Proposed demolition of existing dwelling house and construction of new house
1, Beverly Drive, Scholarstown Rd, Dublin 16

Architect's Report

Date: September 2021

1. PROPOSED DEVELOPMENT

Permission is sought for development at 1, Beverley Drive, Scholarstown Road, Dublin 16 by Mark Renwick and David Renwick.

The development will consist of; demolition of existing dwelling house (99.1 sq.m), outbuildings to rear and boundary walls to front and side; and construction of a 3 storey dwelling house (224.7 sq.m), single storey garden room (16.2 sq.m), new garden walls, driveway, landscaping and associated works.

2. PLANNING HISTORY

There is no recent planning history for the subject site. The property was originally built in the late 1970s approximately. A small conservatory was added to the rear of the house at some stage, which is considered to constitute Exempted Development under Class 1 of Schedule 2, Part 1 of the Planning and Development Regulations.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

The existing property is a two-storey detached house with a pitched roof, on a corner plot at the entrance to the Beverly Drive estate. The house appears to have been built at a later stage than the rest of the houses, as it is detached, has a different exterior design and is set back from the building line of the adjacent houses along the road.

The arrangement of the house on the site does not optimise the use of the available plot area. Whilst the house has three bedrooms, the standard of the accommodation (in terms of room size, layout, daylighting, etc) is poor. In addition, the construction quality of the original house is also poor (with minimal insulation, ventilation, etc), and it has not been well maintained over the years.

Whilst the house is well situated, it does not readily lend itself to extending or alterations due to the aforementioned issues with the layout and construction quality. In light of the above considerations, the applicants believe that the best solution would be to demolish the existing house and replace it with a new, high quality, low energy house, which would make the best use this prominent corner position. The new house would have a larger floor area and be designed to be adaptable (incorporating Lifetime Homes standards), to allow working from home, and to incorporate low energy in use, low embodied carbon and climate resilience.

From an urban planning point of view, the house would be a strong visual "gateway" to the estate – reinforcing the street corner, defining the estate entrance and becoming an exemplar project for the principles of sustainable development within the locality.

Accommodation:

The proposed house will be three storeys in height, with the top floor being arranged as attic rooms with dormer windows.

At ground floor, the accommodation will comprise;

- A formal living room, with a large bay window facing Beverly Drive. As this room is to the north side of the house, it is envisaged as an evening room.

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- A large open plan kitchen/ dining/ family room, with large sliding patio doors opening out to the garden. This room faces south and will be bright and sunny throughout the day. It will have a large rooflight to ensure good daylighting to the deepest part of the room, and a pergola structure over the external terrace to provide shading and avoid overheating during the summer.
- A separate study/ playroom/ future bedroom. This has been provided to facilitate a bedroom at ground level if required, to accommodate the potential changing needs of occupants in the future.
- A WC/ shower room, sized to allow for universal access space standards, i.e., to accommodate the potential changing needs of occupants in the future.
- A utility room which has been sized to incorporate plant requirements for the house, in particular a mechanical ventilation with heat recovery system (MVHR). This has been located adjacent to the side passage as it does not require natural daylight.
- There will also be a separate garden room, which can incorporate a wide range of uses including home office, gym or separate teenagers living room. This is intended to maximise flexibility of use of the home in the future.
- The garden area has been designed to take advantage of the south and west aspect with the kitchen/ dining and garden room opening out into this space. There will be level access from the house to the external terrace area to ensure universal access.
- A sheltered area for bin storage and an air to water heat pump has been provided which will minimise the impact of these on the amenity of the garden itself.

At first floor, the accommodation will comprise;

- A master bedroom facing south, with en-suite bathroom
- Two further bedrooms, with windows arranged to maximise daylighting
- A shared family bathroom
- The staircase is arranged east-west across the plan, in order to allow daylight at both sides of the house and facilitate cross ventilation. In addition, this arrangement will allow for future re-location of internal stud walls between bedrooms if required, to adapt to the occupants' changing requirements.

At second floor, the accommodation will comprise;

- Two attic rooms – these have been designed for use as bedrooms, home office or TV/ cinema room, in order to maximise the flexibility of use of the home. Both rooms incorporate dormer windows to ensure sufficient headroom.
- A shared bathroom.
- Attic storage space.

Building Form & Massing:

The front of the new house has been designed to align with the established building line of the adjoining houses on Beverly Drive. This will mean that the rear wall at first floor will also be in line with the neighbouring houses, which will be an improvement on the existing arrangement.

At ground floor, the plan will extend out to the eastern boundary along Scholarstown Rd, where the outside wall of this new single storey section of the house will form the new boundary wall. This will maximise the available site area and also improve the visual appearance of the site from this aspect.

The second floor has been designed as attic rooms with dormer windows, so although the house is three stories in height, the external wall at eaves level is effectively two and a half stories. The dormer windows have been located towards the eastern side of the house so as to minimise the impact on the adjoining houses on Beverly Drive. This will create a gradual step up in height from the eaves level of the neighbouring houses towards the corner.

The main design intentions in terms of the urban form and massing are:

- to form a visual "book end" or full stop to the streetscape of estate houses
- introduce the two-storey bay window on the front elevation to change the emphasis of the street frontage from horizontal to vertical
- use of the projecting dormer windows on the roofscape, along with the increased height, to form a strong corner block, which is different from the row houses beyond

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- to create a distinctive gateway to the estate
- to use the form and materials of the new house to form visual connections with the neighbouring Rookery development

Materials:

The existing houses use a material palette of facing brick and painted cement render.

