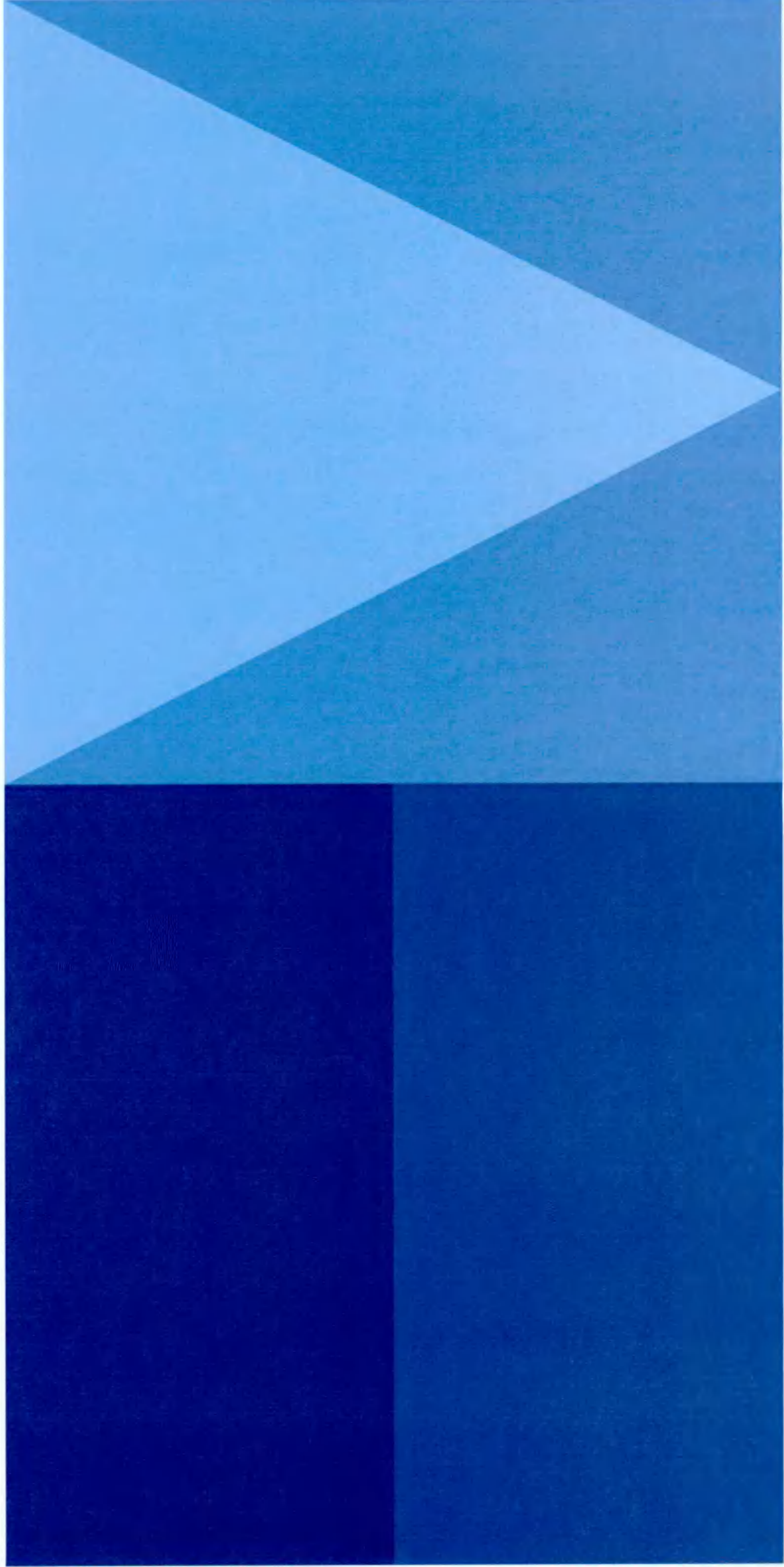


Proposed Community Care Facility & Housing Development
at Newbrook House, Taylor's Lane, Rathfarnham
Design Statement
August 2021





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**The provision of a
high quality care
facility for the local
Community, together
with new housing
& employment
opportunities**

Introduction



Site Birds-Eye View (Google)

Project

This design statement has been prepared by Holmes Miller Architects on behalf of Luxcare Ltd to accompany the planning application for the construction of a nursing home and 5 town-houses on the site of a former builders merchants on Taylor's Lane, Ballyboden.

It is proposed to construct a 111 bed nursing home with amenity green space and associated community facilities for use by the general public.

The existing Newbrook House (Protected Structure Ref:300) will be carefully integrated into the overall design, with the key features retained and restored to its original glory.

The project will generate construction jobs and permanent employment for 100 full and part time care staff.

The main driving force behind this development is Glasgow-based Morrison Community Care Group, who have a long and proud history of providing high quality nursing care in Scotland. They have won multiple awards for their service and are proud of the quality of the buildings they provide.

The report outlines the design process and rationale that have informed the development proposal and has been prepared in line with statutory requirements, and South Dublin County Development Plan 2016-2022.

