

ALWA

2412 12 Deansgrange Road

Stage 01 - Feasibility Study

Date: 11.12.2024 | Rev: A

**Arigho Larmour Wheeler
Architects**

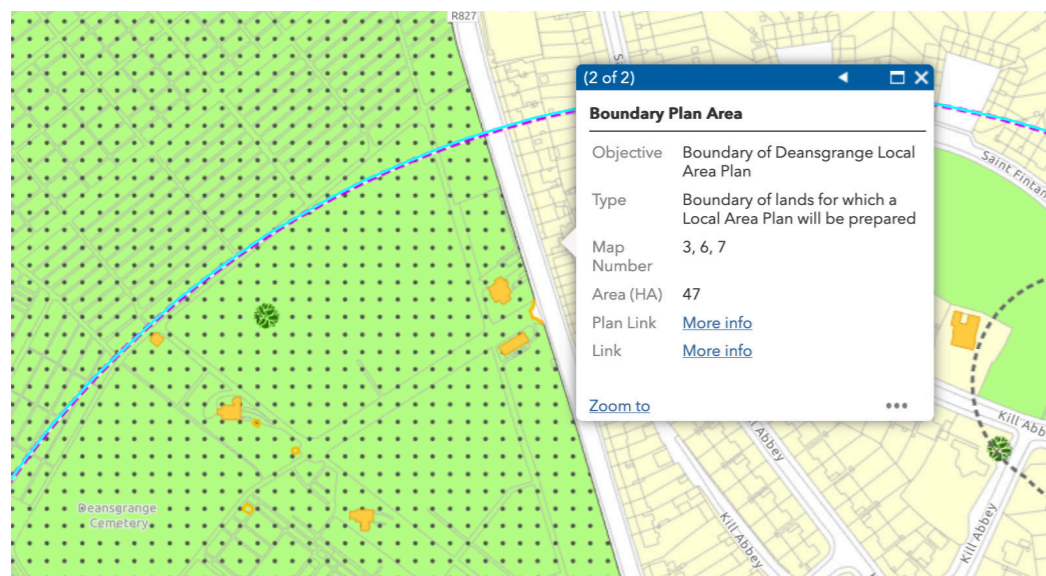
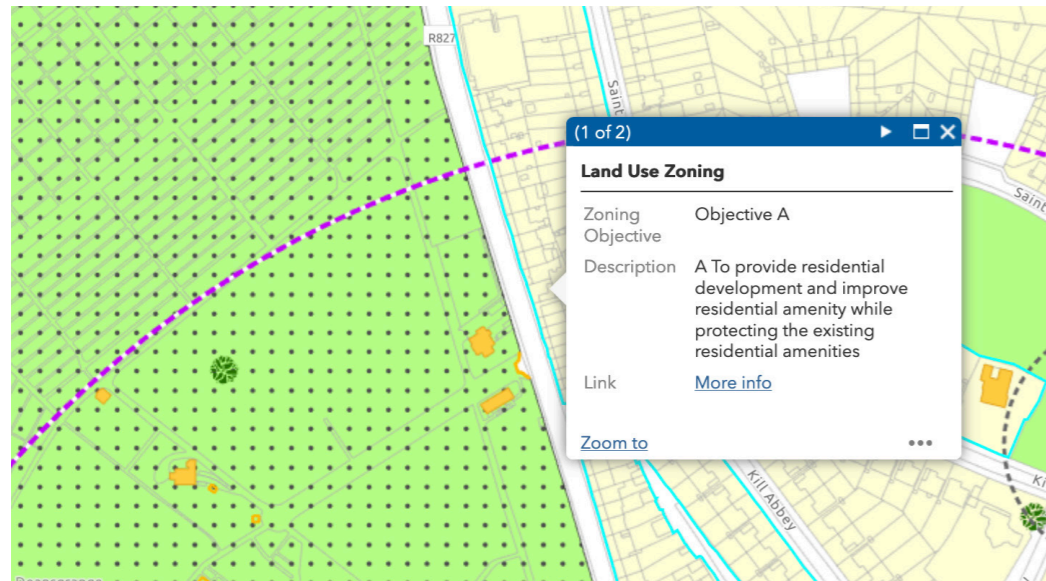
12 Deansgrange Road

Main Image: OS Map below highlighting 12 Deansgrange Road. Bottom left: Excerpts from DLR development plan

12 Deansgrange Road.

The site at No.12 Deansgrange Road is approximately 195sqm with a 10m street front to Deansgrange Road. To the north sits a terrace of bungalows and to the south sits a terrace of 8 houses which are 3 storey with the top floor set back.

The zoning within the Dun Laoghaire Rathdown County Council development plan is Residential, Objective A as outlined below.



12 Deansgrange Road.

The proposed scheme is for 2no. townhouses with off street parking. The semi detached houses hold the building line with its neighbours to the south and has the same parapet height to the street. The top floor is set back and clad in a dark grey / black zinc.

