



PLANNING | SCHEDULES REPORT

PROPOSED RESIDENTIAL DEVELOPMENT AT CITYWEST SHOPPING CENTRE; FORTUNESTOWN, D24

OBSF(I) LTD
JOB NO. 1833
SEPTEMBER 2019

01 SCHEDULES

Residential Standards

Overall Area

Site Density

Communal Amenity Space

Commercial Area

Bicycle Parking

Car Parking

Apartment Type Summary

Residential Units

Gross Internal Floor Area

Total Development Floor Areas

02 HOUSING QUALITY ASSESSMENT

Ground Floor

First Floor

Second Floor

Third Floor

Fourth Floor

Fifth & Sixth Floors

01 SCHEDULES RESIDENTIAL DESIGN STANDARDS

DEVELOPMENT STANDARDS	Description	Beds/ Persons	GFA (m ²)	Storage Area (m ²)	Balcony/ Patio Size (m ²)	Living Room Width (m)	Agg. Living Area(m ²)	Bedroom Widths	Agg. Bedroom Area(m ²)
Sustainable Urban Housing Design Standards for New Apartments 2018	1 bedroom apartment	1B/ 2P	45m ²	3m ²	5m ²	3.3m	23m ²	single 2.1m double 2.8m	11.4m ²
	2 bedroom apartment	2B/ 3P	63m ²	5m ²	6m ²	3.6m	28m ²		24.4m ²
	3 bedroom apartment	2B/ 4P	73m ²	6m ²	7m ²	3.6m	30m ²		31.5m ²
	3 bedroom apartment	3B/ 6P	90m ²	9m ²	9m ²	3.8m	34m ²		
SDC Dev Plan 2016-2022 *	1 bedroom apartment	1B/ 2P	45m ²	3m ²	5m ²	3.3m	-	-	-
	2 bedroom apartment	2B/ 4P	73m ²	6m ²	7m ²	3.6m	-		-
	3 bedroom apartment	3B/ 6P	90m ²	9m ²	9m ²	3.8m	-		-

* The standards and specifications in respect of Apartment Development- as set out in Section 8.2.3.3. (i), (ii), (v), (vii) and (viii) of the Development Plan Written Statement have been superseded by Ministerial Guidelines 'Sustainable Urban Housing – Design Standards for New Apartments'

01 SCHEDULES OVERALL AREAS

SITE AREA	UNITS				ASPECT				UNIT SIZES IN EXCESS OF 10%		PRIVATE OPEN SPACE	INTERNAL RESIDENTS SERVICES + AMENITY SPACE (SQM)		COMMUNAL AMENITY SPACE (SQM)				RESIDENT'S INTERNAL AMENITY	
	1 BED UNIT	2 BED UNIT	3 BED UNIT	TOTAL UNITS	TOTAL DUAL ASPECT UNITS	% DUAL ASPECT	% DUAL ASPECT REQUIRED	TOTAL SINGLE ASPECT NORTH FACING UNITS	TOTAL NO. OF UNITS IN EXCESS OF MINIMUM REQUIREMENTS BY 10%	TOTAL % OF UNITS IN EXCESS OF MINIMUM REQUIREMENTS BY 10%	% UNITS WITH PRIVATE OPEN SPACE PROVIDED	BIN STORES (SQM)	INTERNAL RESIDENT AMENITIES PROVIDED (SQM)	EXTERNAL RESIDENTS COURTYARDS (SQM)	RESIDENTS OUTDOOR GYM (SQM)	EXTERNAL RESIDENTS ROOF TERRACE (3RD FLOOR LEVEL) (SQM)	COMMUNAL AMENITY AREA REQUIRED (SQM)	INTERNAL RESIDENT AMENITIES PROVIDED BLOCK D (SQM)	INTERNAL RESIDENT AMENITIES PROVIDED BLOCK A (SQM)
2.9 ha/ 7.1 ac	106	144	40	290	165	57%	33-50%	9	148	51%	100%	133	339	2060	50	200	1898	93	246

