

Proposal for Rush Multi-Purpose Youth Facility at Mill Bank, Rush, Co. Dublin

Outline Description of Development

December 2018

Introduction

Rush Multi-Purpose Youth Facility (RMYF) in conjunction with Fingal County Council, proposes the refurbishment and upgrade of the first floor of their premises at Mill Bank, Rush, Co. Dublin (formerly “Martin’s Shop”).

To facilitate the use of the first floor, alterations will be carried out at Ground Floor level together with the construction of a two storey extension to the side of the building and a new single storey entrance lobby to the front. To the rear, a small single storey extension will be added to accommodate a new escape stairs.

The total site area is 1103 sq.m.



Fig 1: View of existing front elevation

Existing Configuration and Use:



Fig 2: View of building showing derelict outbuilding structures (since demolished for Health & Safety reasons)



Fig 3: Current view of building with outbuilding structure demolished and exposed rendered boundary wall

The site is located at the corner of Mill Bank and Channel Road in Rush, and the building is set back from the road edge with a forecourt featuring a hard landscape finish and raised planter bed.

There is access to the rear of the site from a vehicular entrance gate on Channel Road, and this area provides a small garden area and car parking for six cars. The site is bounded to the north by a single storey building that is a protected structure, while to the west the building adjoins commercial premises. Across the road to the south east is an existing school and to the northeast the building looks onto Chapel Green.

The building was in use as a shop and single family residence up to approximately ten years ago when it was purchased by Fingal County Council. Since then the ground floor of the building has been refurbished and the use changed to community use. It is operated by RMYF and includes a multipurpose space, a youth café and ancillary accommodation.

Approximately two years ago, a two storey derelict structure adjoining the main building was demolished on safety grounds, and the main extension is proposed in this northern area of the site.

Building Proposal- Change of Use and Extension

The brief for the project was to bring the first floor of the building into use as a community facility, and to provide for flexible spaces which would allow for an increased range of activities that could be undertaken by RMYF. In addition, a dedicated Reception area was requested to allow for adequate monitoring and increased security for the staff and patrons of the building. An improved and rationalised internal circulation system was also required.

The existing domestic scale stairs within the building is inadequate in terms of size and configuration to provide access to the first floor, now to be used as a place of assembly. At ground floor level, the existing location of the stairs adjacent to the main entrance creates restricted access and congestion even with small numbers of people.



Fig 4: Location for proposed extension- following recent demolition of outbuilding

The proposal, which was developed in full consultation with the Rush MPYF committee, provides a new two storey extension to the side of the existing building. This extension will be built within the footprint of the recently demolished building.

Within this extension, a new stair hall will be created providing the principal circulation between ground and first floors. The stair hall consists of a double height space, with an accessible stairs providing easy circulation between the two floors. Full height windows are provided within this space to maximise the views; to the southeast towards Portrane and to the northeast across Chapel Green towards the former St. Maur's church. Locating the main stairs in this position allows for the greatest flexibility in layout at both ground and first floor levels, optimising the space available for new activities. It also allows for the provision of a new entrance hall with a reception area at ground level, from which most of the activities in the centre can be monitored.

It is intended to retain the existing boundary wall to the adjoining protected structure and to construct the new development adjacent to it using a glazed abutment detail of old and new, to protect the integrity of the original stone and brick detailing. To protect privacy of the adjoining properties new windows in the proposed extension have been considered to avoid overlooking the properties. Windows proposed to the rear (west facing) wall will be at high level with opaque glazing as they are intended to ventilate toilet spaces.

It is noted that the design of the new two storey stair block is consistent in scale and form to the original demolished outbuilding, but will be clearly distinguished from the historical structure as a modern intervention. This is identified through the use of flat roof construction, simple rendered walls and large glazing elements, set against the rubble stone and brick walls, natural slate pitched roof and sash windows of the original structure.

The proposal includes a new single storey glazed entrance lobby to the front of the building to provide for increased thermal efficiency of the building, and greater comfort for those within the proposed reception area, while also creating a new entrance identity for the building. To the rear, a single storey extension will also be built to provide for a new secondary fire escape stairs from the first floor.

