



OUR REF: gbd-21022

Ms. George Boyle, BSc (ArchSc), MArch(Hon), MRIAI, RIBA, ARB, FIDI, ARIAM

GEORGEBOYLEDESIGNS,
Fumbally Exchange HQ
Argus House, Malpas Street,
Blackpitts,
Dublin 8 D08 Y273,
Co. Dublin, Ireland.

FAO: Executive Planning Officer
Planning Department,
South Dublin County Council,
County Hall,
Belgard Square North,
Tallaght,
Dublin 24,
Ireland.

BY HAND

Tel: (01) 4149000
Date this letter: 29th July 2022

Email: planning.dept@sdublincoco.ie
Pre-planning: 23rd May 2022

cc.. Eoin & Nora Hickey

RE: APPLICATION FOR PLANNING PERMISSION

for

Eoin and Nora Hickey

at

"Rathinree", Esker Lane, Lucan, Co. Dublin K78 X2C4

The development will consist of:

- 2 storey, 3 bed Ancillary Dwelling Unit (ADU) with mezzanine loft, solar panels, porch, verandah deck, terrace and associated site works, utilities, landscaping, facilities and services, on site of and adjacent to existing single-storey family bungalow (retained).
- The ADU will share existing entrance gateway and is accessed via a private new avenue to private courtyard with parking for two cars

A Chara Uasail,

On behalf of applicants Eoin and Nora Hickey we wish to apply for permission for a small two-storey ancillary house in the lush and abundant garden of their family home on Esker Lane in Lucan. We enclose herewith six copies of planning drawings, documents and reports to assist the planning officer to make their decision on this application.



MOVING INTO THE GARDEN

Moving into the garden, we settle down
Between the birdbath and the hollyhocks
To wait for the beginning, leaving behind
The house we served for the best years of its life,
Making ourselves at home by the grass spider's
Hollow-throated nest in the ivy.

We have much to learn, such as what to do all day
In the rain that leans the roses against us
And how to follow all night the important paths
Of snails and shy leaf-rollers and lace bugs
And what to make of ourselves among them
At dawn when the cold light touches our fingers

That are no longer thinking of uprooting
Or pruning or transplanting but following
This fall the columbine and bleeding heart
Darkening together, the maidenhair
Closing away like all perennials,
Hardy or delicate, and turning under.

We lift handfuls of earth (is it motherly
Now? was it once? will it be again?)
And wait for the brambles to rise over the slope
Beside us like slow green breakers striking a seawall
To join with us, to mingle with what we love,
With what we've gathered here against the winter.



"Rathinree", Esker Lane, has been family home to Eoin and Nora Hickey and their four children for more than 40 years. The Hickey children are now adult with 10 grandchildren, most of whom continue to live close by in Lucan. Rathinree sits on 1.23 acres of mature landscape adjacent to a Christian Brothers' playing pitch (North),

the M4 motorway (South), and mixed residential development "Esker Pines" (West).

The grounds are lush, open and generously planted with a mature botanical arboretum. The residence is a charming, rambling single-storey cottage, modified organically over decades, with distinctive dormer and hipped tiled roofs. It is a rambling, bucolic, arts-and-crafts inspired dwelling, typical of its generation. This sylvan domain lies at the end of Esker Lane, a quiet meandering cul-de-sac accessed off the Lucan Road, a little south-east of Lucan Village.



The dwelling was formerly home to Richard "Dick" Shackleton and his wife Mary prior to their moving to the Anna Liffey (Shackleton) flour mills in Lucan. The Shackletons planted many of the trees and shrubbery that still form part of the picturesque gardens today.

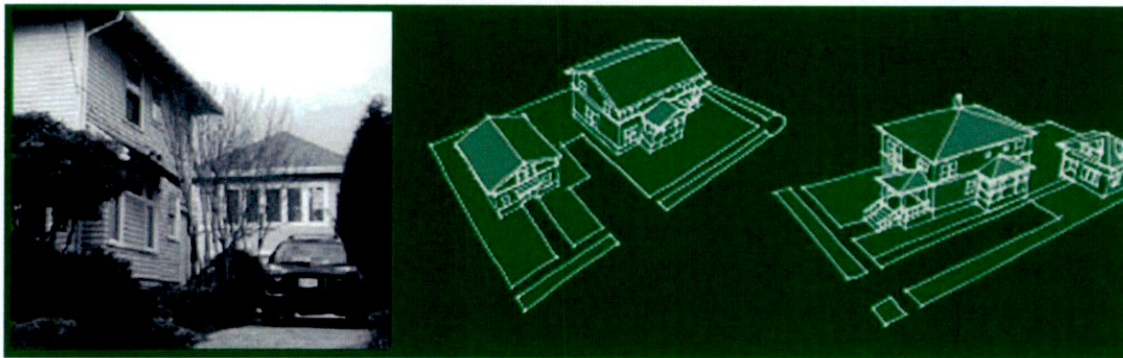
The core characteristics of the Arts and Crafts movement, the era in which both site and house evolved, are (a) a belief in craftsmanship stressing the inherent beauty of fabric and material, (b) the essence and sacred importance of nature as inspiration, and (c) the value of simplicity, utility, and beauty. This distinctive philosophy continues to imbue every nook, cranny, avenue, pathway, form and blade of the residence, inside and out, its attractive meandering grounds, a thriving, enchanting and ecologically sophisticated micro-system.





The Ancillary / Accessory Dwelling Unit – a Valuable Prototype

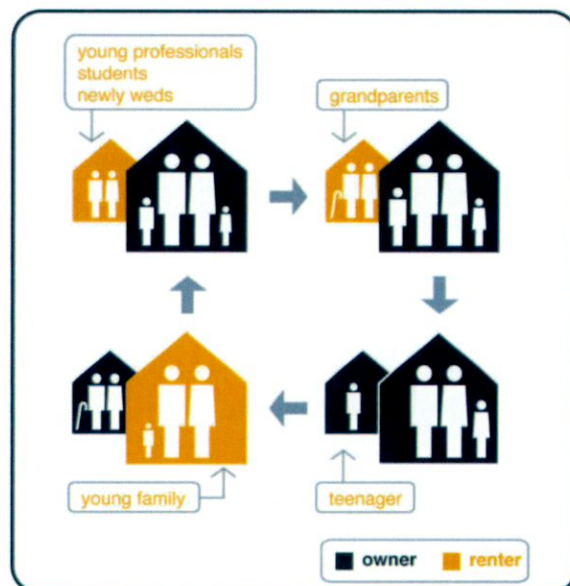
We attach extracts in the appendix to this document which illustrate the various detailed discussions undertaken by the designers on behalf of the Hickey family. The emergence of the “ADU” or ancillary / accessory dwelling unit as a prototype became attractive, a typology that is gaining rapid and positive traction and attention worldwide. The ADU concept is an urban design idea that promotes life-long living, inter-generational consolidation, flexible lifestyle support and – perhaps most critically for the Irish national context – a controlled, sophisticated and rapidly progressive solution to housing shortages and density challenges in the suburbs of cities and towns.



Examples of detached ADU's

The common features of all accessory units are that they are self-contained and subordinate to the existing dwelling. The approach used by most municipalities for accessory units is a zoning bylaw that permits the additional, but accessory unit, allowing certain improvements to be made to the existing dwelling. Restrictions that may be considered include whether the dwelling existed as of a certain date, the maximum allowed building and site modifications, the options for choosing inhabitants, whether the owner must occupy the main unit, and minimum lot sizes. However, the greater the number of restrictions, the fewer options there are available to homeowners and the lower the number homes capable of adding units.

With this in mind the first generation of Hickeys are herein applying for permission for an ADU, rather than a Granny Flat. The ADU is based on a popular and hugely successful planning model that is highly effective in easing pressure on housing supply in urban and particularly outlying suburban areas. The model encourages aging generations on large garden sites to sensitively develop dwellings within their curtilage, and to encourage families to stay together as their parents get older and dependencies shift across generations.



Life Cycle Diagram: for family and housing needs

Life Cycle Diagram of an ADU. Source: <https://raleighbackyarddwellings.wordpress.com/about/backyard-dwelling/>



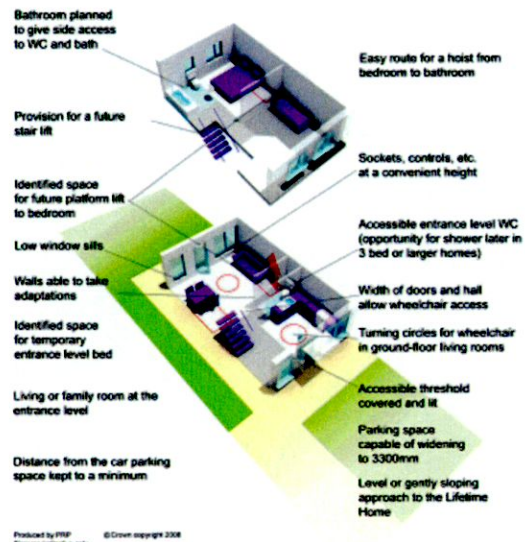


Life Long Living – a Practical, Affordable and Prudent Design Construct

Designed for "life-long living" this model permits younger generations to get a firm foothold on independent living while remaining sufficiently close to older relatives. The ADU and original family residence are likely to switch ownership as the needs of the family progress, with the ADU suiting a tidier, less cluttered lifestyle and modern conveniences and accessible facilities that are equally suited to early-start families and elderly people with reduced mobility.

This prototype is a practical, social and utilitarian design marvel. It means that all persons involved benefit from the extensive richness, care, education, culture and support advantages that close inter-generational proximity brings. It leans in to the privilege of interpersonal and social cohesion between parents, partners and peers. It further permits, by designing for optimum accessibility, the older generation to avail of more adapted living patterns and layouts should their mobility become more compromised or should they want a simpler lifestyle with less upkeep demands.

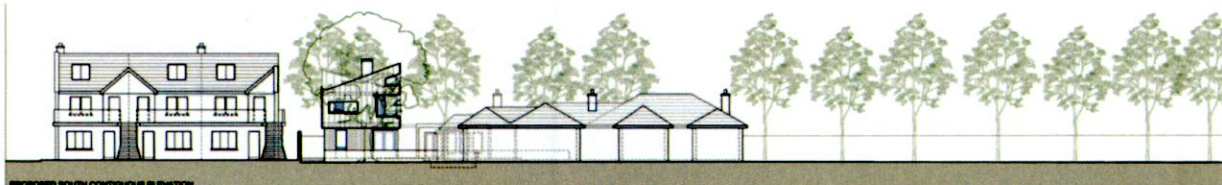
Lifetime Homes Diagram



Produced by PRP Diagrammatic only © Crown copyright 2008

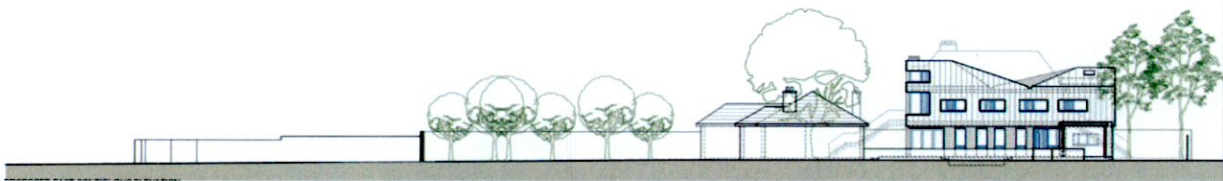
The proposal in summary

The dwelling in this instance is envisaged as a two-storey house designed from scratch to be fully accessible for mobility-impaired users and sensitively designed to support any candidate resident with compromised abilities. The house is two-storey to be harmoniously balanced against the very large bungalow, but is furnished with a domestic scale lift capable of carrying a wheelchair user plus care assistant. The importance of location is threefold. The dwelling is tucked to the northeast corner of the site adjacent to the blank and bulky, looming three-storey gable of 1990s development Esker Pines. This new dwelling firstly mitigates the considerable difference in scale between properties. Secondly, it addresses the visually unappealing blank wall that looms over Rathinree at the edge of the Esker Pines development. Thirdly, as the site is so well planted and lush with vegetation the location screens the new building from any third party, and creates a synergy and dynamic relationship of style and scale with the existing family home. Volumetrically the ADU manages the transition of scales very well, but in its position, orientation, architectural expression and choice of sustainable, renewable and natural materials, the dwelling adds a further empathetic response to the surrounding context.



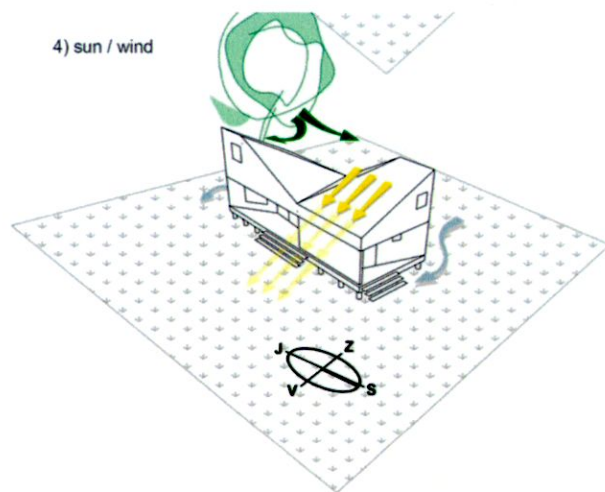


Aligning the new building along the boundary wall at the site selected allows the residence its own private and ample gardens, which are designed to maximise ecological and environmental growth and dovetail seamlessly and openly with the gardens of the original residence. Although the concept is to allow the houses to share spaces, the positioning of the building also allows low hedging or other established boundaries should this become necessary over time.



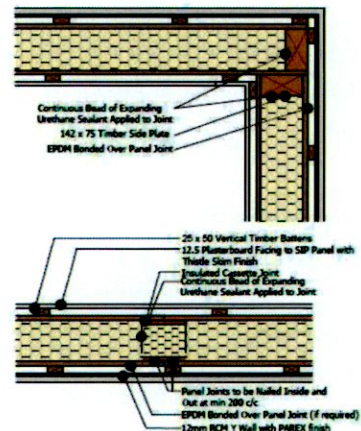
Building Form

The building form is profiled and sculpted to maximise solar gain: with benefits for internal thermal performance, sunny amenity for residents, and expansive solar panelling on sophisticated profiled roofs providing water heating and electricity. The Hickeys utilise a powerful solar array on their large shed roof and are no strangers to sustainability, nourishing their gardens from soils and water they collect on site via composting and barrel butts. The building's low carbon footprint extends to methods of construction proposed, materials specified, and anticipated NZEB performance over time. It has smaller than average windows and hefty thermal mass on colder façades to allow for heat retention, but where the sun hits the façade larger glazed areas make full use of solar gain. Windows have retractable leaves, opening up to the garden, allowing residents live in hybrid indoor/outdoor style, weather permitting. Renewable energy source will be air-to-water heat pump or wood pellet burner.



Construction

The building frame will consist of structural insulated panels (SIPs) – rigid, high-performance insulation core sandwiched between two layers. The outer layer of OSB (oriented strand board) or plywood is bonded autohesively, capable of achieving a whole wall U-value of 0.20W/m2K or better, as factory-engineered jointing system ensures high levels of airtightness. SIPs achieve air-leakage significantly lower than the maximum level limit of 10m3/hr/m2 required by Building Regulations. SIP composites provide stiffness, strength and predictable responses to loads, and are assembled off site, delivered ready for installation, minimising on-site waste and defects. Less material is required to meet energy performance standards, meaning fewer deliveries, transport emissions, noise and pollution.





A three man team can erect 150sqm of two-storey SIP panelling in one day: in this case, the entire dwelling house envelope. A weathertight envelope in such a short and predictable timeframe allows trades to set up earlier, meaning a massively accelerated building programme at a time when labour and material resources are in short supply and snarled up in supply chain tangles.

Façade materials

To finish the envelope, we propose rainscreen sheeted material with a preference for charred timber cladding, either Accoya, Larch or Cedar known as Shou Sugi Ban. Also known as yakisugi, this ancient Japanese art involves charring timber boards, burnishing the burnt wood with wire brushes, then sealing with natural oils. The preserved wood is highly fire resistant, durable and long-lasting with a life expectancy of more than 80 years. It is resistant to water, mould and insects. While its aesthetic attractiveness is a key benefit, this wholly natural installation is a sustainable, eco-friendly, renewable solution to rain-screening framed structures. No chemicals are required for finishing. The construction phase is fully dry, eliminating wet trades such as block- and brick-laying which are messy and inefficient with a high environmental load, while being difficult trades to source currently due to skills shortages. The SIP panels are secured to timber frame or in themselves form the structural walls, a non-tenting breathable membrane is fixed to them and the external cladding is installed over this membrane.



Windows are specified as bespoke crafted timber or powder coated alu-clad with similar system doors and composite treated decking. The roof is comple in profile and therefore a sheeted solution is more appropriate than tiles. Zinc standing seam is proposed, in a darker anthracite finish and all aluminium, lead or handworked zinc gutters, downpipes and other rainwater goods are concealed within the roof itself or behind the wall buildup on facades. There are a few rooflights to standard Velux sizes and the roofs have extensive solar arrays aligned on the south-west and east slopes targeting most prominent solar sources where there is no shadow or overlooking by adjacent building structures.



The house has an unusual folded shape to change the roof direction in order to maximise the benefit from solar panels and also allow most spectacular views over the gardens and create a mezzanine clerestory over the master bedroom, flooding the room with light. The dwelling will avail of all the latest cutting-edge sustainability and energy conservation technologies and includes ecological design habitats to enhance existing wild and tailored gardens, including water features, ponds, herb / kitchen garden and deck/ terraces.

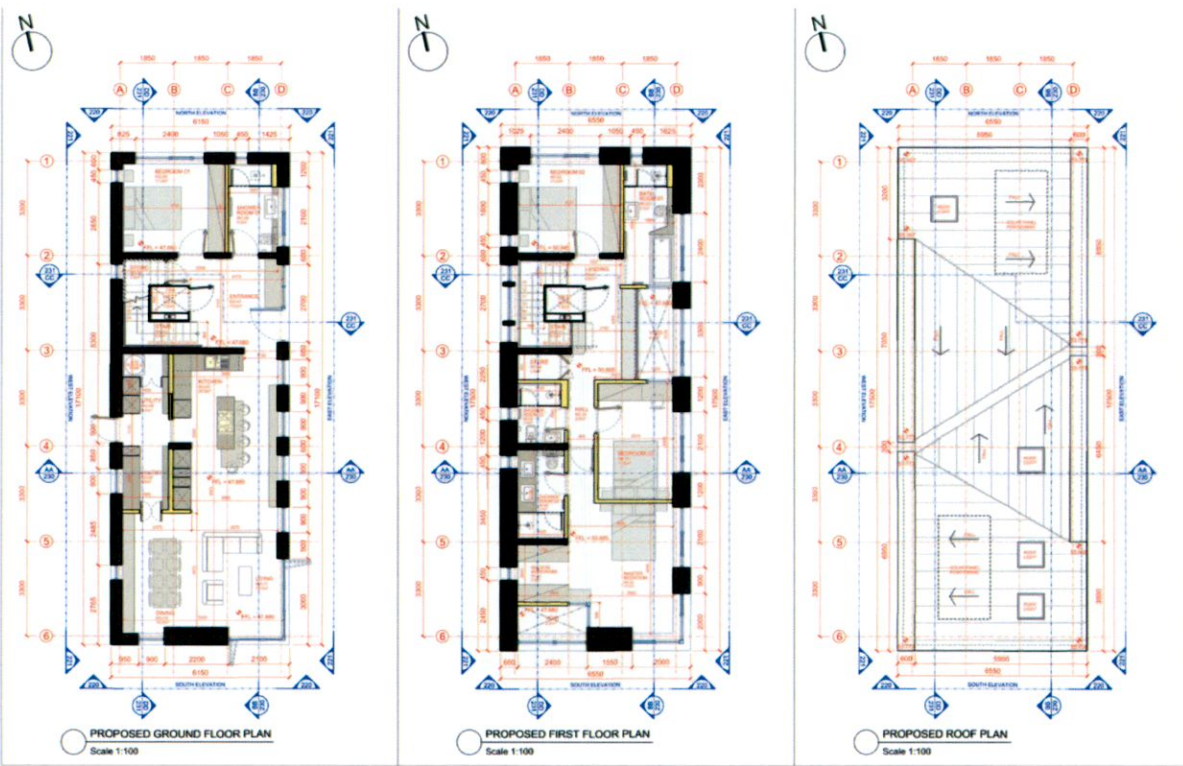
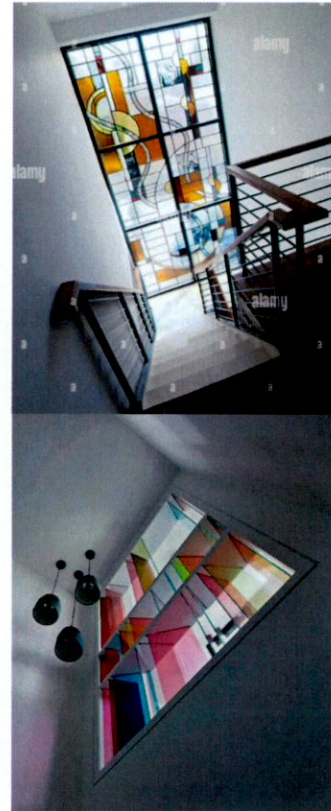


Layout and Description

The permission being sought is for a two storey, south facing ADU (Accessory/ Ancillary Dwelling Unit) with provision for a wheelchair-plus-carer lift, located in the West part of the vegetable garden. The building is located adjacent to an existing timber eco-lodge, which makes the two buildings work together with the timber studio setting a pathway to the entrance lobby which is double height and contains the stairs and lift, which are lit by a large stained glass window to the rear.

