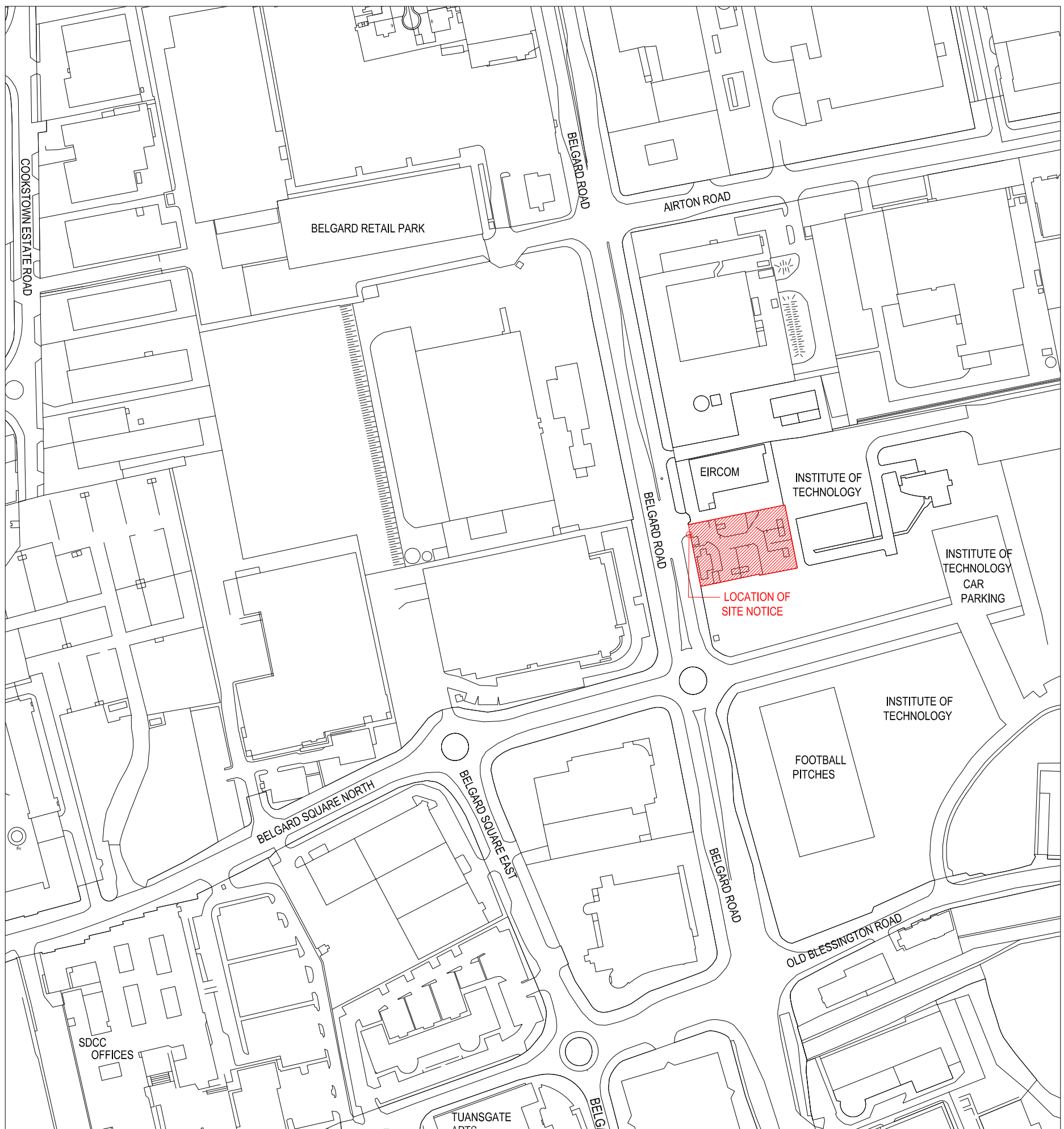
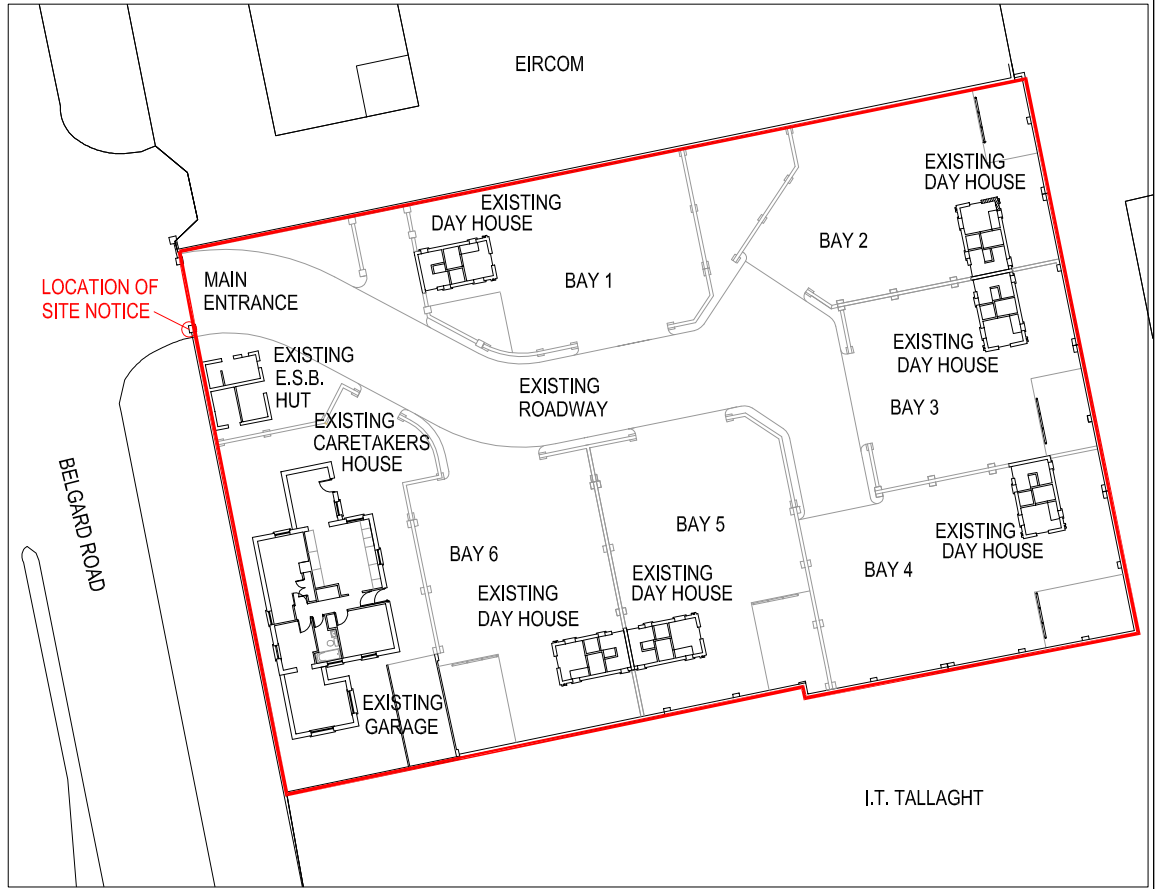


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|---|---|
| Project Details- Stage 2- Part 8 Application | |
| | REDEVELOPMENT OF EXISTING RESIDENTIAL CARAVAN PARK AT BELGARD ROAD, TALLAGHT, DUBLIN 24 |
| 1. | Accommodation Brief |
| | The outline brief agreed with Housing Department Traveller Accommodation Unit : Redevelop the existing site to provide the following for 3 families: 2 no. 4bed 7 Person Group house units 1 no 3bed 5 Person unit. |
| 2. | The Site |
| | Location: Tallaght Central, at the lower end of the Belgard Road, accessed from the Belgard Road. It is bounded by the Belgard Road to the West, Eircom premises to the north and Tallaght Institute of Technology to the east and south. Site Information: Belgard Road RCP is a 0.2 Hectare (0.5acre) site designated for Traveller Accommodation. It is a compact site, constrained by size and will need to be vacated to facilitate construction of the development. The development will be built by SDCC and managed by the Traveller Accommodation Unit. Services: At this stage no unusual problems are anticipated re the topography or existing services on the site. Full exploration of these will be carried out. |
| 3. | Planning Context |
| | The Tallaght Town Centre Local Area Plan 2006 has the existing and future land use for this Site designated as residential. The South Dublin County Development Plan 2010-2016 has a CT zoning objective "To protect, improve and provide for the future development of the County Town of Tallaght" for this site. There is also a Specific Local Objective on the site in the Development Plan which is "To Provide for Traveller Accommodation" |
| 4. | Project Description |
| | The Proposal comprises: <ul style="list-style-type: none"> • The demolition of the masonry built Service units and walls defining the 6 bays • The construction of 2 no. 4bed/7person group houses • The refurbishment of the existing single storey caretaker's house adjacent to the Belgard road Boundary. The works will include all demolitions, infrastructure, hard and soft landscaping and all necessary associated ancillary works on the site. |
| 5. | Architectural Design |
| | The design is intended to; <ul style="list-style-type: none"> • Provide group houses based on a design which is evolving with each project and consultation, and which has met with general approval to date; allows for future extension of bedroom accommodation and is sustainable under a long term maintenance programme • Upgrade and refurbish the existing house to meet the current needs of the family and enhance the living conditions and improve thermal efficiency and comfort levels. • Minimise the impact on the area by keeping the single storey dwelling on the Belgard Road frontage, and using dormer construction (rather than 2 storey) for the two new houses. |



