

ARCHITECTURAL DESIGN STATEMENT

04.08.2023

Contract

Tallaght Heritage Centre

for South Dublin County Council

Prepared by McCullough Mulvin Architects



CONTENTS

- 1.0 INTRODUCTION
 - 1.1 Introduction
- 2.0 SITE: EXISTING
- 3.0 SCHEME CONCEPT: PROPOSED
- 4.0 PLANNING
- 5.0 BUILDING DESCRIPTION
 - 5.1 Building
 - 5.2 Materials
 - 5.3 Access
 - 5.4 Car parking
 - 5.5 Bicycle storage
 - 5.6 Refuse storage
 - 5.7 Plant and Communications
 - 5.8 Fire
- 6.0 SUSTAINABILITY, SUDS & ENERGY EFFICIENCY
- 7.0 EXHIBITION CONCEPT
- 8.0 SCHEME CONCEPT: SUMMARY
- 9.0 SCHEDULE OF ACCOMMODATION



1.0 INTRODUCTION

This report relates to the proposed development of the Tallaght Heritage Centre in Tallaght Town Centre, Co. Dublin.

This development is being undertaken by South Dublin County Council: the brief calls for a building to accommodate a new Tallaght Heritage Centre and visitor experience in the Tallaght Town Centre area. The site, being adjacent to the Civic Theatre and the Rua Red Gallery as well as the County Library, on Old Blessington Rd, will add to the cultural presence in the area, with this landmark building providing exhibition and community space.

The Tallaght Heritage Centre will provide gallery space, community activity space as well as ancillary accommodation. SDCC have already appointed EPIC consultants as partners to develop the proposition for the new centre from an interpretive modelling, planning, facilitation, and exhibition perspective. EPIC will curate the vision for the interpretation and presentation of the most appropriate heritage proposition based on the county's rich cultural and historical heritage assets. The distinctive expression of the building will add to the streetscape, complimenting the Rua Red gallery as well as echoing the roof forms of the County Hall building, making an attractive and welcoming building for Tallaght.

Please see additional reports for the application under separate cover, namely;

Planning	McCutcheon Halley
Screening for Appropriate Assessment & Environmental Impact Assessment	McCutcheon Halley
Fire	Michael Slattery & Associates
Civil & Structural Engineering	O'Connor Sutton Cronin
Sustainable design & energy statement	IN2
Archaeology	Archaeological Projects - Claire Walsh



Interior view

2.0 SITE

The site for the building is located to the east of the Civic Theatre on a site currently used for parking for staff in County Hall. It is accessed off Old Blessington Rd: by pedestrians directly off the footpath and by vehicle (for deliveries etc) through an already established access point to the east of the building. It will be read as part of the enhanced public realm zone, which links these buildings (with the Civic Theatre & County Hall) North as far as the new Innovation Centre (Work IQ) off the Cookstown Rd. The Innovation Centre will be complete in Q4 2023.

The site for the Heritage Centre comprises 0.241 hectares of reasonably flat ground, currently a brown field site tarmacked for use as a car park. 39 car parking spaces will be removed by the building and its curtilage. The building has been located separately from the theatre in order to provide a landscaped garden between the two buildings and to retain the established access points and exits from the theatre. The scheme will also allow the loading for the theatre and fire egress to be retained in its current location. The new Heritage Centre holds the edge of the footpath to the eastern side to maintain (through an existing opening) access for vehicles when necessary for deliveries etc. To the North, the car park will remain active for the County Hall offices.

The building is aligned to the South, with the front of the Civic Theatre to continue the street line along from the Town Centre and to link in with the Public Realm scheme. The site is strategically located close to both the hospital and the university campus. The site is within walking distance of a number of public car parks in the area.



Aerial view of Tallaght Heritage Centre site and surrounding context

In order to contextualise this building in terms of scale and function we have prepared an indicative Conceptual Block Plan drawing: please see attached.

This is set out to demonstrate a potential future for this site.

Note further detail is included in section 4.0 Planning.



Existing site, directly adjacent to the existing Civic Theatre, looking west



Existing street-front to the site, looking east



Existing site, looking south from Civic Theatre and The Square Tallaght



Existing site, looking north towards Civic Theatre and The Square Tallaght

2.1 Landscaping

The proposed site for the Heritage Centre currently has soft landscaping and trees along the southern boundary of the site (along the Old Blessington Road). These areas and trees will be retained as part of the soft landscaping for the Heritage Centre. By retaining these existing, mature trees, the front of the building will be visually anchored to the site and the promenade that links the site to the new public realm project by the offices of South Dublin County Council. To the North of the site new soft landscaping and tree pits are proposed. By using native tree species where new trees are proposed, the development will be helping to support the biodiversity of the local area while also being incorporated into the overall SuDs strategy (refer to the Engineering Services Report for further information).

Through the creation of the new rain garden set between the proposed Heritage Centre and the existing Civic Theatre, there is a unique opportunity to plant local species and plants friendly to pollinators. By using native plants, the development will support biodiversity and establish the Heritage Centre and surrounding Cultural Quarter as an integral part of the natural environment. Just as the proposed development will be an addition to the cultural corridor of buildings in the heart of Tallaght, it will create a pollinator corridor, friendly to the birds and insects that are important for a healthy and rich natural environment and in compliance with the 2022 - 2028 Development Plan's commitment to ecology and biodiversity, as outlined in Chapter 4: Green Infrastructure. As the rain garden will also serve as a form of attenuation for rainwater on the site (refer to the Engineering Services Report for further information), it will also be self-maintaining and regulating.



