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ARCHITECTS

Architectural Report

Site Adjacent to 31 Croftwood Drive

Ballyfermot

Dublin 10

D10 V124

3RD December 2019

project no. **1852**

ARCHITECTURE
DESIGN
PROJECT MANAGEMENT

1.0 Introduction

This architectural report is in relation to the site located at 31 Croftwood Drive, Ballyfermot, Dublin 10. The development will comprise of a new end of terrace 2 storey dwelling (95.7m²) adjacent to 31 Croftwood Drive along with a new vehicular entrance off Croftwood Grove, a new pedestrian entrance off Croftwood Drive along with new boundary walls and all associated site works.

This report should be read in conjunction with following drawings submitted with the planning application:

- 1852-OBFA-A-ZZ-PLA-A-1000 SITE LOCATION PLAN
- 1852-OBFA-A-ZZ-PLA-A-1001 SITE LAYOUT PLAN
- 1852-OBFA-A-ZZ-PLA-A-1002 PROPOSED FLOOR PLAN
- 1852-OBFA-A-ZZ-PLA-A-1003 EAST ELEVATION
- 1852-OBFA-A-ZZ-PLA-A-1004 WEST ELEVATION
- 1852-OBFA-A-ZZ-PLA-A-1005 NORTH ELEVATION
- 1852-OBFA-A-ZZ-PLA-A-1006 SECTION A-A AND CONTIGIOUS ELEVATION

2.0 Pre-planning Meeting

A pre-planning meeting was held on 17th September 2019 with Dublin City Council planner Kieran Sweeney where the proposal of the development was presented.

3.0 Dublin City Council Development Plan 2016-2022

Throughout the design process the Dublin City Council Development Plan 2016-2022 was referenced to ensure compliance with the standards set out for Infill Dwellings. The standards are set out in section 16.2.2.2 of the Development plan.

4.0 Design Objective

The site is to the north of terrace houses 25-31 on Croftwood Drive, Ballyfermot, Dublin 10



Site boundary outlined in Red

The proposal is to construct an infill end of terrace dwelling adjoining 31 Croftwood Drive, which will match and form part of the existing terrace. The site had previously been granted planning permission for a new end of terrace dwelling in 2008, planning ref 2497/08.

The proposed dwelling will replicate the form, material and elevation treatment of the existing Croftwood Drive terraces. The building line will be maintained on the front elevation and also on the first floor rear elevation. The internal layouts are designed to conform with Building Regulations, including floor to ceiling height, room area sizes, room widths, storage and an ambulant disabled toilet located on the ground floor. Achieving these standards resulted in the ground floor rear elevation breaking the building line.

The north elevation and internal layout is designed to provide passive surveillance along the gable end at Croftwood Grove. The placement of window in the Kitchen, entrance hall and first floor bedroom will provide this passive surveillance.

4.1 Car parking

As the house is on a turn in the road, it was deemed not appropriate to provide vehicular access on the bend for reasons of traffic and pedestrian safety. It is proposed to have a new vehicular entrance off Croftwood Grove to provide 1no. off street car parking space. The boundary wall will have a 1.2m wall and an additional 0.6m railing above this for 3m each end of the entrance gate, this is to provide a clear sight line for the vehicles leaving the property. The Kerb and paving will be dished and altered as required with agreement sought with Dublin City Council prior to commenced of any works. A new pedestrian gate will be provided off Croftwood Drive.

