

57a Reuben Street

Dolphin's Barn, Dublin 8

Febraury 2021



Project Description

57a Reuben Street, Dolphin's Barn, Dublin 8.

The proposal is to build a two storey house on the vacant site between No. 57 Reuben Street and the Earl's Court apartment complex. It is envisaged that this 2 storey, 3 bedroom house, will be a suitable infill building to complete the terrace along Reuben Street.

The materials used will be typical of the surrounding area, with brick walls, slate roofs and timber windows. There will be a small front garden, with metal railings along the pavement, similar to and in line with the existing houses. The house will abut against both No. 57 and Earl's Court to form a complete terrace. Behind the house there will be a private garden.

The Traveller Accommodation Unit of the Housing Department is the sponsor for this proposal.

City Architect's Division

25th February 2021



ITM 713830, 732965

SITE LOCATION MAP Scale 1:1000



EXISTING SITE SURVEY Scale 1:200

PROPOSED NEW DWELLING HOUSE
AT
57A, REUBEN STREET, DOLPHIN'S BARN,
DUBLIN 8
FOR
DUBLIN CITY COUNCIL

DRAWING LIST

PP-1 Rev. A
SITE LOCATION MAP AND
EXISTING SITE SURVEY.

PP-2 Rev. A
SITE LAYOUT PLAN AND
PROPOSED FLOOR PLANS

PP-3 Rev. A
ELEVATIONS AND
SECTIONS.

PP-4 Rev. A
3-DIMENSIONAL VIEWS.

DRAWING LIST

A	18-2-2021	PF	House Layout revised.	
REV:	DATE:	DRAWN:	DESCRIPTION:	

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FLANAGA

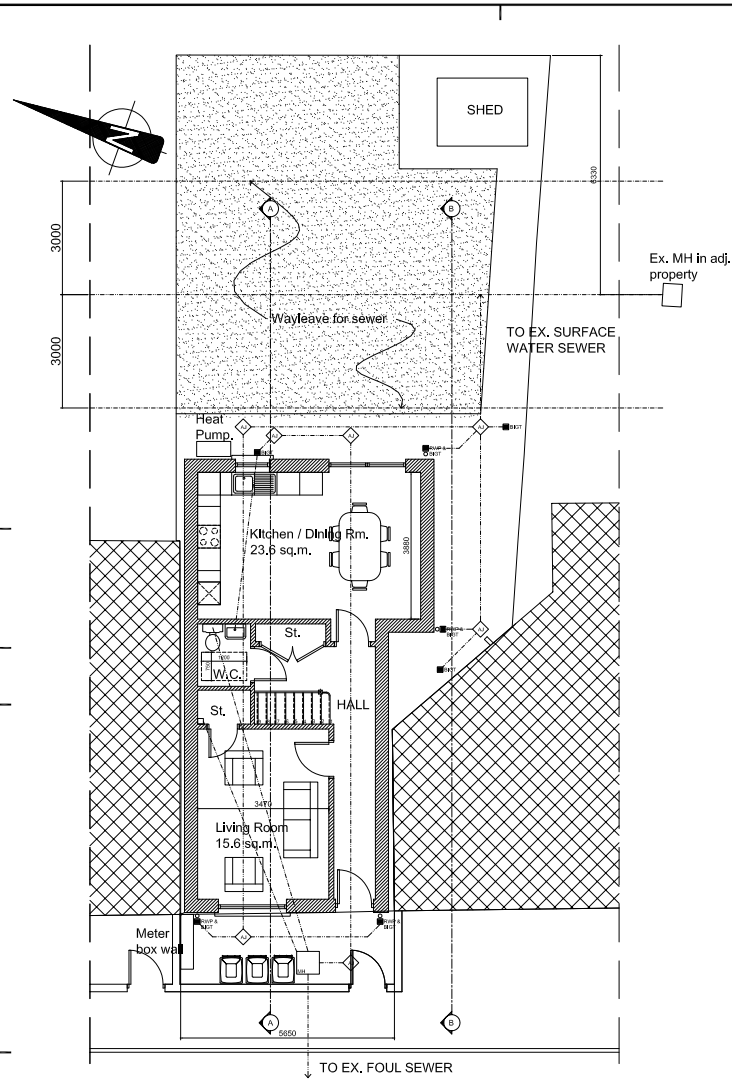
8, Argus House, Greenmount Office Park, Harold's Cross, Dublin 6W
Tel: (01) 4730034 Fax: (01) 4730043 email: info@flanaganarchitects.ie

