



**TERRY & O'FLANAGAN LTD**  
**REGISTERED ARCHITECTS**

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## **URBAN DESIGN MANUAL CRITERIA**

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**PLANNING APPLICATION FOR 8 No. 2  
STOREY DWELLINGS ON INFILL SITE ON  
LANDS AT PALMYRA, WHITECHURCH  
ROAD, WITH VEHICULAR AND PEDESTRIAN  
ACCESS FROM GRANGEBROOK AVENUE,  
RATHFARNHAM, DUBLIN 16**



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**APPLICANT: Beckett Developments Ltd.**

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September 2021

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Directors: B O'Flanagan MRIAI P Fitzpatrick, Company Secretary  
Registered in Ireland No. 6356933S

## **INTRODUCTION**

The Urban Design Manual suggest that a new residential development should improve on the existing situation, and at the same time be sensitive to its context.

A starting point for the design of a new residential development is undertaking an assessment of its surrounding.

The context assessment helps to ensure that the development is appropriate to its surrounding context.

The Urban Design Manual Criteria principles are been applied and considered as guideline.

This document makes particular reference to the 12 design criteria which have been considered in the design of the proposed development and are detailed and set out below.

### **1.0 CONTEXT**

#### *How does the development respond to its surroundings?*

The subject lands form part of the attendant grounds of Palmyra, Whitechurch Road, Rathfarnham, Dublin 16 (Not a Protected Structure).

The site lies to the rear (west) of Palmyra which directly abuts Grangebrook Avenue.

The development proposal has been created taking into consideration the conservation of the character of the surrounding area.

The proposal will complement the surrounding built form in terms of density, roof forms, fenestration patterns, materials and finishes while still maintaining its own identity as a new modern and contemporary infill development.



Fig. 1 Aerial Image, courtesy of Google Map (Site indicated in Red)

This proposal will provide a quality addition by the creation of an active streetscape that will support and contribute to the character of the area.

The scale of the proposed development is appropriate to its locational context and can be easily absorbed into the established patterns of development in the immediate vicinity.

The aim is to support the natural evolution of the area in a sustainable way, whilst protecting the amenity of the area and providing a positive contribution to the character and identity of the neighbourhood.

## **2.0 CONNECTIONS**

### *How well connected is the new neighbourhood?*

It is proposed to access the infill site from Grangebrook Avenue. The existing road and footpath network that form part of the overall Grangebrook residential development link to the junction with Grangebrook Park and Whitechurch Road for both vehicular and pedestrians.



Fig. 2 Connections Analysis

### 3.0 INCLUSIVITY

*How easily can people use and access the development?*

The proposed development has been designed following the basic principle of universal design.

All of the proposed dwellings will have level access. Therefore, no inaccessible spaces have been provided.

The proposed development will be compliant with Part M and will ensure universal accessibility for people of a range of ages and mobility.

The proposed houses will present a positive aspect avoiding unnecessary physical and visual barriers.

#### **4.0 VARIETY**

*How does the development promote a good mix?*

Across the scheme 3 no. unit types are proposed. The table in **Figure 3** indicates the units mix.

House Mix	Storeys	Type	Bedrooms	Quantity	%	Area (m <sup>2</sup> )
A1	2	Semi-Detached	4	6	75	148
B1	2	Detached	3	1	12.5	122
B2	2	Detached	4	1	12.5	143
Total				8	100	

Fig. 3 Units mix

The dwellings comprise different forms and variation by the use of different elevational treatment by the use of selected brick, plaster and roof profile.

#### **5.0 EFFICIENCY**

*How does the development make appropriate use of resources, including land?*

The proposal sets a relative low density development but is in keeping with the character of the surrounding area.

The proposed development constitutes an efficient use of the development land, zoned objective "RES" – "to protect and/or improve residential amenity".

The units are designed to provide for an efficient thermal envelope. High efficiency local energy heating systems will be provided in the units.

The proposal is based on the principles of environmentally friendly and sustainable design. The NZEB standard will be applied for the development with energy from renewable sources utilised.

The proposed development is fully sustainable by the availability of existing services and infrastructure thus utilising existing physical resources resulting in development efficiencies.

## **6.0 DISTINCTIVENESS**

### *How do the proposals create a sense of place?*

The proposal sets its own sense of place by its unique design while respecting the character of the surrounding area which sits harmoniously within the Grangebrook Estate setting.

The proposal will have its own distinctiveness in terms of a modern and contemporary theme, whilst complement the surrounding built form in terms of density, roof forms, fenestration patterns, materials and finishes.

The computer generated image below confirms the above.



Fig. 4 Computer generated aerial view image of the proposed development

## **7.0 LAYOUT**

### *How does the proposal create people friendly streets and spaces?*

At this particular location on Grangebrook Avenue, for the full road frontage of circa 93 meters there is currently no street edge development on either side of the road.

This proposal will provide a quality addition by the creation of an active streetscape that would support and contribute to the character of the area.

Traffic calming mitigation measures, adequate sight lines and proposed single sided development frontage create a safe street environmental.

## **8.0 PUBLIC REALM**

### *How safe, secure and enjoyable are the public areas?*

The existing road and footpath is bounded on both sides by circa 2 meter high boundary screen walls without any passive interaction or supervision for this section of the internal estate road and footpath.

The layout seeks to maximise the view from the houses over the public space to provide passive supervision.

## **9.0 ADAPTABILITY**

### *How will the buildings cope with change?*

All the Houses will be designed in accordance with the 'Quality Housing for Sustainable Communities' (2007) and Universal Housing Design principles.

Internal layouts have been designed in a manner which allows for adaptability and to incorporate any changes which may be experienced in the family unit.

Most of the sites/plots are of sufficient area to ensure that all houses can be extended to suit future expansion if required.

## **10.0 PRIVACY AND AMENITY**

### *How does the scheme provide a decent standard of amenity?*

All sites will have an exclusive area of screened private open space within curtilage where the residents can comfortably sit without being directly overlooked.

For all the units the private open space provided exceeds the standard set out in Table 11.1 of SDCC Development Plan 2016-2022, as demonstrated in the Housing Quality Assessment Schedule.

## **11.0 PARKING**

### *How will the parking be secure and attractive?*

The proposal provides for 2no. car parking spaces per dwelling. These are located directly in front of each unit, thus allowing for passive surveillance from the dwellings for each car space.

Secure bicycle parking will be provided for every house within the curtilage.

## **12.0 DETAILED DESIGN**

### *How well thought through is the building and landscape design?*

The proposed units were designed with a traditional interpretation combining contemporary attitude. The materials and external design will respect the character of the surrounding area and make a positive and distinctive contribution to the locality. The finishes will be of high quality material.

The architect and the landscape architect have collaborated to provide a high quality coherent scheme.