

5 Delaford Lawn, D16 C5Y9



Planning Report May 2022

Anthro Architecture

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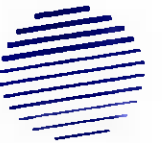
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5 Delaford Lawn, D16 C5Y9
Planning Application to
South Dublin County Council
May 2022



Introduction

This document describes the proposals for the refurbishment and extension of No. 5 Delaford Lawn, D16 C5Y9.

Anthro Architecture have been appointed by Conor and Adele McIntyre to prepare this Planning Document and to lead this design project.

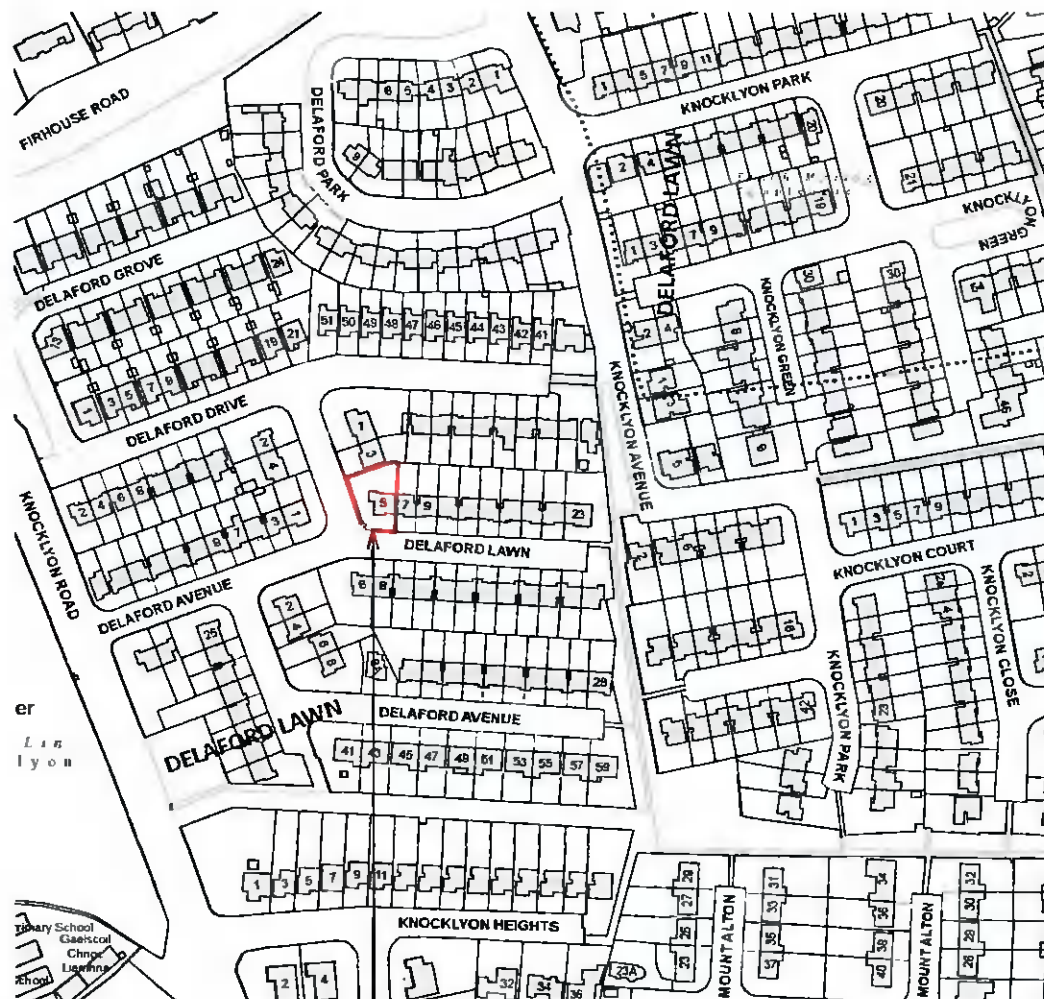
Site

No. 5 Delaford Lawn is a three-bedroom semi-detached house located in a corner plot within Delaford Lawn. Delaford Avenue is to the south and Delaford Drive is to the north.

