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Esquisse Part 1 - Site Analysis



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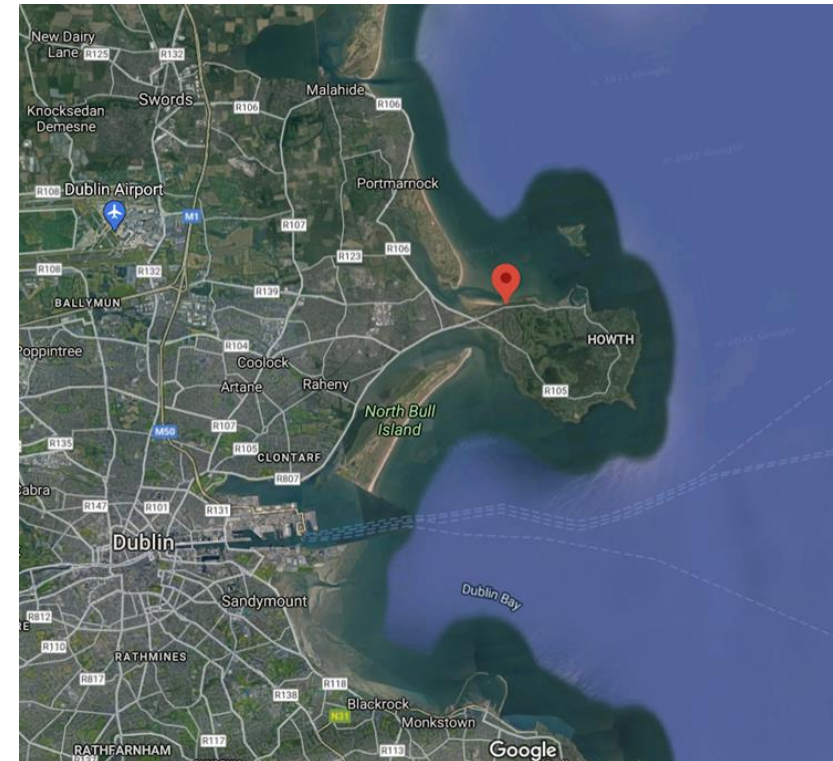
Short description of the site and environs



3-bedroom dwelling at a site at No. 4 Corrbridge Terrace, Sutton.

Site location details

- The dwelling is located on Claremont Road, Howth, Dublin. Howth is 9½ miles north-east of Dublin city centre. Due to close proximity to Dublin, Howth has become a popular residential area and is very much sought-after location. Howth has great transportation links being serviced by both the dart and buses. It is also a popular tourist town with beautiful walks around Howth head.



Measurements and dimensions

- The dwelling is set out on a site approximately 60m in length and 10.8m in width.
- The dwelling is 8.1m in width and 13.7m in length.



Access to the site

- There is access to the front and the back of the dwelling. The front entrance exits onto the Claremont Road. Access to a laneway is provided at the rear of the dwelling.
- There is a footpath to the front of the dwelling. Right across the road is the dart line.



