



# ARCHITECTS' REPORT

## 044\_Beauparc House

The development will consist of: Construction of a new single-storey two-bedroom detached house in the garden of the existing house, relocation of the entrance gate to the existing house, construction of a new entrance gate and driveway to serve the new dwelling, and all associated site and drainage works.

Project Address      Beauparc, Roselawn, Ballydowd,  
Lucan, Co. Dublin

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## 1. BACKGROUND TO THE APPLICATION:

This Architectural Report seeks to set out supporting information to the planning application for the development of 1 no. new 2-bedroom dwelling to the side of the existing house at Beauparc. This report will present the findings in documenting and surveying the existing site and dwelling, and its inhabitation, while outlining the design principles and concepts applied to the proposal for a new smaller house on this site, for which full planning permission is sought.

The application seeks permission for the construction of 1 no. new additional dwelling on the site of Beauparc, Roselawn, Ballydowd, Lucan. As set out in the statutory notices, the development consists of the following:

Construction of a new single-storey two-bedroom detached house in the garden of the existing house, relocation of the entrance gate to the existing house, construction of a new entrance gate and driveway to serve the new dwelling, and all associated site and drainage works.

The report is a written explanation intended to supplement the other documents submitted with the application and should be read in conjunction with these documents.

The proposal has been carefully considered in terms of the policies and objectives of the South Dublin County Council Development Plan.



1:200 Model of the Proposal - Bird's-eye View from the South-West Side of the Site, with Sunlight from the South-East

## 2.0 SDCC DEVELOPMENT PLAN

### 2.1 Zoning Objective

The zoning objective for the subject site is zoned "RES": To protect and/or improve residential amenity.

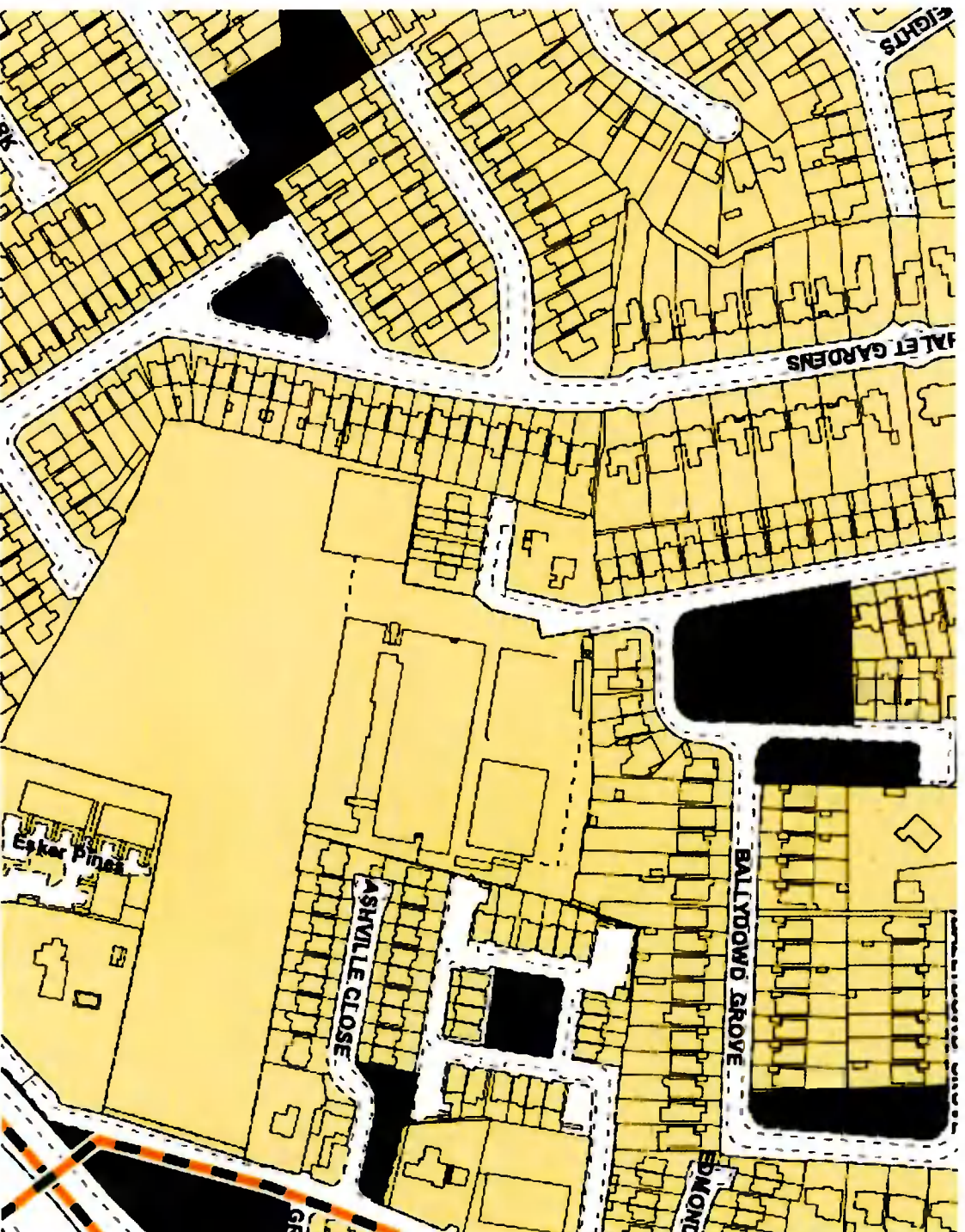
Land Uses that are Permitted in Principle: Housing for Older People, Nursing Home, Open Space, Public Services, Residential, Residential Institution, Retirement Home, Shop-Local, Traveller Accommodation. The proposal is in accordance with the "Existing Residential" objectives.