TOTAL COMMUNITY AMENITY SPACE (SQM)	2310	% REQUIRED COMMUNAL AMENITY SPACE PROVIDED	122%
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COMMERCIAL AREA (SQM)		BIKE		CAR PARKING		
CRECHE	RETAIL/COMMERCIAL	SURFACE BICYCLE PARKING PROVIDED	INTERNAL BICYCLE PARKING PROVIDED	PROPOSED NEW SURFACE CAR PARKING SPACES	EXISTING SURFACE CAR PARKING SPACES TO BE ALLOTTED TO DEVELOPMENT	SHOPPING CENTRE EXISTING BASEMENT CARPARKING SPACES TO BE ALLOTTED TO DEVELOPMENT
265	490	132	166	67	37	49

TOTAL COMMERCIAL (SQM)	755	BICYCLE PARKING	298
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TOTAL CAR PARKING	153
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Site Density	100.0 /ha	40.8 /ac
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Plot Ratio	0.93 :1
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Site Coverage	18.9%
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01 SCHEDULES

APARTMENT SUMMARY

APARTMENT TYPES			
UNIT TYPE	TOTAL NO. OF UNITS	%	NIA (m ²)
1 Bed	106	37%	5880.5
2 Bed	144	50%	11811.5
3 Bed	40	14%	3748.0
Total	290	100%	21440.0

RESIDENTIAL UNITS																	
LOCATION	BLOCKS TO SOUTH OF APPLICATION SITE												BLOCKS TO NORTH OF APPLICATION SITE				UNITS PER FLOOR
Block	BLOCK A			BLOCK B			BLOCK C			BLOCK D			BLOCK E		BLOCK F		
Unit Type	1 BED	2 BED	3 BED	1 BED	2 BED	3 BED	1 BED	2 BED	3 BED	1 BED	2 BED	3 BED	1 BED	2 BED	1 BED	2 BED	
Ground Floor	6	0	1	7	5	2	2	6	2	3	3	1					38
1st Floor	4	4	2	7	6	2	2	7	2	1	7	2	2	4	4	1	57
2nd Floor	4	4	2	7	6	2	2	7	2	1	7	2	2	4	4	2	58
3rd Floor	4	4	2	7	6	2	2	7	2	1	7	2	2	4	4	2	58
4th Floor	4	4	2	3	3	1	2	7	2	1	7	2	2	4	4	2	50
5th Floor	4	4	2				2	4	1				2	4	2	1	26
6th Floor															2	1	3
TOTAL UNIT TYPES PER BLOCK	26	20	11	31	26	9	12	38	11	7	31	9	10	20	20	9	290
UNITS PER BLOCK	57			66			61			47			30		20	9	290

01 SCHEDULES BUILDING AREAS

SITE COVERAGE (SQM)							
FLOOR AREA	BLOCK A (SQM)	BLOCK B (SQM)	BLOCK C (SQM)	BLOCK D (SQM)	BLOCK E* (SQM)	BLOCK F (SQM)	TOTAL (SQM)*
BUILDING GF AREA	957.8	1344.2	1104.1	1007.5	573.6	424.6	5411.8
SITE COVERAGE (SQM)	957.8	1344.2	1104.1	1007.5	573.6	498.9	5486.1

GROSS INTERNAL FLOOR AREA (GIFA) (SQM)*							
FLOOR	BLOCK A (SQM)	BLOCK B (SQM)	BLOCK C (SQM)	BLOCK D (SQM)	BLOCK E (SQM)	BLOCK F (SQM)	TOTAL (SQM)*
GROUND	878	1246	1026	927	517	380	4974
FIRST	878	1246	1026	933	517	362	4962
SECOND	878	1246	1026	933	517	443	5043
THIRD	878	1246	1026	933	517	443	5043
FORTH	878	590	1026	933	517	443	4387
FIFTH	878		615		517	255	2265
SIXTH						255	255
TOTAL GIFA (SQM)	5268	5574	5745	4659	3102	2581	26929

TOTAL DEVELOPMENT FLOOR AREAS	
Type	SqM
1 BED	5880.5
2 BED	11811.5
3 BED	3748
Resi Total (net)	21440
Auxillary Areas	4654
Resi Total (gross)	26173.6
Creche	265
Unit 1 (retail)	76.4
Unit 2 (retail)	54.3
Unit 3 (retail)	76.3
Unit 4 (retail)	77.6
Unit 5 (café / restaurant)	187.7
Unit 6 (café / restaurant)	18.1
Non-Resi Total	755.4
Total GFA	26929

