

Appendix E
Existing Buildings Feasibility

Sandford Existing Buildings Feasibility

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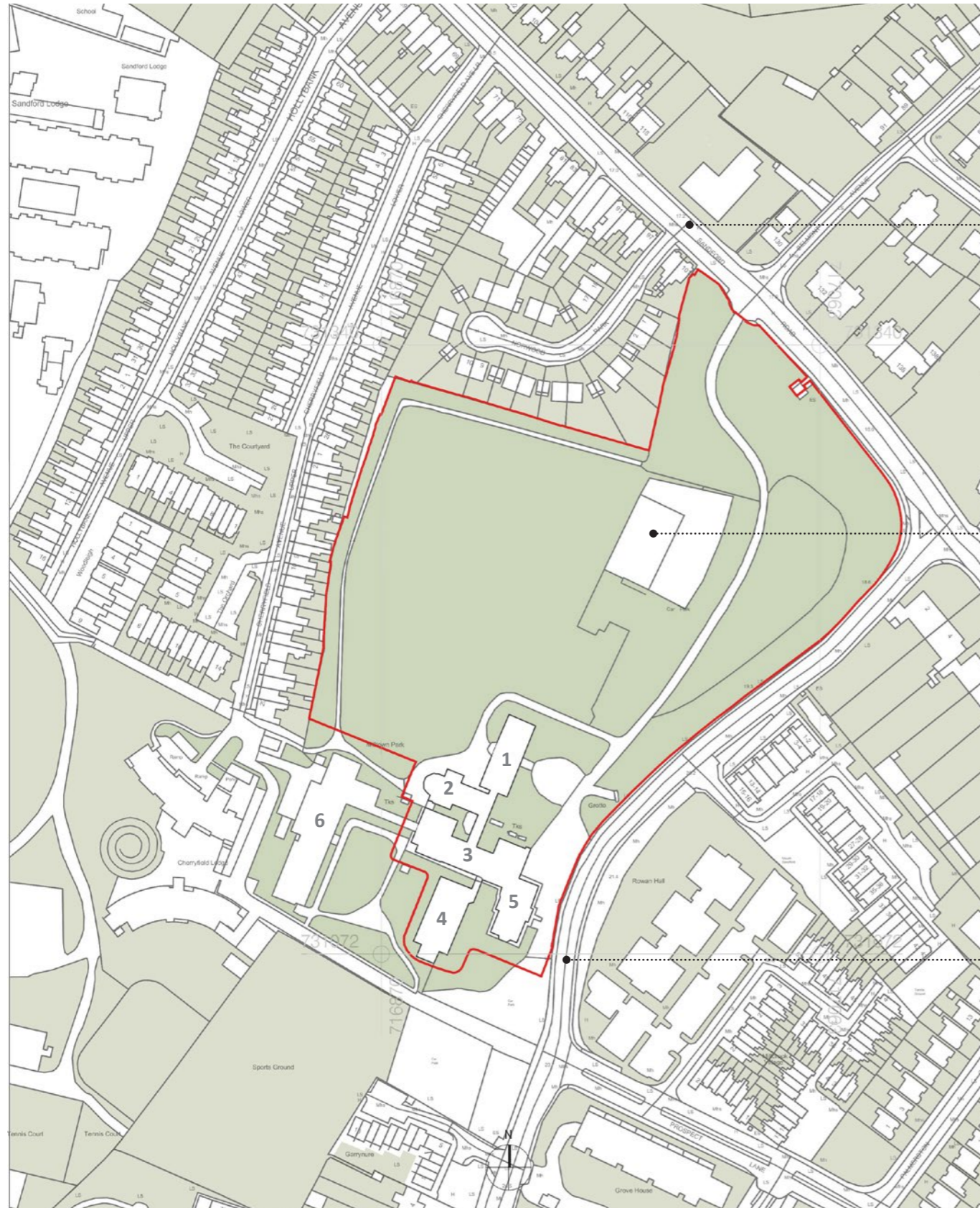
Introduction

1.1 Site Location



Introduction

1.1 Site Location



Sandford Road

Temp. School Location
(Now removed)

Milltown Road

- EXISTING BUILDINGS ON SITE:
- 1 - TABOR HOUSE
 - 2 - THE CHAPEL
 - 3 - MILLTOWN PARK HOUSE & EXTENSIONS
 - 4 - THE ARCHIVE
 - 5 - THE FINLAY WING
 - 6 - THE RED BRICK BUILDING

Main: Site Location Plan



EXISTING BUILDING RETENTION OPTIONS

Existing Buildings Retention Options

2.1 The Site - The Buildings



The buildings were formally utilised by the Jesuit community for the formation of the Jesuits and other religious congregations in theological and pastoral ministry. Recently (since 1960s) the studies were expanded to include education of lay people as part of a move towards greater lay involvement in church ministry. Both these areas have experienced a dramatic decline and falling vocations leading the society to close these facilities and seek other options for training of priests. As a result of this decline experienced by the Jesuits and departure of the clerical students from the application site, the site was sold to the applicant and comprises a range of former institutional buildings and large unutilised green spaces which have become surplus to the Jesuit community's requirements due to a decline in vocations and are no longer required for the purposes of its function and mission.

This has been confirmed in a letter received from the Jesuits enclosed as part of the planning report.



Existing Buildings Retention Options

2.1 The Site - The Buildings

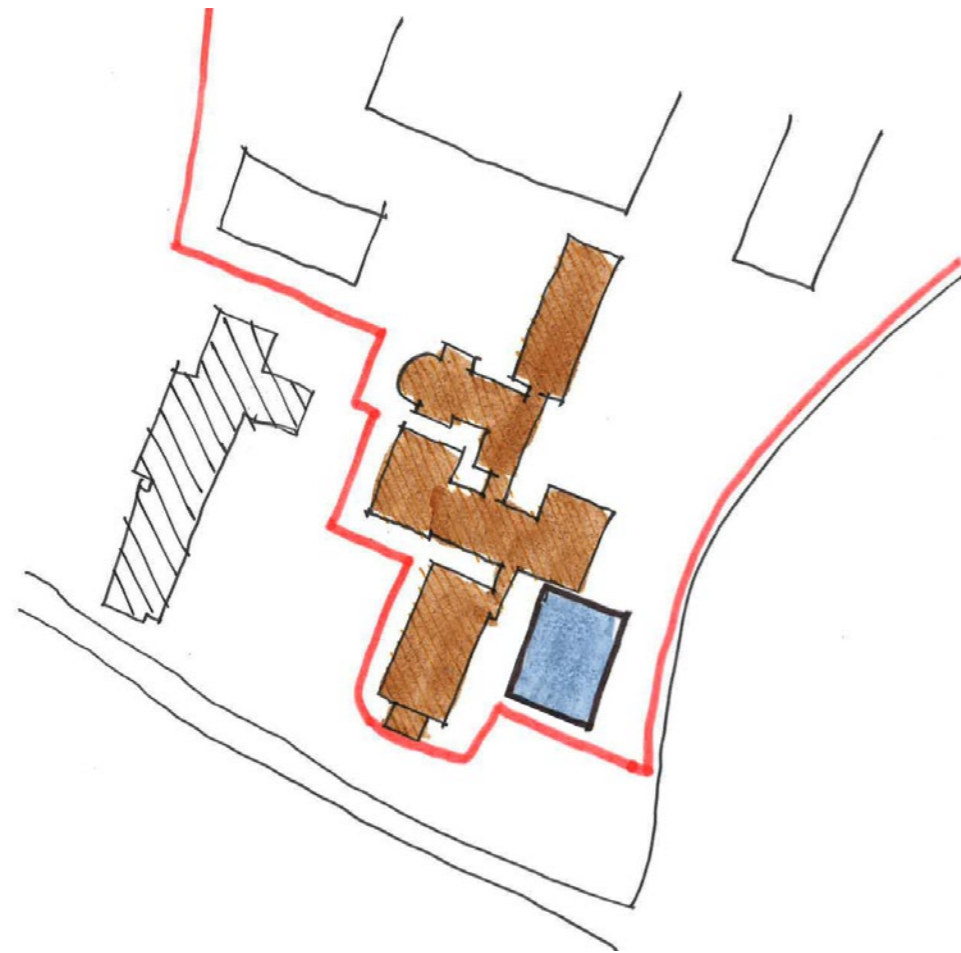
The letter confirms that the buildings are now vacant and have become impossible to maintain by the Jesuit community which has left the site redundant and ultimately lead to its sale to the applicant, in order to provide a sustainable use of the lands. The Jesuits have retained Milltown park community house and Cherryfield lodge nursing home outside of the application site which are entirely adequate for their future needs and retains their institutional requirements on the lands.

A key requirement at the beginning of the design process was to firstly determine which buildings could be functionally retained and reused within the development.



Existing Buildings Retention Options

2.2 Options Strategy



STUDY ON REUSE & ADAPTION OF EXISTING BUILDINGS

Options on the re-use of all buildings have been studied within the current interlinking grouping as shown above.

Considering the building grouping is not protected we have taken into account all of the statutory regulations which will have to be complied with including fire & DAC etc.

These studies have been compiled with our commentary as to the challenges which became apparent with detailed analysis.

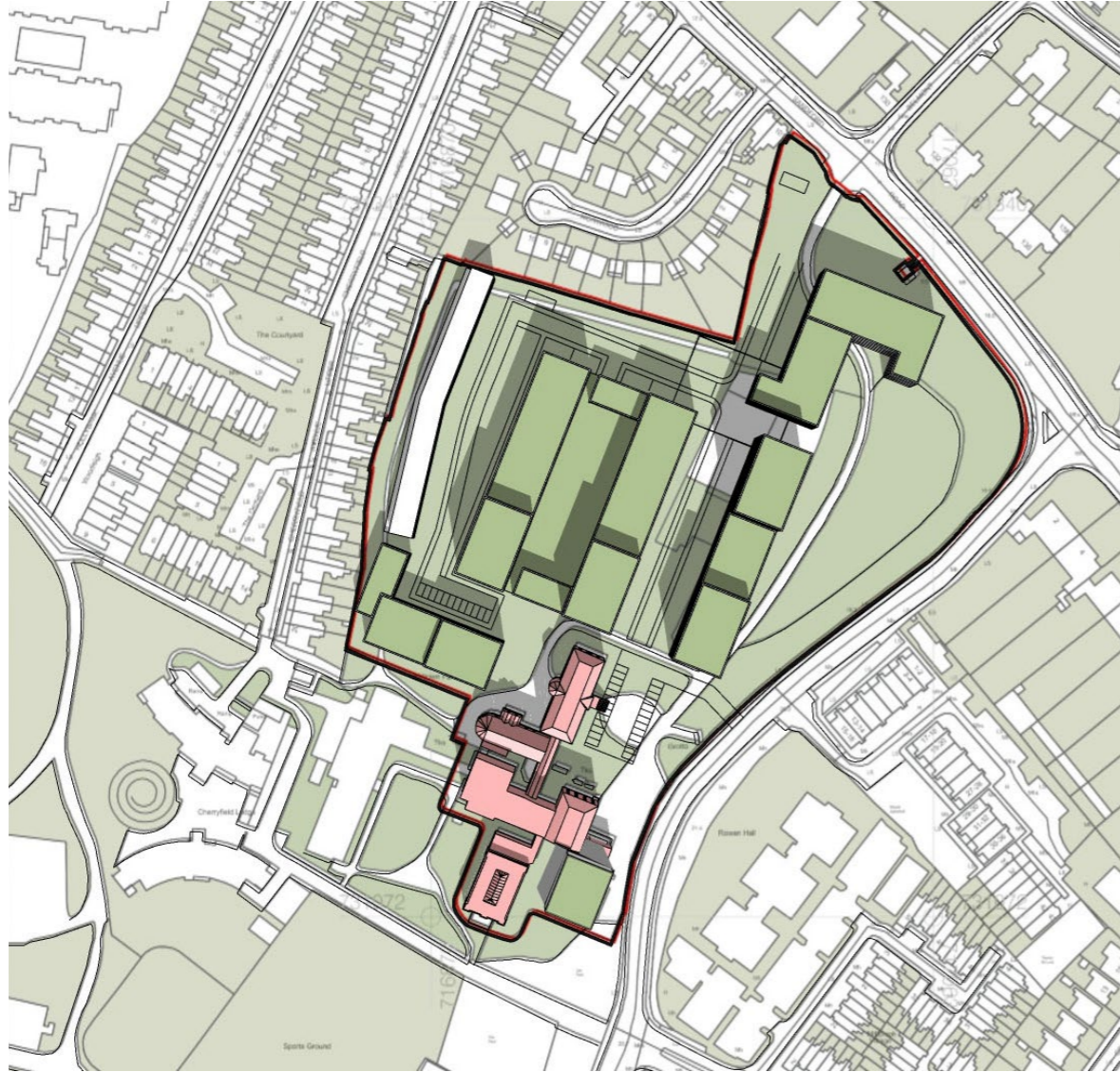


MASTERPLAN OPTION B

The above approach intends to create a new setting in the landscape for Tabor house and the chapel as the focal point of the overall development. The removal of the archive aims to consolidate the green space in front of the Jesuit 'red brick' building.

Study on extending site to the south (red hatch) to connect to existing Jesuit entry, but this was not pursued as land is not available as it is not being sold by the Jesuits.

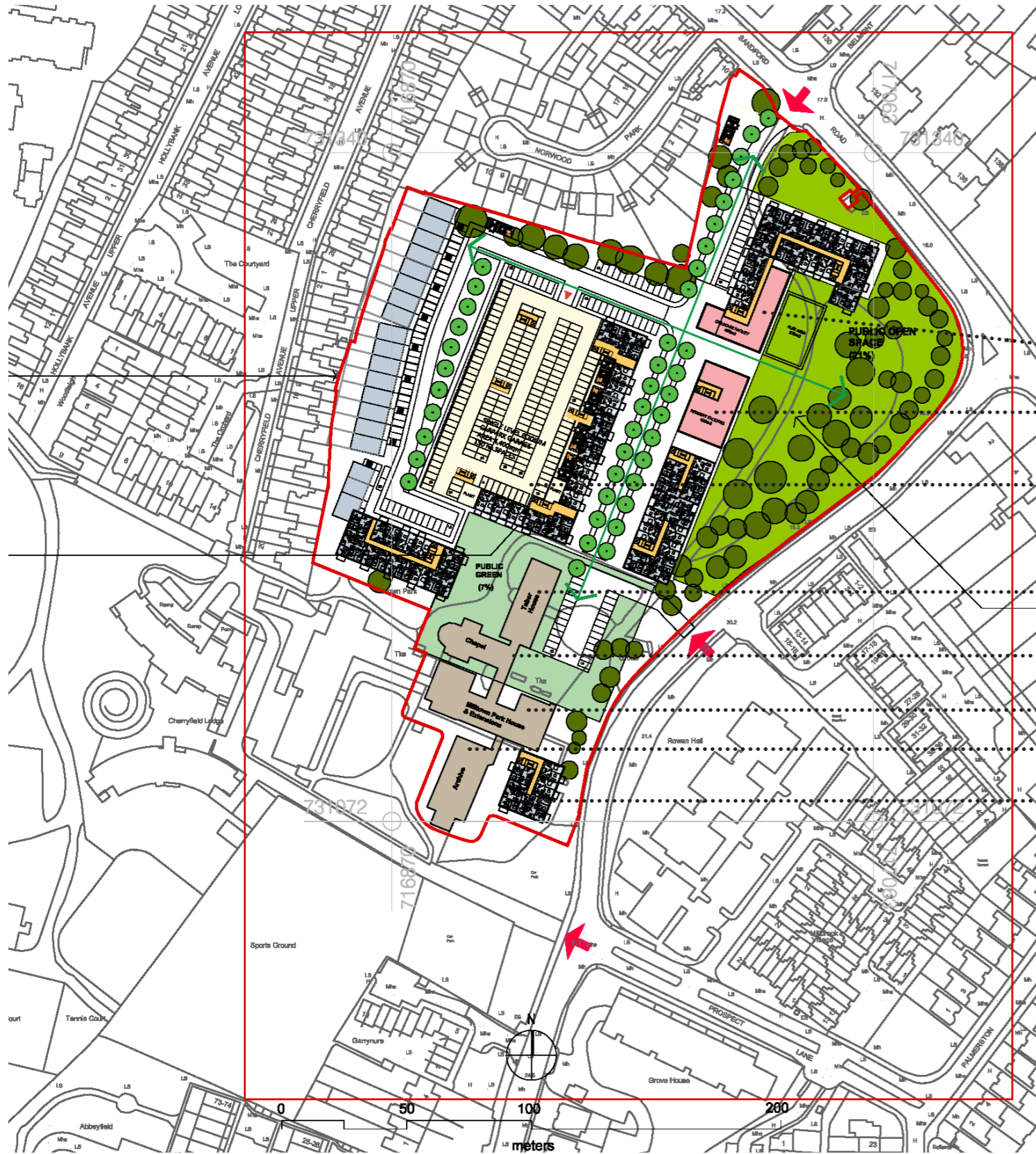
Future potential connections can be provided from the application site to the remaining lands if required in the future through the newly constructed 2.4 m high boundary wall provided across the site from east to west (towards the southern boundary).



MASTERPLAN OPTION A

Masterplan Option A

3.1 Ground Floor Uses



Tenant Amenities

Podium Parking
(4,400 sm - 160 spaces)

Executive suites /
Hotel / Residential

Bar & Restaurant
/Amenities

Residential

Residential / Co - Living
/ Hotel

Finlay Wing was noted for removal early in our studies, details are shown later in document and are based on Conservation advice.

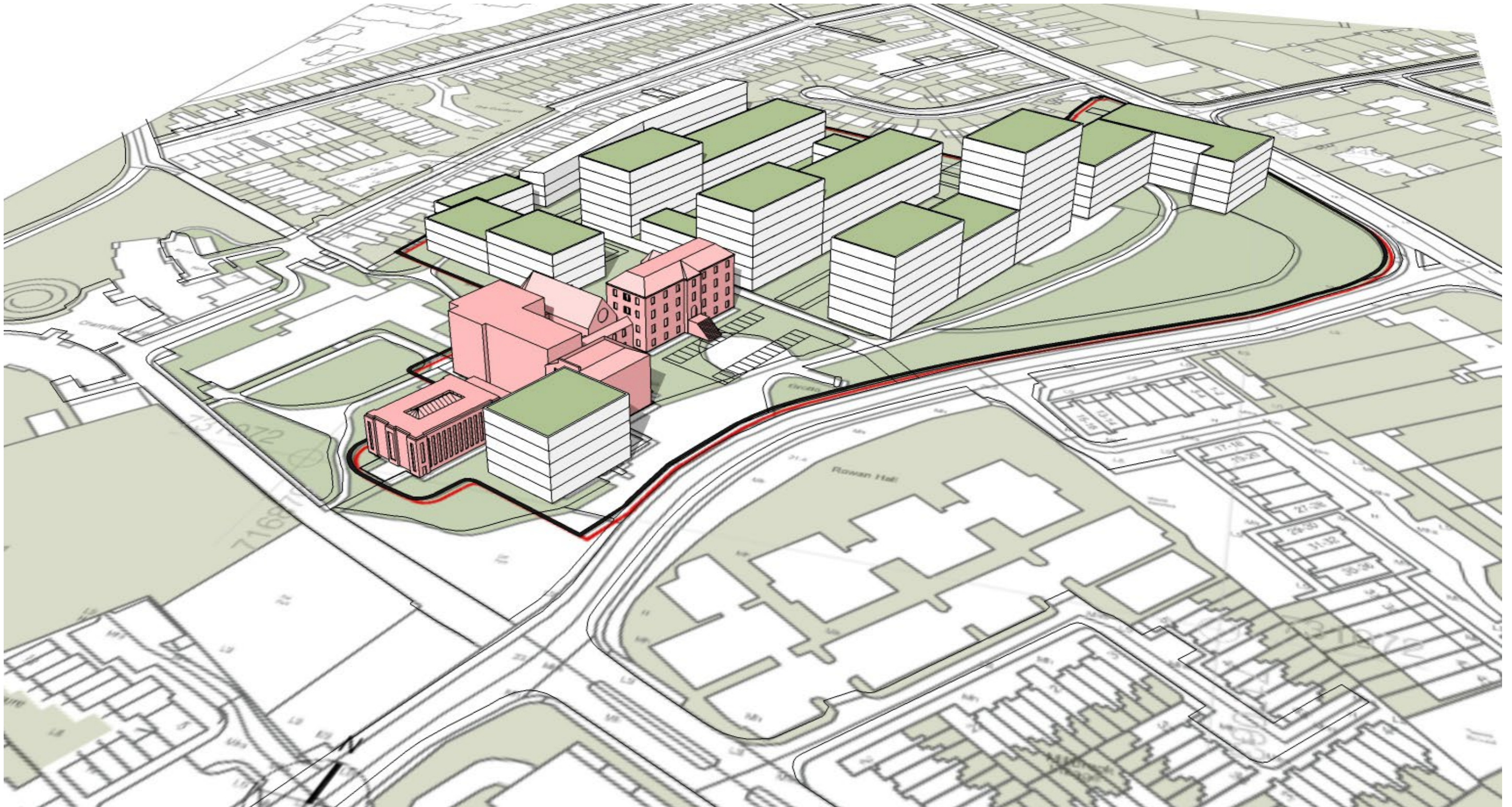
Option for a new residential Block in place of the Finlay Wing was shown from the outset as per the initial concept sketch which follows.

