

STRATEGIC HOUSING DEVELOPMENT AT THE FORMER O'DEVANEY GARDENS SITE

BARTRA ODG Limited

Part V Document

29th April 2021



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Landscape Architect: Murray & Associates
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Planning Consultant: BMA Planning
QS: KSN Construction Consultants
Transport: CS Consulting

Project: SHD at the Former O'Devaney Gardens Site
Location: Dublin 7
Client: Bartra ODG Limited
Doc. Title: Part V Document
Doc. No.: 19045-OMP-XX-XX-PP-A-XX-90000

Proj. No.: 19045
Proj. Lead: DMcD
Created by: BG
Doc. Purpose: PP
Revision: 01 (29-04-2021)

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Contents

1. Proposed Site Layout	1
2. Schedule of Accommodation	2
3. Part V Proposal Floor Plans Block 02	5
4. Part V Proposal Floor Plans Block 04	8
5. Part V Proposal Floor Plans Block 05	9
6. Part V Proposal Floor Plans Block 06	12
7. Part V Proposal Floor Plans Block 08 A + 08 B	17
8. Part V Proposal Floor Plans Block 08C+08D	19
9. Part V Proposal Elevations Block 02	22
10. Part V Proposal Elevations Block 04	24
11. Part V Proposal Elevations Block 05	25
12. Part V Proposal Elevations Block 06	27
13. Part V Proposal Elevations Block 08A+08B	29

1. Proposed Site Layout

Introduction

Part V proposals for the Site are subject discussions with Dublin County Council (DCC). 104 No. units proposed.

Part V units have been selected in Blocks 02 to the north west of the site, Block 04, Block 05 and Block 06 to the north east of the site and in Block 08 to the west of the site.

Part V Blocks 
Total n. units 104 no.



2. Schedule of Accommodation

Project: Former O'Devaney Gardens **Proj. No.:** 19045
Location: Dublin 7 **Proj. Lead:** DMD
Client: Bartra ODG Limited **Created by:** TT, EP, BG
Doc. Title: Part V Schedule **Doc. Purpose:** Planning
 19045-OMP-NIA-ZZ-SA-A-0001 **Revision:** P05 (21-04-2021)

Total Number of Part V units based on an application for 1047 units	104
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1 Bed	31	30%
2 Bed	56	54%
3 Bed	17	16%

Unit Count	Block Name	Sub project Code	Level	Unit Number	Unit Description	No. of Aspects 1 = s, 2 = d, 3 = t	Orientations	NIA
Block 02								
G - Ground Level								
1	Block 02	B02	G	B02.G01	1 Bed	1	SE	50
2	Block 02	B02	G	B02.G02	2 Bed (4p)	2	SE/SW	74
3	Block 02	B02	G	B02.G03	3 Bed	2	NW/SW	90
4	Block 02	B02	G	B02.G04	1 Bed	1	NW	50
5	Block 02	B02	G	B02.G05	1 Bed	1	NW	45
6	Block 02	B02	G	B02.G06	1 Bed	1	NW	48
7	Block 02	B02	G	B02.G07	2 Bed (4p)	1	NW	74
8	Block 02	B02	G	B02.G08	2 Bed (4p)	2	NE/NW	76
9	Block 02	B02	G	B02.G10	1 Bed	1	SE	50
10	Block 02	B02	G	B02.G11	1 Bed	1	SE	50
01 - First level								
11	Block 02	B02	01	B02.0101	1 Bed	1	SE	50
12	Block 02	B02	01	B02.0102	2 Bed (4p)	2	SE/SW	74
13	Block 02	B02	01	B02.0104	1 Bed	1	NW	47
14	Block 02	B02	01	B02.0105	1 Bed	1	NW	50
15	Block 02	B02	01	B02.0106	1 Bed	1	NW	45
16	Block 02	B02	01	B02.0107	1 Bed	1	NW	48
17	Block 02	B02	01	B02.0108	2 Bed (4p)	1	NW	74
18	Block 02	B02	01	B02.0109	2 Bed (4p)	2	NE/NW	76
19	Block 02	B02	01	B02.0110	2 Bed (4p)	2	NE/SE	76
20	Block 02	B02	01	B02.0114	1 Bed	1	SE	47
02 - Second Floor								
21	Block 02	B02	02	B02.0202	2 Bed (4p)	2	SE/SW	74