External Ancillary Areas	
Block E bin store	16.9
Creche bin store	8
ESB substation +Plant room	26.7
Lift Lobby from Basement	21.3

02 SITE CONTEXT

HOUSING QUALITY ASSESSMENT - GROUND FLOOR

Ground Floor Units	Description	Apt. Type	Beds/ Person	Required GIFA (m²)	GIFA (m²)	GIFA achieved (%)	Required Storage Area (m²)	Storage Area (m²)	Required Private Open Space (m²)	Balcony/ Patio Size (m²)	Required Living Room Width	Living Room Width	Required Agg. Living Area (m²)	Agg. Living Area	Required Min. Bedroom Width (m)	Minimum Bedroom Width (m)	Required Agg. Bedroom Area (m²)	Agg. Bedroom Area (m²)	Aspect (# Sides)	Aspect (Orientation)
A 0.01	1 bedroom apartment	1B1	1B/2P	45	57.1	126%	3	3	5	7	3.3m	3.3m	23	33	2.8m	3.1m	11.4	13.3	Dual	North+West
A 0.02	3 bedroom apartment	3A	3B/5P	90	93.7	104%	9	9	9	10	3.8m	5.4m	34	40.6	2.1m	2.10m	31.5	32.0	Dual	North+East
A 0.03	1 bedroom apartment	1E	1B/2P	45	52	115%	3	3	5	7	3.3m	4.4m	23	25	2.8m	2.8m	11.4	12.4	Dual	South+East
A 0.04	1 bedroom apartment	1C	1B/2P	45	52	115%	3	4	5	5	3.3m	3.3m	23	30	2.8m	3.10m	11.4	12.0	Single	South
A 0.05	1 bedroom apartment	1C	1B/2P	45	52	115%	3	4	5	5	3.3m	3.3m	23	30	2.8m	3.10m	11.4	12.0	Single	South
A 0.06	1 bedroom apartment	1C	1B/2P	45	52	115%	3	4	5	5	3.3m	3.3m	23	30	2.8m	3.10m	11.4	12.0	Single	South
A 0.07	1 bedroom apartment	1A	1B/2P	45	53.4	118%	3	3	5	7	3.3m	3.3m	23	26.7	2.8m	3.15m	11.4	11.4	Single	North
B 0.01	2 bedroom apartment	2C1	2B/4P	73	87	119%	6	7	7	7	3.6m	4.0m	30	42	2.8m	2.80m	24.4	28.9	Dual	North+South
B 0.02	2 bedroom apartment	2D	2B/4P	73	77.6	106%	6	6	7	7	3.6m	3.9m	30	32	2.8m	2.80m	24.4	26.0	Single	South
B 0.03	1 bedroom apartment	1C	1B/2P	45	52	115%	3	4	5	5	3.3m	3.3m	23	30	2.8m	3.10m	11.4	12.0	Single	South
B 0.04	1 bedroom apartment	1C	1B/2P	45	52	115%	3	4	5	5	3.3m	3.3m	23	30	2.8m	3.10m	11.4	12.0	Single	South
B 0.05	3 bedroom apartment	3A	3B/5P	90	93.7	104%	9	9	9	10	3.8m	5.4m	34	40.6	2.1m	2.10m	31.5	32.0	Dual	South+West
B 0.06	2 bedroom apartment	2A	2B/4P	73	78	107%	6	7	7	7	3.6m	4.4m	30	33	2.8m	2.8m	24.4	25.4	Dual	North+West
B 0.07	1 bedroom apartment	1B2	1B/2P	45	58.7	130%	3	3	5	7	3.3m	3.3m	23	33	2.8m	3.1m	11.4	16.0	Dual	North+West
B 0.08	1 bedroom apartment	1E	1B/2P	45	52	115%	3	3	5	7	3.3m	4.4m	23	25	2.8m	2.8m	11.4	12.4	Dual	North+West
B 0.09	3 bedroom apartment	3A	3B/5P	90	93.7	104%	9	9	9	10	3.8m	5.4m	34	40.6	2.1m	2.10m	31.5	32.0	Dual	North+East
