



Parks & Landscape Services Section, Municipal Services Department

**Proposed Development of a Running Track  
& Associated Facilities at St. Thomas Estate,  
Tibradden Road, Rathfarnham, Dublin 16 in  
Proximity to a Protected Structure (St.  
Thomas House)  
PC/PKS/01/19**

**Appendix 4 – Architectural Design Statement**

## PART VIII – APPENDIX Design Statement

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The purpose of this appendix is to set out the impact of the proposed development on its site and immediate surroundings in the context of the proposal's location on the attendant grounds to St. Thomas House, a protected structure. The review will demonstrate that the development has no visual impact on the protected structure, its immediate context and the spaces associated with the protected structure.

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ARCHITECTURE  
DESIGN  
PROJECT MANAGEMENT

## Schedule of Accommodation

EXTERNAL TERRACE	356.52 m <sup>2</sup>
	356.52 m <sup>2</sup>
ADMIN	
ADMIN	9.65 m <sup>2</sup>
FA	12.38 m <sup>2</sup>
LOBBY	10.54 m <sup>2</sup>
PHYSIO	15.55 m <sup>2</sup>
PHYSIO	15.42 m <sup>2</sup>
ST	6.77 m <sup>2</sup>
STAFF CNG	16.20 m <sup>2</sup>
STAFF ROOM	17.99 m <sup>2</sup>
	104.51 m <sup>2</sup>
CAFE	
CAFE	96.66 m <sup>2</sup>
STORE	7.43 m <sup>2</sup>
WORK HUB	59.72 m <sup>2</sup>
	163.81 m <sup>2</sup>
CHANGING	
BLEACHER SEATING	23.17 m <sup>2</sup>
CNG ACC	16.63 m <sup>2</sup>
CNG AF	35.27 m <sup>2</sup>
CNG AM	37.92 m <sup>2</sup>
CNG CF	35.83 m <sup>2</sup>
CNG CM	34.98 m <sup>2</sup>
	183.81 m <sup>2</sup>
CIRCULATION	
CIRCULATION	20.93 m <sup>2</sup>
CIRCULATION	184.98 m <sup>2</sup>
EXIT	14.44 m <sup>2</sup>
LIFT	3.60 m <sup>2</sup>
LIFT	3.60 m <sup>2</sup>
SPINE	374.78 m <sup>2</sup>
	602.34 m <sup>2</sup>
GYMNASTICS	
GYM - CNG	15.09 m <sup>2</sup>
GYM - COACH	7.16 m <sup>2</sup>
GYM - STORE	23.10 m <sup>2</sup>
GYMNASTICS	567.22 m <sup>2</sup>
	612.57 m <sup>2</sup>
OFFICE	
BOARD ROOM	63.04 m <sup>2</sup>
KITCHENETTE	13.53 m <sup>2</sup>
MULTI SPORT CLUB OFFICE	49.18 m <sup>2</sup>
STORE	8.57 m <sup>2</sup>
WMM ADMINISTRATION	88.64 m <sup>2</sup>
	222.96 m <sup>2</sup>

PLANT ROOM	
PLANT ROOM	61.15 m <sup>2</sup>
	61.15 m <sup>2</sup>
RECEPTION	
ARRIVE AND WAIT	149.59 m <sup>2</sup>
ASSEMBLE	163.42 m <sup>2</sup>
	313.02 m <sup>2</sup>
SANITARY	
ACC. WC	5.12 m <sup>2</sup>
AWC	3.65 m <sup>2</sup>
CLEAN	4.43 m <sup>2</sup>
CLRS	8.20 m <sup>2</sup>
FEMALE	18.67 m <sup>2</sup>
MALE	18.71 m <sup>2</sup>
WC	39.05 m <sup>2</sup>
	97.82 m <sup>2</sup>
SPORTS	
SPORTS HALL	690.69 m <sup>2</sup>
SPRINT TRACK	665.07 m <sup>2</sup>
STRENGTH & CONDITIONING	174.41 m <sup>2</sup>
	1530.17 m <sup>2</sup>
STORE	
STORE	14.11 m <sup>2</sup>
STORE - ARCHERY	26.92 m <sup>2</sup>
STORE - BIKE REPAIR	26.92 m <sup>2</sup>
STORE - MULTI	22.59 m <sup>2</sup>
STORE - ORWELL WHEELERS	26.92 m <sup>2</sup>
STORE - SH	14.67 m <sup>2</sup>
STORE - SH	26.04 m <sup>2</sup>
STORE - TRACK	57.37 m <sup>2</sup>
STORE - WMM	27.36 m <sup>2</sup>
STORE - BELPARK	26.92 m <sup>2</sup>
	269.82 m <sup>2</sup>
Grand total: 56	4518.49 m <sup>2</sup>

## Site Description

The proposed site is accessed directly from local Tibbradden Road R113 which provides a link from Tibbradden Woods to Marley Park via Whitechurch Road. The site is approximately 200m south of the M50.