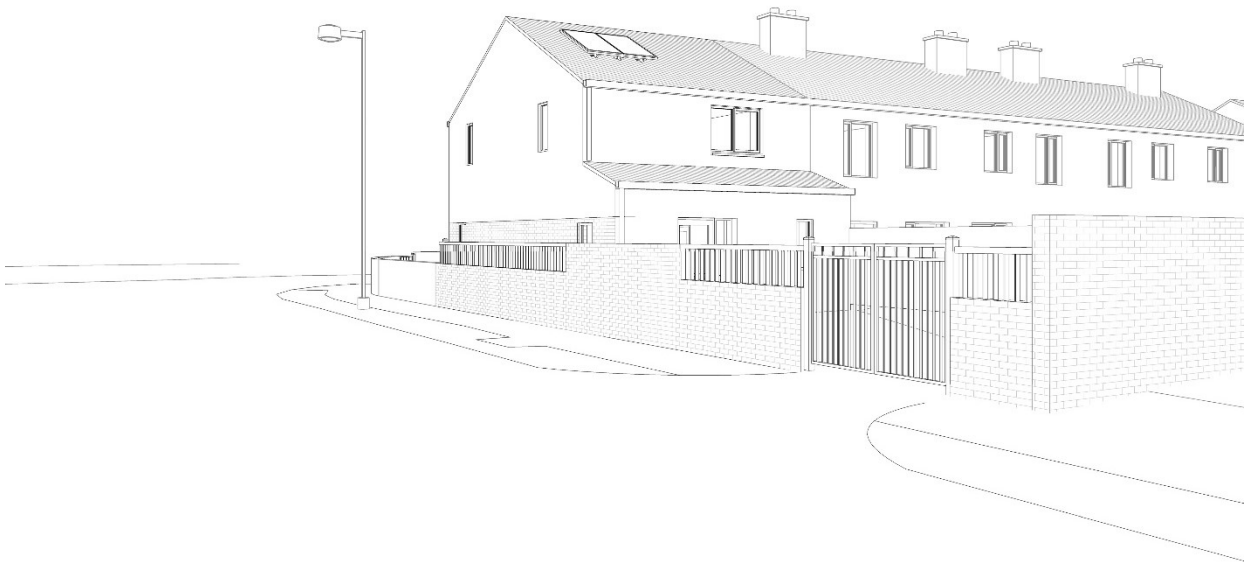


Image a: View from Croftwood Grove

4.2 Materials

The proposed material finishes are similar in nature to the existing terrace in order to keep a uniform approach and positively interpret the predominant design and architectural features. The brick band finish to door height will be maintained with a render finish above. The roof finish will match the existing terrace. The boundary wall to 31 Croftwood Drive will be painted rendered with solid walls a brick boundary wall to Croftwood Grove.



Image b: View from Croftwood Drive

4.3 Private Open Space

A total of 70 sq.m of private open space will be provided to the rear of the dwelling, this does not include the car parking space or the waste storage space. This equates to 14sq.m per bedspace. Whilst it is acknowledged this is marginally below the private open space requirement the house

would benefit from an east facing landscaped area of approximately 66sq.m to the front on what is quiet a residential street.

If the dwelling is constructed the existing house, 31 Croftwood Drive, will have approximately 67sq.m of private open space in the rear garden, equating to 13.4sq.m per bed-space. Whilst it is acknowledged this is below the private open space requirement the rear garden will be equal to the area of the mid-terrace dwellings in the same terrace which is approximately 63.5 sq.m.

5.0 Housing Standards

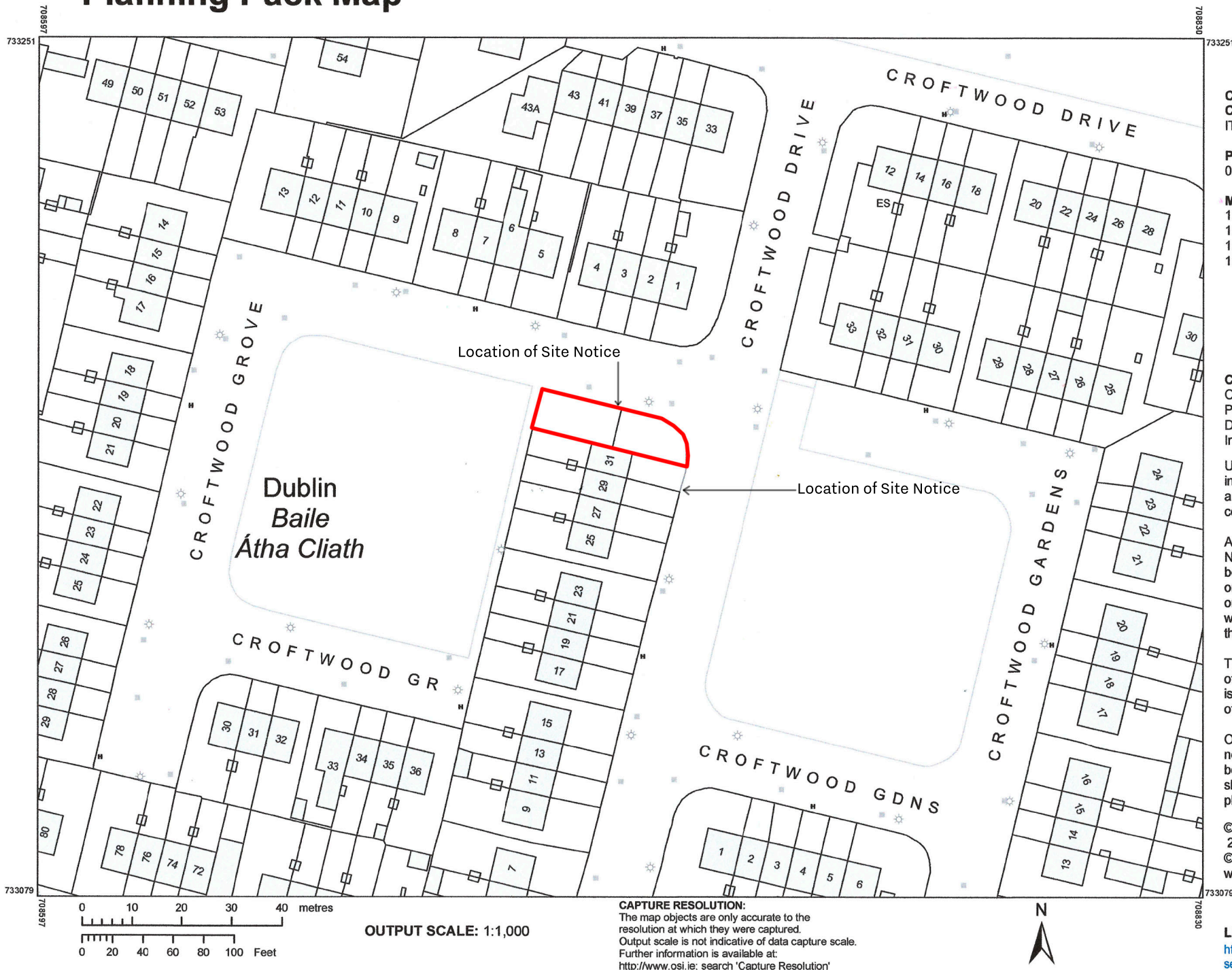
The Department of the Environment, Heritage and Local Government set the standards for housing provision in Ireland, below is table noting the compliance with the standards set out in *Quality Housing for Sustainable Communities*:

