



Introduction & Site Location

This site appraisal has been produced by Reddy Architecture + Urbanism in collaboration with Finnegan Menton.

The proposed site is located on Milltown Road at the Murphy & Gunn car showroom and dealership and includes the St Joseph's Junior Education Centre to the rear.

The surrounding area predominantly comprises of residential properties with a mixture of apartment buildings and 2-3 storey housing. The Irish Business School, Gonzaga College and Alexandra College are also within close proximity to the site as well as selection of commercial and retail units. Milltown Luas Stop is also 1km away.

The site area within the red line boundary shown is approximately 4180m² (0.418 Hectares). To the rear of the site is the Gheel Community Services centre of which a right of way and access to will be retained.

The resultant development will respect any potential privacy issues to the residential properties to the south and the Gheel Community Services to the west. Additionally, the development will strive to remove as far as possible any north facing apartments with apartments following the east west orientation of the site. The site also has the potential to encapsulate the views over the Gonzaga College playing fields to the west and the Dublin skyline as shown on the cover image.

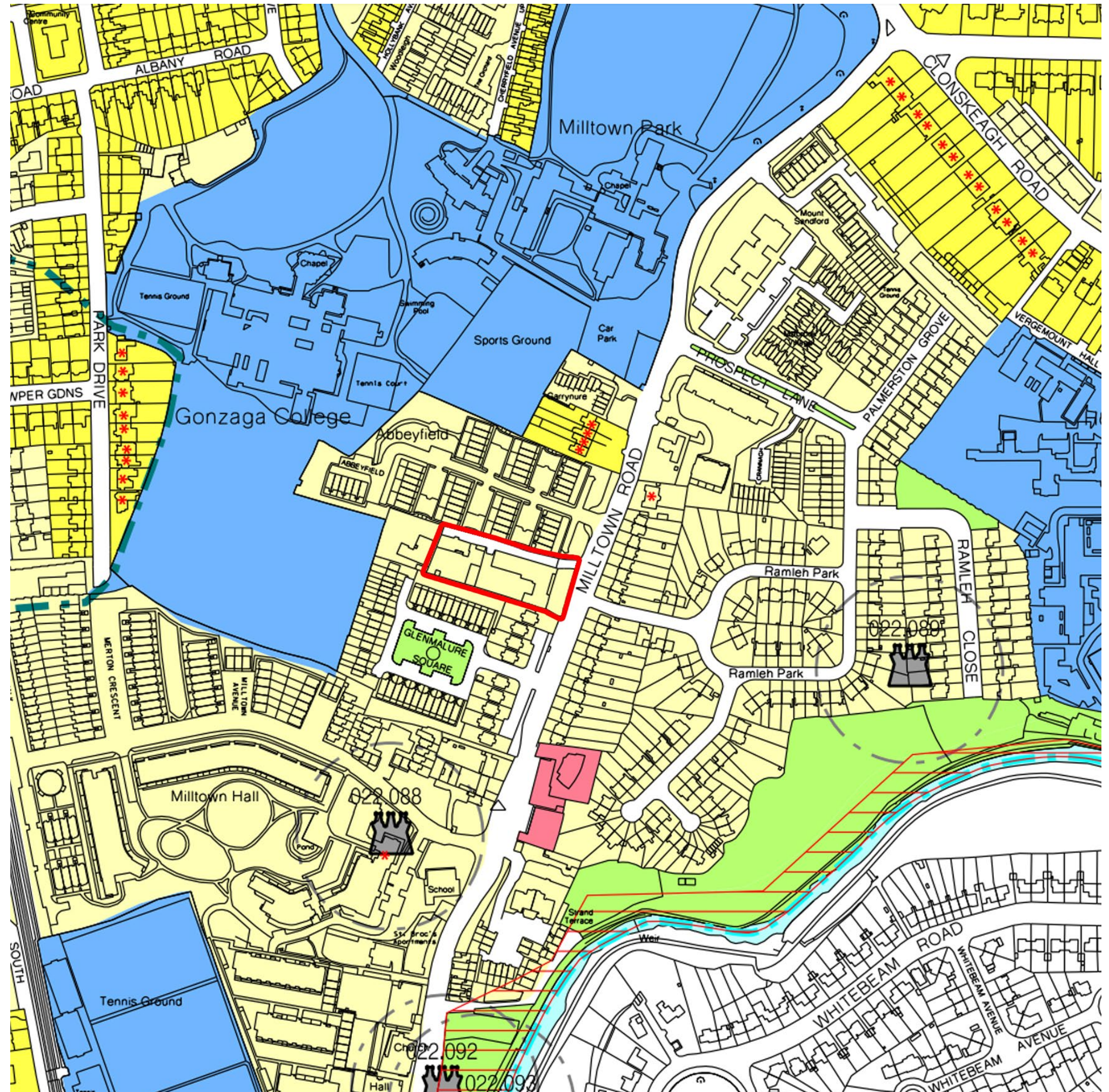


Planning Framework

The site is zoned within the Dublin City Development Plan 2016-2022 as Z1 - "To protect, provide and improve residential amenities". Under Z1, a number of permissible uses are acceptable in principle and residential falls as a permissible use for the site.

It is a general planning policy to create sustainable communities where residents have access to a range of services such as open space, shops, education and communities facilities; all of which this site can offer. Additionally, and as stated above, the site is 1.0km (approx 12 minute walk) from Milltown Luas as well as 1.7km from Cowper Luas. A number of bus stops are also within close proximity to the site so as a result, the site is well connected by public transport.

