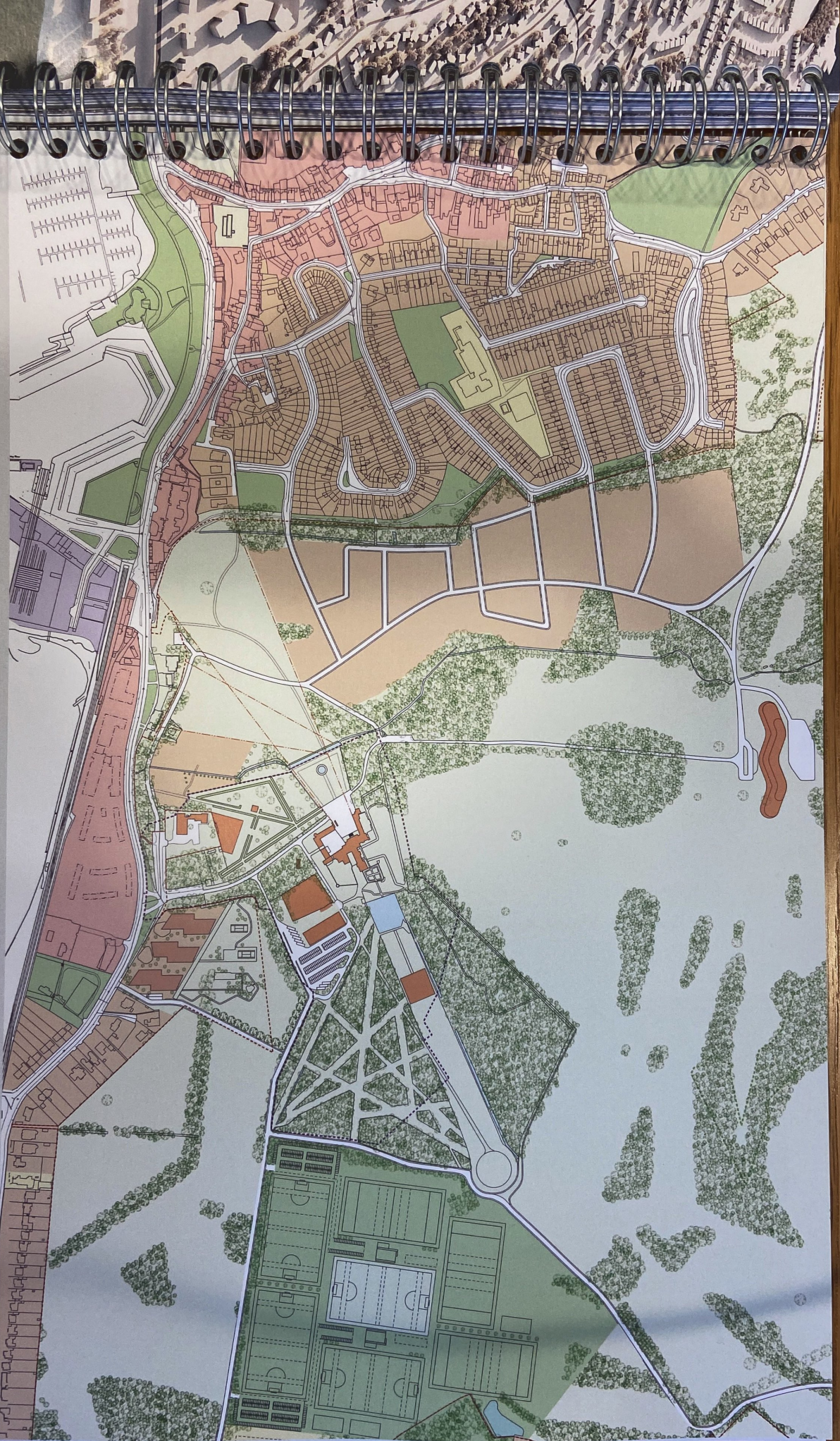




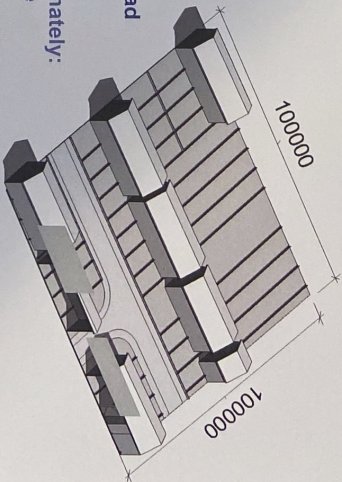
providing a mix of private housing and senior / independent living housing.



