
REGIONAL SPORTS CAMPUS
AT
ST. THOMAS ESTATE
PHASE 2

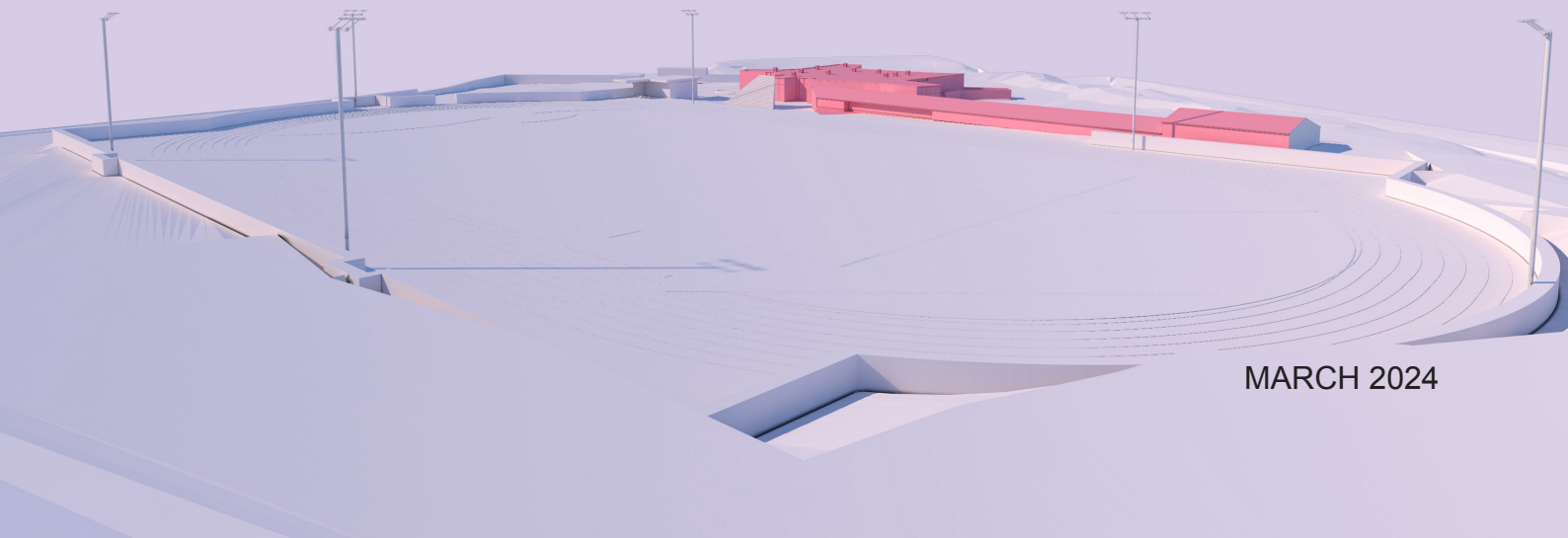
**ARCHITECTURAL
DESIGN
STATEMENT**

to accompany the Part 8 Process

PREPARED FOR
dlr County Council

PREPARED BY
DMOD Architects
LA Architects Sports Specialists

PROPOSED DEVELOPMENT OF AN
ACTIVITIES AND ADMINISTRATION
BUILDING AND RUNNING TRACK
ENCLOSURE AT ST. THOMAS ESTATE,
TIBRADDEN ROAD, RATHFARNHAM,
DUBLIN 16 IN PROXIMITY TO A PROTECTED
STRUCTURE (ST. THOMAS HOUSE)



MARCH 2024

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- Conservation Report



VERIFIED VIEW OF APPROACH TO ACTIVITIES AND ADMINISTRATION BUILDING



VERIFIED VIEW OF PHASE TWO DEVELOPMENT FROM COMPLETED PHASE ONE OUTDOOR TRACK

INTRODUCTION

Dun Laoghaire Rathdown County Council (DLR) in collaboration with Dundrum South Dublin Athletics (DSD) is proposing to develop a Sports Campus on a site at Tibbradden Road, Co. Dublin as a satellite amenity to Marlay Park. The project set out in this submission comprises Phase Two of a development plan, Phase One having been completed early in 2023. The project aims to strengthen and develop sports participation in the community by providing a Multisport Campus that facilitates sustained increases in physical activity levels through promoting greater engagement with clubs, schools and communities and facilitating networking to share knowledge, expertise and best practice and simultaneously promote competitive performance in sport by providing international standard facilities for use in competition as a regional centre of excellence for athletes and coaching education. The project also aims to maintain a strong connection with Marlay Park and ensure the park continues to be used for athletics.