Masterplan Option A

3.2 Masterplan Sketch



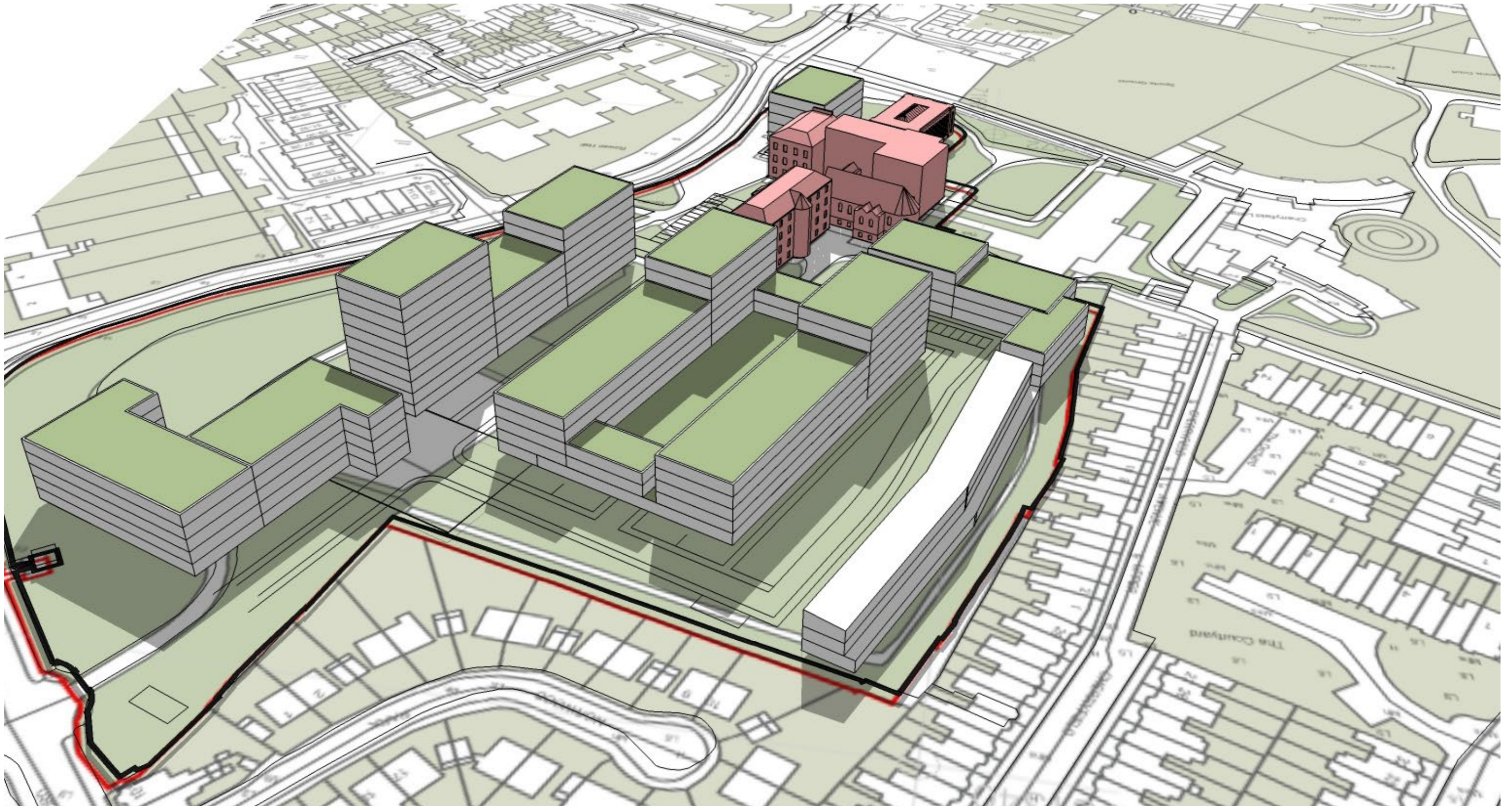




AERIAL VIEW 1

Masterplan Option A

3.4 Aerial Views

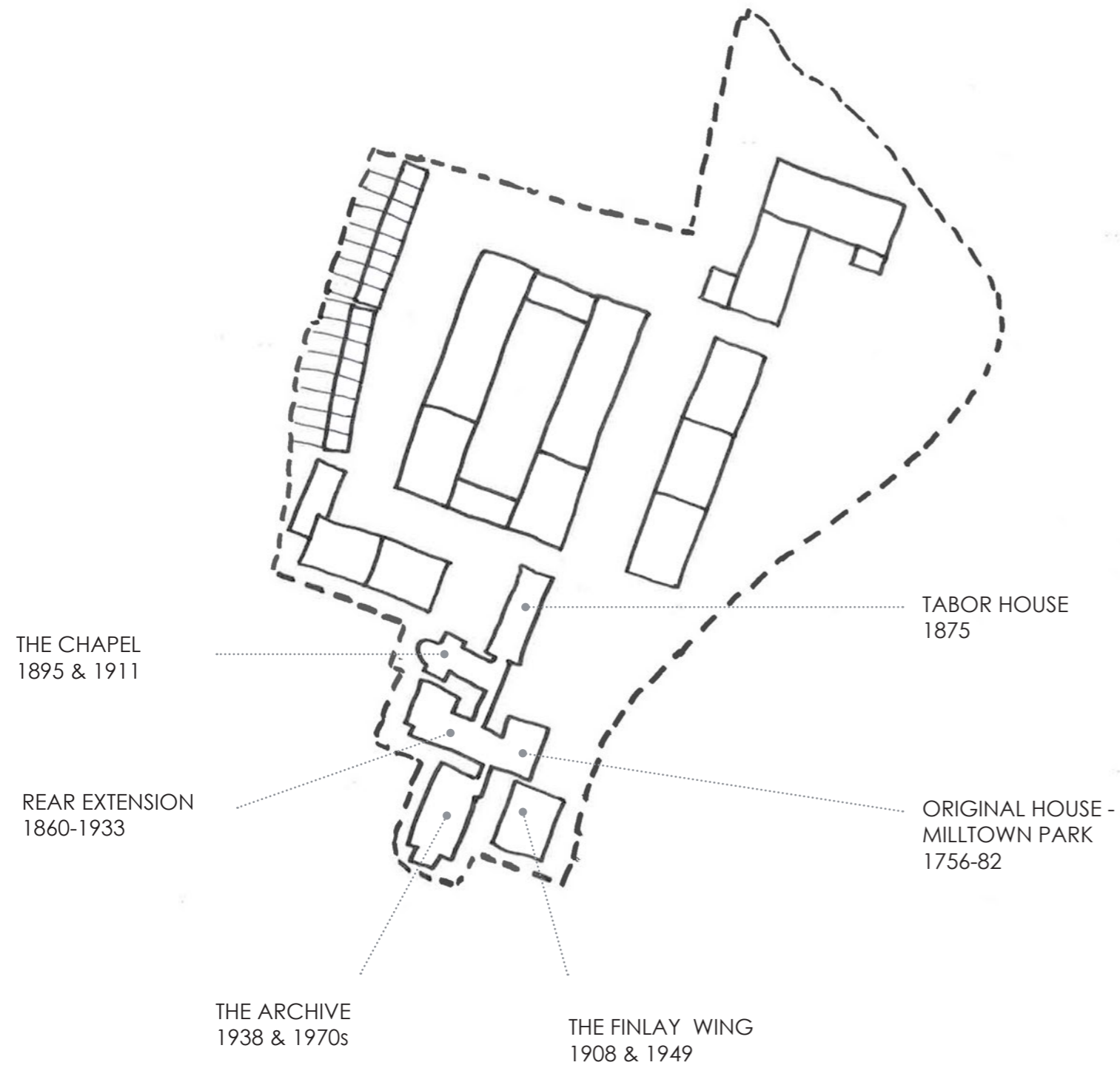


AERIAL VIEW 2

EXISTING BUILDINGS ANALYSIS

Existing Buildings Re-Use

4.0 Re-Use + Adaption Analysis



THE FINLAY WING

Existing Buildings Re-Use

4.1 The Finlay Wing



The Finlay Wing was constructed in 1908 as a four storey over basement building, later devastated by fire in 1949.

It was largely reconstructed as a single volume over basement.

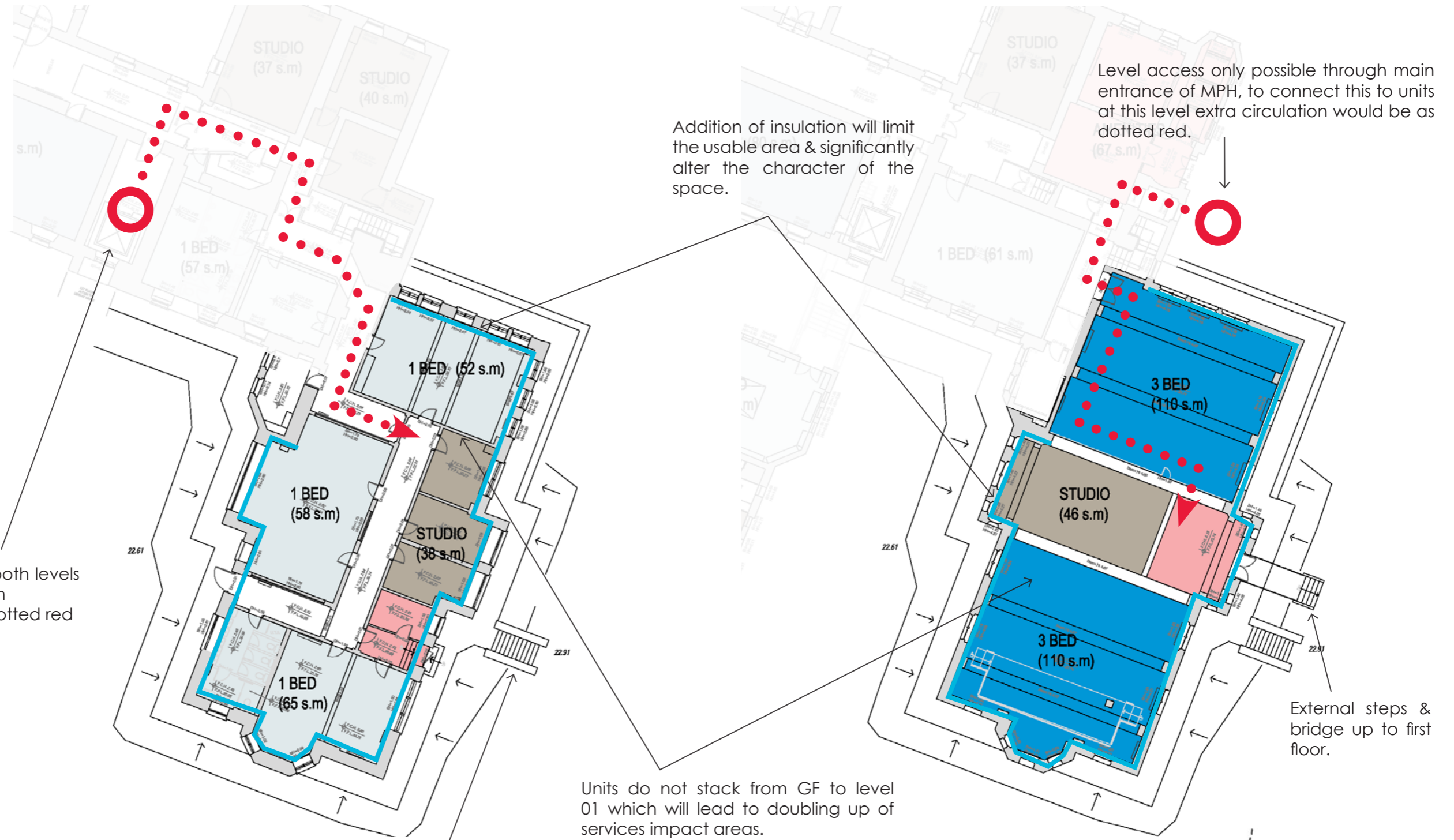


04. EXISTING BUILDINGS OPTION A

Existing Buildings Re-Use

4.1 The Finlay Wing

- Studio Apartment
- 1 Bed Apartments
- 2 Bed Apartments
- 3 Bed Apartments
- Dual Aspect Unit
- Amenities



Only lift available to link both levels is within the MPH extension circulation would be as dotted red a compromised link.

Addition of insulation will limit the usable area & significantly alter the character of the space.

Level access only possible through main entrance of MPH, to connect this to units at this level extra circulation would be as dotted red.

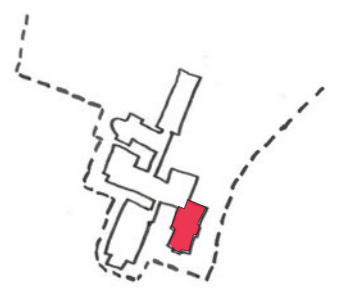
External steps & bridge up to first floor.

Units do not stack from GF to level 01 which will lead to doubling up of services impact areas.

External steps down to GF existing has 2m trench around building.

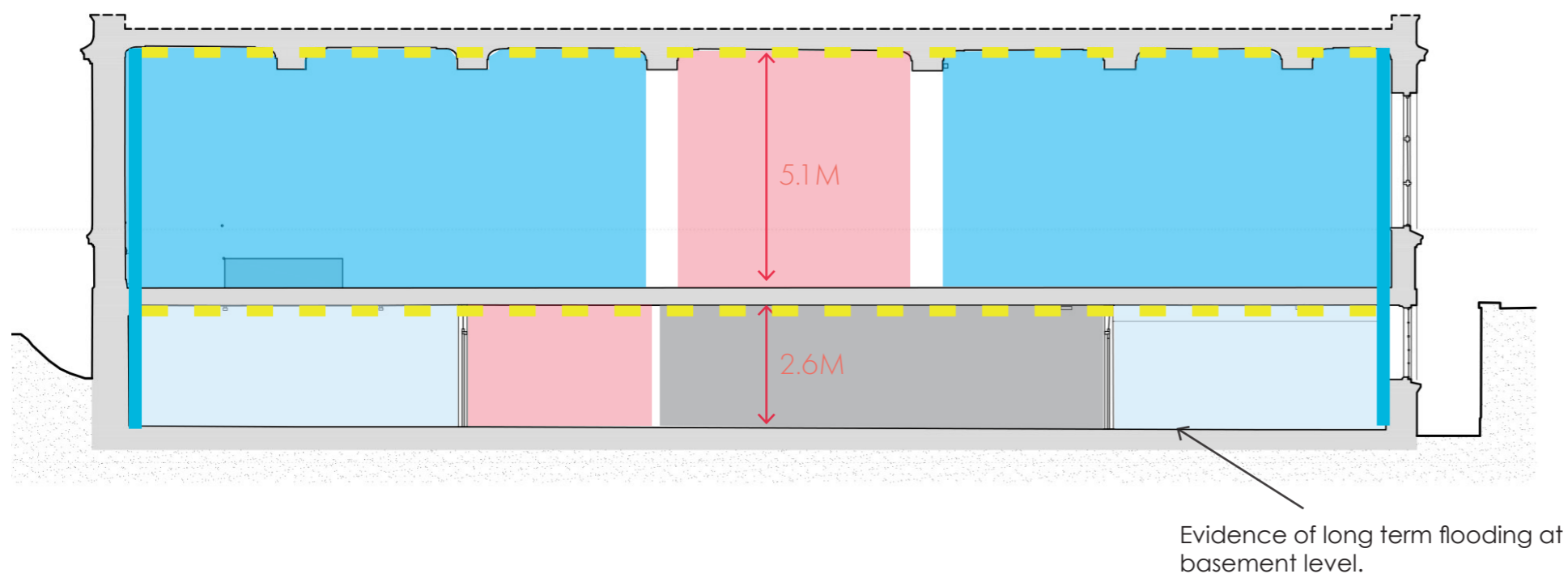
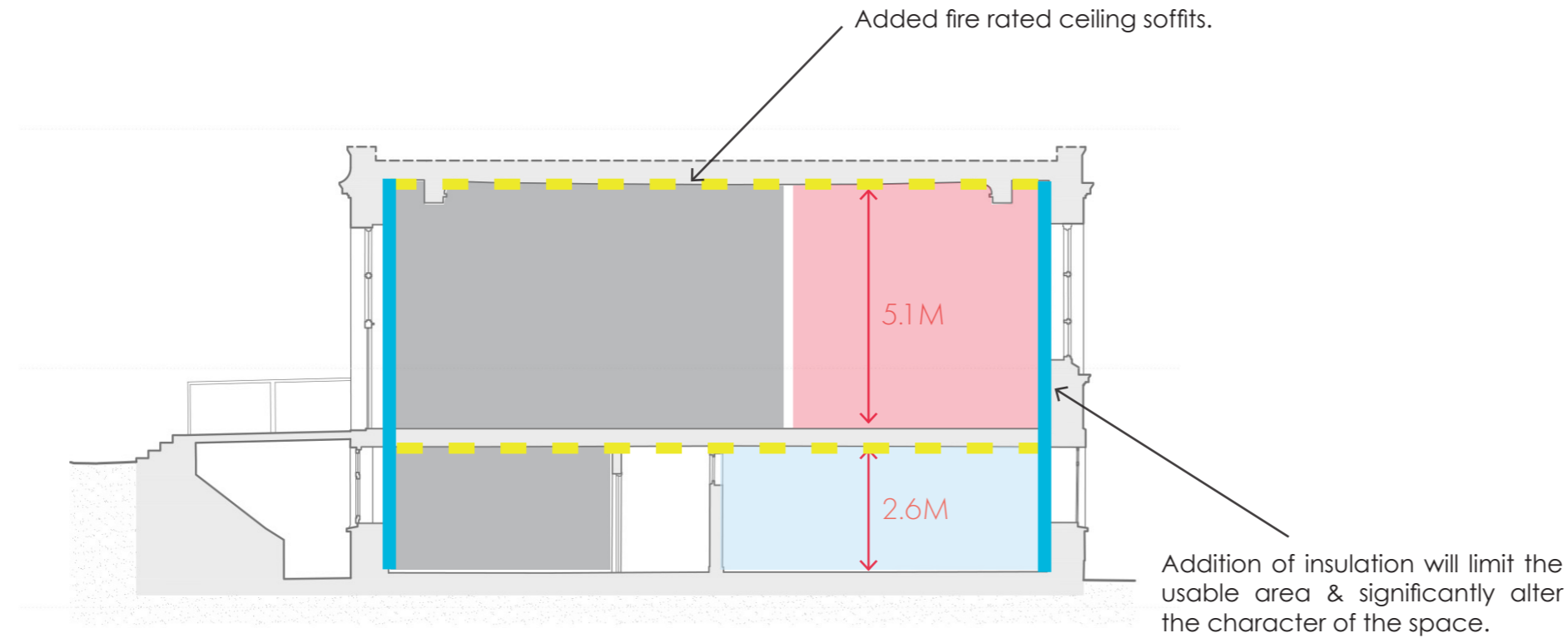
GROUND FLOOR

FIRST FLOOR



04. EXISTING BUILDINGS OPTION A

THE FINLAY WING



SUMMARY:

Both levels only connected by long route through the original Milltown park house which confuses circulation.

Windows would require upgrading & External walls to be retrofitted with insulation which would further reduce the floor area.

Units not stacked so service shafts would impact the internal layouts.

Only 7 units over 2 levels, may not be financially feasible.

High floor to ceiling on upper level would be disproportionate when sub divided for use as residential rooms.

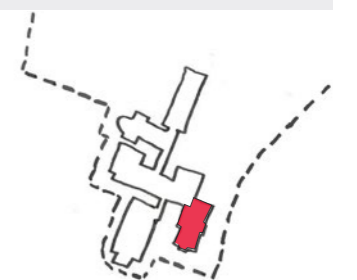
Lower level floor to ceiling of 2.6m is below minimum required of 2.7m at ground floor & would be reduced further with introduction of service zone and fire rating to ceiling soffits.

Daylight on the lower level is impacted by the basement setting - 2m wide trench around most of the building.

Addition of balconies will have to be considered for private amenity space since building is not protected.

Long term flooding at basement level has compromised the fabric.

All of the above lead to the decision to remove at the early concept development stage as shown in Master plan option A detailed in this report.



TABOR HOUSE & THE CHAPEL

Existing Buildings Re-Use

4.2 Tabor House + The Chapel



TABOR HOUSE

Comprises a three storey over basement building, possessing a strong exterior of rusticated granite with sweeping entrance steps centrally positioned to the east and a bowed stair opposing to the west.

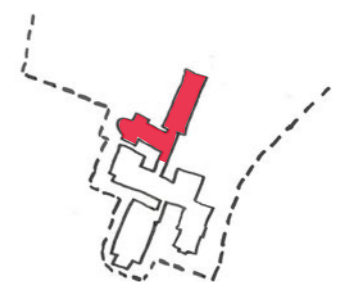
It was constructed in 1875 as a dormitory building, with generous bedroom accommodation.

The building's principal architectural interest lies in its external form, which dominates the grouping and is visible in the round within the parkland with a strong presence from Milltown Road.

THE CHAPEL

Constructed c.1895, with its sacristy constructed later, in the early 20th century. The chapel grouping, comprising a sacristy, vestry and gallery, is an exemplar of its era.

Although the essentially introverted building is engulfed by taller buildings to the east (Tabor House link building); north (Tabor House) and south (Milltown Park rear extension), the quality of its architectural character internally and strong form externally render it representative of the most favourable building within the grouping for detachment from its context.

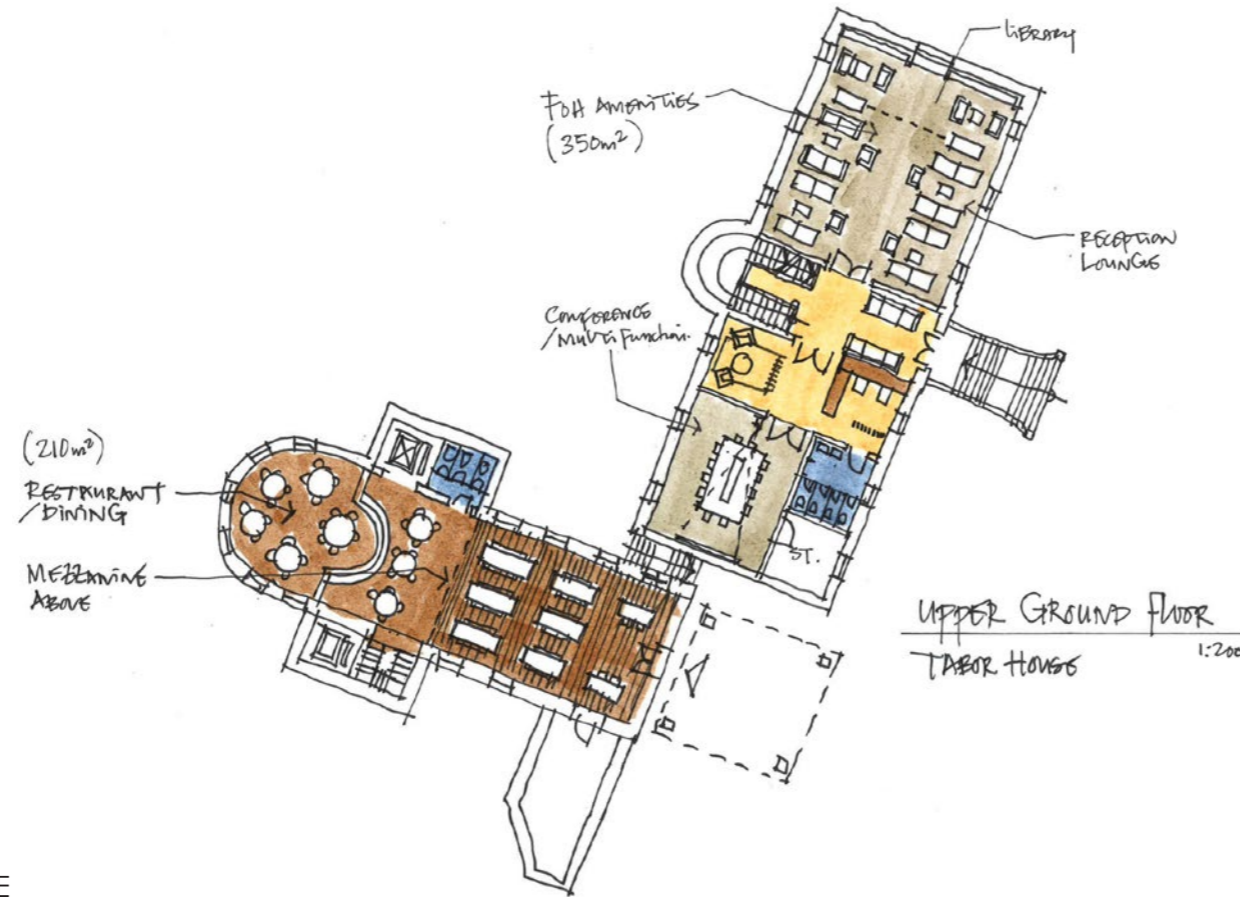


Existing Buildings Re-Use

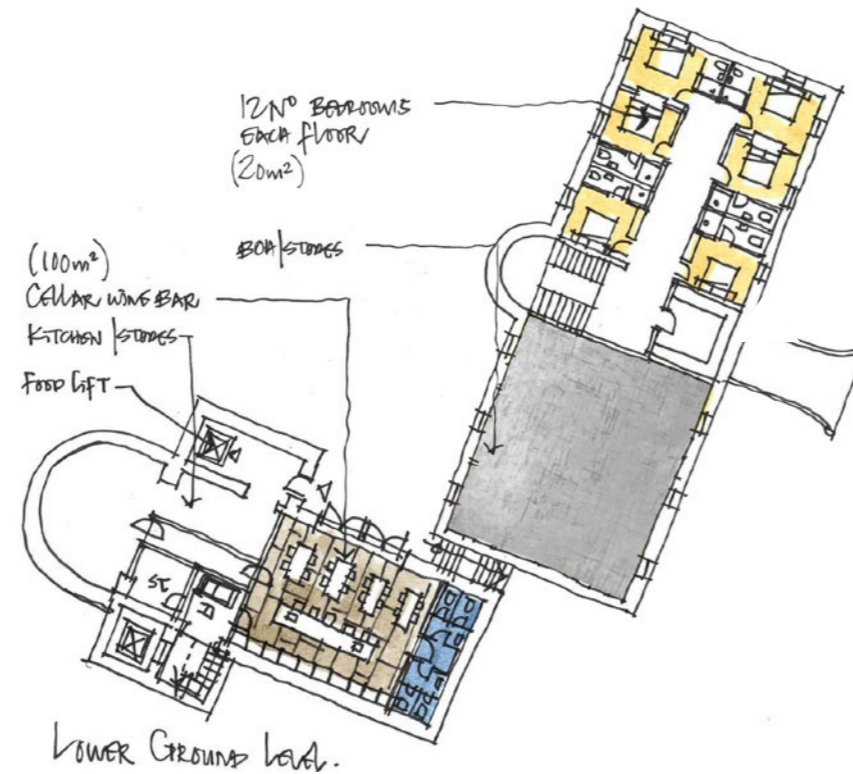
4.2 Tabor House + The Chapel - Hotel

Option with Hotel in tabor house was explored with reception / lounge / meeting room to the first floor entry level.