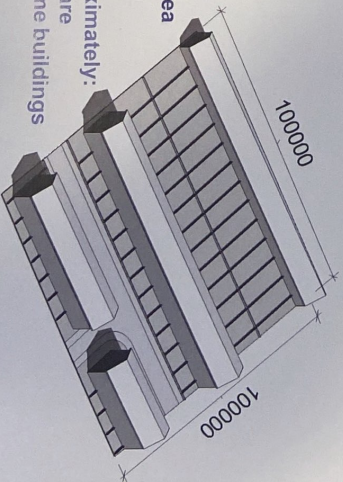
The proposal would be sympathetic to the existing grain of the village...



B:
 Grace O'Malley Road
 Short Terraces
 Density is Approximately:
 33 units per hectare



C:
 Balglass Road Area
 Terraces
 Density is Approximately:
 40 units per hectare
 (55 assuming some buildings
 are flats)



with consideration to existing densities...



15.3 Ha of land
to be rezoned.

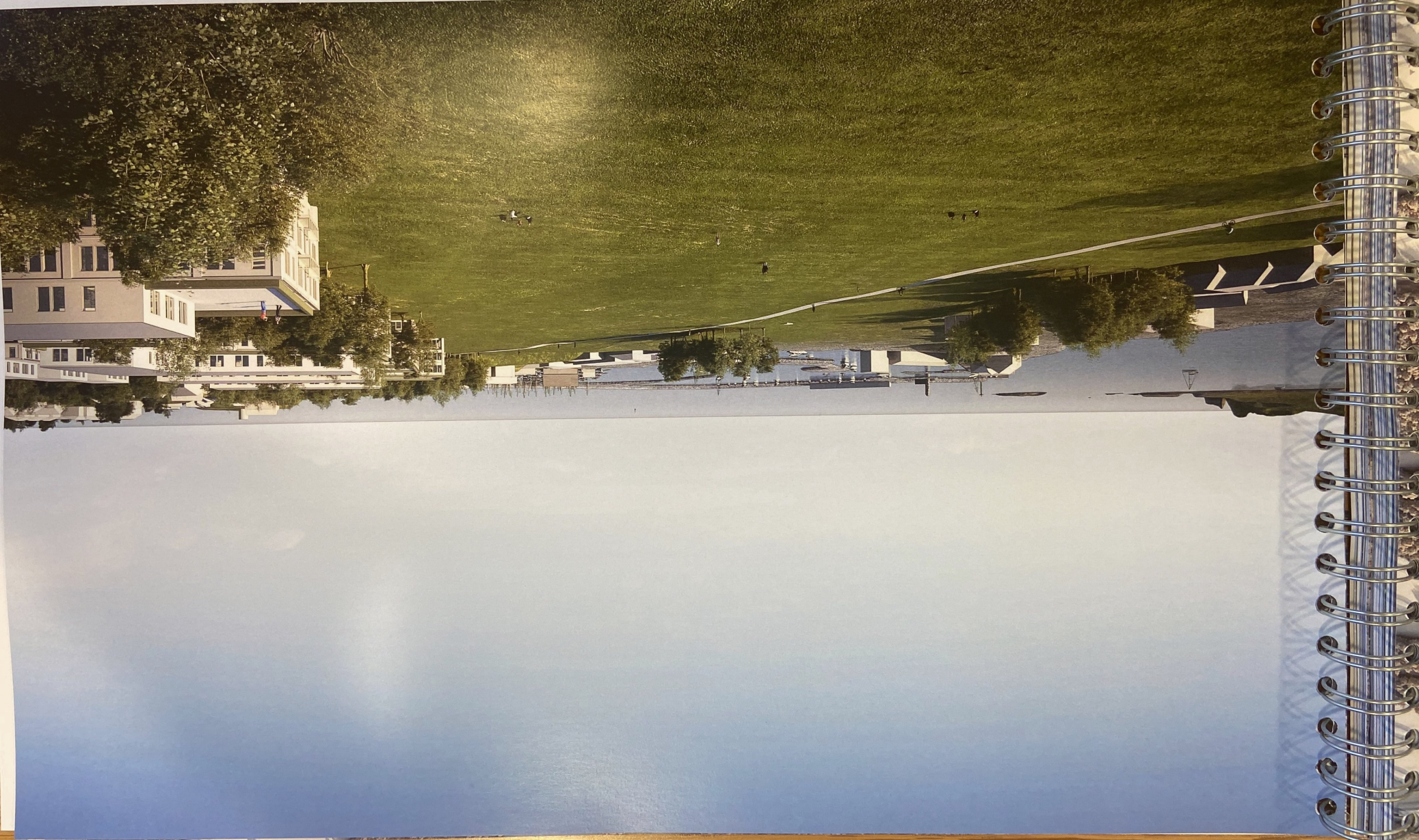
Fingal Development Plan 2017 - 2023: Howth Map with proposed re-zoning