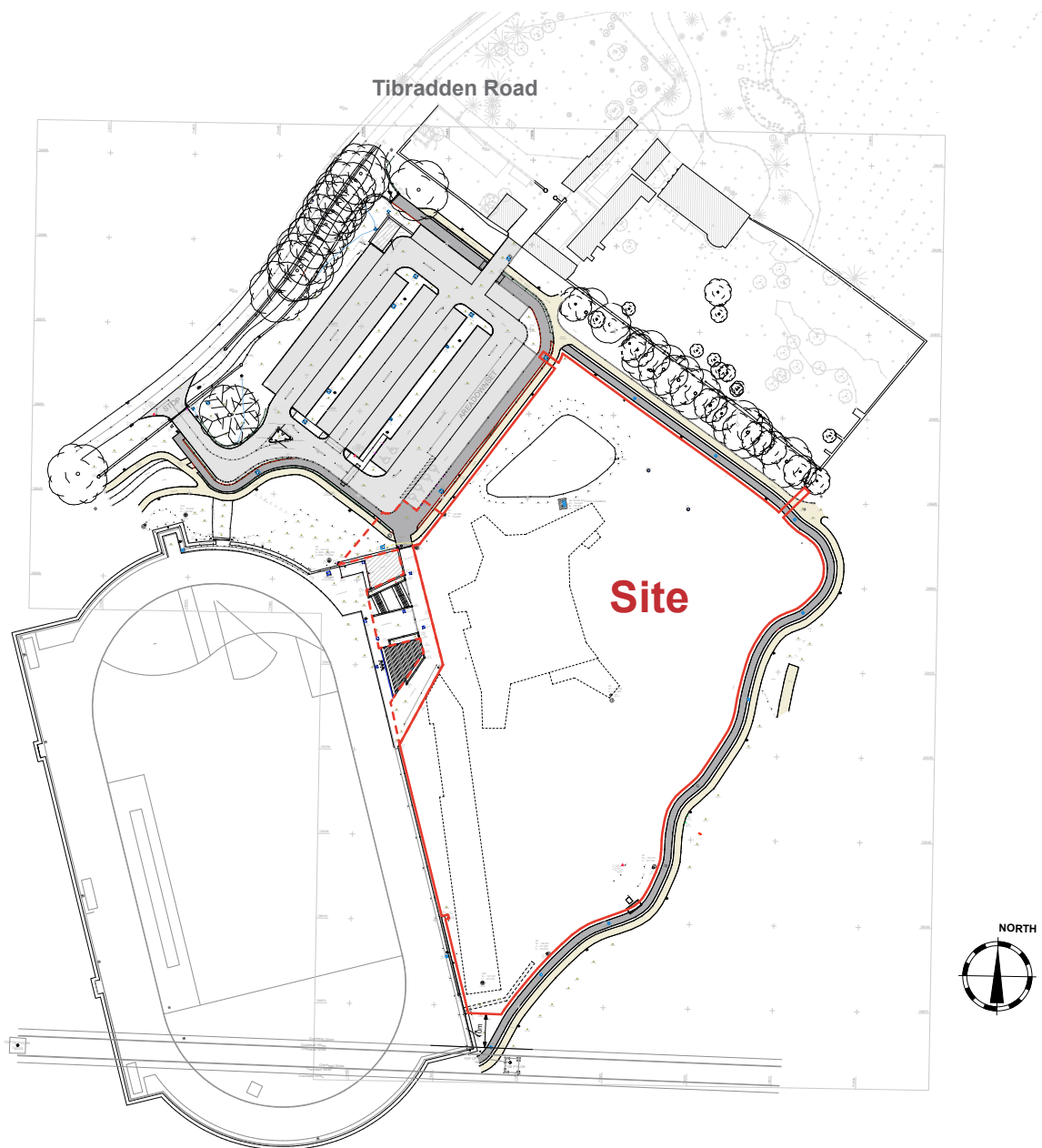
DLR have procured a multidisciplinary design team through etenders and have appointed DMOD Architects as leader of this team and LA Architects as Sports Specialist to develop a design from project requirements set out by the DLR Parks Department and DSD. The operational functionality of the proposed development has been tested and verified by FMG Sport and Leisure Consultancy and the overall title and description of the development will be confirmed presently.



AERIAL VIEW OF SITE LOCATION

SITE LOCATION AND SCOPE OF WORKS

The site is located off Tibbradden Road, Rathfarnham, Dublin 16. The site is nearby Marlay Park. The phase 2 developed design comprises (1) a single storey main building of 1,517m² with 4.5m floor to ceiling clearance generally, (2) a single storey sprint track enclosure of c.858m² with 3.5m rising to 5.0m floor to ceiling clearance and (3) site landscaping to settle the building into its immediate context and to tie in with existing facilities delivered in phase 1. The site outlined in red on the site location map is approximately 1.3 hectares. In the Marlay Park Master Plan adopted in January 2019 the area known as the Sports Paddocks and the North West Field will be developed to provide enhanced sports facilities for public use. As both of these areas are at the western end of Marlay Park, the location of the multi-sport campus at St Thomas Fields, a half kilometre westward, may be considered an extension to and enhancement of these public sports facilities. With a recently upgraded footpath and cycleway connection and good road access, these three areas: the North West Field, the Sports Paddocks, and the St Thomas Fields multi-sport campus may be seen as one comprehensive sporting facility for the benefit of the public.