The implementation of these objectives that specifically related to the proposed dwelling at Beauparc are section 11.3.2 (i) Corner/Side Garden Sites where: The site should be of sufficient size to accommodate an additional dwelling and an appropriate set back should be maintained from adjacent dwellings. The dwelling should be designed and sited to compliment the building line and respond to the roof profile of adjoining dwellings. The architectural language of the development should respond to the character of the adjacent dwellings and create a sense of harmony. Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites that can accommodate multiple dwellings.

### 2.2 Housing Policy

As in section 2.4.0 Residential Consolidation - In-fill, Backland, Subdivision & Corner Sites states, the council will favourably consider proposals for the development of corner or wide garden sites within the curtilage of existing houses in established residential areas, subject to appropriate safeguards and standards identified in Chapter 11 Implementation.

With the projected population growth in 2022, and the average number of persons per household in South Dublin, the proposed development reintroduces the existing dwelling to the housing stock of Lucan.



From South Dublin County Council

### 3. THE EXISTING PROPERTY & SITE

#### 3.1 SITE LOCATION & CONTEXT

The existing dwelling at Beauparc is located in the suburban residential area of Roselawn Ballydowd, and is adjacent to Colaiste Phádraig and Lucan School of Music.

The house is neither a protected structure nor a proposed protected structure. The site is not an Architectural Conservation Area.

The site is located at the end of the semi-detached terrace on Roselawn that runs north-south, beginning on the Lucan road and terminating in Colaiste Phádraig.

Beauparc House was originally an end of terrace site, until the later addition of Roselawn Mews to the rear (Planning Ref: SD13A/0121, 2013). The rear of the site (south) now borders Roselawn Mews. The Mews development is accessed adjacent to the south-west corner of Beauparc.



From Google Earth

### 3. THE EXISTING PROPERTY & SITE

#### 3.1 APPRAISAL OF THE EXISTING SITE

##### Existing Site Area:

The site is 1452m<sup>2</sup> (0.145Ha, 0.36 Acres) with a driveway to the north-east, and extensive side and rear gardens to the west and south. The driveway and car-parking terminate at a timber home studio building, allowing the garden to wrap around the west and south sides of the property.

##### Existing Approach, Access and Parking:

The property is approached from Roselawn, a residential cul-de-sac. The street outside the entrance gate has a winded section of roadway to serve the adjacent school. Tall gates form the entrance to the site. There is ample space for car parking within the site.

##### Existing Private Open Space:

The existing house is located in the North-East corner of the site, with large private garden space to the West and South. There are a number of mature trees and plants, particularly in the eastern half of the site, most of which will be retained as part of the development. The existing gardens can be classified as Front (275m<sup>2</sup>) Side (282m<sup>2</sup>) and Back (702m<sup>2</sup>).

