

Architects' Design Statement

Proposed Development of 11 houses at Rookwood, Stocking Lane, Dublin 16



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1.0 INTRODUCTION

This report is an Architectural Design Statement to support a planning application to South Dublin County Council for a proposed residential development of 11 houses within the grounds of Rookwood, Stocking Lane, Ballyboden, Dublin 16, a protected structure.

Design Team

The design team for the development comprises the following:

Architects:	Fionnuala Rogerson Architects
Planning Consultants:	ERMS
Civil & Structural Engineers:	Gordon White Civil and Structural Engineers
Landscape Architects:	Dermot Foley Landscape Architects
Conservation Architects:	Shaffrey Architects
Arboricultural Consultant:	Bartlett Consulting
Ecology Consultant:	Barbara McInerney - Wild on Foot

References

The design of the proposed development has drawn on the following, amongst others, for guidance:

1. South Dublin County Council Development Plan 2016-2022
2. Architectural Heritage Protection Guidelines for Planning Authorities (2011) published by the Department of Arts, Culture and the Gaeltacht.
3. Quality Housing for Sustainable Communities (2007) published by the Department of the Environment, Heritage and Local Government (DoEHLG)
4. Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities (2009) published by DoEHLG
5. Urban Design Manual – A best practice guide (2009) published by DoEHLG
6. Design Manual for Urban Roads and Streets (DMURS) (2019 edition) published by the Government of Ireland.

2.0 CONTEXT

2.1 History of the Site and its Curtilage

Rookwood is an early Georgian country house, built circa 1820. It is on the Register of Protected Structures RPS No 327. When purchased by the applicant, Mrs Brenda Weir and her husband Professor Donald Weir, in 1961, the house was in relatively poor condition and it was laid out as two flats. The attendant grounds to the south of the original house had been sold during the preceding years as well as one of the original outbuildings, now known as Rookwood Lodge.

In 1963 Rookwood was surrounded by open fields, zoned for agriculture with two houses along the Stocking Lane boundary. It had a site area of approximately 12.3 acres. The house was approached by a tree lined driveway from Stocking Lane and faced northwards across a field towards Scholarstown Road and Boden Park House. The field was bounded to the east by the Owendoher River.



View of Rookwood from Scholarstown Road to North 1963

To the south of Rookwood was a small rear garden with an impressive cedar tree and views to the Dublin mountains. Beyond the garden were more open fields in separate ownership.

Mrs Weir, who is a keen gardener and a founder member of both the Irish Tree Society and the Irish Georgian Society and a life member of the International Dendrology Association, restored the house and commenced landscaping the field to the north, planting numerous species of trees and hedgerow and creating a formal garden behind a yew hedge to the front of the house. A tennis court which was previously located immediately south and in view of the main house was relocated to the west side of the site where it was out of view & screened.

2.2 Site Context and adjacent developments

In the early 1980's the field to the north was zoned for residential development by Dublin County Council and Fionnuala Rogerson Architects were employed by Mrs Weir to design a residential development which would respond to the natural site features and topography whilst conserving as many as possible of the trees and hedgerow, with informal areas of public open space and a riverside walk through woodland along the river. The development, completed by Carvill Irl, resulted in an award winning scheme known as Brookwood, which has become a mature settled community.

In the intervening period lands to both the south and west of Rookwood have been zoned RES N to provide for new residential communities and Existing RES to protect and/or improve residential amenity.

Faced with increasing development along both sides of Stocking Lane as far as the M50 the Weirs are anxious to maintain and conserve the setting that they have created around Rookwood whilst at the same time provide for a small number of new homes, including possibly one for their granddaughter. The Weirs, who are both in their 80's, wish to remain in their home for as long as possible, but can no longer manage or afford to maintain their extensive garden which is in excess of 1 hectare, much of which is out of view of the house.

2.3 Heritage and Arboriculture Assessments

In December 2018 the Weirs commissioned a heritage assessment of the house and its grounds by Shaffrey Architects, in order to assess the sensitivity of the site and its capacity to absorb new development without adversely impacting on its heritage value. Shaffrey Architects were asked to provide guidance and parameters for new development to ensure the appropriate protection, conservation and enhancement of the building and its setting.