SITE LAYOUT

SCHEDULE OF ACCOMMODATION

The proposed development includes for an activities and administration building (c.1,517m²) and a sprint track enclosure (c.858m²) providing the following accommodation:

- Entrance foyer for reception, waiting and gathering.
- DSD administration office for 4no. people with seating at hatch for 2no. people and additional office area for up to 10 people working.
- Time share office space for 5-6no. people for general use by all clubs with hot desking and quiet pod elements. It is intended that this area is also available as a lounge area.
- Open food and beverage servery aligned with the reception for single point of customer service and kitchen and kitchen storage
- Changing places with discreet access. Male, Female and Accessible rooms with shower and wc.
- Lockers in communal area.
- Visitor toilets and sanitary facilities.
- Associated strength and conditioning area.
- Health and wellbeing / fitness suite for 50 equipment pieces
- Studio (1) 10 x 18m x 7.5m high, divisible, and Studio (1) store.
- Studio (2) 10 x 10 x 4.5m high, divisible, and Studio 2 store.'
- Studio (3) 10 x 12 x 4.5 m high and Studio (3) store with service kitchenette included.
- Lockable storage cupboards for 3 clubs / associations.
- Sheltered 60m 6 lane sprint training track with Mondo P39 surface or equivalent.
- Sheltered high jump area and associated storage.

The activities and administration building has internal heights varying, up to 4.5m clearance in the Foyer and Studios. The sprint track enclosure has internal heights varying from 3.5m clearance to centreline to 5.0m clearance to centreline.

The overall site area within the grounds of St. Thomas Fields is 14,684m² including a 'tie in' temporary works area of c.793m².



WORK IN PROGRESS AERIAL VIEW OF PROPOSED DEVELOPMENT

DESIGN DEVELOPMENT

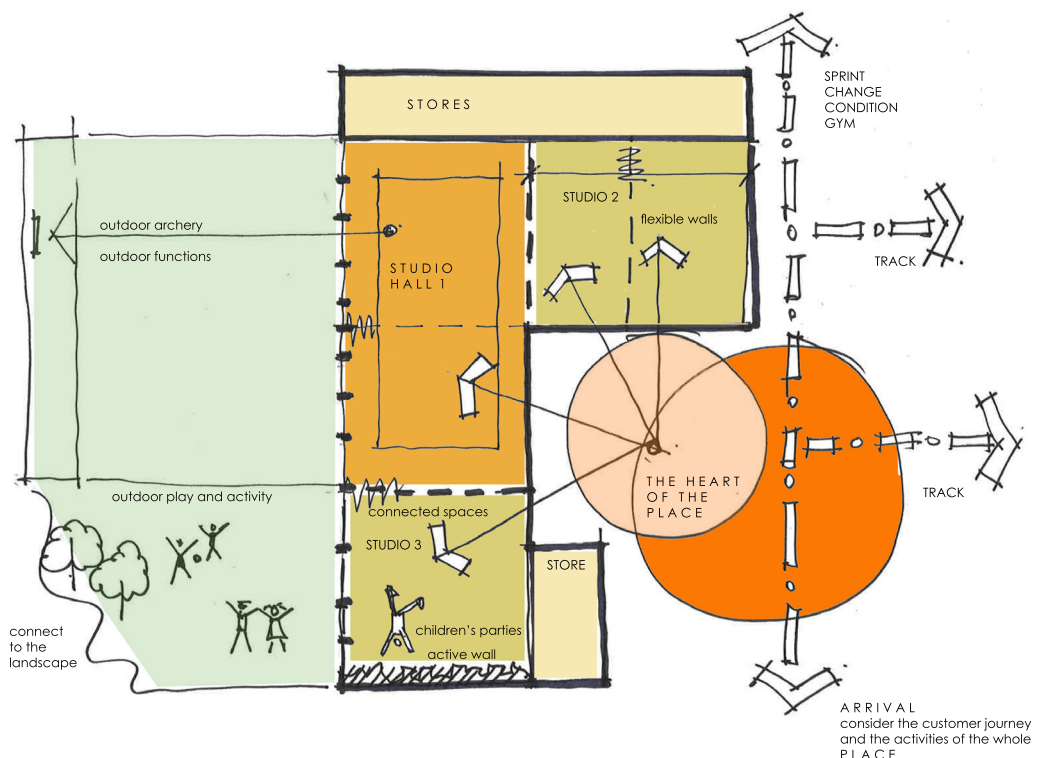
From the outset it emerged that a re-imagined briefing would be necessary to ensure the optimum functionality and use of the proposed development. Following on from the findings of the research and interviews in Stage 1 and Stage 2(a) the proposed development has crystallised in the form now presented based on the diagrammatic representation illustrated below. The organic footprint of the building responds both to the internal functions of the distinct spaces and activities and to the surrounding landscape to create character areas with distinct captured views from inside.

