

Volumetric Construction

Proposed Sites at:

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

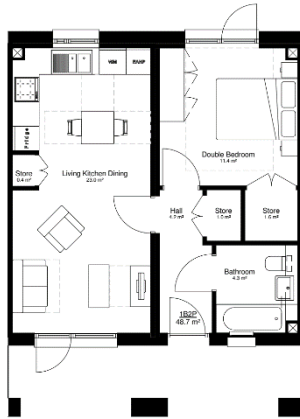


3D



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

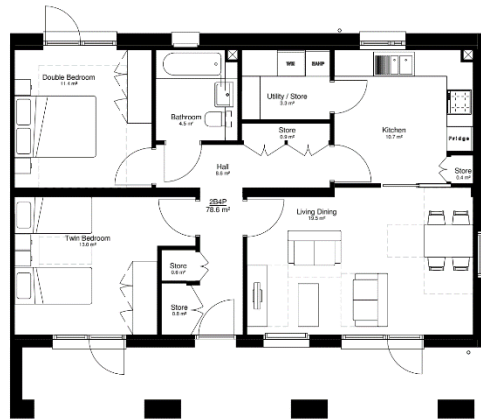
Storage:

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

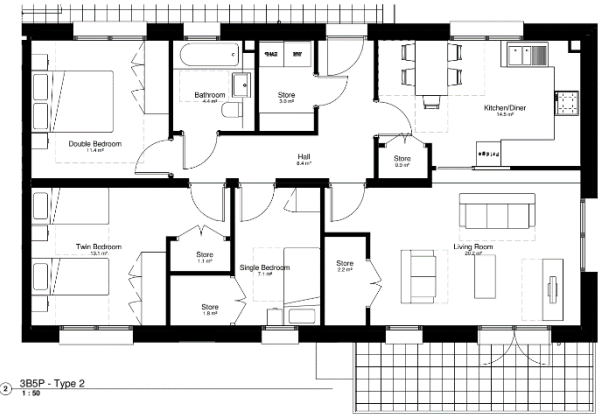
Storage:

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

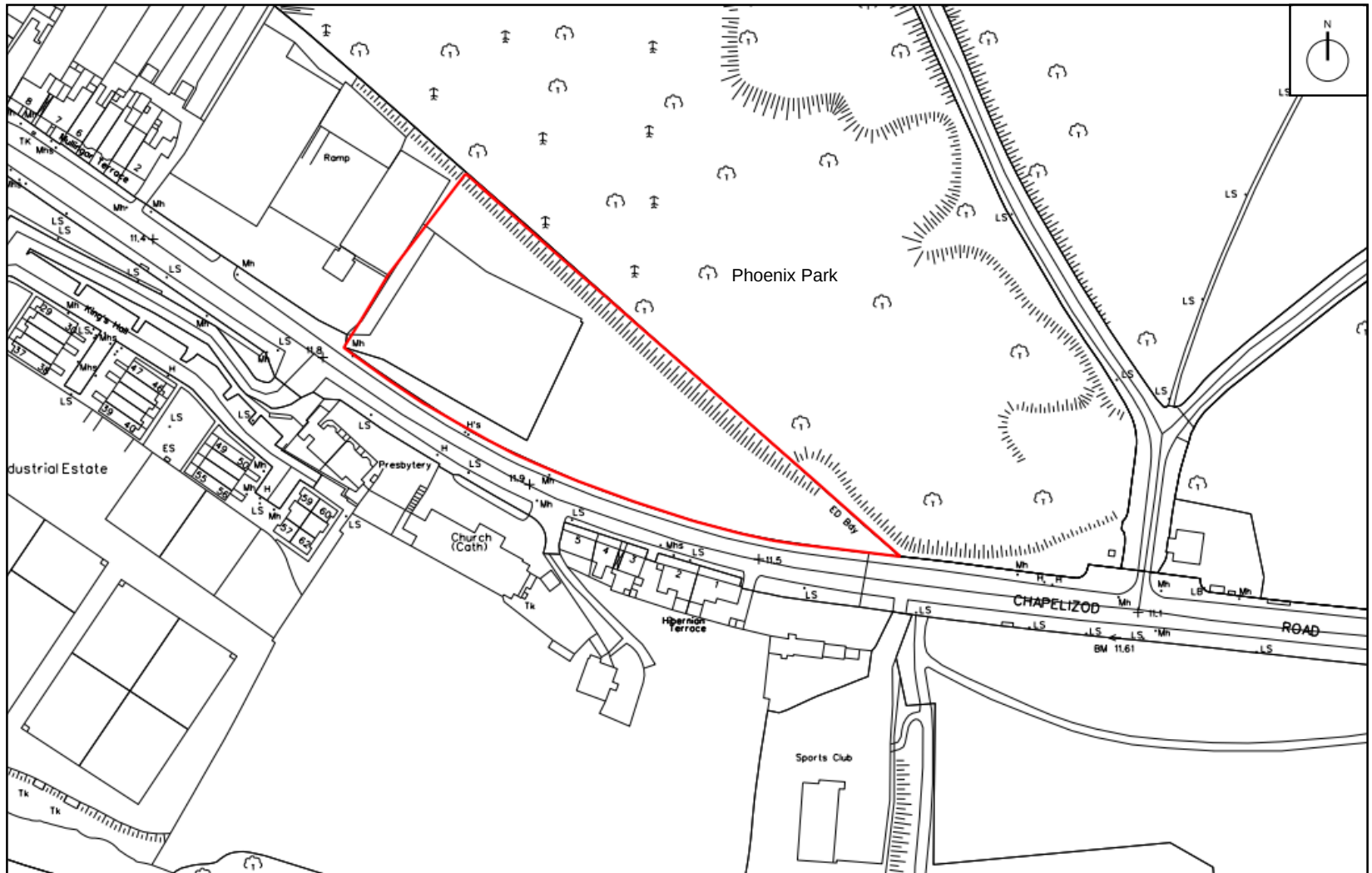
Proposed 71-Unit Apartment Development at Springvale, Chapelizod