without substantial impact on the peninsula's amenity.

Apartment blocks would be set back from the new parkland behind the existing thick band of trees.



The apartments set behind the existing trees overlooking the new 5 Ha public park.



Howth Castle Masterplan

Semi-detached homes are connected along a central boulevard...



Howth Castle Masterplan

With senior independent living accommodation situated adjacent to the Hotel and leisure facilities.



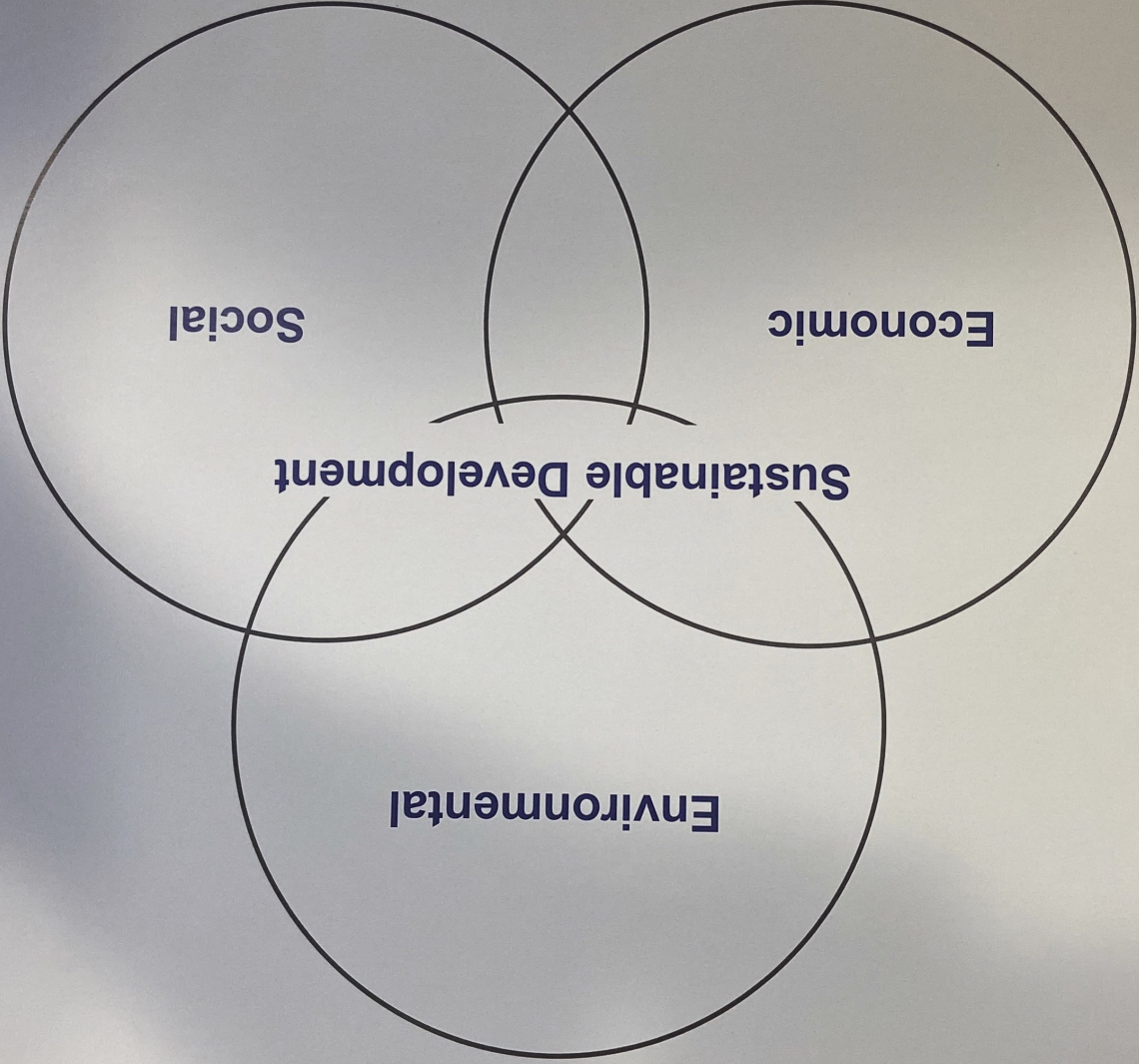
View looking towards Ireland's Eye.



