

PROPOSED HOUSING DEVELOPMENT AT 27 PATRICK STREET, DÚN LAOGHAIRE, CO. DUBLIN.

ARCHITECTS REPORT

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Context for the Proposed Development

The Housing Department of Dún Laoghaire-Rathdown County Council proposes to build a 4 Unit Apartment Development at the site of no. 27 Patrick Street, Dún Laoghaire, Co. Dublin.

Site Location and Description

The subject site is located in Dún Laoghaire and has an approximate area of 0.023Ha. It is located at the junction of Cross Avenue and Patrick Street, within an area of long-established 19th century residential neighbours. This site is bounded by Patrick Street to the east, Cross Avenue to the north and neighbouring residential properties to the south and west.

The site is currently utilised to provide 6no. surface car parking spaces and 3no. sheffield bicycle stands. This site also contains a solar powered parking pay-station, metal bollards and a street lighting pole. An existing metal gate located in the southwestern concern of the site provides vehicular access to No's 28 & 29 Patrick Street.

The objective of this project is to provide much needed energy efficient housing within a short distance of Dún Laoghaire town centre. The project consists of a 3no. 1-Bed simplex apartments and 1no. 2-Bed Duplex Apartment.

To maximise the development potential of the site, it is proposed to narrow the carriageway along Cross Avenue and reprofile the footpath along the length of the application site.

Site Zoning

This site is zoned under Objective A on Map 3 of the County Development Pan 2022-2028: - *"To provide residential development and improve residential amenity while protecting the existing residential amenities."*

This development will provide four spacious modern dwellings and improve the local residential amenity.

On the same map, Specific Local Objective 135 of the County Development Plan 2022-28 notes: - *“To enhance the character, ambiance and quality of the environment, historic streetscapes and public realm of the residential streets in the areas adjoining Lower George’s Street, Dún Laoghaire and in particular, the areas of early twentieth century social housing, to ensure that the public realm in this older residential area - in close proximity to the core business district of the Town - is enhanced, improved and maintained to the standard provided for other residential and business districts adjoining Upper and Lower George’s Street.”*

The redevelopment of this underutilised site will improve the local visual and residential amenity. The proposal maintains the historic pattern of development established along Cross Avenue by the semi-detached houses adjacent the development site and the end of terrace gables further west. The character, ambiance and quality of the neighbourhood is enhanced by providing a 3-storey landmark building facing onto the junction of Patrick Street and Cross Avenue where the wide street and long approach call for a greater presence from the building.

The mass steps from three storeys down to two storeys moving west along Cross Avenue. A mansard roof on the third storey of the northern elevation allows the eaves height along this elevation to stay at two-storeys and reference the pattern of semi-detached houses further along Cross Avenue.

Description of the Proposed Development

To realise the full potential of the development site it is proposed to reduce the carriage width of Cross Avenue to min 3100mm.

The development comprises 3no. 1-bed simplex apartments and 1no. 2-bed Duplex Apartments. The Ground Floor units have been designed to Universal Design Principles and have own door access to address both Patrick Street and Cross Avenue. The units accessed from the first floor have shared access via a semi-private external stairs and are designed to incorporate Age Friendly Homes Principles.

Materials

The proposed development will be constructed with a small palette of good quality, robust and easily maintained materials. Walls are to be selected brickwork and coloured render to reference the adjoining developments. The Roofs over the two storey elements will be a biodiversity grass roof, where access is simpler for maintenance. Plant, such as PV panels and storage tanks will be located on the second-floor roof over a profiled metal roof. Windows will be good quality timber, clad with aluminium. The western shared surface will be finished with permeable paving. The existing access gates to the west of the site will be replaced with powder-coated steel gates.

Parking / Transport

The existing 6no. surface car parking spaces and 3no. sheffield bicycle stands located on the site are to be removed. It is proposed to locate 4no. long-term bicycle parking spaces off the ground floor communal circulation space and 2no. short-term bicycle parking spaces to the west of the site along Cross Avenue.