21No. 1-Bed Units

30No. 2-Bed Units

20No. 3-Bed Units

Springvale, Chapelized Development



Site Location

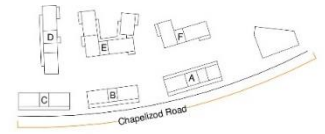


Site Layout Ground Floor Plan



Typical Upper 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 brick of varying textures, smooth render, rough cast render and stone



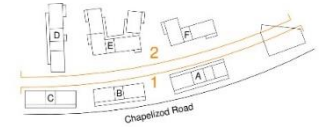
Context Study & Design Concept



Elevation Study



Urban Design Principles – Inner Street



Proposed Inner Street North Elevations



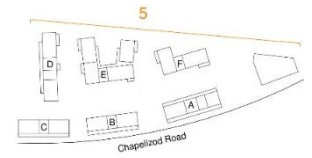
Proposed Inner Street South Elevations



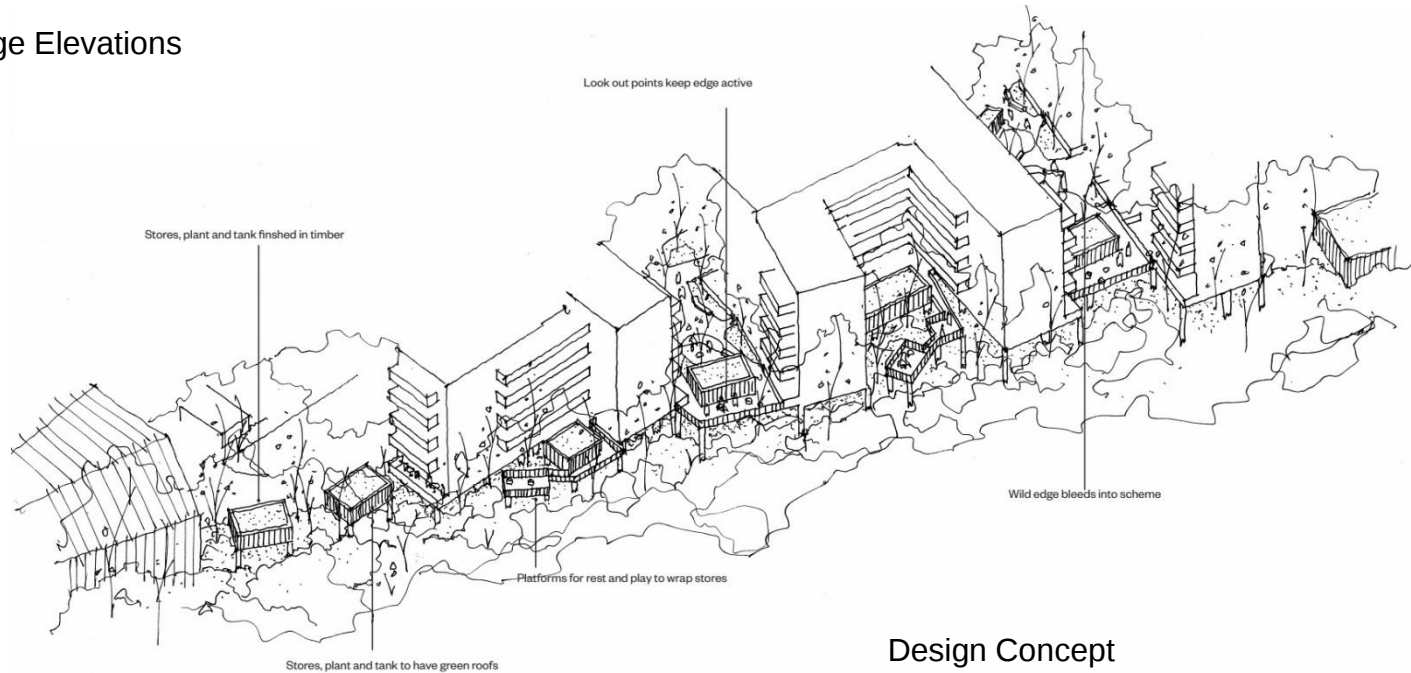
Design Concept



Urban Design Principles – Park Edge



Proposed Park Edge Elevations



Existing Context



Design Concept



Landscape Strategy

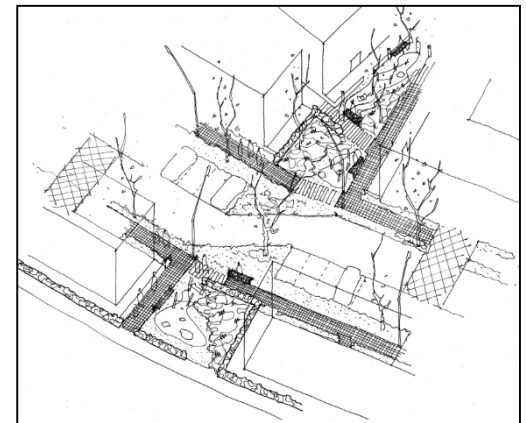
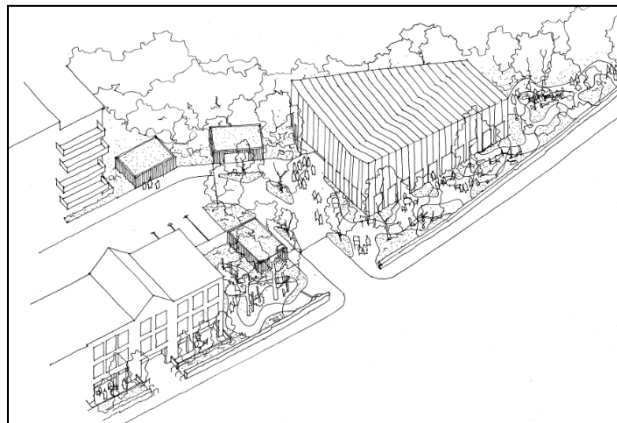
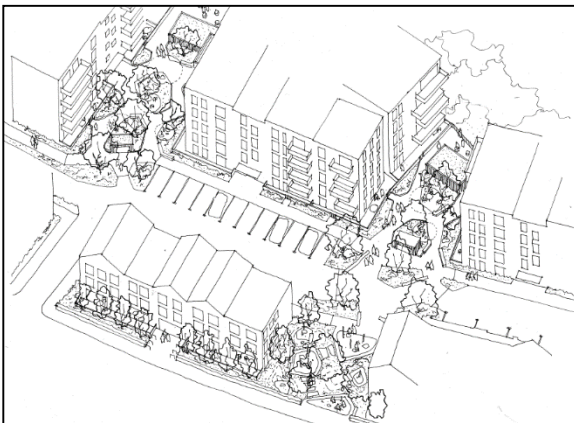