Unit Count	Block Name	Sub project Code	Level	Unit Number	Unit Description	No. of Aspects 1 = s, 2 = d, 3 = t	Orientations	NIA
Block 04								
22	Block 04A	B04A	GL	TBC	3 Bed (5p) - House	2	W/E	112
23	Block 04A	B04A	GL	TBC	3 Bed (5p) - House	2	S/N	109
24	Block 04A	B04A	GL	TBC	3 Bed (5p) - House	2	S/N	109
25	Block 04A	B04A	GL	TBC	3 Bed (5p) - House	2	S/N	109
Block 05D								
G2 - Ground Level								
26	Block 05D	B05D	G2	B05D.G201	1 Bed	1	N	56
27	Block 05D	B05D	G2	B05D.G202	1 Bed	1	N	50
28	Block 05D	B05D	G2	B05D.G203	1 Bed	1	N	50
29	Block 05D	B05D	G2	B05D.G205	2 Bed (4p)	1	E	86
01 - First Level								
30	Block 05D	B05D	01	B05D.0103	2 Bed (4p)	1	S	75
31	Block 05D	B05D	01	B05D.0105	2 Bed (4p)	1	S	75
32	Block 05D	B05D	01	B05D.0106	2 Bed (4p)	2	N/S	81
33	Block 05D	B05D	01	B05D.0107	1 Bed	1	N	47
34	Block 05D	B05D	01	B05D.0110	2 Bed (4p)	1	S	73
35	Block 05D	B05D	01	B05D.0111	2 Bed (4p)	2	S/W	74
36	Block 05D	B05D	01	B05D.0112	2 Bed (4p)	2	N/W	76
37	Block 05D	B05D	01	B05D.0113	1 Bed	1	N	50
38	Block 05D	B05D	01	B05D.0114	1 Bed	1	N	50
39	Block 05D	B05D	01	B05D.0115	1 Bed	1	N	50
02 - Second Level								
40	Block 05D	B05D	02	B05D.0203	2 Bed (4p)	1	S	75
41	Block 05D	B05D	02	B05D.0205	2 Bed (4p)	1	S	75
42	Block 05D	B05D	02	B05D.0210	2 Bed (4p)	1	S	73
43	Block 05D	B05D	02	B05D.0211	2 Bed (4p)	2	S/W	74
44	Block 05D	B05D	02	B05D.0212	2 Bed (4p)	2	N/W	76
Block 06								
GL - Ground Level								
45	Block 06	B05B	GL	B05B.GL01	2 Bed (4p)	1	N	76
46	Block 06	B06	GL	B06.GL01	1 Bed	1	E	48
47	Block 06	B06	GL	B06.GL03	2 Bed (4p)	2	S/W	74
48	Block 06	B06	GL	B06.GL04	1 Bed	1	W	47
49	Block 06	B06	GL	B06.GL06	1 Bed	1	W	60
50	Block 06	B06	GL	B06.GL09	1 Bed	1	E	50
01 - First Level								
51	Block 06	B06	01	B06.0101	2 Bed (4p)	1	E	73
52	Block 06	B06	01	B06.0103	2 Bed (4p)	2	S/W	74
53	Block 06	B06	01	B06.0104	1 Bed	1	W	47
54	Block 06	B06	01	B06.0105	2 Bed (4p)	1	W	77
55	Block 06	B06	01	B06.0106	2 Bed (4p)	1	W	74
56	Block 06	B06	01	B06.0108	2 Bed (4p)	1	N	76
57	Block 06	B06	01	B06.0109	1 Bed	1	E	50
58	Block 06	B06	01	B06.0110	2 Bed (4p)	1	E	74
59	Block 06	B06	01	B06.0111	2 Bed (4p)	1	E	74

Unit Count	Block Name	Sub project Code	Level	Unit Number	Unit Description	No. of Aspects 1 = s, 2 = d, 3 = t	Orientations	NIA
02 - Second Level								
