Area	12.0m ²
= per Draft/Heading for Sustainable Development 2007	
1-Bed/SP 1-Storey self-suff. living extension	
Carriage	12.0m ²
Stone	12.0m ²
Roofline	12.0m ²
Linking	12.0m ²
Total Gross Area	12.0m ²
= per Draft/Heading for Sustainable Development 2007	

4 bed House Type (2 storey)

clúid housing

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PROGRESS PRINT
 FOR INFORMATION ONLY

First Floor Plan
Scale 1:100 @ A2

Ground Floor Plan
Scale 1:100 @ A2

Front Elevation
Scale 1:100 @ A2

Section L-L'
Scale 1:100 @ A2

Section T-T'
Scale 1:100 @ A2

Side Elevation
Scale 1:100 @ A2

Rear Elevation
Scale 1:100 @ A2

Area Schedule	4-Bed/1P 2-Storey	Semi-Detached House	(Reserved)
WFL	4.36m ²	-	-
Carport	13.96m ²	-	-
Highways circulation	11.96m ²	16.10m ²	-
Garage	4.56m ²	4.86m ²	-
W	5.64m ²	-	-
W.C. Bathroom	2.96m ²	2.96m ²	Private Part of
Bathroom 1	12.16m ²	12.16m ²	-
Bathroom 2	12.16m ²	12.16m ²	-
Bathroom 3	12.16m ²	12.16m ²	-
Highways Entrance	1.64m ²	2.88m ²	-
Living	42.36m ²	42.36m ²	-
Kitchen	17.16m ²	-	-
Dining	13.56m ²	-	-
Highways Living Area	1.64m ²	4.86m ²	-
Total Gross Area	151.24m²	104.64m²	-

REVISIONS AFTER LAST PLOT:

REVISIONS AFTER LAST PLOT:

Stage:

SKETCH

PROJECT: HOUSING DEVELOPMENT
AT LABRE PARK

DRAWING: TYPICAL 4-BED SEMI-DETACHED HOUSE (2-storey)

walsh associates
ARCHITECTS & PROJECT MANAGERS

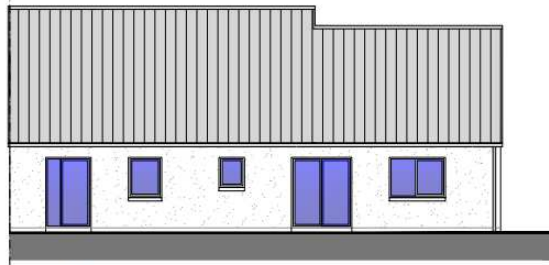
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DATE: 09/10/2018	SCALE: 1:100@A2
DRAWN: ppa	JOB NO: 17012
KCDRA170119SK	DWG. NO: SK-327
DESIGNED:	REVISION:

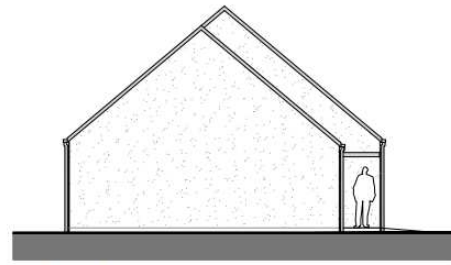
Walsh Associates
27-28 MERRION SQUARE, DUBLIN 8
Tel: (01) 433 4341 Fax: (01) 433 4345
Email: info@walshassociates.ie

4 bed House Type (1storey) **clúid** housing

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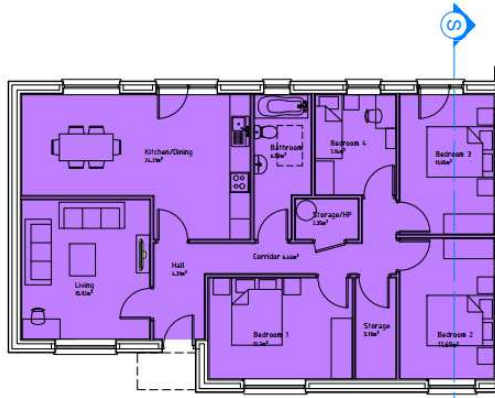
Rear Elevation
Scale 1:100 @ A3