The entrance area is located to be immediately visible from the main gates. The arms of the café and lounge open up to gently shelter/welcome athletes and visitors alike to the main foyer reception space; from there to the existing athletics track, the activity studios, the offices, etc. The irregular planform allows the building to operate with the minimal amount of corridors resulting in a highly efficient floor plate. The main activity studios contain a combination of folding partitions and movable dividing acoustic curtains providing very flexible space to cater to multiple activities and classes.

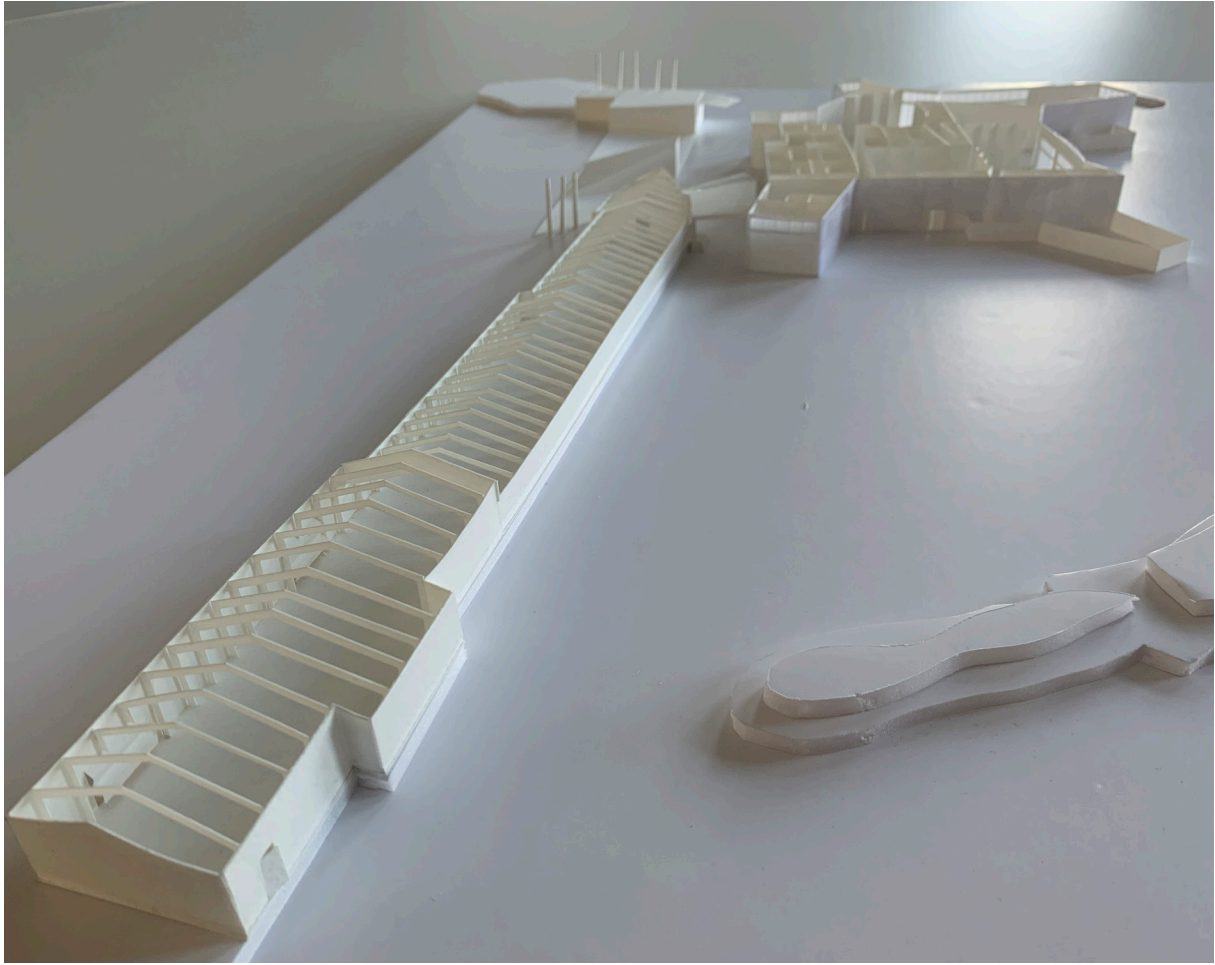
The changing rooms are located close to the external track and include a secondary changing area for specific track days where larger crowds are expected. Support facilities for the café, along with offices, consultation rooms and a teaching kitchen are provided close to the main foyer and will each contribute to the goal of ensuring the building is used and occupied by as wide a range of ages and abilities as possible at all hours of the day.

The proposed hybrid structural scheme will look at a cost effective way of providing the required clear span spaces in the activity halls. Primarily using steel and concrete with wall coverings comprised of acoustic boards will give the most durable finish to the spaces that will take the most impact. The more publicly accessible 'front of house' areas will be constructed in timber giving a warm welcoming environment for all entering the building weather using or waiting for others to use the building.

