

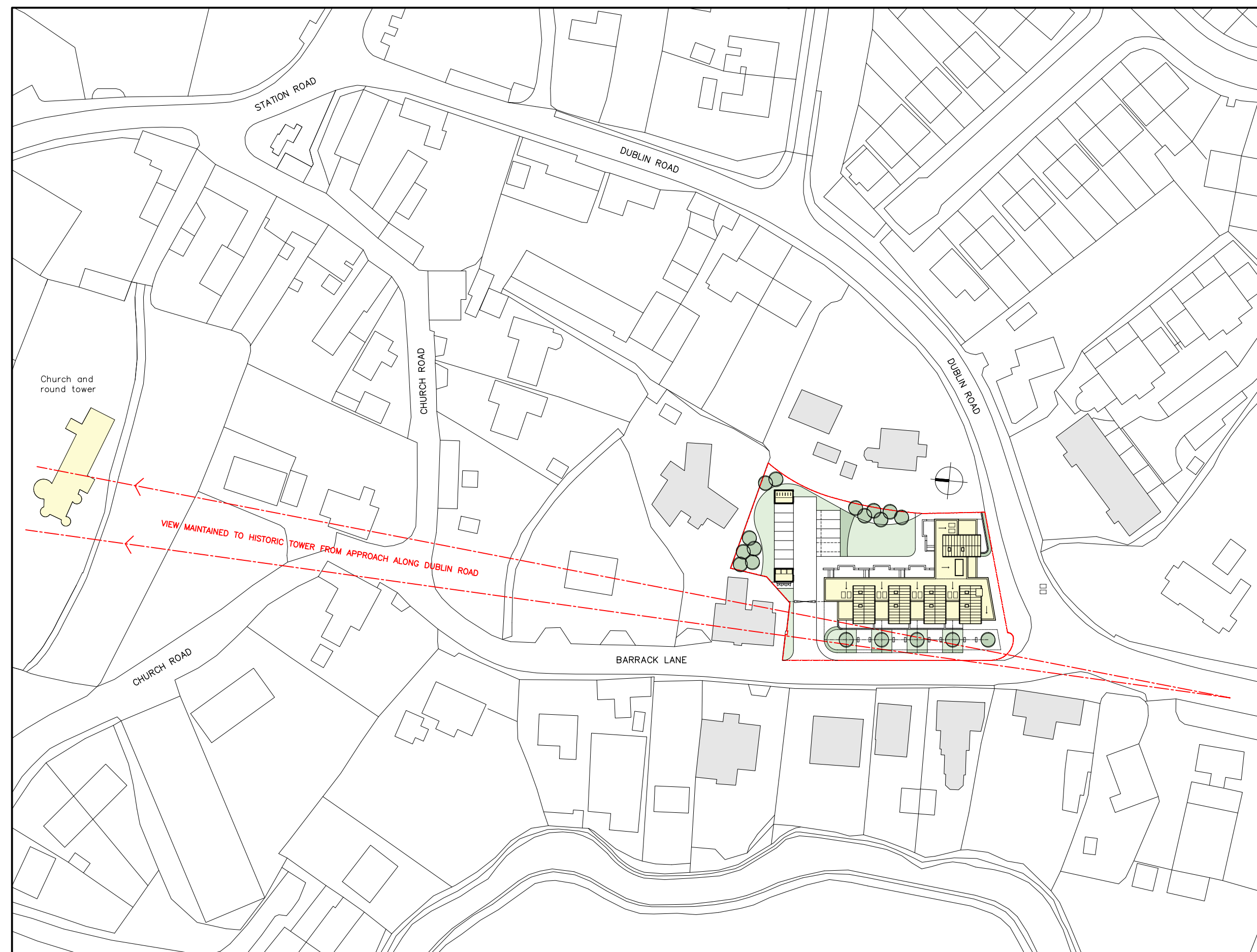
SITE LOCATION MAP / SCALE 1:1000



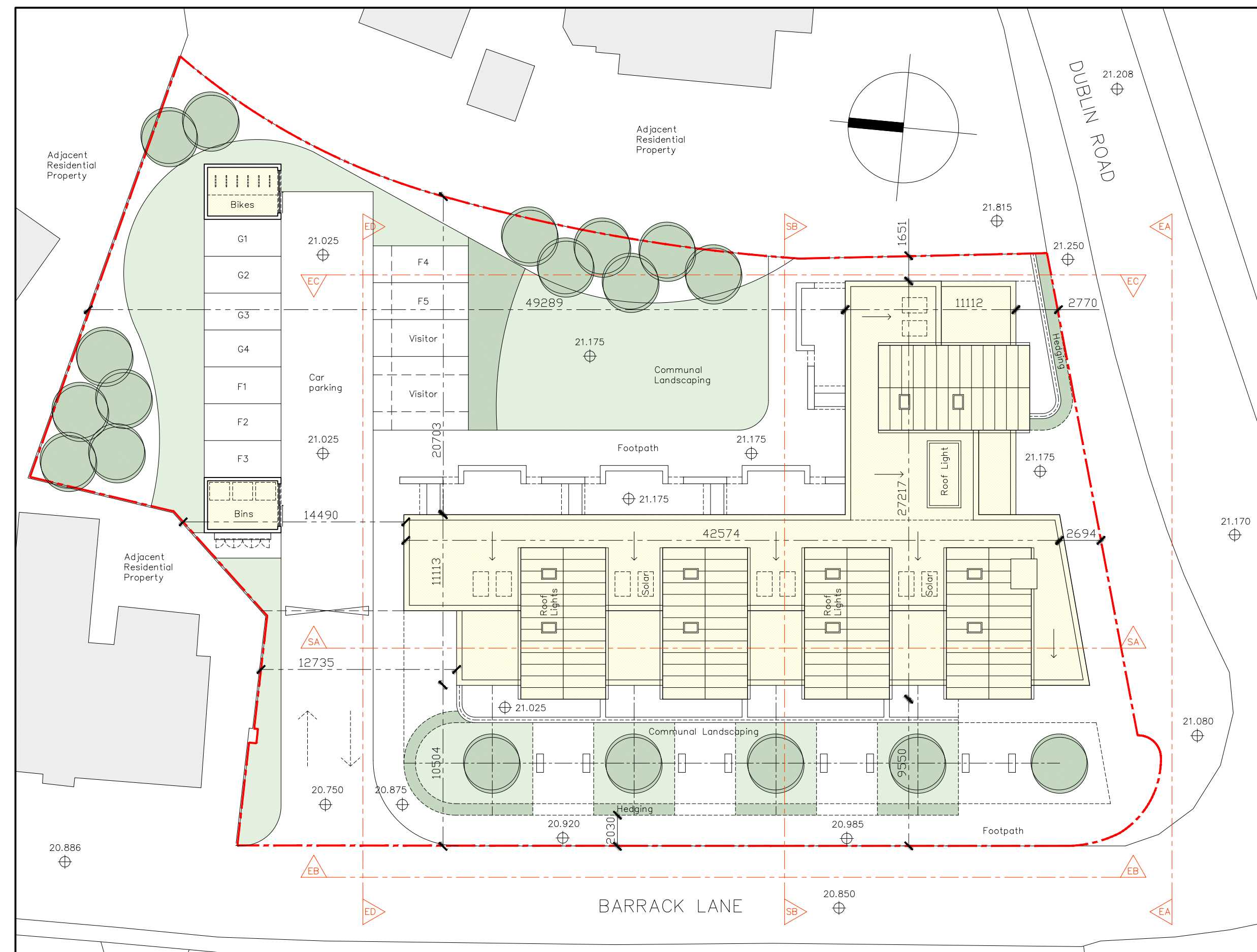
PROPOSED CONTIGUOUS ELEVATION EA (SOUTH) / SCALE 1:250



