

## **Management and Professional Studies**

### **Assignment 02: Planning Application**

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#### **General Notes**

- PPG's and UDP's for the Dublin area are located on this site - <http://www.spggda.ie/>.
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### **Report**

#### **Background information**

This scheme is situated in the Temple Bar area of the city of Dublin. The address of the site is 13 & 14 Lower Exchange Street, Old City, Temple Bar, Dublin 8<sup>1</sup>, see Image 1, page 3.

The Temple Bar area of Dublin is a conservation area in Dublin of historical and architectural interest and therefore interventions on this site are under scrutiny from the local planning department and conservation groups in Ireland.

A development plan for the Temple Bar area was developed in 1991 by a group of Architects called Group 91. This development plan places emphasis on the public realm with plans for increasing open space in the area, on the repopulating of the city block and on sustainable mixed use. This site is located within the first phase area of this development plan. However, the second phase of the plan is in progress and a reduction in the number bars, cafes and restaurants being granted planning permission and licensing is being implemented. This development plan attempts to secure the long term future of buildings of architectural value in the area.

There is also a Regional Planning Guide (RPG) for the Mid East and Dublin Regional Authorities. This development plan is set to guide the development of the area from the year 2000 till the year 2020. This RPG encompasses the Planning and Development Act, 2000 and the National Spatial Strategy 2002 to 2020.

This planning guide covers these headings:

- Projected population trends, and settlement and housing strategies.
- Economic and employment trends.
- Location of industrial and commercial development.
- Transportation, including public transportation.
- Water supply and waste water facilities.
- Energy and communications networks.

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<sup>1</sup> Postcode is based on the business next door. <http://www.sustainable.ie/cgi-bin/mojo/mojo.cgi?flavor=archive&id=20040129095834&list=Cultivate>

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- Provision of educational, healthcare, retail and other community facilities.
- Preservation and protection of the environment and its amenities.
- Other matters that may be prescribed by the Minister<sup>2</sup>.

This RPG concentrates on these items:

- Consolidate development within area;
- Increase overall densities of development; and
- Facilitate the provision of a considerably enhanced public transport system and facilitate and encourage a shift to public transport<sup>3</sup>.

**The Brief**

The Irish Music Rights Organisation (IMR), who collect music royalties, need new headquarters which will accommodate offices, a members club, library archive and music shop in these proportions:

- 25% Members Club
- 25% Library
- 25% Offices
- 15% Music Shop
- 10% Ancillary Spaces

This accommodation schedule lists all the needs for the organisation:

- Members club recording studios
- Cocktail bar
- Cafe including small hot food menu
- Library archive rooms
- Study space
- Office
- Offices meeting rooms
- Conference facility
- Open plan office
- Small kitchen (kettle and fridge)
- Music shop sales space
- Store
- Staff room / office
- Ancillary reception
- Stairs and lift, service ducts
- Toilets

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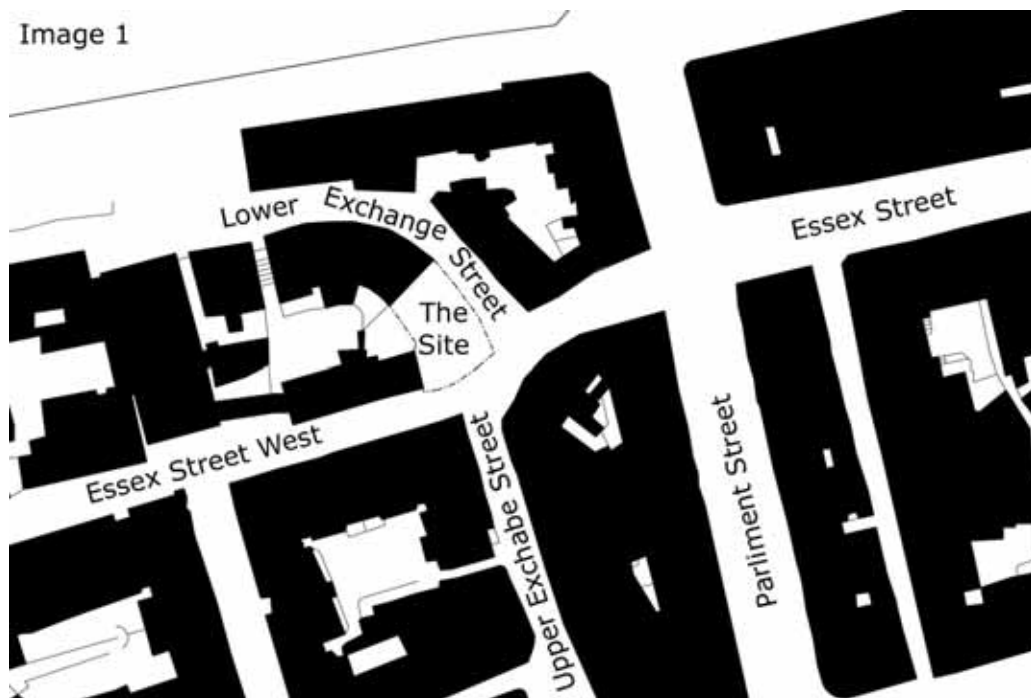
<sup>2</sup> Regional Planning Guide Part A Greater Dublin Area. Page 4.

<sup>3</sup> Regional Planning Guide Part A Greater Dublin Area. Page 9.

