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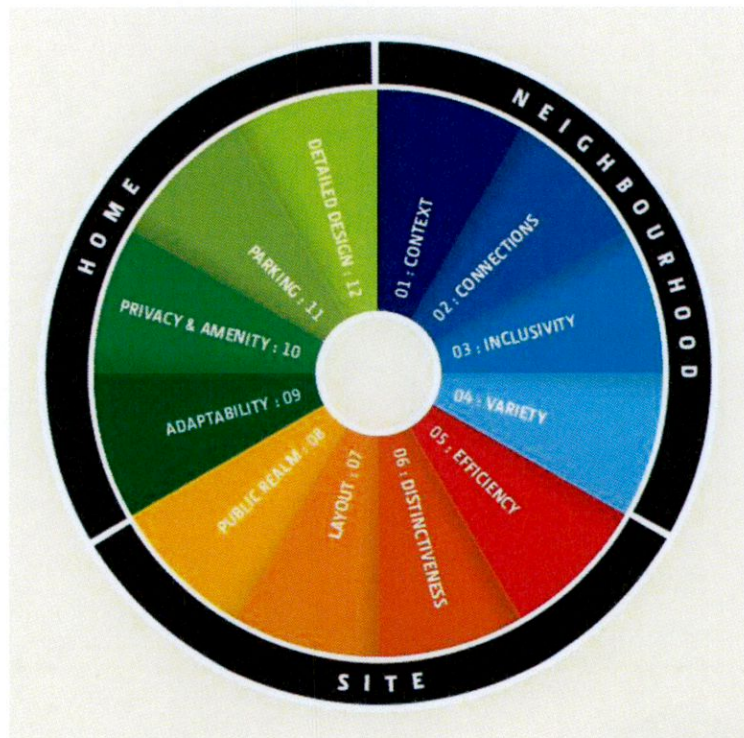
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**Project Title:** Proposed development of 12 new houses at Main Street,  
Rathcoole, Co. Dublin.

### 12 Point Design Appraisal

In accordance with "Urban Design Manual – A Best Practice Guide"2009  
[Neighbourhood / Site / Home]



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[Neighbourhood]

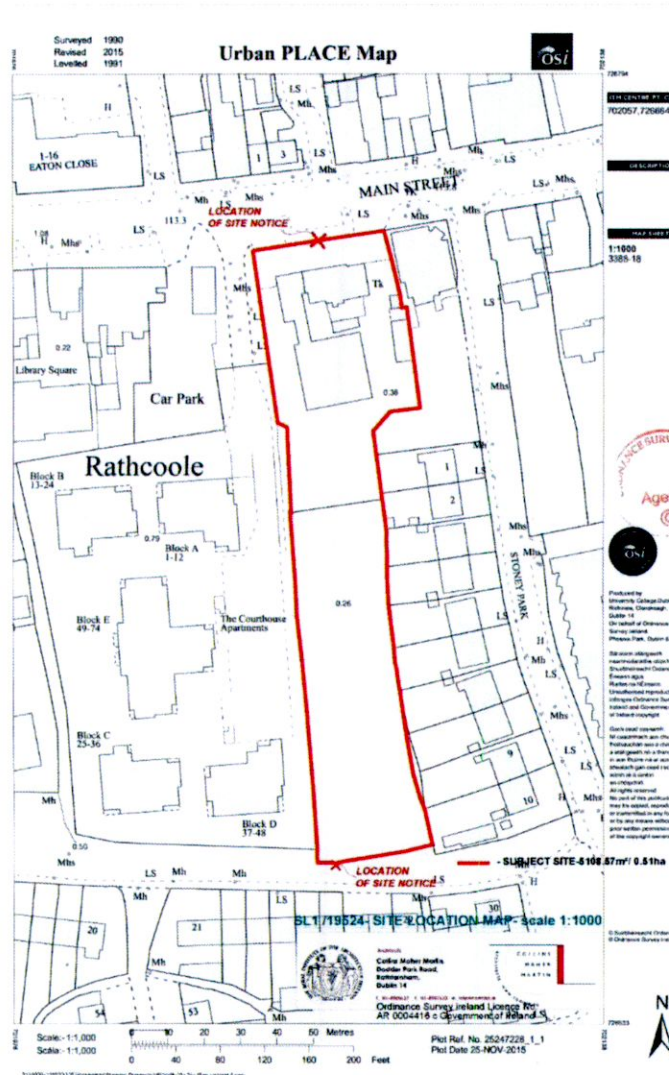
01 Context | 02 Connections | 03 Inclusivity | 04 Variety

01 Context [Neighbourhood]

How does the development respond to its surroundings?