The site is situated between St Thomas House located to the north east and Stillorgan Rugby Club development to the south west which has recently been granted planning permission for the development of pitches and changing facilities.

The boundary to the north west is defined by Tibbradden Road with agricultural farm land across the road and to the south east by the river xxx and Ballinascorney Golf Club.

The site is just under 21 Acres and is within the ownership of DSD AC. The site falls approximately 7m gradually from north to south with a further steep decline to a heavily wooded river valley within the site boundary. The site is traversed by 110 kV and 10 kV electrical cables. The two fields are split by an ill-defined hedgerow and palisade fence.

Part of the subject site – the northernmost field adjacent to the boundary of St. Thomas House is currently used for athletics training. The second field area is not in use.

## Site Design Approach

The scale, height, massing and alignment of the development have been carefully considered to reflect the agricultural context. The following is of note –

The development is intentionally set back significantly from both the public road edge with the trees adjacent to Tibbradden Road retained to provide screening to both the building and car park.

The development presents its gable elevation only to the approach views. The long linear elevations run into the depth of the site which reduces the perceived scale of the development.

The massing of the development is further offset by cutting into the existing topography to partially conceal the height of the building.

The development presents a single storey screened 'Club Meeting Yard' as the first part of the building – visually breaking down the form and mass of the main sports hall.

## PROPOSED DEVELOPMENT

### Design Standards

The scale and form of the proposed building is naturally largely informed by the nature of the intended use. In this instance the multi-purpose sports hall, the gymnastics hall and the sprint track are the key spaces which generate the scale and form of the facility.

The multipurpose sports hall is suitable sized to accommodate 4 badminton courts which is then sufficient to facilitate a number of additional sports such as basketball and netball. The level of play the sports hall will accommodate is predominately to club standard. The sprint track is to have six 1.22m wide lanes with a length of sixty metres, with an additional 10 metre run off either end. The length, width and height of the multipurpose sport hall and the sprint track are critical to meet the performance criteria set out under Sports England guidance to meet competition standards with a height of 7.5m and 4.5m required to the multipurpose hall and sprint tract respectively which largely determines the scale and form of the building.

The importance of accessibility for both abled and disabled person to a recreational facility as proposed is recognised and the development will be fully compliant with Technical Guidance Document Part M.

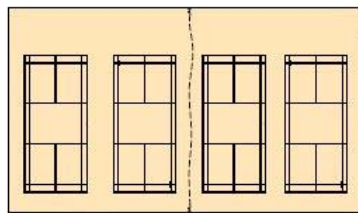


Figure 1 - Interior view of proposed sports hall space combining 4 court general sports and additional gymnastics area.

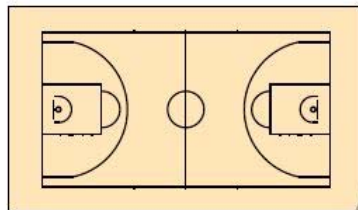
# Sports Halls

## Design Guidance Note

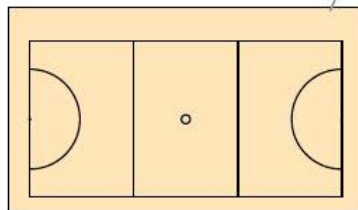
### Four-court hall (Cont/d)