**Issues noted**

- Density – Temple Bar is traditionally a dense urban city block. The Regional Planning Guide and Group 91 Development Plan both propose buildings with a medium to high density.
- Transport – This building will be occupied during the day by the IMR office staff. These people are not guaranteed to live in Dublin City Centre. Both the Group 91 and the RPG list objectives relating to an improvement on Public Transport usage and increased number and quality of pedestrian areas. Temple Bar is an area where car parking is restricted to residents only, 1 multi storey car park deals with their needs.
- Conservation area – This proposed building is situated on the site of a semi derelict single storey shop (No. 13) and a totally derelict five storey building (No.14). Neither building is of architectural or historical value. The site is approximately over the top of a medieval fortification and care will be needed when excavation commences. There are no listed buildings on the site or next to the site.
- Easements – There is a main sewer line running in the middle of the road outside the site. The easement for this culvert does not affect this site as the existing building runs to the edge of the site.
- Building Heights – Any building placed on this site should not, without good reason, be very tall. Five storeys is the proposed maximum.

Image 1



### **Building Description**

In response to the information above I have generated a Scheme which I believe fulfils all the requirements of the local Planning Officers, Conservation Groups and Regional Planning Groups.

This building has definite private and restricted public access areas which have been articulated in the design. The IMR offices need to be secure but accessible to staff during normal working hours. The members club and related accommodation will need to be accessed by members for twenty-four hours a day. The shop will also need to be accessed during a normal working day by the public and is situated at ground level as is considered appropriate for retail units in this area.

To deal with these varieties of functions the building is placed to the back of the site leaving a large open public square. This square is raised above the road level by several steps to avoid the area being used as a car park by office staff or members. This poses a small difficulty for disabled access and as such a ramp has been provided. Image 2; below, shows the placement of the building, the disabled access ramp and the surrounding buildings.

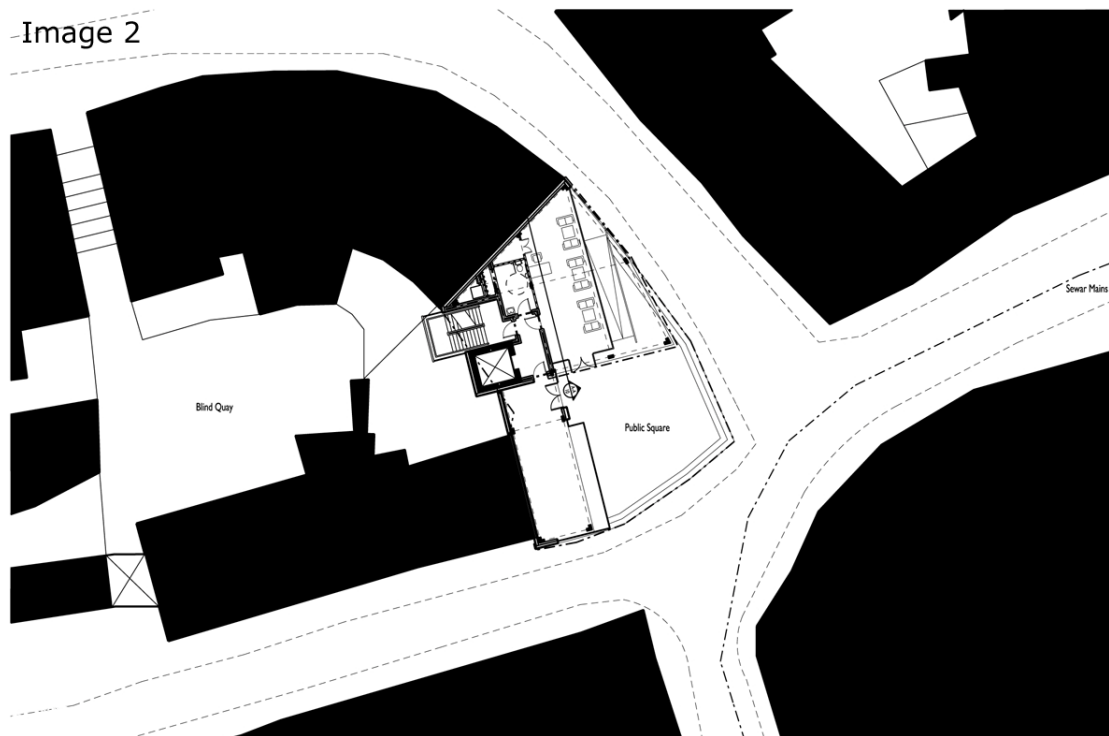


Image 3; below, shows the building model and the public space to the front of the building. Underneath the overhanging building the disabled ramp is protected for poor weather conditions. This also functions as a shelter space for the passing public.



No car parking spaces have been provided on site in keeping with the Temple Bar development plan. This will encourage staff to use public transport or park and ride schemes to reach their place of work.

This scheme is designed to be viewed in context with the surrounding buildings and has kept to within 3 metres of surrounding building heights as the surrounding buildings. Image 4; below, shows the whole building model. Images 5 and 6; below, show the building in context.

The building steps back from the main building line at the top floor to reduce the impact of the otherwise monumental mass of the building when viewed at street level.

The step back also provides a terrace which can be used by the member's café and bar areas. Despite a planning authority attempt to reduce the number of bars and cafes in the Temple Bar I feel this is an acceptable use for this building as the area is restricted to members only and will have less of an impact on surrounding ambience and economics of the area when compared with a public bar.

The final storey has been designed as a double height space to provide for the members bar and club. This sends the building slightly higher than the surrounding buildings; as noted in images 5 & 6.



This image to the right shows the building in its entirety. The larger paper weight block set back from the main building line is to visually improve the building from street level and to give visual comfort to those on the terrace.

The two images below are centred on the proposed building and show the scheme in context and how the building responds to the highly visible site and the heights of surrounding buildings.



DUBLIN sample bar

Continuity in Architecture

Michael Riley



DUBLIN sample bar

Continuity in Architecture

Michael Riley