Refer to drawing: 044\_X\_10\_07\_Garden Survey.



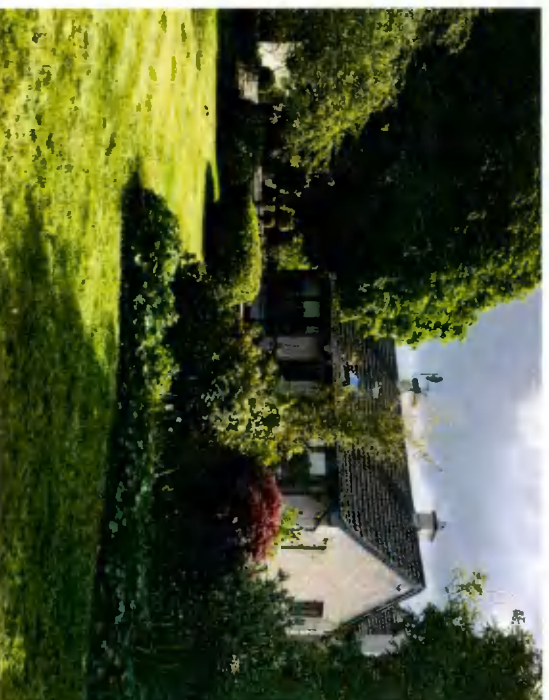
Street View From Roselawn Looking South



View of Existing Gates



View of Existing Front Garden



View of Existing House From Side Garden

### 3. THE EXISTING PROPERTY & SITE

#### 3.2 APPRAISAL OF THE EXISTING HOUSE

##### Existing House:

The existing 4-bedroom detached house is comprised of two wings, with a central corridor connecting the two. The house is single storey and has three distinct pitched roofs over the various volumes. There is a bedroom in converted attic of the taller part of the house. The house is built of masonry and rendered externally.

##### Existing Provision of Internal Accommodation:

The existing house has seven habitable rooms as well as a number for services spaces. The internal accommodation includes: Living Room, Dining Room, Kitchen, Master Bedroom, Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4, Utility Room, Bathroom, Shower Room, Large Central Hallway, Storage Rooms.

At present, the owners feel that the house is too big for them, and that many of the habitable spaces are not used. We have generated the brief for the new dwelling, by assessing the use and occupation of the existing house.

##### Orientation:

The detached house has an orientation that is does not correspond to the adjacent streets, building, or urban grain - its orientation relates to the gardens. Rather significantly, the existing house does not face the street, or even align to it. The blank side of the house faces the street, while the main entrance faces north, perpendicular to the street.



View of Front Facade Towards Street



View of Rear Facade From Back Garden



View of the Central Space in the Existing House



View of the Extensive Garden to the West & South

#### 4.0 RATIONALE FOR THE NEW DWELLING

This section sets out the justification for building a new single-storey two-bedroom dwelling on the site of Beuparc, Roselawn, Ballydowd, Lucan.

The practice believes that making a new dwelling on the site of Beuparc is the most efficient, sustainable and viable way of providing a new home for the applicants in their retirement. This is sentiment is further reinforced by the current housing crisis and lack of available suitable housing.

The owners would like to downsize their home for their retirement years. Rather than move to a new location and lose connection with the place they have lived for over 25 years, the owners would like to remain in this location and within the community that they are part of. To enable this, the existing site will be divided into two, to create a smaller, eco-friendly, open plan dwelling requiring less maintenance and allowing them to stay in the local area.

The current garden in particular, requires a significant care and maintenance all year round. A smaller garden would be beneficial to both the existing house and new house and their respective occupants and owner. Both houses will maintain spacious south facing rear gardens.

The existing house is oversized for the current occupants needs, and much of its space not used by the owners. We worked with the owners to assess how they use the existing house, in order to develop the brief for the new house. You will see in the associated Table of Areas and Use, that a significant portion of the existing house is not utilised at present. Through this system of appraisal and assessment, we have derived a more economical and sustainable solution for the owners future needs, and included this in the design brief of their new home.