Exterior View - Rain Garden

3.0 SCHEME CONCEPT: PROPOSED

Context

There is a potent electricity to the lands on which the town of Tallaght is built, a kind of psychogeography which grounds the undercurrents of history. For many years that palpable sense of history, connection and incident has been distanced by new building, by the effort of laying down a whole new town. But now that the structure of that town is in place, there is work to be done to recover and recharge these hidden undercurrents of the landscape of Tallaght for a new generation, and the proposed new centre for heritage in this place is an inspiring part of that idea.

Placing heritage at the heart of culture is a quintessential part of the authenticity of place. Rediscovering the palimpsest of an ancient landscape under the writing of the modern town is an exciting and complex project, which channels and focuses, questions and informs, captures imaginations and inspires. The new town of Tallaght has made at its heart a cultural quarter of significant fragments : a place for all of its citizens. Adding this new fragment of heritage to the polis writes a new piece which connects deeply to the past and opens it out to be useful for the future.

Concept

The building concept is simple and clear – this will be a simple metal-clad form with a saw tooth roof that directly expresses its materiality and provides varied space internally for display of the exhibits relating to the heritage of Tallaght.

It will provide a new contemporary architecture of quality at a key point within the Tallaght cultural quarter and civic context - its innovation, modernity and sustainability reflects both the ambitions of South Dublin County Council and the internal workings of the building. The building is honest and open; it strikes the balance between wall space internally and views to the outside, well-glazed, with good views from inside to outside; in the evenings it will appear like a beacon in the wider landscape context. From the inside there will be wonderful views North over the new park, over Tallaght and to the Dublin Mountains Southwards. The external form, finished in metal and glass, is a taut cubic block which 'holds' the corner of the site; its careful proportions and vertical emphasis complement the design intent.

Internally the spaces are contrasting between ground and first floor – the ground floor spaces are more controlled, with views into the new gardens made close to the building. On the first floor the roof profile gives a bright and lofty feel with uniform light coming from the clerestory windows and focused views out through a cruciform juxtaposition of square windows. The spaces are linked visually with a double height void that draws up your line of view when you enter the Heritage Centre. A south facing roof terrace accessed from both the gallery and the multi-purpose room reinforces the connection with the Town Centre and the mountains beyond.

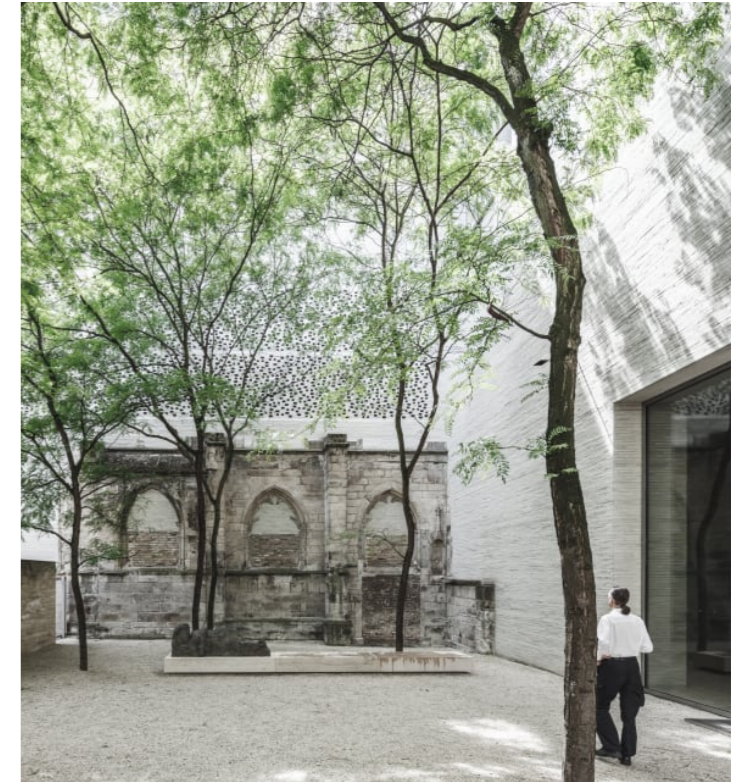


Interior view - Ground Floor Gallery

Above all, the building is open and feels like a place for people to come and go; the whole South entrance elevation is permeable; every corner of the building is universally accessible. This is a new type of public building for the 21st century; it is about work and about opportunity - about history, identity and accessibility. People passing will see it, be drawn to it, and understand that this is a place where they could be - it is non-exclusive.