At first floor level, in addition to the removal of the existing access stairs, the first floor partitions and wall linings will also be removed. New wall linings will be provided to upgrade the construction to comply with Building Regulations. Existing first floor windows will also be replaced with thermally upgraded windows where appropriate. The existing floors will be reinforced to improve their load bearing capacity.

The overall accessibility of the building will be improved with more of the ground floor of the building being fully accessible by wheelchair.

Design rationale and materials

The original building has exposed stone walls and brick detail around openings on the front eastern elevation. It is likely that the building was originally fully rendered and the render finish has been removed to expose the rubble stone and the stone repointed. No changes are proposed to the existing façades.

The new elements to the front of the building are designed as contemporary additions to contrast with the vernacular language of the existing building. The connection of the two storey extension to the existing building is by way of a glazed element, highlighting the contrast between the two elements. To maintain the distinctive nature of the new additions to the building, flat roofs over the new extensions contrast to the pitched slate roof of the existing building. The height of the extension over part of the

stairwell has been considered to allow the corner of the existing building to remain visible. The roof over the entrance lobby to the front of the building has adopted a similar overhanging detail.



Fig 5: proposal showing view of flat roofed junction with existing pitched roof

The new additions to the building reinforce its presence on the site and anchor the building in this prominent location, while maintaining an appropriate set back from the neighbouring protected structure. The proposal will provide a new image to the existing building and announce the presence of the facility as a community resource centre, in contrast with the current image which has not changed from the time the building was in use as a small shop and private residence. It will also provide a point of reference in the town, reinforcing the significant node at this location.

The new extensions and interventions have been designed to be simple in form and material using a painted render finish (reflective of the original finish on the outbuilding), with contrasting brick/tile/cladding and powder coated aluminium clad and timber windows. The existing brick detailing at eaves level on the existing building will be protected and the new flat roof will contrast with the original pitched roof.

Some external signage will be provided on the new extension. The existing traditional shopfront on the existing building will be retained unaltered.

Public Realm forecourt

The existing public realm has a tarmac forecourt which is used for general car parking without delineation and open to the street on Mill Bank and Channel Road. An element of soft landscaping is provided by a small raised planter bed surrounded by a low level stone wall, as well as a kerbed planted area adjacent to the neighbouring thatched protected structure on the northern portion of the site.

There are also low level kerbs which enclose narrow gravelled areas immediately adjacent to the front of the existing building. Due to these kerbs creating a trip hazard, timber planter boxes have recently been provided to reduce this risk. Existing public post boxes are provided at the southern gable side and

will be retained. Two cast iron bollards provide minimal definition between the public footpath and the forecourt to the building.

Parking Provision

There is a public carpark located at St Maur's Church /Public Library which is within 100m of the development. Uncontrolled parking at the front of the building has been identified as an issue, particularly related to school drop offs and pickups to and from the neighbouring school. The open nature of the forecourt without delineation has facilitated haphazard parking which has been problematic for the centre's management. The use of the building as a youth facility and intensification of community use is unlikely to generate a significant additional parking requirement.

6 no. car parking spaces are currently provided to the rear of the building. It is proposed to retain 5 spaces in the rear area. As part of the redevelopment of the forecourt, it is proposed to provide a single parallel designated parking and set down space which will be universally accessible, fronting onto Channel Road.

A realignment of the kerb and reconfiguration of the road junction is proposed to slow traffic and improve visibility for both pedestrians and motorists in accordance with current guidance. Due to the proximity to the corner and for the safe movement of pedestrians at all times, a setback in the public footpath at Channel Road is proposed to allow for the inclusion of the universally accessible set down parking space.

Provision for bicycle parking within the forecourt has also been included using stainless steel bike stands. 12 no. bicycle parking spaces have been proposed. The parking and junction realignment proposals have been developed following consultations with the Transport Department in the council.

Public Realm proposal and materials

The site borders the Civic Area identified in the draft Rush Urban Framework Plan and an upgrade of the public realm and external spaces is proposed in keeping with the ambitions of this plan.