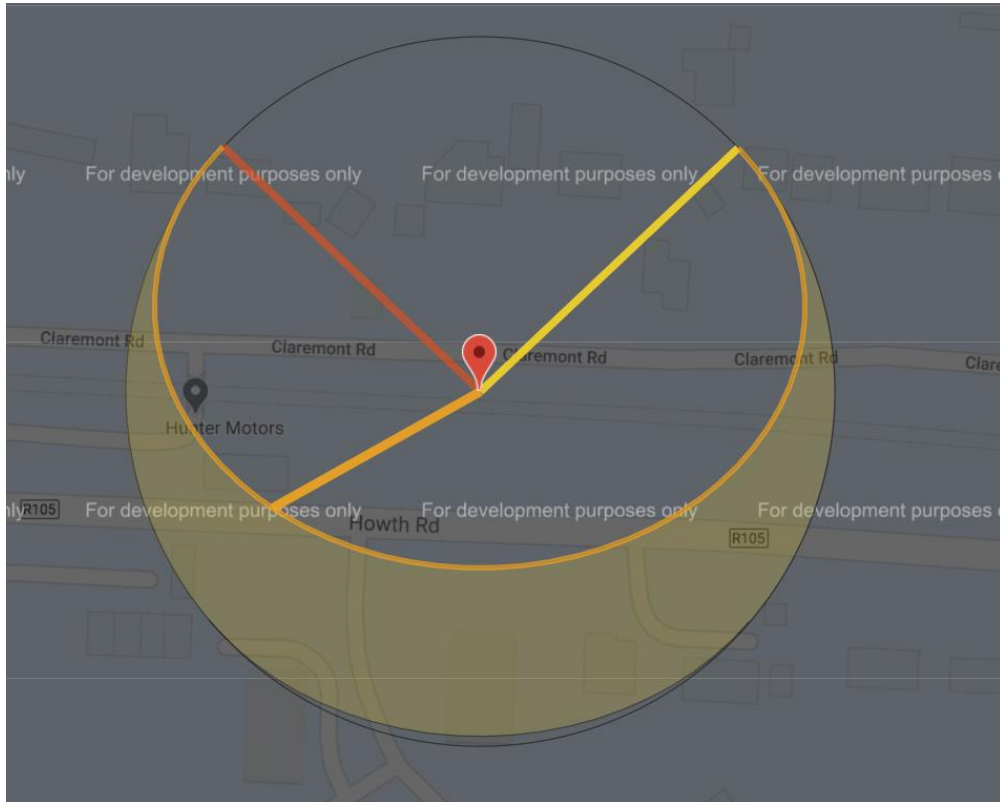
Planning

- There have been three Planning Applications on the neighboring house, 5 Corbridge Terrace, Claremont Road, Sutton, Dublin 13.

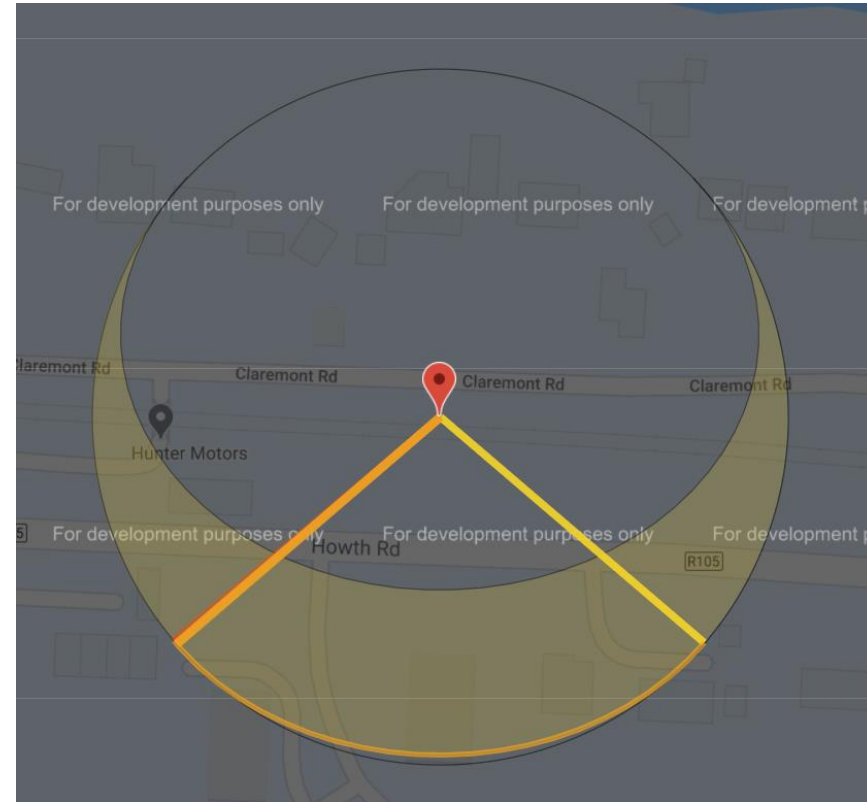
Planning Applications: Decided		Zoning Objective:		Planning Applications: Decided	
Planning Reference	F03B/0193	Zoning Objective Type	RS - Residential	Planning Reference	F02A/0019
Applicant	Mr. & Mrs. Drake	Zoning Objective Description	Provide for residential development and protect and improve residential amenity	Applicant	The Residents of Corbridge Tce,
Location	5 Corbridge Terrace, Claremont Road, Sutton, Dublin 13	Zoning Objective Vision	Ensure that any new development in existing areas would have a minimal impact on and enhance existing residential amenity.	Location	1 - 5 Corbridge Terrace,, Claremont Road,, Sutton,, Dublin 13.
Description	Construction of 2 no. bay windows to front of existing dwelling.			Description	The replacement of the existing shared access driveway and front garden arrangement with individual front gardens together with separate vehicular entrances, driveways, boundary fences and associated
Decision Date	6/5/2003, 1:00 AM			Decision Date	3/6/2002, 12:00 AM
Web Link to App	More info				
Zoom to	...	Zoom to	...	Zoom to	...

Orientation

- The dwelling is South facing.

