



ARCHITECTURAL DESIGN STATEMENT

19.03.2024

Mixed use development at Grange Cottage
South Dublin County Council

SFA42
ARCHITECTS

CONTENTS

- 1.** INTRODUCTION
- 2.** CONTEXT
- 3.** PROJECT DESCRIPTION & DESIGN
 - C1.** Main Dwelling-Grange Cottage
 - C2.** Outbuilding 01
 - C3-C4.** Outbuildings 02 & 03
 - C5.** Concrete Barn
 - C6.** Metal Shed
 - C7.** Outbuilding 04
 - PB.** Pedestrian Bridge
- 4.** PROJECT STRATEGY & ANALYSIS
 - 4.1** Access
 - 4.2** Car Parking
 - 4.3** Bicycle Parking
 - 4.4** Refuse Storage
 - 4.5** Plants and Communications
 - 4.6** Uses & Circulation Analysis
 - 4.7** Landscape Strategy
 - 4.8** Accesibility
 - 4.9** Fire
 - 4.10** External Lighting

1. INTRODUCTION

Grange cottage is a collection of single storey vernacular farmyard buildings organised around a central space with two larger sheds to the east. Access is via the canal and through the business park creating an East West axis connecting the two through the courtyard.

In this document we are focusing on two of the structures which require design development and approval before moving forward with the planning application; the creche and the artist's studio. The Creche or childcare facility is proposed to be located in the former cottage, and the artists studio in the metal shed to the east of the quadrant.

The layout of the internal creche or childcare facility will be very heavily influenced by the final operator. The internal footprint of Beatty's Cottage, which was designated for this use in the masterplan, is smaller than a typical creche layout would normally require ie 3 separate classroom rooms and wash facilities for each age group. Taking this into consideration we prepared two options, the first an open plan discovering space where age groups would mix and the second which has separate rooms for each activity/ age group to move around.

For the artist's studio we looked at Cow House studios in Wexford and incorporated a ground floor office for Waterways Ireland. We will require confirmation from SDCC/ Arts Council as to what specific facilities will be required ie darkroom etc, and how many artists/individual spaces should be provided.



Aerial view of site and surrounding context



Aerial view of site and surrounding context

2. CONTEXT

The proposed site is located on the South Bank of the Grand Canal Lucan, South Dublin County. The proposed development involves the redevelopment of Grange Cottage and the associated farm outbuildings which enclose two courtyards to the north and the east of the house. The described development comprises an area of 0.65ha.

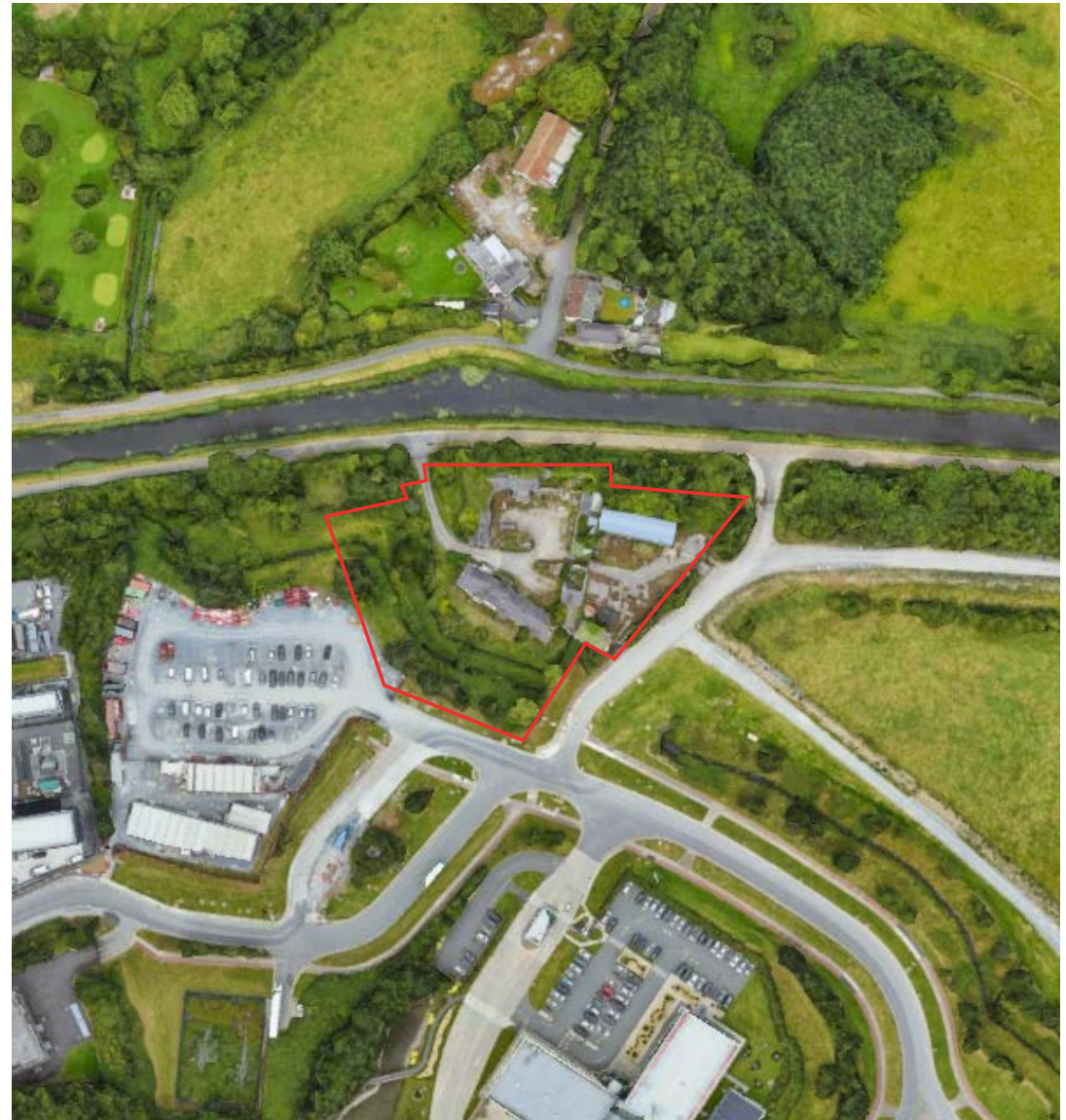
The site is located on the Northern edge of Grange Castle Business Park, facing onto the south bank of the Grand Canal. It is well served by public transport with the number 13 bus stopping at the southern entrance to the site and is currently accessible to pedestrians and cars from the west through the Grange Castle Business park, and from the north over the Grand Canal Greenway. It is also proposed that another entrance connecting the site to the large surface carpark to the southwest be introduced.

Need for facilities in the Area

There is an identifiable need for a local shop, childcare facilities and a café to serve the 12th lock area and Grange Castle Business Park. SDCC currently have a shortage of working spaces for local artists and it is proposed that the development at Grange Castle will provide for 3 artist studios and a community workshop room. Kayaking Ireland, who regularly use the Grand Canal, have also been involved in the development of the brief and their need for a clubhouse for waterbased activities on the Grand Canal has synergies with SDCC's active travel objectives and policies.

Site Constraints

Development is constrained mostly by the existing layout of the protected structure and internal walls as well as the natural boundaries to the north, west and south. A small link extension is proposed in the main courtyard to orientate the development towards the entrance and create a reception area for the childcare facility.



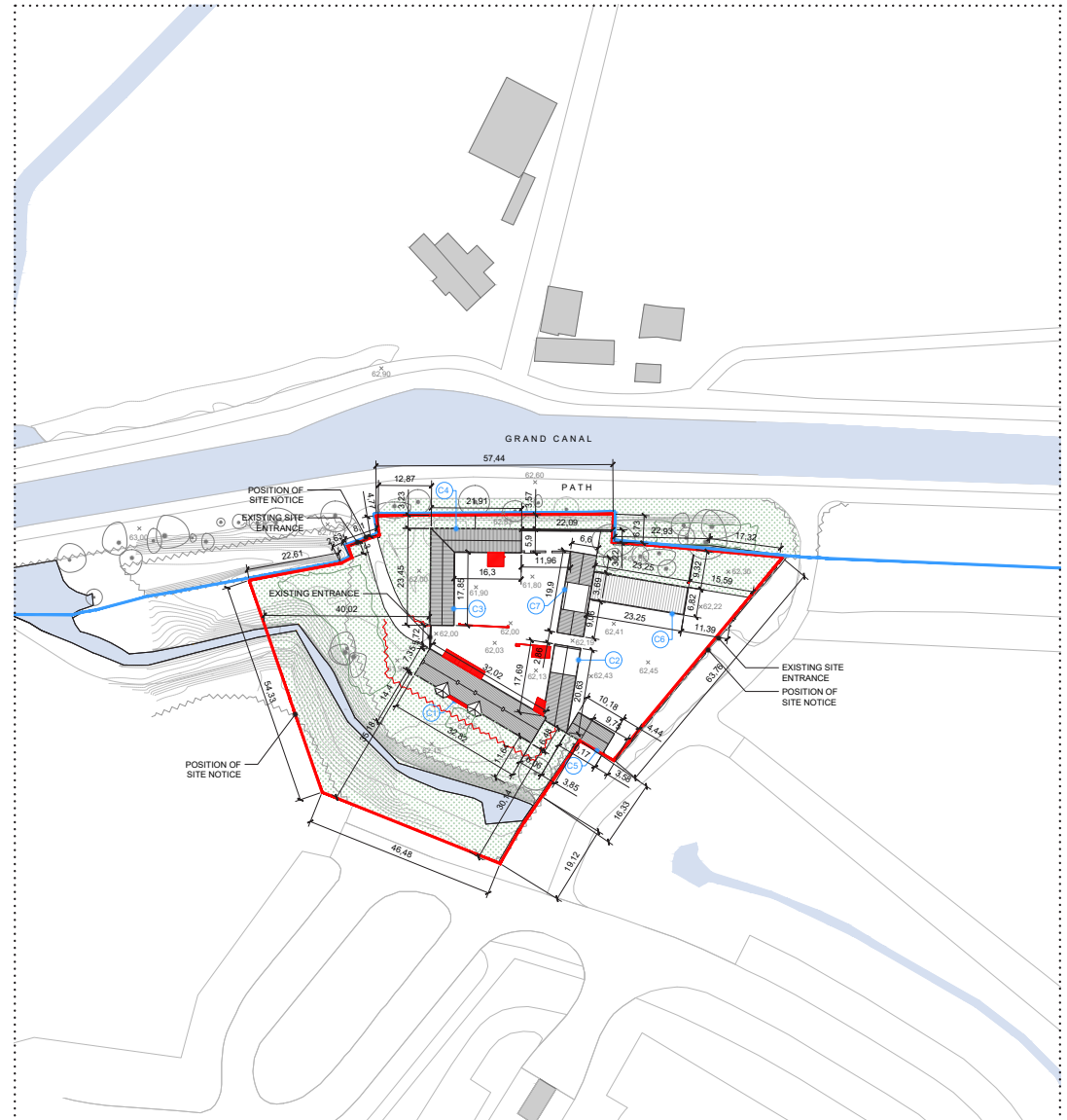
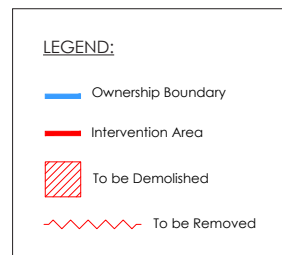
Aerial view of site and surrounding context

3. PROJECT DESCRIPTION AND DESIGN

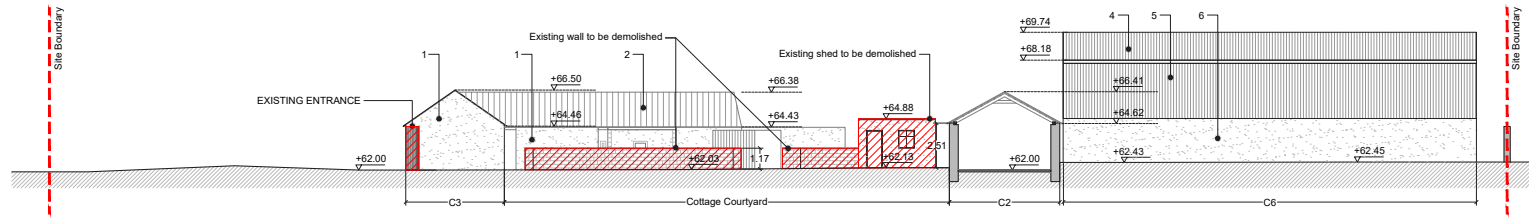
The development consists of Grange Cottage and the associated farm outbuildings, which enclose two courtyards to the north and the east of the house. Grange cottage is recorded as a protected structure.

The site is currently derelict with the structures in various levels of deterioration. The proposal is for the adaptive reuse and repair of the existing buildings introducing a mixed development of compatible uses and facilities based on local need.

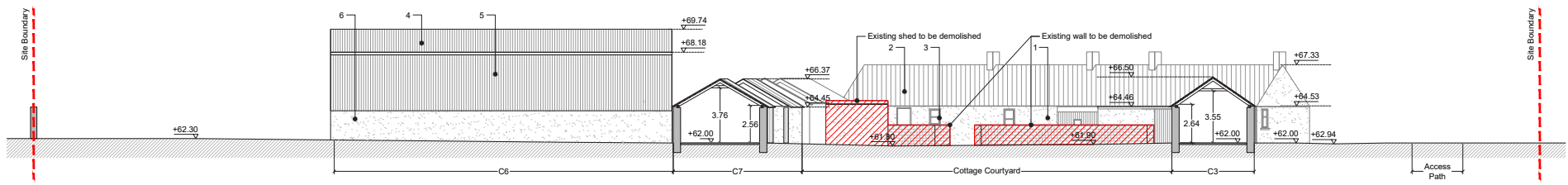
Each of the buildings will be referred to by the respective numbers that are shown in the site plan to the right. Adhoc additions and porches shown in red are to be removed.



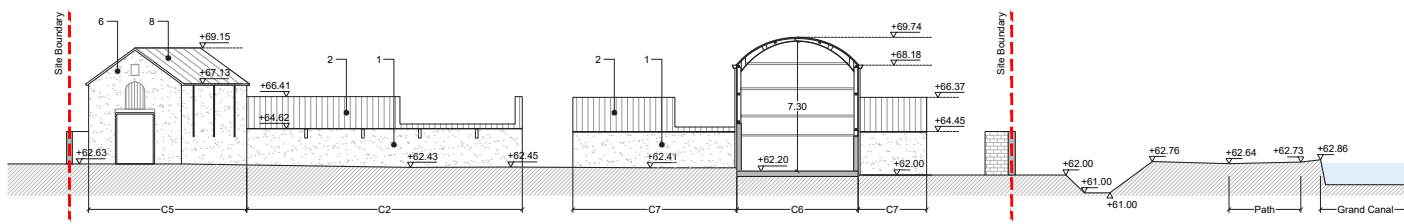
Existing Site Plan



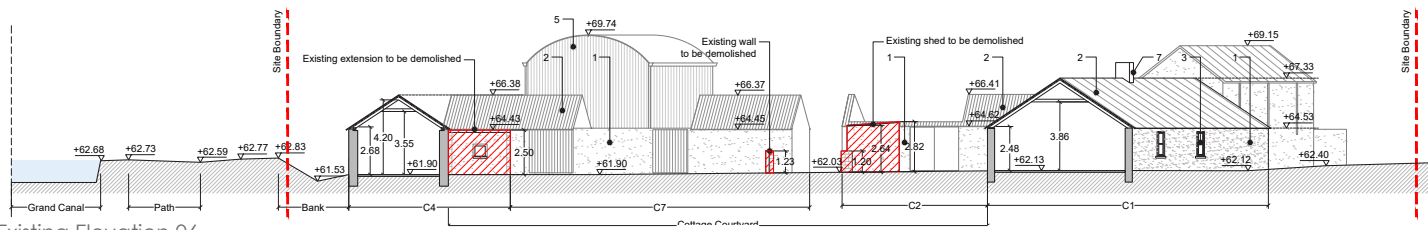
Existing Elevation 01



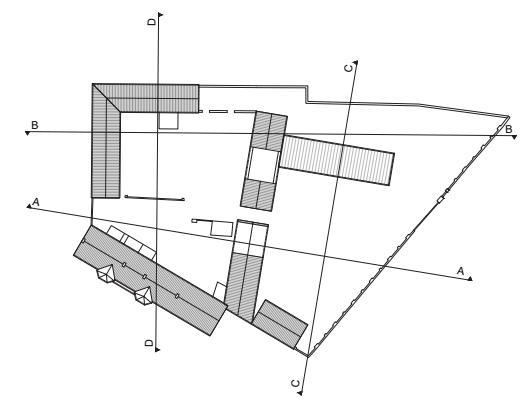
Existing Elevation 05



Existing Elevation 03



Existing Elevation 06



Key Plan

C1 MAIN DWELLING - GRANGE COTTAGE

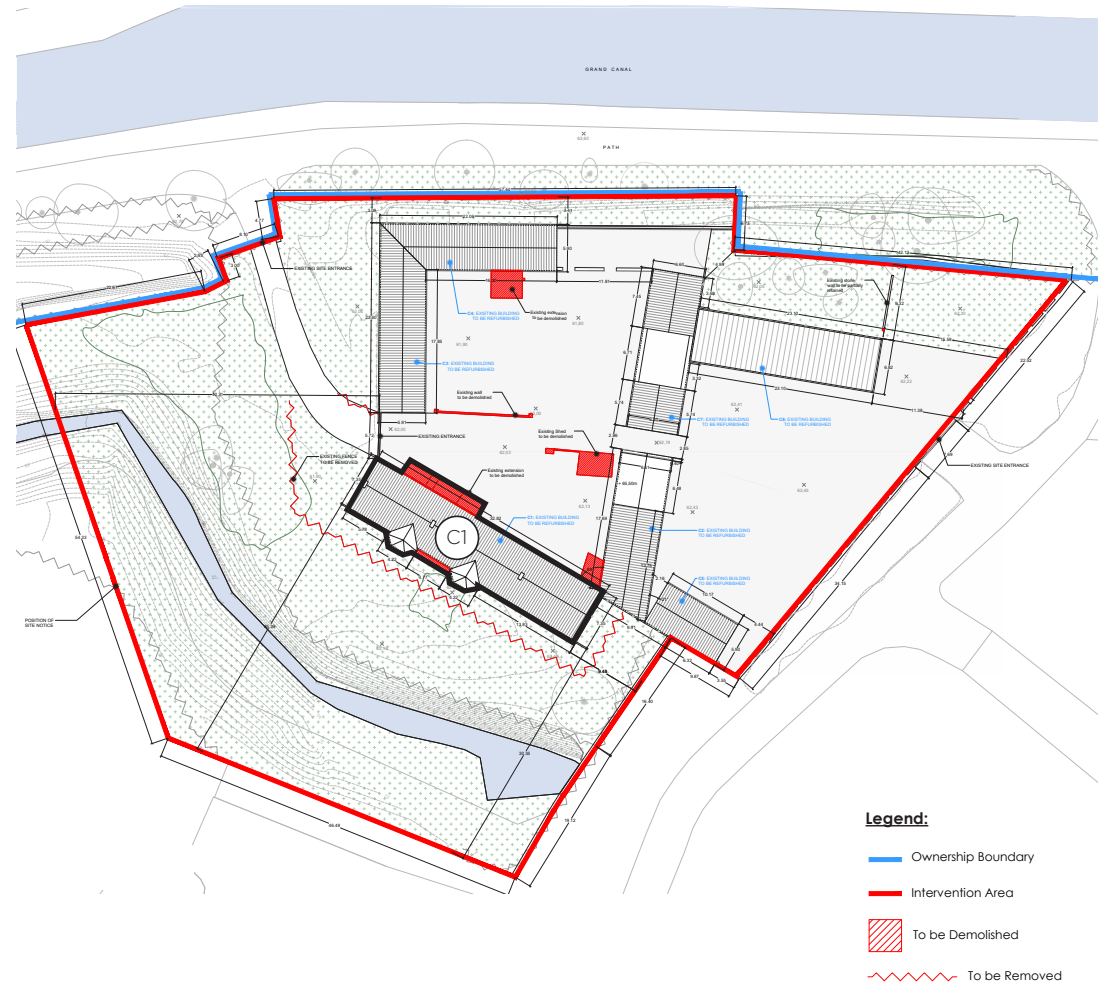
C1.1 Existing Conditions

C1.2 Concept design

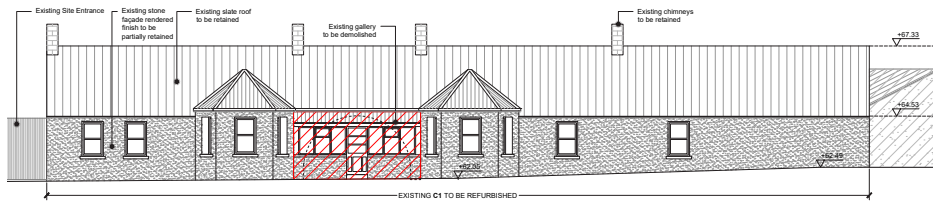
C1.1 EXISTING CONDITIONS



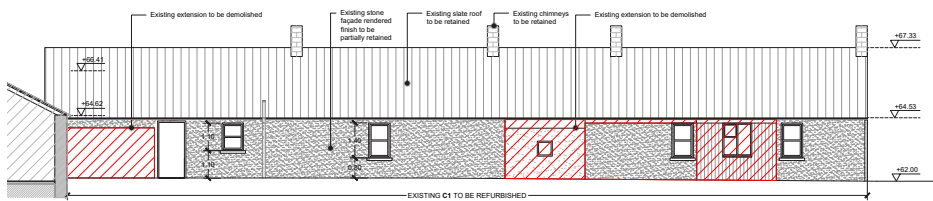
C1 Grange Cottage - Current state photos



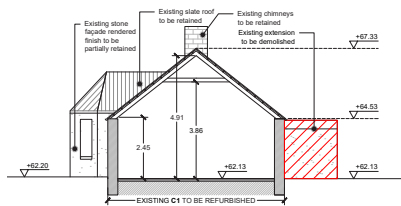
C1 Grange Cottage - Existing Roof Plan



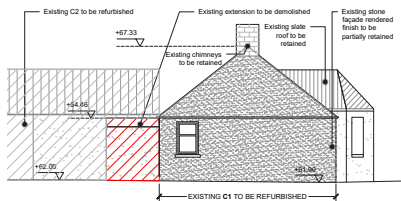
C1 - Elevation 02 (E02)



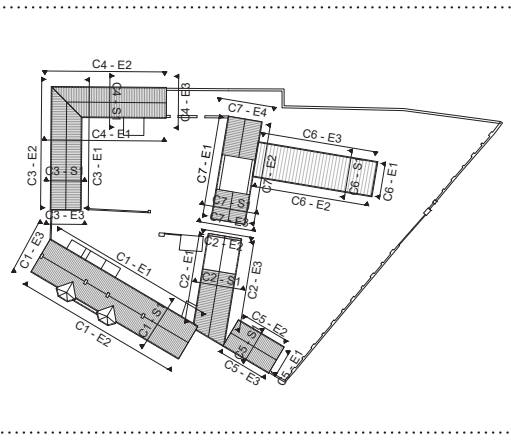
C1 - Elevation 01 (E01)



