

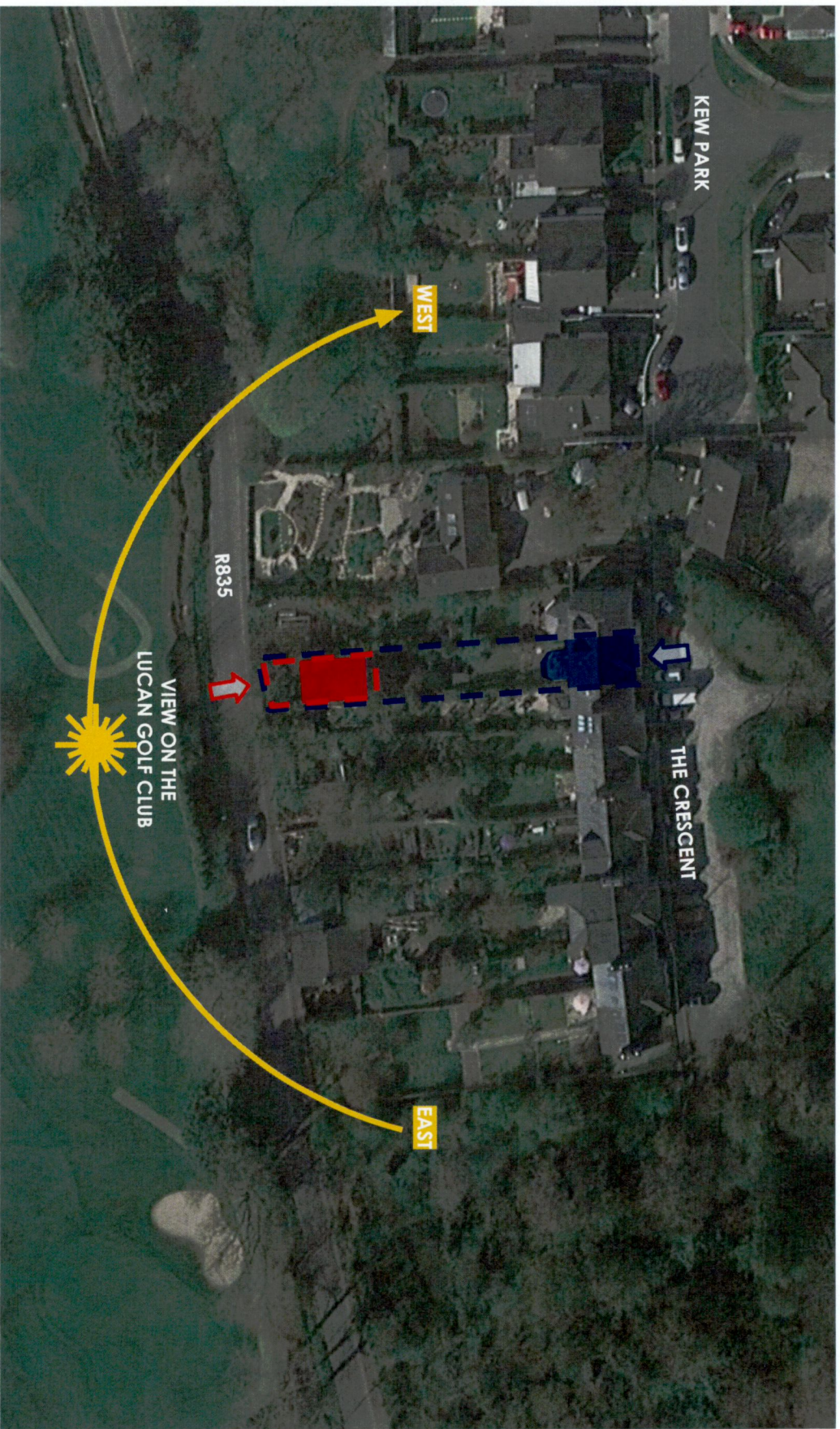
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SITE TO THE REAR OF NO. 1A THE CRESCENT - K78 KT66

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NEW DWELLING  
**PLANNING REPORT**