Cité Artisanale Valbonne, Comte Vollenweider Architectes



Kolumba Museum, Peter Zumthor



Interior view - First Floor Gallery

4.0 PLANNING

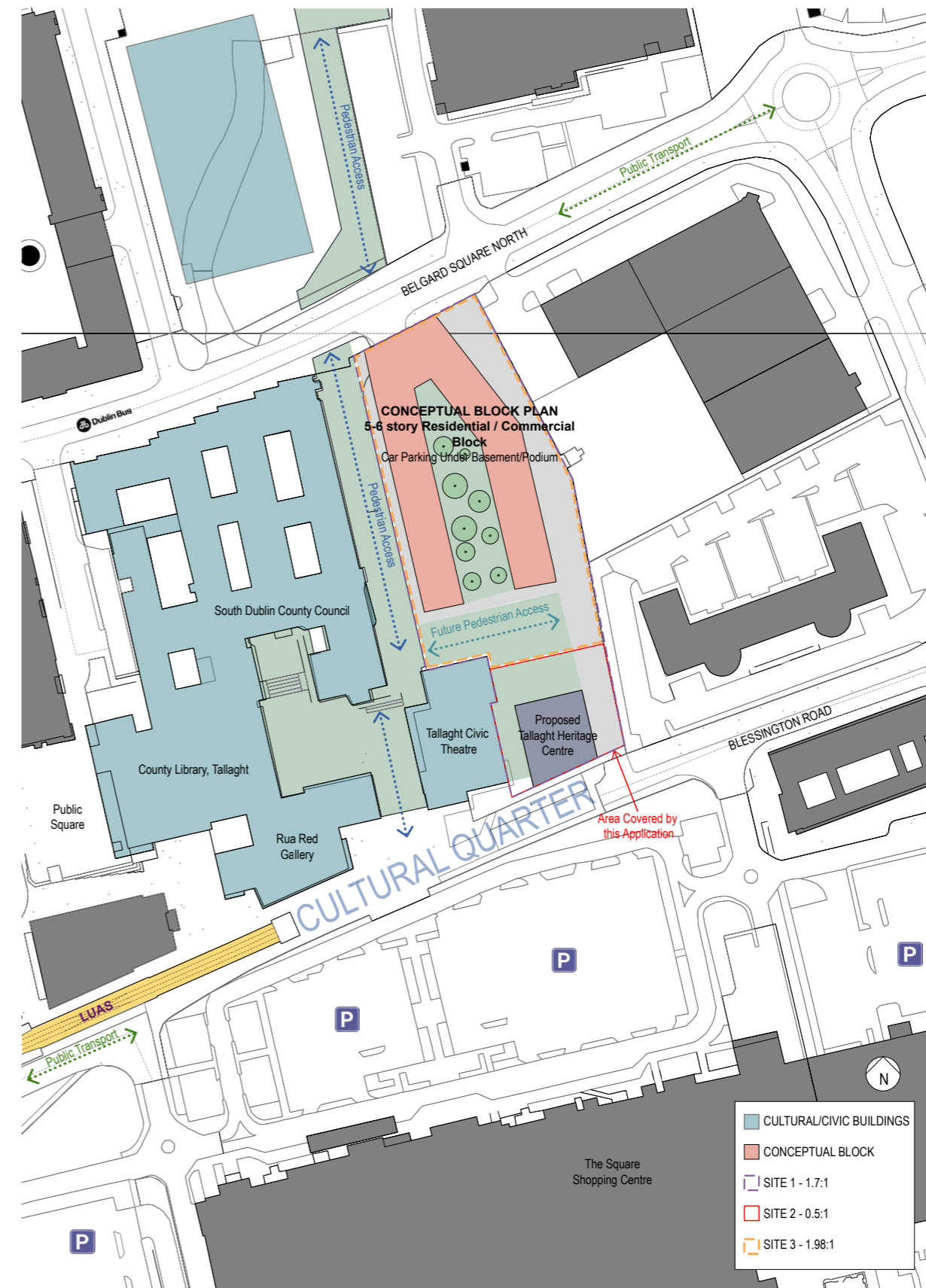
The development of the proposed Heritage Centre building on the subject site is consistent with the planning policies and objectives pertaining to the site and is in line with the zoning provisions of the South Dublin County Development Plan 2022-2028 and the Key Objectives of the Local Area Plan for the area:

TC1: continue the transformation of the centre with an increase in existing residential, commercial, retail, civic, services and cultural uses and functions.

TC 8: Encourage new development on existing areas of surface car parking and support in principle the relocation of existing surface parking and roof parking spaces associated with The Square in new multi-storey and/or underground car parks, subject to high quality urban design and integration with the objectives of permeability and mixed-uses in the Centre neighbourhood.

The building comprises two floors, however in line with its cultural and civic importance, its design has a form and volume commensurate with a 4 storey building. When viewed in the context of the Civic Theatre next door, this scale is appropriate for the site.

Please see attached indicative conceptual block layout for the remainder of this site (currently containing the car park for County Hall). The long term strategy for these lands, also owned by SDCC is to provide a series of multi-use buildings with active mixed use frontage towards Belgard Square North and the public realm. It is envisaged that the lands to the north of the Heritage Centre site (shown on the drawing as an indicative sketch) will be developed in the future as a mixed-use scheme incorporating commercial and residential elements. This future development would potentially comprise a 5-6 storey block with a courtyard and parking at podium and basement level. This building would achieve a plot ratio of 1.98:1. This is within the plot ratio / heights specified within the LAP (1.5:1 / 2:1 range) and together with the 2 storey but commensurate with 4 storeys Heritage Centre building would provide for modulation and variety in built form while ensuring that overall height and density targets reflected in the LAP 'Overall Urban Structure' for this block are achieved. The orientation also works for a higher building to be located to the North of the Heritage Centre. This height strategy would preserve potential views to the Dublin Mountains to the south and facilitate appropriate sunlight & daylight to penetrate the future new development



