

# Hunter's Court, Ashbourne, Co Meath

Cooney Architects

Ashbourne has developed as a linear village along the N2, to become the second largest town in Co Meath. Bachelors Walk leads from the junction of the recently developed urban square, south of Frederick Street, and the new high street (Killegland Street).

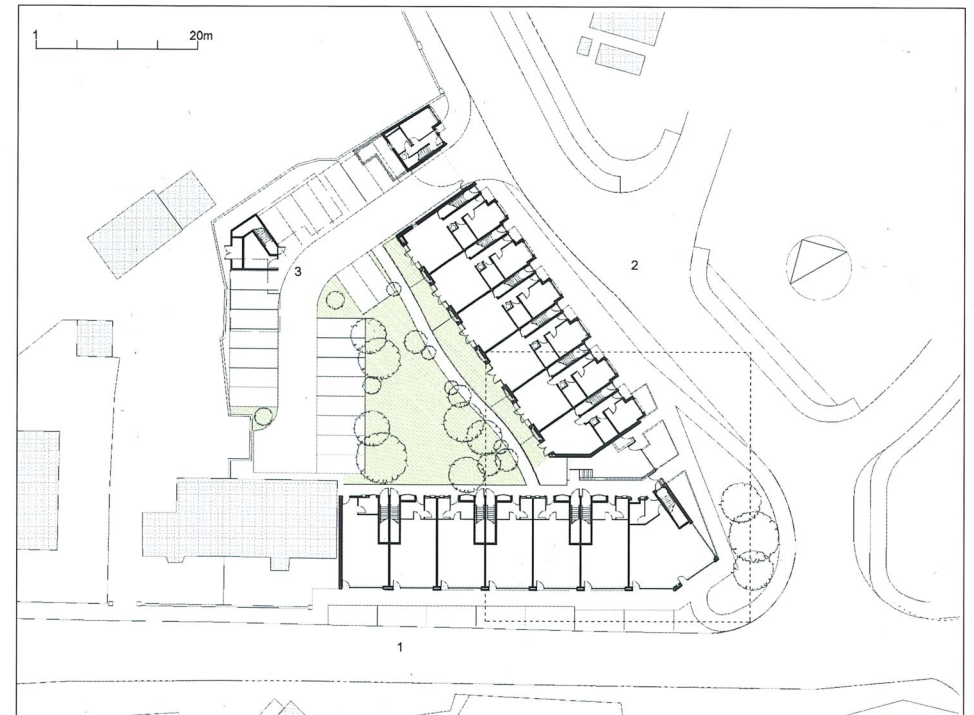
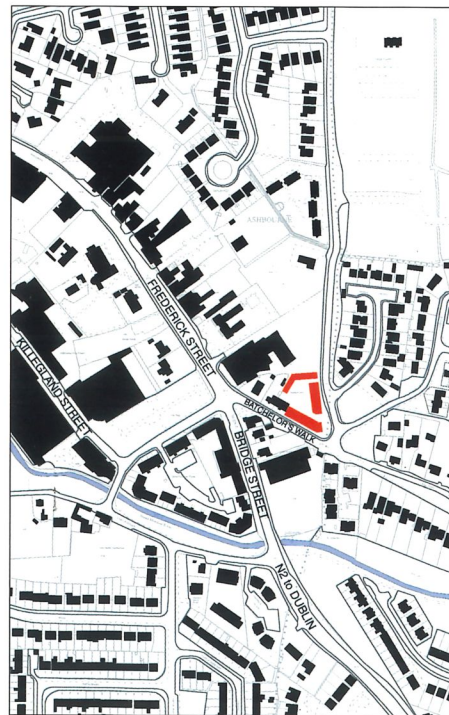
This development forms the south-eastern corner of a new transitional urban / suburban block at the junction of Bachelors Walk and Hunters Lane. Our brief was to integrate a commercial and residential development into this context, and to create a block relating to both the urban street and the suburban road.

Block A contains ground-floor commercial units addressing the urban context, and three-bedroom duplex apartments accessed from the rear courtyard. These apartments are dual-aspect, with full-width kitchen / dining / living rooms at first floor, north-facing bay windows, and large, shaded south-facing balconies.

The architectural expression of Block B reflects the urban block transition. One-bedroom apartments at ground floor and three-bedroom duplex apartments above are accessed from ground-floor level. Kitchen / dining / living areas are located at top-floor level to provide large balconies to the front and rear.

Block C contains gallery-access duplex apartments with car-parking at courtyard level. The block creates a sense of enclosure to courtyard, and is single-aspect to screen further development.

On north-facing elevations, glazed areas



are reduced and bay windows are used to catch morning and late evening light. The east elevation aspires to achieve a generous secure threshold space at ground floor. The overall two storey with a set-back form respects the built scale on the opposite side of Hunters Lane.

The overall architectural expression reflects function and environmental intent by utilising deep overhanging eaves, recessed usable balconies, reflective and solid elevations, alternation of materials, tactile surfaces, and accessible shop fronts. The enclosed courtyard forms a

communal open space, expressing and reflecting the vibrancy of urban living.

*design / completion* – 2004–2006

*client* – C&M Holdings

→ Part-plans – ground, 1st, 2nd-floor

3-4 storey	11 x 3-bed duplexes 4 x 2-bed apartments 8 x 1-bed apartments 7 retail units	84% residential 16% commercial	23	2,513m <sup>2</sup> (0.6 acres)	c.50 units/acre	2,396m <sup>2</sup>	49	39%	350m <sup>2</sup> (c.0.08 acres)	24	urban corner site on Bachelors Walk and Hunter's Lane
height	mix	percentage	no. of dwellings	site area	density	floor area	bed spaces	site coverage	open space	car spaces	context