Source: Google Maps

EXISTING SITUATION - 1A THE CRESCENT LUCAN



Prevailing wind

EXISTING PARCEL

EXISTING BUILDING

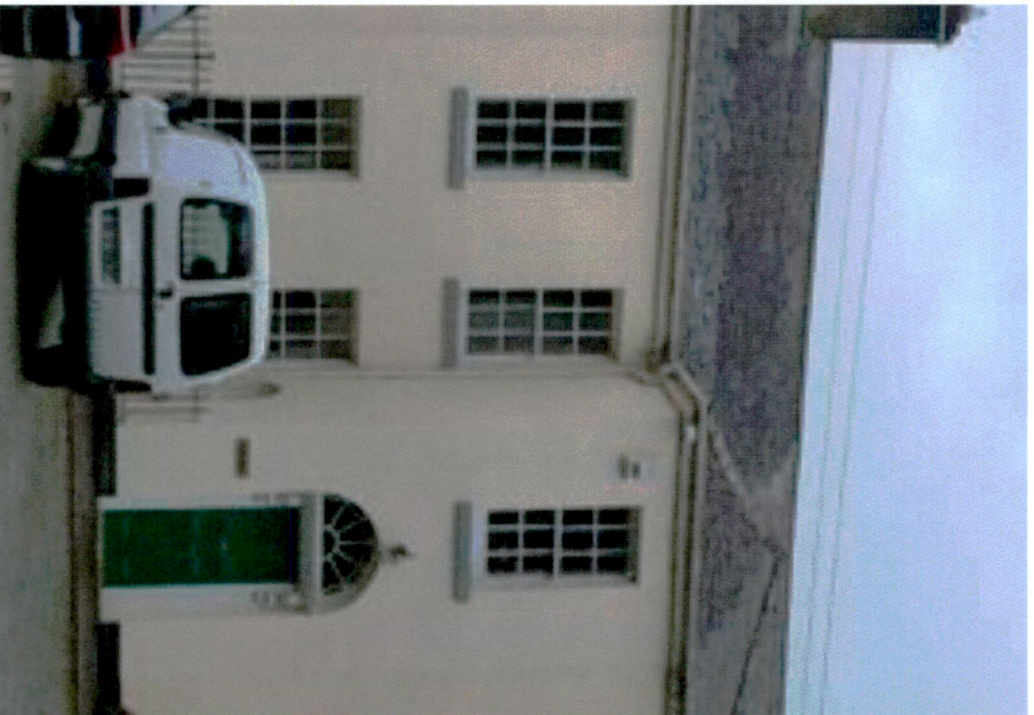
EXISTING ENTRANCE

PROJECT PARCEL / APPLICATION SITE BOUNDARY

PROJECT BUILDING LOCATION

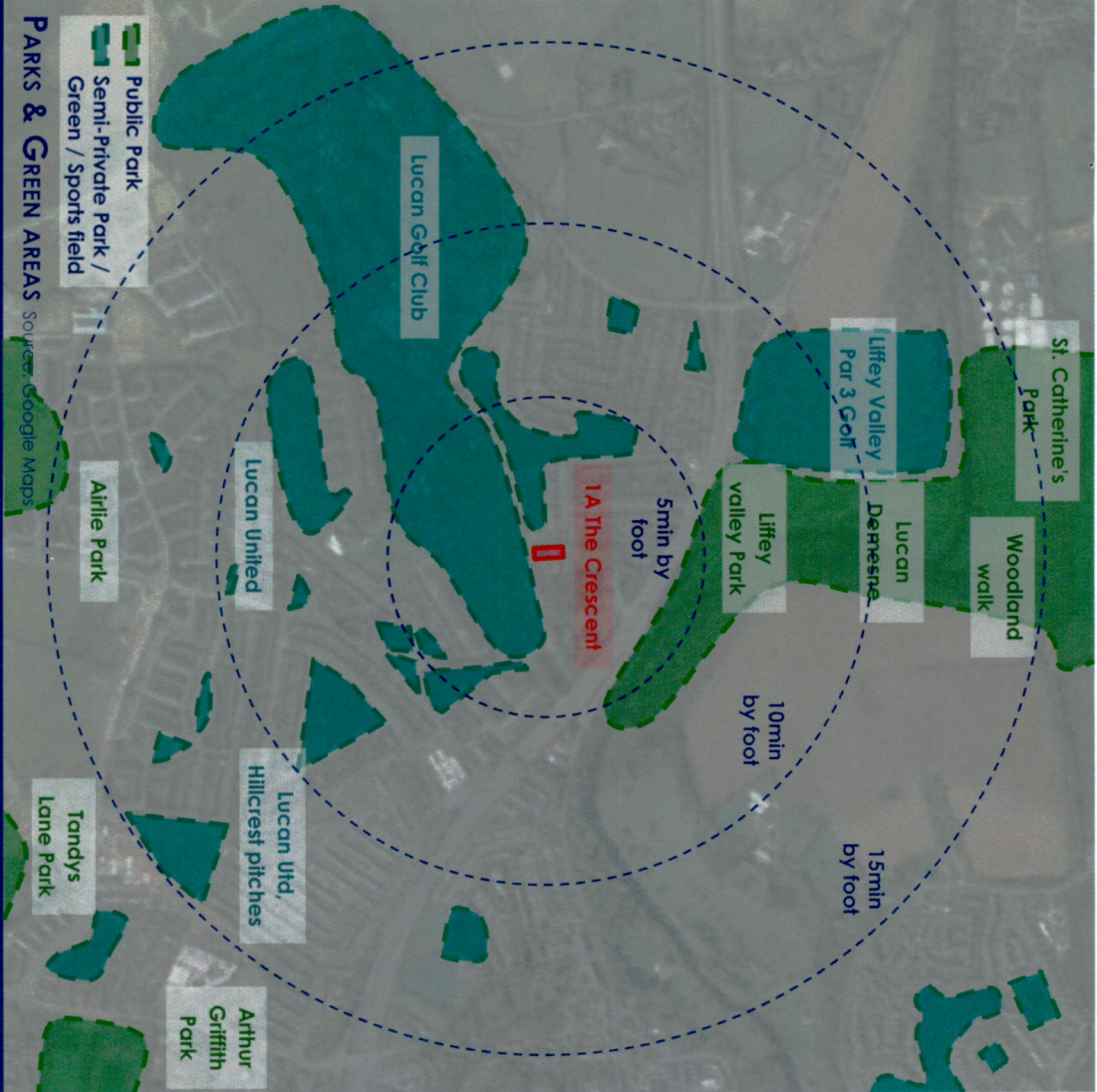
NEW ENTRANCE



