

STUDIO 304 LTD
THE GLASSHOUSES
82 GEORGES STREET
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PLANNING

19 HILLSBROOK DRIVE PERRYSTOWN,
DUBLIN 12, DUBLIN, D12 Y864
DESIGN STATEMENT

Introduction

The following Design Statement has been prepared by Studio 304 Architecture to support a planning application for the development of a corner / infill site at 19 Hillsbrook Drive, Perrystown, Dublin 12. This report should be read in conjunction with the associated drawings which form part of this application

The proposed development will consist of the demolition of the existing single storey 33m² apartment at 19A Hillsbrook Drive, and construction of a new semi-detached residential 2 storey apartment development comprising 3 units. The existing house at 19 Hillsbrook drive is to be retained with its own vehicle access and off-street parking. 2 studio apartments measuring 41m² and 43m² each and a 2-bed apartment measuring 85m² with a first-floor terrace are to be provided including cycle parking, refuse storage, landscaped private and communal amenity areas and all necessary and associated siteworks.

Use Zoning Objective: Objective RES

Site Area: 362m²



01. SATELLITE VIEW
02. VIEW FROM MUCKROSS AVENUE
03. VIEW FROM CORNER OF MUCKROSS AVENUE AND HILLSBROOK DRIVE
04. VIEW FROM HILLSBROOK DRIVE



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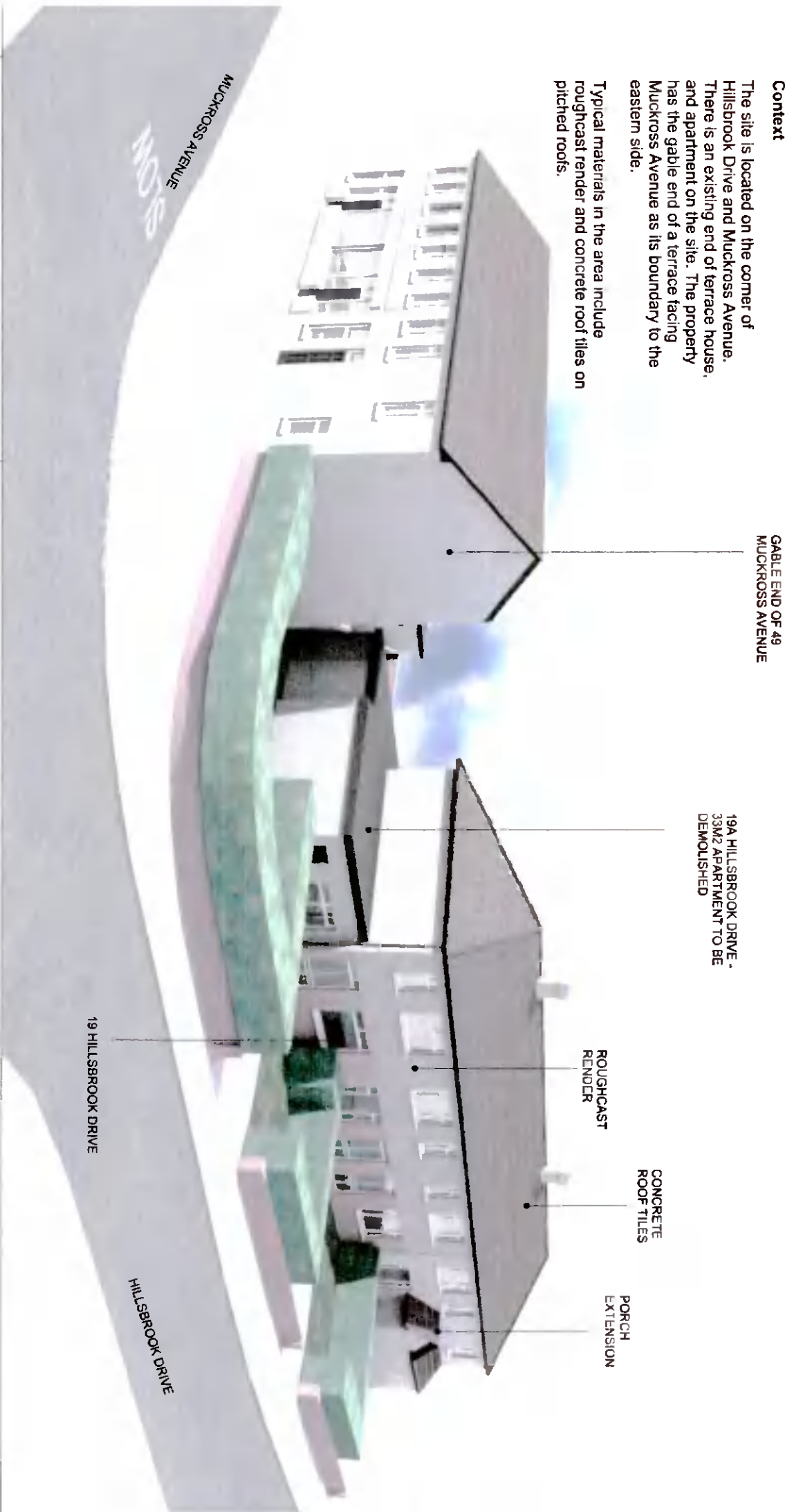
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Context

The site is located on the corner of Hillsbrook Drive and Muckross Avenue. There is an existing end of terrace house, and apartment on the site. The property has the gable end of a terrace facing Muckross Avenue as its boundary to the eastern side.

Typical materials in the area include roughcast render and concrete roof tiles on pitched roofs.