60	Block 06	B06	02	B06.0201	2 Bed (4p)	1	E	73
61	Block 06	B06	02	B06.0203	2 Bed (4p)	2	S/W	74
62	Block 06	B06	02	B06.0204	1 Bed	1	W	47
63	Block 06	B06	02	B06.0205	2 Bed (4p)	1	W	77
64	Block 06	B06	02	B06.0206	2 Bed (4p)	1	W	74
65	Block 06	B06	02	B06.0208	2 Bed (4p)	2	N/E	76
66	Block 06	B06	02	B06.0209	1 Bed	1	E	50
67	Block 06	B06	02	B06.0210	2 Bed (4p)	1	E	74
68	Block 06	B06	02	B06.0211	2 Bed (4p)	1	E	74
03 - Third Level								
69	Block 06	B06	03	B06.0301	2 Bed (4p)	1	E	73
70	Block 06	B06	03	B06.0303	2 Bed (4p)	2	S/W	74
71	Block 06	B06	03	B06.0304	1 Bed	1	W	47
72	Block 06	B06	03	B06.0305	2 Bed (4p)	1	W	77
73	Block 06	B06	03	B06.0306	2 Bed (4p)	1	W	74
74	Block 06	B06	03	B06.0308	2 Bed (4p)	2	N/E	76
75	Block 06	B06	03	B06.0309	1 Bed	1	E	50
76	Block 06	B06	03	B06.0310	2 Bed (4p)	1	E	74
77	Block 06	B06	03	B06.0311	2 Bed (4p)	1	E	74
04 - Forth Level								
78	Block 06	B06	04	B06.0401	2 Bed (4p)	1	E	73
79	Block 06	B06	04	B06.0403	2 Bed (4p)	2	S/W	74
80	Block 06	B06	04	B06.0404	1 Bed	1	W	47
81	Block 06	B06	04	B06.0405	2 Bed (4p)	1	W	77
82	Block 06	B06	04	B06.0406	2 Bed (4p)	1	W	74
83	Block 06	B06	04	B06.0408	2 Bed (4p)	2	N/E	76
84	Block 06	B06	04	B06.0409	1 Bed	1	E	50
85	Block 06	B06	04	B06.0410	2 Bed (4p)	1	E	74
86	Block 06	B06	04	B06.0411	2 Bed (4p)	1	E	74
Block 08								
87	Block 08	B08A	GL	TBC	3 Bed (5P) - House	2	E/W	118
88	Block 08	B08A	GL	TBC	3 Bed (5P) - House	2	E/W	118
89	Block 08	B08A	GL	TBC	3 Bed (5P) - House	2	E/W	118
90	Block 08	B08A	GL	TBC	3 Bed (5P) - House	2	E/W	118
91	Block 08	B08A	GL	TBC	3 Bed (5P) - House	2	E/W	118
92	Block 08	B08A	GL	TBC	3 Bed (5P) - House	2	E/W	118
93	Block 08	B08A	GL	TBC	3 Bed (5P) - House	2	E/W	118
94	Block 08	B08A	GL	TBC	3 Bed (5P) - House	2	E/W	118
95	Block 08	B08A	GL	TBC	3 Bed (5P) - House	2	E/W	118
96	Block 08	B08A	GL	TBC	3 Bed (5P) - House	2	E/W	118
97	Block 08	B08A	GL	TBC	3 Bed (5P) - House	2	E/W	118
98	Block 08	B08A	GL	TBC	3 Bed (5P) - House	2	E/W	118
99	Block 08	B08C	GL	TBC	2 Bed (4p) - Duplex unit	2	E/W	94
100	Block 08	B08C	GL	TBC	2 Bed (4p) - Duplex unit	2	E/W	94
101	Block 08	B08C	GL	TBC	2 Bed (4p) - Duplex unit	2	E/W	94
102	Block 08	B08C	GL	TBC	2 Bed (4p) - Duplex unit	2	E/W	94
103	Block 08	B08C	GL	TBC	2 Bed (4p) - Duplex unit	2	E/W	94
104	Block 08	B08D	GL	TBC	2 Bed (4p) - Duplex unit	2	E/W	94

