

DESIGN STATEMENT

D435 -- KEVIN & AISLING DOHERTY

Proposed Extension & Renovation
46 Glendocher Drive, Rathfarnham, Dublin 16



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PROPOSED FRONT VIEW

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Introduction

This design statement has been prepared by McKeivitt King Architects to accompany the planning application for the extension and renovation of 46 Glendoher Drive at Rathfarnham, Dublin 16, for Kevin and Aisling Doherty.

Through this application, we put forward an innovative and imaginative design for the complete renovation and extension of the existing dwelling at 46 Glendoher Drive. The proposed new development will consist of the construction of a new two-storey extension to the front of the existing dwelling, including the conversion of the existing garage, construction of a new single-storey extension to the rear of the existing dwelling, alterations to the existing elevations and internal layouts, as well as all associated site works.

The objective of the new design are to create a contemporary family dwelling design of an excellent standard which will complement the existing context and contribute in a positive manner to the built heritage of Glendoher Drive.

This document explains the rationale and concepts behind the designs scale, proportion and materiality.

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Building Form

The approach to the design concept for this extension and renovation project has been primarily inspired by its context. It takes the idea of the 1960s flat roofed extension and reimagines it for contemporary family life.

A central line runs through the internal ground floor spaces in the proposal, connecting the sitting room to the back of the new extension. This informs the diagonal form of the back extension, creating a flexible open plan space to meet the needs of the modern family without overdeveloping the site.

Scale and Proportion

Both the front and back additions to the existing dwelling are in keeping with the scale of the surrounding dwellings, allowing for internal reconfiguration whilst being considerate to neighbouring properties. The general footprint of the dwelling is retained and slightly expanded upon, allowing for a balanced and unimposing addition to the streetscape that integrates with its context and provides architectural interest.

In terms of openings, the arrangements are simple in their composition with strong symmetrical features. The arrangement, proportions and composition of the openings reflects the design concept, mirroring the context by retaining the form of existing windows and maintaining the balance between these elements and the new additions.

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Wall Finishes & Colours

The proposed material palette for the scheme is chosen to integrate well with the existing streetscape. A small number of high-quality materials have been carefully selected for the new house design. The brick on the back extension is in keeping with many of the surrounding dwellings, while the materials chosen for the front extension provide a more contemporary addition to the environs, creating a strong contrast between old and new. The existing slates which are to be retained and a render finish on the existing walls integrate the dwelling further with its context.

Windows & Doors

The proposed openings have been carefully considered to maximise daylight into the dwelling while at the same time achieving a contemporary design and incorporating the existing form. The positioning of openings on the elevation and plan have been strategically located to articulate the elevation with appropriate proportions while at the same time bringing in daylight. Openings are simple in their composition and existing window forms have been retained where possible ensuring simple clean lines and integration with context.

Roofs, Gutters, Facias & Chimneys

The proposed eaves and roof detailing has been designed for clean lines and balance. A simple parapet roof and hidden gutters have been utilised ensuring simple clean lines and reduced maintenance. The existing gutters are to be removed and replaced to integrate with new additions and the chimney is also to be removed.

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Energy Efficiency & Sustainability

Sustainability and energy efficiency are also at the core of the new house design proposed.

Insulation and airtightness will be considered priority at detail design stage to achieve the highest possible energy rating.

Sustainable materials are to be used where possible throughout the construction of the new extension and renovation of the existing house.

PV and heat pump technology will also be incorporated.

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