

Architects Report

Re: Part 8 Proposal for Refurbishment of Existing Single Dwelling and its Division into Two Apartments

Former Assistant Harbour Masters House, 2 Queens Road Dun Laoghaire, County Dublin

This site is located within an Architectural Conservation Area.

Context for the Proposed Part 8

The proposed development is to carry out alterations and renovations to the Assistant Harbour Masters Office, a vacant single storey house, and to convert the building to accommodate two separate apartment units comprising one two-bed unit and one one-bed unit.

Site Location and Description

The site area is 507 square meters and is located adjacent to the LexIcon Library, fronting onto the Metals and adjoining Haddington Terrace along the Southeastern boundary. It is located within Haigh Terrace to Park Road ACA

Site Zoning

The site is located on lands zoned Objective 'F'. To preserve and provide for open space with ancillary active recreational amenities. However, whilst residential use is not one of the permitted classes of development on land with an Objective F designation, this proposal is considered acceptable as it relates to a continuation of an established residential usage. Historically the house was leased by the Corporation (now DLR) to the Office of Public Works and was occupied as a dwelling by the Assistant Harbour Master, until the retirement of the last Assistant Harbour Master in June 1991. From January 1992 until June 2012 the house was leased to tenants from the Council's Housing List. It was vacated due to the anticipated disturbance from the construction of the LexIcon Library. Following the completion of the library it is considered that the house is again suitable for residential usage.

Description of the proposed Part 8 Development

The proposal is to convert the building to accommodate two separate apartment units comprising one two-bed unit of 74.2 m² and one one-bed unit of 61m². The original entrance will provide access to the two-bed apartment and a new entrance on the south gable is to provide access to the one-bed unit. The original plan form of the building will be adapted with minimal intervention to provide the new layouts. The later low quality additions along the eastern front of the house are to be removed and this will increase the private open space available to each apartment unit to 26m² and 28m² respectively.

It is considered that the proposed refurbishment of the house will enhance visual amenity of the surrounding area, which is of rich architectural and historical heritage. It occupies a prominent elevated site fronting onto The Metals and overlooking the harbour to which its function was originally attached. The strong associations that this building has with the history and development of Dunlaoghaire give it an historical and social value that exceeds its merit as a building of local architectural importance. The building is located in an Architectural Conservation Area, ACA Title: Haigh Terrace to Park Road. All proposed works will be in accordance with the Haigh Terrace to Park Road ACA in particular Section 5 -7 - which provides guidance on roofs, walls, windows, boundary treatment.

Parking

There will be no parking spaces provided on site. This site is in a town centre that is well served by a QBC network and by both Dart and Intercity rail links. As the proposed dwelling is a converted house, future residents would be eligible to make an application for Residents Parking Permits. Emergency access is provided through the library grounds.

Landscaping

The existing garden to the western side of the house borders the library site. This garden is considered disproportionately large (310 m²) as a front garden to the needs of the two apartments. Furthermore it is considered that this open space would have greater public amenity value both visually and physically if the land was incorporated into the landscaped setting of the library. It is proposed that the garden boundary is moved inwards to create a privacy strip that will function as a buffer zone between public and private space. This is to be achieved with a railed boundary that is to be screened by evergreen hedging on the public side. The land that is to be incorporated into the library site will be landscaped sympathetically and with high quality materials so as to blend cohesively into the existing scheme.

Date: 29.02.2016