

# ARCHITECTURAL DESIGN STATEMENT & MASTERPLAN

PROPOSED RESIDENTIAL DEVELOPMENT AT "SILVERACRE",  
WHITECHURCH ROAD, RATHFARNHAM, DUBLIN 14  
ON BEHALF OF DUNGREY LTD  
REF: D-122  
OCTOBER 2021

**CONTENTS**

INTRODUCTION	03
CONTEXT	04
CONNECTIONS	07
INCLUSIVITY	09
VARIETY	09
EFFICIENCY	11
DISTINCTIVENESS	12
LAYOUT	13
PUBLIC REALM	14
ADAPTABILITY	15
PRIVACY AND AMENITY	16
PARKING	17
DETAILED DESIGN	20
CONCLUSION	22



**INTRODUCTION**

The design statement has been prepared in support of a full planning application by Dungerey Ltd (the applicant) for a new residential development on lands measuring approximately 0.58 hectares, at "Silveracre" Whitechurch Road, Rathfarnham, Dublin 14, D14 W2K8

The application is for a development of a total of 22 units consisting of:

- House Type A - 4 storey, 4 bedroom end of terrace dwellings - 2 units
- House Type A1 - 4 storey, 4 bedroom mid terrace dwellings - 2 units
- House Type B - 4 storey, 4 bedroom semi-detached dwellings - 6 units
- House Type C - 4 storey, 4 bedroom semi-detached dwellings - 2 units
- House Type D - 4 storey, 4 bedroom end of terrace dwellings - 2 units
- House Type D1 - 4 storey, 4 bedroom mid terrace dwellings - 6 units
- House Type E - 4 storey, 4 bedroom semi-detached dwellings - 2 units

The development also includes the demolition of several structures on site including an existing bungalow, (Silveracre) an existing cottage and a row of several derelict structures/ cottages located along the eastern boundary of the site. The purpose of this design report is to support this planning application demonstrating how the proposal contributes to the creation of a development with a sense of place which, responds to its context and contributes towards the development of a permeable scheme which will strengthen the existing community. This design statement is divided into the following sections which are based on the 12 criteria established in the Urban Design Manual: a best practice Guide.

1. Context
2. Connections
3. Inclusivity
4. Variety
5. Efficiency
6. Distinctiveness
7. Layout
8. Public Realm
9. Adaptability
10. Privacy and amenity
11. Parking
12. Detailed design



Fig 1 – Source – Urbane Design Manual

The text and figure above show how the 12 questions have been sequenced to reflect the prioritisation and processes which should be adopted by designers:





Fig 2- Aerial view of Church Hill site – Red boundary line – Source – Google maps



Fig 3 – Aerial view of Church Hill site – Red boundary line – Source – Google maps

## 1. CONTEXT

It is this application's objective to provide a development which positively contributes to the character and identity of the neighbourhood and creates the feeling that is has evolved naturally as part of its surroundings by providing a design proposal which is sensitive to its context.

### Location

The site is ideally situated along Whitechurch Road, just to the South West of Loretto High School Beaufort and roughly 500m away from Castle Golf Club.

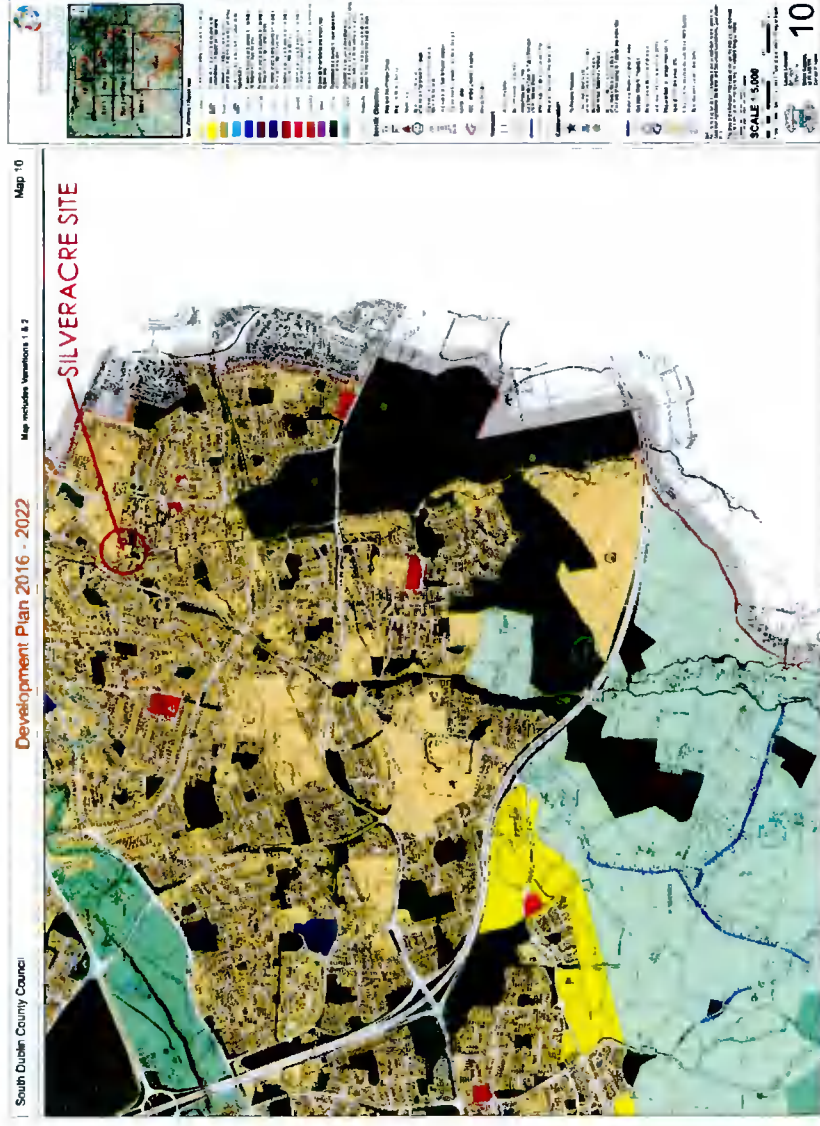
The property adjoins Loretto House /High School to the North, Tara Hill housing estate to the East, St. Patrick's Cottages and the Old Millhouse buildings to the South and Willbrook housing estate to the West.

The subject site comprises 0.582 HA (1.438 Acres) of land zoned "RES" To protect and/or improve residential amenity (in accordance with South Dublin County Council Development Plan 2016-2022. The land is irregular in shape and predominantly level but sloping downward from East to West by approximately 2m, with approximately 105m road frontage onto Whitechurch Road in Rathfarnham. The land is currently occupied by an existing bungalow and ancillary structures to the North, a small cottage to the South West and other derelict structures located along the western boundary facing Whitechurch Road which are proposed for demolition to accommodate the proposed development.

### Existing Access

The land is currently accessible via a gated entrance onto Whitechurch Road.





**Policy context**

The land is zoned **RES** under the South Dublin County Council Development Plan 2016-2022 Town Centre Zoning and has the following objective: "To protect and/or improve residential amenity in existing residential areas."

