

4.2 OPPORTUNITY SITE 2, Emmet Road, Grattan Park



Analysis

This area is bounded to the north by an underutilised public park, on three sides by the backs of houses and lacks surveillance.

The river frontage, which is at a lower level than much of the rest of the frontage, is undeveloped.

Intensification of use may be realised by developing a frontage along its east and northern boundaries facing the river and the park respectively, thus bringing an increased level of surveillance to the existing park and enhancing the environmental quality along the river.



..... Poor frontage - - - - - New/enhanced connections

Design Brief

Vision

Development of a terrace overlooking the park and river, forming a 'perimeter urban block' with a semi private courtyard over carparking to its centre.

Building heights

A three storey development, with a possible setback top storey dependant on the quality of the design.

Uses

Residential except for commercial ground-floor units facing street.

Unit sizes

The scheme illustrated contains ca. 60 two-bed units of 60 m2 and 6 units of 100 m2. Units should generally be dual aspect.

Parking

Parking would be provided as an undercroft, whereby the ground floor is raised by c1m, both providing privacy to the ground floor units and allowing the carpark to be vented naturally. This will also help to deliver surveillance, frontage and a walkway along the river.

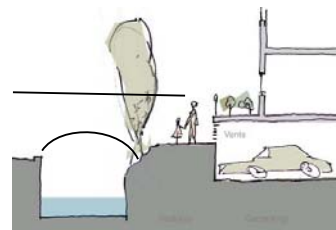
Movement

The aspiration of the Plan is to create a riverside walkway from the Kilmainham end of the area, right through to Inchicore Village.

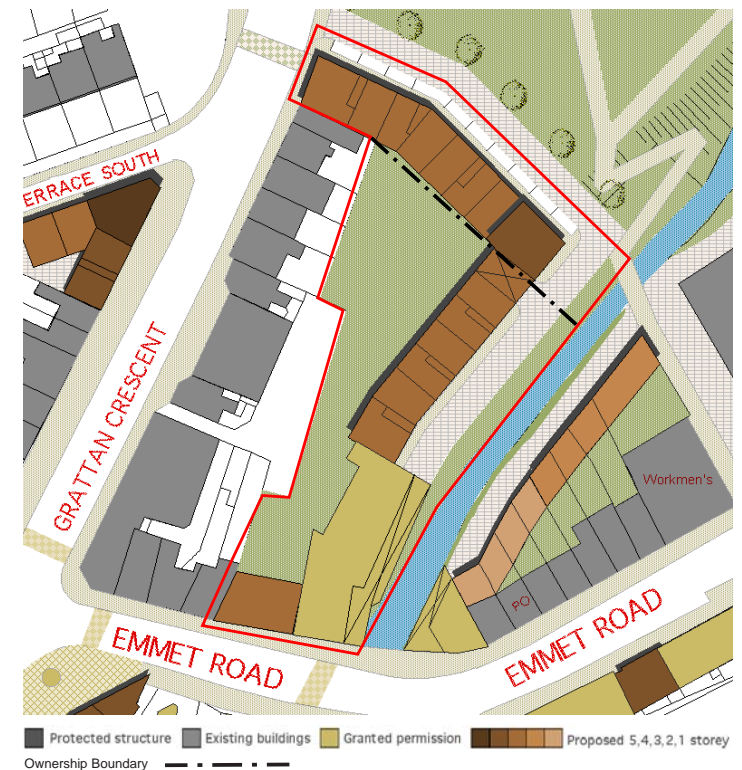
The development should include a new pedestrian bridge across the river.

Note

The development shown above would require co-operation and negotiation with Dublin City Council to agree the delivery of a sliver of unused ground behind Grattan Crescent, currently part of the open space.



Principal section through building and river



Part of site facing Grattan Crescent



Part of site facing Emmet Road