The indicative plot ratio for Z1 is 0.5-2.0 and the indicative site coverage is 45%-60%.



Proposed Development



Site Plan - 1:500 @ A3

Key Figures

Site Area:
Approx 4180m² (0.418 Hectares)

Building Heights:
3-5 Storeys

Density:
160 units / hectare

Public Open Space Provision:
Minimum 10% required = 418m²
Total Provided = 430m²

Communal Open Space Provision:
5m² per 1 bed = 145m²
7m² per 2 bed = 252m²
9m² per 3 bed = 36m²
Total required = 433m²
Total provide = 865m²

Apartment Mix	
Name	Count
1 Bed Apartment	27
2 Bed Apartment	36
3 Bed Apartment	4
Grand total	67

Gross Internal Floor Area:
Block 01 = 1604m²
Block 02 = 2200m²
Block 03 = 1648m²
Total = 5452m²

Apartment Schedule		
Comments	Name	Count
Block 01	1 Bed Apartment	14
Block 01	2 Bed Apartment	8
Block 02	1 Bed Apartment	5
Block 02	2 Bed Apartment	20
Block 03	1 Bed Apartment	8
Block 03	2 Bed Apartment	8
Block 03	3 Bed Apartment	4
Grand total		67

Proposed Development



Ground Floor Plan - 1:500 @ A3

The proposed development comprises of three separate apartment blocks. Block 01 and 02 are orientated north south which allows them to benefit from east and west daylight and protects the residential development to the south from any privacy issues. Block 03 has been orientated east west to protect the privacy of the Gheel Community Service.

The orientation and location of each of the blocks allows for the creation of communal amenity spaces; each of which will benefit greatly from south sunlight.

Access to the basement is provisionally indicated between blocks 02 and 03.

00 - Ground Floor Apartment Schedule				
Comments	Level	Name	Count	Area
Block 01	L00 - Ground Floor Plan	1 Bed Apartment	4	48 m²
Block 01	L00 - Ground Floor Plan	2 Bed Apartment	2	78 m²
Block 02	L00 - Ground Floor Plan	1 Bed Apartment	1	48 m²
Block 02	L00 - Ground Floor Plan	2 Bed Apartment	4	77 m² ... 81 m²
Block 03	L00 - Ground Floor Plan	1 Bed Apartment	2	48 m²
Block 03	L00 - Ground Floor Plan	2 Bed Apartment	2	75 m² ... 78 m²
Block 03	L00 - Ground Floor Plan	3 Bed Apartment	1	91 m²
Grand total			16	

