

DESIGN STATEMENT

**Proposed Residential Development
At The Rear of No.13 Newlands Drive, Clondalkin, Dublin 22**

By

CDP Architecture,

4 The Mall,

Main Street, Lucan Village,

County Dublin.

MAY 2022

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1.0 Accompanying Documentation

This design statement forms part of the planning application and is accompanied by application drawings and documentation as follows:

1.1 CDP Architecture Drawing List

- 3.1.001 Site Location Map (Record Place Map)
- 3.1.002 Site Location Map (Urban Place Map) / Position of Site Notices
- 3.1.003 Existing Block Plan (Position of Site Notices)
- 3.1.004 Existing Site Layout /Demolition Plan
- 3.1.005 Existing Elevations
- 3.1.006 Proposed Block Plan
- 3.1.100 Proposed Site Layout Plan
- 3.1.101 Proposed Ground Floor Plan, First Floor Plan & Roof Plan
- 3.1.102 Proposed Boundary Treatment
- 3.1.200 Proposed Elevations 1.1,2.2,3.3 & 4.4
- 3.1.300 Proposed Section AA & BB

1.2 Other Documentation

Completed South Dublin County Council Application form;

Completed South Dublin County Council Section 97 Application For Certification Of Exemption From The Provision Of Section 94;

Completed South Dublin County Council Statutory Declaration under Section 97 (5);

Cover Letter as prepared by CDP Architecture;

Site Notice in A4 (in white);

Newspaper Advertisement (one being the original and outlined in red);

OS Map as prepared by CDP Architecture;

Architects Issue Sheet as prepared by CDP Architecture;

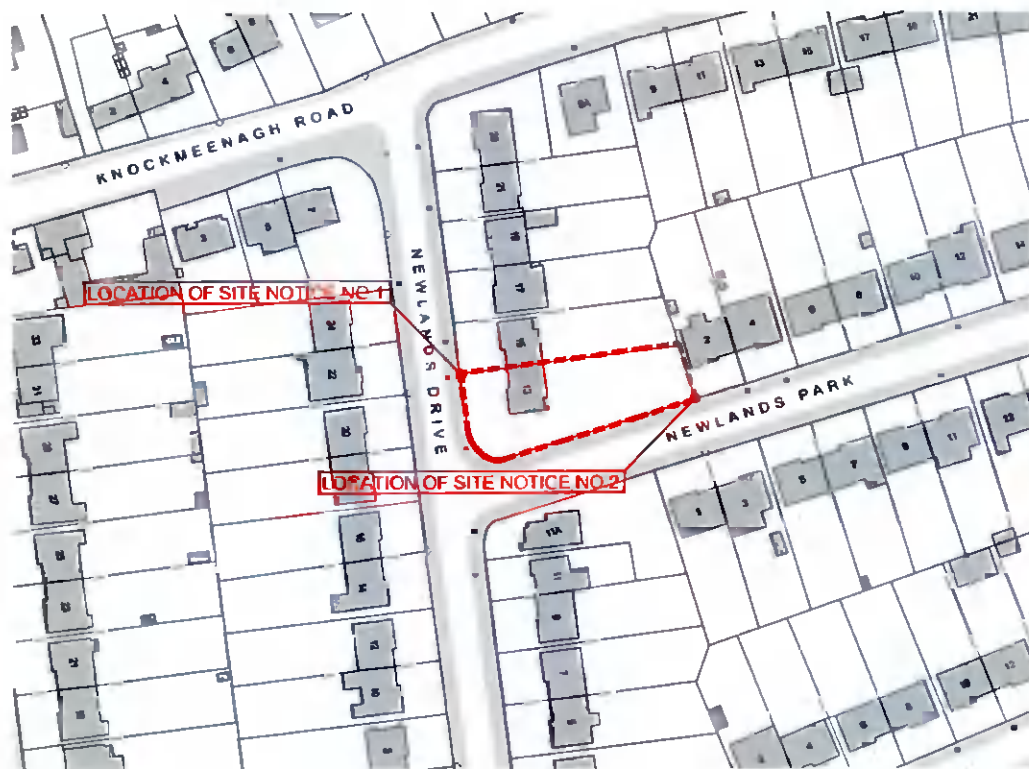
Architects Drawings as listed on the Issue Sheet;

Engineers Drawings & Report as prepared by GK Consulting Engineers;