Residential mix:

- Senior Independent Living 25%
- Affordable Housing 25%
- No PRS





The three pillars of sustainability have been thoughtfully integrated into the masterplan.



Social and amenity improvements include a new public parkland, improved access to the castle and grounds, new walks and improved access to Muck Rock and Ireland's Eye, sports amenity pitches and the provision for a new school.

A 'green corridor' between Howth and Sutton.

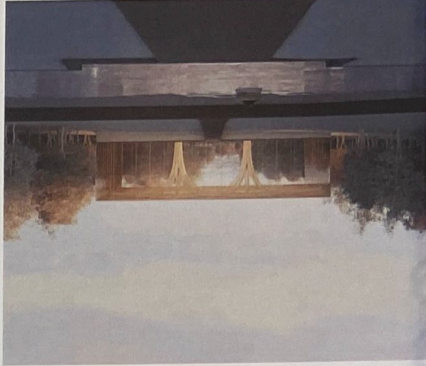




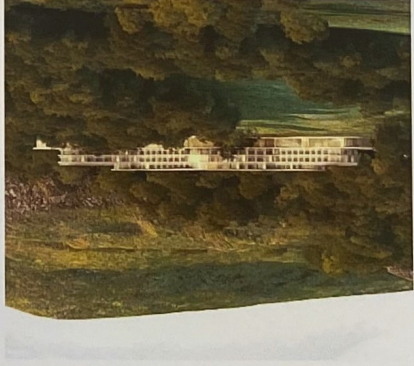
Historic Castle



Muck Rock



Gala Venue



Hotel



Gym & Leisure Facilities



Walking Trails & Parkland



Senior Living



Affordable Housing



Community Gardening



Sports Campus



Ireland's Eye

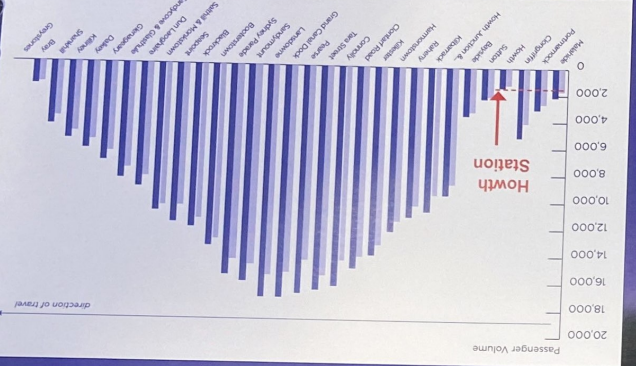


Golf Course

sustainable me
being rolled out

Transport : Howth is well connected to Dublin via the DART, one of the least utilized stations on the line.

Profile of demand by station, DART Southbound, 2017 & 2018
Ref: NTA National Heavy Rail Census report 2018: Chart 9



Bike sharing scheme is rolled out to new towns, Swords, Malahide, Howth



Hugh Cooney (Bleeperbike), Niamh Russell (Fingal), Cllr Anthony Lavín (Mayor) and Andrew Nolan (Fingal)

Sustainable mean of transport now focuses on pedestrian green-ways and cycle ways. Bike and car sharing initiatives are already being rolled out in Howth, which would also be supported and accommodated as part of this development.

