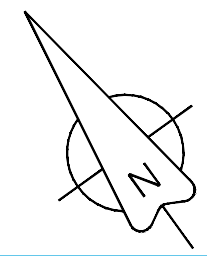


FERNHILL PARK & GARDENS  
Coach House - Proposed Restoration & Extension

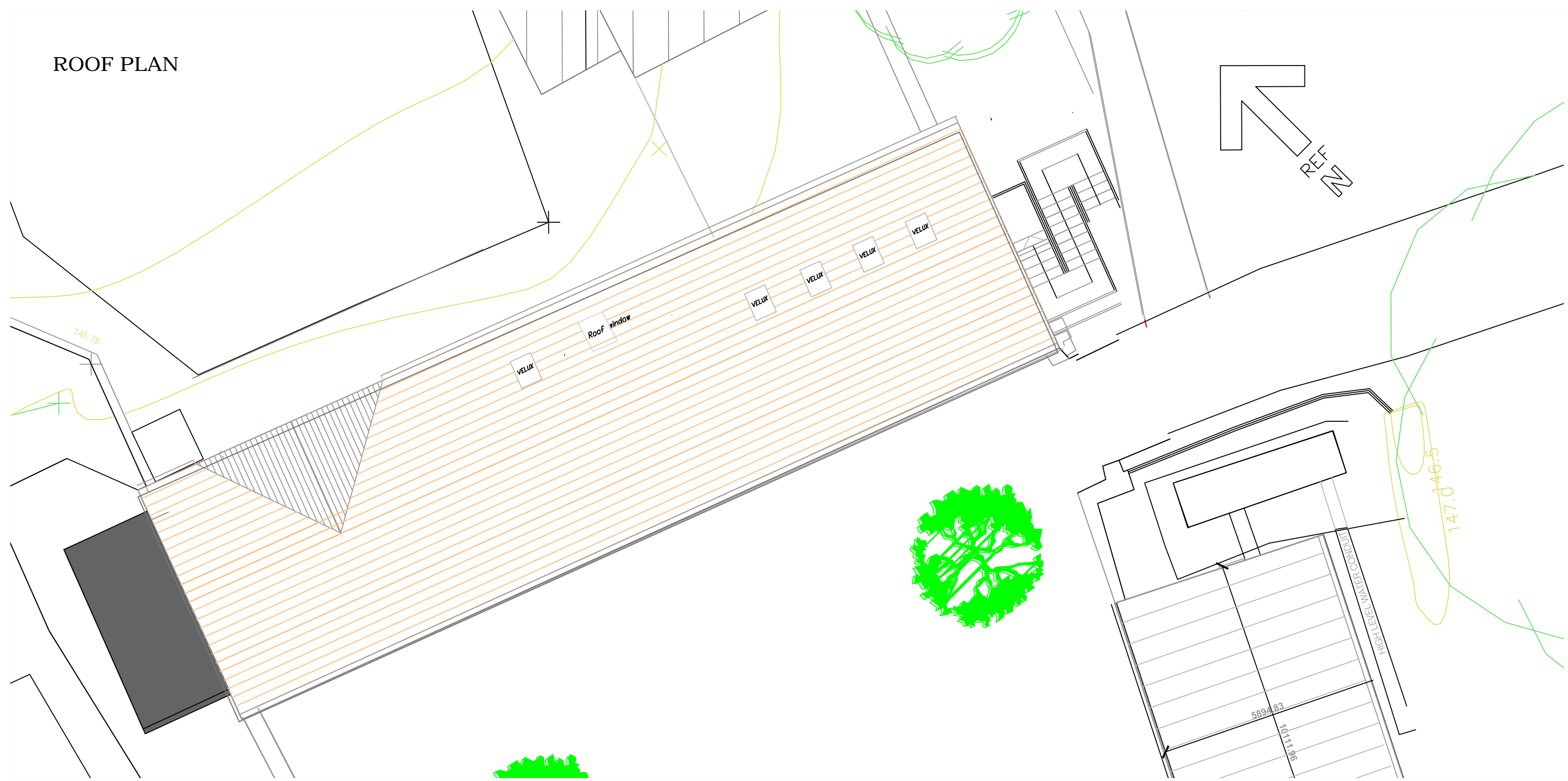


Do not scale from this drawing. Use figured dimensions only. Check all dimensions on site before commencing works. Report any discrepancies to the ER before proceeding. All levels to be clarified on site by the ER. These drawings and designs thereon are copyright of Dun Laoghaire Rathdown County Council.