PROPOSED CONTIGUOUS ELEVATION EB (WEST) / SCALE 1:250



PROPOSED SITE LAYOUT PLAN / SCALE 1:1000



PROPOSED SITE LAYOUT PLAN / SCALE 1:250

PROPOSED DEVELOPMENT:

1 - Site:
The site, which is 2526 Sqm / 0.25 Ha, is bounded to the north and east by residential properties, to the south by the Dublin Road and to the west by Barrack Lane.
FCC Development Plan 2017-2023:
- Zoning > TC Town and District Centre
- Architectural Conservation Area
- Zone of Archaeological Notification

2 - Proposal:
The proposal, which accords with the Development Plan policies and objectives, includes:
- The construction of a 2 1/2 storey, stone/ender/zinc clad building with pitched and flat roofs including solar panels and roof lights with;
- 10 number units in total to include:
- 4 number 2 bedroom single storey dwellings and 1 number single storey live-in artists studio with part double height gallery space at ground floor level and;
- 5 number 2 bedroom duplex dwellings at 1st floor level with stairs/lift/ext. walkway access and;
- 11 number car parking spaces including 2 number visitor spaces and bin/bike/meter stores to the north of the site and;
- Public and private landscaped areas with trees/hedges/paving/seating onto Barrack Lane and to the centre of the development and;
- Boundary walls, SUDS drainage, and all associated works.

3 - Design Overview:
Attention has been given to producing an appropriate scheme of a suitable quality for its context in Lusk. In this respect the following has been considered:
(A) The building has been positioned in such a way that a view is maintained to the historic church towers as one approaches along the Dublin Rd in accordance with Development Plan Lusk Objective 2.
(B) The overall building form has been broken into a series of smaller elements with steeply pitched roofs in order to respect the historic character of the area in accordance with Development Plan Lusk Objective 3.
(C) The building has been designed to have a strong presence with high quality materials including natural stone, zinc and render in accordance with Development Plan Lusk Objective 3.
(D) The proposal includes for a good-sized public open space along Barrack Lane with native trees, hedges, paving and seating which will contribute to the openness and historic character of the area in accordance with Dev Plan Lusk Objectives 3 & 4.
(E) The building incorporates an artists studio with a gallery space to further contribute to the amenity value of Lusk and its community.
(F) The proposal has been designed to be climate-friendly with high levels of insulation, high performance windows and doors, solar panels, and SUDS drainage throughout.

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CLIENT
FCC Housing Department

PROJECT TITLE
Proposed Development to Site at Junction
of Dublin Road & Barrack Lane, Lusk

