

South Dublin County Council  
Planning Department,  
County Hall,  
Town Centre,  
Tallaght,  
Dublin 24

Land Use Planning & Transportation

28 OCT 2022

South Dublin County Council

Attn: Senior Executive Planning Officer

24<sup>th</sup> October 2022

**Re: 18 Bancroft Grove, Dublin D24 W6DD/ Application for Planning Permission**

Dear Sir/ Madam,

On behalf of our Clients Eamon & Helen Prendergast, we would be obliged if you would consider the enclosed application for planning permission for the proposed works to their family home at 18 Bancroft Grove, Dublin 24. Drawings and documents are enclosed as follows:

- Planning Application Form
- Application Fee
- Copy of signed Site Notice
- Original copy of the newspaper advertisement published in the Irish Daily Mail Saturday 22<sup>nd</sup> October 2022
- Drawings Issue Sheet
- Schedule of Areas
- 6 copies of architectural drawings, incorporating a Site Location Map

No. 18 Bancroft Grove is a 4-bedroom semi-detached single-family dwelling in a mature estate dating from the 1960's, and is the home of Eamon & Helen Prendergast and their family. The house is situated on a large corner site of 656 sq. metres with a southerly orientation to the side gable facing Bancroft Close, and incorporates a large double garage to the south side.

The building is in largely "original" condition, and requires fundamental upgrading of the building fabric, building services, and interior fixtures and finishes. The internal configuration is typical of its period, with a series of modest disconnected living spaces with little direct access to the garden, and little penetration of the abundant available southerly light.

The proposal for the Ground Floor is to extend the living spaces to the side and rear, largely within the footprint of the former garage, to create a flexible semi-open plan configuration of Living/ Dining/ Kitchen spaces more consistent with modern family living, and with the Kitchen located at the "heart" of the reconfigured house. Removal of the double garage unlocks the available south-facing garden space to provide a wonderful private

sheltered amenity. This new side garden would have direct access from the proposed new living spaces, which will in turn avail of natural light from east, south and west throughout the day.

It is proposed to relocate the staircase at a right-angle to that existing, to make the Hall space more proportionate to the scale of the house, and to maximise the available southerly light penetration to the Ground & 1st Floors via the proposed sloping rooflight.

Proposed changes to the 1<sup>st</sup> Floor are minimal. Removal of the staircase will provide increased space to the landing, it is proposed to convert the 4<sup>th</sup> Bedroom for use as a family-sized Bathroom, with the existing Bathroom becoming a closet.

There is particular focus on the thermal performance of the existing structure. It is proposed to externally insulate all external walls, insulate the ground floor structure and attic space, and replace all windows and doors with thermally broken triple-glazed aluminium systems. All mechanical services are to be replaced with a thermostatically-controlled zoned heating system and humidity-activated extract ventilation systems.

The new addition is expressed in a contemporary forms and finishes, contrasting and complementary to the existing building. The palette of materials comprises self-coloured render finishes (over external insulation) to the new and existing external walls, powder-coated aluminium high-performance windows and doors, and matching powder-coated aluminium fascias and soffits to the roof overhangs. Relative to the site area of 656 sq. metres, the proposed total internal floor area of 175 sq. metres is relatively modest, does not increase the overall footprint of the building, and is consistent with the character of the existing mature neighbourhood.

We trust you find the application sufficiently comprehensive for your assessment, and look forward to your considered response,

Yours faithfully,



Colm Duggan

B.Arch. FRIAI Registered Architect

Accredited in Conservation Architecture at Grade 3

Encl.