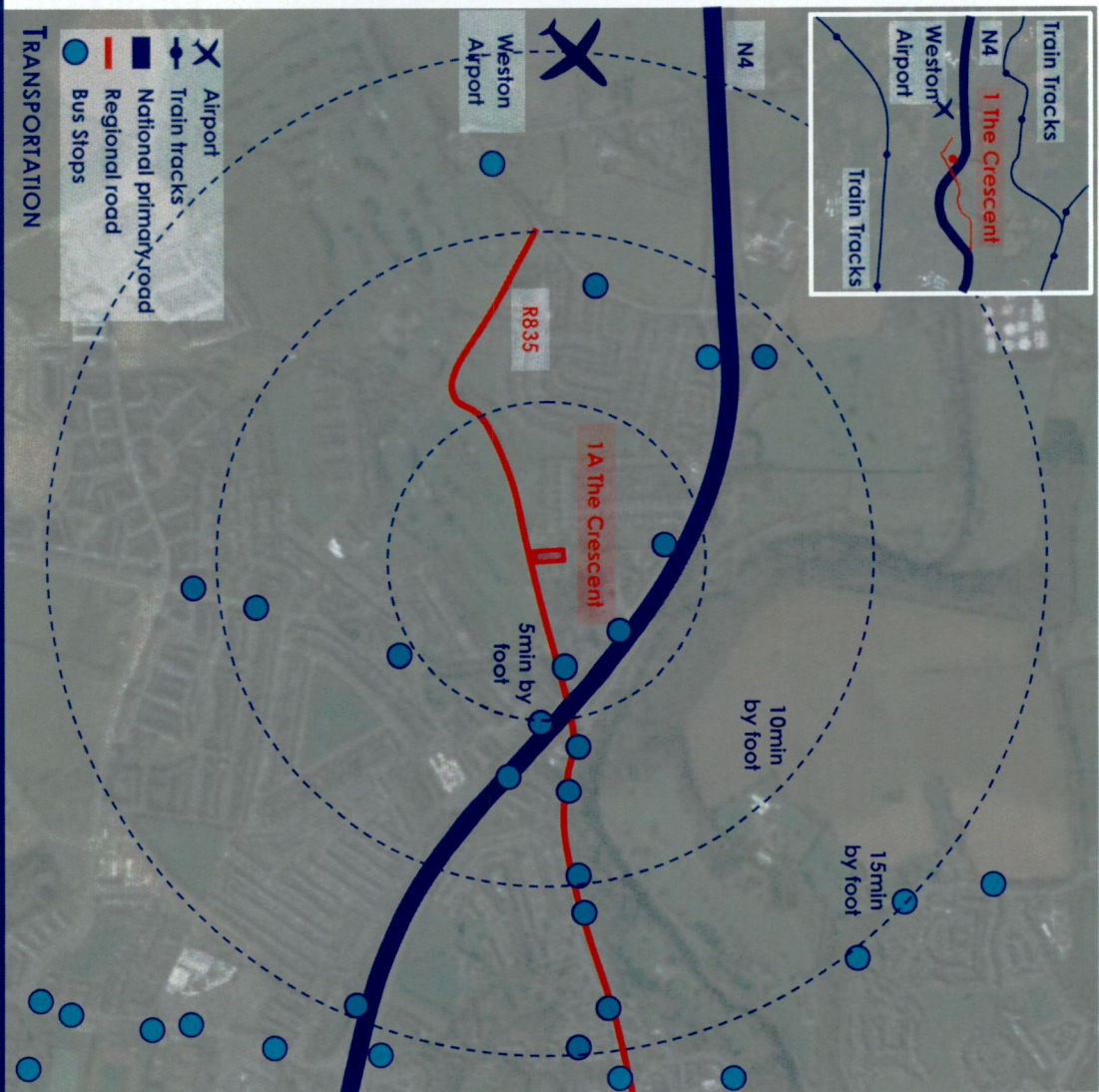


EXISTING - 1A THE CRESCENT LUCAN





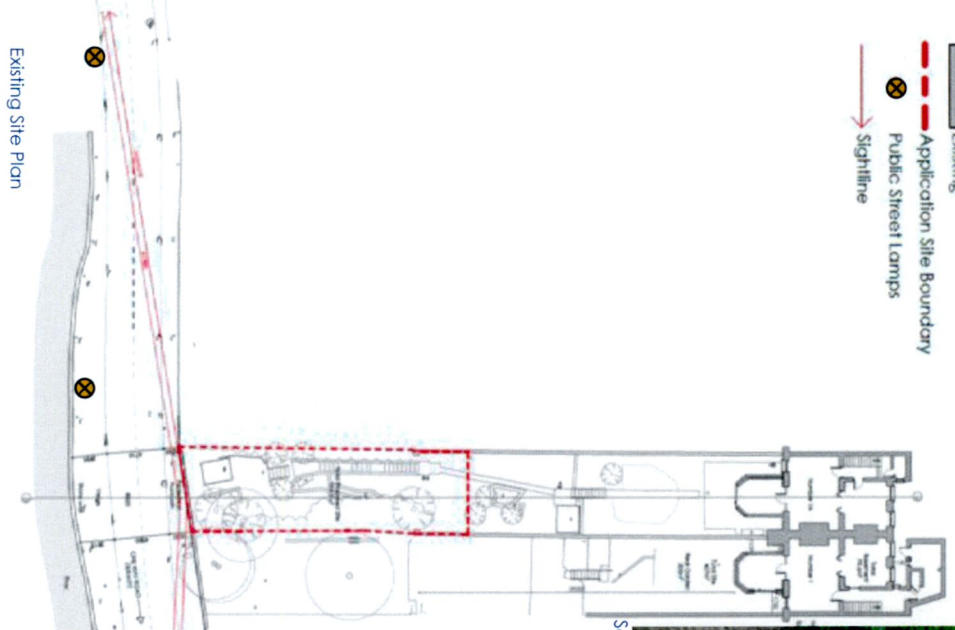


PARKS & TRANSPORTATION - 1A THE CRESCENT LUCAN

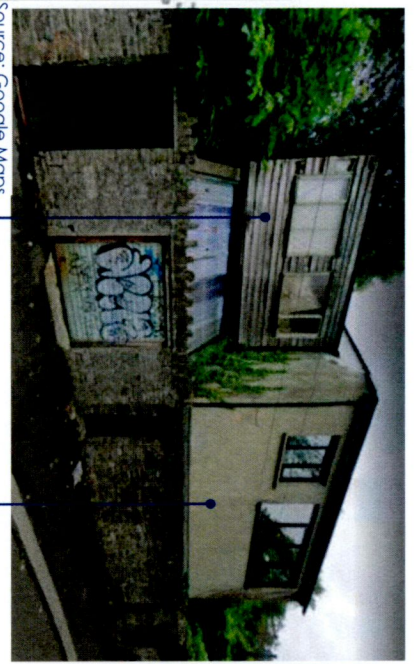




- Drawings Key**
-  Existing
  -  Application Site Boundary
  -  Public Street Lamps
  -  Sightline



