

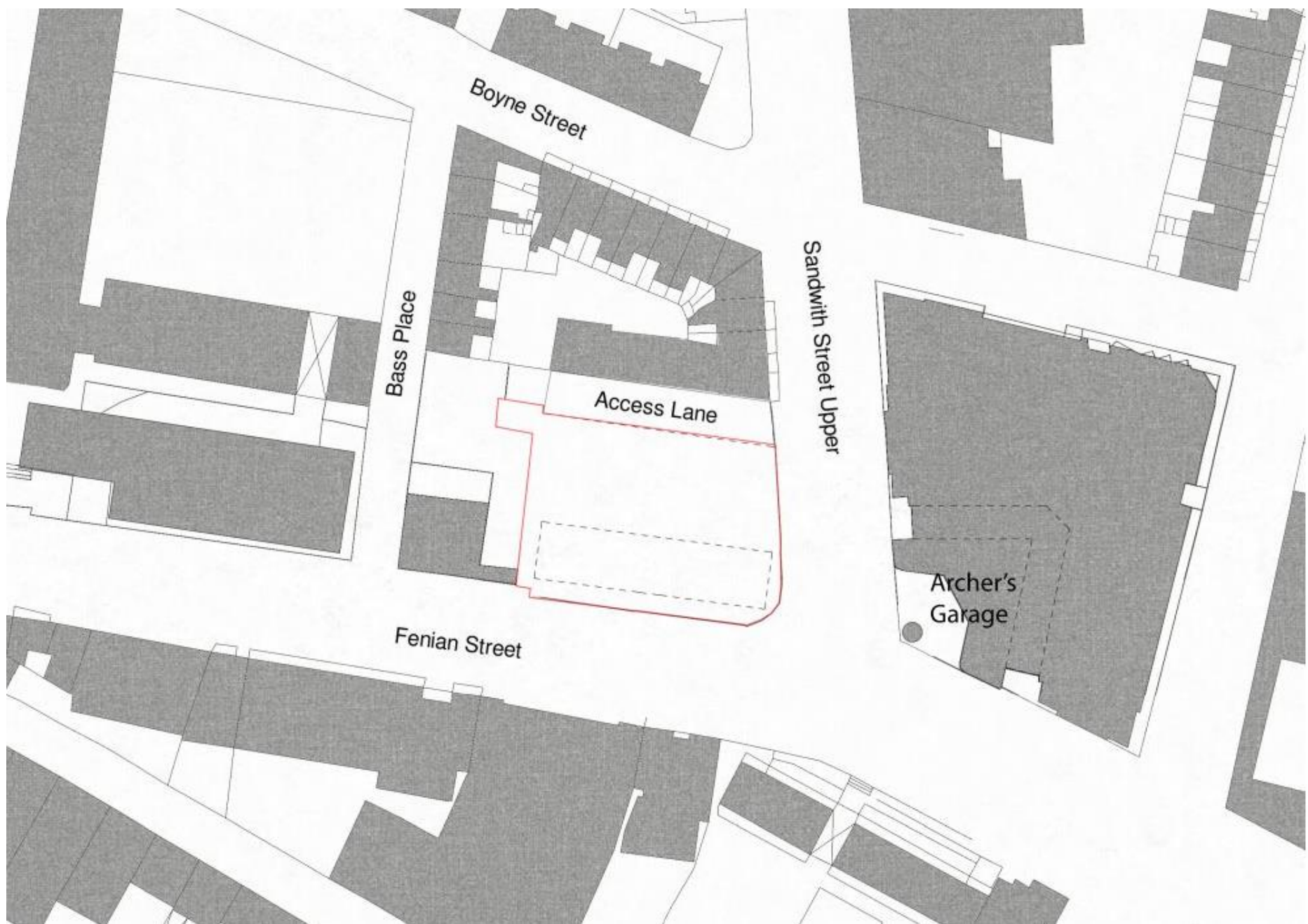
# **St. Andrew's Court,**

Fenian Street, Dublin 2

**Notification of initiation of