The use classes permitted in principle under this particular zoning objective are the following:

- Housing for Older People
- Nursing Home
- Open Space
- Public Services
- Residential
- Residential Institution
- Retirement Home
- Shop-Local
- Traveller Accommodation

**Technical Context**

The proposed scheme has been developed having regards to the following policy documents:

- 'South Dublin County Council Development-Plan-2016-2022 '
- 'Sustainable Urban Housing: Design standards for New Apartments, Guidelines for Planning Authorities' March 2018
- 'Quality Housing for Sustainable Communities'
- 'Design Manual for Urban Roads and Street'

Fig 4 - Land Use Zoning Map (application site shown in red)  
Source - South Dublin County Council Development Plan 2016-2022

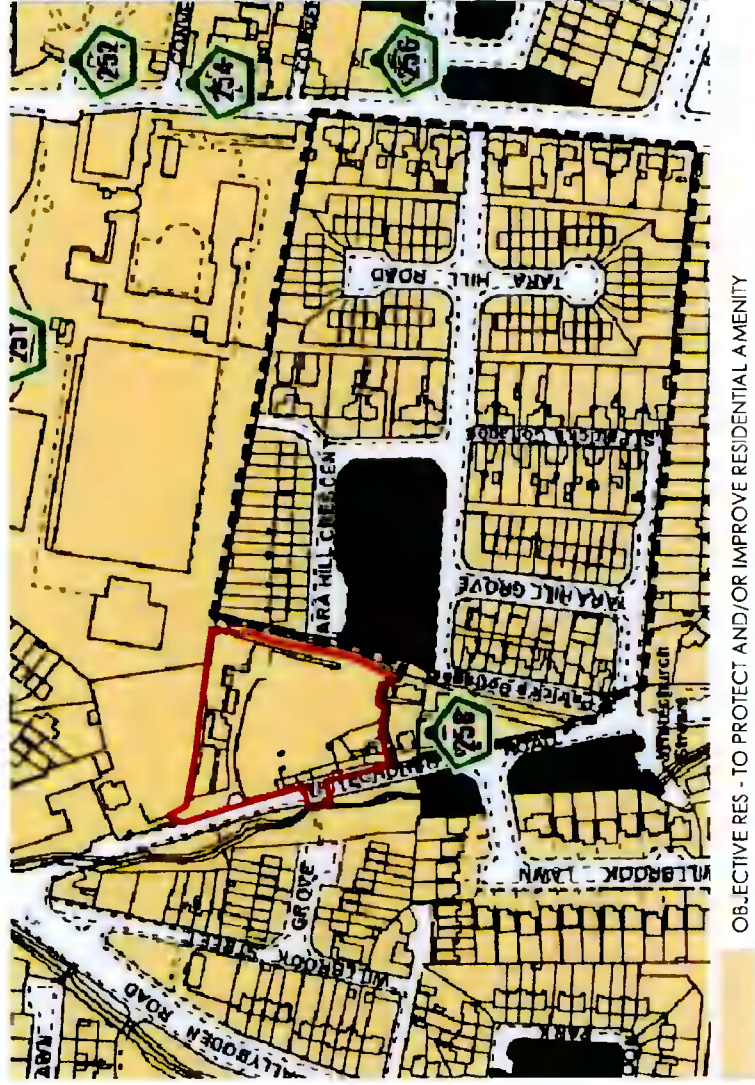


Fig 3 – Extract of land use Zoning Map of South Dublin County Council Development Plan 2016-2022



**Existing Adjacent uses**

Adjacent existing uses consist of medium density residential developments to the East, (Tara Hill) West (Willbrook Grove) and South (St. Patrick's Cottages & Grange Park). To the North of the site there is a mix of educational, commercial and residential buildings such as Loreto High School/ Hockey Club, St. Mary's Boys National School, Campbells Packaging, Fanagan's Funeral House and Beaufort Downs/ Glenbrook Park housing estates. All these areas are located within less than 500m of the site.

Other town centre amenities such as Castle Golf Club, Nutgrove Shopping Centre, Rathfarnham Castle Park and Saint Enda's Park are also located at less than 1 Km away from the subject site.

The Dublin bus lines 61 and 16 are also located close by along the R115 Ballyboden road and R822 Grange Roads.



Fig 5 – General Context - (application site shown outlined in red - Source – Google Maps



Fig 6 – Public transport locations marked in Red - Source – Google Maps









Fig 9 – Visual \_1 – View from Whitechurch Road from the South - Source – Google Maps

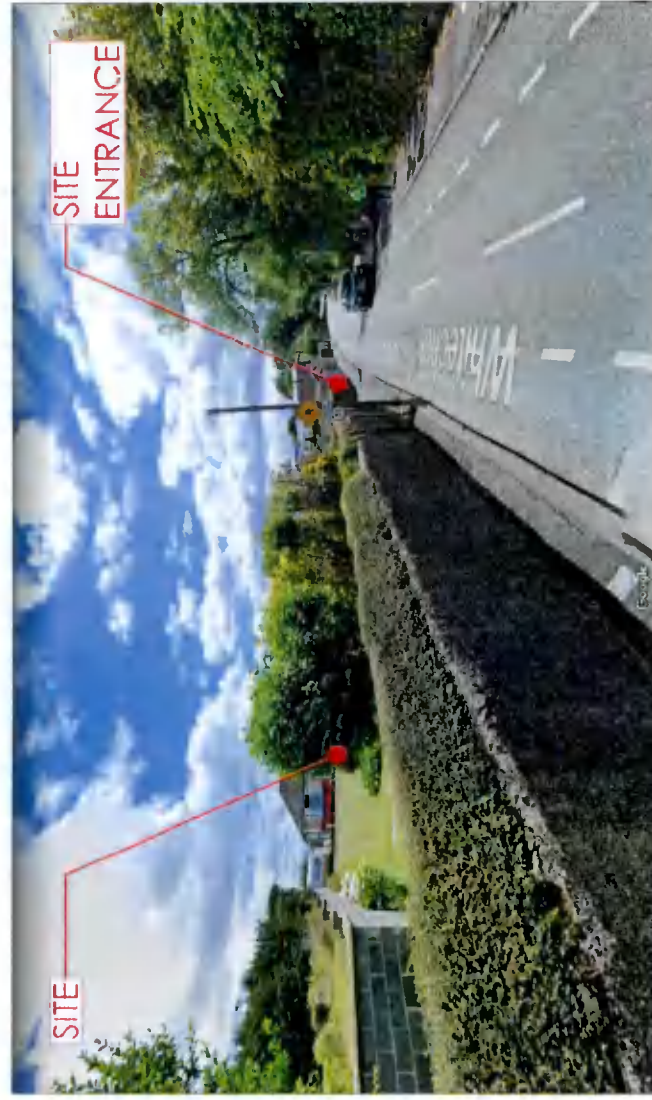


Fig 10 – Visual \_2 – View from Whitechurch Road from the North - Source – Google Maps



Fig 11 – Visual \_3 - View from Whitechurch Road from the East - Existing site entrance - Source – Google Maps



Fig 12 – Visual \_3 - View from Whitechurch Road from the South – Structures for demolition - Source – Google Maps



### 3. INCLUSIVITY

The development has been designed with due regards to the principle of DMURS, universal design, including the 'building for everyone' publications.

All units have level access and inaccessible areas have been eliminated where possible. The public realm is open to all and it has been designed to ensure accessibility for people of all ages and physical mobility.

The proposed development presents a positive walkable area for the passers-by, avoiding unnecessary physical and visual barriers.

