

Description of Proposed Development at The Old Courthouse, Harbour Road, Howth, Dublin 13, D13 AE22

1. Site

Fingal County Council proposes to refurbish and upgrade the Old Courthouse, located between Harbour Road and Church Road, Howth, Dublin 13 for continued community use and proposed new use as a public tourist office. A small existing yard and landscaped area to the west of the building will be redeveloped to provide a small public open space and facilitate an accessible public entrance to the building. The total site area is 193 sqm.

2. Planning

The site is currently zoned TC – 'Town and District Centre' in the Fingal Development Plan 2017-2023. The Old Courthouse Howth is recorded as a protected structure (RPS No.567).

3. Existing Infrastructure

The building will be serviced by existing drainage infrastructure. Existing poor condition and maintenance issues require renewal of some drainage runs along footpath and in landscaped area. No parking is provided on site but paid public parking is available on Harbour Road and in public carparks nearby. The proposal involves a complete refurbishment of all services to the building but minimising disruption and impact to historic fabric.

4. Proposal

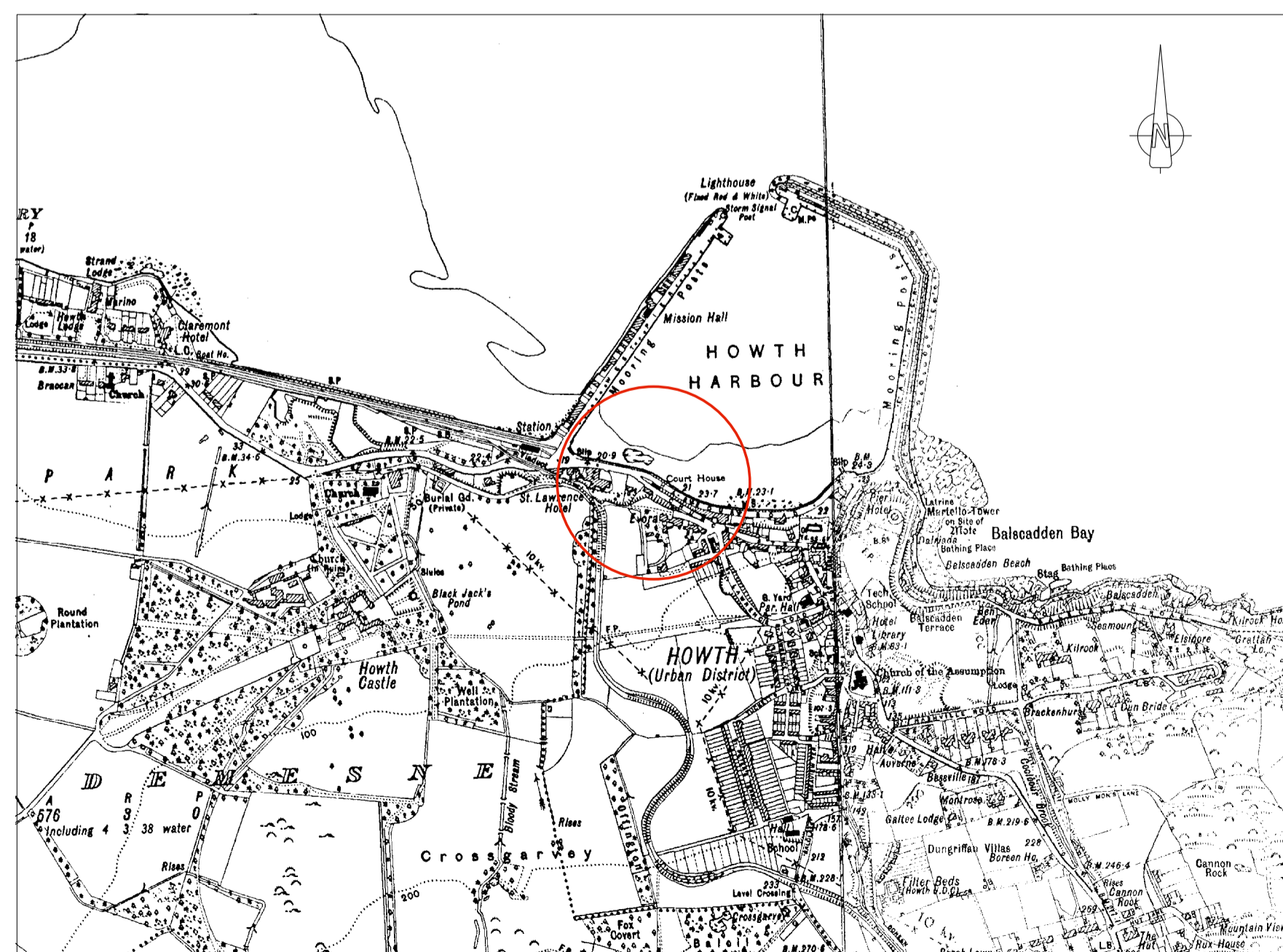
The proposal involves forming a new entrance courtyard to the western side to accommodate ramped access and allow for universal access to the building. The new landscaped courtyard of approx. 60 sqm will provide an elevated public amenity space with seating overlooking the harbour area. It is proposed that the main public access into the building will be from the western side via the entry court. To facilitate the proposal the existing gate to Harbour Road will be repositioned and some sections of the existing stone wall will be reconstructed maintaining its current height. New metal railings are proposed above stone walls for safety reasons but will allow views through to the building and harbour. New stone paving will be introduced with a new seating bench overlooking the harbour.

