

Volumetric Construction

Proposed Bundle 1 Sites at:

Bonham Street
Springvale
Cork & Chamber Street



What is Volumetric Construction

- Off-site construction
- Factory-controlled environment:
Potential for improved quality, improved safety, less waste and not reliant on weather conditions
- Panelised (2D) and full volumetric (3D) systems are commonplace in the UK and mainland Europe
- On-site benefits: Reduced compound, less traffic disruption, less noise disruption, etc.

2D

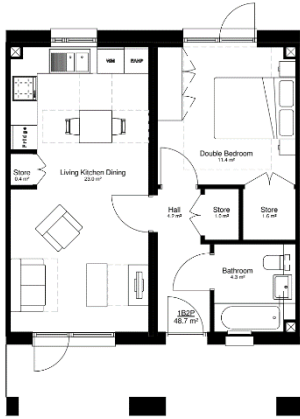


3D



Architectural Quality

Typical Units



Unit Type: 1B2P Type 1

Area (min 45sqm): 48.7sqm

Kitchen / Living / Dining:

Room Area (min. 23sqm): 23sqm
 Living Room Width (min. 3.3m): 3.38m
 Kitchen Worktop Length: 4.29m

Double Bedroom:

Room Area (min. 11.4sqm): 11.4sqm
 Room Width (min. 2.8m): 3.38m

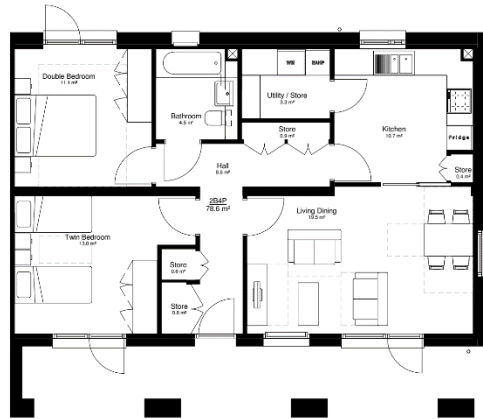
Storage:

Overall Area (min. 3sqm): 3sqm

Private Amenity:

Area (min. 5sqm): min 5sqm
 Width (min. 1.5m): min 1.5m

Typical 1-Bed Unit



Unit Type: 2B4P Type 1

Area (min 73sqm): 78.6sqm

Kitchen / Living / Dining:

Combined Area (min. 30sqm): 30.1sqm
 Living Room Width (min. 3.6m): 3.6m
 Kitchen Worktop Length: 4.88m

Double Bedroom:

Room Area (min. 11.4sqm): 11.4sqm
 Room Width (min. 2.8m): 3.38m

Twin Bedroom:

Room Area (min. 13sqm): 13sqm
 Room Width (min. 2.8m): 3.38m

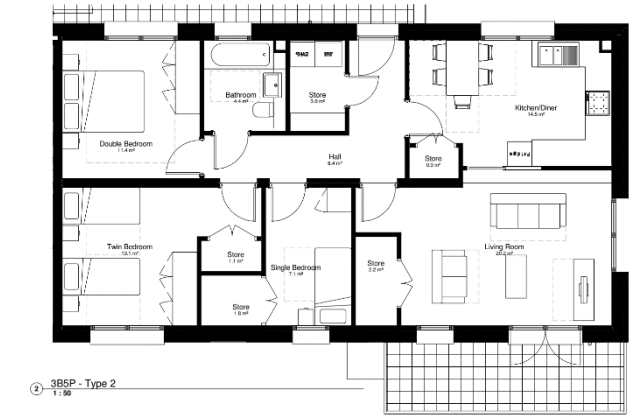
Storage:

Overall Area (min. 6sqm): 6sqm

Private Amenity:

Area (min. 7sqm): min 7sqm
 Width (min. 1.5m): min 1.5m

Typical 2-Bed Unit



Unit Type: 3B5P Type 1

Area (min 92sqm): 93.9sqm

Kitchen / Living / Dining:

Combined Area (min. 34sqm): 34sqm
 Living Room Width (min. 3.8m): 3.8m
 Kitchen Worktop Length: 6.06m

Double Bedroom:

Room Area (min. 11.4sqm): 11.4sqm
 Room Width (min. 2.8m): 3.38m

Twin Bedroom:

Room Area (min. 13sqm): 13.1sqm
 Room Width (min. 2.8m): 3.38m

Single Bedroom:

Room Area (min. 7.1sqm): 7.1sqm
 Room Width (min. 2.1m): 2.1m

Storage:

Overall Area (min. 9sqm): 9sqm

Private Amenity:

Area (min. 9sqm): min 9sqm
 Width (min. 1.5m): min 1.5m

Typical 3-Bed Unit

Volumetric Construction



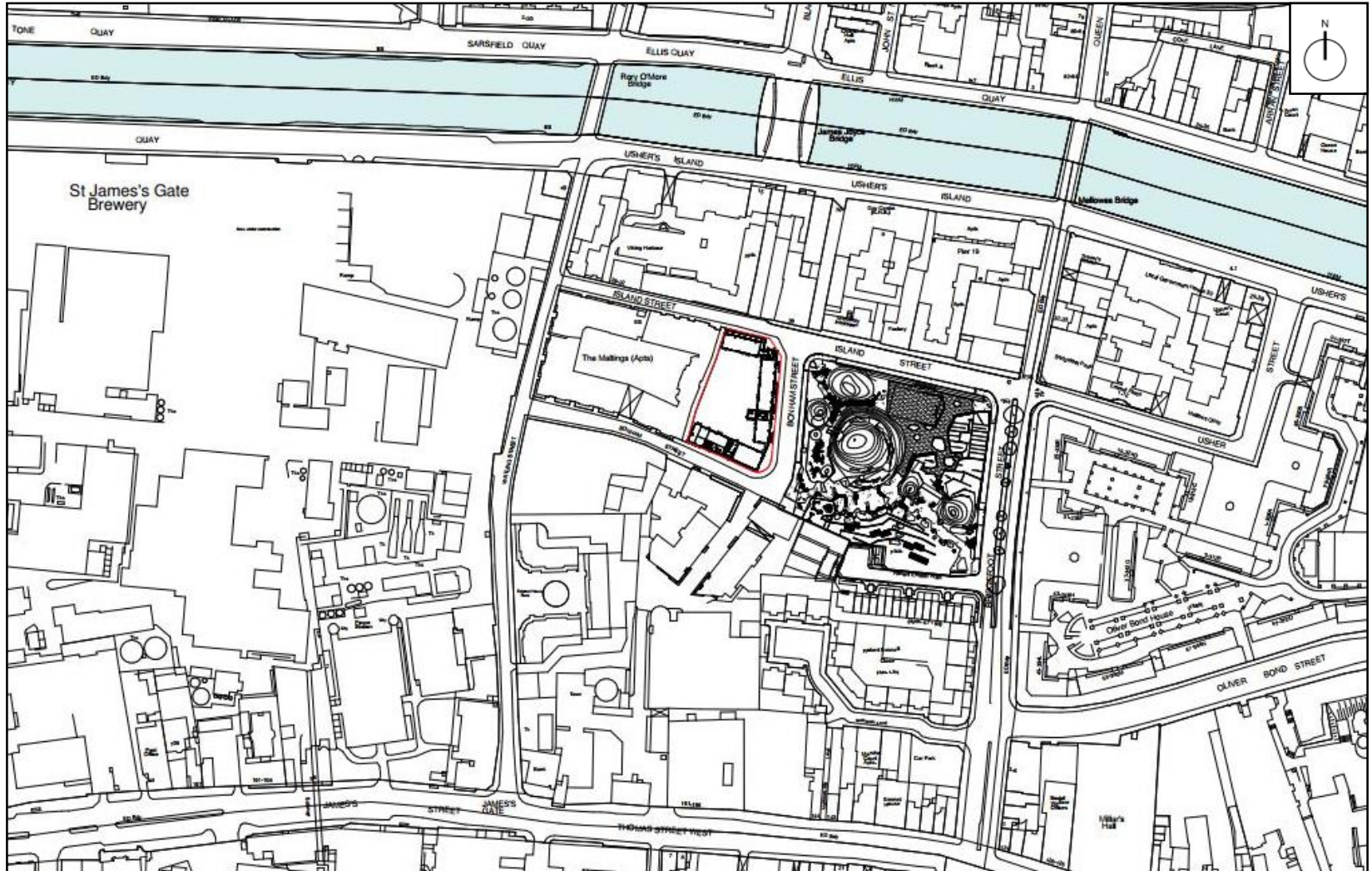
Proposed 57-Unit
Apartment Development
at
Bonham Street