3. Part V Proposal Floor Plans Block 02

 Part V Block 02



00_Ground Floor



Part V Block 02



01_First Floor

Part V Block 02



02_Second Floor

4. Part V Proposal Floor Plans Block 04



Part V Block 04



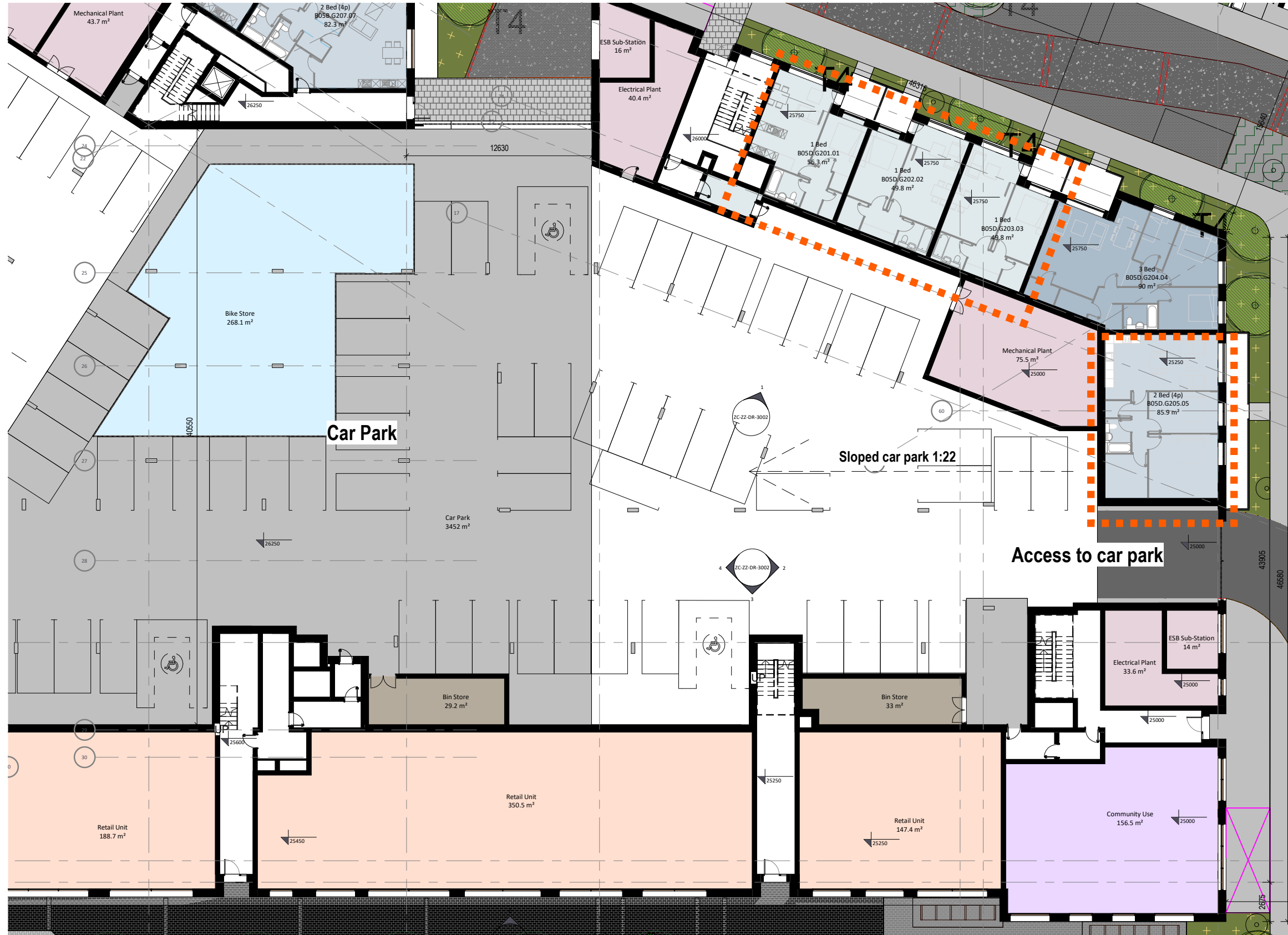
00_Ground Floor



01_First Floor

5. Part V Proposal Floor Plans Block 05

 Part V Block 05





Part V Block 05



Part V Block 05



