



## **Design Statement:**

Located on Stocking Lane, it is a peaceful residential property set on mature grounds. The current "Forge Field" is a stepped bungalow design across three levels, rising to a 2-storey Living area over a ground-level garage and storage area.

The existing house has a pitched roof, painted sand, and cement render finish to the elevations featuring timber cladding to the bay windows with brick cill details.

The local landscape character is a well-established rural residential area with numerous properties and a golf course. The "Forge Field" property has well-defined boundaries to the front and rear of the properties.

Frank and Roslain have been owners of "Forge Field" for over one year, moving back to the south Dublin area with his own young family, where he was raised. My client's father (father-in-law), John, a widower in his 80's, has lived alone since our mother's death. While currently independent and healthy, he has been advised to seek accommodation with easy access to care assistance.

The proposal is to create a modern sheltered dwelling providing efficient living space to accommodate future needs close to his family and grandchildren to enjoy his remaining time.

### The Design Approach:

The aim of the intervention on the grounds of "Forge Field" is to provide a second independent dwelling designed to the latest standards for access and energy use.

By using a part of the site that had a historic building, each property will have private and semi-private external areas.

The proposed house is a single-bed low-level dwelling, accessing the existing entrance gate to "Forge Field" from the private shared laneway leading to Rathfarnham golf club.

All care possible has been used to design the massing and arrangement of the proposed structure to create minimal impact on this area's existing trees on the "Forge Field" property.

Particular in terms of overshadowing or overlooking. All new windows are designed to reflect the exciting amenities of both "Forge Field" and the immediate properties.

The profile of the proposed flat roof to the new ground floor extension and the selection of similar materials to match the existing house unifies the proposed design. Underfloor heating from an air-to-water heat exchange heating system, PV solar panels and a sedum floor roof are all measured to ensure the sustainability of the new dwelling.

Once the development is completed, the proposed combination will successfully blend the alterations with the current dwelling.



Zoning:

*The site current zoned objective is "RU" (to protect and improve rural amenities and to provide for the development of agriculture) under the 2022 – 2028 development plan. New or replacement dwellings within areas designated with Zoning Objective "RU" will only be permitted in exceptional circumstances.*

The John Norton family has had an extended connection to the Firhouse area since the late 1800s. His grand father (John Norton) is noted on the register of infants in Firhouse in 1874 at 2½ years old. He is also recorded on the 1911 census.

Our father, John, was raised between Firhouse and Killinenny. He, in turn, raised his family in the Ballyroan area. As children, we regularly visited with our father Grand Mother, who still lived in Killinenny in the late 1970s.

See attached insert pages.

We wish to highlight that this application should be considered in the context of the "Rural Housing Guidelines (2005) and Circular SP 5 / 08." the policy approach promoted in this Development Plan is considered to provide a reasonable balance between the delivery of appropriate and justifiable residential development in the rural parts of the County.

And the following policy objectives.

Under policy objective **H13 Objective 7:**

*To support and facilitate the replacement of existing dwellings with one or more replacement dwellings, subject to the protection of existing residential amenities and the preservation of the established character (including historic character and visual setting) of the area.*

Under policy objective **H17 Objective 2:**

To consider persons for a rural house in the RU zone on the basis of their being an intrinsic part of the rural community where such persons have grown up or spent substantial periods of their lives, (12 years), living in the area or have moved away and who now wish to return to reside near to, or to care for, immediate family members and are seeking to build on the family landholding. Immediate family members are defined as mother, father, son, daughter, brother or sister.

The proposed site was previously developed, as indicated by the structure shown on the 1906 OS map.