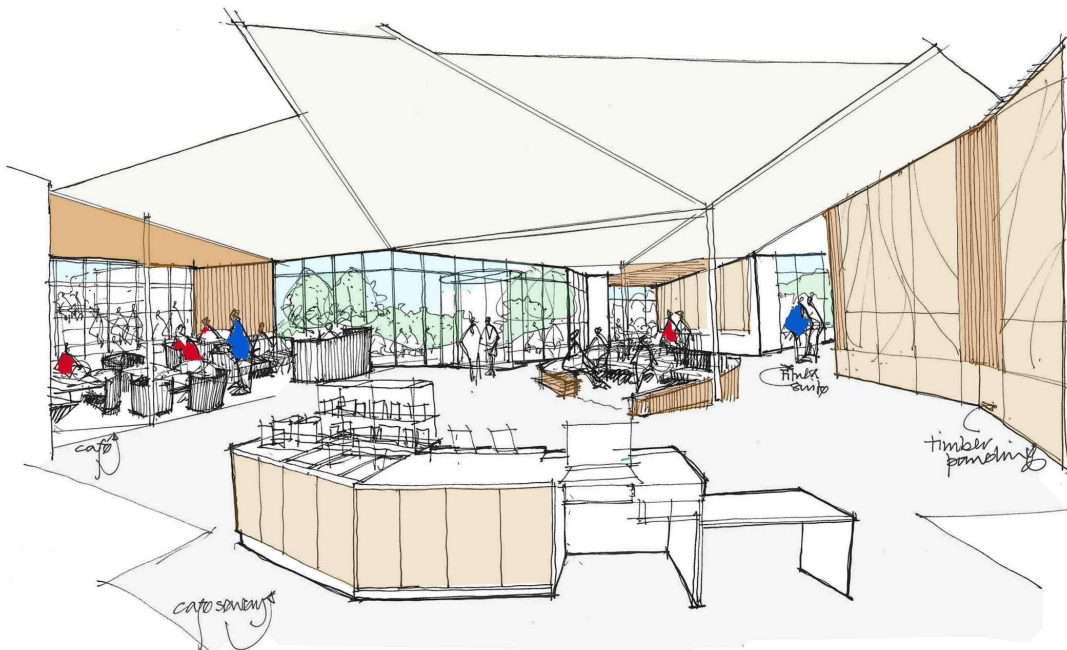
The mechanical and electrical schemes will provide the most efficient use of services and where possible will provide natural ventilation instead of mechanical ventilation. In certain spaces mechanical services will be provided such as kitchens, showers and wcs. Space heating will be provided through an underfloor heating system that allows the heat energy to be concentrated at lower levels instead of heating large open spaces at high level which often results in high operation costs relative to the benefit received.



LA ARCHITECTS SKETCH OF STUDIO FLEXIBILITY



VIEW OF WORK IN PROGRESS CARD MODEL



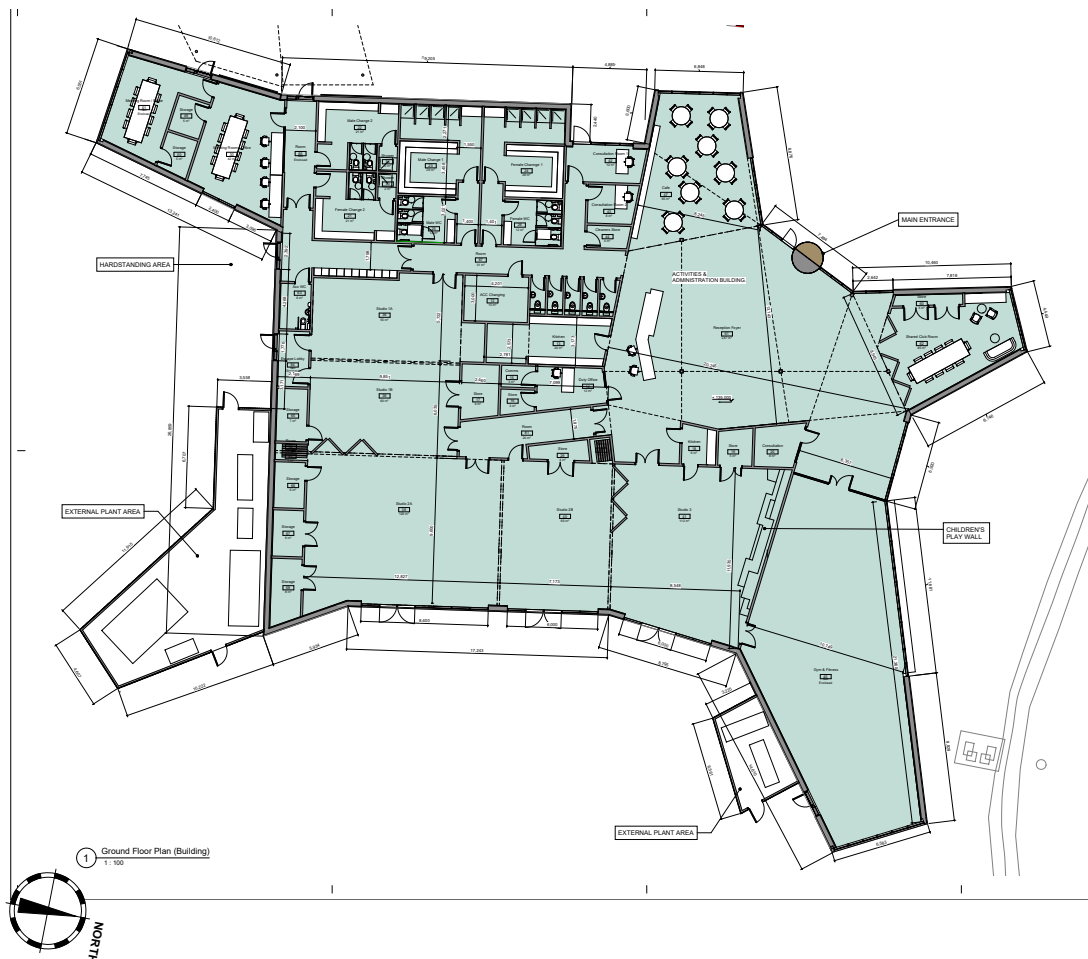
SKETCH IMAGE OF FOYER FROM RECEPTION DESK