Site Address:

Taylor's Lane
Ballyboden
Rathfarnham
Dublin 16

Applicant

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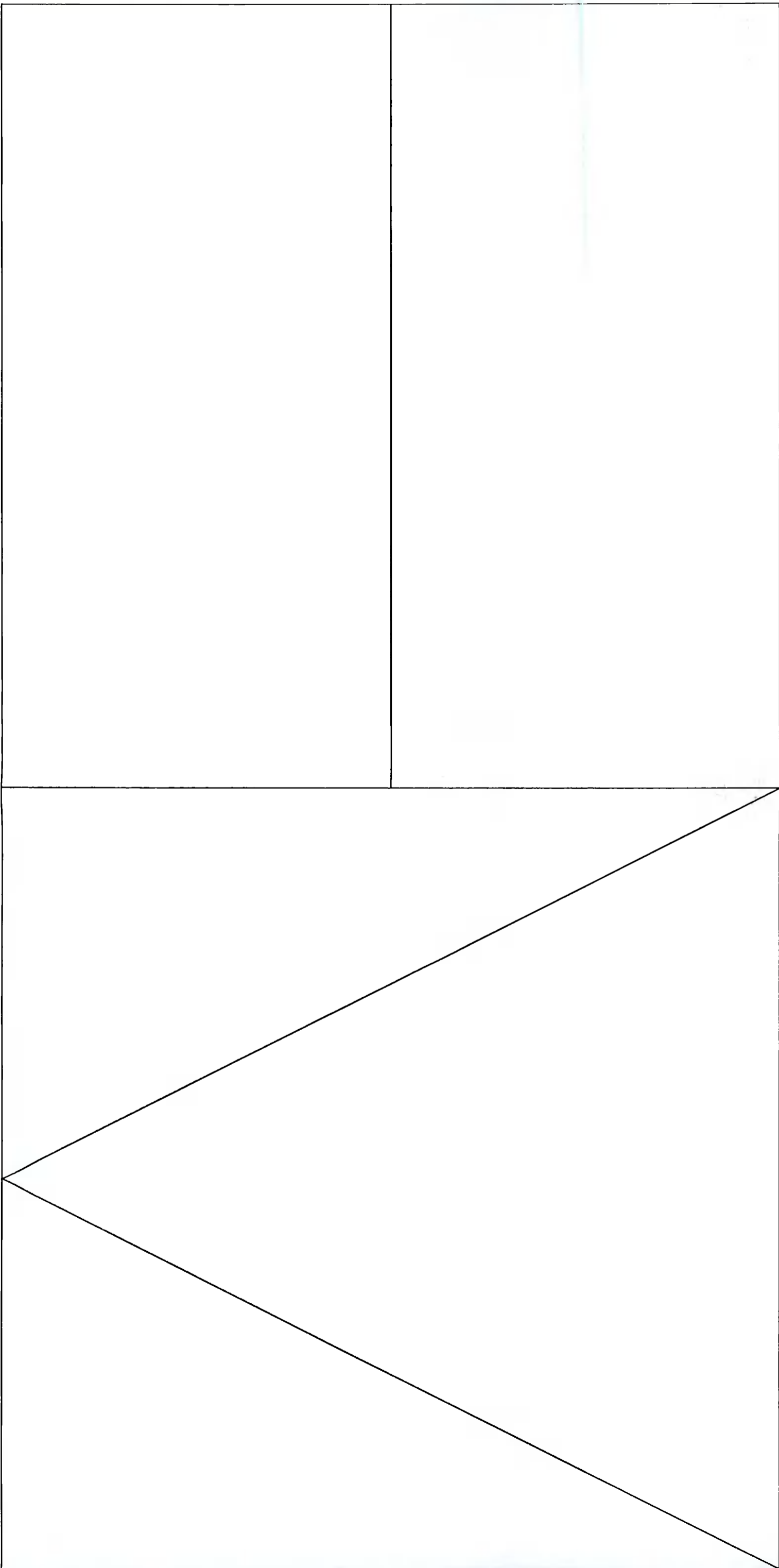
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Historic Map (OS)



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Site



Location & Context

Location

The site is located to the south of Dublin, the largest city in Ireland. Dublin is a busy commercial and industrial city with a growing elderly population and subsequent requirement for nursing home accommodation.

The site lies approx 9km from Dublin City centre and is connected to the city centre through nearby road infrastructure. Taylor's Lane is a bus route providing close access to public transport.

Context

The site sits on the south side of Taylor's Lane and is bounded to the south and west by housing, with a petrol garage to the east.

The site has lain vacant for many years and has become heavily overgrown. The site is dominated by the protected structure of Newbrook House, which was built as part of Newbrook Mill, a paper mill which dates back to the mid-18th century.

The building now lies in a state of serious disrepair, this development proposes to save the old house and integrate it into the proposed nursing home.

The second most prominent feature is the old mill race that runs from the south west corner of the site and runs into the centre of the site.

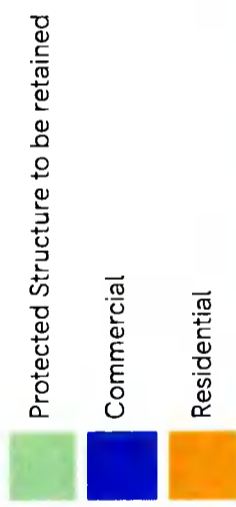
The site is currently accessed via a retractable gate on the north east corner, off Taylor's Lane. There are currently no other means of access to the site.

Surrounding Land Uses

The proposal site lies within a predominantly residential area of South Dublin. The site is bounded to the north, west and south by housing.