#### Beuparc 1.0 Accommodation Schedule of Existing House

No.	Room	Dimensions	Area	IN USE
1	Living Room	(8.1 x 3.4)	26 m <sup>2</sup>	17 m <sup>2</sup>
2	Dining	(5.2 x 2.6)	14 m <sup>2</sup>	14 m <sup>2</sup>
3	Kitchen	(2.4 x 3)	7.5 m <sup>2</sup>	7.5 m <sup>2</sup>
4	Double Bedroom	(3.1 x 3)	10 m <sup>2</sup>	10 m <sup>2</sup>
5	Master Bedroom	(4.2 x 3)	13 m <sup>2</sup>	13 m <sup>2</sup>
6	Bathroom	(1.8 x 3.6)	5 m <sup>2</sup>	5 m <sup>2</sup>
7	Shower Room	(1.8 x 1.6)	3 m <sup>2</sup>	3 m <sup>2</sup>
8	Storage	(1 x 2.6)	2.6 m <sup>2</sup>	2.6m <sup>2</sup>
9	Utility	(1.3 x 1.6)	2 m <sup>2</sup>	2 m <sup>2</sup>
10	Circulation	(varies)	13.9 m <sup>2</sup>	8.4 m <sup>2</sup>
11	Bedroom 3	(3.3 x 3)	8.9 m <sup>2</sup> .	Not In Use
12	Bedroom 4	(8.1 x 3.6).	27.7 m <sup>2</sup> .	Not In Use
13	Studio / Office	(5 x 4)	(20 m <sup>2</sup> )	(10 m <sup>2</sup> )
14	Garden		(1259 m <sup>2</sup> )	
<b>Total Internal Area</b>			<b>148.6 m<sup>2</sup></b>	<b>82.5 m<sup>2</sup></b>



## 5.0 PROPOSED DEVELOPMENT

Over the course of the design development, we have looked at various possibilities for accommodating the needs of the client, while balancing all site constraints, including mitigating any potential impact on neighbouring buildings and maintaining access to the site. The main goal was to make the house accessible to its users while remaining modest in its site placement.

### 5.1 Site Strategy:

It is proposed to divide the site into two portions along the north-south axis. There will be a new driveway along the northern boundary of the site. The proposed new dwelling will occupy a small portion of the site to the west of the existing house. The proposal follows the projected line of the existing house, giving the impression that the new dwelling sits in the rear garden of the existing dwelling. The houses are located diagonally opposite each other - this will minimise any overlooking or overshadowing by ensuring that no windows or walls of the two houses will ever face directly on to one another.

### 5.2 Scale & Massing

The form of the proposed house takes its lead from the existing detached house and adjacent school buildings. The proposal has been designed in a more modest and refined scale than the existing house, resulting in an unobtrusive integration with its site.

The massing of the building has been divided into two sections, to which the form of the roof follows: living and sleeping. The proposal is of a form, scale and design quality that would enhance the amenity of neighbouring residences and passers-by on the roads adjacent.



## 5.0 PROPOSED DEVELOPMENT

### 5.3 Orientation

The existing detached house has an orientation that does not correspond to the adjacent streets, buildings, or urban grain - its' orientation relates to the gardens. The proposed new dwelling will respect the orientation of the existing house. The house is positioned to protect the primary views from the both houses, while also maximising privacy for occupants in both houses too.

### 5.4 Entrance Site & Access

The existing entrance gates will be relocated slightly to provide an additional entrance for the proposed new dwelling. The two entrance gates will be located side by side at the north-east corner of the site.

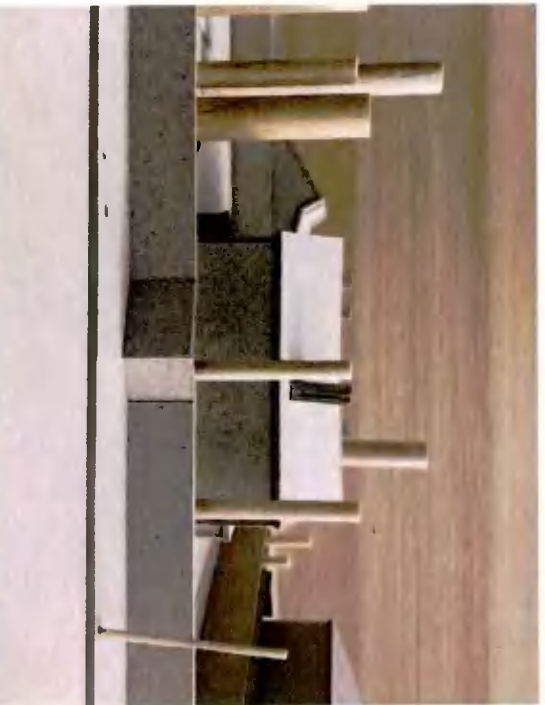
Fire Tender and Emergency access to the new house has been considered in the design of both entrances, gates, and the proposed driveway, to ensure safe access to both houses in the event of an emergency