Housing standards					
3-Bed/5P House	92 m ²	Proposed Dwelling	95.7 m ²		
Room	Min. Room Area	Proposed Dwelling	Min. Room Width	Proposed Dwelling	Compliant
Main Living Room	13 m ²	14.2m ²	3.8m	3.8m	Yes
Aggregate Living Area	34 m ²	34.2m ²			Yes
Storage	5m ²	5.7m ²			Yes
Bedroom 1	13 m ²	13.6m ²	2.8m	3.5m	Yes
Bedroom 2	12 m ²	12.7m ²	2.8m	2.9m	Yes
Bedroom 3	7.1m ²	7.5m ²	2.1m	2.7m	Yes

Appendix I

OSi Site Location Map

Planning Pack Map



CENTRE COORDINATES:
ITM 708714,733165

PUBLISHED: 03/12/2019
ORDER NO.: 50097280_1

MAP SERIES: 1:1,000
1:1,000
1:1,000
1:1,000
MAP SHEETS: 3262-11
3262-12
3262-16
3262-17

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Appendix II

Architects Drawings

ARCHITECTURE
DESIGN
PROJECT MANAGEMENT

Part 8 - Drawing Schedule

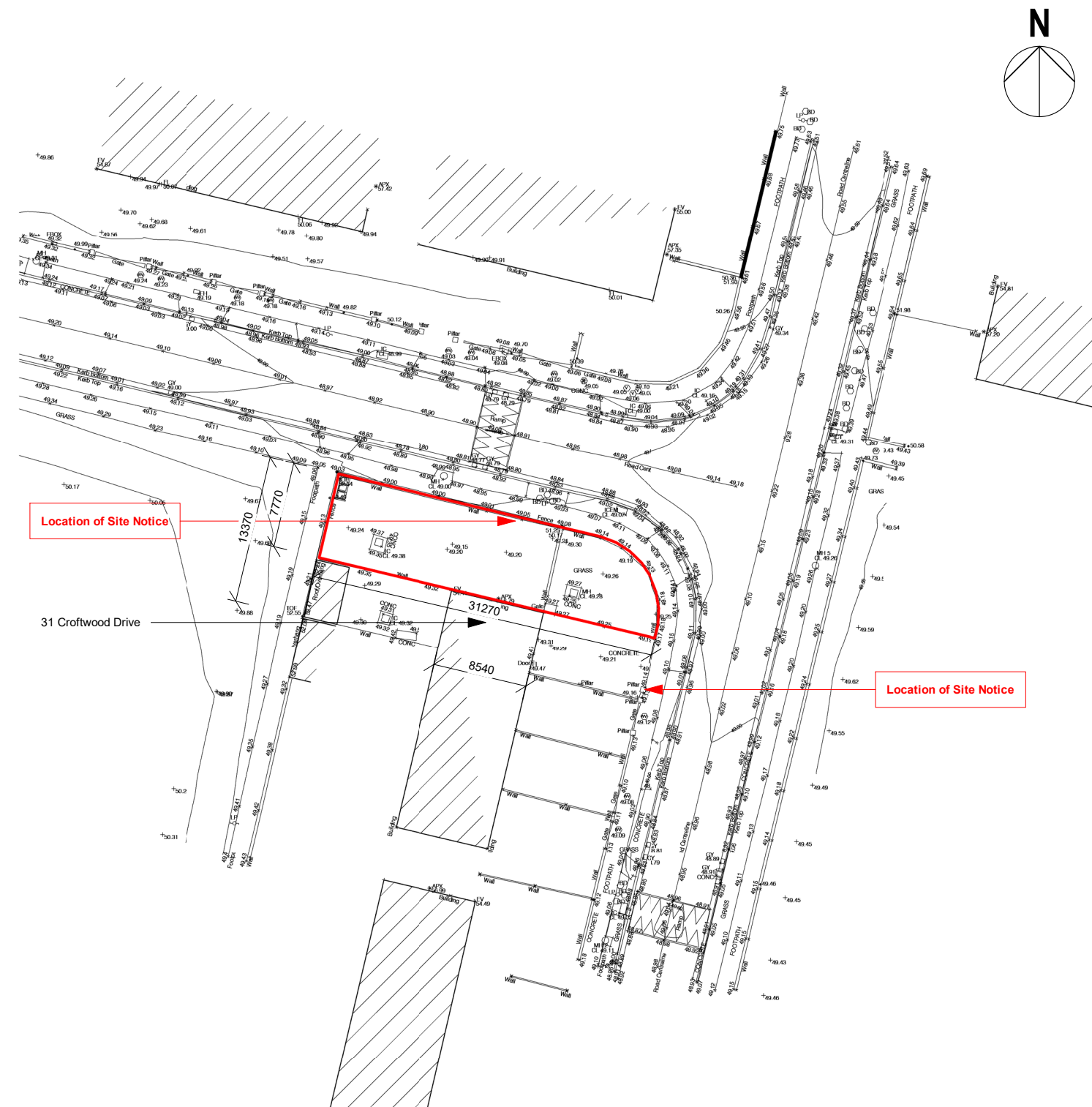


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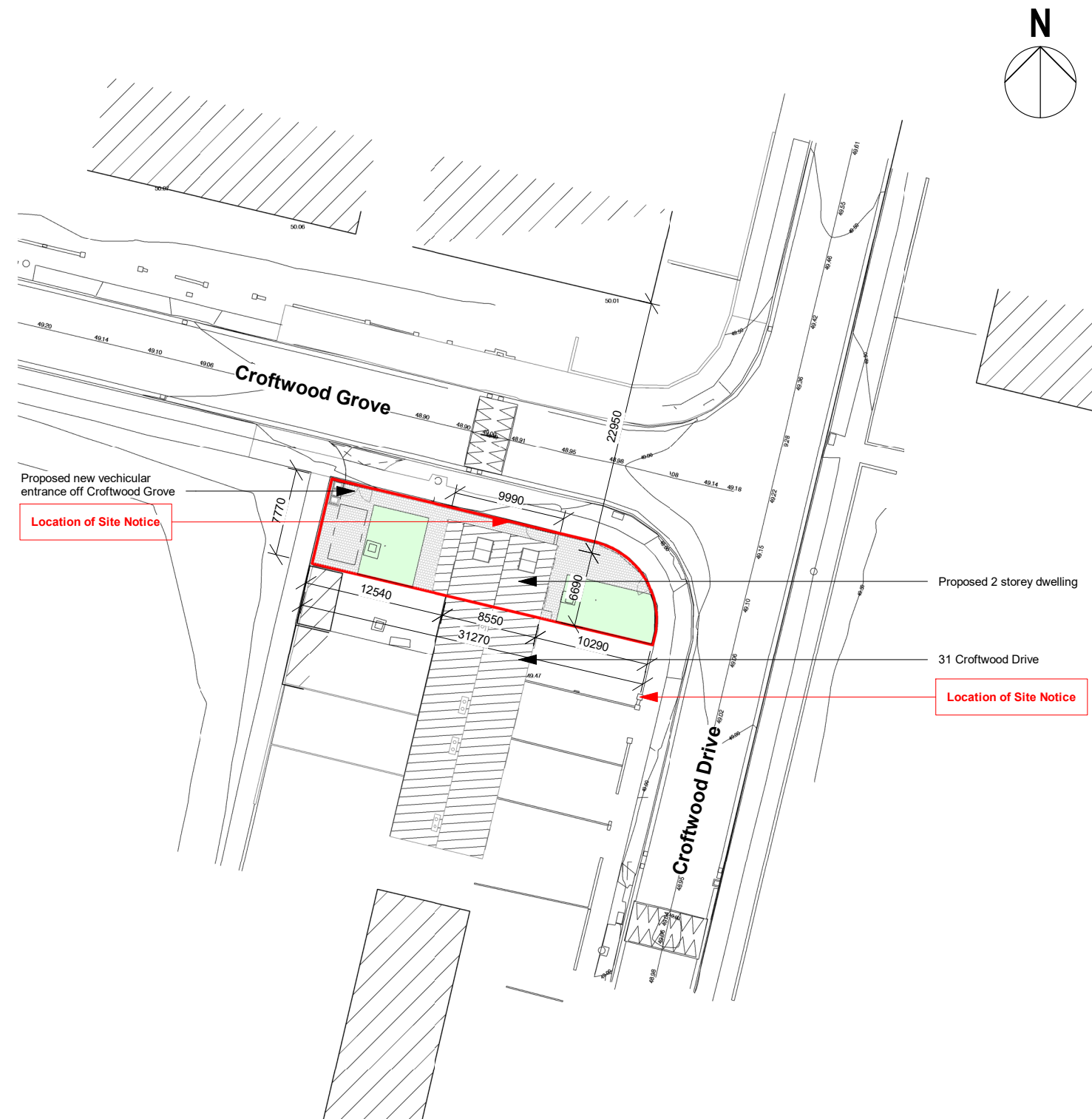
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Project no	1852					
	Issue Date					
	Day				3	