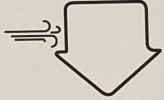
Howth Castle Masterplan



Safe
e.g. flood-resistant



1. Un-interrupted thermal line for the entire envelope avoiding any thermal bridging



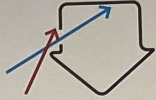
2. Highly airtight envelope, ensuring retention of conditioned air and protection against infiltration



3. High-performance windows and doors (e.g. triple glazed)



4. Minimal space conditioning, using a heat and moisture recovery systems

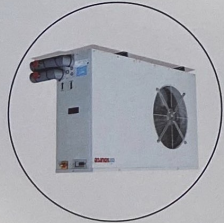


5. Designing for solar gain, maximising in the winter and minimising in the summer

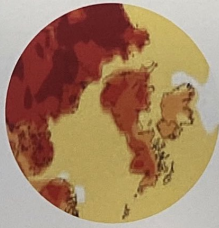
All new homes will be designed for future climate resilience targeting a 35% improvement above building regulations.



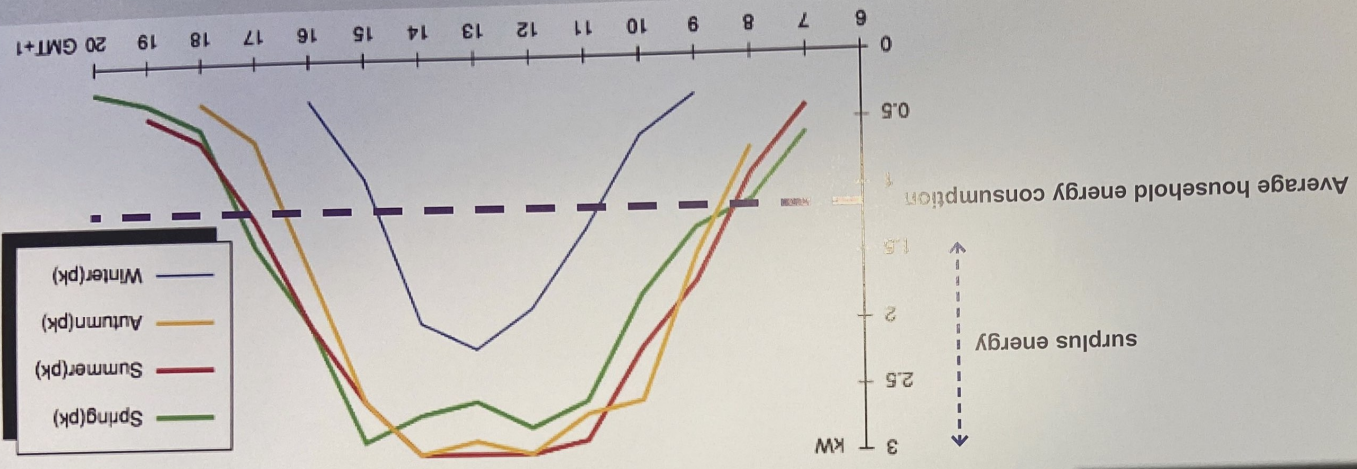
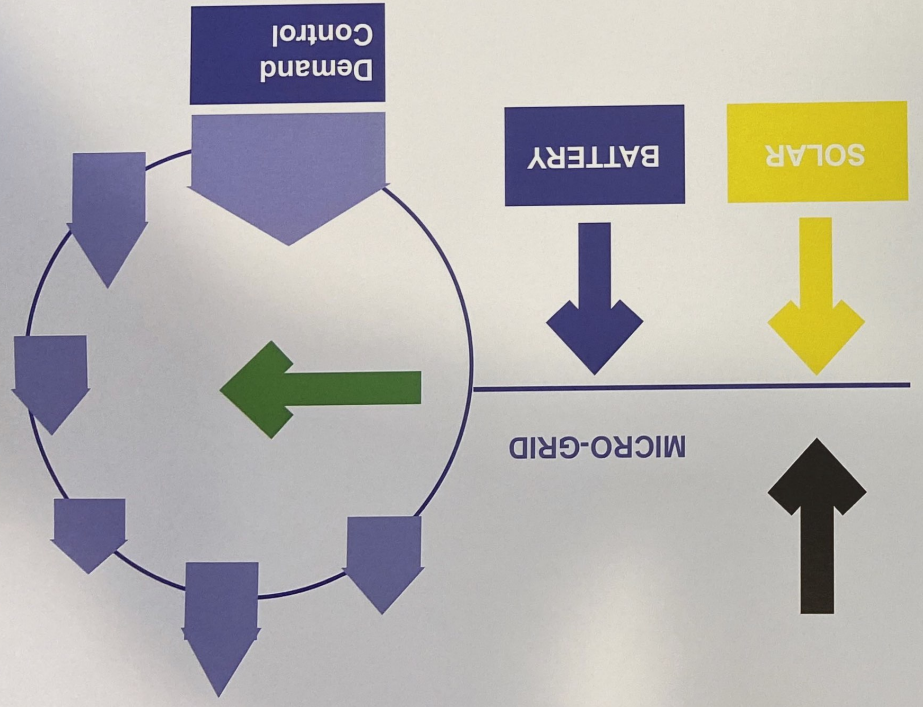
Low Energy
e.g. passivhaus