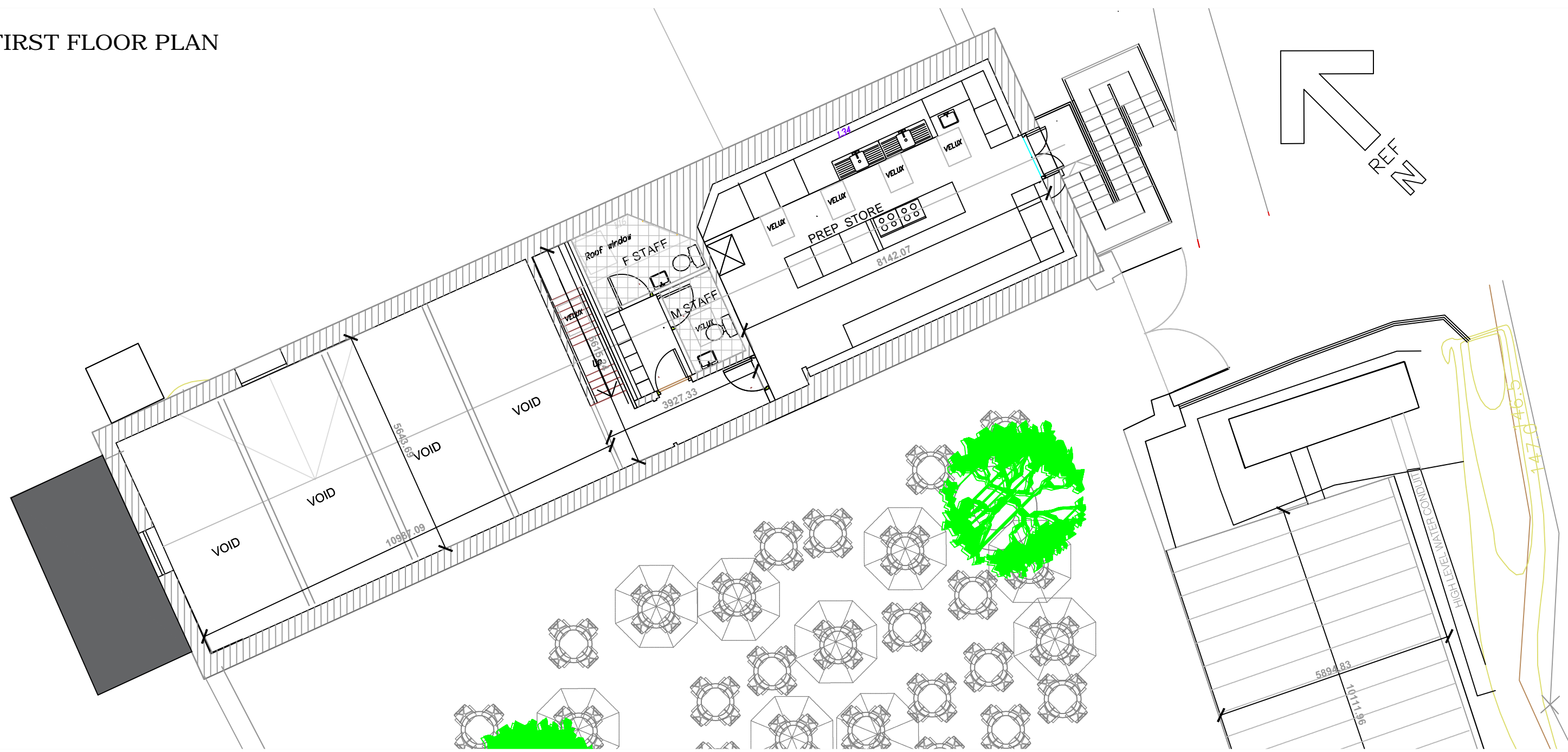
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Date: June 2017	Revision: A
Checked By: ROD	Drawn By: POC