North of the staircore is the guest bedroom suite, which has its own dedicated Zen garden and to the South is a linear open array of living spaces from kitchen through to living and dining which avail of the best south light overlooking a timber composite deck that wraps around the house. All utilities and sanitary facilities are aligned along the west façade, this allows this kind of accommodation to be stacked for services-installation efficiency but also provides an acoustic and thermal buffer along this façade, with only very small translucent windows, shielding the dwelling from the adjacent residences.

The compact size of the 150sqm house packs a lot of punch with two generous bedrooms and a home office/ entertainment suite and four bathrooms. Voids in the floor at the master bedroom and stair core allow for easy communication between family members, without compromising visual and sensory privacy.





Folding screens in the façade's south-east corner allow the garden to push into the corner of the house, making for airy, sunny or refreshing hybrid living. The interaction of the sunlight with the folded roof dramatically changes the shape of the house and expressing the roofs internally add to their quirky dynamic and enhance the overall contemporary feel of the residence.

SCHEDULE OF ACCOMMODATION		
PROPOSED	ANCILLARY DWELLING UNIT	153 sqm
EXISTING	RATHNAREE	TBA sqm
	ESKER LANE, LUCAN, Co. DUBLIN	K78 X2C4
No.	ROOM	AREA sqm
LEVEL 00		
RG-01	ENTRANCE HALLWAY	9.8
RG-02	STAIRWAY	5.2
RG-03	WHEELCHAIR ACCESSIBLE LIFT	1.5
RG-04	UNDER-STAIRS STORAGE	2.5
RG-05	STUDY/ GUEST BEDROOM	11.0
RG-06	ACCESSIBLE WC/ SHOWER ROOM	5.2
RG-07	KITCHEN & BREAKFAST ROOM	20.0
RG-08	UTILITY ROOM WITH AIR-TO-WATER HEAT PUMP	5.0
RG-09	PANTRY/ STORE ROOM	3.6
RG10	DINING ROOM / LIBRARY	10.0
RG-11	LIVING ROOM / SUN ROOM	13.0
TOTAL	GROUND FLOOR LEVEL : GIFA	86.8
LEVEL 01		
RF-01	LANDING/ GALLERY	9.0
RG-02	STAIRWAY	MEASURED
RG-03	WHEELCHAIR ACCESSIBLE LIFT	MEASURED
RF-02	BEDROOM 02	11.0
RF-03	BATHROOM / SHOWER SUITE	7.1
RF-04	LINEN STORE/ PRESS	1.5
	VOID	*4.1
RF-05	CORRIDOR/ HALLWAY	2.0
RF-06	SHOWER ROOM	3.3
RF-07	HOME OFFICE / GAMES/ ENTERTAINMENT SUITE	10.0
RF-08	SHOWER ROOM ENSUITE	5.0
RF-09	MASTER BEDROOM 01	14.0
RF-10	WALK-IN WARDROBE	3.5
	VOID	*2.5
	BALCONY	*3.2
TOTAL	FIRST FLOOR LEVEL : GIFA	66.4
	OVERALL TOTAL ADU : GIFA	153.2
	OVERALL TOTAL ADU : GIFA : IMPERIAL MEASURE	1,650 sq ft
	ROOF AREA	105.2

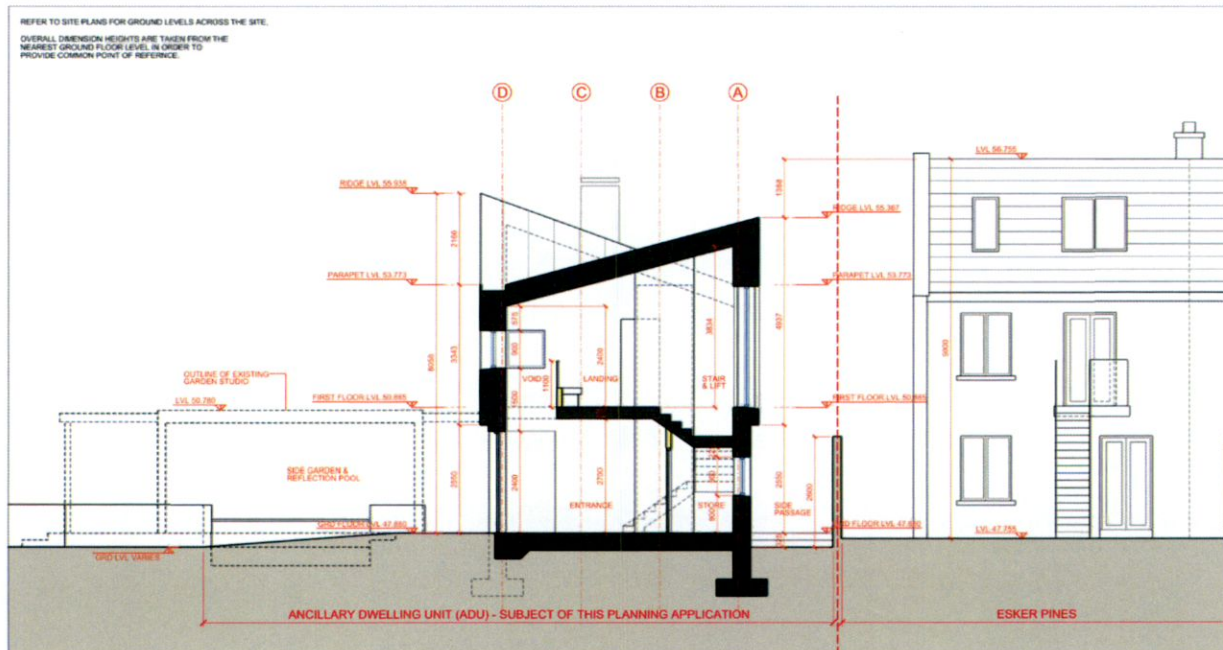




Materials:

The fabric of the façade is expressed vertically to counterpoint and emphasise the intriguing roof profile. Key materials on the elevations are as follows.

1. SIP PANEL LOADBEARING STRUCTURAL WRAP OR SIP ON TIMBER FRAME
2. CHARRED CARBONISED TONGUED-AND-GROOVED TIMBER SIDING OR BLACK VERTICAL PROFILED METAL CLADDING SYSTEM WITH TWO TONE TREATMENT
3. ROUGH CAST RENDER WALLS
4. BESPOKE HANDMADE HARDWOOD OR POWDER-COATED ALUCLAD DOUBLE GLAZED WINDOWS WITH RIBBED OR SHEETED FIXED OR SLIDING PANEL AS SHOWN WITH PRESSED SLIMLINE ALUMINIUM CILLS
5. OPALESCENT FINISHED GLASS AS SHOWN
6. BESPOKE HANDMADE HARDWOOD DOUBLE GLAZED PANEL DOORS
7. PITCHED SEAMLOCK OR SIMILAR STANDING SEAM ROLLED ZINC SHEETED ROOF IN ANTHRACITE FINISH
8. ALUMINIUM OR ZINC CONCEALED GUTTERS, TRIMS, FLASHINGS AND RAINWATER GOODS WITHIN ROOF STRUCTURE AND BEHIND WALL BUILDUP
9. SOLAR PANELS TO ROOF
10. VELUX OR SIMILAR ROOF LIGHT

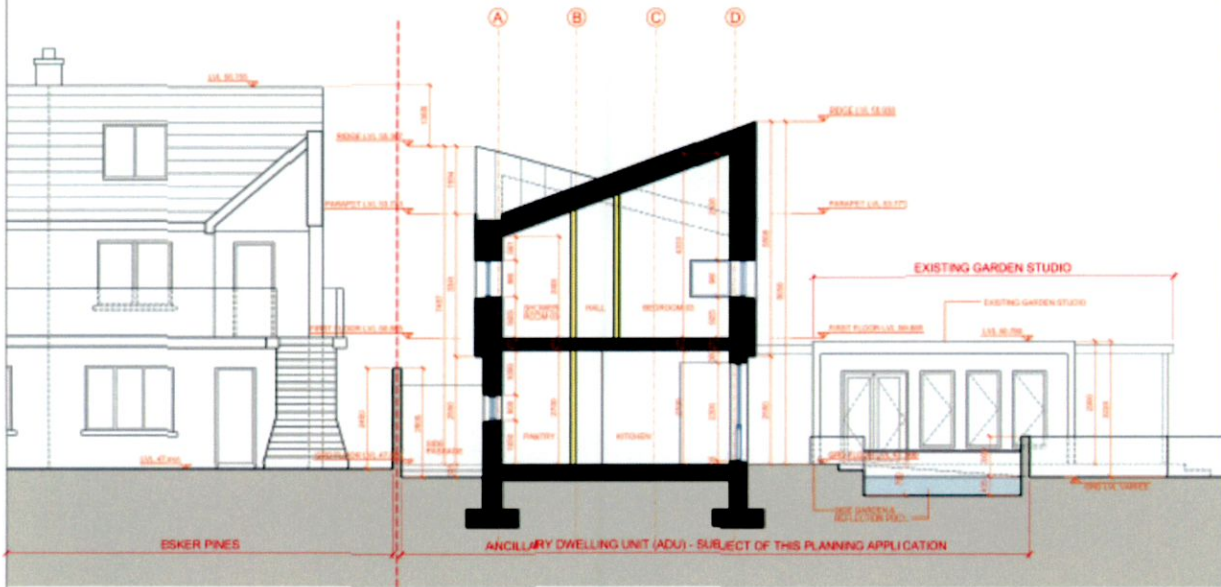


PROPOSED SECTION CC
 Scale 1:100

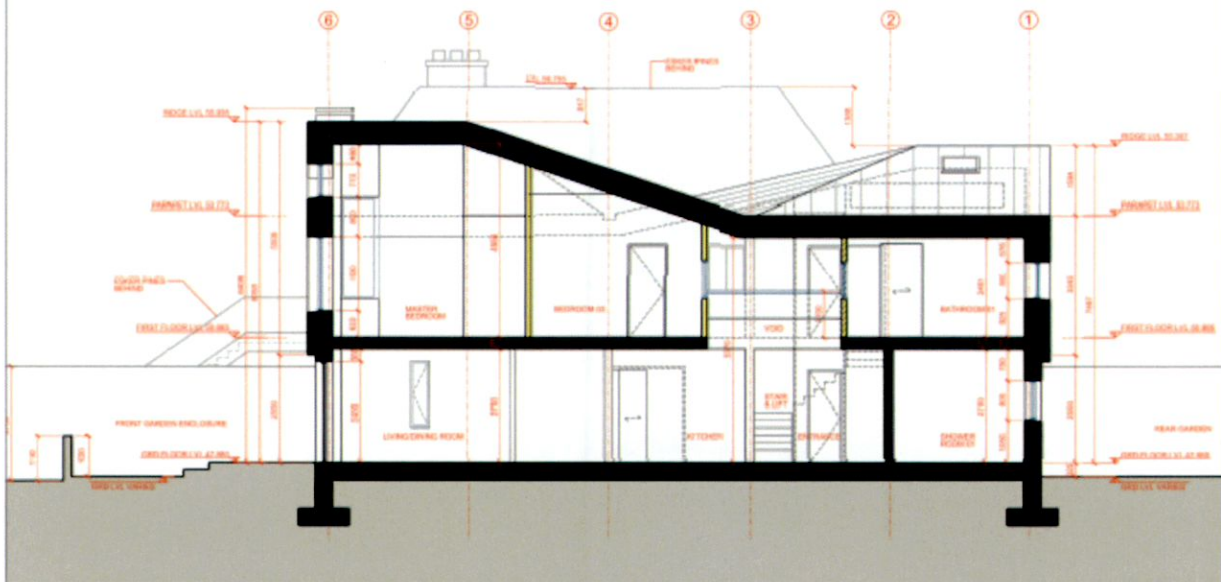




REFER TO SITE PLAN FOR GROUND LEVELS ACROSS THE SITE.
 OVERALL DIMENSION HEIGHTS ARE TAKEN FROM THE
 NEAREST GROUND FLOOR LEVEL, IN ORDER TO
 PROVIDE COMMON POINT OF REFERENCE.



PROPOSED SECTION AA
 Scale 1:100



PROPOSED SECTION BB
 Scale 1:100

GENERAL NOTES

- ALL DIMENSIONS UNLESS OTHERWISE STATED ARE IN METERS
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED
- ALL DIMENSIONS ARE TO BE TAKEN FROM THE NEAREST GROUND FLOOR LEVEL, IN ORDER TO PROVIDE COMMON POINT OF REFERENCE
- ALL DIMENSIONS ARE TO BE TAKEN FROM THE NEAREST GROUND FLOOR LEVEL, IN ORDER TO PROVIDE COMMON POINT OF REFERENCE
- ALL DIMENSIONS ARE TO BE TAKEN FROM THE NEAREST GROUND FLOOR LEVEL, IN ORDER TO PROVIDE COMMON POINT OF REFERENCE

MITES

- PROPOSED STRUCTURE
- PROPOSED INTERNAL STUD WALLS

NO.	DATE	DESCRIPTION	BY

PLANNING APPLICATION

ANCILLARY DWELLING UNIT (ADU) AT FATHURHEE, ESKER LAKE
 PROPOSED SECTIONS AA & BB

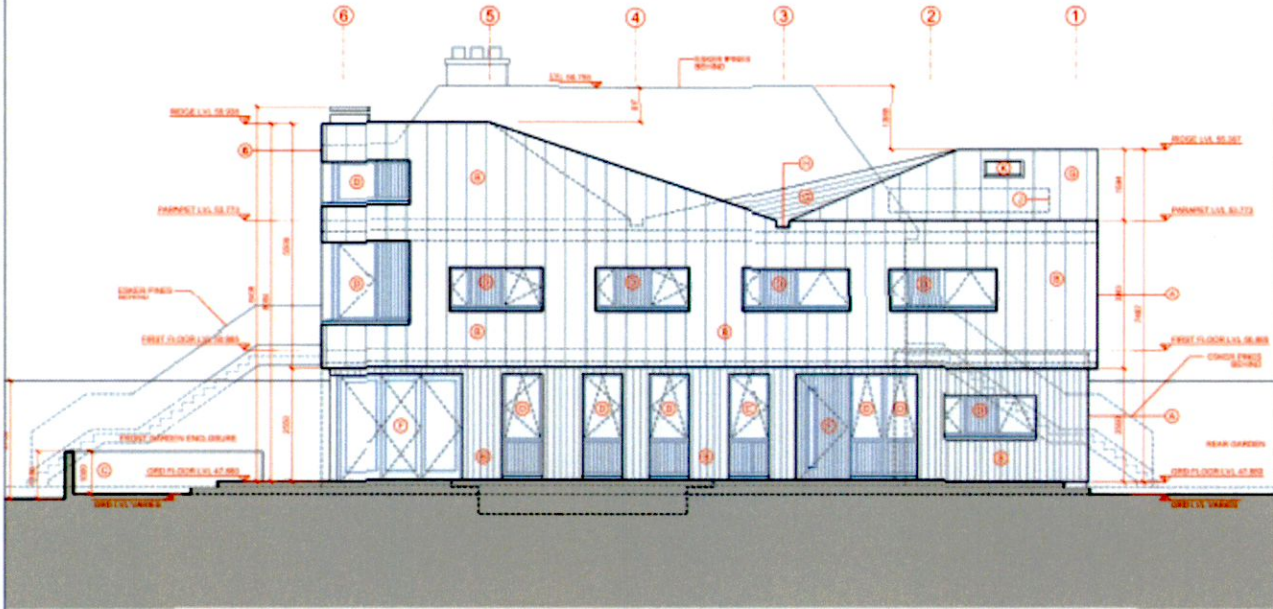
2102 2 ARCH MH FEB 2022 1:00 & 43 230 00

george boyle designs

GEORGE BOYLE DESIGNS
 ARCHITECTS
 10000 10000 10000



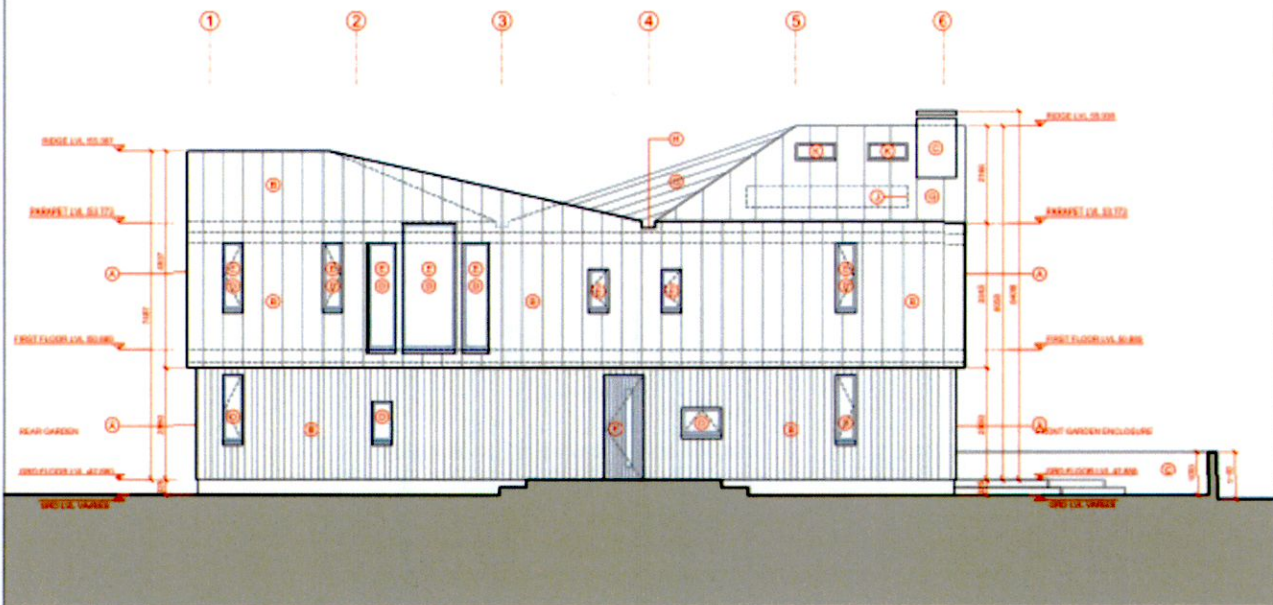
REFER TO SITE PLANS FOR GROUND LEVELS ACROSS THE SITE.
 OVERALL DIMENSION HEIGHTS ARE TAKEN FROM THE NEAREST GROUND FLOOR LEVEL IN ORDER TO PROVIDE COMMON POINT OF REFERENCE.



PROPOSED EAST ELEVATION
 Scale 1:100

MATERIALS LEGEND -

- | | |
|---|--|
| <p>④ SIP PANEL LOAD-BEARING STRUCTURAL WRAP OR SIP ON TIMBER FRAME</p> <p>⑤ CHARRED CARBONISED TONGUED-AND-GROOVED TIMBER SINGLAND OR BLACK VERTICAL PROFILE METAL CLADDING SYSTEM WITH TWO TONE TREATMENTS BETWEEN GROUND & FIRST FLOOR</p> <p>⑥ ROUGH CAST RENDER WALLS</p> <p>⑦ BESPOKE HANDMADE HARDWOOD OR POWDER-COATED ALUCLAD DOUBLE GLAZED WINDOWS WITH FINISHED OR PINE-TREATED SILING PANEL AS DRAWN. ALL WITH PROPOSED SILICONE ALUMINIUM GILLS COLOUR COATED TO MATCH WINDOWS</p> <p>⑧ OPALESCENT FINISHED GLASS WHERE SHOWN</p> | <p>① BESPOKE HANDMADE HARDWOOD TIMBER DOUBLE GLAZED PANEL DOORS COLOUR COATED TO MATCH WINDOW FRAMES</p> <p>② PITCHED SCAMLOCK OR SIMILAR STANDING SEAM ROLLED ZINC SHEETED ROOF IN ANTHRACITE FINISH</p> <p>③ ALUMINIUM AND/OR ZINC HIDDEN GUTTERS, TRIMS, FLASHINGS AND REARWATER DOCKS. ALL CONCEALED WITHIN ROOF STRUCTURE BUILDUP & BEHIND WALL SKELETON</p> <p>④ SOLAR PANELS TO ROOF - APPROXIMATE POSITIONS SHOWN DOTTED</p> <p>⑤ VELUX OR SIMILAR ROOF LIGHTS</p> |
|---|--|



PROPOSED WEST ELEVATION
 Scale 1:100

GENERAL NOTES

1. ALL DIMENSIONS UNLESS OTHERWISE STATED ARE IN METERS.

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.

3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.

4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.

5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.

6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.

NOTES

1. ALL DIMENSIONS UNLESS OTHERWISE STATED ARE IN METERS.

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.

3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.

4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.

5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.

6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.

