



Architect's Design Support Statement

PROPOSED RE-DEVELOPMENT OF RED BARN AT SKERRIES MILLS

DESIGN TEAM

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<u>ISSUE</u>	<u>DATE</u>	<u>DESCRIPTION</u>
Rev 02	07 th June 2022	Planning (final report)

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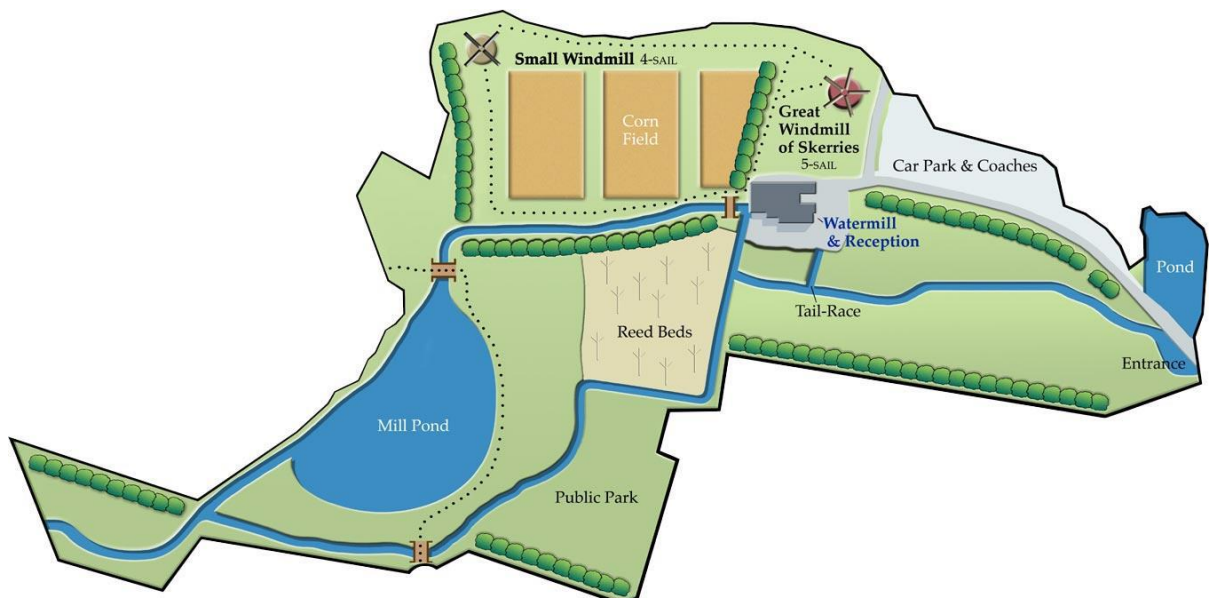
1.0 BACKGROUND

Skerries Mills is a unique collection of two windmills and a watermill with associated mill pond, mill races and wetlands. It is currently actively used for heritage tourism and as a community resource with facilities including the Watermill Café, Visitor centre and shop and various artisan studios (e.g. Waylands Forge and Cook Jewellery).

Skerries Mills is a protected structure dating back to circa 1840 and recorded on the Record of Monuments and Places. (NMS Reference DU005-029). Notwithstanding that many buildings on the site were substantially redeveloped using modern construction in the 1990s, the entire site is afforded monument protection under national law.

The current proposal involves the demolition of the existing barn which will provide a prominent site for a new building within the main arrivals area for visitors in proximity to the existing mill buildings. It is intended that the use will be ancillary to the original Mill buildings and will rely on these buildings for shared support services, e.g. cooking from main kitchen and general toilet provision. It is envisaged that the building will be opened as required to facilitate particular events or tours rather a permanently manned building.