Side Elevation
Scale 1:100 @ A3

Area Schedule: 4-bed/TP Single-Storey Semi-Detached House (Required)	
Hall	4.37m ²
Corridor	6.66m ²
Aggregate circulation	11.03m ² (11.03%)
Storage	6.02m ² 6.00m ²
Bathroom	4.35m ²
Bathroom 1	12.91m ² 12.00m ²
Bathroom 2	11.61m ² 11.00m ²
Bathroom 3	11.01m ² 11.00m ²
Bathroom 4	7.14m ² 7.00m ²
Aggregate Bathroom	42.69m ² 42.00m ²
Living	15.37m ² 15.00m ²
Kitchen/Dining	24.27m ²
Aggregate Living Area	40.11m ² 40.00m ²
Total Gross Area:	112.21m ² 100.00m ²

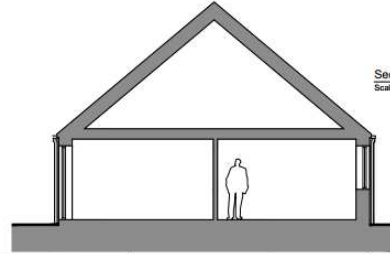
*see per Quality Housing for Sustainable Communities 2027



Ground Floor Plan
Scale 1:100 @ A3



Front Elevation
Scale 1:100 @ A3



Section S-S
Scale 1:100 @ A3

PROGRESS PRINT
FOR INFORMATION ONLY

REVISIONS AFTER LAST PLOT:

Stage:
SKETCH

REVISIONS AFTER LAST PLOT:



PROJECT: HOUSING DEVELOPMENT AT LABRE PARK

DATE: 05/10/2018

SCALE: 1:100 @A3

DRAWN BY: KAT17012SK

JOB NO.: 17012

DWG. NO.: SK-326

DRAWING: TYPICAL 4-BED SEMI-DETACHED HOUSE (1-storey)