	Month				12	
	Year				19	
Issued to	Firm Name					
Client	Dublin City Council					
Civil & Structural Engineer	Dublin City Council Engineering Department					
M&E Engineer					X	
QS					X	
Fire Engineer						
Other (Insert name)						
Office file: U:\obfa_2018\1852_DCC_CROFTWOOD_(DEC18)\D__BIM\D3_EXTRACT\04_Schedule						
Issue Reason (I = Information, A = approval, PL = planning, FSL = fire, TD = tender, CON = Construction)					PL	
Issuers Intials					DW	
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03. ADMIN						
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1852-OBFA-A-ZZ-PLA-A-1002	1002	PROPOSED FLOOR PLAN	A3	1 - 100	DW	RF
1852-OBFA-A-ZZ-PLA-A-1003	1003	EAST ELEVATION	A3	1 - 100	DW	RF
1852-OBFA-A-ZZ-PLA-A-1004	1004	WEST ELEVATION	A3	1 - 100	DW	RF
1852-OBFA-A-ZZ-PLA-A-1005	1005	NORTH ELEVATION	A3	1 - 100	DW	RF
1852-OBFA-A-ZZ-PLA-A-1006	1006	SECTION A-A AND CONTIGIOUS ELEVATION	A3	As indicated	DW	RF



B Existing Site Layout Plan

1 : 500
Site Survey carried out by Murphys Surveys Ltd.