B 0.10	1 bedroom apartment	1C	1B/2P	45	52	115%	3	4	5	5	3.3m	3.3m	23	30	2.8m	3.10m	11.4	12.0	Single	South
B 0.11	1 bedroom apartment	1C	1B/2P	45	52	115%	3	4	5	5	3.3m	3.3m	23	30	2.8m	3.10m	11.4	12.0	Single	South
B 0.12	1 bedroom apartment	1C	1B/2P	45	52	115%	3	4	5	5	3.3m	3.3m	23	30	2.8m	3.10m	11.4	12.0	Single	South
B 0.13	2 bedroom apartment	2C2	2B/4P	73	92.8	127%	6	7	7	7	3.6m	4.0m	30	40	2.8m	2.80m	24.4	28.9	Dual	North+South
B 0.14	2 bedroom apartment	2 E1	2B/4P	73	84.3	115%	6	7	7	7	3.6m	3.9m	30	33	2.8m	2.80m	24.4	26.6	Dual	North+West
C 0.01	1 bedroom apartment	1E	1B/2P	45	52	115%	3	3	5	7	3.3m	4.4m	23	25	2.8m	2.8m	11.4	12.4	Dual	South+East
C 0.02	3 bedroom apartment	3A	3B/5P	90	93.7	104%	9	9	9	10	3.8m	5.4m	34	40.6	2.1m	2.10m	31.5	32.0	Dual	South+West
C 0.03	2 bedroom apartment	2D	2B/4P	73	77.6	106%	6	6	7	7	3.6m	3.9m	30	32	2.8m	2.80m	24.4	26.0	Single	West
C 0.04	2 bedroom apartment	2C4	2B/4P	73	90.3	124%	6	7	7	7	3.6m	4.0m	30	42	2.8m	2.80m	24.4	28.9	Dual	East+West
C 0.05	2 bedroom apartment	2C3	2B/4P	73	86.9	119%	6	7	7	7	3.6m	4.0m	30	40	2.8m	2.80m	24.4	28.9	Dual	East+West
C 0.06	1 bedroom apartment	1C1	1B/2P	45	50.6	115%	3	4	5	5	3.3m	3.3m	23	28.6	2.8m	3.10m	11.4	12.0	Single	West
C 0.07	2 bedroom apartment	2D	2B/4P	73	77.6	106%	6	6	7	7	3.6m	3.9m	30	32	2.8m	2.80m	24.4	26.0	Single	West
C 0.08	2 bedroom apartment	2A	2B/4P	73	78	107%	6	7	7	7	3.6m	4.4m	30	33	2.8m	2.8m	24.4	25.4	Dual	North+West
C 0.09	3 bedroom apartment	3A	3B/5P	90	93.7	104%	9	9	9	10	3.8m	5.4m	34	40.6	2.1m	2.10m	31.5	32.0	Dual	North +East
C 0.10	2 bedroom apartment	2D	2B/4P	73	77.6	106%	6	6	7	7	3.6m	3.9m	30	32	2.8m	2.80m	24.4	26.0	Single	East
D 0.01	1 bedroom apartment	1B3	1B/2P	45	65.8	146%	3	4	5	7	3.3m	3.9m	23	36.6	2.8m	2.80m	11.4	13.0	Dual	South+East
D 0.02	1 bedroom apartment	1C	1B/2P	45	52	115%	3	4	5	5	3.3m	3.3m	23	30	2.8m	3.10m	11.4	12.0	Single	West
D 0.03	2 bedroom apartment	2D	2B/4P	73	77.6	106%	6	6	7	7	3.6m	3.9m	30	32	2.8m	2.80m	24.4	26.0	Single	West
D 0.04	2 bedroom apartment	2D	2B/4P	73	77.6	106%	6	6	7	7	3.6m	3.9m	30	32	2.8m	2.80m	24.4	26.0	Single	West
D 0.05	3 bedroom apartment	3A	3B/5P	90	93.7	104%	9	9	9	10	3.8m	5.4m	34	40.6	2.1m	2.10m	31.5	32.0	Dual	North+West
D 0.06	2 bedroom apartment	2A	2B/4P	73	78	107%	6	7	7	7	3.6m	4.4m	30	33	2.8m	2.8m	24.4	25.4	Dual	North+East
D 0.07	1 bedroom apartment	1B3	1B/2P	45	65.8	146%	3	4	5	7	3.3m	3.9m	23	36.6	2.8m	2.80m	11.4	13.0	Dual	South+East