Proposed Development



First Floor Plan - 1:500 @ A3

01 - First Floor Apartment Schedule				
Comments	Level	Name	Count	Area
Block 01	L01 - First Floor Floor Plan	1 Bed Apartment	4	48 m²
Block 01	L01 - First Floor Floor Plan	2 Bed Apartment	2	78 m²
Block 02	L01 - First Floor Floor Plan	1 Bed Apartment	1	48 m²
Block 02	L01 - First Floor Floor Plan	2 Bed Apartment	4	77 m² ... 81 m²
Block 03	L01 - First Floor Floor Plan	1 Bed Apartment	2	48 m²
Block 03	L01 - First Floor Floor Plan	2 Bed Apartment	2	75 m² ... 78 m²
Block 03	L01 - First Floor Floor Plan	3 Bed Apartment	1	91 m²
Grand total			16	

Proposed Development



Second Floor Plan - 1:500 @ A3

02 - Second Floor Apartment Schedule				
Comments	Level	Name	Count	Area
Block 01	L02 - Second Floor Plan	1 Bed Apartment	4	48 m²
Block 01	L02 - Second Floor Plan	2 Bed Apartment	2	78 m²
Block 02	L02 - Second Floor Plan	1 Bed Apartment	1	48 m²
Block 02	L02 - Second Floor Plan	2 Bed Apartment	4	77 m² ... 81 m²
Block 03	L02 - Second Floor Plan	1 Bed Apartment	2	48 m²
Block 03	L02 - Second Floor Plan	2 Bed Apartment	2	75 m² ... 78 m²
Block 03	L02 - Second Floor Plan	3 Bed Apartment	1	91 m²
Grand total			16	

Proposed Development



Third Floor Plan - 1:500 @ A3

03 - Third Floor Apartment Schedule				
Comments	Level	Name	Count	Area
Block 01	L03 - Third Floor Plan	1 Bed Apartment	2	48 m²
Block 01	L03 - Third Floor Plan	2 Bed Apartment	2	81 m²
Block 02	L03 - Third Floor Plan	1 Bed Apartment	1	48 m²
Block 02	L03 - Third Floor Plan	2 Bed Apartment	4	77 m² ... 81 m²
Block 03	L03 - Third Floor Plan	1 Bed Apartment	2	48 m²
Block 03	L03 - Third Floor Plan	2 Bed Apartment	2	75 m² ... 78 m²
Block 03	L03 - Third Floor Plan	3 Bed Apartment	1	91 m²
Grand total			14	