6. Part V Proposal Floor Plans Block 06

 Part V Block 06



00_Ground Floor

Part V Block 06



01_First Floor

Part V Block 06



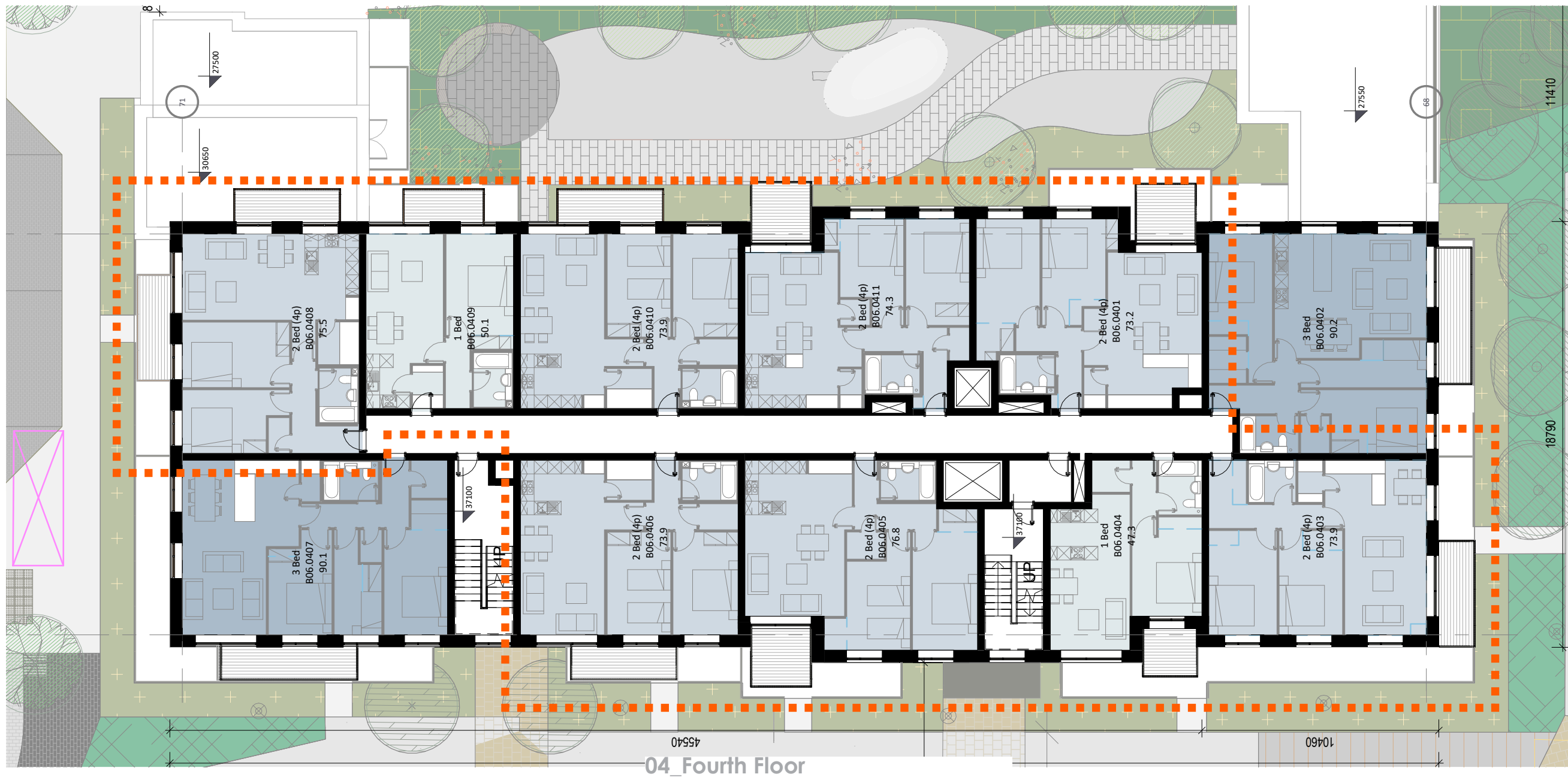
02_Second Floor

Part V Block 06



03_Third Floor

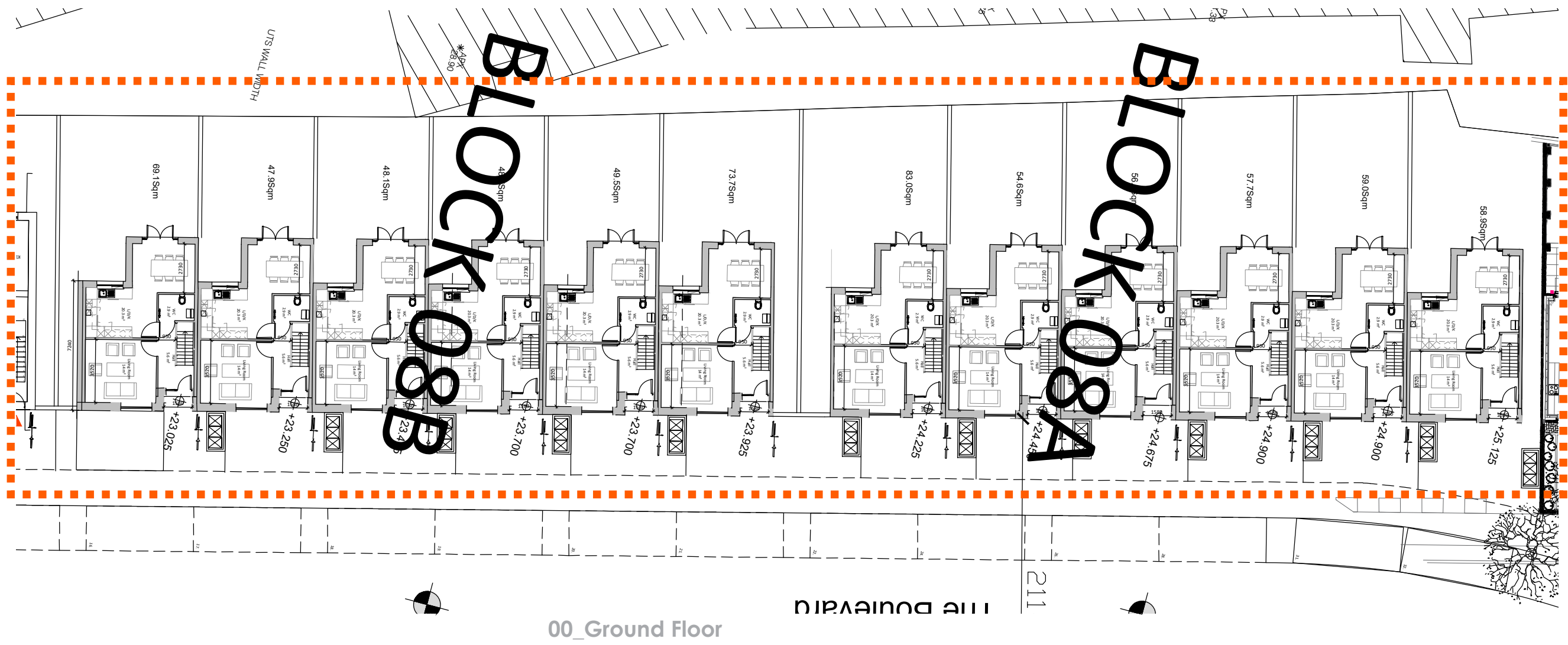
Part V Block 06



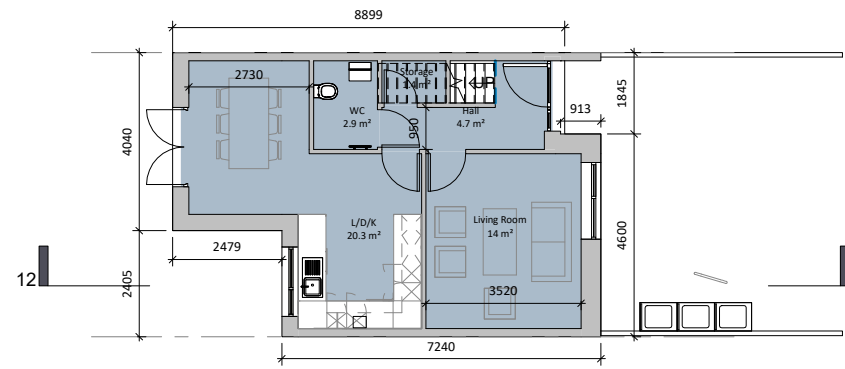
04_Fourth Floor

7. Part V Proposal Floor Plans Block 08 A + 08 B

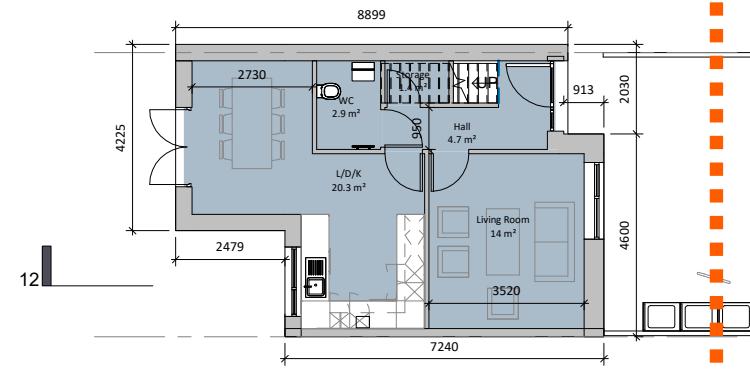