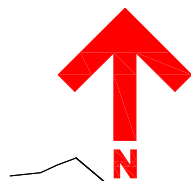
EXISTING LAYOUT 02
SCALE = 1:500



VIEW OF SITE FROM BELGARD ROAD



| | | | |
|-----------|-----------------------------------|--------------------|----------|
| | | DRAWING: | |
| | | SITE LOCATION PLAN | |
| | | PART 8 | |
| SCALE: | 1:2500 | PAPER SIZE: | A3 |
| DRAWN BY: | CS | CHECKED BY: | - |
| PROJECT: | REDEVELOPMENT OF BELGARD ROAD RCP | JOB NO.: | 12024 |
| | | DRAWING NO.: | Loc-Map |
| | | DATE OF ORIGIN: | DEC 2012 |
| | | REV: | - |



LOCATION OF SITE NOTICE



2 No. HOUSE TYPE A: DORMER - 4 BED / 7 PERSON (BOTH WITH POSSIBLE FUTURE EXTENSIONS)
 1 No. EXISTING HOUSE: 3 BED / 5 PERSON SINGLE STOREY WITH EXTENSION

**BELGARD ROAD CARAVAN PARK
 PROPOSED REDEVELOPMENT**

| REVISION | DATE | NO. |
|---------------|------|-----|
| REVISION TEXT | DATE | NO. |
| REVISION | DATE | NO. |
| REVISION TEXT | DATE | NO. |

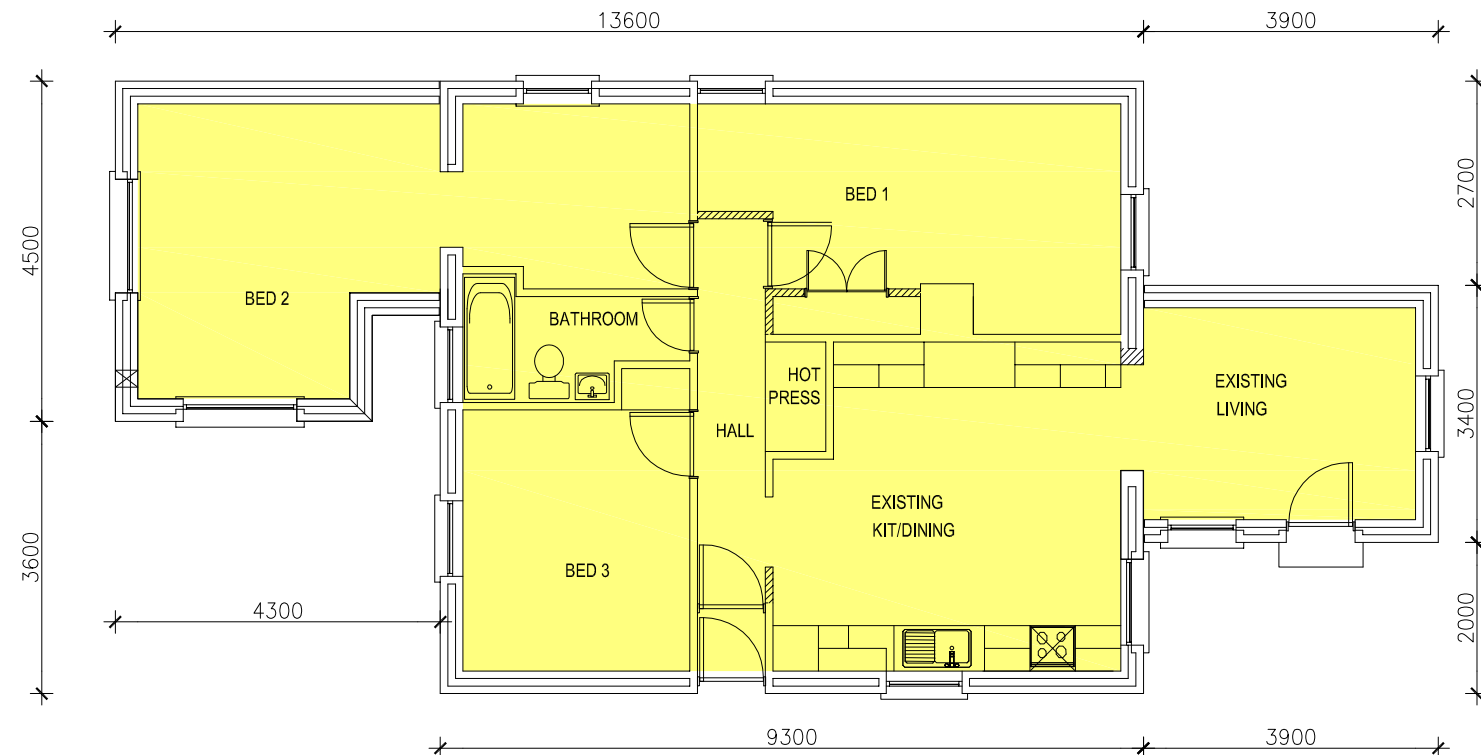

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 County Hall, Tallaght,
 Dublin 24.
 Tel: 01 414 9000
 County Architect - Eddie Conroy
 B. Arch., M. Arch.Sc., FRIAI.

PROJECT:
**REDEVELOPMENT OF
 BELGARD ROAD RCP**

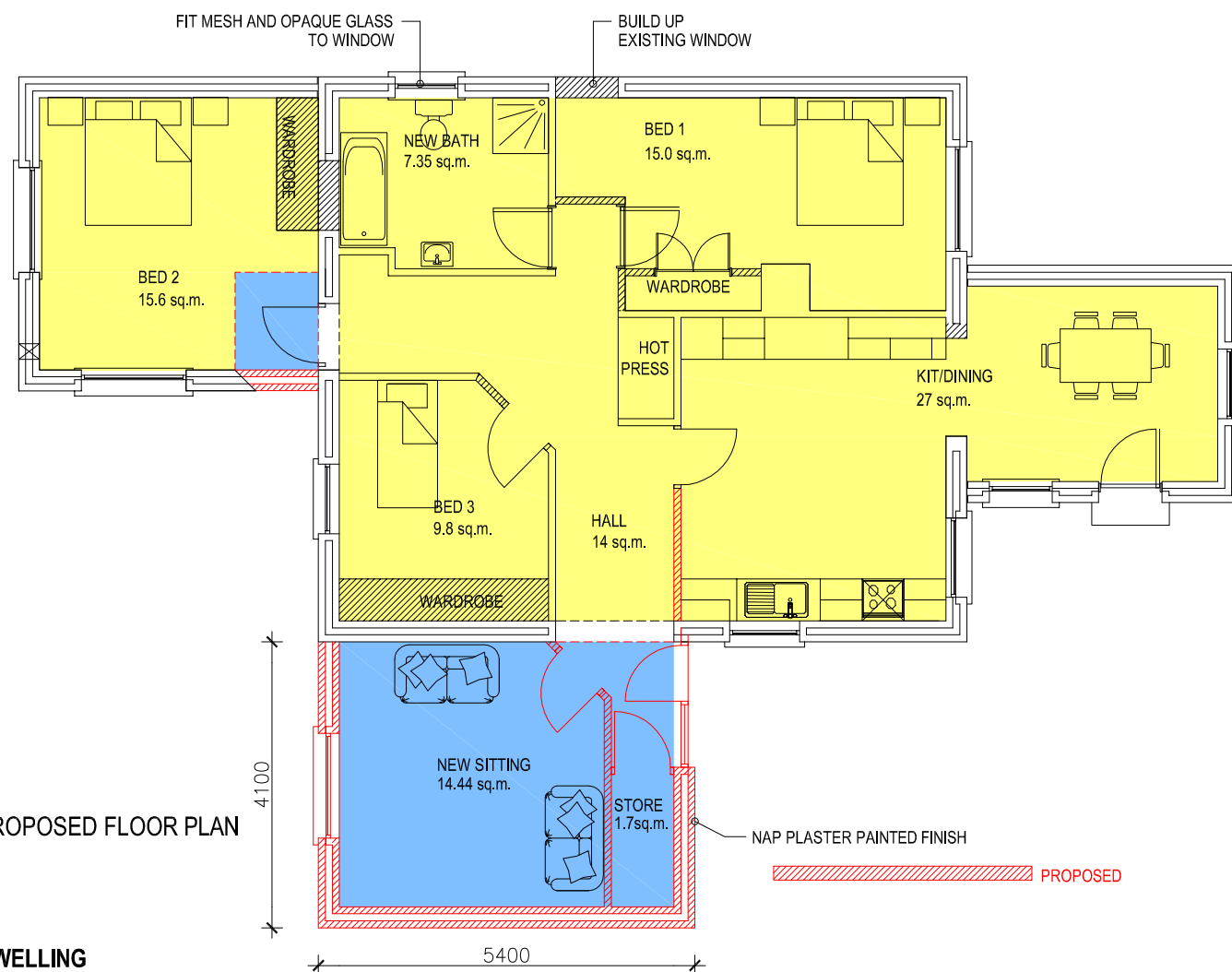
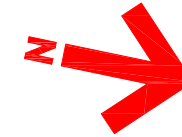
DRAWING:
PROPOSED SITE LAYOUT

PART 8

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| DRAWN BY: CS | CHECKED BY: - |
| JOB NO. 12024 | DRAWING NO. 01 |
| DATE OF ORIGIN: DEC 2012 | REV: - |



EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN

ORIGINAL FLOOR AREA
91 SQ.M.