The assessment determined that there were two main areas of the site with potential to absorb change. These were to the north of the site in the “woodland area” along the boundary of the adjoining housing and apartment development and to the south-west side of the site in the area of the existing tennis court. The heritage assessment also established that historically there had been a gate lodge associated with the entrance to Rookwood

Subsequently Bartlett Consulting were commissioned to prepare a detailed tree survey. This survey looked at the wider amenity and landscape value of the trees as well as their useful life expectancies. Bartlett also completed a tree constraints plan illustrating the above and below ground constraints and their spatial requirements within any proposed development. GWCSE were employed at this time as Civil and Structural Engineers to investigate future drainage connections and consider the impact of any development on trees and other landscape features.

Following a pre-planning consultation with South Dublin County Council in November 2019 DFLA were engaged as landscape architects and Wild on Foot, ecologists, were employed to do a bat survey and advise on the associated ecology.

3.0 ARCHITECTURAL DESIGN OBJECTIVES

3.1 Arising from the foregoing assessments the architectural design objectives were established:

1. To consider a low density development as the appropriate response to the constraints of the existing site, the protected structure and the landscape features.
2. To maintain the character of the house and its garden without diminishing its setting.
3. To retain the sense of arrival to Rookwood via a tree lined driveway and to a front lawn surrounded by trees.
4. To maintain the aspect from the house both to the north and to the south to include the screening of development through retention of existing trees and new landscape features.
5. To retain the view from the south towards the Dublin mountains
6. To limit development to the north and ensure that all houses respect the grain, landscape and topography of the adjoining development
7. To develop the site of the existing tennis court with dwellings reflecting the form and scale of the original outbuildings and Rookwood Lodge.
8. To consider the development using three distinct typologies - “Woodland Houses” reflecting the heavily wooded setting to the north, “Mews Houses”, reflecting the outbuildings once associated with the main house, and a “Gate Lodge” to add interest and a level of surveillance to the main site entrance.
9. To ensure each house type and floor plan was flexible enough to allow windows to be adjusted, depending on the house location and orientation and proximity to site boundaries, to ensure no overlooking adjoining properties.

4.0 PRE-PLANNING MEETING NOVEMBER 2019

4.1 On 14th November 2019 a pre-planning meeting was held with South Dublin County Council to discuss a proposed development of 9 houses and two apartments. The Council was represented at the meeting by Jim Johnston, Senior Executive Planner, Hazel Craigie, Senior Planner, Irenie McLoughlin, Architectural Conservation Officer, Laurence Collieran, Senior Executive Parks Superintendent, Ronan Toft Assistant Engineer and Colm Maguire. Fionnuala Rogerson Architects attended, together with Louis Wildenboer of ERMS Planning Consultants, Gordon White, GWCE Consulting Engineers and Eamonn Kehoe of Shaffrey Architects, Conservation Consultants



Initial proposal submitted November 2019

4.2 Issues raised at this meeting included:

- The impact of the required sight lines at the entrance and the loss of the existing gate and wing walls
- The impact of the proposed two storey gate lodge with the apartments
- The potential for loss of trees proposed for retention within garden boundaries
- The orientation of house entrances and impact of gables on approach
- The impact of the proposed houses, roadway and parking to the north of Rookwood on the quality of the landscape

The design team were requested to:

- Review the layout of the houses to the north
- Consider options for the treatment of the site entrance
- Explore minimum standards for the site roads, parking and turning areas to minimise their impact on the site
- Ensure passive surveillance of the access roadway to the north
- Obtain a bat survey and ensure site lighting was designed to minimise any impact
- Develop on-site attenuation through use of swales, tree pits and filter drains
- Ensure replacement planting was selected for its bio-diversity

Show other current developments in the vicinity on the site plan



4.3 Three sketch options for the treatment of the site entrance were subsequently proposed and discussed with the conservation officer. The poor condition of the original wall was noted. It was generally agreed that:

- Road safety mitigated against retention of the original boundary
- The two storey gate lodge should be more modest in scale.
- The basic features of the original entrance should be incorporated in any new design ie gate piers, wing walls and guard stones.