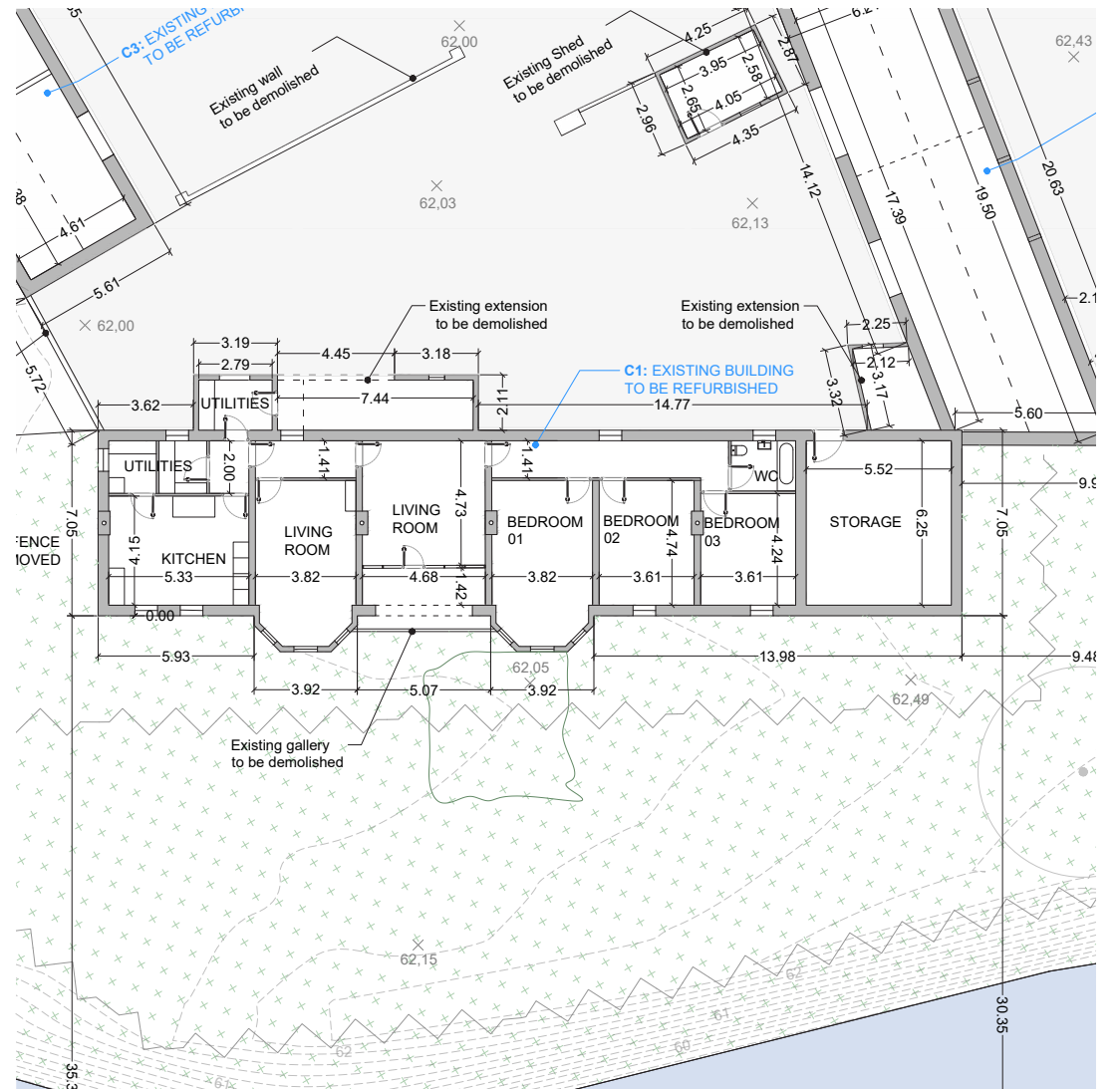
C1 - Section 01 (S01)



C1 - Elevation 03 (E03)



Key Plan



C1 Grange Cottage - Existing Ground Floor Plan

C1.2 CONCEPT DESIGN

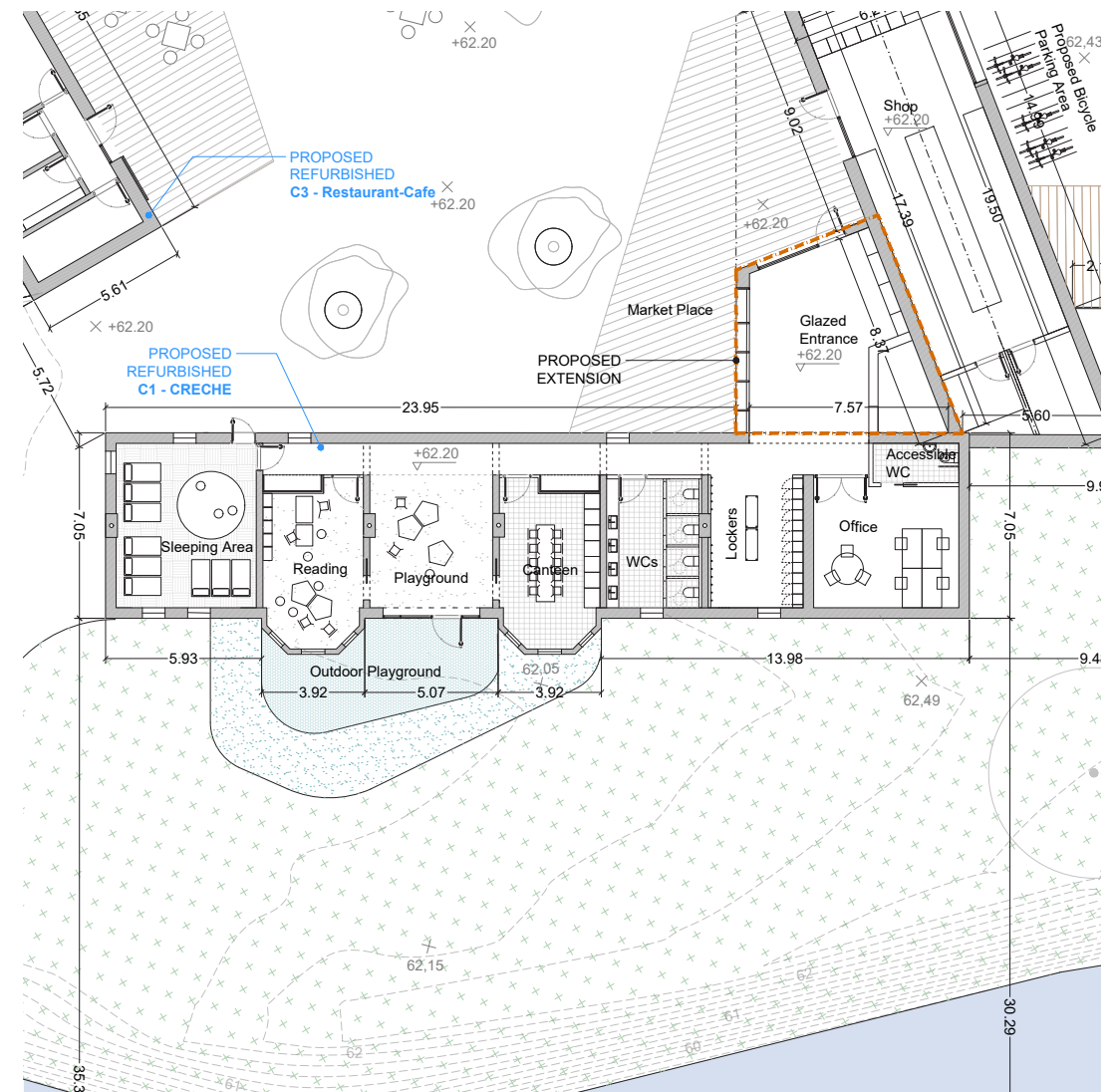
Grange cottage, a protected structure, is proposed to be fitted out as a daycare centre for people living and working in the vicinity.

The original plan layout is adapted to functional requirements. The cross walls and chimney stacks are retained and used to separate the activity spaces.

The creche is entered via a new flat roofed porch extension in the main courtyard space. The entrance doors are sheltered by the overhanging roof canopy shared with the shop in Outbuilding C2.

The reception porch contains space for a group of parents to arrive and drop off to staff waiting at the reception desk and control gate.

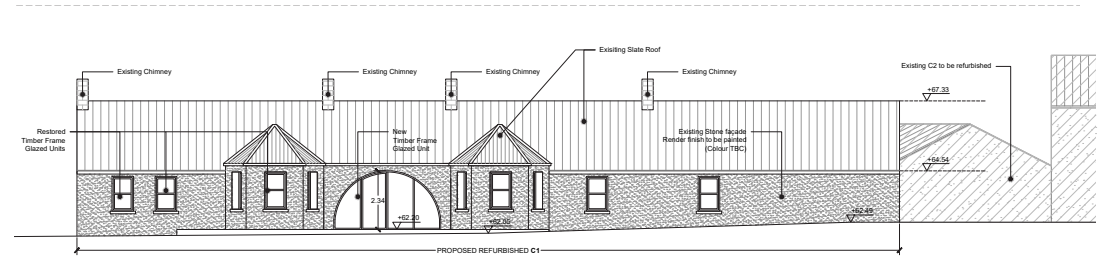
Space	Dimensions (L x W) (m) / Provision (no.)	Area (m2)
MULTIFUNCTIONAL OPENSACE		
PLAYGROUND		23,6 m2
MULTIFUNCTIONAL ROOMS		
READING AREA		22,2 m2
SLEEPING AREA		33,3 m2
SERVICE AREAS		
Lockers		17,7 m2
Canteen		22,1 m2
WC	1No. Accessible WC 1No. Kids Cubicles	4,9 m2 17,2 m2
Office		26,1 m2
Entrance		43,2 m2
NET FLOOR AREA		210 m2
GROSS FLOOR AREA		288 m2



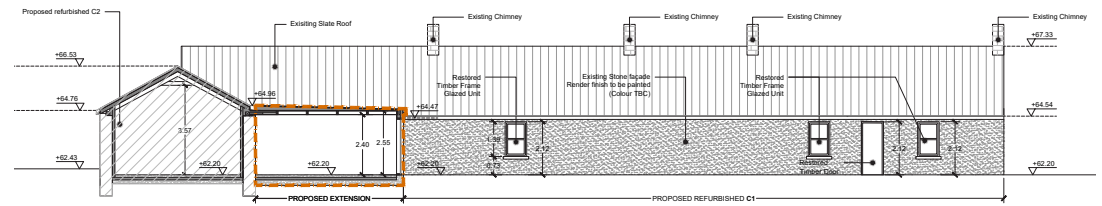
C1 Daycare Centre - Proposed Ground Floor Plan

Once past the reception a passageway connects all of the various south facing rooms and areas. These are shown as the staff office and locker spaces, toilet area, dining room/kitchen, play area, library and sleeping area. Note that the internal layouts and function of each space as shown in the planning application is indicative and may be amended as per to operators' requirements.

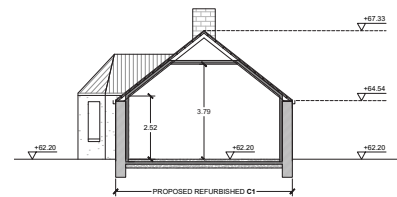
The south facing garden is utilized as an outdoor activity space and is connected via an existing arch in the play space on the rear façade.



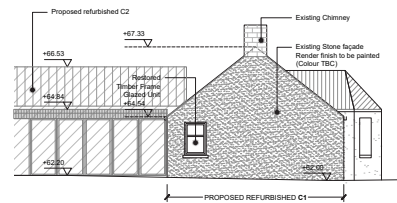
C1 - Elevation 02 (E02)



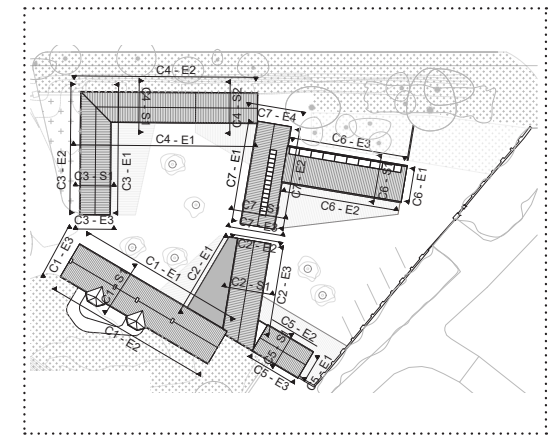
C1 - Elevation 01 (E01)



C1 - Section 01 (S01)



C1 - Elevation 03 (E03)



Key Plan



Grande Cottage - Exterior view 01



Ref. Image: Playville - Nitaprow Architects



Ref. Image: Frastanz Hofen Kindergarten - Pedevilla Architects



C1 Proposed Daycare Centre - Interior image

C2 GRANGE COTTAGE OUTBUILDING 01

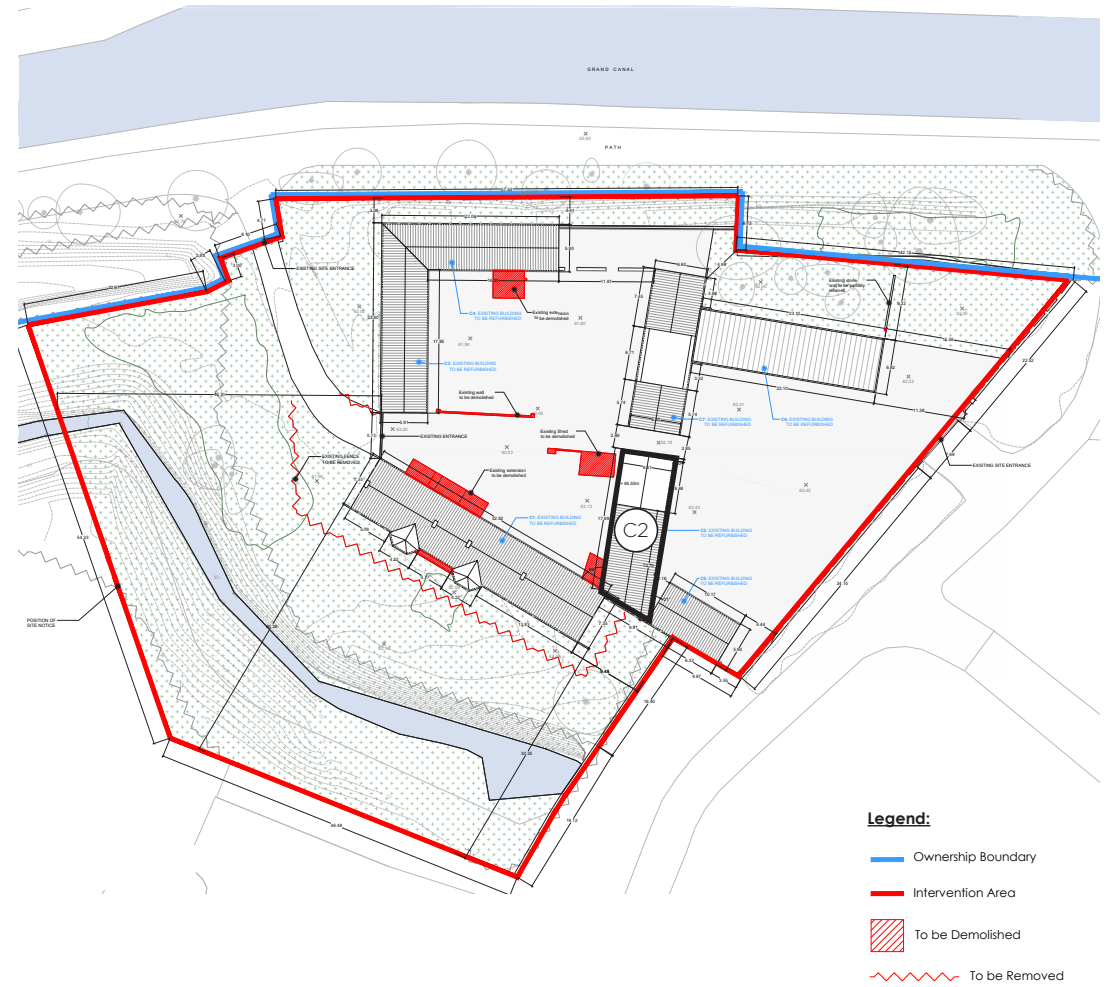
C2.1 Existing Conditions

C2.2 Concept design

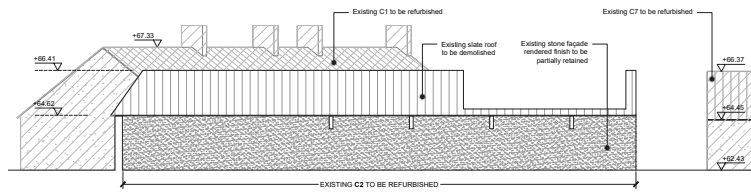
C2.1 EXISTING CONDITIONS



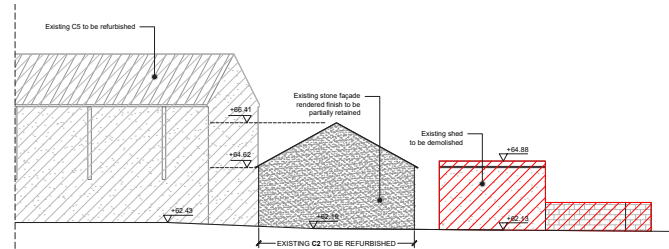
C2 Grange Cottage Outbuilding 01- Current state photos



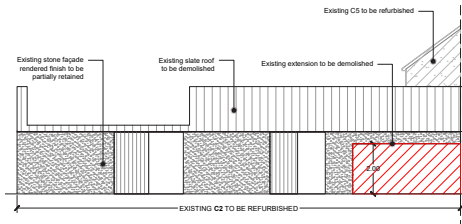
C2 Grange Cottage Outbuilding 01 - Existing Roof Plan



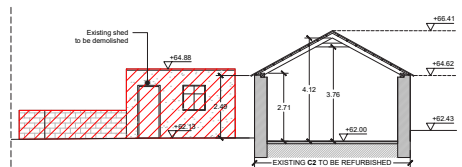
C2 - Elevation 03 (E03)



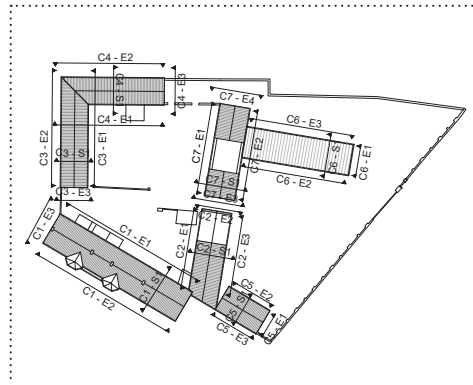
C2 - Elevation 02 (E02)



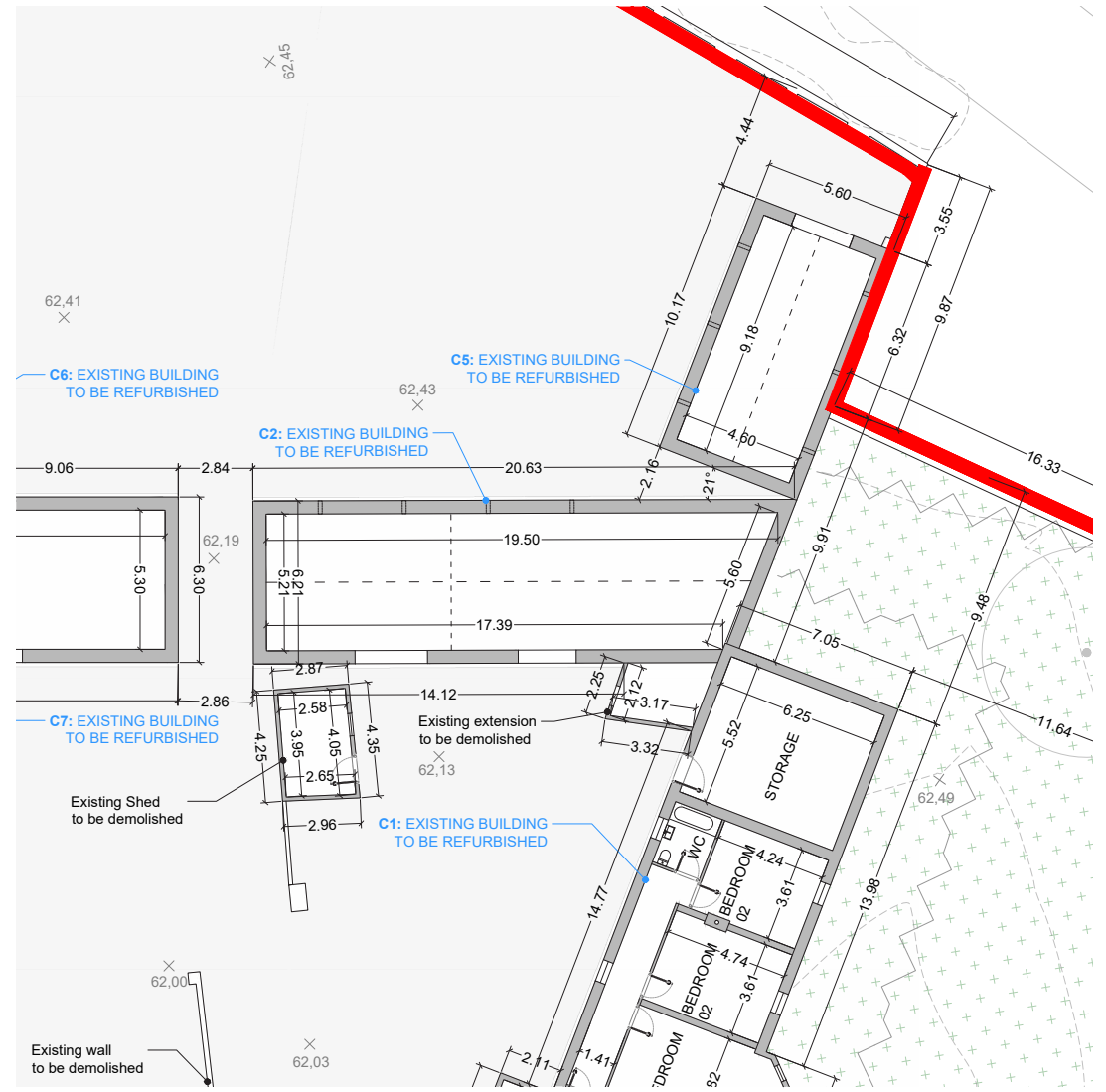
C2 - Elevation 01 (E01)



C2 - Section 01 (S01)



Key Plan



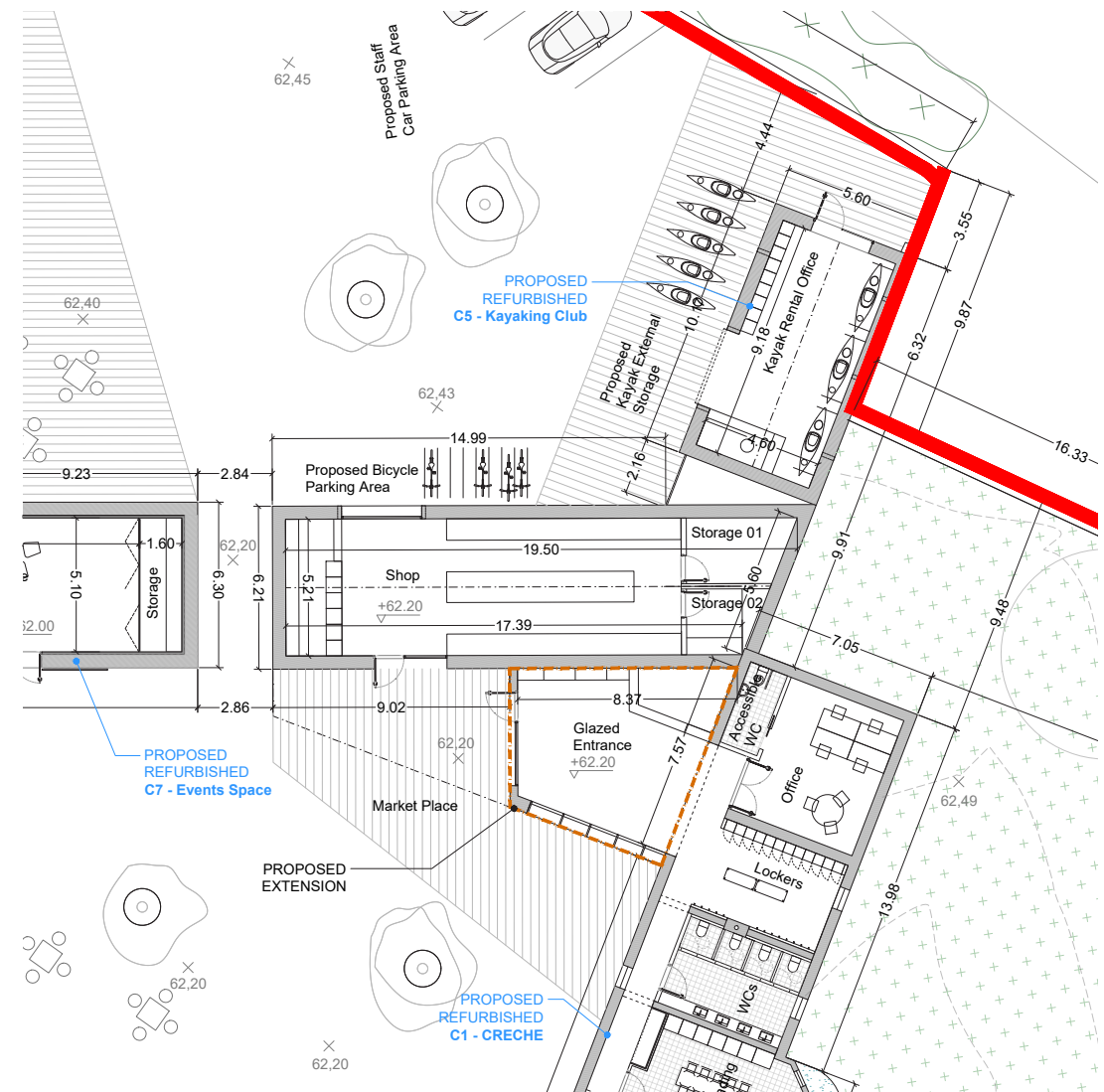
C2 Grange Cottage Outbuilding 01 - Existing Ground Floor Plan

C2.2 CONCEPT DESIGN

A local shop is proposed on the adjacent wing of the cottage on the East side of the Main Courtyard occupying one of the existing outbuildings in its entirety.