PROPOSED FLOOR AREA
19 SQ.M.

TOTAL FLOOR AREA 110 SQ.M.

CARETAKERS DWELLING
EXISTING & PROPOSED FLOOR PLANS
SCALE = 1:100

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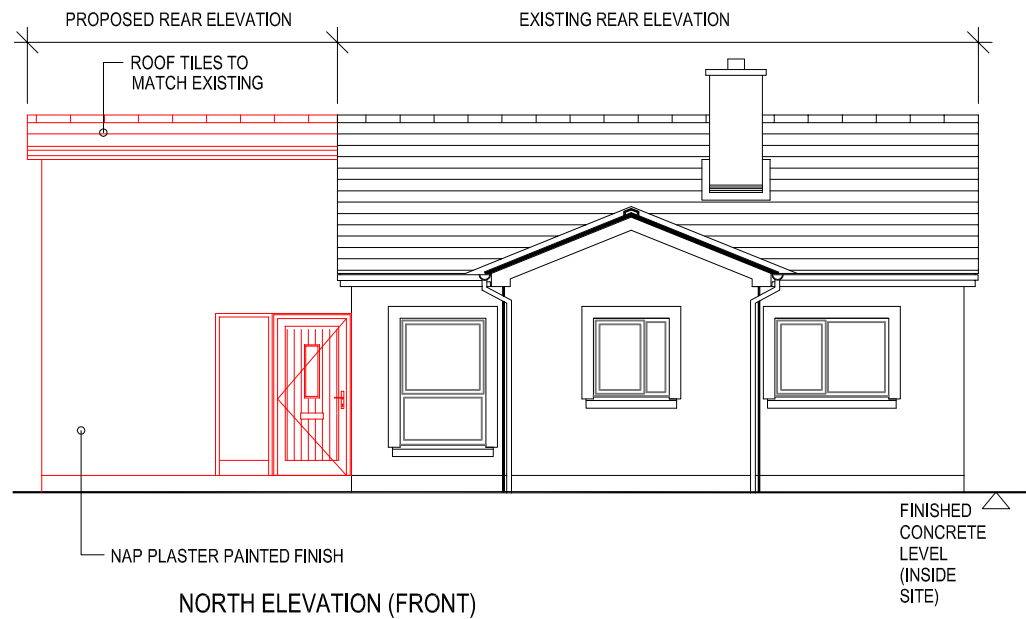

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PROJECT:
**REDEVELOPMENT OF
BELGARD ROAD RCP**

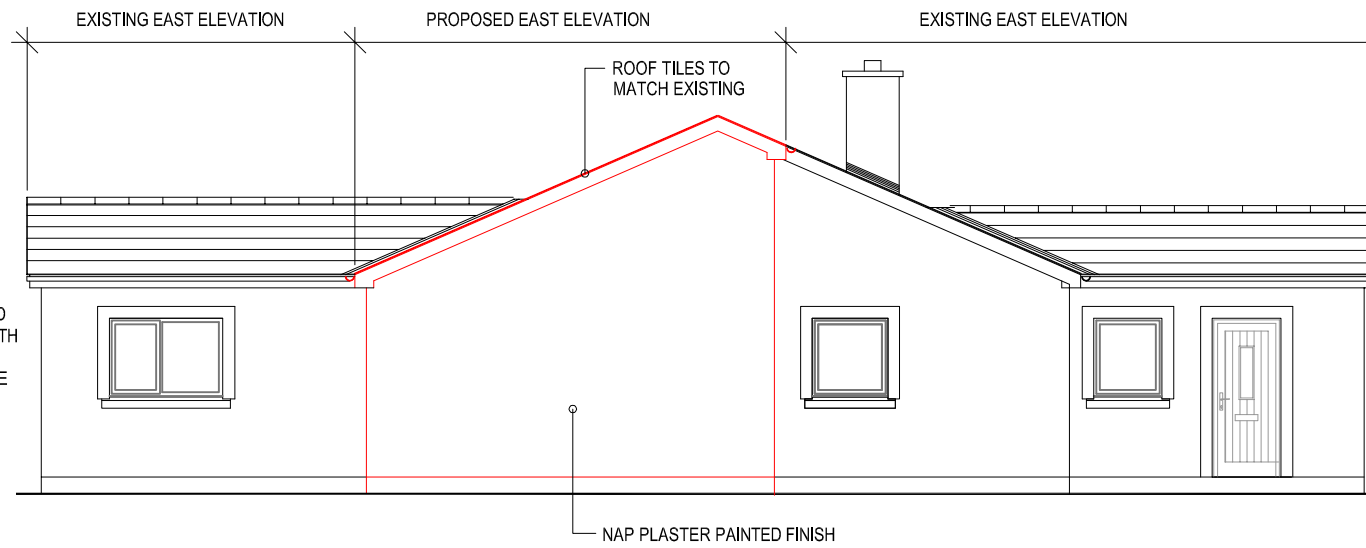
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**CARETAKERS DWELLING
EXISTING AND PROPOSED
FLOOR PLANS**

PART 8

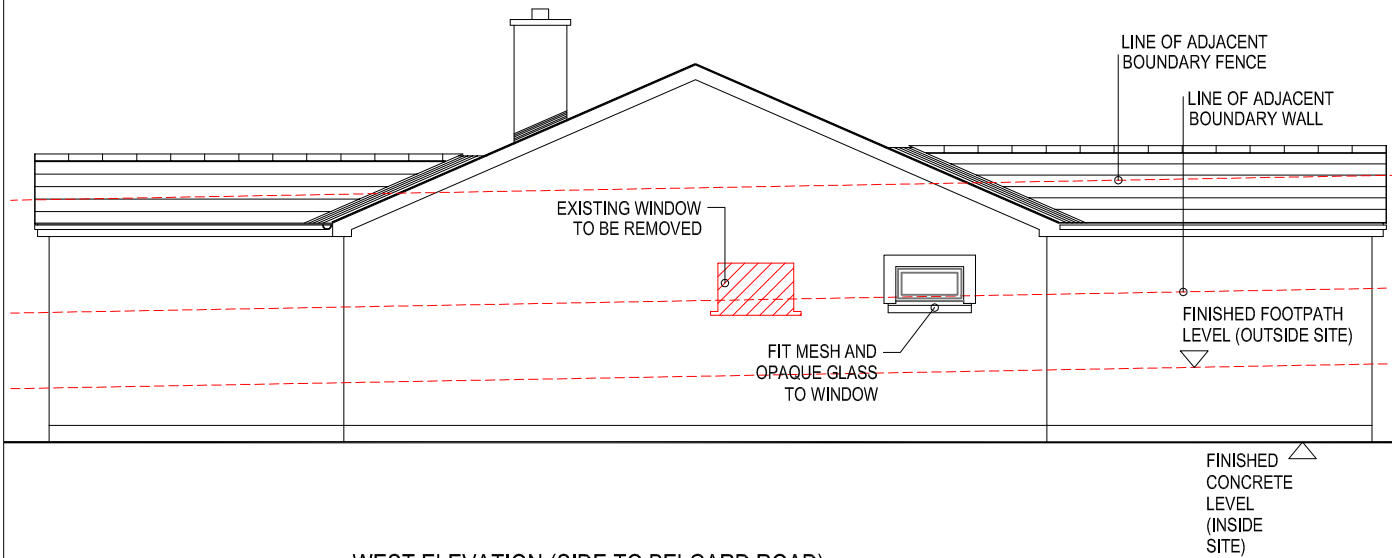
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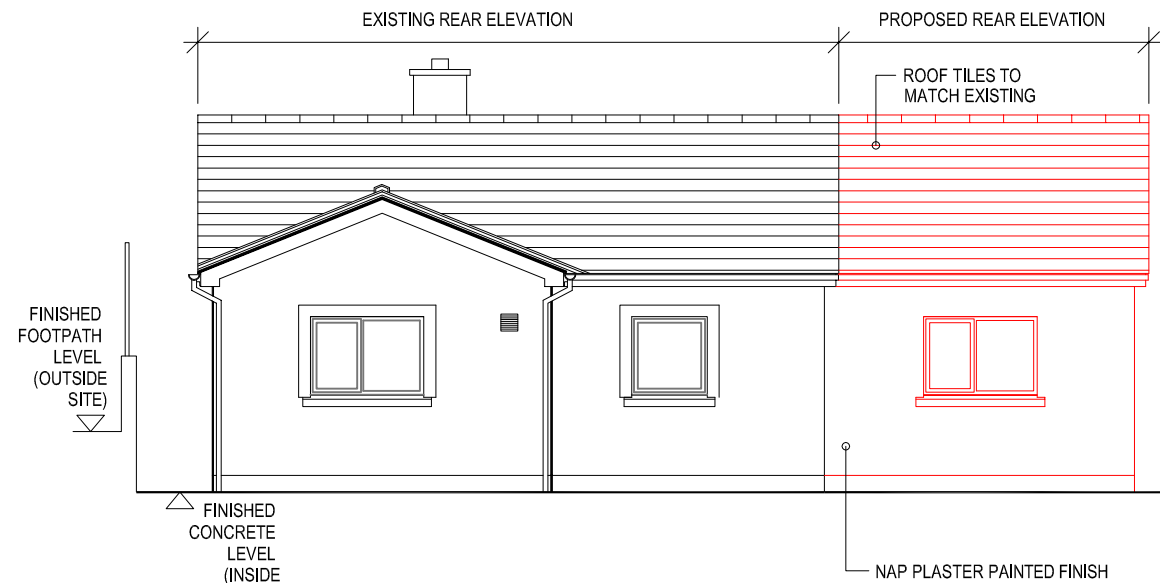
NORTH ELEVATION (FRONT)