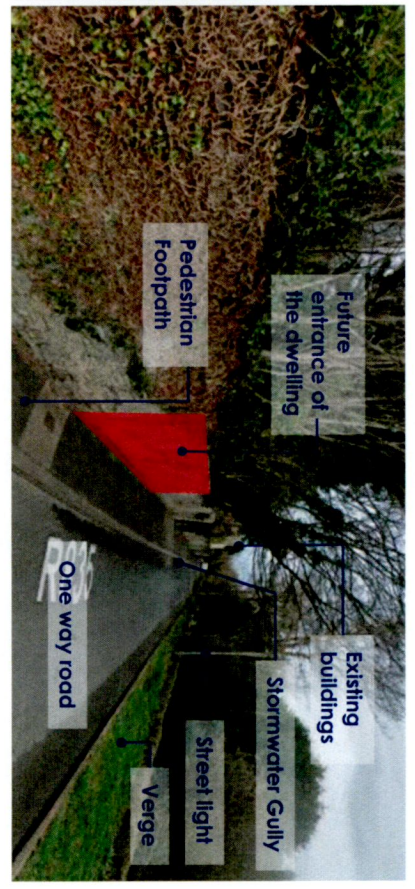
Existing Site Plan



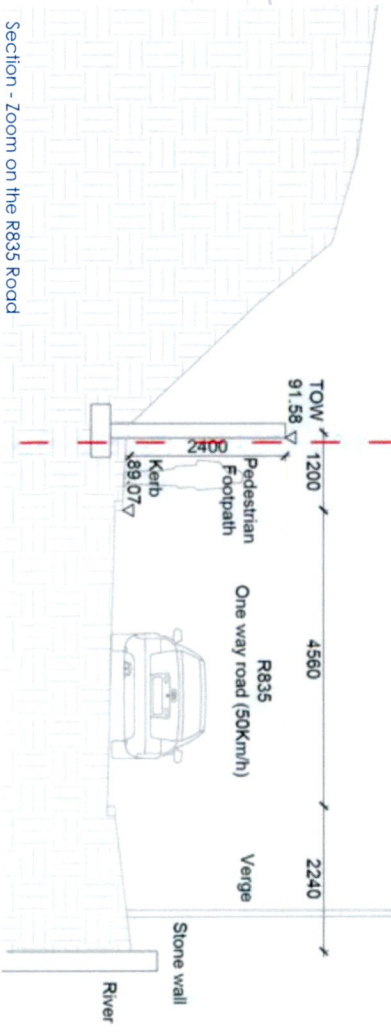
Source: Google Maps

**WORKSHOP & STORAGE UNIT**  
TO THE REAR OF NO.5  
WITH VEHICULAR  
ACCESS ONTO R835

**MEWS DEVELOPMENT**  
TO THE REAR OF NO.6





**ONE WAY PUBLIC ROAD (MINIMUM 4500MM WIDTH) WITH PEDESTRIAN FOOTPATH (MINIMUM 1200MM WIDTH), VERGE AND STREET LIGHTS**



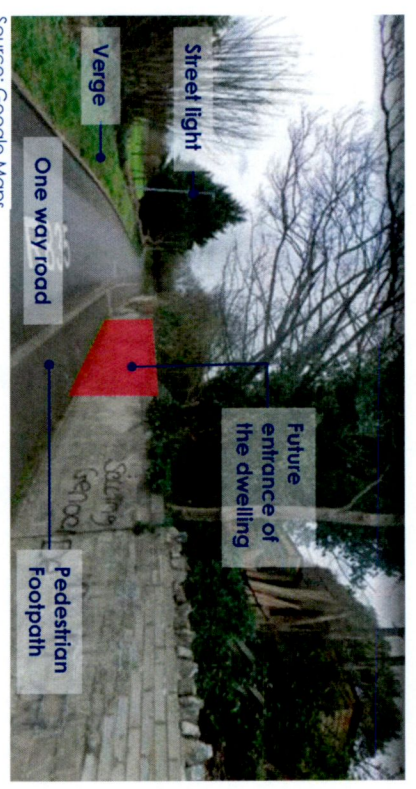
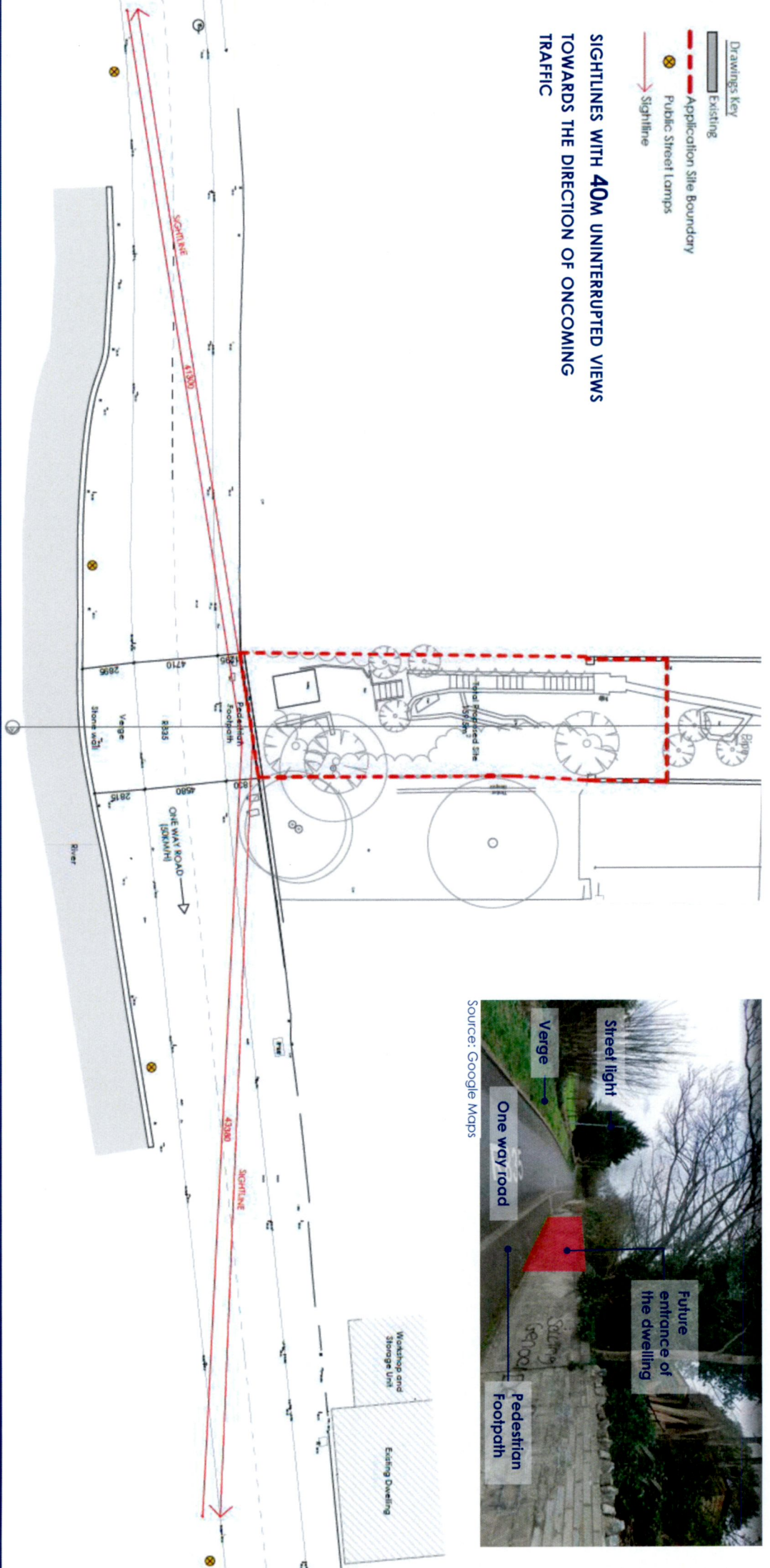
Section - Zoom on the R835 Road