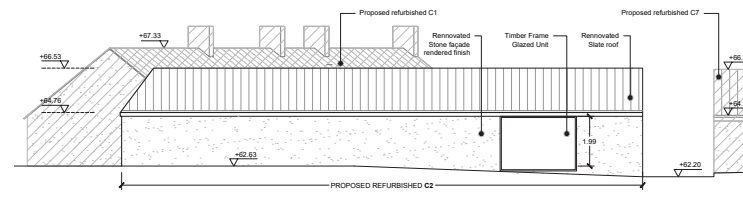
The shop is entered via the main square, beneath the porch canopy shared with the daycare and the existing wall is given an opening opposite the entrance door to provide a view through to the west courtyard contributing to passive security. This opening may also be used as a display window.

Space	Dimensions (L x W) (m) / Provision (no.)	Area (m2)
SHOPPING SPACE		
SHOPPING SPACE		78,5 m2
SERVICE AREAS		
Storage Area 01		9,4 m2
Storage Area 02		6,7 m2
NET FLOOR AREA		94,6 m2
GROSS FLOOR AREA		121 m2

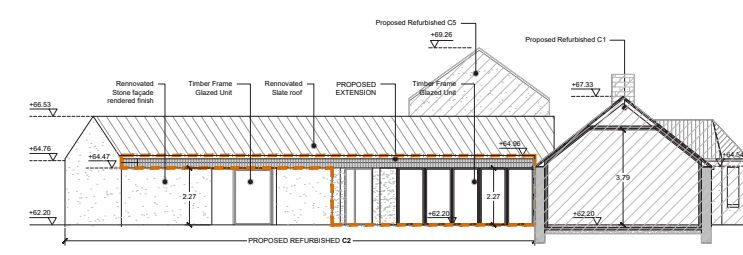


C2 Proposed Shop- Ground Floor Plan

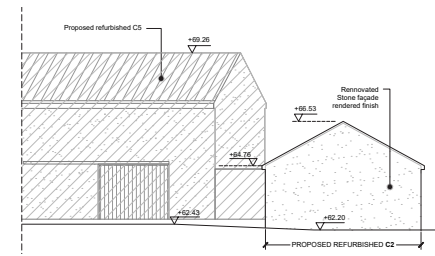
The existing structure is left mainly open plan to allow flexibility for the shop fit out. Image below is indicative of the space usage only. It is envisaged that the till and smaller items will be located to the left of the entrance door facing two aisles of open display shelving. The gable end contains a small store room and plantroom.



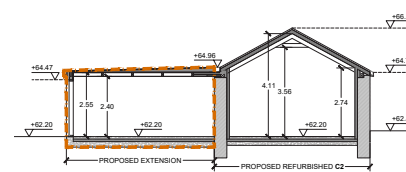
C2 - Elevation 03 (E03)



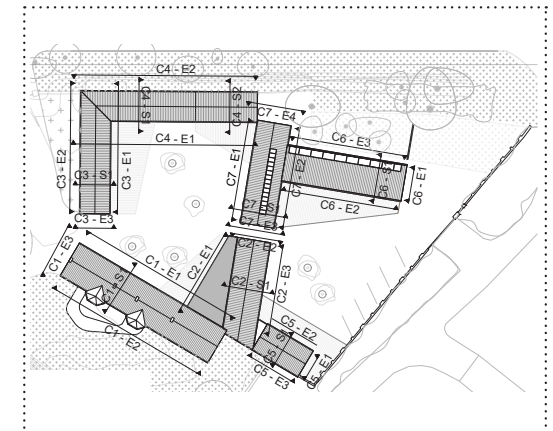
C2 - Elevation 01 (E01)



C2 - Elevation 02 (E02)



C2 - Section 01 (S01)



C2 Proposed Shop - Interior image



Grange Cottage - Exterior view 02

C3 & C4 GRANGE COTTAGE OUTBUILDINGS 02 & 03

C3 & C4.1 Existing Conditions

C3 & C4.2 Concept design

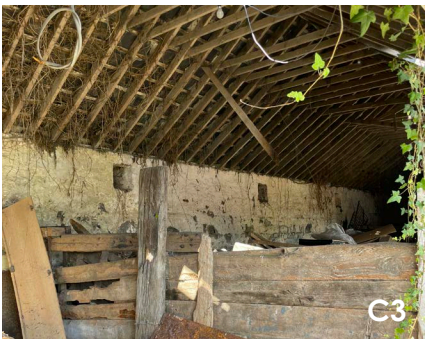
C3 & C4.1 EXISTING CONDITIONS



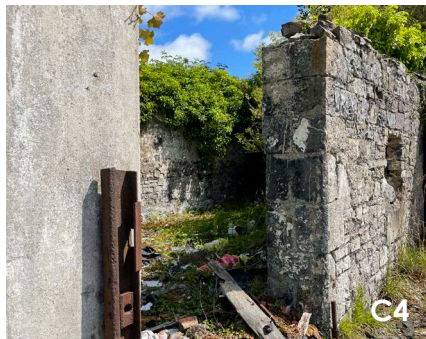
C3



C3



C3



C4

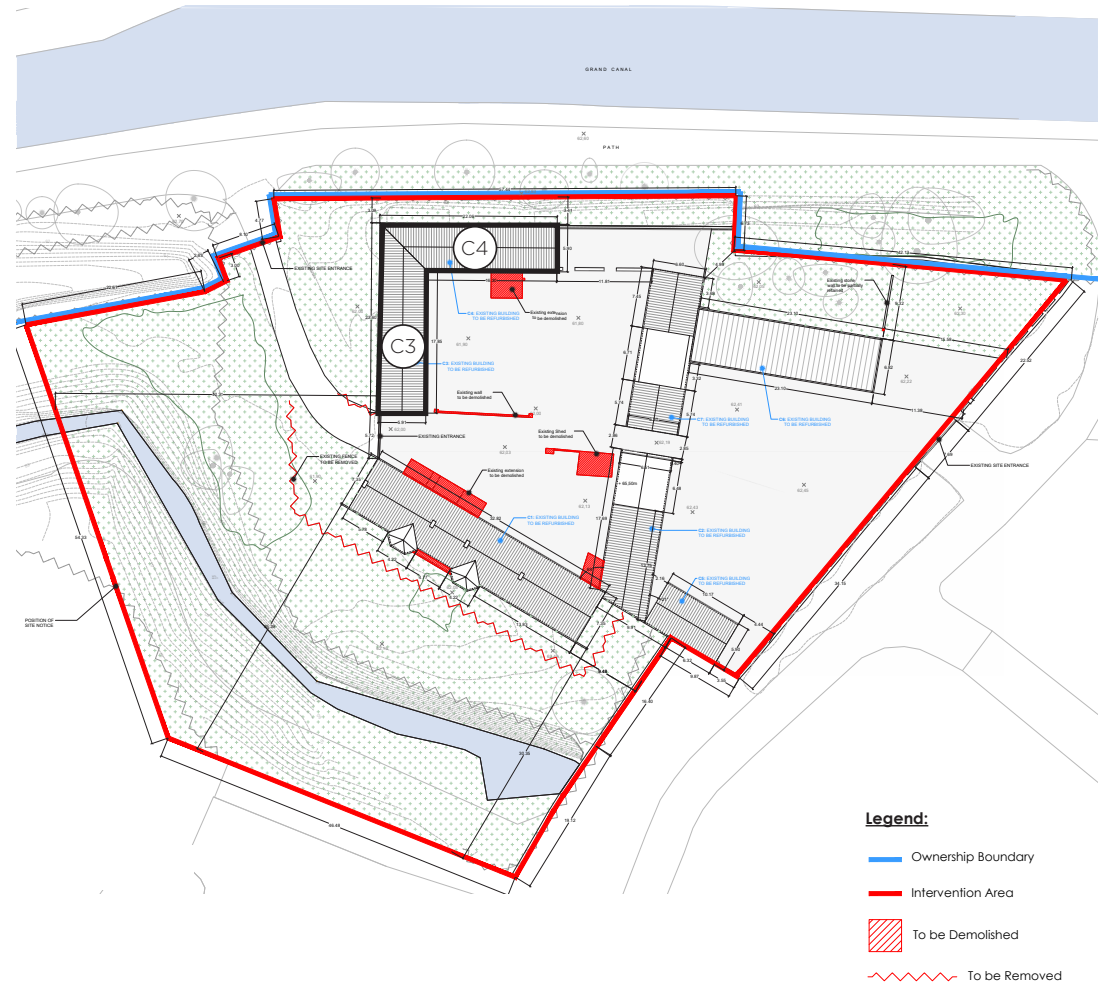


C4



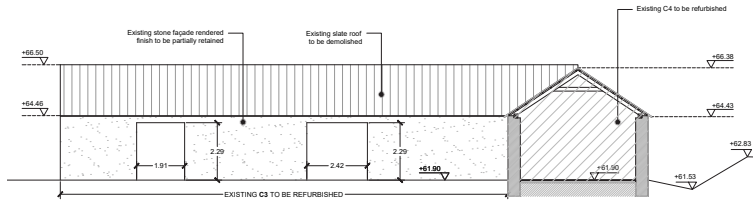
C4

C3 & C4 Grange Cottage Outbuildings 02 & 03 - Current state photos

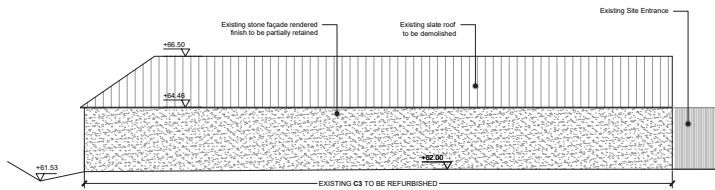


C3 & C4 Grange Cottage Outbuildings 02 & 03 - Existing Roof Plan

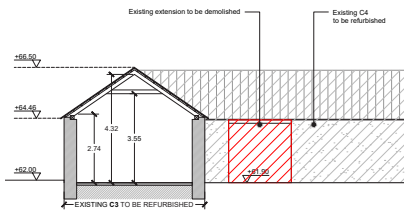
- Legend:**
- Ownership Boundary
 - Intervention Area
 - ▨ To be Demolished
 - ~ To be Removed



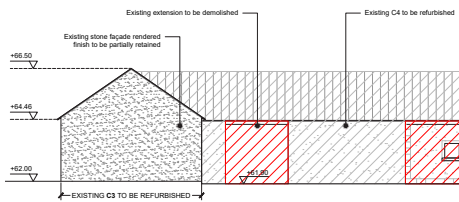
C3 - Elevation 01 (E01)



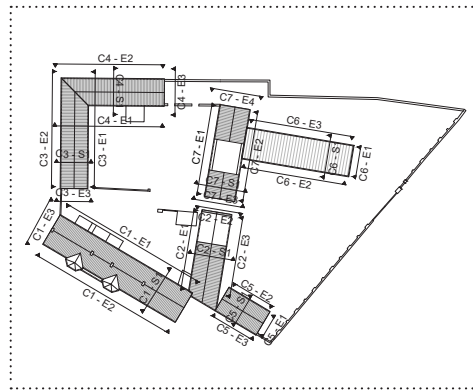
C3 - Elevation 02 (E02)



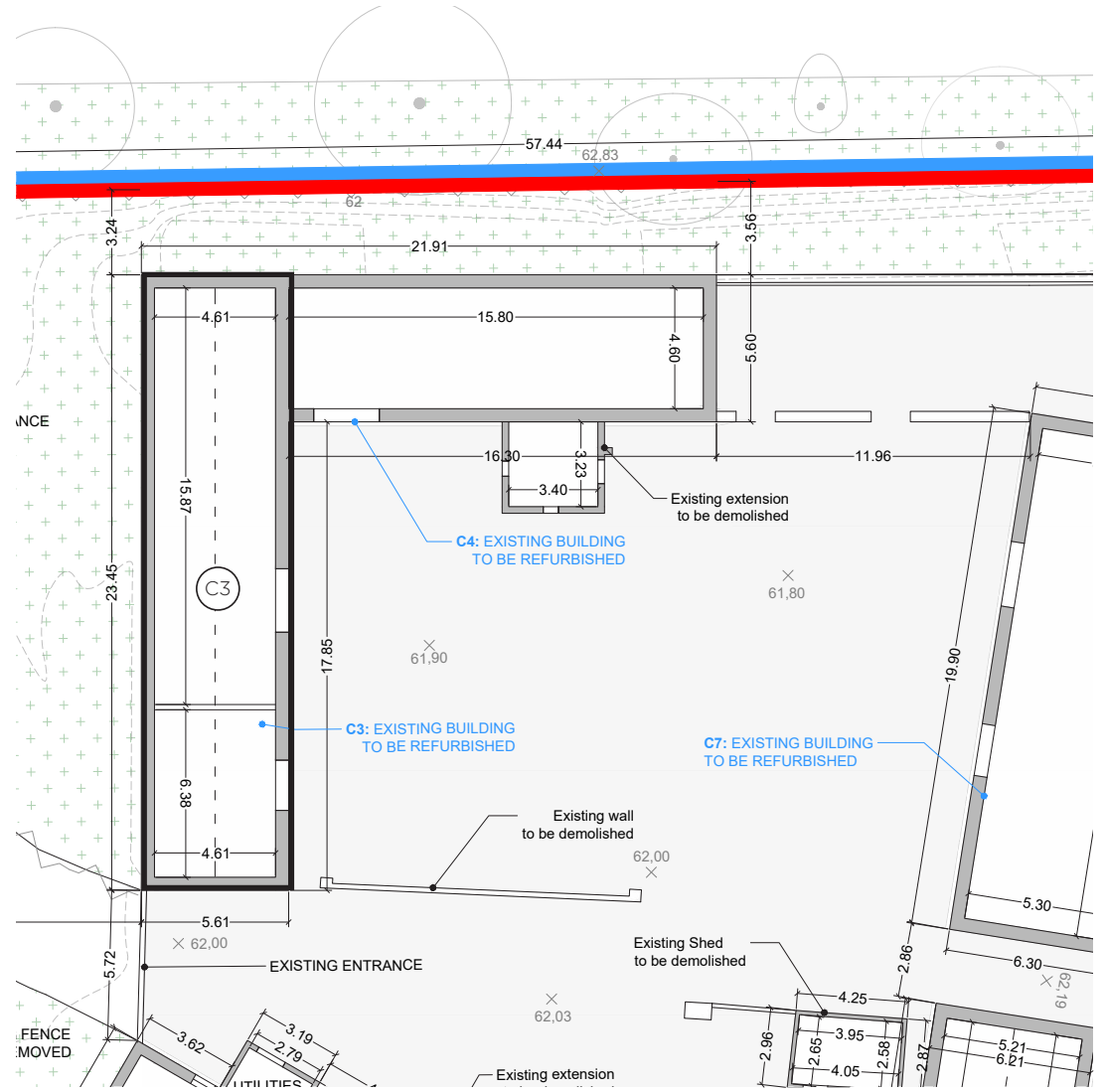
C3 - Section 01 (S01)



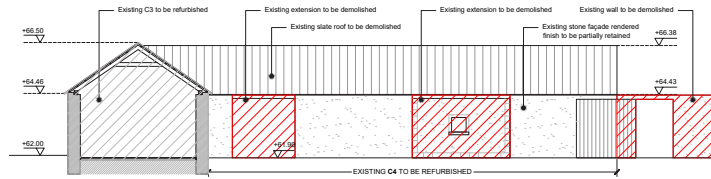
C3 - Elevation 03 (E03)



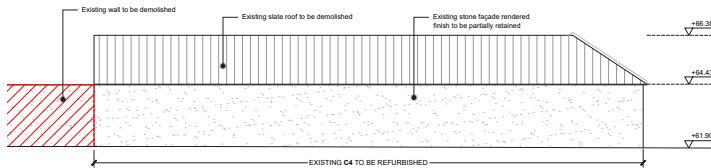
Key Plan



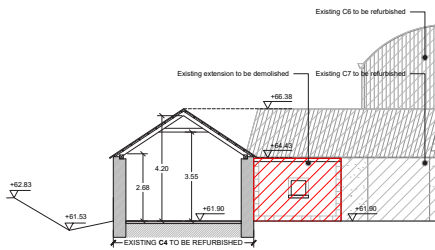
C3 Grange Cottage Outbuilding 02 - Existing Ground Floor Plan



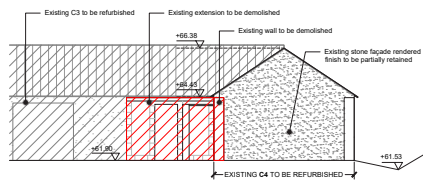
C4 - Elevation 01 (E01)



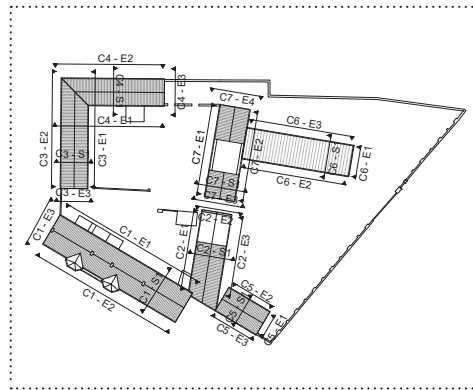
C4 - Elevation 02 (E02)



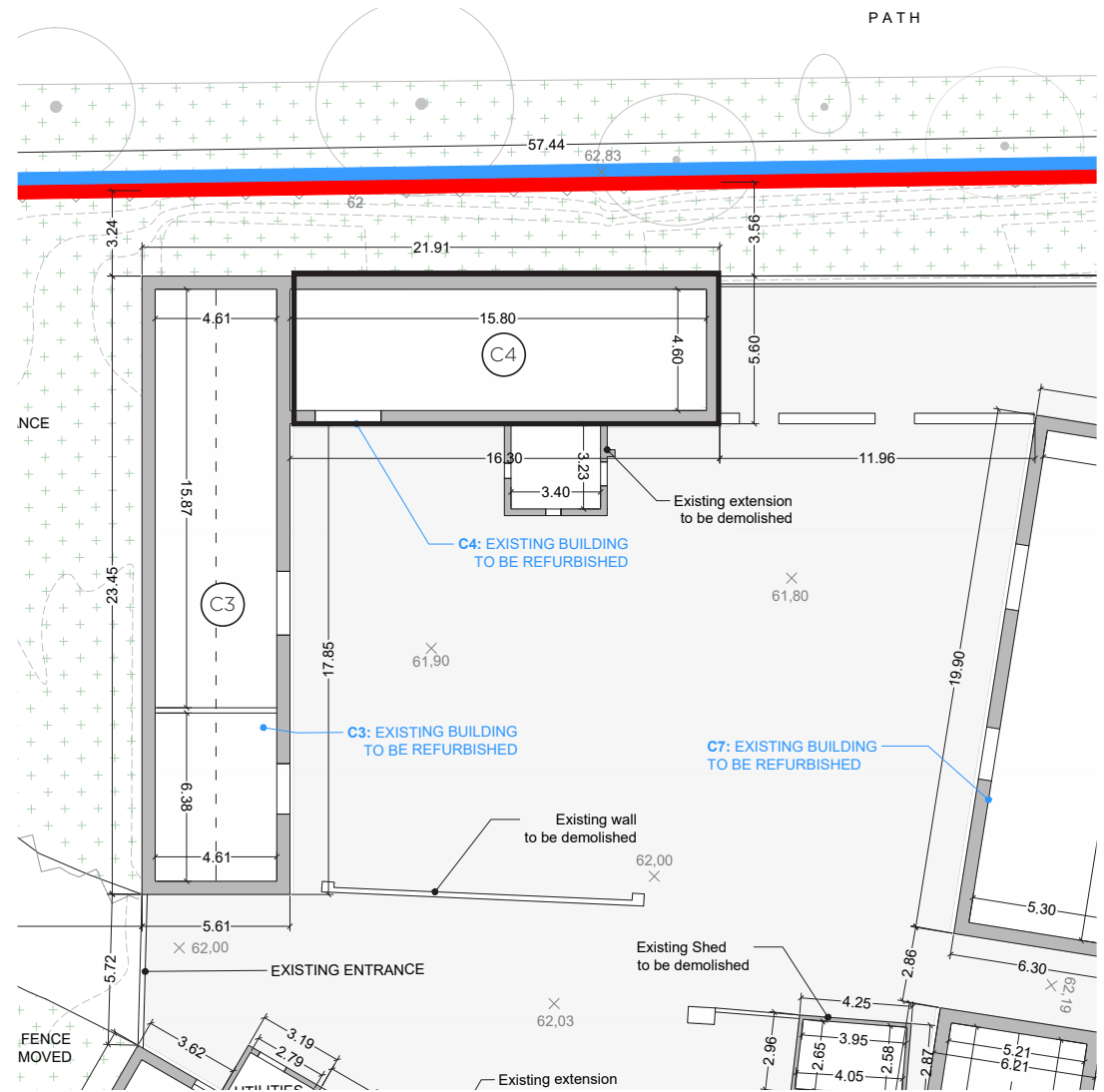
C4 - Section 01 (S01)



C4 - Elevation 03 (E03)