02 SITE CONTEXT

HOUSING QUALITY ASSESSMENT - FIFTH & SIXTH FLOOR

	Fifth Floor	Description	Apt. Type	Beds/ Person	Required GIFA (m²)	GIFA (m²)	GIFA achieved (%)	Required Storage Area (m²)	Storage Area (m²)	Required Private Open Space (m²)	Balcony/ Patio Size (m²)	Required Living Room Width	Living Room Width	Required Agg. Living Area (m²)	Agg. Living Area	Required Min. Bedroom Width (m)	Minimum Bedroom Width (m)	Required Agg. Bedroom Area (m²)	Agg. Bedroom Area (m²)	Aspect (# Sides)	Aspect (Orientation)
BLOCK A	A 5.01	1 bedroom apartment	1B1	1B/2P	45	57.1	126%	3	3	5	7	3.3m	3.3m	23	33	2.8m	3.1m	11.4	13.3	Dual	North+West
	A 5.02	3 bedroom apartment	3A	3B/5P	90	93.7	104%	9	9	9	10	3.8m	5.4m	34	40.6	2.1m	2.10m	31.5	32.0	Dual	North+East
	A 5.03	2 bedroom apartment	2A	2B/4P	73	78	107%	6	7	7	7	3.6m	4.4m	30	33	2.8m	2.8m	24.4	25.4	Dual	South+East
	A 5.04	1 bedroom apartment	1C	1B/2P	45	52	115%	3	4	5	5	3.3m	3.3m	23	30	2.8m	3.10m	11.4	12.0	Single	South
	A 5.05	2 bedroom apartment	2K	2B/4P	73	90.6	124%	6	6	7	7	3.6m	4.8m	30	34.4	2.8m	2.95m	24.4	26.6	Dual	North+South
	A 5.06	2 bedroom apartment	2K	2B/4P	73	90.6	124%	6	6	7	7	3.6m	4.8m	30	34.4	2.8m	2.95m	24.4	26.6	Dual	North+South
	A 5.07	1 bedroom apartment	1C	1B/2P	45	52	115%	3	4	5	5	3.3m	3.3m	23	30	2.8m	3.10m	11.4	12.0	Single	South
	A 5.08	2 bedroom apartment	2A	2B/4P	73	78	107%	6	7	7	7	3.6m	4.4m	30	33	2.8m	2.8m	24.4	25.4	Dual	South+West
	A 5.09	3 bedroom apartment	3A	3B/5P	90	93.7	104%	9	9	9	10	3.8m	5.4m	34	40.6	2.1m	2.10m	31.5	32.0	Dual	North+West
	A 5.10	1 bedroom apartment	1B1	1B/2P	45	57.1	126%	3	3	5	7	3.3m	3.3m	23	33	2.8m	3.1m	11.4	13.3	Dual	North+East
BLOCK C	C 5.01	1 bedroom apartment	1C	1B/2P	45	52	115%	3	4	5	5	3.3m	3.3m	23	30	2.8m	3.10m	11.4	12.0	Single	West
	C 5.02	2 bedroom apartment	2C3	2B/4P	73	86.9	119%	6	7	7	7	3.6m	4.0m	30	40	2.8m	2.80m	24.4	28.9	Dual	East+West
	C 5.03	1 bedroom apartment	1C1	1B/2P	45	50.6	115%	3	4	5	5	3.3m	3.3m	23	28.6	2.8m	3.10m	11.4	12.0	Single	West
	C 5.04	2 bedroom apartment	2D	2B/4P	73	77.6	106%	6	6	7	7	3.6m	3.9m	30	32	2.8m	2.80m	24.4	26.0	Single	West
	C 5.05	2 bedroom apartment	2A	2B/4P	73	78	107%	6	7	7	7	3.6m	4.4m	30	33	2.8m	2.8m	24.4	25.4	Dual	North+West
	C 5.06	3 bedroom apartment	3A	3B/5P	90	93.7	104%	9	9	9	10	3.8m	5.4m	34	40.6	2.1m	2.10m	31.5	32.0	Dual	North +East
	C 5.07	2 bedroom apartment	2D	2B/4P	73	77.6	106%	6	6	7	7	3.6m	3.9m	30	32	2.8m	2.80m	24.4	26.0	Single	East
BLOCK E	E 5.01	2 bedroom apartment	2F	2B/4P	73	78.7	108%	6	6	7	8.5	3.6m	4.4m	30	30.5	2.8m	2.80m	24.4	24.4	Dual	South + West
	E 5.02	2 bedroom apartment	2B1	2B/4P	73	75.1	103%	6	6	7	9.8	3.6m	4.9m	30	30.3	2.8m	3.20m	24.4	24.4	Dual	East+West
	E 5.03	1 bedroom apartment	1F	1B/2P	45	52.7	117%	3	4	5	9.8	3.3m	4.9m	23	28.6	2.8m	3.20m	11.4	11.4	Single	West
	E 5.04	2 bedroom apartment	2B2	2B/4P	73	76.4	105%	6	6	7	9.8	3.6m	4.9m	30	30.3	2.8m	3.20m	24.4	24.4	Single	West
	E 5.05	2 bedroom apartment	2F	2B/4P	73	78.7	108%	6	6	7	8.5	3.6m	4.4m	30	30.5	2.8m	2.80m	24.4	24.4	Dual	North+West
	E 5.06	1 bedroom apartment	1G	1B/2P	45	54	120%	3	4	5	7.3	3.3m	3.8m	23	29.1	2.8m	2.80m	11.4	12.7	Single	East
BLOCK F	F 5.01	1 bedroom apartment	1H	1B/2P	45	50.8	113%	3	4	5	7.1	3.3m	3.6m	23	29.1	2.8m	2.80m	11.4	12.0	Single	South
	F 5.02	1 bedroom apartment	1H	1B/2P	45	50.8	113%	3	4	5	7.1	3.3m	3.6m	23	29.1	2.8m	2.80m	11.4	12.0	Single	South
	F 5.03	2 bedroom apartment	2H	2B/4P	73	79.7	109%	6	6	7	9	3.6m	3.9m	30	32.5	2.8m	2.80m	24.4	25.8	Triple	North+East+South

