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LYNBROOK  
PROPOSED 2NO. DWELLINGS

WHITECHURCH RD, DUBLIN

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ARCHITECTURAL DESIGN  
STATEMENT, SITE ANALYSIS &  
PLANNING REPORT

October 2022



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BROCK FINUCANE ARCHITECTS

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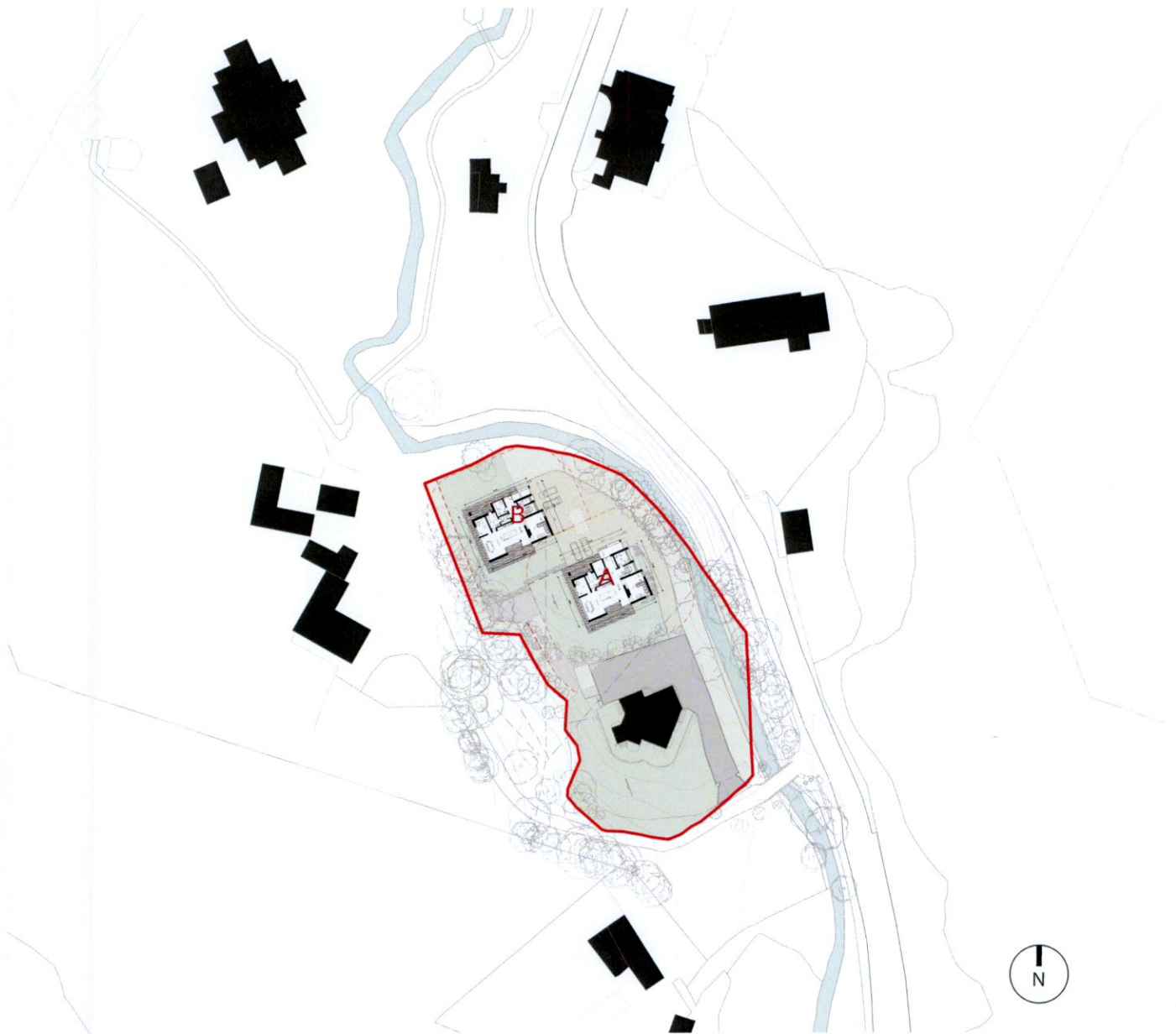
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Site Plan of Proposal

## 1.1 SUMMARY OF PROPOSALS

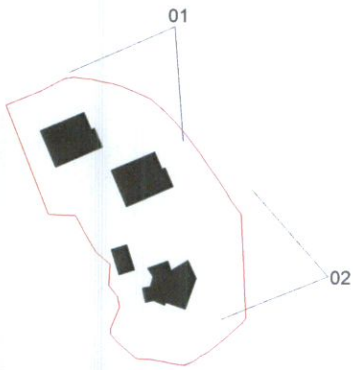
The development will consist of two no. 2 storey dwellings and associated site works on the site of and adjacent to an existing 2 storey dwelling (known as Lynbrook)  
The existing dwelling is to remain.

Proposed Dwelling A: 4 bedroom, 241 sqm

Proposed Dwelling B: 5 Bedroom, 240sqm

Access will be by an existing driveway from the Whitechurch Road serving the existing dwelling on the site. The existing driveway will be extended to serve the proposed dwellings.