PROJECT: NEW HOUSE AT 57A REUBEN STREET, DUBLIN 8

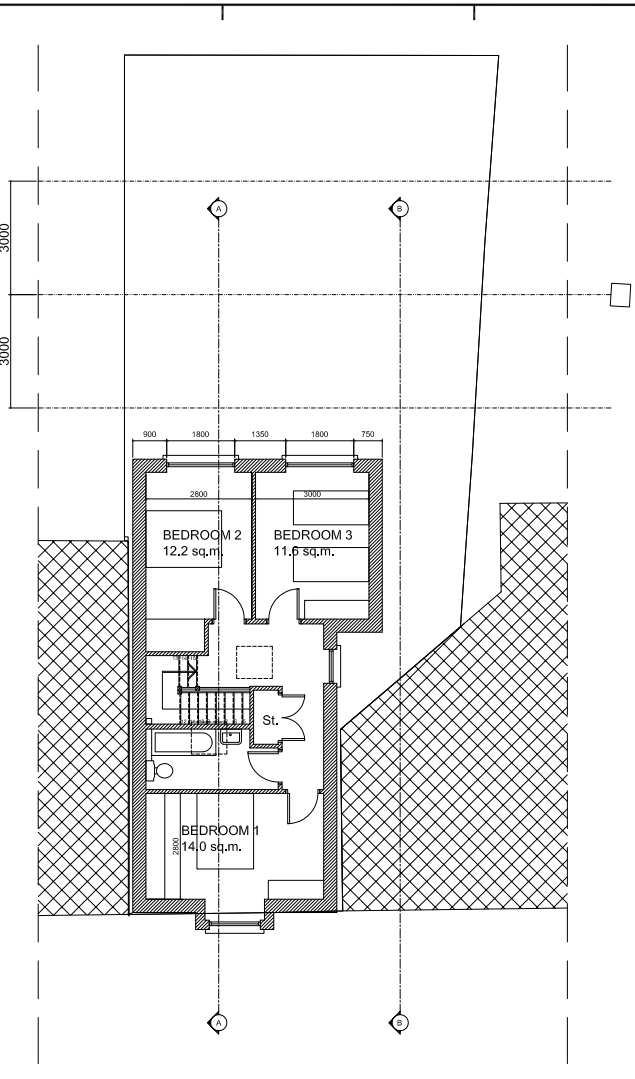
CLIENT: DUBLIN CITY COUNCIL

DRAWING: SITE LOCATION MAP AND SITE SURVEY.

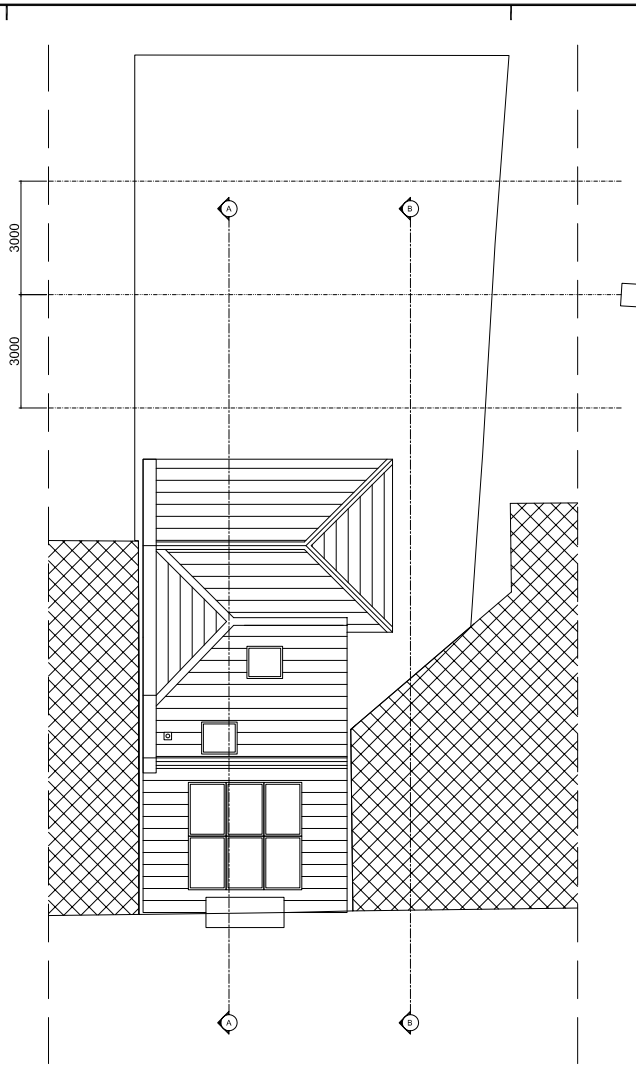
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DATE:	Nov. 2020	DRAWING NO.	11920 PP-1
			REV.