1 Proposed site layout plan

1 : 500

NOTES:	REV.	DATE	DESCRIPTIONS	DRAWN	CHKD
Check all dimensions on site and notify of all and any discrepancies Do not scale off this drawing					
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DRAWING NUMBER:	1852-OBFA-A-ZZ-PLA-A-1000	REV	



Croftwood Grove

Kerb and paving to be dished and altered as required with agreement sought with Dublin City Council prior to commenced of any works

Proposed new vehicular entrance off Croftwood Grove

Waste Store

70sq metres of private open space to rear garden excluding car parking

1no. off street car parking space 2500x5000mm

Proposed new boundary wall rendered concrete 215mm wide by 2000mm high

67sq metre of private open space to rear garden of 31 Croftwood Drive

New brick boundary wall 1200mm high with an additional 600mm metal railing for a total height of 1800mm

1800mm high pedestrian metal side gate

Proposed new pedestrian gate in existing boundary wall, 1200mm high with a metal finish

3.6sq metres of Solar Photovoltaic panels

Proposed lawn

Proposed two storey 3 bedroom house

Proposed new boundary wall rendered concrete 215mm wide by 1200mm high with concrete capping to match existing

1 Proposed site layout plan
1 : 200

NOTES:	REV.	DATE	DESCRIPTIONS	DRAWN	CHKD
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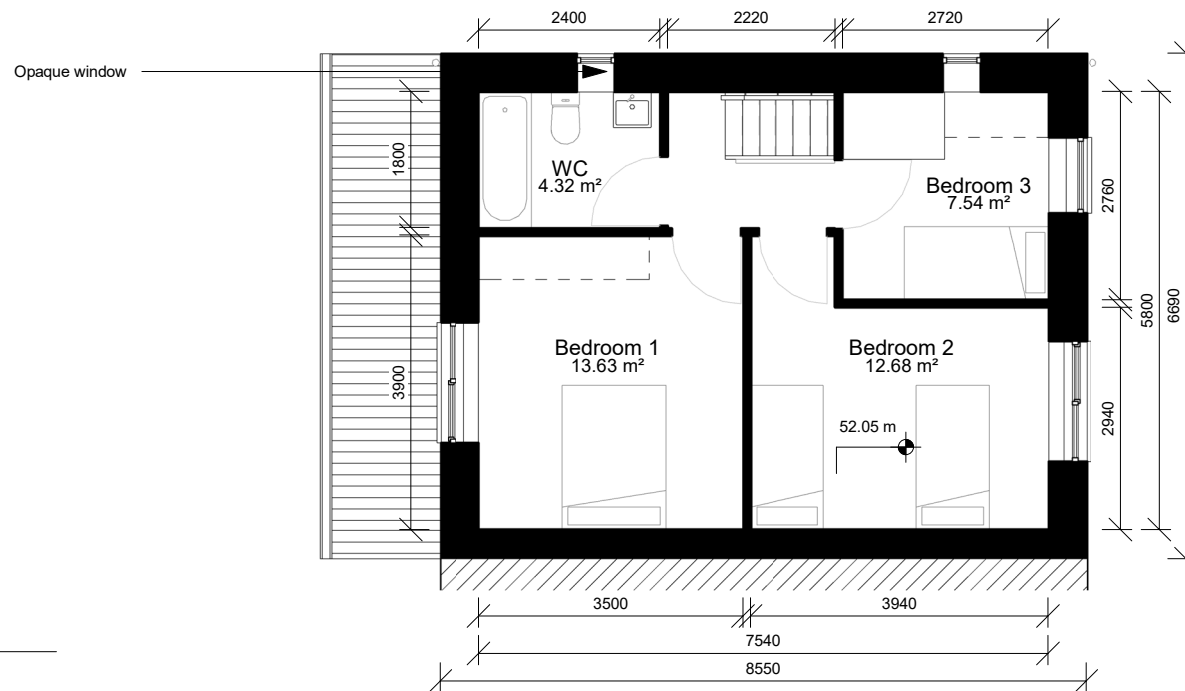
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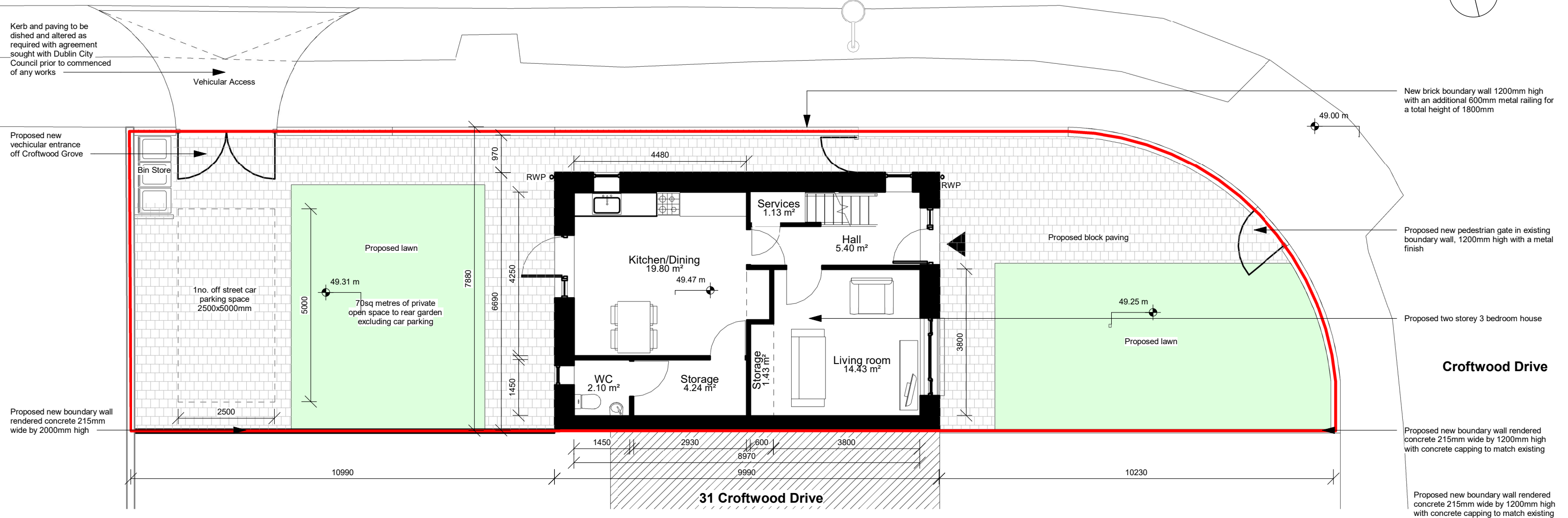
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B Proposed first floor plan
1 : 100