There is currently a petrol station to the east of the site.

The development site was last in use as a builder's merchant, however has lain derelict for years.

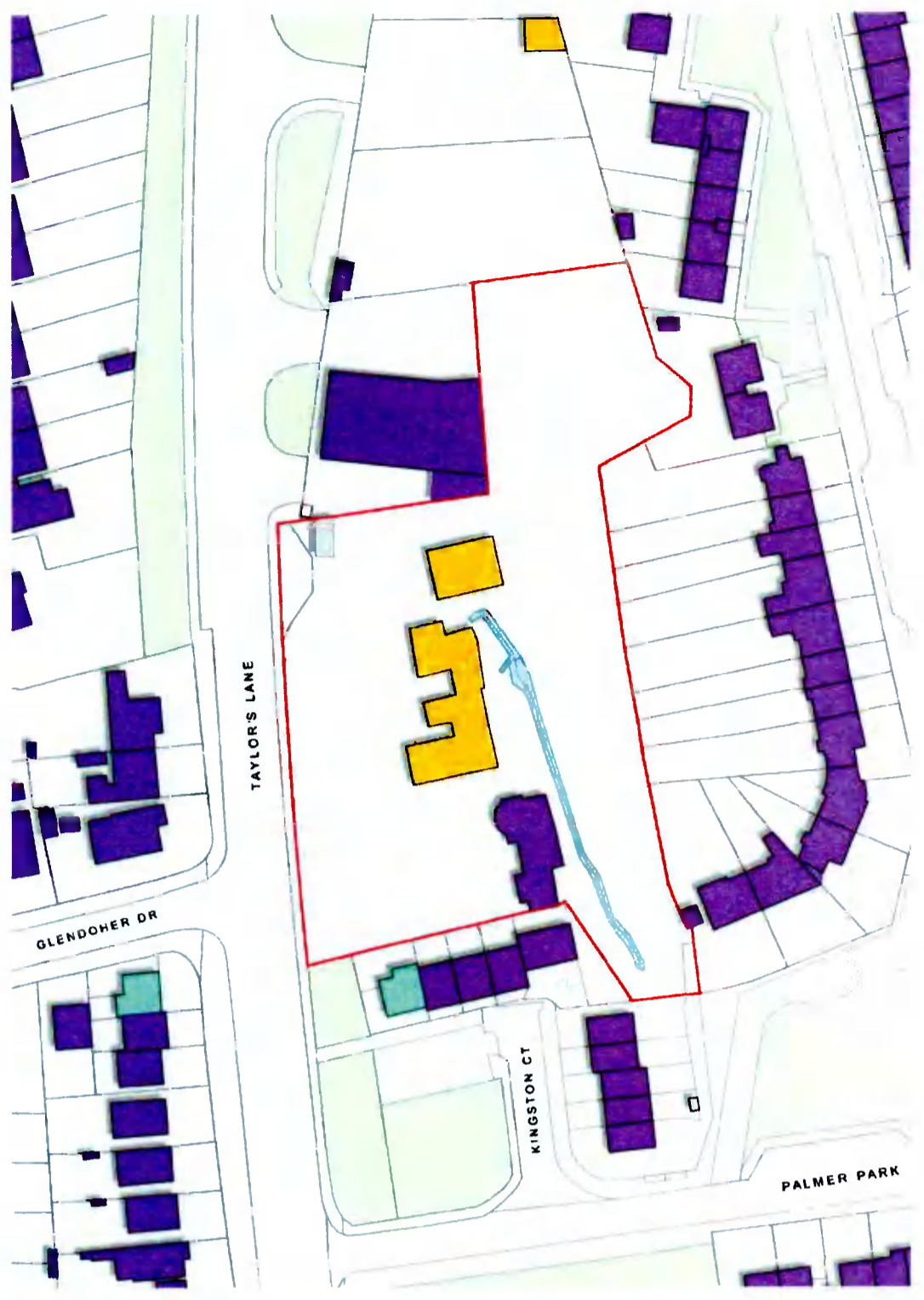
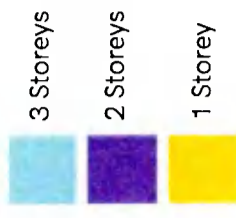


Building Heights

The majority of neighbouring buildings are 2 storey in height.

The newer housing built to the west and north west of the site rises to 3 storeys where it fronts Taylor's Lane.

It is considered that 3 storeys is an acceptable scale for any development that fronts Taylor's Lane.



Land Use Zoning

The proposed development site is subject to the zoning objective 'RES' -To protect and or improve residential amenity.

Policy H3 Objective 1

'To support housing that is designed for older people (including independent, semi-independent or nursing home accommodation) in residential and mixed use areas, at locations that are proximate to existing services and amenities

including pedestrian paths, local shops, parks and public transport.'

It is therefore deemed that a Nursing Home, with additional housing units is permitted in principle on this site.