Overall Map – Skerries Mills Complex

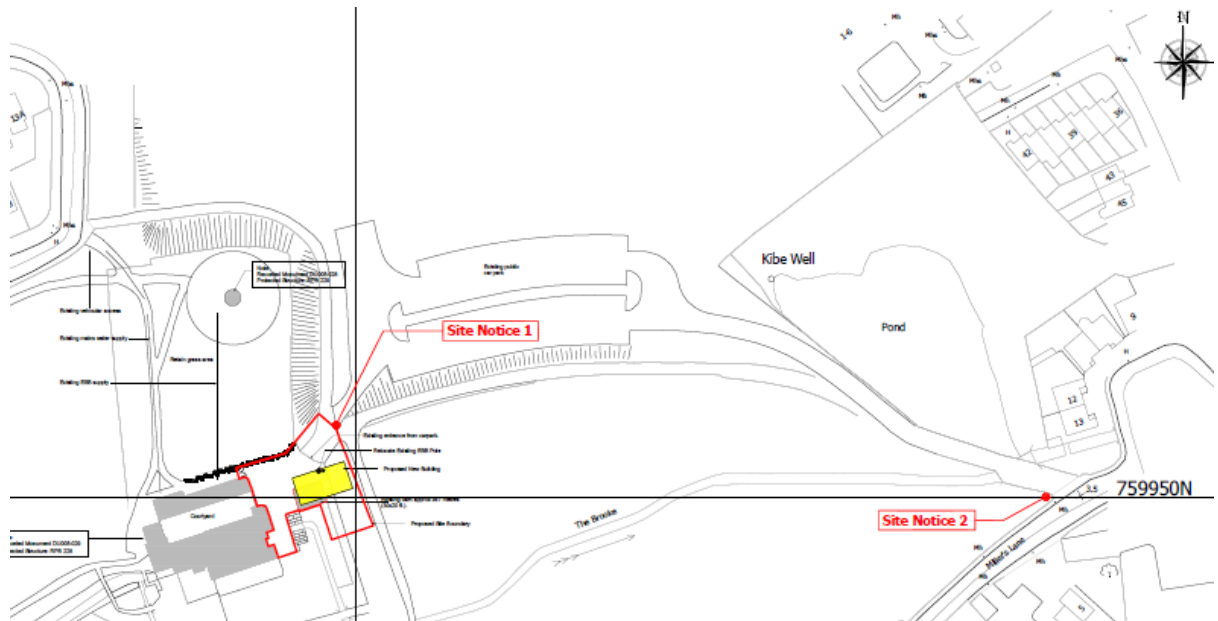


2.0 THE SITE

2.1 Site Location

The site is located to the west of Skerries mill pond, off Miller's Lane, just off the R128, see Site Location Map in Appendix 10.

Site Location Map



Easting: 725186
Northing: 759951

The proposed development is located adjacent to two existing protected structures, namely Skerries Mill and the Great Windmill.