01 Aerial View of Proposal Looking West



02 Aerial View of Proposal Looking North



## 2.0 THE SITE







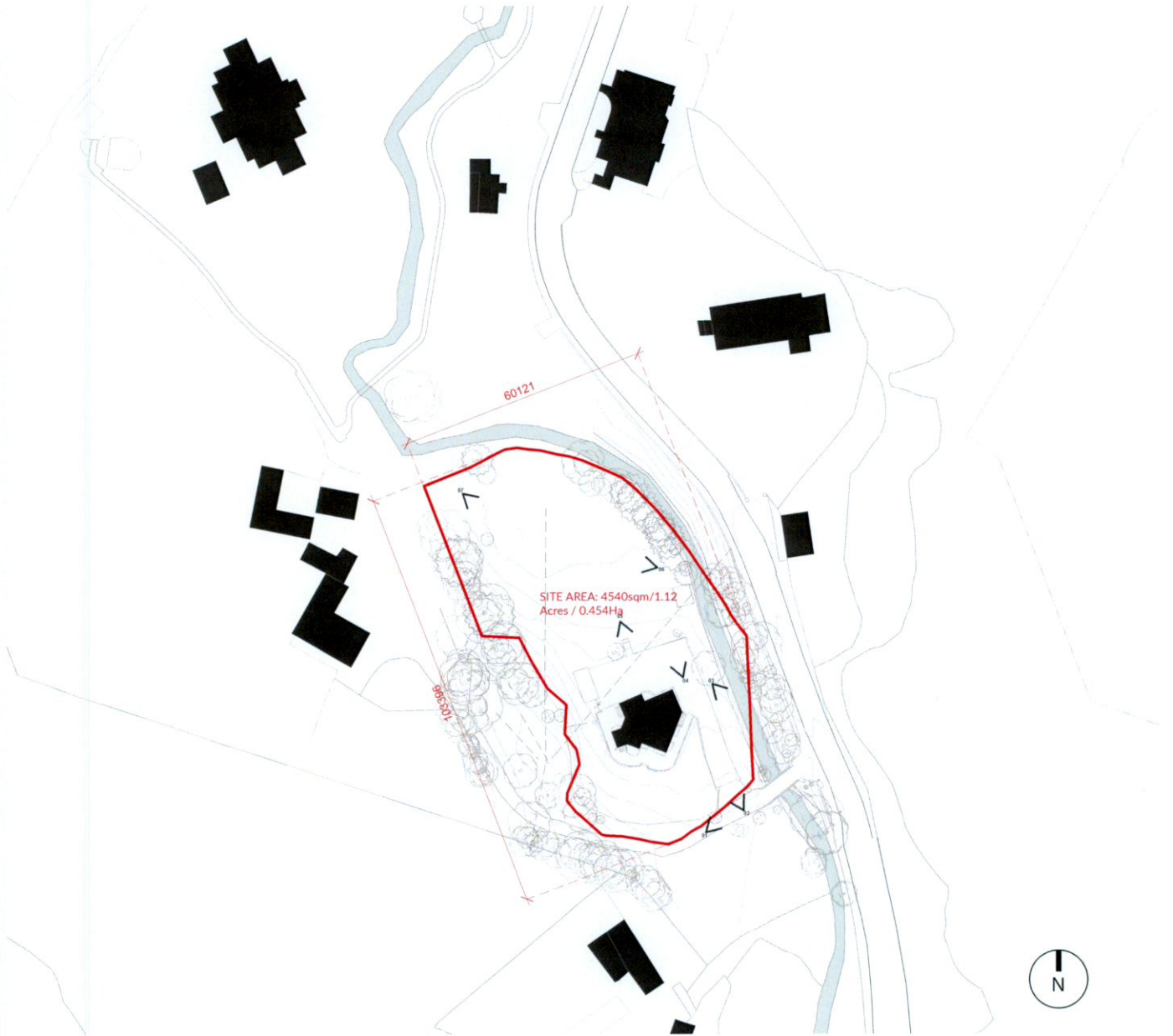
Aerial View of Lynbrook looking North, Circa. 1992

## 1.2 DEVELOPMENT BACKGROUND AND CONTEXT OF PROPOSAL

The owners of Lynbrook, Marline and Sean Lynch, built the existing house on family lands in 1991. The proposal, and the subject of this planning application, is to develop and provide a modern family dwelling for each of the two daughters of the owners, Ciara Lynch and Nicola Lynch (the applicants) and their families. The ambition of the proposal is to deliver an appropriate and considered response to the site while ensuring that residents of the new dwellings, and the existing dwelling, enjoy the benefits of sustainable living in an accessible and visually attractive environment.







Existing Site Plan

## 2.1 SITE LOCATION

Lynbrook, Whitechurch, Rathfarnham, D16 T2P7

The site, of 0.454 hectares, is located 9km southwest of Dublin City Centre, c. 150m north of the M50, west of Marley Park. Access to the site is via Whitechurch Road.

## 2.2 SITE DESCRIPTION

The site is bounded to the east by the 'Whitechurch Stream', to the north by a dwelling, to the West by a vacant dwelling/ farmland and to the south by a vacant dwelling.

The site comprises of a detached two-storey house (Lynbrook) in a grassland setting with treelined boundaries. The site is relatively flat with a slight gradient sloping towards the Eastern boundary and stream with a more pronounced upwards gradient to the West boundary along the tree line.

**Site Area:** 0.454 hectares

**Primary Site Dimensions:** 103m x 60m

**West to East Level Change:** 2.5m

**South to North Level Change:** 3m

**Existing House Area:** 230sqm



## 2.3 SITE PHOTOS



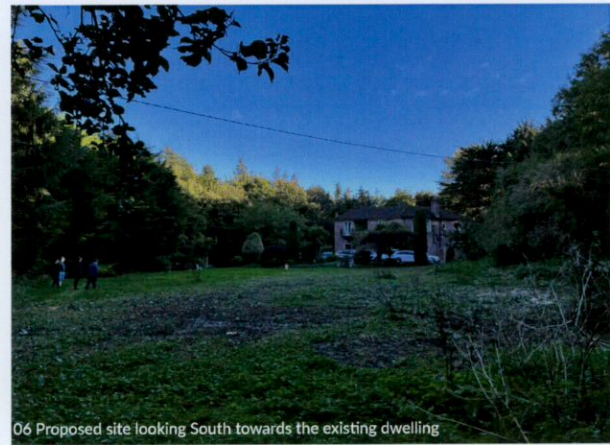
01 Existing Entrance to Site (Whitechurch Road in background).