PROJECT STAGE
Planning Part X1

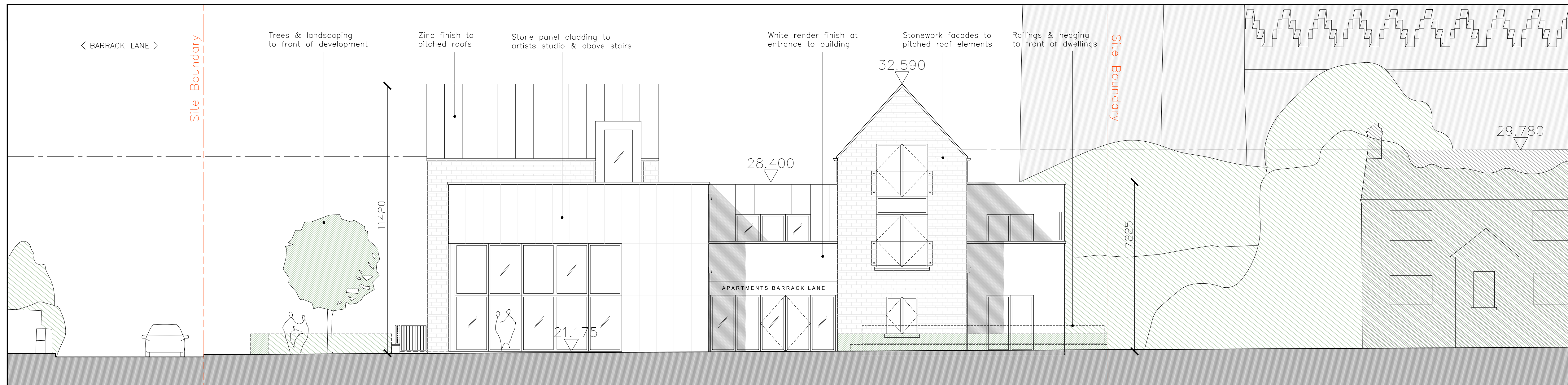
DRAWING TITLE
SITE LOCATION MAP, LAYOUT PLANS,
& CONTEXTUAL ELEVATIONS

PROJECT ARCHITECT
DD

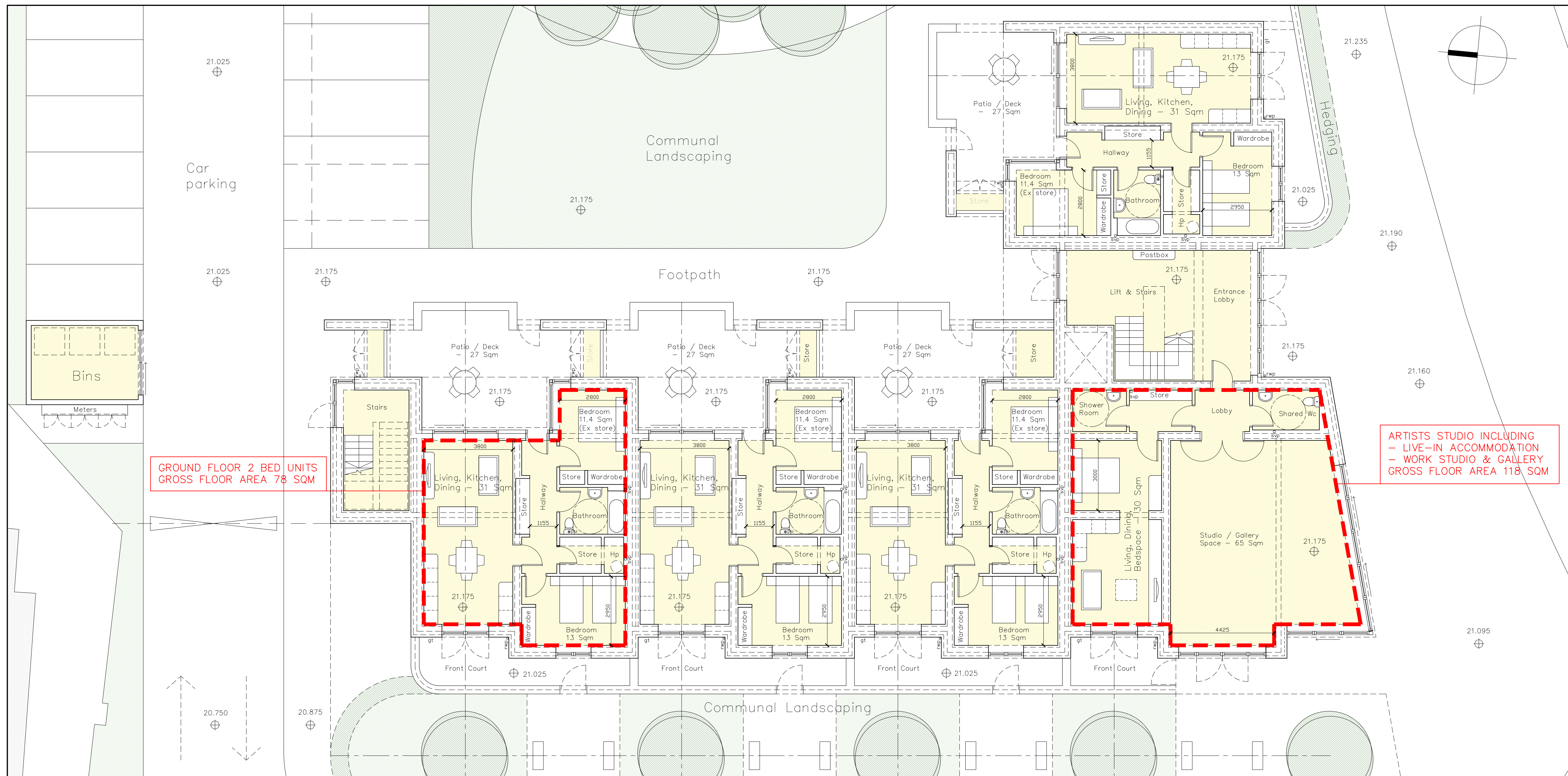
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SCALE As shown @ A1 DATE July 2020

DRAWING NUMBER 19290-P-101 REV



PROPOSED ELEVATION EA (SOUTH) / SCALE 1:100



PROPOSED GROUND FLOOR PLAN / SCALE 1:100

PROPOSED DEVELOPMENT:	
1 - Site: The site, which is 2526 Sqm / 0.25 Ha, is bounded to the north and east by residential properties, to the south by the Dublin Road and to the west by Barrack Lane. FCC Development Plan 2017-2023: - Zoning > TC Town and District Centre - Architectural Conservation Area - Zone of Archaeological Notification	
2 - Proposal: The proposal, which accords with the Development Plan policies and objectives, includes: - The construction of a 2 1/2 storey, stone/ender/zinc clad building with pitched and flat roofs including solar panels and roof lights with; - 10 number units in total to include: - 4 number 2 bedroom single storey dwellings and 1 number single storey live-in artists studio with part double height gallery space at ground floor level and; - 5 number 2 bedroom duplex dwellings at 1st floor level with stairs/lift/ext. walkway access and; - 11 number car parking spaces including 2 number visitor spaces and bin/bike/meter stores to the north of the site and; - Public and private landscaped areas with trees/hedges/paving/seating onto Barrack Lane and to the centre of the development and; - Boundary walls, SUDS drainage, and all associated works.	
3 - Design Overview: Attention has been given to producing an appropriate scheme of a suitable quality for its context in Lusk. In this respect the following has been considered: (A) The building has been positioned in such a way that a view is maintained to the historic church towers as one approaches along the Dublin Rd in accordance with Development Plan Lusk Objective 2. (B) The overall building form has been broken into a series of smaller elements with steeply pitched roofs in order to respect the historic character of the area in accordance with Development Plan Lusk Objective 3. (C) The building has been designed to have a strong presence with high quality materials including natural stone, zinc and render in accordance with Development Plan Lusk Objective 3. (D) The proposal includes for a good-sized public open space along Barrack Lane with native trees, hedges, paving and seating which will contribute to the openness and historic character of the area in accordance with Dev Plan Lusk Objectives 3 & 4. (E) The building incorporates an artists studio with a gallery space to further contribute to the amenity value of Lusk and its community. (F) The proposal has been designed to be climate-friendly with high levels of insulation, high performance windows and doors, solar panels, and SUDS drainage throughout.	