Skerries Mill

Recorded Monument: DU005-029
 Protected Structure: RPS 228

The Great Windmill

Recorded Monument: DU005-028
 Protected Structure: RPS 229

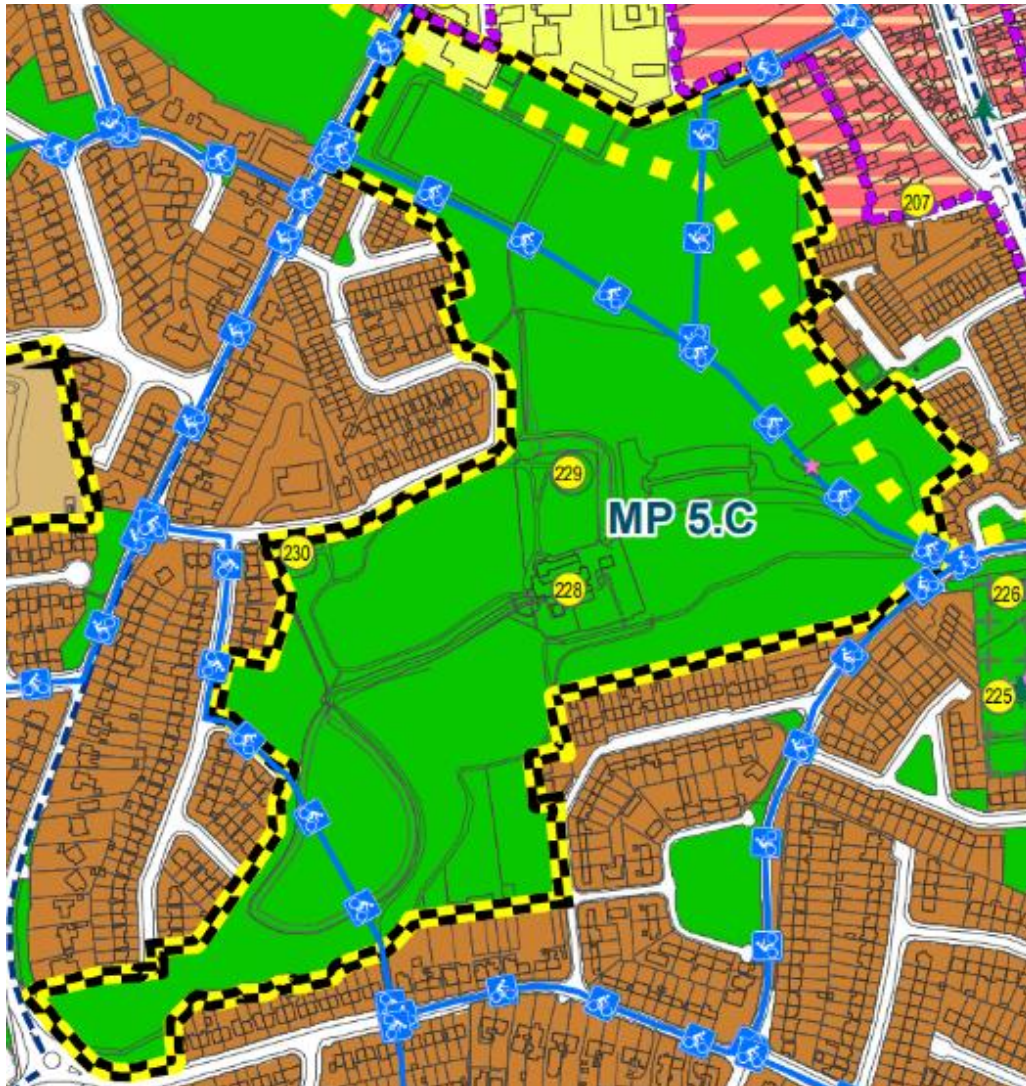
Opening Hours:

Skerries Mills is open all year except from 24th to 27th December and 31st December to 1st January inclusive.

Spring/Summer Opening Times (from 1st April to 30th September): 10am – 5.30pm.

Autumn/Winter Opening Times (from 1st October to 31st March): 10am – 4.30pm.

2.2 Zoning



Extract from Fingal Zoning Map (Sheet 5)

Brown = RS Residential
Green = OS Open Space

The yellow and black line indicates the site is located within Masterplan area 5.C.

The yellow circle symbol with numbers references protected structures with the proposed development adjacent to protected structure 228.

The blue line and bicycle symbol is indicative cycle/pedestrian route.

The star Symbol references recorded monuments.

Skerries Red Barn and adjoining areas are zoned OS Open Space, within the Masterplan area 5.C.

2.3 Description of Site

- The area of the site = 923 SqM (0.0923 hectares).
- The proposed site is located within the curtilage of a larger site where the entire site is afforded monument protection under national law.
- The site accommodates an existing round roof metal clad building (red barn) to be demolished as part of the proposed plans.
- Landscaping and decking are proposed as part of the development to the area south of the proposed building
- Existing stone walls to be retained and made good where necessary
- Current timber and wire mesh fence to eastern boundary.
- There is an existing wide hard surface (tarmac) approach from the carpark to the north-east of the site.



Main Approach/Entrance from carpark



Main entrance gates

2.4 Adjoining Properties



Skerries Mills: RPS 228 situated to the west of the proposed re-development

3.0 REPORTS AND SURVEYS

3.1 Engineer's Site Services Report

See report appended in Appendix 1.

3.2 Engineer's Building Services Report

See report appended in Appendix 2.

