



Dublin Design Studio

HAZEL LANE MEWS

This scheme places three two-storey contemporary dwellings onto a vacant plot.

Hidden from the street, a 5.5-metre (2-foot) wide laneway located between two semi-detached dwellings grants access to the site. The site is 70-metres (230-feet) long and just 10-metres (33-feet) wide, and shares garden boundaries with seven dwellings to the north and a laneway to the south. Issues of privacy, the site's constraints, and overshadowing dictated the project's geometry, orientation and size.

The core project concept was to maximise the available site area of each house without impacting on the amenity of any of the adjoining dwellings. To achieve this, the footprint of each site, including the garden and house, was conceived as a single entity.

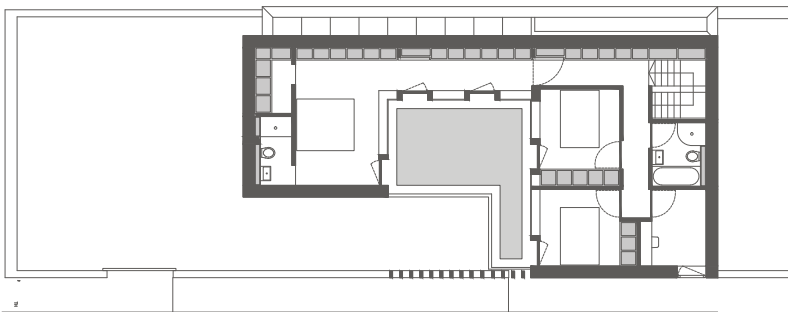
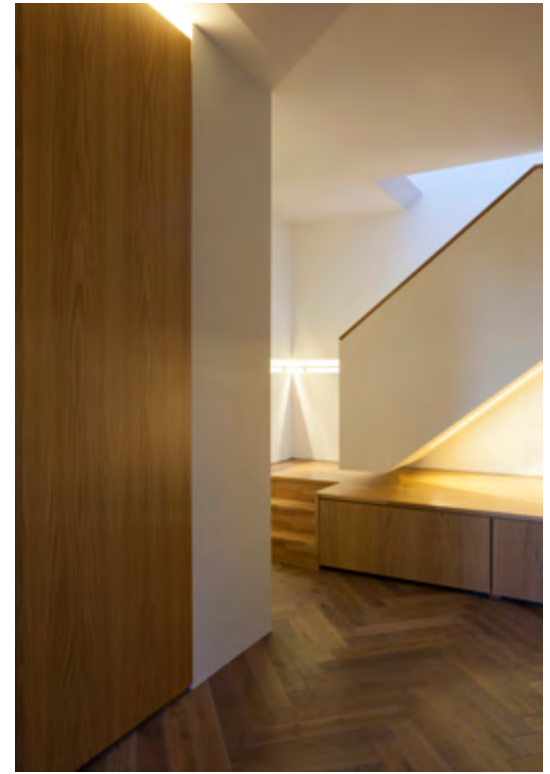




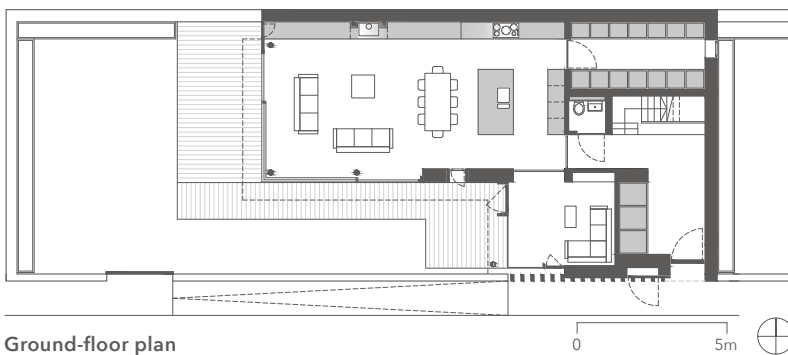


The garden is an integral part of the overall ground-floor plan because it mirrors and interlocks with the house plan. By introverting the external garden area into the design of the house, the site area is maximised without any impact on the adjoining dwellings. This concept allows the ground floor to be as open as possible, taking advantage of the site's south-west orientation. The laneway façade is designed as a defensive or boundary wall, pierced only by small openings with timber louvre screens. On the garden side, in sharp contrast, full-height glazing allows maximum penetration of light deep into the plan from the south and west façades.





First-floor plan



Ground-floor plan

The first-floor level has been treated similarly to the ground floor, with all windows focused around a planted sedum roof. This south-facing roof garden and full-height glazing allows light to penetrate deep into the bedrooms without the possibility of direct or indirect overlooking from adjoining properties. The Iroko louvres at the ground floor extend up to the first-floor levels to form a privacy screen.

The openness and transparency of the south and west façades at the ground-floor level juxtapose sharply with the closed treatment of the east and north façades, which have been left as solid brick planes to ensure no overlooking of adjoining gardens. The first floor brick-clad box accentuates the solidity of these inward looking sculptural volumes. The uncompromising outward façade projects a determination to ensure the privacy of those inside and of those in surrounding houses.





PROJECT SPECIFICATIONS

Location: Clontarf, Dublin, Ireland

Area: 180 m²

Completed: 2015

Photography: Alice Clancy