Pre-Part 8 of Layout**

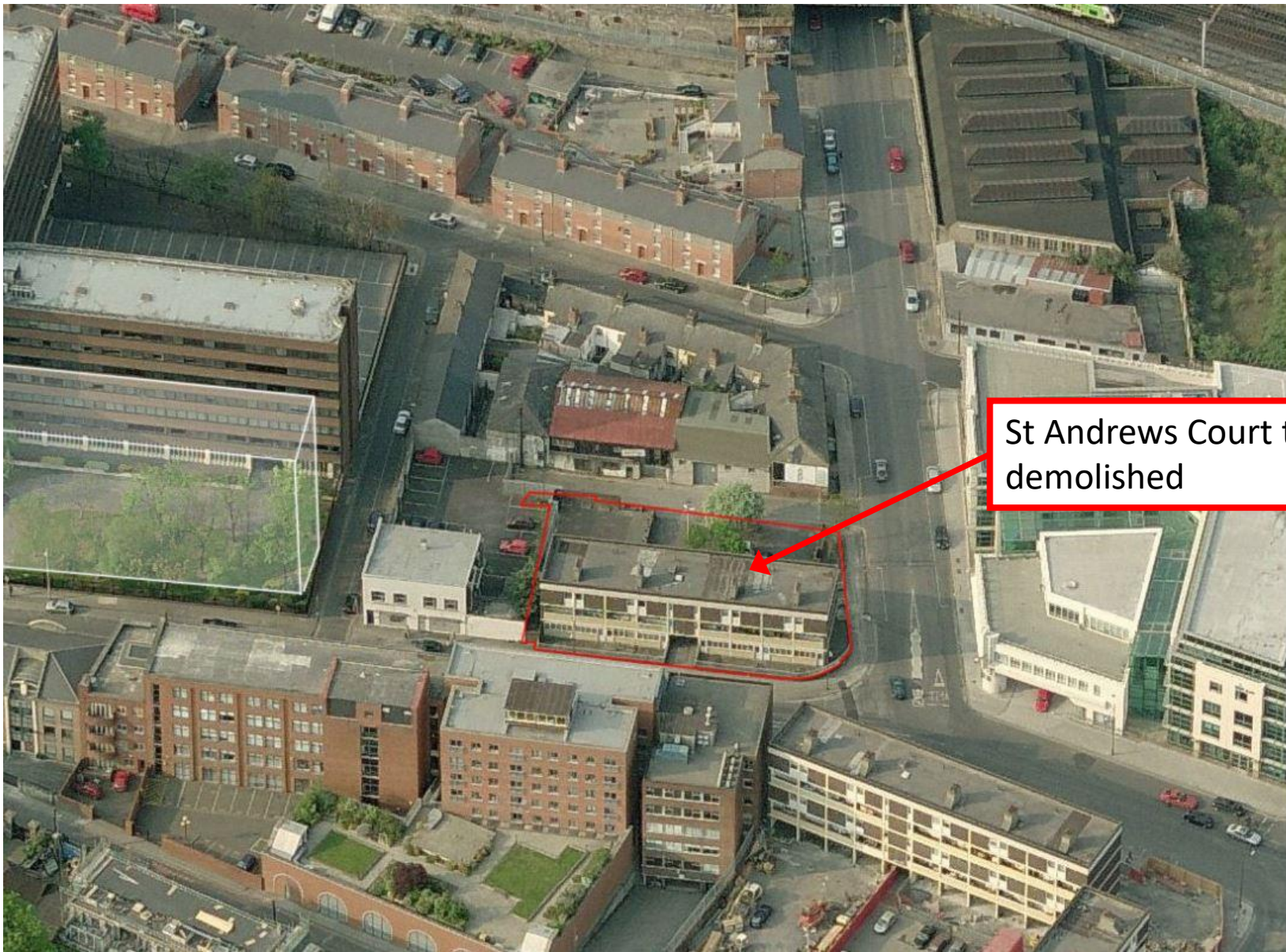
under Part 8 Planning and Development Regulations 2001 (as amended)