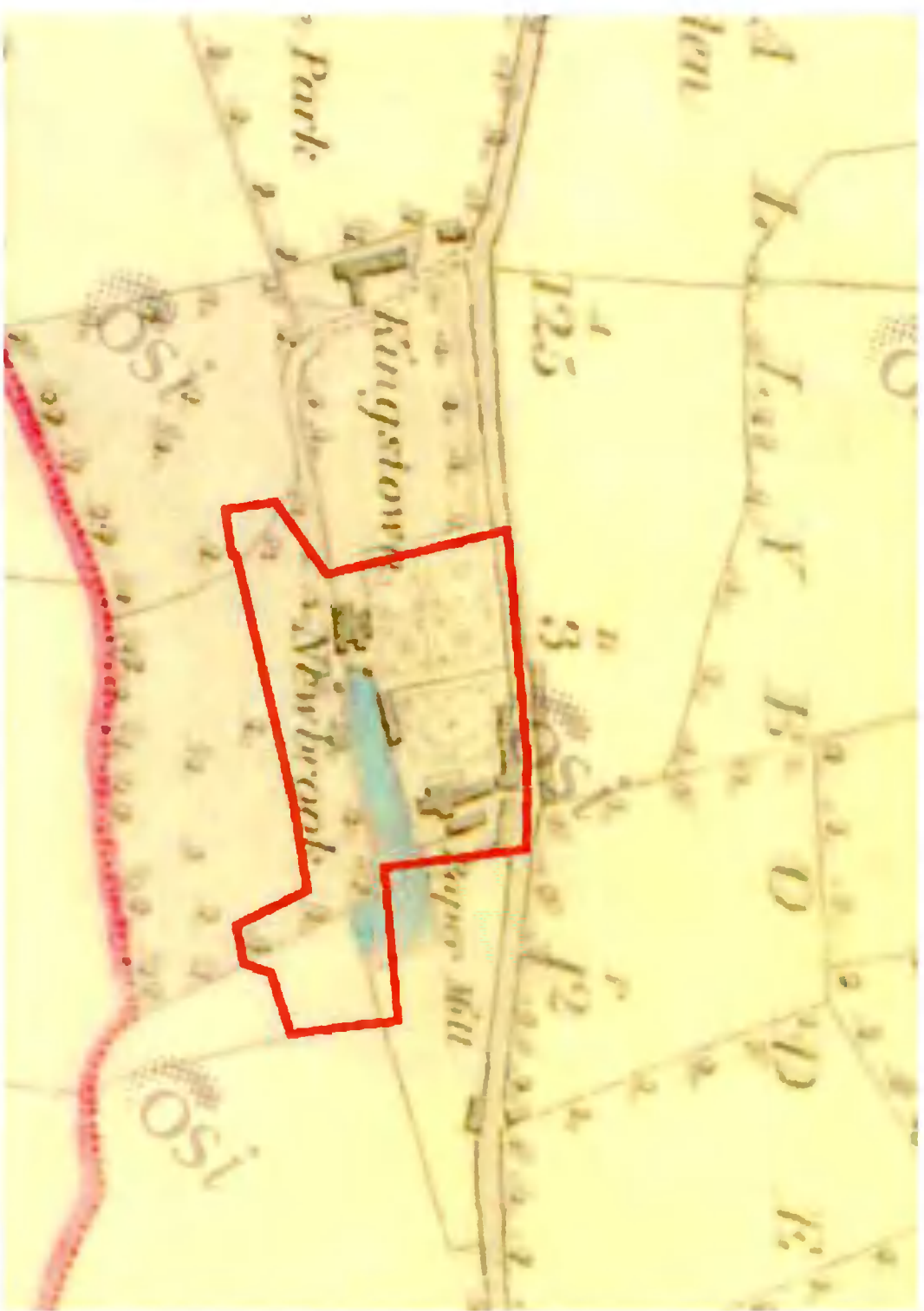
Site History

The proposed development site lies within the curtilage Newbrook House, which is a Protected Structure (Ref:300)

Newbrook House dates back to the mid-18th century, when Newbrook House and neighbouring Kingston were built as part of Newbrook Mill, a paper mill, on Taylor's Lane. It is a two-storey detached residential house with an internal area of about 67sqm.

The paper mill and manufacturing business was started in the mid-18th century by John Mansergh, who died in 1763. In the 18th century, there was a large number of mills in the area around Rathfarnham and Whitechurch on the banks of the River Dodder and the Owendoher River.

Each of these mills had a mill pond and they were fed by the same mill stream, which was taken from the Owendoher River at Edmonstown. The Newbrook stream enters the present



