

# DESIGN STATEMENT

Proposed Dwelling House

at

Crockaunadreenagh Road , Redgap , Rathcoole , Co.Dublin

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## 1.0 INTRODUCTION

This design statement is a written explanation of the design and should be read in conjunction with the other documentation submitted with the application. It outlines the research and design process behind the application. It incorporates research of the subject site and of its surroundings. The design is also cognizant of the points raised by South Dublin County Council Chief Executive Report (PR/0672/21) for Planning Register Reference SD21A/0073.

We respectfully submit that the subject proposal has been put together carefully and is considered in terms of the policies and objectives of the South County Dublin Development Plan. However prior to addressing these matters, it is useful to outline the planning context for the convenience of the planning authority.

## 2.0 DESCRIPTION OF THE SUBJECT SITE & VICINITY

The property is located in a primarily rural area, Redgap. The road contains a number of properties primarily detached dwellings on lands over .5 of an acre and farm buildings. Each property varies in age, architectural form, style and size. Land plots generally vary in size and proportion differentiated by their location on the road. Each boundary of land tends to be well defined with foliage and landscaping.

The site comprises circa 1.67 acres of land and is bounded to the north east and north west by the Applicant's family home and 8 hectares of land and associated stalls and agricultural service buildings which he leases from his parents. The land was previously used as part of a thoroughbred horse training and breeding establishment in which the applicant had managed for over a decade. The applicant now wishes to develop his stand alone thoroughbred breeding establishment.

To the South West is a two storey neighbouring dwelling, and to the south east by Crockaunadreenagh Road. There is a circa 2.6m high mature Leylandi Cypress hedge to the road boundary. The site is gently sloping from south east to north west.

### 3.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development includes the construction of a new dwelling house described within the description hereunder.

*Pearse McKiernan is applying for permission for the erection of a three bedroom detached dwelling house (233.6sqm), single storey, installation of a packaged wastewater sewage treatment system and polishing filter, stormwater harvesting tank and soakaways, well, new vehicular access, landscaping, and ancillary site works, all in association with equine business at Hillcrest House, Crockaunadreenagh Road, Red Gap, Rathcoole, Co. Dublin.*

A new recessed vehicular entrance is proposed with new selected hardwood timber gate opening inwards and sides bounded by fencing and planted with a new mixed species native hedgerow interplanted with native trees, all in accordance with the landscape proposals included with this planning application.

### 3.1 HOUSE DESIGN

The house forms and layout evolved from a detailed analysis of the site, orientation, aspect, clients brief and the points raised by South Dublin County Council (SDCC) Chief Executive Report (PR/0672/21) for Planning Register Reference SD21A/0073. Chapter 2.5.0, paragraph 8 (Rural House and Extension Design) of South Dublin County Council's Development Plan was carefully considered throughout the design process. The layout has been designed in compliance with Paragraph 5.3 Internal Layout and Space Provision of *Quality Housing for Sustainable Communities, Best Practice Guidelines* DoEHG (2007), to provide more than adequate room sizes and storage space for the enjoyment of its occupiers. The house is compact in design with minimal circulation space.

Taking on board the points raised in the SDCC Chief Executive Report we have made some changes from the previous application removing the first floor completely and changing the roofs to avoid any doubt about the traditional form of the dwelling proposed. The placement of the house now responds sensitively to the geometry and context of the site and is designed to be inconspicuous within the landscape. The vernacular house style is broken down into a series of traditional forms, varying in height, developed to integrate with the existing local heritage. The traditional form and finish of the most northerly and southerly roofs are connected by a flat green roof which is discreet and modest in nature, allowing the traditional low pitched roofs to be the principal form minimizing the overall scale of the house.

The finished floor level of the bedroom block is 2.2m below road level. The house follows the gradient of the site with the finished floor level of the kitchen/living block set down 3.1m below road level. The different floor levels respond appropriately to the natural slope of the site, thus avoiding intrusive engineering works and minimizing impact on the site's natural contours and drainage.

The roof ridges are substantially lower than the neighbouring house. The site is well screened due to the mature Leylandi Cypress hedging to the south east and south west boundaries. Existing and proposed landscaping will integrate the proposed dwelling house into the rural landscape.

The design of the proposed dwelling house is appropriate to the rural environment and thus will not impact on the sensitive landscape of the area.

### 3.2 MATERIALS

It is proposed to use traditional quality materials: with a combination of unpainted harling / wet dash walls, zinc rainwater goods and hardwood timber framed doors and windows. The selection of materials, colour and design are timeless, subtle and respectful of the rural character of the area.

### 3.3 AREA/ SCALE / HEIGHT

The proposed dwelling house is single storey and considerably lower than the neighbouring dwelling to the south west. It is well within the range of area, scale and height of the surrounding dwellings in the vicinity. The footprint of proposed dwelling house is at an appropriate scale to the overall size of the site.

### 3.4 OVERLOOKING

There is no overlooking of any neighbouring dwellings or gardens as the neighbouring dwelling to the south west is a substantial 56m from the proposed dwelling.

### 3.5 OVERSHADOWING

There is no overshadowing of any neighbouring dwellings or gardens. The neighbouring dwelling to the south west is a substantial 56m from the proposed dwelling. The mature Leylandi Cypress hedge on this boundary is higher than the proposed dwelling.

### 3.6 SUSTAINABILITY

The dwelling will be built to a very high standard and in accordance with current Building Regulations. The design is a considered response to the site and it's orientation, rooms are oriented and opened up to maximize passive solar gain. The applicant intends to install renewable sources of energy and energy efficient control systems which will result in low energy consumption. A green roof, water butts and rainwater harvesting systems are all incorporated into the design as part of the green infrastructure and sustainability. When completed the proposed dwelling house will have a Building Energy Rating of A2 or better.

### 3.7 SERVICES AND DRAINAGE

Foul drainage will be disposed of to a packaged wastewater treatment system and polishing filter, in accordance with EPA 2009 Code of Practice.

Please refer to the Appendix B: Site Character Form included as part of this application.

A new rain water harvesting system and soakaway is proposed for surface water drainage, to be designed and constructed in accordance with BRE Digest 365. The harvesting tank will supply water to toilets and washing machines and will also be used for irrigation externally. The soakaway will allow stormwater to be released back into the environment in a slow manner.

A new private well is proposed for water supply.

### 3.8 TREES & LANDSCAPING

As is evidenced in the photographs and the contiguous elevations, the site is well screened on the south east and south west sides by an existing mature hedge. It is proposed to retain the existing evergreen Leyland hedgerow in the short term, plant a new native hedgerow inside it on a berm. After 5 years its proposed to remove the evergreen hedgerow and plant another native hedgerow in its place. See the landscape section drawing for details.

### 3.9. OFF-STREET CAR PARKING.

Provision has been made for the provision of at least 2No. Offstreet Car Parking spaces, with adequate circulation area.

### 4.0 CONCLUSION

The Architectural style in Redgap varies and tends to remain in the single storey, storey and a half style and 2 storey with traditional pitched roofs along with agricultural buildings. The design proposed is a simple traditional building that comprises a carefully curated collection of traditional forms, which will sit modestly and inconspicuously in it's rural setting and becomes engrained in this landscape, protecting the natural character. It will not detract from the residential or visual amenities of the area by way of overlooking, overshadowing, bulk, scale or height. The design responds appropriately and sensitively to its surrounding rural and mountain context, it is designed and sited to minimize impact on the landscape and environment.

We respectfully request South Dublin County Council to assess the subject application on its own individual merits and to grant permission for the proposed development, in the context of good planning practice, and the proper planning and sustainable development of the area.