Design Concept



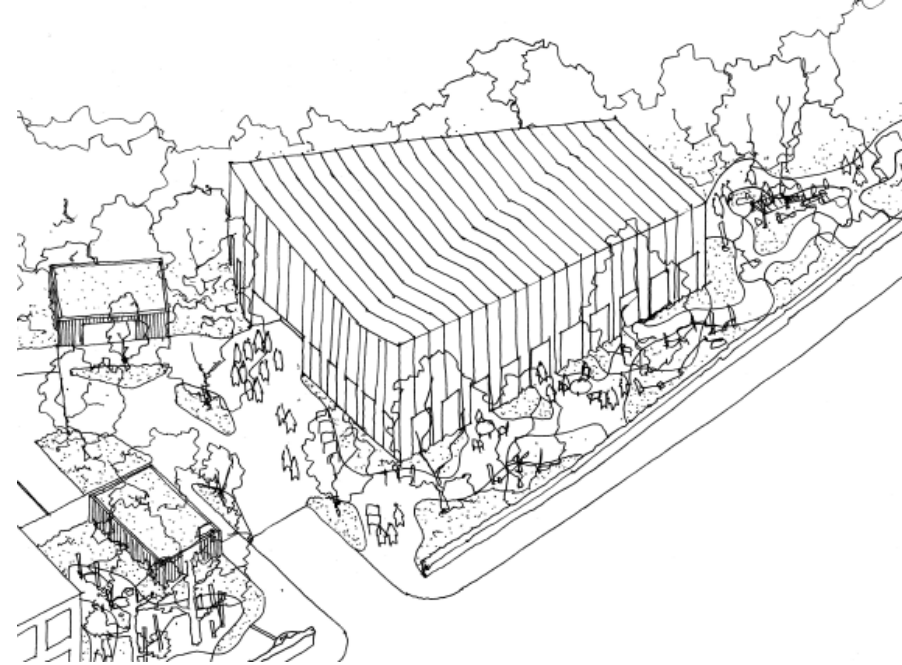
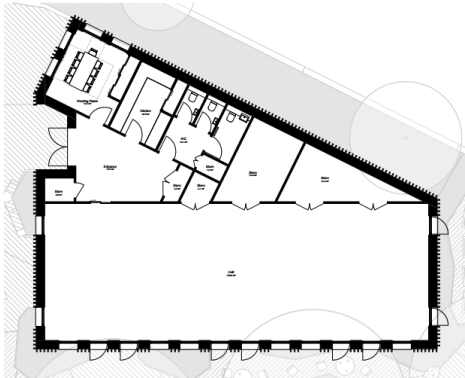
Landscape Plan

38No. Parking Spaces



Green Strategy Sketches

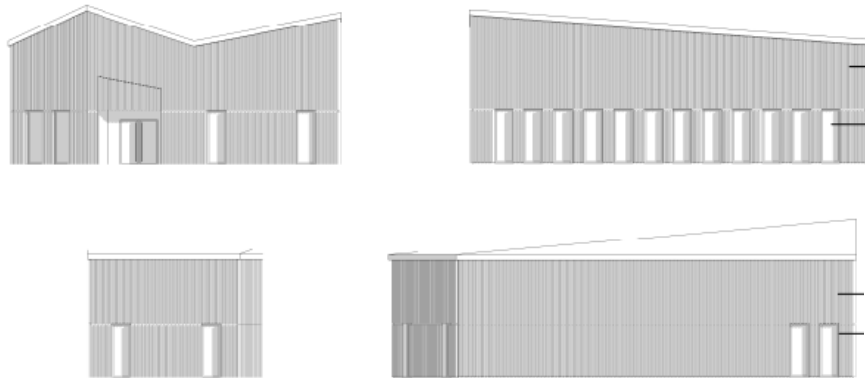
Scout Hall



Proposed Ground Floor Plan

Design Concept

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



Volumetric Construction

Proposed 55-Unit
Apartment Development
at
Cork & Chamber Street

Cork Street:

