

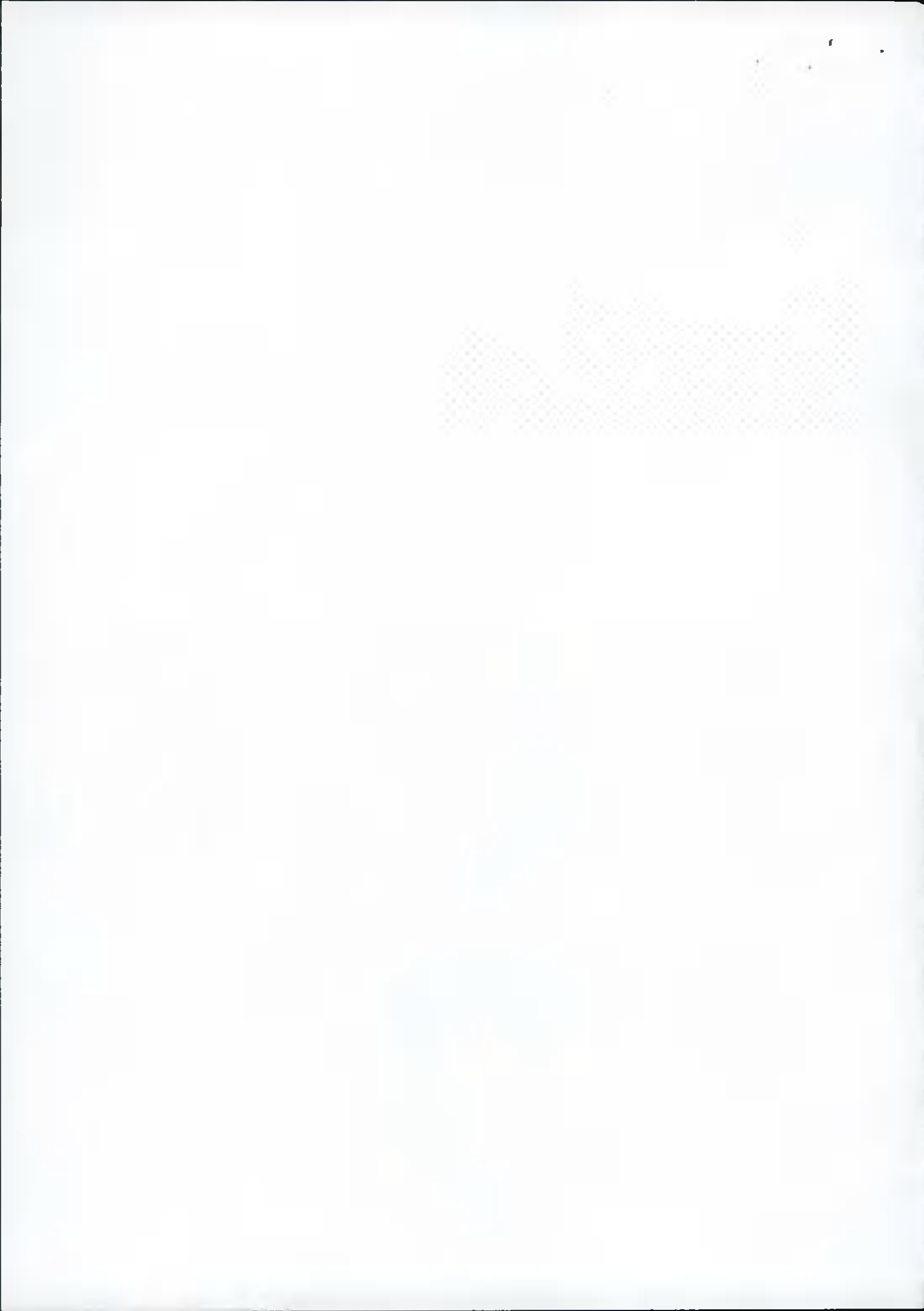
DESIGN REPORT

Date **November 2021**

Subject **New dwelling house at The Muddies, Whitechurch
Road, Rathfarnham, Dublin 16, D16YR0**

Applicant **John & Sheila Murphy**





1.0 INTRODUCTION

The enclosed is a design report on the proposed construction of a new dwelling at The Muddies, Whitechurch Road, Rathfarnham, Dublin 16.

1.1 Site

The applicants are the owners of the existing dwelling house at The Muddies. The application site includes the side garden and detached garage to the South East of the existing property. The site is bounded by a private road to the north and tall hedges to the Southern boundaries with adjacent properties.

The site is zoned 'Existing Residential' on the South Dublin County Council Development Plan 2016-2022 with the objectives to protect and/or improve residential amenity. As a side garden site, the standards identified in the development plan for the site are set out in Chapter 11 Implementation and cited below.

11.3.2 Residential consolidation:

(ii) Corner/Side Garden Sites Development on corner and/or side garden sites should meet the criteria for infill development in addition to the following criteria:

- *The site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings,*
- *The dwelling(s) 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, particularly on larger sites which can accommodate multiple dwellings,*
- *Where proposed buildings project forward of the prevailing building line or height, transitional elements should be incorporated into the design to promote a sense of integration with adjoining buildings, and*
- *Corner development should provide a dual frontage in order to avoid blank facades and maximise surveillance of the public domain.*

1.2 Access

The existing dwelling is served by a private road and vehicular entrance with brick pillars and railing gates. It is proposed to serve the new dwelling by a similar vehicular entrance located beside the existing one with new pillar to match the existing and new solid gates.