	Sixth Floor	Description	Apt. Type	Beds/ Person	Required GIFA (m²)	GIFA (m²)	GIFA achieved (%)	Required Storage Area (m²)	Storage Area (m²)	Required Private Open Space (m²)	Balcony/ Patio Size (m²)	Required Living Room Width	Living Room Width	Required Agg. Living Area (m²)	Agg. Living Area	Required Min. Bedroom Width (m)	Minimum Bedroom Width (m)	Required Agg. Bedroom Area (m²)	Agg. Bedroom Area (m²)	Aspect (# Sides)	Aspect (Orientation)
BLOCK F	F 6.01	1 bedroom apartment	1H	1B/2P	45	50.8	113%	3	4	5	7.1	3.3m	3.6m	23	29.1	2.8m	2.80m	11.4	12.0	Single	South
	F 6.02	1 bedroom apartment	1H	1B/2P	45	50.8	113%	3	4	5	7.1	3.3m	3.6m	23	29.1	2.8m	2.80m	11.4	12.0	Single	South
	F 6.03	2 bedroom apartment	2H	2B/4P	73	79.7	109%	6	6	7	9	3.6m	3.9m	30	32.5	2.8m	2.80m	24.4	25.8	Triple	North+East+South

CAPABILITY STATEMENT



INTRODUCTION

Since its foundation in 1994, John Fleming Architects (JFA) has developed a diverse body of work including **bespoke commissioned buildings, multi unit residential, student residences, commercial, offices, hotels, hospitality/leisure and retail projects**, as well as many large scale **master planning** exercises. Within our portfolio of completed projects are commissions by private end users, property developers, state bodies and charities. JFA has and continues to enjoy the challenges that this wide variety of clients, each with very different briefs, aspirations, needs and budgets has presented.