 Part V Block 08



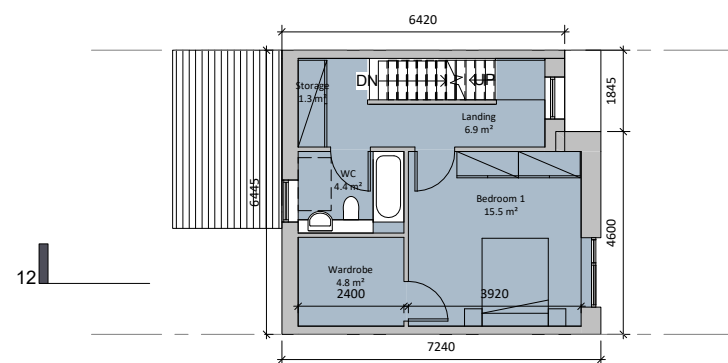
Part V Block 08A + 08B



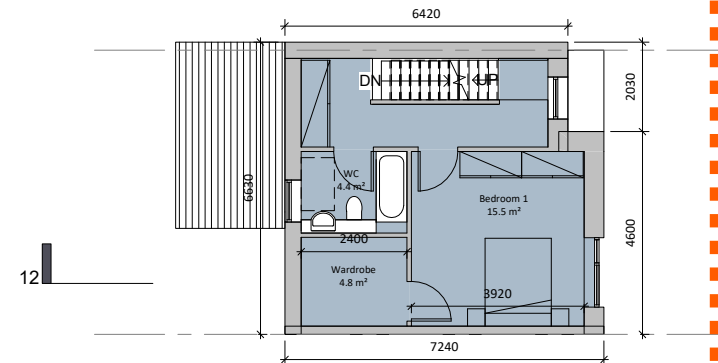
Zone A - Block 8 House Type H3A1 Level 00 Typical
Unit
1:100



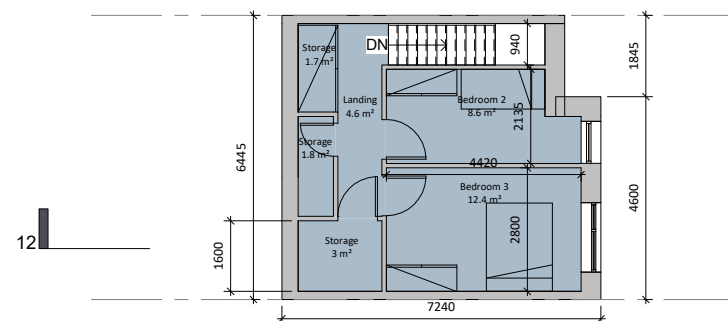
Zone A - Block 8 House Type H3A2 Level 00 End of
4 Terrace
1:100



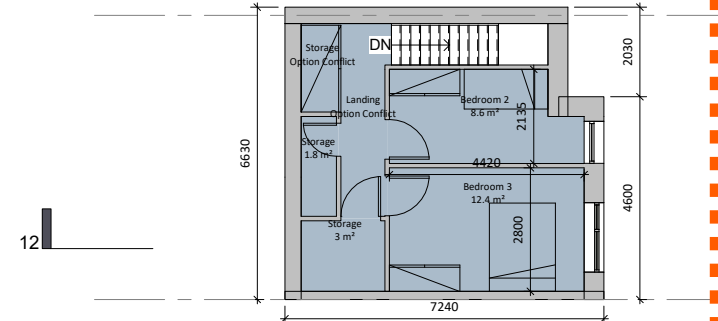
Zone A - Block 8 House Type H3A1 Level 01 Typical
Unit
1:100