2.0 Site Description & Context

2.1 Site Information / Current Site Conditions

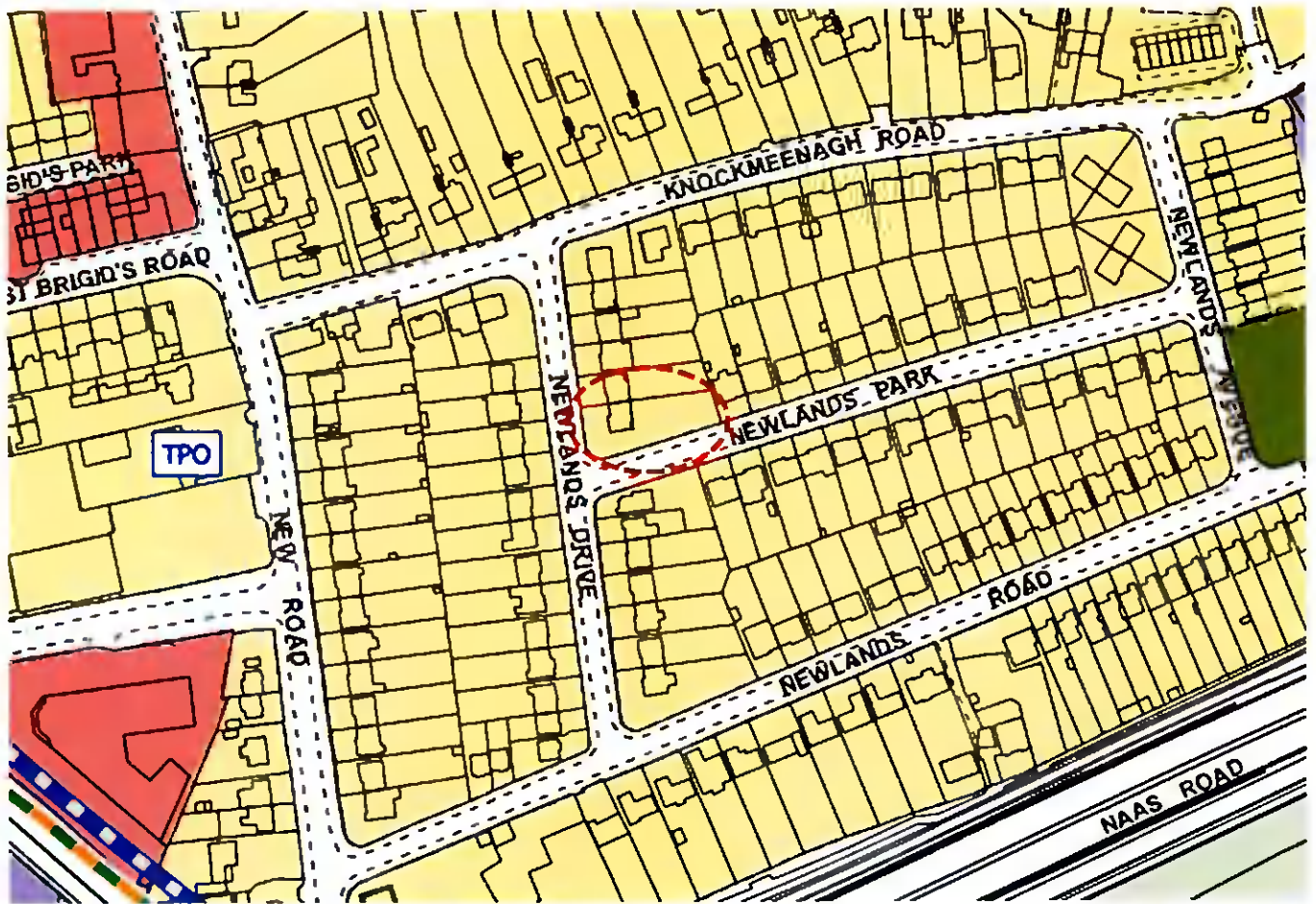
The subject site which is within the rear garden of the existing No.13 Newlands Drive and is 860sqm / .086 hectare. The site is located approximately 800m south of Clondalkin Village Centre, 3.5km kilometres North East of City West Business Campus and approximately 8.8 kilometres West of Dublin City Centre. The site is located in a built-up residential area within close proximity (approx. 10min walk) to amenities and shops.



