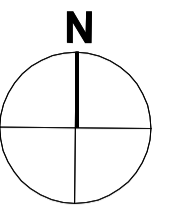


SITE LOCATION 1: 1000



Architects Report

RE: Proposed four bedroom accessible house to provide accessible accommodation, on Moreen Avenue/Blackthorn Avenue in Sandymford

Site location:

The site comprising (357m²) is located at the junction of Blackthorn Green and Moreen Avenue. It is a green space within the Moreen Estate that is zoned Objective A. A new build was deemed necessary following a feasibility study exploring the refurbishment and extension of available vacant DLR houses.

Use:

The proposed development consists of a 180m² two storey house. 43m² is provided as first floor bedroom accommodation with remainder being accessible ground level accommodation.

Site organisation:

This is a corner site with frontage along Blackthorn Green and Moreen Avenue. The house will be orientated onto Moreen Avenue with car parking in the front garden. The north elevation will follow the line of the footpath along Blackthorn Green, with a green belt being left as public open space. A laneway runs outside the western boundary of the site providing pedestrian access to another section of Moreen Avenue.

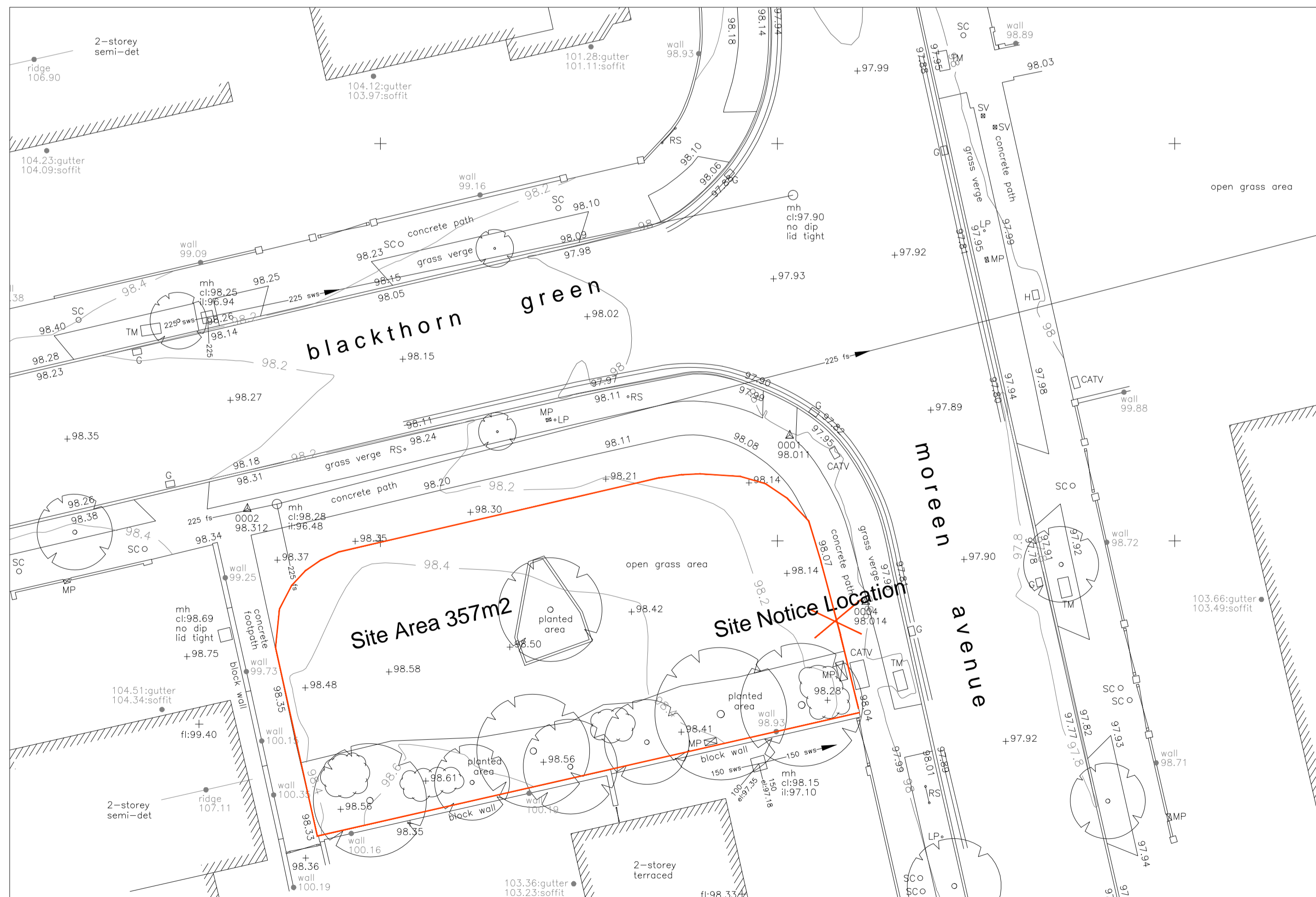
Design:

The proposed house is located on a corner site near the entrance into the Moreen Estate. The eastern front elevation will follow the established building line- with the two storey gable fronted section projecting forward by 1.3m. A single storey block containing accessible bedroom and bathroom accommodation will run along the northern boundary, where a c.5m width will remain for the footpath and grass verge. The materials used will be brick and render with pitched slate roofs and two smaller sections of monopitch zinc roofing.