Conceptual Block Plan for Tallaght Heritage Centre

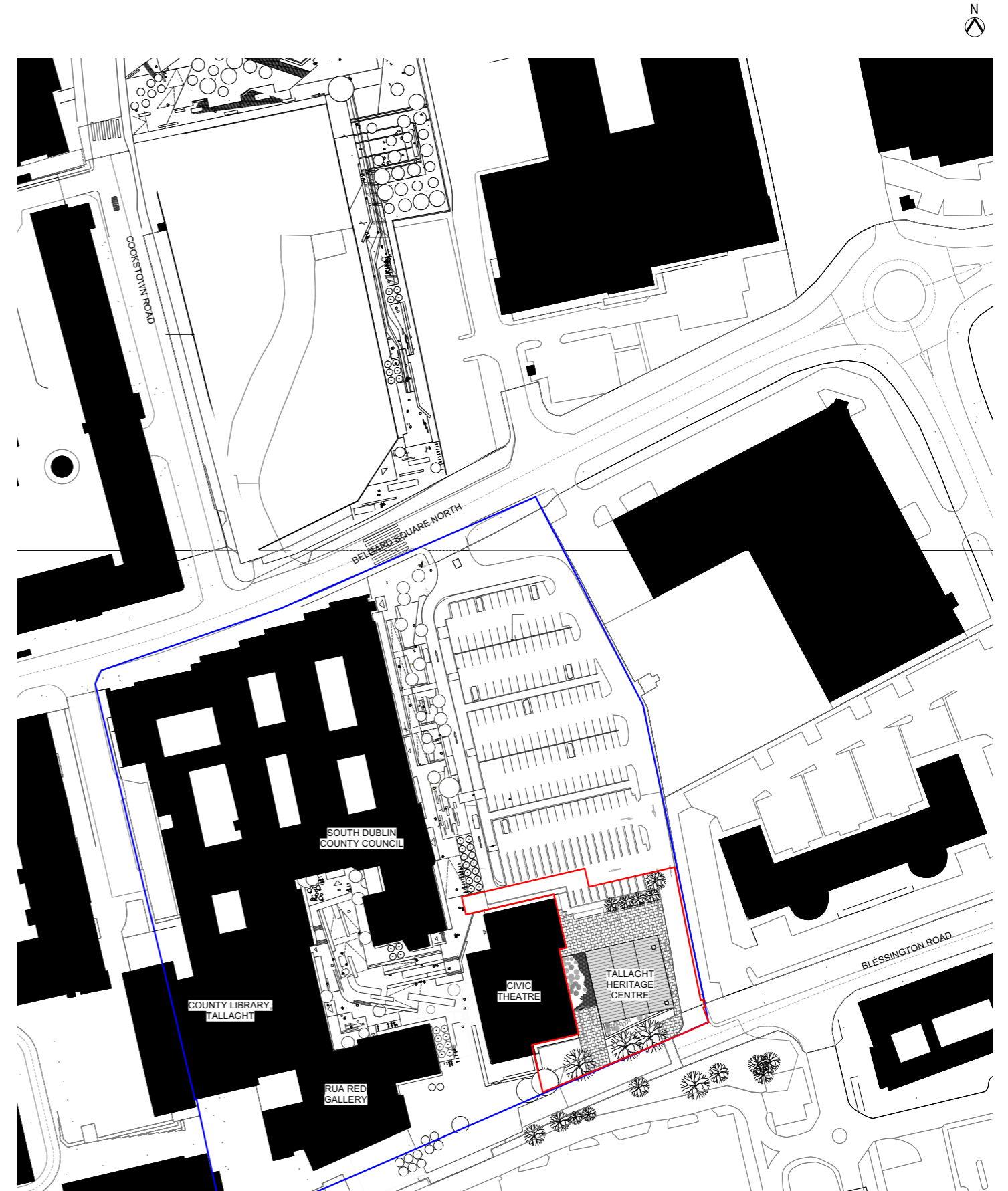
5.0 BUILDING DESCRIPTION

5.1 Building

The Tallaght Heritage Centre is a landmark building for Tallaght Town Centre, under the procurement of South Dublin County Council. It will sit along side other buildings of civic & cultural importance, such as the Civic Theatre, the Rua Red Gallery, County Hall, and the County Library. It will also be at the south end of the public realm development (currently on site) that will link the civic centre of Tallaght to the Innovation Centre (Work IQ) to the north, playing an important role in defining this new civic corridor in the heart of Tallaght Town.

The Heritage Centre will serve as a vital community resource, fostering engagement with the history and legacy of Tallaght and the County while also helping to make tangible the future vision for the town. This will be done through interactive and interpretive exhibitions tailored to the space by EPIC Consultants. The internal spatial arrangement will help create continuity between exhibition spaces and their respective programmes, while also allowing for flexibility for how the space is used in the future.

The Heritage Centre will be commensurate with 4 storeys in height but divided over two floors – the height to the apex of the roof is 14m. This strategy adjusts the scale of the building to give it a civic quality, which is also achieved by the iconic saw-tooth roof of the building, bringing in North-Easterly light to the exhibition spaces. Not only does the roof profile give the building a distinctive iconography within its civic context, but also responds in similar proportions to that of its neighbour, the Civic Theatre. The roof pitches angling up from West to East also echo the pitched roof of the Civic Offices, visually connecting the new civic corridor that will be defined by the public realm project connecting the Town Centre to the Innovation Centre to the North.

