

PART 8 - PROPOSED FOUR INFILL HOUSES AT MOYOLA COURT, CHURCHTOWN, DUBLIN 14

ARCHITECTS REPORT

Site Location and Description:

The proposed infill scheme is on a Council owned estate at Moyola Court in Churchtown. The existing development of 12 houses originally dates to the 1970s and has recently undergone a deep retrofit programme that included general upgrade works to the houses and site.

Moyola Court is well served by Public Transport being within a 7 minute walk to both Windy Arbour Luas and six bus routes that serve Churchtown Road Upper.

The nearest shops are a 10 minute walk away in Churchtown.

Zoning and Other Objectives:

According to Dun Laoghaire and Rathdown County Development Plan 2016-2022 (Dún Laoghaire-Rathdown County Council, 2016), the lands on which the proposed development site is located are zoned as "Zone A to protect and/or improve residential amenity".

Detailed Description of Proposed Works:

The brief was established through consultation with the Housing Department which identified the need for 1, 2 and 3 bed units. The scheme utilises the large side garden areas to provide 4 additional homes to add to the existing 12 units within this self-contained cul-de-sac. The 2 bed house will be a fully accessible unit.

The architectural form of the infill development will promote a high degree of overlooking and passive surveillance to public areas. Parking is provided on street parking bays. There will be 18 on-street parking spaces in total, one of which will be designated as accessible.

The homes will be built to NZEB standard (Near zero energy building) and will provide bright, spacious, comfortable accommodation, with excellent indoor air quality and low running costs.

The design will provide 4 high quality dwellings with well delineated front sites providing bin and bicycle storage and private rear garden space. The space allocated for bin storage will accommodate the three bin system to enable the segregation of waste.

In line with good SUDS (Sustainable urban drainage system) practice, the surface water from the new units will be attenuated on site where possible. Three of the houses, those with flat roofs, will have green roofs to decrease runoff and to promote biodiversity.

Public open space comprising the green area to the south of the site makes up 18.4% of the site area. A tree survey was previously carried out by the Parks Department and outlines a programme of tree felling and maintenance. Many of the mature trees have not been managed over the years and are in poor condition and in many cases will be removed. Selected native species semi mature trees will be planted in their place. The boundary fencing in this location will be replaced as it is in poor condition.

Materials

The design is kept simple to maximise the potential for offsite construction through Modern Means of Construction (MMC) techniques. The proposed development will be constructed with a small palette of good quality, robust and easily maintained materials. The design intent is to create a scheme that complements the simple clean forms of the existing buildings. The materials palette will comprise a smooth rendered finish to the walls together with roofs concealed by parapets. The existing herringbone paving to the front sites will be matched around the infill units.

Schedule

The proposal allows for 4 dwelling houses as set out in the table below. Overall the scheme (including existing) will contain 16 dwellings at a density of 45 dwellings per hectare.

Item	Areas / numbers
Site Area	0.35 Ha
Units per hectare	45
3 Bed 5 Person	2
1 Bed 2 storey	1
2 Bed 1 Storey	1
Parking spaces	18

Appropriate Assessment:

An Appropriate Assessment Screening will be carried out as necessary.

Environmental Impact Assessment:

A pre-screening and preliminary EIAR assessment will be carried out as necessary.

Implications of the Proposed Development for the Proper Planning and Sustainable Development of the Area:

This proposal to construct 4 new infill houses on this existing residential site in a residential location would accord with the relevant national residential guidelines and the requirements of the Dún Laoghaire-Rathdown County Development Plan, 2016-22.

It is considered that this proposal would not seriously injure or detract from the amenities of the area, property in the vicinity, or on the streetscape, due to its design and scale.

Alyson Carney
Executive Architect
Architects Department

Date: 9/7/2020