Zone A - Block 8 House Type H3A2 Level 01 End of
2 Terrace
1:100



Zone A - Block 8 House Type H3A1 Level 02 Typical
Unit
1:100



Zone A - Block 8 House Type H3A2 Level 02 End of
6 Terrace
1:100

BLOCK 08 A + 08 B TERRACE

BLOCK 08 A + 08 B END OF TERRACE

8. Part V Proposal Floor Plans Block 08C+08D

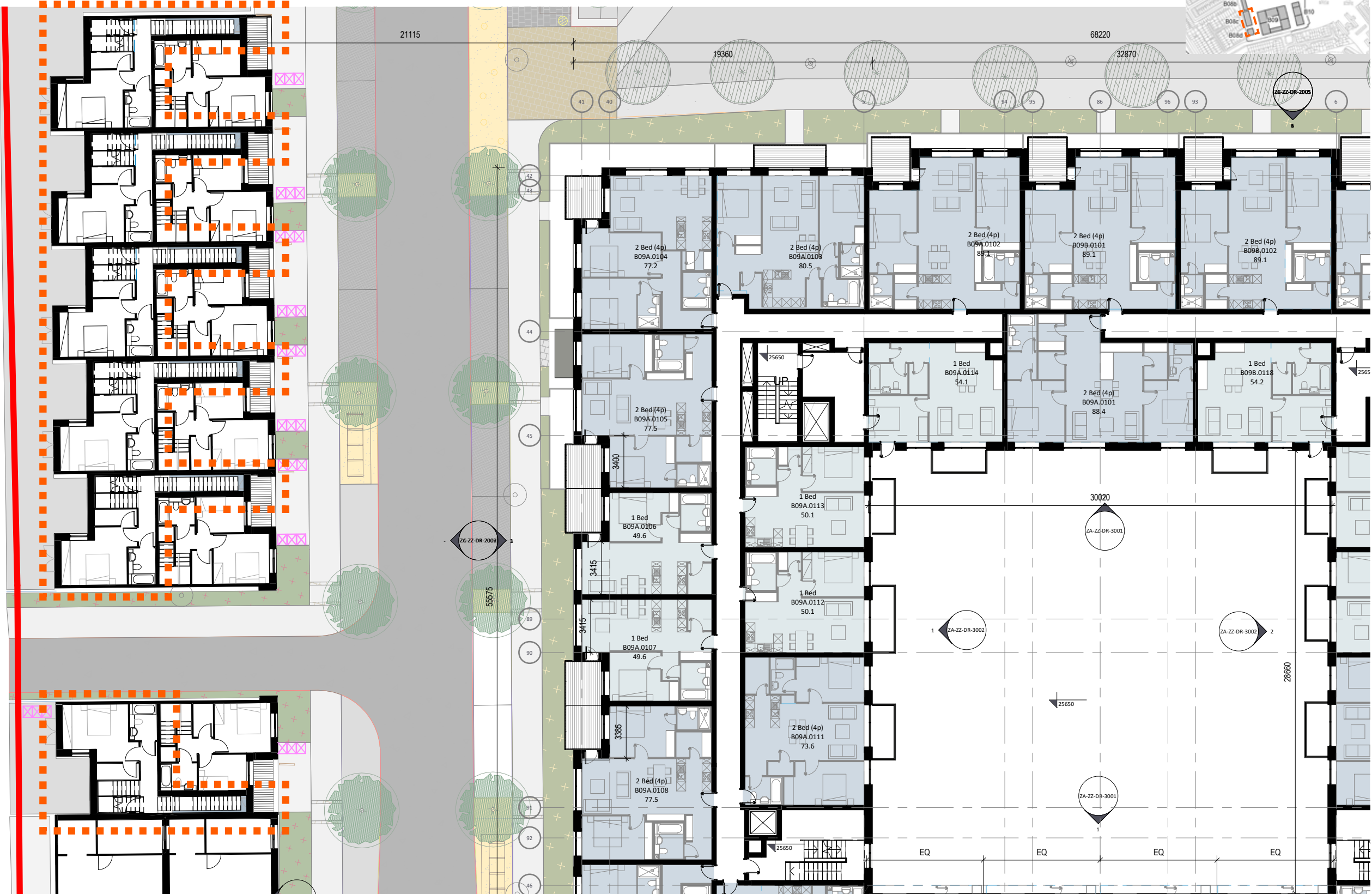


Part V Block 08C + 08D



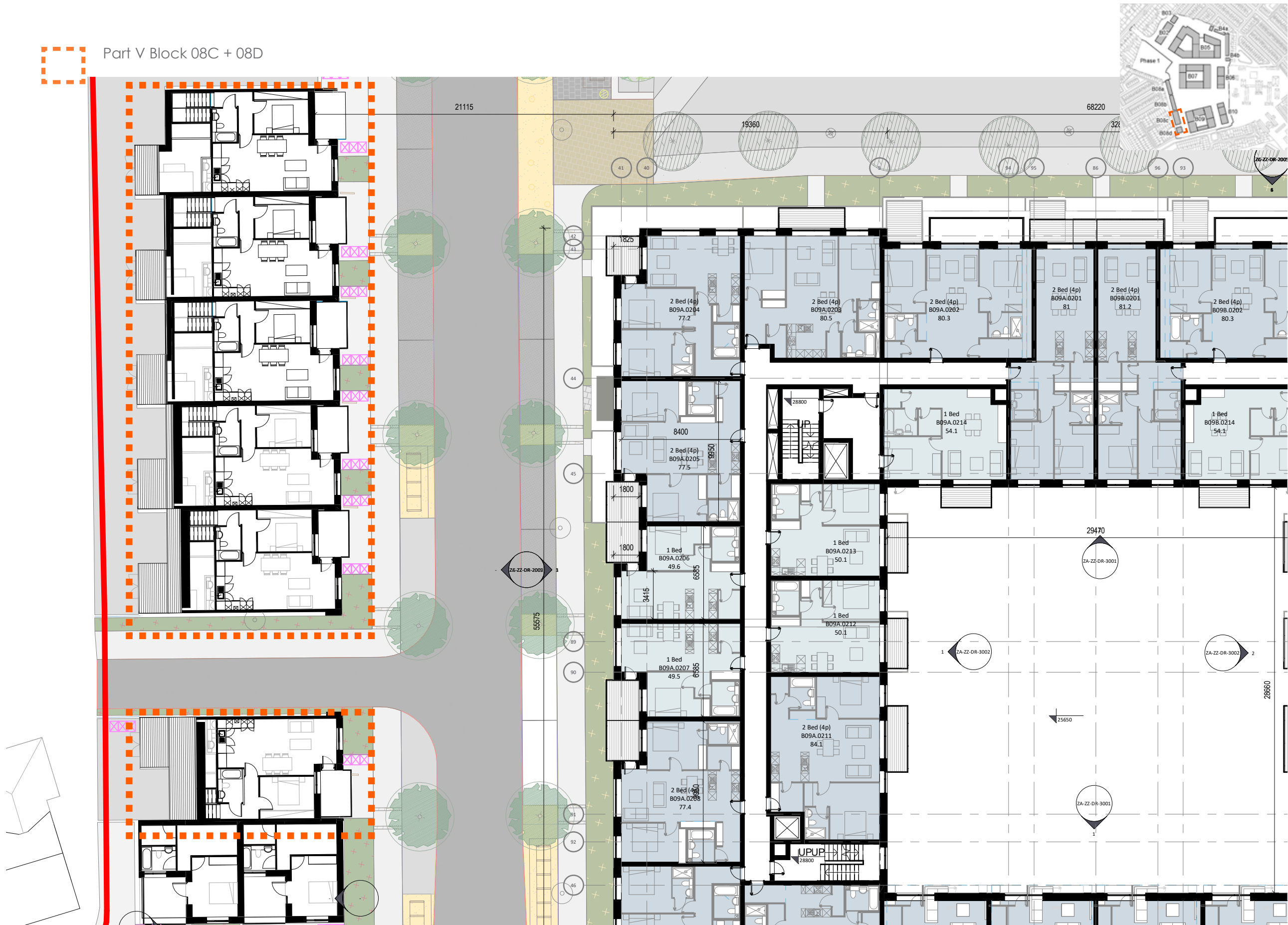
00_Ground Floor

Part V Block 08C + 08D



01_First Floor

Part V Block 08C + 08D



9. Part V Proposal Elevations Block 02

2 Long Section



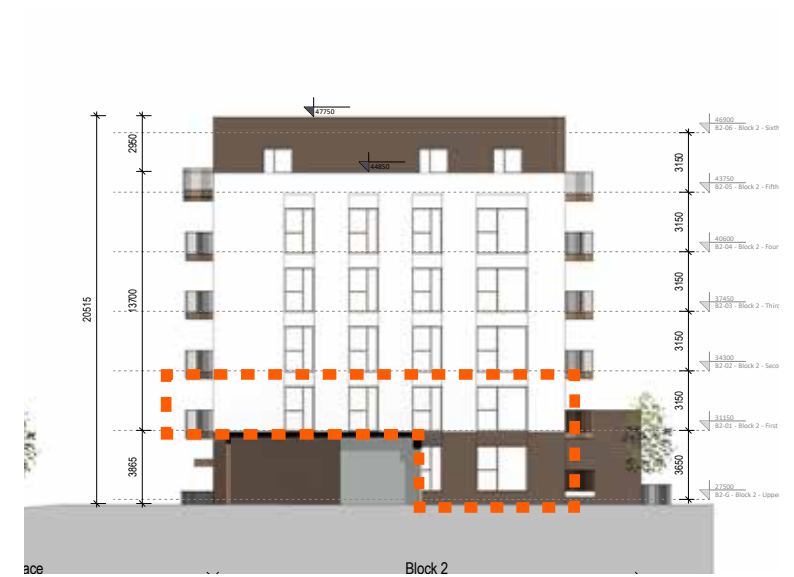
01_Block 02 - East Elevation



02_Block 02 - South Elevation



03_Block 02 - West Elevation



04_Block 02 - North Elevation