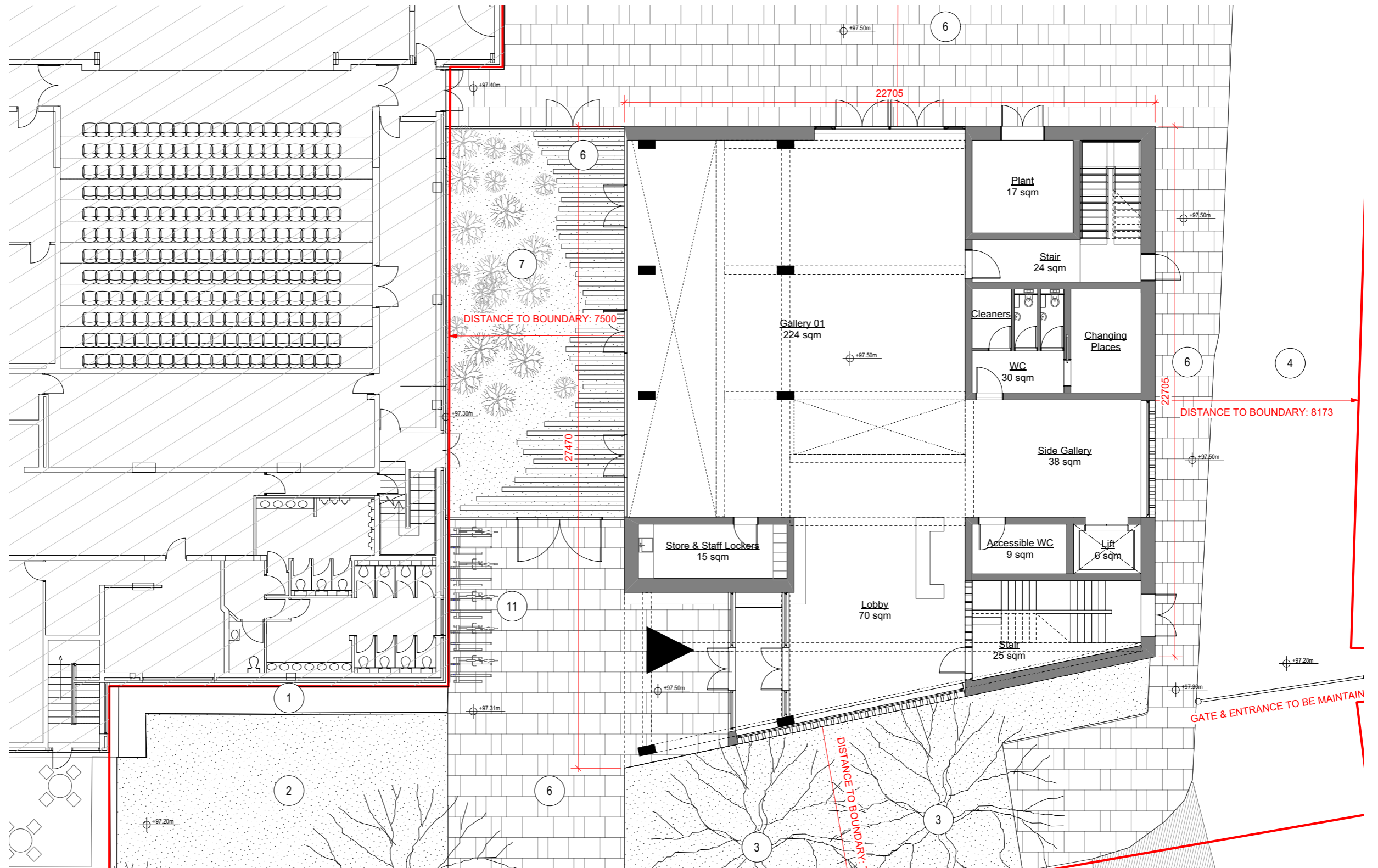


Tallaght Heritage Centre Proposed Site Plan

The ground floor of the project follows the grain of the public realm, running along the diagonal of the Old Blessington Road. An entrance is carved out at the south-west corner, making it clearly identifiable as the entrance to the Heritage Centre even from a distance, such as from the Rua Red Gallery or the termination of the Luas line.

The ground floor allows for permeability across the site. Coming through the entrance, which is visually connected to the streetscape, an open exhibition space spills out to the garden to the west, in between the Heritage Centre and the Civic Theatre, and to the north; opening out onto the external space shared by the Civic Theatre looking toward the Innovation Centre.

As part of this plan, the stage door access and all fire related egress requirements from the Civic Theatre are maintained.