In addition section **12.6.8 Residential Consolidation - Infill Sites**

*Development on infill sites should meet the following criteria: Be guided by the Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities DEHLG, 2009 and the companion Urban Design Manual;*



This section highlights the issues that **Corner / Side Garden Sites**

*Development on the corner and / or side garden sites should be innovative in design appropriate to its context and should meet the following criteria: à In line with the provisions of Section 6.8 Residential Consolidation in Urban Areas the site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings ensuring no adverse impacts occur on the residential amenity of adjoining dwellings;*

The design of the proposed dwelling is innovative in construction form, the sizes of the site can accommodate the two dwellings, and the wastewater treatment systems and the set-back are well maintained, thus ensuring no adverse impacts will occur to the area amenity or adjoining dwellings;

Landscape :

The design approach has sought to impact the mature garden setting as little as possible. Set back from boundary trees of 6.0 meters and 9.0 meters have been employed. All boundary trees are to be retained.

The trees selected to be removed native Ash in poor health or dead. Driveway material is and will remain permeable.

Traffic:

The proposal will result in 1 additional car space for the new dwelling on the "Forge Field" property. Access is via a right of way over a private lane shared with the Rathfarnham Golf Club. This increase will not impact current traffic volume.

Wastewater Treatment:

The proposal includes removing the existing septic tank drainage system and installing two modern BAF wastewater treatment systems.

**Summary:**

This application, made on behalf of an emergency services front-line worker and his young family, proposes relatively minor extension work to their existing home that will significantly increase the functionality and amenity of the space.

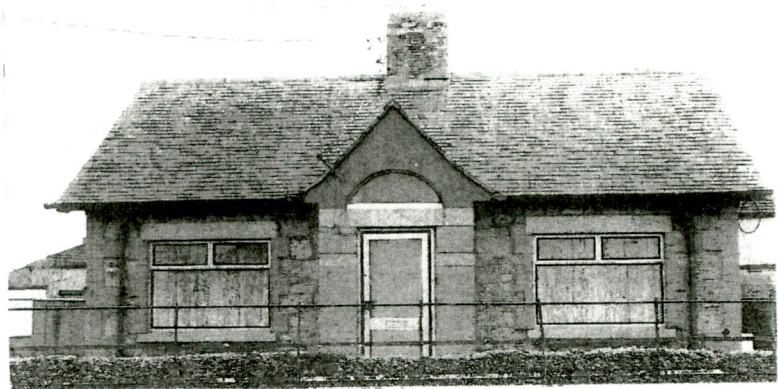
The design seeks explicitly to blend into the current neighbourhood while avoiding the reduction of amenity values of the existing high residential standard in the area.



*Coach Stop, Firhouse Road.*



*Remains of an old cottage, Killinenny.*



*No. 9 Killinenny Cottages, built c. 1907.*

APPENDIX E

2

REGISTER OF INFANTS IN *St. Anne's Convent*

Date of Entrance, 1874.	Register Number.	PUPILS' NAMES.	Age of Pupil last Birth Day.	Religious Denomination.	RESIDENCE.	Occu Means of I
1874 May 11	63	Wesley John Henry	1 1/2	R.C.	Old Town	Shop
" " 25	64	Mundy John	2	"	St. Anne's	Lab
" June 8	65	Hill Charles	1 1/2	"	Warren	Shop
" July 20	66	Moubray George	3	"	St. Anne's	Lab
" " "	67	Dagle Dennis	3	"	Do	"
" " "	68	Wahon Christopher	1	"	Do	Lab
" " 27	69	Crowley Mike	3	"	Old Court	Lab
" August 10	70	Schless Christopher	5	"	Pillbury	Lab
" September 7	71	McKenna William	1 1/2	"	High Church	Lab
" " "	72	Smith Patrick	5	"	Lyman	Lab
" November 23	73	Power William	6	"	Newtown	Lab
1875 Feb 1	75	Stelly James	2	"	St. Anne's	Lab
" Apr. 21	76	Jordan John	"	"	Old Town	Lab
" " "	77	Leahy John	"	"	St. Anne's	Lab
" May 3	78	Murray James	2	"	Newton	Lab
" " 10	79	Gibbons Thomas	"	"	Templeogue	Lab
" " 10	80	Norton John	2 1/2	"	St. Anne's	Lab
" August 16	81	Farrell Patrick	4	"	Old Court	Lab
" September 6	82	Gordon William Andrew	"	"	Old Town	Lab
" " "	83	Quinn Edward	"	"	Newton	Lab

CENSUS OF IRELAND, 1911.