GENERAL ARRANGEMENT

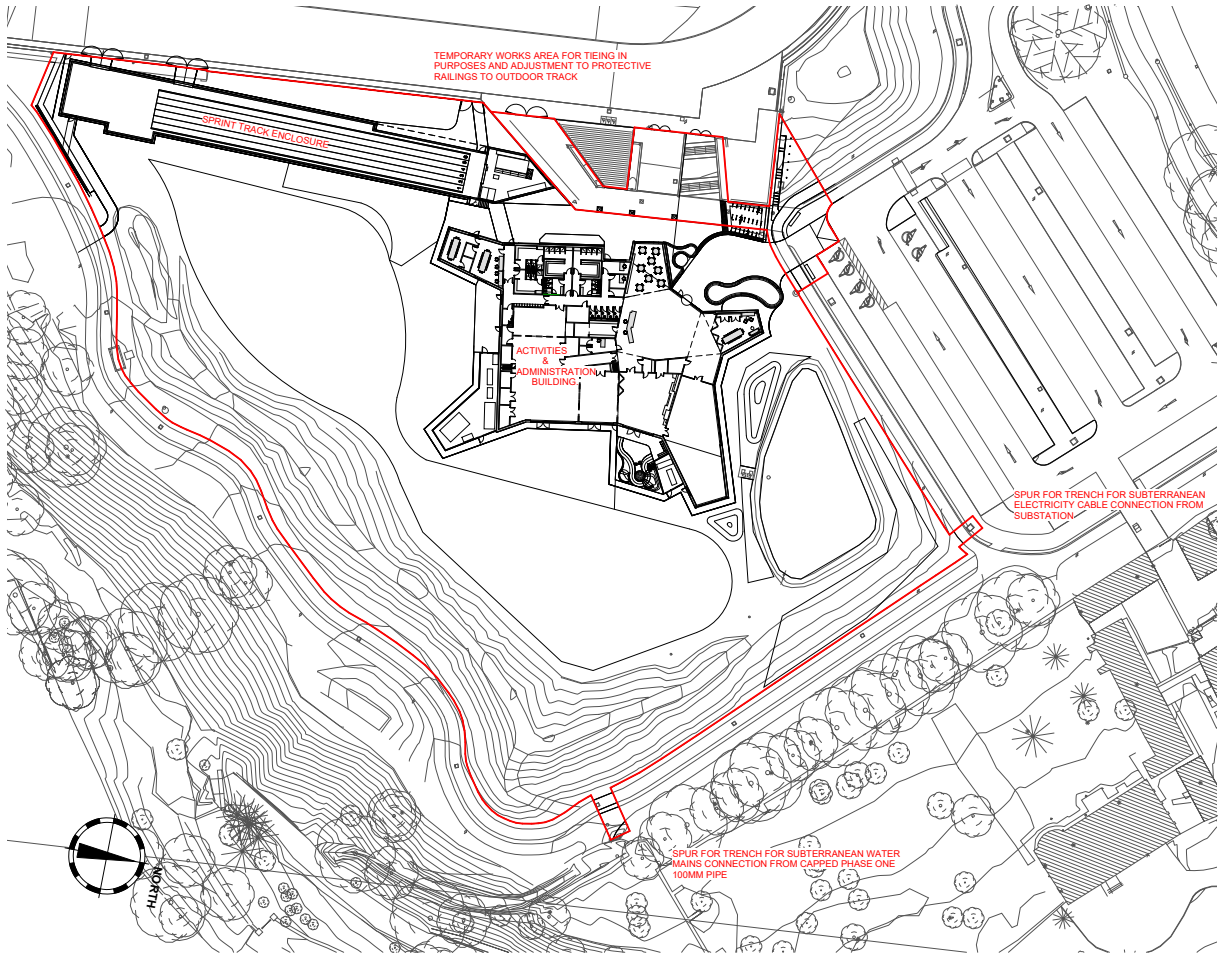
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The external envelope of the Activities and Administration building is comprised primarily of composite polycarbonate panelling with a hempcrete insulating infill enclosing the secondary external wall structures. Windows and doors are prefabricated thermally broken polyester powder coated metal components. There is a multi-variety sedum roof proposed for the Activities and Administration building and photovoltaic panelling on the extended sprint track enclosure pitched roof.