4.4 Following the initial pre-planning meeting Dermot Foley Landscape Architects (DFLA) were appointed and commenced by reviewing the arboriculture survey and by identifying significant trees that were important for retention throughout the site.

4.5 A bat survey was carried out by Barbara McInerney of Wild on Foot Ecological Services over 2 days and 2 nights at the beginning of September 2020. Four species were identified. Three species were found to be foraging at intervals in the grounds and one used the southern side of the garden as a commuting corridor.

Only one roost was identified which was located in a crevice on the west elevation of the main house. As no works are proposed to the house this roost will not be disturbed. To encourage future roosts it was recommended that native planting with higher biodiversity values should replace non-native species. The ecologist also made recommendations regarding appropriate lighting including lighting levels and the avoidance of feature lighting of trees or hedgerow.

5.0 DESIGN DEVELOPMENT

5.1 Development of Woodland Area

Numerous different options were considered to address the points raised by SDCoCo in relation to the proposed development in the woodland area north of the main house.

Working within the constraints of the existing site and landscape features, the topography and the over-riding impact of any development on the protected structure, it was concluded that the best approach was to cluster two small groups of houses, one at each end of the woodland area, retaining a large area of communal open space as an amenity area at the centre.

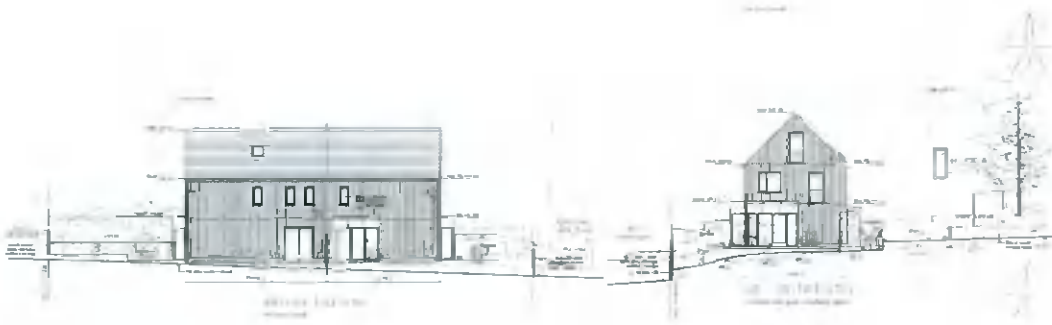


Proposed houses in 2 small clusters

Each of the houses addresses the main house with entrance doors and living areas overlooking the lawn towards Rookwood. Houses 6, 8, 9 and 11 also have living areas overlooking the retained woodland amenity area.

Each cluster was designed as an entity in order to ensure that their proximity to each other did not impact on their residential amenity. Each floor plan is unique and responds to the relationship of the house to the other two houses, to its orientations and to the site contours and boundaries.

Where the houses overlap windows have been carefully placed to ensure no overlooking and no opposing windows. There are no windows to habitable rooms facing north or north east at first floor and attic levels. This is particularly relevant at houses 10 and 11 where bathroom windows on the north east elevation are glazed with obscure glass.



Houses 10 & 11. Upper floor windows located in gables. Bathroom windows only to rear at first floor level

The wide frontage and shallow plan depth has allowed for flexibility in placing fenestration. Gables have been designed to act as principal elevations facing private rear gardens, front gardens or communal open space. The detached houses, Nos 6 and 9 open to the private gardens to either south or west and address the communal areas to the north and east with open plan landscaped front gardens.

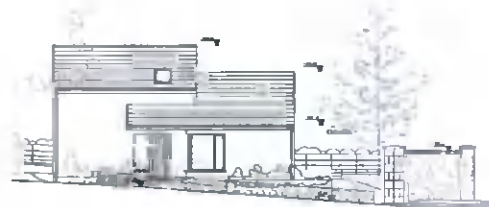
The access road has been reduced in both length and width and car parking has been located on the north side of the road adjacent to the proposed houses.