05 Existing Detached 2 Storey Dwelling on site (Lynbrook).



02 Whitechurch Stream along Eastern Boundary.



06 Proposed site looking South towards the existing dwelling.



03 Main Entrance.



04 Parking of existing dwelling (and site of proposed extension of driveway).



06 Proposed site looking North.



## 2.4 CONTEXT / LOCAL CHARACTER & BUILT HERITAGE

The area is predominately residential in character. There are also educational and religious uses along Whitechurch Road.

There are a number of protected structures adjacent to the site along Whitechurch Road. To the East of the site there is a "Cross Base Fragment" which is a protected structure (RPS No: 352) and a recorded monument under ref. DUO22-031. The "Stone Church, School, Graveyard and Gateway" located to the west of Whitechurch Road opposite the site is a protected structure (RPS No: 354).

The proposed development is sited at a significant distance (36m-57m) from these protected structures and is such considered not to have any negative impact.

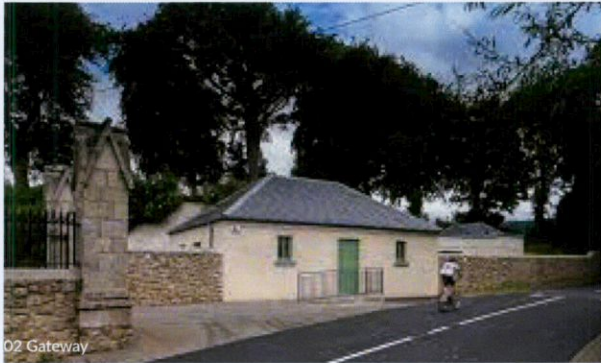




## 2.5 Context Photos



Whitechurch National School



02 Gateway



03 Whitechurch



04 Graange Golf Course



05 Marlay Park

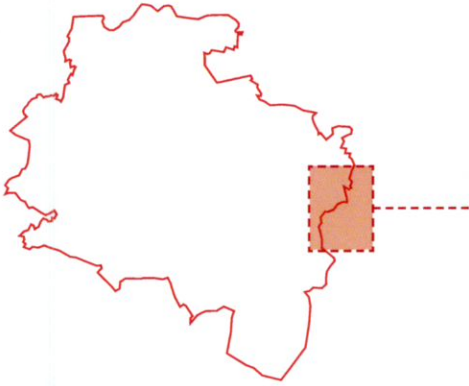


06 Whitechurch Road



07 Whitechurch Stream

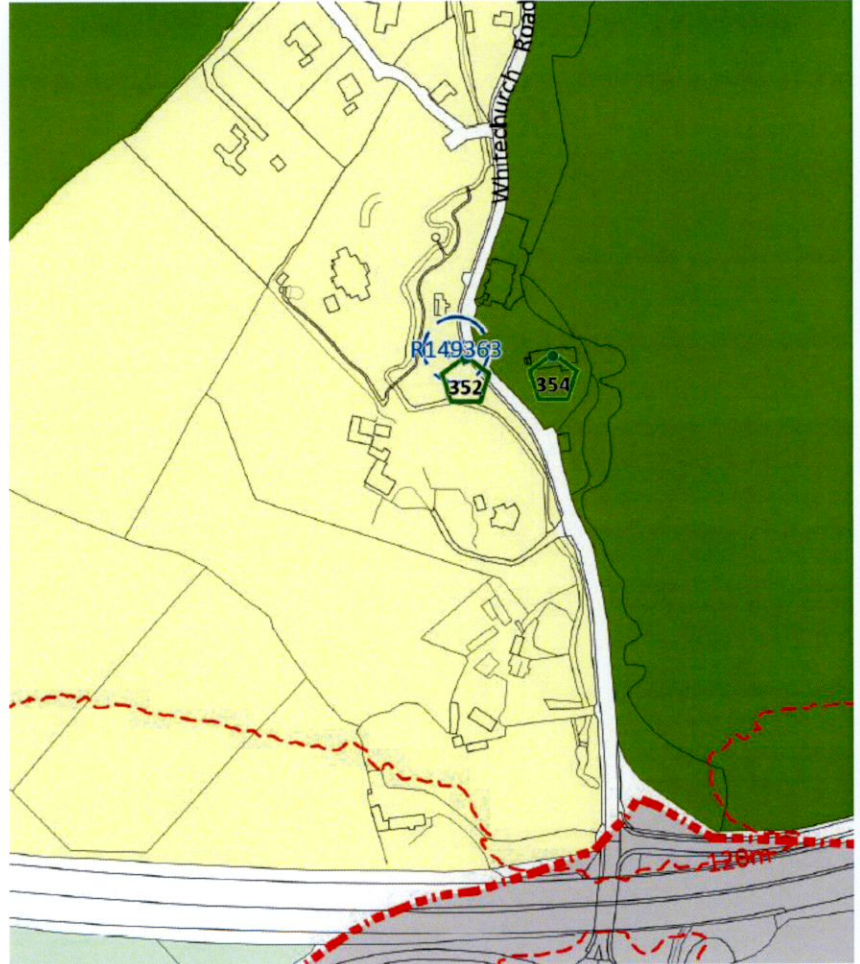





**South Dublin 2022-2028**  
 County Development Plan  
 Written Statement



2022-2028 SDCDP



2022-2028 SOUTH COUNTY DUBLIN DEVELOPMENT PLAN MAP 10 EXTRACT

## 2.6 PRE-PLANNING MEETING

A pre-planning meeting was held via telephone on the 2nd of September 2021. The reference for the meeting is PP059/21.