23No. 1-Bed Units

7No. 2-Bed Units

2No. 3-Bed Units

Commercial Unit

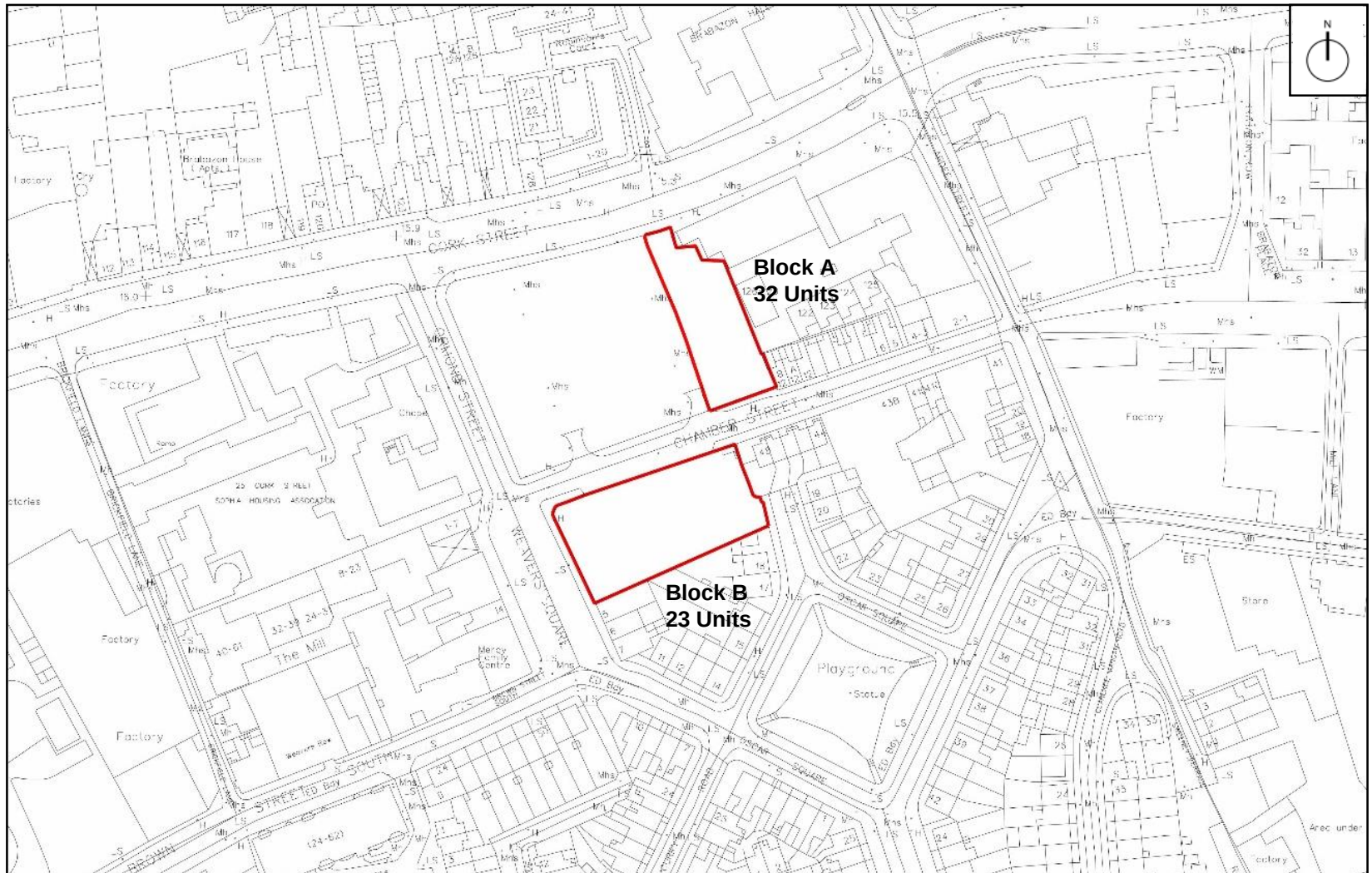
Chamber Street:

9No. 1-Bed Units

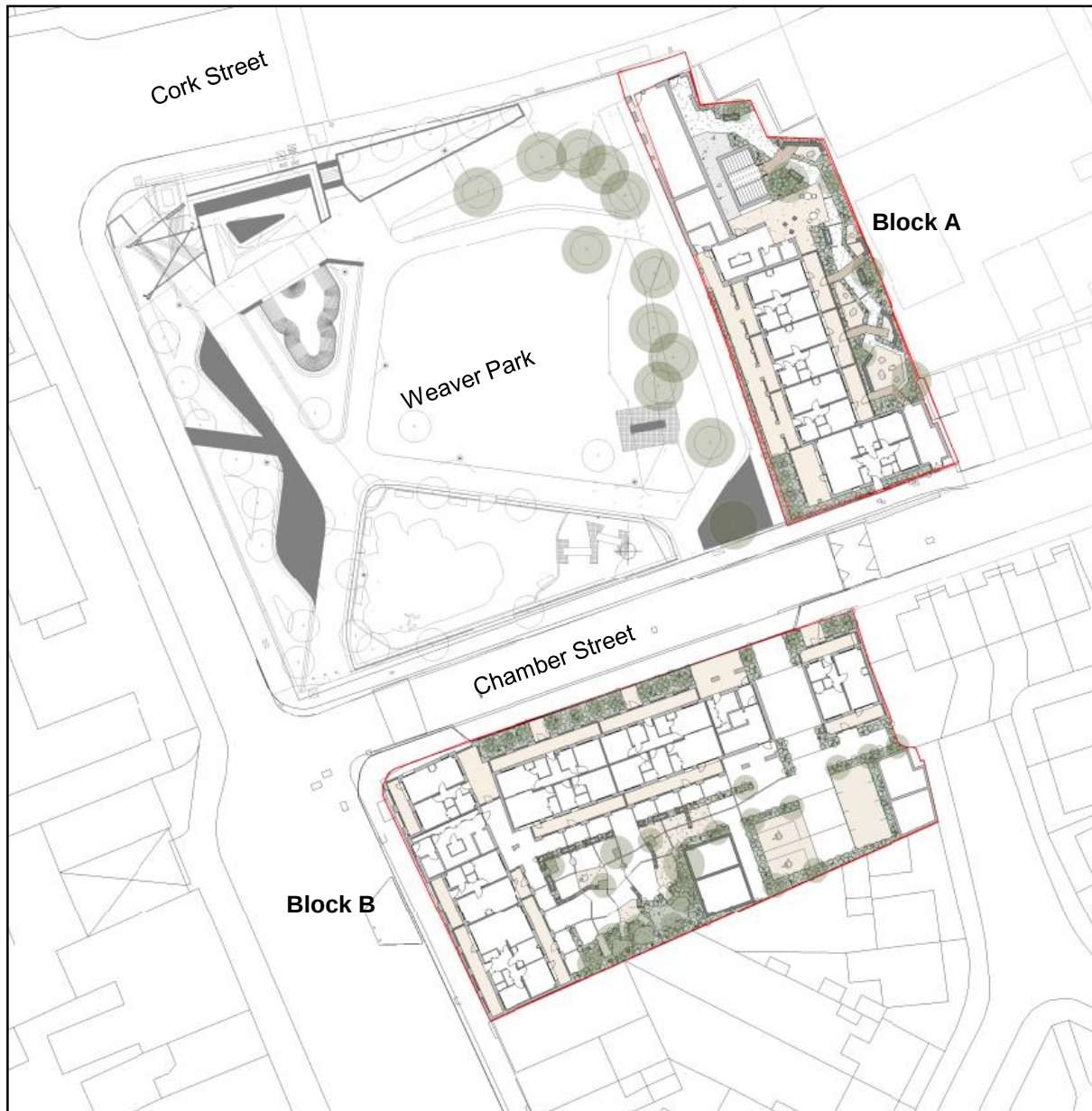
3No. 2-Bed Units

11No. 3-Bed Units

Cork & Chamber Street Development

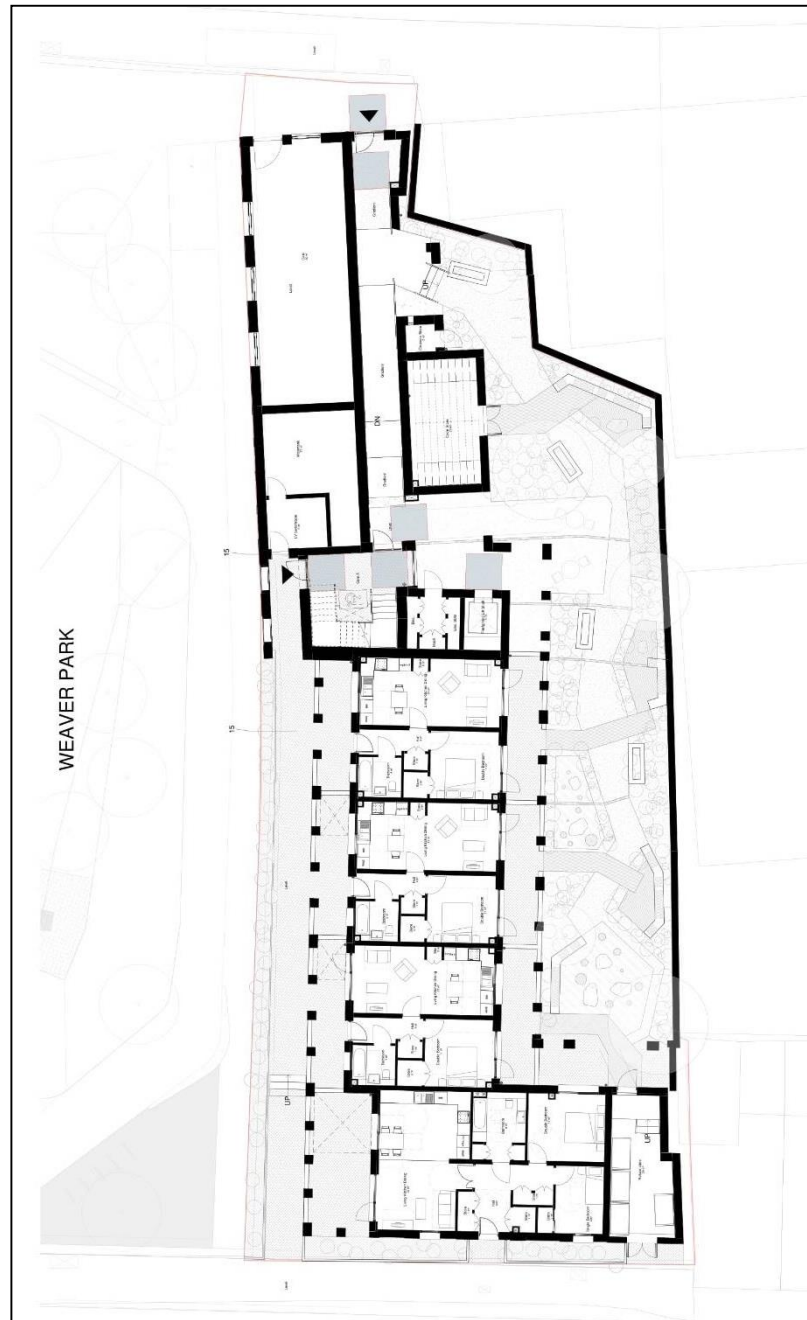