EAST ELEVATION (SIDE)



WEST ELEVATION (SIDE TO BELGARD ROAD)



SOUTH ELEVATION (REAR)

PROPOSED

05 CARETAKERS DWELLING PROPOSED ELEVATIONS
SCALE = 1:100

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|---------------|------|-----|
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| REVISION | DATE | NO. |
| REVISION TEXT | DATE | NO. |

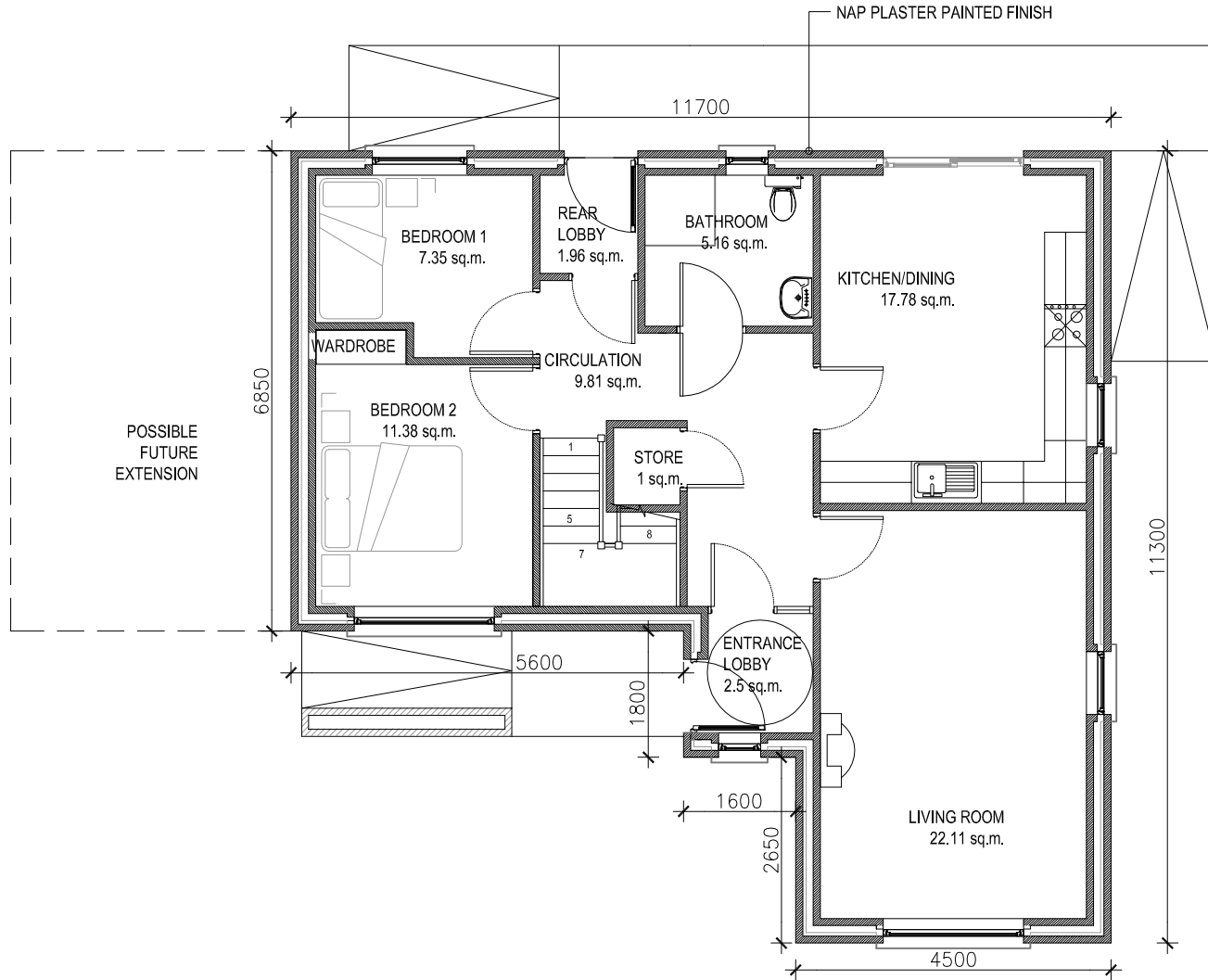
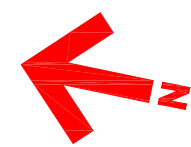
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**REDEVELOPMENT OF
BELGARD ROAD RCP**

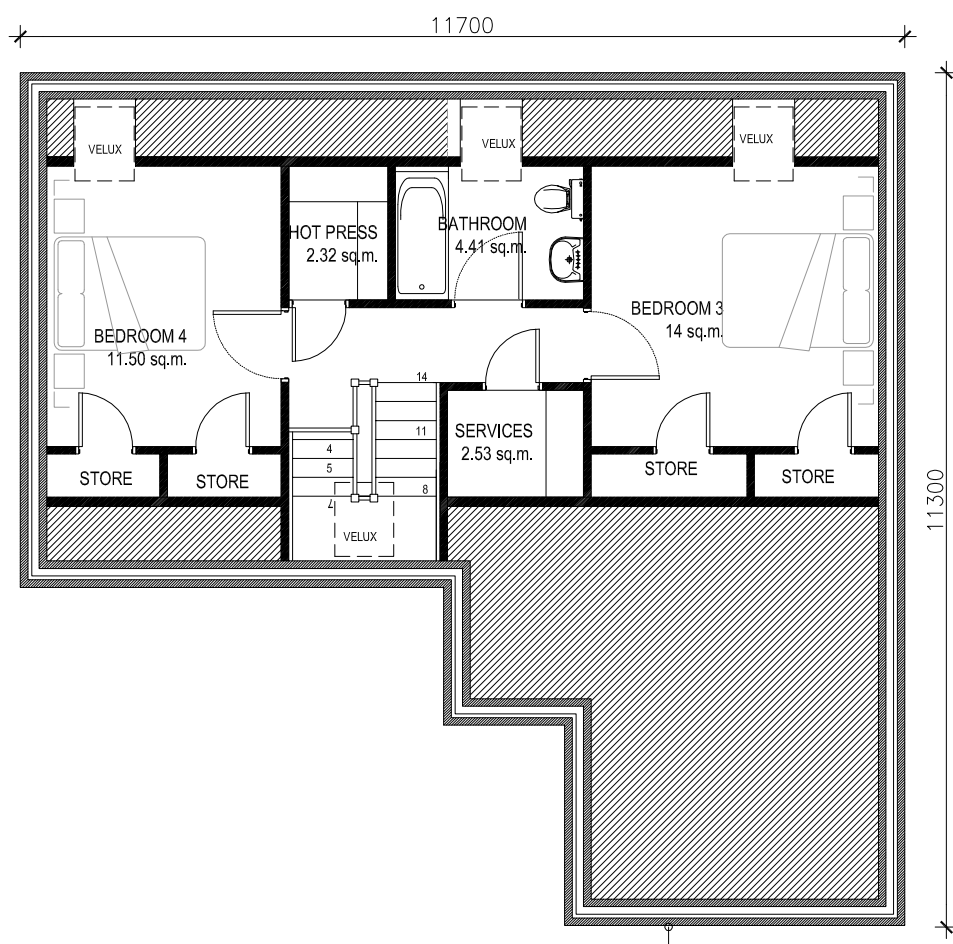
DRAWING:
**CARETAKERS DWELLING
PROPOSED ELEVATIONS**