Low Carbon
e.g. gas-free

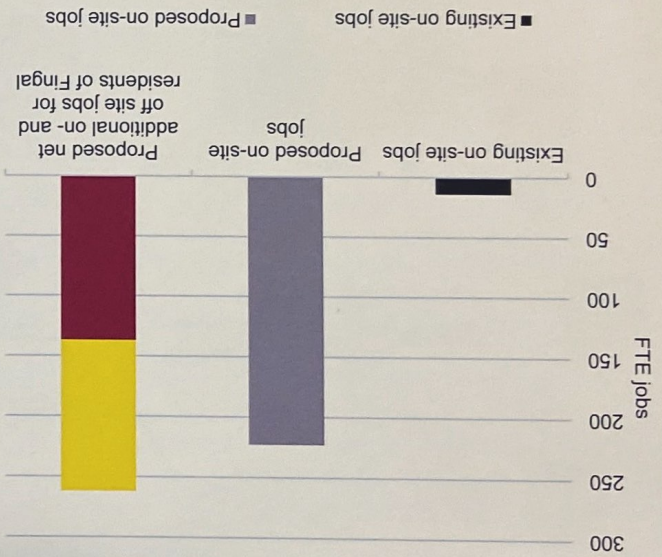


Comfortable
e.g. limited overheating

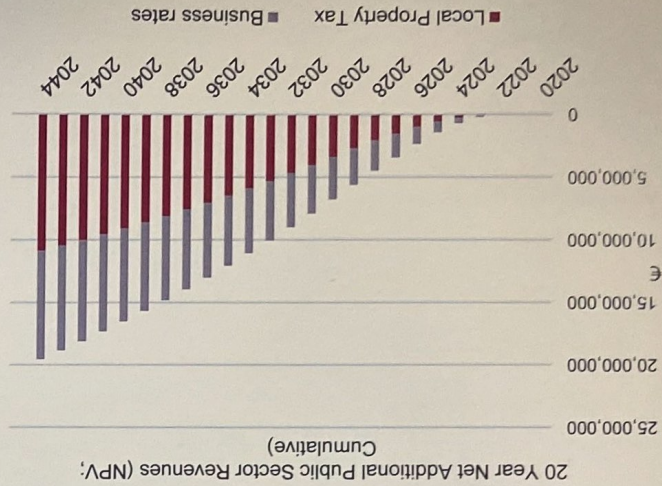


A solar photovoltaic micro-grid is also being developed to provide on site-energy for all of the dwellings.

Estimated Economic Benefits



Local Authority Revenues



New Dwellings

- Including senior living, and private housing.



New Job Creation

- 200 construction jobs - generated in Fingal annually, over 15 years
- 260 permanent jobs - permanent full time equivalent, on site jobs generated from the hotel, leisure facilities, gala dinner venue, upgraded tourism offer and sports complexes
- €20 million per annum - Gross Value Added (retained in Fingal)



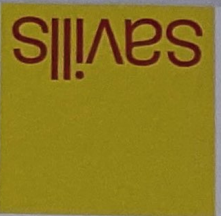
Improved Landscape

- Including an upgraded tourism offer that will ensure Howth remains an attractive place for people to live in and visit.



Additional Revenue

- Commercial rates revenue
- Local Property Tax revenue



Phasing

No change of use is required for the Hotel, Castle, public parkland or the Sports Campus.