Key Plan

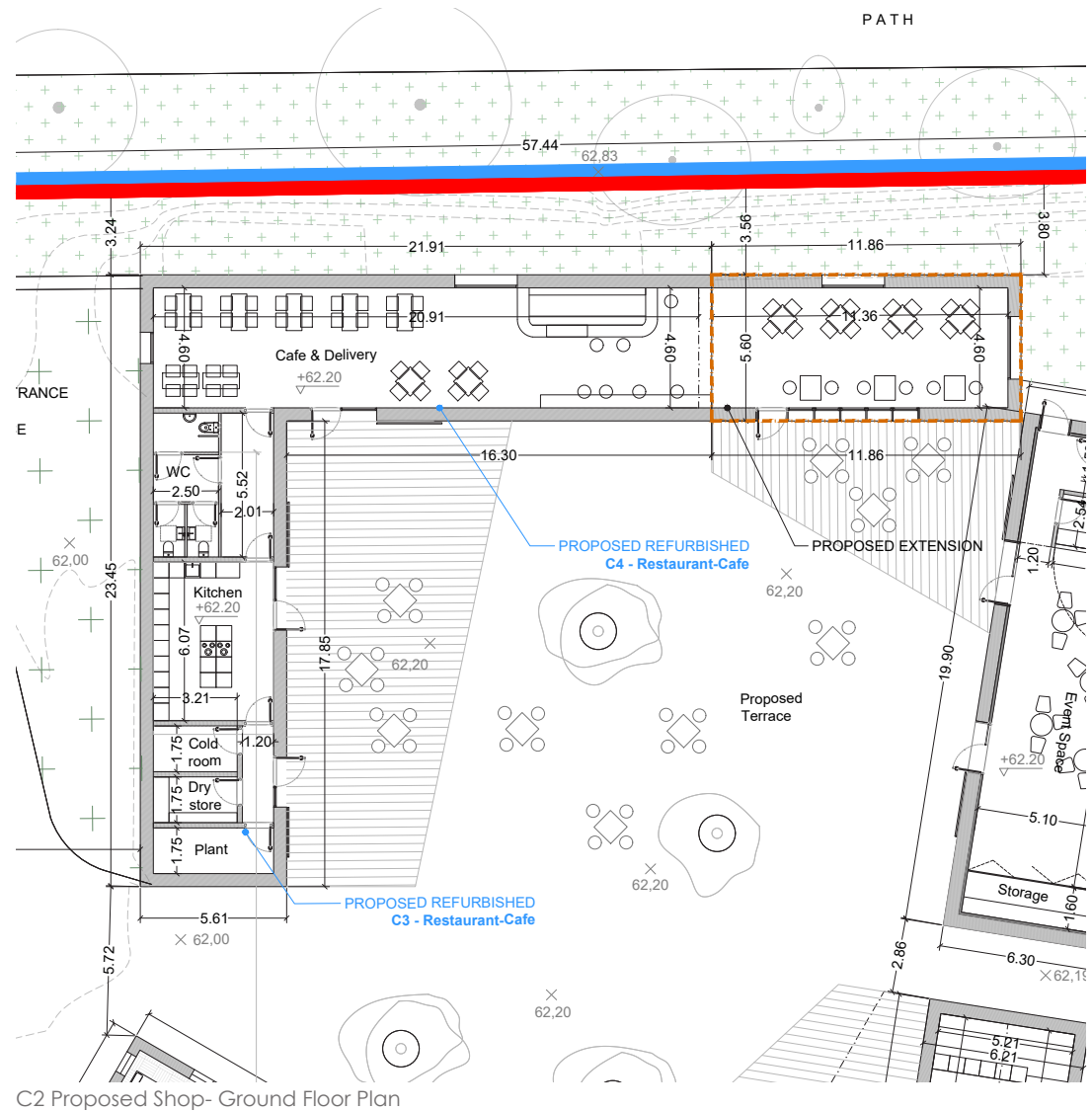


C4 Grange Cottage Outbuilding 03 - Existing Ground Floor Plan

C3 & C4.2 CONCEPT DESIGN

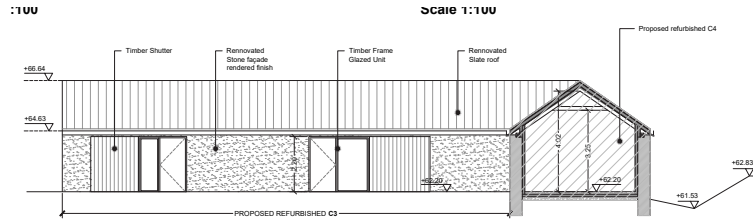
A café/small restaurant with capacity for 16/20 tables (50-70 PAX) is proposed for the canal side outbuildings. Stone walls are to be repaired and insulated as per the conservation architect's details. Original Roof joists are to be restored or replaced and exposed. The original cobble floor is to be removed and integrated into the floor build up. Window openings are cut into the north elevation and gable ends to provide views and passive security. The existing openings to the courtyard are to be glazed and the roof is to be repaired and insulated. The table layout shown in C4 is to indicate capacity but counter design and internal seating layout may change. Outbuilding C3 is to be used as service areas for wcs and food preparation.

Space	Dimensions (L x W) (m) / Provision (no.)	Area (m2)
CAFE-RESTAURANT SPACE		
CAFE-RESTAURANT		150,8 m2
SERVICE AREAS		
Storage		26,1 m2
Kitchen		28 m2
WCs	2No. Cubicles & 1No. Accessible WC (2,50 x 1.50m)	13,8 m2
NET FLOOR AREA		219 m2
GROSS FLOOR AREA		290 m2

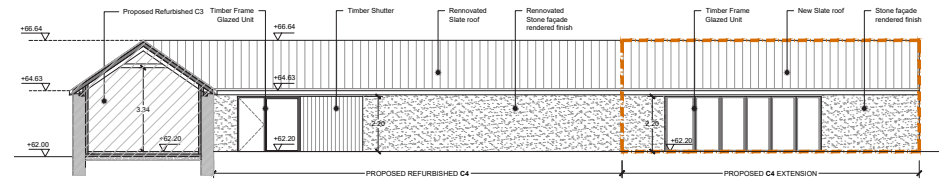


C2 Proposed Shop- Ground Floor Plan

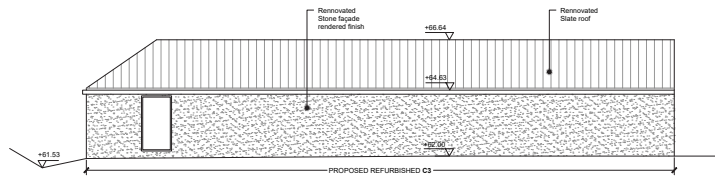
C3 & C4.2 CONCEPT DESIGN



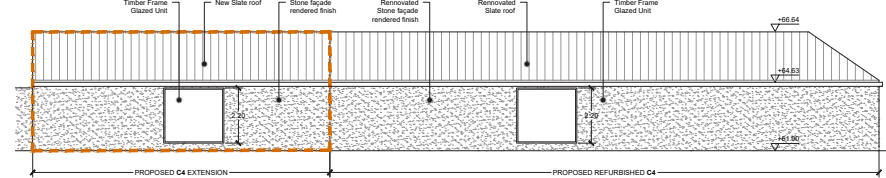
C3 - Elevation 01 (E01)



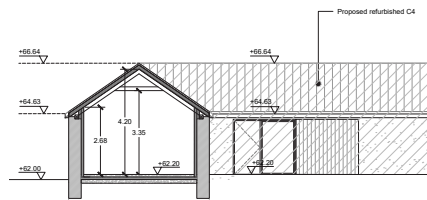
C4 - Elevation 01 (E01)



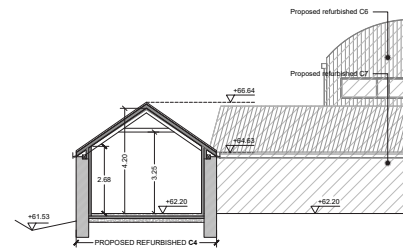
C3 - Elevation 02 (E02)



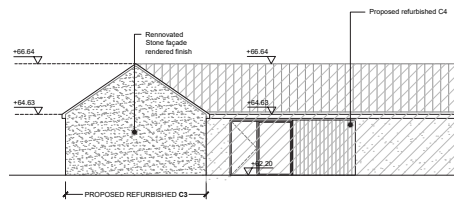
C4 - Elevation 02 (E02)



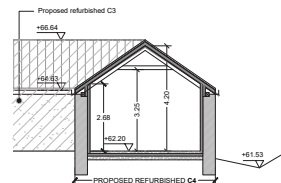
C3 - Section 01 (S01)



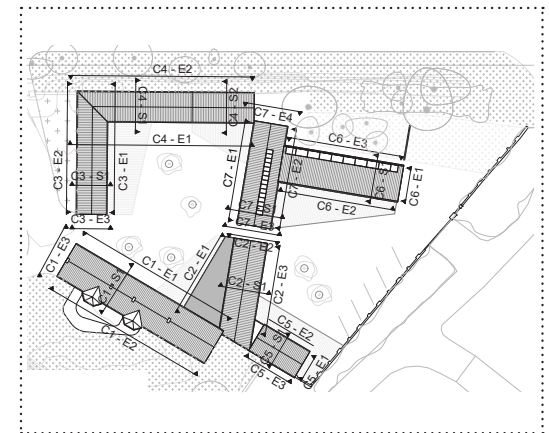
C4 - Section 01 (S01)



C3 - Elevation 03 (E03)



C4 - Elevation 03 (E03)



Key Plan



C3 & C4 Proposed Restaurant-Cafe - Interior image

C5 CONCRETE BARN

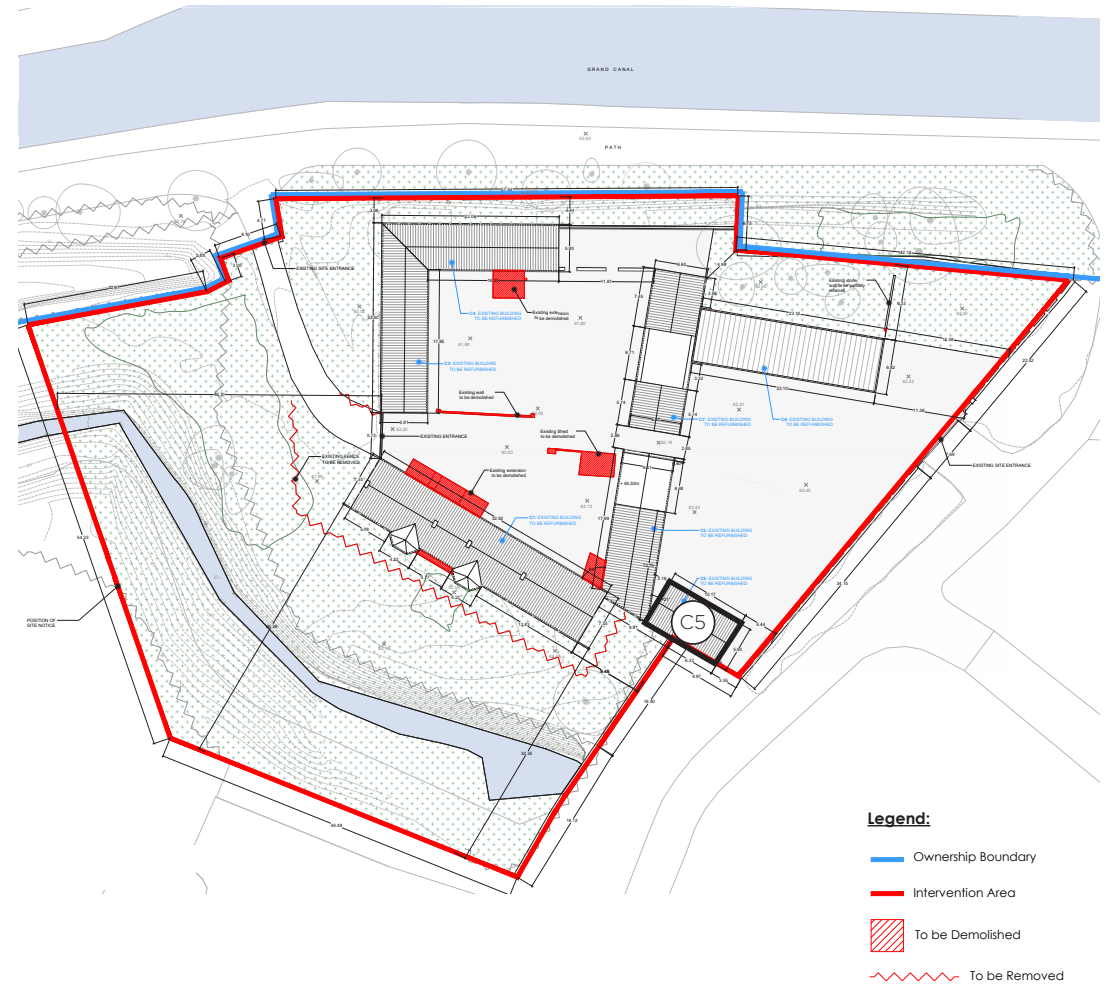
C5.1 Existing Conditions

C5.2 Concept design

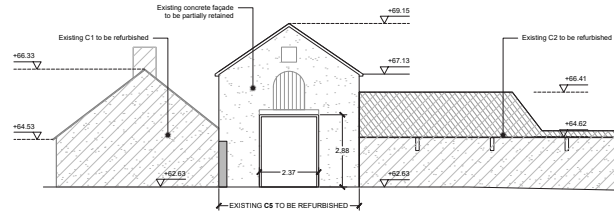
C5.1 EXISTING CONDITIONS



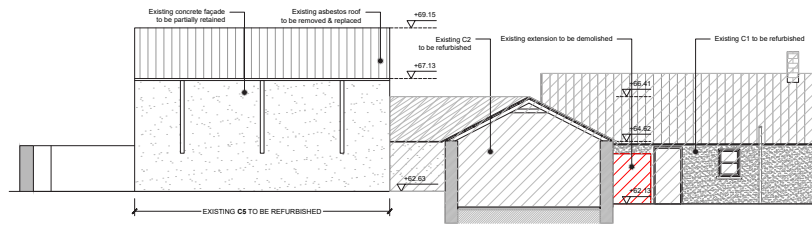
C5 Concrete Barn - Current state photos



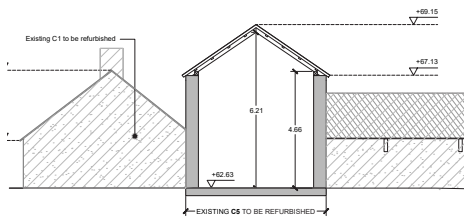
C5 Concrete Barn - Existing Roof Plan



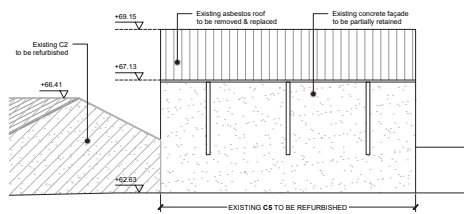
C5 - Elevation 01 (E01)



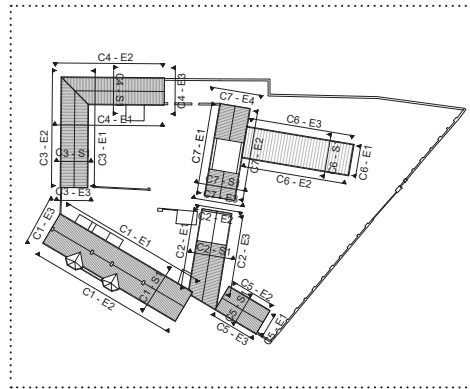
C5 - Elevation 02 (E02)



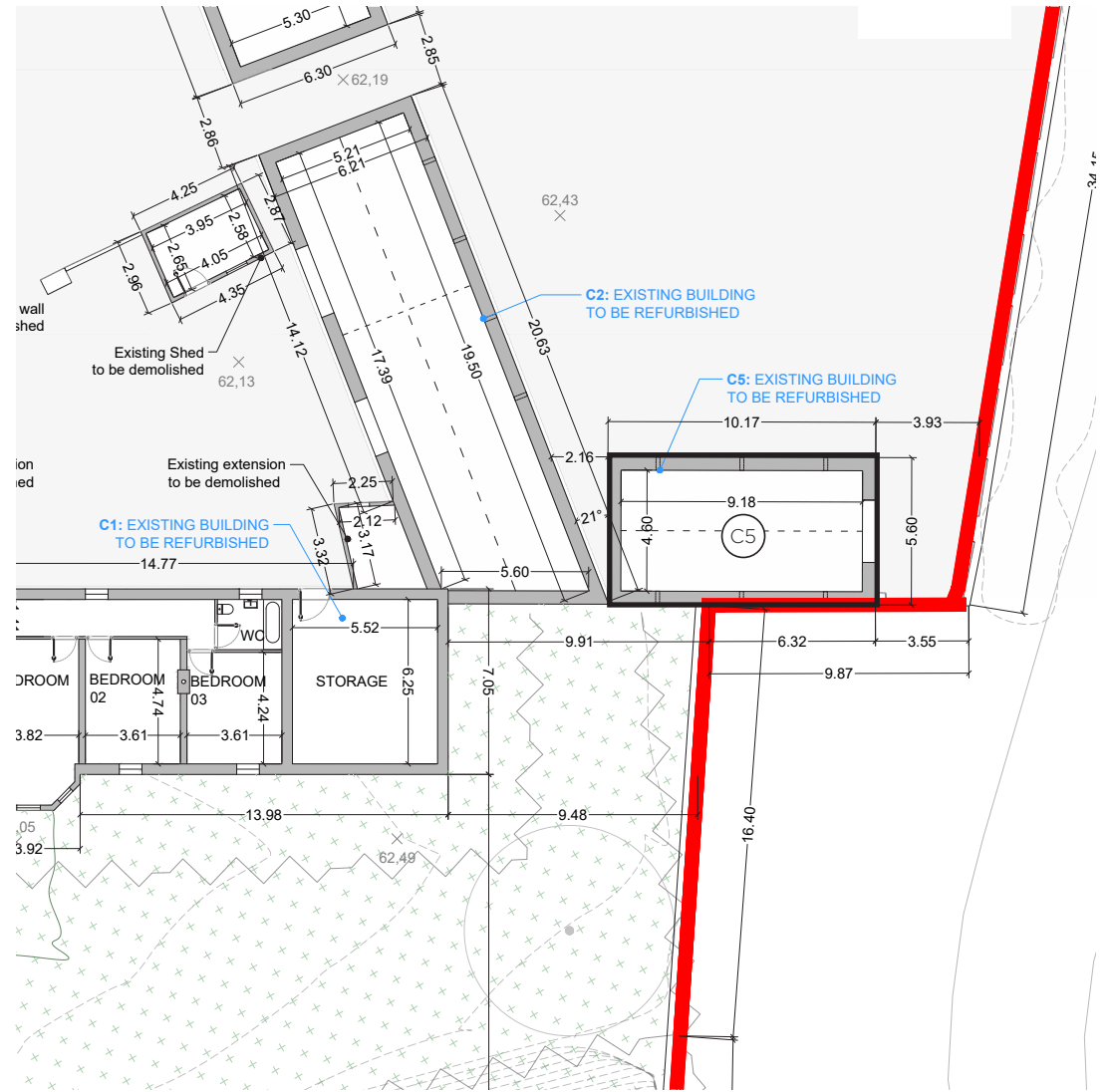
C5 - Section 01 (S01)



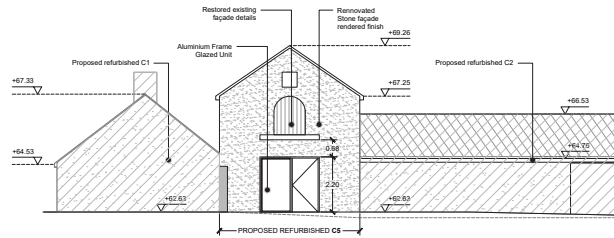
C5 - Elevation 03 (E03)



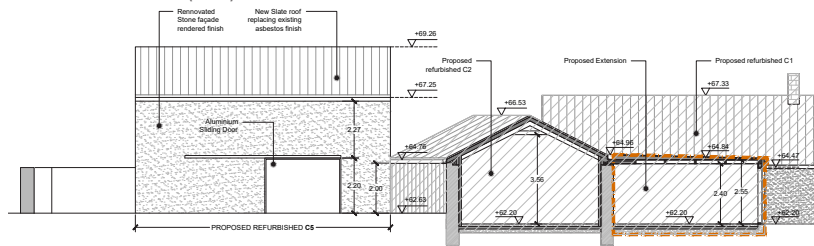
Key Plan



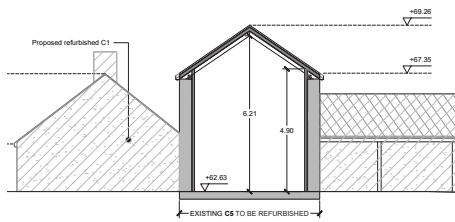
C5 Concrete Barn - Existing Ground Floor Plan



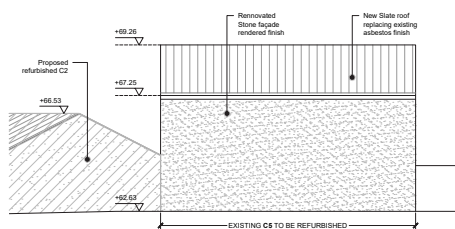
C5 - Elevation 01 (E01)



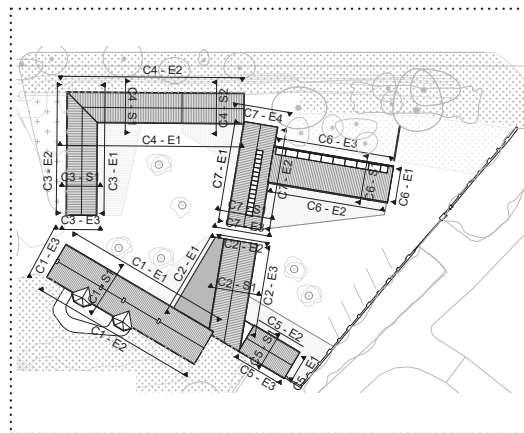
C5 - Elevation 02 (E02)



C5 - Section 01 (S01)



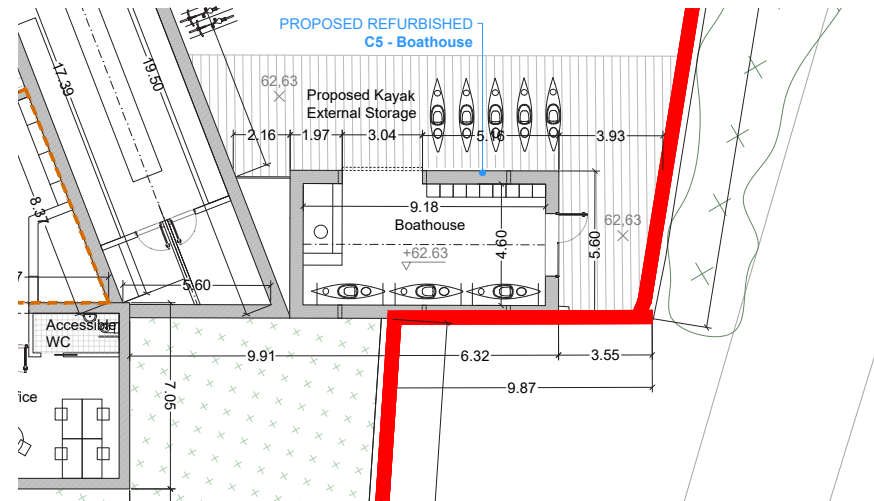
C5 - Elevation 03 (E03)



Key Plan

C5.2 CONCEPT DESIGN

The agriculture building to the east of Grange cottage is proposed to be retained, repaired, and used as a clubhouse for Canoeing Ireland, facilitating the use of the canal for active travel. It is envisaged that the interior will be used for basic training and equipment storage. Users will also have access to some of the other facilities of the complex (café, events space, shop).