EXISTING SITUATION - 1A THE CRESCENT LUCAN



- Drawings Key**
-  Existing
  -  Application Site Boundary
  -  Public Street Lamps
  -  Sightline

**SIGHTLINES WITH 40M UNINTERRUPTED VIEWS TOWARDS THE DIRECTION OF ONCOMING TRAFFIC**



Source: Google Maps

SIGHTLINES - 1A THE CRESCENT LUCAN



11.4.2 CAR PARKING STANDARDS

Tables 11.23 and 11.24 set out the Maximum Parking rates for non-residential and residential development. Parking rates are divided into two main categories:

- **Zone 1:** General rate applicable throughout the County.
- **Zone 2 (Non Residential):** More restrictive rates for application within town and village centres, within 800 metres of a Train or Luas station and within 400 metres of a high quality bus service (including proposed services that have proceeded to construction).
- **Zone 2 (Residential):** More restrictive rates for application within town and village centres, within 400 metres of a high quality public transport service\* (includes a train station, Luas station or bus stop with a high quality service)\*.

DWELLING NO. 1A THE CRESCENT IS IN ZONE 1

PROPOSED PARKING SPACES: 1

TRANSPORTATION SYSTEM ASSESSMENT (PAGE 4)

Table 11.24: Maximum Parking Rates (Residential Development)

DWELLING TYPE	NO. OF BEDROOMS	ZONE 1	ZONE 2
Apartment	1 Bed	1 space	0.75 space
	2 bed	1.25 space	1 space
	3 bed+	1.5 spaces	1.25 space
Duplex	1 Bed	1 space	1 space
	2 Bed	1.5 space	1.25
	3+ bed	2 space	1.5

The number of spaces provided for any particular development should not exceed the maximum provision. The maximum provision should not be viewed as a target and a lower rate of parking may be acceptable subject to:

- The proximity of the site to public transport and the quality of the transport service it provides. This should be clearly outlined in a Design Statement submitted with a planning application.
  - The proximity of the development to services that fulfill occasional and day to day needs.
  - The existence of a robust and achievable Workforce Management or Mobility Management Plan for the development.
  - The ability of people to fulfil multiple needs in a single journey.
  - The levels of car dependency generated by particular uses within the development.
  - The ability of residents to live in close proximity to the workplace.
  - Peak hours of demand and the ability to share spaces between different uses.
  - Uses for which parking rates can be accumulated, and
  - The ability of the surrounding road network to cater for an increase in traffic.
- These criteria should be addressed as part of any Traffic and Transport Assessment and/or Workforce Plan in order to provide full justification for the number of spaces proposed.
- The maximum parking standards may also be varied in particular areas by the Planning Authority through planning mechanisms such as SDZ Planning Schemes, Local Area Plans or Movement Framework Plans and Area Access Studies.
- The development of car free housing may be considered in limited circumstances at the discretion of the Planning Authority. This may occur on small sites that have convenient access to high frequency public transport services and/or are located within a town or village centre. Residents of these developments (other than those in need of a disabled parking permit) may not be given access to parking permits.



Table 11.20: Minimum Space Standards for Houses

Type of Unit	Houses	Private Open Space
One Bedroom	50 sq.m	48 sq.m
Two Bedroom	80 sq.m	55 sq.m
Three Bedroom	92 sq.m	60 sq.m
Four Bedroom or more	110 sq.m	70 sq.m

Table 11.20 - South Dublin County Council Development Plan 2016-2022

The table opposite indicates the target gross floor area and the minimum floor areas for living, bedroom and storage areas likely to be required to satisfy requirements of normal living. Dwelling types are defined in terms of the number of bedrooms, the number of intended occupants and the number of storeys. The area of a single bedroom should be at least 7.1m<sup>2</sup> and that of a double bedroom at least 11.4m<sup>2</sup>. The area of the main bedroom should be at least 13m<sup>2</sup> in a dwelling designed to accommodate three or more persons.

The recommended minimum unobstructed living room widths are 3.3 metres for one bedroom, 3.6 metres for two bedroom and 3.8 metres for three bedroom dwellings and the minimum room widths for bedrooms are 2.8 metres for double bedrooms and 2.1 metres for single bedrooms.