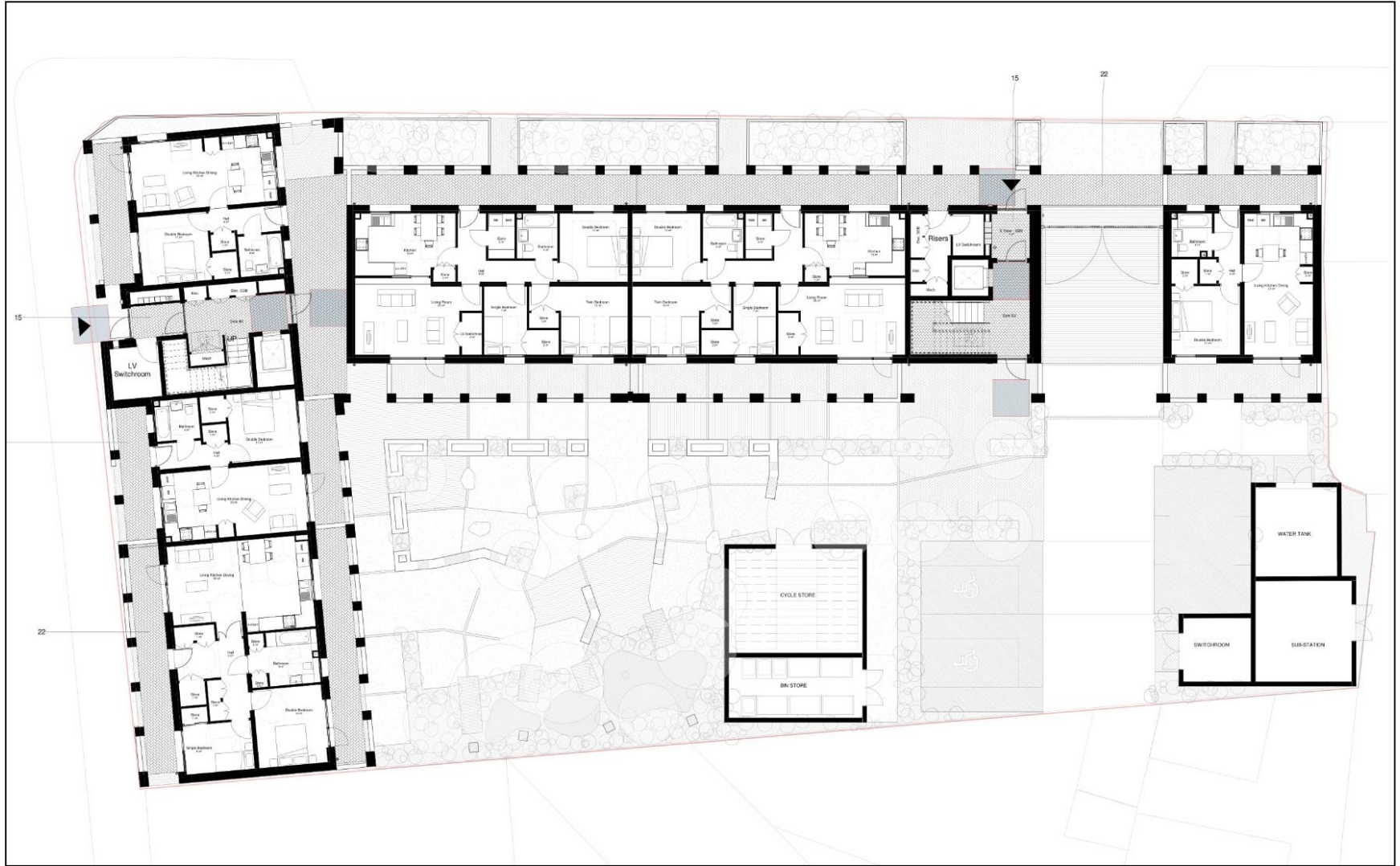
Site Location



Site Plan

Cork Street – Block A





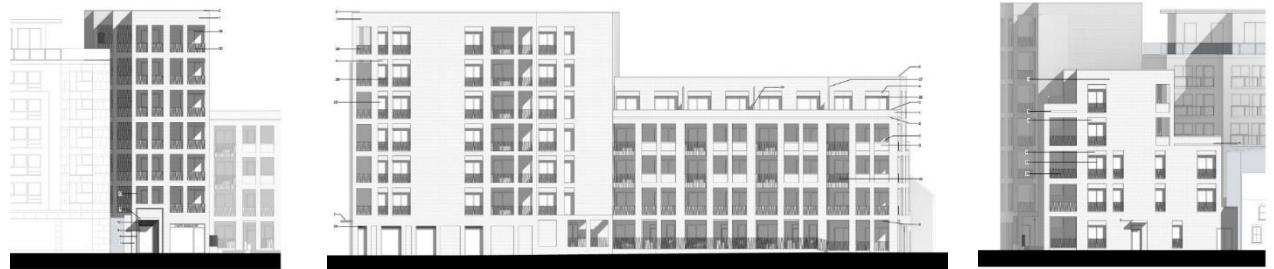
Chamber Street – Block B



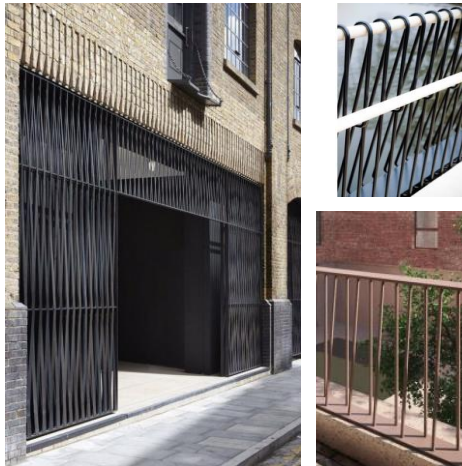
Context Study



Proposed 3D Massing



Cork Street Elevations



Design Concept Weaving



Chamber Street Elevations

NEXT STEPS