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 FIONNULA MAY Dip.Arch., B.Arch. Sc., M.U.B.C., M.R.I.A.I.

CLIENT
 FCC Housing Department

PROJECT TITLE
 Proposed Development to Site at Junction of Dublin Road & Barrack Lane, Lusk

PROJECT STAGE
 Planning Part X1

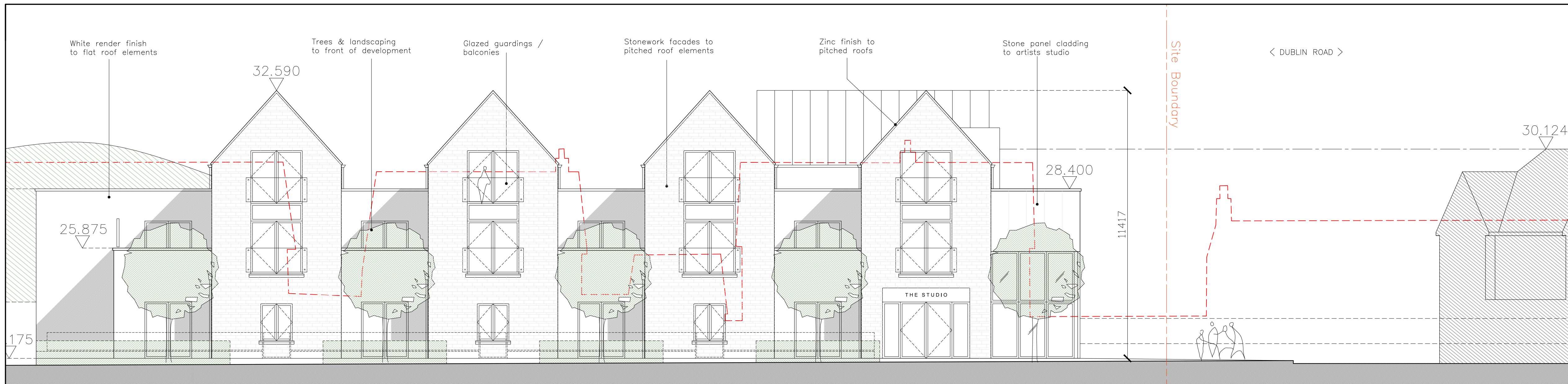
DRAWING TITLE
 PROPOSED GROUND FLOOR PLAN & ELEVATION EA (SOUTH)

PROJECT ARCHITECT
 DD

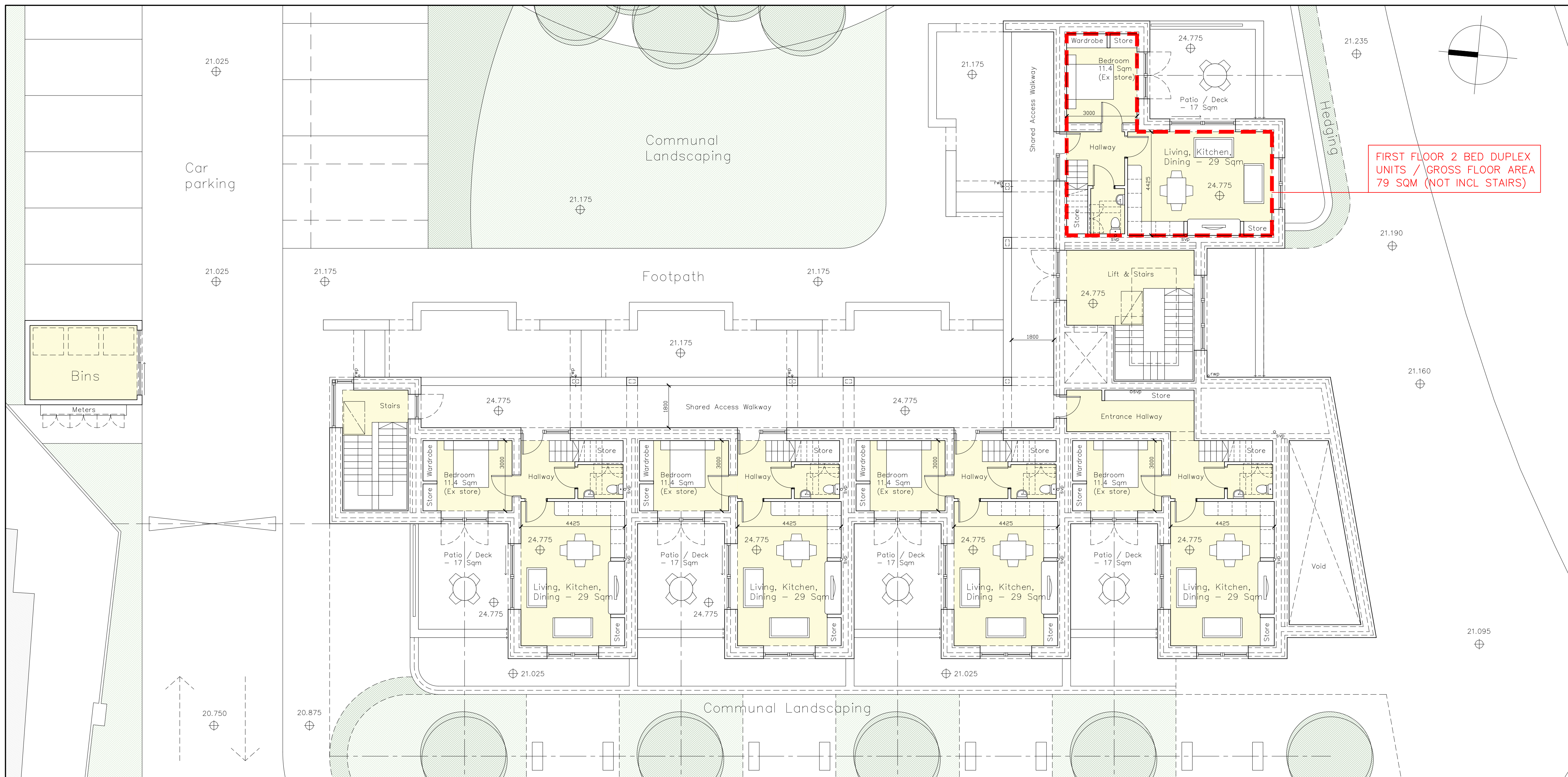
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SCALE As shown @ A1 DATE July 2020