CONTACT DETAILS

Address: 103 Upper Leeson Street,
Dublin, D04 TN84
Phone: (01) 668 9888
Email: info@jfa.ie
Website: www.jfa.ie

COMPANY DETAILS

Registered Company Name:
Mercola Ltd. T/A John Fleming Architects
Registered Company Address:
Garadice House, 3-4 Fairview, Dublin 3

Company No: IE 395387
VAT No: 6415387S
Directors: John Fleming and Fiona Hackett

SERVICES

- Full architectural services
- Project Management
- Masterplanning & Urban Design
- Feasibility Studies
- Assigned & Design Certifier (BCAR)
- Conservation
- Project Supervisor Design Process
- Interior Design & Fit-out
- BIM Services

ACCREDITATION

The Royal Institute of the Architects of Ireland (FRIAI)
RIAI Conservation Accreditation Level 3
Architects Registration in UK (ARB)
ISO 9001: 2008 Accredited
L4G, Duke University

INSURANCES

Professional Indemnity Limit: €6,500,000.00
Insurer: Lloyds - Professional Indemnity

Public Liability Indemnity Limit: €6,500,000.00
Insurer: AIG Insurance

Employers Liability Indemnity Limit: €13,000,000
Insurer: AIG Insurance

PAST EXPERIENCE

In over **twenty years** in business we have completed over **5000 houses and apartments, 2000 beds of student accommodation**, and numerous **hotels, offices, schools, shopping centres, motor showrooms, fit outs and conservation projects. We have carried out bespoke purpose designed buildings for major organisations and institutions.** Ongoing projects include a number of large student residences in Dublin, several hotels and aparthotels, sheltered housing, large residential developments and a major extension to a prominent educational facility.

ASSOCIATE COMPANY

Architects Fleming Maguire
In 2010 we expanded our business into the UK and other markets, with the establishment of a joint venture in the manner of Architects Fleming Maguire, based in Camden, London. This has proved very successful with almost 1000 residential units completed in London, a number of high quality student residences in development stages and international commissions including a 19 storey residential tower in Georgia and a hotel in Newfoundland.

Address: 155 Regents Park Road,
London NW1 8BB, UK
Phone: +44 20 7586 5267
Email: info@architectsflemingmaguire.com

DIFFERENTIATION

We believe that the **range** and **diversity** of our work has made us stronger, **better informed**, more **flexible, open minded** and **creative** in our approach to new projects. Our work has been rewarded with many **architectural prizes** and acknowledgements from our valued clients. The **reputation** of both our Dublin and London offices has been established by a **commitment** to the collaborative aspects of creating architecture and by a strong focus on refining design ideas to arrive at a solution which is **architecturally, socially and intellectually coherent.**

PRINCIPAL STAFF

John Fleming	Principal
Brian Boyle	Senior Associate/ Director
Brendan Dineen	Senior Associate/ Director
Rachel Moore	Associate/ Project Architect
Cormac Nolan	Associate/ Project Architect
Pang Kong Lee	Architectural Technologist
Damien Hennessy	Architectural Technologist
Padraig Fahy	Architectural Technologist
Jamie D'Arcy	Architectural Technologist
Ronan Byrne	Architectural Technologist
Davyn Keuter	Architectural Technologist
Clara Seeballuck	Project Architect
Bianca O'Neill	Project Architect
Mark Lacey	Project Architect
Lucy Riordan	Project Architect
Gregor Achatz	Project Architect
Andreia Costa	Architectural Assistant
Claudia Fialho	Architectural Assistant
Luis Gomez	Architect
Lorraine Coughlan	Architect
Robin Jardine	Architectural Assistant
Niall Lennon Day	Architectural Assistant
Inês Carvalho	Architectural Assistant
John Greenan	Architect
Oscar Carballal	Architect
Nadine Kelly	Architectural Assistant
Eoghan Harford	Architect
Matthew Thornton	Architectural Assistant
Inês Figueiredo	Architectural Assistant
Myles McSwiney	Architect
Timothy Digan	Architectural Assistant
Noramay Cullen	Financial Control
Mary Kate Halpin	Office Manager
Fiona Hackett	Director



John Fleming Architects

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