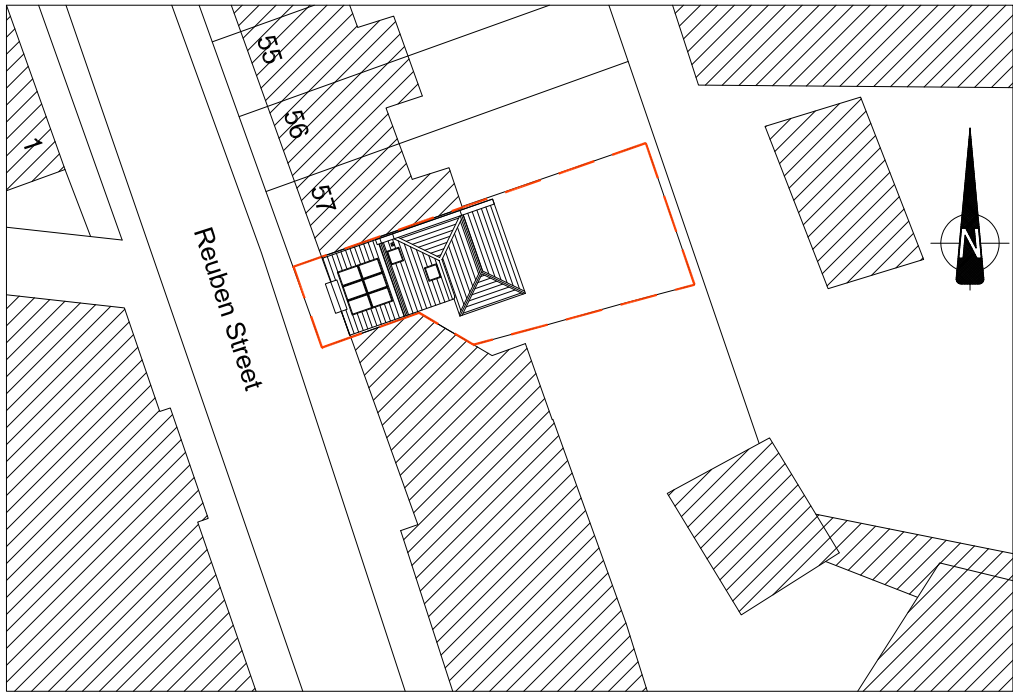
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF PLAN



SITE LAYOUT PLAN Scale 1:250

SITE AREA:
200.6 sq.m.

Grassed Area:
Front: 0 sq.m.
Rear: 67.2 sq.m.


FLOOR AREAS:

