



TERRY & O'FLANAGAN LTD
REGISTERED ARCHITECTS

DESIGN RATIONALE

**PLANNING APPLICATION
FURTHER INFORMATION REQUEST POINT 3**

SD21A/0246

APPLICANT: BECKETT DEVELOPMENTS LTD

April 2022

DESIGN RATIONALE – Point 3 Additional Information

To take account of the collection of historic structures / protected structure sites within the vicinity, the streetscape setting and character of the area.

THE PROJECT

The construction of 8 No 2 storey dwellings, all associated on and off-site works, landscaping, boundary treatments, the removal of the existing street property boundary screen wall and the provision of vehicular and pedestrian access to existing internal estate road, Grangebrook Avenue on infill site of circa 0.226 Ha. The proposed development will be located within the curtilage of the existing Palmyra property.

THE SITE

A small (2260 square meter) triangular / rectangular shaped, gradually sloping site (south to north) which is located within the mature residential estate, 'Grangebrook', and currently comprises part of the garden of 'Palmyra'. Located to the north of the site are protected structures comprising ecclesiastical remains, a church (ruin), a graveyard and other elements.

At the site location within the Grangebrook Estate at Grangebrook Avenue, there are no houses fronting to either side of this section of the estate road. The site is bordered to the west by a continuous 2m high boundary wall of approximately 90 meters in length facing Grangebrook Avenue.

THE CHALLENGES

Consideration had to be given to the collection of historic structures / protected structure sites within the vicinity, the streetscape setting, character of the area and visual impact of the proposed development.

THE SOLUTIONS

Consultation and collaboration with the appointed Grade 1 Conservation Architects, Mr Tim Foley of Buchan Kane and Foley was initiated at the outset, prior to the pre-planning submission process.

The site layout and individual house design was fully informed with the guidance and advices of Mr Foley, to respect both Palmyra and Whitechurch Church and graveyard which is both a recorded national monument and a protected structure.

The historic status of the vicinity was recognised at the outset with an awareness of the historic surroundings resulting in the bespoke designs of house 1 and 2. This conservation led design approach served to protect the collection of historic / protected structure sites and also ensured that the new development contributed to the character of the area and reinforce the sense of place.

The overall design and heights proposed were considered important elements. The scale and mass of the development must sit well within the existing built environment. The new development must reflect existing vernacular but should also read as modern intervention to the existing barren streetscape. The proposed has cognisance of the height, scale and massing of the existing urban form.

The resultant amended designs as prompted by the planning authority by the additional information request provides architectural interest by encompassing varied design elements. The house designs are to a high standard and will be finished to a high quality in terms of building materials. The sensitive use of appropriate colour, texture and pattern of materials as also suggested by the planning authority have been fully considered and included in the designs submitted in response to the additional information request.

The conclusion of the collaborations and design solutions are that the construction of the 8 dwellings will not require any direct interventions or impact upon the existing structures at Palmyra or Whitechurch Church or Graveyard. The proposed infill housing development will not have a material impact on setting and amenity of the adjoining properties at Palmyra or Whitechurch Church or Graveyard. The contemporary design, scale, material, finishes and density of the proposed infill development at this location will provide an appropriate balance and continuity to the residential development and afford protection of the historical significance of Palmyra House and the adjoining national monument at Whitechurch Church and Graveyard in addition to the streetscape setting and character of the area.

THE LESSONS

When considering new developments within close proximity to historic / protected structures and sites, the design rationale and overall site context should act as the main driver for the overall scale, mass, height and design in achieving the best possible new development. New infill type developments should respect the existing estate character and should be clearly read as modern interventions into the new streetscape while also being site specific,



DESIGN CRITERIA	EXISTING CONTEXT	INFILL PROPOSAL
CHARACTER	<ul style="list-style-type: none">-Mixed twentieth-century housesStandard estate-Urban Residential-Existing shed and low-grade trees on site- Existing on street trees	<ul style="list-style-type: none">-Contemporary modern design and construction-Responds to various elements of the area-Reinterprets estate character - Retain street trees.
SCALE	<ul style="list-style-type: none">-Predominantly two-storey to the sides of the site and two-storey to the rear and opposite.-Street slopes – changes in level	<ul style="list-style-type: none">-Two-storey adjacent to two-storey neighbours-Lower two-storey as transitional element (sites 1 and 2)
FORM	<ul style="list-style-type: none">-Roof Forms such as hips and gables	<ul style="list-style-type: none">-Gabled roof distinguishes new dwelling-Reduced bulk – impact
SITING	<ul style="list-style-type: none">-Houses set to street frontages-Traditional estate layout	<ul style="list-style-type: none">-Observes local street and setbacks-Changes in level accommodates transition for Sites 1 to 8-Generous gable separation
MATERIALS	<ul style="list-style-type: none">-Mixed – brick and plaster-Tiled Roofs-Restricted colour palette	<ul style="list-style-type: none">-Recognises local vernacular in colour and texture
DETAILING	<ul style="list-style-type: none">-Typical details of surrounding buildings provide texture	<ul style="list-style-type: none">-Simple pared down details-Harmonising textures and colours-Modern canopies to hall doors