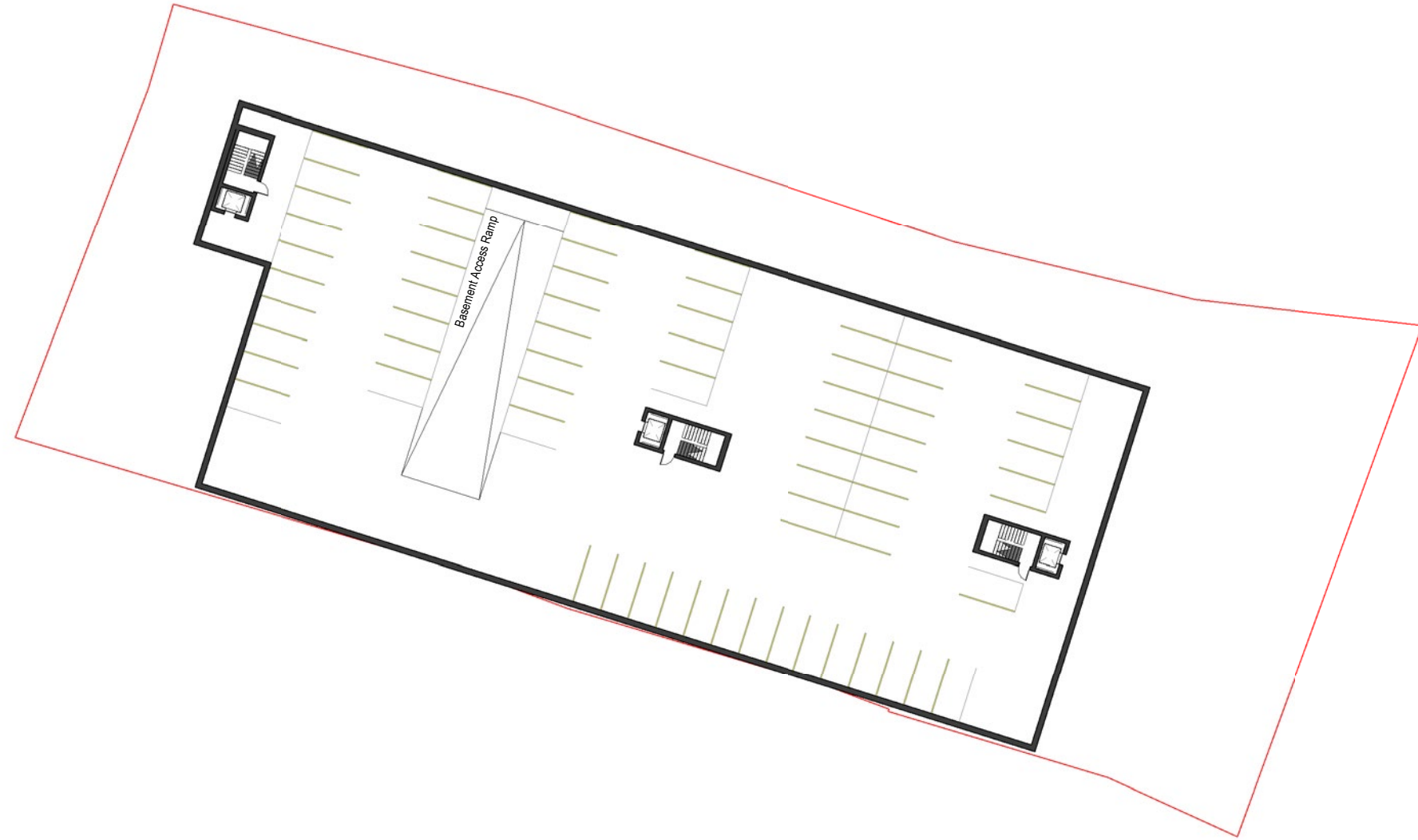
Proposed Development



Fourth Floor Plan - 1:500 @ A3

04 - Fourth Floor Apartment Schedule				
Comments	Level	Name	Count	Area
Block 02	L04 - Fourth Floor Plan	1 Bed Apartment	1	48 m²
Block 02	L04 - Fourth Floor Plan	2 Bed Apartment	4	77 m² ... 81 m²
Grand total			5	

Proposed Development



Basement Plan - 1:500 @ A3

Basement Parking

Site falls within Area 2 under the Strategic Transport and Parking Areas as outlined by the Dublin City Council Development Plan 2016-2022.

As a result, the expectant number of spaces is 1 per dwelling which has been provisionally shown.

Basement will also potentially contain plant space, cycle parking and waste storage.