## 2.7 PLANNING POLICY CONTEXT

The current statutory plan for the subject site is 2022-2028 South County Dublin Development Plan. The site is zoned under 'Objective RES - To protect and/or improve residential amenity'.

The Council Policy for this proposal falls under sections 6.8.1 Infill, Backland, Subdivision and Corner Sites and 12.6.8 Residential Consolidation

In particular section 'Corner/Side Garden Sites'. Development on such sites should still meet the criteria for infill

development in addition to further criteria such as:

*'The site should be of sufficient size to accommodate an additional dwelling(s) and an **appropriate set back** should be maintained from adjacent dwellings';*

*The dwelling(s) should generally be designed and sited to match the building line and respond to the roof profile of adjoining dwellings;*

*The architectural language of the development (including boundary treatments) should respond to the character of adjacent dwellings and create a sense of harmony. **Contemporary and innovative proposals** that respond to the local context **are encouraged**, particularly on larger sites which can accommodate multiple dwellings,*





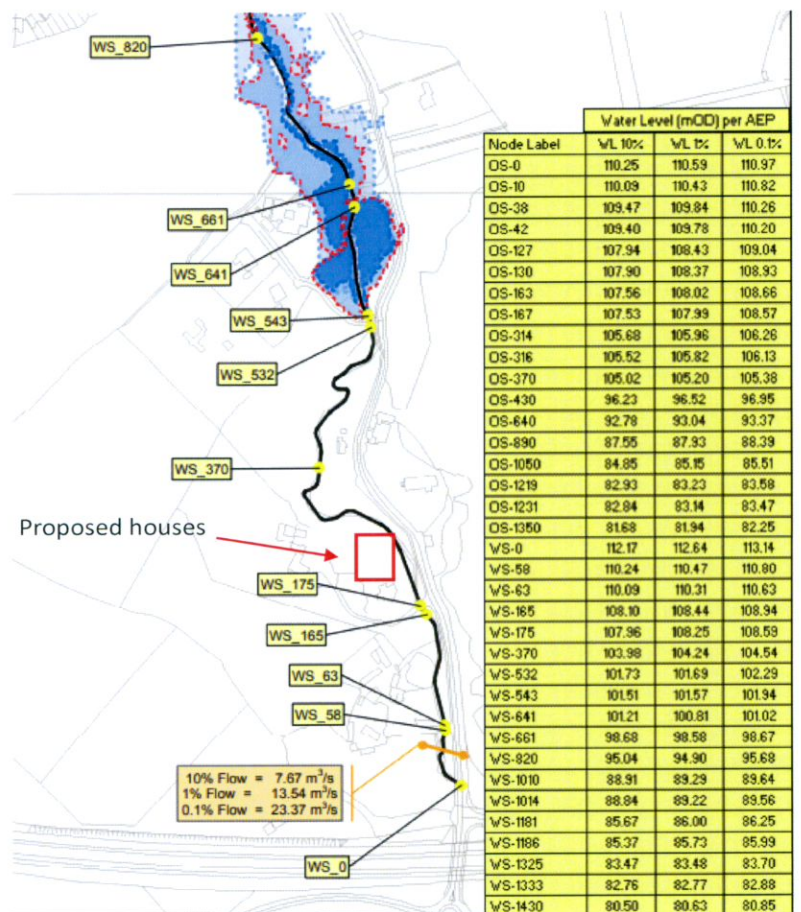
## 2.8 WHITECHURCH STREAM

Forming part of the five main tributaries of the River Dodder, the 7.7km Whitechurch Stream rises between Tibbradden and Kilmashogue Mountains. It flows north-erly through Marley Park and St. Enda's Park, onto Willbrook, where it meets the Owendoher River. Flowing through parkland and urban areas, the Whitechurch Stream includes a large number of bridges, culverts and weirs.

The Council Policy for the stream on site falls under Policy G3 'to ensure the protection, improvement or restoration of riverine floodplains and to promote strategic measures to accommodate flooding at appropriate locations, to protect ground and surface water quality and build resilience to climate change' Under section G3(ii) a ten metre set back is required from the top of the stream bank to maintain a biodiversity zone.

This ten metre setback is applied to the proposal.