PC/PKS/01/17

ROOF PLAN



FIRST FLOOR PLAN



PART BACK ELEVATION



ORIGINAL DOORS TO GARAGE COACH HOUSE



GROUND FLOOR  
THE EXISTING GROUND FLOOR WAS A CARRIAGE AND CAR GARAGE AREA A ( WITH A PIT) AND AREA B WAS A STABLE ( WHICH STILL CONTAINS ONE STALL ).  
AREA A WILL BE A SERVERY FOR THE NEW RESTAURANT WITH A DUMB WATER TO THE FIRST FLOOR PREPARATION AREA OVER.  
AREA B WILL BE A SEATING AREA. A NEW OPE WILL BE FORMED IN THE END WALL AND A NEW GLAZED BOX WILL BE CREATED TO ALLOW A VIEW OF THE GARDEN FROM THE SEATING AREA. THE STABLE WILL BE DISMANTLED AND BE ARRANGED ALONG THE WALL AS A FEATURE IN THE SEATING AREA. THE FLOOR TO CEILING HEIGHT TO THE AREA ABOVE IS 1800MM HIGH SO IT IS PROPOSED TO REMOVE THE FLOOR AND RELOCATE THE TIMBERS IN THE GROUND FLOOR. IT IS PROPOSED TO PROVIDE A NEW TIMBER FLOOR AT GROUND LEVEL WHICH CAN INCORPORATE INSULATION, OVER THE ORIGINAL EXISTING GRIDED CONCRETE FINISH AND OPEN DRAINAGE CHANNEL DESIGNED FOR THE STABLES. THIS WILL MITIGATE THE PROPOSED ALTERATIONS AND REUSE EXISTING MATERIALS. THE EXISTING GARAGE DOORS AND EXTERNAL DOOR WILL BE RE-HUNG SO AS TO BE CLOSED AT NIGHT AND THE LARGE OPE WILL BE GLAZED TO PROVIDE LIGHT INTO THE NEW SERVERY AREA.  
NEW STAFF CHANGE FACILITIES WILL BE PROVIDED ON THE FIRST FLOOR.  
THE EXISTING ROOF WILL BE CAREFULLY REPAIRED WITH MATCHING CLAY TILES THE AREA PREVIOUSLY SLATED TO THE BACK BORMER WILL BE RETAINED. NEW VELUX LIGHTS ( CONSERVATION STYLED ) WILL BE FITTED TO ALLOW DAYLIGHT IN THE PREPARATION AND STORE AREA. THE EXISTING ROOFLIGHTS WILL BE REFURBISHED AND RETAINED. THE STONE FINISH INTERNALLY WILL BE RETAINED, CLEANED AND RE-POINTED TO MATCH EXISTING AS NECESSARY. TO MEET REGULATIONS IT WILL BE NECESSARY TO TILE BEHIND THE SERVERY. THIS AREA WILL BE INSULATED, PLASTERED AND TILED. A NEW ACCESS STAIRWELL WILL BE INSERTED IN THE HALL TO SUITABLE TIMBER DETAILS AND THE FIRE ESCAPE TO THE FIRST FLOOR WILL BE REPLACED.

EXTERNAL FINISHES  
THE EXISTING FINISHES WILL BE RETAINED THE THRESHOLD DETAIL WILL MATCH THE EXISTING DETAIL AT THE CURRENT ENTRANCE. GRANITE THRESHOLD AND BRICK TILE FINISH  
RAINWATER GOODS  
THE EXISTING CAST IRON GUTTERS AND DOWNPIPES WILL BE RETAINED AND REPAIRED AND IF SECTIONS ARE BEYOND REPAIR MATCHING RAINWATER GOODS WILL BE SOURCED  
EXISTING WINDOWS  
ALL EXISTING WINDOWS WILL BE CAREFULLY RESTORED  
EXISTING DOORS  
THE DOOR TO THE ADJOINING COURTYARD TO THE NORTH EAST WILL BE RESTORED AND CLOSED UP INTERNALLY THE OTHER DOORS WILL BE RESTORED AND REHUNG AS PREVIOUSLY NOTED.