3.3 Outline Construction & Environmental Management Plan

The above report was executed by Compliplus, copy appended in Appendix 3.

3.4 Architectural Impact (Conservation) Report

This report was prepared by our Conservation Architect, John Delany, copy appended in Appendix 4.

3.5 Ecology Report

The Bat Survey report was compiled by O'Donnell Environmental, copy appended in Appendix 5. Both the Appropriate Assessment Screening Report (AA) and the Environmental Impact Assessment (EIA) Screening Assessment were also executed by O'Donnell Environmental, copies appended in Appendix 5.

3.6 Archaeology Report

See report appended in Appendix 6.

3.7 Topographical Survey

Erkina Surveys carried out the topographical survey drawing of the site, copy appended in Appendix 7.

3.8 GPR Survey

Murphy Surveys executed the GPR survey of the site, copy appended in Appendix 8.

3.9 CCTV Survey

Murphy Surveys executed the GPR survey of the site, copy appended in Appendix 9.

4.0 PROPOSED DEVELOPMENT

4.1 Description of Proposed Development

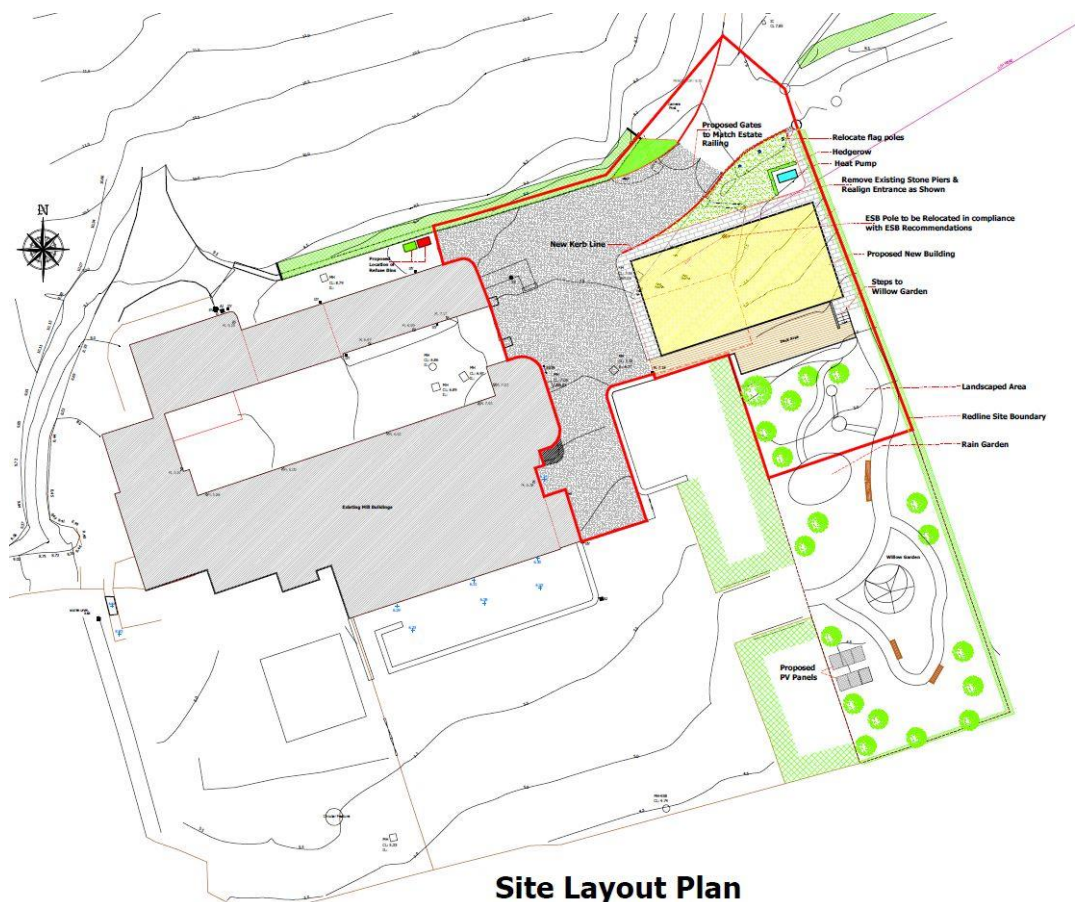
The proposal involves the demolition of the existing Barn, thus providing a site for a new building within the main arrivals area for visitors in close proximity to the existing mill buildings, see proposed views hereunder.