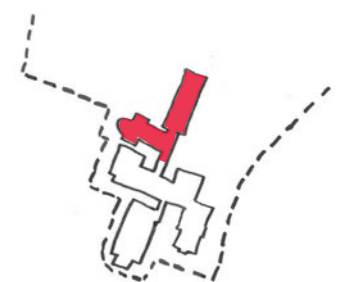
The ground floor was planned to have BOH / Stores for hotel & some rooms in tabor house. Also at this level was planned to be a wine bar and kitchen for an ancillary restaurant above in the chapel.



FIRST FLOOR / ENTRY LEVEL TABOR HOUSE

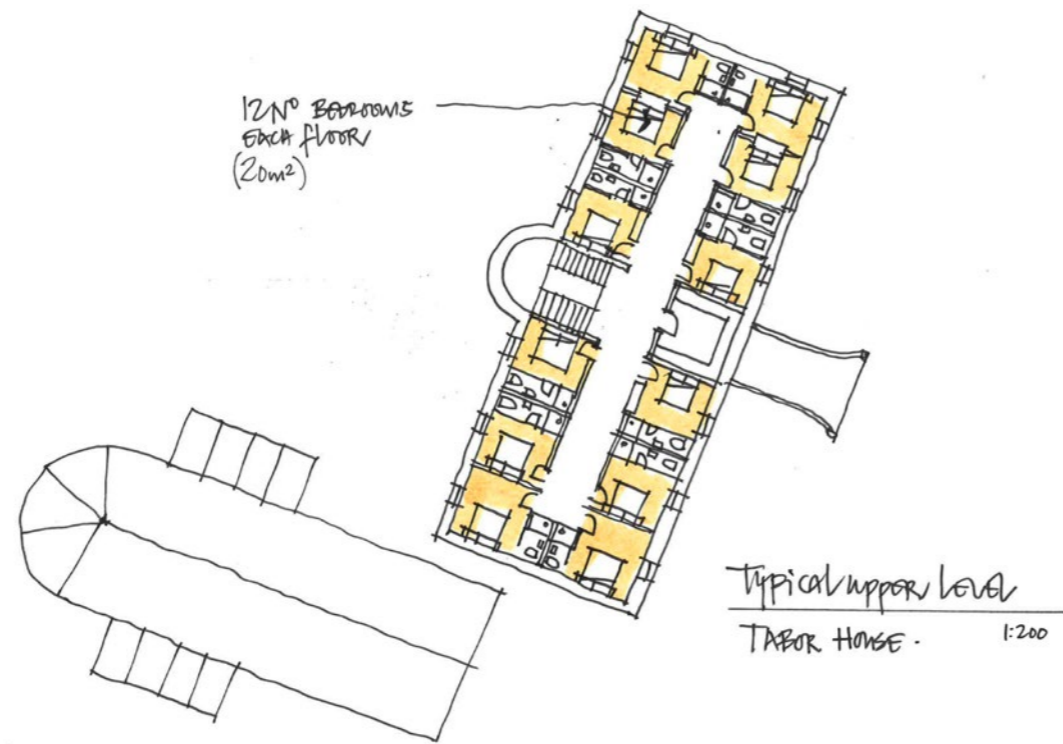


GROUND FLOOR



Existing Buildings Re-Use

4.2 Tabor House + The Chapel - Hotel



Mezzanine level to the chapel would provide additional seating to restaurant or perhaps a bar space above.

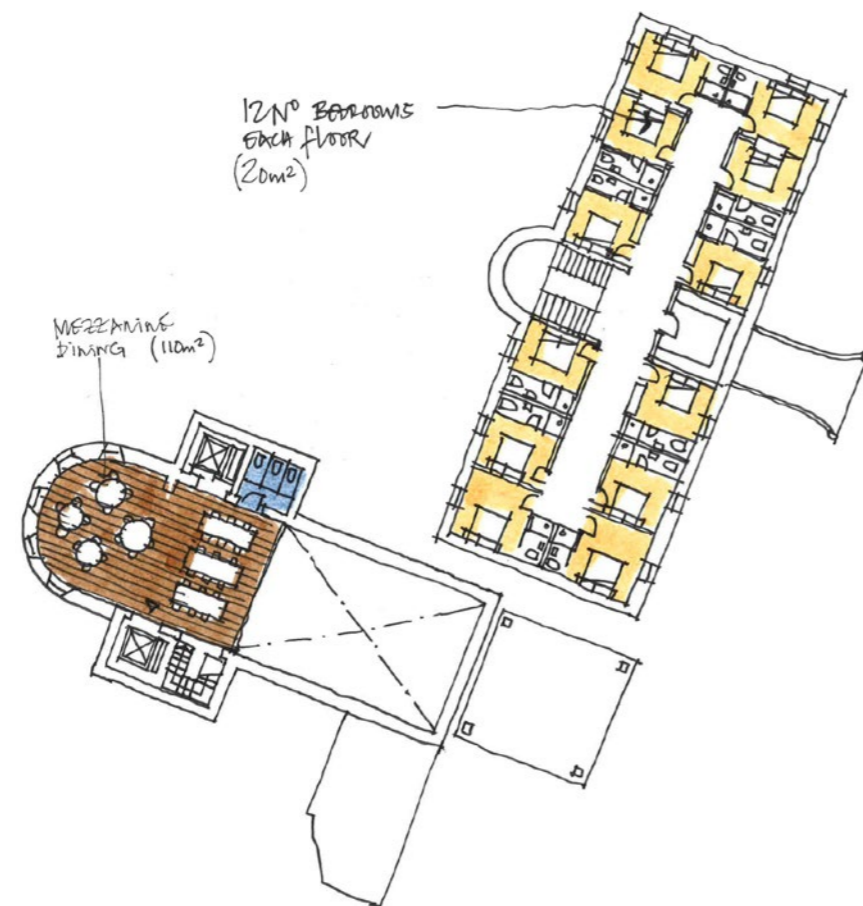
The upper levels of tabor house would be 12 rooms per floor with central space for either break out lounge area or service stores.

Location off Milltown road with forecourt at entrance lends itself well to this use.

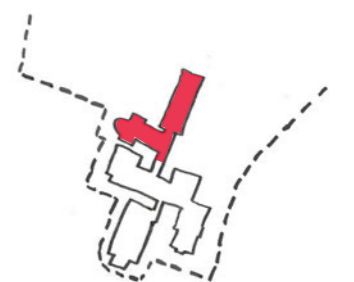
The permitted uses on the Z12 lands show Hotel is included in permissible uses.

Hotel may not be viable due to small scale and may not be an appropriate mix with the adjacent residential uses on site.

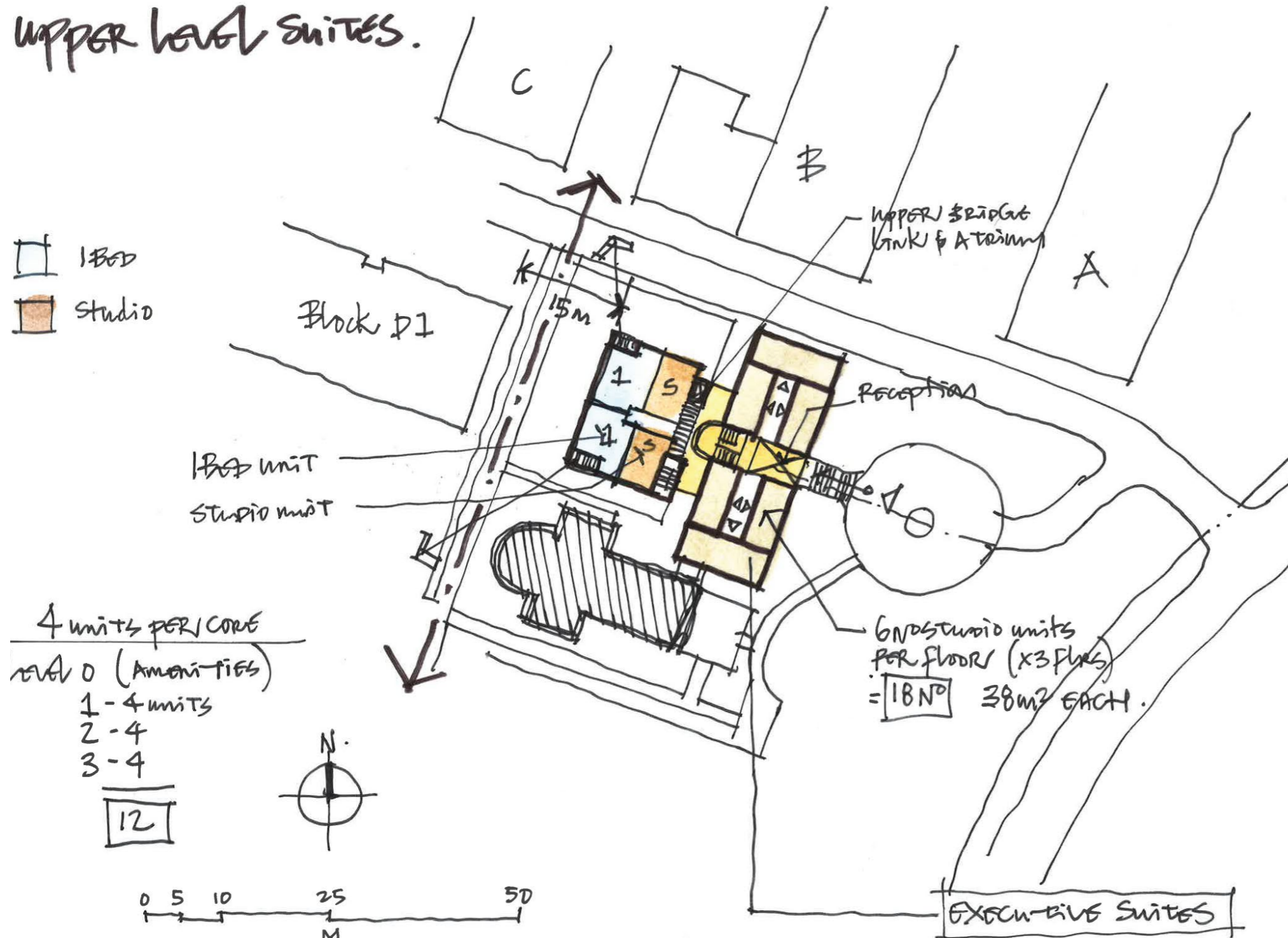
TYP UPPER LEVEL



SECOND FLOOR



UPPER LEVEL SUITES.

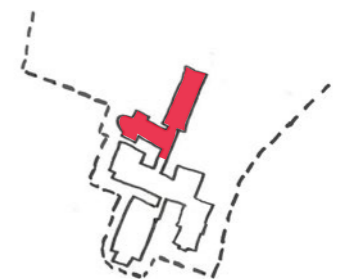


Conference & meeting room facilities explored on the ground level with executive suites / studio accommodation above.

Considered additional building connected to tabor house to supplement the facilities & units.

Relationship opening onto the forecourt and drop off parking would work well.

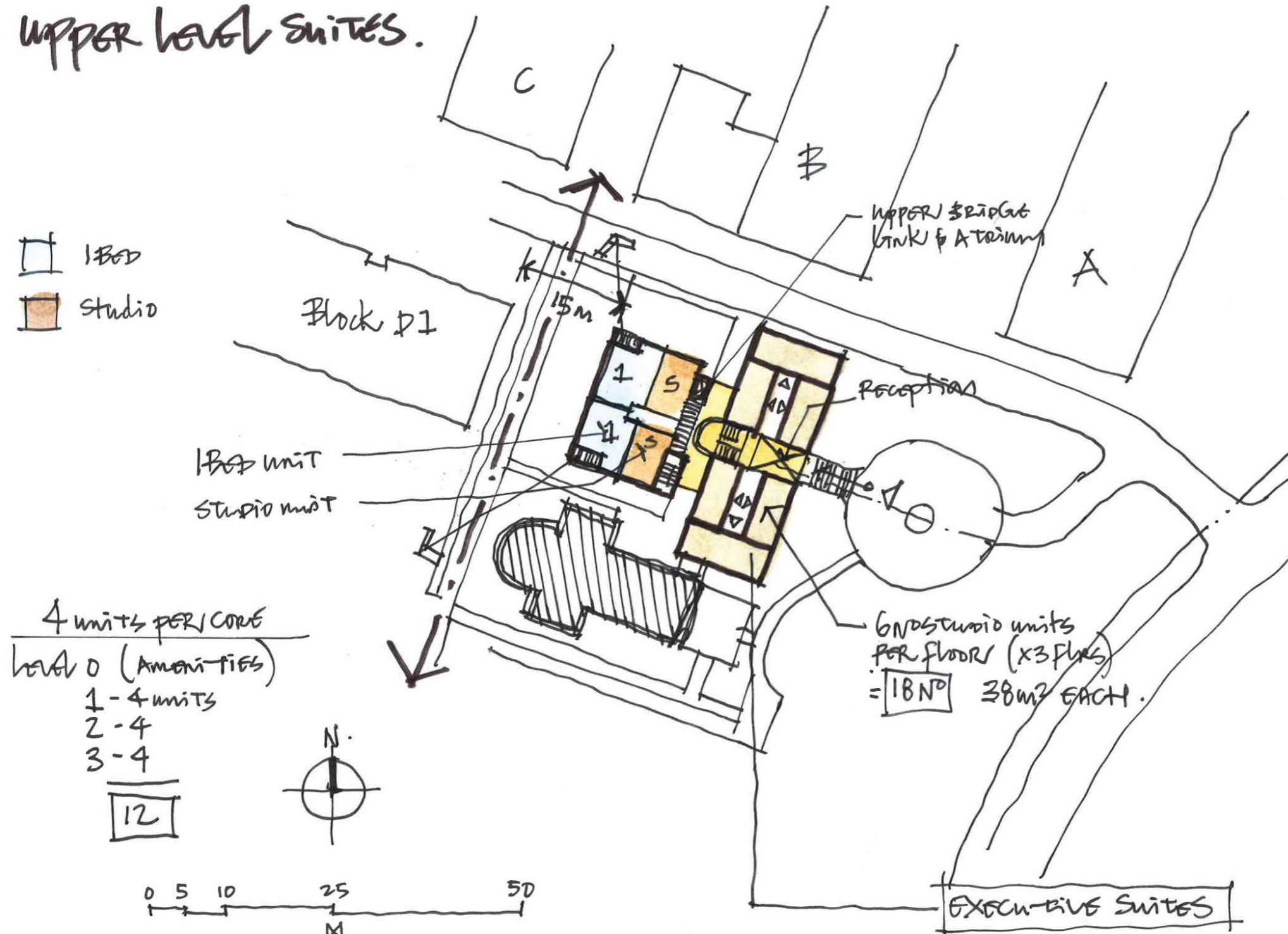
GROUND FLOOR



Existing Buildings Re-Use

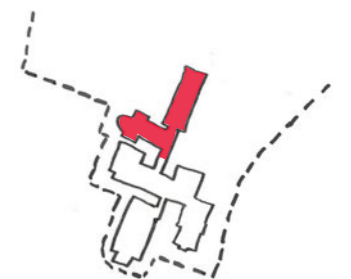
4.2 Tabor House + The Chapel - Executive Suites + Pavilion

o Upper level suites.



All other levels planned with executive suites for short term rental, which may be questionable in terms of allowable use.

Option of additional pavilion building to the rear of tabor house was discounted in favour of having the building seen in a fully landscaped setting.

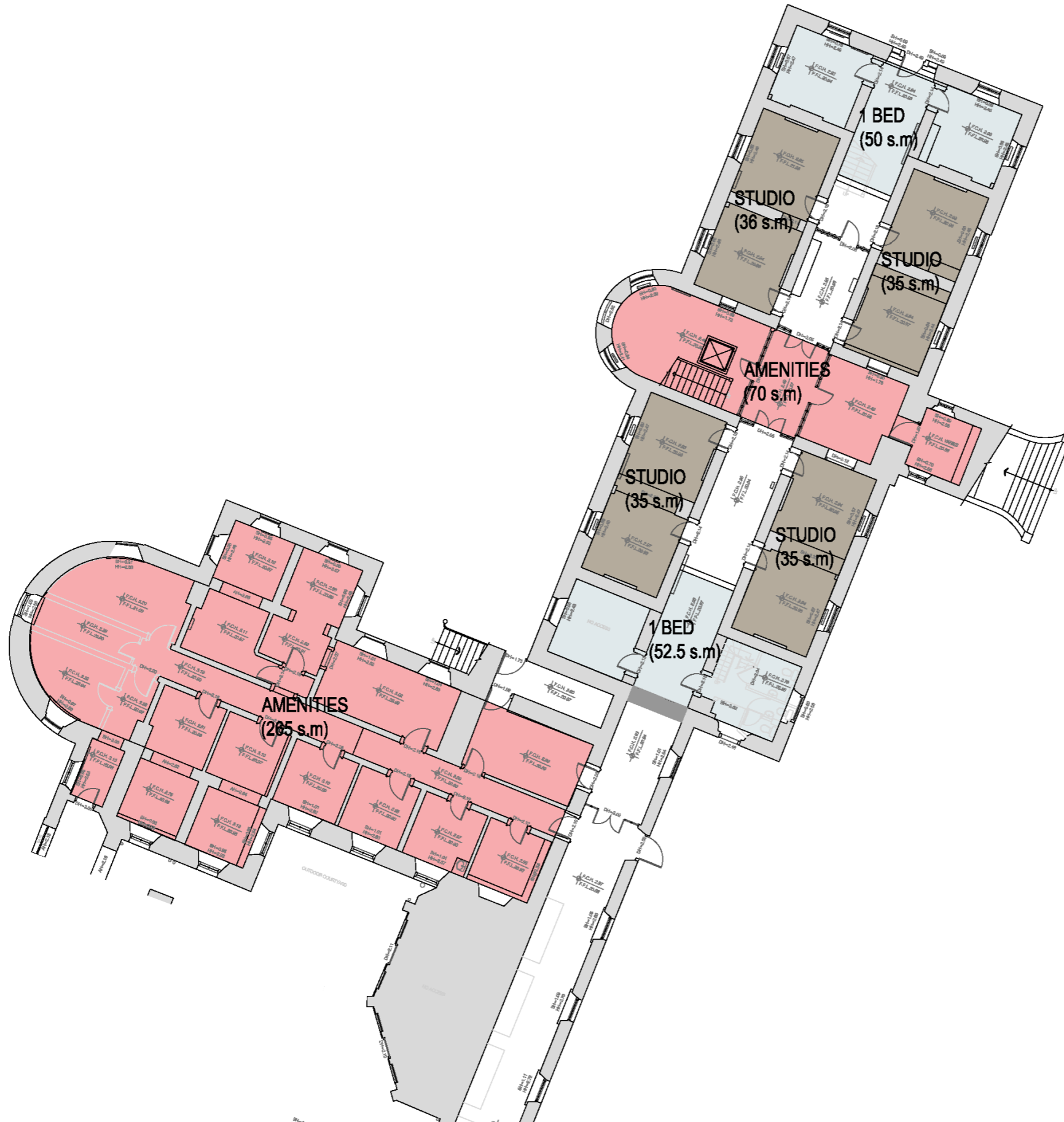


FIRST FLOOR

Existing Buildings Re-Use

4.2 Tabor House + The Chapel - Residential

- Studio Apartment
- 1 Bed Apartments
- 2 Bed Apartments
- 3 Bed Apartments
- Dual Aspect Unit
- Amenities



Central staircase retained and consolidated by extending down to GF (garden level) with addition of lift within this central location.

Proposed central amenity / lounge / storage for residents at the level.

Existing link closed up to separate it from the chapel at this level to allow each to be read individually.

This level could be enhanced by creating formal gardens to the rear which this level would open directly on to.

GF level of the chapel would need a new entrance from the forecourt and perhaps from the gardens to rear of tabor house also.

GF of chapel with cellular Spaces could work well for staff facilities, or as gym and changing facilities as part of the amenity offering.

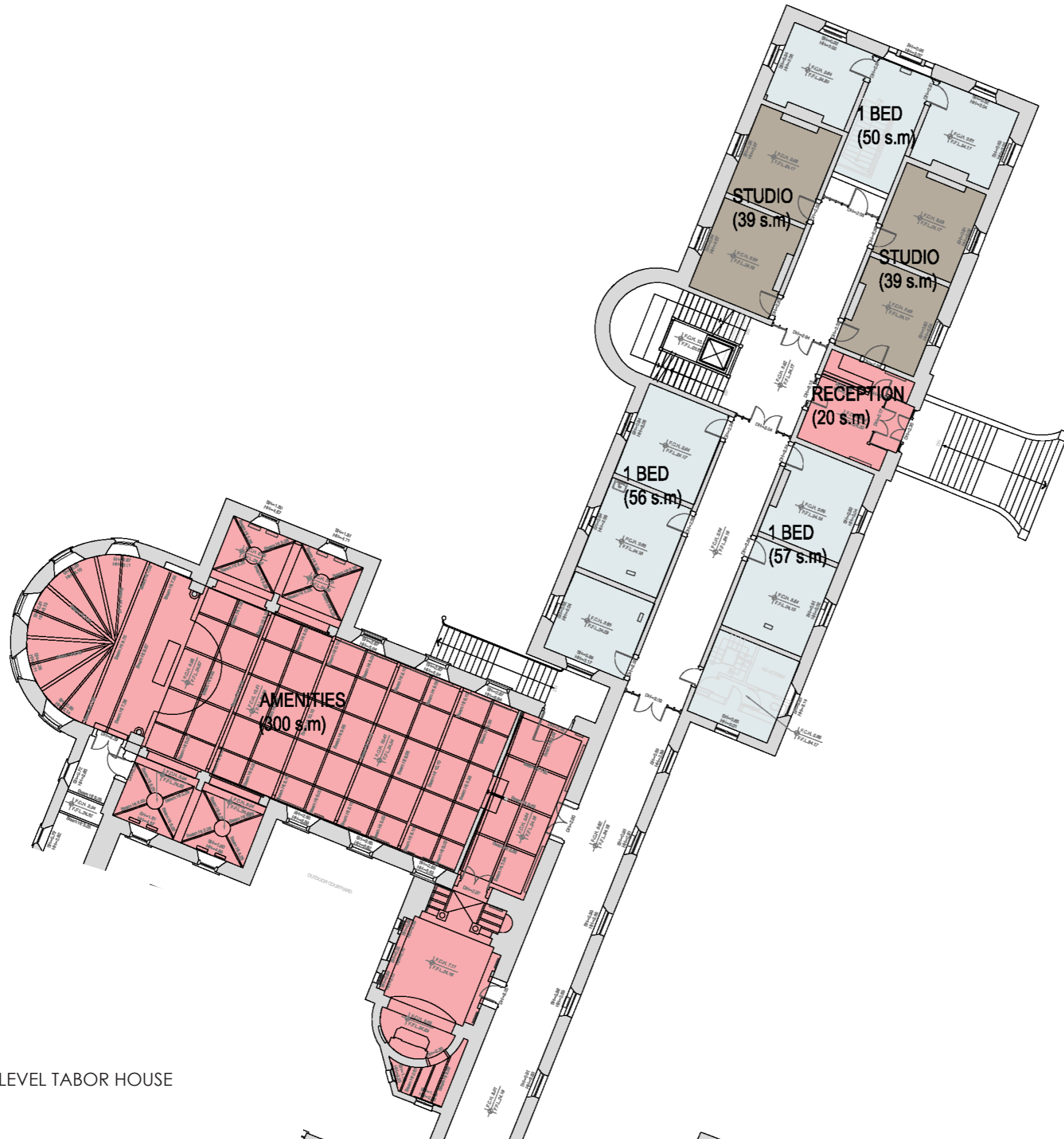


GROUND FLOOR

Existing Buildings Re-Use

4.2 Tabor House + The Chapel - Residential

- Studio Apartment
- 1 Bed Apartments
- 2 Bed Apartments
- 3 Bed Apartments
- Dual Aspect Unit
- Amenities



Existing internal fabric of tabor house lends itself to being adapted to residential use without compromising the existing volumes.