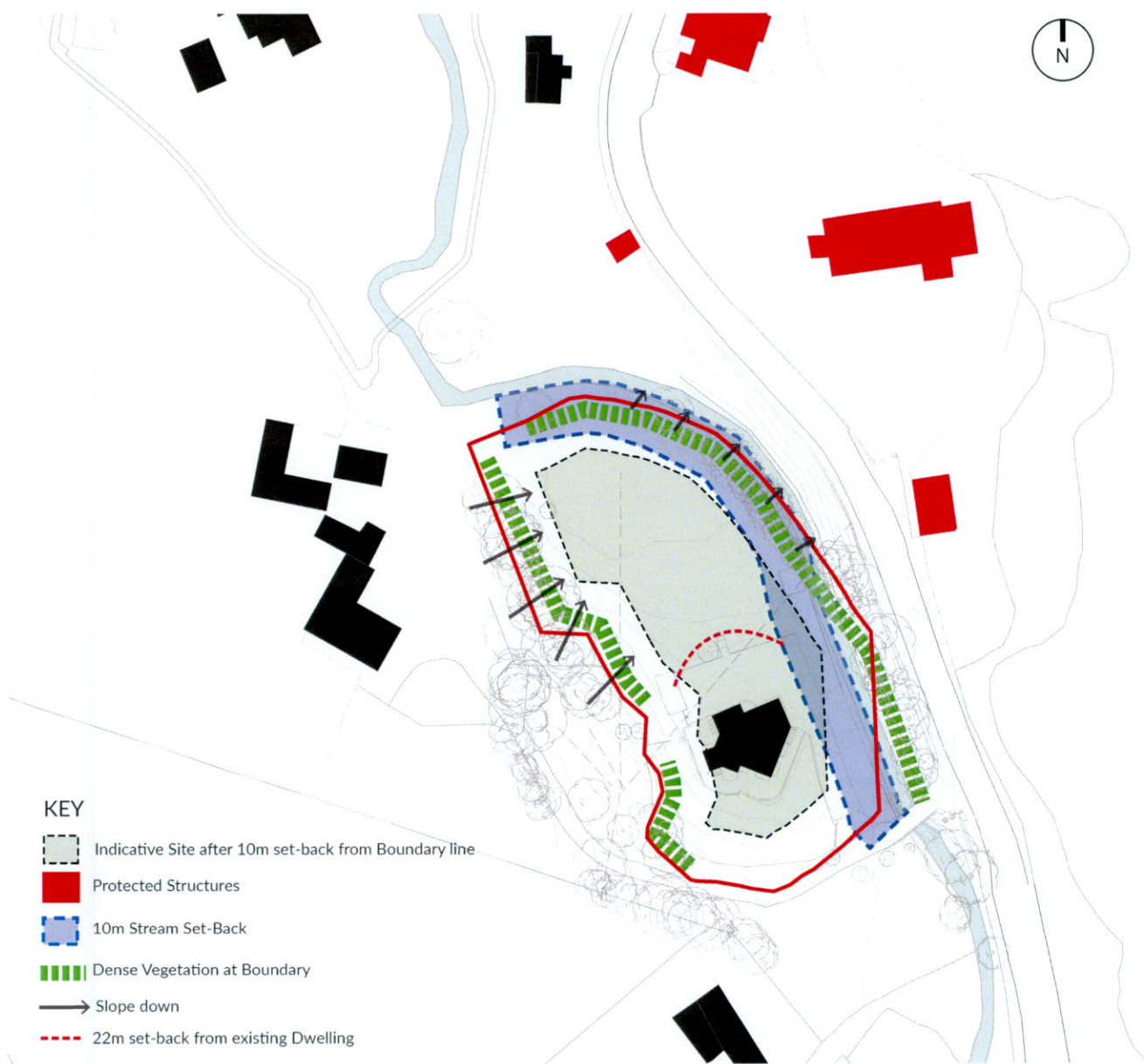
**Note:** The finished floor levels of the proposed dwellings have been set in response to the site flood risk assessment- please see engineers report for more information.



Extract from Dodder Catchment Flood Risk assessment and Management Study







## 2.9 SITE ANALYSIS & CONSTRAINTS

### 1. Levels

While the levels on the proposed site slope gently towards the river there is a more pronounced upwards gradient to the West boundary along the tree line. The levels drop approximately 2.5m x West to East and 3m South to North across the site.

### 2. Environmental Buffer to River

A 10m set back is required from the river under the SCDDP Objective G3. This reduces the useable area of the site.

### 3. Existing Dwelling

The existing dwelling (230sqm) is to be retained on site as part of the proposed development. Any new dwelling will require a sufficient set-back for privacy purposes (22m as per

section 11.3.1 (v) from SDCC Dev Plan), In addition there should no negative effective on the private amenity of the existing dwelling, the privacy and current light levels.

### 4. Existing Trees / Vegetation

The boundary of the site is bounded by a mixture of coniferous and deciduous trees and vegetation. Generally, new development will be 10m from significant trees.

### 5. Protected Structures

There a number of protected structures in the vicinity of the site, in particular PS no.352, which is recorded as a national monument. The proposal must take these into consideration.

### 6. Drainage

Adequate distances from drainage infrastructure is required. See Engineers drawings for further detail.



## 2.10 SITE ANALYSIS - SITE CAPACITY

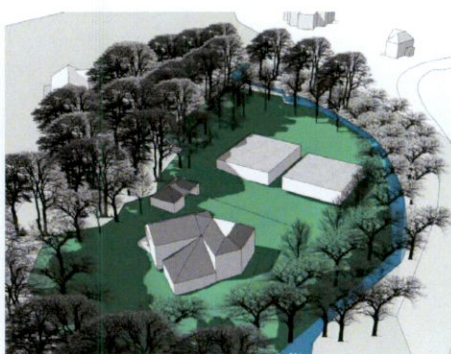
A series of feasibility studies were carried out to determine the capacity of the site to accommodate family dwellings of varying size whilst maintaining the appropriate set-backs.