The proposed design will also use brick and smooth self-coloured render. However, it is intended that the proposed brick will tone in with the red brick used on the houses in the Rookery development on the other side of Scholarstown Rd, to form visual connections between the two. The projecting dormer windows at roof level will be clad in a zinc standing seam system and will be distinctly contemporary additions to the design language of the area.

Impact on Amenity of surrounding properties:

The new house will align with the front and rear building lines of the adjoining houses on Beverly Drive and will therefore not overshadow or overlook these properties. Windows on the west elevation facing the side passageway will have opaque glass to avoid overlooking.

To the rear, the separation distance between the rear wall of the new house and the rear wall of the existing houses on Beverly Heights is approximately 26m (i.e., in excess of the 22m set out in 11.3.1 of the Development Plan) i.e., there is no issue with regard to overlooking.

In addition, the dormer windows to both front and rear have been located towards the east of the house (i.e., away from adjacent properties) to minimise the potential overlooking of adjoining gardens.

Sustainability

The proposed house has been designed to incorporate sustainable development standards, in particular the principles of Passive House design. Key design features are as follows;

- Compact urban form – i.e., a low ratio of external envelope area to internal volume, in order to minimise heat loss through the external envelope
- Robust internal layout, with layouts designed to allow for future adaptability, i.e., increased building lifespan
- Thick wall construction, to ensure a high standard of thermal insulation of the external envelope
- Principle living rooms at ground floor located to the south of the house to benefit from passive solar gain
- Large windows provided on all elevations and into circulation areas to provide high levels of daylight and minimise reliance on artificial lighting
- South facing windows provided with shading to prevent summer overheating
- Windows designed as tilt and turn units, i.e., avoiding intermediate mullions which are thermally inefficient and increase potential air leakage
- Space allocated in the utility room for provision of a mechanical ventilation with heat recovery (MVHR) system, to supply filtered fresh air throughout the house
- Internal layout designed to allow for ventilation duct layouts throughout
- Space allowed externally for an air to water heat pump
- Solar photovoltaic panels incorporated on a south facing roof to provide local electricity generation
- Space allocated for an off-street electric vehicle charging point

4. RELEVANT PLANNING STANDARDS, OBJECTIVES & CRITERIA

The relevant policies and objectives of the South Dublin County Development Plan 2016-2022 that apply to the proposed development are as follows;

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Housing Policy H9 – Residential Building Height

- *Objective 1 – To encourage varied building heights in new residential developments to support compact urban form, sense of place, urban legibility and visual diversity.*
- *Objective 2 – To ensure that higher buildings in established areas respect the surrounding context.*
- *Objective 3 – To ensure that new residential developments immediately adjoining existing one and two storey housing incorporate a gradual change in building heights with no significant marked increase in building height in close proximity to existing housing.*

Housing Policy H11 – Residential Design and Layout

- *Objective 1 – To promote a high quality of design and layout in new residential development and to ensure a high-quality living environment for residents, in terms of standard of individual dwelling units and the overall layout and appearance of the development in accordance with the standards set out in Chapter 11 Implementation.*
- *Objective 2 – To promote new residential developments taking account of energy efficiency, prioritising passive house construction standards, as well as renewable energy opportunities, including solar energy where appropriate, in accordance with Part L of the Building Regulations.*

Housing Policy H14 – Internal Residential Accommodation

- *Objective 1 – To ensure that all residential units and residential buildings are designed in accordance with the relevant quantitative standards and recommendations contained in Sustainable Urban Housing: Design Standards for New Apartments (2015), the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009), the companion Urban Design Manual and have regard to the standards and targets contained in Quality Housing for Sustainable Communities (2007), particularly the standards and recommendations that relate to internal amenity/ layout, overall unit size, internal room sizes, room dimensions, aspect, sound insulation, communal facilities, storage, sustainability and energy efficiency.*
- *Objective 2 – To support adaptable housing layouts that can accommodate the changing needs of occupants, through extension or re-modelling.*

In addition, the development is subject to the specific development standards and criteria set out in Chapter 11 – Implementation, in particular;

11.3.1 - Dwelling Standards
and
11.3.2 – Residential Consolidation
(ii) – Corner/ Side Garden Sites
The relevant criteria are as follows,

- *The dwelling should generally be designed and sited to match the building line and respond to the roof profile of adjoining dwellings*
- *The architectural language of the development (including boundary treatments) should respond to the character of adjacent dwellings and create a sense of harmony. Contemporary and innovative proposals that respond to the local context are encouraged……*
- *Corner development should provide a dual frontage in order to avoid blank facades….*

5. SUMMARY

In summary, the applicant believes that the proposed development will provide a new, high quality residential property, with a more dense and more efficient layout, which embodies sustainable design principles. It will have a positive impact on its local context, in terms of urban form and design character, and will not adversely impact the amenity of any adjoining properties. The design aligns with the relevant Housing Policy objectives set out in the South Dublin County Development Plan 2016-2022 and encompasses the residential design standards and criteria defined in Chapter 11. The applicant therefore believes that the proposed development will protect the residential amenity of adjoining properties and is in accordance with the proper planning and sustainable development of the area.

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View of 1, Beverly Drive as existing

Front elevation of 1, Beverly Drive as existing

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View of existing side elevation, seen from The Rookery development.

View of side & rear elevation as existing from Scholarstown Rd. looking north.

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