

DESIGN REPORT

Date **July 2022**

Subject **New dwelling house at The Muddies, Whitechurch
Road, Rathfarnham, Dublin 16, D16Y7R0**

Applicant **John & Sheila Murphy**



1.0 INTRODUCTION

The enclosed is a design report on the proposed construction of a new dwelling at The Muddies, Whitechurch Road, Rathfarnham, Dublin 16.

1.1 Site

The applicants are the owners of the existing dwelling house at The Muddies. The application site includes the side garden and detached garage to the south east of the existing property. The site is bounded by a private road to the north and tall hedges to the south west and north west boundaries with adjacent properties.

The site is zoned 'Existing Residential' on the South Dublin County Council Development Plan 2016-2022 with the objectives to protect and/or improve residential amenity. As a side garden site, the standards identified in the development plan for the site are set out in Chapter 11 Implementation and cited below.

11.3.2 Residential consolidation:

(ii) Corner/Side Garden Sites Development on corner and/or side garden sites should meet the criteria for infill development in addition to the following 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,*
- The dwelling(s) should generally be designed and sited to match the building line and respond to the roof profile of adjoining dwellings,*
- 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,*
- 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.*

1.2 Access

The existing dwelling is served by a private road and vehicular entrance with brick pillars and railing gates. It is proposed to serve the new dwelling by this existing vehicular entrance and to construct a new vehicular entrance on the north east corner of the site to serve the existing dwelling. This new entrance will have new pillars and gates to match the existing entrance.

2.0 DESIGN APPROACH

The design of the proposal was undertaken with consideration and adherence to SDCC Development Plan as outlined below, and with consideration to comments received from the planning authority on a previous application, Ref: SD21A/0303, with a decision of refusal issued on January 22nd 2022.

2.1 Site Layout

The proposed dwelling is positioned to allow for a front driveway with two parking spaces and a generous rear garden that is in keeping with the scale and character of the area.

The proposed building is a part single, part two storey house. The two-storey element, to the north, is set out to line up with the front of the existing house for continuity of the building line. The single storey element develops parallel to the southern boundaries of the site, making the most of the garden's orientation. The building is offset by c. 3m from the existing dwelling, allowing for side passages to both houses, and adequate separation with respect to density of development in the area.

The existing south east boundaries that consist of tall hedges are to be maintained while a new block wall proposed to the boundary with the existing dwelling. The new wall will be 1m high to the front and 2m high to the rear.

2.2 Building Form

The two-storey element is kept modest and forms a gable while the single storey element adopts a more contemporary form with a flat roof that protrudes over the rear glazed areas of the house. The flat roof is broken into two different heights to avoid a block effect. The overall building height is not dominating in nature in its context, and the gable is an appropriate response to the roof of the existing dwelling; the ridge of the proposed roof being c.1500mm below the ridge of the existing dwelling. There is an elegant stepping of scale and height from north to south across the site.



The floor plan is optimized to cater for the changing needs of the applicants and to provide for contemporary modern living. The plan is organized around a central terrace providing connection to the landscape and safeguarding privacy to the occupants. The ground floor is fully accessible and includes a master bedroom with en-suite. The house is completed with a first floor which will accommodate two additional bedrooms and en-suites.

2.3 Materials

The materials are kept simple and consist of the following palette: brick finish, render finish, oiled vertical hardwood timber cladding and natural slate. It is proposed to externally insulate the existing dwelling finished with matching render / materials to achieve a more unified ensemble on the site.

The oiled hardwood timber cladding is proposed on the first floor of the proposed dwelling to break down the visual impact of the building's mass. Its dark hue will echo the slate of the pitched roof on the adjacent existing dwelling, and helps to comfortably nestle the building within its context.



3.0 SUMMARY

It is our opinion that this proposal is appropriate and complimentary to the surrounding context and scale, as well as adhering to the design principles set out within the SDCC Development Plan relating to the provision of residential development on side garden sites. The proposal will be a home built to high quality to current building and energy performance standards.