NO.	DATE	DESCRIPTION	BY	CHECKED

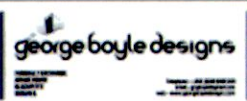
PLANNING APPLICATION

AUXILIARY DWELLING UNIT (ADU) AT RATHMEE, CORKEN LANE

PROPOSED EAST & WEST ELEVATIONS

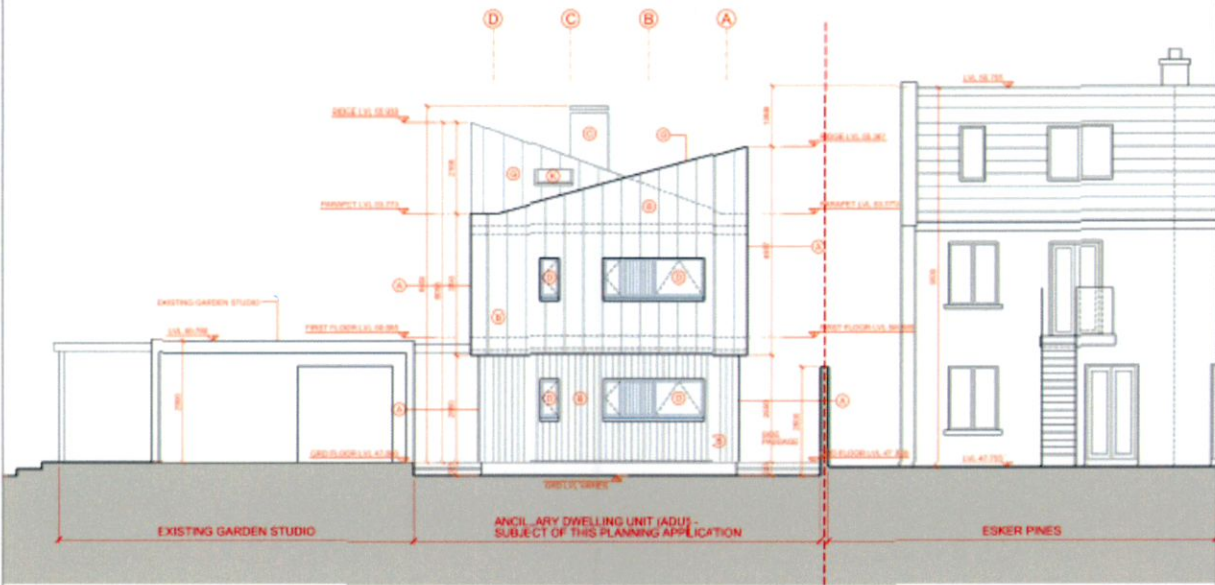
DATE: 2 MARCH 2022

SCALE: 1:100 & A3 221 00





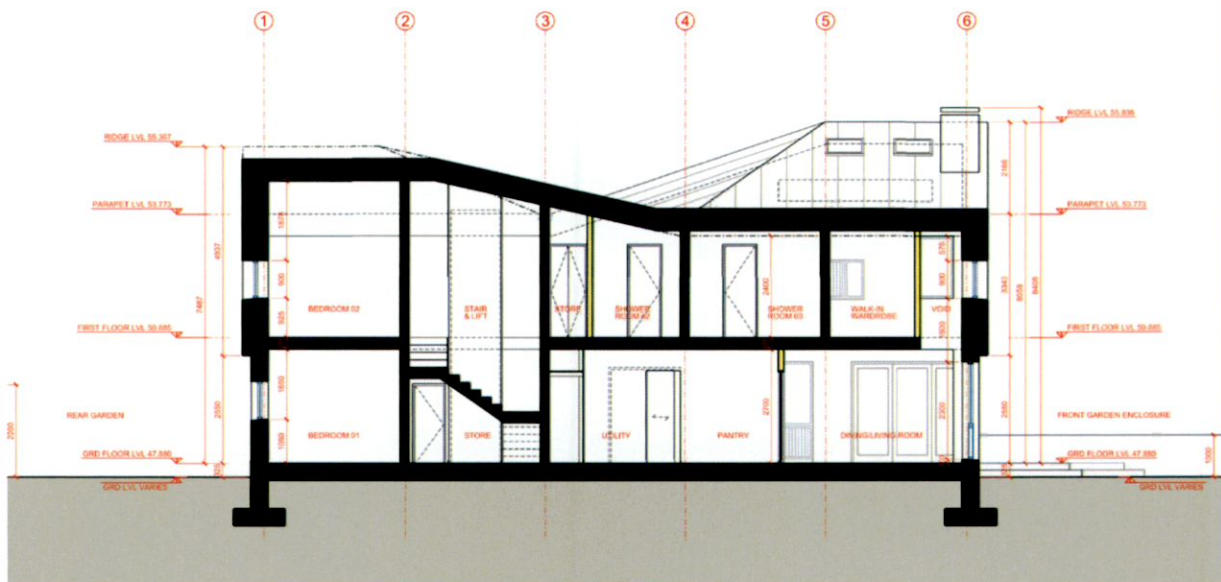
REFER TO SITE PLAN FOR GROUND LEVELS ACROSS THE SITE.
OVERALL DIMENSION HEIGHTS ARE TAKEN FROM THE NEAREST GROUND FLOOR LEVEL IN ORDER TO PRODUCE COMMON POINT OF REFERENCE.



PROPOSED NORTH ELEVATION
Scale 1:100

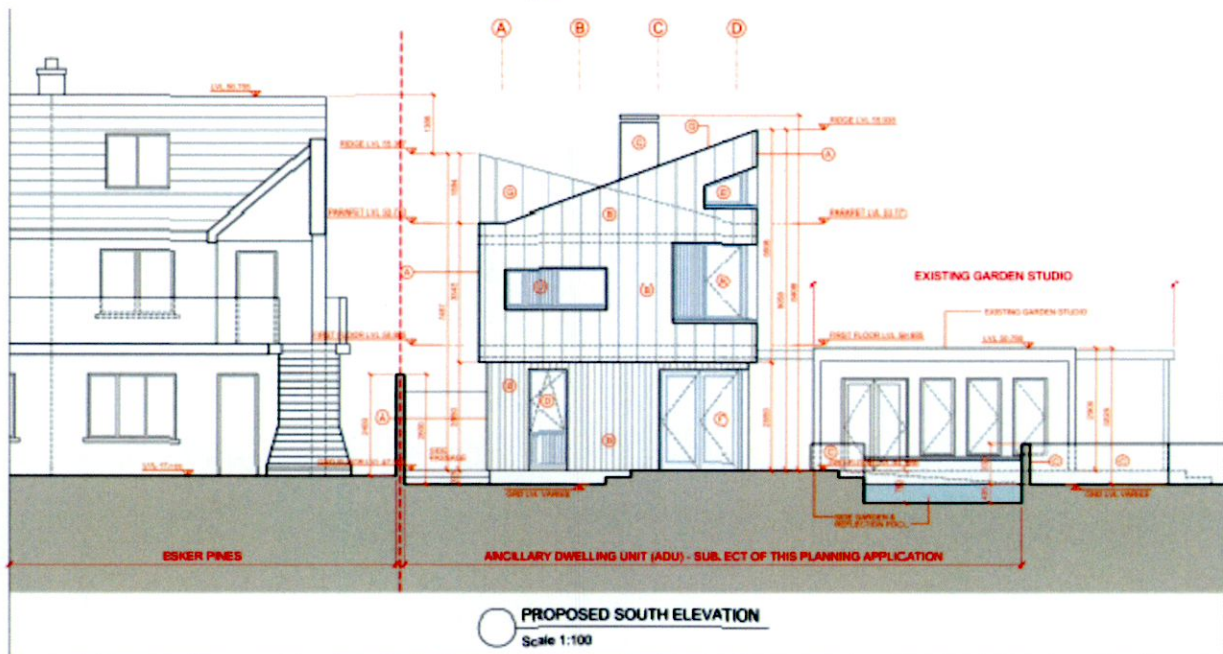
MATERIALS LEGEND -

- | | |
|--|--|
| 1 SIP PANEL LOADBEARING STRUCTURAL WRAP OR SIP ON TIMBER FRAME. | 7 RESPONSE HANDMADE HARDWOOD TIMBER DOUBLE GLAZED PANEL DOORS COLOUR COATED TO MATCH WINDOW FRAMES. |
| 2 CHARRED CARBONISED TONGUED-AND-GROOVED TIMBER SIDING AND/OR BLACK VERTICAL PROFILED METAL CLADDING SYSTEM WITH TWO TONE TREATMENTS BETWEEN GROUND & FIRST FLOOR. | 8 PITCHED SCAMLOCK OR SIMILAR STANDING SEAM ROLLED ZINC SHEETED ROOF IN ANTI-RACETE FINISH. |
| 3 ROUGH CAST RENDER WALLS. | 9 ALUMINIUM AND/OR DPC HIDDEN GUTTERS, TRIMS, FLASHINGS AND RAINWATER BOARDS ALL CONCEALED WITHIN ROOF STRUCTURE BUILDUP & BEHIND WALL BUILDUPS. |
| 4 RESPONSE HANDMADE HARDWOOD OR POWDER-COATED ALUMINIUM DOUBLE GLAZED WINDOWS WITH FRAMED OR SHEETED FIXED OR SLIDING PANEL AND SYSTEMS. ALL WITH FINISHED SURFACE ALUMINIUM OR GILD COLOUR COATED TO MATCH WINDOWS. | 10 SOLAR PANELS TO ROOF - APPROXIMATE POSITIONS SHOWN DOTTED. |
| 5 OPALESCENT FINISHED GLASS WHERE SHOWN. | 11 VELUX OR SIMILAR ROOF LIGHTS. |



PROPOSED SECTION DD
Scale 1:100







We respectfully consider this dwelling to be a modest, beneficial urban and socially appropriate design intervention that is sensitively sited, scaled and presented for this property, subsidiary to the main residence. We believe it will not only enhance the site's functional yield, but will ensure the preservation of the sylvan ecology and charming stylistic features of the existing house and grounds. We believe, furthermore, that the design is unique and has an architectural significance of its own that will contribute to the neighbourhood dynamic and the local area's demographic matrix.


In support of this application, and in accordance with the requirements of Article 22 (4)(b) of the Planning & Development Regulations 2001, as amended we submit the following documentation:


- 1 No. copies of Newspaper Notice
- 1 No. copies of Site Notice
- 1 No. copy completed application form and checklist
- 1 No. copy appropriate fee (€65)
- 1 No. copy receipt OSI mapping pack and Reference Number
- 1 No. copy of drawing register
- 6 No. copies of architectural cover letter/ design statement
- 6 No. copies of Engineer's report
- 6 No. copies of Engineer's drawings
- 6 No. copies of Architectural Drawings:


 21022_2_Drawing Register_Planning.pdf


 21022_200_Site Location Map.pdf


 21022_201_Site Location Map_6 Inch Map.pdf


 21022_205_Existing_Site Plan Layout.pdf


 21022_206_Proposed_Site Plan Layout.pdf


 21022_208_Existing & Proposed_South Contiguous Elevations.pdf

 21022_210_Proposed_Floor Plans.pdf

 21022_220_Proposed_North & South Elevations.pdf

 21022_221_Proposed_East & West Elevations.pdf

 21022_230_Proposed_Sections AA & BB.pdf

 21022_231_Proposed_Sections CC & DD.pdf



We hope the accompanying information is helpful in making a decision on this application and we hope to hear positive news in due course. Please do not hesitate to contact the undersigned directly should there be any requirement for clarification or additional information, detail or queries.

le meas,

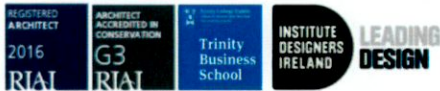


george boyle, BSc(Arch), MArch, MRIAI, RIBA, ARB, ARIAM, FIDI

Principal, Conservation Architect Reg. Ref. RIAI 98058 for



email: grboyle@gmail.com
George@georgeboyledesigns.com



RIAI Architect Reg. no. 98058 | Registered in Ireland 411306
 Entrepreneur in Residence | Adjunct Professor | Trinity Business School
 President Institute of Designers in Ireland 2016 |
 Founder Fumbally Exchange Ltd | FEx Academy
 Peace Commissioner | Department of Justice & Equality



SOUTH DUBLIN COUNTY COUNCIL

SITE NOTICE

We, Eoin & Nora Hickey

intend to apply for (tick as appropriate)

Permission

Retention permission

Outline permission

Permission consequent on the grant of outline permission (Reg. Ref.)

for development at this site:

Rathinree, Esker Lane, Lucan, Co. Dublin, K78 X2C4

The development will consist of:

- 2-storey, 3-bed Ancillary Dwelling Unit (ADU) with mezzanine loft, solar panels, porch, veranda deck, terrace and associated site works, utilities, landscaping, facilities and services, on site of and adjacent to existing single-storey family bungalow (retained).
- The ADU will share existing entrance gateway and is accessed via a private new avenue to private courtyard with parking for two cars

The Planning Application may be inspected or purchased at the offices of South Dublin County Council, County Hall, Town Centre, Tallaght, Dublin 24 during its public opening hours of Monday to Friday from 9:00am to 4:00pm and may also be viewed on the council's website – www.sdcc.ie.

A submission or observation in relation to the application may be made in writing to South Dublin County Council on payment of a fee of €20, within 5 weeks of receipt of the application by South Dublin County Council and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions or may refuse to grant permission.

Signed:



GEORGE BOYLE, B.Sc.(Arch), M.Arch., MRIAI, RIBA, ARIAM, FIDI (AGENT FOR APPLICANT)

GEORGEBOYLEDESIGNS, FUMBALLY EXCHANGE HQ, MALPAS ST, BLACKPITTS, DUBLIN 8 D08 Y273

grgboyle@gmail.com

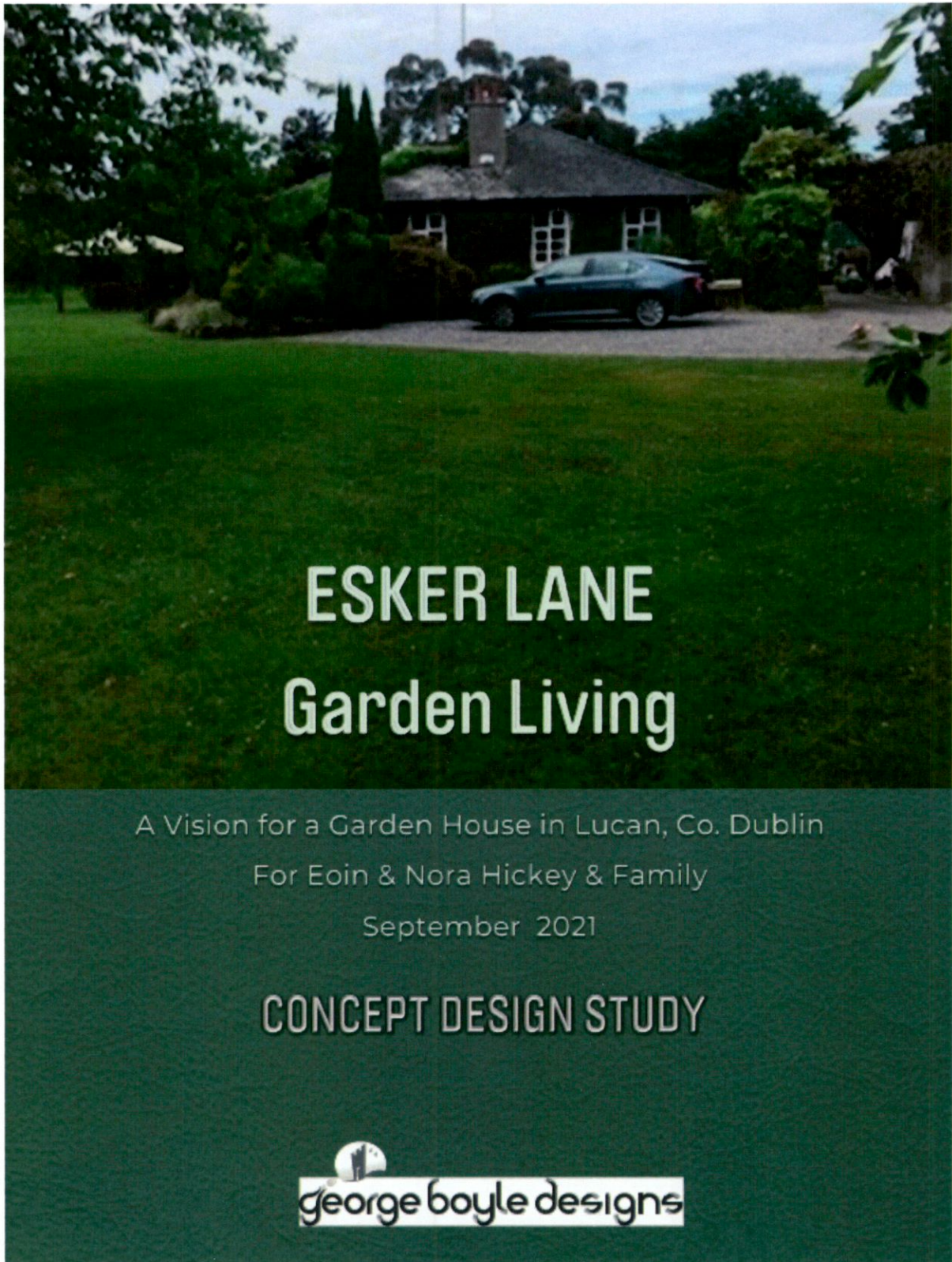
086 8098205

Date of erection of site notice:

20TH JULY 2022



APPENDIX B: Feasibility Study – Extracts from Design Journey




ESKER LANE Garden Living

A Vision for a Garden House in Lucan, Co. Dublin

For Eoin & Nora Hickey & Family

September 2021

CONCEPT DESIGN STUDY


george boyle designs



fan go maith | fan sláinte | fan ciall | fan sabháilte | fan abhaile | ó tús go tús go h-aille
multum in parvo | menos es más | déan beagán ach déan go maith é | e pluribus, unum



GARDEN LIVING - CONTENTS

Part I Introduction - Client, the Site, the Ask & the Task, GBD practice profile

Part II Location - Overview, Photographic Survey, Discovery

Part III Site Analysis - Historical, Social & Geographical Context

Part IV Statutory Context - Planning History, Governance, Directive

Part V "Orientation" - SWOT, identify threats/ risks, Diagnosis

Part VI Inspiration - International & local: case studies, Differentiate

Part VII Principles - five principles of design discipline, Direction

Part VIII Concept Designs -

- a) garden box (minimal, sleek, contemporary, economical)
- b) split-pitch asymmetric wedge house
- c) deference to "dower house" - portal, simplified & modernised
- d) Reference traditional outhouse - ostler/ coachman cottage
- e) Adventurous & expressive - the treehouse / the cabana
- f) sustainable, vernacular garden sanctuary - green house * recommended

Part IX Brief - Schedule of Accommodation, Consultant requirements, Grants available, Projected Timeline, Planning Strategy, high level order of cost

Part X - Next steps, Schedule of Information, Required for Planning, planning strategy & timeline.

As I look out to my garden
I feel a sense of pride
It really is a lovely room
Except it is outside.

PART I
INTRODUCTION

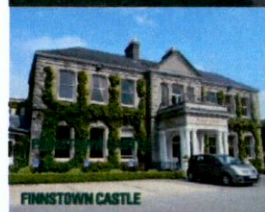
PART I Introduction - The Site - "Rathinree"

1. This proposal is a small supplementary family residence that sits in the Northwest corner of the Hickey homestead "Rathinree", within about an acre of garden lands.
2. *Rath an Rí*, the Irish translation, means "Fort of the King" or "Triumph of the King" (depending on the fada). It may have been named after a townland in Co. Meath.
3. The site is identified as "St Anne's" on 20th C maps and appears to date from c. 1930s.
4. Rathinree is located Southeast of Lucan village, in the hinterland of a peculiar 19th C, highly granular allotment of residential plots along the south side of the Lucan Road.
5. The site is located at the end of Esker Lane. In the 1990s, grounds were sub-divided isolating a parcel of lands for development as a residential estate of townhouses/ duplexes, now "Esker Pines", wrapping south & west of the retained Hickey lands.
6. The N4 motorway curves along the southern boundary edge running north-east.
7. To the north of the site are the sports grounds of Coláiste Phdraig, a secondary school for boys run by the Christian Brothers Order.



PART I Introduction - The Client

1. EOIN & NORA HICKEY are a retired couple living in Lucan, Co. Dublin. They share a creative, busy life with an active, rich agenda full of adventure, hobbies & multiple interests. They enjoy spending time with their four adult children & a growing cohort of grandchildren. The tight-knit, celebrated and well-recorded Hickey family ethos is an essential inspiration for this project's core concept.
2. Eoin & Nora, among many lifetime pursuits, were from 1986 - 2007 popular host owners of nearby Finntown, Country House Hotel.
3. The Hickey family are no strangers to castle living, residing for more than 50 years at the 12th C iconic landmark Skryne Castle, where Eoin and his siblings grew up.
4. Eoin & Nora live on an acre of sylvan landscaped gardens just South of Lucan Village in a quaint rambling cottage with charming details & features, called "Rathinree".
5. The gardens surrounding the house are lightly-manicured and carefully tended with a selection of impressive tree specimens and a scattering of greenhouses, outhouses, potting sheds, a workshop and eclectic collections of historic miscellanea.