C5 Proposed Boathouse- Ground Floor Plan

Space	Dimensions (L x W) (m) / Provision (no.)	Area (m ²)
TRAINING SPACE / STORAGE		
TRAINING/STORAGE		42,3 m ²
NET FLOOR AREA		42,3 m ²
GROSS FLOOR AREA		57 m ²



Proposed Boathouse - Exterior view 01

C6 METAL SHED

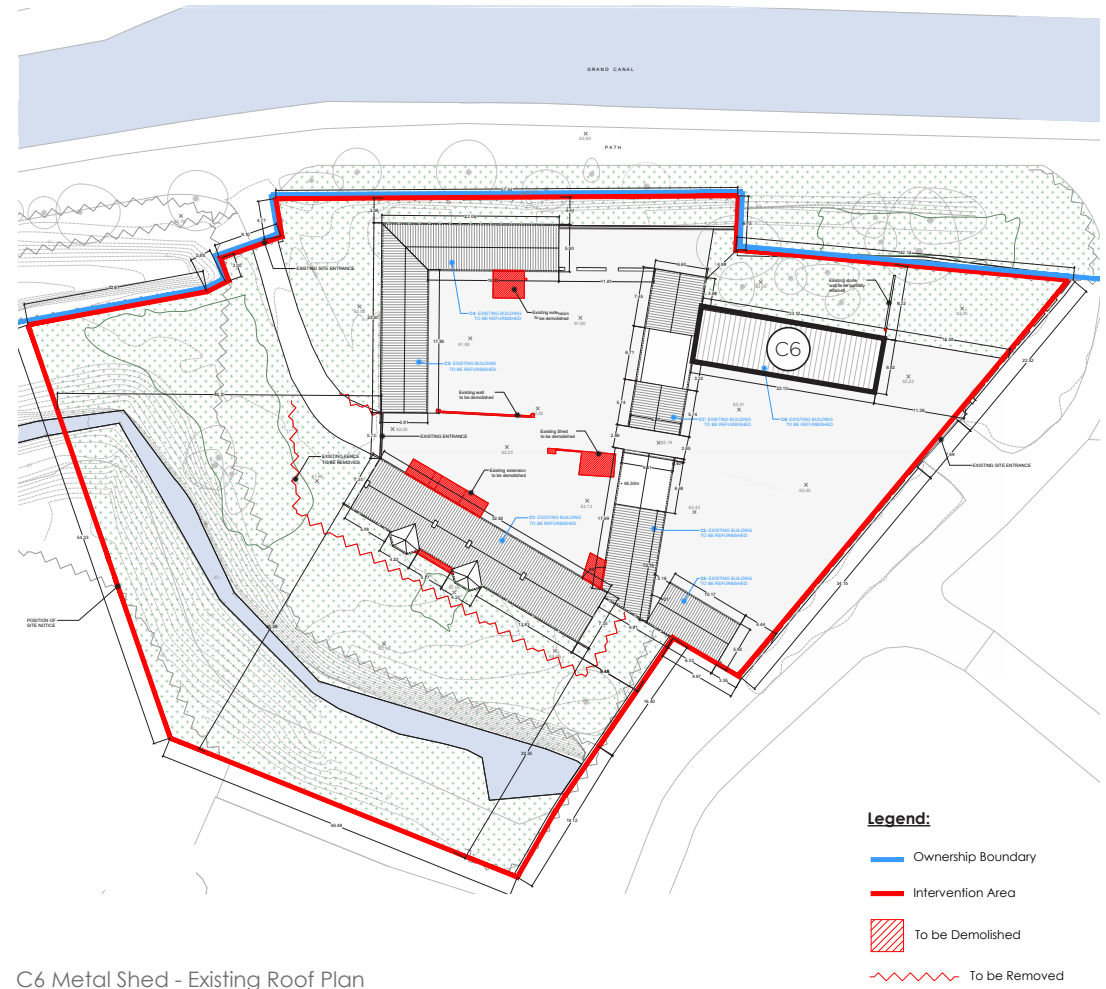
C6.1 Existing Conditions

C6.2 Concept design

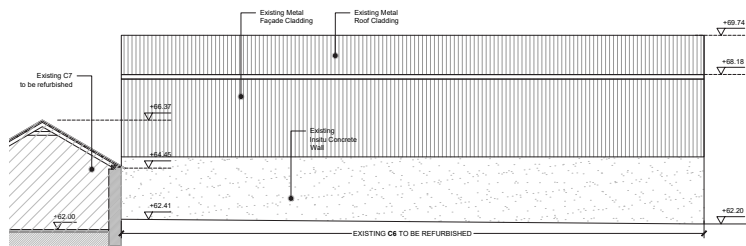
C6.1 EXISTING CONDITIONS



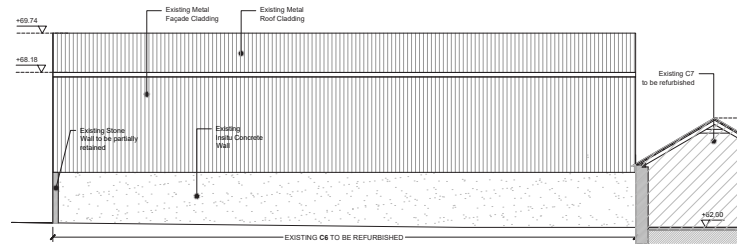
C6 Metal Shed - Current state photos



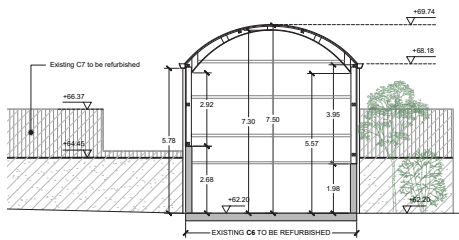
C6 Metal Shed - Existing Roof Plan



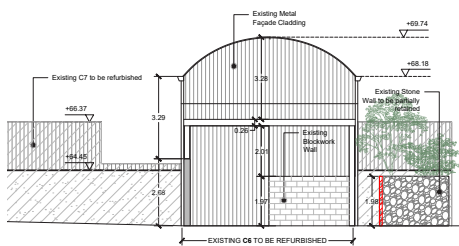
C6 - Elevation 02 (E02)



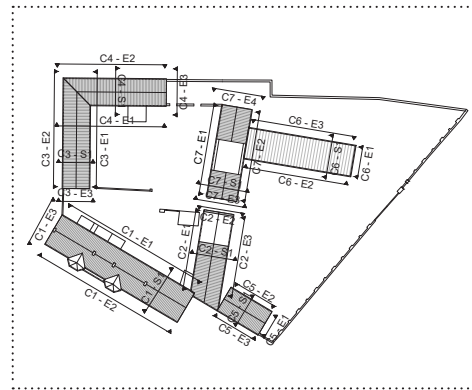
C6 - Elevation 03 (E03)



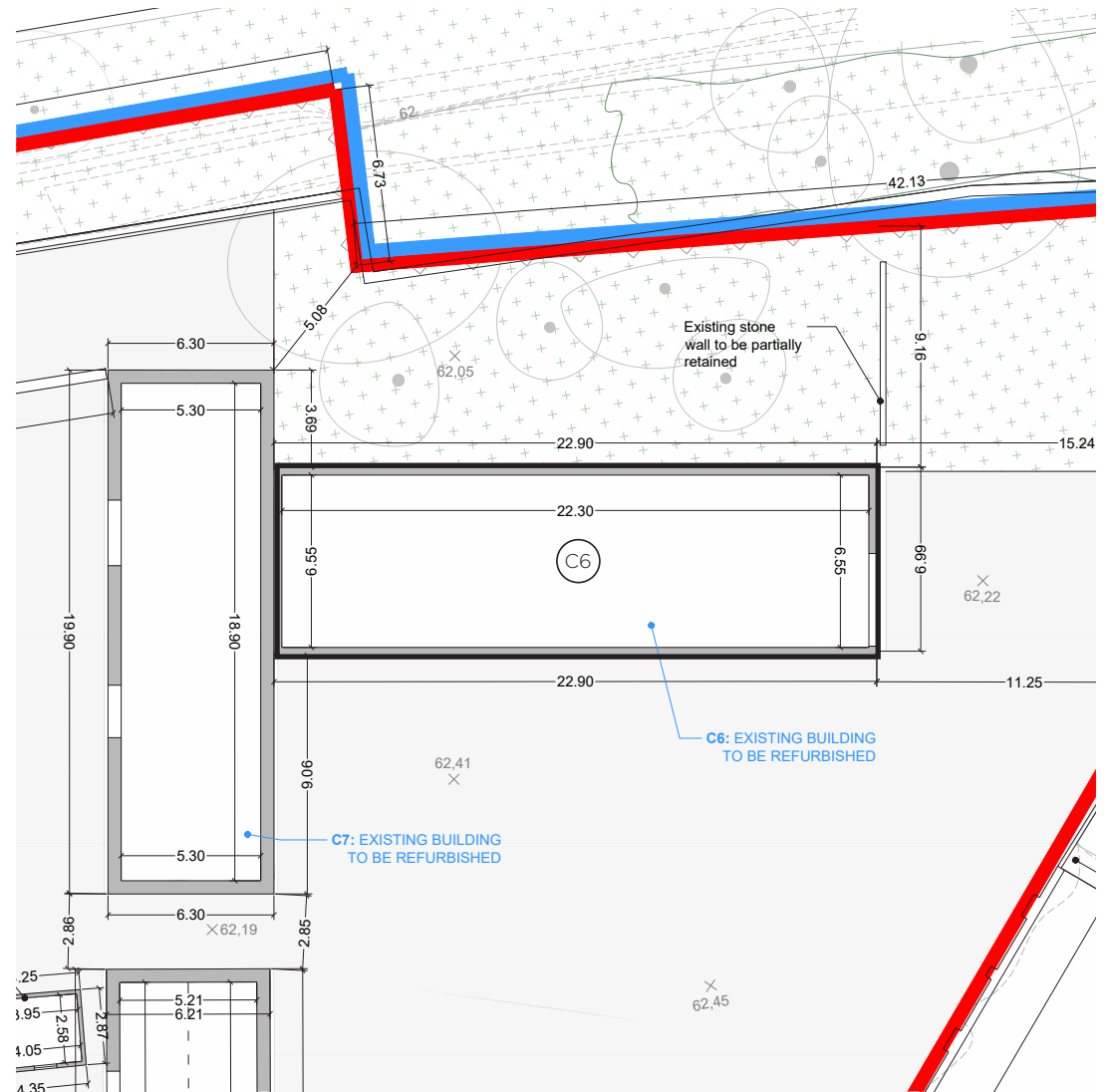
C6 - Section 01 (S01)



C6 - Elevation 01 (E01)



Key Plan



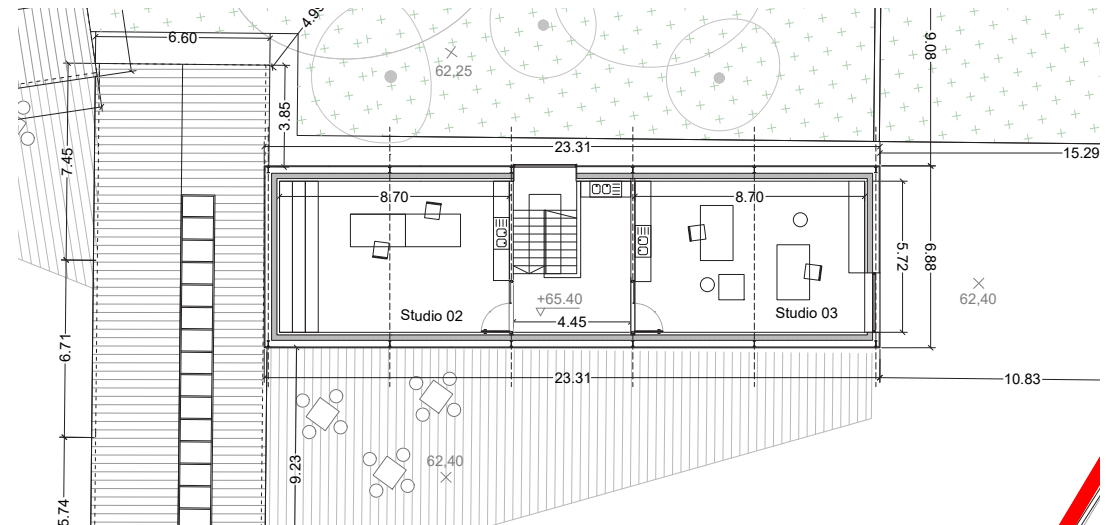
C6 Metal Shed - Existing Ground Floor Plan

C6.2 CONCEPT DESIGN

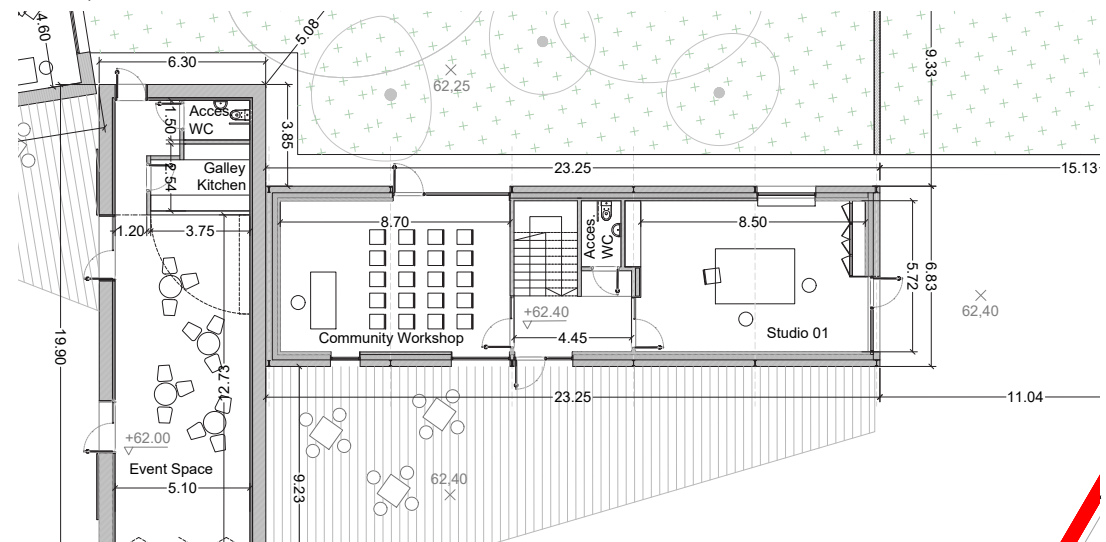
The inclusion of artists' studios in the Beattie's Cottage site in the 12th Lock development, is an important aspect of building a community of arts practitioners in this area. The artists' studios and workshop spaces have the potential to build a cultural vitality and impact the areas social fabric and economic development. The addition of workshop space allows artists to connect with residents through creative and cultural activities. The inclusion of artists and the provision of arts infrastructure at the 12th Lock can contribute to the quality of life, placemaking and positively impact the wider community, from children attending the on-site creche, workers in Grange Castle Business park, residents of nearby Kilcarberry and Adamstown and members of nearby Sarsfield GAA community. With the nearby proposed development of the 12th Lock Studios, this area has the potential to be a thriving and vibrant creative community.

Space	Dimensions (L x W) (m) / Provision (no.)	Area (m2)
STUDIOS		
ARTISTS STUDIOS	3No.	149,4 m2
COMMUNITY WORKSHOP		49,8 m2
EQUIPMENT/SERVICE AREAS		
Accessible WC	1No. (GF) 2,5 x 1,5 m	3,8 m2
NET FLOOR AREA		203 m2

GROSS FLOOR AREA	320 m2
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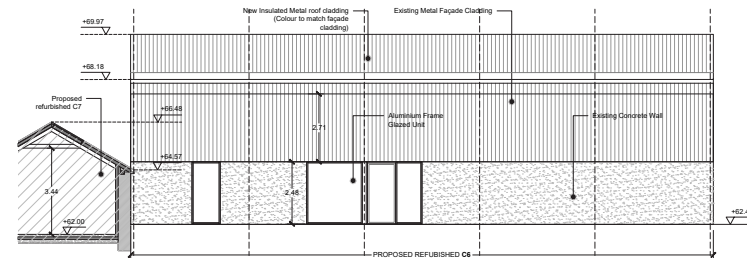
C6 Proposed Artist Studios- First Floor Plan



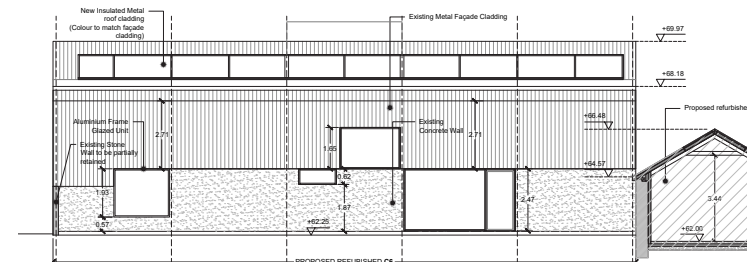
C6 Proposed Artist Studios- Ground Floor Plan

South Dublin County Council is acutely aware of the limited number of workspaces for artists in the county. This has been consistently highlighted by artists participating in the county's Visual Artists Café, the Intercultural Artists Network, South Dublin Creative Economy Network, Lucan Artists Network and South Dublin Performers Network. Demand for artist studio spaces far outweighs current studio provision in the county.

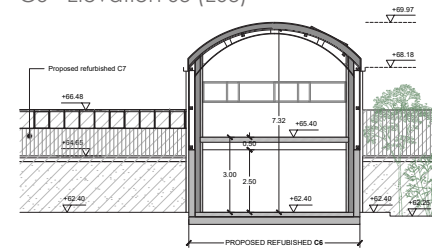
The proposal inserts a first floor level into an existing agricultural building with a centrally located set of stairs providing two first floor studios and two ground floor studios, one of which is envisaged as a community workshop. South facing openings on the façade at ground level provide passive security to the east courtyard and roof lights bring in precious northlight into the studios while maximising wall space for the artists.



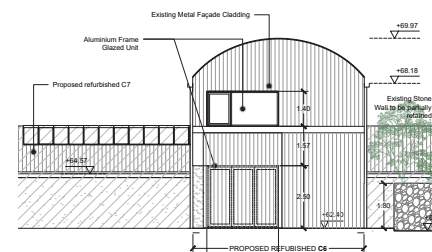
C6 - Elevation 02 (E02)



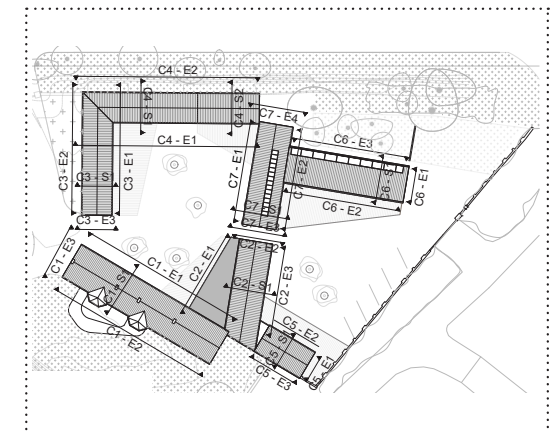
C6 - Elevation 03 (E03)



C6 - Section 01 (S01)



C6 - Elevation 01 (E01)



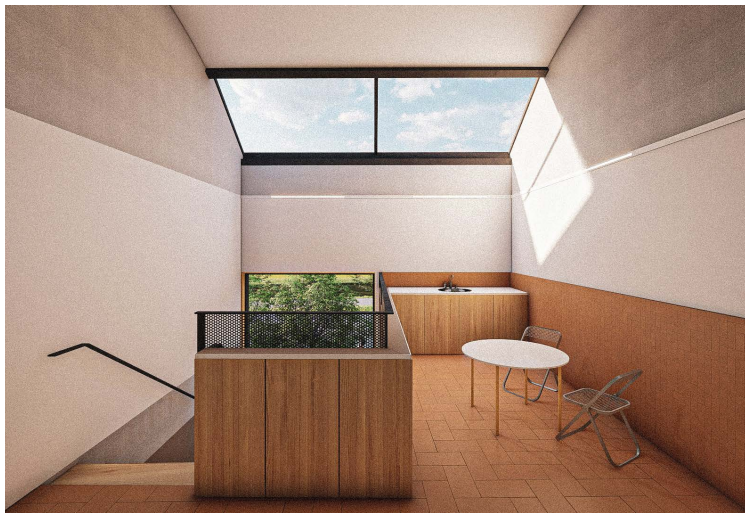
Key Plan



C6 Proposed Artist Studios - Exterior view 01



C6 Proposed Artist Studios - Interior image 01



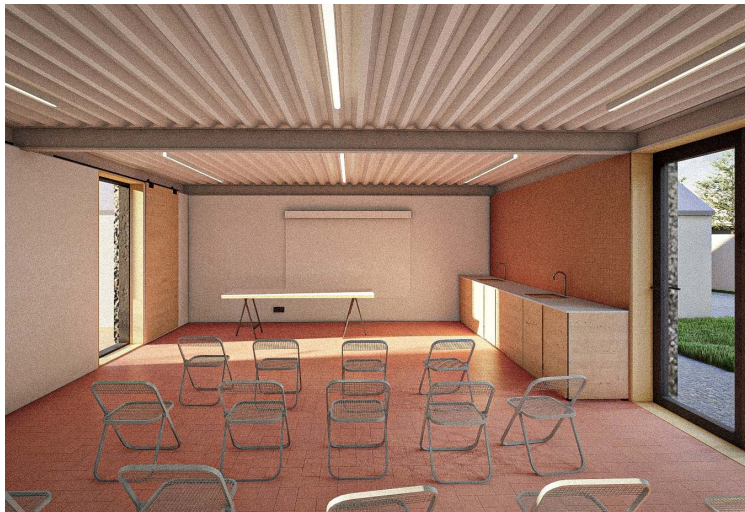
C6 Proposed Artist Studios - Interior image 02



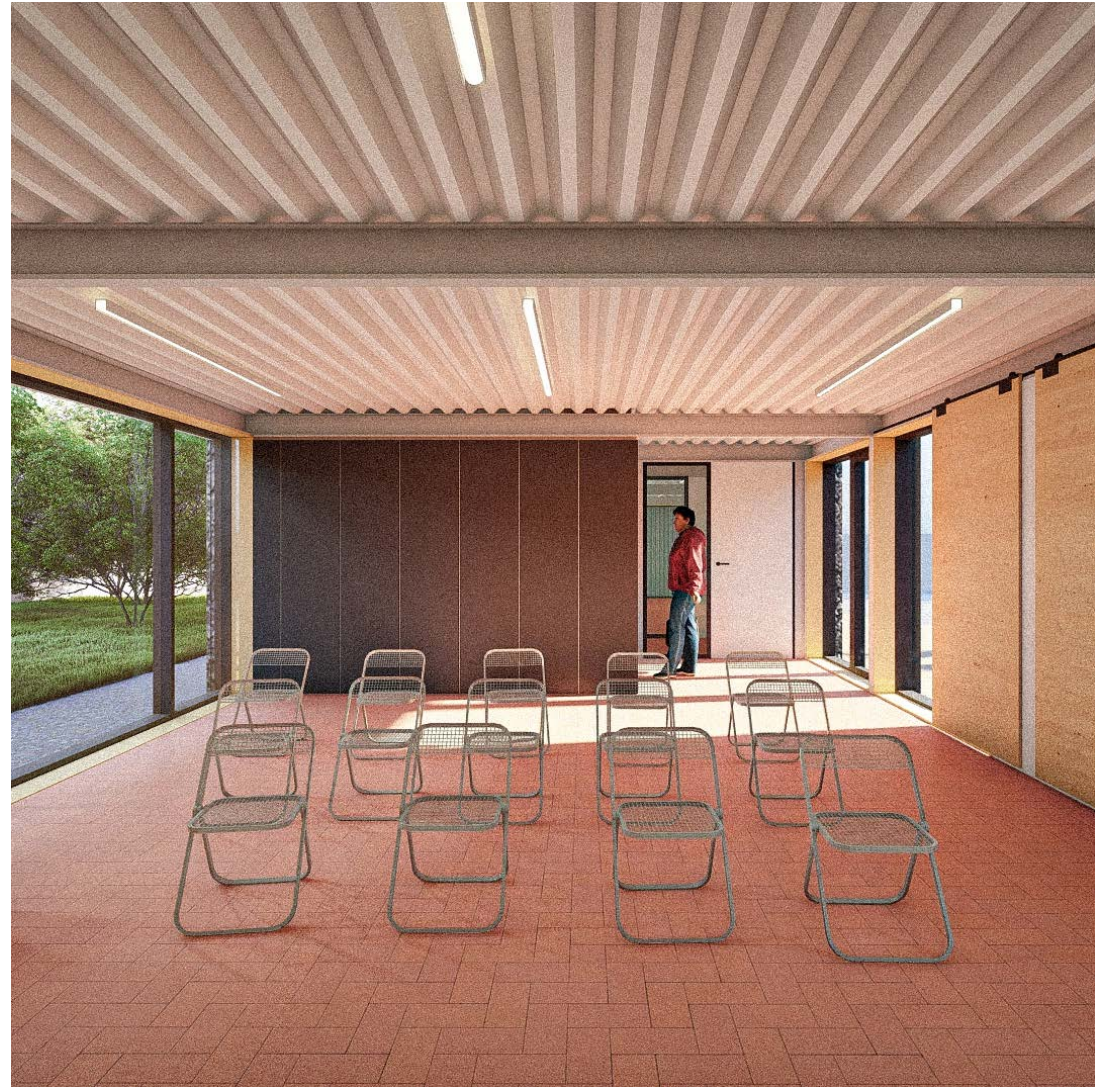
C6 Proposed Artist Studios - Interior image 03