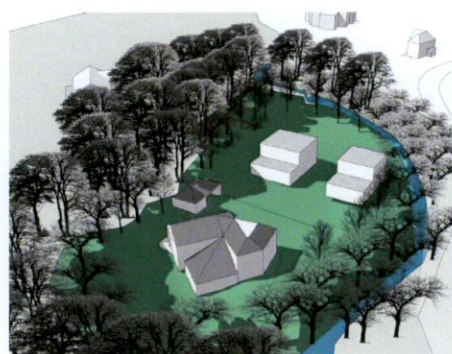
AERIAL VIEW OF SITE

*'The site should be of sufficient size to accommodate an additional dwelling(s) and an **appropriate set back** should be maintained from adjacent dwellings'*

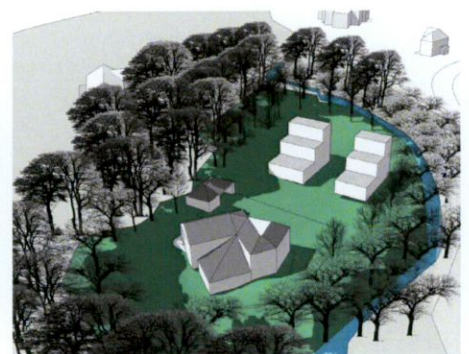
SECTION 12.6.8, 2022-2028 SCDDP



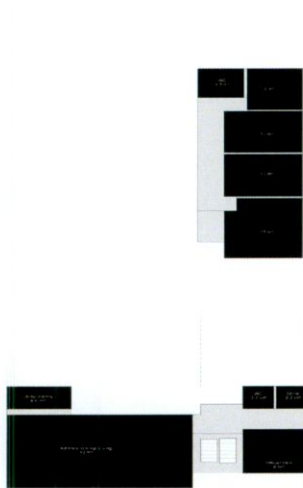
SINGLE STOREY



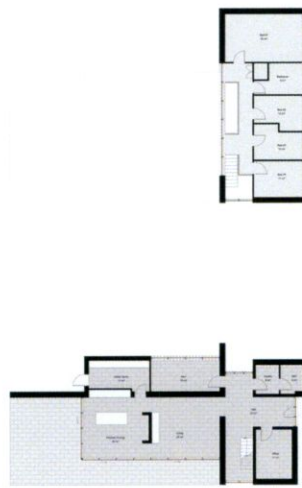
STEPPED 1 & 2 STOREY



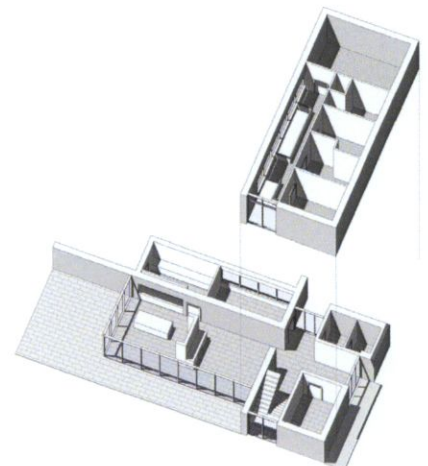
STEPPED 1, 2 & 3 STOREY



HOUSE OPTION 01 - 185sqm

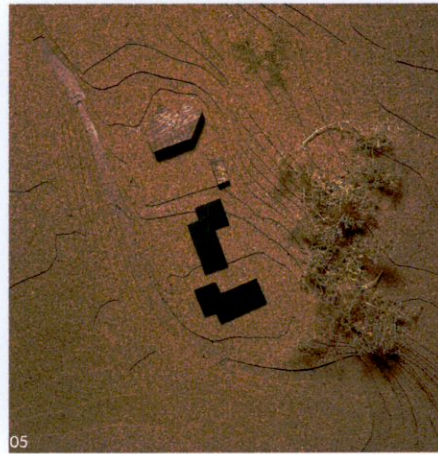


HOUSE OPTION 02 - 250sqm



HOUSE OPTION 03 - 250sqm





DWELLING SIZE AND SITING MODEL STUDIES

### 3.1 DESIGN APPROACH - SITE

The following objectives have been identified through our assessment of the constraints and opportunities of the site alongside council policies.

- **Respect existing boundaries and river - set back**  
The proposed dwellings are sited back 10m minimum from the stream bank and 22m from the existing dwelling.
- **Protect the external amenity of the existing dwelling**  
The existing dwelling maintains 896sqm of private amenity space in the proposal. The 2 new dwellings will have 379sqm and 380sqm of private amenity space, which is above the requirements set out in Table 11.20: Minimum Space Standards for Houses, in the CDP
- **Scale and Massing - contextual response**  
The proposed dwellings are designed to respond thoughtfully to the scale and massing of the existing dwelling on site.
- **Maintain Privacy of Existing and Proposed**

The new proposals are set back a minimum distance of 20m from the existing dwelling on site to maintain the privacy levels of the existing dwelling. In addition the two new dwellings are staggered on site to provide adequate privacy levels in respect to each other while adhering to the 10m distance between each other and the 10m stream set-back.





### 3.2 ACCESS & PARKING

Access to the site is via an existing driveway from the Whitechurch Road from the south eastern corner of the site. It is proposed to maintain the existing access as is and extend the existing driveway to provide access to the new dwellings.

Two car-parking spaces are to be provided in the new driveway area for each dwelling. (i.e. 4 total) and two bicycle spaces are to be provided for each dwelling (i.e. 4 total)







### 3.3 MASSING, HEIGHT & ORIENTATION

The proposal is for 2 storey dwellings which aligns to the established building frontage on site and those of the wider area. The massing of the new proposals are similar in size to the existing dwelling and the facade is staggered to reduce the overall massing of the proposals.

The overall height of both dwellings are kept below that of the existing house through careful consideration of the sites levels by using the slope to stagger the ground levels of the proposals. This approach together with the siting of the proposals ensures that there is no negative effective on the existing dwelling in terms of loss of light, overshadowing and loss of privacy.