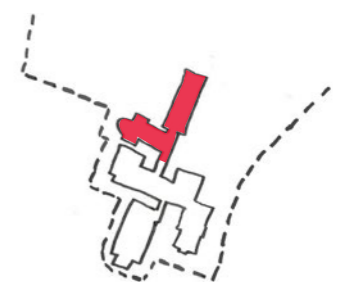
Considered mix of studio and 1 bed units with central corridor retained.

Fabric of building to be enhanced to allow for insulation on the exterior walls, upgrading of windows & repair of roof.

Removal of existing stair within central corridor from this level 01 down to GF to allow better stacking of units through all levels and create clear public circulation.

Connection to the chapel retained at this level to allow for ease of use of main amenity space connecting to concierge at entrance level in tabor house.

Existing external stair to be kept in-line with the original building intent.



FIRST FLOOR / ENTRY LEVEL TABOR HOUSE

Existing Buildings Re-Use

4.2 Tabor House + The Chapel - Residential

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- nts
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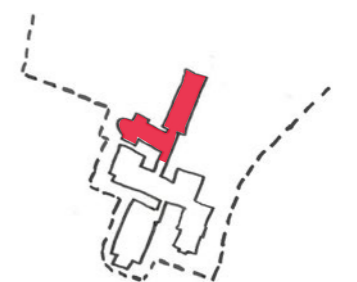


Top two levels stack in terms of layout in tabor house.

Overall tabor house would accommodate 23-24 units.

Plan depth, ceiling heights, existing volumes are all in line with requirements for residential use.

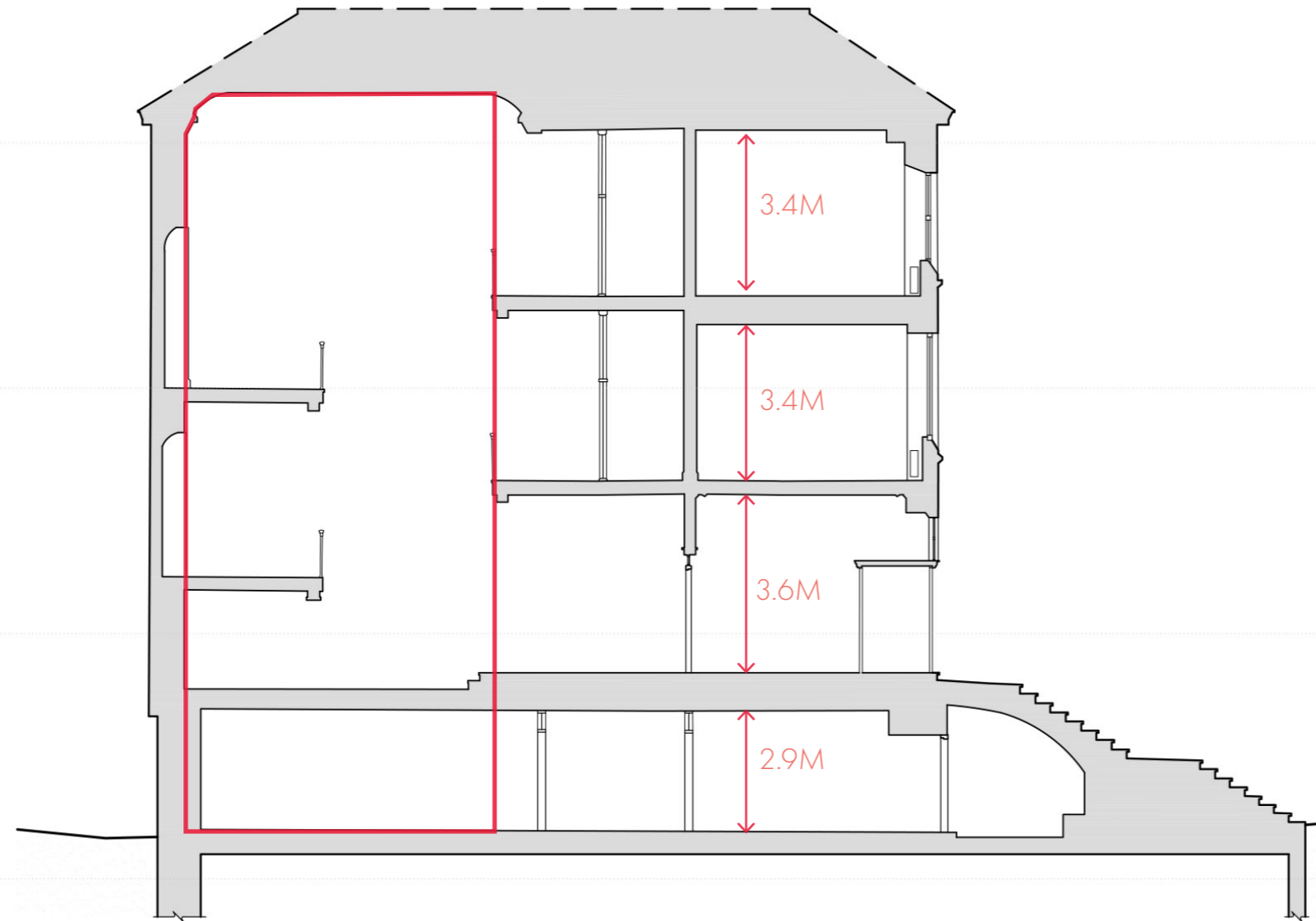
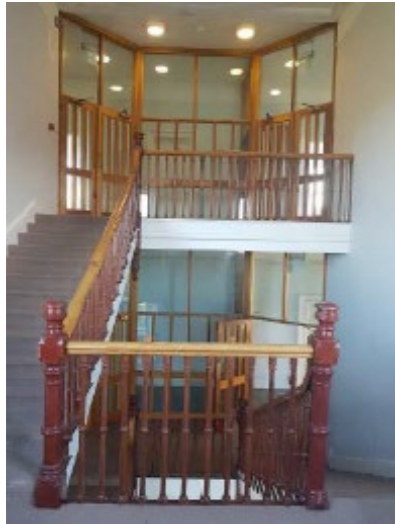
The current mezzanine in the chapel houses the organ this mezzanine might be extended to allow for additional space as required.



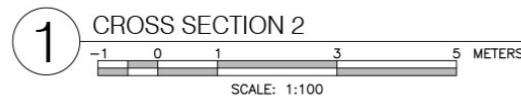
SECOND FLOOR

Existing Buildings Re-Use

4.2 Tabor House + The Chapel - Residential



TABOR HOUSE



SUMMARY:

Tabor House:

Existing staircase may need to be compartmentalised for fire but wide corridor will allow for this.

Space in centre of existing stair could accommodate a new lift to provide accessibility within the building.

Overall stacking of units will allow for regular shafts to service units.

Existing windows allow for a good level of daylight in all units.

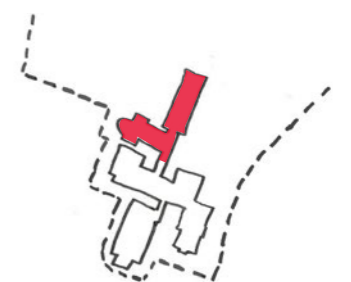
Generous Floor to ceiling heights suited to residential use while allowing for service zones as required.

Character and features of the building will create good quality spaces for residential use.

It is considered that balconies should not be added to Tabor House in order to ensure the character of the building is retained in the development.

THE CHAPEL:

This building would be adaptable to a number of amenity uses.



ARCHIVE BUILDING

Existing Buildings Re-Use

4.3 The Archive

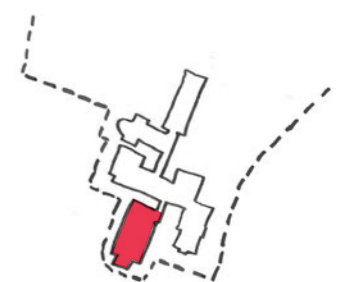


The archive building was designed and constructed to accommodate the Jesuit Community's private archive.

It is an introverted, top lit building, with an architectural interior devoted in form and function to the storage of archival material.

This building presented a challenge in terms of its remodelling for re-use given its internal layout; low floor to ceiling heights on the upper levels and requirement to remodel all architectural features to generate a new use.

We have however studied three uses which are detailed in the following pages.



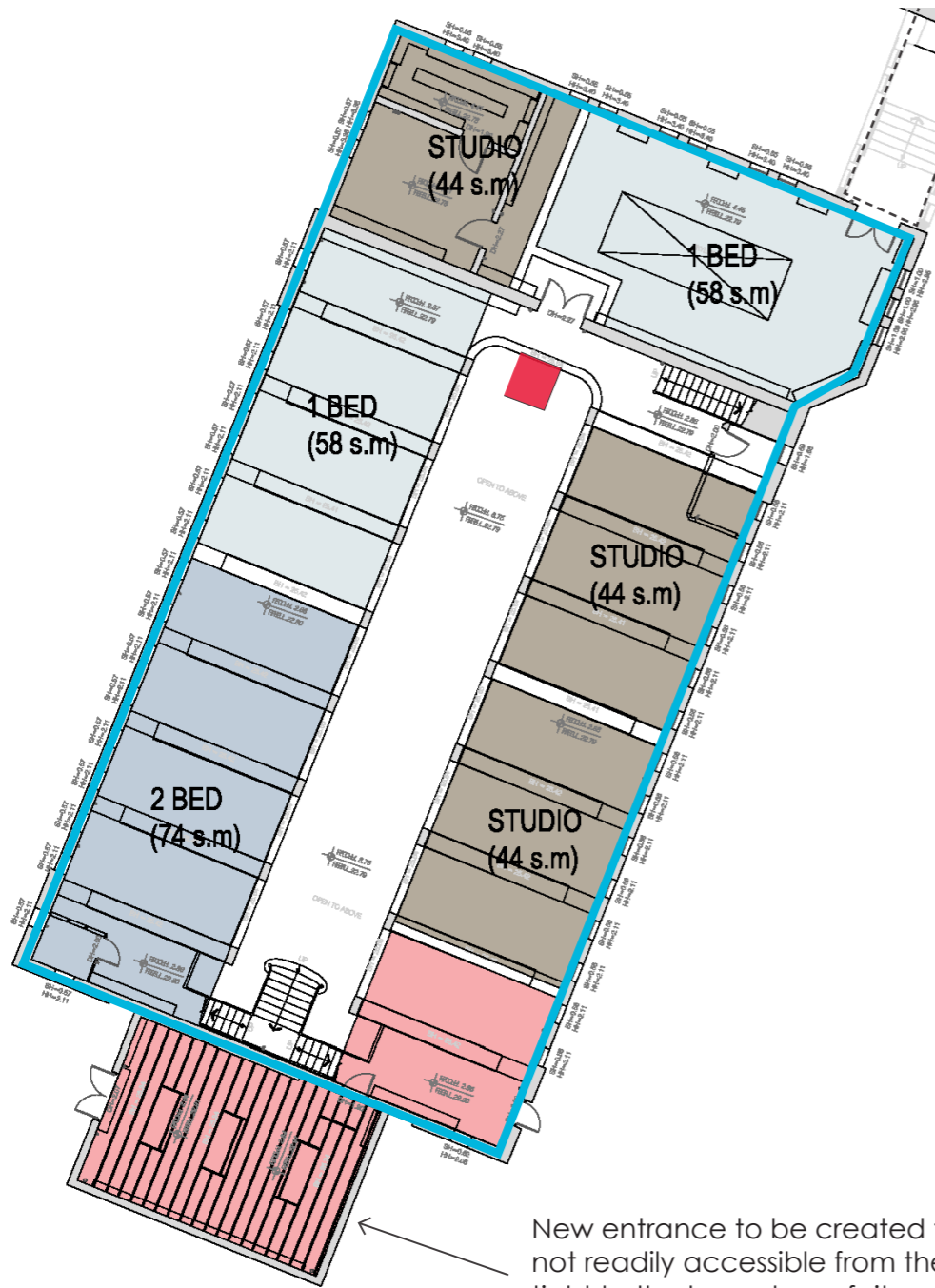
Existing Buildings Re-Use

4.3 The Archive - Residential

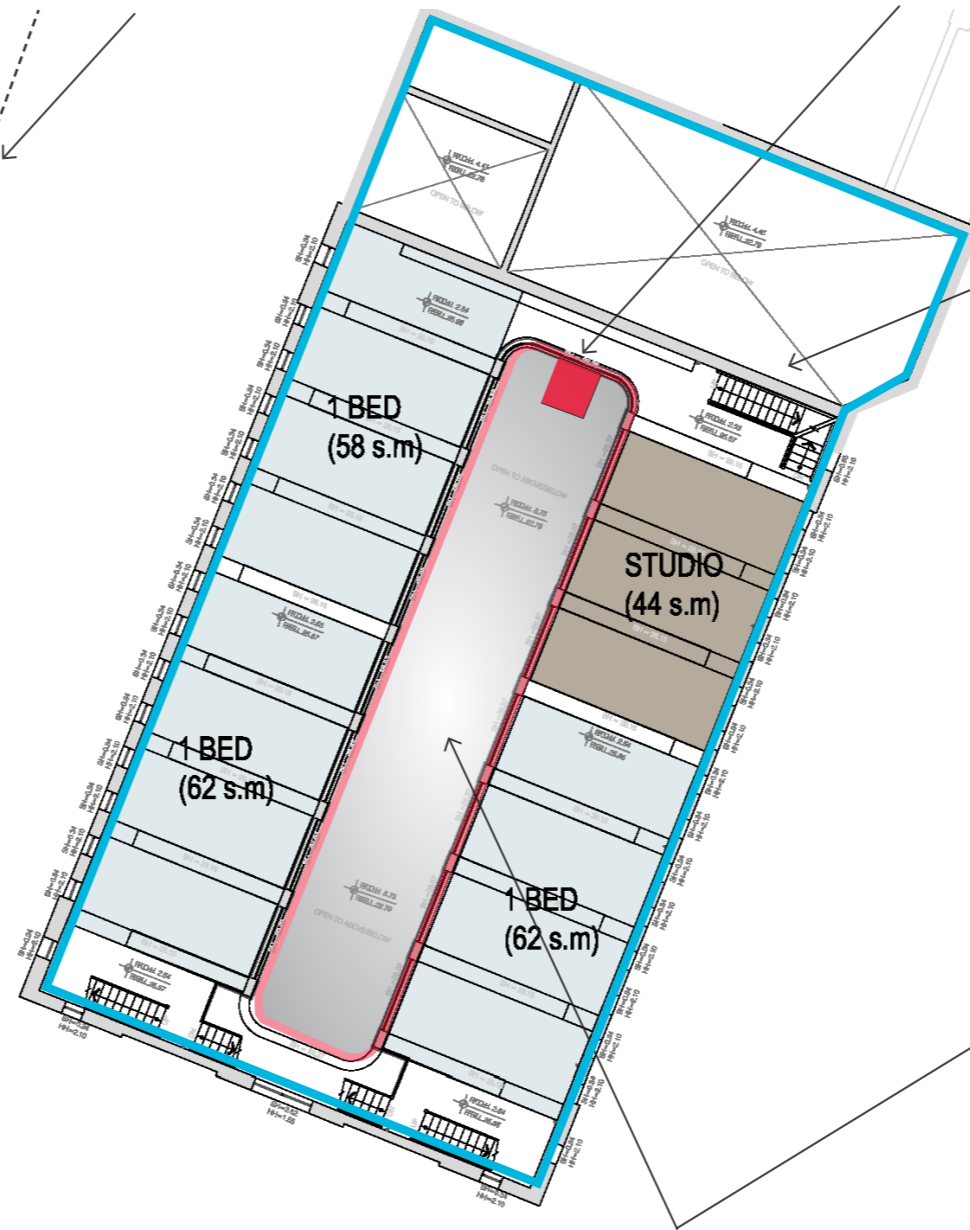
Cut Link back to MPH Building to overcome level changes.

Addition of lift may compromise structure & interior space.

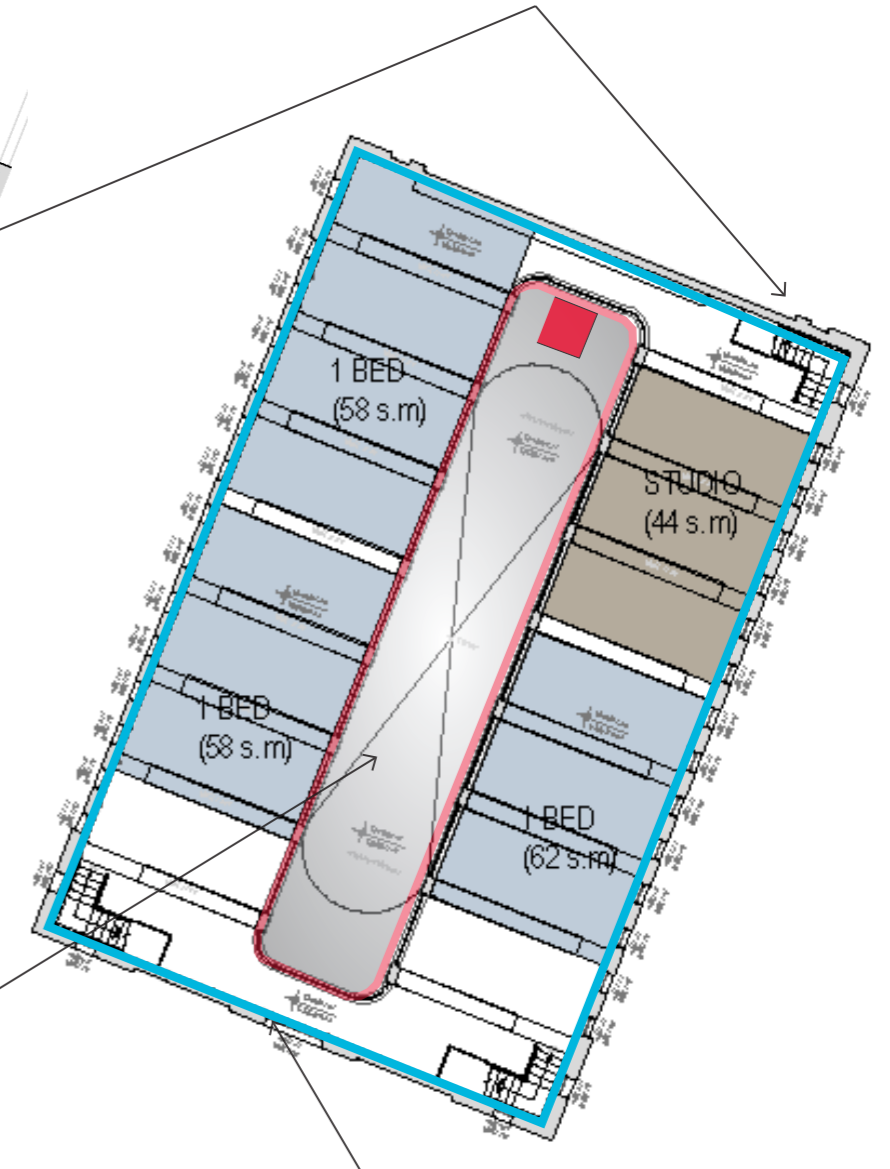
Existing stairs only 900mm wide & will require modification & enclosure to provide fire protection.



New entrance to be created to the south not readily accessible from the forecourt tight to the boundary of site.



Infill of atrium on upper levels required for circulation & escape routes.



Addition of insulation will limit the usable area & significantly alter the character of the space.

FIRST FLOOR / ENTRY LEVEL ARCHIVE

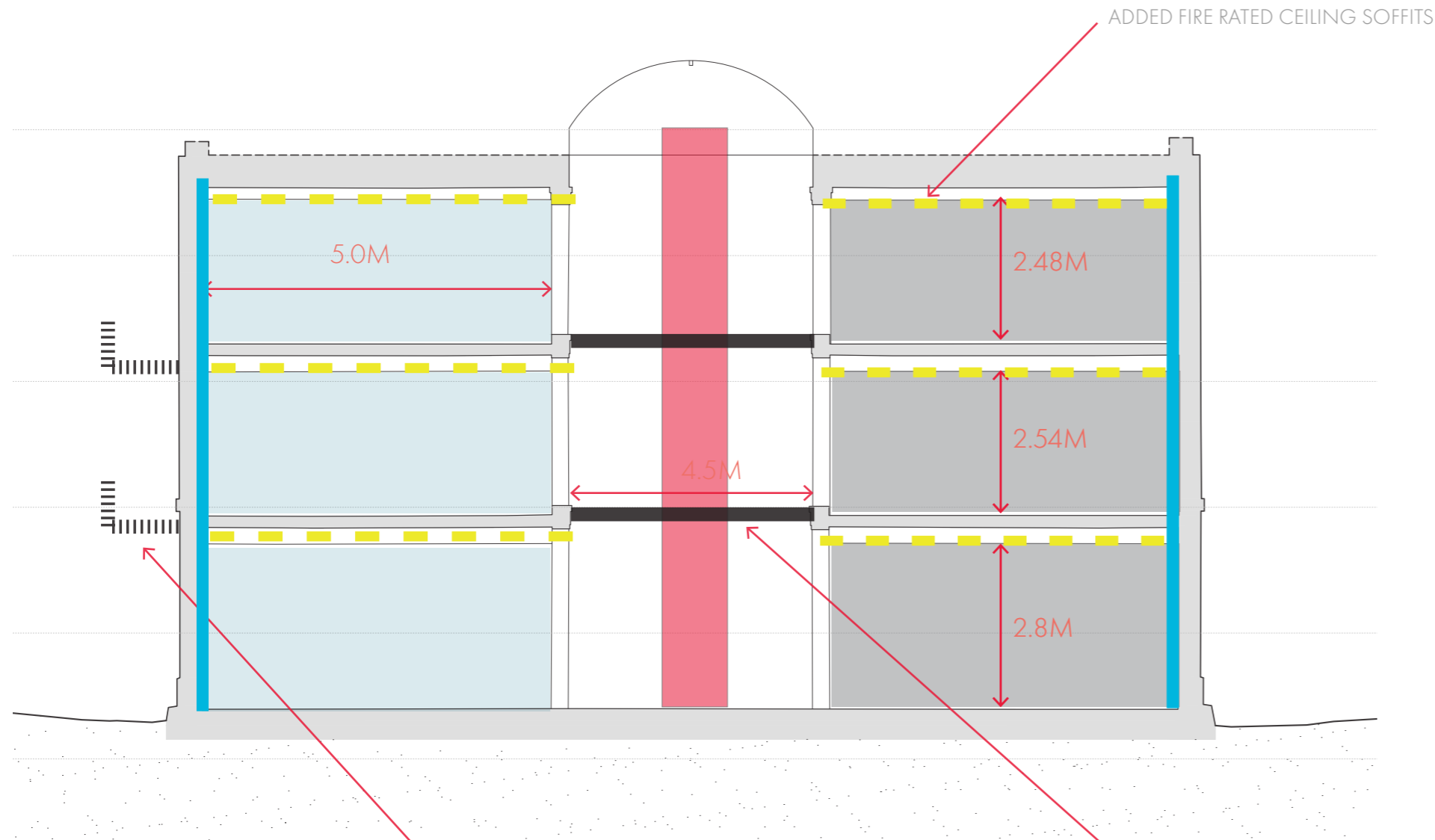
SECOND FLOOR

THIRD FLOOR



Existing Buildings Re-Use

4.3 The Archive - Residential



If balconies were added then access to them would require significant widening of current 0.5m wide windows.

Infill floor to atrium for circulation, which would change the nature of the space internally.

Existing floor to ceiling is below desired, once service zones are allowed for these heights will be below regulations & may be reduced further with introduction of fire rating to ceiling soffits.

External walls to be retrofitted with insulation which will further reduce the floor area.

Windows in existing are only 0.5M wide this limits daylight & existing windows would Also require upgrade in terms of achieving Part L, energy performance requirements.

Infilling the archives stacks & Infilling the atrium, to allow for circulation within the atrium will remove the character of the internal space.

Service shaft additions will further compromise structure & limit floor area.