The access road leading to the woodland houses has been rerouted around the mature oak tree which is a feature of the main entrance. Footpaths along the main access road leading to the shared surface areas have been designed to ensure a gentle gradient despite the significant changes in level. A stepped path will also be provided along the desire line to the north of the oak tree.

5.2 Development of Gate Lodge

Two options for the gate lodge were submitted with the pre-planning submission in November 2019. The first was for a three bedroom house of 95m² and the second option was for 2 one bedroom apartments of approximately 55m² each in a two storey format.

Following discussions at the meeting and with the architectural conservation officer the house was redesigned to be more modest in scale and to reinterpret a traditional gate lodge in form. The current proposal is for a two bedroom house of 83.5m², mainly single storey with one bedroom at ground floor level and one in the attic space.



Reference images of one and a half storey gate lodges reflecting the design intent.



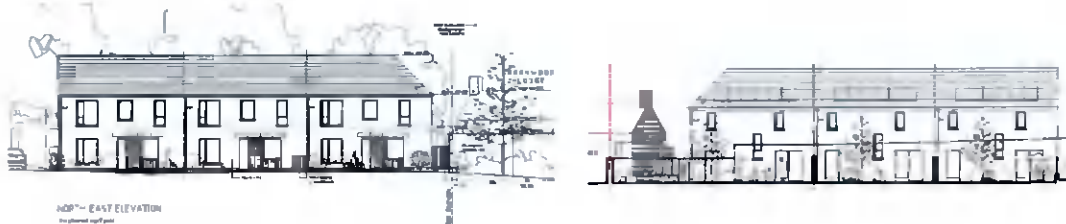
The gate lodge is intended to be set within an open landscape with low level planting surrounding it, without high boundaries other than the new site boundary wall

5.3 Development on Tennis Court

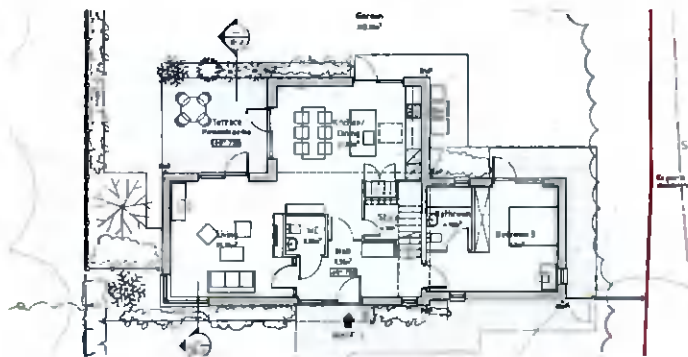
The original proposal was to locate three no 3 bed 6 person houses of approximately 130m² each on the site of the tennis court. This was subsequently modified to accommodate a small terrace of three no 3 bed four person houses of 103m² and one detached 6 person house of 138m². This helps achieve greater variety in the house sizes across the site and is more in keeping with the nature of a mews development.



The design is intended to be simple to reflect the form of outbuildings associated with a larger house. The terrace roof is hipped at one end, in deference to Rookwood Lodge, the ground floor of which is at a lower level. Again the plan form is double fronted and narrow in depth allowing all habitable rooms to face away from the site of the adjacent house at Coolamber. The windows at first floor level serve bathrooms only and have opaque glass. The dotted line in the image of the rear elevation is the outline of the 3m high existing stone and brick wall which forms the boundary between Coolamber and the tennis court.



Mews house No 5, is similar in form but includes a ground floor bedroom. It has been designed so that it could possibly suit a family member or carer and could potentially link through the garden to Rookwood. There are no windows at first floor level which could overlook the field to the south of the site. This field has been the subject of two planning applications, the most recent of which, SHD application ABP Ref: 308763, was refused.