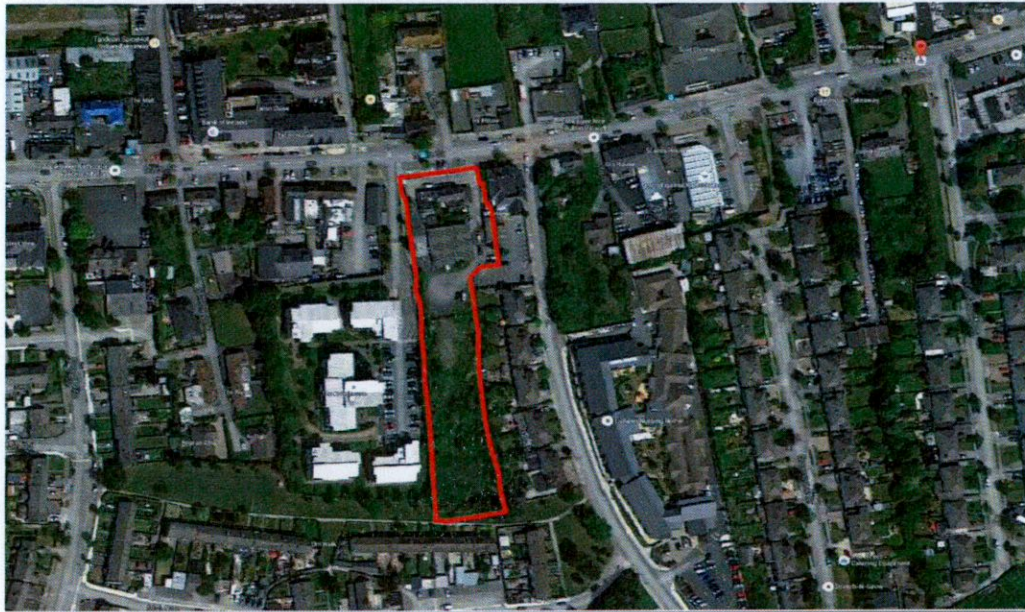
- The development seems to have evolved naturally as part of its surroundings

The existing site is a large narrow and long plot of land with one building – the protected structure (RPS 323) which has been used for commercial activities for many years. The existing protected structure (RPS 323) has been part of an urban pattern that emerged of buildings fronting Main Street and located on large long sites. In more recent times, as can be seen from the Ordnance Survey map, the pattern of development has changed to becoming more dense, with existing buildings being used for commercial purposes and back lands being developed as residential.





Proposed Development Site marked in RED



Proposed Development & its context- Site marked in RED.

- *Appropriate increases in density respect the form of buildings and landscape around the site's edges and the amenity enjoyed by neighbouring users*

This modest development of 12 semi-detached, 3 & 4 bedroom houses responds appropriately to the form and density of the surrounding urbanity. Surrounding developments include 3 & 4 storeys Courthouse Apartment Complex to the west, public house to the east and a number of 2 storey semi-detached residential properties onto the eastern & southern site boundary.

- *Form, architecture and landscaping have been informed by the development's place and time*

Form has been informed by access and orientation, existing Protected Structure and impacts on neighbouring properties. Architectural language responds to the house styles in the locality the requirement of high quality construction and finishes to meet modern standards. Landscaping will be a contemporary design with shared vehicular with pedestrian priority surface drive/road.



Proposed Site Plan



- *The development positively contributes to the character and identity of the neighbourhood*

The style of the proposed development will be a combination of classic and contemporary architectural language with large window openings and a modern palette of high quality materials and finishes which correspond well with the existing surrounding



**Proposed Development- street elevation& Section**

- *Appropriate responses are made to the nature of specific boundary conditions*

Four boundaries exist, the North, East, West, South boundaries shall be retained and improved where necessary. The Northern boundary will be characterised by a more open appearance to take advantage of the assets on site which are a protected structure and its frontage. It is proposed to refurbish existing low wall and provide new planting. It shall be a distinct improvement from the existing low level wall which currently exists in front of protected structure and Main Street.