PART 8

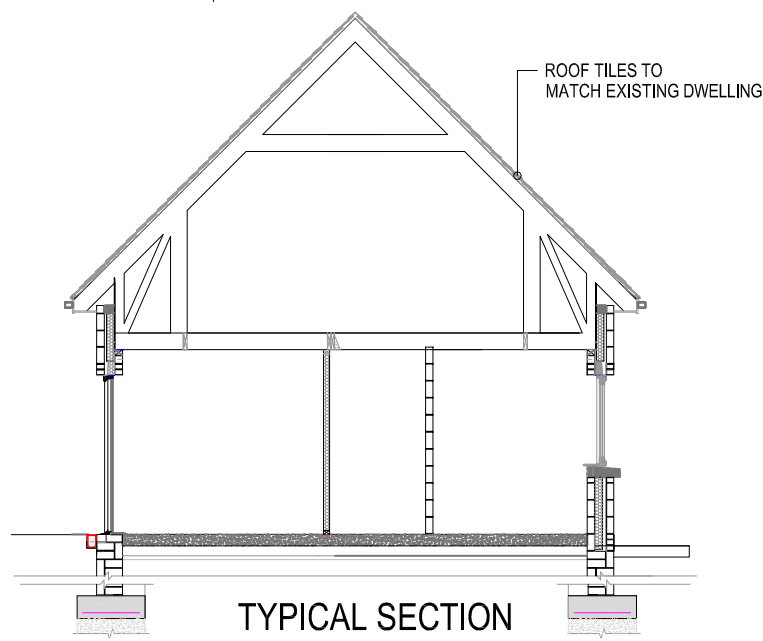
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| JOB NO. 12024 | DRAWING NO. 03 |
| DATE OF ORIGIN: DEC 2012 | REV: - |



GROUND FLOOR
87 sq.m.



FIRST FLOOR
49 sq.m.



TYPICAL SECTION

| REVISION | DATE | NO. |
|---------------|------|-----|
| REVISION TEXT | DATE | NO. |
| REVISION | DATE | NO. |
| REVISION TEXT | DATE | NO. |

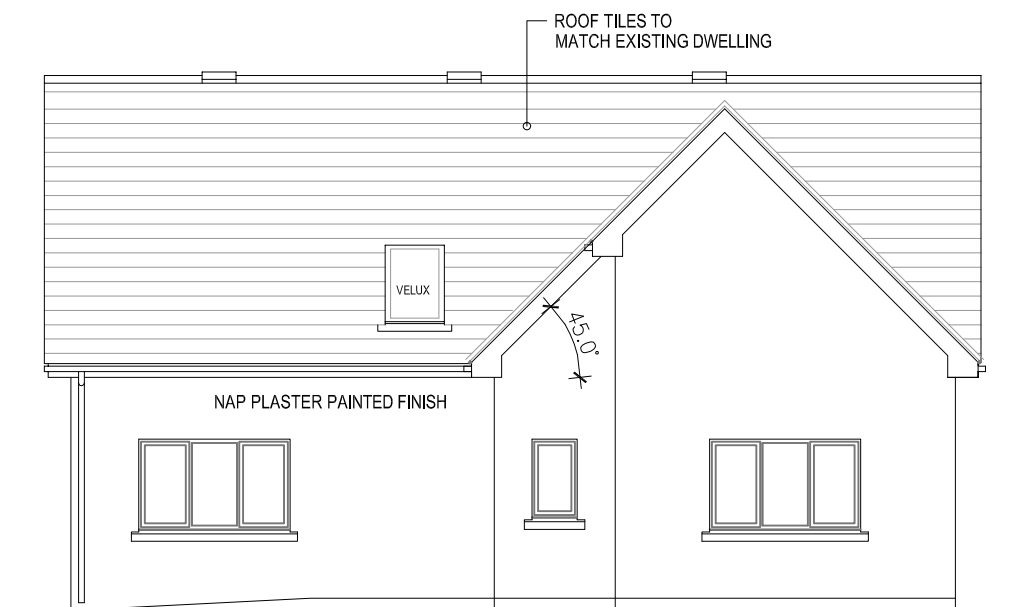

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PROJECT:
**REDEVELOPMENT OF
BELGARD ROAD RCP**

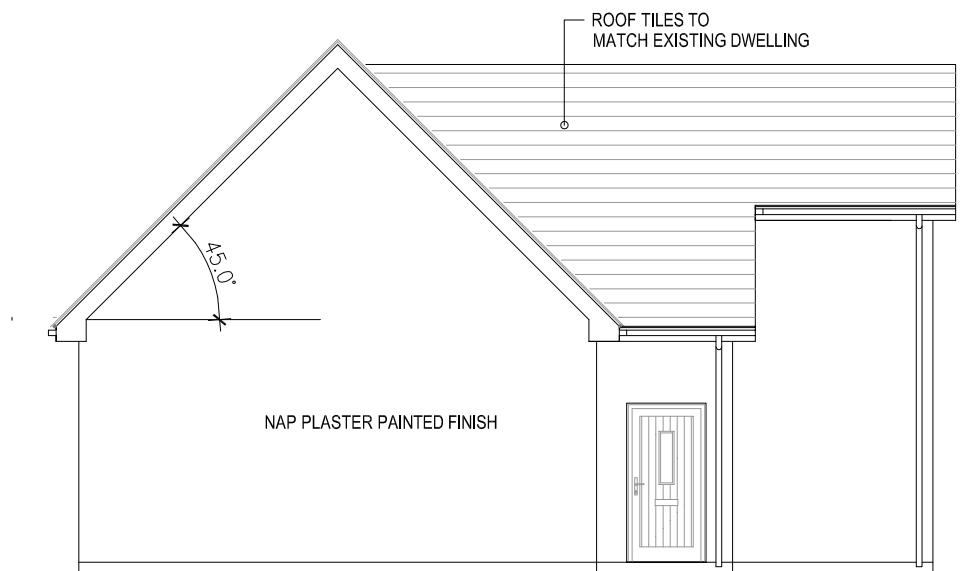
DRAWING:
**HOUSE 1 FLOOR PLANS
AND SECTION**

PART 8

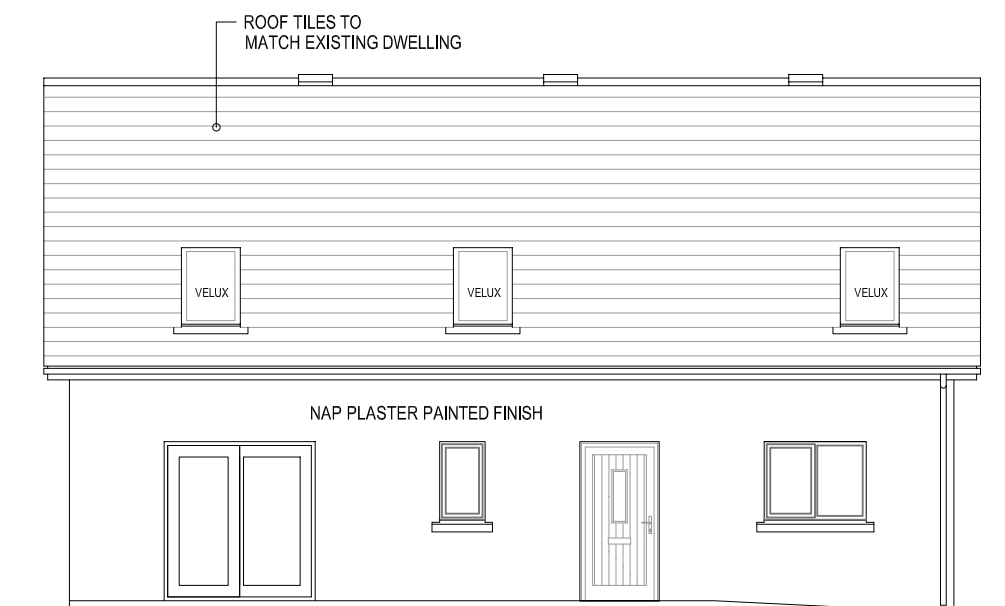
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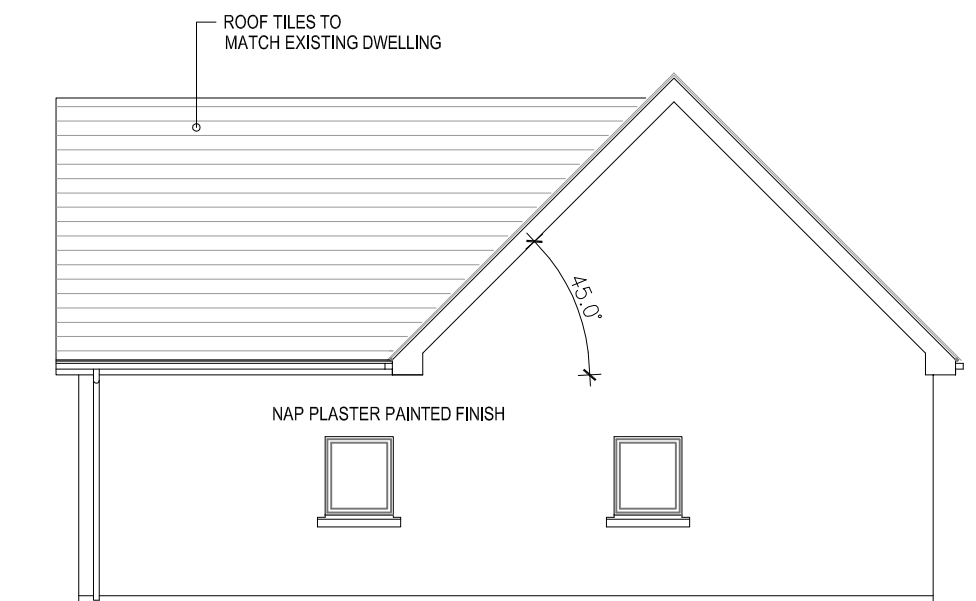
WEST ELEVATION (FRONT)