Reference Image 1: Site Location Plan – CDP Architecture Drawing Ref. 3.1.002 Extract - Site Outlined in Red

3.0 Zoning & Policy

The site is subject to zoning objective RES, *'To protect and / or improve Residential Amenity'* in the South Dublin County Council Development Plan 2016 - 2022. The use class *'Residential'* is permitted in principal under this zoning objective as detailed below.



Zoning Objective RES



Zoning Objective OS



Zoning Objective LC



Reference Image 2: South Dublin County Council Development Plan 2016 – 2022 Map 10 Extract – Site Circled in Red

3.1 Zoning Objective RES

Permitted in Principle:

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

Open for Consideration:

Advertisements and Advertising Structures, Allotments, Agriculture, Bed & Breakfast, Betting Office, Camp Site, Car Park, Caravan Park-Residential, Cemetery, Childcare Facilities, Community Centre, Crematorium, Cultural Use, Doctor/Dentist, Education, Embassy, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Hotel/Hostel, Home Based Economic Activities, Industry-Light, Live-Work Units, Motor Sales Outlet, Office-Based Industry, Offices less than 100 sq.m, Offices 100 sq.m - 1,000 sq.m, Off-Licence, Petrol Station, Place of Worship,

Primary Health Care Centre, Public House, Recreational Facility, Recycling Facility, Restaurant/Café, Service Garage, Shop-Neighbourhood, Sports Club/Facility, Stadium, Veterinary Surgery.

Not Permitted:

Abattoir, Aerodrome/Airfield, Boarding Kennels, Concrete/Asphalt Plant in or adjacent to a Quarry, Conference Centre, Fuel Depot, Heavy Vehicle Park, Hospital, Industry-Extractive, Industry-General, Industry-Special, Nightclub, Offices over 1,000 sq.m, Outdoor Entertainment Park, Refuse Landfill/Tip, Refuse Transfer Station, Retail Warehouse, Rural Industry-Food, Science and Technology Based Enterprise, Scrap Yard, Shop-Major Sales Outlet, Social Club, Transport Depot, Warehousing, Wholesale Outlet, Wind Farm.

4.0 Previous Planning

Previous valid planning applications for the site include:

S99B/0023
SD20A/0334

Both applications have been read and understood when designing our proposed development. The reasons for refusal of application no. **SD20A/0034** have been addressed within our design.

5.0 Proposal

5.1 Outline Proposal

Our approach was to produce a design which contributes to the urban context by responding to the site and its conditions.

The description of development shall be as follows as described in the planning notices;

We, H.H.M INVESTMENTS LTD intend to apply for PERMISSION to South Dublin County Council for the construction of 2 No. 2-bed semi detached dormer bungalows with access from Newlands Park for vehicular parking. All with associated site works, car parking, landscaping, and boundary treatments at the Rear of No. 13 Newlands Drive, Clondalkin, Dublin 22.

Taking the character of this corner site, both its physical and social context, the design proposed specifically responds to the area of which it is part. The proposed layout respects the adjoining pattern of residential development while maximising an unutilised site in a residential area.

The overall mass and form of the proposal was created as a direct response to reasons for refusal of application no. **SD20A/0034**. A proposed semi-detached dormer bungalow structure would serve to increase housing density on the proposed site, without having an overbearing presence on neighbouring properties. Existing dwellings have been considered in its context in relation to design, materiality, and detailed finishes. When looking at contextual elevations it becomes clear just how modest the massing of the proposal is. Please see to the enclosed 3D visualisations for reference.

5.2 Access / Egress / Layout

A pedestrian footpath exists along the South boundary to the site. It is proposed to remove a section of the existing boundary and open the site to the street, as an extension of the existing properties of Newlands Park to the east. Two proposed dished entrances to 2 no. on-site car parking spaces for the proposed units will be created, replacing the current lack of surveillance/connection to the public domain along the south boundary of the existing site.

The front entrance has a surrounding exposed concrete porch extended from the main building form to provide shelter at this threshold, matching existing flat-roof shelters along the streetscape in a modern style. The front doors open into an Entrance Hall, with stairs to the dormer First Floor, and Bathroom located in this area. From the Entrance Hall access is gained to the Kitchen / Dining Area and Living. Kitchen's will have access to private open space through rear patio doors. A Storage area has been provided to the kitchen area, and similarly beneath the stairs to utilise the space. A Spacious Living has been Provided to the Southern side of the site to maximise daylight throughout the day.