The new dwellings are located on a East-West Axis both in

reponse to the oiretation of the existing dwelling and in order to maximise natural light with the main living and kitchen areas located on the southern facade and ancillary areas to the North.

The massing, height and siting of the new proposals have been designed as to minimise any negative effect on the protected structure nearby. The lower levels of the site and dense boundary foliage also aids in this respect.

*The dwelling(s) should generally be designed and sited to match the building line and respond to the roof profile of adjoining dwellings;*





### 3.4 DWELLING DESIGN

The dwellings have been designed in accordance with Quality Housing for Sustainable Communities Guidelines, DEHLG (2007) and SDCC Development Plan.

The buildings are orientated on a East West axis with the main living areas facing south and ancillary areas to the North providing a further layer of privacy to each dwelling.

The entrance is located on the Eastern facade adjacent to the new driveway approach. A concrete canopy signifies the entrance and provides shelter. The rear entrance is also covered by the recess in the building volume.

Full height windows are proposed on the southern and Western facade at ground floor level. Window opening are positioned to take full advantage of the views beyond. Each dwelling will have patio areas accessed directly from the kitch

-en and the main bedroom has a balcony.

A double height entrance space is proposed in House A with large window at the stairs on the East facade to draw the morning light into the hall and kitchen beyond and offer views out from the first floor landing. In house B the double height entrance is omitted to provide an extra bedroom; the double height space of the stairs is maintained.

The living area is lowered below the main level of the house to provide a greater floor to ceiling height while also considering the overall massing and height of the dwelling.





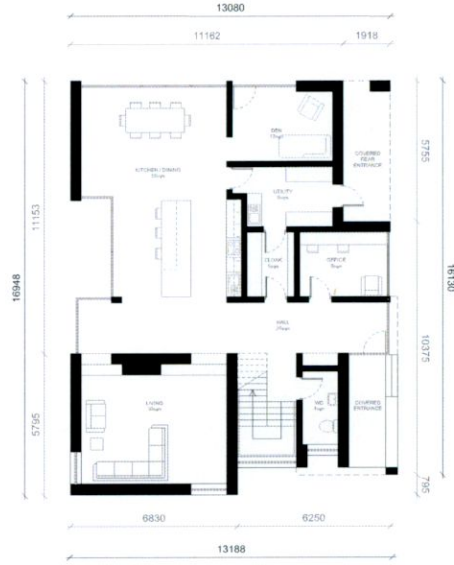
LEVEL 01



LEVEL 01



LEVEL 00



LEVEL 00

**HOUSE A - 4 BED DWELLING**

Area - 241sqm

Schedule of Accomodation

**Level 00**

- Living - 30sqm
- Kitchen /Dining - 26sqm
- Hall - 26sqm
- WC - 4sqm
- Office - 9sqm
- Cloak - 5sqm
- Utility -5sqm
- Den - 12 sqm
- Rear Covered Entrance - 11sqm

**Level 01**

- Bedroom 01 - 18sqm
- Bedroom 02 - 13sqm
- Bedroom 03 - 9sqm
- Bedroom 04 - 7sqm
- Main WC - 7sqm
- Landing - 11sqm

**HOUSE B - 5 BED DWELLING**

Area - 240sqm

Schedule of Accomodation

**Level 00**

- Living - 30sqm
- Kitchen /Dining - 26sqm
- Hall - 26sqm
- WC - 9sqm
- Office - 9sqm
- Cloak - 5sqm
- Utility -5sqm
- Den - 12 sqm
- Rear Covered Entrance - 11sqm

**Level 01**

- Bedroom 01 - 18sqm
- Bedroom 02 - 10sqm
- Bedroom 03 - 9sqm
- Bedroom 04 - 7sqm
- Bedroom 05 - 9sqm
- Main WC - 7sqm
- Landing - 11sqm





3d View - East Facade



3d View - South Facade



South Elevation Sketch





East Elevation Sketch



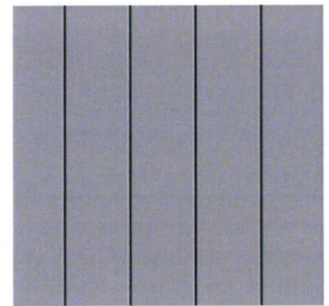
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Weathered Timber Cladding



Concrete



Seamed Metal Roof

### 3.5 MATERIALS

The simple palette of materials that articulate the local context and existing house on the site; the proposal to adopt a similar palette of materials and offer a scheme that is in keeping with the local area, whilst providing a well-mannered and contemporary addition.

A mix of plastered masonry and timber cladding is proposed to principal elevations with brick features to site elements.

Rendered masonry and glazed elements are proposed to the ground floor walls to express solidity and transparency respectfully. Window openings and solid walls are arranged to provide privacy to both the existing dwelling and the other proposed dwelling.

The timber cladding is applied predominately to the first floor and extends to the ground on 3 sides to reduce the visual mass of the house. Timber can be found in fenestration elements of the surrounding protected structures and reflects the trees bounding the site.