It is intended that the use will be ancillary to the original Mill buildings and will rely on these buildings for shared support services.

4.2 Floor Areas

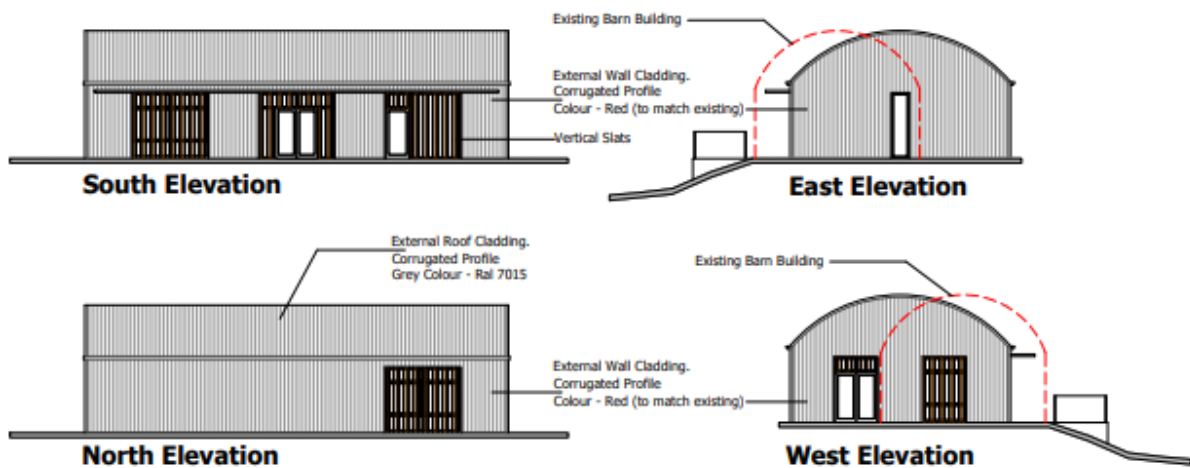
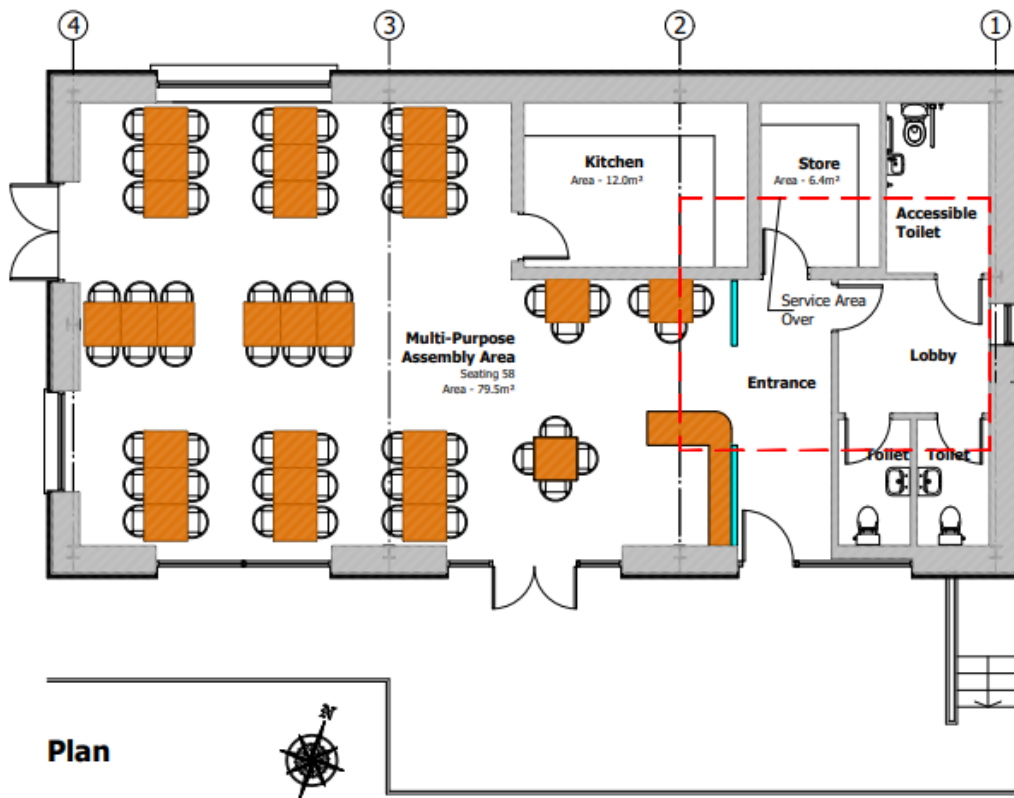
Area to be demolished	=	63.50m ²
Proposed New Building	=	128.50m ²