Boundary wall in front of Protected Structure ( RPS 323) as existing



Boundary wall in front of Protected Structure ( RPS 323) as proposed

**02 Connections [Neighbourhood]**

How well connected is the new neighbourhood?

- *There are attractive routes in and out for pedestrians and cyclists:*

The development will give rise to the addition of footpaths on this side of the road and there will be homezone shared surfaces within the development. The potential for the cycle path to be added at a later stage as the connections are formed by new developments on the road.

- *The development is located in or close to a mixed-use centre*

Development is located very close to all local shops and public services that includes Rathcoole Inn, Scoil Chronain, Tesco, Rathcoole Pharmacy, Rathcoole Community Center etc.

- *The development's layout makes it easy for a bus to serve the scheme*

Development is located within minutes' walk to QBC with the closest being around a 4 minute walk from the Bus Stops on Main Street (Route 69, 69N). The bus stop is located right in front of the Protected Structure.

- *The layout links to existing movement routes and the places people will want to get to*

The Development has pedestrian and vehicle access directly onto Main Street which provides wide choice of public transport with direct links to Dublin. The development is also 3 minutes' drive from the N7 Naas Road Junction.

- *Appropriate density, dependent on location, helps support efficient public transport*

It is of our opinion that the proposed development's close proximity to the existing public transport links helps support efficient public transport.

### 03 Inclusivity [Neighbourhood]

#### How easily can people use and access the development?

- *New homes meet the aspirations of a range of people and households*

The homes are 3 and 4 bedroom Semi- Detached properties, as is appropriate for this density of development. It is intended that families with small children would be the future occupants.

- *Design and layout enable easy access by all*

All homes are designed with an inbuilt flexibility. Stairs are wide enough to easily accommodate a stair lift with landings between floors making the stairs accessible to a wide range of abilities.

- *There is a range of public, communal and/or private amenity spaces and facilities for children of different ages, parents and the elderly*

The proposed development confirms with public open space requirements.

- *Areas defined as public open space that have either been taken in charge or privately managed will be clearly defined, accessible and open to all*

The required Public Open Space will be clearly defined and located at the northern end of the development, where it can benefit from the wide paved footpaths and will improve the aspect of the scheme from the public access road. It will clearly be accessible and open to all.

- *New buildings present a positive aspect to passers by, avoiding unnecessary physical and visual barriers*

The proposed houses have been designed to have facades which are open to the road and provide passive supervision to the open spaces between the development and the road.



#### 04 Variety [Neighbourhood]

##### How does the development promote a good mix of activities?

- *Activities generated by the development contribute to the quality of life in its locality*

The development "opens up" the site, previously unused land makes provision for small residential development in sought after area with well-designed public open space which separates it from busy Main Street.

- *Uses that attract the most people are in the most accessible places*

The Public Open Space is located in the most accessible part of the site and will improve the aspect of the site from the road and the rear of Protected Structure.

- *Neighbouring uses and activities are compatible with each other*

The modest scale of this residential development (12 homes) fits in with the pattern of established development and is complimentary to existing neighbourhood uses.

- *Housing types and tenure add to the choice available in the area*

The proposed development consists of two house types among twelve houses, giving variety although they are all relatively large houses, appropriate to the site and area.

- *Opportunities have been taken to provide shops, facilities and services that complement those already available in the neighbourhood*

The modest scale of this residential development (12 homes) doesn't lend itself to the provision of additional shops or other facilities/services. As an intensification of use from a single house at present, it will help to support existing shops and services.



[SITE]

05 Site Efficiency | 06 Distinctiveness | 07 Layout | 08 Public Realm

### 05 [Site] Efficiency

How does the development make appropriate use of resources, including land?

- *The proposal looks at the potential of higher density, taking into account appropriate accessibility by public transport and the objectives of good design*

Currently one building- the Protected Structure (RPS 323) occupies the site and the proposal is to use the rear land locked area to provide a sustainable development of twelve semi- detached homes. The proposed scheme is located less than 4 minutes' walk from the closest bus stop at Main Street.

- *Landscaped areas are designed to provide amenity and biodiversity, protect buildings and spaces from the elements and incorporate sustainable urban drainage systems*

The public open space is designed to provide amenity and biodiversity. Being located in between well-established commercial building and new residential scheme the green space separates both and gives privacy to residential development. Sustainable Urban Drainage Systems is provided within the development (SUDS).