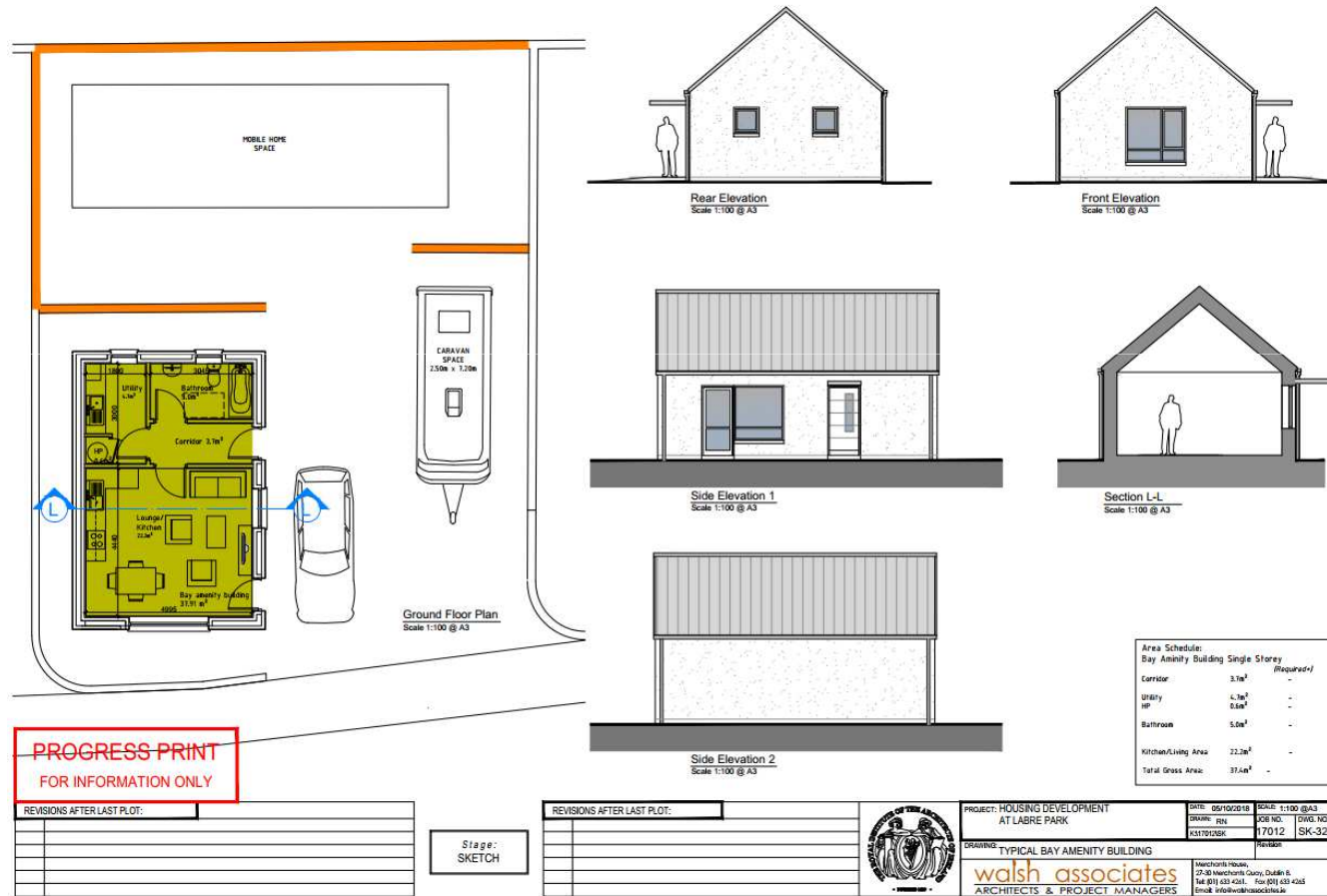
Revision

Walsh Associates
27-29 Merchants Quay, Dublin 8
Tel: 01 871 631 ext. For 001 631 ext
Email: info@walshassociates.ie

Bay & Day house



ALL CONSTRUCTION METHODS, MATERIALS, SERVICES & INSTALLATIONS TO BE IN ACCORDANCE WITH ALL IRISH BUILDING REGULATIONS AND CODES OF PRACTICE AT THE TIME OF CONSTRUCTION. ALL SUB-CONTRACTORS ARE ULTIMATELY RESPONSIBLE FOR ENSURING COMPLIANCE WITH REGULATIONS WITHIN THEIR OWN TRADE. NO DIMENSIONS TO BE SCALED. ALL DIMENSIONS TO BE CHECKED ON-SITE PRIOR TO CONSTRUCTION, IF IN DOUBT ASK!

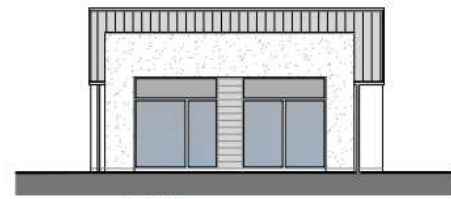
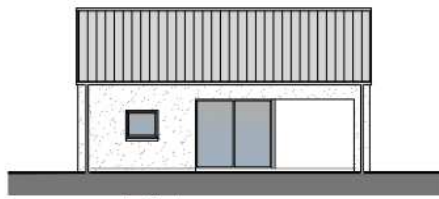
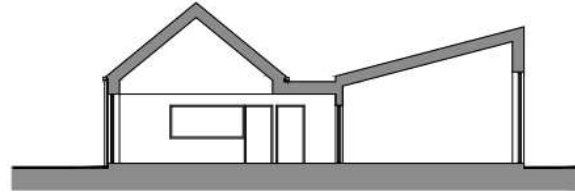
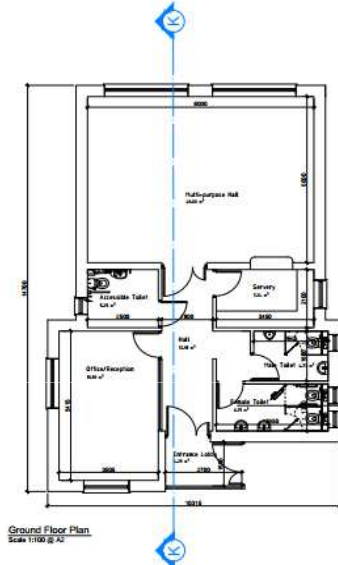


Community Building

clúid housing

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PROGRESS PRINT
FOR INFORMATION ONLY



REVISIONS AFTER LAST PLOT:

Stage:
SKETCH

REVISIONS AFTER LAST PLOT:

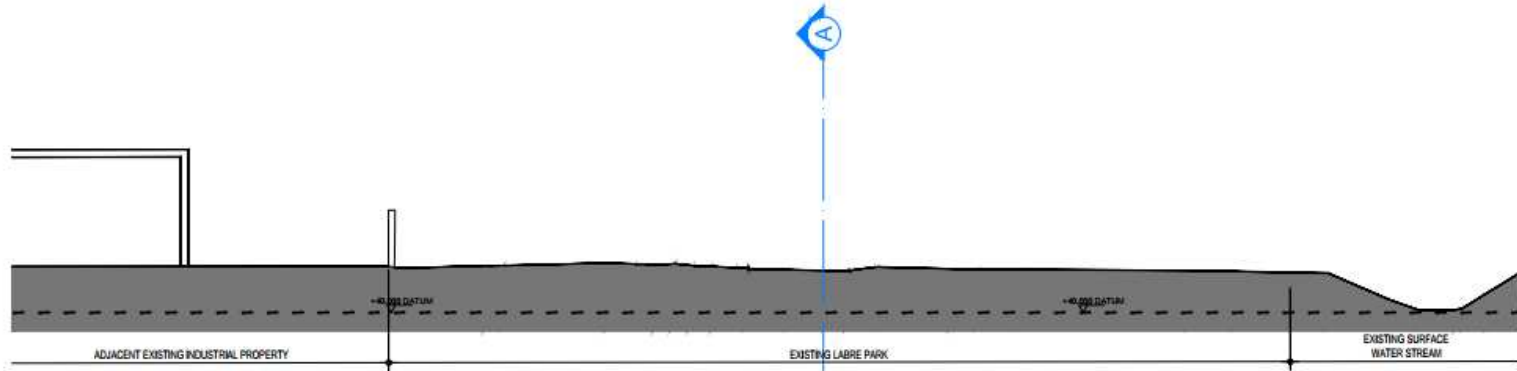


PROJECT: HOUSING DEVELOPMENT AT LABRE PARK	DATE: 05/10/2018	SCALE: 1:100 @ A2
DRAWING: PROPOSED COMMUNITY CENTRE BUILDING	DRAWN: EN KIDRI1701219K	JOB NO.: 17012 DWG. NO.: SK-320
walsh associates ARCHITECTS & PROJECT MANAGERS Copyright © 2007 Walsh Associates. All Rights Reserved.	Merchants House, 27-30 Merchants Quay, Dublin 8. Tel: (01) 453 4241. Fax: (01) 453 4245 Email: info@walshassociates.ie	

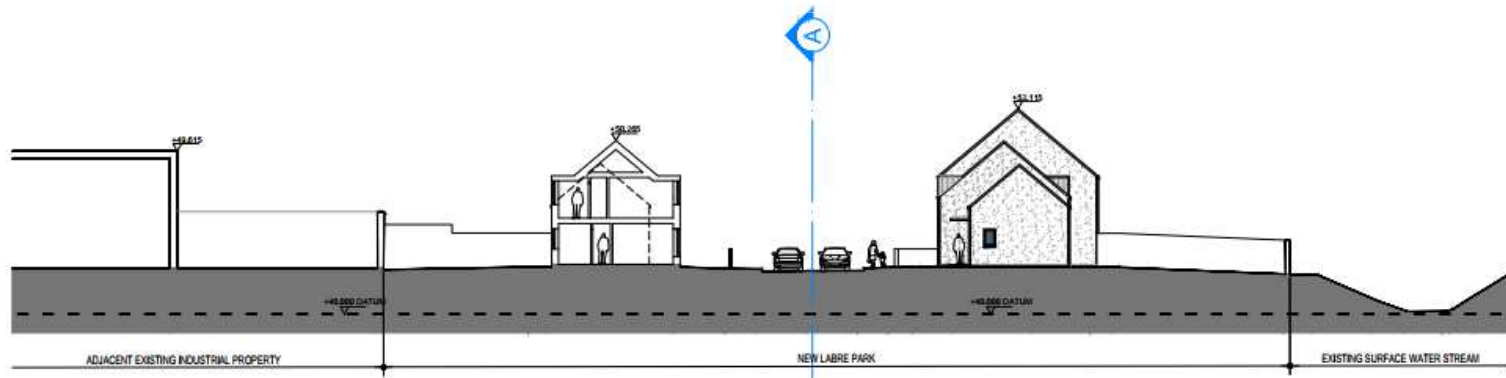
Sections & Elevations



PROGRESS PRINT
FOR INFORMATION ONLY



Existing Site Section C-C
Scale 1:200 @ A2



Proposed Site Section C-C
Scale 1:200 @ A2

REVISIONS AFTER LAST PLOT:

Stage:
SKETCH

REVISIONS AFTER LAST PLOT:



PROJECT: HOUSING DEVELOPMENT AT LABRE PARK	DATE: 05/10/2018	SCALE: 1:200 @ A2
DRAWN: JRM	JOB NO. 17012	DWG. NO. SK-306
DRAWING: EXISTING & PROPOSED SITE SECTION C-C	Revision	
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Merchants House, 37-38 Merchants Quay, Dublin 8. Tel: (01) 433 4261. Fax: (01) 433 4265 Email: info@walshassociates.ie		