

Project Title:	Taylors Lane, [Kingston Court] Ballyboden , Dublin 16
County Architect: Senior Architect: Architects:	Eddie Conroy FRIAI Patrick de Roe MRIAI Architectural Services Department, South Dublin County Council
Context:	<p>Both sites abuts Taylors Lane, forming a long narrow strip of ground to one side and a rectangular plot to the other side.</p> <p>Description Of Site: Kingston Court – A listed building abuts the site and the boundary wall is listed. Five houses face the existing open space left over from an incomplete private development. The area is currently used as an un-maintained let over space, formed from the un-build development in front of the houses. It is not designated open space and the original intention was to construct a substantial number of houses on the site.</p> <p>Description Of Site: Glendower Drive- The site formally had a building and foundation / rising walls are still intact following demolition.</p>
Project Description:	<p>The project comprises a grouping of 5 units to Kingston Court and 4 units to Glendower Drive.</p> <p>The existing open space has been largely retained and will be developed as a small residential park in consultation with the Parks Department.</p> <p>A large water-main traverses the lower site section and neither planting or building is possible.</p>  <p>Existing Road on site</p>  <p>View across site + open areas to be retained.</p>



View to existing houses + site area to be built on.

The project budget will be extended to cover upgrading of the adjacent open space area, creation of a hard landscaped court and boundary treatment to the main road.

The Glendoher site has a sewer traversing rear of the site preventing an L shaped development. It fronts onto Taylors Lane but has a significant frontage onto Glendoher drive.

As a derelict corner site the development will contribute to the visual quality and security of the location.



Views to site opposite Kingston Court



Overall Project Budget: € 1,600,000 excl. vat

Architectural Design:	<p>The housing is grouped to form a distinctive space –</p> <ul style="list-style-type: none"> • The existing open space is addressed as a residential park with all housing facing it. • The access is shared surface and landscaped. The new housing address the existing open space providing passive supervision. • Both sections of the infill protect existing amenity and reinforce previously unprotected boundaries. • The existing scale has been retained to reinforce the park and local features. • The houses will be designed and constructed to met future changes in energy conservation with a 40% greater reduction as anticipated by new Government legislation. <p>The Area Committee for the Terenure / Rathfarhnam Area have requested the following: "That the Manager, having regard to the particular historical, natural and cultural significance of the Kingston Court Green site and its close proximity to a protected structure – Newbrook House, and taking into consideration the many submissions for the public for a formal Public Garden; Taking all this into consideration that the SECOND BLOCK AT THE NORTHERN END AT TAYLORS LANE BE DELETED AND RE-LOCATE (MOVE SOUTH) THE GABLE BUILDING DESIGNED TO COMMEMORATE ARCHITECT JOSEPH BYRNE WHO LIVED AT KINGSTON AND WHO DESIGNED THE CARNIGIE LIBRARY, SOCIAL HOUSING AND IVEAGH BATHS.</p> <ul style="list-style-type: none"> • The above has been taken into consideration in the follow manner_ <ol style="list-style-type: none"> 1. The layout has been revised to provide a larger park area. 2. Apartment type units have been substituted with terrace house types. 3. Joseph Byrne, the renowned local architect, will be commentated by not only an artistic / installation with in the project but also by the design of the houses, both energy and space wise, to meet standards appropriate to emerging concerns on energy conservation and environment. <p>The houses have been designed to maximise solar gain and the enjoyment of natural light.</p>



Proposed Site Plan



Ancillary Works to Project:

Re-routing of existing services.
Upgrading of existing listed boundary walls, landscaping and open space.

Project Partners

Housing Construction Department
Department of Environment and Local Government
Parks Department
Local Community and residents

Site / Services Constraints:

All major existing services runs have been identified for the design. Local alterations to layout are likely when on site investigations establish precise underground service locations. Major service runs and road layout alterations have an impact on the project.

Description of
Project for Part 8
Consultation Notice
and Site Notice:

COMHAIRLE CHONTAE ATHA CLIATH THEAS

SOUTH DUBLIN COUNTY COUNCIL

Proposed Development Notice Under Part 8 of the Planning & Development Regulations 2001/2006

Pursuant to the requirements of the above, notice is hereby given of the proposal to construct the following:

Taylor's Lane Infill Housing, Rathfarnham, Dublin 16

Development of a nine unit infill housing project on lands at Taylor's Lane, Rathfarnham, Dublin 16, with five units on lands at Kingston Court, and four units on lands at junction of Taylor's Lane & Glendoher Drive comprising:

6 no. two-storey three bedroom units, 1 no. two-storey three bedroom unit and 2 no. two-storey four bedroom units with attic converted. The works to include alterations to the existing on-street parking layout, new off street parking, new boundary treatments, landscape park area and all necessary associated ancillary works on the two sites at Taylor's Lane, Rathfarnham, Dublin 16.

Plans and drawings of the proposed development are on display at the headquarters of South Dublin County Council, County Hall, Tallaght, Dublin 24, during normal working hours until Wednesday 22nd August, 2007 and on the Council Website www.sdcc.ie

Submissions or observations with respect to this matter dealing with the proper planning and sustainable development of the area in which the development would be situated may be made in writing to:

**The Senior Executive Officer,
Housing Department,
South Dublin County Council
County Hall,
Tallaght,
Dublin 24**

up to and including Wednesday 5th September, 2007. It should be noted that the Freedom of Information Act applies to all records held by South Dublin County Council.

www.southdublin.ie

Unit Areas and Types	DoE Target Unit Areas m2	Proposed Unit Sizes	L / K Area / Total	Main bedroom / Total	Number of Units according to type
DoE Unit Types [delete N / A]					
3 Bed / 4 Person [2story]	83				6
3 Bed / 5 Person [2 story]	92				1
4 Bed / 6 Person [2 story/ attic]	110				2
Total Number of Units					9