VIEW COURTYARD WALL  
EXISTING STONE AND BRICK FINISH

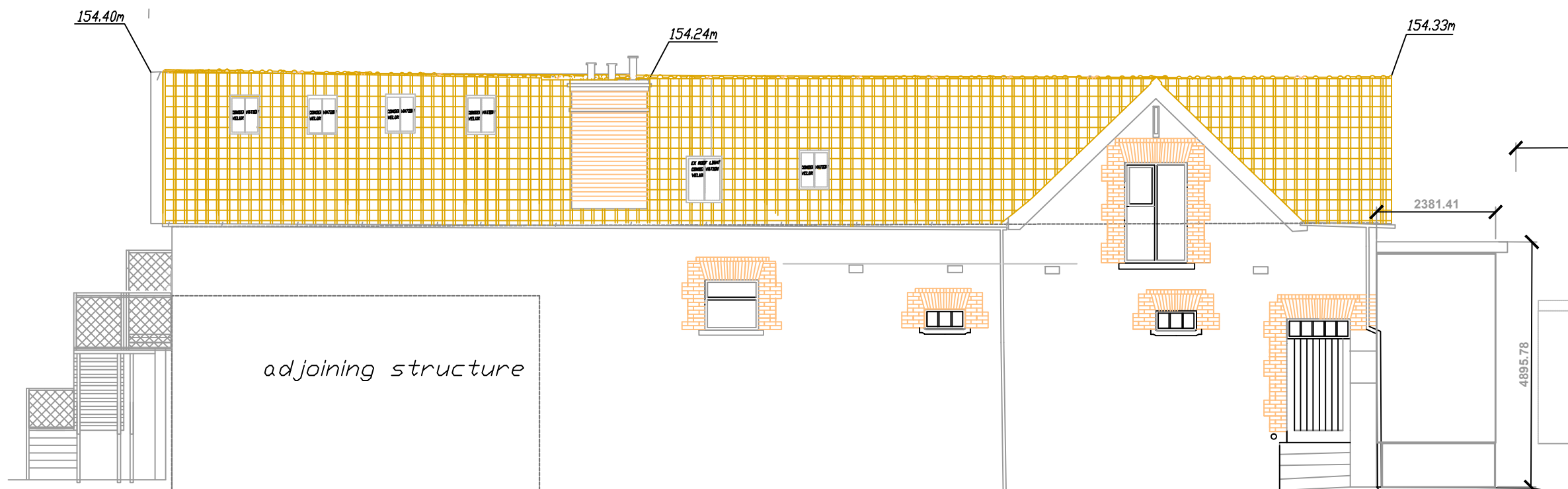
Elevation 1



145m DATUM LINE

COURTYARD ELEVATION