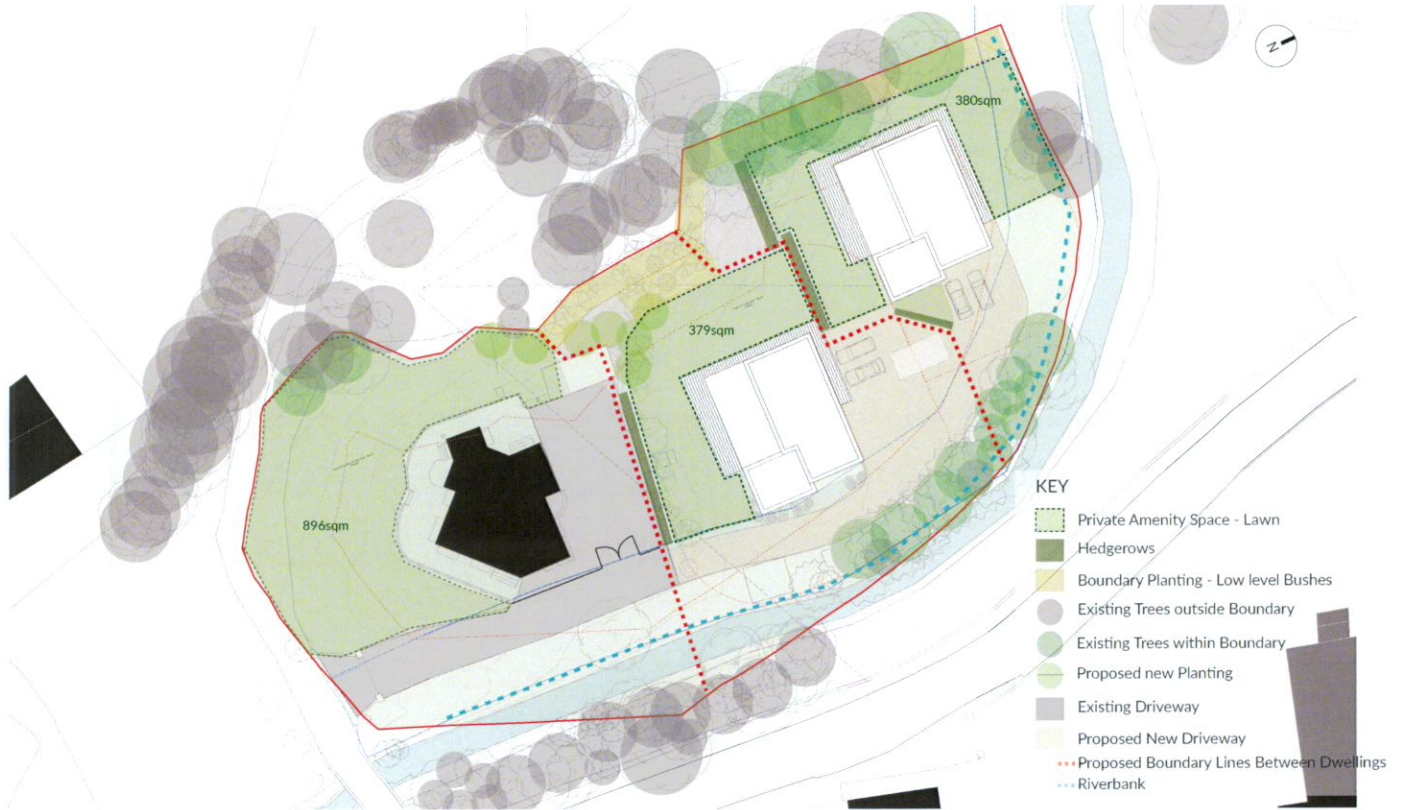
### Massing & Roofs:

To respect and reflect elements on the stepped nature of the existing Lynbrook house and surrounding buildings, the proposed roof forms and building volumes are organised in consideration of the overall sculptural composition of the houses.

The first floor, with a seamed metal roof of low gradient, is arranged as a set-back to the ground floor volume with the living room form acting as a high single storey solid element. The entrances to both houses are covered by overhanging concrete canopies with corresponding canopies to the kitchen/ dining areas on the South and West Elevations. The roofs of the living room and kitchen/ dining areas are proposed as sedum and seamed metal to be visually attractive and in keeping with the character of the site when viewed from the first floor of the new dwellings or from the existing dwelling.

The combination will provide a building that is contemporary yet respectful of its context.





### 3.6 LANDSCAPING

The landscaping key design principle is to provide suitable private amenity space to the existing and proposed dwellings while protecting the whitechurch stream on site.

It is proposed to maintain the existing trees on site, in particular those located along whitechurch stream.

A simple robust planting palette will be utilised which offers sensory qualities, complements the existing landscape setting, provides a secure defensible curtilage, contributes to local biodiversity and minimises on-going maintenance.

Private patios are proposed to provide direct access to the external amenity with views into planting incorporating wild flower strips and nectar-rich planting to attract pollinating insects and other wildlife into the garden. Ornamental Hedgerows will be used to define the boundaries between the houses and maintain privacy levels.

The existing boundaries of the site are formed by the natural environment to the North, East (stream) and West (dense vegetation). These will be maintained as is. The existing wall on the southern boundary to the existing dwelling will also remain as it.

### 3.7 DRAINAGE

**On-site waste water and surface water treatment are proposed for each house. Please refer to engineers report/drawings for detailed information.**





#### 4.0 SUMMARY

The proposals represent a building of high quality and high standards, in accordance with Quality Housing for Sustainable Communities Guidelines, DOEHLG & SDCC Development Plan. The design is well related, in terms of scale and design, to the existing dwelling on site and to the area surrounding the site. The proposals incorporate appropriate provision for access, parking and amenity.

The qualities of the proposals are summarised below:

- Encourages best use of building land and optimal utilisation of services and infrastructure in the provision of new housing
- Provides a building form that responds to the constraints of the site, whilst respecting the existing qualities within the surrounding context in terms of its scale, massing and materials
- Provides generous amount of amenity space for all dwellings within the scheme appropriate for the recreational needs of the residents
- Aim to ensure that residents of the proposed dwellings, and the existing dwelling, can live sustainably in an accessible and visually attractive environment.