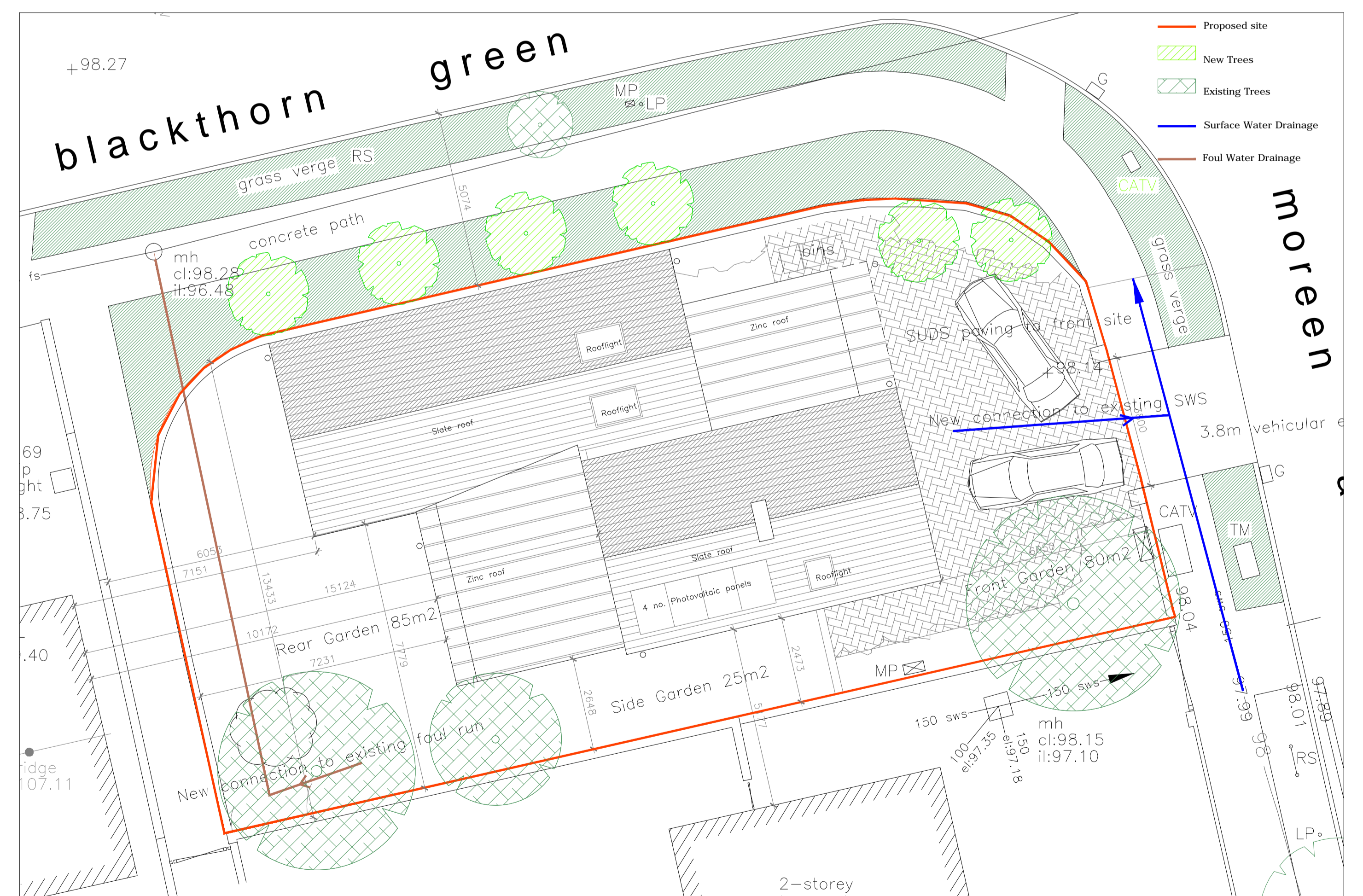
85m² rear garden, 80m² front garden, 25m² side garden.

General:

Consultation has taken place with all Council Departments. The scheme was presented to the Councilors on 02/02/15 at the Dundrum Area Committee Meeting.



SITE PLAN 1:200



PROPOSED SITE PLAN 1: 100

Rev.	Date	Drawn	Description

Do not scale from this Drawing, use figured dimensions only. Check all dimensions on site before commencing work. Report any discrepancies to Architect before proceeding. This Drawing and Designs thereon are copyright of the County Council. ©

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Job	PROPOSED ACCESSIBLE HOUSE MOREEN AVENUE, SANDYFORD	Scale - Various@ A1	Status - Part 8
Date	Feb 2014	Job No - 1794	CAD Ref -
Drg	LOCATION MAP, SITE PLAN, PROPOSED SITE PLAN	Drm. cc Chd.	Drawing 001 Rev -
Architects Department County Hall, Marine Road, Dun Laoghaire, Co. Dublin. Phone (01) 2054700 Fax (01) 2900391			