

**Schedule of Project Details for Rathfarnham ACM Monday 11<sup>th</sup> March 2014**

	Project Title:	<b>Alterations to Bay No.7 Cherryfield Residential Caravan Park , Firhouse Road, Dublin 16</b>
	Project Partners	Department of Environment, Community and Local Government SDCC Housing Department: Traveller Accommodation Unit SDCC Architectural Services Department Residents of existing Halting Site Tallaght Travellers Community Development Group
	County Architect: Senior Architect: Project Architect:	Eddie Conroy FRIAI Anne Golden MRIAI Architectural Services Dept. SDCC
1	Design Brief	<p>The Council's Traveller Accommodation Programme 2014-2018 has informed the brief for the site: "As part of the proposed programme, it is envisaged that a targeted approach be introduced to those Travellers who have been awarded medical priority to identify and remove barriers to fulfilling their accommodation needs".</p> <p>Cherryfield RCP has Day-house accommodation which provides kitchen/living bathroom and utility accommodation only, Bay occupants sleep in caravans. The family occupying Bay 7 comprises 2 adults and 6 young children. The existing sleeping accommodation is inadequate for the family's needs. The family want to remain in the St Michael's House catchment area, to avail of the services needed for their daughter.</p> <p>It is proposed to carry out adaptations to the existing accommodation on site to fulfil the requirements of the Medical Officer.</p> <p>The accommodation proposed includes the addition to the Day-house of; 4 bedrooms, with ancillary bathroom and living accommodation for the 8 person family.</p>
2	Site Selection:	<p>Bay no. 7 is located within the existing Cherryfield Residential Caravan Park (RCP).</p> <p>The Cherryfield RCP site consists of 10 bays and a community centre and was developed from an existing halting site in 2002. It is located beside Dodder Valley Park. It is accessed from Firhouse Road to the south east of the site.</p> <p>This RCP was designed to allow the conversion from Day-house to full house accommodation (i.e living and sleeping ).</p> <p>No 7, area 335 sq.m. approx., is located at the North eastern end of the site overlooking the open space at Dodder Valley Park. Bays 6 and 8 are on either side.</p>

3	Architectural Design:	The proposed design is part 2 storey in order to minimize the footprint of the additional accommodation on the constrained site, and to allow space at rear for a secure outdoor play and utility space. Extended kitchen/dining/living accommodation, 2 bedrooms and a new shower room are being provided at ground floor level, with 2 further bedrooms and a bathroom at first floor level. The 2 storey structure is located to the front of the unit and is designed to provide proper lighting at first floor level and to eliminate overlooking to all units adjacent. It has a monopitch roof to match in with the existing units on site and the recent extension to Bay 6. There is space to the front for in-curtilage parking.
4	Ancillary Works to Project:	Remove existing alterations carried out by tenants. Connect to existing services.
5	Site / Services Constraints:	<p><b>COMPACT SITE:</b> Bay 7 is constrained by its size and location. It will need to be vacated by the family to facilitate construction of the development.</p> <p>Site access will be via the Firhouse road and through the existing RCP site.</p> <p>The choice of construction methods and materials will match in with existing materials on site, where feasible.</p> <p><b>SERVICES:</b> No unusual problems are anticipated re the topography or existing services on the site.</p>
6	Initial Cost Estimates	<p>Outline Order of Cost for construction: €210,000.00 incl vat.</p> <p>This is a preliminary cost estimate based on analogous estimating.</p> <p>Cost of temporary relocation of the residents is not included in the above.</p> <p>This project requires Part 8 Approval.</p> <p>A more accurate cost estimate will be available at the next stage; Submission to DECLG for Cost Plan Approval.</p>

Unit Areas and Types: DoE Unit Types	DoE Unit Areas in sq. metres.	Proposed Unit Sizes	No. of Units according to type
4 Bed / 9 Person [2 storey]	Not Available – see 4Bed / 7persons 104sq.m.	167 sq.m.	1
Total Number of Units			1

Note: The Units are designed in compliance with D.O.E. Guidelines as per "Quality Housing for Sustainable Communities".