DRAWING NUMBER 19290-P-102 REV



PROPOSED ELEVATION EB (WEST) / SCALE 1:100



PROPOSED FIRST FLOOR PLAN / SCALE 1:100

PROPOSED DEVELOPMENT:	
1 - Site: The site, which is 2526 Sqm / 0.25 Ha, is bounded to the north and east by residential properties, to the south by the Dublin Road and to the west by Barrack Lane. FCC Development Plan 2017-2023: - Zoning > TC Town and District Centre - Architectural Conservation Area - Zone of Archaeological Notification	
2 - Proposal: The proposal, which accords with the Development Plan policies and objectives, includes: - The construction of a 2 1/2 storey, stone/ender/zinc clad building with pitched and flat roofs including solar panels and roof lights with; - 10 number units in total to include: - 4 number 2 bedroom single storey dwellings and 1 number single storey live-in artists studio with part double height gallery space at ground floor level and; - 5 number 2 bedroom duplex dwellings at 1st floor level with stairs/lift/ext. walkway access and; - 11 number car parking spaces including 2 number visitor spaces and bin/bike/meter stores to the north of the site and; - Public and private landscaped areas with trees/hedges/paving/seating onto Barrack Lane and to the centre of the development and; - Boundary walls, SUDS drainage, and all associated works.	
3 - Design Overview: Attention has been given to producing an appropriate scheme of a suitable quality for its context in Lusk. In this respect the following has been considered: (A) The building has been positioned in such a way that a view is maintained to the historic church towers as one approaches along the Dublin Rd in accordance with Development Plan Lusk Objective 2. (B) The overall building form has been broken into a series of smaller elements with steeply pitched roofs in order to respect the historic character of the area in accordance with Development Plan Lusk Objective 3. (C) The building has been designed to have a strong presence with high quality materials including natural stone, zinc and render in accordance with Development Plan Lusk Objective 3. (D) The proposal includes for a good-sized public open space along Barrack Lane with native trees, hedgerows, paving and seating which will contribute to the openness and historic character of the area in accordance with Dev Plan Lusk Objectives 3 & 4. (E) The building incorporates an artists studio with a gallery space to further contribute to the amenity value of Lusk and its community. (F) The proposal has been designed to be climate-friendly with high levels of insulation, high performance windows and doors, solar panels, and SUDS drainage throughout.	

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CLIENT
FCC Housing Department

PROJECT TITLE
Proposed Development to Site at Junction of Dublin Road & Barrack Lane, Lusk

PROJECT STAGE
Planning Part X1

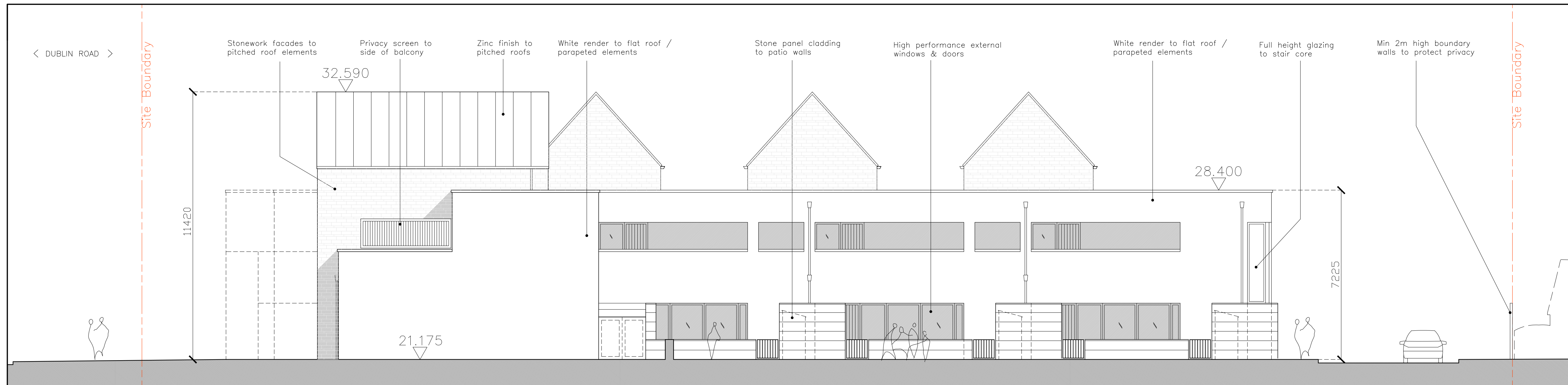
DRAWING TITLE
PROPOSED FIRST FLOOR PLAN & ELEVATION EB (WEST)