PROPOSED FLOOR PLAN



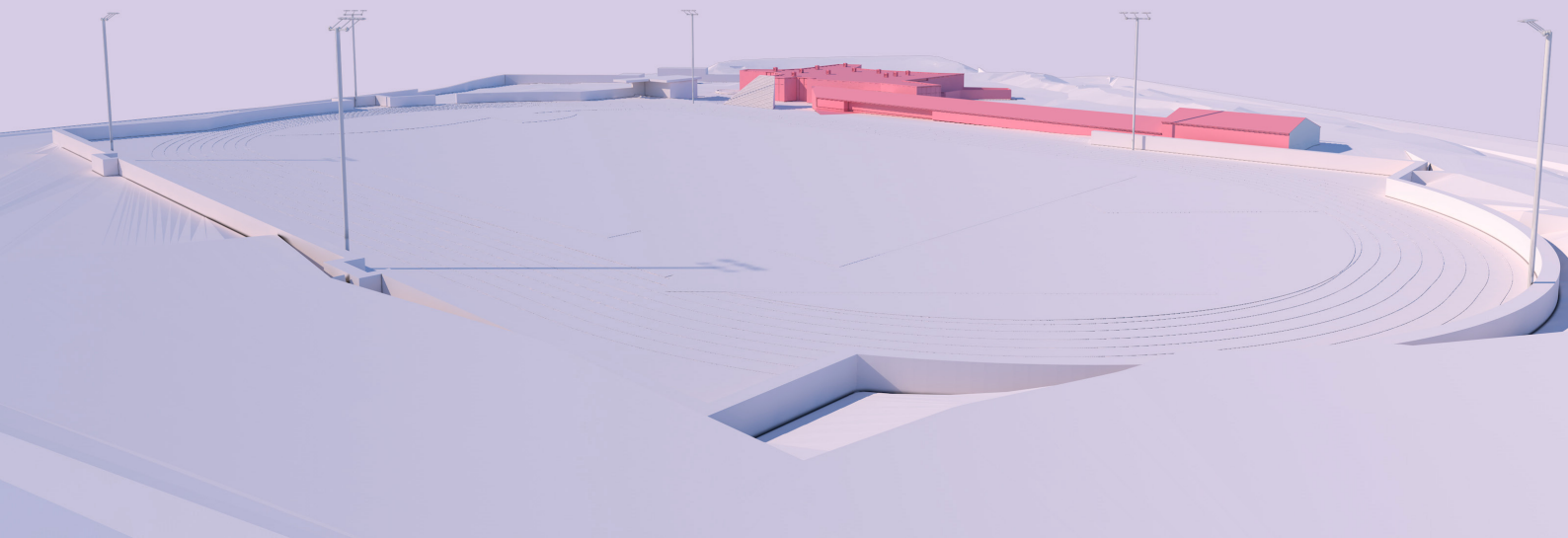
SITE LAYOUT WITH PROPOSED FLOOR PLAN - ALL BUILDINGS



PROPOSED SECTIONS

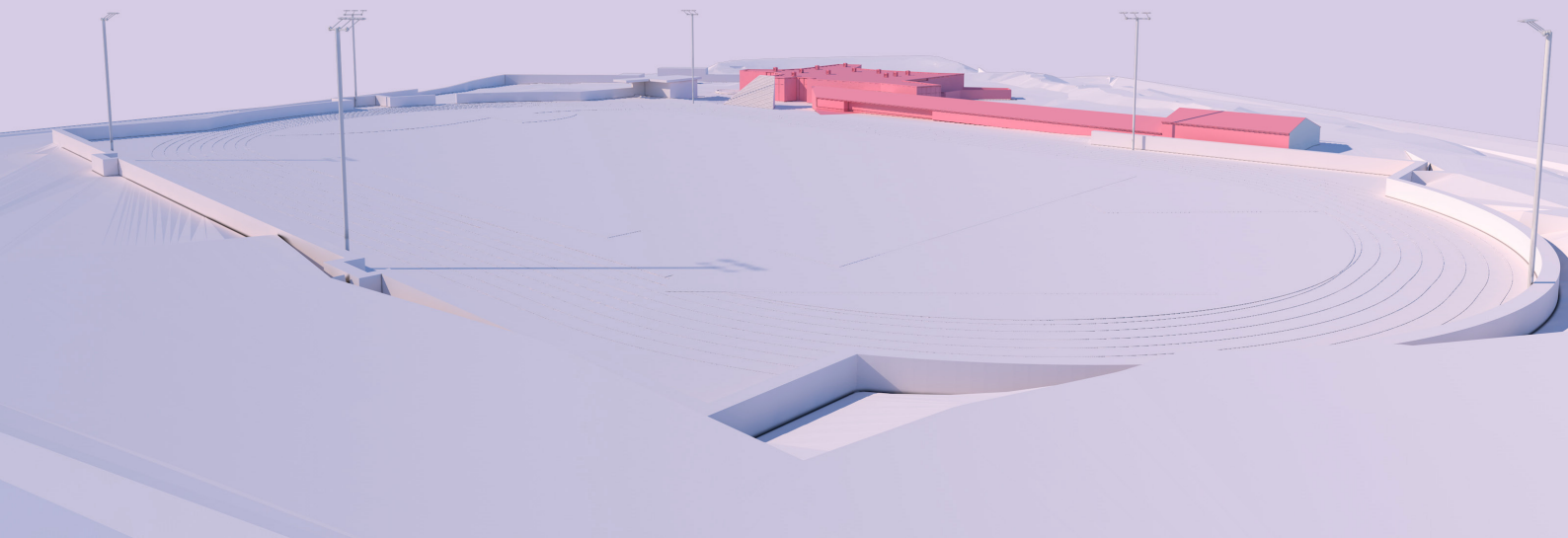
01 APPENDIX A

DMOD Architects LA Architects architectural Register of Drawings