The existing floor area of the building remains unchanged at 104 sqm split over ground and mezzanine level. The use of the smaller principal room will change from staff tea station use to a publicly accessible Tourist Office. The main principal room will be retained as a flexible space for Community use accessed from the Tourist office via a new ramp. Minor alterations are proposed internally and two blocked up windows will be reopened to provide more natural light and ventilation. A single unisex existing toilet will be increased in area to meet current standards and a small tea station is proposed in the lower level of the building.

The proposal involves retaining existing painted signage on the western elevation and external plaques. The provision of new high quality metal feature signage at the western boundary will allow clear and easy identification of the tourist office use and panel on new railings will allow for changing local information to be accommodated. The exterior of the building will be repainted in an appropriate colour scheme on completion.

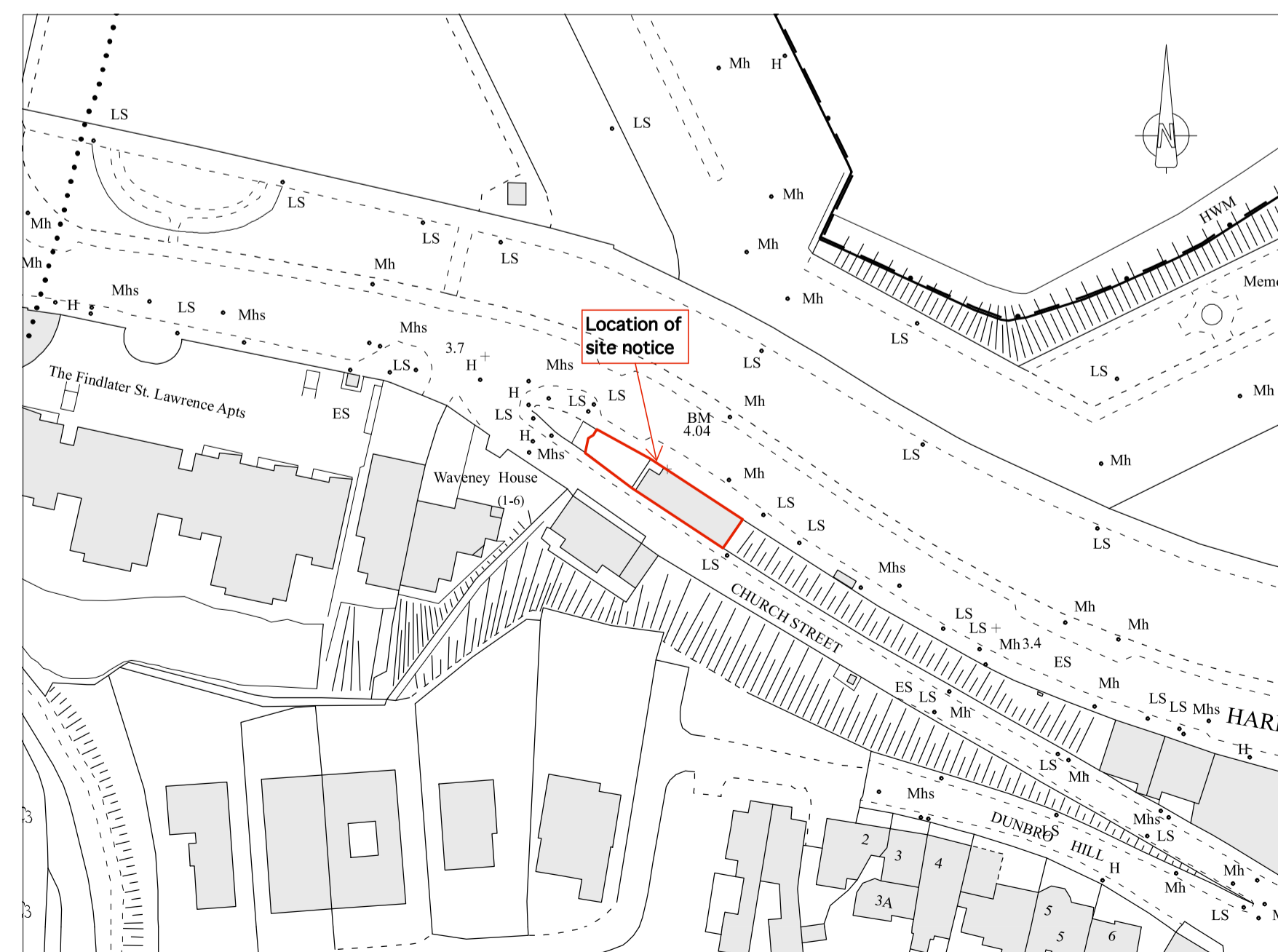


External View Showing new Courtyard Layout



Location map
Scale: 1:10560

Plot Ref. No. 19757717_1
Plot Date 05-SEP-2017



Site Location map
Scale: 1:1000

Plot Ref. No. 19757717_1_1
Plot Date 05-SEP-2017

RMA RAYMOND Mc GINLEY ARCHITECTS B.Arch M.UEC M.F.R.I.A.I. ARCHITECTS - HISTORIC BUILDING CONSULTANTS	www.raymcginley.ie ray@raymcginley.ie Tel: 01 - 8215935	
	43 SYCAMORE AVENUE, CASTLEKNOCK, DUBLIN 15, IRELAND.	
'PART 8' PLANNING APPLICATION DRAWING		
Job: Howth Old Courthouse. Client: Economic, Enterprise & Tourism Development Department, Fingal county Council.	Scale: 1:10560 & 1:1000	Dwg. size: A1
Drawing title: Location Maps and Proposed External View showing new Courtyard Layout.	Drawn by: CO / RM	BIM Ref: 1606 Part 8 Planning drg v10.vwx
Date: January 2018	Drawing No. 1606.P.03	Revision: V.10
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