**June 13<sup>th</sup> 2022**



Site Location Plan





St Andrews Court to be demolished

Existing Condition

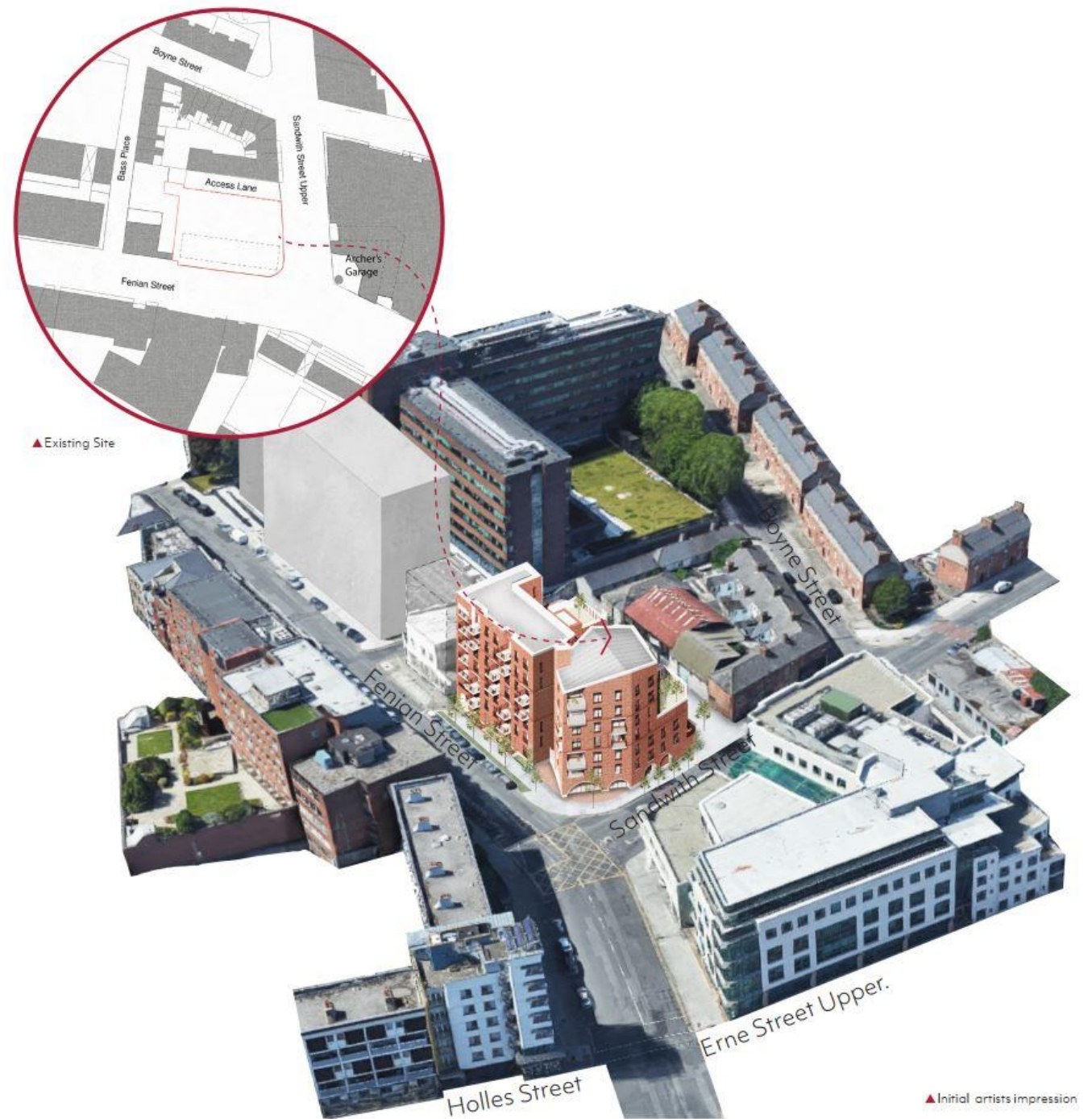


# St Andrews Court

The project proposal is for the demolition of the existing housing block and to provide a new housing scheme on the site.

The Design Team is led by O'Donnell + Tuomey Architects.

The current proposal provides approximately 32 new homes, which will be a mix of one, two and three bedroom homes.