The character of the surrounding area is of similar-sized semi-detached family homes with off-street parking to the front and

Planning History

There is no relevant planning history on this site



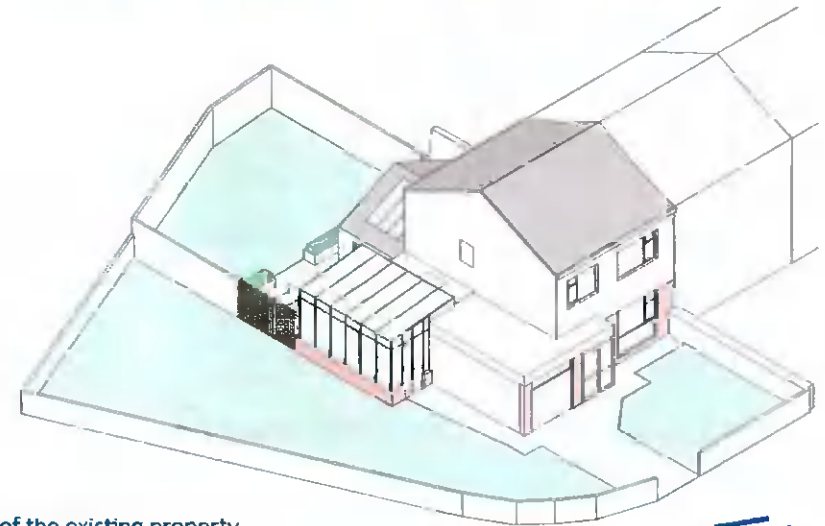


Existing Front Elevation

Existing Building

5 Delaford Lawn is a semi-detached property, with accommodation arranged over two floors.

Originally constructed in the 20th century, it is clad in a combination of painted render and red brick.



Axonometric view of the existing property

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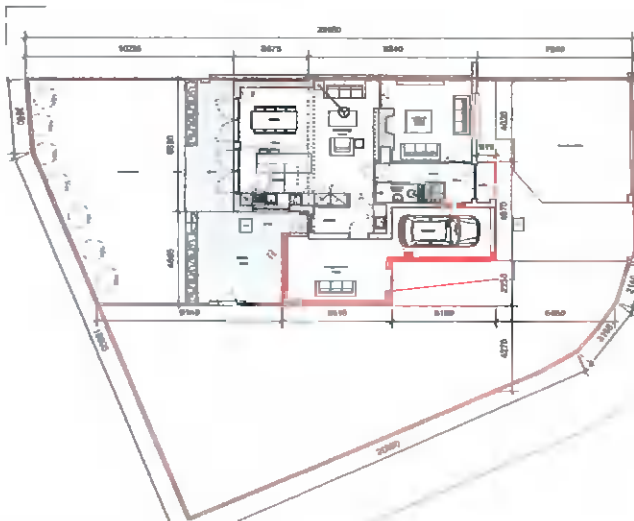
Side Garden view towards rear



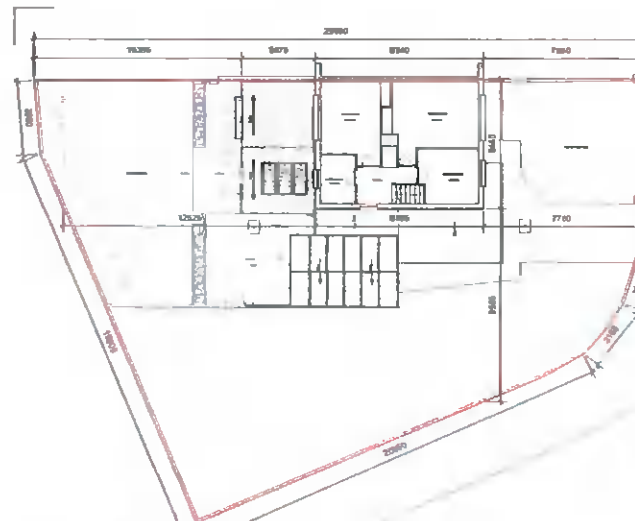
Side view of existing conservatory



Photo of existing rear elevation



Existing Ground Floor Plan



Existing First Floor Plan



Design Proposal

In summary, the application is for the following:

- replacement of the existing conservatory and garage
- construction of 2-storey side extension
- bay window addition to existing ground floor sitting room
- Widening of existing vehicular entrance and the creation of a new pedestrian walkway

We are proposing to add a new wrap-around side extension to the property.

The ground floor extension seeks to replace the existing cold and damp conservatory and garage and to create a light-filled play-room and home-office space that is well connected with the west-facing side garden.

We are proposing to add timber fenced screening to the side garden to create a sense of privacy that will allow the Client's children to play freely in this garden.

Our design also includes the addition of a bay window to the existing sitting room, which in its current size does not comfortably fit enough seating for the family. The bay window will allow for a sofa to comfortably fit into this space.

At first floor level, the existing bedrooms comprise of two double bedrooms and a small box room. As a result, there currently is not enough space to accommodate our Client's growing family. As a solution to this, the first-floor extension will include the addition of a new en-suite bedroom. This will be accessed by lowering of the window sill at the top of the existing stairs to create a doorway.

The new extension is to be clad in a self-coloured sand and cement render finish to match the existing. The glazing will be high-performance, aluminium-framed sliding doors, windows, and rooflights.