6.0 PRE-PLANNING MEETING MARCH 2021

6.1 In view of the changes that had been made to the original scheme, an application was made in December 2020 for a second pre-planning meeting to review the amended proposals. On the 12th March 2021 South Dublin County Council (SDCoCo) arranged a virtual meeting via Microsoft Teams. Present on behalf of SDCoCo were: Jim Johnston, senior planner, Brian Harkin, Drainage, Graham Murphy, Roads, and Irenie McLaughlin Architectural Conservation Officer. The design team was represented by ERMS Planning consultant, Fionnuala Rogerson Architects, GWCSE, Shaffrey Architects and DFLA.

The feed-back was that in principle the amendments to the proposed development were very positive; improvements noted by SDCoCo included:

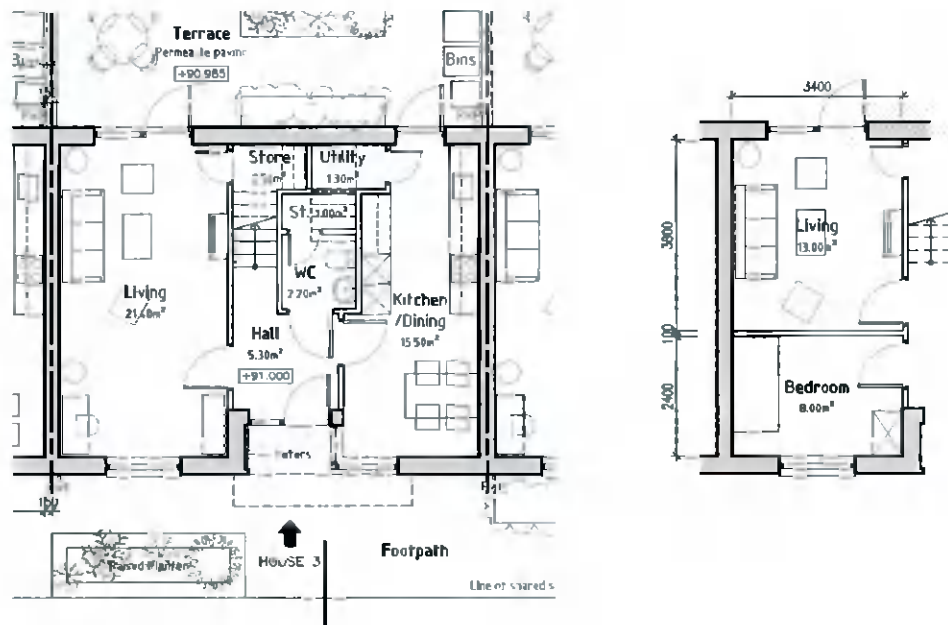
- the relocation of parking from the southern to the northern side of the access road serving houses 6-11
- the reduction in extent of roadway
- greater separation of houses to the north from Rookwood
- well-designed units responsive to their setting
- reduction in scale of the gate lodge;
- the proposed treatment of the entrance

FRA explained how the floor plans and elevations had expressly addressed the issue of privacy and proximity between dwellings by ensuring there were no opposing windows and that by having wide frontage floor plates that were shallow in depth it was possible to have house types with window / door openings on three sides, that effectively overlooked both the access road and the public open space as well as addressing the private gardens.

Attenuation calculations were requested and flood risk confirmation. It was also requested that the pedestrian crossing of Stocking Lane to the north of the development be shown, and it was noted that access to the cycle track on the west side of Stocking Lane could be achieved; information on parking was requested and a 6m distance to be ensured behind parking bays for reversing; the turning area at N.E. end of woodland access road was to be reviewed. Access for emergency and service vehicles, as well as refuse collections was explained and auto-tracking completed. The senior planner requested that photomontages be included with the planning submission.

7.0 ACCESSIBLE & ADAPTABLE HOUSE TYPES

- 7.1 All house types have been designed to be either adaptable or fully wheelchair accessible. Both the gate lodge and Mews House 5 are wheelchair accessible with a ground floor bedroom and level access shower room with good circulation space throughout the ground floor area and an accessible private garden area.
- 7.2 Houses 2, 3, 4, 6, 8, 9 and 11 have each been designed so that the living area can be divided in two to create either a small single bedroom or study / homework area, independently accessed from either the hallway or dining area, with access to a ground floor WC which is large enough to take the future installation of a shower.