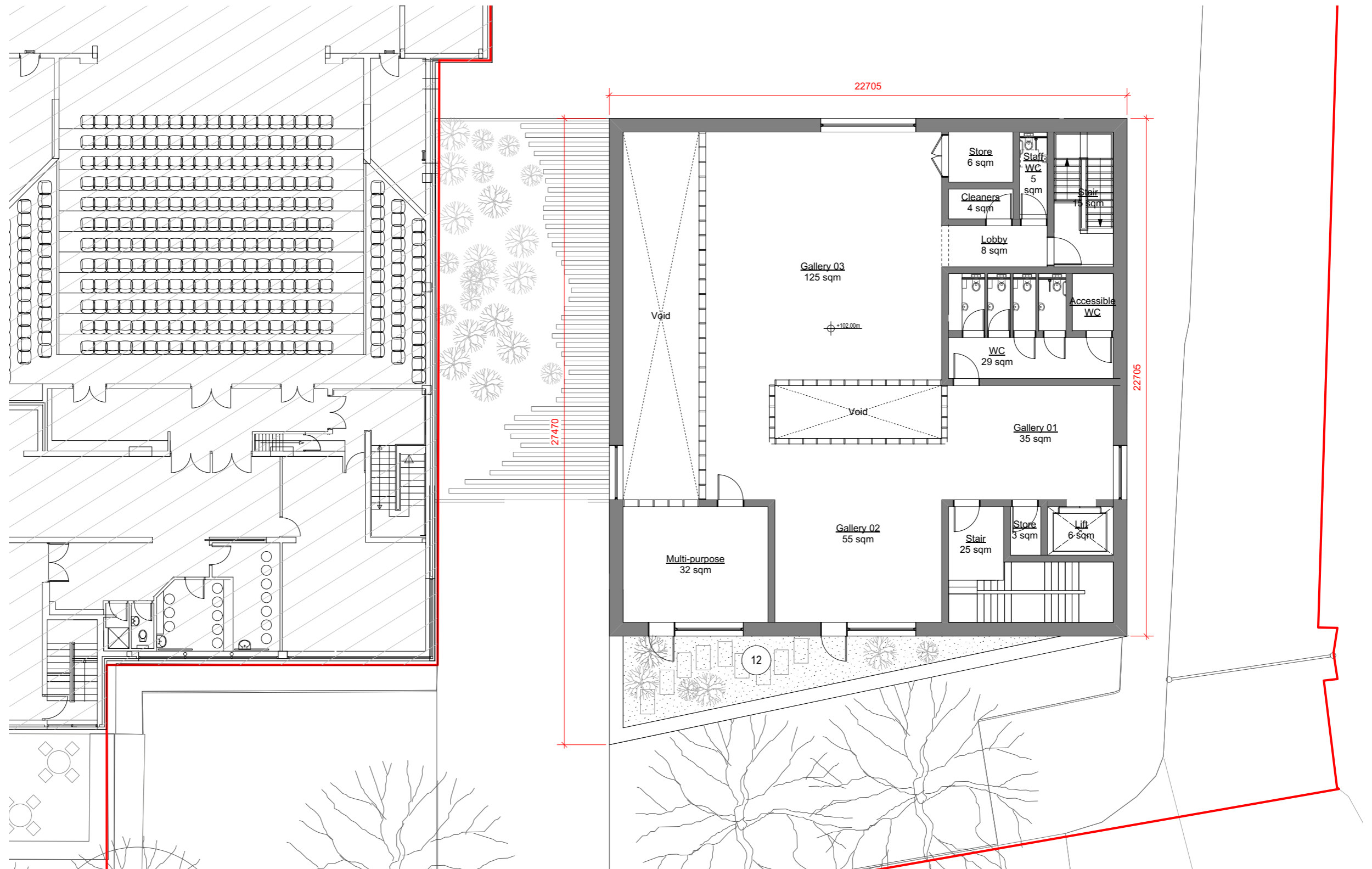


Tallaght Heritage Centre Ground Floor Plan - Proposed

At first floor level, the exhibition spaces have views out on axis to the circulation in all four directions, through a cruciform of framed views, in contrast to the predominantly linear glazing at ground level. There is also visual connection to the exhibition space at ground floor through the use of voids that bring natural light from the saw-tooth roof to the centre of the plan and sit over the entrance to the gallery to allow for orientation and focus.

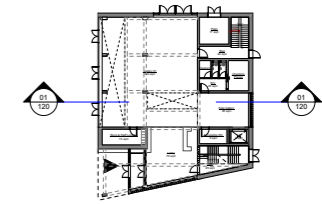
On the first floor a multi-purpose space, for community use, education and outreach, and workshops, is located to the front of the building to provide activation to the street. It opens out to a small garden on the roof which will allow for views back towards the Town Centre, re-orienting the building users as they progress through the centre.

Circulation and ancillary support space is provided in a single bar of space that runs north / south in the plan – broken to allow for views to the east but holding this space in a controlled and calm manner. This organisation allows for the galleries to feel singular, and fragmentation of the plan is avoided. The bar contains toilets, plant, stairs & stores.



Tallaght Heritage Centre First Floor Plan - Proposed

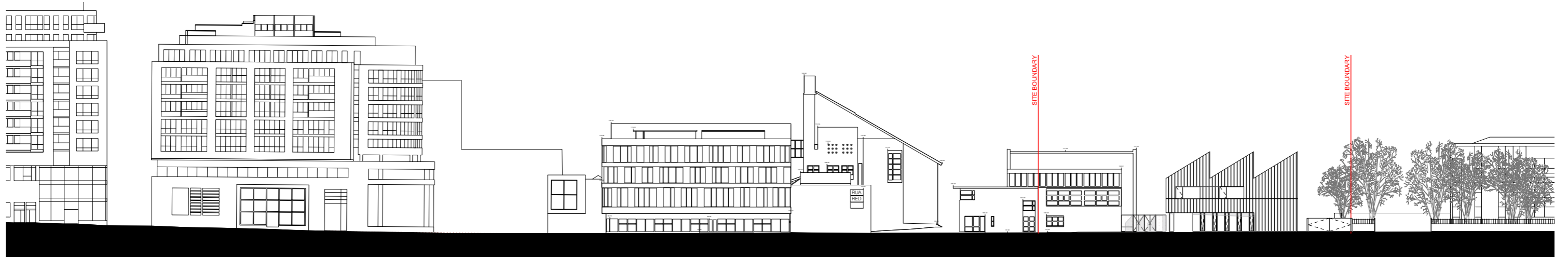
The nature of the upper and lower gallery spaces is contrasting – it is envisaged that the gallery on the ground floor will be a permanent exhibition in a controlled flat-ceilinged space. This gallery will be naturally lit through linear windows the connect directly with the garden. This space can be sub-divided using flexible partitions. Flexibility of use and vision will be provided by a second more temporary gallery on the first floor which will have the advantage of natural light from the clerestory rooflights – the roof will define a dynamic space that also opens to the roof garden beyond. This garden will look south towards the Dublin Mountains.