Croftwood Grove

A Proposed ground floor plan
1 : 100



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KEY PLAN

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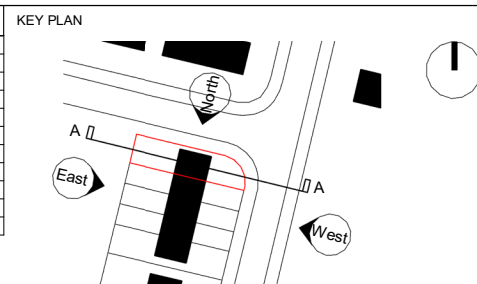


2 Existing East Elevation
1 : 100



1 Proposed East Elevation
1 : 100

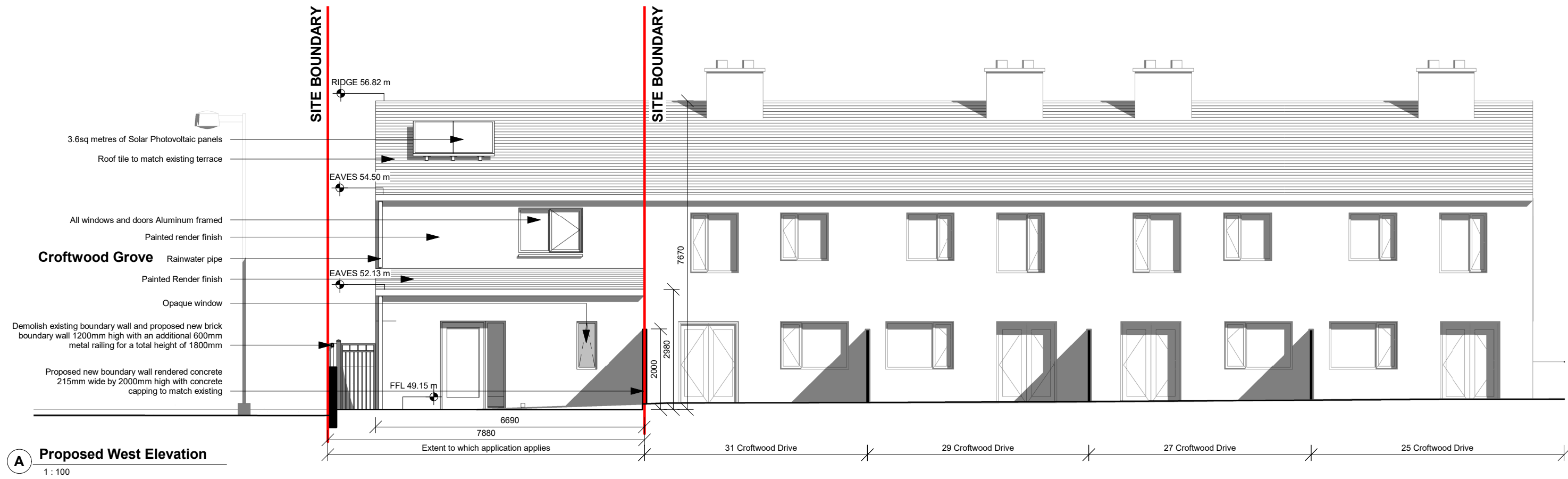
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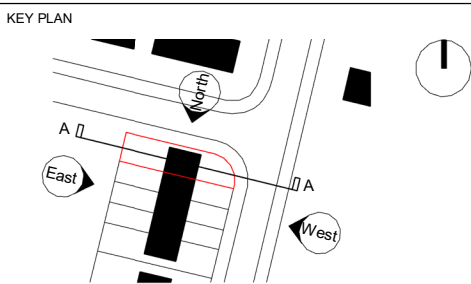
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REV