Block 01 Apartment Schedule

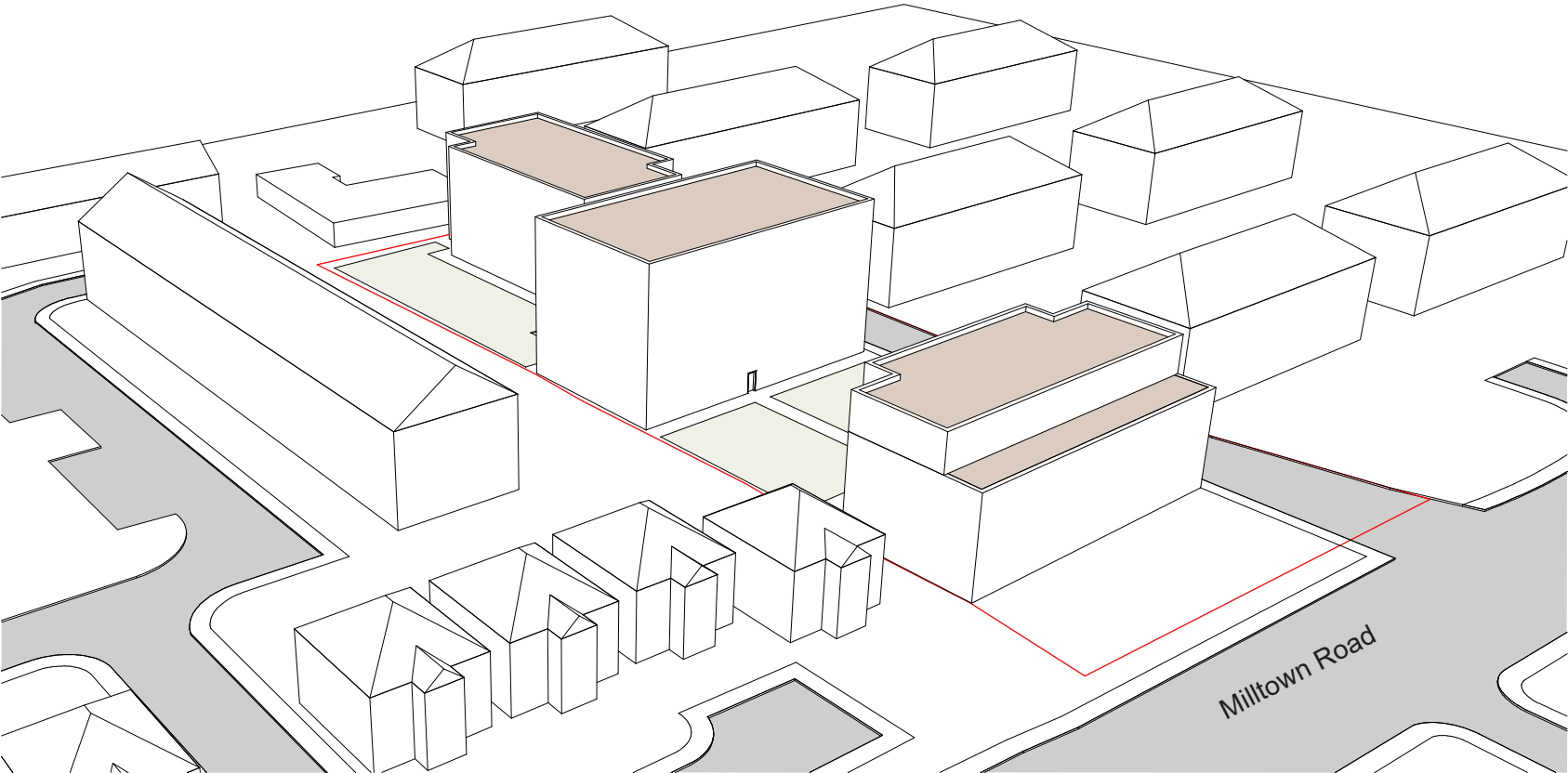
Comments	Level	Name	Count	Area
Block 01	L00 - Ground Floor Plan	1 Bed Apartment	4	48 m²
Block 01	L00 - Ground Floor Plan	2 Bed Apartment	2	78 m²
Block 01	L01 - First Floor Floor Plan	1 Bed Apartment	4	48 m²
Block 01	L01 - First Floor Floor Plan	2 Bed Apartment	2	78 m²
Block 01	L02 - Second Floor Plan	1 Bed Apartment	4	48 m²
Block 01	L02 - Second Floor Plan	2 Bed Apartment	2	78 m²
Block 01	L03 - Third Floor Plan	1 Bed Apartment	2	48 m²
Block 01	L03 - Third Floor Plan	2 Bed Apartment	2	81 m²
Grand total			22	