NORTH ELEVATION (SIDE)



EAST ELEVATION (REAR)



SOUTH ELEVATION (SIDE)

| REVISION | DATE | NO. |
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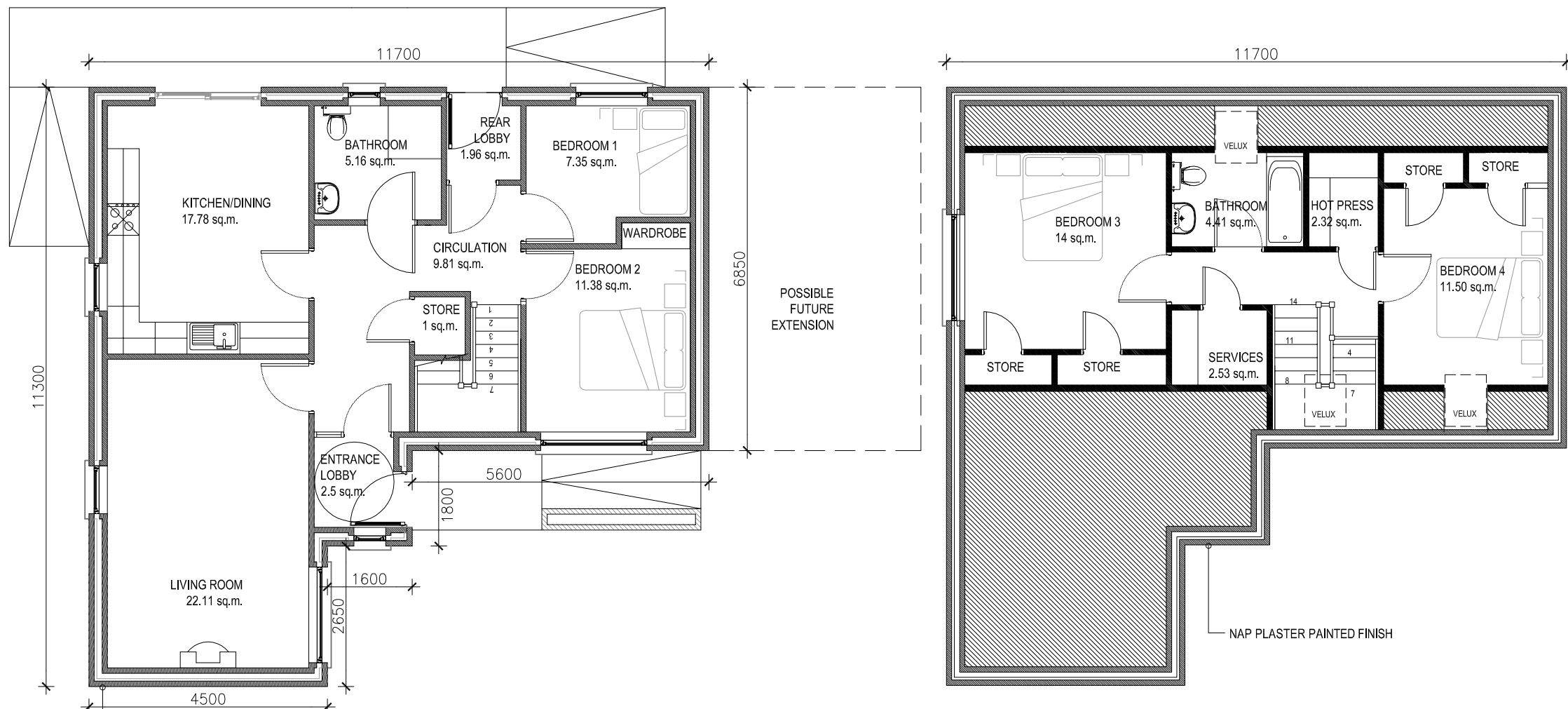
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PROJECT:
**REDEVELOPMENT OF
 BELGARD ROAD RCP**

DRAWING:
HOUSE 1 ELEVATIONS

PART 8

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|-----------------------------|--------------------------|
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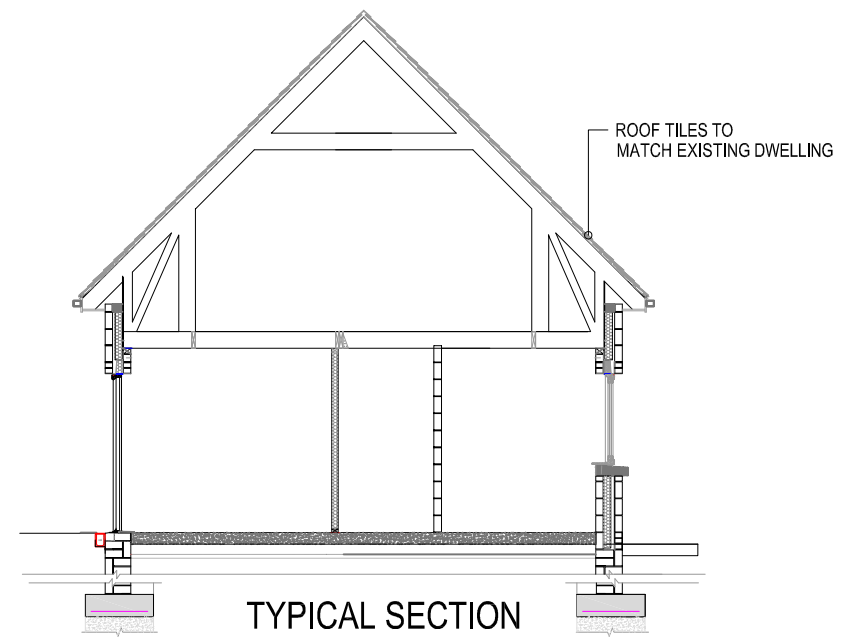


NAP PLASTER PAINTED FINISH

GROUND FLOOR
87 sq.m.

NAP PLASTER PAINTED FINISH

FIRST FLOOR
49 sq.m.