Houses 2,3 & 4 each have a living room which can be divided if necessary to accommodate either a small bedroom or study/home office with an adaptable WC / future shower room

- 7.3 Houses 7 and 10 have a living area which could be converted to a temporary bedroom with a ground floor shower room. In addition straight flight staircases in 4 of the 6 woodland houses enable easy provision of chair lifts should they be required.
- 7.4 By providing a bedroom at second floor level within the roof void of each of the woodland houses it has been possible to minimise the footprint of the houses thereby facilitating greater retention of existing landscape features as well as making provision for good quality storage.

8.0 MATERIALS & FINISHES

- 8.1 It is proposed to finish the new entrance walls, the gate lodge and the mews houses in lime render in keeping with the main house, with slate roofs, timber windows and doors or aluclad windows, and small areas of zinc detailing.



Photomontage of houses 3 to 5



Reference image for timber clad houses in Woodland setting.

- 8.2 The woodland house are proposed as timber clad with dark stained factory treated timber, timber or aluclad timber windows, dark aluminium cills, slate roofs and zinc cladding to the projecting elements on the gables and entrance canopies. The intention is that they should recede into the trees.

9.0 LANDSCAPING

9.1 Objective

The landscape design objectives have been to:

- Retain and protect existing trees on site where possible and to base the design of various interventions to allow for this;
- Propose replacement tree planting of substantial size for areas where existing trees are not possible to retain to transplant any younger trees affected by the development where possible.
- Protect and enhance the biodiversity value and ecological function of the Green Infrastructure network.
- Cater for creative play opportunities distributed throughout the communal open space;
- Integrate communal and shared private amenity space within the existing setting in a subtle and non-intrusive manner;
- Create a safe, diverse, interesting and attractive range of open spaces with passive surveillance from the surrounding residential development
- Create an appropriate setting for Rookwood House

Emphasis has been placed on retaining the maximum number of existing trees and preserving the sylvan setting, with extensive new planting to replace any removed vegetation and to increase the level of biodiversity. New hedge planting is proposed to augment the existing hedgerows which are being retained. Native species such as yew, elder, holly and hazel will be both retained and introduced. Low level planting will include viburnum and euonymus amongst others under-planted with bulbs and a mix of ground cover

- 9.2 The communal open space in the woodland area will be accessed via compacted gravel paths leading to informal play areas in the trees with seating areas near the southern edge to maximise light and sun. Low planting will be utilized to create and reinforce sub-spaces within the larger landscape; for visual interest, ecological purposes and to guide or direct people's movement.



Area of woodland which will be retained as communal open space. Yew hedge on left will be partly removed to allow in sunlight and a view to the south.



Detail plan of communal amenity open space showing trees and hedgerow to be retained, new planting and informal route through the trees with some seating and small incidental children's play areas



Reference image of informal play area among trees in Merrion Square, Dublin

9.2 Tree Retention

Existing ground levels have been retained as necessary within the Root Protection Areas (RPAs) of trees impacted by roads or footpaths. It is proposed to use Cellweb above existing levels as a sub-base replacement system.

Where services require to pass within RPAs, microboring will be used to avoid root damage. Air spading will also be used to determine extent of roots for constrained areas.

All principal trees have been retained outside garden boundaries. Every effort will be made to save trees and hedgerow within gardens also

10.0 BOUNDARY TREATMENTS

10.1 Existing boundary treatment around the northern, eastern and southern boundaries consist of dense hedgerow backed by 2m high railings. The hedgerow of mainly yew with some holly and laurel ranges in height from 2m to 5m. Where very high hedgerow is located in rear private gardens this will be reduced in height so that it can be easily maintained by the residents. Existing estate railing along the boundary with Rookwood Lodge will be retained as will the stone boundary wall along the tennis court.



Existing boundary with 2m high railing & hedge around Rookwood View.



Railing detail.