C6 Proposed Artist Studios - Interior image 04



C6 Proposed Artist Studios - Interior image 05



C6 Proposed Artist Studios - Interior image 06

C7 GRANGE COTTAGE OUTBUILDING 04

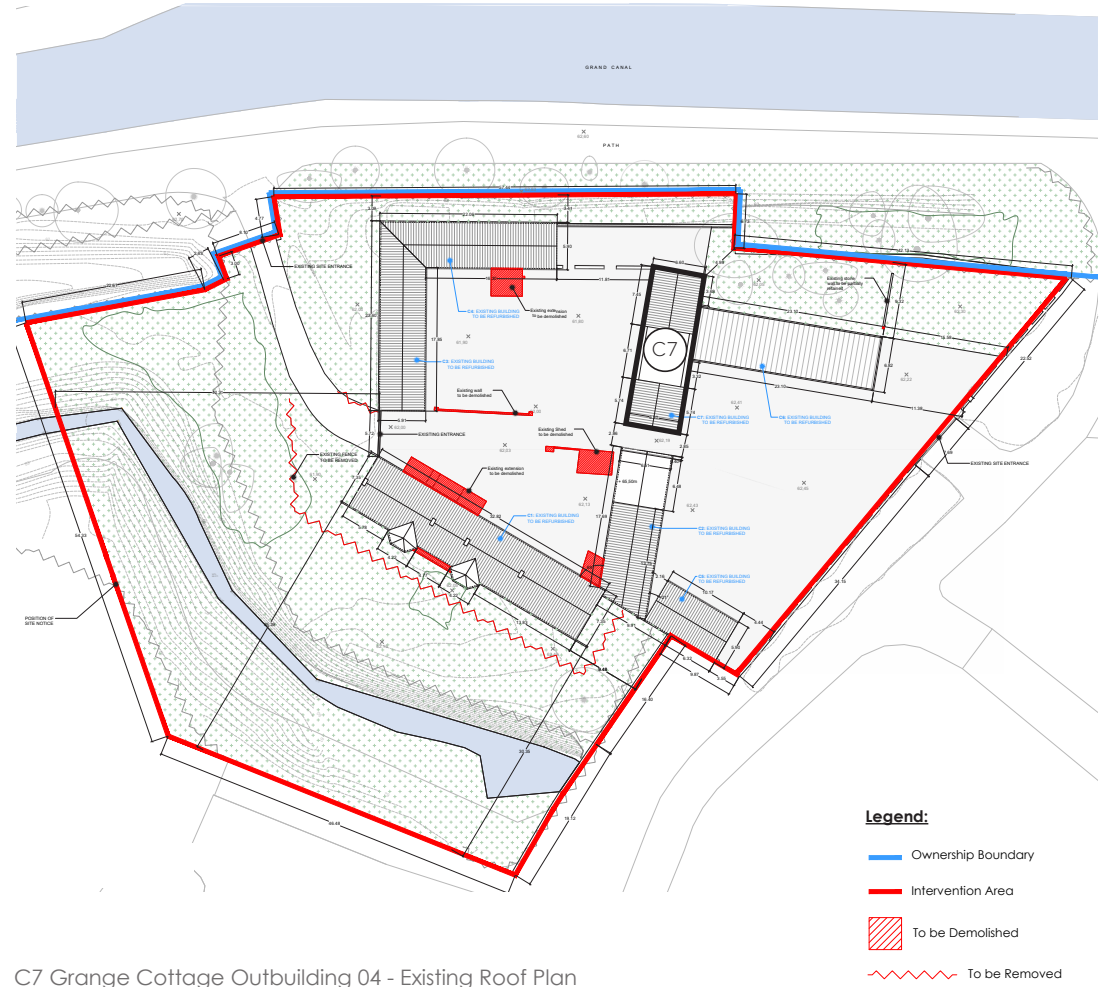
C7.1 Existing Conditions

C7.2 Concept design

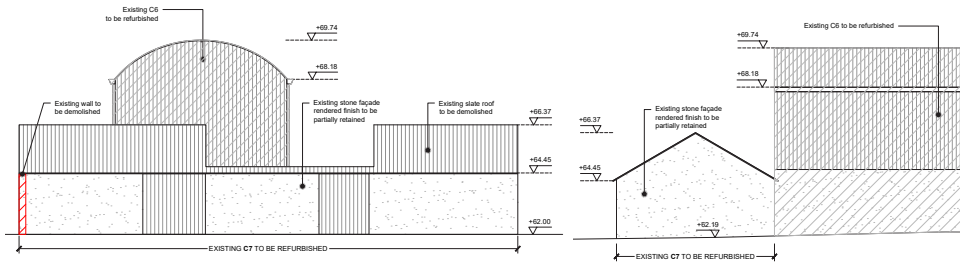
C7.1 EXISTING CONDITIONS



C7 Grange Cottage Outbuilding 04 - Current state photos

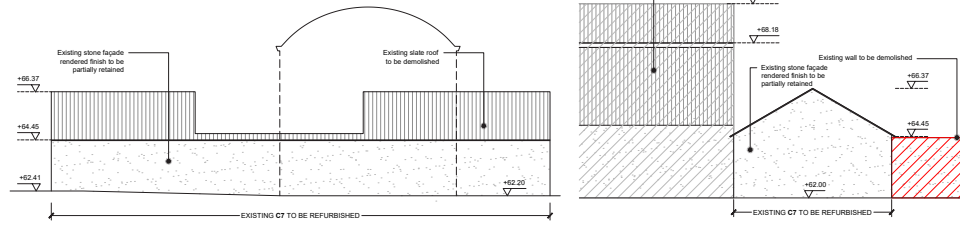


C7 Grange Cottage Outbuilding 04 - Existing Roof Plan



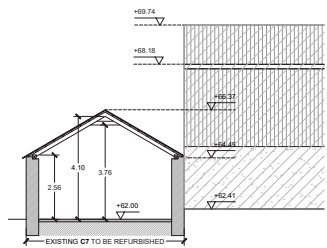
C7 - Elevation 01 (E01)

C7 - Elevation 03 (E03)

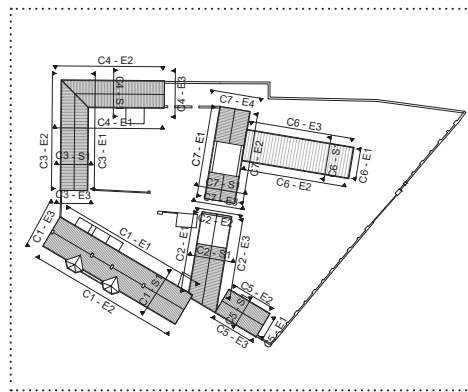


C7 - Elevation 02 (E02)

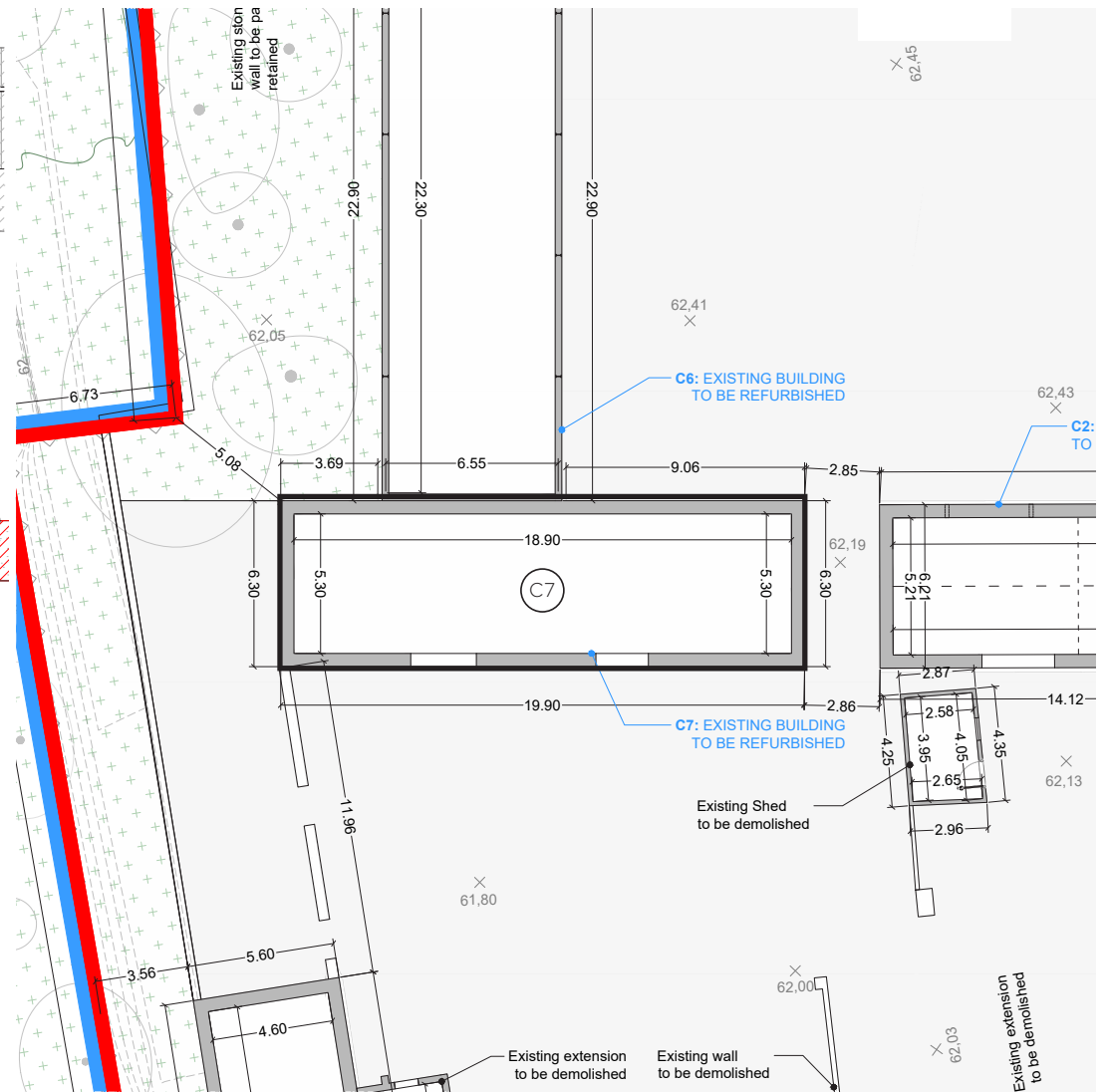
C7 - Elevation 04 (E04)



C7 - Section 01 (S01)



Key Plan

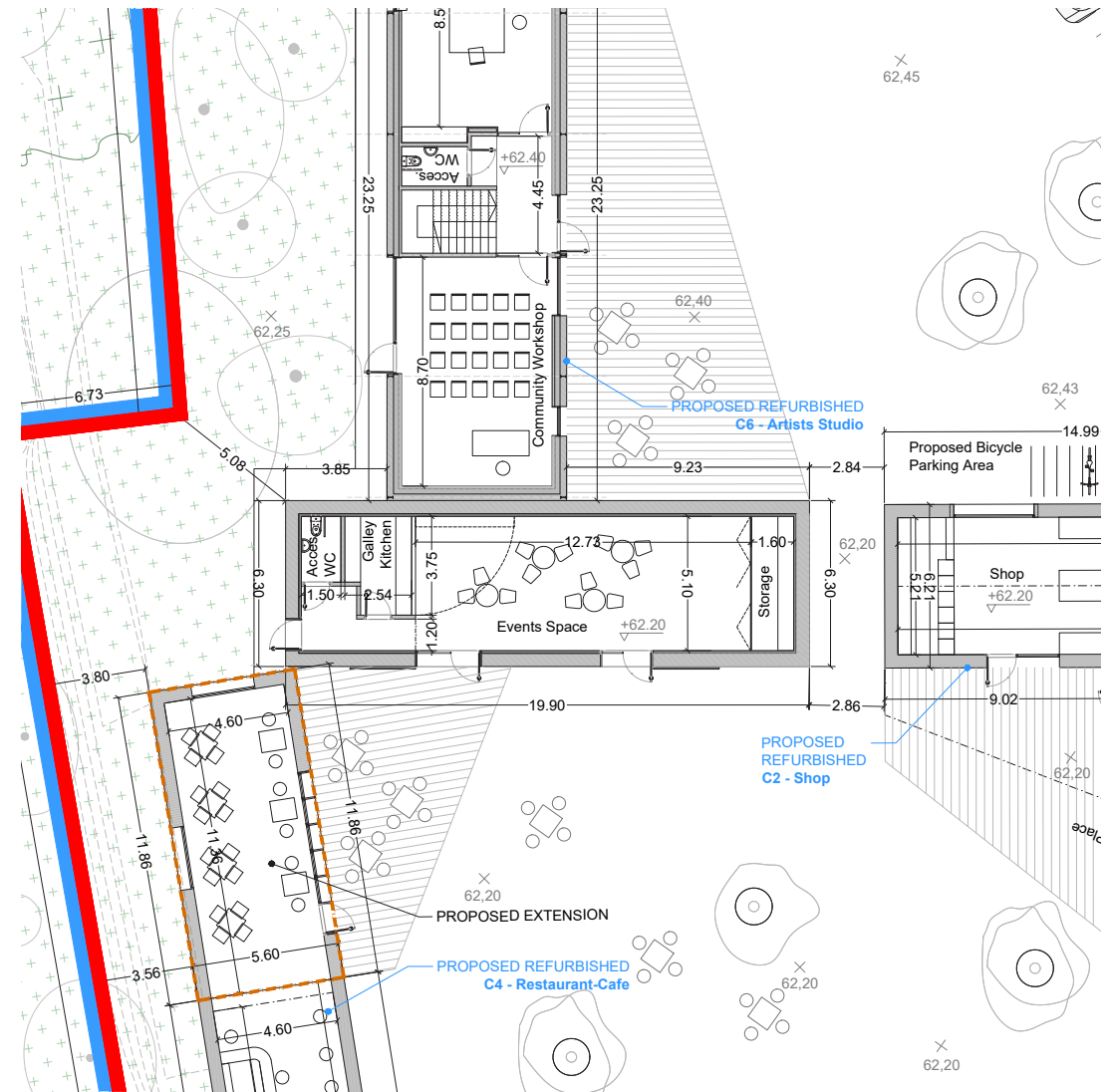


C7 Grange Cottage Outbuilding 04 - Existing Ground Floor Plan

C7.2 CONCEPT DESIGN

As detailed in this document the Grange Cottage development will provide café/restaurant, daycare facilities, artists studios and boat club. All of these spaces may at some time require a larger open plan space for group activities. Therefore due to its central location within the courtyard, it is proposed to have a multipurpose space to serve all of the surrounding programs. This multipurpose space will function as a stand alone studio for yoga classes, as well as a function room for larger groups from the café. It could also be used by the artist studio for exhibitions and even the daycare centre for events. The existing roof structure is to be repaired and insulated, internal shutters are to be provided for privacy if required while retaining natural light through the rooflights. The room is left open plan except for a toilet and galley (servery) kitchen at the north end of the space which would be used by the café operator.

Space	Dimensions (L x W) (m) / Provision (no.)	Area (m2)
MULTIFUNCTIONAL OPENSACE		
EVENTS SPACE		65 m2
SERVICE AREAS		
Galley Kitchen		8,8 m2
WC	1No. Accessible WC 2,5 x 1,5 m	3,8 m2
Storage		8,2 m2
NET FLOOR AREA		85,8 m2
GROSS FLOOR AREA		125,5 m2



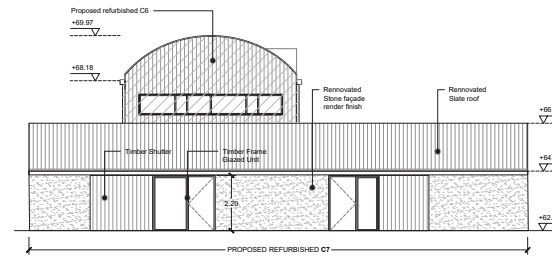
C7 Proposed Multipurpose Events Space- Ground Floor Plan



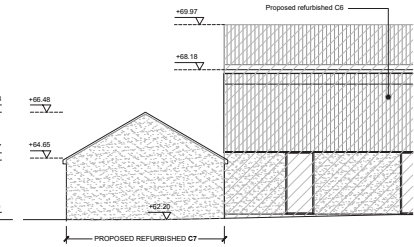
Grange Cottage - Exterior view 03



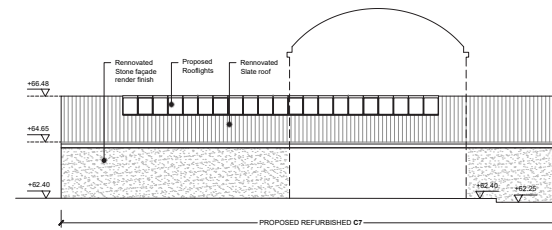
Grange Cottage - Exterior view 01



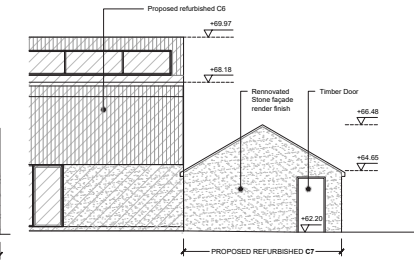
C7 - Elevation 01 (E01)



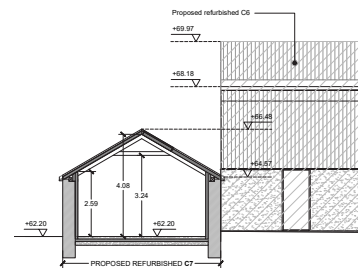
C7 - Elevation 03 (E03)



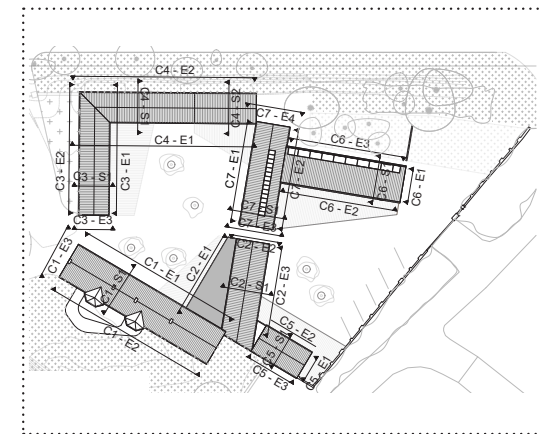
C7 - Elevation 02 (E02)



C7 - Elevation 04 (E04)



C7 - Section 01 (S01)



Key Plan



C7 Proposed Multipurpose Events Space - Interior image

PB. PEDESTRIAN BRIDGE

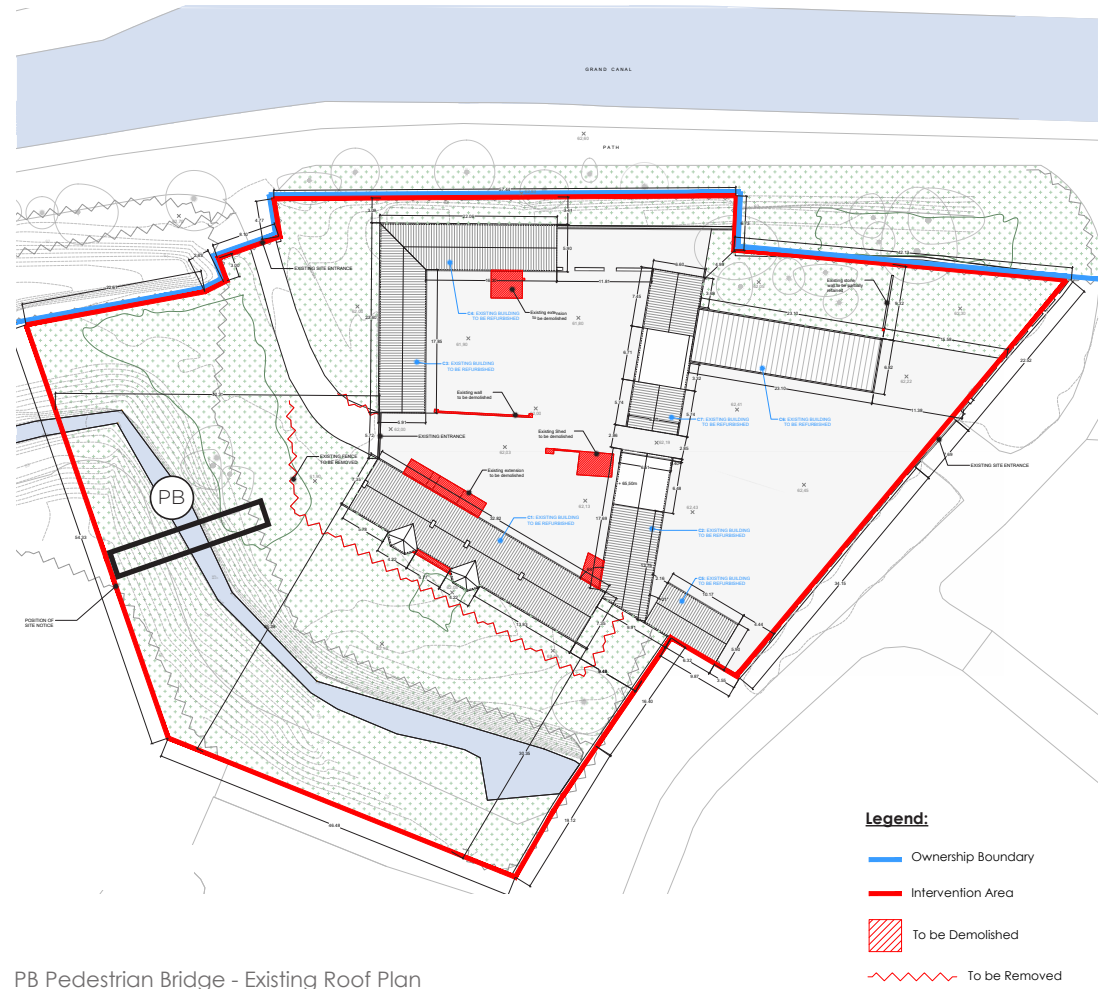
PB.1 Existing Conditions

PB.2 Concept design

PB.1 EXISTING CONDITIONS



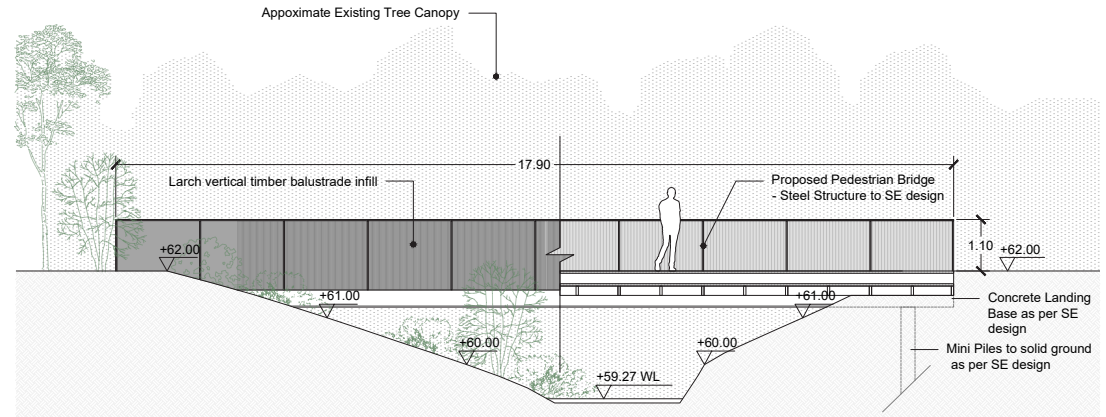
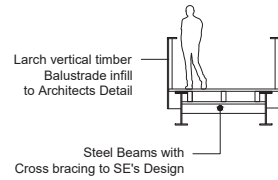
PB Pedestrian Bridge - Current state photos of site for bridge location



PB Pedestrian Bridge - Existing Roof Plan

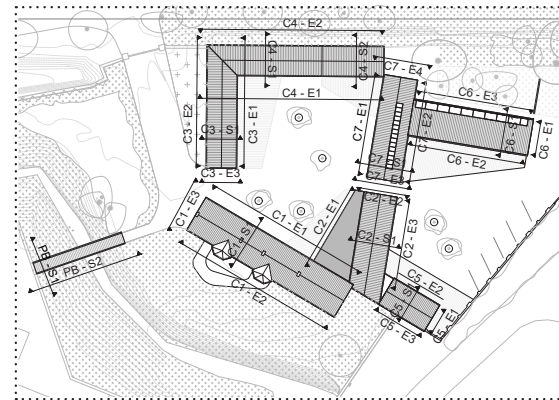
PB.1 CONCEPT DESIGN

The proposal includes a pedestrian bridge, 1.8m wide, to link the existing car parking area to the cottage complex. The bridge is to be fabricated off site by a specialist in modular systems so that it can be installed with minimum interference to the surrounding vegetation. The design consists of a horizontal braced steel structure with steel uprights, Timber infill joists, Larch timber deck and vertical balustrade infill.

