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Planning Department  
South Dublin County Council  
County Hall,  
Belgard Square North,  
Tallaght, Dublin 24

06/02/2022

## Architects Design Statement & Site Analysis

### Site Location:

41 Watermeadow Park, Old Bawn, Dublin 24

### Proposal:

Proposed side garden development of 1 detached 2-storey 4 bedroom dwelling c. 125 sq.m and all associated boundary treatment and site works.

Site is circa 290 sq.m & private open space is circa 93 sq.m.

### Pre-planning Consultation

We had a pre-planning consultation (Ref: PP085/21) which was for a similar development i.e. a 2-storey detached dwelling. The design of the dwelling has evolved based on this consultation's findings and advice.

### Introduction:

#### Residential Development / Zoning

The site is zoned 'RES' and residential infill development is therefore permitted in principle.

We had a pre-planning consultation (Ref: PP085/21) and the Key Issues raised in this consultation are outlined below with our response:

#### Residential Infill Development Policy

Section 11.3.2 (i) of the South Dublin County Development Plan 2016 – 2022 provides criteria for infill residential development, as follows:

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- Be guided by the Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities DEHLG, 2009 and the companion Urban Design Manual

**Response:**

*The the Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities DEHLG, 2009 and the companion Urban Design Manual were consulted and was one of the many documents that guided our design.*

- Provide an architect's or planner's site analysis that addresses the scale, siting and layout of new development, taking account of the local context.

**Response:**

*This document should detail how we addressed the scale, siting and layout of new development, taking account of the local context.*

- On smaller sites of approximately 0.5 hectares or less a degree of architectural integration with the surrounding built form will be required, through density, features such as roof forms, fenestration patterns and materials and finishes. Larger sites will have more flexibility to define an independent character.

**Response:**

*The built form & architectural design generally integrate with the surrounding built form and in our opinion actually enhance this corner site by providing dual frontage thus providing passive surveillance, active interface with the street and the removal of a large blank facade.*

- Significant site features, such as boundary treatments, pillars, gateways and vegetation should be retained, in so far as possible, but not to the detriment of providing an active interface with the street.

**Response:**

*Where possible the boundary treatment will be retained however the current circa 600mm wall shall be increased to circa 1m and wall to rear garden brought up to 2 m. Following from the pre planning consultation the extent of the 1m wall has greatly increased and the extent of the 2 m wall has decreased thus reducing the private open space from our initial design but keeping it within requirements. All finishes shall harmonise with existing boundary treatments.*

- Where the proposed height is greater than that of the surrounding area a transition should be provided.

**Response:**

*The height of the building is approximately the same as surrounding buildings.*

- Proposals to demolish a dwelling(s) to facilitate infill development will be considered subject to the preservation of the character of the area.

**Response:**

*No Demolition proposed in this application..*

- Subject to appropriate safeguards to protect residential amenity, reduced open space and car parking standards may be considered for infill development, dwelling sub-division, or where the development is intended for a specific group such as older people or students. Public open space provision will be examined in the context of the quality and quantum of

private open space and the proximity of a public park. Courtyard type development for independent living in relation to housing for older people is promoted at appropriate locations. Car parking will be examined in the context of public transport provision and the proximity of services and facilities, such as shops.

**Response:**

*This application meets or exceeds these requirements.*

**In relation to side garden sites, section 11.3.2 (ii) provides additional 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.

**Response:**

*We feel that the side garden plot is sufficiently sized to accommodate this dwelling & open space while not negatively impacting on the existing house (41 Watermeadow Park) or its private open space.*

- The dwelling(s) should generally be designed and sited to match the building line and respond to the roof profile of adjoining dwellings.

**Response:**

*We have matched the building line along Watermeadow Park but as this is an acute angle site were not able to fully match the building line along Watermeadow Drive. To do so would negatively impact on the roof profile. As designed the roof profile along Watermeadow Drive matches the existing houses on this street and along Watermeadow Park is a gable end facing out onto the street which serves to nicely bookend the row of houses up to it.*

- 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.

**Response:**

*The Architectural language responds to the surrounding dwellings with materials matching such as brick, painted plaster/render and concrete roof tiles. We have also tried to bring a traditional look with a modern twist to the house with zinc roofs to the bay windows. Boundary treatments are to tie into the existing styles however shall be brought up to a safe 1m as the current size could be deemed a hazard.*

- 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.

**Response:**

*See response above on building line. We have also provided dual frontage for a large extent of the dwelling and have only brought the 2m wall forward where required for security and privacy.*

## **Key Issues Addressed**

### **Context**

Although matching adjoining building lines is one policy requirements of South Dublin County Council it is not the only consideration and should be viewed in context of the overall design and site constraints. The proposed treatment of building lines does adhere to this policy on Watermeadow Park but in part does not on Watermeadow Park. In accordance with South Dublin County Councils advice deviation from building lines can be acceptable where there are clear design benefits. These design benefits mitigate against the partial non-compliance with this policy along Watermeadow Park. The section of building (to Rear) that is forward of the building line is also behind a 2m wall reducing the impact. It also benefits the design by allowing a regular shaped building with regular shaped roof, removing the sharp angled corner which was proposed at pre-planning stage. This regular shaped building as submitted presents 'a sense of harmony' as set out in the County Development Plan.

Lower boundary walls are provided for a large extent of the boundary right around the corner. The wall however shall be increased to 1m for safety. The extent of the 2m wall has been reduced from the extent shown in the Pre-planning consultation, thus allowing an active interface with the street. The finishes of all boundary walls shall harmonise with existing boundary treatments.

### **Water Supply**

The proposed water supply system shall be designed & constructed in accordance with Irish water Code of Practice for Water Infrastructure Connection's document -CDS-5020-03-July 2020 (Rev 2). A Pre connection application has been made to Irish Water at time of this submission.

### **Foul Drainage**

The proposed foul waste water system shall be designed & constructed in accordance with Irish water Code of Practice for Wastewater Infrastructure Connection's document -CDS-5030-03-July 2020 (Rev 2) & TGD Part H 2016.

The site is adjoined by a 225mm surface water pipe and a 6 inch (approx. 150mm) watermain. No building shall come to within 3m of either of these pipes. Full details can be provide by way of compliance submission to Condition attached to grant of permission.

### **Storm Drainage**

A new surface water system will be installed to collect rainwater from all impervious areas of the proposed development. This will be part of a Sustainable Urban Drainage System for the entire site which will include Water Butt, Permeable paving & proposed soakaway. Soakaway shall be designed in accordance with BRE digest 365 with all details being approved by south Dublin County Council Drainage Dept. We would respectfully request by way of Condition attached to grant of permission.

### **Sustainability**

The house design shall incorporate a range of highly efficient technologies to bring house to a minimum 'A2' Rating in accordance with NZEB requirements and good building practice. This along with our sustainable drainage design shall produce an environmentally friendly and highly efficient home.

## Roads


Vehicular Access shall be wide 3.6m wide to provide off street parking for 2 No. Cars; Front Boundary wall is between 900mm & 1m due to gradient ion path with pillars no more than 1200 mm in height.

Roads Department may seek joint vehicular access with existing house if they judge entrance to be too close to corner.

Final application red line boundary should encompass proposed and existing house sites. The proposed development will split this existing site into two.

We hope that this application provides South Dublin County Council enough information to allow for a Decision to Grant Permission, however, should there be information required please request same by way of Condition or request for additional information.

Kind regards,

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Graham McNevin MRIA.PSDP