Block 02 Apartment Schedule

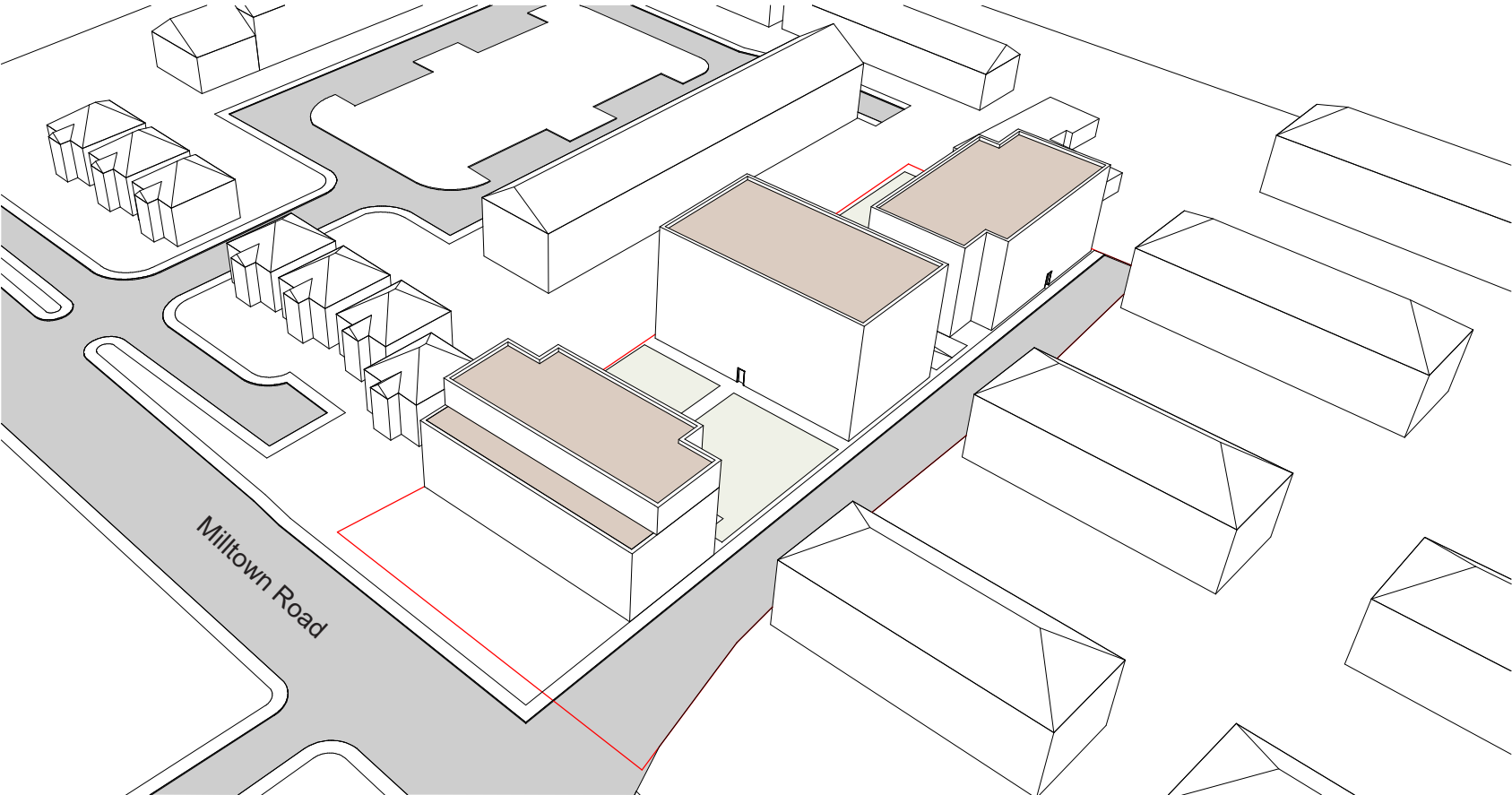
Comments	Level	Name	Count	Area
Block 02	L00 - Ground Floor Plan	1 Bed Apartment	1	48 m²
Block 02	L00 - Ground Floor Plan	2 Bed Apartment	4	77 m² ... 81 m²
Block 02	L01 - First Floor Floor Plan	1 Bed Apartment	1	48 m²
Block 02	L01 - First Floor Floor Plan	2 Bed Apartment	4	77 m² ... 81 m²
Block 02	L02 - Second Floor Plan	1 Bed Apartment	1	48 m²
Block 02	L02 - Second Floor Plan	2 Bed Apartment	4	77 m² ... 81 m²
Block 02	L03 - Third Floor Plan	1 Bed Apartment	1	48 m²
Block 02	L03 - Third Floor Plan	2 Bed Apartment	4	77 m² ... 81 m²
Block 02	L04 - Fourth Floor Plan	1 Bed Apartment	1	48 m²
Block 02	L04 - Fourth Floor Plan	2 Bed Apartment	4	77 m² ... 81 m²
Grand total			25	