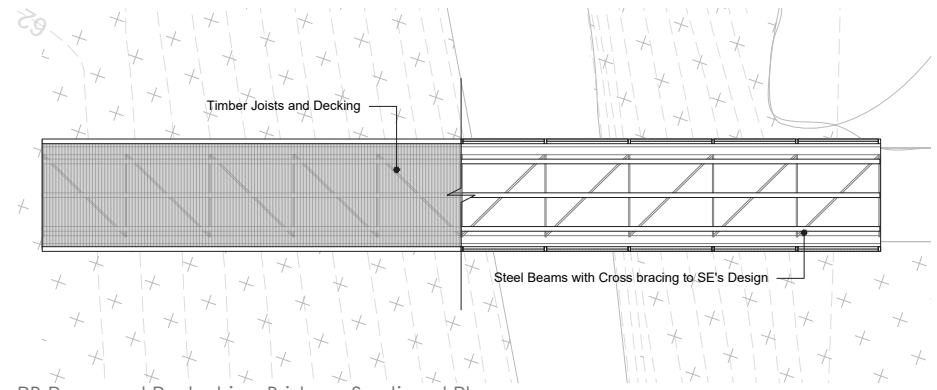


PB Proposed Pedestrian Bridge - Section 01

PB Proposed Pedestrian Bridge - Section 02



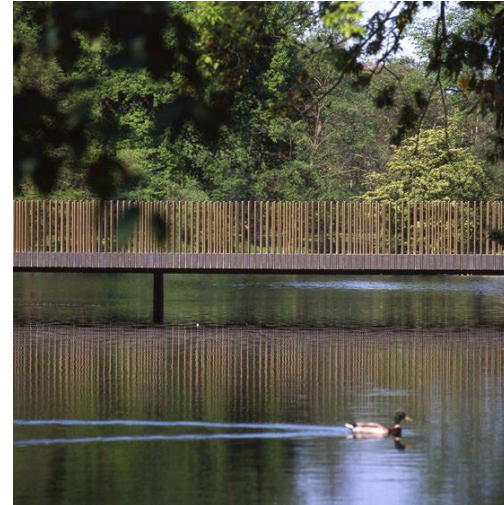
Key Plan



PB Proposed Pedestrian Bridge - Sectional Plan



Ref. image: Pedestrian Bridge - wUrck



Ref. image: Lake Crossing - John Pawson



Ref. image: Predeira do Campo - M Arquitectos



Ref. image: UCC Bridge - O'donnell Tuomey

4. PROJECT STRATEGY & ANALYSIS

4.1 Access

4.2 Car Parking

4.3 Bicycle Parking

4.4 Refuse Storage

4.5 Plants and Communications

4.6 Uses & Circulation Analysis

4.7 Landscape Strategy

4.8 Accessibility

4.9 Fire

4.10 External Lighting

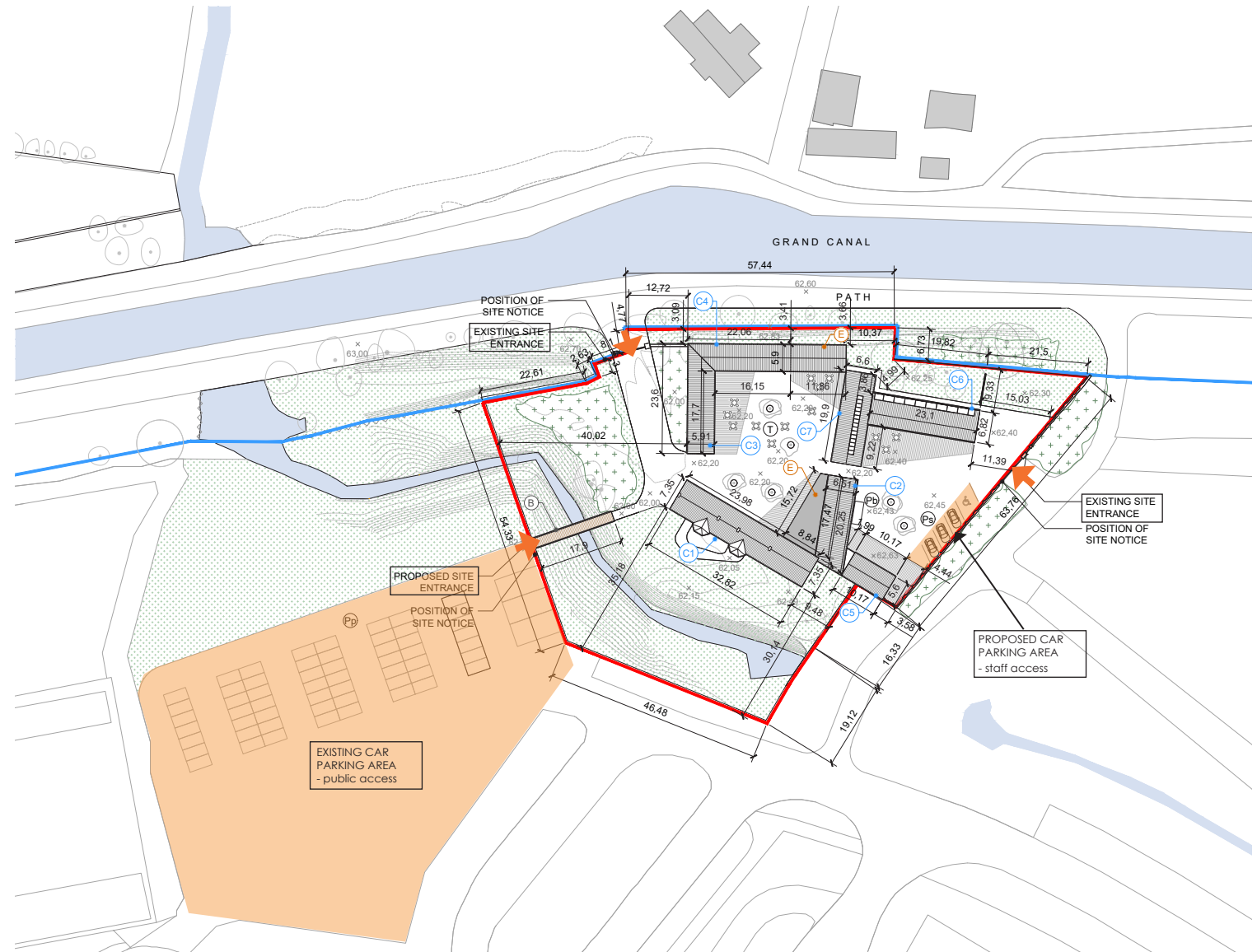
4.1 ACCESS

The project can be reached on foot, by bike, by car or by public transport given that the number 13 bus terminates at the cottage.

There are three access points to Grange Cottage: The first and main pedestrian route is via the entrance on the Grand Canal greenway. This is an existing entrance and brings visitors into the main courtyard from the west. A new entrance gate is proposed to connect the complex to the existing car parking area in Grange Castle business park which currently provides spaces for 100 cars approximately. Finally from the east there is an existing car and pedestrian entrance gate which will bring materials, deliveries and boats (Kayaks) into the courtyard.

4.2 CAR PARKING

There are three regular car parking spaces onsite for staff and an accessible parking space for visitors. It is envisaged that all other visitors will use the existing adjacent car park in the Grange Business Park.



Proposed Site Plan

4.3 BICYCLE PARKING

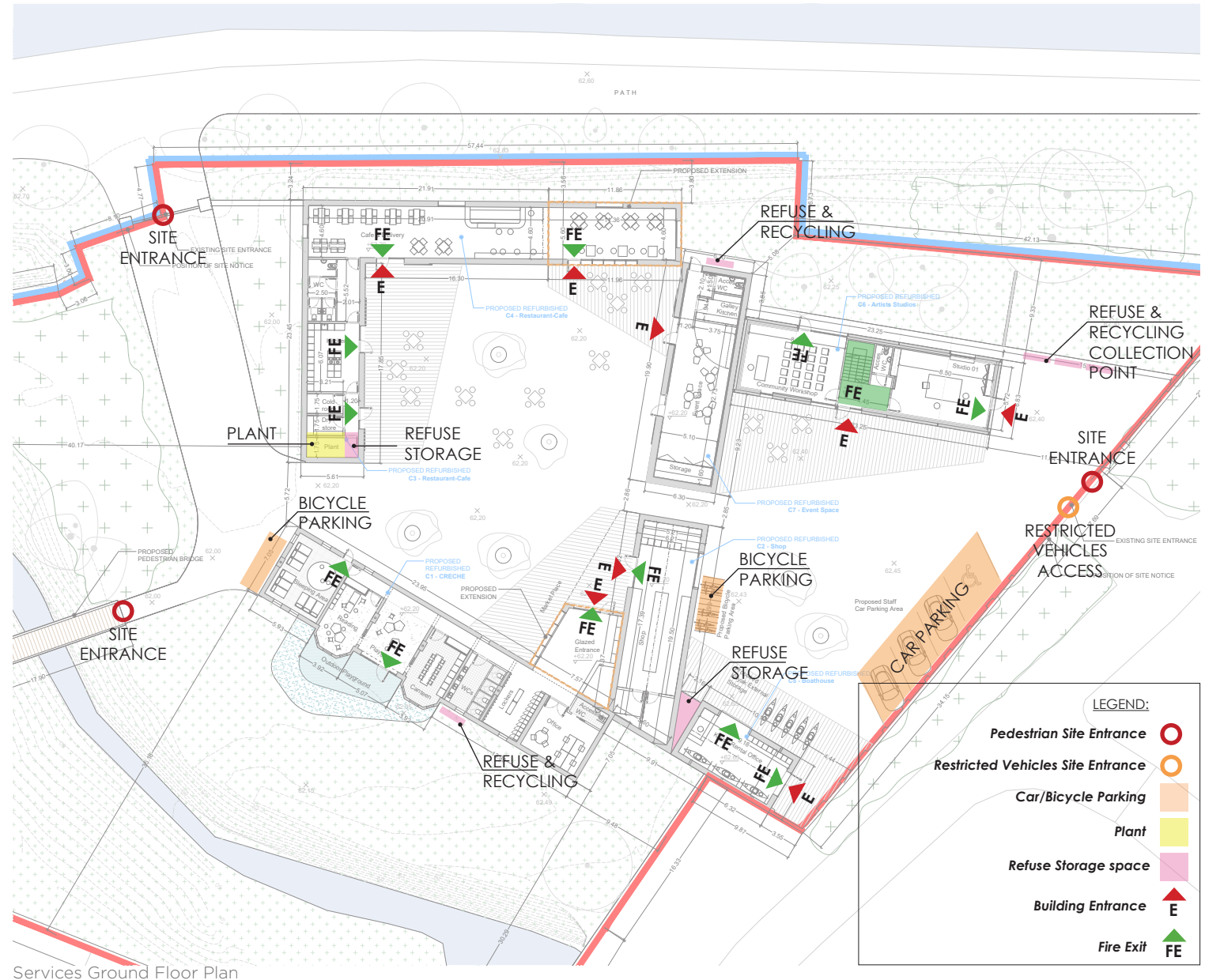
Bicycle Parking is provided in the east courtyard for artists in residence and visitors arriving to the boat club via the green way. Spaces are also provided at the entrance to the main courtyard on the gable of the cottage. In both cases bike stands are located in areas of passive surveillance and pedestrian flow.

4.4 REFUSE STORAGE

Each element of the complex will require designated refuse storage away from public areas which will be brought to the recycling and collection point on the east of the artist studios as shown in the diagram. The café kitchen should have internal bin storage next to the cold store and preparation areas.

4.5 PLANT & SERVICE AREAS

The proposal will mainly include water heating and space heating as all other spaces will be naturally ventilated. There are two areas allocated for plant or service rooms; the southern gable C2 and in the back of the shop. There is also an attic in the cottage which currently houses the water tank for that building.








Services Ground Floor Plan

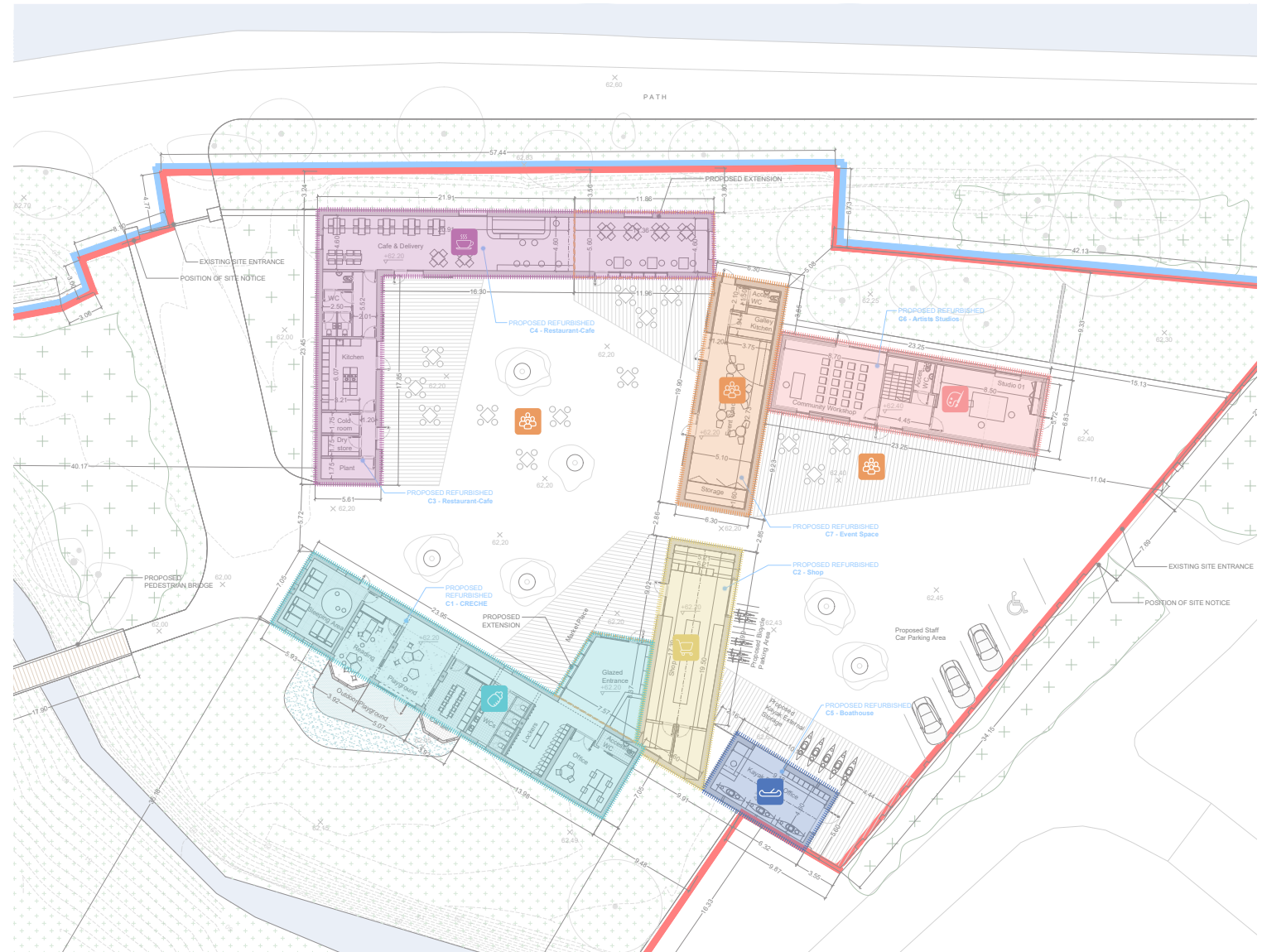
4.6 USES ANALYSIS

The proposed development works at the Grange Cottage Site seek to re-develop the existing cottage and outbuildings as part of the larger 12th Lock Masterplan. The aim of the new masterplan is to bring vacant properties into functional use and enhance the economic, amenity and tourist value for the area.

As detailed in this documents and illustrated on the adjacent diagram, redevelopment consists of a change of use and modifications to Beattie's Cottage from residential to a mixed-use development which includes a childcare facility, café, events space, artists residence and clubhouse. The development also includes a small footbridge connecting the development to the existing car parking area in Grange Castle Business Park.

LEGEND:

	Community/Assembly Spaces		Café
	Shop		Creche
	Artist's Studio		



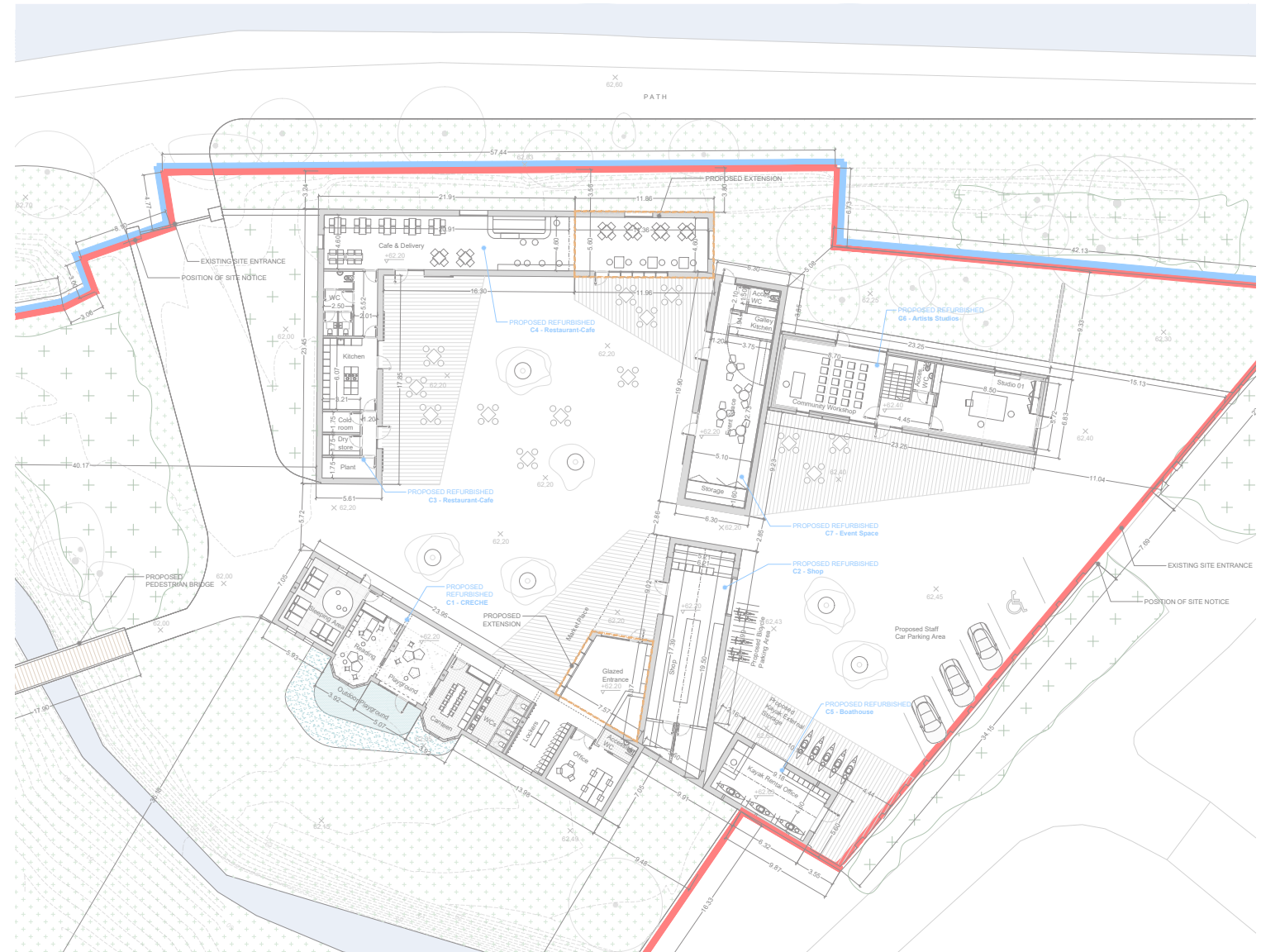
Uses & Circulation Analysis

4.7 LANDSCAPE STRATEGY

The proposal retains all the existing vegetation surrounding the cottage complex apart from a small landing area for the pedestrian bridge. The courtyard, which is currently a mix of concrete hardstand and areas of loose gravel, is proposed to be resurfaced in setts with tree pits and paved terrace areas.

To the south of the cottage the existing back garden will have a small play area for the daycare centre. The existing grass area will act as a swale for rainwater.

For more detail see Engineers drainage drawings and SFRA.