PROJECT ARCHITECT
DD

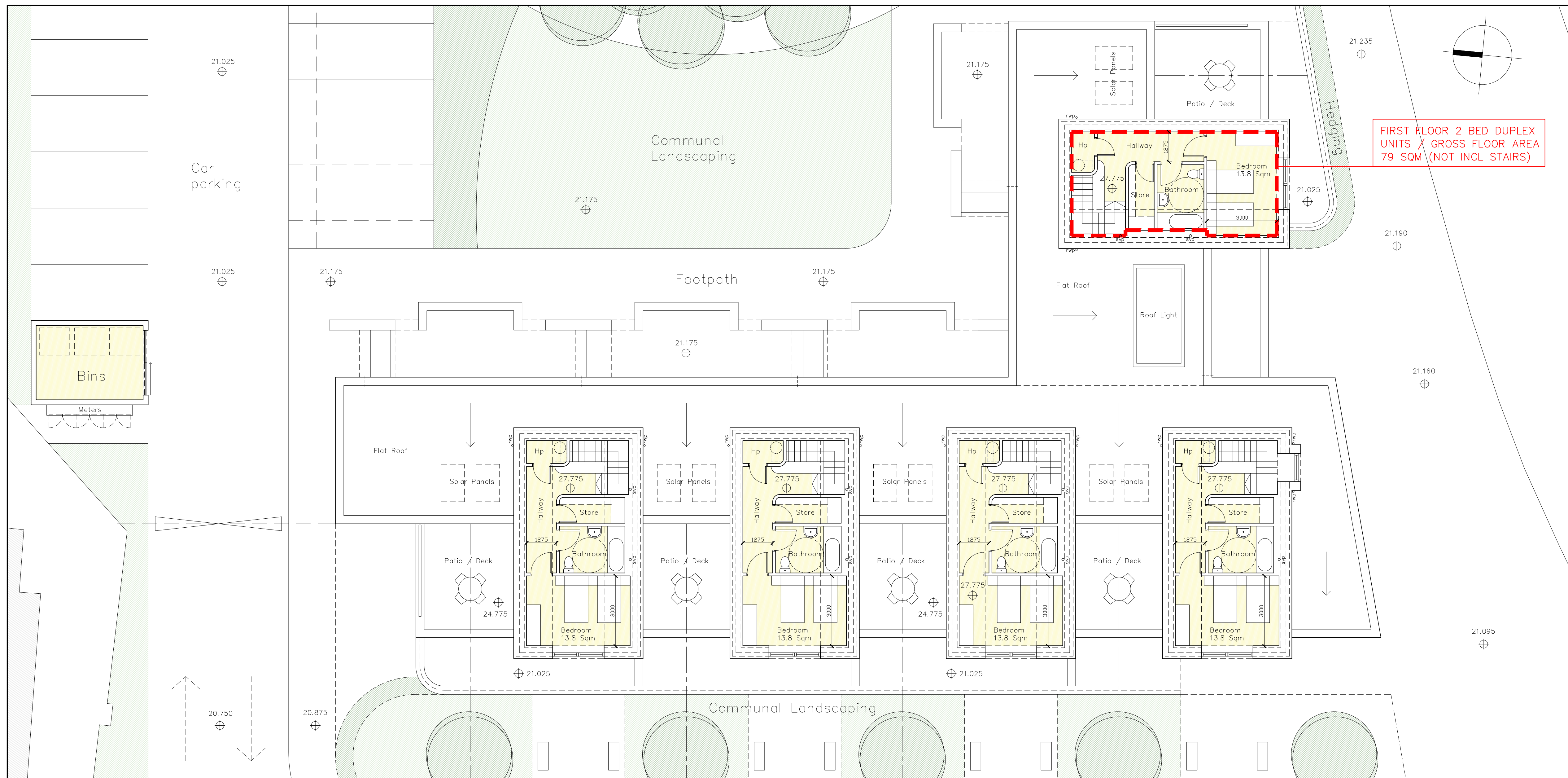
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SCALE As shown @ A1	DATE July 2020
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DRAWING NUMBER 19290-P-103	REV
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PROPOSED ELEVATION EC (EAST) / SCALE 1:100



PROPOSED SECOND FLOOR PLAN / SCALE 1:100

PROPOSED DEVELOPMENT:	
1 - Site: The site, which is 2526 Sqm / 0.25 Ha, is bounded to the north and east by residential properties, to the south by the Dublin Road and to the west by Barrack Lane. FCC Development Plan 2017-2023: - Zoning > TC Town and District Centre - Architectural Conservation Area - Zone of Archaeological Notification	
2 - Proposal: The proposal, which accords with the Development Plan policies and objectives, includes: - The construction of a 2 1/2 storey, stone/ender/zinc clad building with pitched and flat roofs including solar panels and roof lights with; - 10 number units in total to include: - 4 number 2 bedroom single storey dwellings and 1 number single storey live-in artists studio with part double height gallery space at ground floor level and; - 5 number 2 bedroom duplex dwellings at 1st floor level with stairs/lift/ext. walkway access and; - 11 number car parking spaces including 2 number visitor spaces and bin/bike/meter stores to the north of the site and; - Public and private landscaped areas with trees/hedges/paving/seating onto Barrack Lane and to the centre of the development and; - Boundary walls, SUDS drainage, and all associated works.	
3 - Design Overview: Attention has been given to producing an appropriate scheme of a suitable quality for its context in Lusk. In this respect the following has been considered: (A) The building has been positioned in such a way that a view is maintained to the historic church towers as one approaches along the Dublin Rd in accordance with Development Plan Lusk Objective 2. (B) The overall building form has been broken into a series of smaller elements with steeply pitched roofs in order to respect the historic character of the area in accordance with Development Plan Lusk Objective 3. (C) The building has been designed to have a strong presence with high quality materials including natural stone, zinc and render in accordance with Development Plan Lusk Objective 3. (D) The proposal includes for a good-sized public open space along Barrack Lane with native trees, hedges, paving and seating which will contribute to the openness and historic character of the area in accordance with Dev Plan Lusk Objectives 3 & 4. (E) The building incorporates an artists studio with a gallery space to further contribute to the amenity value of Lusk and its community. (F) The proposal has been designed to be climate-friendly with high levels of insulation, high performance windows and doors, solar panels, and SUDS drainage throughout.	