26No. 1-Bed Units

26No. 2-Bed Units

5No. 3-Bed Units

Bonham Street Development



Site Location



Accommodation Schedule			
Block	Name	Area	Count
A	1B2P	48.7 m ²	6
A	2B3P WCH	78.6 m ²	2
A	2B4P	78.6 m ²	12
B	1B2P	48.7 m ²	16
B	2B3P WCH	78.6 m ²	1
B	2B4P	78.6 m ²	7
C	1B2P	48.7 m ²	4
C	2B4P	78.6 m ²	4
C	3B5P	93.9 m ²	5

Grand total: 57

Non-residential Schedule				
Block	Level	Name	Area	Count
C	Level C 00	Non-Residential Unit	36.8 m ²	1
C	Level C 00	Live/Work Unit	118.7 m ²	1
C	Level C 01	Non-Residential Unit	162.3 m ²	1

Grand total: 3

Site Plan



Proposed 3D Massing



Industrial Heritage



Design Concept



Courtyard Design



Proposed Landscaped Courtyard



Proposed Elevations

Volumetric Construction

Proposed 73-Unit
Apartment Development
at
Springvale, Chapelizod

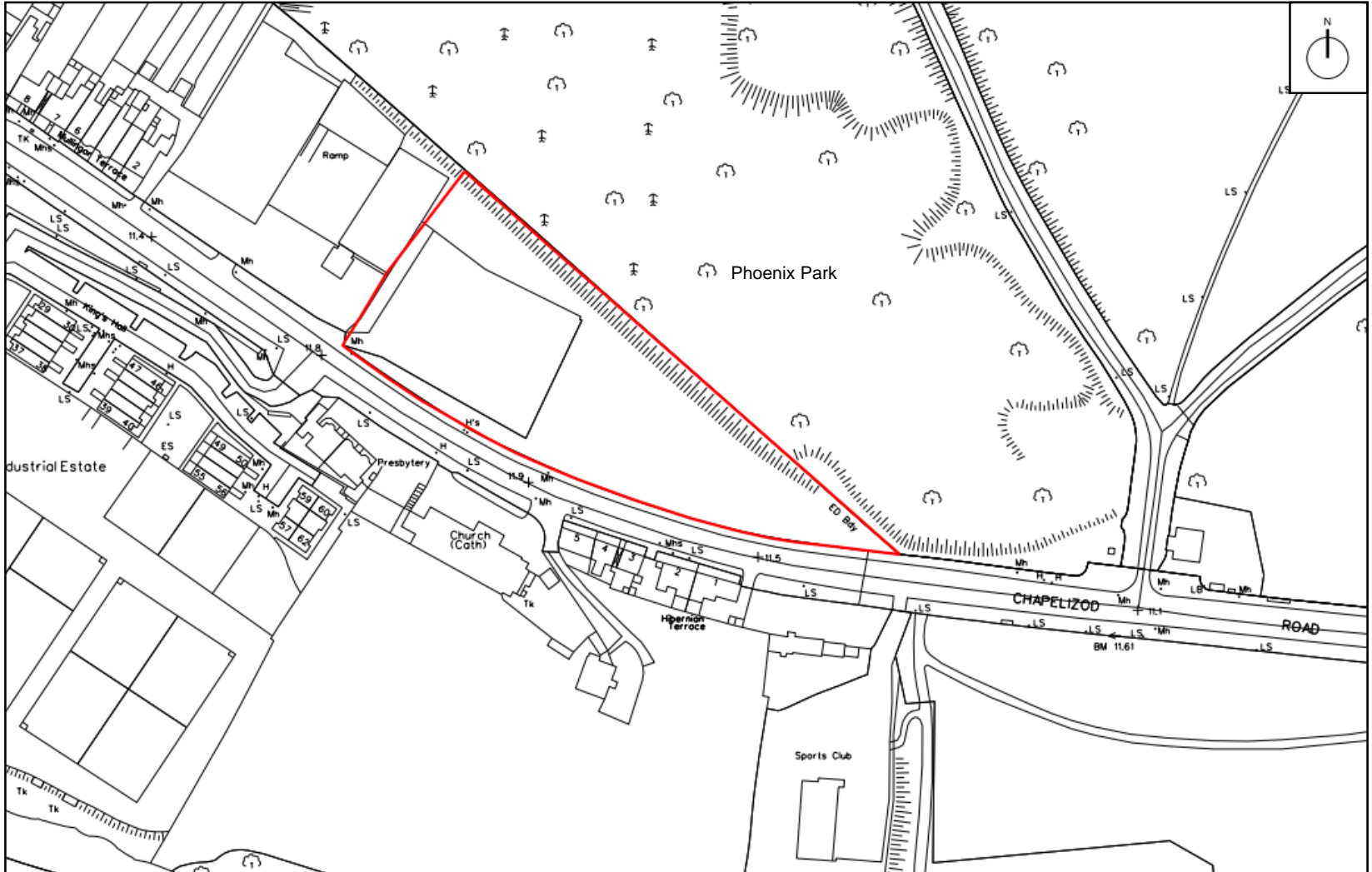
21No. 1-Bed Units

32No. 2-Bed Units

20No. 3-Bed Units



Springvale, Chapelizod Development

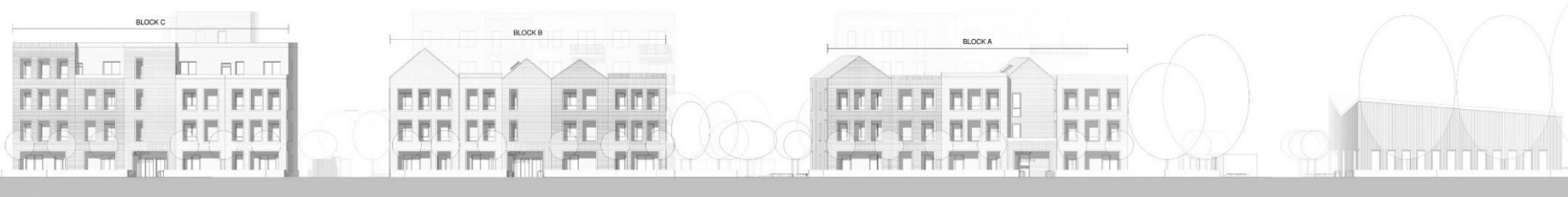
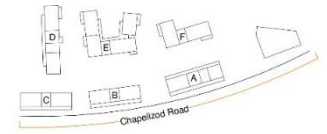


Site Location



Site Layout Ground Floor Plan

Urban Design Principles – Village Street Edge



Proposed Chapelized Road Elevations

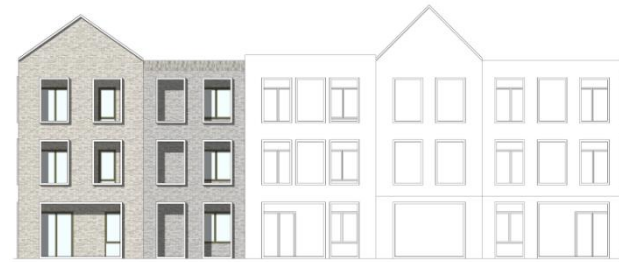
Colours

- Colours range from red and brown brick, to pastel shades of render



Materials

- Materials include bricks of varying textures, smooth render, rough cast render and stone



Context Study & Design Concept

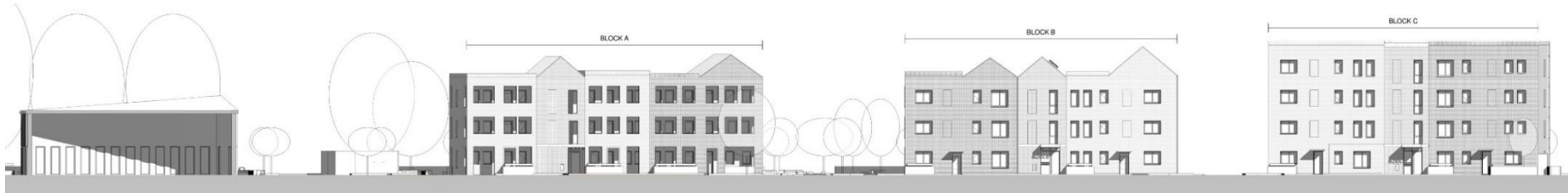
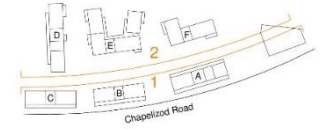