The building massing is equal to its neighbours to the south.

The proposed scheme accomodates off street parking, each house is 3 bedroom with a rear garden and a roof terrace.



12 Deansgrange Road.

Each house accomodates the following:

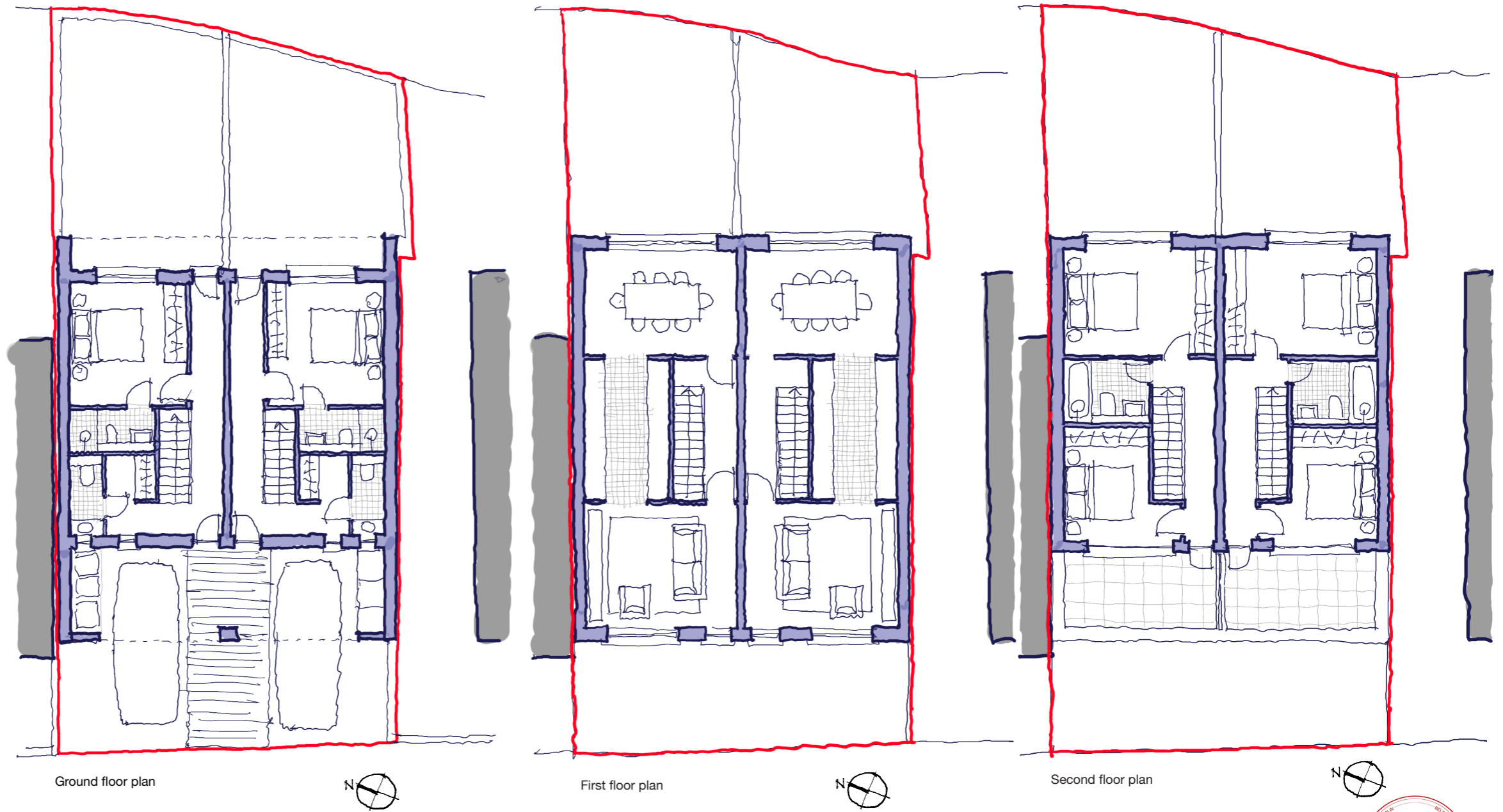
- 3no. double bedrooms, one which has an ensuite.
- Ample storage in each bedroom
- Family bathroom
- Cloaks and a guest WC on ground floor.
- Access to rear garden
- Large kitchen living dining with dual aspect
- Roof terrace facing west.
- Off street parking bin / bike store to front.

Total Site Area: 195sqm

Area Schedule per house:

- Ground Floor: 31sqm.
- First Floor: 43sqm
- Second Floor: 32sqm.
- Total GIA: 106sqm

- Rear Garden: 32sqm
- Roof Terrace: 10sqm.



Proposed townhouses to 12 Deansgrange Road
(Subject to planning permission)



Revision Record

Date: 12.12.2024 | Rev: A

ALWA

www.alwarchitects.com

info@alwarchitects.com