- 10.2** In order to retain the sylvan character of the site and reflect the existing site features with extensive hedgerow it is proposed that house boundaries adjacent to communal open space will consist of 1.8m high railings to match those of Rookwood view with yew hedge, either new or existing. Internal rear garden boundaries will be treated timber hit and miss fencing 1.8m high. Front gardens will be open plan, marked with pegs only, with no physical boundaries
- 10.3** The boundary between Rookwood's front lawn and the access road will be demarcated by hedge. To the rear the private garden between Rookwood and the mews houses will be a 1.8m high railing planted with mixed hedgerow similar to existing.

11.0 ROADS & PARKING

11.1 Road Layout & Design

The access roadways serving the two groups of houses – the Woodland area and the Mews have been designed as shared surfaces with pedestrian priority, demarcated by a change in surface finish and ramped entrances. People with sight or hearing loss will be forewarned by tactile paving, and signage will be erected warning drivers and pedestrians of the change in priority. The design follows DMURS guidelines.

11.2 Car and Bike Parking

Vehicular parking is on street and caters for both visitors and residents. Provision has been made for electrical vehicle charging to 4 bays with future provision throughout the site. There are 3 designated accessible bays two of which also have access to electric vehicle charging points. Houses 1-2 and 4-11 all have access to rear gardens for bicycle parking. A bicycle store is provided to the front of terraced house No. 3.

11.3 Bin Storage

Bin Storage for Houses 1-2 and 4-11 is located in the rear gardens with an enclosed bin storage area for house 5 within the front garden curtilage. Bin collection points are located in designated areas shown on the site plan for each cluster of houses.

11.4 Surface Water Drainage & Attenuation

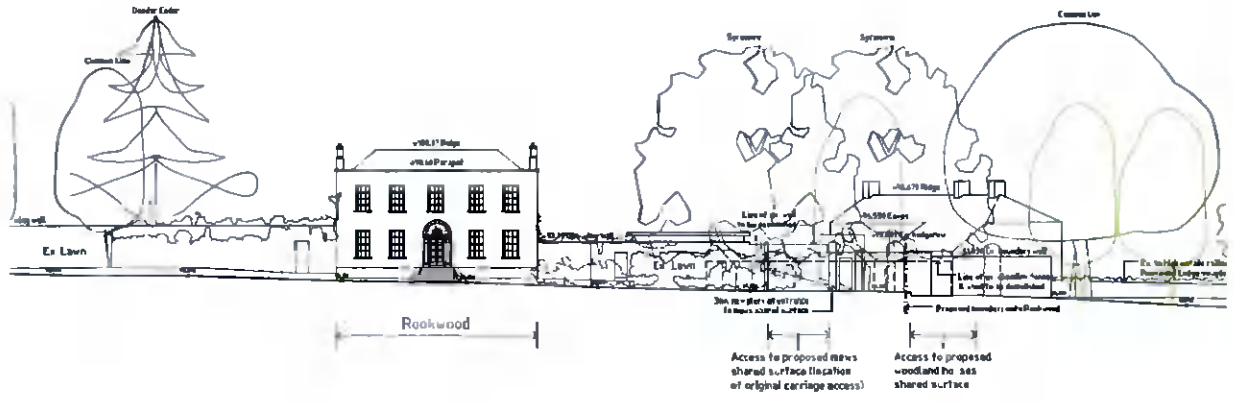
A swale is proposed around the perimeter of the front lawn to Rookwood at its junction with the access road. There is also a surface water attenuation tank beneath the lawn. See GWCE engineer's report for further detail.

12.0 PROTECTED STRUCTURE

12.1 Rookwood has been well maintained and conserved by its current owners who intend to remain living there and no works to the house are proposed. Both a daughter and grand-daughter live nearby and the intention is that the house should continue to remain in family ownership.

Where an opening is to be made in the wing wall to the west of the house, to create the new access route to the tennis court it will be done in the location of an historic opening which can be seen on maps from the 19th and early 20th Centuries.





Further detail outlining how the proposal responds to the setting of the protected structure and its special interest is provided in the consultant Conservation Architect's Heritage Impact Assessment.