Elevation Study



Street View

Urban Design Principles – Inner Street



Proposed Inner Street North Elevations



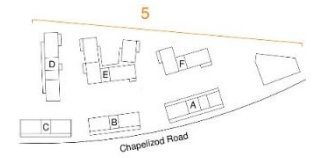
Proposed Inner Street South Elevations



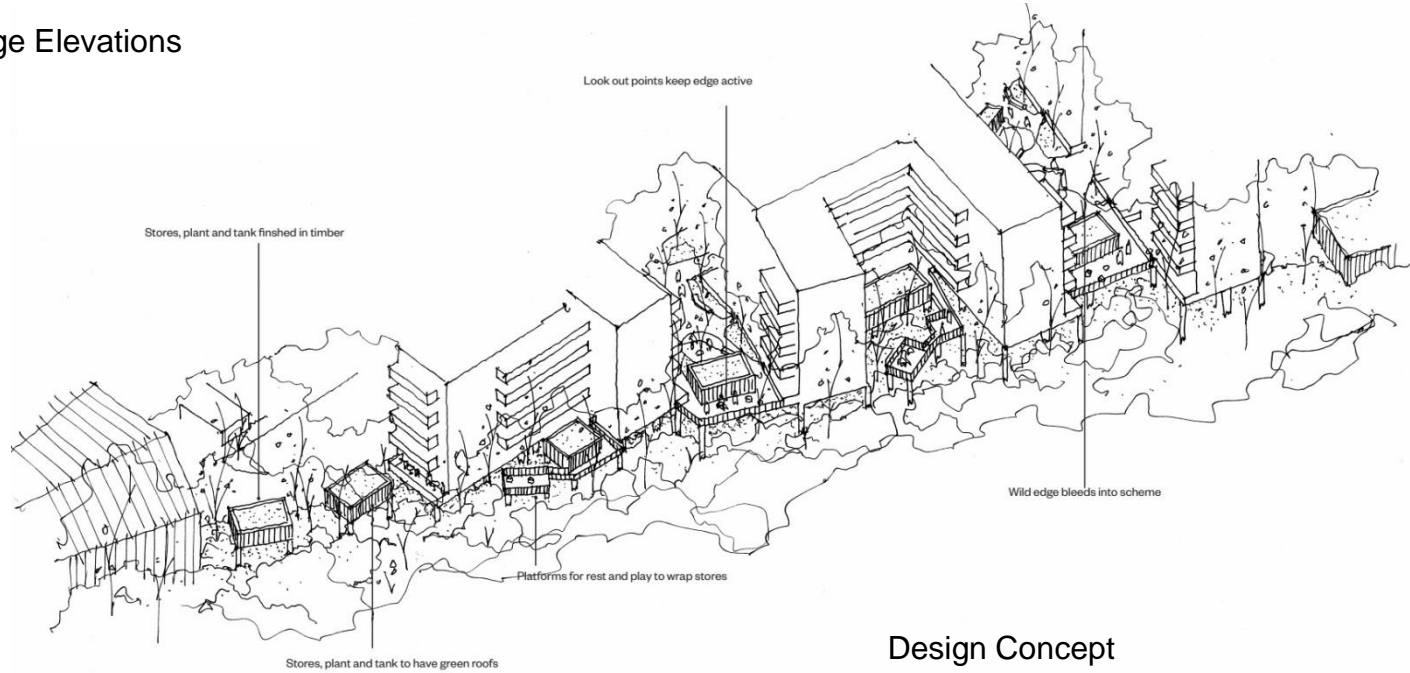
Design Concept



Urban Design Principles – Park Edge



Proposed Park Edge Elevations



Existing Context



Design Concept



Landscape Strategy

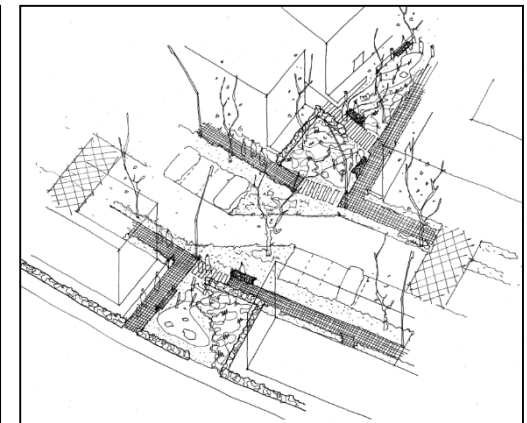
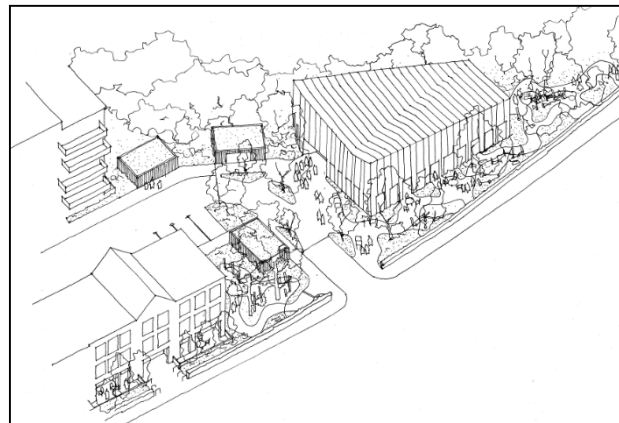
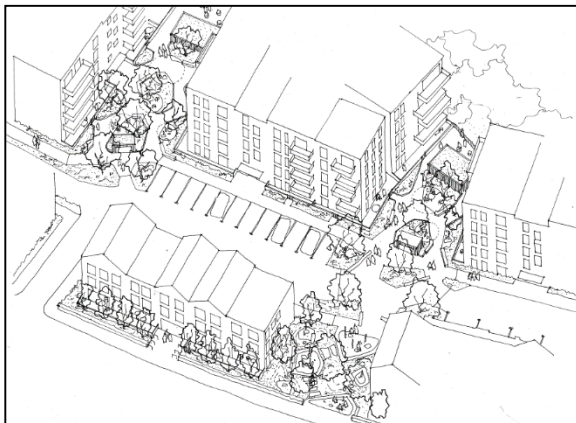