Block 03 Apartment Schedule

Comments	Level	Name	Count	Area
Block 03	L00 - Ground Floor Plan	1 Bed Apartment	2	48 m²
Block 03	L00 - Ground Floor Plan	2 Bed Apartment	2	75 m² ... 78 m²
Block 03	L00 - Ground Floor Plan	3 Bed Apartment	1	91 m²
Block 03	L01 - First Floor Floor Plan	1 Bed Apartment	2	48 m²
Block 03	L01 - First Floor Floor Plan	2 Bed Apartment	2	75 m² ... 78 m²
Block 03	L01 - First Floor Floor Plan	3 Bed Apartment	1	91 m²
Block 03	L02 - Second Floor Plan	1 Bed Apartment	2	48 m²
Block 03	L02 - Second Floor Plan	2 Bed Apartment	2	75 m² ... 78 m²
Block 03	L02 - Second Floor Plan	3 Bed Apartment	1	91 m²
Block 03	L03 - Third Floor Plan	1 Bed Apartment	2	48 m²
Block 03	L03 - Third Floor Plan	2 Bed Apartment	2	75 m² ... 78 m²
Block 03	L03 - Third Floor Plan	3 Bed Apartment	1	91 m²
Grand total			20	



Massing View from the South East



Massing View from the North East

Reddy Architecture + Urbanism

ABOUT REDDY A+U

Reddy Architecture and Urbanism is an award-winning international firm of architects, master planners, urban designers and interior designers with 30 years of experience in the design and management of complex building and planning projects. We are ably supported by proficient technicians, project managers and administrators. Our many awards and repeat clients are testament to our reputation for high quality professional service.

We are known for our work in residential, workplace, healthcare and educational design and we have wide experience in the retail, leisure, civic, and industrial sectors. With extensive experience in a wide range of building sectors, we believe our diversity is our strength. We use knowledge gained in one sector to inspire innovative thinking and better design solutions in all our work; and to constantly seek for the optimum design solution.

Our offices are in the Ireland and the UK. Through close inter-office collaboration, we offer our full range of services in each office. We strive to ensure that, whilst achieving our clients' objectives, we design solutions appropriate to the local environment in each location.

We place people, whether our clients, building users, the public and other stakeholders, at the heart of our work. We seek to achieve a shared vision for every project that will achieve or improve upon our client's objectives, while ensuring our projects anticipate change, are adaptable, economically efficient and appropriate to their cultural and physical context.

Residential design is at the core of what we do in Reddy Architecture + Urbanism. We've been designing housing for 30 years and have extensive experience in every type, from high density city centre apartments to medium and low density suburban and rural. Our team has in-depth knowledge of residential design and delivery, for example working with space standards, applying off-site construction techniques and designing the interiors. We add value for our clients by a focus on buildability, efficiency, development potential, optimum mix and phasing options and quality for the end user by a focus on the fundamentals of residential design: space, light, storage, functionality and open space.

Our experience in master planning and urban design allows us to design developments that foster a sense of community and long-term sustainability. We work closely with our clients to understand their preferences and their criteria for successful development. We keep an open mind, exploring and evaluating options to bring out the full potential of the site. Our awards, received for developments that are also commercially successful are testament to our ability to find a balance between design quality and value.

We are at the forefront of the development of new models of residential design particularly shared living, Building to Rent and PRS developments. We have extensive knowledge of the new residential guidelines which are key drivers in the emerging residential markets. We believe this site in Milltown is particularly suitable to PRS (Private Rental Scheme) given its excellent location adjacent to transport corridors and beside places of work and leisure.

Our experience in delivering large scale apartment developments in the UK since the downturn is particularly relevant. We have an excellent knowledge base of new residential standards and typologies and can share our knowledge in this sector where we are considered leaders in both Ireland and the UK.



Company Awards

Temple Bar West End
Royal Town Planning Institute
City Regeneration Category
Winner

Construction Industry Federation
Construction Excellence Awards
Residential Category
First Prize

Custom House Square
Royal Town Planning Institute
Planning for Central Areas
Category
Winner

Custom House Square
Royal Institute of Architects of
Ireland
Silver Medal for Housing
2000-03
Commended

Killarney Court
Irish Council for Social Housing
Community Housing Awards
Winner

Herberton Regeneration
Royal Institute of Architects of
Ireland
Housing Category
Commended

COPE Foundation Residential
Building, Deerpark
Royal Institute of Architects of
Ireland
Best Housing Category
Highly Commended