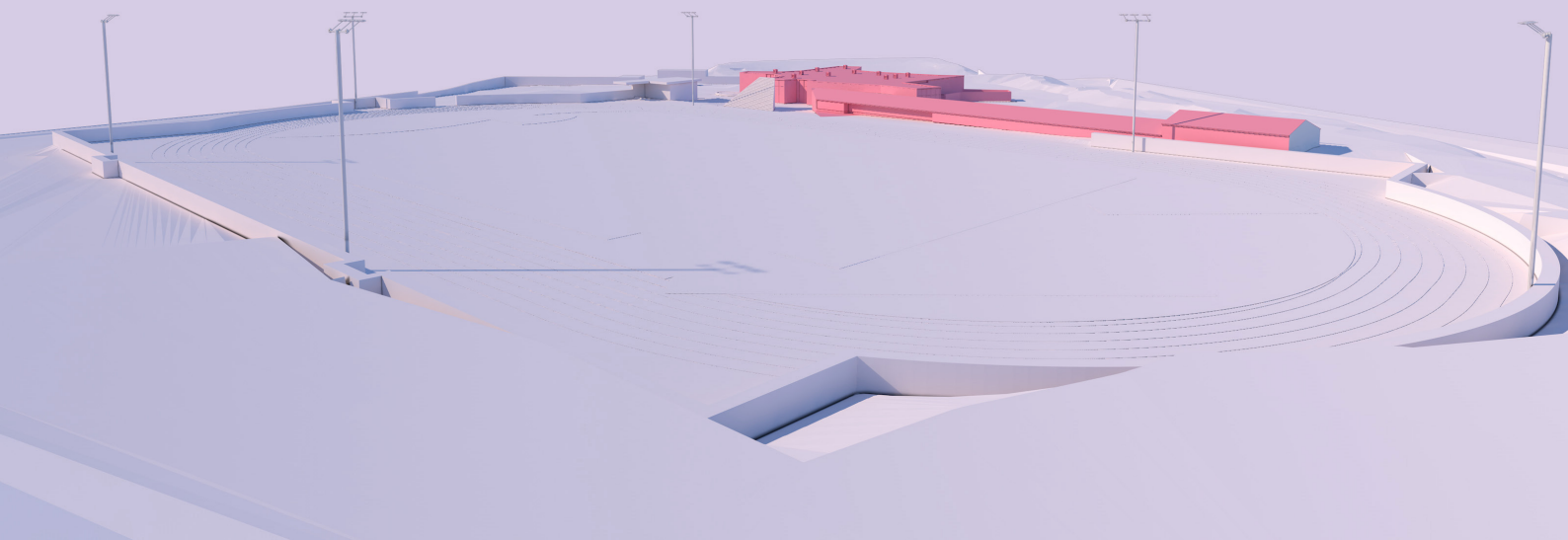
02 APPENDIX B

OCSC Consulting C/S Engineer engineering Register of Drawings



03 APPENDIX C

Axiseng Consulting M/E Engineer Register of Drawings



04 APPENDIX D

dlr Landscape Register of Drawings