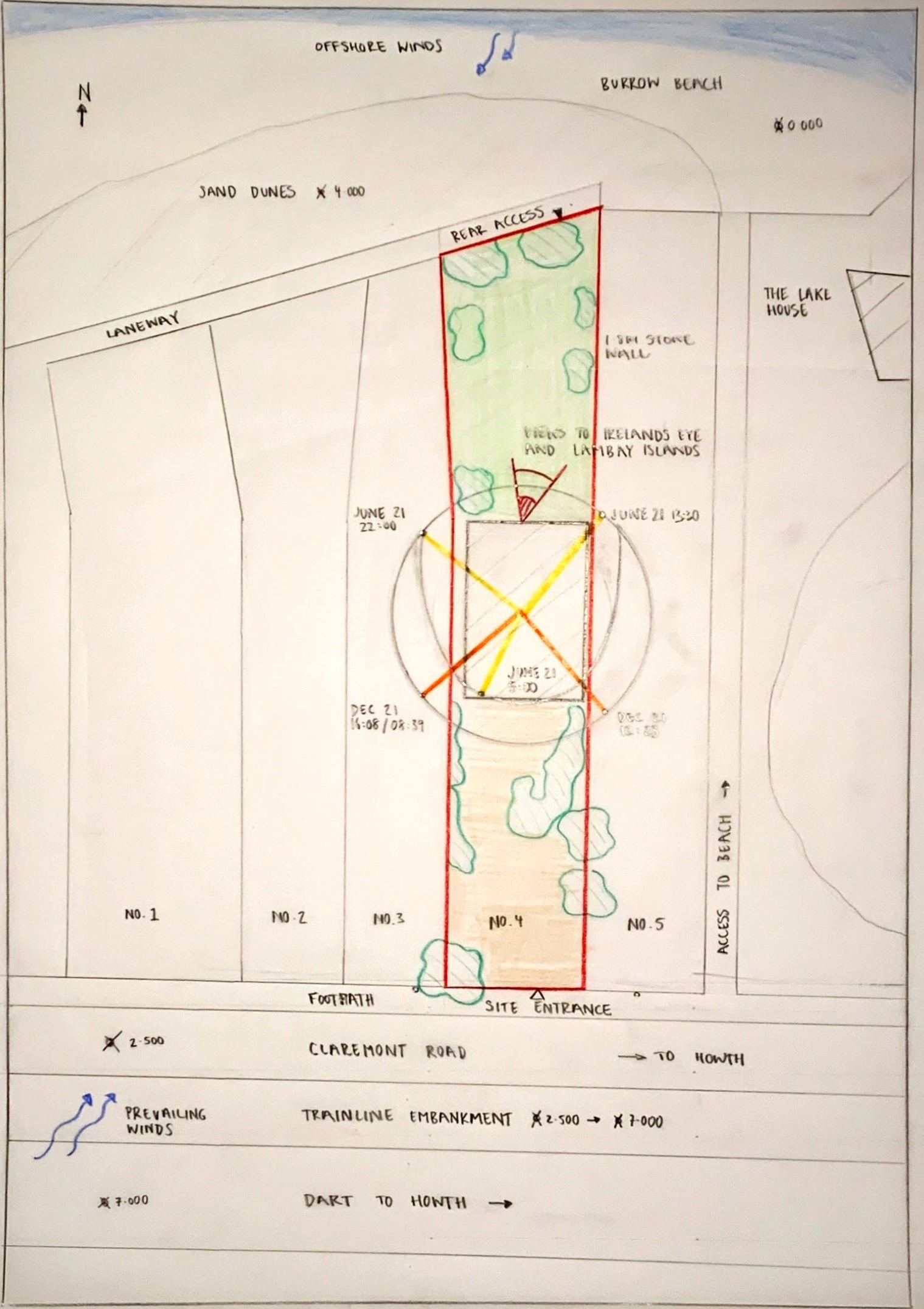


This diagram shows the sun path of the dwelling on the 21st of June 2021.



This diagram shows the sun path of the dwelling on the 21st of December 2021.

The red line represents sunset and the yellow line represents sunrise.