Future pedestrian/ vehicular connections to adjacent lands are now proposed from the site by opening up the site to the Whitechurch Road.

### 4. VARIETY

The proposed development comprises of 22 units only, all similar in size and height to promote a coherent, unified, high quality residential development. Variety is however promoted by different treatments to gable elevations, depending on their orientation, to ensure adequate passive supervision of internal roads and public open spaces. The design/ layout of the ground floor plan also varies depending on the location and orientation of each dwelling. While most dwellings have a ground floor only extension to the rear of the dwelling, however, some units have these areas and main entrance located to the side of the dwelling while others have no extensions at all.

Across the scheme:

7 no. main house types are proposed (Refer fig. 13), with different gable elevational treatments, which vary depending on their orientation and proximity to a public space or public roads, where dual frontage is required.

The housing mix is as per the following:

- **House Type A** - 4 storey, 4 bedroom end of terrace dwellings - 2 units
- **House Type A1** - 4 storey, 4 bedroom mid terrace dwellings - 2 units
- **House Type B** - 4 storey, 4 bedroom semi-detached dwellings - 6 units
- **House Type C** - 4 storey, 4 bedroom semi-detached dwellings - 2 units
- **House Type D** - 4 storey, 4 bedroom end of terrace dwellings - 2 units
- **House Type D1** - 4 storey, 4 bedroom mid terrace dwellings - 6 units
- **House Type E** - 4 storey, 4 bedroom semi-detached dwellings - 2 units



Fig 13 - D-122-PL-SL-104 – Proposed Site Layout - Drawing produced by bba architecture

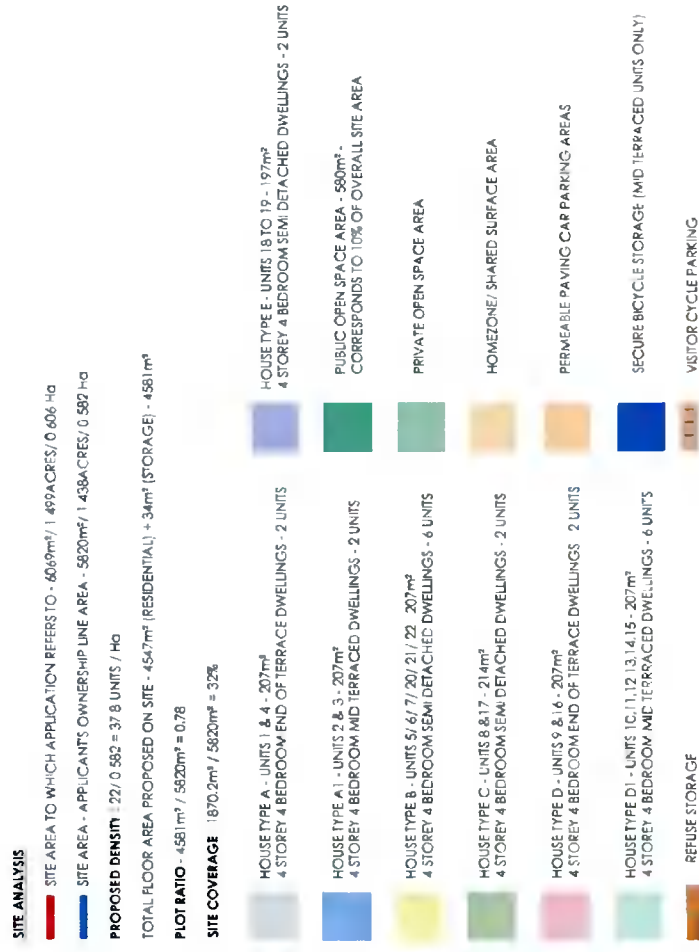


Fig 14 - D-122-PL-SL-102 – Proposed Site Layout legend - Drawing produced by bba architecture



SCHEDULE OF ACCOMMODATION		
JOB NAME : RESIDENTIAL SCHEME @ SILVERACRE, WHITECHURCH ROAD, RATHFARNHAM, DUBLIN 14		
CLIENT NAME : DUNGREY LTD	JOB REF: D-122	SHEET: 1 OF 1
ISSUE: DRAFT ISSUE	DATE OF ISSUE: OCTOBER 2021	
Design Standards	Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities March 2018 Quality Housing for Sustainable Communities Wicklow County Development plan 2016-2022	
		bba.architecture

OVERALL DEVELOPMENT												
OVERALL SITE AREA Sqm	PROPOSED RESIDENTIAL UNITS	SITE DENSITY UNITS PER HA. BUILDING Sqm	AREA OF GROUND COVERED BY BUILDING Sqm	SITE COVERAGE	EXISTING STRUCTURES Sqm		TOTAL PROPOSED RESIDENTIAL AREA Sqm	TOTAL PROPOSED NON RESIDENTIAL AREA Sqm	PLOT RATIO	TOTAL PROPOSED PUBLIC OPEN SPACE Sqm	% PUBLIC OPEN SPACE	TOTAL PROPOSED CAR PARKING
					EXISTING RETAINED STRUCTURES Sqm	PROPOSED DEMOLITION Sqm						
5801	22	37.9	1870.2	32%	0	0	4548m <sup>2</sup>	0	#VALUE!	580	10%	44

SCHEDULE OF ACCOMMODATION RESIDENTIAL USE	UNIT TYPE QUANTITY				GIA (Sqm)	TOTAL GIA (Sqm)	CAR PARKING PROVISION	BICYCLE PARKING PROVISION (only mid-terraced visitors + duplex + apt.)	SINGLE ASPECT UNITS	DUAL ASPECT UNITS
	1 BED	2 BED	3 BED	4 BED						
Type A - 4 Bed - 4 Storeys End of Terrace				2	207.0	414.0	2	No provision in development plan		8
Type A1 - 4 Bed - 4 Storeys - Mid of Terrace				2	207.0	414.0	2	No provision in development plan		4
Type B - 4 Bed - 4 Storeys - Semi-Detached				6	207.0	1242.0	2	No provision in development plan		6
Type C - 4 Bed - 4 Storeys - Semi-Detached				2	214.0	428.0	2	No provision in development plan		6
Type D - 4 Bed - 4 Storeys - End of Terrace				2	207.0	414.0	2	No provision in development plan		2
Type D1 - 4 Bed - 4 Storeys - Mid of Terrace				6	207.0	1242.0	2	No provision in development plan		2
Type E - 4 Bed - 4 Storeys - Semi-Detached				2	197.0	394.0	2	No provision in development plan		2
<b>TOTAL HOUSES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>22</b>	<b>4548.0</b>	<b>4548.0</b>	<b>44</b>	<b>No provision in development plan</b>	<b>0</b>	<b>22</b>
<b>FULL RESIDENTIAL DEV. (22 UNITS)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>22</b>	<b>4548.0</b>	<b>4548.0</b>	<b>44</b>	<b>No provision in development plan</b>	<b>0</b>	<b>22</b>
<b>PERCENTAGE MIX</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>100.00%</b>					<b>0.00%</b>	<b>100.00%</b>

#NAME?

Fig 15. Extract of the Schedule of accommodation produced by bba architecture



### 5. EFFICIENCY

The layout provides an extremely efficient use of land in this site context.

The proposed density of 37.8 units per hectare is appropriate with respect to current national policy, taking into account the topography and the surroundings of the site and previously granted permissions in the area.