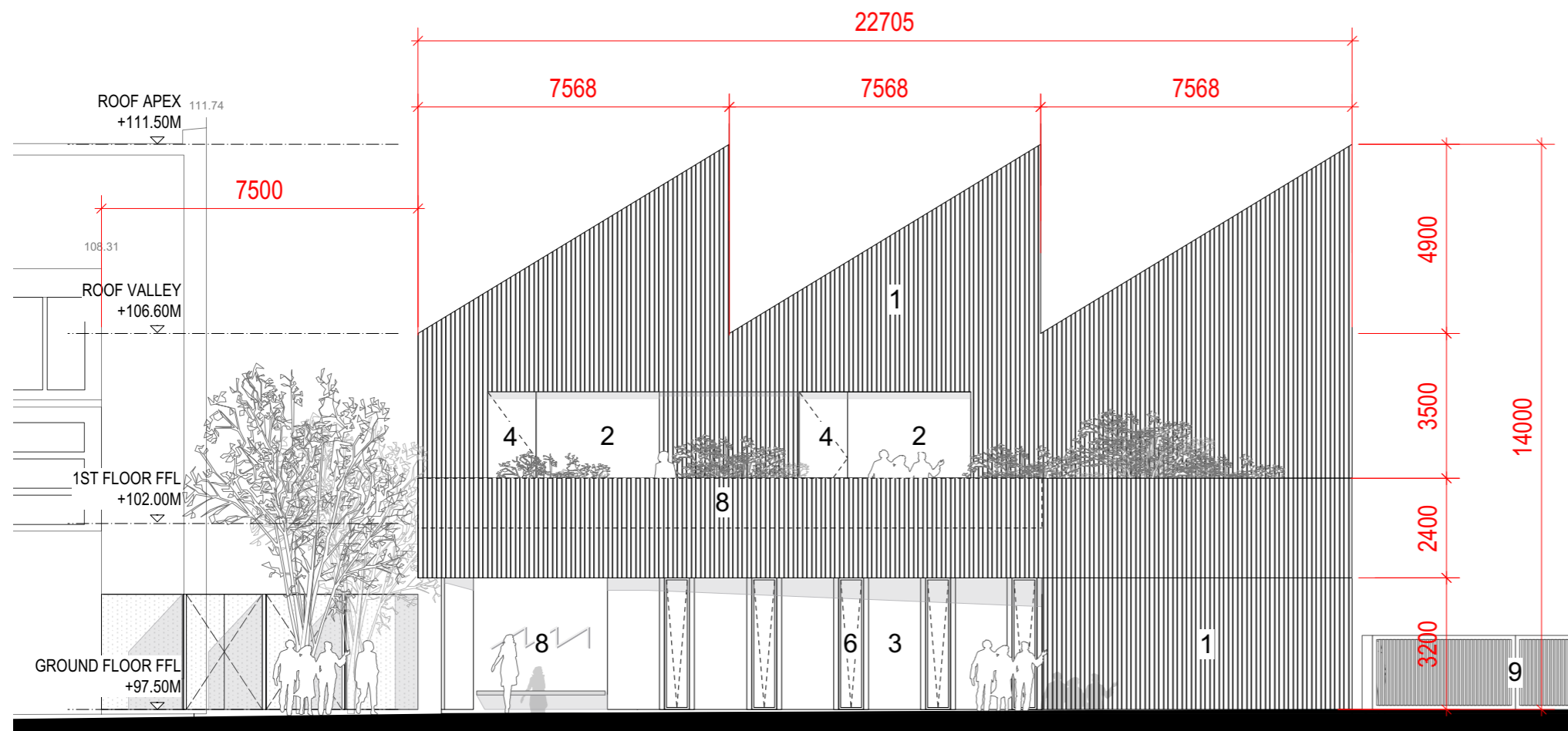
02 Tallaght Heritage Centre Key Plan
120 Scale 1:500 @ A1



Tallaght Heritage Centre Section AA - Proposed



Tallaght Heritage Centre South Site Elevation - Proposed



Tallaght Heritage Centre South Elevation - Proposed



Tallaght Heritage Centre West Site Elevation - Proposed



Render of Proposed West Elevation



Internal Render of Gallery Space



Henze & Ketterer Art Gallery, Gigon / Guyer Architekten



LVL exposed structure: Vistoe, Waugh Thistleton.