DWELLING TYPE	TARGET GROSS FLOOR AREA (m <sup>2</sup> )	MINIMUM MAIN LIVING ROOM (m <sup>2</sup> )	AGGREGATE LIVING AREA (m <sup>2</sup> )	AGGREGATE BEDROOM AREA (m <sup>2</sup> )	STORAGE (m <sup>2</sup> )
<b>Family Dwellings - 3 or more persons</b>					
4BED/7P House (3 storey)	120	15	40	43	6
4BED/7P House (2 storey)	110	15	40	43	6
4BED/7P House (1 storey)	100	15	40	43	6
4BED/7P Apartment	105	15	40	43	11
3BED/6P House (3 storey)	110	15	37	36	6
3BED/6P House (2 storey)	100	15	37	36	6
3BED/6P House (1 storey)	90	15	37	36	6
3BED/6P Apartment	94	15	37	36	10

### AREAS OF PROPOSED DWELLING

TOTAL INTERNAL SPACE: 153.4SQM

TOTAL PRIVATE OPEN SPACE (WITHOUT THE BALCONY AND FRONT DRIVE): 68.7SQM

BEDROOM 1 - DOUBLE BEDROOM: 13.5SQM

BEDROOM 1 WIDTH: 3.250M

BEDROOM 2 - DOUBLE BEDROOM: 11.5SQM

BEDROOM 2 WIDTH: 3.215M

MASTER BEDROOM: 18.6SQM

MASTER BEDROOM WIDTH: 3.995M

LIVING ROOM WIDTH: 4.700M

LIVING ROOM: 17SQM

AGGREGATE LIVING AREA: 37SQM

AGGREGATE BEDROOM AREA: 43.6SQM

TOTAL STORAGE SPACE: 12.27SQM

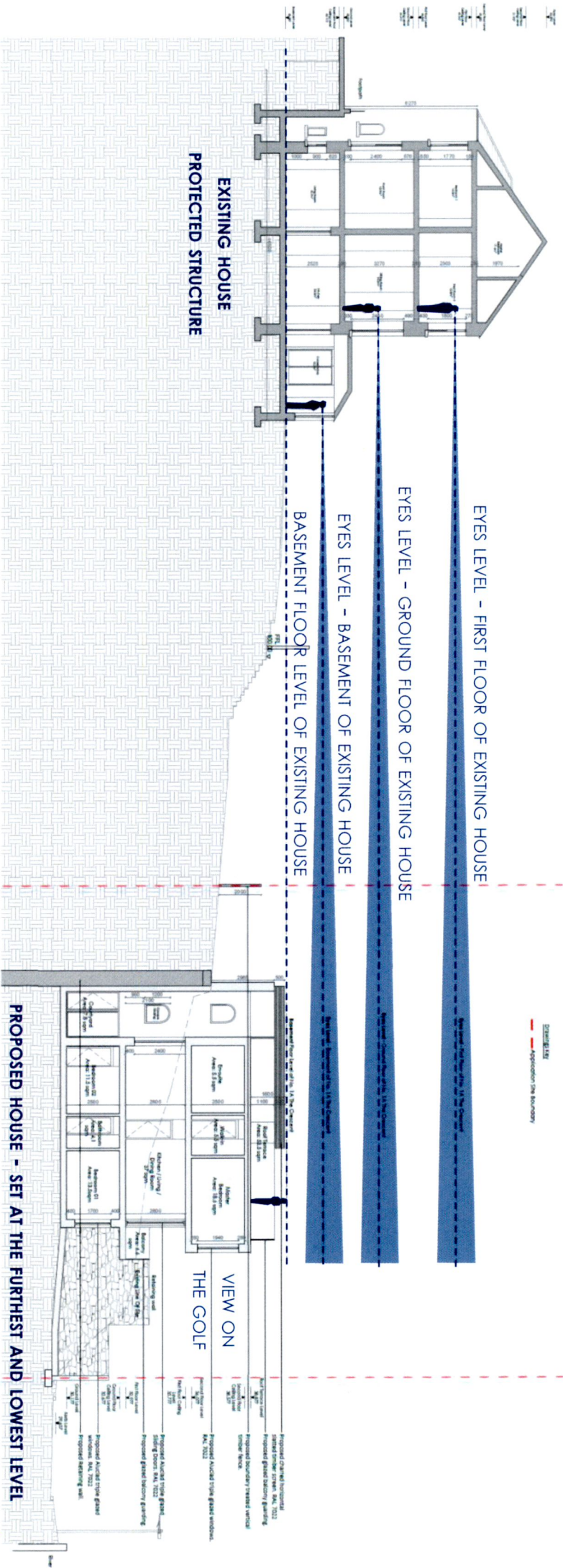
Proposed AREA's of Proposed Dwelling

AREA SCHEDULE	m <sup>2</sup>
SITE	159.5m <sup>2</sup>
Front Driveway	45.5m <sup>2</sup>
GROUND FLOOR	49.9m <sup>2</sup>
Storage	12m <sup>2</sup>
Foyer / Corridor	12.6m <sup>2</sup>
Bedroom 1	13.5m <sup>2</sup>
Bathroom	4.1m <sup>2</sup>
Bedroom 2	11.5m <sup>2</sup>
Office	4.6m <sup>2</sup>
Courtyard	7.8m <sup>2</sup>
FIRST FLOOR	51.2m <sup>2</sup>
Corridor	7.2m <sup>2</sup>
Toilet	2.8m <sup>2</sup>
Kitchen / Living / Dining Room	37m <sup>2</sup>
Balcony	6.6m <sup>2</sup>
SECOND FLOOR	52.3m <sup>2</sup>
Corridor	7.2m <sup>2</sup>
Storage Room	2.8m <sup>2</sup>
Master Bedroom	18.6m <sup>2</sup>
En-suite	5.5m <sup>2</sup>
Walk-in	5.5m <sup>2</sup>
Office / Storage	7.4m <sup>2</sup>
Terrace	7.4m <sup>2</sup>
ROOF TERRACE	53.5m <sup>2</sup>
<b>Total internal space</b>	
	153.4m <sup>2</sup>
<b>Total storage space</b>	
	9.5m <sup>2</sup>
<b>Total external private space without the balcony and front drive</b>	
	68.7m <sup>2</sup>
<b>Front Drive</b>	
	45.5m <sup>2</sup>

## COMPLIANCE OF THE MINIMUM SPACE STANDARDS FOR HOUSES - 1A THE CRESCENT LUCAN

Quality Housing for Sustainable Communities (2007)





