

# **PROPOSED CHANGE OF USE FOUR EXISTING LIVE/WORK UNITS AND TWO RETAIL UNITS, TO PROVIDE 2 DUPLEX APARTMENTS, 2 APARTMENTS AND 3 RETAIL UNITS, BLOCKS 19 & 20, NEW PRIORY, THE HOLE IN THE WALL ROAD, DUBLIN13**

Part 8 Architects' report

## **BACKGROUND**

Planning permission was granted for approximately 190 units at Priory Hall including four live/work and 3 retail units, set out in 20 blocks under Planning Application 1731/03. Then, the development was constructed between 2004 and 2007. Building defects became apparent arising from inspections by various DDC departments. This culminated in the issue of a Fire Safety Notice in September 2009 and a comprehensive Building Enforcement Notice issued in November 2011 to the developers Coalport Building Company Ltd.

The developer failed to respond to the notices and ultimately the state undertook to remediate the defective work. A comprehensive audit of the existing works was carried out by a professional team and a scope of works was outlined to detail all the remedial works. The scope of works was the "repair and reinstatement" of all the building including removal of pyrite under footpaths, roads, basement carpark and ground supported slabs. The "repair and reinstatement" of the apartments has been ongoing since August 2014 and the final phase is programmed to be completed this October.

The existing units were granted under application 1731/03. The live/work units and retail units, as constructed, did not comply with the building regulations and it is not possible to reconfigure them to comply within the constraints of the as-built fabric.

The consultant architects were asked to reconfigure the live/work and retail units to provide additional sustainable apartments and a sustainable quantum of retail.

## **DESIGN PROPOSAL**

The design provides a two-bed duplex in lieu of a live/work unit at the south of each block where a quality private open space can be provided. At first floor level a dual aspect two-bed corner apartment is proposed over the retail accommodation. The finalised proposal delivers the following quantum of development:

Block 20 – 2B3P Apartment @ 77m<sup>2</sup> and 2B4P 90m<sup>2</sup> duplex

One retail unit of 74m<sup>2</sup>.

Block 19 – 2B3P Apartment @ 72m<sup>2</sup> and 2B4P 91m<sup>2</sup> duplex

Two retail units of 44m<sup>2</sup> and 33m<sup>2</sup>.

All the proposed works are within the envelope of the existing building fabric with minor alterations to the existing curtain walling, increasing the head height to normal apartment standards and introducing opening lights to provide better daylight, ventilation and access to the private amenity space.

The design strategy is the same as for the rest of the development: at ground floor level privacy strips of hedging and a rail are provided at the front of the blocks and private amenity space is a terrace at the rear or side; at first floor level the private amenity space is a balcony.

The drainage is connected into the existing drainage scheme for the rest of the blocks.

The landscape design in respect of condition 12 of 1731/03 are in compliance and acceptable to the Planning Authority. The hard and soft landscape have already been approved and signed off by Parks and Road Maintenance.

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