It is proposed that the existing tarmac will be replaced with a permeable paving finish allowing for pedestrian only environment around the forecourt of the building. Dropped kerbs have been proposed in the pavement to allow for possible crossing points at the southern end of the site.

A structured planting approach of raised and ground level planting beds using species appropriate to coastal exposure and low maintenance is proposed, to provide year round colour. 3 no. small trees are also proposed to enhance the enjoyment of the public space for both building users and passers-by. Tree pits are proposed to reduce surface water outfall from the site. Screening of the neighbouring boundary wall in the north corner is proposed through the use of planting and additional privacy is afforded to the neighbouring protected structure (thatched house) with the addition of a more concentrated planted area (containing 1 of the trees).

A seated area is also proposed under the canopy of one of the trees and a small outdoor youth play area (table tennis or equivalent) is proposed adjacent to the new extension. The new side extension and main entrance have included glazed areas to offer passive surveillance of the forecourt, allowing for

safe enjoyment of the seating and play areas. In ground and low level bollard lighting is proposed as a means of way finding to the entrance of the building.

The public realm proposals have been developed following consultations with the Parks Department in the council.

Existing Site Infrastructure

The building and proposed extensions will be serviced by existing drainage infrastructure. The Civil and Structural Engineers have examined and considered the drainage options and reported in a separate technical report (appendix 1). The drainage proposals have been developed following consultations with the Water Services Department in the council.

The surface water drainage from the extensions to the front of the dwelling are to be connected to permeable paving storage in the proposed landscaping works to the front of the building. An overflow will be provided to the public storm sewer for excessive events.

To the rear of the building the existing surface water and foul wastewater are combined. Some diversions and new manholes to the combined sewers are required to facilitate the proposed extension at the rear. A new storm sewer will be installed and the existing combined sewer will be converted to a foul sewer.

The existing disabled car space will be maintained but relocated, at the front of the building. One of the car spaces to the rear of the building will be omitted to provide for the enlarged building footprint required by the addition of the second escape stairs.

The proposal to use permeable paving will reduce the run-off and existing pressure on storm drains.

Conservation assessment

The Conservation Officer has been consulted on the proposal. The existing building is not a protected structure and although the site adjoins a protected structure, the Conservation Officer does not require a particular conservation assessment or conservation impact report beyond what is included on the drawings.

Impact on adjoining Protected Structure

The neighbouring thatched cottage is a protected structure and in use as a private residence. Providing a larger planted area on the northern sides of the forecourt will protect the privacy of the dwelling and also allow the character of the structure to remain highly visible. Since the outbuilding was demolished the neighbouring property is more exposed. The extension to provide a stairs will replicate the protection afforded to the structure when the outbuilding was in place. Traditional lime render will be applied to the boundary wall providing greater protection.

Area Schedule of site and buildings

Existing total site area (including footpaths)	1052 sqm
Proposed total site area (including footpaths)	1103 sqm
(Note proposed site area includes additional area for amended junction layout)	
Ex. Ground Floor gross internal floor area	179 sqm
Ex. First Floor gross internal floor area	128.3 sqm
Existing floor area total:	307.3 sqm
Proposed Ground Floor gross internal floor area	217.8 sqm
Proposed First Floor gross internal floor area	163.2 sqm
Proposed floor area total :	381 sqm

Drawings and Planning Information:

Title of Drawing/Report:	Drawing /Doc Number:	Scale:
• Site Location Map	11715 PP-1	1:1000 (at A4)
• Ground Floor Plan	11715 SK-1 D	1:50 (at A1)
• First Floor Plan	11715 SK-1 C	1:50 (at A1)
• Site Layout Plan	11715 SK-5 D	1:50 (at A1)
• Sketch Design (elevations & views)	11715 SKP-2 B	1:100 (at A1)
• Outline Description of Development	dated December 2018	A4 report
• Technical Note: Drainage Proposals	181029/TN/F01	A4 report (Appendix 1)
• Public Planning Notice	Site & Newspaper	A4 page