**EXISTING HOUSE  
PROTECTED STRUCTURE**

EYES LEVEL - FIRST FLOOR OF EXISTING HOUSE

EYES LEVEL - GROUND FLOOR OF EXISTING HOUSE

EYES LEVEL - BASEMENT OF EXISTING HOUSE

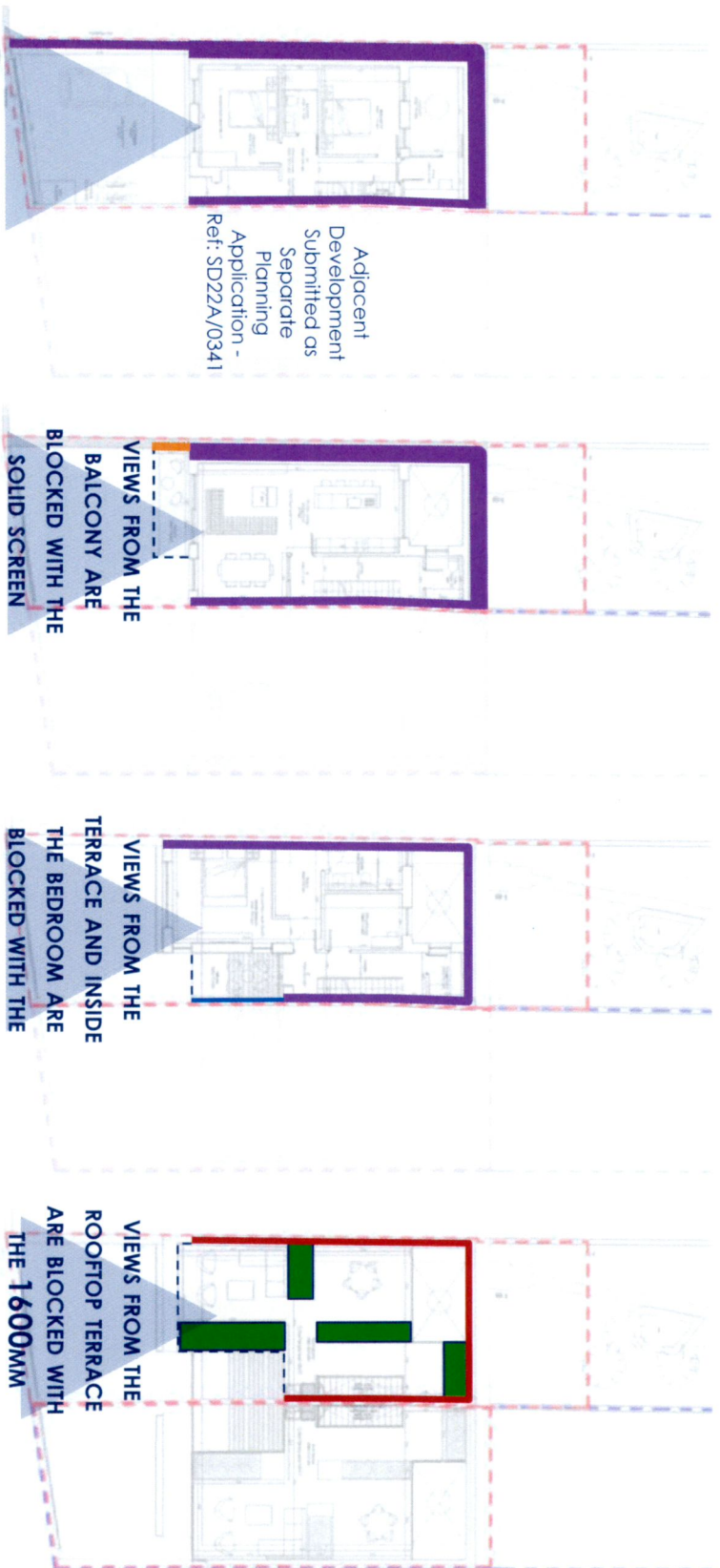
BASEMENT FLOOR LEVEL OF EXISTING HOUSE

**PROPOSED HOUSE - SET AT THE FURTHEST AND LOWEST LEVEL**

ARCHITECTURAL IMPACT ARE MINIMISED. THE NEW DWELLING DOESN'T INTERRUPT THE VIEWS FROM THE EXISTING HOUSE AT THE TOP

**VIEW ON  
THE GOLF**

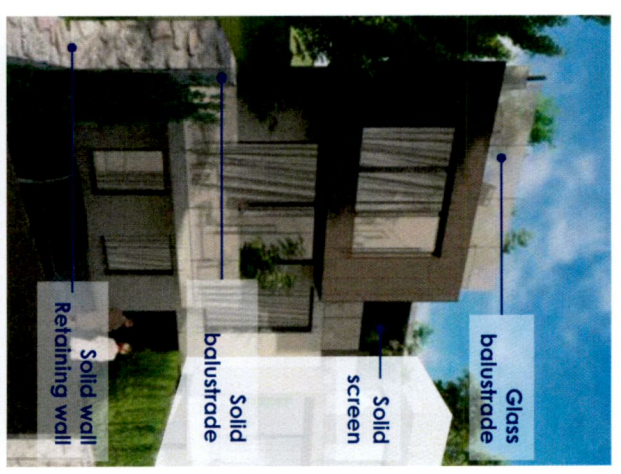




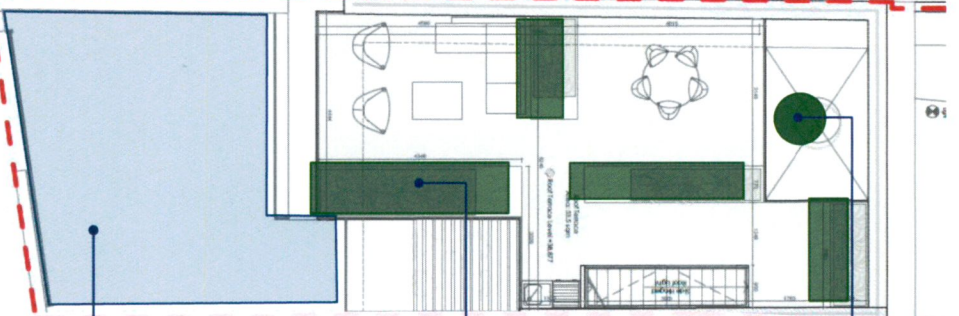
- Full height solid wall / Retaining wall
- Full height solid screen
- 1100mm height retaining wall and full height louvres above to underside of cantilevered bedroom above
- 1600 height semi open wall: 1100mm height solid balustrade + 500mm fence
- 1100mm height glass balustrade
- Medium height planter bed
- ▶ View on the Golf