# Proposed Typical Upper Floor Plan





▲ Initial Landscape design sketch for courtyard



Proposed Landscaped Courtyard



The project will be delivered using Modern Method of Construction (MMC)

- Efficient use of Building Resources
- Accelerated delivery of housing in the city
- Increased Quality Control



▲ Pre fabricated internal stud partitions



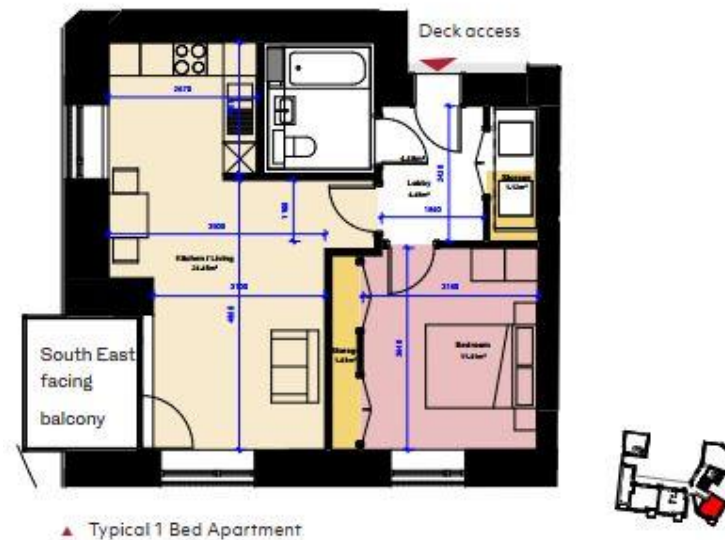
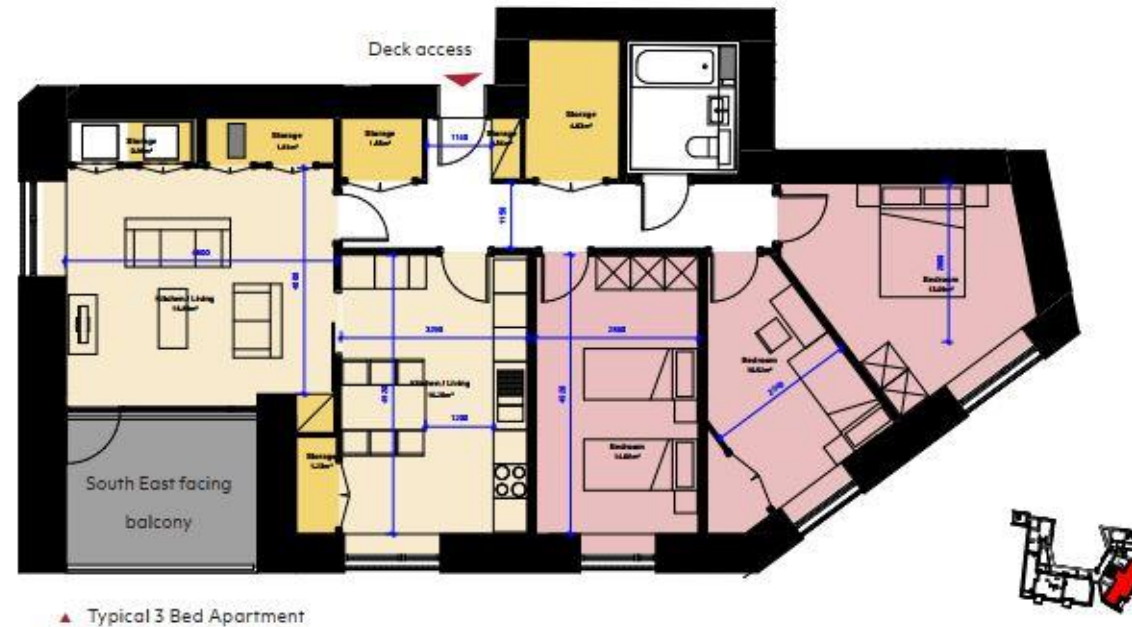
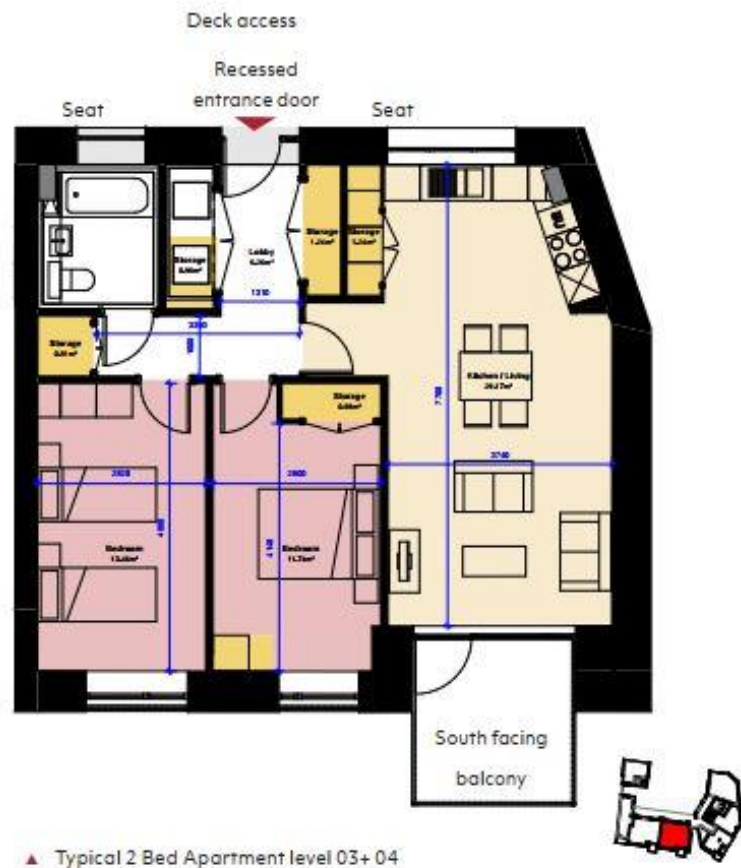
▲ Precast concrete structure