4.3 Proposed Site Layout Plan



Site area within the red line boundary = 923m². Please refer to Drawing 197004-ST1-202 in Appendix 11.

4.4 Proposed Ground Floor Plan & Elevations



Please refer to Drawing 197004-ST1-301 in Appendix 12.

4.5 Photomontages

Proposed View of Skerries Mills with new Red Barn Re-development



Proposed South Elevation



Proposed North facing Elevation on Approach to Entrance



4.6 Approach to the Design

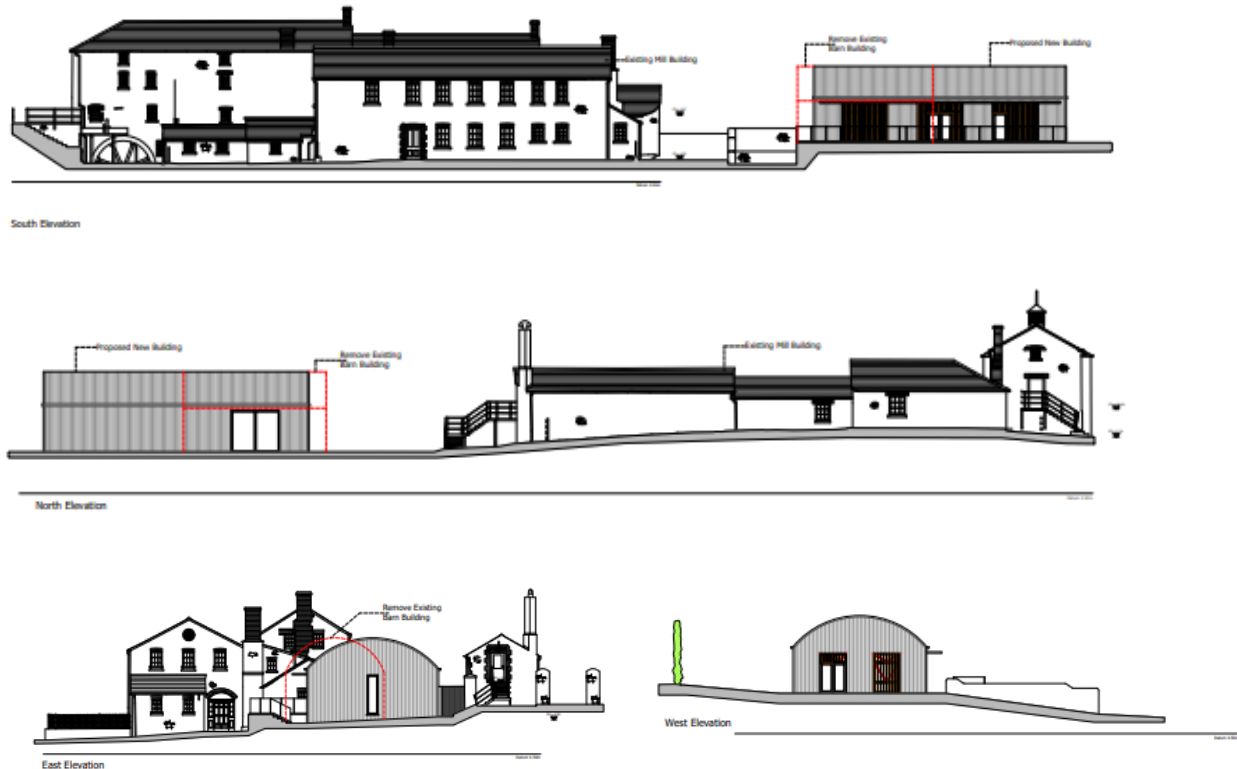
- Fingal County Council carried out a feasibility study for the development of a general purpose accessible space at the Skerries Mills complex to complement the existing facilities on site.
- Initial conceptual design sketches and 3d massing studies were carried out to inform the design.
- Following various concept proposals, studies and reviews of various options, the on-site preferred location for the development was identified to be in close proximity to the main entrance of the existing mill building.
- This proposal involves the demolition of the existing Barn, thus providing a site for a new building within the main arrivals area for visitors in close proximity to the existing mill buildings.
- It is intended that the use will be ancillary to the original Mill buildings and will rely on these buildings for shared support services.
- Skerries Mills is a protected structure and recorded on the Record of Monuments and Places, (NMS Reference DU005-029). Notwithstanding that many buildings on the site were substantially re-developed using modern construction in the 1990's, the entire site is afforded monument protection under national law.
- Due to the protection status of the Mill complex, an Architectural Impact Assessment (Conservation) Report and an Archaeology Assessment Report have been carried out.
- The design approach in this instance in contextual terms is to design a building that fits seamlessly into the existing landscape and is sympathetic to the existing Mill buildings.
- The form of the proposed building will be in keeping with the demolished red barn building.
- The height of the proposed building will be similar, a curved grey corrugated roof with red corrugated vertical sheeting to façade is proposed.