The units are designed to allow for an efficient and sustainable use of the land, while providing for an efficient thermal envelope. The structures will be constructed to current building regulation standards.

Buildings, gardens and public spaces are laid out to exploit the best solar orientation possible. (Refer to figure 16) Units are organized around a centralized public open space area, to allow for adequate passive surveillance of these areas.

Most rear gardens have been designed with East and South facing gardens. Where this was not possible to achieve, namely in the dwelling units 17 to 22, South facing living spaces with large windows are provided at first floor level to improve private amenity and adequately supervise the central public open space.

At a macro level, the proposed development constitutes an efficient use of the development land, zoned residential use, within the area, consolidating the suburb area of Rahthfarnham.

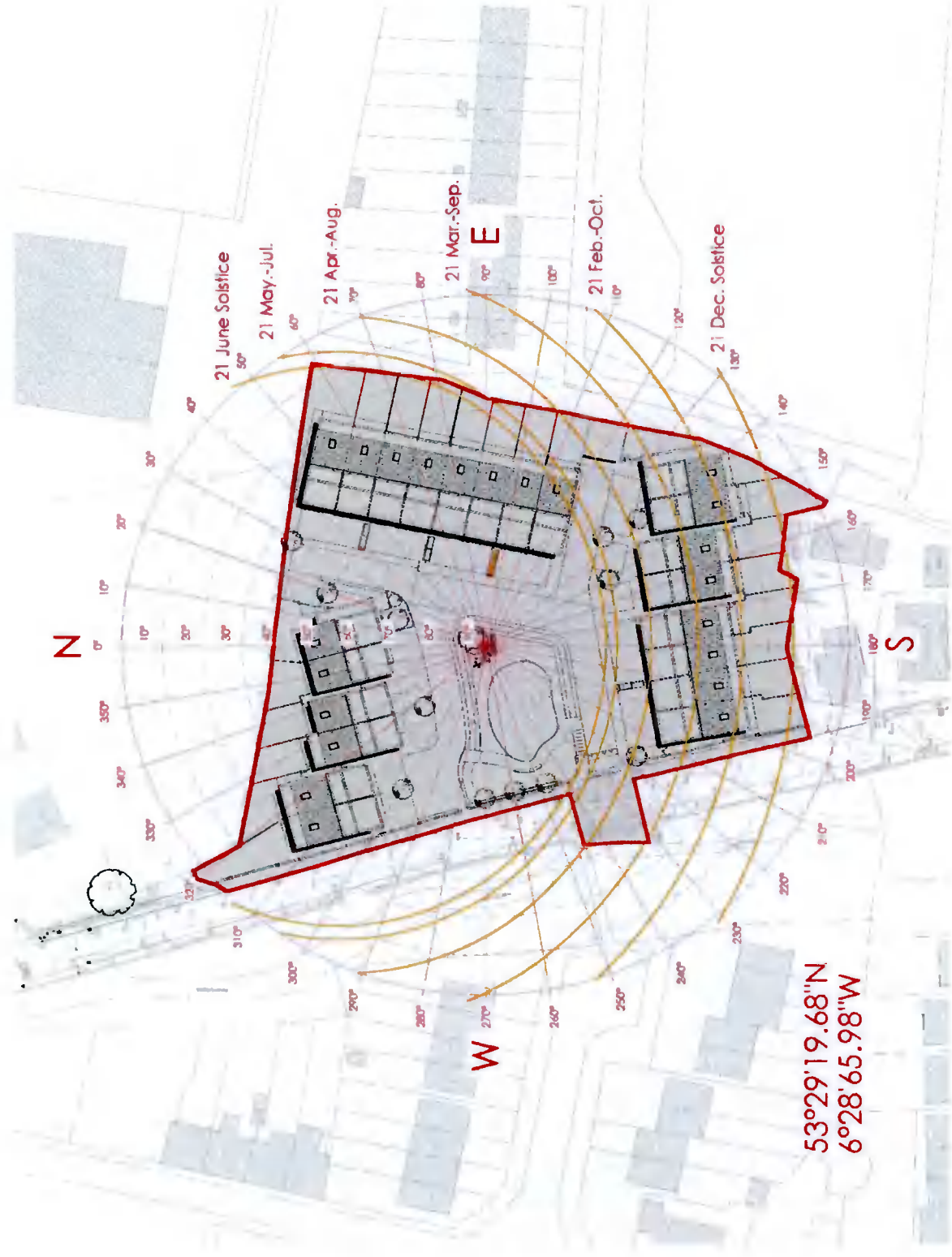


Fig 16. Drawing showing development orientation produced by bba architecture



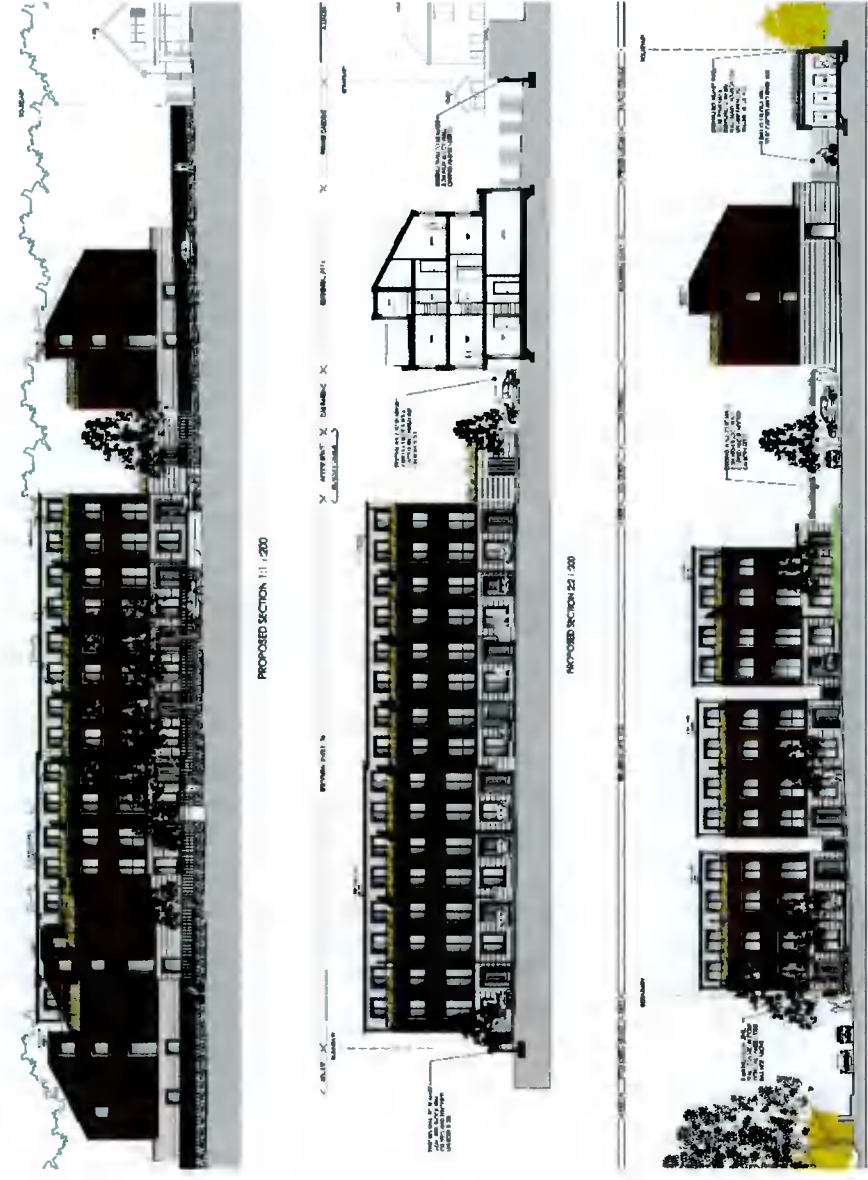


Fig. 16 – Proposed Site Cross Sections - Produced by bba architecture

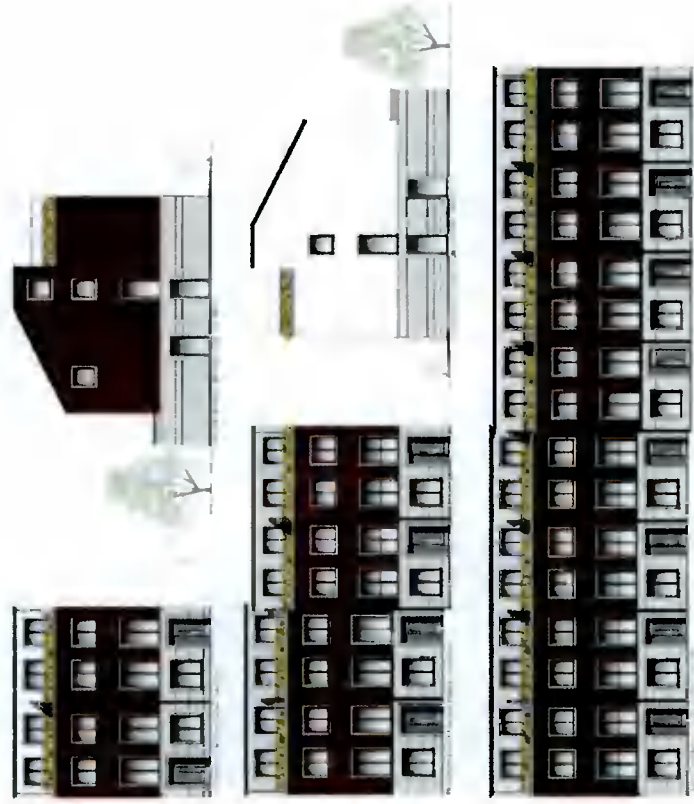


Fig. 17 – Proposed Typical Elevations - Produced by bba architecture

## 6. DISTINCTIVENESS

The proposed scheme uses external materials applied in a variety of ways and directions, in an attempt to create a high quality and distinctive elevational treatment, which will sit appropriately into the context of the surrounding areas.

The external finishes consist mainly of traditional red brick facing, smooth white render plaster bands, stone window reveals and grey roof tiles, which, together with the landscape design, gives a sense of identity and place. The housing is peppered through the site, trying to maximize density and solar orientation.

The Western boundaries has been opened to the main street to create a sense of frontage and act as a main focal point of the development.

We believe that this approach contributes towards a cohesive proposal providing a variety in form, material and heights.



## 7. LAYOUT

The layout forms a distinctive sense of place through the creation of:

- Public open spaces with pedestrian routes / seating areas and natural play elements which integrate the proposed structures in the existing area, linking the proposal with the adjoining developments.
- Well landscaped open spaces all connected and accessible by pedestrians.
- An urban, contemporary but at the same time traditional frontage via the proposed position and organization of the proposed dwellings around a central open space which opens the site to Whitechurch Road.

The design has been kept truthful to its location, by creating an efficient and legible layout. Part V designated units have been included as part of scheme. Please refer to drawing No. D-122-PL-SL-104 7 for further details.

Housing facades have been carefully considered and respond to their context considering overlooking and passive supervision.

Pedestrian and vehicular access to the site is located to the West where the site opens on to Whitechurch Road and forms the entrance to the development. This should encourage the residents and locals from other communities (existing and proposed) to interact with the proposed development and create a sense of community.

Please refer to landscaping drawings for further details and boundary treatments throughout the site.



Fig 18. Connectivity layout produced by BBA architecture

MAIN VEHICULAR MOVEMENT /  
PROPOSED ROAD FRONTAGE

PROPOSED CYCLING MOVEMENTS

PROPOSED PEDESTRIAN MOVEMENTS  
AND FUTURE CONNECTIONS  
TO ADJOINING LANDS





**8. PUBLIC REALM**

The overall development is laid out to provide residents with direct links to open space areas. The main pedestrian link through the site is from Whitechurch Road, onto the site's Western boundary to possible future developments.

The pedestrian connections meander through the site between houses and the centrally located public open space and on either side of the entrance road.

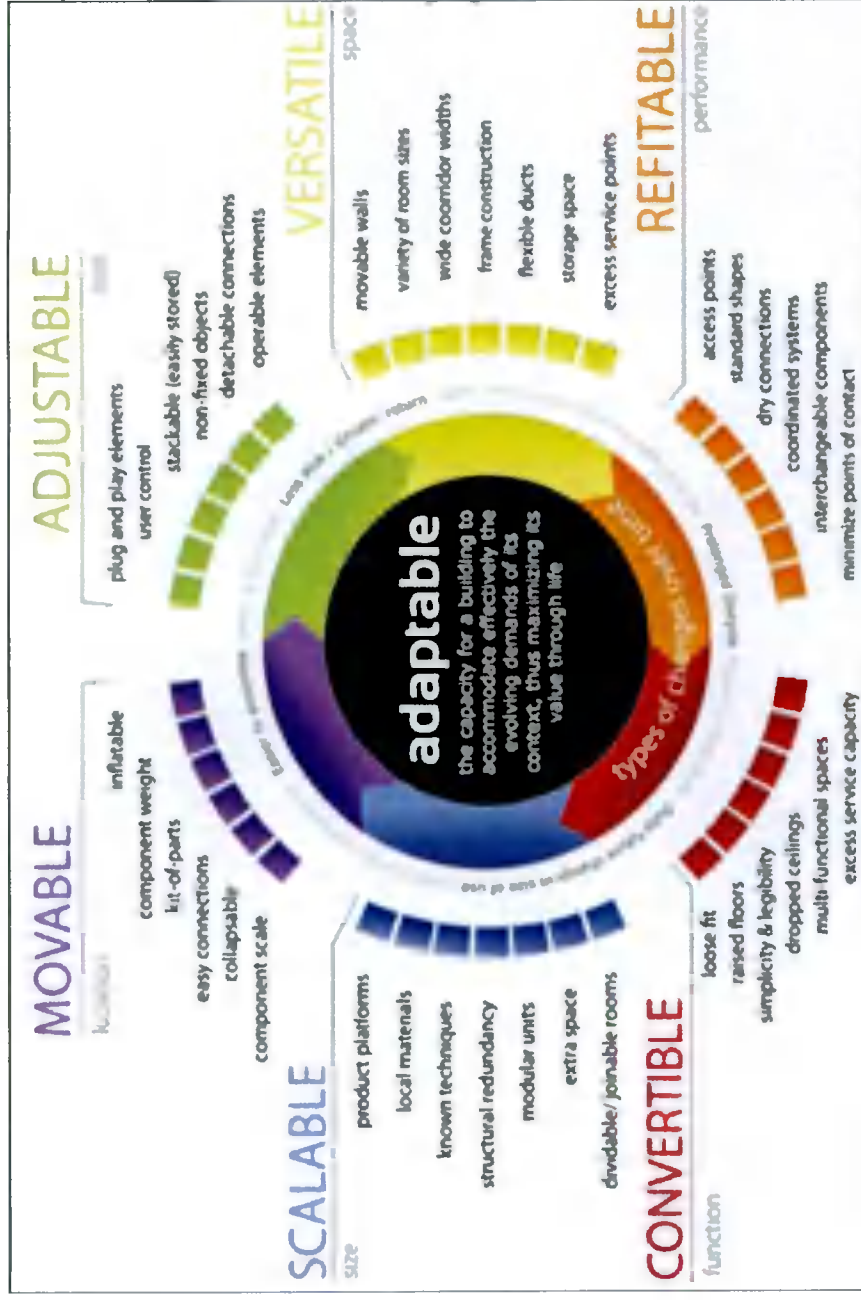
The public open space areas are proposed to have a mix of meadow grasses seed with coburns, (low maintenance) native wildflowers and early flowering bulbs together with planting of native or long-established native trees and shrubs. This is to encourage wildlife circulation and habitat development throughout the site. The public open space is located in the centre of the site in order to be accessible and supervised by as many units as possible and the other at the entrance of the development.