10. Part V Proposal Elevations Block 04



01_Block 04 - House South Elevation

02_Block 04 - House North Elevation

11. Part V Proposal Elevations Block 05



01_Block 05 - South Elevation



02_Block 05 - East Elevation



03_Block 05 - North East Elevation

12. Part V Proposal Elevations Block 06



01_Block 06 - North Elevation



02_Block 06 -West Elevation



03_Block 06 - East Elevation

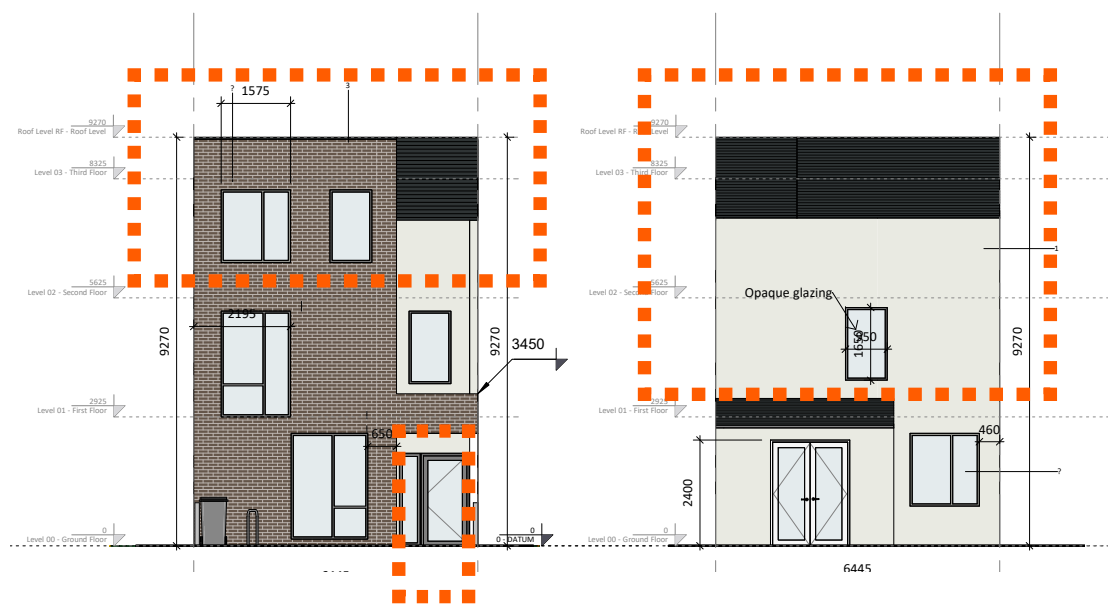


04_Block 06 - South Elevation

13. Part V Proposal Elevations Block 08A+08B



01_Block 08A + 08B - East Elevation



01_Block 08A + 08B - East Elevation 02_Block 08A+08B -West Elevation

13. Part V Proposal Elevations Block 08C + 08D



01_Block 08 - East Elevation

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