OFFSHORE WINDS

BURROW BEACH

Ø 0 000



SAND DUNES X 4 000

REAR ACCESS

LANEWAY

1.8M STONE WALL

THE LAKE HOUSE

VIEWS TO IRELANDS EYE AND LAMBAY ISLANDS

JUNE 21 22:00

JUNE 21 13:30

JUNE 21 5:00

DEC 21 16:08 / 08:39

DEC 21 12:55

NO. 1

NO. 2

NO. 3

NO. 4

NO. 5

ACCESS TO BEACH →

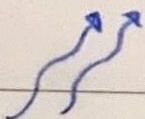
FOOTPATH

SITE ENTRANCE

X 2.500

CLAREMONT ROAD

→ TO HONTH

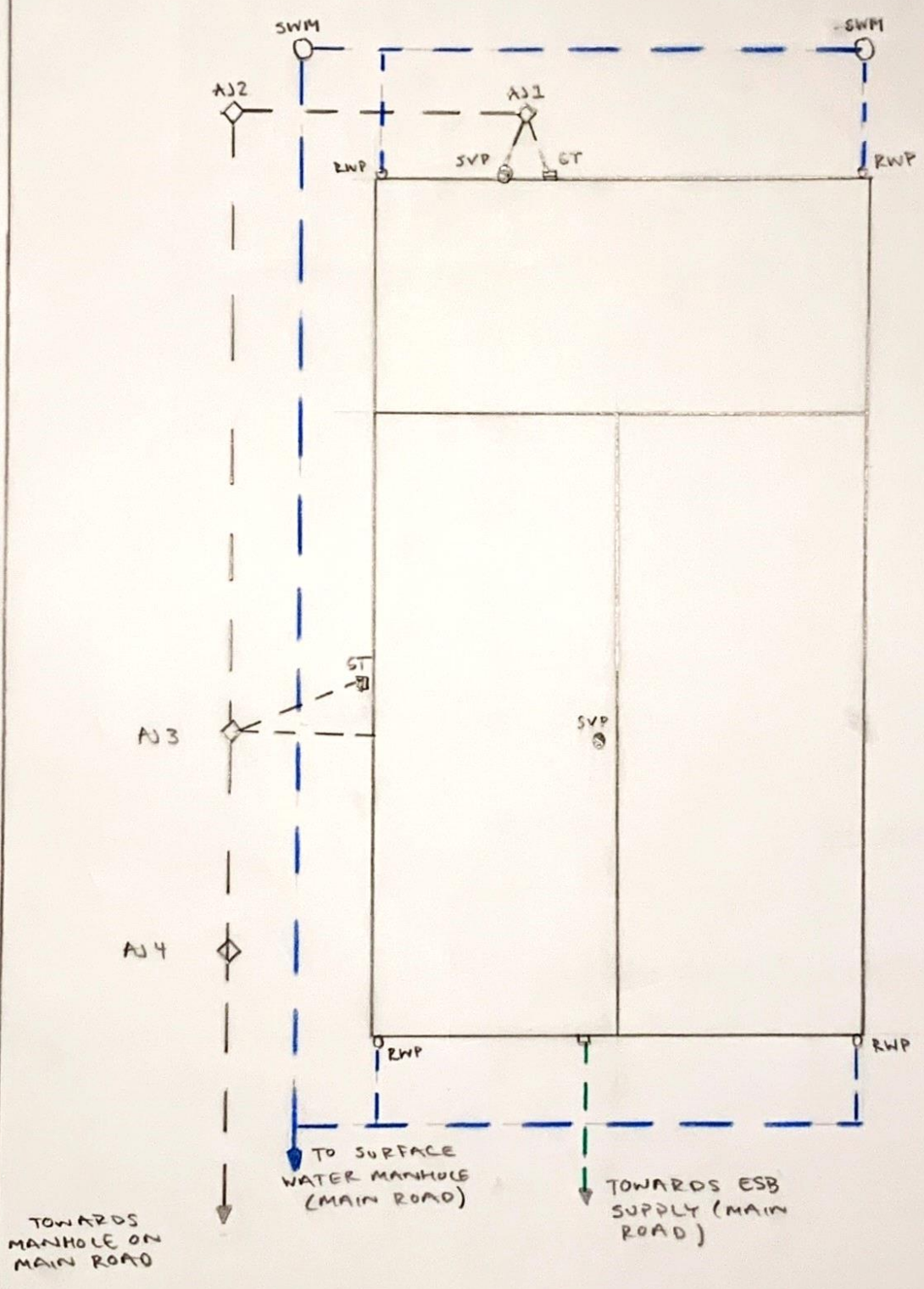


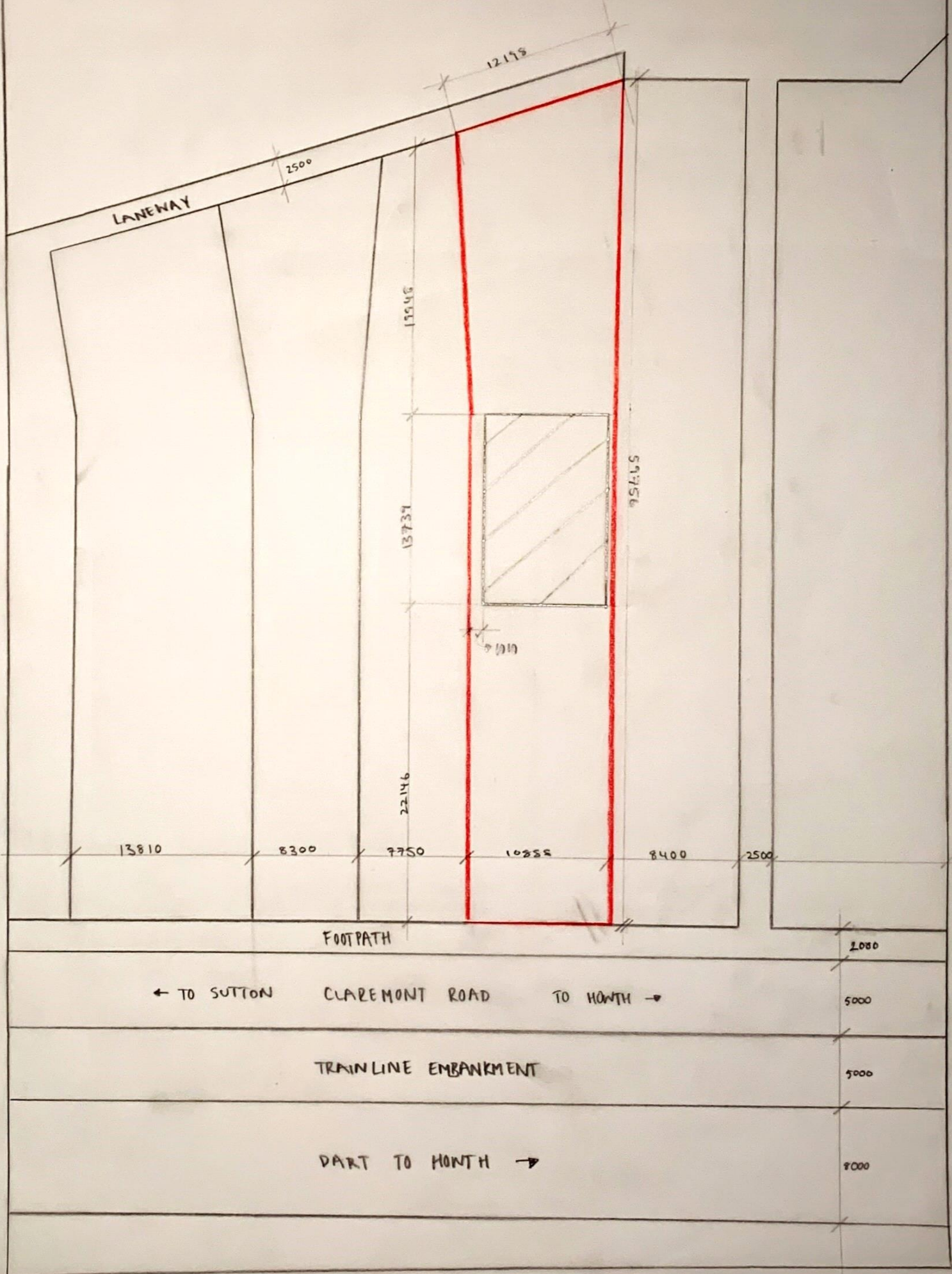
PREVAILING WINDS

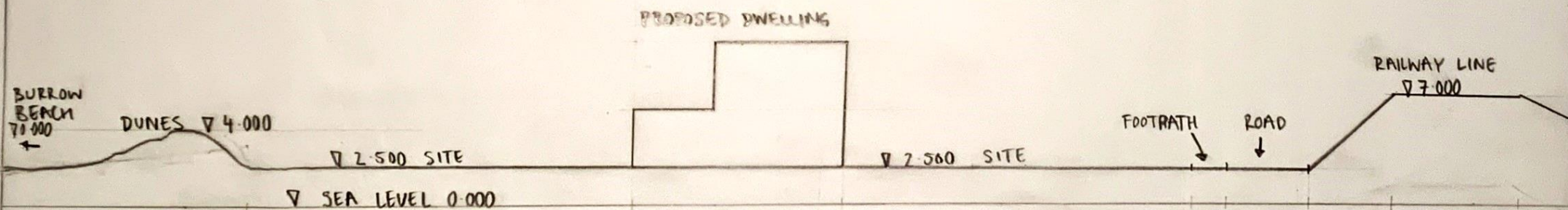
TRAINLINE EMBANKMENT X 2.500 → X 7.000

X 7.000

DART TO HONTH →







SECTION THROUGH SITE