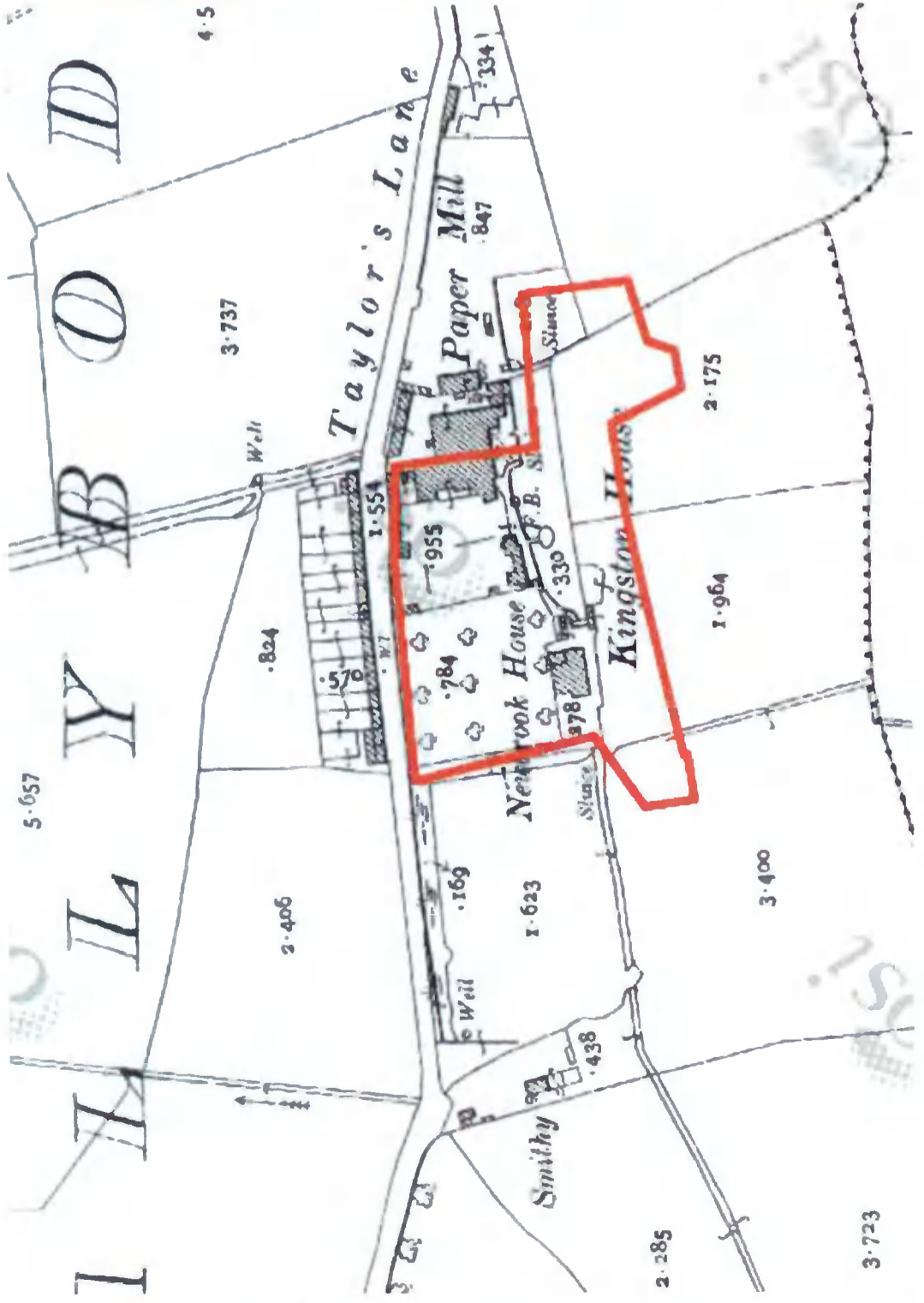
site and is culverted (possibly historically as part of the mill development), where it runs down through the location of the mill buildings and continues under Taylor's Lane.

James McDonagh, JP, who was a magistrate for Rathfarnham, lived at Kingston House, which has since been demolished but it is remembered in street names nearby. His sons Richard McDonagh, also a Justice of the Peace for Rathfarnham, and Thomas McDonagh lived at Newbrook House. Newbrook later

returned to the Irwin family, and from 1901 to 1935 the mill was operated by Sir John Irwin, who lived in Newbrook House.

Newbrook Mill was extensively damaged in a fire in 1942 and it was demolished later. The site was used latterly as a builder's merchant, but is now vacant. The house has been vacant for a number of years.

The history of the site is strongly linked to the mill which is now



lost. The house was originally shown with a formal garden to the north, down to Taylor's Lane, and parkland to the south. The parkland is now outwith the current site and built over with housing. The formal garden to the north is now returned to overgrown grassland.

The historic fabric is therefore confined to the house itself. The house is not particularly grand however it is composed of a definite style, particularly in the repeated gothic arched



