

**To the Chairperson and Members of the
South East Area Committee**

**Report on Proposed Part 8 for the construction of a new tearoom, upgrade of existing
bandstand and ancillary landscape works at Bushy Park**

Construction of a new tearoom, upgrade of existing bandstand and ancillary landscape works at Bushy Park. The proposed works include the following; a new tearoom including dining area, server, kiosk, outdoor dining, external terrace, kitchen/store, WCs, staff facilities, plant/storage areas, public accessible toilets and baby changing facilities, external lighting and alterations to existing landscape, footpath and entrance to Rathdown Avenue; upgrade and modification to existing bandstand including removal of existing roof, columns and rear wall, addition of new roof, back stage area, accessible ramp, lighting and enhancement of stage element.

Dublin City Council Community, Culture, Recreation and Economic Services has commissioned Howley Hayes Architects to develop a design for a contemporary tearoom with careful consideration of placement, scale, materials and proportions and its relationship within Bushy Park, the proposed Dodder Cycle way and the wider Terenure/Rathfarnham/Rathgar areas. In addition, the development of a design for the currently redundant bandstand.

This project is being developed in the context of the objectives identified for the park in the Landscape Masterplan and Management & Development Plan (MosArt 2008). New tearooms in Bushy Park would support and enhance the amenity value of the park for both locals and visitors alike - an open and inviting building, providing accommodation for refreshment facilities and accessible toilet facilities, supporting the hosting of events at the enhanced bandstand and its natural amphitheatre.

Located in Bushy Park, a fine historic landscape of beautiful woodland and river walks and ornamental ponds as well as catering for football, tennis, boules, skateboarding and children's play. The tearoom is carefully placed at the edge between the existing recreation facilities and the more natural setting of the park. The existing trees offer a great opportunity for the placing of a pavilion in the landscape providing an immediate context in which the new structure can be immersed. The design will embrace the important duality of all good garden structures combining focal point and prospect point. The footprint of the building will sit atop of the ridge where the park slopes dramatically to the level of the pond and river forming a natural amphitheatre to the bandstand. It will take advantage of views to the pond, mature woodland and civic markers in the surrounding suburbs. The tearoom is positioned to provide focus and interest in the park and is designed to minimise any impact on the trees and landscape of the park. A survey of the existing trees has been undertaken and relative condition of each tree identified.

It is located at the junction of the main footpath routes through the park, adjacent to the existing recreation facilities to the northwest, playground to the southwest and the bandstand amphitheatre to the southeast. Public access to the tearooms is facilitated from southwest, where most footfall will occur through the park.

The tearooms (175m²) will include a dining area, kiosk, kitchen, staff areas, and toilet facilities, along with associated ancillary areas. The taller 'served' block will contain the bright south-facing dining area with views through the trees of the 'wildflower' area. The space extends outside to the cantilevered deck for outdoor seating under the 'canopy' of the expressed timber roof and ceiling structure designed to reflect the surrounding trees. An external south and west-facing terrace (85m²), is located outside the dining area, with views through the trees towards the playground. The lower 'service' block will contain the kiosk, kitchen, staff area, toilets and plant areas. Service access from Rathdown Avenue will be facilitated by the extension to the footpath area to the rear of the kitchen – fire tender and waste vehicle access will be provided to the rear of the building and a dedicated parking bay will be provided in the harder landscape elements for delivery vehicles.

The building will 'touch the ground lightly' with the cantilevered outdoor deck forming a floating edge over the sloped topography. The dining area is expressed as the lighter element with tall glazed screens and a floating timber roof that provides shelter and shade connecting the building to the park. The lower kitchen block is expressed as a solid grounding element that contrasts with the lightness of the dining space form. It will contain all the service zones within one block for efficiency and expression. The contrasting timber and glass facades will contain various sized openings that will reflect each room behind, ensuring legibility of use.

The bandstand will be refurbished in a similar palate of materials to the tearooms to create a vibrant civic space for the park. Timber and steel elements are proposed to form the new roof and screens to the back stage area. The new accessible ramp and stage area will match the materials used in the external areas of the tearoom.

Discrete landscaping and approach paths will complement the existing and refurbished paths, integrating the tearooms into their setting. The external works ancillary to the building will comprise: a new pathway and landscaped area between the tearooms and the recreation facility, formation of a vehicle turning area at the footpath junction to the south west of the tearooms and upgrade of footpath to Rathdown Avenue entrance gate to accommodate service and fire tender vehicles. The proposed works will include new lighting along the footpath from Rathdown Avenue to the tearooms and lighting at the bandstand for performance and to increase visibility and security at night.

Dublin City Council Community, Culture, Economic & Emergency Services wishes to notify the committee of their intention to submit a Part 8 Planning Application in October 2016.

Bernard Brady
Senior Executive Parks Superintendant