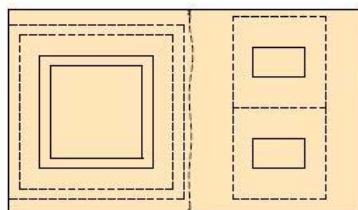
Badminton



Basketball



Netball



Judo / Trampoline

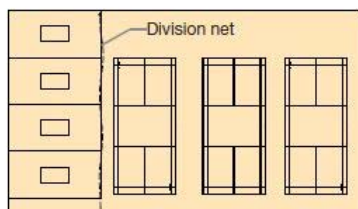
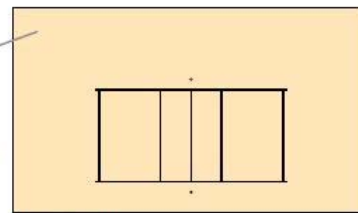
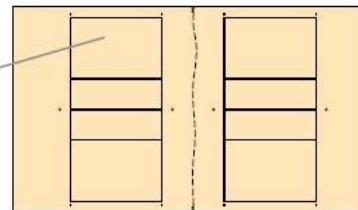


Table tennis / Badminton

Courts can be off set to allow additional circulation / casual viewing areas / officials



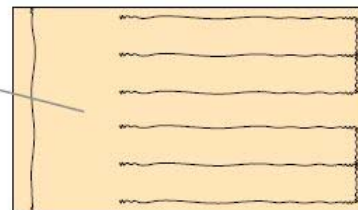
Volleyball



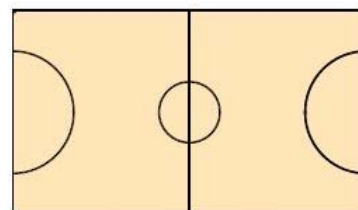
Volleyball / Basketball training

Wall mounted practice basketball goals reduce space for cricket nets

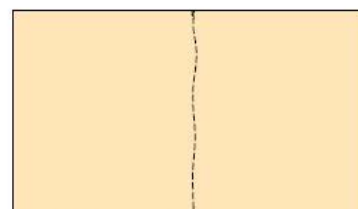
Space for roof mounted practice basketball goals assuming a centralised basketball court



Indoor cricket



Five-a-side football / Hockey



Short bowls / Gymnastics

Court layouts for a nominal 34.5 x 20.0 x 7.5 m four-court hall



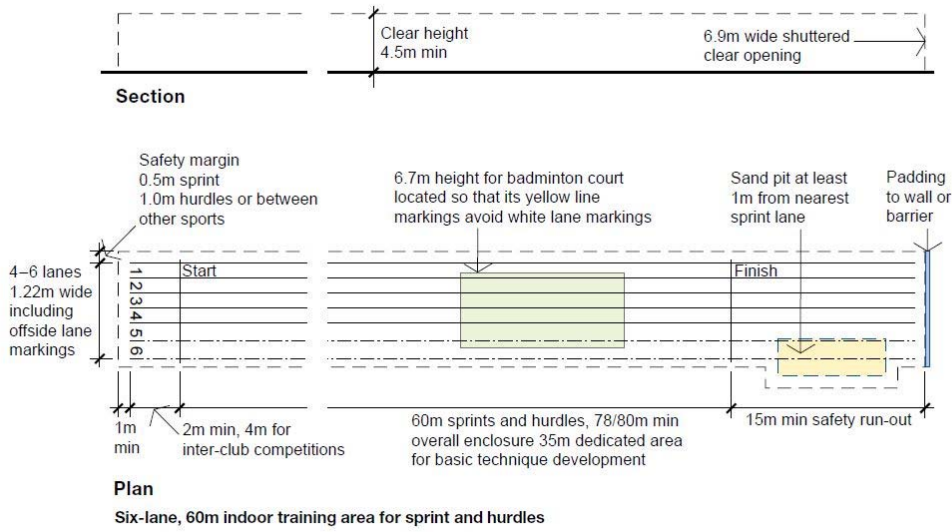


Figure 2 - Setting out constraints and requirements for indoor sprint track provision.

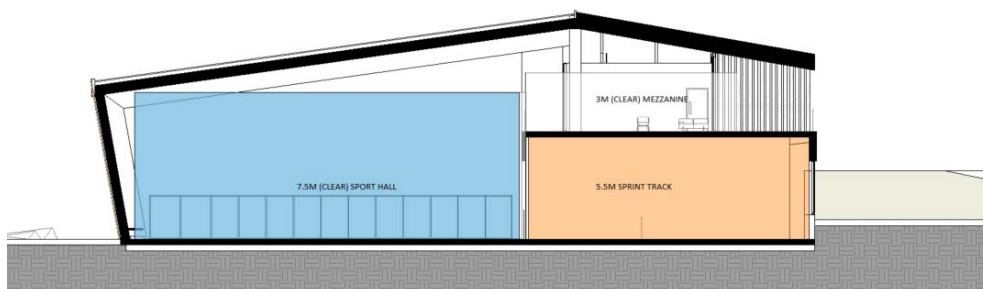


Figure 3 - Cross section of proposal showing relationship between core sports areas



Figure 4 - Indicative view of indoor sprint area.