Existing Photographs



A - View along Taylor's Lane



B - Looking north towards Taylor's Lane



C - Looking west across site



D - Looking south towards Palmer Park



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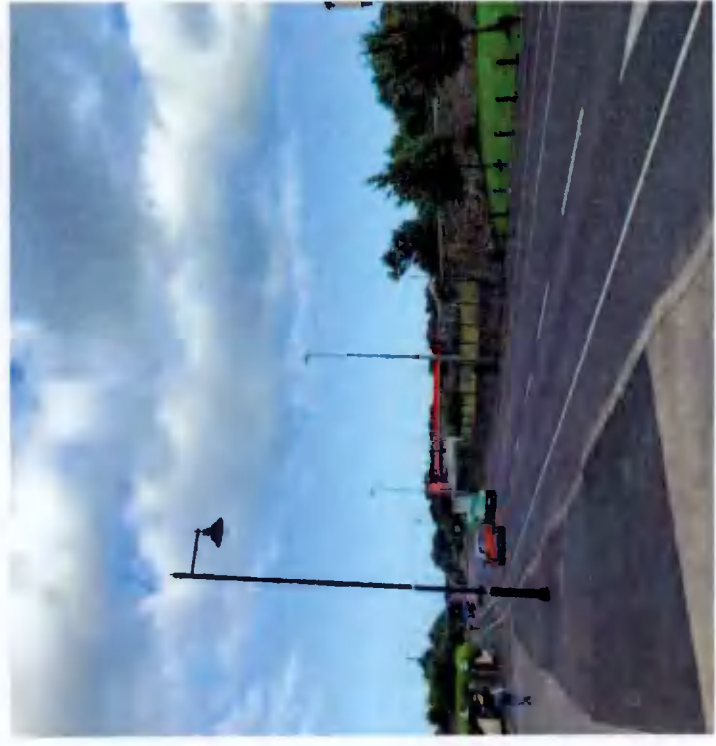
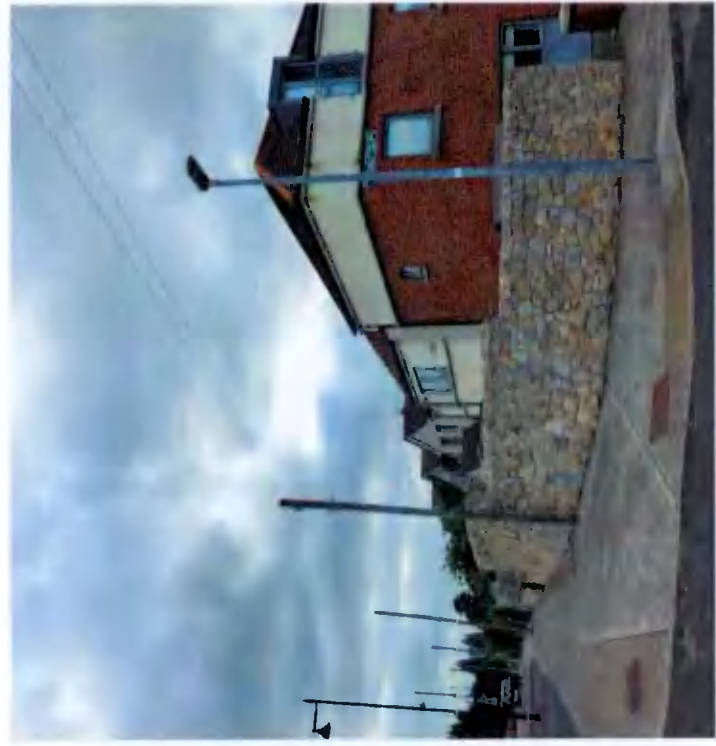
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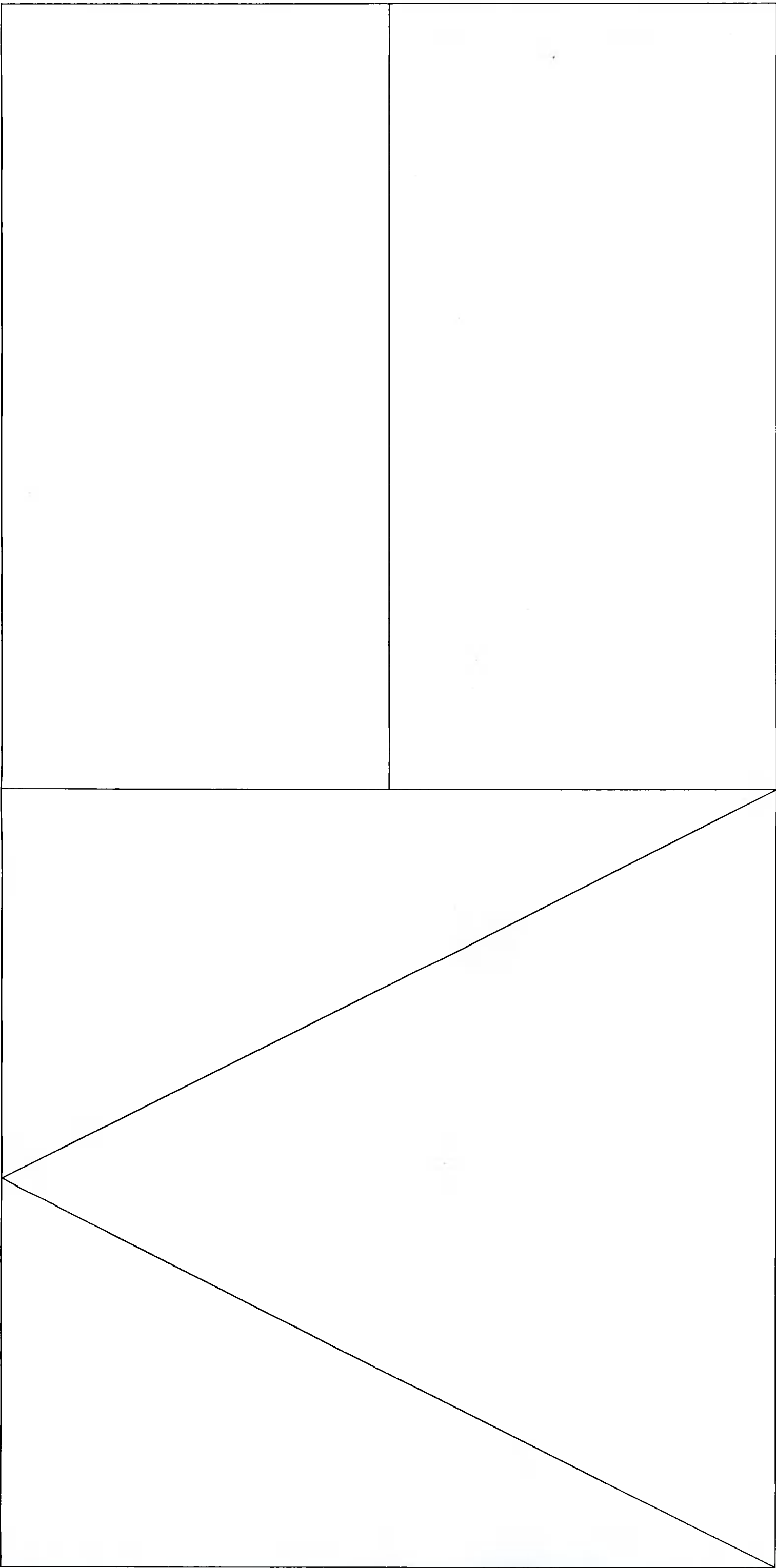


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Constraints

Boundaries

The site extents are well defined by the existing boundaries.