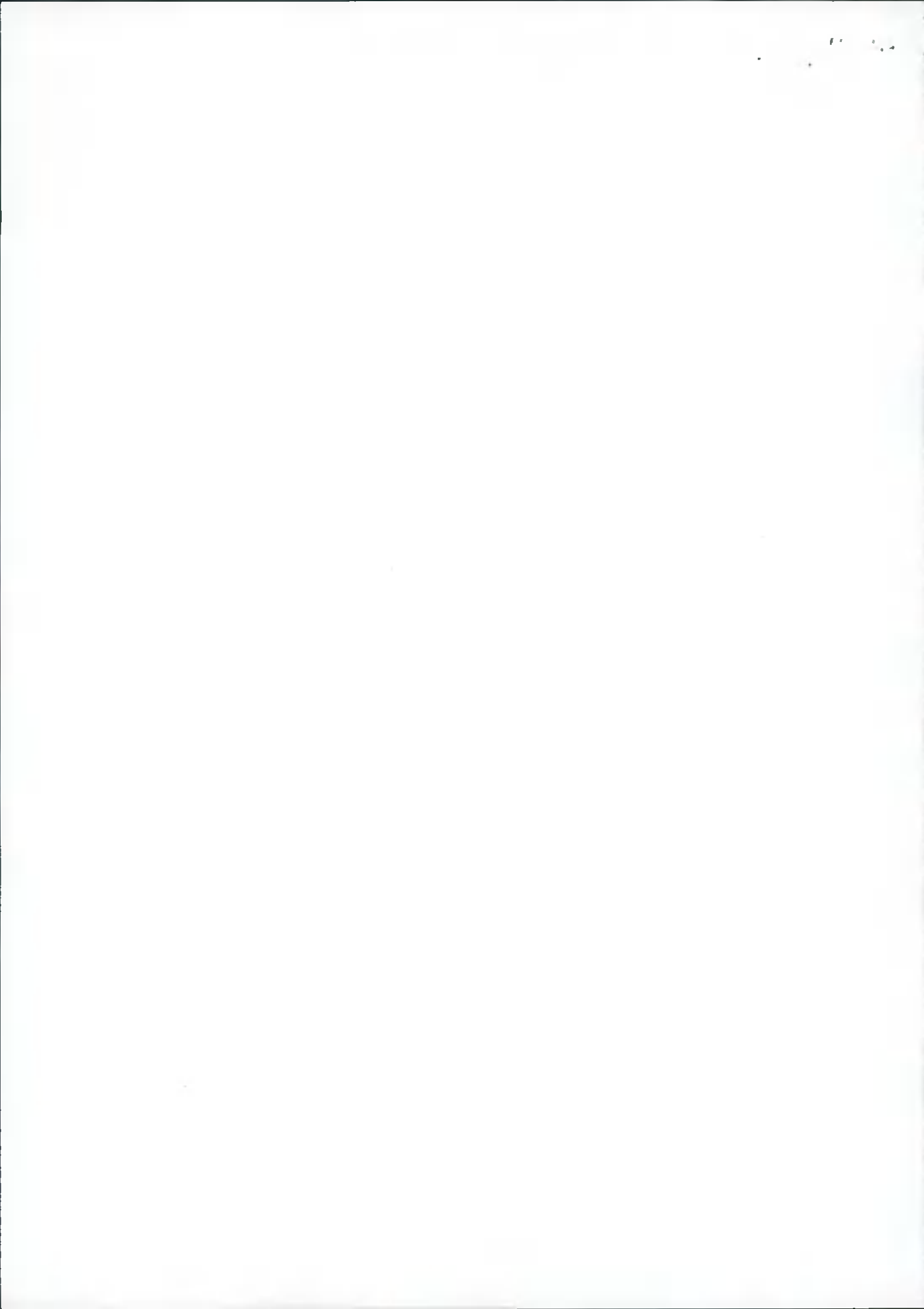
2.0 DESIGN APPROACH

The design of the proposal was undertaken with consideration and adherence to SDCC Development Plan as outlined below.

2.1 Site Layout

A straightforward front and rear approach to the new dwelling is proposed, allowing for a front driveway with two parking spaces and a generous rear garden that is in keeping with the scale and character of the area.

The proposed building is a part single, part two storey house. The two-storey element, to the north, is set out to line up with the front of the existing house for continuity of the building line. The single storey element develops parallel to the



southern boundaries of the site, making the most of the garden's orientation. The building is offset by c. 2m from the existing dwelling, allowing side passages for both houses.

The existing south east boundaries that consist of tall hedges are to be maintained while a new block wall is proposed to the boundary with the existing dwelling. The new wall will be 1m high to the front and 2m high to the rear.

2.2 Building Form

The two-storey element is kept modest and forms a gable while the single storey element adopts a more contemporary form with a flat roof that protrudes over the rear glazed areas of the house. The flat roof is broken into two different heights to avoid a block effect. The overall building height is not dominating in nature and the gable is an appropriate response to the roof of the existing house.

The floor plan is optimized to cater for the changing needs of the applicants and to provide for contemporary modern living. The plan is organized around a central terrace providing connection to the landscape and safeguarding privacy to the occupants. The ground floor is fully accessible and includes a master bedroom with en-suite. The house is completed with a first floor that will accommodate two additional bedrooms and en-suites.

2.3 Materials

The materials are kept simple and consist of the following palette: brick finish, render finish and natural slate. It should be noted that the applicants intend to modernize and externally insulate the existing dwelling with matching materials in the future. This will be the subject of a separate application in due course.

3.0 SUMMARY

It is our opinion that this proposal is appropriate and complimentary to the surrounding context and scale, as well as adhering to the design principles set out within the SDCC Development Plan relating to the provision of residential development on side garden sites. The proposal will be a home built to high quality to current building and energy performance standards.