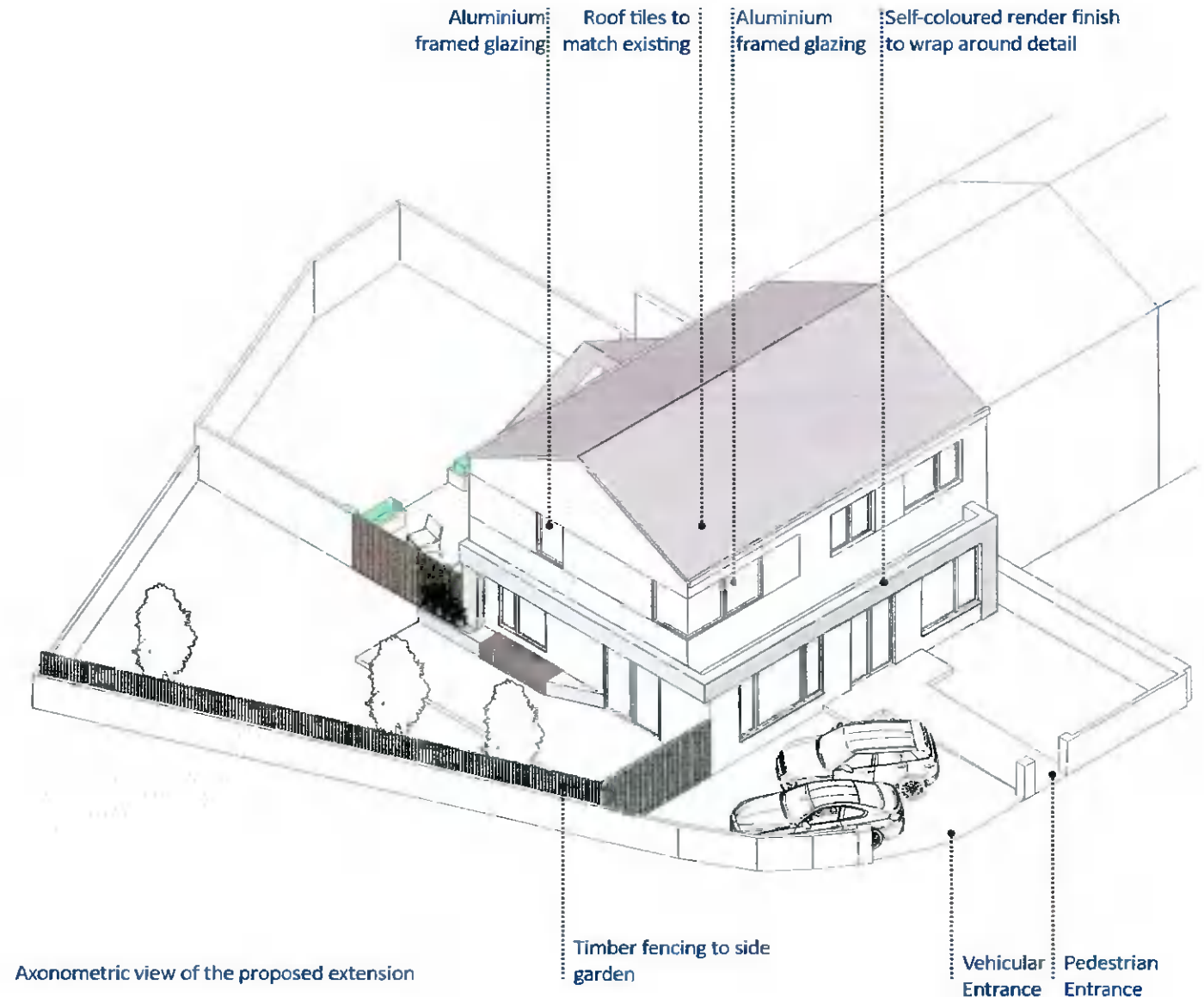
We are also proposing to widen the existing vehicular entrance, which is currently quite narrow. This will allow for the future installation of an electric car charging point and will future-proof the use of the house. A new pedestrian entrance will also be created to further improve the access to the site.

Overall the proposals seek to respect the original proportions of the building whilst allowing for the property to be improved in its use as a family home.

The design does not attempt to replicate the past but rather draws on all the best characteristics of form, material, and detail from relevant precedents, to create a piece of quality architecture more than worthy of its place in the local area.

Access Statement

We are proposing to improve the existing entrances to the site and to create a level threshold to the front door. The new side and rear patio doors will also have a level threshold with the ground floor wc conveniently accessible from the new extension.





Sketch View of front elevation as seen from Delaford Lawn



Sketch View from side garden showing proposed extension from the north west



<u>Schedule of Areas*</u>	<u>Existing</u>	<u>Proposed</u>
Ground Floor	105.8 m2	114.6 m2
First Floor	45.6 m2	83.9 m2
Total	151.4 m2	198.5 m2

* Areas are measured in Gross Internal Area