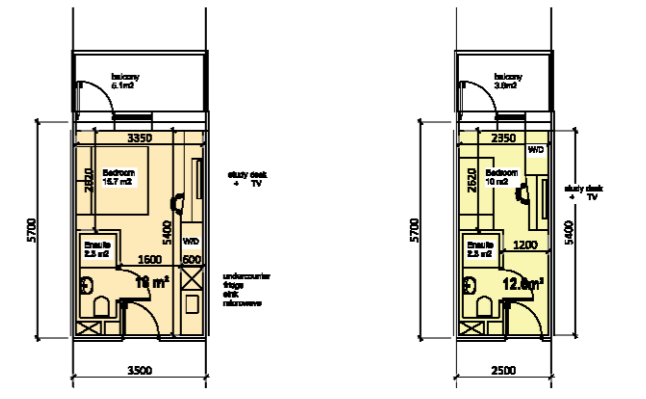
Addition of balconies for private amenity space would be a challenge given the narrow existing window openings of 0.5m wide for access, while respecting the existing fabric.

Total of 14 units is not very efficient, with limited daylight & reduced heights in upper floors making this not viable.



Existing Buildings Re-Use

4.3 The Archive - Shared Living



Typ Double room

Typ single room

Cut Link back to MPH Building to overcome level changes.

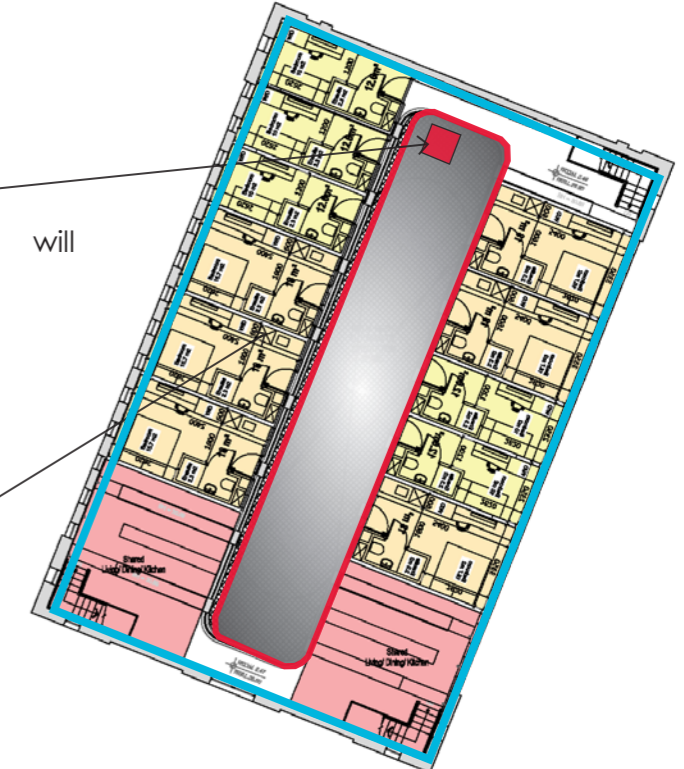
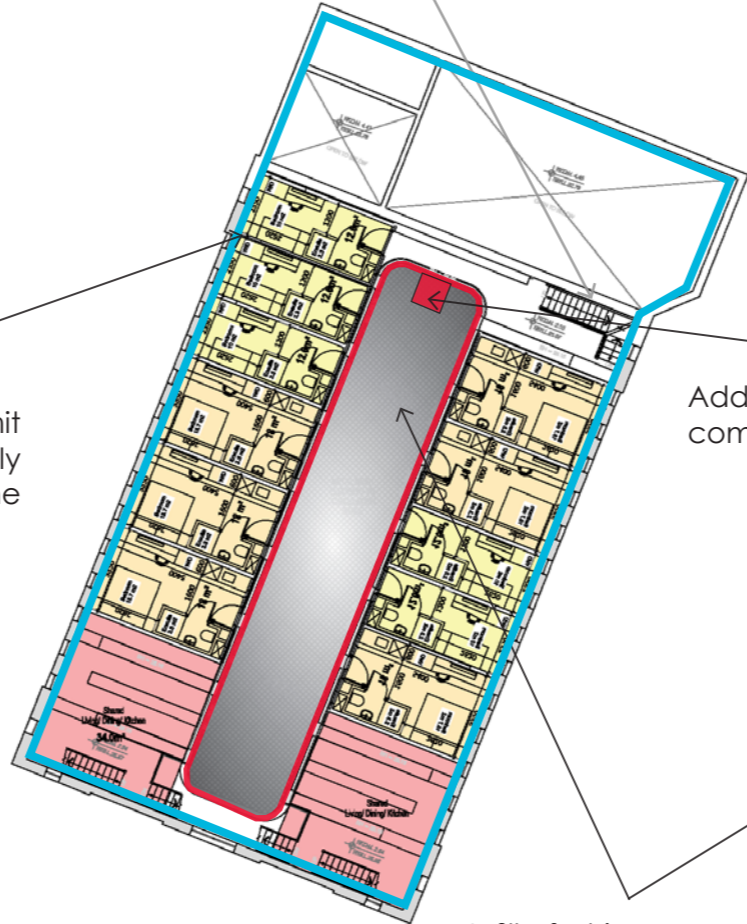
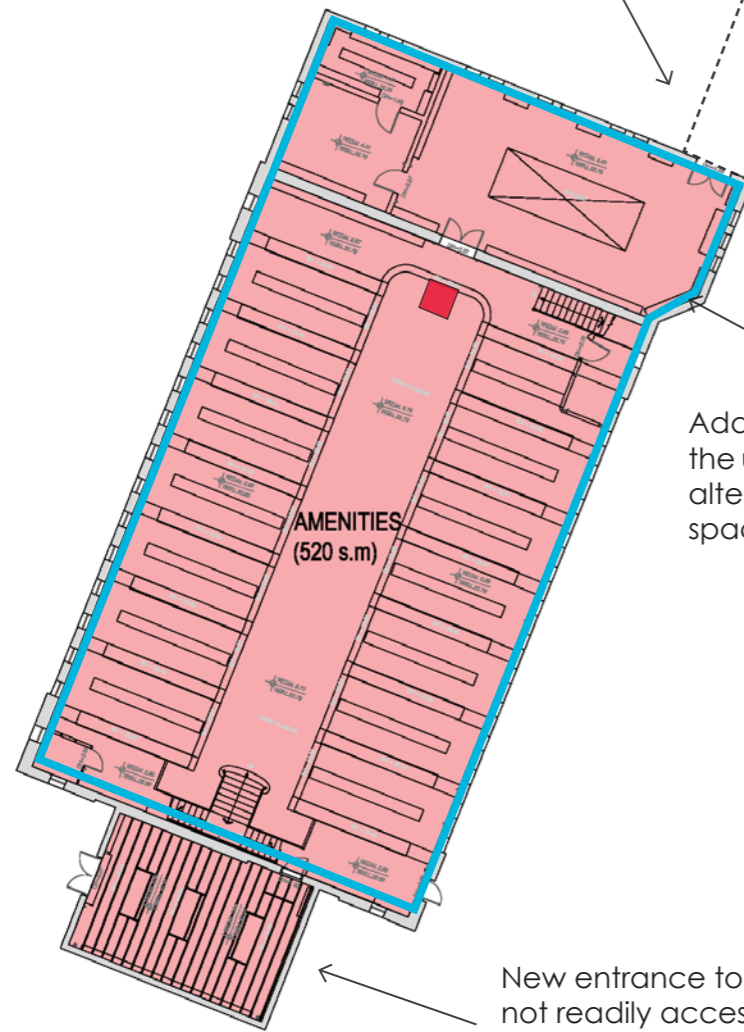
Existing stairs only 900mm wide - will require modification & enclosure to provide fire protection.

Addition of insulation will limit the usable area & significantly alter the character of the space.

Addition of lifts will compromise structure.

Infill of atrium on upper levels required for circulation & escape routes.

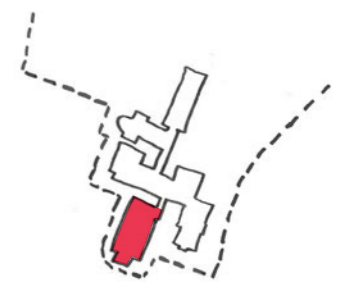
New entrance to be created to the south not readily accessible from the forecourt tight to the boundary of site.



FIRST FLOOR / ENTRY LEVEL ARCHIVE

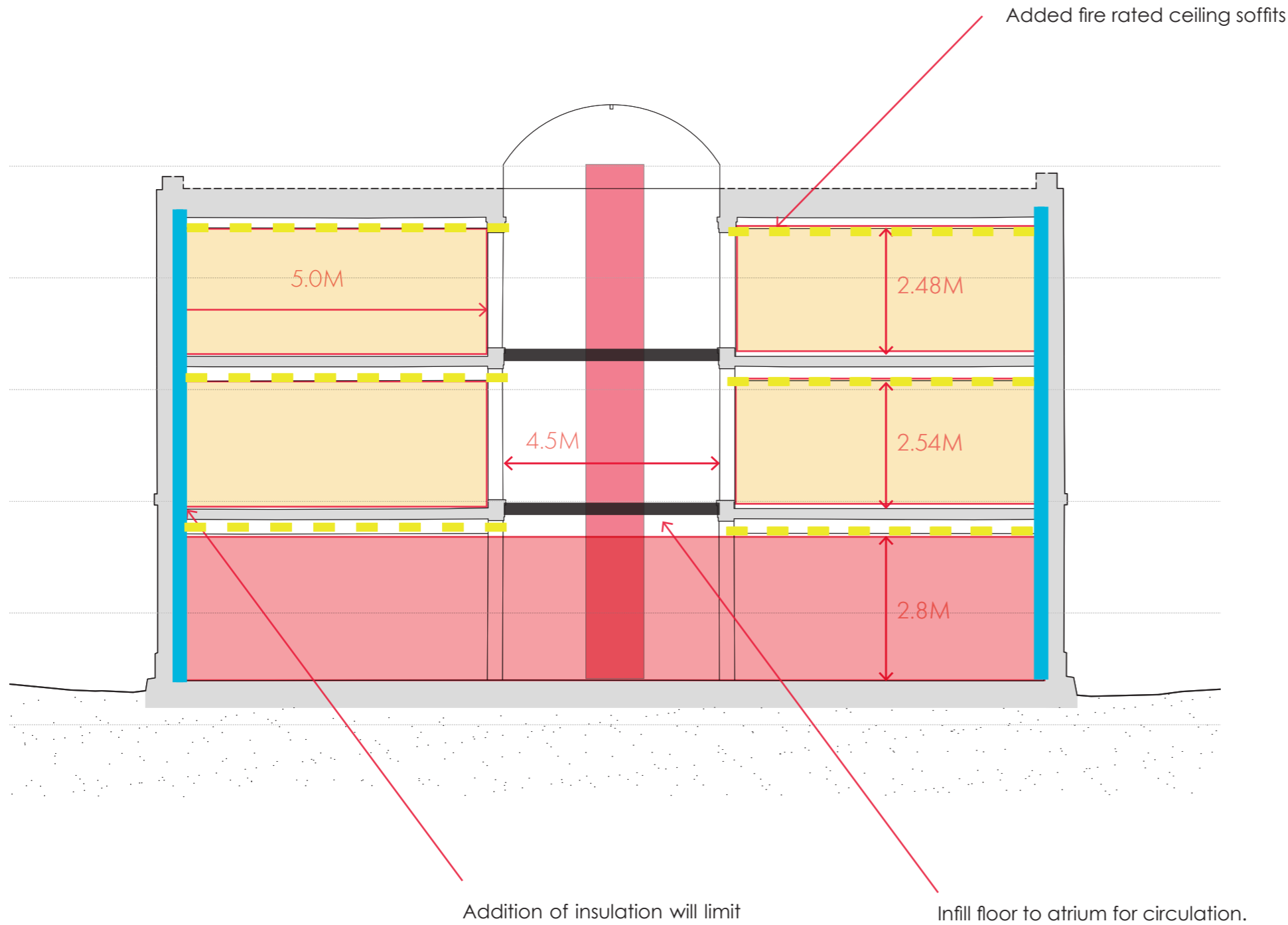
SECOND FLOOR

THIRD FLOOR



Existing Buildings Re-Use

4.3 The Archive - Shared Living



Existing floor to ceiling is below desired, once service zones are allowed for these heights will be below regulations & may be reduced further with introduction of fire rating to ceiling soffits.

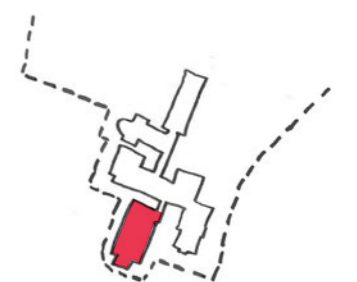
Service shafts needed for rooms & shared kitchens will further compromise structure & limit floor area.

External walls to be retrofitted with insulation which will further reduce the floor area.

Windows in existing are only 0.5M wide this limits daylight AND WILL also require upgrade in terms of achieving Part L requirements.

Infilling the archives stacks & Infilling the ATRIUM, to allow for circulation within the atrium will remove the character of the internal space.

With a total of 22 units the shared living option is not viable for an operator due to the scale.



Existing Buildings Re-Use

4.3 The Archive - Hotel

Removing the link back to MPH would overcome level changes & allow building to work as stand alone hotel.

Existing stairs only 900mm wide & require modification.

Windows in existing are only 0.5M wide this limits daylight and will also require upgrade in terms of achieving Part L requirements.

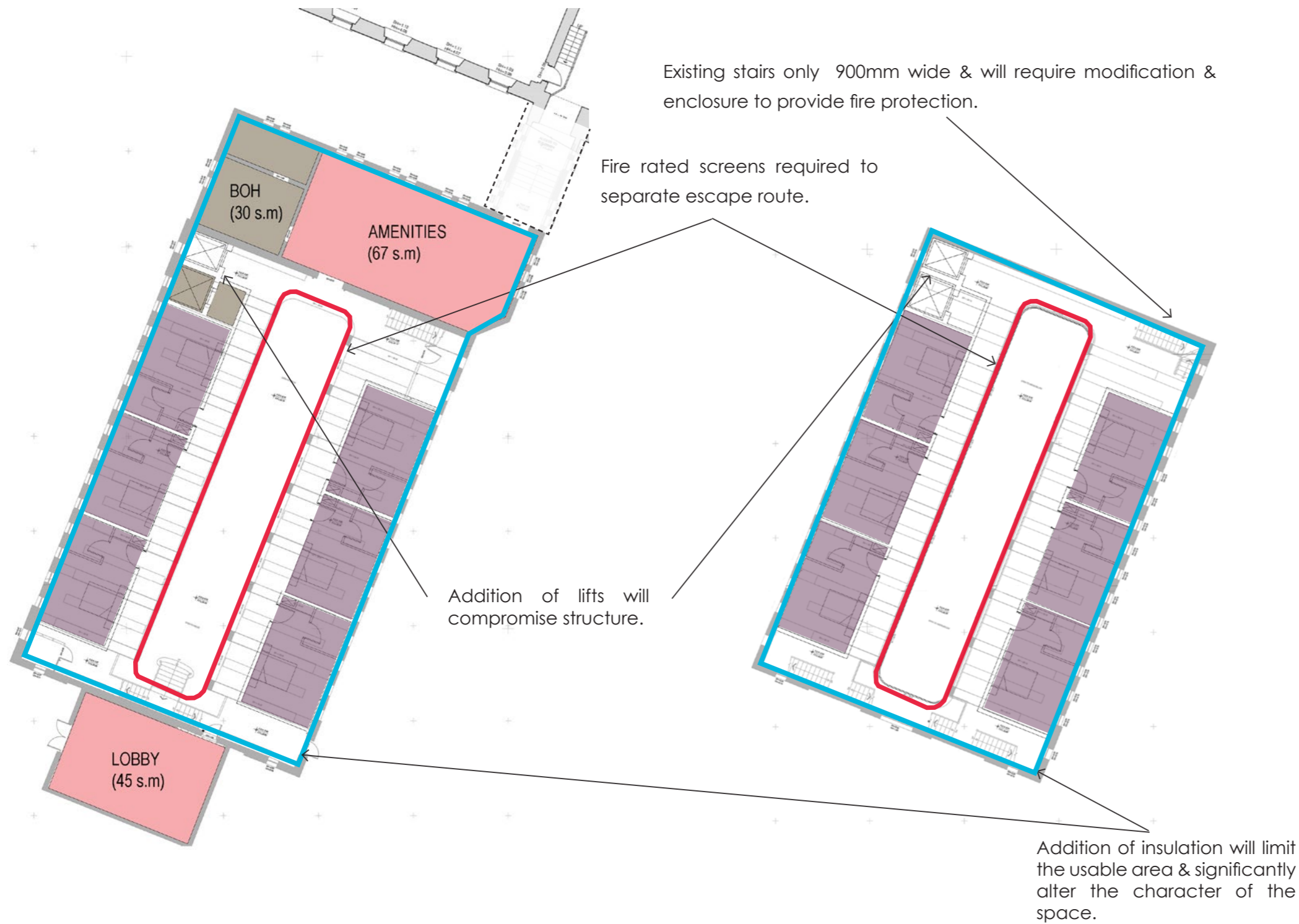
External walls to be retrofitted with insulation which will further reduce the floor area.

Area for facilities & BOH is limited.

Only 18 rooms @ approx 22 m² (6 rooms per floor) Thus scale is completely not viable.

New entrance to be created to the south which will not be readily accessible from the forecourt & will be tight to the boundary of site.

No proper drop off area for hotel in this location.



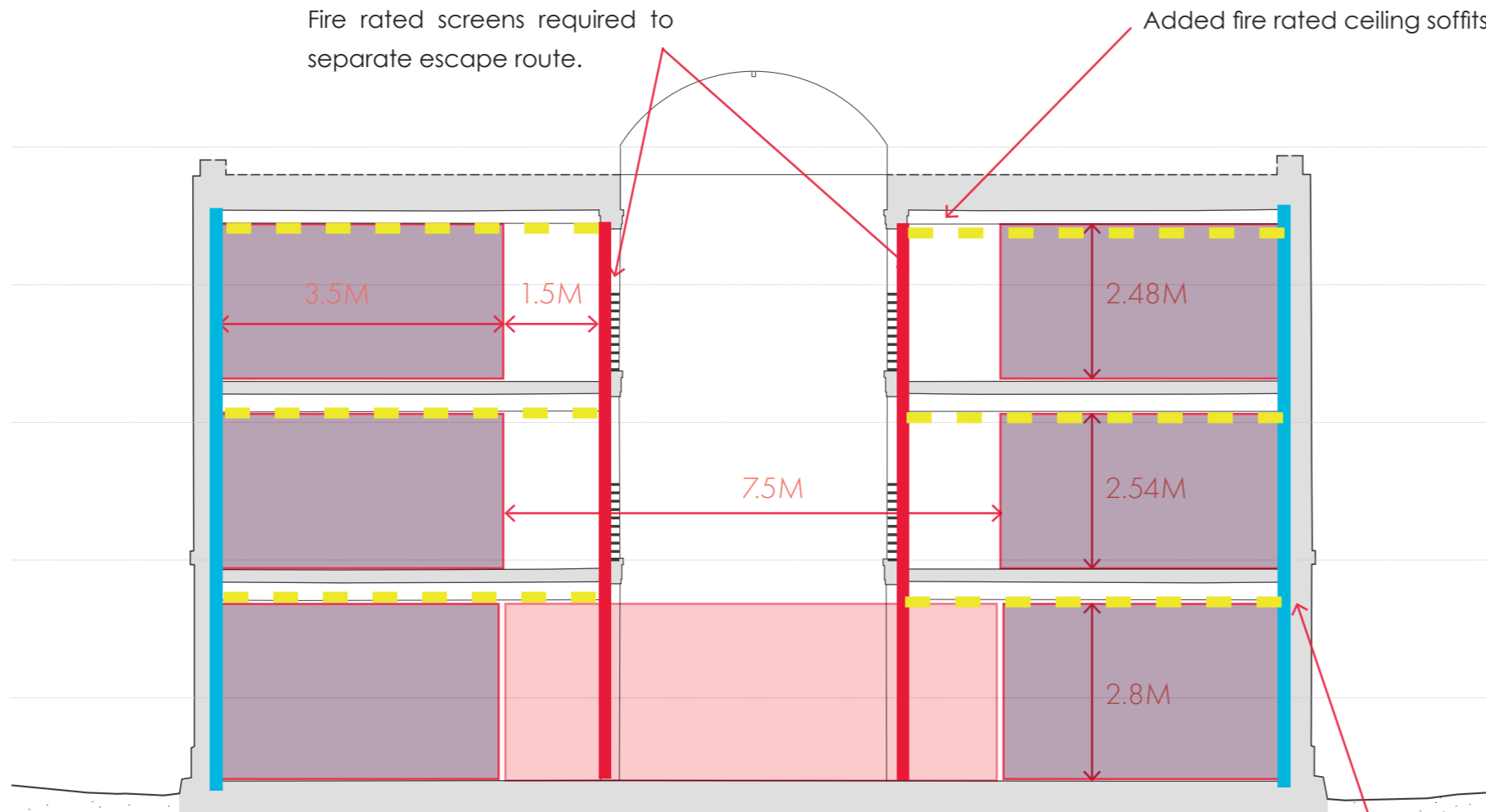
FIRST FLOOR / ENTRY LEVEL ARCHIVE

SECOND & THIRD FLOOR



Existing Buildings Re-Use

4.3 The Archive - Hotel



Existing floor to ceiling is below desired, once service zones are allowed for these heights will be below regulations & may be reduced further with introduction of fire rating to ceiling soffits.

Service shaft additions will further compromise structure & limit floor area.

Circulation within the smaller upper floors limits depth of rooms.

Excessive circulation space due to atrium reduces the feasibility of hotel.

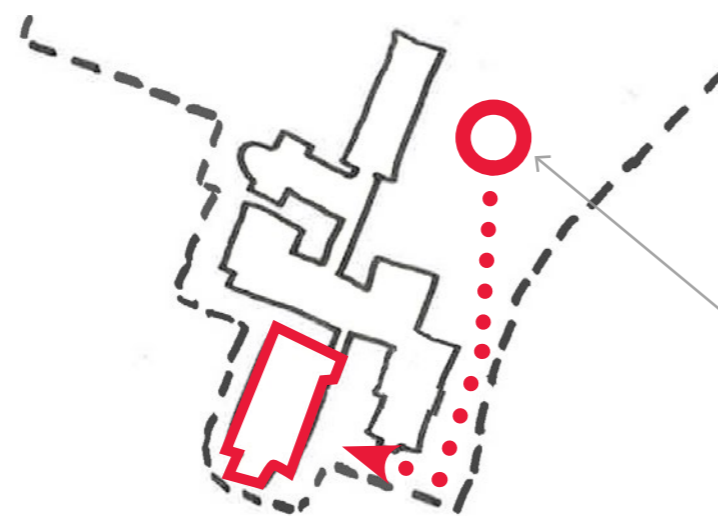
Addition of lift will compromise structure.

Existing balustrade does not meet current regulations, a new one would need to be installed.

SUMMARY:

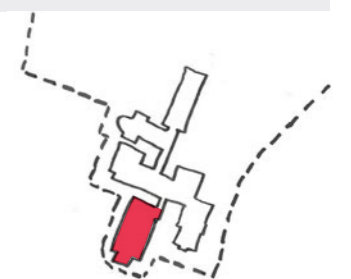
ALL THREE USES FOR THE ARCHIVE HAVE MAJOR LIMITATIONS DUE TO :

- LIMITED FLOOR TO CEILING HEIGHTS
- REMOTE LOCATION WITHIN THE SITE
- NARROW FLOOR PLATE DUE TO ATRIUM
- BUILDING FABRIC UPGRADE REQUIRED
- UPGRADES REQUIRED BY STANDARDS
- SCALE OF POTENTIAL DEVELOPMENT IS NOT VIABLE



Addition of insulation will limit the usable area & significantly alter the character of the space.

Route from forecourt to archive by car would be extremely tight, meaning a hotel drop off at the building would not be feasible.



