



17021/11B

Proposed 20 no. Infill Dwellings at Wellview Estate, Mulhuddart, Dublin 15

Design Statement

The site (0.9 hectares) is at the north edge of the existing Wellview estate at the junction of Wellview Green, Wellview Park, Wellview Grove and Wellview Avenue with the west end of the existing green/open space.

The existing properties that share a boundary with the open space do so in a random fashion with rear and/or side boundaries of the properties facing onto the open space.

The existing arrangement does not provide for passive surveillance of the area from the existing houses.

Consequently this area is prone to anti-social behaviour which impacts for the most part on the existing houses that have boundaries with the open space.

With a view to addressing this situation this area was zoned 'RS' Residential in the Fingal County Council Development Plan 2017-2023 to provide for residential development and to protect and improve residential amenity.

The concept for development on this site is to book-end the existing estate, with proposed new houses facing onto the open space providing passive surveillance.

The new development will comprise of 20 no. 2-storey 2, 3 and 4 bedroomed houses at a density of 22uph, and the existing road will be extended to DMURS standard, to include footpath connectivity throughout the development.

The houses have been designed in accordance with the provisions of the Department of the Environment, Heritage and Local Government publication '*Quality Housing for Sustainable Communities*' and the Fingal County Council Development Plan 2017-2023.

The proposed houses will be 2-storey with pitched, concrete-tiled roofs, triple-glazed doors and windows, and will be finished with a palette of facing brick and dry dash to selected colours.

Boundary treatments will comprise a variety of matching brick walls and railings to the fronts of houses with concrete post and panel fencing forming the boundaries of rear gardens.

The houses will be constructed to NZEB (Near Zero Energy Building) standard incorporating high standards of insulation.

Car-parking will be out of curtilage and parking spaces will be provided as required by Development Plan Standards, i.e. 2 no. spaces per house with 1 no. visitor space per 5 houses, providing for a total of 44 no. car parking spaces across the development.



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The development will be enhanced with hard and soft landscaping in accordance with the provisions of Fingal County Council's landscaping specification. A new tree will be planted (subject to the approval of Fingal County Council Parks Department) to replace every tree removed to facilitate the new development.

**Walsh Associates Architects & Project Managers
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