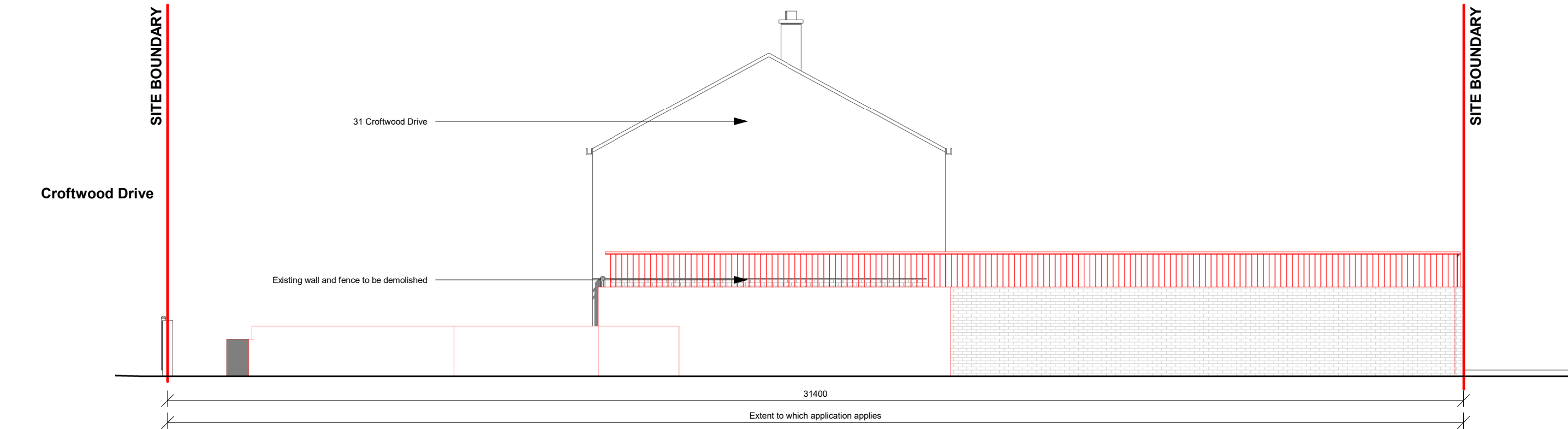
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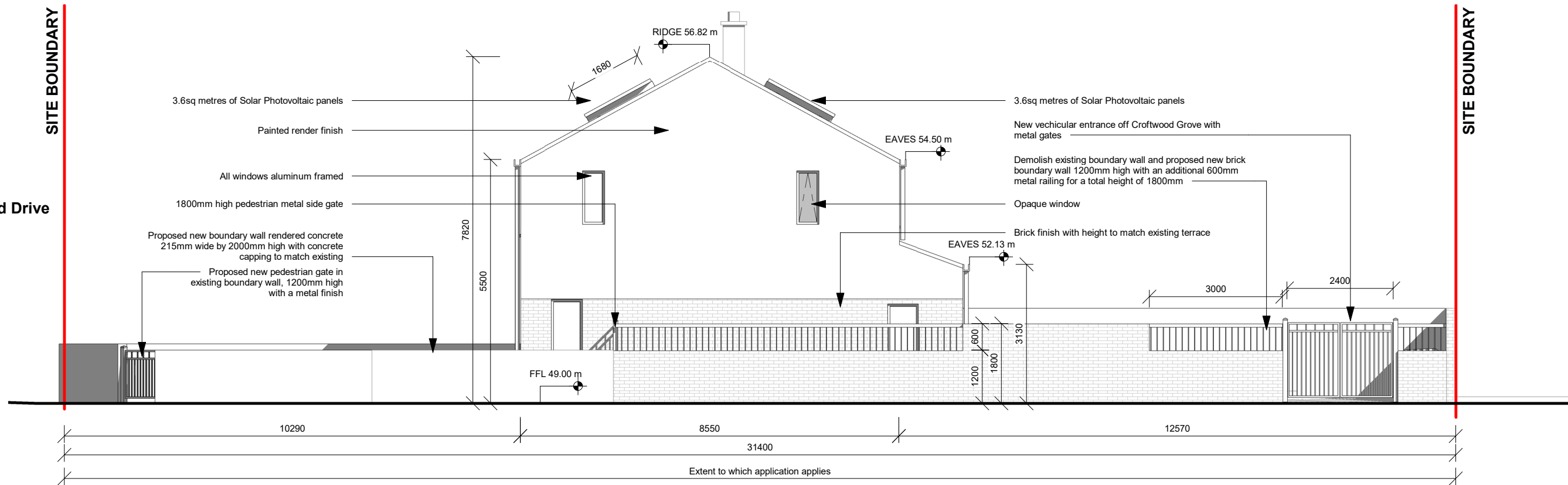
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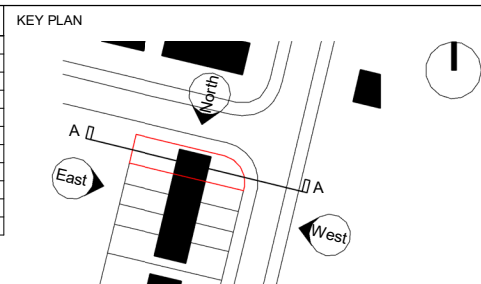


