

Design and Access statement – 175 Templewood Gardens PL2

This Design and Access Statement has been provided by Blarney Land Services Ltd.

The application is for the works to extend the existing house at 1 Templewood Gardens. The proposals include two extensions; the first is a single storey extension to the southeast elevation, the second is a two-storey extension to the north east elevation.

Use

The use of the building will remain as existing.

Ground, First and Second Floor (C3 Use)

Amount

The number of dwellings proposed on-site will remain as 1, as existing.

Layout

The overall layout of the building will remain in-situ. The two extensions will merely make the associated spaces larger.

Scale

The existing scale of the building will be made larger by these proposals, however the extensions have been designed so that they are not incongruous to the existing volume and the historic nature of the building.

The single storey extension will read as a continuation of the existing protrusion to the east façade. The two-storey extension is a replication of the existing two storey bay which already exists to the North Façade.

We would comment that neither of the new volumes have been designed to appear as alien to the existing building.

Appearance

Both the extensions will be built using the same material palette as that of the existing building.

The brick colour, texture, bond and mortar joint will replicate that of the existing building. The decorative features to the corners of the building will be replicated.

The new windows will be slim-line sliding sash, painted timber windows with double glazed panels. The new roof tiles will be clay, to match that of the existing building.

Refuse

Refuse storage and collection will remain as existing.