TYPICAL SECTION

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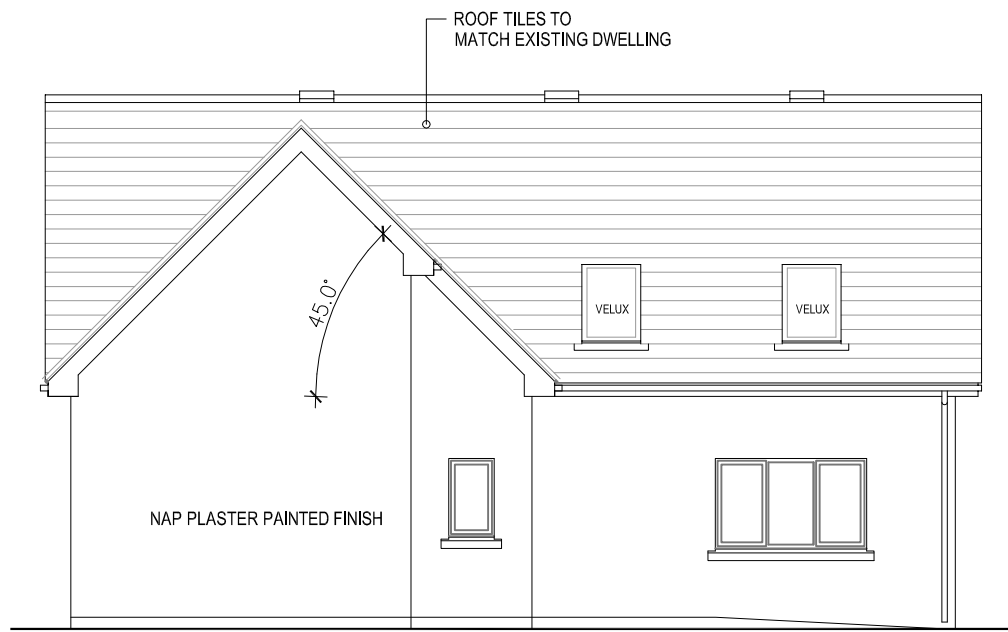
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PROJECT:
**REDEVELOPMENT OF
BELGARD ROAD RCP**

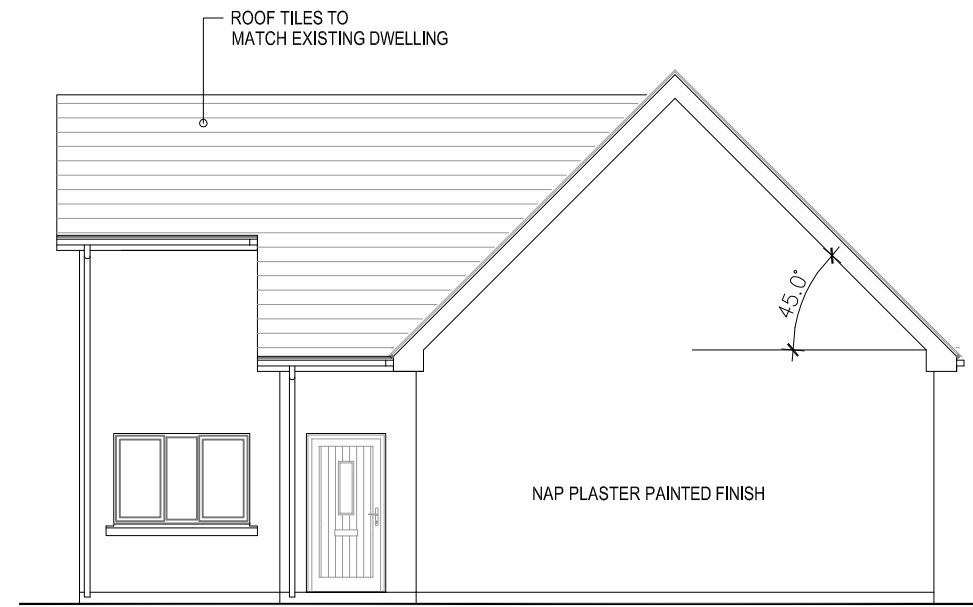
DRAWING:
**HOUSE 2 FLOOR PLANS
AND SECTION**

PART 8

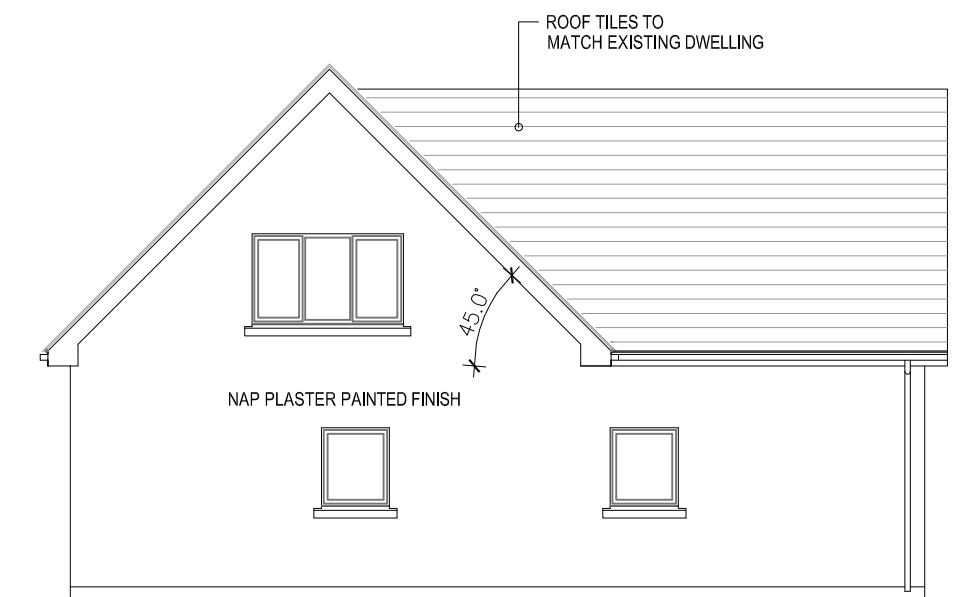
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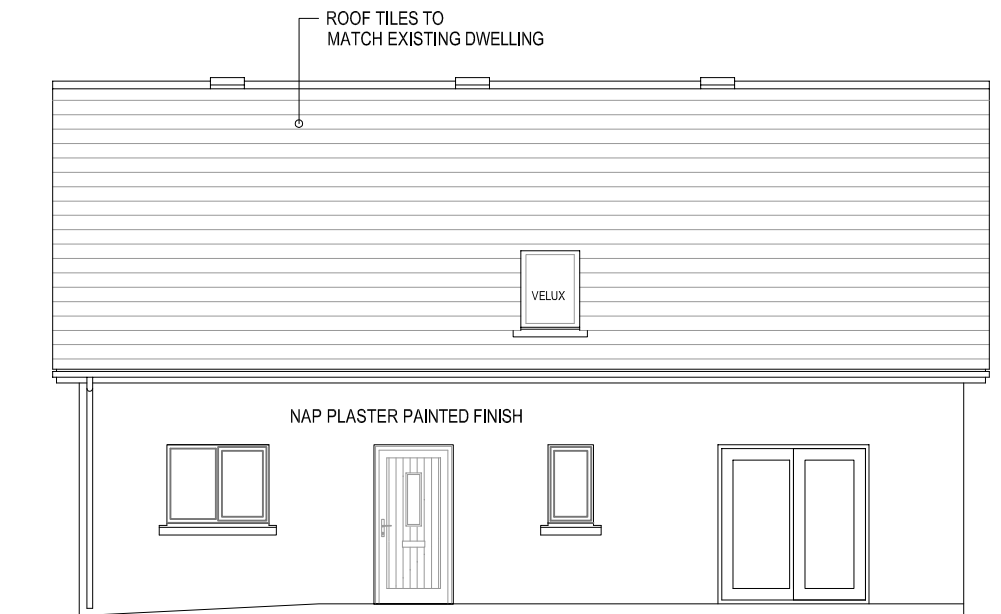
NORTH ELEVATION (FRONT)



WEST ELEVATION (SIDE)



SOUTH ELEVATION (SIDE)



EAST ELEVATION (REAR)

| REVISION | DATE | NO. |
|---------------|------|-----|
| REVISION TEXT | DATE | NO. |
| REVISION | DATE | NO. |
| REVISION TEXT | DATE | NO. |