- *Buildings, gardens and public spaces are laid out to exploit the best solar orientation*

Living spaces are arranged taking account of solar orientation where possible taking the site configuration into account.

- *The scheme brings a redundant building or derelict site back into productive use*

This is a redundant, unused narrow and long plot of land which will now to be the site of 12 new homes with vibrant landscaped public open spaces and private gardens. This will increase the density and productive use of the site.

- *Appropriate recycling facilities are provided*

Utility rooms are provided and large kitchens to accommodate additional bin space to promote recycling. Ample space shall exist in gardens to accommodate additional bins for recycling plus compost heap if desired. Three-bin system to be used and all houses have direct access via side passage to back garden.

## 06 [Site] Distinctiveness

How do the proposals create a sense of place?

- *The place has recognisable features so that people can describe where they live and form an emotional attachment to the place*

The development consists of 12 homes which have two house types. All have a distinct and recognisable architectural language which instill emotional attachment. The development as a whole will be marked as unique because of the fact that it will be located at the rear of the well-known Protected Structure- which is a feature of the scheme entrance.



**Existing Protected Structure, proposed site access and access to car park at the rear.**

- *The scheme is a positive addition to the identity of the locality*

This well-designed residential development will make a positive addition to the locality of area further reinforcing its family residential character. At present the site is closed off from view, whereas the new scheme will be more open and inclusive.

- *The layout makes the most of the opportunities presented by existing buildings, landform and ecological features to create a memorable layout*

Care has been taken in designing a memorable family friendly housing layout, making the most of the sites natural resources – the orientation, site shape and protected building as well as landscaped public open space between them.

- *The proposal successfully exploits views into and out of the site*

The site is currently closed off from views in and out, but the new scheme will improve this hugely by making it accessible and sustainable.



- *There is a discernable focal point to the scheme, or the proposals reinforce the role of an existing centre*

The public open space will act in the future as local public focal point as the community of residents develops.

## [Site] 07 Layout

How does the proposal create people friendly streets and spaces?

- *Layout aligns routes with desire lines to create a permeable interconnected series of routes that are easy and logical to navigate around.*

The modest development has a single access route to the site, while pedestrian priority routes will follow desire lines including through the public open space.

- *The layout focuses activity on the streets by creating active frontages with front doors directly serving the street*

All front doors directly serve the shared surface street. Front fenestration also help create active frontage and reinforces the passive supervision of the area.

- *The streets are designed as places instead of roads for cars, helping to create a hierarchy of space with less busy routes having surfaces shared by pedestrians, cyclists and drivers*

Concrete paving acts as a shared surface that connects the development to the Main Street. This surface also connects pedestrians and cyclists to the public open space found at the northern end of the development.

- *Traffic speeds are controlled by design and layout rather than by speed humps*

Rumble strips will be found at entrance to the development, which will help control traffic speeds. The layout as a narrow cul-de-sac with shared surfaces which will help reduce driver's speeds when entering and exiting this residential development.

- *Block layout places some public spaces in front of building lines as squares or greens, and some semi private space to the back as communal courts*

This isn't applicable as the development consists of only 12 homes.

## 08 [Site] Public Realm

How safe, secure and enjoyable are the public areas?

- *All public open space is overlooked by surrounding homes and businesses so that this amenity is owned by the residents and safe to use*

The proposed public open space area is over-looked by Houses No.1 & No.2 as well as the rear of Protected Structure. This follows the principles of passive surveillance.

- *The public realm is considered as a usable integrated element in the design of the development*

The proposed public open space is considered an integral element of the residential development with best use made of green natural divider between the rear of Protected Structure and new residential scheme.

- *Children's play areas are sited where they will be overlooked, safe and contribute to the amenities of the neighborhood*

Although no formal children play areas are provided in this small residential development an informal children's play area (grassed public open space area) is found and it is over-looked by surrounding Houses No.1 & No.2. This follows the principles of passive surveillance.

- *There is a clear definition between public, semi-private, and private space*

Appropriate boundary details and paving finishes are proposed to be used to create a clear differentiation between public (shared surface), semi-private (front gardens) and private spaces (rear gardens).