Visitor bike stands will also be located within the open space at the entrance of the development.

Please refer to enclosed landscaping layout drawing No. 7260-L-101 by Park Hood Chartered Landscape Architects for further details.

Fig 19. Landscaping layout produced by Park Hood Chartered Landscape Architects





**9. ADAPTABILITY**

All house types have been designed to meet the requirement stated in 'Quality Housing for Sustainable Communities' (2007) guidelines)

The buildings will be constructed by traditional methods, have well insulated structures and fabrics, and future adaptable internal layouts can potentially be extended into the attic spaces, all this while considering the requirements and the Building Regulations. Most of the rear gardens are generously sized, allowing for possible future extensions.

Houses are capable of extension and adaption as the needs of the occupiers change.

All units will be constructed to current building regulations standards delivering a minimum A2 energy rating and will meet NZEB requirements

Fig 20. Design strategies for adaptability in buildings Source: Adaptable Futures 2012.

MANEWA A., PASQUIRE C., GIBB A., ROSS A. and SIRIWARDENA M.,

*Adaptable Buildings: Striving Towards a Sustainable Future*





### 10. PRIVACY AND AMENITY

All Housing included in the proposed scheme will be provided with an exclusive area of private open space, designed in accordance with the requirements of the South Dublin County Development Plan 2016-2022.

Please refer to Table 11.20 below.

Further detail is set out in the Housing Quality Assessment Report attached to the application.

Table 11.20: Minimum Space Standards for Houses

Type of Unit	House	Private Open Space
One Bedroom	50 sq.m	48 sq.m
Two Bedroom	80 sq.m	55 sq.m
Three Bedroom	92 sq.m	60 sq.m
Four Bedroom or more	110 sq.m	70 sq.m

Fig 21. Landscaping layout showing roof garden areas - Produced by Park Hood Chartered Landscape Architects



Fig 22. Typical rear garden boundary treatments - Source Google

All dwellings proposed on site exceed the area of construction for a 4 bedroom house shown in the table above. Rear gardens with a minimum usable area of 50m<sup>2</sup> are proposed for every dwelling. In order to achieve the standards shown in the table 11.20, a private roof garden of 21m<sup>2</sup> is also provided. The combination of both spaces provides each dwelling with a minimum of 71m<sup>2</sup> of private amenity space, this way exceeding the minimum 70m<sup>2</sup> required for a dwelling of this space in the South Dublin County Development Plan 2016-2022.

Rear gardens separated from each other by 1.8m high concrete post and timber panel fences and from existing adjoining properties with 2.0m high concrete block walls capped and rendered on both sides or, where appropriate, (in case of existing robust block walls) the existing boundaries will be retained and reinforced where necessary.

Planting will be provided between the parking spaces, footpaths and house fronts, to create an identifying space between the public road and the built edge.



## 11. PARKING

### Car parking

All houses are provided with 2no. off street parking either to the front of each unit or in its close proximity.

These areas have been designed with integrated approaches incorporating elements of urban design and landscaping in order to soften hard standing surface parking areas to avoid a monotonous parking format throughout the site and make sure that it does not dominate the scheme.

This approach is also consistent with DMURS policies, where the integration of parking areas with landscaping and public realm is encouraged.

E charging points can be provided for all spaces subject to agreement with the local authority



Fig 23. Proposed Site Layout showing parking Arrangements - Produced by bba architecture



Fig 24. Example of permeable paving





Fig 25. Bicycle parking layout - Produced BBA architecture

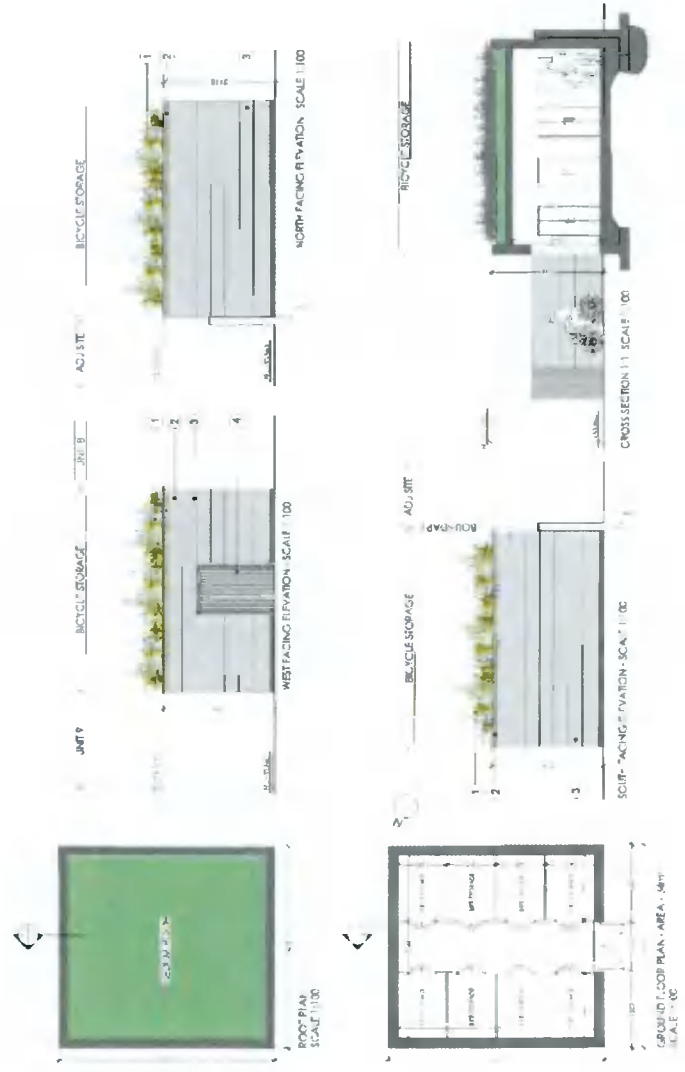


Fig 26. Communal bicycle parking building- Produced BBA architecture

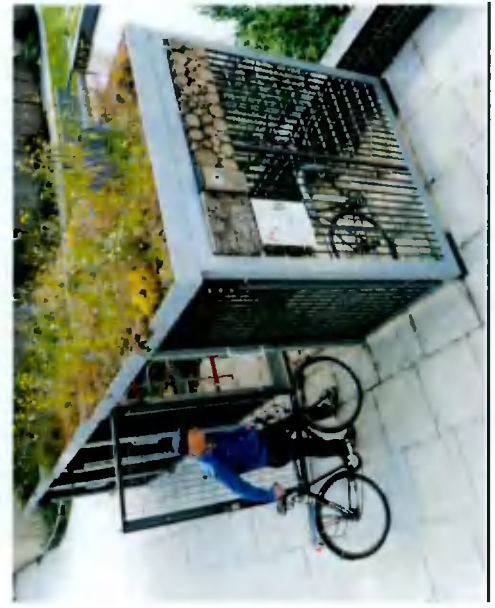


Fig 27. Example of sedum roof over communal bicycle parking building  
Source - Google