GABLE END OF 49
MUCKROSS AVENUE

19A HILLSBROOK DRIVE -
33M2 APARTMENT TO BE
DEMOLISHED

ROUGHCAST
RENDER

CONCRETE
ROOF TILES

PORCH
EXTENSION

19 HILLSBROOK DRIVE

HILLSBROOK DRIVE

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Proposed Development

The proposed development is designed to follow the existing building lines and respond to the roof profile of adjoining buildings. The architectural language of the development including boundary treatments responds to the character of adjacent dwellings and creates a sense of harmony.

The development is a contemporary and innovative proposal that responds to the local context.

The development is comprised of 3 volumes:

(1) NEW BUILDING EXTENDS GABLE END OF MUCKKROSS AVENUE TERRACE

(2) INFILL BETWEEN TWO TERRACES SET BACK AT FIRST FLOOR LEVEL

(3) PORCH EXTENSION



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The proposed development is designed to respond to the existing context and materiality of each street.

Specifically this is achieved through the use of roughcast render finishes on the walls and matching roof tiles and profiles with the neighbouring buildings.

The ground floor porch extension follows a similar alignment to the neighbouring windows and doors on Hillsbrook Drive to achieve a sense of harmony within its context



ROUGHCAST
RENDER

PITCHED ROOFS TO
MATCH ADJACENT
ROOF STYLES AND
FINISHES

SETBACK BETWEEN NEW
DEVELOPMENT AND 19
HILLSBROOK DRIVE PROVIDES
SIDE PASSAGE TO SEMI
DETACHED HOUSE

ALIGNMENT OF WINDOW
HEIGHTS AT GROUND FLOOR
LEVEL ENSURES CONTINUITY
OF STREETSCAPE

FIRST FLOOR SETBACK TERRACE
MAXIMISES SURVEILLANCE OF THE
PUBLIC DOMAIN.

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Proposed Development

The context of the proposed development which extends the terrace of buildings on Muckross Avenue has been designed to respond to the mixed use context of the adjacent properties.

The windows at the upper level follow the same rhythm, spacing and size as the other windows on the upper level.

Unit A has been designed in such a way to facilitate adaptability in that it may (subject to consent) be converted to uses alternative to residential in the future.

The 'shopfront' elevation promotes positive social interaction at the street corner by incorporating a bench in a sunny position.

The proposed detail includes tiling and raised metal lettering, which is considered to be an appropriate extension of the language of the elevations along the parade of mixed use buildings on Muckross Avenue.

BENCH BUILT INTO THE ELEVATION OF THE NEW PROPOSED DEVELOPMENT.

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III O III

Proposed Development

The proposed development is a high quality development that provides quality accessible accommodation for the future residents.

Each unit has its own door access and shares a communal area at the front garden onto Hillsbrook Drive which provides practical communal amenities such as electric car charging, bicycle parking and refuse storage.



REFUSE STORAGE &
CYCLE STORAGE

LANDSCAPED
COMMUNAL FRONT
GARDEN

SHARED ELECTRIC
CAR CHARGING POINT

NEW SEPARATE
ACCESS TO 19
HILLSBROOK DRIVE

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Development Overview in Context of Planning Policy

The Design Statement has been prepared with reference to:

Department of Housing, Local Government and Heritage

Sustainable Urban Housing: Design

Standards for New Apartments Guidelines for Planning Authorities, December 2020

South Dublin County Council Development Plan 2016 - 2022

The proposal to replace an existing ground floor apartment with 3 high quality new apartments in an urban setting overwhelmingly meets the objectives set out in various national and local planning policies.

The proposed new mix of residential accommodation on the overall site provides for a well balanced mix of units including a semi detached house, 2 accessible studio apartments with their own door entrance and a 2 bedroom apartment at first floor level. The new accommodation provides for an attractive and desirable range of household types.

Occupying a corner site, the scale of the proposed development responds to the context of the surrounding streetscape. The form of the new building and materials used are sympathetic and complementary to the subtle differences of the adjacent buildings on each street.

The site is located in an area with existing amenities such as the mix of commercial premises on Muckross Avenue and served by nearby bus stations. The proposal satisfies local and national planning policy in terms of the development of infill sites in urban areas to achieve a higher residential density.

The proposal specifically satisfies planning policy objectives (SPPR 2) by providing a high quality development comprising a mix apartments. Each unit provides amenities in excess of the national minimum standards and provides bright, well designed accommodation for the future residents.

Unit A has been designed in such a way to facilitate adaptability in that it may (subject to consent) be converted to uses alternative to residential in the future. This is facilitated by the high ceiling (2.7m), own door access to Muckross Avenue and private amenity space. Unit A also provides a positive addition to the streetscape of Muckross Avenue by including a bench built into the elevation of the new proposed development to promote positive social interaction on the street corner.

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Compliance with Apartment Standards

	Unit A	Compliance	Minimum Standard*	Unit B	Compliance	Minimum Standard*	Unit C	Compliance	Minimum Standard*
Floor Level	Ground			First			Ground		
Apartment Type	Studio			2 Bedroom (3p)			Studio		
Floor Area (m2)	41	✓	37 (40**)	85	✓	73	43	✓	37 (40**)
Floor to Ceiling Height (m)	2.7	✓	2.7	2.4	✓	2.4	2.7	✓	2.7
Aggregate Floor Areas (m2) (Kitchen / Living / Dining)	31	✓	30	33	✓	30	33	✓	30
Aggregate bedroom floor areas (m2)	-			23.2	✓	20.1	-		
Storage Requirements (m2)	3.2	✓	3	6	✓	5 (6**)	3.6	✓	3
Private Amenity Space (m2)	14.5	✓	4 (4**)	9	✓	6 (7**)	13.5	✓	4 (4**)
Communal Amenity Space (m2)	37	✓	14	37	✓	14	37	✓	14

Standards

Department of Housing, Local Government and Heritage

Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, December 2020

** South Dublin County Council Development Plan 2016 - 2022

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