

SITE TO THE REAR OF NO.1A THE CRESCENT, LUCAN, CO. DUBLIN
PLANNING APPLICATION WRITTEN REPORT
09-2022



The proposed development is located within the curtilage of the protected structure, no. 1A The Crescent, Lucan, Co. Dublin (RPS ref. 095). Our client's, Siobhan and Dominic Mullee, owned the site to the rear of the existing house in no.1A The Crescent. They wish to develop their site to construct a new family home that has significantly less internal area, is more accessible, that is modern and more sustainable, while requiring less maintenance than the existing house.

SITE

The existing topography falls away from the basement level of the original house (+40.587) over three distinct garden levels. The proposed site will occupy the furthest and lowest level. This allows the new dwelling to sit discreetly within the rear garden at an excavated level of +30.177. A new vehicular access will be created onto the one-way R835 road, to the South of the site. The combination of the proposed development levels and the new entrance ensure minimal intervention, uninterrupted views and that the new structure is subservient to the existing terrace of houses.

LOCAL PRECEDENT / EXISTING STRUCTURES

In close proximity to the project site, there is an existing 2 storey, pitched roof, residential mews with painted sand cement render finish to the rear of no.6 The Crescent. There is also a 2 storey timber clad workshop unit to the rear of no.5 which has vehicular access onto the R835 roadway. Both buildings were constructed prior to my client's purchase of No.1 The Crescent which was over 30 years ago.

ACCESS & ROAD

We are proposing that a new access to the site be formed onto the R835 road. It is a one way road and is a minimum 4500mm wide for its section along the proposed site boundary. There is also a pedestrian footpath along the North side of the roadway which is a minimum 1200mm wide. To the South of the road, there is a grass verge with public street lighting. The road is drained by a number of stormwater road gullies on either side of the road surface. We have been informed that no stormwater below ground services exist along this roadway, so have assumed that these gullies drain directly to the water course, beyond the grass verge to the south.

The lines of sight achieve a minimum 41m uninterrupted view towards the direction of oncoming traffic.

DRAINAGE & SURFACE WATER

There is not sufficient space on the site to install a soakaway while still meeting the BRE Digest 365 separation requirements from the house and the road. Upon installation of a retaining structure, excavation and clearing of the lower level, we propose to complete a BRE Digest 365 infiltration test to evaluate the potential disposal of surface water onsite; we would then propose to install a permeable surface finish for the entire driveway area. In addition, allowing for 1/100 year stormwater attenuation, we intend to install circa 15m³ of proprietary modular storage units below ground with a discharge to the existing water course on the south side of the road. Flow rates from this discharge would be limited to pre-existing run-off values. Furthermore, the large raised planters proposed on the roof terrace will assist in controlling rainwater run-off from the roof level.

DESIGN RATIONALE

Contemporary & Sustainable Development

The proposed site is relatively confined so it was important to appropriately allocate the internal floor area and create private open space through thoughtful design. The compact layout for each floor ensures that space must be allocated primarily to habitable rooms while still providing adequate storage and circulation space. The courtyard to the rear provides natural light and ventilation to the rear of the building which would otherwise be enclosed by the retained earth of the adjacent sites.

By locating the primary living area on the first floor we have taken advantage of the stunning view over Lucan Golf Course, while large expansive openings provide ample natural light. Off the main living area, we have proposed a long balcony to the front elevation which is accessible via a full height sliding door, while off the kitchen area a large sliding door and juliet balcony will encourage cross ventilation of this open plan space during the warmer summer months. The balcony is covered by the cantilevered

bedroom above and there is on the side, the 1100mm height retaining wall with full height louvers above, and the full height enclosure of the rear courtyard will assist in reducing any overheating caused by direct sunlight.

We have integrated usable external spaces into the building mass which can be adapted to merge the indoor and outdoor environments. Due to the proximity to local public transport we are opting to provide a single car parking space in the front permeable driveway area, with the remaining space being allocated for bin & bicycle storage, some raised planter beds and access for below ground services. This zone will be secured via a stone wall and sliding metal/timber gate. We have also tested the space so that it will be capable of housing a temporary visitor car as required.

The rooftop garden will be accessed via a stair and rooflight access hatch and represents the main external family area, sheltered from the weather and overlooking. The large raised planter beds will facilitate our client's green fingers while providing further screening from the adjacent properties. The material palette is minimal and contemporary both inside and out. The proposed charred vertical timber cladding on the second floor and lighter off-white render finish below have similar tones to the original house on the upper terrace.

The use of triple glazed aluclad windows, an air to water heatpump with underfloor heating and renewable energy technologies will ensure a comfortable and sustainable family home.

Respecting the Existing Structure

Although the proposed contemporary design makes the new dwelling identifiable from the original protected structures along the terrace, it is also important that any proposed development along the southern boundary doesn't look out of context. Our scheme has been influenced by many characteristics of the original house.

- Reintroducing a random rubble stone wall to sympathetically tie into the existing rear boundary.
- Prominent and recognizable entrance door in relation to the rest of the house.
- Large vertical windows.
- The darker exterior cladding on the second floor is reminiscent of the dark roof tiles sitting above the lighter rendered walls.
- The proposed narrower, 3 storey massing is a modern take on the style of the original house.
- The rear projection adjacent to the courtyard area mimics the relationship between the existing entrance arrival projection and the below ground courtyard to the front of No.1A The Crescent. To enhance this similarity we have proposed to replicate the arched head detail on the windows which overlook the proposed courtyard.

Reduce visual impacts

The proposed dwelling is a contemporary design and will be constructed towards the end of the significantly terraced existing rear garden, below the basement floor level. This proposed topography reduces any visual impact that the new development will have on the existing terrace of houses along The Crescent from the South. We have also ensured that views from all floors of the existing house remain uninterrupted. In addition to the effective location choice and gradient, some architectural elements have been also introduced to assist further:

- Retaining wall with full height vertical timber louvers above to underside of cantilevered bedroom above for the balcony along the west side.
- Vertical solid timber wall with vertical louvers above have been included along the east side of the second floor terrace.
- Solid roof terrace parapet, coupled with a timber slatted screen that will interrupt views down to adjoining gardens. In addition, wall mounted planters with hanging plants will provide green screening to the section of rear elevation above the proposed boundary fence and planting, to further conceal the building mass.
- Large roof mounted planter boxes, the courtyard void and the rooflight access hatch inhibit access to much of the roof terrace perimeter preventing overlooking in these areas. The planting within these boxes will further screen views to and from the roof terrace.

Adjacent Site

Upon developing the scheme to the adjacent site to the rear of no.1 The Crescent, the owners of the site to the rear of no.1A requested that we consider a development similar in nature and materiality for their property. Adjacent Development of no.1 The Crescent, submitted as Separate Planning Application - Ref: SD22A/0341.