- Vehicular and pedestrian access will be from the existing car park, altering the existing line markings within the car park is also proposed to provide a bus space without the need to reverse and the provision of six (6) accessible spaces in compliance with Technical Guidance Document M – Access and Use (2010)
- Bicycle parking is proposed within the existing car park away from the protected buildings to protect the character of these buildings. Bicycle parking in the form of a covered cycle canopy to accommodate ten bicycles is proposed. Cargo bicycle parking is also proposed adjacent to the cycle canopy to accommodate four cargo bicycles.

4.7 Engineer's Drainage Proposals

Please refer to Engineer's report in Appendix 2 and Drawings 197004-ST1-101 (Amendment 01), 197004-ST1-102 (Amendment 01) & 197004-ST1-103 in Appendix 14.

4.8 Scale and Massing

Contextual Elevations



Please refer to Drawing 197004-ST1-302 in Appendix 13.

4.9 Landscape Design

It is proposed that the existing boundary hedgerows by the vehicular entrance to the northern end of the site are to be retained and cut back / pruned where necessary. The existing vehicular entrance fence and walls are to be removed and replaced with a new estate fence with circular steel posts. New tree planting comprised of *Quercus ilex* (Evergreen Oak) and *Salix alba* Liempde (White Willow) allied to a mix of shrub planting to include flowering perennials and ornamental grasses will frame the new vehicular entrance arrangement.

Along the eastern boundary it is proposed to plant a new *Carpinus betulus* (Hornbeam) hedge and a 'Living Fence' comprised of *Salix* spp (Willow).

To the open area to the south of the new structure, there is a mix of wild flower meadow and amenity grass with mown paths proposed. Throughout this area, there will be new tree planting, willow shrub planting with *Salix rosmarinifolia* (narrow-leaved rosemary willow), and naturalised bulb planting with daffodils and *Camassia* sp. There will be some bench seats and a Willow Garden with living structures such as teepees, a central dome and tunnels for natural play areas.