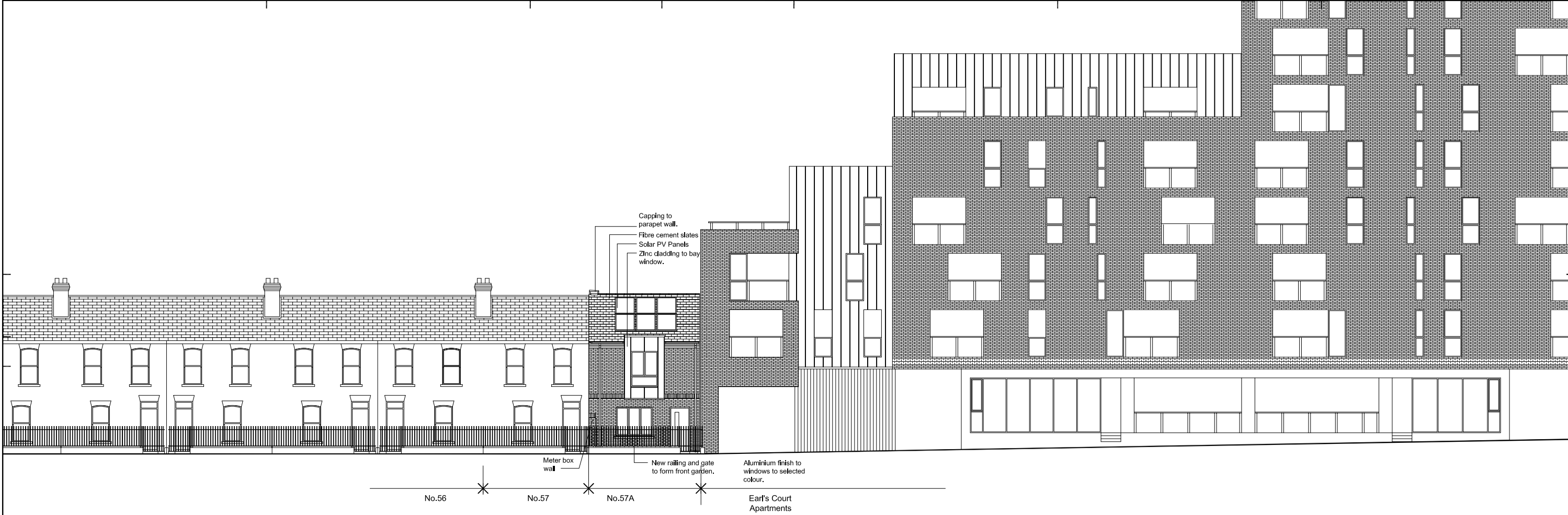
GROUND FLOOR
Living Room 15.8 sq.m.
Kitchen / Dining Room 23.6 sq.m.

FIRST FLOOR
Bedroom 1 14.0 sq.m.
Bedroom 2 12.2 sq.m.
Bedroom 3 11.6 sq.m.

Ground Floor Area 57.7 sq.m.
First Floor Area 58.6 sq.m.

Gross internal Floor Area: 116.3 sq.m.

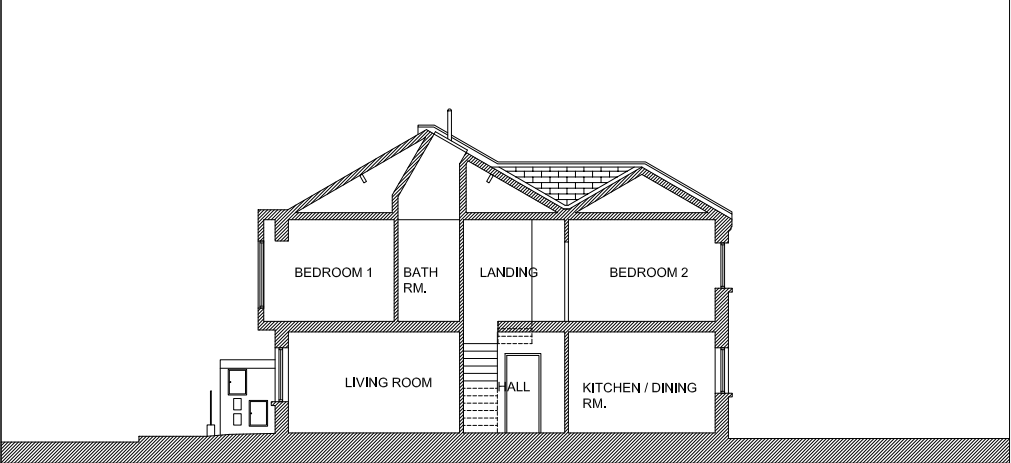
A	18-2-2021	PF	House Layout revised.		
REV.	DATE	DRWN.	DESCRIPTION		INT.
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F L A N A G A N					
					
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PROJECT:		NEW HOUSE AT 57A REUBEN STREET, DUBLIN 8			
CLIENT:		DUBLIN CITY COUNCIL			
DRAWING:		SITE LAYOUT PLAN AND PROPOSED FLOOR PLANS			
SCALE:		1:100, 1:250 (AT A1)		DRAWN BY: PF	
DATE:		Nov. 2020		DRAWING NO. 11920 PP-2	
				REV. A	