The First Floor has been provided with bedrooms. Proposed dormer windows to the north are to be frosted glazing to prevent on-looking issues into the private open space of the neighbouring property to the north, an issue highlighted in refusal of application no. **SD20A/0034**.

The design of the layouts ensures minimum standards for room areas and private open space are achieved for the occupants whilst contributing to the streetscape. The layout internally also is cognitive of the neighboring properties.

5.3 Materiality / Visual Interest

The houses are designed to work harmoniously with the adjacent properties in relation to materials proposed. In particular, the proposed house utilises a smooth cast render finish, matching the materiality of the street. Pressed metal capping to the dormer roofs will mirror the metal garage doors seen throughout the street while providing a modern finish to the form. An exposed shutter-board concrete porch will shelter the front doors of both units. This

design strategy is apt given the buildings location, and from the street will see the design become an extension of the existing streetscape.

The proposal also notes the use of grey UPVC gutters and downpipes and dark grey roof tiles to match surrounding properties. To match existing timber features along the neighbouring properties porches and entrance thresholds, powdered coated aluminium cladding has been proposed to the threshold within the porch and to bridge windows in front elevation. Please see to the contextual elevation for reference, drawing no. 3.1.200.

5.4 Natural Light / Orientation

The proposed house has a North / South orientation, and as such follows the building line along Newlands Park, having turned along the site boundary from Newlands Drive. The internal arrangement ensures maximum use of natural light through a combination of large areas of glazing stretching to ground level to the south. The first-floor bedrooms have been provided with ample windows, similarly heightened windows along with the provision of sky lights in the master bedrooms of each unit that further enhances the quality of natural lighting.

6.0 Areas of Consideration

6.1 Removal Works

Minor removal works are proposed, this includes the removal of an existing wall running East – West across the south boundary to the site and the removal of existing trees within the curtilage of the proposed unit boundaries.

6.2 Engineering / Drainage

Please see report and drawings prepared by GK Consulting Engineers which accompanies this application.

6.3 Landscaping

Prior to the commencement of works on site a landscaping scheme will be submitted to the council for approval.

6.4 Traffic Considerations / Car Parking

In relation to car parking, the proposed houses have been provided with 2 No. on site car parking spaces in line with the South Dublin County Council Development Plan standards. The proposed car parking spaces are accessed via the street, with proposed dishes to the existing, as indicated under the proposed Site Layout Plan (drawing Ref. No. 3.1.100), this arrangement is typical of the surrounding context.

6.5 Waste Storage Considerations

Screened, securable bin stores have been provided for the proposed units, located to the rear of the car parking for ease of access to the street for users.

6.7 Sustainability / Energy Efficiency

The construction of the proposed dwellings will achieve an A - band BER rating

6.8 Site Statistics

Site Area:	862sqm / 0.212 acres / 0.0862 ha
Site Coverage:	28.6%
Plot Ratio:	0.47
Density:	14.15 / acre or 34.88 / ha
Private Open Space:	69.2 sqm

7.0 3D Visualisations





8.0 Summary Points to Support Application

The current application can be supported on the following grounds:

- The proposed development seeks to increase residential density on an under-utilised site within an established built-up residential area and on a site which is in close proximity to quality public transport links and existing facilities;
- The development will serve to consolidate the existing built-up area and reduce the demand for development on sites at locations divorced from urban amenities and facilities;
- The development reflects the characteristics and materials of the area and protects the visual and residential amenities;
- The proposed units have been provided with 2 No. on site car parking spaces in line with the development plan standards;
- The proposed house units have been provided with private open space which is in line with the development plan standards;
- All minimum room areas and widths are in compliance with the minimum building standards as set out in the Quality Housing for Sustainable Communities guideline document;
- The proposal merges well into its context as illustrated by the elevations and 3D visuals as prepared by CDP Architecture
- The proposal serves to develop the site with a design respectful of the area, with any previous proposals reasoning for rejection accounted for within every stage of the design;

9.0 Conclusion

The proposal put forward for consideration is seen as a limited expansion of established residential area. It will serve to enhance the streetscape favourably and provide for the housing needs of the expanding Dublin City Area. On this premise, we would ask that South Dublin County Council to review the application favourably.