As regards surfaces, it is proposed to use porous tarmac to the vehicular entrance and internal circulation areas, with Liscannor paving flags and a Hoggin path (Ballylusk Boundgravel) around the new structure. To the south of the site, the existing stone walls and surfaces are to be retained and made good where necessary. Please also refer to Drawing 197004-ST1-601 in Appendix 16.

4.10 Heat / Energy Conservation

The building will be designed to maximise current sustainable building technology. Please also refer to Engineer's Building Services Report in Appendix 1.

5.0 Development Plan Standards

The building has been designed to comply with the standards in the Fingal Development Plan 2017-2023.

6.0 Conclusions

- The development will enhance and improve the existing services provided at Skerries Mills, providing improved facilities for particular events and tours. The proposed building will be in harmony with the surrounding landscape and building form will be in keeping with the existing barn building.
- The Archaeologist report (impacts and recommendations) reports that 'there remains some potential (low-moderate) that buried archaeological remains survive at the site'. Demolition of the Red Barn building should be monitored by a suitably qualified archaeologist. It is recommended that test excavations be undertaken after the demolition of the upstanding building and finalization of the areas subject to construction works. These works should be carried out under licence issued by the Department of Housing, Local Government and Heritage (DHLGH); in consultation with the National Museum of Ireland (NMI)'.
- The Architectural Impact (Conservation) Report concludes that albeit the proposed development has a larger footprint, given the proposed design and similar finishes to that of the existing Red Barn, the new development will undoubtedly have a complimentary impact on the existing Protected Structure of Skerries Mills (RPS Ref No. 0228).
- The Ecologist's EIA Screening Report concludes that 'having regard to the criteria in Schedule 7, the information provided in accordance with Schedule 7A of the Planning and Development Regulations 2001, as amended, it is considered that the proposed development **would not** be likely to have significant effects on the environment and that the preparation and submission of an environmental impact report (EIAR) is not therefore required'.
- The Ecologist's Appropriate Assessment Screening Report (AA Screening) concludes that 'it is considered that avoidance and mitigation measures are not required to eliminate the likelihood of significant negative impacts occurring as a result of the proposal. It is concluded that the proposed project is no likely to cause significant negative effects on Skerries Islands SPA, or any other Natura 2000 site, individually or in combination with other plans or projects'.
- The Ecologist's Bat Survey Report concludes that 'no roosting, current or historic, has been identified and Bat Conservation Ireland holds no records of historic roosting at the study area. A bat derogation licence is not required to facilitate the proposed works, based on current information. No specific timing restrictions are recommended'.



Philip Ryan
Architect MRIAI

7.0 Schedule of Documents

Reports & Surveys Register

- Appendix 1: Engineer's Site Services Report
- Appendix 2: Engineer's Building Services Report
- Appendix 3: Outline Construction & Environmental Management Plan
- Appendix 4: Architectural Impact (Conservation) Report
- Appendix 5: Ecology Report (Bat Survey, AA Screening & EIA Screening)
- Appendix 6: Archaeology Report
- Appendix 7: Topographical Survey
- Appendix 8: GPR Survey
- Appendix 9: CCTV Survey

Drawings Register

- Appendix 10: Proposed Site Location
[Drawing 197004-ST1-201]
- Appendix 11: Proposed Site Layout Plan
[Drawing 197004-ST1-202]
- Appendix 12: Proposed Ground Floor Plan & Elevations
[Drawing 197004-ST1-301]
- Appendix 13: Proposed Contextual Elevations
[Drawing 197004-ST1-302]
- Appendix 14: CS Engineer's Drawings
[Drawing 197004-ST1-101 (Amendment 01), 197004-ST1-102 (Amendment 01) & 197004-ST1-103]
- Appendix 15: BS Engineer's Drawings
[Drawing 197004-ST1-401 & 197004-ST1-501]
- Appendix 16: Landscape Plan
[Drawing 197004-ST1-601]
- Appendix 17: Photomontages
[Existing Views 1, 2 & 3]
[Proposed Views 1, 2 & 3]