5 - 10 years: Development to the East - senior / independent living and affordable housing

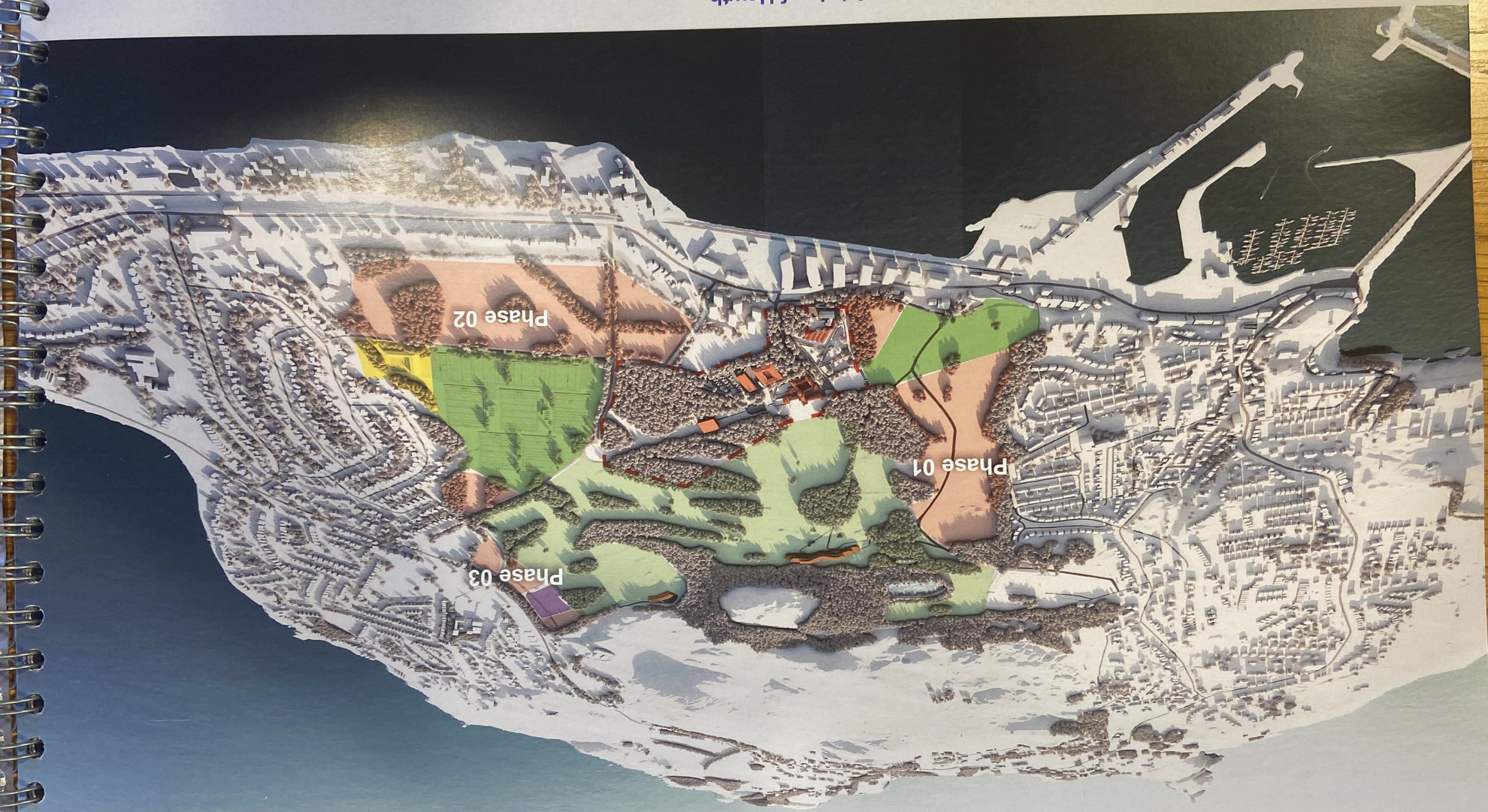


10 - 15 years: Development to the North / Howth Road





A masterplan directly connected to the existing urban fabric of Howth.



**Howth Castle Development,
Ireland**

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@ 25/06/2020

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