FINNTOWN CASTLE



SKRYNE CASTLE



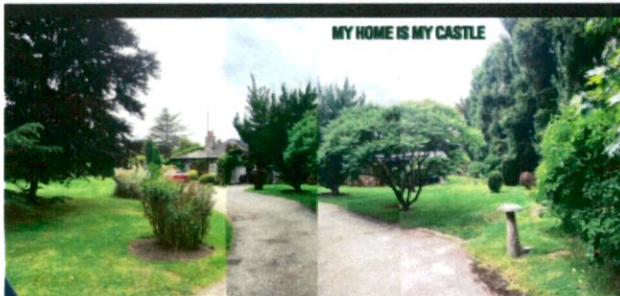
fan go maith | fan sláinte | fan ciall | fan sabháilte | fan abhaile | ó tús go tús go h-aille
multum in parvo | menos es más | déan beagán ach déan go maith é | e pluribus, unum



PART I Introduction - The Existing Residence

1. Rathinree's principal residence is a single-storey cottage that has grown organically over the decades with distinctive yet complementary extensions. It is a gently rambling, bucolic, example of arts-and-crafts inspired architecture, quite typical of its generation. The arts-and-crafts style, tiled roof sylvan setting lies just north of the N4 motorway and generally south-east of Lucan Village, at the end of Esker Lane.
2. The unusual focus in this report on the Arts & Crafts movement arises as this is the era in which site and house evolved, they were born in this authenticity - and importantly, this singular philosophy continues to imbue every nook, cranny, avenue, pathway, form and blade of the residence, inside and out, its attractive meandering grounds, a thriving, enchanting and ecologically sophisticated micro-system.

This retired couple thought, stuff it, just because we're getting older doesn't mean we're not cool. So they built themselves this hip tropical retreat tucked into a corner of the family property. This modern home designed by Baahouse + Baastudio is not your average granny flat - the two-bedroom home is spacious and light-filled and opens generously onto spacious decks. It's the perfect spot to enjoy retirement close to family.



PART I Introduction - Arts & Crafts Style in Ireland

1. Early Irish 20th C suburban/rural design reflects a late 19th C UK movement known as "Arts & Crafts". This was a real reformation in approach to residential design, with an emphasis on simplicity, performance, autonomy and utility. It evolved from increased automation in working land, the rise of town-based, commuter employment, and the demise of domestic service, including servants' quarters. In the new free state, service wages were high. Homeowners became independent to economise, and to secure a more private, self-sufficient, lifestyle ethos.
2. Humble rural living focussed on the simplest of vernacular structures - built using traditional crafts and proven native materials - often set in flamboyant, romantic landscapes. The mechanisation of farming left time for more gentle pursuits, the outdoor environs became a source of pleasure and leisure, in lieu of toil and tears.
3. The evocative picture of the times was a countryside filled with quaint cottages, lush flower borders, and beautiful children. This nostalgic view of life devoid of hardships and negative effects of industrialisation was reflected in legions of artists', poets', and writers' celebrations of virtuous country living as opposed to grim realities of city life.

Celebrating the rural and humble

© The Arts and Crafts Movement, 1900

The Arts and Crafts movement occupies a pivotal position in the history of the decorative arts. Like so many decorative traditions that preceded it, the movement arose as a youthful reaction to the atomism, moralising and eclesiastical tone of the High Victorian era. Clear-visioned and concise, it acted as a fertile ground from which later 20th-century designers developed widely disparate styles.



PART I Introduction - Arts & Crafts Style in Ireland

1. The back-to-the-land enthusiasm for Arts & Crafts in Ireland sparked a reverence for unspoiled natural settings, self-contained kitchen gardens and traditions as escape from city turmoil with its underlying current of deep moral and social concerns.
2. The movement's origins, ideals, and manifestations are subject of many studies, but basic tenets are a disdain for the fakery of High Victorian artifice, rejoicing in nature, simplicity, craft, tradition the notion that manual work is, in itself personally fulfilling.
3. The movement unifies house, furnishing, interior decor, and surrounding garden as a holistic expression of one whole ecosystem. Designers not only saw to every detail of the house and interiors, but routinely also laid out modest, functional gardens.
4. Gardens, contained within neatly clipped hedges and restrained indigenous flower borders, contrast starkly with the stiff self-conscious 19th C gardens, formally laid out geometrics planted with brightly coloured annuals, exotic imports, and jarring foliage.
5. Arts and Crafts landscapes were intimate in scale, with soothing colours and textures. Harmonising perfectly with the house, often distinguished by specific zones, features or components, such as garden houses, playgrounds, dovecotes, pergolas, walks, sensory or visual delights - all constructed using the local materials of the region.



PART I Introduction - The Ask

1. The commission is for GBD to explore options for a supplementary intimate family residence within the existing family homestead grounds at Rathinree, Esker Lane.
2. The Hickey family is expanding, while, in the national and local context, dwelling homes for young adults are difficult to find, and even more difficult to afford.
3. Eoin and Nora Hickey, with extensive experience in the construction, hospitality and property sectors, are acutely aware of risks and potential negative impacts of uncontrolled, overblown intensification on rural/suburban lands and infrastructure.
4. However, controlled design of small-scale, considered sharing of family lands allows for minimal environmental impact, optimises social cohesion, limits urban sprawl, is ecologically sustainable and eases pressure on housing demand.
5. Humble interventions such as these permit young adults to acquire and develop their own homes, establish patterns of independent living, residential responsibility, and modest freedom - all in close proximity to extended family members.
6. In the context of national and local development objectives, this strongly underwrites inter-generational dynamic engagement, forges strong bonds within communities, allows life-long living at home for elders close to loved ones, and, critically, eases pressure on the ongoing and exhausting housing crisis.



fan go maith | fan sláinte | fan ciall | fan sabháilte | fan abhaile | ó tús go tús go h-aille
 multum in parvo | menos es más | déan beagán ach déan go maith é | e pluribus, unum





PART I Introduction – The TASK

1. This study seeks to establish whether the proposal to informally partition the lands at Rathinree, by adding a supplementary family residence within the gardens, is a viable and acceptable typology/ model for development, compatible with policies and objectives of international, EU, national, regional and local prevailing frameworks.
2. The Task involves site visits, photographic survey/preliminary appraisal of existing site context, desktop/ phone based research /discovery, high-level consultation with the relevant authority, and, eventually lodging an application for planning permission.
3. The study seeks to identify and mitigate relevant contextual risks, and establish limits and directive relevant to, constraining or supporting interventions of this nature. This involves a delve into appropriate geographical, historical, social, planning, legislative, architectural, heritage, technical, cultural, scientific or artistic features or attributes, interpreting local authority policy and objectives or other significant factors.
4. The study proposes three/four optional concepts for the idea outlined in sketch format, sufficient to allow the Hickeys select one, or to allow a preferred solution evolve from, consolidated and/or informed by any or all options presented.
5. The study selects and showcases comparative and/ or inspirational case studies in the wider context: the prototype/ precedent across place/ time, locally/ globally, and any other suitable references, in similar circumstances, sites, interest or styles.
6. Finally the study sets a code of tenets to guide future development, prevailing project principles to keep the iterative process /detail design in step at all times with the Hickey family vision and values.

CONTENTS

- Part I introduction** – Client, the Ask & the Task, CBD practice profile
- Part II Location** – Overview, Photographic Survey, Discovery
- Part III Site Analysis** – Historical, Social & Geographical Context
- Part IV Statutory Context** – Planning History, Governance, Directive
- Part V "Orientation"** – SWOT, identify threats/ risks, Diagnosis
- Part VI Inspiration** – international & local case studies, Differentiate
- Part VII Principles** – five principles of design discipline, Direction
- Part VIII Concept Designs** –
 - a) garden box (minimal, sleek, contemporary, economical)
 - b) split-pitch asymmetric wedge house
 - c) deference to "dower house" – portal, Simplified & modernised
 - d) Reference traditional outhouse – oster/ coachman cottage
 - e) Adventurous & expressive – the treehouse / the cabana
 - f) sustainable, vernacular garden sanctuary – green house * recommended
- Part IX Brief** – Schedule of Accommodation, Consultant requirements, Grants available, Projected Timeline, Planning Strategy, high level order of cost
- Part X** – Next steps, Schedule of Information Required for Planning, planning strategy & timeline.

PART II Location – Overview – Parish of Esker

Parish of Esker

(i.e., *Escir*, or the sandy ridge).

This Parish is retained in the seventeenth century as containing the Townlands of Ballydowd, Ballyowen, Coddan, Finnetown, Kildage, and Rowlagh.

It now contains the Townlands of Ballydowd (i.e., O'Dowd's town), Ballyowen (i.e., the town of Owen), Coddan, Esker North and South, Finnetown (or the town of Yan, a family name), Glebe, Hermitage, Kildage (i.e., the little wicker canopyway), Rowlagh (i.e., the red land), St. Edmundsbury, and Woodville.

The objects of antiquarian interest are the ruined church and the castle of Ballyowen.

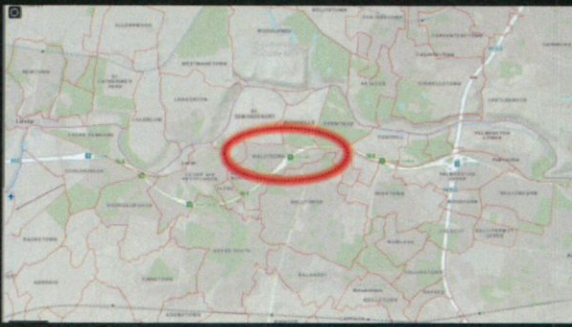
Esker, with Hermitage and its Neighbourhood.

The parish of Esker, with the exception of an isolated portion enclosed in the adjoining parishes of Clonsilla and Palmestown, lies between the parishes of Kilmeacalvey and the river Liffey, and is bounded to the west by the parishes of Adonis and Lacan, and to the east by the parishes in which the isolated portion, consisting of the townlands of Rowlagh and Coddan, is situated. Two large demesnes known as Hermitage and Woodville lie to the north of the road from Dublin to Lacan which intersects the parish, and another demesne known as Finnetown lies within its limits to the west of a road leading from Lacan to Newcastle Lyons. Besides the modern houses which these demesnes contain, there are in the parish the remains of a castle known as Ballyowen, and the ruins of another castle formerly stood on the Finnetown lands.

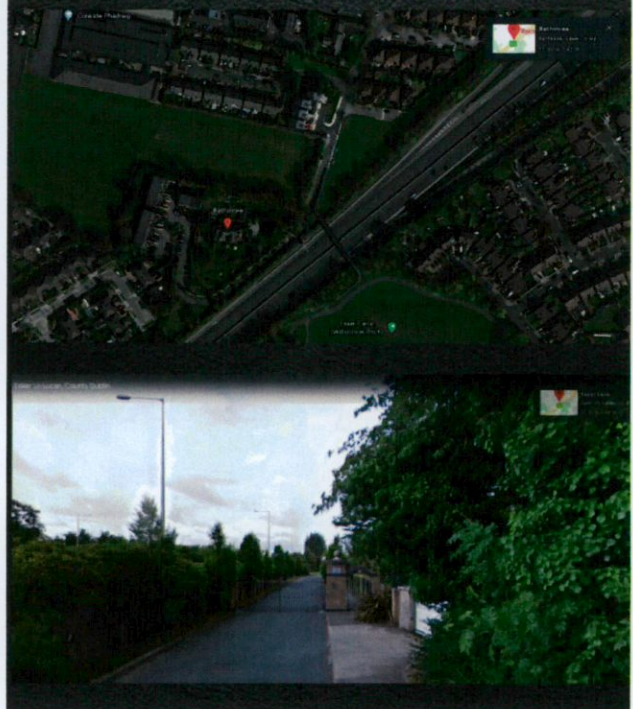
The lands of Esker, which are so called from their being the commencement of a ridge of sand hills which have been traced across Ireland from that point to the County Galway, formed one of the four royal manors in the County Dublin, two of which, Saggart and Newcastle, have been already noticed in this history.

At the beginning of the thirteenth century there was a manor house close to the church of Esker, and one of the liegeons of the manor was granted by the Crown land called Liscallah near to it for the purpose of making enclosures for cattle. The manor was then generally leased to middlemen, and amongst these appears William FitzGado, the first Dean of St. Patrick's Cathedral, who held Esker church in right of his demesne.

About the close of that century we find the names of many persons connected with Esker, including William le White, Thomas de Coventry, Nicholas de Berkeley, Henry Kinosh, whose family doubtless obtained its name from the townland of Kildage, Adam of Esker and Dermot of Ballydowd.



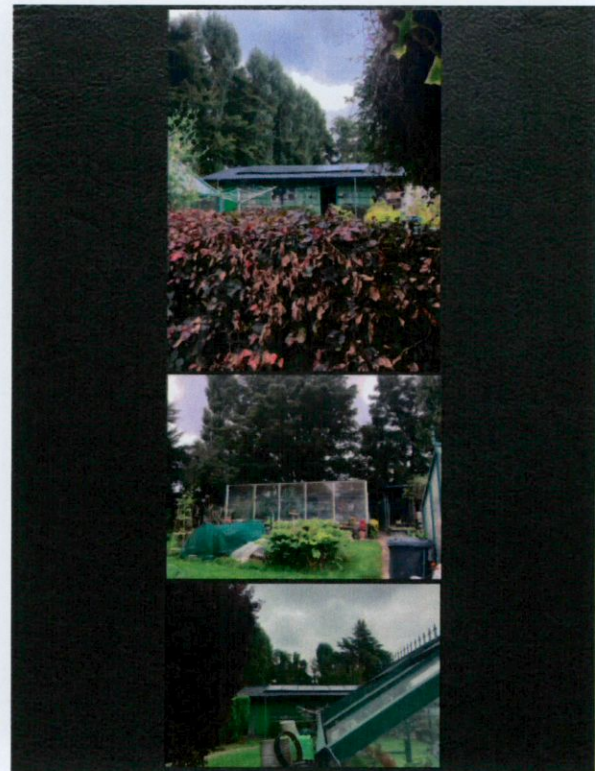
PART II Location – Overview – Photographic Survey



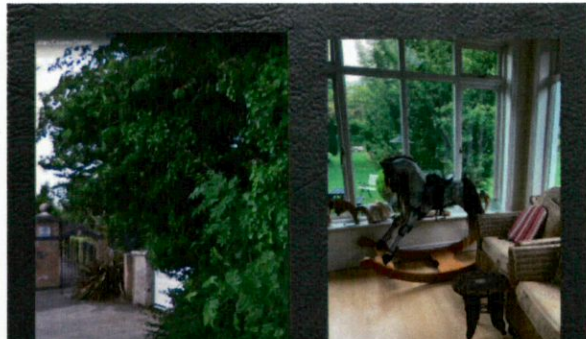
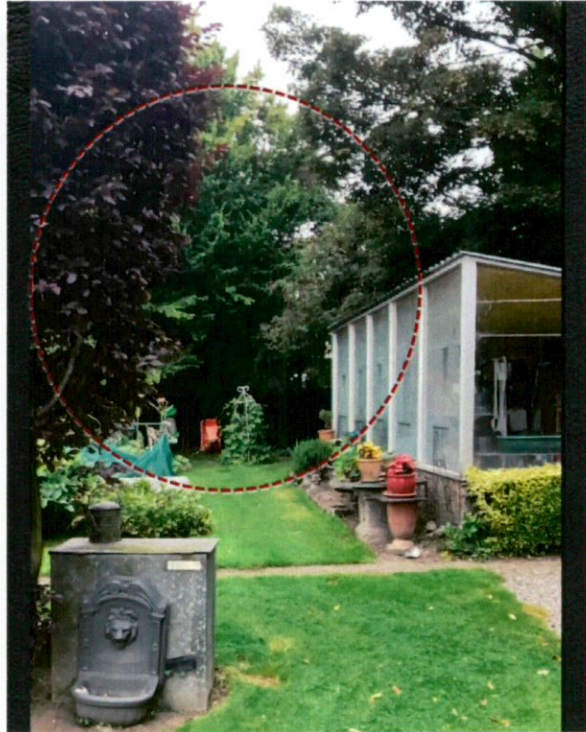
fan go maith | fan sláinte | fan ciall | fan sabháilte | fan abhaile | ó tús go tús go h-aille
 multum in parvo | menos es más | déan beagán ach déan go maith é | e pluribus, unum



fan go maith | fan sláinte | fan ciall | fan sabháilte | fan abhaile | ó tús go tús go h-aille
multum in parvo | menos es más | déan beagán ach déan go maith é | e pluribus, unum



fan go maith | fan sláinte | fan ciall | fan sabháilte | fan abhaile | ó tús go tús go h-aille
multum in parvo | menos es más | déan beagán ach déan go maith é | e pluribus, unum

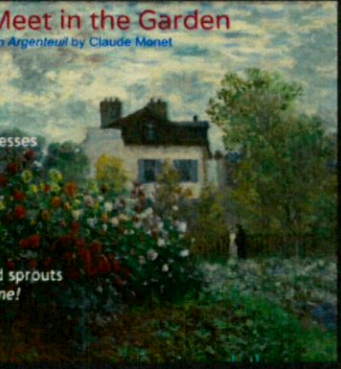


When We Meet in the Garden
The Artist's Garden in Argenteuil by Claude Monet

The old tree
 leans in to listen
 and the dahlias
 in their Sunday dresses
 clamor
 for the best view

and I know there
 must be sky
 and sun
 and tiny sprigs and sprouts
 shouting Look at me!

but all I see
 is you.




fan go maith | fan sláinte | fan ciall | fan sabháilte | fan abhaile | ó tús go tús go h-aille
 multum in parvo | menos es más | déan beagán ach déan go maith é | e pluribus, unum



CONTENTS

Part I Introduction – Client, the Ask & the Task, CBD practice profile

Part II Location – Overview, Photographic Survey, Discovery

Part III Site Analysis – Historical, Social & Geographical Context

Part IV Statutory Context – Planning History, Governance, Directive

Part V "Orientation" – SWOT, Identify threats/ risks, Diagnosis

Part VI Inspiration – International & local case studies, Differentiate

Part VII Principles – five principles of design discipline, Direction

Part VIII Concept Designs –

- garden box (minimal, sleek, contemporary, economical)
- split-pitch asymmetric wedge house
- reference to "dower house" – portal, simplified & modernised
- reference traditional out-house – osler/ coachman cottage
- Adventurous & expressive – the treehouse / the cabana
- sustainable, vernacular garden sanctuary – green house * recommended

Part IX Brief – Schedule of Accommodation, Consultant requirements, Grants available, Projected Timeline, Planning Strategy, high level order of cost

Part X – Next steps, Schedule of Information Required for Planning, planning strategy & timeline.

FORM SPACE & ORDER

Architectural Systems

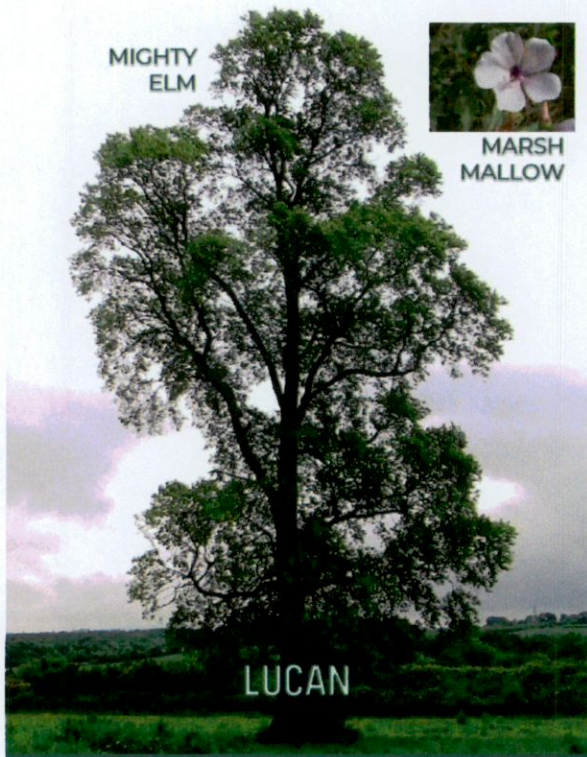
Site Analysis

Form Space

Order

CONTEXT

LOCATION ESKER LANE



PART II Location – Discovery

Projected Roads, Druid Sites and Sacred Sites

Lucan: "Place of the Marsh Mallows" – Not Elms

Years ago, I looked up "elm" in my pocket and read that it was "leamhail" in Irish. The marsh-mallow plant that grows wild, down by the Liffey, was "leamhail" in Irish, and for closer to our starting of the area. The stayed in the back of my mind as an interesting question for a few years, until recently, when reading a research article on Irish place names, when again, the placename was described as the "land abounding in marsh-mallows". I had to investigate this anomaly in "Place of the Marsh Mallows" (forthcoming).

To tell back a bit in time, in the year 1655 Lucan was described as meaning "leamhail" (leamhail) which gives very strong credence to the placename being associated with marshy and marsh-mallow plants, when both were spoken in the area. The earliest written version of the placename is "Lecanahail" in the 13th century, which phonetically sounds akin to "leamhail" (leamhail). In every single written variation of the placename, all contain the "leamhail" ending. If we were to look at the word for "elm" in Irish, "leamhail" again, it does not contain this "leamhail" ending, as it would seem that someone, at some stage, made the assumption that Lucan meant "leamhail", and that notion stuck and became popular. Sometimes, just because something is repeated, does not mean that it's true. I had to go back further to find out if there was other proof of the name.