Fig 28. Example visitor bicycle stands - Source - Google  
**Bicycle parking**

Covered and secure bicycle spaces are provided for all terraced dwelling units, together with visitor spaces allocated, which are located centrally and close to the main entrance of the site for maximum convenience.





**Refuse Storage and Collection**

Secure bin storage is provided at the front curtilage of the dwelling for all terraced units. These are divided in 4 different structures in separate locations to ensure their proximity to the residential units.

Storage for the semi-detached houses will be provided within the individual sites.

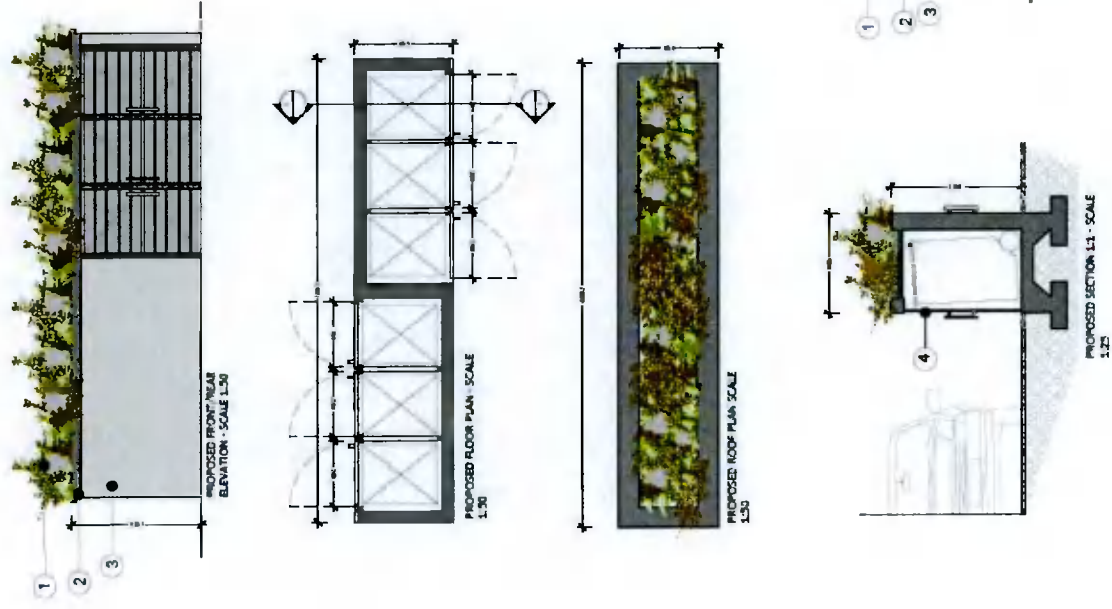


Fig 29. Refuse storage layout - Produced BBA architecture

Fig 30. Typical refuse storage units to front of terrace dwellings



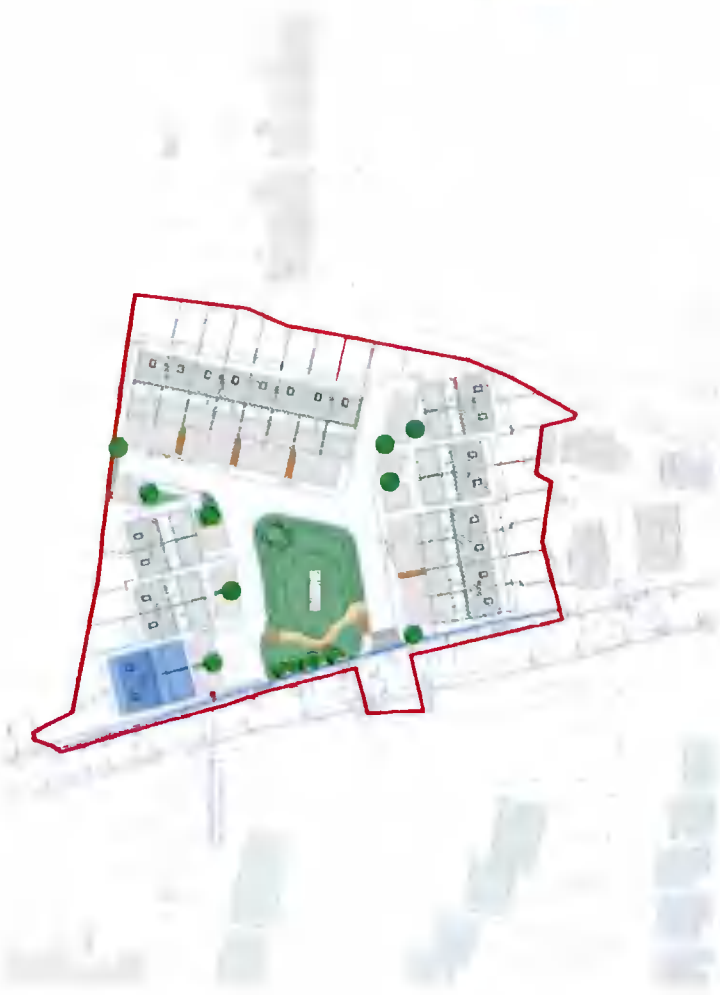









Fig 31. Part V site layout - Produced BBA architecture

## 12. DETAILED DESIGN

### Residential Density and Mix

The dwelling mix of the application is set out in the attached Housing Quality Assessment and it is summarized as follows:

-  HOUSE TYPE A - UNITS 1 & 4 - 207m<sup>2</sup>  
4 STOREY 4 BEDROOM END OF TERRACE DWELLINGS - 2 UNITS
-  HOUSE TYPE A1 - UNITS 2 & 3 - 207m<sup>2</sup>  
4 STOREY 4 BEDROOM MID TERRACED DWELLINGS - 2 UNITS
-  HOUSE TYPE B - UNITS 5/ 6/ 7/ 20/ 21/ 22 - 207m<sup>2</sup>  
4 STOREY 4 BEDROOM SEMI DETACHED DWELLINGS - 6 UNITS
-  HOUSE TYPE C - UNITS 8 & 17 - 214m<sup>2</sup>  
4 STOREY 4 BEDROOM SEMI DETACHED DWELLINGS - 2 UNITS
-  HOUSE TYPE D - UNITS 9 & 16 - 207m<sup>2</sup>  
4 STOREY 4 BEDROOM END OF TERRACE DWELLINGS - 2 UNITS
-  HOUSE TYPE D1 - UNITS 10,11,12,13,14,15 - 207m<sup>2</sup>  
4 STOREY 4 BEDROOM MID TERRACED DWELLINGS - 6 UNITS
-  HOUSE TYPE E - UNITS 18 TO 19 - 197m<sup>2</sup>  
4 STOREY 4 BEDROOM SEMI DETACHED DWELLINGS - 2 UNITS