**MINIMAL VISUAL IMPACT FROM THE ADJOINING PROTECTED STRUCTURES**

IMPACTS ON ADJOINING PROPERTIES ANALYSIS - 1A THE CRESCENT LUCAN







Terrace Floor Plan

**PERMEABLE PAVING AND GREEN / GARDEN ROOF FOR DRAINAGE AND IN ORDER TO REFLECT THE SITE CONTEXT**

DRAINAGE DESIGN STRATEGY - 1A THE CRESCENT LUCAN

Adjacent Development Submitted as Separate Planning Application - Ref: SD22A/0341



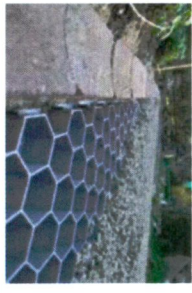
Tree in the courtyard



Planters bed



Permeable surface for the driveway





THE PROPOSED DEVELOPMENT, IS LOCATED WITHIN THE CURTLAGE OF THE **PROTECTED STRUCTURE**. NO. 1A THE CRESCENT, LUCAN (RPS REF. 095).

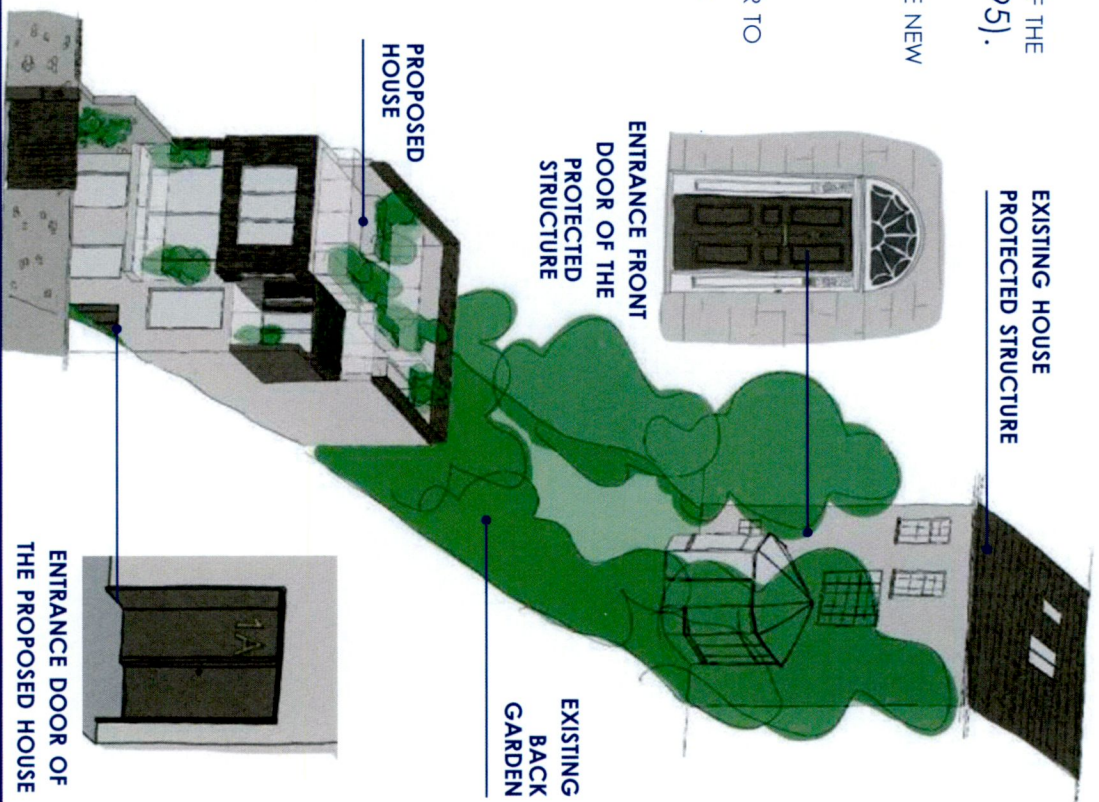
THE **LOCATION** AND THE **CONTEMPORARY**, **MINIMALIST DESIGN** OF THE NEW DWELLING MEANS THAT THE **PROTECTED STRUCTURES REMAINS EASILY IDENTIFIABLE AND THE DOMINANT STRUCTURE ON THE SITE.**

THE DESIGN **INTEGRATES INTO THE TOPOGRAPHY** OF THE SITE IN ORDER TO **REDUCE ITS IMPACT ON THE VIEWS** FROM THE PROTECTED STRUCTURE.

THE CONTEMPORARY DESIGN OF THE NEW DWELLING **REFLECTS THE PROTECTED STRUCTURES** GIVING A NOD TO THE EXISTING ARCHITECTURAL STYLE.

- PROMINENT ENTRANCE DOOR.
- LARGE VERTICAL WINDOWS.
- REAR PROJECTION ADJACENT TO COURTYARD MIMICS THE ENTRANCE PROJECTION OVER BASEMENT COURTYARD OF THE ORIGINAL HOUSE.
- THE DARKER EXTERIOR ON THE TOP FLOOR IS REMINISCENT OF THE DARK ROOF TILES.
- PROPOSED NARROW, 3 STOREY DEVELOPMENT.

DESIGN RATIONALE - 1A THE CRESCENT LUCAN



**NEW ELEMENTS HAVE BEEN INTRODUCED** IN ORDER TO **EMBRACE THE CONTEXT**, **THE VIEW OF THE GOLF COURSE** AND TO **SATISFY THE CONTEMPORARY AND SUSTAINABLE STYLE OF LIVING.**

- LIVING AREA ON THE FIRST FLOOR TAKING ADVANTAGE OF THE STUNNING VIEWS.
- LARGE OPENINGS IN THE LIVING AREA WITH A COVERED BALCONY FOR NATURAL LIGHT AND SHELTERED FROM THE WEATHER.
- MULTIPLE OUTDOOR SPACES WITH THE COURTYARD, BALCONY, TERRACE AND THE ROOFTOP GARDEN WHICH MERGE THE INDOOR / OUTDOOR SPACES.





CONCEPTUAL 3D - 1A THE CRESCENT LUCAN



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# ARGO

development studio

Thank you