In 1827 the definitive publication *Almánuach Fiontána na Sraithleathachta Oideolaí / Oideolaí Seirbhíse Poblach Bhréimeadh* gave Lucan the definition of "land abounding in marsh-mallows". Rather than being a fanciful name, the root of the marsh-mallow plant was a useful source of medicine for treating inflammation of the respiratory tract (coughs, colds, sore throats) and was frequently used in herbal medicines, as well as in the confectionery of the same name. If you wish the chemical formula for a cough lozenges, look out for "Boscaino Sugar" on the shelf, as it contains an extract of this useful plant.

When referred to as the "leamhail", the area of Lucan South seems a very old and historic settlement. As part of the ancient **Royal Manor of Esker**, it must have been very rich, fertile and wealthy manorland (land) to have higher houses, Lucan and Clonsilla.

The road in question was part of an early route (c.1300AD) stretching from Tara along the Great Road through the mountains of Leinster, Esker and Clonsilla, being made at Boscaino. It was one of the main roads of Tara – the other four spreading to different parts of Ireland. The only original pieces of this road along Tara, is the section which passes St. Finian's cross, and a short section on the road at Boscaino, between Fintonaugh and the turn for Clonsilla.

Across the **Boscaino** – the town of Clonsilla, probably referring to King John, **Boscaino** – Clonsilla's town, **Boscaino** the town of the Esker, most likely a soil where highways were laid their tracks on the bog mounds, **Boscaino** – the little water channel, some sort of construction over marshy or wet land, **Fintonaugh** – after Finn of Clonsilla, **Admánuach** – after the Admánuach, and of course **Boscaino** (Boscaino) (Boscaino) after the Clonsilla and all remain in the area even today.

If you lived in the area in the 1300s, you might have been a wealthy farmer or mill owner along the Clonsilla, or you might have worked for people by the names of **William de White**, **Thomas de Conventry**, **Mathias de Boscaino**, **Henry Kilcannon**, **Adam of Esker** or **Desmond de Boscaino**.

By the 1300s, **Gregory Tweddell** who lived in Rathfarnham was a physician and astrologer. **Admánuach Fiontána** (manuscript) of medicine used in "Boscaino". Many names in the area were **King's Headman**, **King's Mill**, a garden called **St. Finian's**, **St. Mary's** **Ball's** **Ball's**, and the **Ball's** **Ball's** – road are familiar names today. **Thomas Adams** who died in 1554 was described as a "leamhail farmer". He seemed to be based in Esker, so we can assume he is connected to the local ground at St. Finian's Church cross.

Even today you can find the marsh-mallow plant, with its beautiful pale blue flowers (leamhail) growing wild down by the Liffey, although it was originally introduced as a medicinal plant. It is poisonous, and so it returns, year after year to the same spot. To my delight, when I visited St. Finian's medieval church in Esker, Lucan, two weeks ago, I saw a Wood Mallow growing at the edge of the Western gable wall of the church. Wood Mallows are one of the six varieties of Mallow which flourish in Ireland.

Perhaps, over time, the true meaning of the name of "Lucan" will gain recognition and the humble marsh-mallow plant will be appreciated for its central connection to our village.



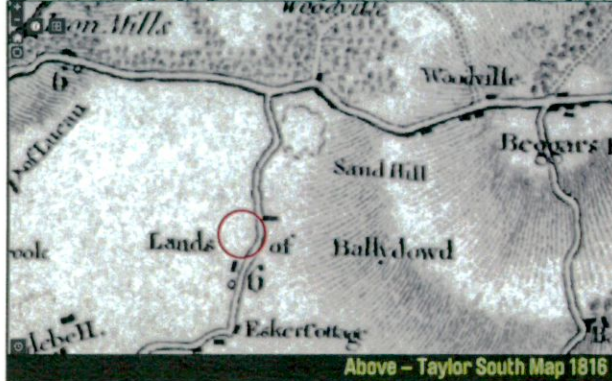
fan go maith | fan sláinte | fan ciall | fan sabháilte | fan abhaile | ó tús go tús go h-aille
 multum in parvo | menos es más | déan beagán ach déan go maith é | e pluribus, unum



HISTORIC MAPS: 19TH CENTURY



Above - ROQUE MAP 1760



Above - Taylor South Map 1816

HISTORIC MAPS 19TH CENTURY

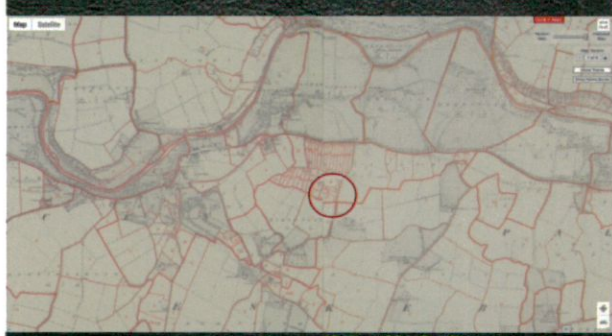


-DUNCAN MAP 1821



Above - 6 inch Cassini map 1829 - 1841

HISTORIC MAPS 19TH CENTURY



Above - 1847 - 1864 Griffith's Valuation maps



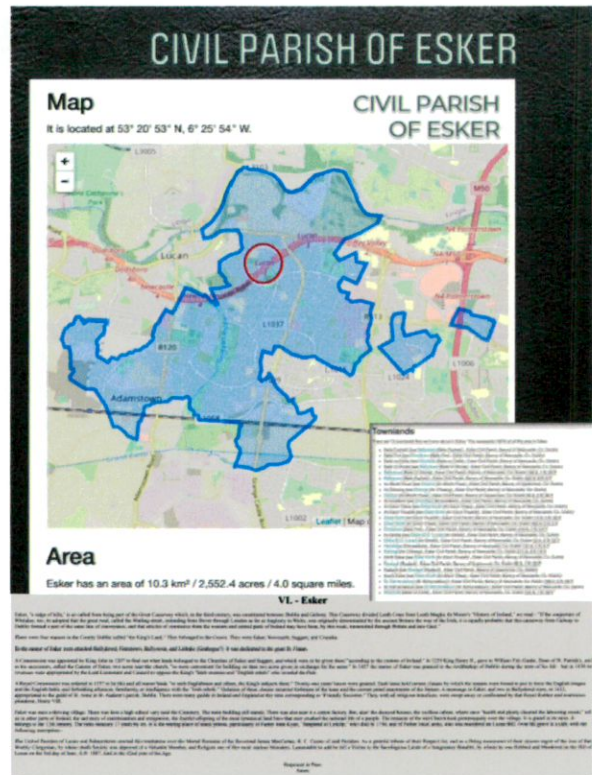
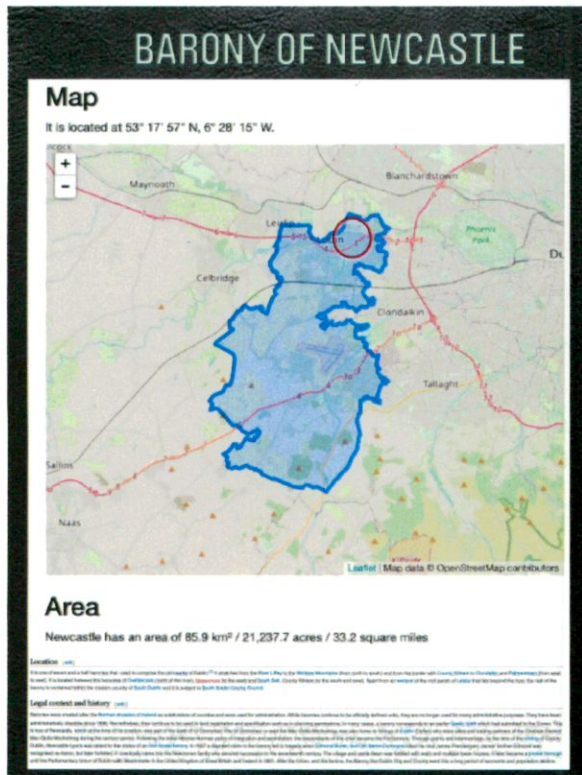
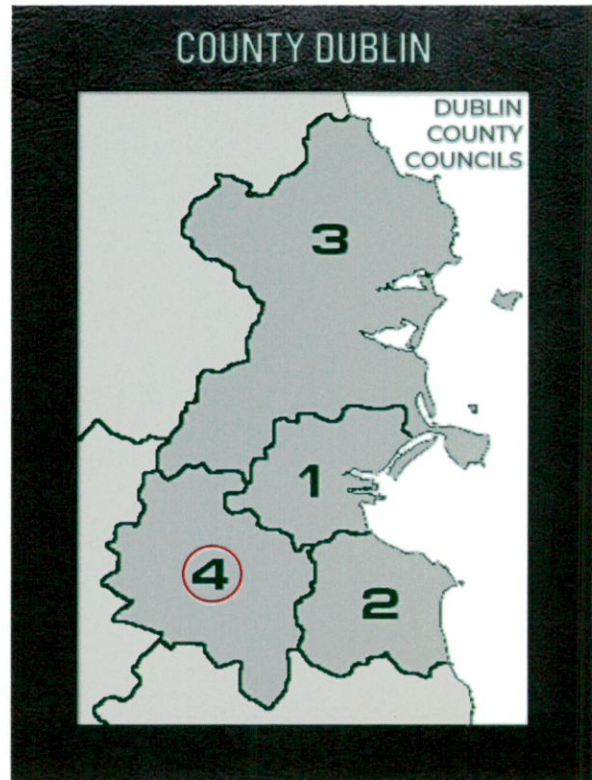
Above - 1888 OSI maps

GRIFFITH'S VALUATION 1860s

below - 1860 - 1864 Griffith's Valuation maps - plot no. 39 (a) & (b)



fan go maith | fan sláinte | fan ciall | fan sabháilte | fan abhaile | ó tús go tús go h-aille
multum in parvo | menos es más | déan beagán ach déan go maith é | e pluribus, unum



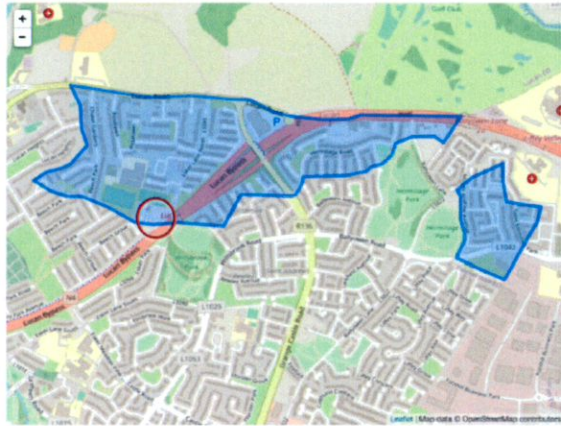
fan go maith | fan sláinte | fan ciall | fan sabháilte | fan abhaile | ó tús go tús go h-aille
 multum in parvo | menos es más | déan beagán ach déan go maith é | e pluribus, unum



TOWNLAND OF BALLYDOWD

Map

It is located at 53° 21' 25" N, 0° 25' 29" W.



Area

Ballydowd has an area of:

- 633,060 m² / 63.31 hectares / 0.6331 km²
- 0.24 square miles
- 156.43 acres / 156 acres, 1 rood, 29 perches

Nationwide, it is the 41594th largest townland that we know about

Within Co. Dublin, it is the 522nd largest townland

TOWNLAND OF BALLYDOWD

BALLYDOWD - ESKER LANE

It is said that when two men were cutting hayfields here they had to leave at sundown because they were nearly deafened by a terrible noise and from that day to this it has never been out.

Miss Mary Lanyon House
 Mr John Keck
 Lanyon House
 Lanyon House
High Road

It had a narrow high lane in one of the oldest houses in Ireland, constructed in 1806 and known itself as a lane of great antiquity. By what road the delightful scene was reached in the late Middle Ages is a matter of conjecture, only the name tolerably clear. Lanyon the old location of the present High Road from Lanyon to Ballydowd has been an easement for four centuries at the least. The adjoining section Ballydowd to Ballymonee may not be earlier than 1800 and the wall section that makes Ballymonee between Ballymonee and Ballydowd appears to be being a later date. The conjecture is so likely that the original name road from the latter and not established contact with the more lofty and

There were great chatchers in Lanyon long ago for all the houses in Ballydowd were chatched then. All the houses in Ballydowd were chatched but they were blown down nearly 40 years ago with the storm.

CONTENTS

Part I Introduction - Client, the Ask & the Task GBD practice profile

Part II Location - Overview, Photographic Survey, Discovery

Part III Site Analysis - Historical, Social & Geographical Context

Part IV Statutory Context - Planning History, Governance, Directive

Part V - SWOT, Identify threats/risks, Diagnosis

Part VI Inspiration - International & local case studies, Differentiate

Part VII Principles - five principles of design discipline, Direction

Part VIII Concept Designs -

- garden box (minimal, sleek, contemporary, economical)
- split-pitch asymmetric wedge house
- reference to "dower house" - portal, simplified & modernised
- Reference traditional out-house - osteri/ coachman cottage
- Adventurous & expressive - the treehouse / the cabana
- sustainable, vernacular garden sanctuary - green house * recommended

Part IX Brief - Schedule of Accommodation, Consultant requirements, Grants available, Projected Timeline, Planning Strategy, high level order of cost

Part X - Next steps, Schedule of Information Required for Planning, planning strategy & timeline.

GLOBAL DEVELOPMENT GOALS

SUSTAINABLE DEVELOPMENT GOALS



INTERNATIONAL: "The Sustainable Development Goals"

In 2015, the United Nations General Assembly set up 17 global goals, "a blueprint to achieve a better and sustainable future for all". Since then, a shift in attitudes towards a desire for returns that benefit society is overtaking the pursuit of financial returns across the world. Ireland's progress in implementation of the development goals is measured by global and EU targets and indicators.

Despite setbacks from global impacts of COVID-19, governments, businesses, and individuals in Ireland are mobilising to align with the UN Sustainable Development Agenda by 2030. Universal, inclusive and indivisible, this far-reaching plan calls for action by all countries to improve lives of people everywhere. Ireland's SDG knowledge platform referred to by this application was developed in partnership by Central Statistics Office (CSO), Ordnance Survey Ireland (OSI), and the Economic and Social Research Institute of Ireland (ESRI).

fan go maith | fan sláinte | fan ciall | fan sabháilte | fan abhaile | ó tús go tús go h-aille
 multum in parvo | menos es más | déan beagán ach déan go maith é | e pluribus, unum





NATIONAL DEVELOPMENT GOALS

NATIONAL: The National Development Plan 2021 - 2030 & The National Planning Framework, Project Ireland 2040.

The National Development Plan 2021 - 2030 sets out ten-year capital outlays to 2030 for economic, social, environmental, and cultural development across the country under Project Ireland 2040. Aligned with the National Planning Framework, it sets spatial strategy for the next 20 years. The NDP and NPF aligned under Project 2040 allows a unified coherent plan apply across the country. Strategic objectives for rural, regional and urban development. It was reviewed in 2021 to consider important national challenges: COVID crises, Brexit, health, housing, climate action, conflict, population and a rapidly growing population. It sets targets to diversify and support indigenous new industry and homegrown smart technology. The NDP sets recovery-related regional goals. Programmes for Government, Climate Action Plan, and other policies. It estimates benefits of 47,000 direct and 33,000 indirect construction jobs and a significant rise in GDP, employment, and wages. It supports recent commitments and ambitions on climate reforms to public spending codes, and energy performance contracts. €5 billion allocated in carbon tax receipts will increase investment in energy efficiency. A key objective (NSG3) is the strengthening Rural Economy and Communities, including, including industry, enterprises and ventures other than agriculture in rural areas, linked to revitalising rural towns and villages.

EUROPEAN DEVELOPMENT GOALS

6 Commission priorities for 2019-24

A recovery from the crisis
Europe aims to be the first climate-neutral continent by becoming a modern, resource-efficient economy.

A Europe fit for the digital age
The EU's digital strategy will empower people with a new generation of technologies.

An economic future ready for growth
The EU must create a more attractive investment environment, and growth that substantially lifts standards for its citizens and businesses.

A common horizon for the world
The EU will strengthen its voice in the world by championing multilateralism and a rules-based global order.

Combating an ever-changing world
Europe must protect the role of law if it is to stand up for justice and the EU's core values.

A new pact for European democracy
We need to give Europeans a bigger say and protect our democracy from external interference such as disinformation and cyber-attacks.

Recovery plan for Europe
Leading the way out of the crisis and building a greener, more digital and more resilient Europe.

17 Goals to Transform our World

GREATER DUBLIN AREA (GDA)

Regional Planning Guidelines for the Greater Dublin Area 2010-2022

Priority	Objectives	Outcomes
Population	... (text partially obscured)	... (text partially obscured)
Employment	... (text partially obscured)	... (text partially obscured)
Transport	... (text partially obscured)	... (text partially obscured)
Environment	... (text partially obscured)	... (text partially obscured)
Health	... (text partially obscured)	... (text partially obscured)
Other	... (text partially obscured)	... (text partially obscured)

The RPPG identifies the region's challenges as the need to sustain economic growth whilst transitioning to a low carbon society and the requirement to align population growth with the location of homes and jobs whilst creating healthy attractive places and an enhanced quality of life. In response, the RPPG is underpinned by three key principles: planning, climate action and sustainable economic opportunity and growth.

REGIONAL DEVELOPMENT GOALS

Regional Assemblies

Regional government in Ireland changed in 2014, there were 8 Regional Authorities that were amalgamated to 3 Regional Assemblies. The Regional Authorities, and subsequent Regional Assemblies, illustrate governance in two ways – one positive way that advances goals, and one challenging way that limits successful policymaking. On a positive note, regional authorities coordinated group projects by local authorities, accessed support from the EU and national entities:

- community renewable energy
- tourism
- rural economic development
- youth unemployment projects
- SME innovations
- communications technologies
- regional broadband
- Wi-Fi, and
- a regional craft place for designers

On a more challenging note, regional authorities have been made larger and smaller at different times by the national government. Because they change often, there are weaker links between private individuals, businesses and communities.

Configuration of the Regional Assemblies in Ireland

The Eastern and Midland Regional Assembly, has twelve constituent local authorities split into three Strategic Planning Areas:

Dublin	Fingal, Dublin City, South Dublin, Dún Laoghaire-Rathdown
Eastern	Louth, Kildare, Meath, Wicklow
Midlands	Longford, Laois, Offaly, Westmeath

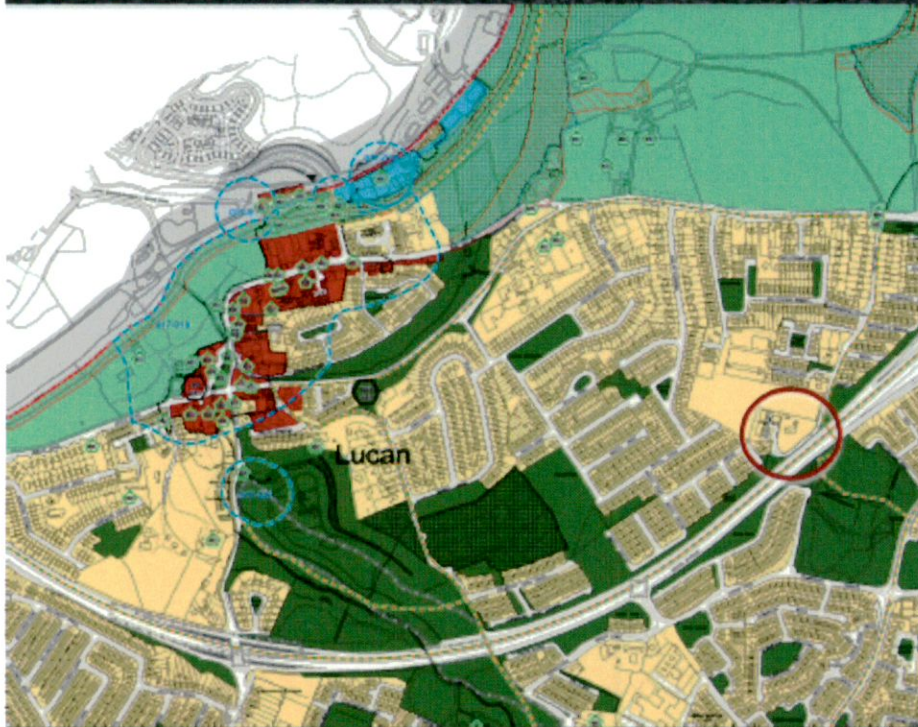


fan go maith | fan sláinte | fan ciall | fan sabháilte | fan abhaile | ó tús go tús go h-aille
 multum in parvo | menos es más | déan beagán ach déan go maith é | e pluribus, unum



SOUTH DUBLIN COUNTY COUNCIL

DEVELOPMENT PLAN 2022 - 2028 - LAND USE ZONING MAPS



Use Zoning Objectives

- Objective RES To protect and/or improve residential amenity
- Objective RES-A To provide for new residential developments in accordance with approved area plans
- Objective RES-B To provide for strategic development in accordance with approved planning schemes
- Objective RES-C To facilitate extensive and/or residential-led regeneration
- Objective TC To protect, improve and provide for the future development of Town Centres
- Objective VCC To protect, improve and provide for the future development of a Major Retail Centre
- Objective VC To protect, improve and provide for the future development of District Centres
- Objective VC To protect, improve and provide for the future development of Village Centres
- Objective LC To protect, improve and provide for the future development of Local Centres
- Objective WA To provide for and compatible retail warehousing
- Objective EA To provide for enterprise and employment related uses
- Objective OS To promote and provide for open space and recreational amenities
- Objective NCC To protect and enhance the outstanding natural character and amenity of the Liffey Valley, Doolin Valley and Dublin Mountains areas
- Objective AG To protect and improve rural amenity and to provide for the development of agriculture

Specific Objectives:

- Proposed Post-Primary School
- Proposed Primary School
- Devolved Sites
- Specific Local Objectives (See Written Statement for Details)
- To provide for Traveller Accommodation Sites to be Selected
- To provide for Traveller Accommodation
- To protect and/or provide for a Rural Ground
- Contour Lines
- 2022 Planning Scheme Boundaries
- County Boundary

Objective RES To protect and/or improve residential amenity

LCT	Summary	Sensitivity
Urban Fringe	<ul style="list-style-type: none"> → Transitional lands that were largely rural, transforming into suburban or urban derived lands. → Routes from established settlements and close to transport links. → Landuse is built land comprising transport, retail/business parks, quarries and urban derived housing. 	