The northern boundary along Taylor's Lane is formed out of an approximately 1.4m high good quality stone wall with metal railings over. This wall will be retained as far as possible.

The western boundary is formed out of an approx. 3m high stone wall along the majority of its length. Again this wall will be retained.

The southern boundary abuts the rear gardens of the houses on Palmer Park and is formed by a blockwork wall which varies in height along its length. The boundary is currently heavily overgrown with vegetation.

The eastern boundary abuts the petrol garage & bus depot and is formed by a concrete block wall along its length of varying heights.

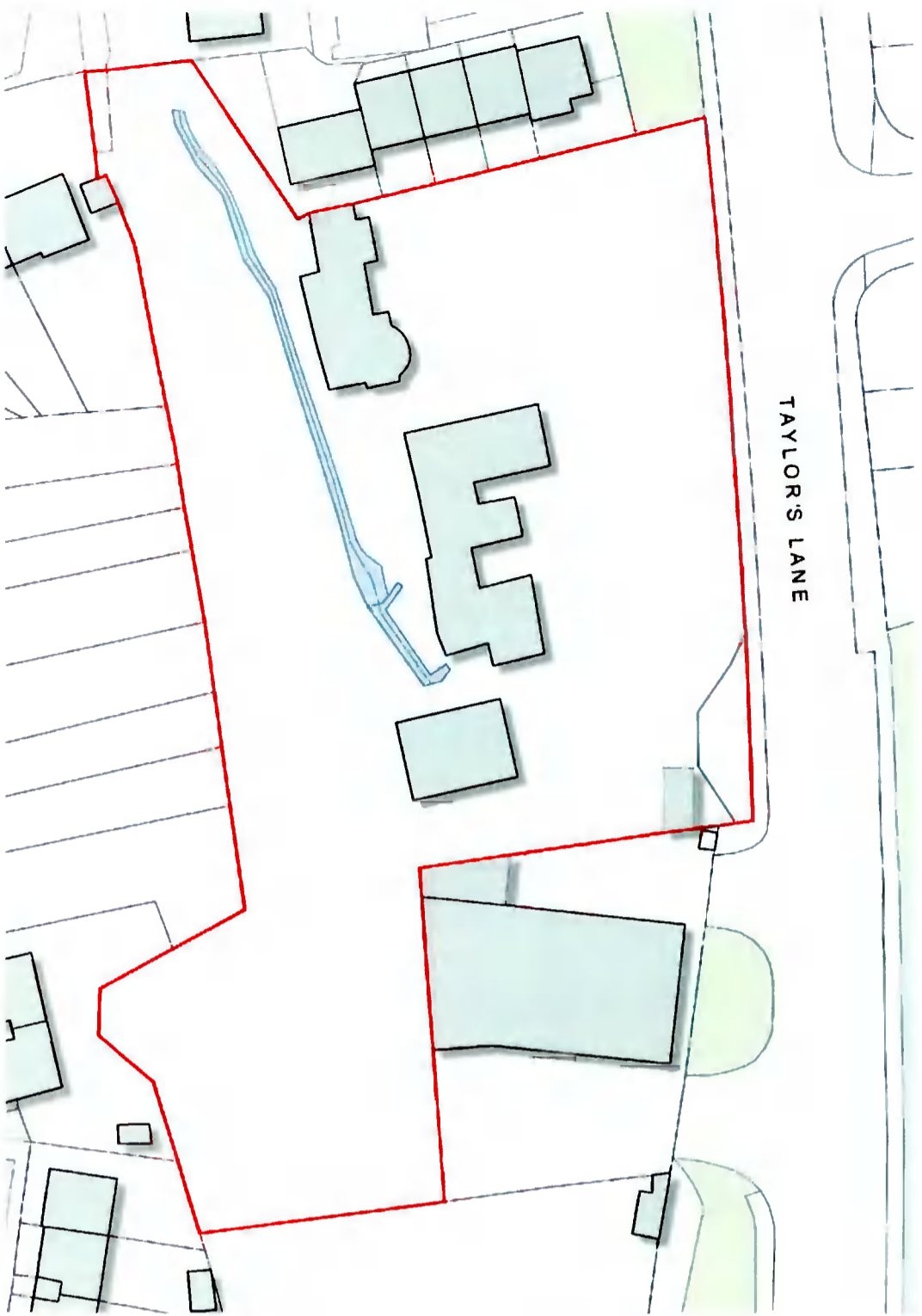
Topography

The existing ground level rises from the boundary with Taylor's Lane by approximately 3.2m to the southern boundary, although this varies throughout the site.