2 Existing North Elevation
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1 Proposed North Elevation
1 : 100

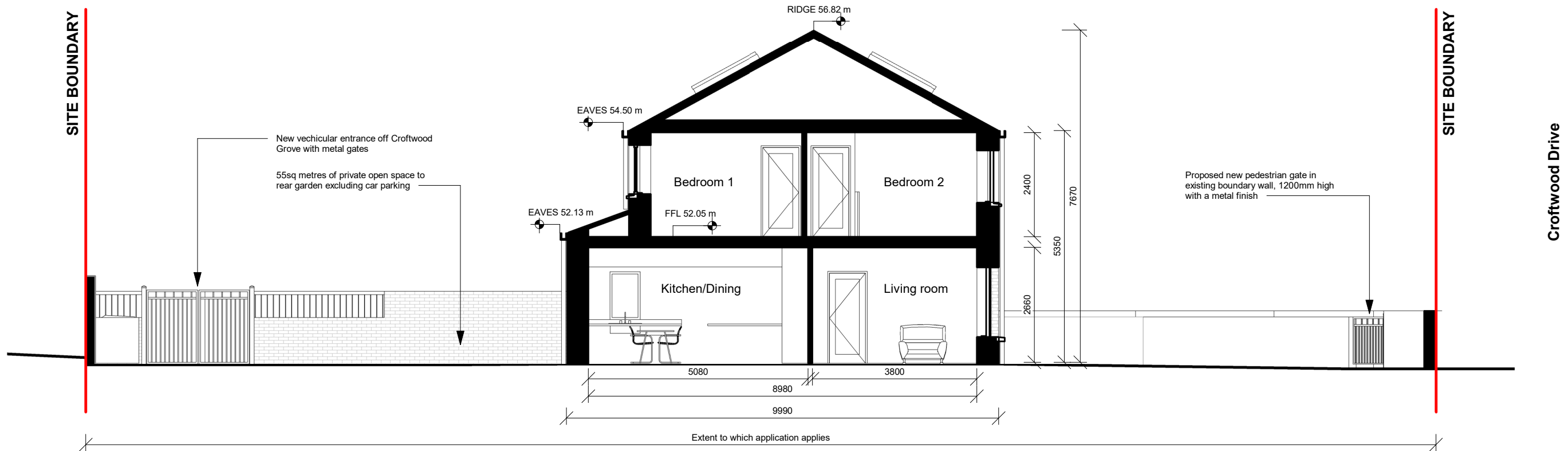
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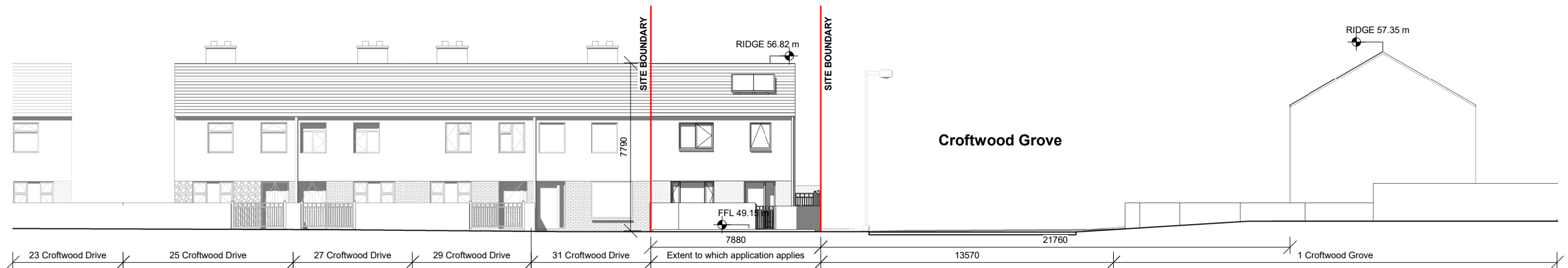
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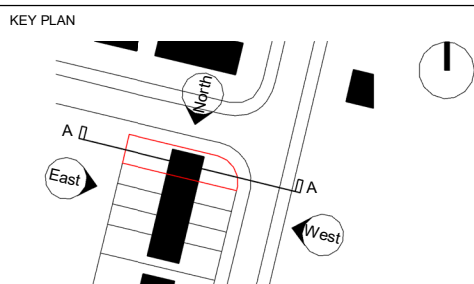


2 Proposed Section A-A
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1 Proposed Contiguous East Elevation
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