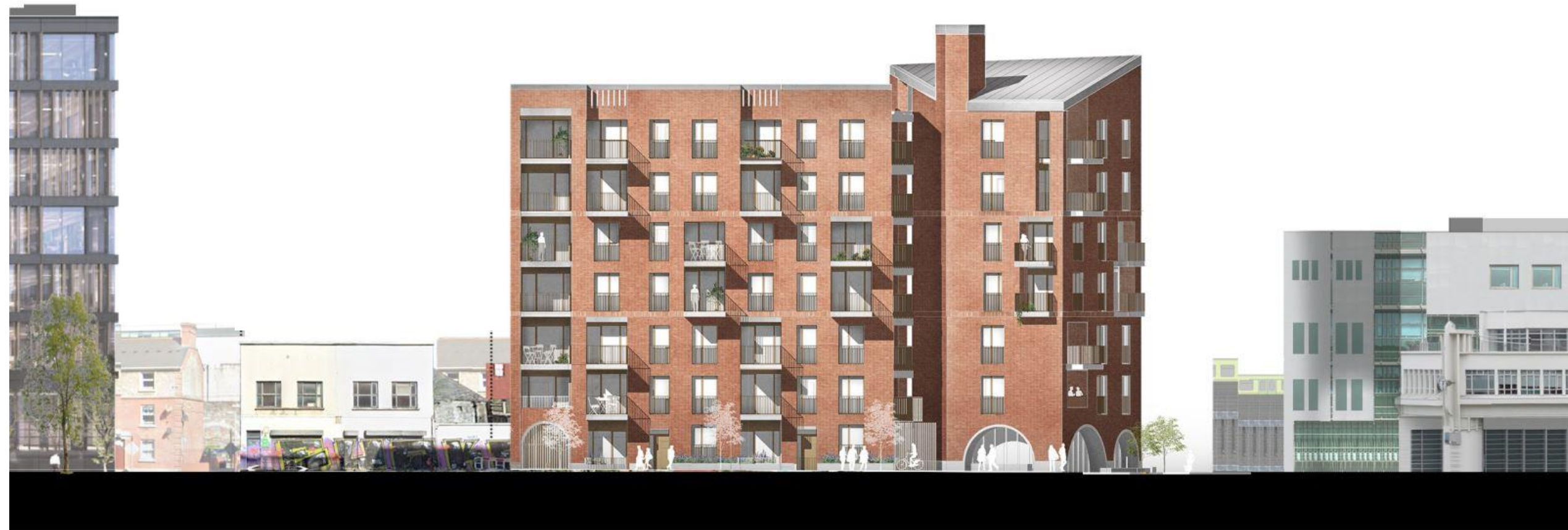
▲ Pre fabricated bathroom pods

Construction





## Typical Apartment Types



Proposed Fenian Street Elevation





Proposed Sandwith Street Elevation