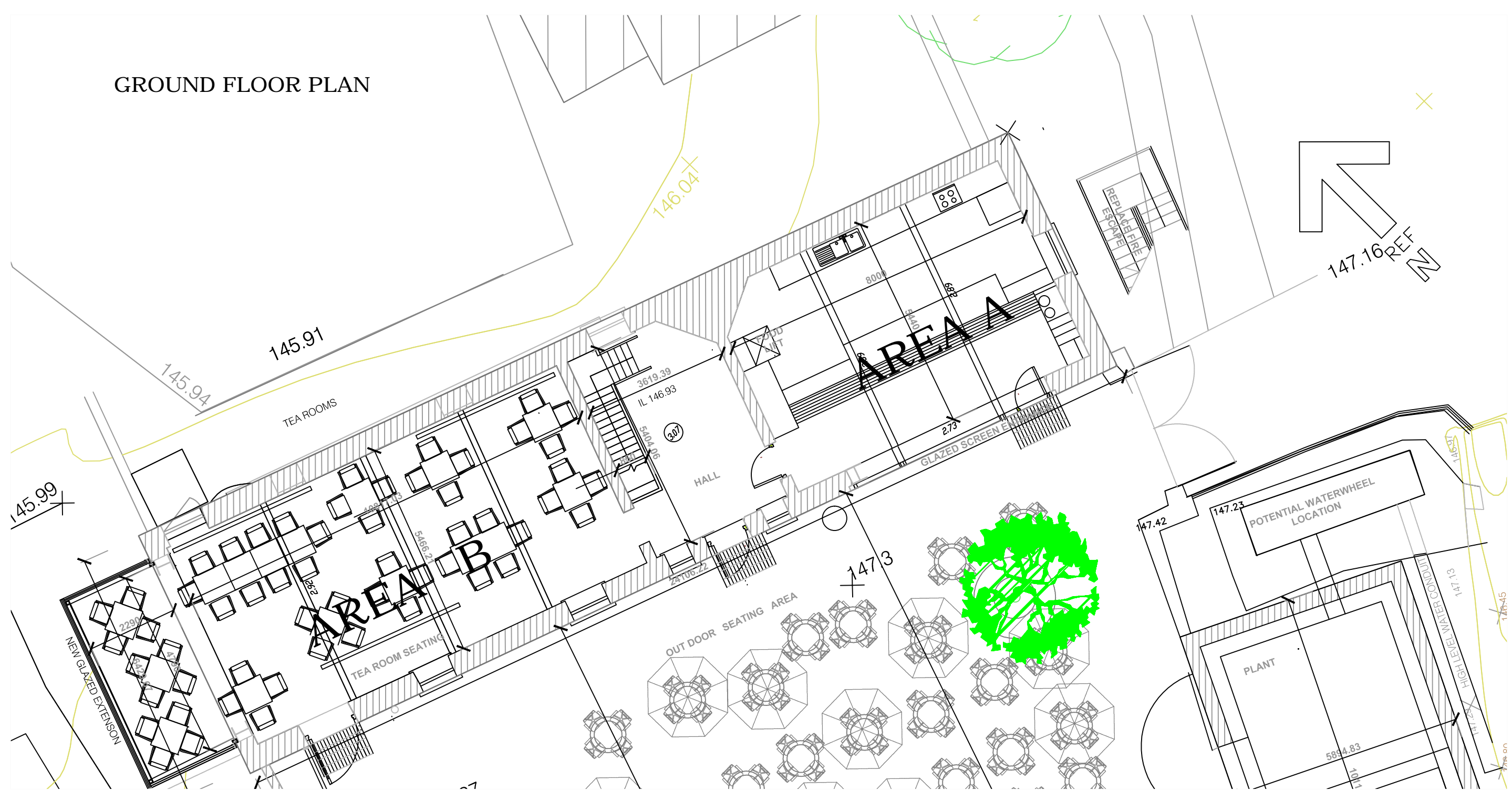
Elevation 3



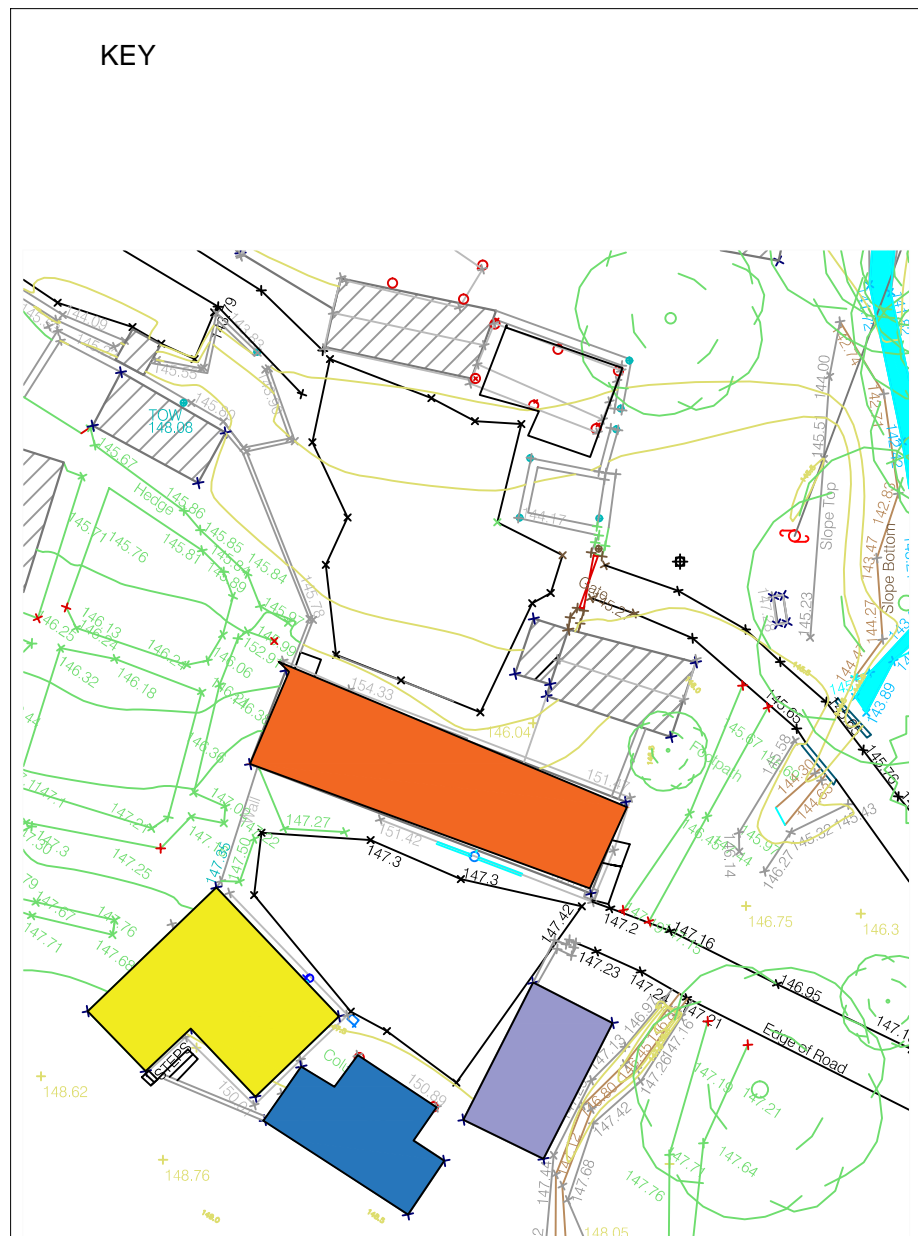
145m DATUM LINE

NORTH EAST ELEVATION

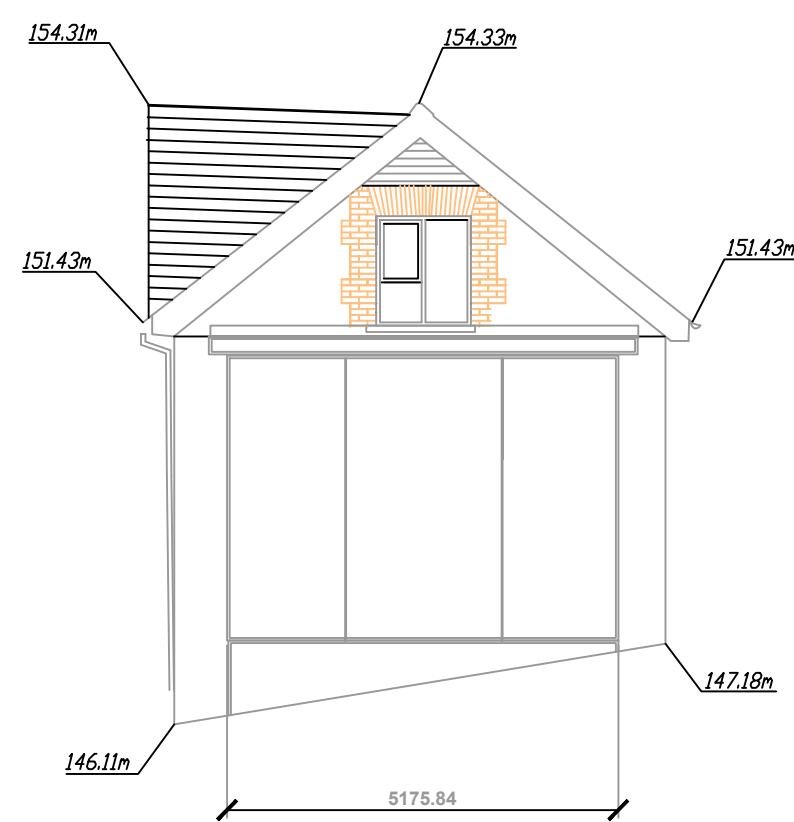