## Building Approach

The building will be approached by foot, bicycle or vehicle. As part of the development a new shared path is proposed along Tibbradden route to provide a safe route for cyclists and pedestrians from Whitechurch road. The pathway amalgamates with the access to the car park at a generous landscaped concourse which addresses the main entrance creating a clear and inviting approach.

Security of the sports facility including the grounds and running track are of critical importance and all visitor access is to be controlled through the main entrance. The banked spoil from the track excavation and dense landscaping is proposed to form a boundary to the west of the building and the proposed archery and bicycle shelter forms a physical boundary to the east.

The majority of visitors to the facility will be frequent users and members of the clubs occupying the facility. Storage, directly accessible adjacent to the main entrance, for each of the tenant clubs was identified as essential to the operation of the facility. A series of stores adjacent to the main entrance would have been undesirable and in response a 'club meeting yard' is proposed creating a sheltered social gathering space for club members which is screen behind an attractive gabion wall with locally sourced stone. A mature tree is proposed to the centre of the yard echoing back to DSD AC's 'meeting point tree' back in Marley Park.



Figure 5 - Elevated view of entrance condition showing courtyard and screen arrangement with larger hall behind.

Extensive use of green roof finishes is used – biased to the southern façade such that the building will integrate well when viewed from higher southerly elevations.

## Internal Layout

The internal layout is to be clear and legible to both visitors and regular users with sight lines and transparency through the building fostered throughout. On arriving at the building the visitors are greeted with a large reception area before progressing through access control to an assembly area for with views down the length of the sprint track. The reception area has prominent views down the length of the running track, into the external club meeting yard, of the vertical circulation core and across out to the running track.

A generous primary spine runs the length of the hall to provide access to the multi-purpose and gymnastics halls with a secondary corridor providing access to the sanitary and changing facilities. This space also serves as coaching, interface and activity area where disciplines interact and mix.

The lift and stair core to the mezzanine level are at the axis point creating a very clear and simple circulation plan.

At mezzanine level the strength and conditioning and suite and café are immediately adjacent to the circulation core with a gallery providing access to the office areas and taking advantage of views down to the multi-purpose and gymnastics hall. An external terrace with views across the running track can be accessed directly from the café and office spaces.

Natural light is prioritised throughout the facility to provide a bright and clear internal environment. This is critical to the support of those training both at elite and local levels.



## Materials and Elevation Treatment

The proposed materiality for the development has been carefully considered to reflect the immediate agricultural context. The necessary use of modern materials for cladding and covering are moderated by the adoption of an agricultural palette of dull reds and warm timber which has been encouraged by the local authority rather than bright industrial colours with associated with commercial developments.



Corrugated metal cladding is predominately proposed long sports hall elevation which is interrupted with slices of timber screened glazing which provided filtered natural light to the sports hall. Open jointed timber cladding and screening, borrowed from the agricultural palette, is again used across each of the predominately glazed elevations further softens the scale and mass of the proposed building.





The materials proposed include a significant percentage of green roof to the north and west, mitigating the part of the building most visible from higher elevations to the southern approach from Tibbradden Road.

Gabion walls are proposed to the single storey screening to the club meeting yard with locally sourced stone used sympathetic to the existing boundary walls. Gates and points of access again adopt an agricultural aesthetic with the use of large sliding timber gates on rails, to maintain that sense agricultural vernacular.



TYPICAL BAY - NORTH EAST ELEVATION



GABION WALL TO CLUB YARD - NORTH EAST ELEVATION

## Climate Change & Energy Statement

The building will be designed to NZEB standards to meet the European Energy Performance of Buildings Directive Recast 2010 (EPBD) delivering a building which will have a very high energy performance. Natural ventilation will be implemented where appropriate and renewables such as ground source heating will be explored and applied.

PCONWAY / COBRIEN  
END\_OBFA