MILLTOWN PARK HOUSE & EXTENSIONS

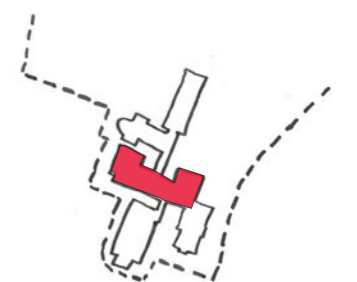
Existing Buildings Re-Use

4.4 Milltown Park House + Extensions



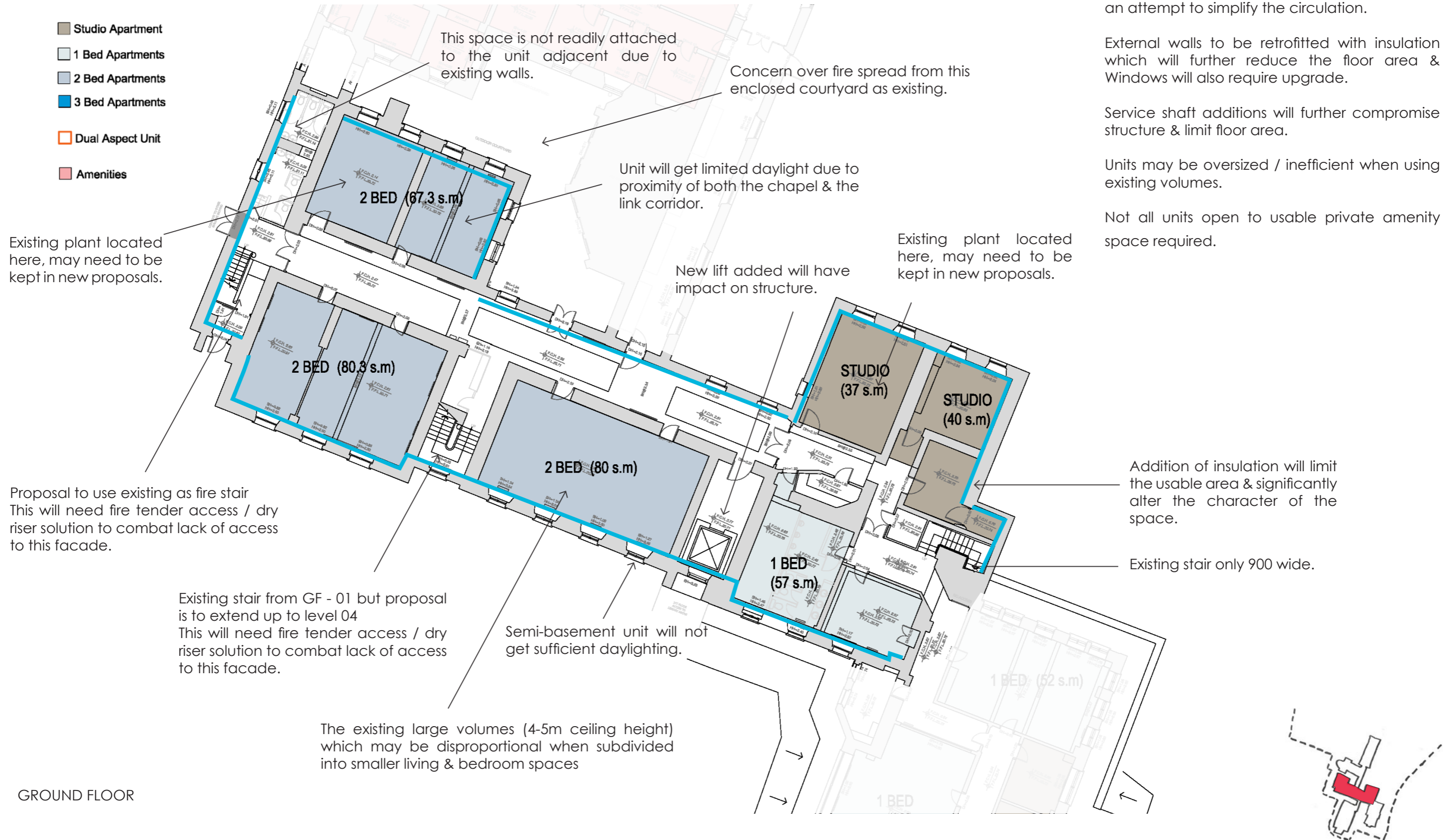
Milltown Park House is a much modified 18th century house, with a vertical extension, extensions to south and east, and a substantial rear extension comprising a range of connected extensions dating from the late 19th century through to the mid-20th century.

The historic house form has been modified internally, with loss of most original layouts and features. Its extension abuts the west of the house, and in itself is in close proximity to buildings to the north and south, limiting daylighting and ventilation provisions.



Existing Buildings Re-Use

4.4 Milltown Park House + Extensions - Residential



Cutting the link to the Chapel & the removal of the Finlay Wing (as per our baseline scheme) in an attempt to simplify the circulation.

External walls to be retrofitted with insulation which will further reduce the floor area & Windows will also require upgrade.

Service shaft additions will further compromise structure & limit floor area.

Units may be oversized / inefficient when using existing volumes.

Not all units open to usable private amenity space required.

Existing Buildings Re-Use

4.4 Milltown Park House + Extensions - Residential

SERVICES WILL BE EXTREMELY LIMITED

External walls to be retrofitted with insulation which will further reduce the floor area.

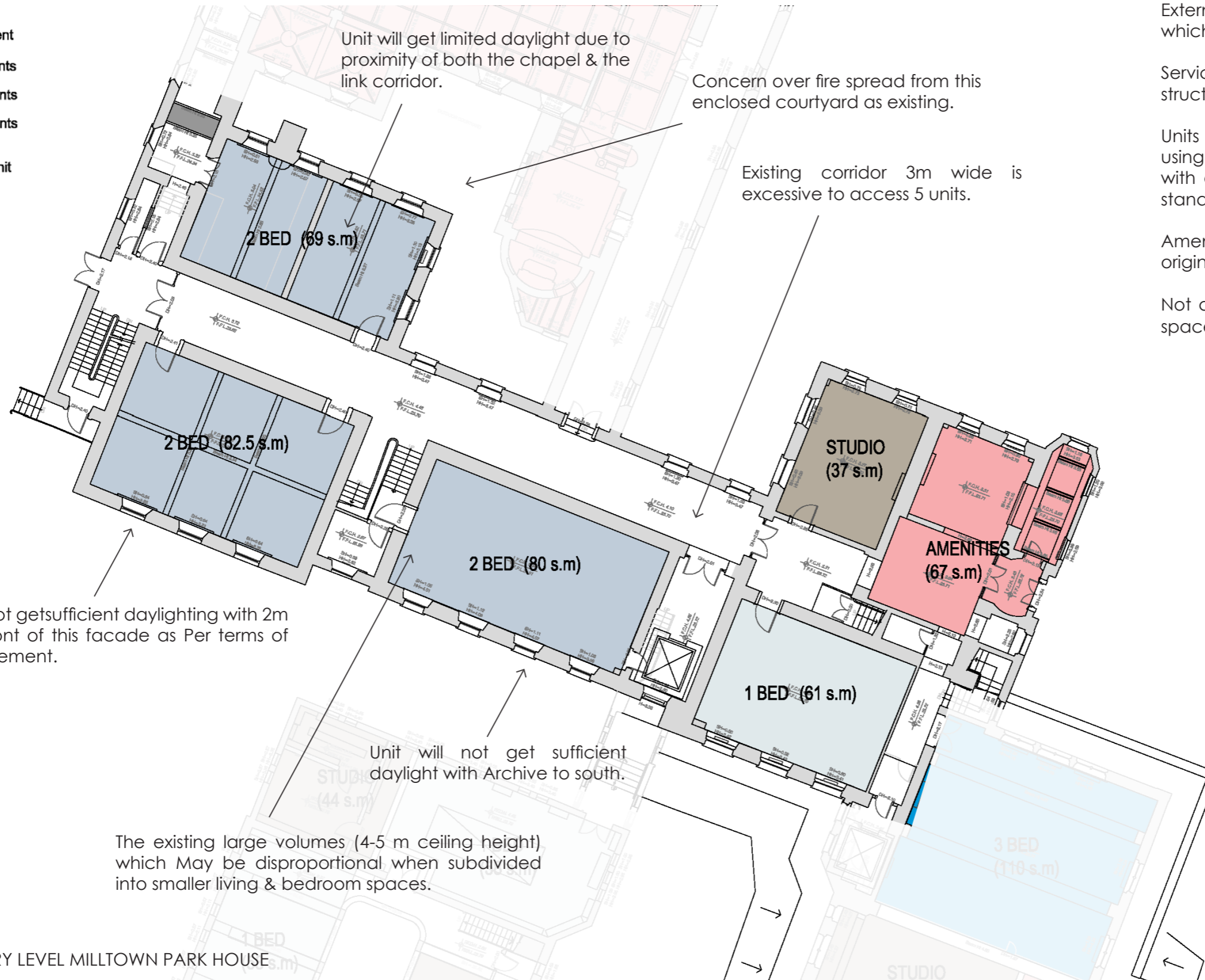
Service shaft additions will further compromise structure & limit floor area.

Units may be oversized / inefficient when using existing volumes as we aim to work with existing volumes while maintaining min. standards.

Amenity / Reception area limited due to original fabric of the spaces.

Not all units open to usable private amenity space.

- Studio Apartment
- 1 Bed Apartments
- 2 Bed Apartments
- 3 Bed Apartments
- Dual Aspect Unit
- Amenities

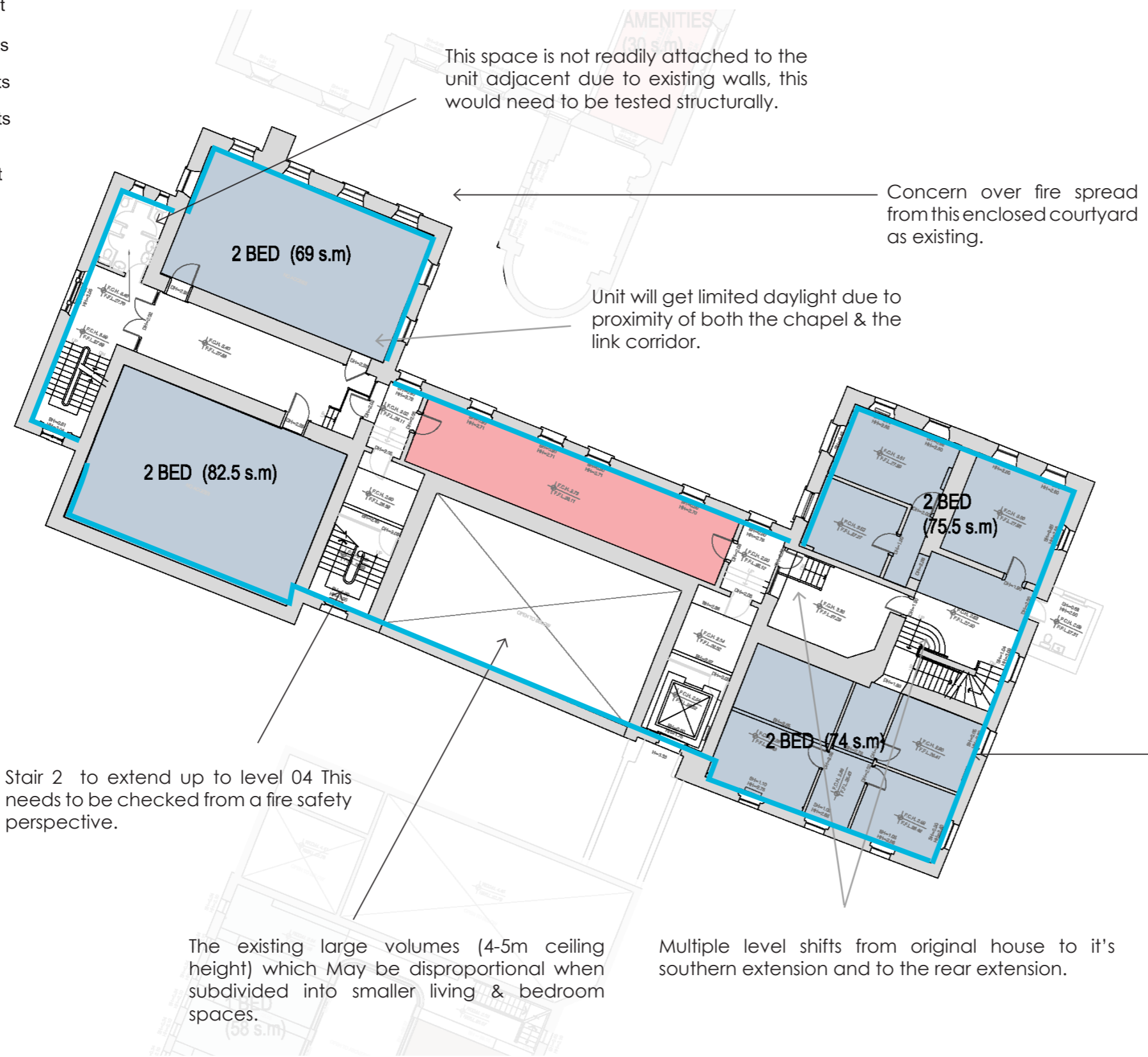


FIRST FLOOR / ENTRY LEVEL MILLTOWN PARK HOUSE

Existing Buildings Re-Use

4.4 Milltown Park House + Extensions - Residential

- Studio Apartment
- 1 Bed Apartments
- 2 Bed Apartments
- 3 Bed Apartments
- Dual Aspect Unit
- Amenities



External walls to be retrofitted with insulation which will further reduce the floor area & all Windows will also require upgrade.

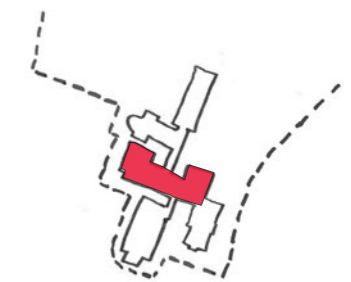
Service shaft additions will further compromise structure & limit floor area.

Fabric of existing will have to be significantly modified to allow for residential use.

Even with extension of stair 2 there are still steps to deal with between original house and the extension.

Corridor 4m wide to north of double height space is inefficient space serving only 4 units on this level.

Addition of insulation will limit the usable area & significantly alter the character of the space.



SECOND FLOOR

Existing Buildings Re-Use

4.4 Milltown Park House + Extensions - Residential

- Studio Apartment
- 1 Bed Apartments
- 2 Bed Apartments
- 3 Bed Apartments
- Dual Aspect Unit
- Amenities



External walls to be retrofitted with insulation which will further reduce the floor area & all Windows will also require upgrade.

Service shaft additions will further compromise structure & limit floor area.

Fabric of existing will have to be significantly modified to allow for residential use.

Even with extension of stair 2 there are still steps to deal with between original house and the extension.

Corridor 4m wide to north is very inefficient space serving only five units on this level.

THIRD FLOOR

Existing Buildings Re-Use

4.4 Milltown Park House + Extensions - Residential

- Studio Apartment
- 1 Bed Apartments
- 2 Bed Apartments
- 3 Bed Apartments
- Dual Aspect Unit
- Amenities

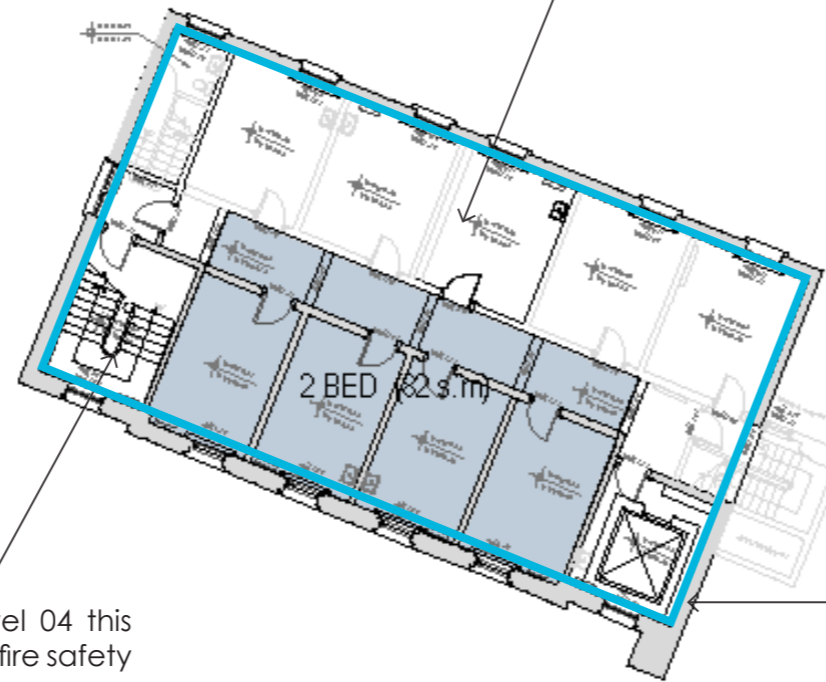
External walls to be retrofitted with insulation which will further reduce the floor area & all Windows will also require upgrade.

Service shaft additions will further compromise structure & limit floor area.

Fabric of existing will have to be significantly modified to allow for residential use removing much of the character of the interior.

Corridor 4m wide to north is inefficient space serving only 1 unit on this level.

Existing corridor 4m wide is excessive to access only 1 unit.

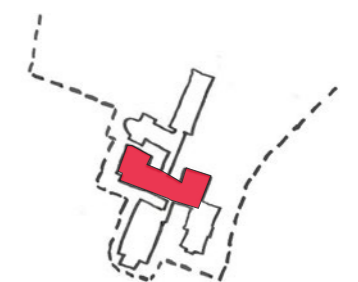


Stair 2 to extend up to level 04 this needs to be checked from a fire safety perspective.

Fire safety note that with single means of escape from this level the circulation space would need to be protected with additional ventilated lobby.

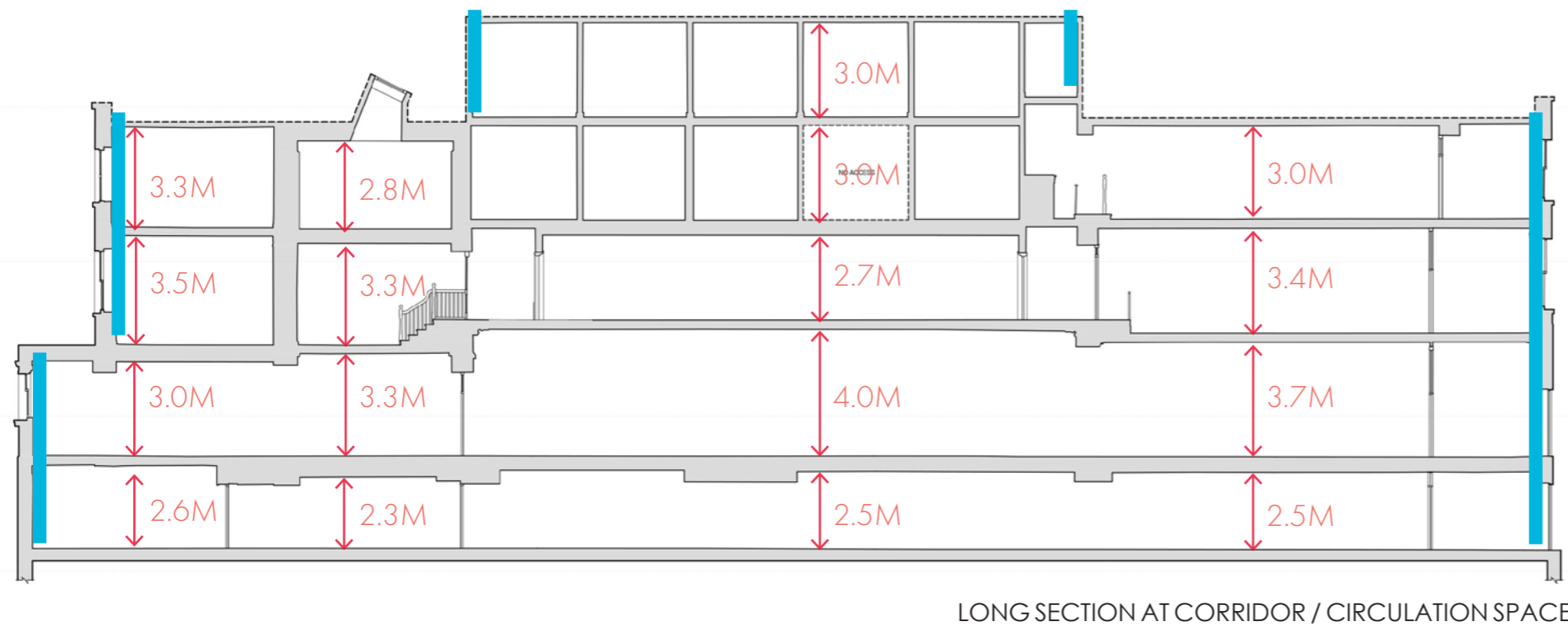
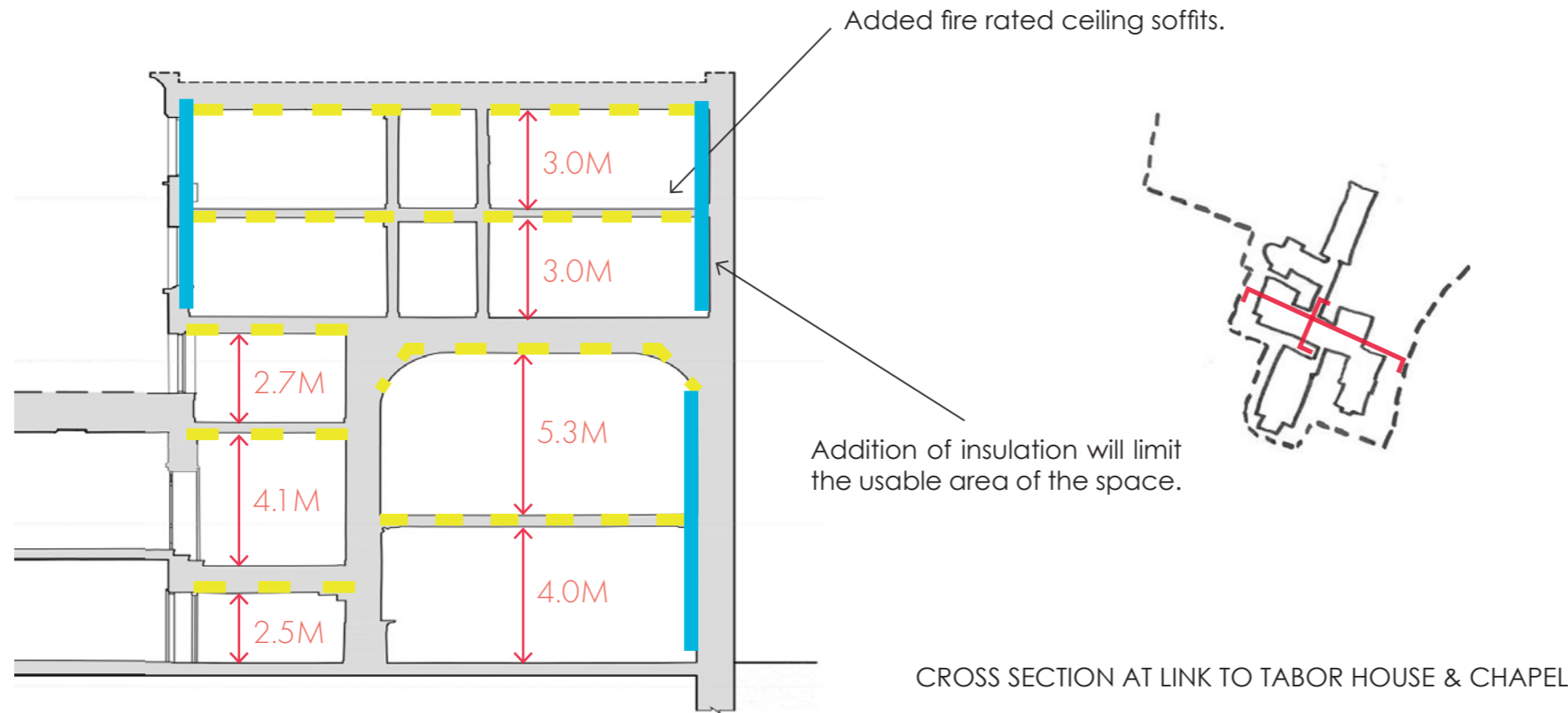
Addition of insulation will limit the usable area & significantly alter the character of the space.