Principles for Development

- Screening through appropriate native tree/woodland planting to provide a stronger visual boundary and definition as well as enhancing ecological connectivity.
- Cohesive approach to boundary treatments and design.
- Prepare plans to integrate transitional lands into landscape through appropriate planting and boundary treatments.

13.4.2 Design Considerations and Statements

'The Plan Approach' Compliance Report

Applications for new development shall be accompanied by a statement from a suitably qualified person detailing how 'the plan approach' has been taken into consideration and incorporated into the design of the development, including the materials and finishes proposed, and demonstrating how the eight overarching principles for the achievement of successful and sustainable neighbourhoods have been addressed which are:

- The Context of an area (Character/Infrastructure - CA/Nature/Physical)
- Healthy Place-making
- Connected Neighbourhoods
- Public Realm
- The Delivery of High-Quality and Inclusive development
- Appropriate Density and Building Heights
- Mix of dwelling types
- Materials, Colours and Textures.

Total Use Zoning Objective 'RES' - To protect and/or improve residential amenity

Use Classes Related to Zoning Objective

Permitted in Principle - Housing for Older People, Nursing Home, Open Space, Public Services, Residential, Residential Institution, Retirement Home, Shop-Local, Traveler Accommodation.

Open for Consideration - Advertisements and Advertising Structures, Abattoirs, Agriculture, Bed & Breakfast, Betting Office, Car Park, Car Park, Caravan Park-Residential, Cemetery, Children's Facilities, Community Centre, Crematorium, Cultural Use, Doctor/Dentist, Education, Embroidery, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Hotel/Hotel, 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/Cafe, Service Garage, Shop-Neighbourhood, Sports Club/Facility, Stadium, Veterinary Surgery.

Not Permitted - Abattoir, Agri-Industry/Field, Boarding Kennels, Concrete/Asphalt Plant in or adjacent to a Quarry, Conference Centre, Data 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, Work-Live Units.

Transport

- Junction Proposals
- Road Proposals - Long Term
- Road Proposals - 5 Year
- Long Term High Capacity Public Transport (RPA Preferred Route)
- NTA Greater Dublin Cycle Network Plan
- Proposed Local Cycle / Pedestrian Link

Conservation

- To Preserve Prospects
- Tree Preservation Order (See Written Statement for Details)
- Record of Protected Structures (See Written Statement for Details)
- Record of Monuments and Places (See Written Statement for Details) (For Areas of Archaeological Potential see Index Map)
- Protect and Preserve Significant Views
- Geological Sites for Protection
- Bohernabreena Reservoir Catchment
- Architectural Conservation Areas (ACA)
- Proposed Natural Heritage Area (NHA)
- Special Protection Areas (SPA)
- Liffey Valley Special Area Amenity Order 1990 (SAAO)
- Special Area of Conservation (SAC)

fan go maith | fan sláinte | fan ciall | fan sabháilte | fan abhaile | ó tús go tús go h-aille
 multum in parvo | menos es más | déan beagán ach déan go maith é | e pluribus, unum





THE "DOWER HOUSE" CONCEPT

1. The Summer 2020 journal 'Generations' (the American Society on Demographic & Aging, vol. 44 no. 2) includes a paper titled 'The Evolving Promise and Potential of the "Granny Flat"' (Ball & Lawlor).
2. The article describes an already-widespread, positive phenomenon: the provision of additional homes within the grounds of larger family residences – whether independent homes for adult children, aging parents, or a combination/crossover hybrid of both. The boutique homes make a significant contribution to relieving pressure on residential land use / housing shortages in developed countries, where populations continue to rise and lifespans extend, exponentially.
3. The "Granny Flat" – a place for aging parents attached directly to an adult child's own home, has tucked into communities for centuries, from earliest times a valuable asset easing many diverse challenges, such as housing, financial, care and intergenerational societal concerns.
4. An interesting reference point was in medieval times, when estates generally passed from the Lord of the Manor to an appropriate male heir – that is, children, not widows, inherited estates.
5. The wife, if any, of a deceased Lord was not part of the succession chain. Widowed Ladies were called "dowagers", and traditionally, the dowager would move to a smaller residence, purpose-built, within the estate property, known as the "Dower House". (see examples, below)



THE "NUCLEAR HOUSE" CONCEPT

1. Living communally – with multiple families/ households on a single property, sharing utilities, facilities and amenities – whether on grand manor estates or the diverse housing stock of increasingly urbanised centres – continued across the world and Ireland into the 20th C.
2. From the 1960s in Ireland, extensive housing projects were completed on an unprecedented scale, almost exclusively focussed on the "nuclear" family model – mother, father, two or three children, pet. This boom in residential development by nature (being often terraced, semi-detached or micro-detached homes) excluded the more dynamic, flexible life-long-adaptable household compositions, house types and future configuration options.
3. The apartment prototype of 1960s onward exacerbates isolationism/ alienation of generations from each other, the predominant mix being 1-bed, 2-bed and 3-bed homes. Although part of complexes with shared amenities, these multi-unit places can be lonely, challenging or difficult to live in, as a lone person, single parent, aging couple, physically impaired individual or family.
4. Many communities, as a kind of response, were designed to cater directly to certain generational segments – retirement villages, supported care, student accommodation. Clustering "types" of people together – especially by age profile – segregates them from the "rest" of a community via distance, gates, barriers – a troubling perception of ghetto-like places, a deterioration in familiarity that breeds hostility, intolerance and agism/ racism behaviours.



THE "FAMILY FLAT" CONCEPT

1. In later decades of the 20th C, generational integration returned as a goal in societal pattern and in urban planning. Adaptable, flexible homes designed for life-long occupancy offer low-cost, high-impact solutions tailored to specific stages of adult living. The "granny flat" – an attached mini-residence for a semi-dependent relative – has evolved – with many variant home types and the benefits of mixing older generations back into the fabric of family life is now fully apparent.
2. As the insert demonstrates, there are many ways that these additional homes can be used, even at differing stages of family flux and flow over time. This has led to an abandonment of the term "granny flat" – South Dublin County uses the term "family flat" (semi-independent living development). In other jurisdictions, the prototype recognises the full opportunity of diversity, and applies the term "accessory dwelling unit" – which is appropriate for this project's proposal.

By the turn of the 21st century, increasing demands on caregivers led to the creation of the "granny pod," a granny flat outfitted with remote monitoring capabilities and other caregiving support technologies. Alternatively, it was proposed that the older adult could remain in the main house with a caregiver living in the granny flat, but the focus continued to be on the needs (e.g., convenience, proximity) of the caregiver, not necessarily on the needs of the older adult. While there was much discussion among designers, planners, and senior housing advocates about the many imagined possibilities of a granny flat renaissance, the proposition was largely speculative, as few places in America had zoning laws that allowed granny flats, or as they are referred to in zoning language, accessory dwelling units (ADU).

Over the past two decades, concerns surrounding the granny flat have begun to converge with other, initially unrelated movements in the United States, changing the appeal and the legality of these units, and serving to accelerate the construction of ADUs of all types. Thus, the dower house, or granny flat, with its ancient roots, holds promise and challenges for today's older adults.

THE "ADU" CONCEPT

1. The benefits, as can be clearly seen, of providing "ADU" (accessory dwelling units) in certain sites subject to specific criteria – are multifold.
 - The ADU provides a solution that partly provides for "the missing middle" – a range of domestic living prototypical styles that are neither "Big Box" nor single-family dwellings.



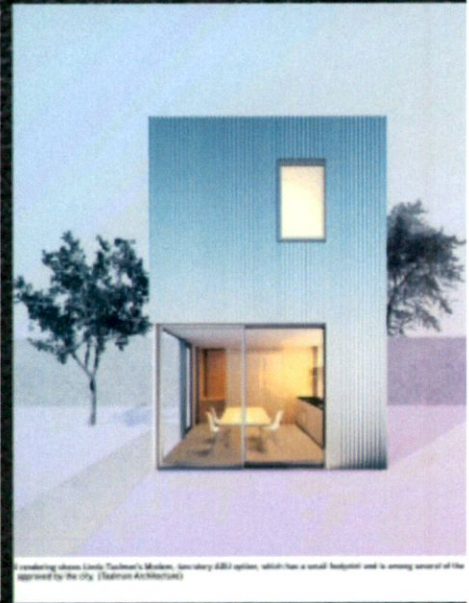
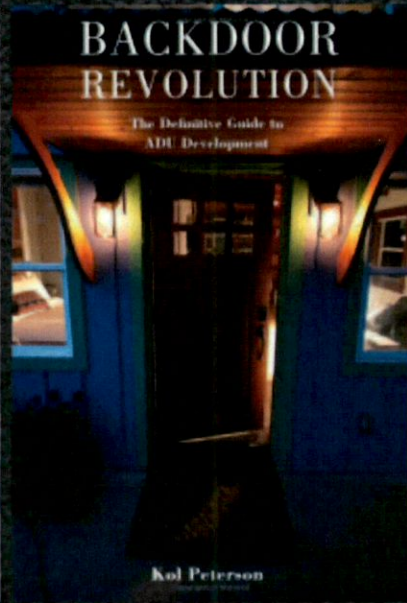
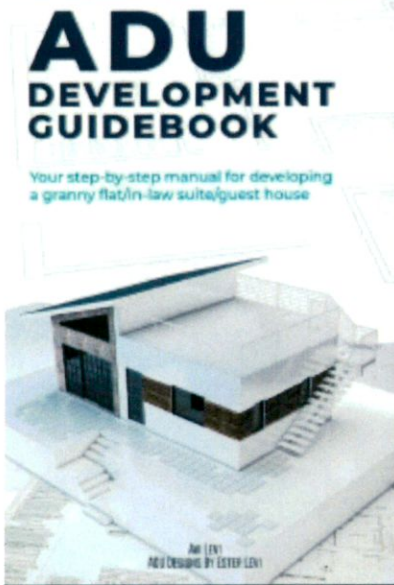
- The ADU can at times complement or form a supplementary income similar to the "room to rent" scheme.
- An ADU may be utilised in lieu of a mum & dad suite, a multi-family unit, a "redge" unit for transitioning adults starting out on the property / rental market, a live/work unit (highly relevant since the 2020 pandemic) and many other configurations.
- This relieves demand for clustered prototypes e.g. student accommodation, retirement homes, etc. that typically engender urban community dismay, being transitory uses that often lead to poor social cohesion and fragmented neighbourhood identity.

Building on recent success, the future offers an opportunity to return to the ADU type and ask how it might be further tailored to older adults' needs. The most significant opportunity would be to look at the "A" in ADU. Codes define "accessory" as a subsidiary building, diminutive to and usually tucked behind the primary structure. This deference does not always reflect the economic standing or social needs of older adults. With increasing demand for smaller units in more urbanized environments, the granny flat may be better deployed as one or more buildings lined along the property frontage; this arrangement could help to shape, activate, and passively supervise street life much more effectively than a deep front yard.

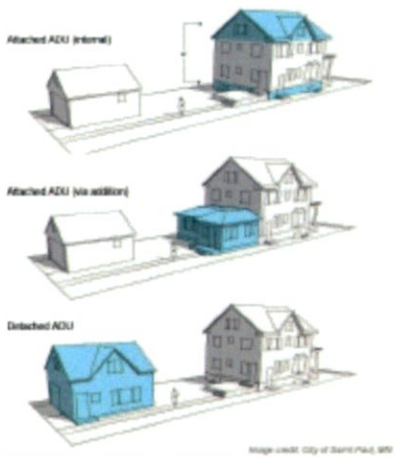




THE "ADU" CONCEPT at work



Examples of Accessory Dwelling Units (ADUs)



Benefits [edit]

1. Creating more affordable housing options as secondary suites are typically small, easy to construct, increase housing supply, and require no land acquisition.^{[6][48][51][52]}
2. Enabling seniors to "age-in-place" by creating smaller more affordable units where seniors can downsize in their own neighborhood.^{[13][14]} Some of the recent popularity of secondary suites in the United States can be attributed to the activism of the American Association of Retired Persons (AARP) and other organizations that support seniors.^[15]
3. Supporting diverse and multi-generational households as seniors, young adults, or other relatives can live on the same property as their families but still maintain some independence and privacy.^{[17][18][19][41]} For seniors, this kind of arrangement can improve their social life, allow family members to easily provide care, and allow them to live in more walkable neighborhoods when they can no longer drive.^{[14][17][46]}
4. Improve home maintenance and homeownership rates by providing a reliable rental income that can support mortgage payments or home maintenance.^{[16][18]}
5. Creating energy-efficient housing as the small and often attached units require fewer resources.^{[49][50]}
6. ADUs can be integrated into the scale and character of single-family neighborhoods while also promoting workforce housing in these neighborhoods.^{[17][20]}
7. Municipal budgets may benefit from new taxable housing that does not require new or significant utility upgrades, road maintenance, etc.^[4]

Drawbacks [edit]

Properties which are linked in complex ways may cause difficulties should one of the units be sold or rented out to a third party. Should this occur, each party requires permission from the other party to make certain types of changes to the building. When one unit is sold off to a third party, or is rented out, it can be difficult to obtain a sale of a unit or of the whole building as one party may be reluctant to move out or sell.

fan go maith | fan sláinte | fan ciall | fan sabháilte | fan abhaile | ó tús go tús go h-aille
multum in parvo | menos es más | déan beagán ach déan go maith é | e pluribus, unum





SOUTH DUBLIN COUNTY COUNCIL

PLANNING APPLICATIONS ESKER LANE 1964 - 1999 - 2000 - TODAY



Reference	Name	Location
001185	ALPAC HOMES LTD	SITES 1-16 THE GLASS ESKER LANE LUGAN
001463	CSSE	ON LUGAN ROAD AT ESKER LANE LUGAN OUTBOUND
0178183	CHURCH	GLENNAN & ESKER LANE BALLYDOWD LUGAN CO DUBLIN
0081043	MURPHY	ANLEY LODGE ESKER LANE BALLYDOWD LUGAN
000001	GREENE	ESKER LANE LUGAN CO DUBLIN
000004	MURPHY	BALLYDOWD ESKER LANE LUGAN CO DUBLIN
0000004	WHITE LODGE CONSTRUCTION LTD	1 THE ESKER PARK ESKER LANE LUGAN CO DUBLIN
0000000	GREENE	ON SITE ADJOINING ESKER LANE BALLYDOWD LUGAN
00170149	KENNEDY	ADARF ESKER LANE BALLYDOWD LUGAN CO DUBLIN
00000104	LUGAN COMMUNITY COLLEGE	LUGAN COMMUNITY COLLEGE ESKER LANE LUGAN CO DUBLIN
00000108	VILLAGE HOMES LIMITED	ANLEY LODGE ESKER LANE LUGAN CO DUBLIN
00000000	MURPHY	ASHFIELD ESKER LANE BALLYDOWD LUGAN CO DUBLIN
00000000	VILLAGE HOMES LTD	ANLEY LODGE ESKER LANE LUGAN CO DUBLIN
00000000	VILLAGE HOMES LTD	ANLEY COURT ESKER LANE LUGAN CO DUBLIN
00000000	GREENE	SITE NO 1 OF APPROVED RESIDENTIAL DEVELOPMENT REF 00000000 ADJOINING ESKER LANE LUGAN CO DUBLIN
00000000	GREENE	SITE NO 10 OF APPROVED RESIDENTIAL DEVELOPMENT REF 00000000 ADJOINING ESKER LANE LUGAN CO DUBLIN
00000000	MURPHY	SITE ADJOINING RATHMORE ESKER LANE BALLYDOWD LUGAN CO DUBLIN
00000000	FINNWOOD HOMES LIMITED	ASHFIELD ESKER LANE BALLYDOWD LUGAN CO DUBLIN
00000000	VILLAGE HOMES LTD	ANLEY COURT ESKER LANE LUGAN
00000000	BRENNAN	1 ANLEY COURT ESKER LANE LUGAN CO DUBLIN
00000000	KIRWAN	20 ROCKFIELD ESKER LANE LUGAN CO DUBLIN
00000000	RAFFERTY	08 ESKER LANE BALLYDOWD LUGAN CO DUBLIN
00000000	HARRINGTON	2 ESKER LANE LUGAN CO DUBLIN
00000000	MC DONNAN	THE WILLOW ESKER LANE LUGAN



Applications

General Detail Search Fields

Planning Reference:

Location:

Proposed Description:

Applicant's Name:

You can also search using our [Interactive Map](#)

Search Results

84 PLANNING APPLICATIONS ESKER LANE 2000 - TODAY

Page 1 of 1 (20 total results found)



fan go maith | fan sláinte | fan ciall | fan sabháilte | fan abhaile | ó tús go tús go h-aille
multum in parvo | menos es más | déan beagán ach déan go maith é | e pluribus, unum



SOUTH DUBLIN COUNTY COUNCIL

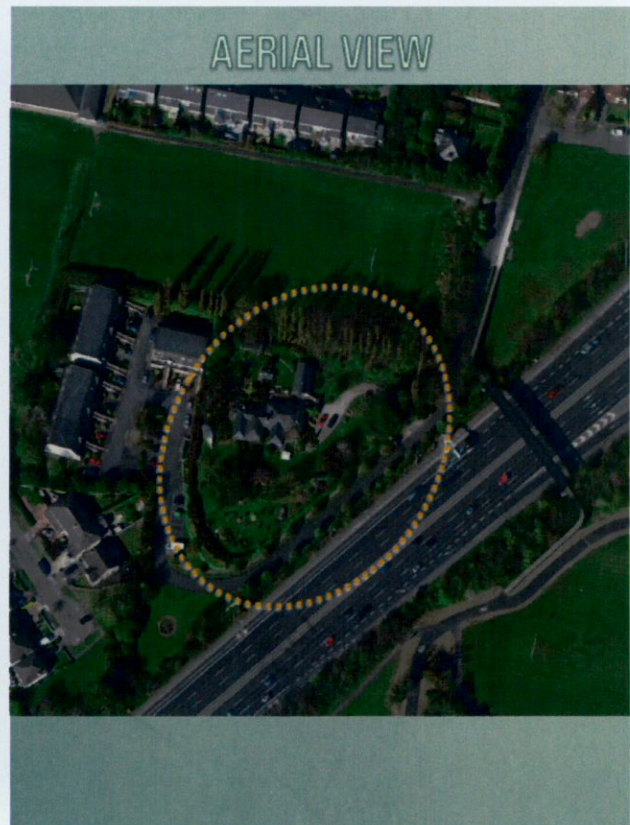
PALLAVILLE - NOT THE MOST ELEGANT ARCHITECTURE

SOUTH DUBLIN COUNTY COUNCIL

SUNDRY PERMISSIONS OFF SKELANE SINCE 2010

CONTENTS

- Part I Introduction** - Client, the Ask & the Task, CBD practice profile
- Part II Location** - Overview, Photographic Survey, Discovery
- Part III Site Analysis** - Historical, Social & Geographical Context
- Part IV Statutory Context** - Planning History, Governance, Directive
- Part V "Orientation"** - SWOT, Identify threats/risks, Diagnosis
- Part VI Inspiration** - International & local case studies, Differentiate
- Part VII Principles** - five principles of design discipline, Direction
- Part VIII Concept Designs** -
 - a) garden box (minimal, sleek, contemporary, economical)
 - b) split-pitch asymmetric wedge house
 - c) deference to "dower house" - portal, simplified & modernised
 - d) Reference traditional outhouse - osber/ coachman cottage
 - e) Adventurous & expressive - the treehouse / the cabana
 - f) sustainable, vernacular garden sanctuary - green house * recommended
- Part IX Brief** - Schedule of Accommodation, Consultant requirements, Grants available, Projected Timeline, Planning Strategy, high level order of cost
- Part X** - Next steps, Schedule of Information Required for Planning, planning strategy & timeline.



fan go maith | fan sláinte | fan ciall | fan sabháilte | fan abhaile | ó tús go tús go h-aille
multum in parvo | menos es más | déan beagán ach déan go maith é | e pluribus, unum



BIRD'S EYE LOOKING NORTH



BIRD'S EYE LOOKING SOUTH



BIRD'S EYE LOOKING WEST



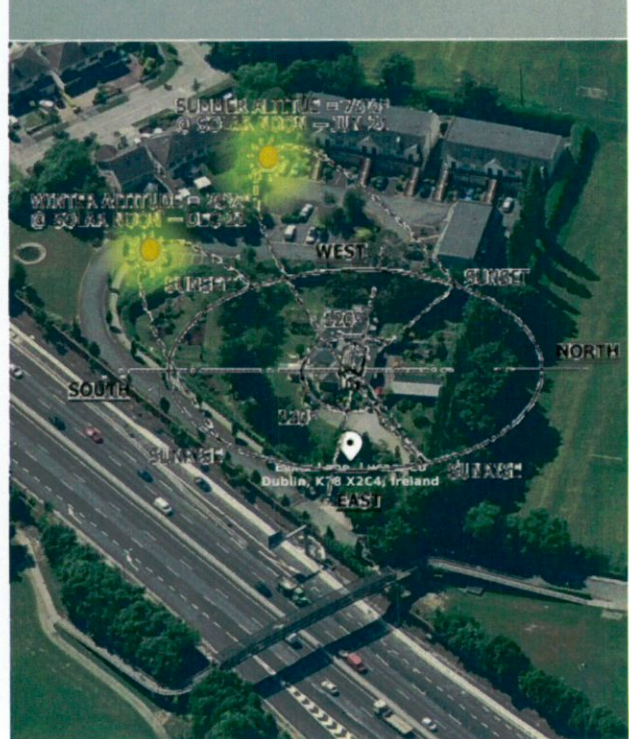
BIRD'S EYE LOOKING EAST



SUNPATH



SUNPATH



fan go maith | fan sláinte | fan ciall | fan sabháilte | fan abhaile | ó tús go tús go h-aille
multum in parvo | menos es más | déan beagán ach déan go maith é | e pluribus, unum



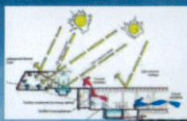


THINGS TO CONSIDER: ENERGY

SUSTAINABILITY & ENERGY CONSERVATION: PART L AMENDMENT 2017 REQUIRES ALL NEW DWELLINGS TO BE NEAR ZERO ENERGY DWELLINGS (NZE) BY 31 DEC 2020.