Savills Headquarters Fit Out
Fit Out Awards 2014
Commercial Fit Out
Fit Out of the Year

Google Offices Gordon House
Mixology Fit Out Awards 2014
Commercial Fit Out
Fit Out of the Year

Arts Humanities Research
Library
Irish Building and Design Awards
2014
Building of the Year

Eircom Headquarters
Developers Awards 2008
Sustainable Development of the
year
RIAI Awards 2010 Commended

Fatima Mansions/Herbeton
Regeneration
RIAI Awards 2010 Commended

Cliffs of Moher Visitor Centre
IDI Awards 2007

Project References

Embassy Gardens Phase 1 & Phase 2 - London

Following completion of 326 apartments in Phase 1, Reddy A+U is developing a further 872 apartments in Phase 2 of the Embassy Gardens development. The apartments are arranged in three blocks, linked together by a raised podium garden over a ground-level parking structure. Heights range up to 21 storeys.

Phase 1 - Completed 2015

Value- €50 m

Total 325 residential units

Phase 2 - Under construction

Value - €147m

Total 890 Apartment Units with gym, sky pool and lounge, cinema and retail units



Project References

Temple Bar West End - Dublin

A masterplan for the redevelopment of five urban blocks to include 191 apartments and 27 office, live-work, enterprise and retail units and the creation of a new pedestrian way, Cow's Lane. The regeneration of an inner city 'brownfield site' in close proximity to multiple transport connections allowed for a sustainable development which was enhanced further through the incorporation of a district heating system using recycled heat and hot water from nearby council offices.



Project References

Beechwood Court - Dublin

A suburban development of apartments and townhouses comprising 289 apartments and 25 four-bed townhouses around a landscaped central garden, creche and consulting suite.

A variety of building typologies and arrangements create character while relating to the suburban surroundings: terraces of three storey housing and duplex units, an apartment block with atrium, a series of seven point blocks on the sites frontage and four pavilions set in a landscaped garden.

Apartments enjoy a high standard of spatial design: dual aspect, optimum orientation, generous provision of storage and private open space and roof gardens. Some apartments are triple aspect, enjoying continuous views from the mountains to the south to the bay to the north.



Project References

Stocking Lane - Dublin

Stocking Lane Northern Site is 1 of 2 housing schemes located to the north and south side of Stocking Avenue. The northern site consists of 174 residential units and a single storey creche.

The site is 2.73 hectares with a gentle rise in contour levels from 99.50 to 100.2 running west to east. The housing streets are designed as Home Zones which prioritize pedestrian use over vehicles. Each street is accessed from a central linear landscape park which travses the site east to west.

To the north are pedestrian and cycle routes which connect to adjoining public open spaces. The landscaping scheme is designed as a noise buffer to the M50 which lies to the north of the site.

The residential units consist of 2/3 storey detached, semi-detached and terrace housing. The housing units are of contemporary design with a simple palette of quality materials consisting of slate, brick, render with composite aluminum/timber widows.



Project References

Newmarket Square - Dublin 8

Newmarket Square is a mixed-Use masterplan comprising of two apartments blocks with 92 apartments, three office buildings and 250 bed hotel with retail units, bar and a public market in the historic Liberties area of Dublin City.

The development of the site considers the existing urban grain in conjunction with the City Council's aspirations for the rejuvenation of the area. Scale, mass and permeability were key design drivers along with the desire to create a vibrant mix of uses at street level. The development delivers the best design solution as a modern, reimagining of this once vibrant Market area which will consolidate it's role as a local hub, establishing a mixed use Quarter which enhances the Life of the City in Economic, Commercial and Social Terms.



Project References

Ship Street - Dublin 8

Ship Street comprises of a 91 bedroom extension to the Radisson Hotel with an additional 83 apartments over a new Convention Centre.



NOTE

Please note that this feasibility study is preliminary in nature and prior to any scheme for the site being progressed it is strongly advised that consultation takes place with Dublin City Council.

This study has been carried out using the brief information provided. The appraisal is therefore preliminary in nature.

It is advised that an up to date topographical site survey needs to be carried out to establish the accurate site area, levels, services and features that may impact on development potential. All numbers noted are estimates based on the information available.

The appraisal has been carried out without the benefit of other design consultant input.