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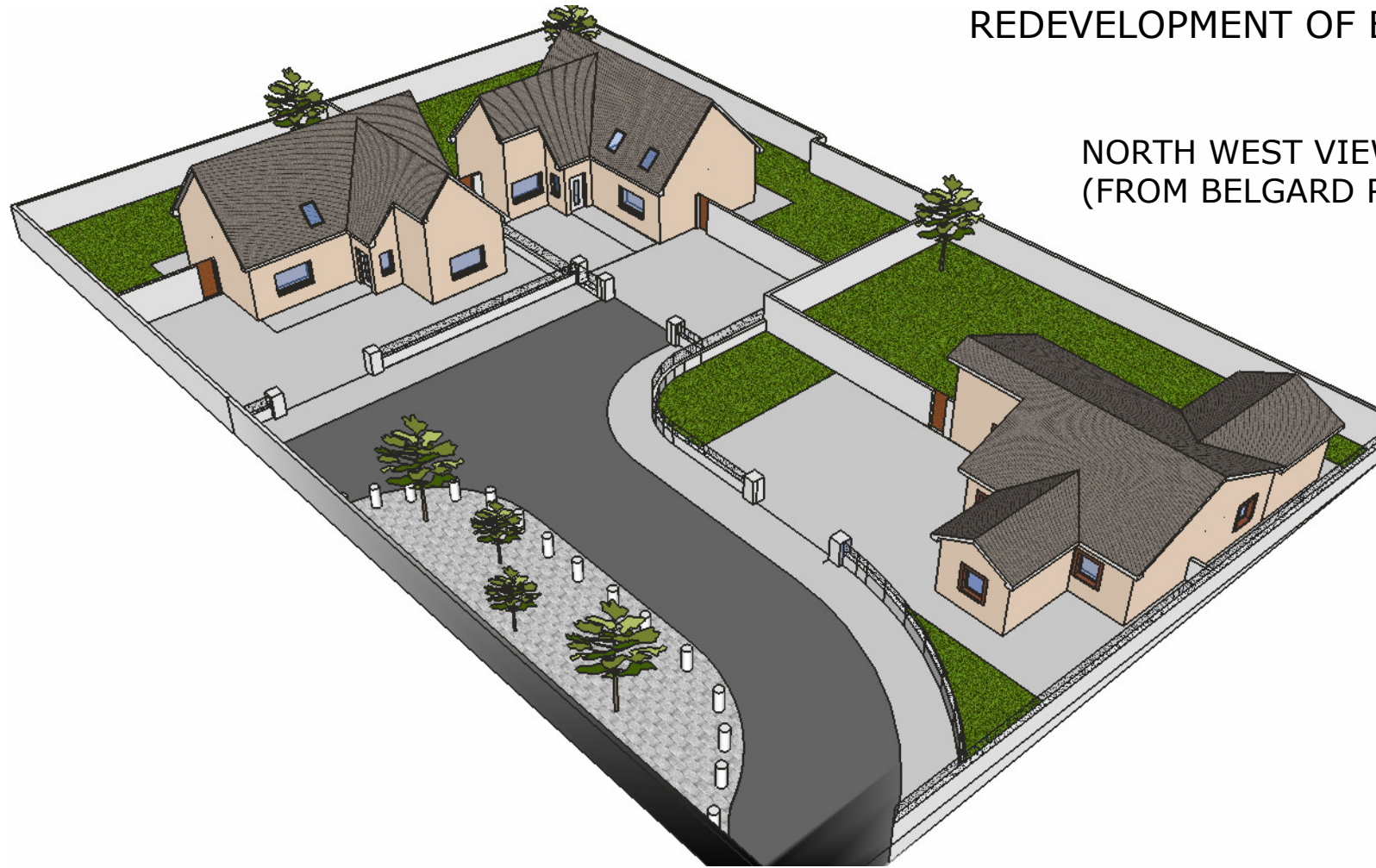
PROJECT:
**REDEVELOPMENT OF
 BELGARD ROAD RCP**

DRAWING:
HOUSE 2 ELEVATIONS

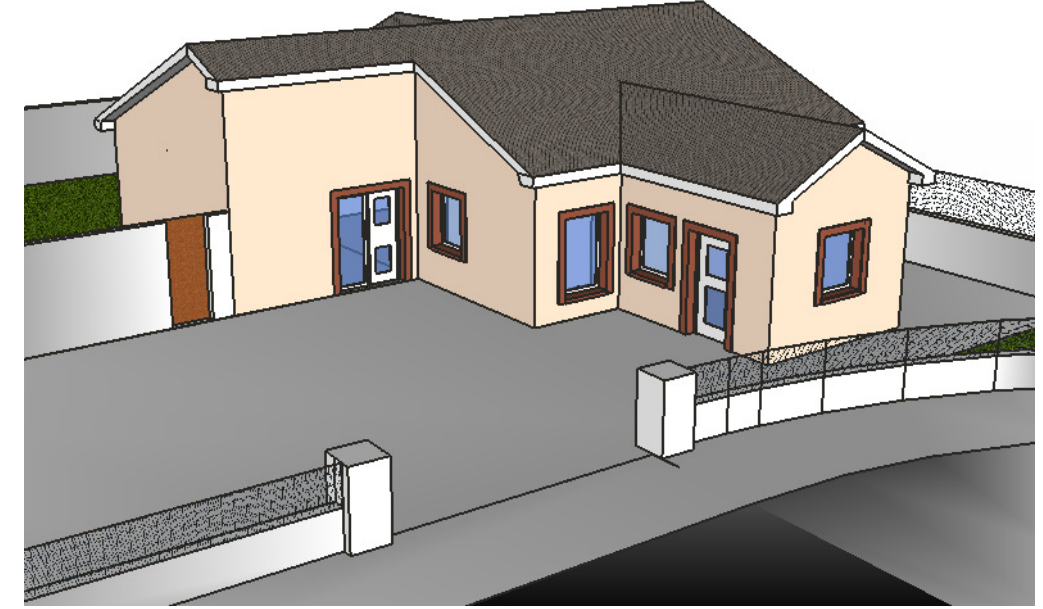
PART 8

| | |
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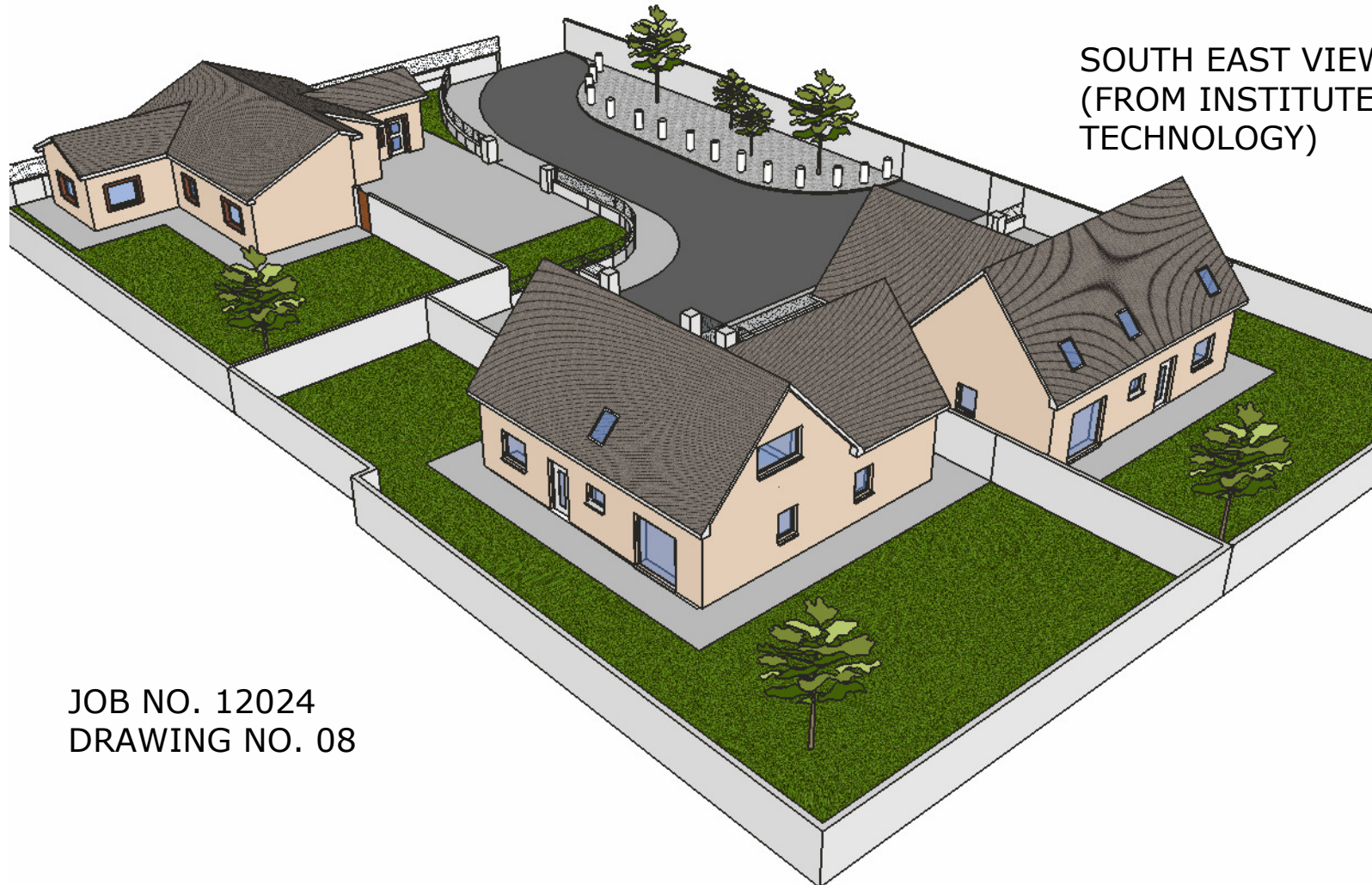
REDEVELOPMENT OF BELGARD ROAD RCP



NORTH WEST VIEW
(FROM BELGARD ROAD)



SOUTH VIEW
(EXISTING HOUSE)



SOUTH EAST VIEW
(FROM INSTITUTE OF
TECHNOLOGY)



WEST VIEW
(HOUSES 1 & 2
ELEVATIONS)

JOB NO. 12024
DRAWING NO. 08