Design Concept



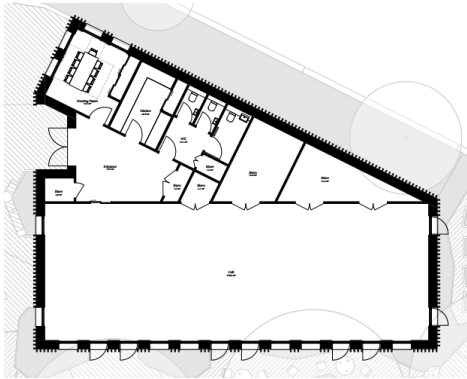
Landscape Plan

38No. Parking Spaces



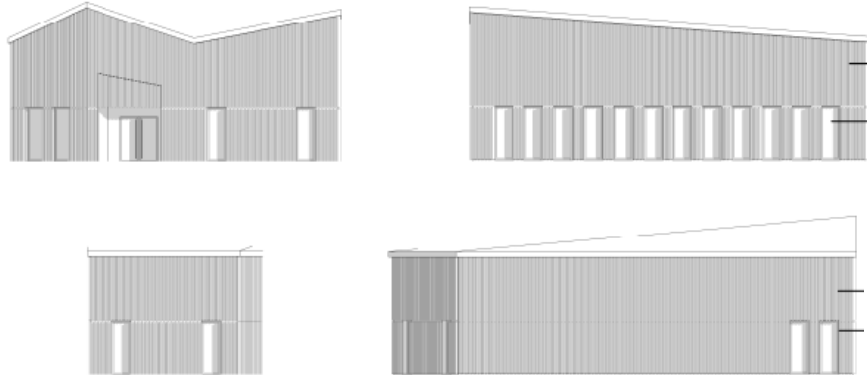
Green Strategy Sketches

Community Centre

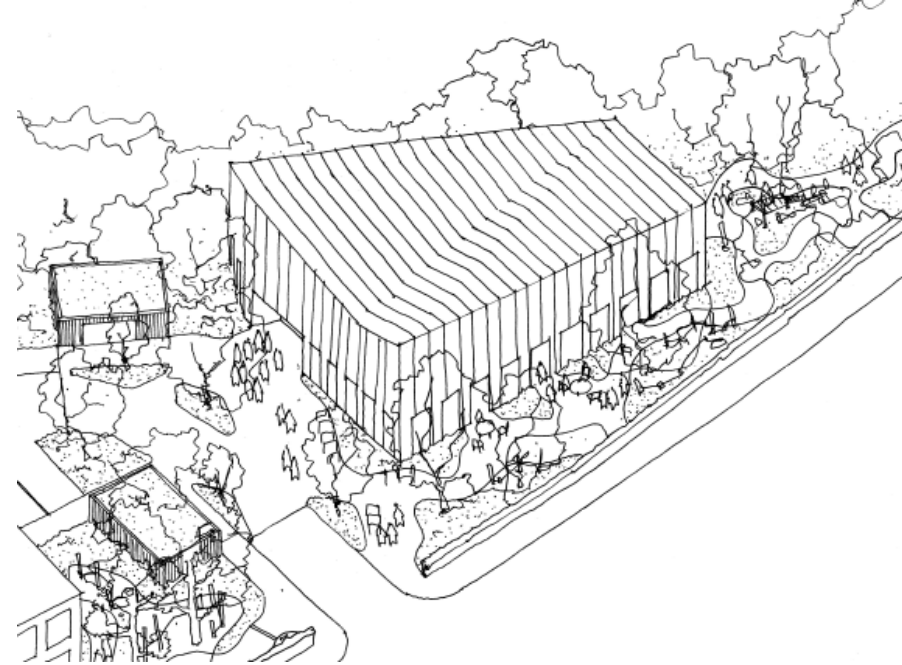


Proposed Ground Floor Plan

This is a generic design proposal and we are in a consultation process with the local Scout Group to develop the design proposal.