13.0 SITE ENTRANCE

13.1 In response to discussions with the Council Architectural Conservation Officer and in order to retain the character of the existing curtilage and site entrance, it is proposed to reconstruct the original gate piers with wing walls in a similar plan form and profile to the original. The entrance will be set back by 3m in order to provide for a path and cycle way. The new access roadway is being relocated to the north of the existing driveway in order to achieve the necessary sight lines when entering and exiting both Rookwood and Rookwood Lodge.



It is proposed to relocate the existing guard stones to the new entrance piers. A pedestrian entrance will be formed in the northern wing wall connecting the existing footpath in front of Rookwood View to the path serving the new entrance road.

14.0 MANAGEMENT

14.1 It is proposed that the development at Rookwood will be managed privately enabling the maintenance and management of the trees, extensive landscaping in communal open space, shared surface areas and the site attenuation area under the front lawn by a management company, details of which will be provided prior to commencement of development.

Appendix: Site Photographs



Existing access to Rookwood.



Realigned access will approach diagonally from left keeping oak tree (second from left) with existing hedgerow forming "gateway" to house.



Entrance driveway showing adjoining property, Rookwood Lodge and original estate railing to be retained



Entrance driveway. Trees terminating vista from arrival point will be retained.



The proposed access to the existing tennis court (site for 4 mews houses) from the existing driveway to side of existing garage



Existing garage to be demolished to create new entrance in wing wall in location of original historic courtyard entrance.



View north from Rookwood entrance steps. Lawn and trees in foreground retained. Woodland public open space on right with hedgerow removed. Proposed access road to "woodland houses" in line with Cypress and Birch trees



View north east from entrance steps. Proposed driveway to "woodland houses" behind trees. House 9-11 screened by trees on right.



View north west from entrance steps to Rookwood. Proposed driveway to access "woodland houses" behind existing trees.



View south from Rookwood. Lawn surrounded by trees. No change.



Rookwood and lawn to south. No change



View south west from Rookwood towards tennis court. No change. Proposed mews house 5 fully screened.



View south west from Rookwood towards tennis court. Mews houses 2-4 fully screened.



View of part of proposed site for Mews houses Nos 2-4, looking north showing the existing tennis court. Boundary wall with adjoining property Rookwood Lodge to remain. Proposed access road on right.



View looking south west across the existing tennis court towards House 2 and Rookwood Lodge gable with the adjoining property, Coolamber, 4 Stocking Lane, behind mature trees. The existing buttressed boundary wall to be retained.



View looking south east along the existing tennis court. Hedgerow to be retained with House 5 to south of hedgerow and turning area to north.



Site of proposed house 5.
3m high hedge on south and west boundaries.



3.0m high – boundary wall to Coolamber.
Buttresses to be reduced in depth and reinforced.



View from proposed mews turning area towards Rookwood. Existing hedgerow in this locations to be removed. New hedgerow and railing set back by 2m.



Line of proposed access to mews houses



View towards adjoining houses, Coolamber and St. Winnows on Stocking Lane. Houses fully screened. Existing stone and brick wall plus Eucalyptus tree and hedgerow behind gate to remain.



Existing swimming pool to be demolished to accommodate new access to mews houses and a new kitchen garden.



Existing garden wall south of the swimming pool. Substantially retained for the new kitchen garden.



Open space between proposed houses 6-8 and 9-11.

Yew Hedge retained as boundary to garden to House 8 with existing opening in hedge retained as access to public open space



Area to north of yew hedge bounding Rookwood lawn to be retained as communal open space. Part of yew hedge on right to be removed to allow for sunlight and open up aspect to south



Stocking Lane looking south from Scholarstown Wood.



Stocking Lane looking north towards junction of Scholarstown Road. Proposed entrance on right



Existing entrance to Rookwood with entrance to Rookwood Lodge on right. Entrance to be relocated to left side of road boundary and wing walls and gateway formed in new location set-back by 3 m to allow for sight lines, footpath path and cycle lane.



Stone wall to site boundary – detail.



Wing wall and outer gate pier.



Inner gate pier and wing wall to right of entrance.