### 5.5 Universal Access

The proposed new dwelling has been designed with universal access in mind. The proposed design consists of a single level floor allowing all users to move freely throughout the plan and to have access to a bathroom on the ground floor.

### 5.6 Landscaping

The majority of the mature planting on the site will be retained. The landscaping in some areas of the existing site has been altered to facilitate the new dwelling at Beauparc. A number of trees, planting beds have been removed. The site of the new house will have a new landscaping design that we will develop with a landscape design and garden specialist.



1:200 Model View from the Street



1:200 Model View of the Proposed Entrances



1:200 Model View along the New Boundary Wall



1:200 Model View of the New Driveway & Front Garden

## 5.0 PROPOSED DEVELOPMENT

### 5.7 Design & Materials

The proposed new one storey dwelling is rectangular in plan, and clearly divided into two distinct zones, living and sleeping. The northern side of the plan houses the sleeping quarters and service areas, while the south contains the living spaces in one continuous flowing room.

A staggered pitch roof has been designed to optimise various environmental factors, and contains a sequence of dual-aspect roof lights at its apex that catch both diffused north light and sunlight from the south.

The approach has been to design a contemporary new home, while integrating it into the existing landscape. The site's surrounding fabric provides a diverse material palette that the proposed dwelling can take influence from.

The new house will be built primarily using FSC rated sustainable source timber, rising from a simple concrete raft foundation. The roof will be clad with metal echoing the roofscape of the adjacent school complex. In selecting the finish to the external walls, an effort was made to compliment the existing fabric of the surrounding area, a combination of smooth and pebbledash render will be used to compliment the exterior of the existing house.



1:50 Model View of the Front Facade of the Proposed Dwelling



1:50 Model View of the Rear Facade of the Proposed Dwelling, Facing the Back Garden

## 5.0 PROPOSED DEVELOPMENT

### 5.8 Energy & Environment

The dwelling is designed to take advantage of the site's conditions. As the orientation of the site is north-south, the proposal takes advantage of the potential solar gain from its south facing facade, directing light to both circulation and living spaces. The south facing roof surface will be used to mount solar panels.

The projection of the roof structure creates an overhang on both the south and north facades, acting as a shading barrier from direct sunlight at ground floor level. The repetition of the vertical structural bays expressed on the interior (as well as the window leafs) on the south facade acts as a vertical brise soleil to provide visual protection from the low west sun.

Once completed, the proposed house will have a BER A2 rating, and it is intended to achieve compliance with Part L 2019 (NZEB). At least 20% of the houses energy requirements will be provided by renewable sources located with the site. All items will be specified by an energy and suitability specialist.

Space Heating Generation and Hot Water Production will incorporate the use of a high efficiency heat pump (Air Source HP) and solar energy to meet the demand for space heating and hot water consumption with the dwelling. The ventilation system will incorporate Mechanical Ventilation Heat Recovery to reduce unnecessary heat loss and increasing occupancy comfort rates. The system will be monitored by a suitable energy management system to allow occupants to control every aspect of the system.

Energy efficient appliances and light fittings will be installed throughout.

Surface water from the site will be directed to a soakaway (Refer to BRE 365 Report), with some of the surface water being collected in a water harvesting system for seeding in the garden.



Top: Solar Panels  
Bottom: ASHP



Top: 6a Architects, Water Collection  
Bottom: Hugh Strange, Sun Shading

## 6.0 CONCLUSION

Due to the location, scale form, design and material selection of the proposed new dwelling would have no adverse effect on the character of the neighbouring properties. A clear and concise rationale for the proposed development at Beauparc, Roselawn has been provided out in this report

The scheme is fully compliant with the provisions of the south Dublin County Council development plan and should be granted permission.



1:200 Model View from the South Side of the Site