Landscape Plan








4.8 ACCESSIBILITY

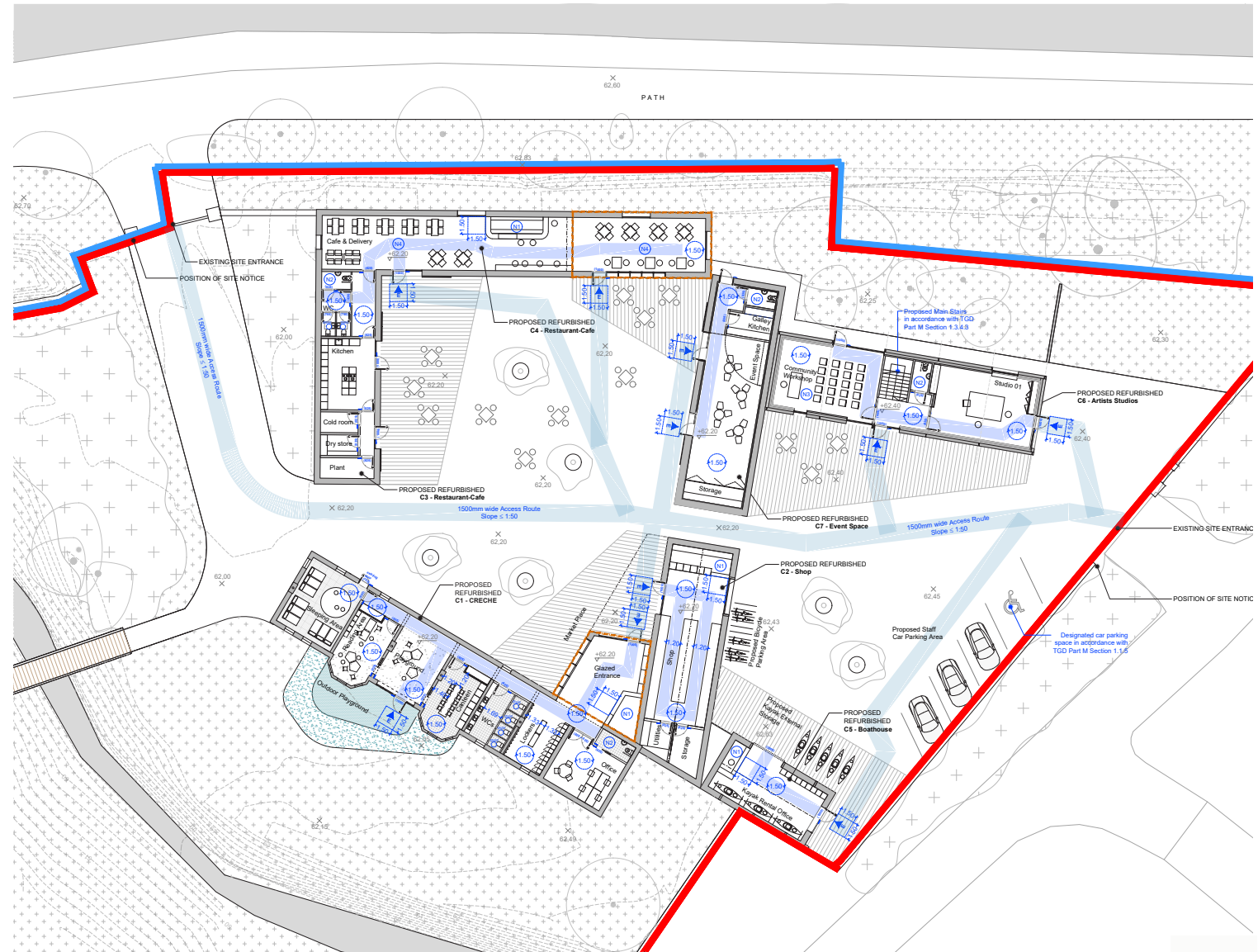
The renovation will include accessible WCs as a minimum in all elements of the complex where new wcs are being introduced. There is a designated accessible parking space for visitors. The resurfaced main courtyard area will provide level access to all buildings and outbuildings. Internally minimum door widths are to follow TGD Part M for existing buildings and the existing corridor is widened to 1200 with areas for turning circles.

LEGEND:

-  Indicates 1,00m wide Level Access Route
-  Indicates 1,50m wide Level Access Route
-  Indicates 1,50m wide Gently Sloped Access Route
-  Wheelchair Refuge as per Part B Section 1.4.15
-  1500 mm turning space as per TGD Part M Section 2.4.3 (c) and Section 1.4 Diagram 15 b.
-  1500 x 1500 mm clear manoeuvring space
-  450 mm turning space as per TGD Part M Diagram 18 1.4.4.1
-  Door to TGD Part M, Diagram 10. - clear width shown replacing XXX - ope width approx. 150 mm wider (depending on door design) - 300 mm leading edge shown blue
-  Sliding Door to TGD Part M, Diagram 10. - clear width shown replacing XXX - ope width approx. 120 mm wider (depending on door design) - 300 mm leading edge shown blue
-  Proposed Entrance (Level Access) - Glazed entrance doors to have manifestation in place as per TGD Part M, Section 1.2.4.1 and 1.5.7(a) - Accessible manual doors as per TGD Part M, Section 1.2.4.2 - Accessible Power-operated doors complying with TGD Part M, Section 1.2.4.3

NOTES:

-  N1 - Section of serving counter to have 1500x1500mm clear manoeuvring area in front of it
-  N2 - Section of counter to be 1500mm long and 825mm height as per Section 15.5.5 of TGD Part M
-  N3 - New heating enhancement system at counter to be provided as per Section 14 of TGD Part M
-  N4 - Accessible WC to be provided in accordance with Part M Diagram 15b
-  N5 - Meeting room "without fixed seating" as per TGD Part M Section 1.5.4
-  N6 - Lower tables to be provided at heights shown to facilitate wheelchair accessibility
-  N7 - Seals (base (i.e. not feet)) to facilitate wheelchair accessibility













Access & Use - Ground Floor Plan








4.8 ACCESSIBILITY

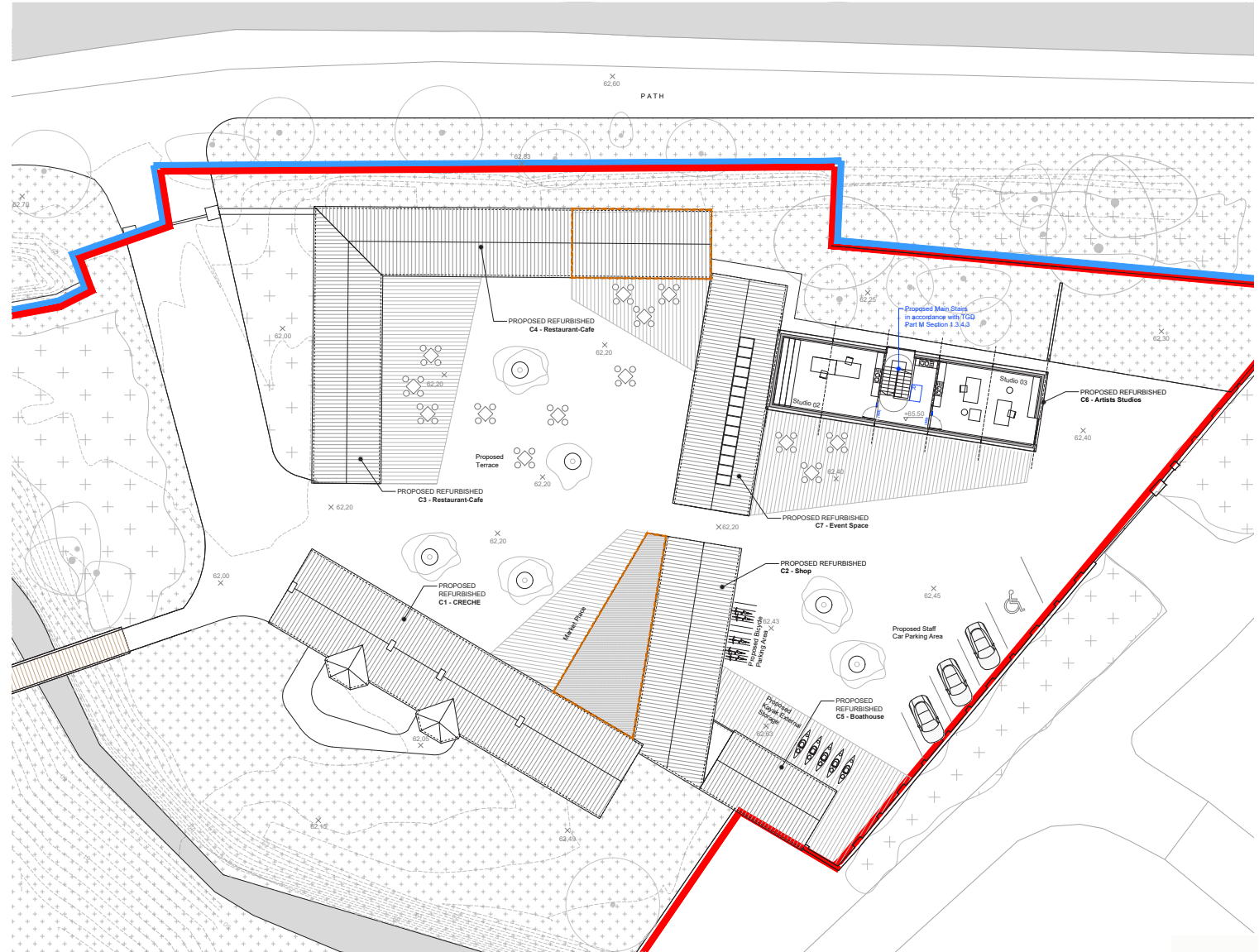
Almost all of the complex is single storey apart from the first floor artist studios which are access via a stairs which is suitable for ambulant disabled users. All door widths and corridors for the artist studios are as per TGD Part M 2022.

LEGEND:

-  Indicates 1.00m wide Level Access Route
-  Indicates 1.50m wide Level Access Route
-  Indicates 1.50m wide Gently Sloped Access Route
-  Wheelchair Refuge as per Part B Section 1.4.15
-  1500 mm turning space as per TGD Part M Section 2.4.3 (c) and Section 1.4 Diagram 15 b.
-  1500 x 1500 mm clear manoeuvring space
-  450 mm turning space as per TGD Part M Diagram 18 1.4.4.1
-  Door to TGD Part M, Diagram 10.
- clear width shown replacing XXX
- ope width approx. 150 mm wider (depending on door design)
- 300 mm leading edge shown blue
-  Sliding Door to TGD Part M, Diagram 10.
- clear width shown replacing XXX
- ope width approx. 120 mm wider (depending on door design)
- 300 mm leading edge shown blue
-  Proposed Entrance (Level Access)
- Glazed entrance doors to have manifestation in place as per TGD Part M, Section 1.2.4.1 and 1.5.7(a)
- Accessible manual doors as per TGD Part M, Section 1.2.4.2
- Accessible Power-operated doors complying with TGD Part M, Section 1.2.4.3

NOTES:

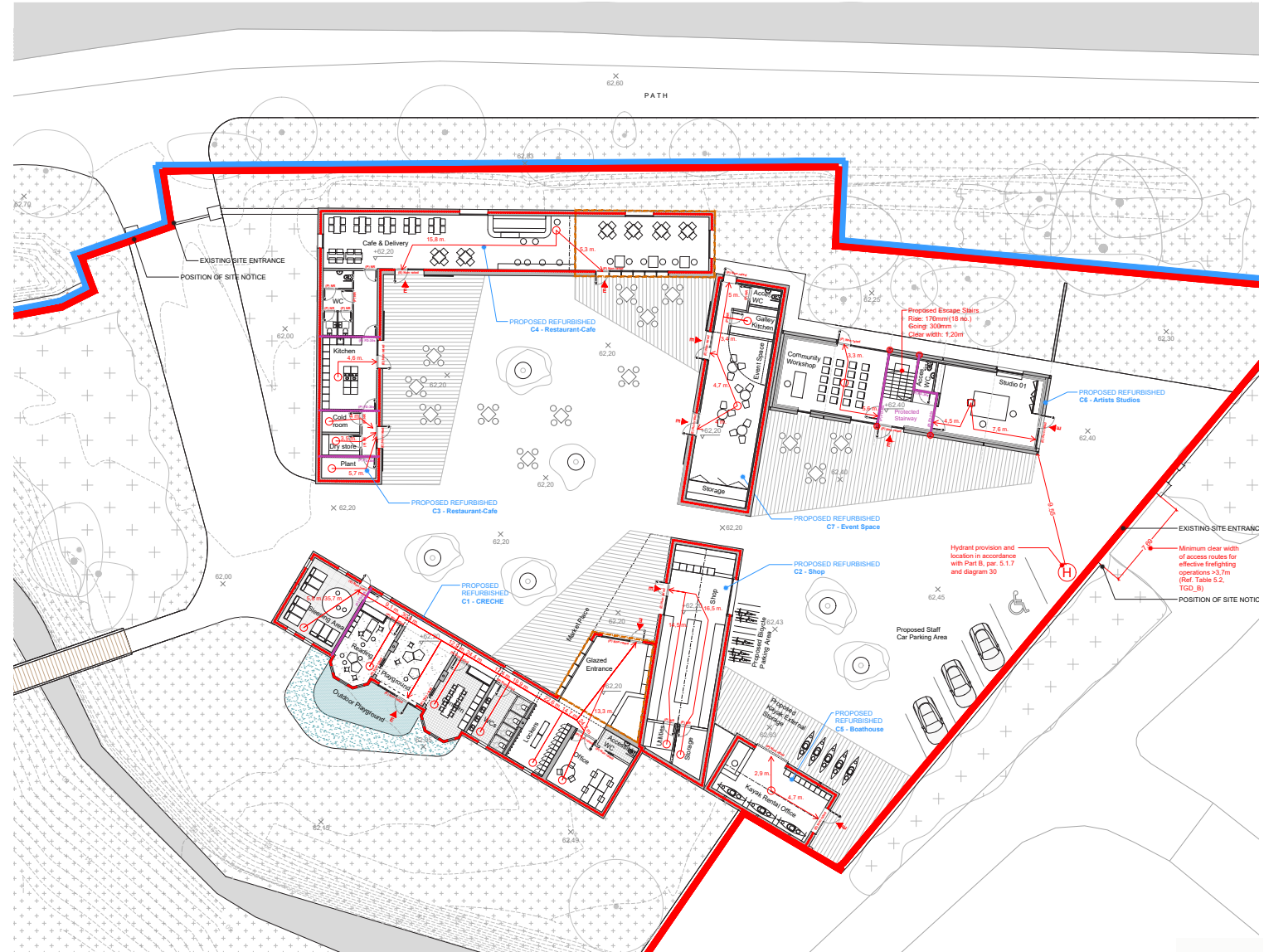
-  N1 - Section of serving counter to have 1500x1500mm clear manoeuvring area in front of it
-  N2 - Section of counter to be 1500mm long and 825mm high as per Section 15.5.5 of TGD Part M
-  N3 - New hearing enhancement system at counter to be provided as per Section 14 of TGD Part M
-  N4 - Accessible WC to be provided in accordance with Part M Diagram 15b
-  N5 - Meeting room "without fixed seating" as per TGD Part M Section 1.5.4
-  N6 - Lower tables to be provided at heights shown to facilitate wheelchair accessibility
-  N7 - Seats loose (i.e. not fixed) to facilitate wheelchair accessibility



Access & Use - First Floor Plan

4.9 FIRE

Almost all public spaces have escape in two directions directly to open air. Fire compartmentation is proposed around the kitchen and plant areas in the café. Non combustible internal linings are proposed within the shop, café and daycare with the existing stone external walls being insulated internally with a non-combustible ecoCork lime render. Fire fighting vehicles have access to all areas of the courtyards and building facades and roofs.



Fire Safety - Ground Floor Plan

LEGEND:

- 60 min fire rated wall
- 30 min fire rated wall
- X → Escape Route and its length
- XXXX - Door rating replacing XXX
- E Existing door
- P New door
- 1 hr + Fire Stopping to Construction Joint by Third Party Accredited Fire Stopping Specialist
- W Wheelchair Refuge as per Part B Section 1.4.1.5
- ADV Automatic Opening Vent
- H Hydrant
- ▲ Pedestrian Level Access

NOTES:

- Full signage and emergency lighting to be installed as per IS 3217:2013 & A1:2017. Exact location to be confirmed by specialist installer
- Fire Alarm Control panel to be located in full view and installed as per IS 3218:2013 & A1:2019. Exact location to be confirmed by specialist installer

4.9 FIRE

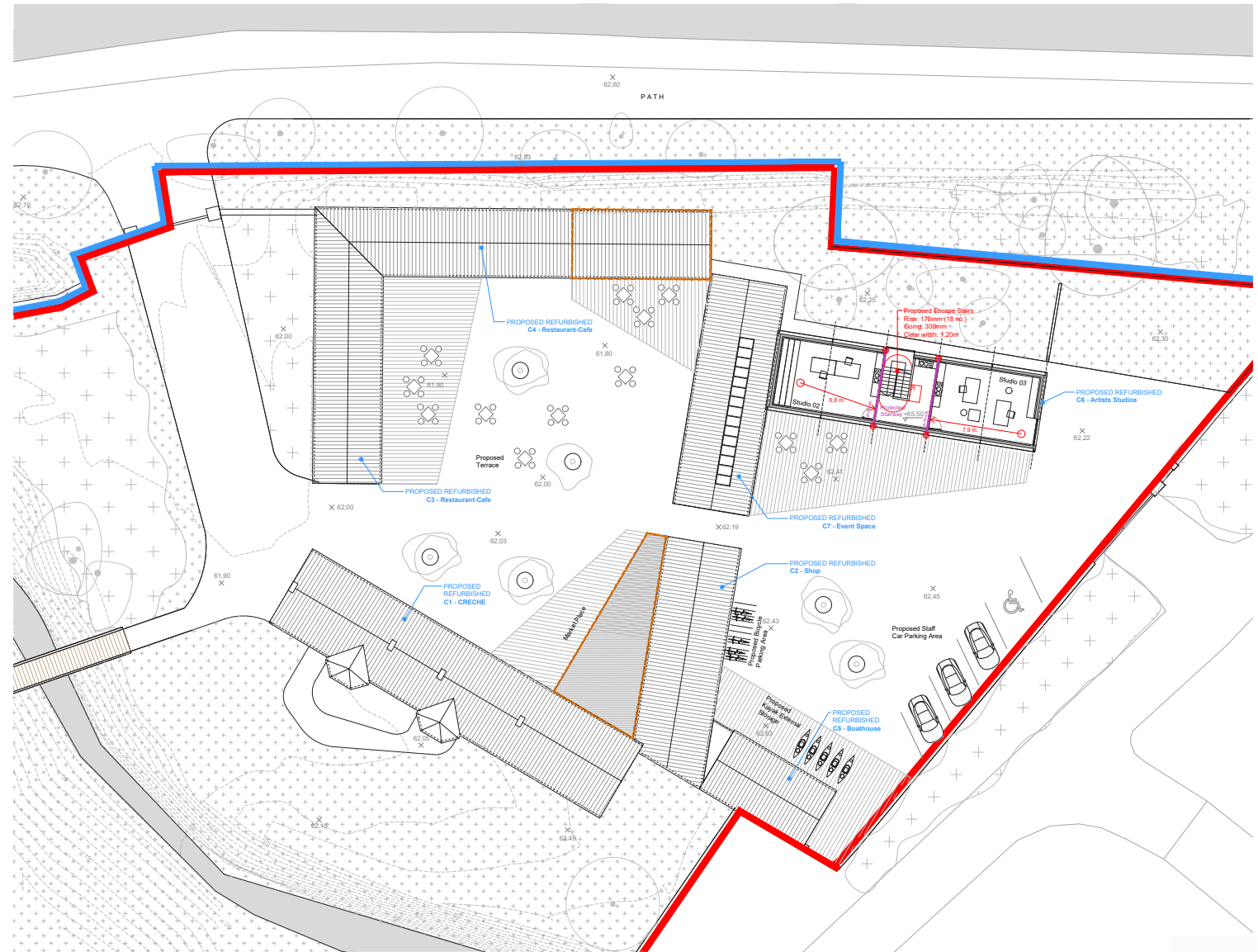
The complex is mainly single storey with only two artist studios on the first floor which are accessed via a protected stairway, each acting as a separate component. These studios only have only direction of escape but are well within the recommended travel distances.

LEGEND:

- 60 min fire rated wall
- 30 min fire rated wall
- X m. Escape Route and its length
- XXX - Door rating replacing XXX
- E Existing door
- P New door
- 1 hr + Fire Stopping to Construction Joint by Third Party Accredited Fire Stopping Specialist
- R Wheelchair Refuge as per Part B Section 1.4.15
- ADV Automatic Opening Vent
- H Hydrant
- ▲ E Pedestrian Level Access

NOTES:

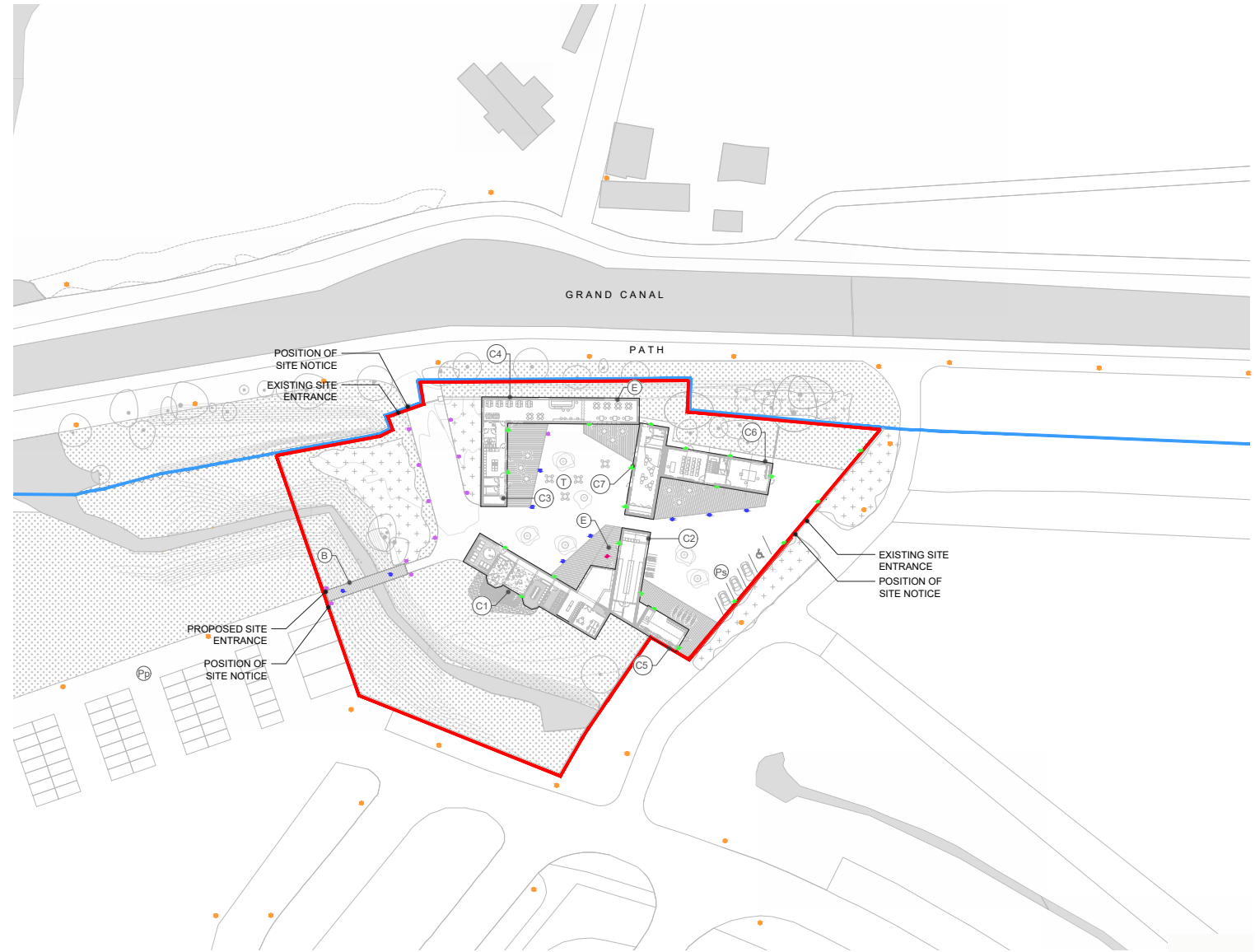
- Full signage and emergency lighting to be installed as per IS 3217:2013 & A1:2017. Exact location to be confirmed by specialist installer
- Fire Alarm Control panel to be located in full view and installed as per IS 3218:2013 & A1:2019. Exact location to be confirmed by specialist installer.



Fire Safety - Ground Floor Plan

4.10 EXTERNAL LIGHTING

The cottage is surrounded by dense vegetation which is habitat to several species of animals, (see EclA Screening report) and as so lighting will be minimized wherever possible in terms of number of lights and the power of the lights (lux level). It is proposed to use a combination of low level LED Bollards for pathways, integrated low level lighting for the pedestrian bridge, wall surface mounted LED luminaires and inground LED Lighting for the courtyard as shown in the adjacent plan.



LEGEND:

- Existing Lighting Pole
- Proposed LED Bollard
- Inground LED Lighting - LED extruded profiles may be oriented independently
 - IP65, IK08 53 x45, 4000K
AN-R6 / Anthracite gray / Textured
353mm overall height
130mm overall length
 - IP67, IK10 20U x45, 3000K
INOX / Stainless steel / Glossy
200 x 200 mm
- Wall surface mounted LED Luminaire
 - IP65, IK08 53 x45, 4000K
AN-R6 / Anthracite gray / Textured
114mm overall height
84mm overall height
- Recessed mounted LED downlight
 - IP64, IK10, 4000K
efficient vandal resistant LED
downlight luminaire 6w matt diffuser

Proposed External Lighting Plan

SFA42
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