The existing FFL of Newbrook House sits approx 3.13m above the proposed access point on Taylor's Lane

There are lengths of retaining wall along the southern and eastern boundaries. Due consideration has been taken of this during the design development process.

The topography creates a challenge both for the building and for bringing vehicles into the site.



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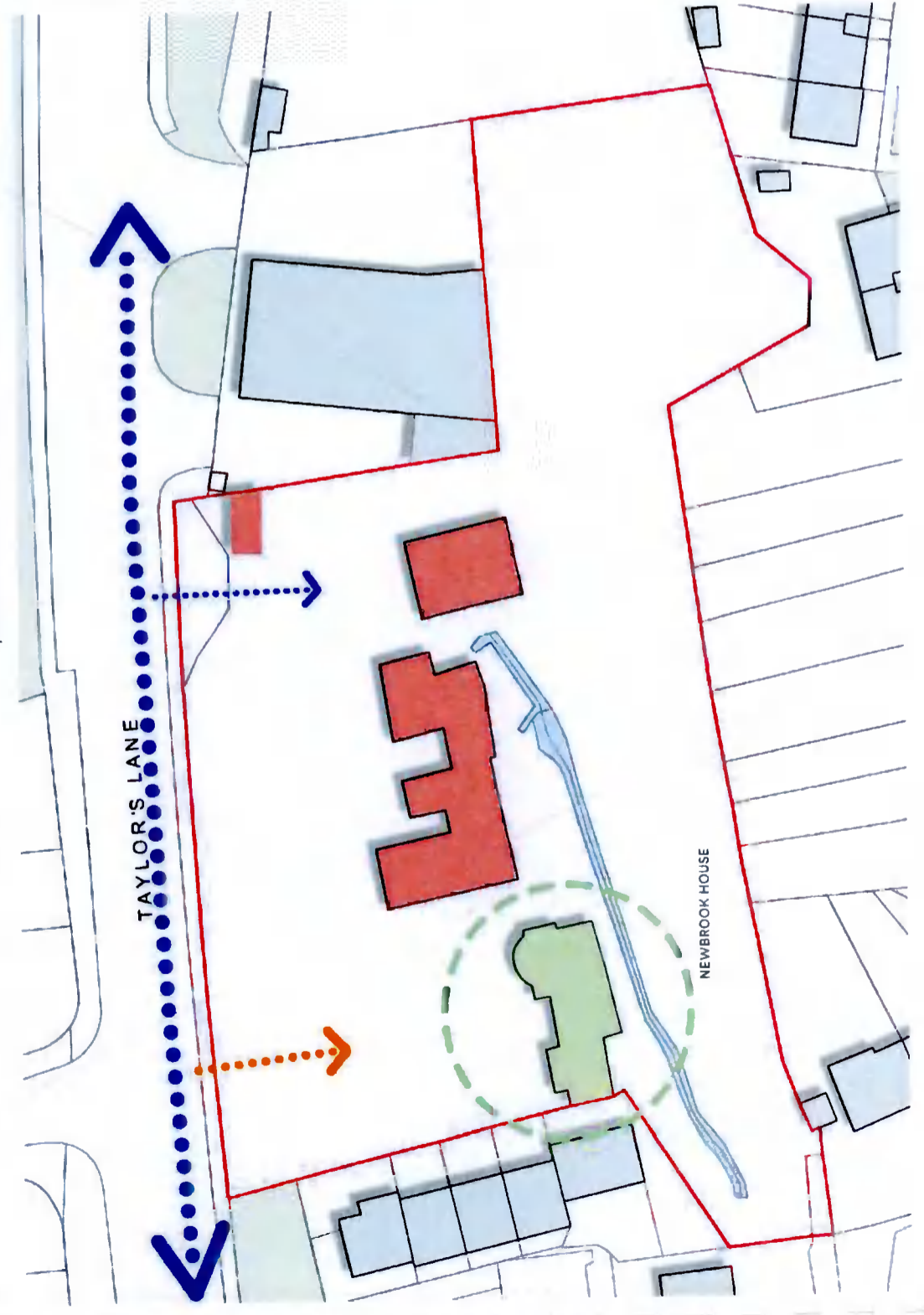
Developable Area & Access

The majority of the site is available as developable area, being covered at present in hard surface, overgrown vegetation with a change in level across the site of approx 3m.

The site does sit within the curtilage of a Protected Structure, Newbrook House shown highlighted below in green. It is proposed to carefully retain and restore the structure, bringing it back to its former glory.

The site contains several other ancillary buildings of no architectural merit shown highlighted below in red which are quite extensively dilapidated. It is proposed to demolish these buildings to make way for new development.

The existing site access is off Taylor's Lane, to the north east of the site. It is proposed to move the primary entrance further west away from the petrol station, shown below in dotted orange



Landscape & Watercourse

The majority of the site is covered with hard surface mono block, with extensive overgrown weeds throughout. The development of the nursing home offers the opportunity to significantly enhance the landscape of the site.

The mature trees to the south western corner of the site are the only vegetation of note present. It is proposed to retain as much of these trees as possible. An arboriculturist has been engaged to provide a Arboriculturalist Impact Assessment to

supplement the development proposals.

There is established hedging along the majority of the southern boundary, which will be retained where possible.

An existing watercourse runs from the south western corner of the site and subsequently falls into a culvert to a point on Taylor's Lane. It is proposed to retain the open water course for as far as is practicable, making it a feature of the development.