Proposed Elevations



Design Concept



Volumetric Construction



Proposed 55-Unit
Apartment Development
at
Cork & Chamber Street

Cork Street: 32 Units

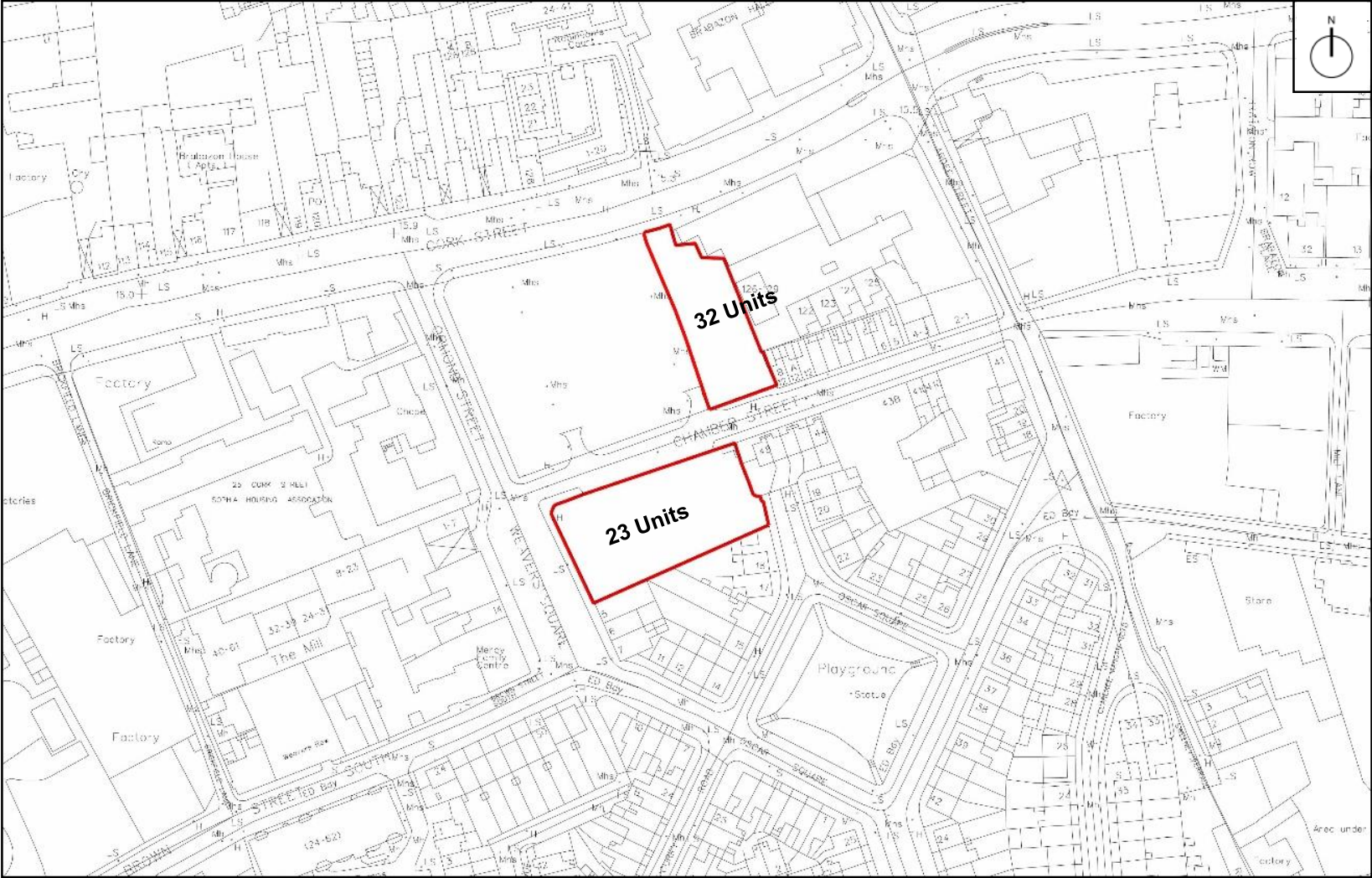
Chamber Street: 23 Units

32No. 1-Bed Units

10No. 2-Bed Units

13No. 3-Bed Units

Cork & Chamber Street Development



Site Location



3519B Cork Street - Accommodation Schedule

A	1B2P	49 m ²	23
A	2B3P	79 m ²	1
A	2B4P	79 m ²	6
A	3B5P	94 m ²	2
			32

B	1B2P	49 m ²	9
B	2B3P	79 m ²	1
B	2B4P	79 m ²	2
B	3B5P	94 m ²	11
			23
			55

3519B Cork Street - Non-resi Accommodation Schedule

A	Cafe	60 m ²	1
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Site Plan



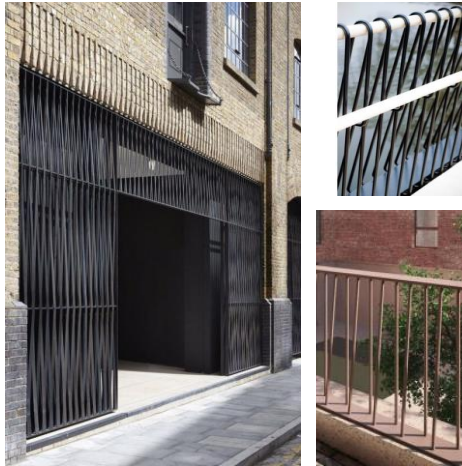
Context Study



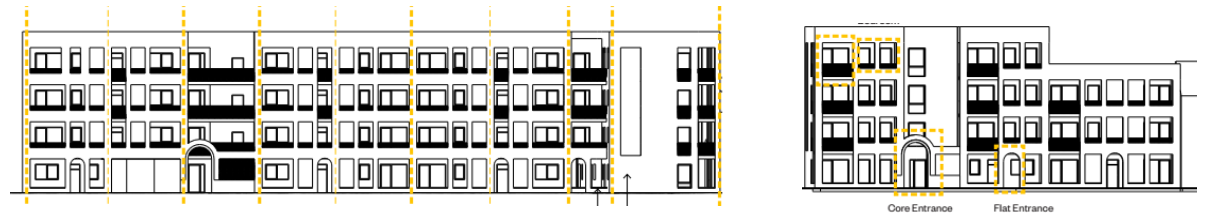
Proposed 3D Massing



Cork Street Elevations



Design Concept Weaving



Chamber Street Elevations

Planning

These developments are considered in this instance to constitute development with the meaning of Section 179 (6) (b) of the Planning and development Act 2000 as amended which provides that the usual planning process does not apply to development where the said development is necessary for dealing urgently with any situation which the Chief Executive considers is an emergency situation calling for immediate action.



Procurement

A request for tenders has been issued to Design & Build Contractors who have expressed an interest in delivering these developments.

Tender submissions are to be returned to Dublin City Council on the 28th January 2019.



Programme for delivery

It is anticipated that contractors will commence work on site in March / April 2019.

It is anticipated that there will be a phased handover of the developments beginning late 2019 & continuing until contract completion.