GROUND FLOOR PLAN



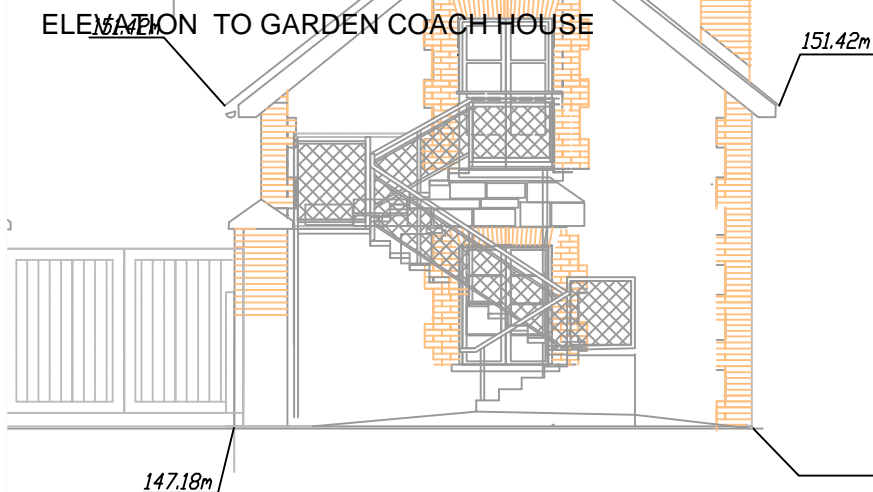
KEY



COACH HOUSE



Elevation 2



ELEVATION TO GARDEN COACH HOUSE

ELEVATION TO ENTRANCE COACH HOUSE