

DESIGN RATIONALE FOR 68 MARIAN CRESCENT.

1. Site

68 Marian Crescent, Rathfarnham, Dublin 14, is the site subject for this planning application.

68 Marian Crescent is owned by our client Triona Daly. The proposal is to carry out a series of extensions and alterations, all to meet the clients design and accommodation design brief.

The site is accessed off Marian Crescent directly and has ample on-site parking. Refer to CCAs proposed site plan to demonstrate same.

1. Current site view of the front elevation and side elevation @ 68 Marian Crescent



2. Current street view of the front elevation @ 68 Marian Crescent.



3. Current rear elevations – from the north-west corner of the site



2. Design Brief:

The design brief was to increase the accommodation of living spaces and bedrooms for my client's family needs\requirements.

We were instructed to provide a comfortable layout - plan wise - with all living accommodation on the ground floor and all bedroom accommodation on the first floor. The design brief was to include and create new light-filled spaces to include a single storey sitting room extension to the north elevation, bedroom extensions to the east and west elevations at first floor level and a new playroom on the ground floor where the guest bedroom is presently. The guest bedroom will be re-located over the playroom at first floor level on the west elevation. Along with minor other internal alterations and a second stair for ease of access to second floor which my client found cumbersome travel wise from a previously granted planning application given its location, complete the design brief to address my clients' requirements.

3. Design:

The new GF sitting room extension (with office) to the north with dual aspect windows responds to modern living for a family with the kitchen\dining adjacent extended to the front (east) elevation only. The playroom will have ample storage\activity cupboards and is connected directly to the garden.

The two first-floor bedrooms in the 2-storey side extension from previous planning applications SD16B/0360 and SD17B/0351 (which didn't fully go ahead at the construction stage) have been re-designed into 3 bedrooms with the first-floor space required to facilitate 3 bedrooms extended only to the front elevation (east). The guest bedroom has been relocated over the new playroom location and this has provided an opportunity to 'tidy up' the haphazard and poor looking elevation to the rear garden (west) – site photos above refer.

All the internal spaces will be provided with light filled environments. It is proposed to finish the new extensions in render and then painted to match the existing house colour, with reconstituted capping's to the single storey extension and a pressed metal panel detail to the second staircase enclosure to the north gable. Windows are to be alu-clad units. All materials will be long-life, robust and low maintenance selections which will sit very well against the existing elevations.

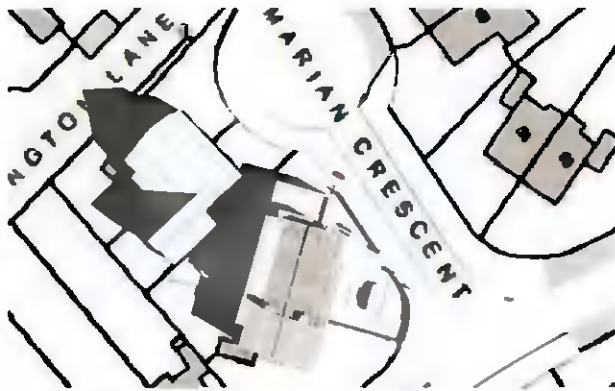
We were very conscious to maintain the character of the site and the surrounding area. With the new design brief, we worked with the existing previously constructed two storey side extension massing. The proposal in this area of the site to facilitate the first-floor bedrooms is to extend directly in-front of the previously built two storey side extension to maintain the same massing in principal when viewed from Marian Crescent. The extension to the front has also been set back 300mm from the original front 2 storey façade to provide a design break. The 3d models and drawings will highlight this detail.



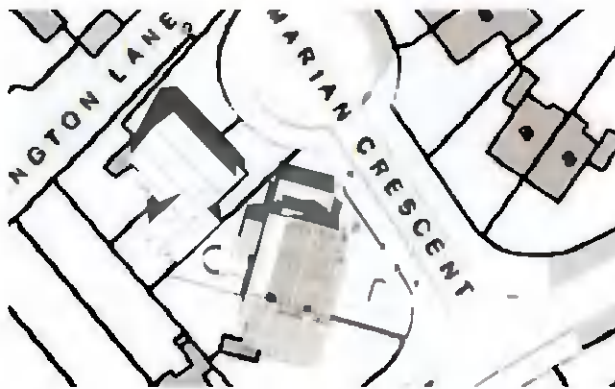
4. Front elevation and the outline of new the new extension in red to the front elevation showing where it will sit with the new proposal.

We have looked at the amenity of dwellings adjacent to our site and feel in terms of height and orientation the design approach is appropriate and does not impede on any adjoining amenity. The gable at no.66 Marian Crescent has 2 opaque windows which we presume to be wc\bathroom spaces. There will be no over-looking on or over and habitable adjoining windows or amenity space.

The 2-storey extension is approximately in keeping with the current side massing and during a pre-application enquiry with SDCC a suggested 2 storey extension added onto the existing side extension was proposed and after reviewing the feedback received from SDCC this was quickly removed in favour of just a single storey side extension in the garden area (north) to demonstrate minimal interference to the boundary of No.66 to the north-west of the site. Below notes sun-path analysis @ 9am \ 12noon \ 3pm on the 21st March (similar analysis for the 21st September) when the sun is at its lowest point in the sky during the year. The proposed building @ 9am does cast a shadow onto the gable of No66 as it does anyway at present – however by 10am-12am the shadow is gone. Diagrams below explain. During summer time no shadow exists.



5. Sun-path March 21 @ 9am.



6. Sun-path March 21 @ 12 noon.



7. Sun-path March 21 @ 3pm.

The front entrance garden has been re-designed slightly to form safe turning on site for my client and visitors before exiting onto Marian Crescent. The driveway will be finished in gravel with a cobble barrier between the piers to contain the gravel, all to lift the project and provide a lovely front amenity to complement the new proposal. The 1800mm boundary privacy wall will be maintained to the side road elevation with the 1800mm on site privacy wall on site re-aligned to address the new proposal. Some new planting to the front will complete the proposal.



8. Proposed 3d image to the front elevation on the site



9. Proposed 3d images viewed from the side elevation on Marian Crescent



10. Proposed 3d image viewed from the front elevation on Marian Crescent

11. Materials (In the main to match the finishes already on the building)



Concrete Tiles



Pressed Metal Panels



Aluclad Windows and Render

4. Parking:

Ample on site carparking and safe turning will be provided. Refer to CCA drawings.

5. Landscaping:

The front driveway and rear garden will be landscaped to a high standard. Finishes are noted on the site plan.

6. Drainage:

MSW and Associates have prepared the drainage proposal for the application and all is noted in their submission enclosed with the application.

Raymond Grady
Cantrell and Crowley Architects

18th June 2021.

