

# AVONDALE SQUARE DUNBOYNE, CO. MEATH

Mixed Use Residential Development  
35 No. Residential Units  
4 No. Retail Units  
2 No. Home Office Units  
Client: Carriagdun Properties  
Value: €10,500,000  
Planning Permission 2003  
Completed 2005



Dunboyne is a traditional rural village situated in the hinterland of the Dublin metropolitan area. The development site presented an opportunity to establish an urban edge along one of the village's principal streets whilst providing for residential and live / work units to the rear which seek to augment the resident population of the village and provide for a variety of household formations including young families and the elderly. The site strategy comprised a terrace of retail and office uses fronting onto the street. This terrace reflects the form and scale of the local vernacular, comprising two storey buildings with a shallow floor plan and a continuous building line. In the tradition of Irish towns and villages, a courtyard space was developed to the rear of the terrace and accessed from the street via pedestrian and vehicular connections. A sequence of public, semi-private and private spaces is established from the street to the residential part of the site. The courtyard space is defined by residential units which form an edge along the perimeter of the site and provides for an attractive, useable and passively surveyed open space. A proportion of the required car parking spaces have also been integrated within this space through the use of structured and well landscaped parking areas.

The residential units were designed as a reinterpretation of the standard duplex style unit having wide frontage and a shallow depth which provides for greater solar access. The ground floor unit included dual aspect living accommodation and an outdoor patio area. The first floor units comprise two levels of accommodation with dual aspect living accommodation at the entrance level and sleeping accommodation at the second or attic level. The stairs leading to the first floor apartment is internalised within the plan in order to maintain a clean and uncluttered streetscape. A large outdoor terrace and a balcony over the entrance porches provide for usable open space. The units minimise overlooking by employing high level windows to the rear, and opaque screens on the first floor terraces and principal rooms overlooking the lower garden and private courtyard spaces.



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