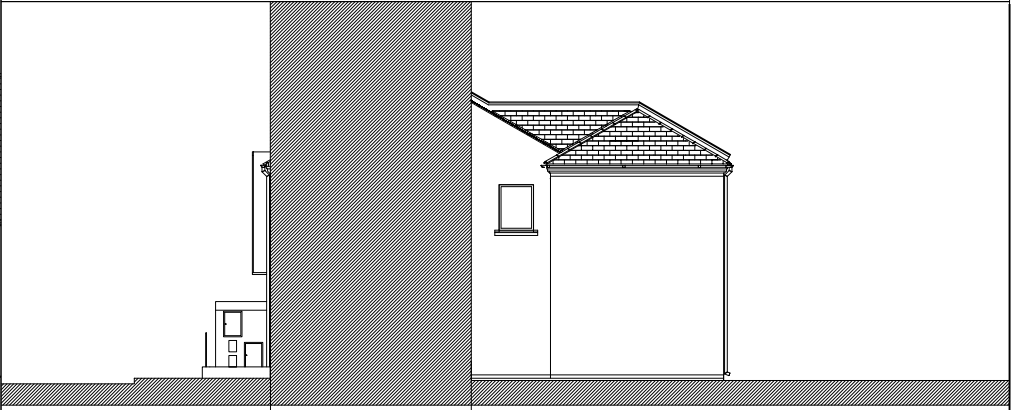
ELEVATION TO REUBEN STREET



REAR ELEVATION



SECTION A-A



SECTION B-B SIDE ELEVATION

REV.	DATE	DRWN.	DESCRIPTION	INT.
A	18-2-2021	PF	House Layout revised.	
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PROJECT: NEW HOUSE AT 57A REUBEN STREET, DUBLIN 8				
CLIENT: DUBLIN CITY COUNCIL				
DRAWING: CONTEXT ELEVATIONS, SECTIONS				
SCALE:	1:100 @ A1	DRAWN BY:	PF	REV. A
DATE:	Nov. 2020	DRAWING NO.	11920 PP-3	



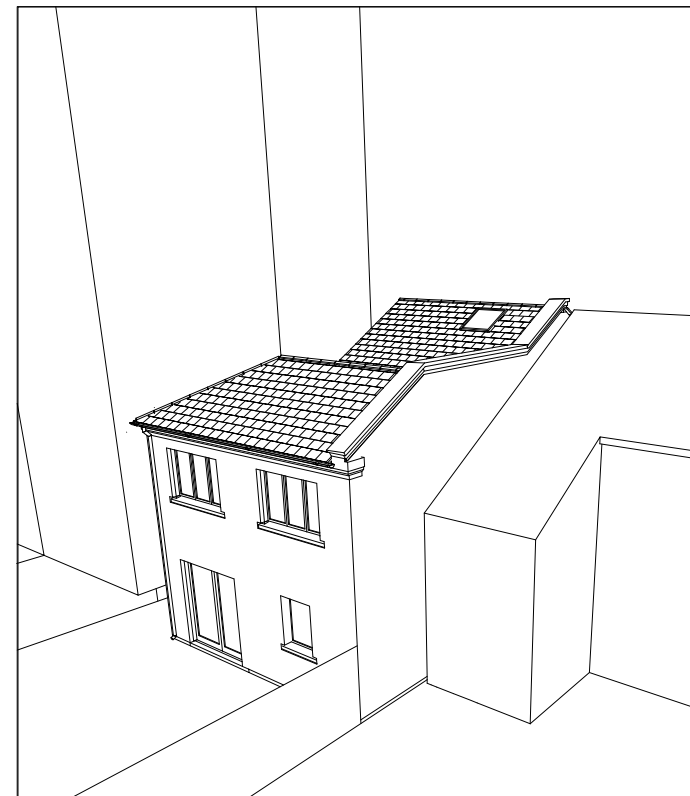
VIEW DOWN REUBEN STREET



VIEW SHOWING ENTRANCE



VIEW TOWARDS DOLPHIN'S BARN



VIEW OF REAR ROOF

A		18-2-2021	P.F.	HOUSE TYPE REVISED TO ENTRANCE ON STREET	
REV.	DATE	DRWN	DESCRIPTION	INT.	
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CLIENT:		DUBLIN CITY COUNCIL			
DRAWING:		3-DIMENSIONAL VIEWS			
SCALE:	Not to Scale		DRAWN BY:	P.F.	
DATE:	Nov. 2020		DRAWING NO.	11920 PP-4	REV. A