PART V UNITS - HOUSE TYPE B - UNITS 5/ 6/ 7/ 20/ 21/ 22 - 207m<sup>2</sup>  
4 STOREY 4 BEDROOM SEMI DETACHED DWELLINGS - 6 UNITS

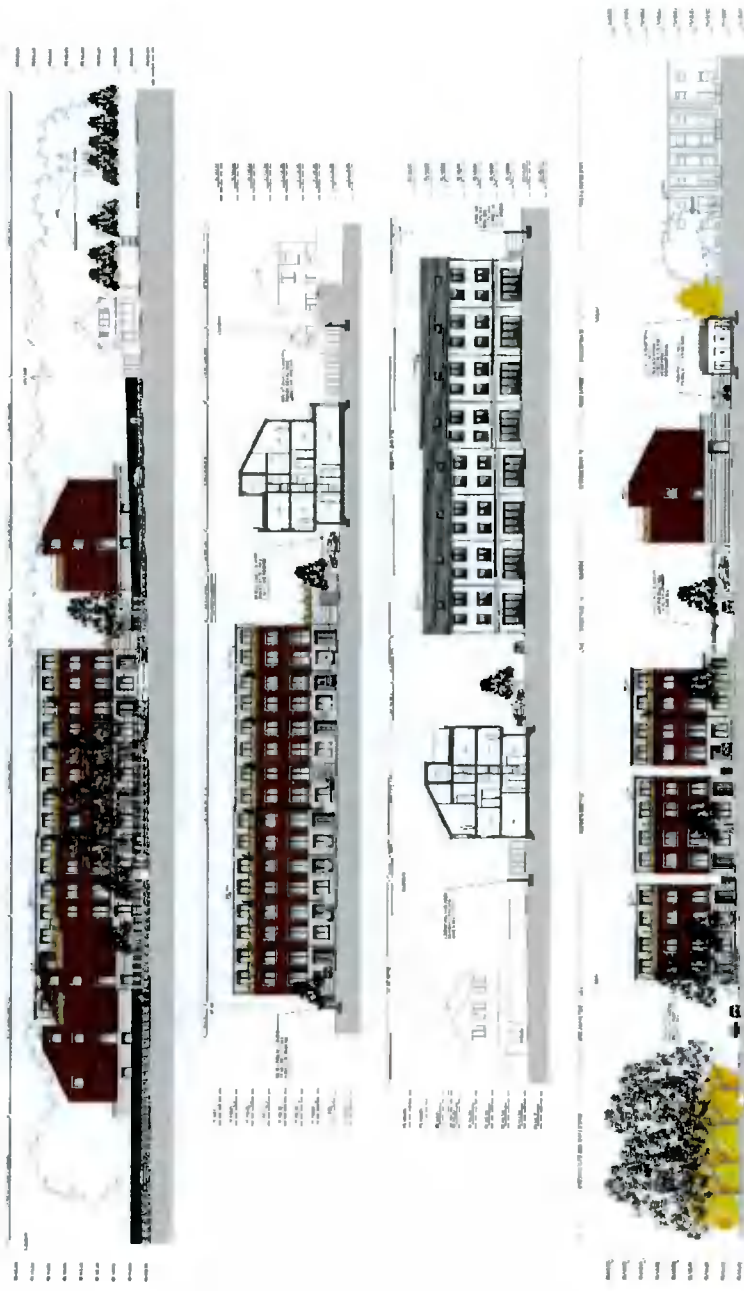


Fig 32. House type contextual elevations - Produced BBA architecture

### Minimum floor areas and Standards

All dwellings have been designed in accordance with 'Quality Housing for Sustainable Communities - Design Guidelines 2007' complying and surpassing the minimum standards.

### Social and Affordable Housing

Part V of the Planning and Development Act 2000 (as amended including the Urban Regeneration and Housing Act, 2015) stipulates a 10% social housing requirement will be applied to planning permissions for housing on all lands zoned solely for residential use or for a mixture of residential and other uses.

Please refer to drawing No. D-122-PL-SL-104 further details.

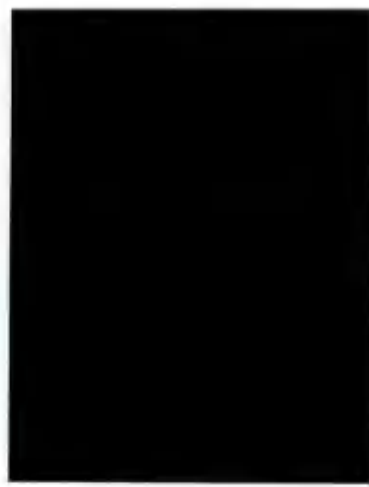




Selected red brick or similar to be agreed with Planning Authority



Proposed smooth white render finish Weber or similar approved



Proposed colour to window and door frames – Ral 7009



Proposed Wicklow Granite Window Reveals

### Material palette

A high quality of materials is proposed throughout the development. Selected red brick cladding, blue/black natural roof slate/tiles, smooth white render and Wicklow granite window reveals will be combined in the scheme. Material selected are of a high quality, low maintenance and are durable. The variety in materials add interest to the development. The selection of the materials is those which are common in the area to blend in its context. To prevent any staining, cappings will be detailed properly. The material selection together with the design will make a positive contribution to the locality of Rathfarnham.

### Universal Design Approach

In the design of the proposed development we have complied with the principles of *Universal Design*, as contained in 'Building for Everyone: A Universal Design Approach':

1. **External Environment**
  - Disabled compliant footpaths and ramps
  - Tactile paving surface where appropriate
2. **Entrances and Horizontal Circulation**
  - Entrance lobbies are sized to allow for a wheelchair turning circle
  - Corridors are wide enough to accommodate a wheelchair user
  - Door and ironmongery are compliant with access requirements
3. **Sanitary facilities**
  - Bathroom spaces meets disabled access requirements
  - Appropriate and proper lighting is proposed in sanitary facilities
4. **Facilities**
  - Electrical points are at appropriate locations for wheelchair users
  - Sanitary facilities at appropriate locations for wheelchair user
  - Heights of window cills meet the requirements of the wheelchair user
5. **Planning and policy**
  - Development Management
  - A Parking policy will be implemented by the management company for the development
  - The proposed public realm and amenities will be well maintained and requested to be taken in charge by the Local Authority





Fig 33. Internal CGI - Produced by 3d Design Bureau



Fig 34. Internal CGI - Produced by 3d Design Bureau

### 13. CONCLUSION

This urban design statement has been prepared to support the proposed development,

demonstrating how it will contribute to the creation of place, while it responds to its context

and will contribute toward the development of the local community in Rathfarnham, with a

permeable, sustainable and adaptable design.

In summary it is our client's intention to build a new residential scheme which is appropriate,

modern, practical and functional, while at the same time creating a residential development

that is sustainable and in keeping with the proper planning and sustainable development of the area.

The design, layout, carefully blended mix of materials and specification is intended to create a

superior quality residential location.