FOURTH FLOOR



Existing Buildings Re-Use

4.4 Milltown Park House + Extensions - Residential



SUMMARY:

Windows will all also require upgrade in terms of achieving Part L requirements.

External walls to be retrofitted with insulation which will further reduce the floor area.

Service shaft additions will further compromise structure & limit the overall floor area.

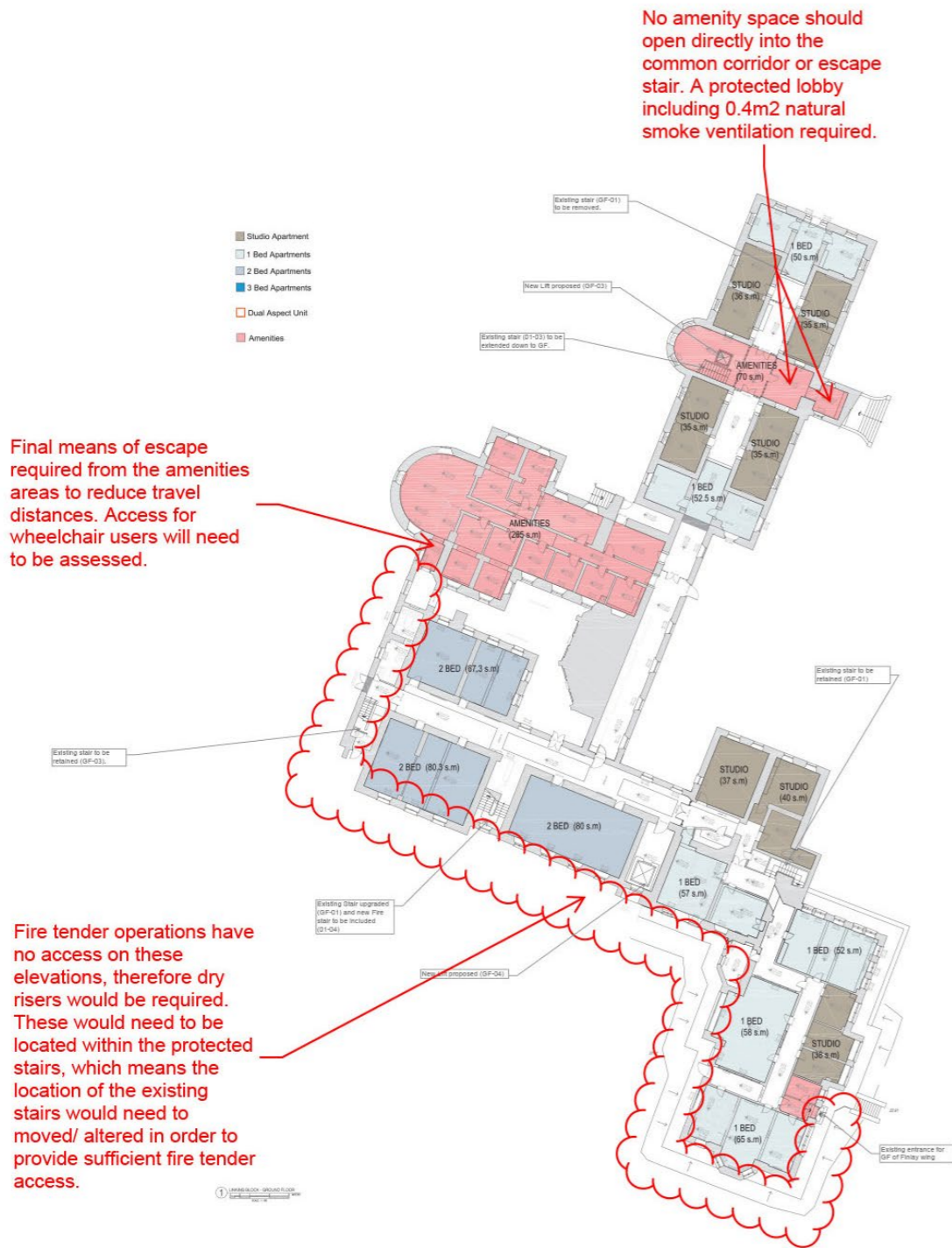
Ceiling heights in the Ground floor will be below required, level 02 (see 2.7m zones on sections) will also be too low in areas & may be reduced further with introduction of fire rating to ceiling soffits.

Fabric of existing will have to be significantly modified to allow for residential use.

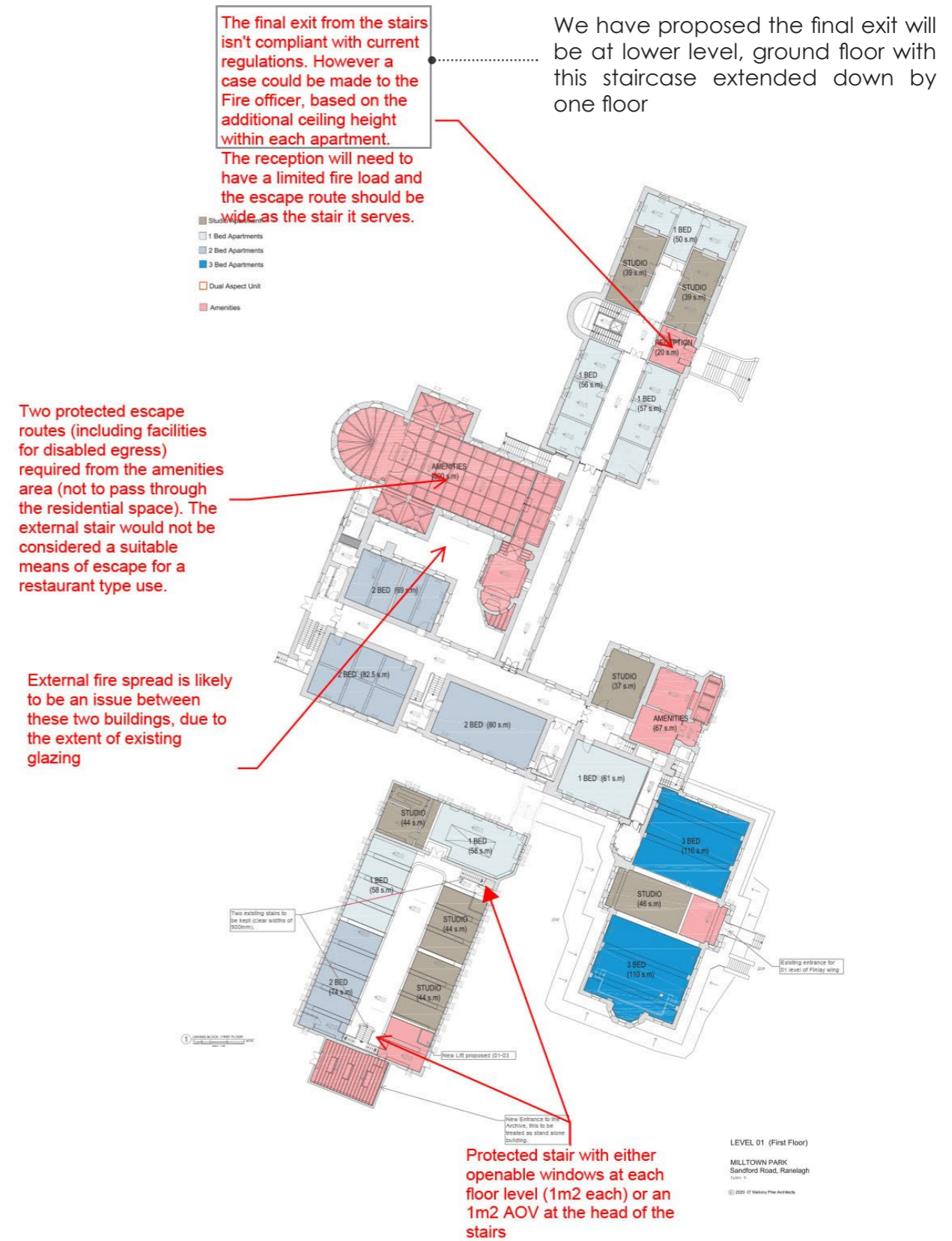
Even with extension of stair 2 there are still steps to deal with between original house and the extension, See level 02 on long section.

With all of the interior alterations it will basically be a new skin within an old shell, so much of the existing fabric will be dramatically altered.

GROUND FLOOR



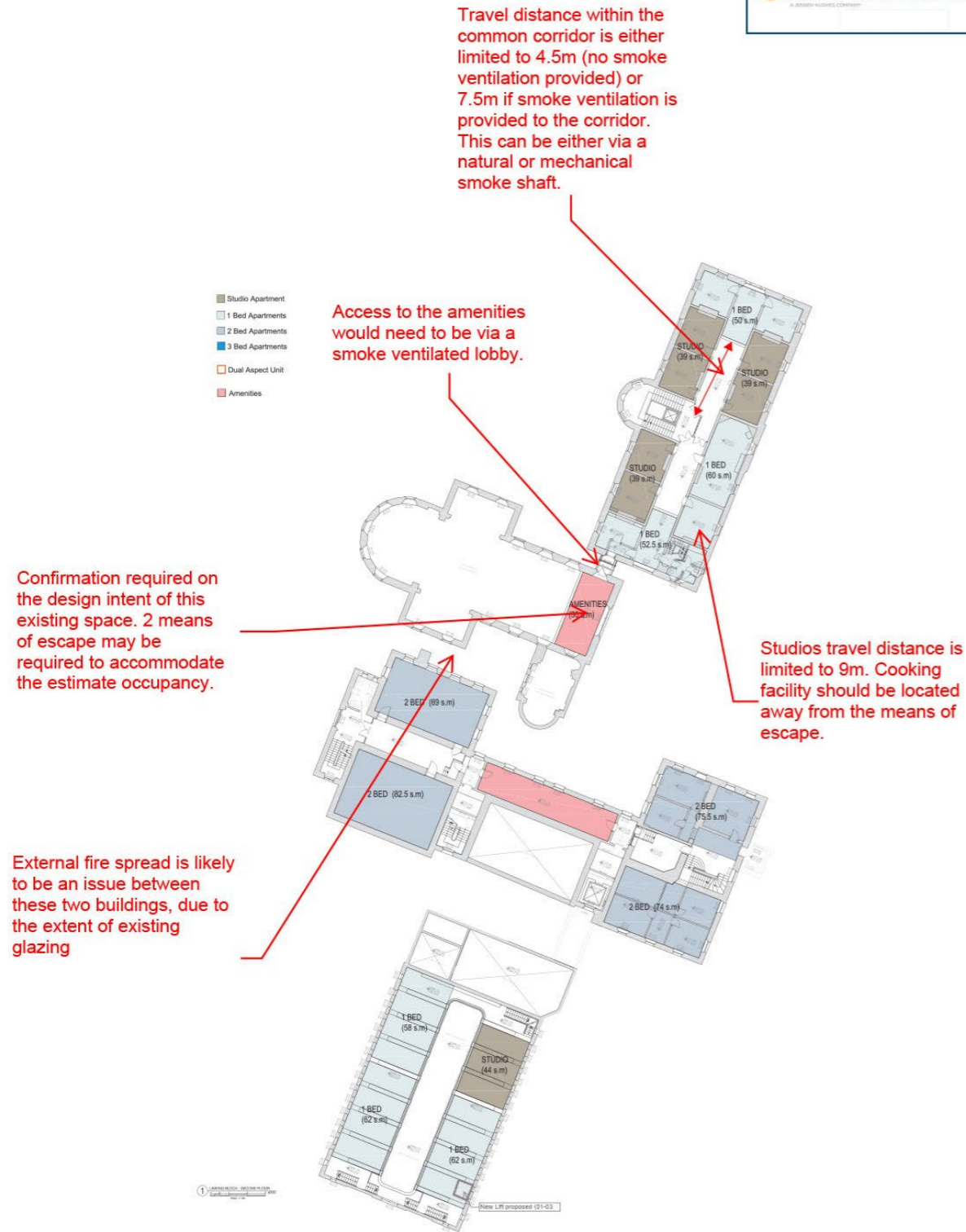
FIRST FLOOR



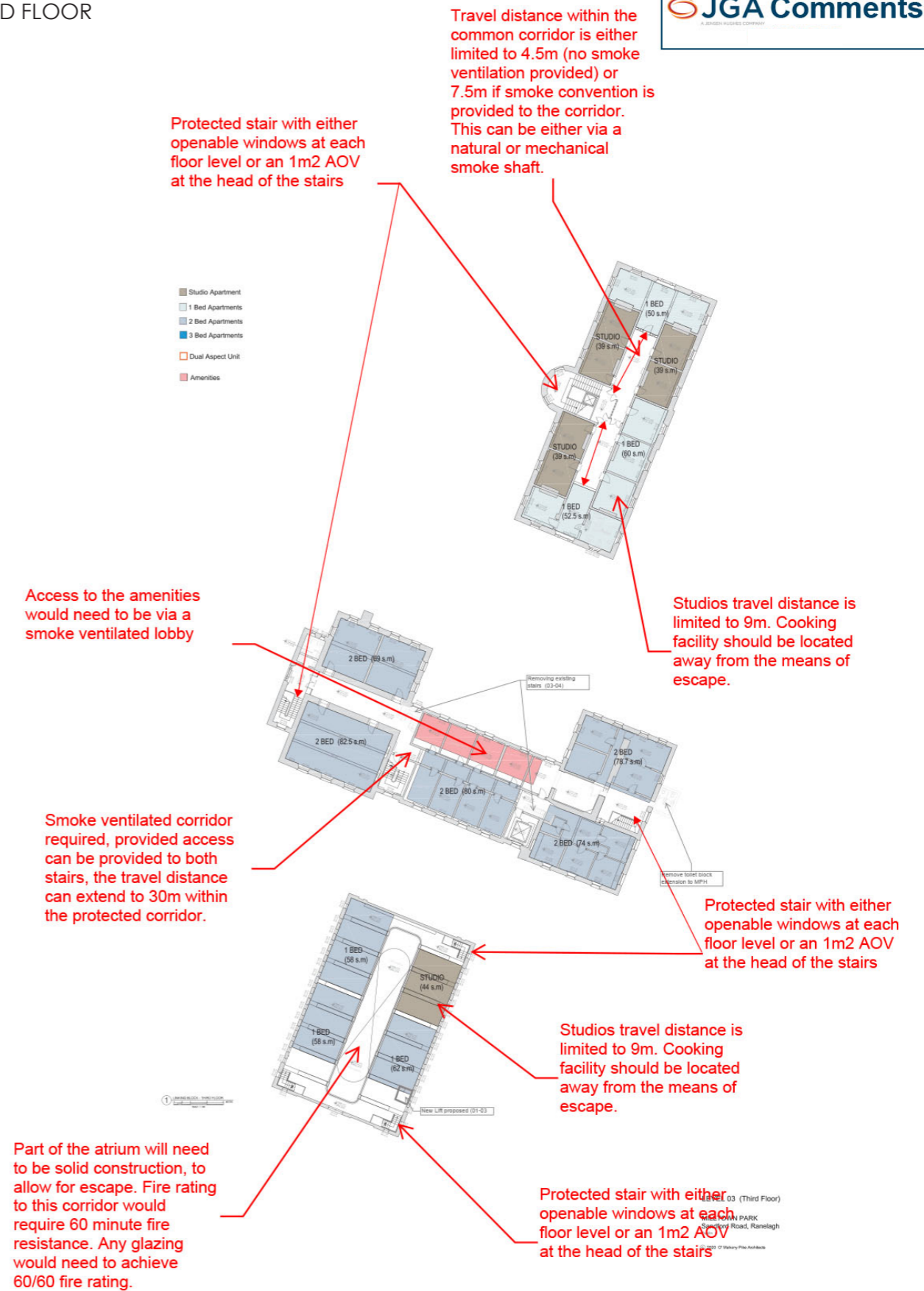
Existing Buildings Re-Use

4.5 Fire Safety Mark ups of proposed re-use

SECOND FLOOR



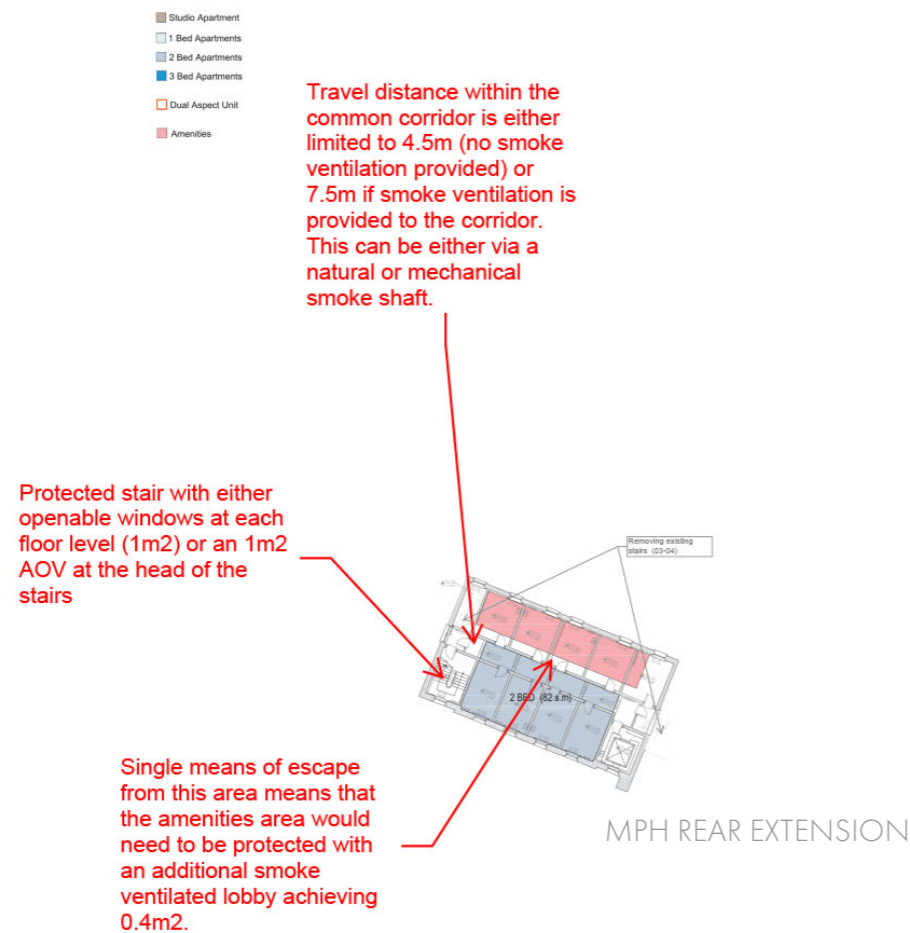
THIRD FLOOR



Existing Buildings Re-Use

4.5 Fire Safety Mark ups of proposed re-use

FOURTH FLOOR



HIGH LEVEL COMMENTS IN RELATION TO THE EXISTING BUILDINGS FROM JGA:

Tabor house & The Chapel

We would conclude that Tabor House and the Chapel layout would generally be easier to adapt to residential / amenity use / culture + community use.

Although as expected there are some alterations required and challenges, resulting from this. We have detailed the main issues and possible solutions to them for discussion.

Original Milltown Park House & Extensions, The Archive & The Finlay Wing.

The other existing buildings have a number of issues in terms of fire strategy. Principally the layout is more difficult with a number of change of levels, which wouldn't be compliant for means of escape.

Additionally the location of the buildings from fire tender accessibility would in our opinion require a significant redesign (including existing stair core locations), in order to develop a fire strategy.

Existing Buildings Re-Use

4.6 DAC Mark ups of proposed re-use

SUBJECT: Accessibility Review of existing buildings at Jesuit Site, Milltown Park

REFERENCE: MJP 19328 L01

Dear Ms Adams,

Maurice Johnson & Partners have completed our accessibility review of the existing buildings of the Jesuit Site at Milltown Park.

As part of the intended future use the existing buildings they will be subject to a material change of use from a Building Control perspective and accordingly will attract the full rigours of the Building Regulations.

In our experience Building Control Authorities will not typically facilitate dispensations where buildings are not protected structures.

There is currently no level access and external lifts would be necessary to create access. Thereafter there are significant internal level changes which will be difficult to design out and may ultimately compromise the quality of the proposal.

The challenges arising from creating level access to buildings will need to be balanced against the requirement for safe egress and suitably site disabled refuges which will be difficult to accommodate.

We trust this is satisfactory however should you require any further information, please do not hesitate to contact us.

Yours faithfully,



Mr. Luke Fegan BA BAI PDip FSP MA MSc Fire Eng CEng FIEI
For and on behalf of *Maurice Johnson & Partners*

HIGH LEVEL COMMENTS:

OVERALL ADVICE:

The buildings will be undergoing a material change of use from a Building Control perspective which will attract the full rigours of the Building Regulations.

It has been advised that introducing access to Buildings marked C&D below only would be a better & more achievable goal.

TABOR HOUSE (Building C) +
THE CHAPEL (Building D)

It is assumed that the proposed Community / Culture use will be a communal facility available to the local community and in the context it would be important that this becomes accessible.