- *Roads and parking areas are considered as an integral landscaped element in the design of the public realm.*

All car-parking areas are placed either at the side of each home (Type A) or the front (Type B). They will have paved surfaces, coloured to make them distinct from other paving and will double as SUDs porous paving soakage areas.



[HOME]

09 Adaptability | 10 Privacy & Amenity | 11 Parking | 12 Detailed Design

## 09 [Home] Adaptability

### How will the buildings cope with change?

- *Designs exploit good practice lessons, such as the knowledge that certain house types are proven to be ideal for adaptation*

All homes are designed with an inbuilt flexibility where internal layout can be changed without major structural alterations. Stairs are wide enough to easily accommodate a stair lift with landings between floors making the stairs accessible to a wide range of abilities.

- *The homes are energy-efficient and equipped for challenges anticipated from a changing climate*

All homes shall be designed to meet an A2 or A3 Energy Efficiency Rating.

- *Homes can be extended without ruining the character of the types, layout and outdoor space*

Gardens are sufficiently big and can accommodate future extensions to the rear without a negative effect upon character of a house

- *The structure of the home and its loose fit design allows for adaptation and subdivision, such as the creation of an annex or small office*

The homes proposed are large and exceed the minimal target space requirements (as per Quality Housing for Sustainable Communities Space Provision. As a result they have a flexibility and choice with reception rooms available for studies, home offices or games room if needed. The houses contain an inbuilt ability to accommodate/adapt to meet future needs, including future extensions.

- *Space in the roof or garage can be easily converted into living accommodation*

No garages are proposed for the development and the roof space is already being utilised in all house types to provide additional bedrooms/ensuites or useful studies or storage areas.

## **10 [Home] Privacy and Amenity**

### How does the scheme provide a decent standard of amenity?

- *Each home has access to an area of useable private outdoor space*

Each home in the development has a private garden area at the rear which could also be accessed via side gates. The area of this garden area comfortably meets all regulatory guidelines.

- *The design maximises the number of homes enjoying dual aspect*

All homes enjoy a dual aspect.

- *Homes are designed to prevent sound transmission by appropriate acoustic insulation or layout*

All of the homes proposed are semi-detached and all of the homes will be built with the appropriate sound insulation required under the Building Regulations

- *Windows are sited to avoid views into the home from other houses or the street and adequate privacy is affordable to ground floor units.*

All windows are situated such that minimum separation distances to prevent overlooking and loss of privacy are met and exceeded.

- *The homes are designed to provide adequate storage including space within the home for the sorting and storage of recyclables.*

All house types have dedicated storage spaces, well in excess of all meet storage guidelines.

## **11 [Home] Parking**

### How will the parking be secure and attractive?

- *Appropriate car parking is on-street or within easy reach of the home's front door.*

There will be 2 off-street car parking spaces provided at the side of House type A and directly in front for Type B

- *Parked cars are overlooked by houses, pedestrians and traffic, or stored securely, with a*



*choice of parking appropriate to the situation.*

The design of each house type's fenestration allows for passive surveillance of parked cars.

- *Parking is provided communally to maximise efficiency and accommodate visitors without the need to provide additional dedicated spaces*

Parking is organized within each property curtilage

- *Materials used for parking areas are of similar quality to the rest of the development*

Selected paving will be used as high-quality material for parking and to provide porous paving for surface water drainage.

- *Adequate secure facilities are provided for bicycle storage*

All houses and gardens are of a scale where adequate storage space exists internally and within secure back gardens, as well as adequate room for garden sheds and secure locking facilities.

## 12 [Home] Detailed Design

### How well thought through is the building and landscape design?

- *The materials and external design make a positive contribution to the locality*

The palette of materials will be rich with stone detailing cills, window surrounds, brickwork, self-coloured monocouche render etc.

- *The landscape design facilitates the use of the public spaces from the outset*

Public spaces are fully accessible and useable from outset. They open up what was previously a closed site

- *Design of the buildings and public space will facilitate easy and regular maintenance*

Access to all sides facilitates efficient maintenance and palette of materials minimises required maintenance in any case.

- *Open car parking areas are considered as an integral element within the public realm design and are treated accordingly*

No open car parking is envisaged.

- *Care has been taken over the siting of flues, vents and bin stores*

All SVP stacks, flues and bin stores etc. will generally be situated in private areas such as back gardens and not be visible from the public realm. Particular care will be taken with elevations facing the roads and open spaces.

