



**BLOCKING OUT FEASIBILITY STUDY ON LANDS AT
THORN VILLA
KILBARRACK ROAD
DUBLIN 3**

MAY 2025

Lands at Thorn Villa, Kilbarrack Road, Dublin 3

The following blocking out drawings are diagrammatic only.

They indicate approximate sizes and locations of possible house types, further detailed design studies are required in respect of internal layouts, dimensions etc.

Generally the drawings are for two storey houses with dormer attics. The dormer/ 'third floor' would be subject to planning permission.

The layout is based on the digital Ordnance Survey map which may differ to actual site dimensions. When the site is surveyed dimensions and boundaries may differ changing the viability of the proposed layouts for better or worse. Some allowance has been made in respect of this.

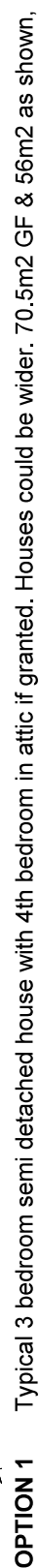
It is noted that access is only available from the Kilbarrack Road. No approach has been made to Dublin City Council to see if they will accept additional entrances to the site.

In most of the layouts the locations of the house are based on respecting the existing front building line and pattern of development in the area. In these layouts front and back gardens are large. Moving the houses forward to utilise the back garden requires giving over a house to provide a road to the back reducing the gain and comprising the layout and so is not always effective.

The duplex layout is indicative only.

Options are also shown for smaller terraced 3 bedroom, two storey houses. These show the smaller back gardens/ private open space and reduced separation distances referred to in the 2024 'Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities'.

All layouts are subject to more detailed design assessment, reference to guidelines and planning permission.



Typical 3 bedroom semi detached house with 4th bedroom in attic if granted. Houses could be wider. 70.5m2 GF & 56m2 as shown,

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Job:	BLOCKING OUT STUDY		
Address:	THORN VILLA HOUSE, KILBARRACK RD, DUBLIN 5		
Title:	BLOCKING OUT PLAN		
Job no:	26.06	Dwg. no.:	Rev no.:
Drawn by:	NB	Date:	APRIL '25
			Scale: 1/400



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OPTION 6 3 no. large detached double fronted 5 bedroom houses with 'side' entrance. GF 109m², 1F 94m², Attic TBC

Do Not Scale. Use Figure Dimensions Only.

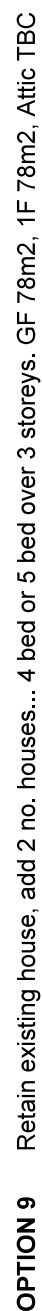
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