FORM B. 1.—HOUSE AND BUILDING RETURN.

County, Dublin Parliamentary Division, North Dublin Poor Law Union, South Dublin District Electoral Division, St. Laurence Townland, Tymon South  
 Parliamentary Borough, Dublin City, Urban District, St. Laurence Parish, St. Laurence Street, Brandy Village, St. Laurence Parish, St. Laurence Street.

NOTE A.—When a Townland or Street is situated in two Parliamentary Divisions, or in more than one District Electoral Division or Parish, or is partly within and partly without a Parliamentary Borough, City, Urban District, Town, or Village, a separate Return should be made for each portion.

HOUSES.

FAMILIES, &c.

No. of Building	Whether Built or	State whether Public Building, School, Hotel, Public-house, or Lodging-house, or Shop, &c.	Number of Out-Offices, as returned in Form B. 2.	Is House inhabited?	PARTICULARS OF INHABITED HOUSES.						FAMILIES, &c.							
					WALLS	ROOF	Roof in this form, or of other material, as returned in the Return O.	Roof in this form, or of other material, as returned in the Return O.	Roof in this form, or of other material, as returned in the Return O.	Roof in this form, or of other material, as returned in the Return O.	Roof in this form, or of other material, as returned in the Return O.	Roof in this form, or of other material, as returned in the Return O.	No. of Families	Name of the Head of each Family residing in the House.	No. of Rooms occupied by each Family.	Total Number of Persons in each Family.	Date on which Form A was collected.	Number of Persons in each Family on 1st April 1911.
1	Quilt	Private Dwelling	12	yes	1	1	6	12	20	1st	1	Eleanor Hanlon	14	3	1911	—	Eleanor Hanlon	2
2	Do	Do	1	yes	1	1	2	3	7	2nd	1	Patrick Murphy	4	2	6/4	—	Mary Meera	3
3	Do	Rt. Convent	10	yes	1	1	6	13	21	1st	1	Mary Meera	24	10	6/4	—	Do	3
4	Do	Roman Catholic Chapel	—	No	—	—	—	—	—	—	—	—	—	—	—	—	Do	3
5	Do	Do	—	etc	—	—	—	—	—	—	—	—	—	—	—	—	Do	3
6	Do	Do	6	yes	1	1	4	5	11	2nd	1	Christopher Hanlon	7	4	6/4	—	Christopher Hanlon	4
7	Do	Do	—	yes	1	1	2	2	6	2nd	1	Mary Farrell	2	1	6/4	—	Mary Farrell	3
8	Do	Do	1	yes	1	0	2	2	5	3rd	1	John Nolan	2	2	6/4	—	John Nolan	1
9	Do	Do	1	yes	1	1	2	2	5	3rd	1	Edward Byrne	2	4	6/4	—	Edward Byrne	3
10	Do	Do	2	yes	1	1	2	2	5	3rd	1	Mary Kavanagh	2	7	6/4	—	Mary Kavanagh	3
11	Do	Do	10	yes	1	1	3	6	11	2nd	1	Michael Byrne	6	7	6/4	—	Michael Byrne	5
12	Do	Do	—	No	—	—	—	—	—	—	—	—	—	—	—	—	Do	5
13	Do	Do	—	etc	—	—	—	—	—	—	—	—	—	—	—	—	Do	5
14	Do	Do	—	No	—	—	—	—	—	—	—	—	—	—	—	—	Do	1

NOTE B.—If one Room is occupied by more than one Family, the Names of the Heads of Families so occupying it should be bracketed together in Col. 13, thus:—John Jones, Peter Murray, and the figure 1 entered in Col. 14, opposite the middle of the bracket. See pattern Table in Instructions, page 9.