LOWER GROUND FLOOR

CONSIDERATION OF ADAPTION & RE-USE

	USES & FUNCTIONS EXPLORED	OUTCOME & COMMENTS
TABOR HOUSE & THE CHAPEL	HOTEL	Hotel viability limited due to scale & location as a boutique
	EXECUTIVE SUITES	Executive Suites would need the additional pavilion building to offer full Conference & Meeting facilities and it was decided that this was not in keeping with vision of tabor house as an 'object building'. Tabor House has instead been placed with forecourt to front and formal garden to rear.
	RESIDENTIAL	24 units a mix of 1 bed and studio units - working well within the new masterplan with the chapel used as amenity for the wider residential masterplan.
	CULTURE AND COMMUNITY	Culture and Community use - Works well in the buildings with large gathering / performance space available in the Chapel building and more cellular meeting room / activity spaces provided for in Tabor House. With both centrally placed within the forecourt near to the Cafe and Creche in Block F it's an ideal hub of Activity. CULTURAL AND COMMUNITY SPACE WITHIN THE CHAPEL AND TABOR HOUSE ARE OUR RECOMMENDED BUILDINGS FOR RE-USE AND INTEGRATION INTO THE NEW MASTERPLAN AS DETAILED FURTHER IN OUR DESIGN STATEMENT.
THE ARCHIVE	RESIDENTIAL	Major interior alterations required to bring the building in line with current regulations with a total of 14 units with limited daylight & reduced heights in upper floors making this not viable
	SHARED LIVING	Major interior alterations as stated above with a total of 22 units the shared living option is not viable for an operator in this location due to the scale
	HOTEL	Major interior alterations as stated above. Area for BOH is limited & no proper drop off area for hotel in this location and with only 18 rooms Thus scale is completely not viable ALL OPTIONS WERE DISCOUNTED IN OUR CURRENT MASTERPLAN
MILLTOWN PARK HOUSE & EXTENSIONS	HOTEL	This option for re use was discounted almost immediately as extensive re-modeling of interior fabric would be required to facilitate hotel and with approximately 60 rooms this would not make it a viable use. there would also be a challenge to accommodate all facilities / BOH required.
	RESIDENTIAL	Major interior alterations required to bring this building in line with current building regulations & level access may not be possible in some areas of extension, limited scope to provide private amenity and fire concern over the enclosed courtyard behind the chapel all of this would be cost prohibitive for the re-use of this grouping BOTH OPTIONS WERE DISCOUNTED IN OUR CURRENT MASTERPLAN

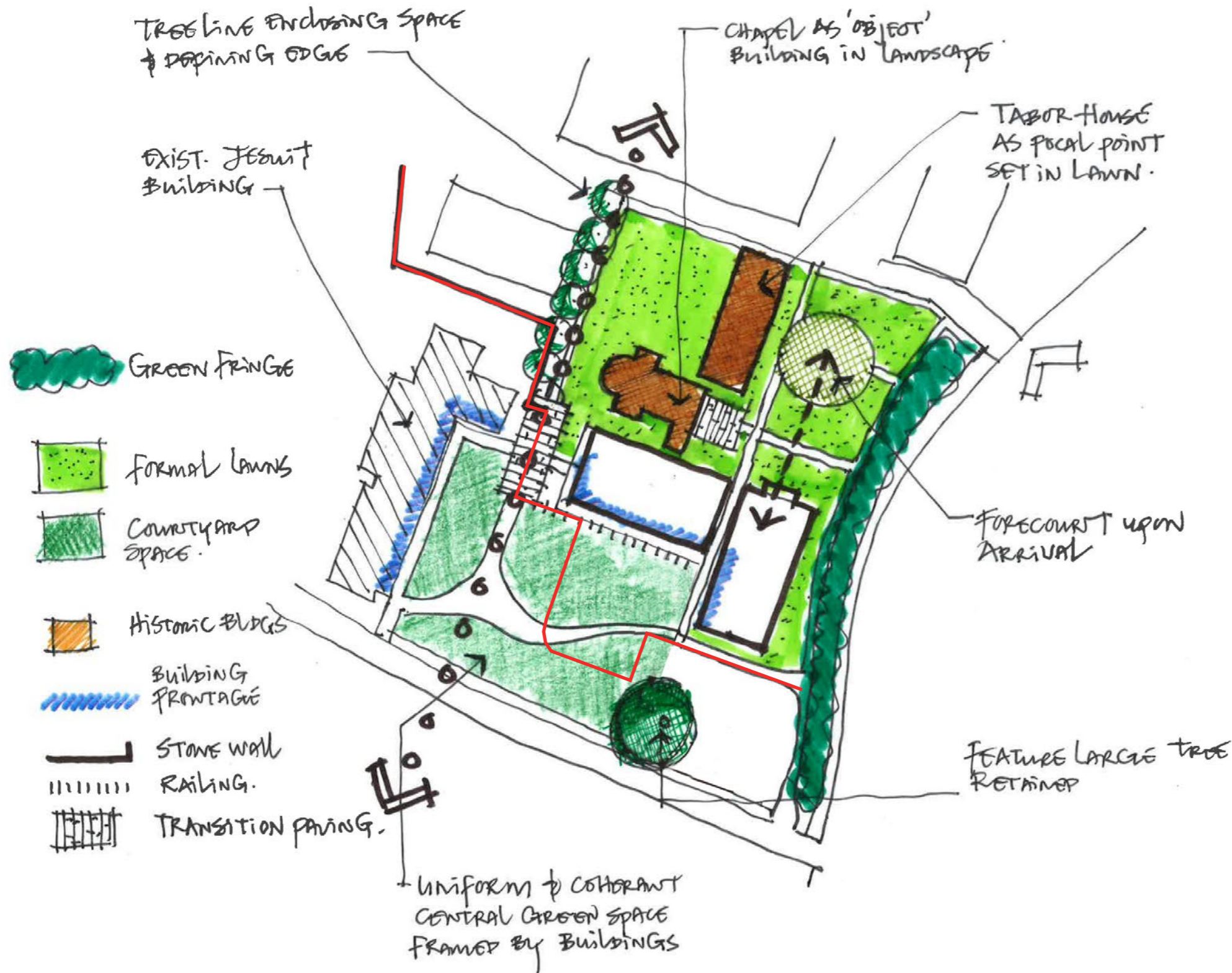


MASTERPLAN OPTION B

Masterplan Option B

5.1 Masterplan B Layout

NEW SETTING FOR TABOR HOUSE & CHAPEL



This Sketch was the starting point from which the current scheme has been developed and is in our opinion the optimal approach to showcase the existing feature buildings retained

Masterplan Option B

5.1 Masterplan B Layout

SKETCH MASTERPLAN



THIS OPTION AIMS TO ACHIEVE THE FOLLOWING KEY GOALS:

Existing tree belt maintained to the north and east, retaining the character of the site for the wider community and removing poorer quality trees to make the space usable

Tabor House and The Chapel set in the forecourt as Focal point, central to the overall Masterplan

New entrance from Milltown road to reveal & integrate site into surrounding neighbourhood which has been closed off to for many years and has never been publicly available

Consolidating the green space to the south (within the Jesuit lands) with potential future links on to the Z12 lands beyond.

Masterplan Option B

5.1 Masterplan B Layout

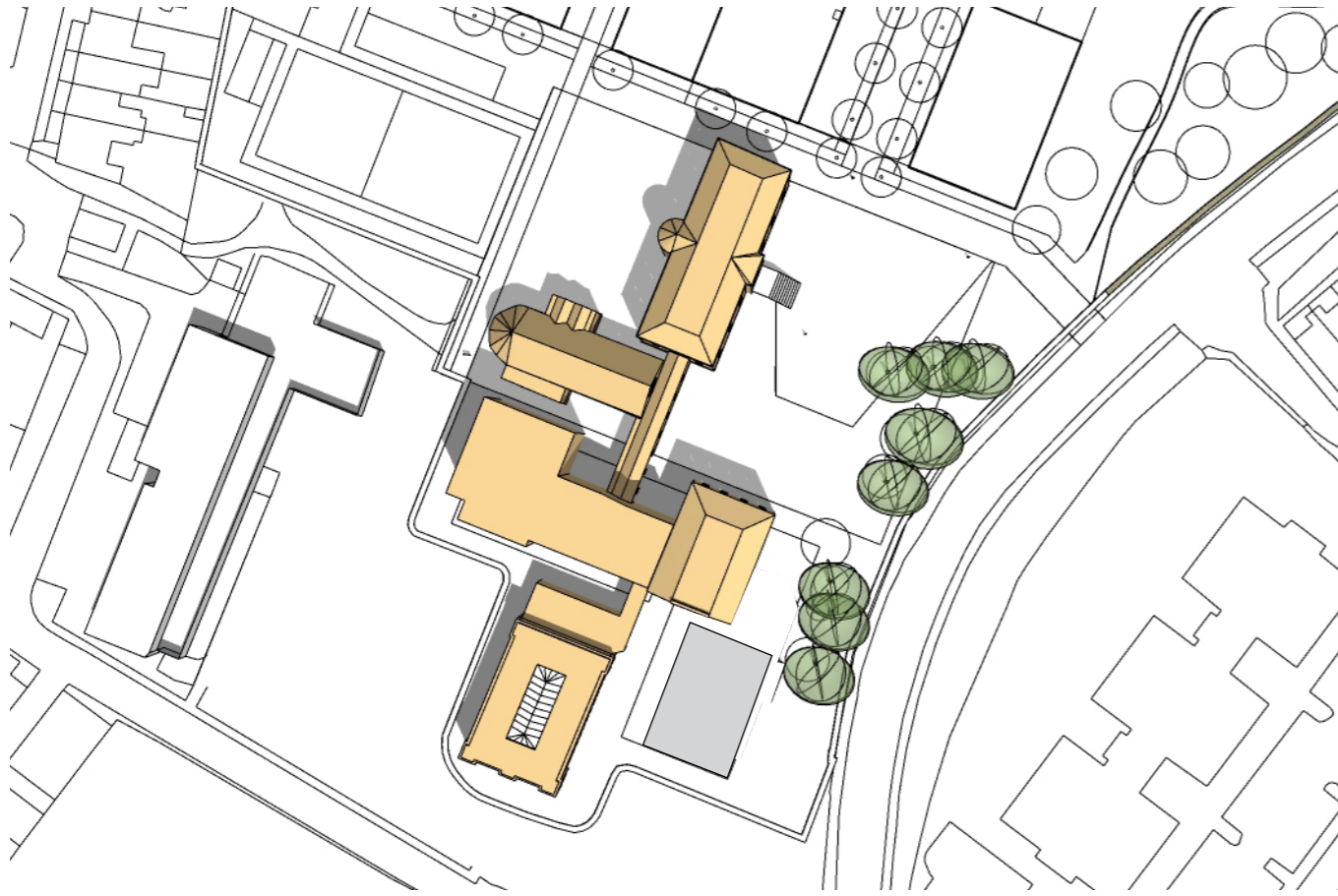


V1 - AERIAL

Existing Buildings Strategy

6.0 Conclusions

OPTION A



BUILDINGS EXTREMELY TIGHT TO SOUTHERN BOUNDARY (2.4M STONE WALL REQUIRED AS PER SALE AGREEMENT)

GROUPING OF MILLTOWN PARK HOUSE, MPH EXTENSIONS & THE ARCHIVE HAVE ONLY ONE ENTRANCE FROM THE MAIN HOUSE

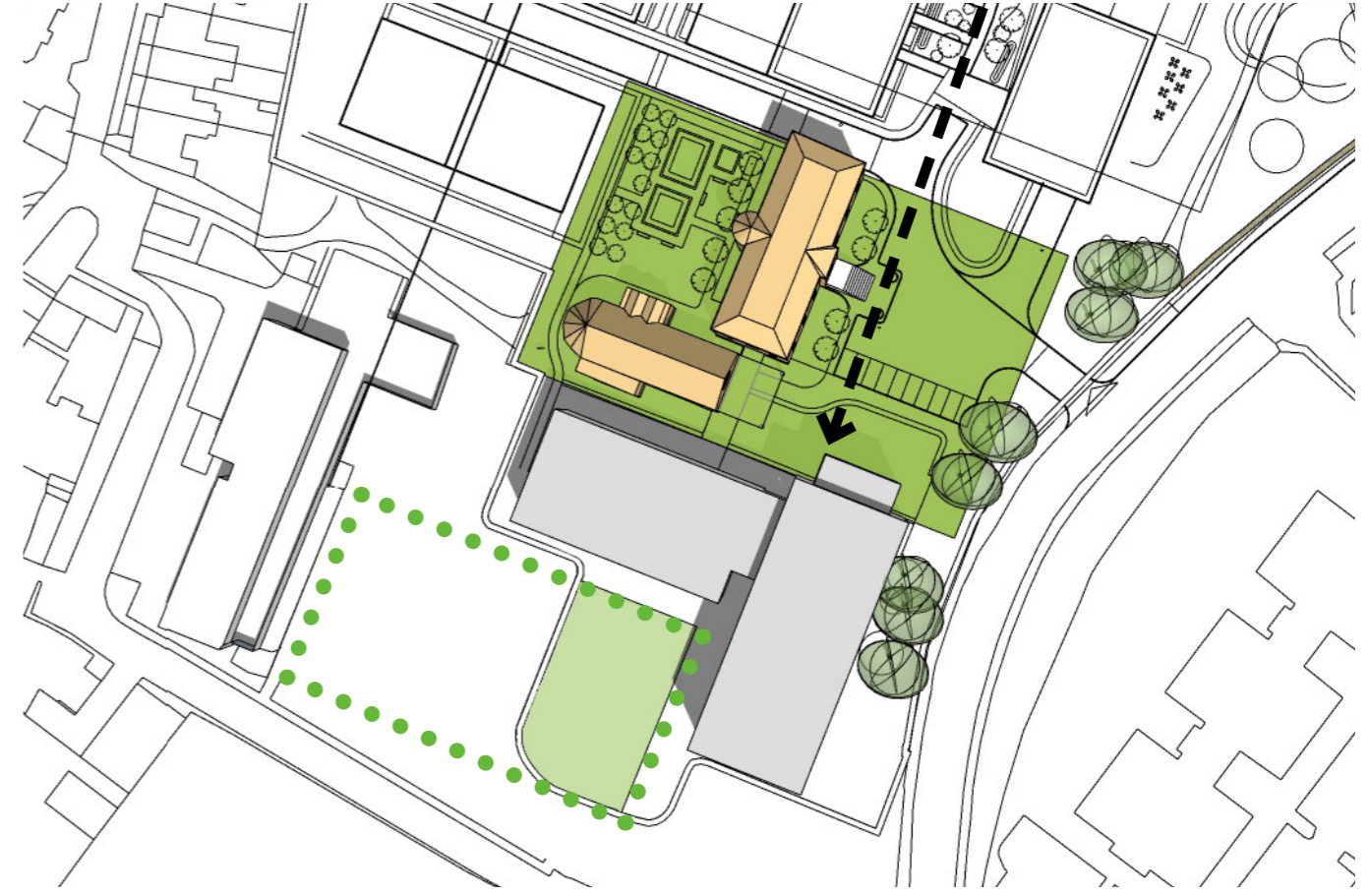
CIRCULATION IS CONFUSED, WITH NO LEVEL ACCESS THROUGH SOUTHERN GROUPING WITHOUT A SINGLE STAIRCASE SERVING ALL LEVELS

EVEN WITH EXTENSIVE MODIFICATION MAY NOT PASS STANDARDS REQUIRED, GIVEN THERE WILL BE NO DISPENSATION AS BUILDINGS ARE NOT PROTECTED AS STATED IN THE FIRE & DAC REPORTS

MANY PARTS OF THE GROUPING HAVE LEVELS WHERE REGULATION CLEAR HEIGHTS WOULD NOT BE ACHIEVABLE

WITH ALL OF THE INTERIOR ALTERATIONS IT WOULD BASICALLY BE A NEW SKIN WITHIN THE OLD SHELL DUE TO SO MUCH OF THE EXISTING FABRIC HAVING TO BE DRAMATICALLY ALTERED

OPTION B



OPPORTUNITY TO SHOWCASE THE TWO BUILDINGS WHICH ARE DETACHABLE FROM THE GROUPING AND TO MAINTAIN THE HISTORIC SIGNIFICANCE OF THE PRIOR USES IN DOING SO

BOTH THE CHAPEL & TABOR HOUSE CAN BE SEEN IN THE ROUND & THERE IS AN OPPORTUNITY TO REINFORCE THESE AS 'FOCAL POINTS' PLACED IN A NEW LANDSCAPE SETTING

ARCHITECTURAL MERIT GIVEN CLARITY IN FORM & FENESTRATION AND THE OVERALL QUALITY OF BUILDING FABRIC

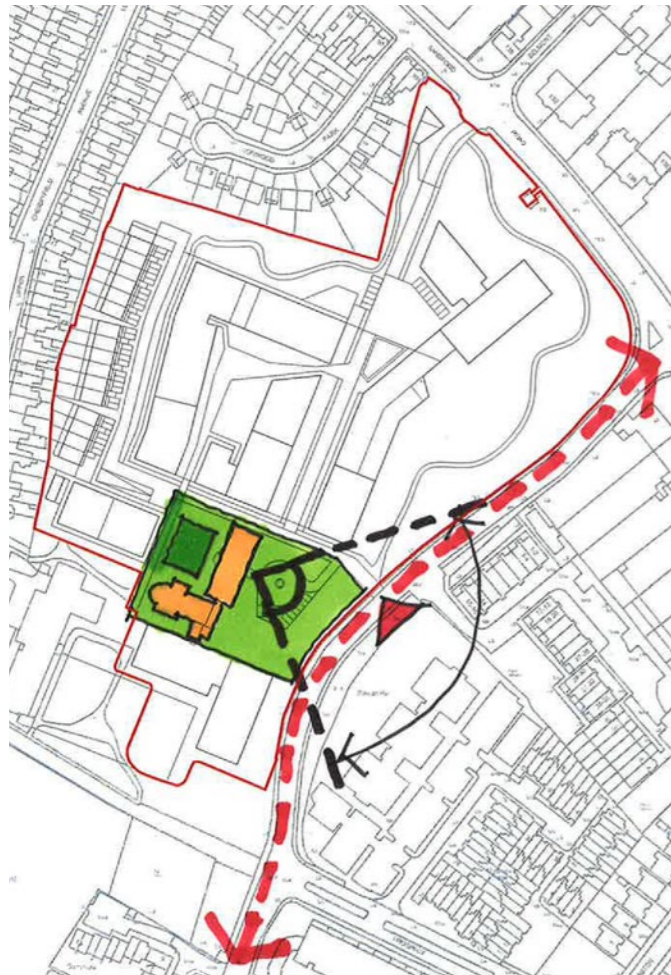
THE TWO BUILDINGS BECOME A FOCAL POINT WITHIN THE NEW MASTERPLAN LAYOUT & ARE FURTHER ACTIVATED BY ADDING THE NEW PROPOSED ENTRANCE OFF MILLTOWN ROAD WHICH LINKS THESE HISTORIC BUILDINGS BACK INTO THE EXISTING URBAN STRUCTURE

TIDYING UP SOUTHERN EDGE PROVIDING NEW FORM (BLOCK F) TO ENCLOSE FORECOURT SPACE & ACT AS A BACKDROP TO N/S AVENUE & VISTA FROM SANDFORD ROAD

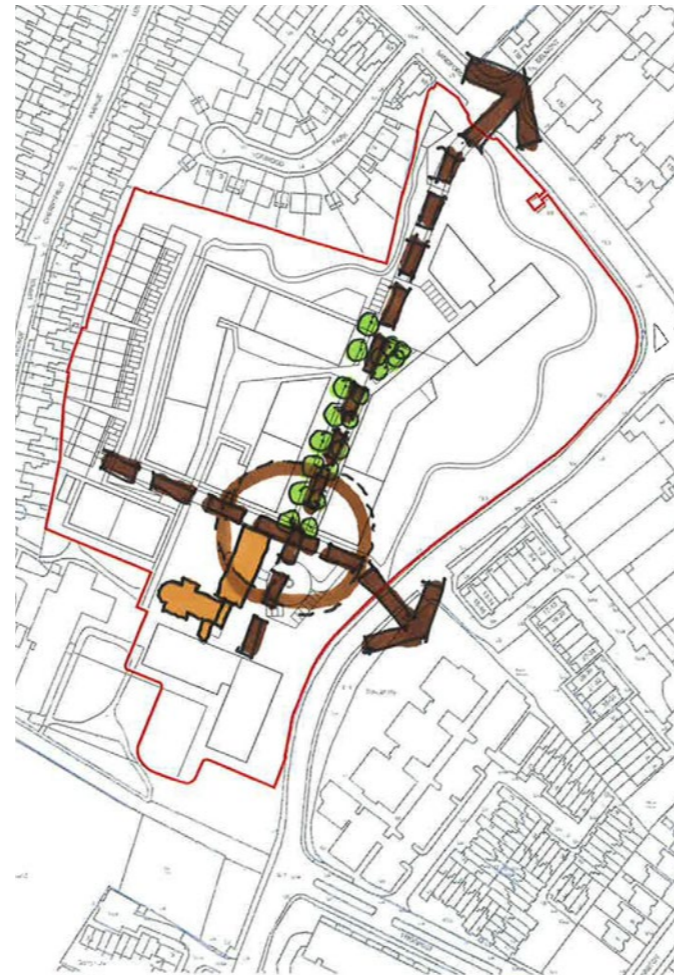
TABOR HOUSE & THE CHAPEL WOULD REQUIRE UPGRADING BUT WOULD BE FAVOURABLY ADAPTED TO COMMUNITY AND CULTURE USE

DCC MEETING MASTERPLAN

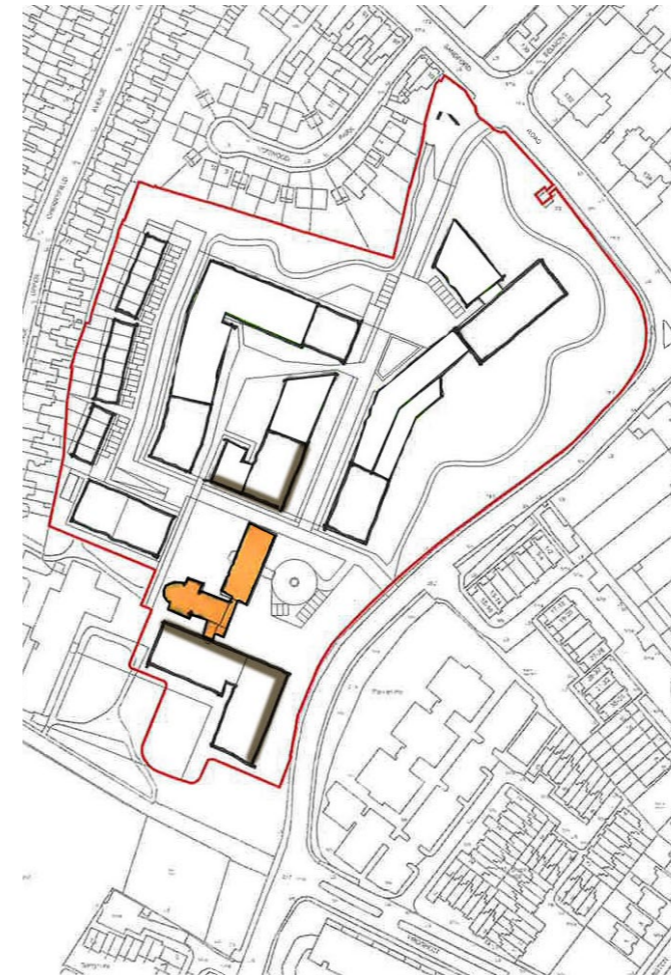
DESIGN PRINCIPLES



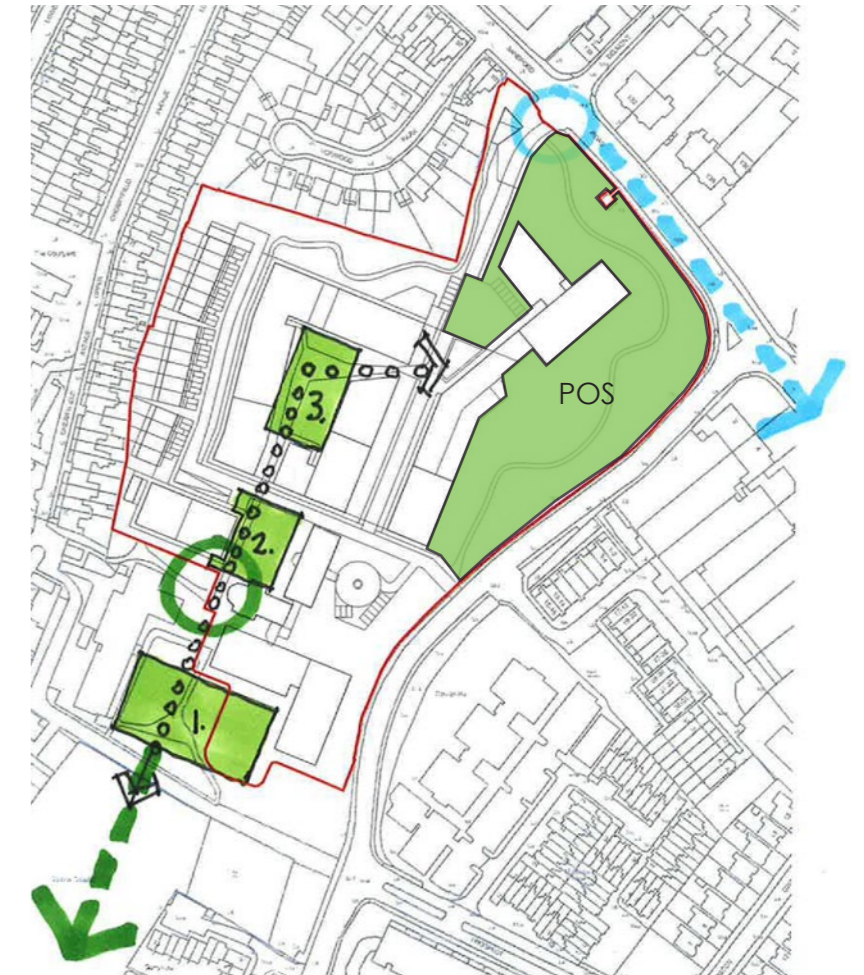
TABOR HOUSE & THE CHAPEL IN A NEW LANDSCAPE SETTING WITH NEW ACCESS AND IMPROVED VISIBILITY FROM MILLTOWN ROAD



ACCESS ROUTES INTERSECTING AT THE FOCAL POINT OF THE MASTERPLAN



TABOR HOUSE & THE CHAPEL AS FOCAL POINT OF THE NEW MASTERPLAN FRAMED BY BLOCKS TO THE NORTH AND SOUTH



GREEN SPACES LINKING FROM POS AT THE NORTH TO POTENTIAL FUTURE LINKS TO THE INSTITUTIONAL LANDS TO THE SOUTH

MASTERPLAN AS PRESENTED CURRENTLY