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CLIENT
FCC Housing Department

PROJECT TITLE
Proposed Development to Site at Junction of Dublin Road & Barrack Lane, Lusk

PROJECT STAGE
Planning Part X1

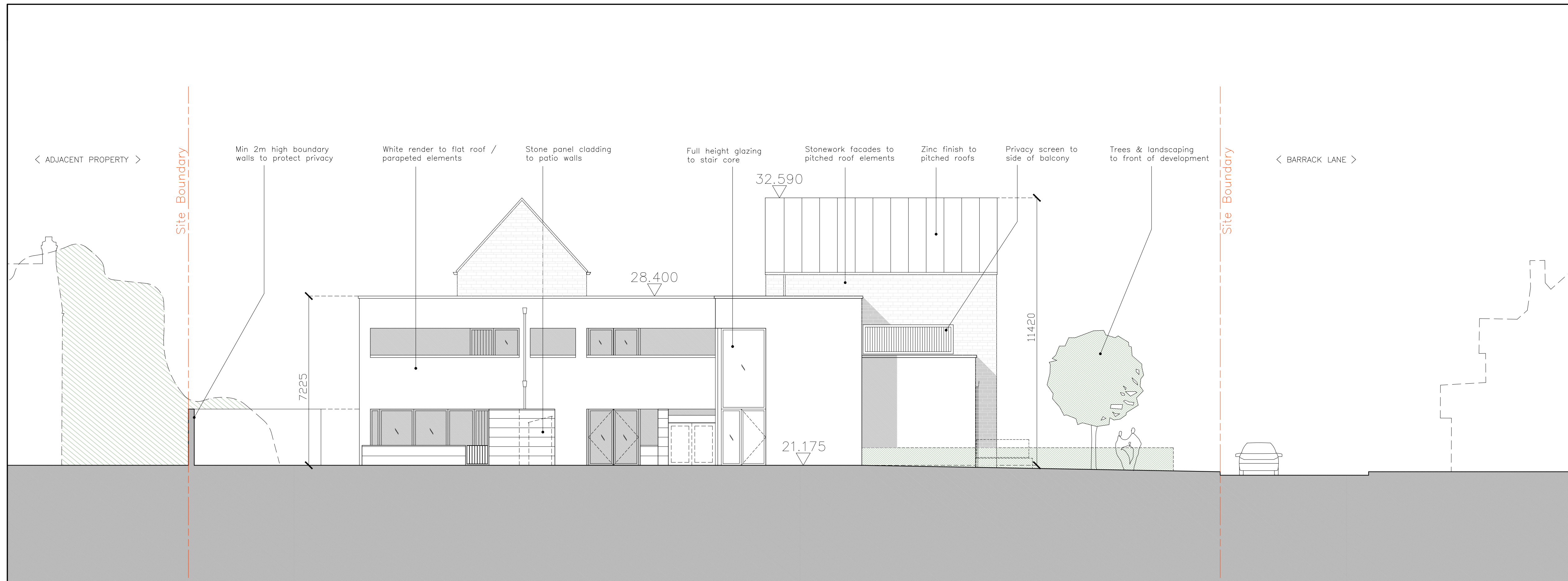
DRAWING TITLE
PROPOSED SECOND FLOOR PLAN & ELEVATION EC (EAST)

PROJECT ARCHITECT
DD

DRAWN DD CHECKED CB

SCALE As shown @ A1 DATE July 2020

DRAWING NUMBER 19290-P-104 REV



PROPOSED ELEVATION ED (NORTH) / SCALE 1:100



PROPOSED SECTION SA / SCALE 1:100

PROPOSED DEVELOPMENT:

1 - Site:
The site, which is 2526 Sqm / 0.25 Ha, is bounded to the north and east by residential properties, to the south by the Dublin Road and to the west by Barrack Lane.
FCC Development Plan 2017-2023:
- Zoning > TC Town and District Centre
- Architectural Conservation Area
- Zone of Archaeological Notification

2 - Proposal:
The proposal, which accords with the Development Plan policies and objectives, includes:
- The construction of a 2 1/2 storey, stone/ender/zinc clad building with pitched and flat roofs including solar panels and roof lights with;
- 10 number units in total to include:
- 4 number 2 bedroom single storey dwellings and 1 number single storey live-in artists studio with part double height gallery space at ground floor level and;
- 5 number 2 bedroom duplex dwellings at 1st floor level with stairs/lift/ext. walkway access and;
- 11 number car parking spaces including 2 number visitor spaces and bin/bike/meter stores to the north of the site and;
- Public and private landscaped areas with trees/hedges/paving/seating onto Barrack Lane and to the centre of the development and;
- Boundary walls, SUDS drainage, and all associated works.

3 - Design Overview:
Attention has been given to producing an appropriate scheme of a suitable quality for its context in Lusk. In this respect the following has been considered:
(A) The building has been positioned in such a way that a view is maintained to the historic church towers as one approaches along the Dublin Rd in accordance with Development Plan Lusk Objective 2.
(B) The overall building form has been broken into a series of smaller elements with steeply pitched roofs in order to respect the historic character of the area in accordance with Development Plan Lusk Objective 3.
(C) The building has been designed to have a strong presence with high quality materials including natural stone, zinc and render in accordance with Development Plan Lusk Objective 3.
(D) The proposal includes for a good-sized public open space along Barrack Lane with native trees, hedgerows, paving and seating which will contribute to the openness and historic character of the area in accordance with Dev Plan Lusk Objectives 3 & 4.
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CLIENT
FCC Housing Department

PROJECT TITLE
Proposed Development to Site at Junction of Dublin Road & Barrack Lane, Lusk