ZERO ENERGY: NEW DWELLINGS CONSIDERATIONS:

- a) PRIMARY ENERGY CONSUMPTION & RELATED CO₂ EMISSIONS
- b) RENEWABLE ENERGY SOURCES, SOLAR, WIND, GROUNDWATER, AIR-TO-WATER
- c) FABRIC INSULATION THROUGHOUT WALLS, FLOORS, ROOFS
- d) AIR TIGHTNESS & PASSIVE VENTILATION
- e) BOILER HEAT GENERATOR EFFICIENCY
- f) INSULATION OF PIPES, DUCTS AND VESSELS
- g) RADON PROTECTION, DELETERIOUS MATERIALS PROTECTION
- h) MECHANICAL VENTILATION SYSTEMS
- i) ENSURING BUILDING IS APPROPRIATELY DESIGNED TO LIMIT NEED FOR COOLING
- j) SMART TECHNOLOGY & CONTROLS
- k) PERFORMANCE OF COMPLETED / EXISTING DWELLINGS (C, D, E, F AS ABOVE)



THINGS TO CONSIDER: ECOLOGY

ENVIRONMENT: CONSIDERATIONS INCLUDE:

- a) **DESIGN:** DESIGN HOUSE THAT FULLY INTEGRATES WITH UNIQUE FEATURES OF THE AREA, ENHANCE RATHER THAN DESTROY ANY SPECIAL CHARACTER
- b) **SITE WORKS:** PRESERVE ALL ENVIRONMENTAL FEATURES ON SITE AS MUCH AS POSSIBLE: TREES, HEDGEROWS, WATER COURSES, EVEN DITCHES
- c) MAKE THE MOST OF **SITE TOPOGRAPHY, ECOLOGY & LANDSCAPING FEATURES:** WEAVE TO BECOME PRIMARY PART OF DESIGN, PROTECT FLORA & FAUNA
- d) ENSURE ANY **SERVICES** PROVIDED TO SITE ARE SENSITIVELY LOCATED AND ALL IMPACTS CAREFULLY STUDIED, REVIEWED - AND WHERE NECESSARY MITIGATED
- e) USE EXISTING INFRASTRUCTURE WHERE POSSIBLE - E.G. WATER, ELECTRICITY, DATA, PROVIDED THAT SUFFICIENT CAPACITY IS AVAILABLE
- f) ENSURE RUN-OFF OR WASTE DISPOSAL FROM SITE IS DEALT WITH IN A SYSTEMIC AND SELF-CONTAINED WAY WHETHER WASTEWATER, FOUL DRAINAGE, ETC.



Home / General / Storing Water in the Landscape: A Swales and Ponds Primer

THE TREE



The TREES



fan go maith | fan sláinte | fan ciall | fan sabháilte | fan abhaile | ó tús go tús go h-aille
multum in parvo | menos es más | déan beagán ach déan go maith é | e pluribus, unum



THINGS TO CONSIDER: MICRO-SCALE / RAPID ASSEMBLY

Complete right out of the box

TUFF HOUSE

Independence for our Heroes

Fully ADA Compliant, we've optimized our entry sequence detail for maximum usability and comfort

Full Size Options
Large Fridge • Dish in Double Sink With a View • Oven • Dishwasher • Counter Height Microwave • Stairway Canopy • Drive In Beautiful Bay

Options
Deep Shower/Tub • Dining In Sit • Built In Mixer • Sliding Glass Barn Door

Other
14' Ceilings • 2" High Doors & Windows • White Park Composite Flooring • Low Level Organizer Chair • Built in Living Center • Wash/Dryer • Heating & Air Conditioning

Other Low Carbon Options
Smart's insulation technology and included LED lighting keeps you money every day

CONTENTS

Part I Introduction - Client, the Ask & the Task, CBD practice profile

Part II Location - Overview, Photographic Survey, Discovery

Part III Site Analysis - Historical, Social & Geographical Context

Part IV Statutory Context - Planning History, Governance, Directive

Part V "Orientation" - SWOT, Identify threats/ risks, Diagnosis

Part VI Inspiration - international & local case studies Differentiate

Part VII Principles - five principles of design discipline Direction

Part VIII Concept Designs -

- garden box (minimal, sleek, contemporary, economical)
- split-pitch asymmetric wedge house
- reference to "dower house" - portal, simplified & modernised
- Reference traditional out house - osier/ coachman cottage
- Adventurous & expressive - the treehouse / the cabana
- sustainable, vernacular garden sanctuary - green house * recommended

Part IX Brief - Schedule of Accommodation, Consultant requirements, Grants available Projected Timeline, Planning Strategy, high level order of cost

Part X - Next steps, Schedule of Information Required for Planning, planning strategy & timeline.

INSPIRATION: THE COTTAGE ORNE

Cottage orne (Dorset cottage) dates from the rustic and bucolic style of structures of late 18th and early 19th C during the Romantic Movement. These small buildings sought to encapsulate a more natural way of living as opposed to the formality of the Baroque or the showy Baroque and stiffly regimented Neoclassical architectural styles. The style is defined as "a rustic building of picturesque design." The cottage orne often features well-shaped roofs, ornate timberwork and highly accomplished craftsmanship.

In Ireland, cottage orne style was often evident on landed estates, either as pleasant retreats for residents of the manor, guest houses, short-term tenure homes for relatives or friends or as demonstrative embellishments for demesnes. As such, they were rarely used as cottages in the more traditional sense, as a small dwelling for the rural poor. The cottage orne is the archetypal chocolate box cottage, but many had a conventional purpose, beyond their pretty presentation.

INSPIRATION: THE DOWER HOUSE

THE DOWER HOUSE, ASHFORD, WICKLOW

BUTLER HOUSE, DOWER HOUSE OF KILKENNY CASTLE

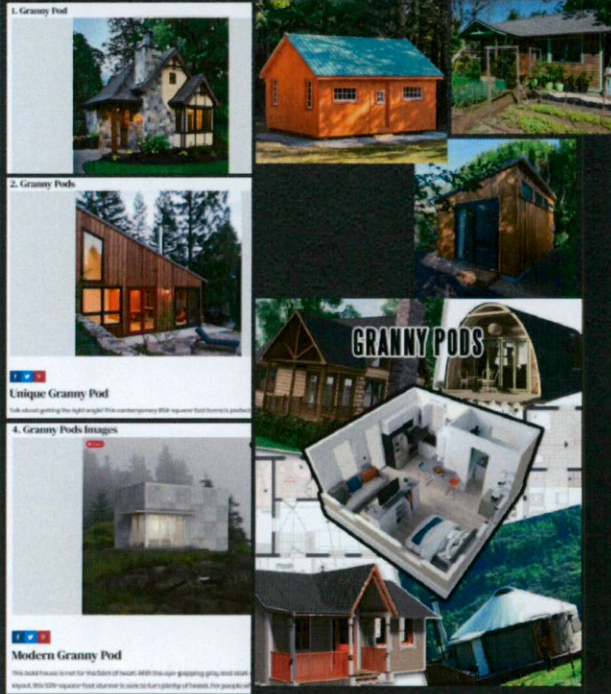
PROSPECT DOWER HOUSE, DUNMORE ESTATE, DONEGAL



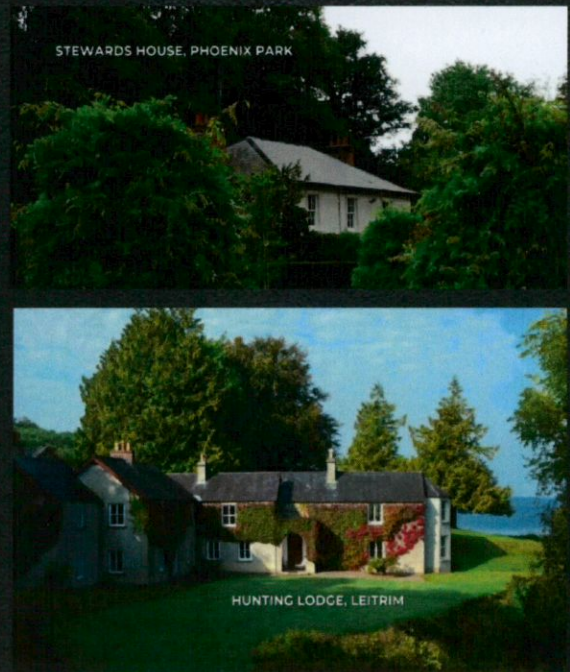
fan go maith | fan sláinte | fan ciall | fan sabháilte | fan abhaile | ó tús go tús go h-aille
 multum in parvo | menos es más | déan beagán ach déan go maith é | e pluribus, unum



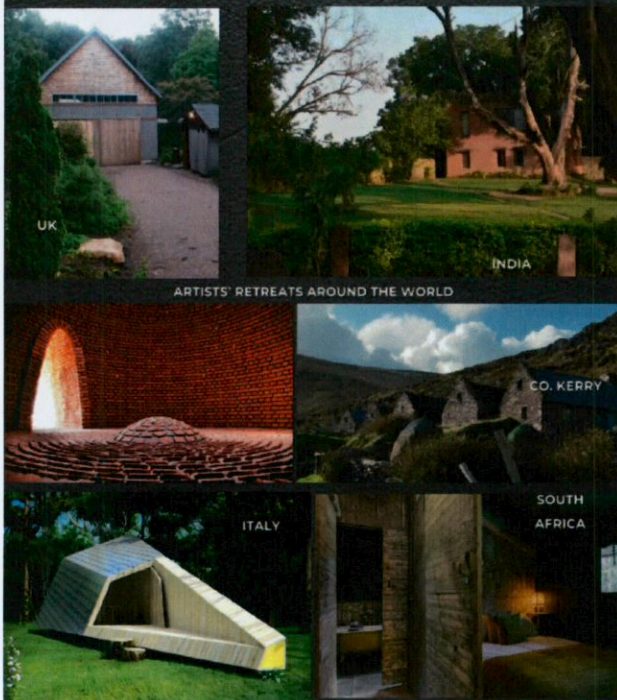
INSPIRATION: THE "GRANNY POD" !!



INSPIRATION: COACHMAN'S RESIDENCE / HUNTING LODGE



INSPIRATION: THE ARTISTS' RETREAT



INSPIRATION: THE GARDEN ROOM



fan go maith | fan sláinte | fan ciall | fan sabháilte | fan abhaile | ó tús go tús go h-aille
 multum in parvo | menos es más | déan beagán ach déan go maith é | e pluribus, unum





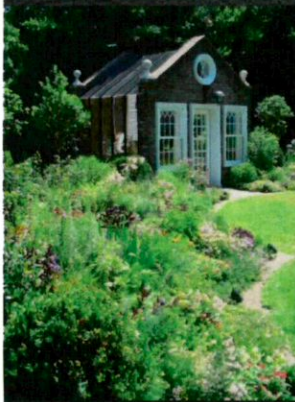
INSPIRATION:
PLAYING ON THE WENDY HOUSE



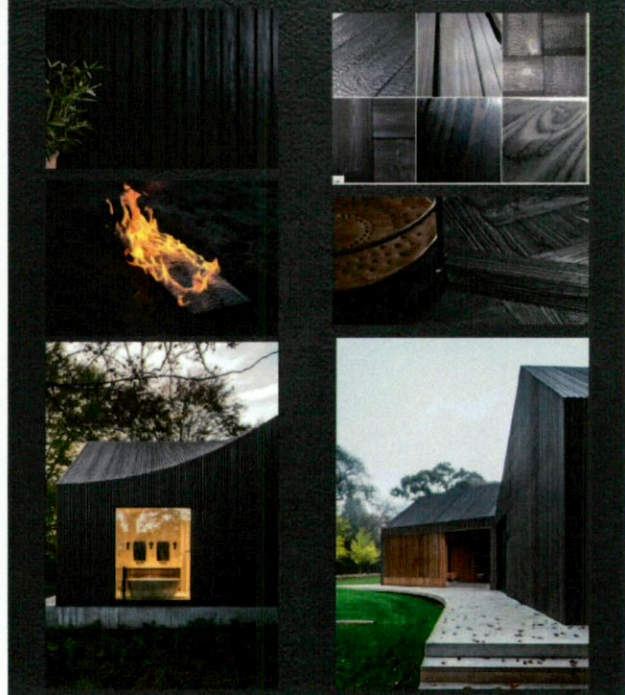
INSPIRATION:
MORE DERIVATION OF THE WENDY HOUSE



INSPIRATION:
THE POTTING SHED



INSPIRATION:
SHOU SUGI BAN - IKIGAI



fan go maith | fan sláinte | fan ciall | fan sabháilte | fan abhaile | ó tús go tús go h-aille
multum in parvo | menos es más | déan beagán ach déan go maith é | e pluribus, unum

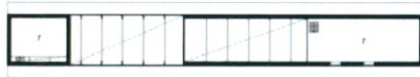




INSPIRATION: SLAB HOUSE GOTLAND



NEBHE PLAN
SKALA 1:200



LOFT
SKALA 1:200

- PLAN 1:200
1. UTERRUM
 2. ALLRUM / KÖK / MATPLATS
 3. BADRUM
 4. SOVRUM
 5. GÄSTRUM
 6. WC
 7. LOFT

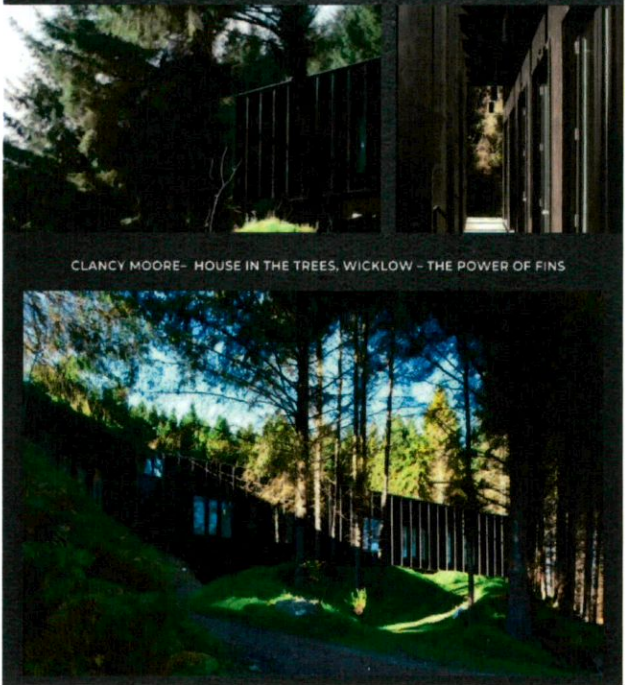
INSPIRATION: PASSIVE HOUSE IRELAND



TREE HOUSES. PICHLER. ITALY



INSPIRATION: THE CLASSICS - FEATURES TO PONDER



CLANCY MOORE- HOUSE IN THE TREES, WICKLOW - THE POWER OF FINS



fan go maith | fan sláinte | fan ciall | fan sabháilte | fan abhaile | ó tús go tús go h-aille
multum in parvo | menos es más | déan beagán ach déan go maith é | e pluribus, unum



CONTENTS

Part I Introduction – Client, the Ask & the Task, GBD practice profile

Part II Location – Overview, Photographic Survey, Discovery

Part III Site Analysis – Historical, Social & Geographical Context

Part IV Statutory Context – Planning History, Governance, Directive

Part V "Orientation" – SWOT, Identify threats/ risks, Diagnosis

Part VI Inspiration – International & local: case studies: Differentiate

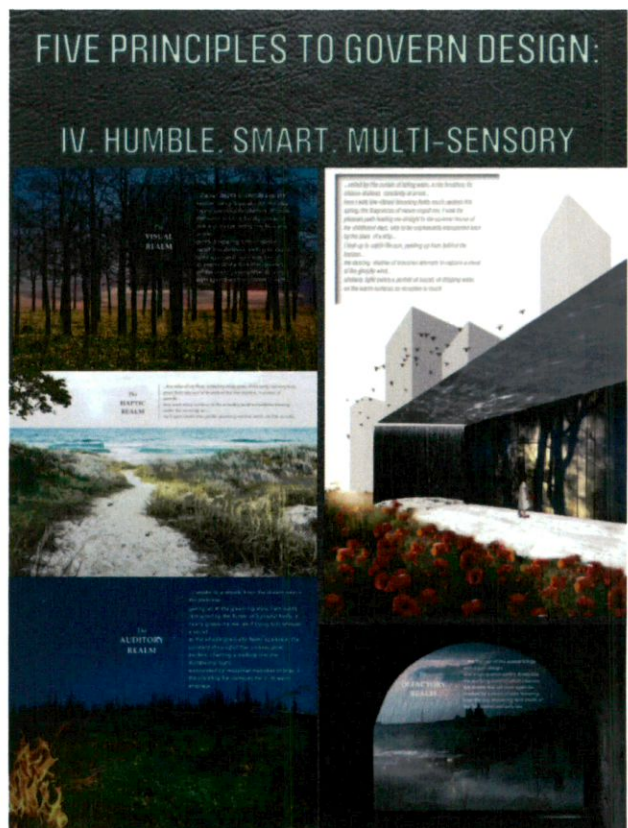
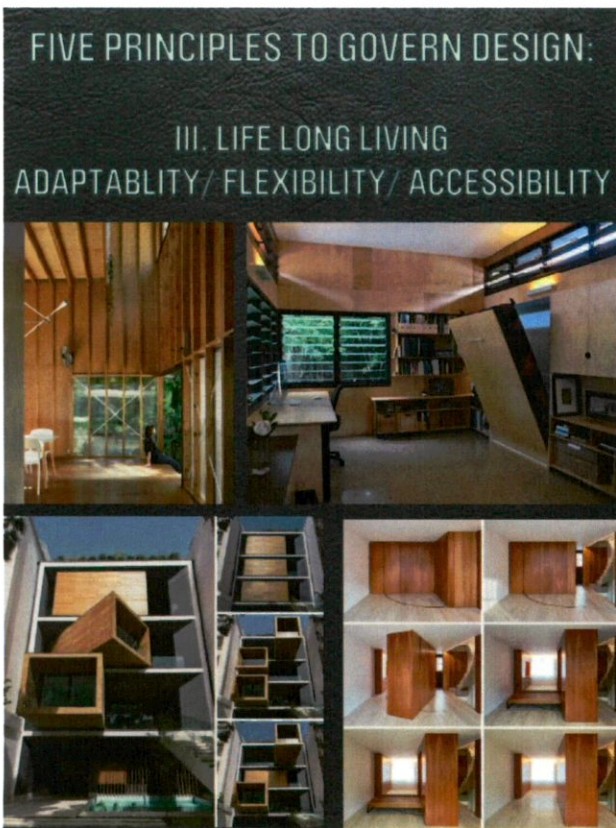
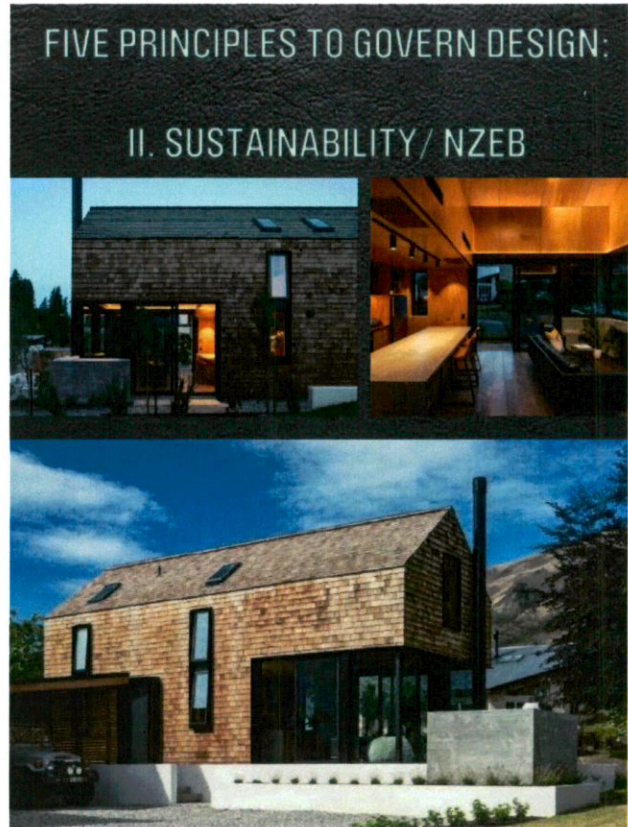
Part VII Principles – five principles of design discipline: Direction

