

Senior Executive Planner
Planning and Development Department
South Dublin County Council
Town Centre
Tallaght
Dublin 24



CAROLINE IRVINE MRIAI
architect
mobile: 087 2987401

www.irvine-nash.com
caroline@irvine-nash.com
dun laoghaire, dublin

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**RE: REQUEST FOR ADDITIONAL INFORMATION: PR/0497/22
REG REF.: SD22B/0082**

Proposed Development:

demolition of existing single-story extension and outbuilding to rear of existing property; construction of new two-story extension to side and rear of existing dwelling; the replacement of existing casement style windows to front elevation with sash windows and all associated site works and services

Location:

657 Whitechurch Road, Dublin 16

Dear Sir or Madam,

Following receipt of the planning departments request for additional information preliminary revisions to the design (Irvine Nash Architects) and drainage proposal (Sean O'Reilly of O'Reilly Design in association with Dr. Eugene Bolton of Trinity Greene) were prepared and the relevant departments at South Dublin County Council consulted for their comment. Having received a positive response (without prejudice) from both departments we are now happy to formally submit the enclosed drawings and documentation in response to the Council's request for further information.

Revisions to the proposed design for extension to side and rear of the 657 Whitechurch Road (as submitted with the planning application: SD22B/0082) are described as follows:

1. Design revisions are simple and contemporary allowing the proposed extensions to be clearly distinguished from the original cottage as a modern addition. Brick facing to match brick used on the original building has been specified to provide continuity and cohesion between the old and new.

Proposed Brick Facing to Side Extension (to match existing) will comprise the following:

Selected mixture of buff/yellow handmade and tumbled bricks – pre-blended by OutHaus. NOTE: samples to be agreed on site and subject to Planning Authority approval

2. Design elements '*not in keeping with the roof form of the existing cottages within the ACA and therefore are not considered to be an appropriate design feature*' have been removed from the proposed design including:
 - Dormer window (northeast / front elevation)
 - Porch (northeast / front elevation)
 - Glazed Ridge Light (roof / side extension (front))

- Oriel Window (southeast elevation)

Windows:

Sash Windows to new extension (to side and rear) have been removed and double-glazed Steel frame / 'Crittall' style windows have been specified for use throughout the side and rear extension reflecting a more contemporary design style. (see dwg. No.)
Ref.: Steel Frame Window Fabricators 'Lambstongue': <https://lambstongue.ie/>

3. Front elevation to proposed side extension has been revised to include three tall (double height) double-glazed Steel frame / 'Crittall' style multi-paned door and window panels with fan lights in place of the door, dormer window and sash window shown on drawings submitted with the planning application. The revised window / door treatment to front / north-east extension echoes the treatment of the rear south-west elevation where 3 modern large multi-pane steel frame double doors add contrast and interest to the design.
Ref.: Steel Frame Window Fabricators 'Lambstongue': <https://lambstongue.ie/>

4. **Front Elevation (Existing):**

Windows: casement style windows to existing front elevation to be replaced with double glazed timber-frame sash windows matching those designed for the house when originally built (see image in Design Statement submitted with the application, page 7 and below) painted in selected white / pale colour.



Bespoke windows supplied by Signature Windows see:

<https://signaturewindows.ie/window/megrame-wood-sliding-sash-windows/>

5. **Proposed door to North-East Elevation of proposed side extension:**

Request for additional information seeks revised drawings 'should be sought removing the new entrance door and replacing it with a window':

Justification for retaining proposed door: door shown to north-east elevation replaces existing entrance door on side / west elevation to property

6. **Services, Drainage and the Environment**

O'Reilly Design, Consulting Engineers, have reviewed the viability of connecting surface water to the existing 300mm diameter drain located in Taylor's Lane to the north of the site.

Noting that a connection to the existing sewer would occur in the roadway at the busy traffic intersection junction with Whitechurch Road and impact on fixed pedestrian crossing points, along with the associated logistical and economic factors, it is not deemed a viable solution for a single residential house extension connection.

The alternative approach proposed by O'Reilly Design (and agreed (without prejudice) in their discussions with the drainage department) is the use of a surface water Soakaway located in the front garden of the property (compliant with BRE 365) that will service surface water run-off from proposed side extension solely; the proposed side extension accounts for the only additional SW run off for the proposed development. The proposed first floor extension being built on the same footprint of the existing single-story extension to rear does not increase the existing SW run off, indeed, overall the existing SW run off has been reduced with SUDS measure and the provision of semi-permeable paving.

Please note that O'Reilly Design, Engineers have submitted a completed "Building over or Near an Irish Water Asset" application form along with associated documentation to Irish Water. The Connections and Developer Services Department at Irish Water has assigned reference DIV22191 to the enquiry.

We trust you will find the above to be in order and should you have any queries relating to either the above or any of the enclosed please contact me.

We look forward to receiving your decision in due course

Yours sincerely,



Caroline Irvine

Encls.:

Architectural / Design:

1. 6 no copies dwg: 657 WHCH-PLANS R1 – site layout & ground floor plan, first floor plan and roof plan
2. 6 no copies dwg: 657 WHCH -ELEVS 1 -R1 – front and rear elevations
3. 6 no copies dwg: 657 WHCH ELEVS 2 – R1 – side elevations

Engineering / Drainage

1. 6 no copies dwg: D100 RA
2. 6 no copies: O'Reilly Design Cover Letter – Additional Information
3. 6 no. copies: Existing Drainage Layout Plan
4. 6 no copies: Soil Infiltration Test – Soakaway Design
5. 6 no copies: Soakaway Section Detail
6. 6 no copies: Urban Rainwater Harvesting Spec