PROJECT STAGE
Planning Part X1

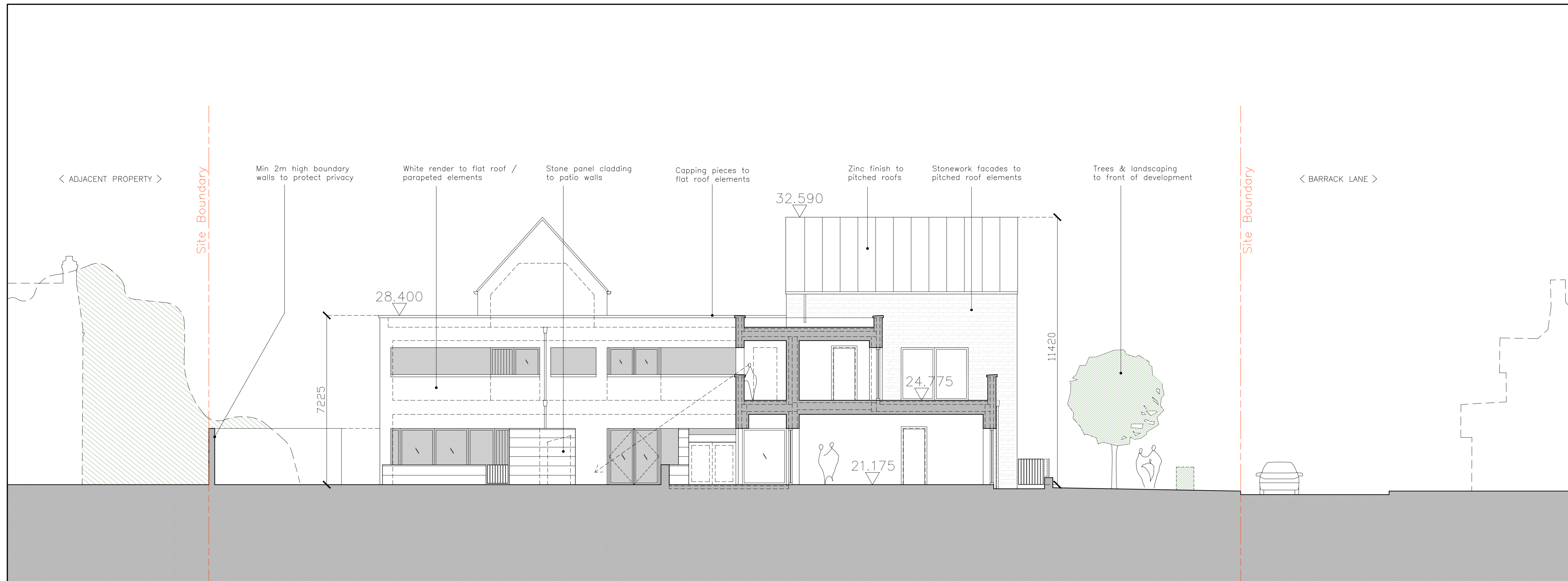
DRAWING TITLE
PROPOSED ELEVATION ED (NORTH) & SECTION SA

PROJECT ARCHITECT
DD

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SCALE As shown @ A1	DATE July 2020
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DRAWING NUMBER 19290-P-105	REV
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PROPOSED SECTION SB / SCALE 1:100



VIEW ALONG DUBLIN ROAD - BEFORE



VIEW ALONG DUBLIN ROAD - AFTER

<p>PROPOSED DEVELOPMENT:</p> <p>1 – Site:</p> <p>The site, which is 2526 Sqm / 0.25 Ha, is bounded to the north and east by residential properties, to the south by the Dublin Road and to the west by Barrack Lane.</p> <p>FCC Development Plan 2017–2023:</p> <ul style="list-style-type: none"> – Zoning > TC Town and District Centre – Architectural Conservation Area – Zone of Archaeological Notification <p>2 – Proposal:</p> <p>The proposal, which accords with the Development Plan policies and objectives, includes:</p> <ul style="list-style-type: none"> – The construction of a 2 ½ storey, stone/ender/zinc clad building with pitched and flat roofs including solar panels and roof lights with; – 10 number units in total to include: <ul style="list-style-type: none"> – 4 number 2 bedroom single storey dwellings and 1 number single storey live-in artists studio with part double height gallery space at ground floor level and; – 5 number 2 bedroom duplex dwellings at 1st floor level with stairs/lift/ext. walkway access and; – 11 number car parking spaces including 2 number visitor spaces and bin/bike/meter stores to the north of the site and; – Public and private landscaped areas with trees/hedges/paving/seating onto Barrack Lane and to the centre of the development and; – Boundary walls, SUDS drainage, and all associated works. <p>3 – Design Overview:</p> <p>Attention has been given to producing an appropriate scheme of a suitable quality for its context in Lusk. In this respect the following has been considered:</p> <p>(A) The building has been positioned in such a way that a view is maintained to the historic church towers as one approaches along the Dublin Rd in accordance with Development Plan Lusk Objective 2.</p> <p>(B) The overall building form has been broken into a series of smaller elements with steeply pitched roofs in order to respect the historic character of the area in accordance with Development Plan Lusk Objective 3.</p> <p>(C) The building has been designed to have a strong presence with high quality materials including natural stone, zinc and render in accordance with Development Plan Lusk Objective 3.</p> <p>(D) The proposal includes for a good-sized public open space along Barrack Lane with native trees, hedgerows, paving and seating which will contribute to the openness and historic character of the area in accordance with Dev Plan Lusk Objectives 3 & 4.</p> <p>(E) The building incorporates an artists studio with a gallery space to further contribute to the amenity value of Lusk and its community.</p> <p>(E) The proposal has been designed to be climate-friendly with high levels of insulation, high performance windows and doors, solar panels, and SUDS drainage throughout.</p>
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CLIENT
FCC Housing Department

PROJECT TITLE
Proposed Development to Site at Junction
of Dublin Road & Barrack Lane, Lusk

PROJECT STAGE
Planning Part X1

DRAWING TITLE
PROPOSED SECTION SB
& 3D VIEW OF PROPOSAL

PROJECT ARCHITECT
DD

DRAWN DD	CHECKED CB
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SCALE NTS	DATE July 2020
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DRAWING NUMBER 19290-P-106	REV
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