Part VIII Concept Designs –

- garden box (minimal, sleek, contemporary, economical)
- split-pitch asymmetric wedge house
- reference to "dower house" – portal, simplified & modernised
- Reference traditional outhouse – ostler/ coachman cottage
- Adventurous & expressive - the treehouse / the cabana
- sustainable, vernacular garden sanctuary/ pavilion – green house * recommended

Part IX Brief – Schedule of Accommodation, Consultant requirements, Grants available Projected Timeline, Planning Strategy, high level order of cost

Part X – Next steps, Information Required for Planning, strategy & timeline.



fan go maith | fan sláinte | fan ciall | fan sabháilte | fan abhaile | ó tús go tús go h-aille
 multum in parvo | menos es más | déan beagán ach déan go maith é | e pluribus, unum



FIVE PRINCIPLES TO GOVERN DESIGN:

V. EMPATHY:
HEALTHY, HICKEY, HAPPY, HOPEFUL.



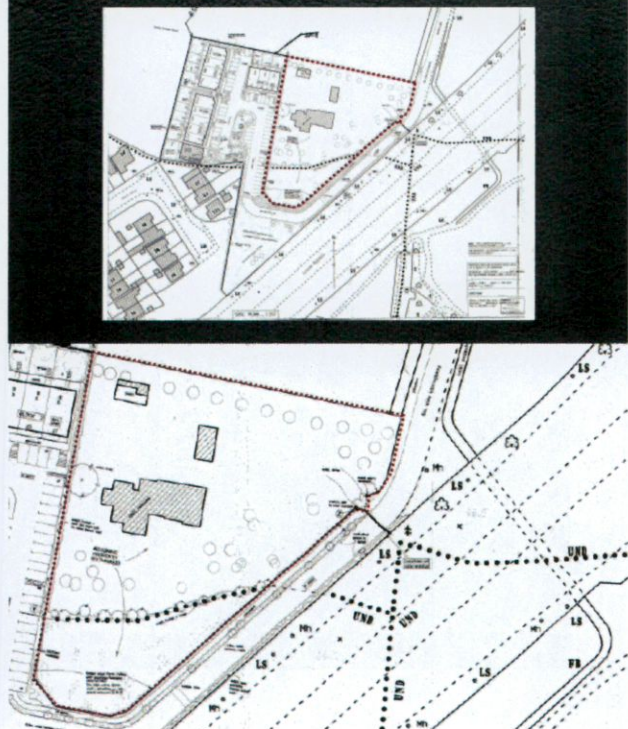
EMPATHETIC DESIGN



CONTENTS

- Part I Introduction** – Client, the Ask & the Task, GBD practice profile
- Part II Location** – Overview, Photographic Survey, Discovery
- Part III Site Analysis** – Historical, Social & Geographical Context
- Part IV Statutory Context** – Planning History, Governance, Directive
- Part V "Orientation"** – SWOT, Identify threats/ risks, Diagnosis
- Part VI Inspiration** – International & local case studies: Differentiate
- Part VII Principles** – five principles of design discipline: Direction
- Part VIII Concept Designs** –
 - a) garden box (minimal, sleek, contemporary, economical)
 - b) split-pitch asymmetric wedge house
 - c) deference to "dower house" – portal, simplified & modernised
 - d) Reference traditional outhouse – ostler/ coachman cottage
 - e) Adventurous & expressive - the treehouse / the cabana
 - f) sustainable, vernacular garden sanctuary – green house * recommended
- Part IX Brief** – Schedule of Accommodation, Consultant requirements, Grants available, Projected Timeline, Planning Strategy, high level order of cost
- Part X** – Next steps, Schedule of Information Required for Planning, planning strategy & timeline.

SITE LOCATION PLAN



fan go maith | fan sláinte | fan ciall | fan sabháilte | fan abhaile | ó tús go tús go h-aille
multum in parvo | menos es más | déan beagán ach déan go maith é | e pluribus, unum



SITE LOCATION PLAN

Existing greenhouse structure removed.

ADU aligns to site geometry, optimises orientation, & adjacent building lines/ privacy fully respected

New driveway off shared entrance aligns to North boundary, respects treeline, root exclusion, establishes notional contained plot, allows for potential private space boundary definition in future variations/ iterations, if required

Potential to re-open former gateway as pedestrian entrance to new home zone



fan go maith | fan sláinte | fan ciall | fan sabháilte | fan abhaile | ó tús go tús go h-aille
multum in parvo | menos es más | déan beagán ach déan go maith é | e pluribus, unum



fan go maith | fan sláinte | fan ciall | fan sabháilte | fan abhaile | ó tús go tús go h-aille
multum in parvo | menos es más | déan beagán ach déan go maith é | e pluribus, unum



OPTION FOOTPRINTS



garden box/wedge house/dower house



garden box / slab/ slimline



minimal portal/ square



L-shaped courtyard house



Organic volume/ tree house



wedge/ profiled, sculpted



Brutalist, monolithic



Vernacular garden sanctuary/ pavilions



fan go maith | fan sláinte | fan ciall | fan sabháilte | fan abhaile | ó tús go tús go h-aille
multum in parvo | menos es más | déan beagán ach déan go maith é | e pluribus, unum



**ATMOSPHERE:
ALL WEATHER WARMTH**

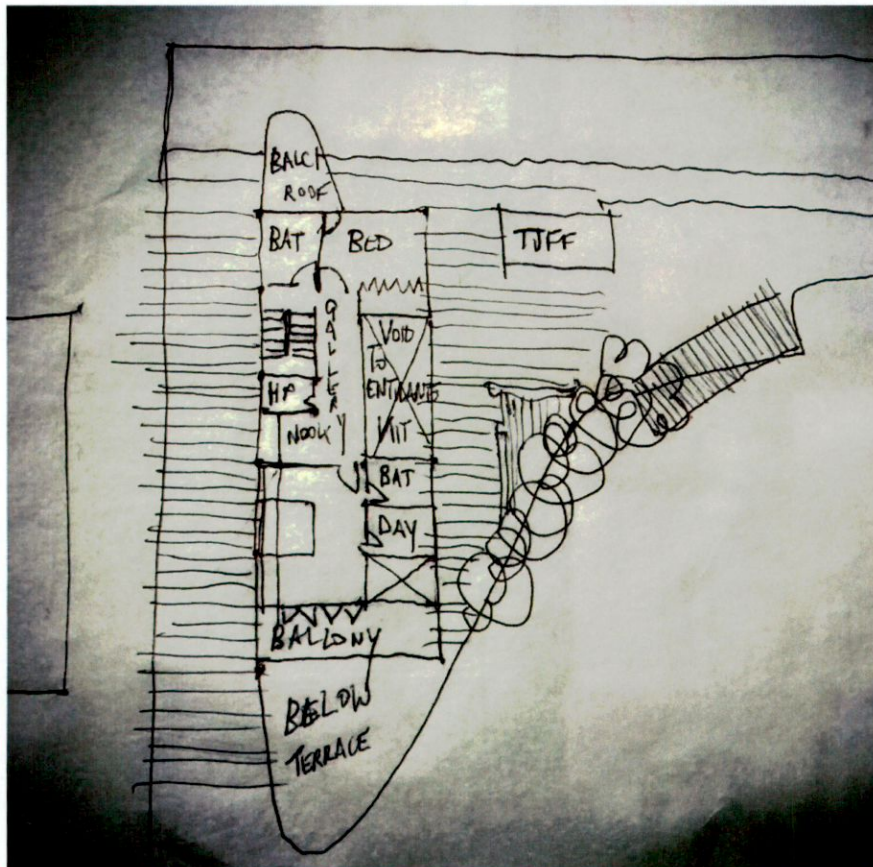
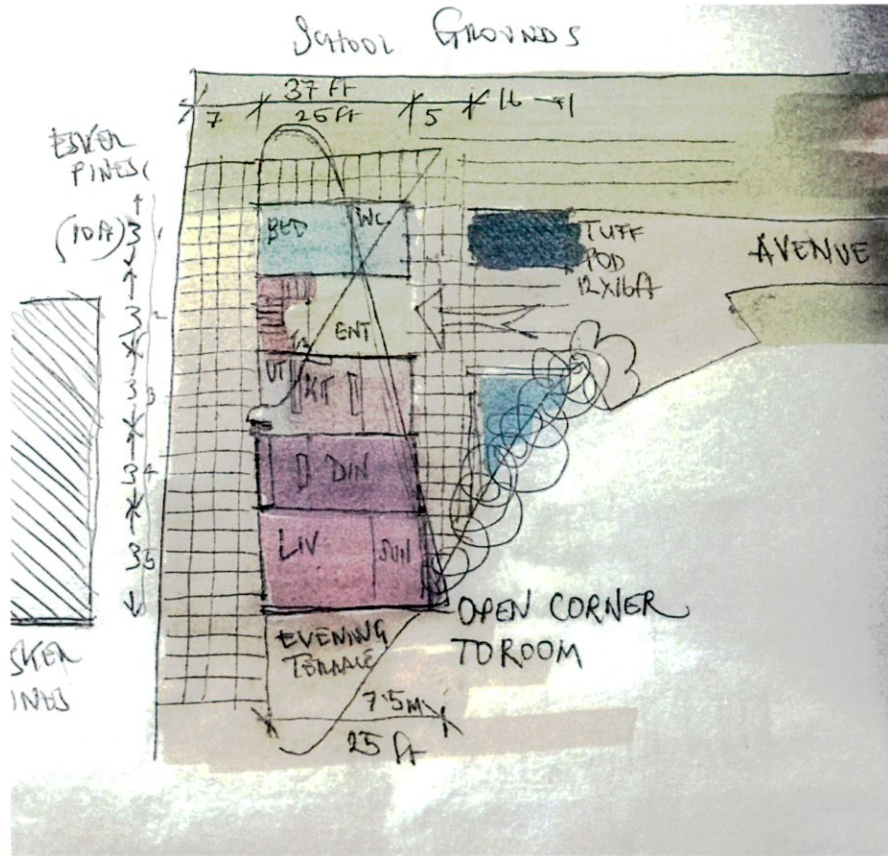
**THINGS TO CONSIDER:
MATERIALITY**

**ATMOSPHERE:
SHOU SUGI BAN - IKIGAI**

**INSPIRATION:
WARMTH, WILDNESS - AND WATER?**

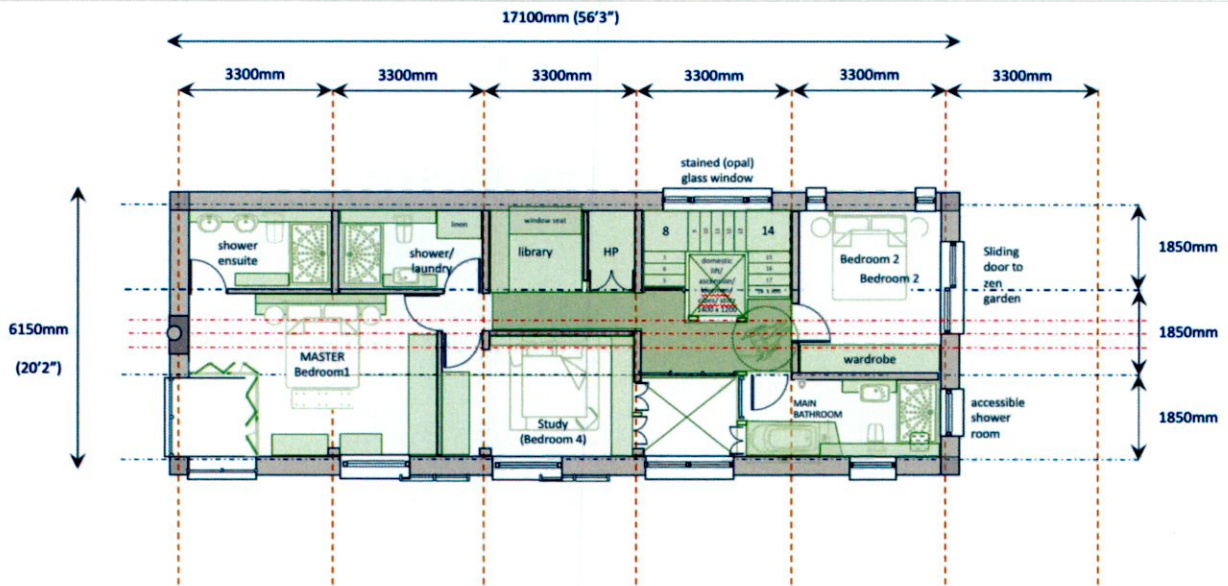
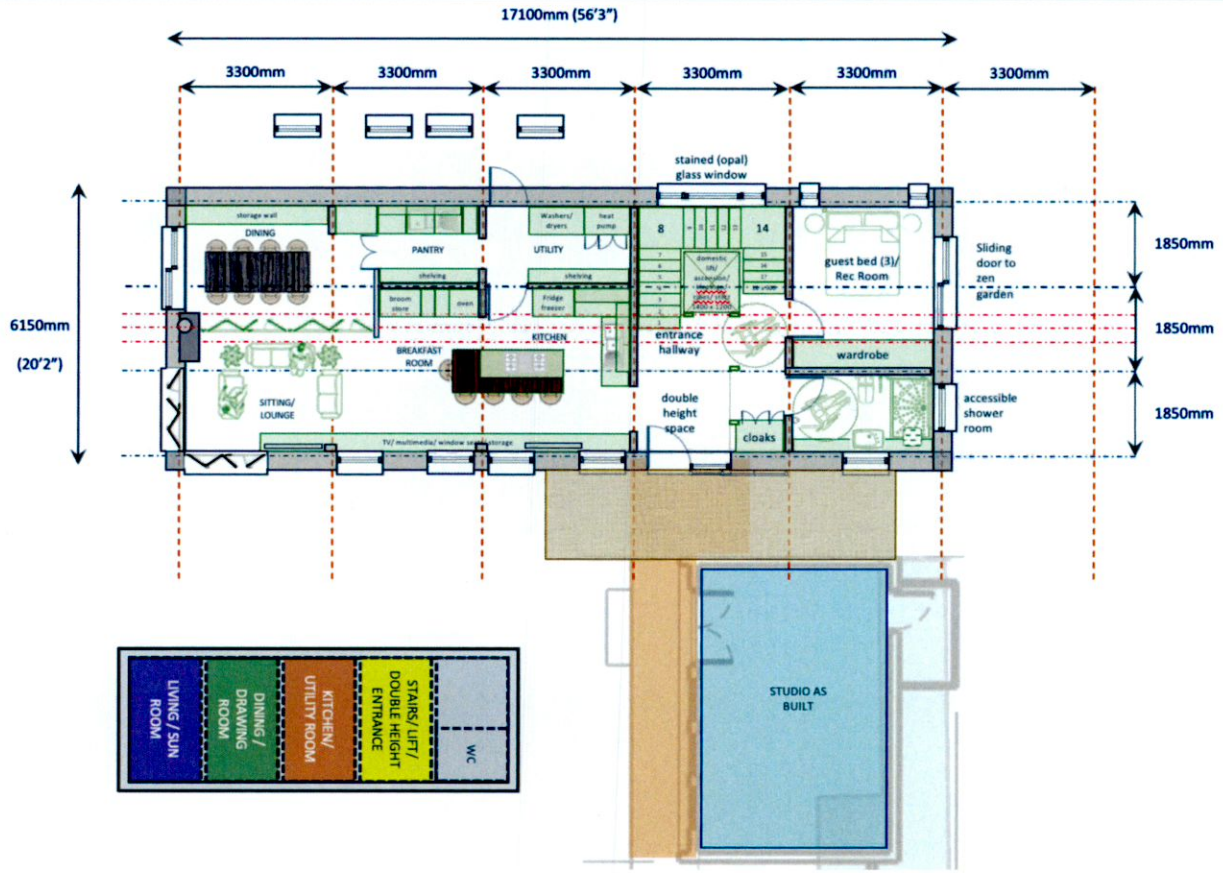


fan go maith | fan sláinte | fan ciall | fan sabháilte | fan abhaile | ó tús go tús go h-aille
multum in parvo | menos es más | déan beagán ach déan go maith é | e pluribus, unum



fan go maith | fan sláinte | fan ciall | fan sabháilte | fan abhaile | ó tús go tús go h-aille
 multum in parvo | menos es más | déan beagán ach déan go maith é | e pluribus, unum



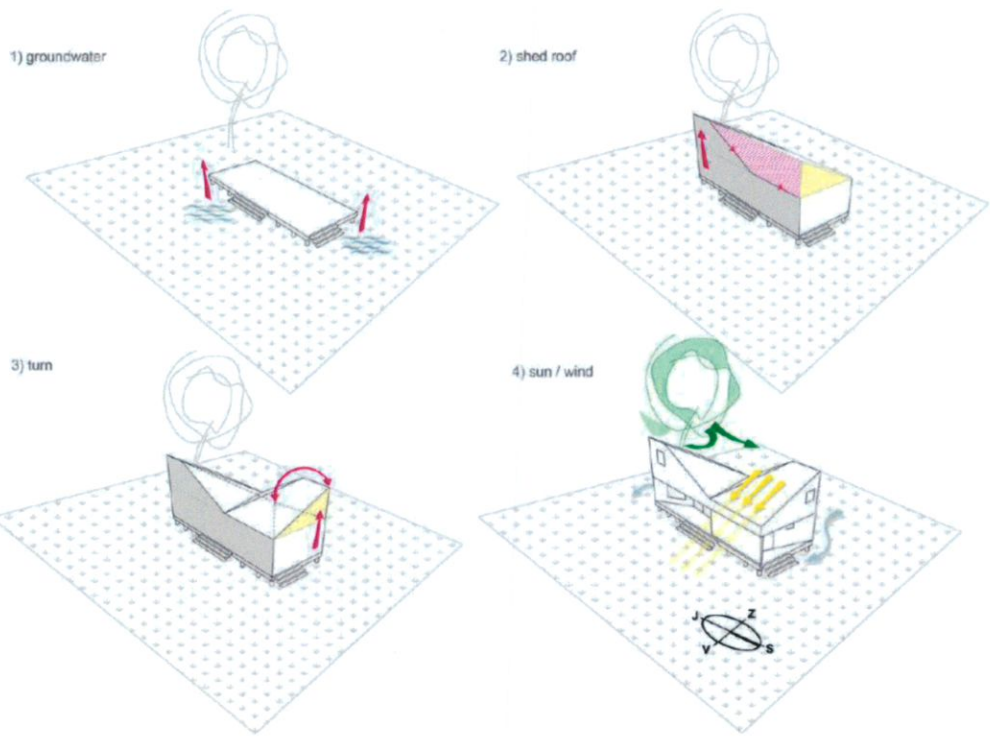


fan go maith | fan sláinte | fan ciall | fan sabháilte | fan abhaile | ó tús go tús go h-aille
multum in parvo | menos es más | déan beagán ach déan go maith é | e pluribus, unum

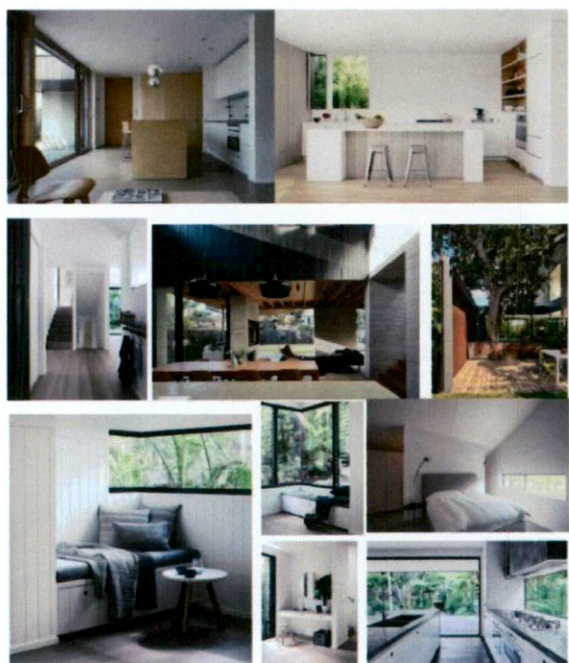




fan go maith | fan sláinte | fan ciall | fan sabháilte | fan abhaile | ó tús go tús go h-aille
multum in parvo | menos es más | déan beagán ach déan go maith é | e pluribus, unum



ATMOSPHERE - INTERIORS:



INSPIRATION:
Mixed Bag



fan go maith | fan sláinte | fan ciall | fan sabháilte | fan abhaile | ó tús go tús go h-aille
multum in parvo | menos es más | déan beagán ach déan go maith é | e pluribus, unum



fan go maith | fan sláinte | fan ciall | fan sabháilte | fan abhaile | ó tús go tús go h-aille
multum in parvo | menos es más | déan beagán ach déan go maith é | e pluribus, unum