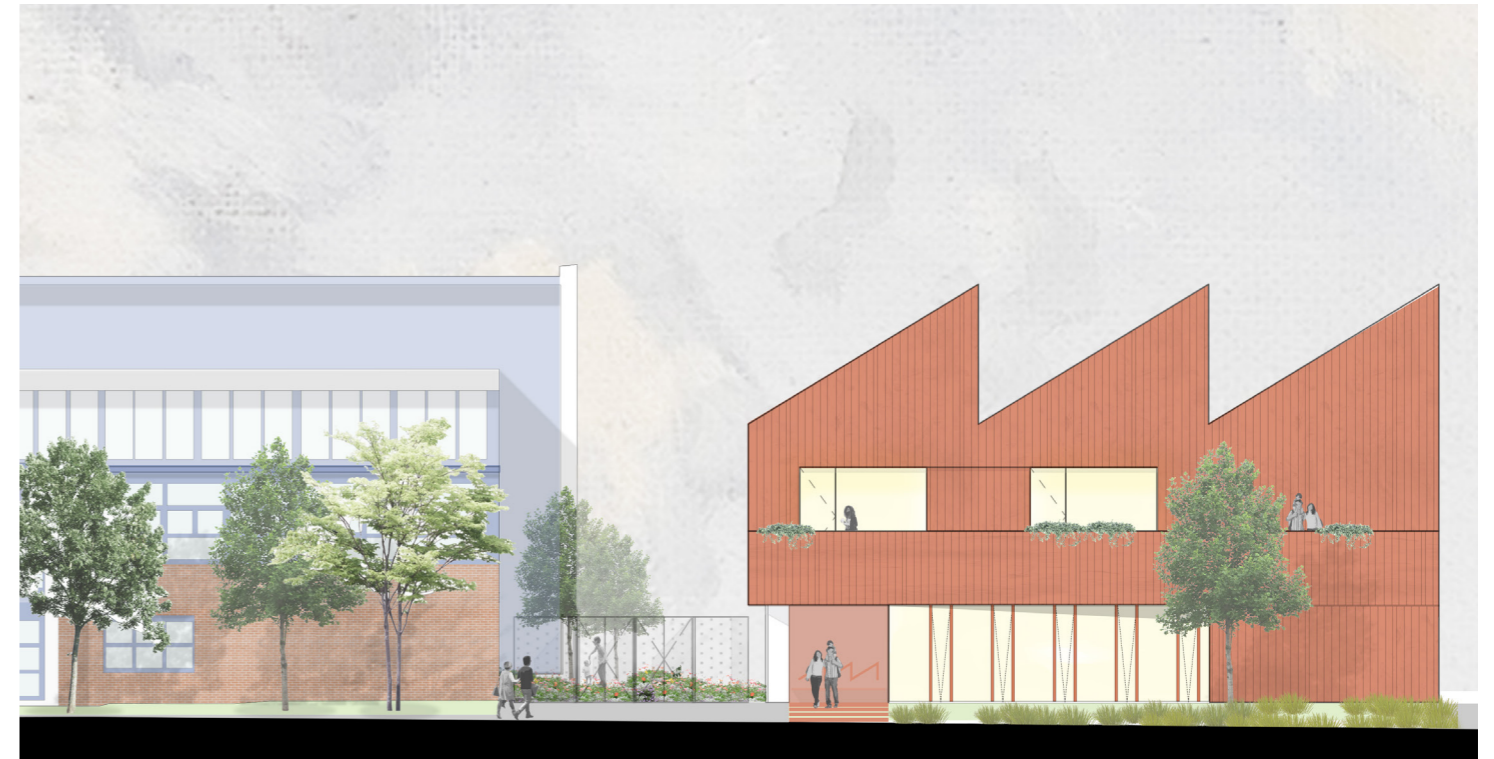


Internal Render of Gallery Space

5.2 Materials

The concept is that building is designed so that the materiality is expressed, both inside and out. The construction materials, the components, and the processes used to manufacture them will be carefully considered under current sustainability principles with a view to reducing embodied carbon and making systems as passive and efficient as possible. Where possible and appropriate, the ambition for the building will try to ensure that regulations will be exceeded rather than met.

The materials proposed are a simple industrial palette of metal cladding with aluminium glazing systems and timber. The structure of the building will be in timber – utilising current technologies in glu-lam and CLT timber: this is the most sustainable way to build currently and the ethos for this building will act as a leader for buildings commissioned by SDCC. The building will be clad with sinusoidal metal cladding made from recycled steel. The steel panels can be fully recycled at the end of their life. The use of dry connections also lends to the recyclability of the material and for the reparability of the façade, prolonging the overall life of the building. Stone wool insulation and aluclad windows – aluminium externally and timber internally – will complete the thermal envelope and complement the material palette to both internal and external elevations.



Concept Elevation



Precedent: Printmaking Studio, Dublin. Scullion Architects.



Precedent: Vistoe, Leamington Spa. Waugh Thistleton.

5.3 Access

The building sits within the streetscape and is accessed from the public footpath, the ground floor entrance level is set in line with the footpath outside. An overhang indicates the entrance and provides shelter with a seat that allows for pausing. Vehicular access (for deliveries) is provided to the East of the building, entering a yard off the Old Blessington Rd. Universal access is provided on approach, to enter the building and to traverse the interior in all areas. The large passenger lift is centrally located for all to use. The main stairs is gentle and designed for universal access. A second stairs to the rear will provide an alternative means of escape.

The theatre will use the Heritage Centre garden to allow for egress from their emergency stairs to the east of the building. The detail of this will be managed as part of the fire certificate application.

5.4 Car Parking

It is not proposed to include specially dedicated car parking for this building.

The site (the Heritage Centre and its curtilage) will result in the removal of 39 no. car parking spaces from the County Hall car-park.

The decision regarding car parking was assessed taking into account the local provision of same: There are many public car parking spaces within 3 minutes walk of this building. The town centre and specifically this site is very well connected in terms of public transport with numerous bus routes serving Tallaght Town Centre as well the red Luas line which stops to the east of the site.

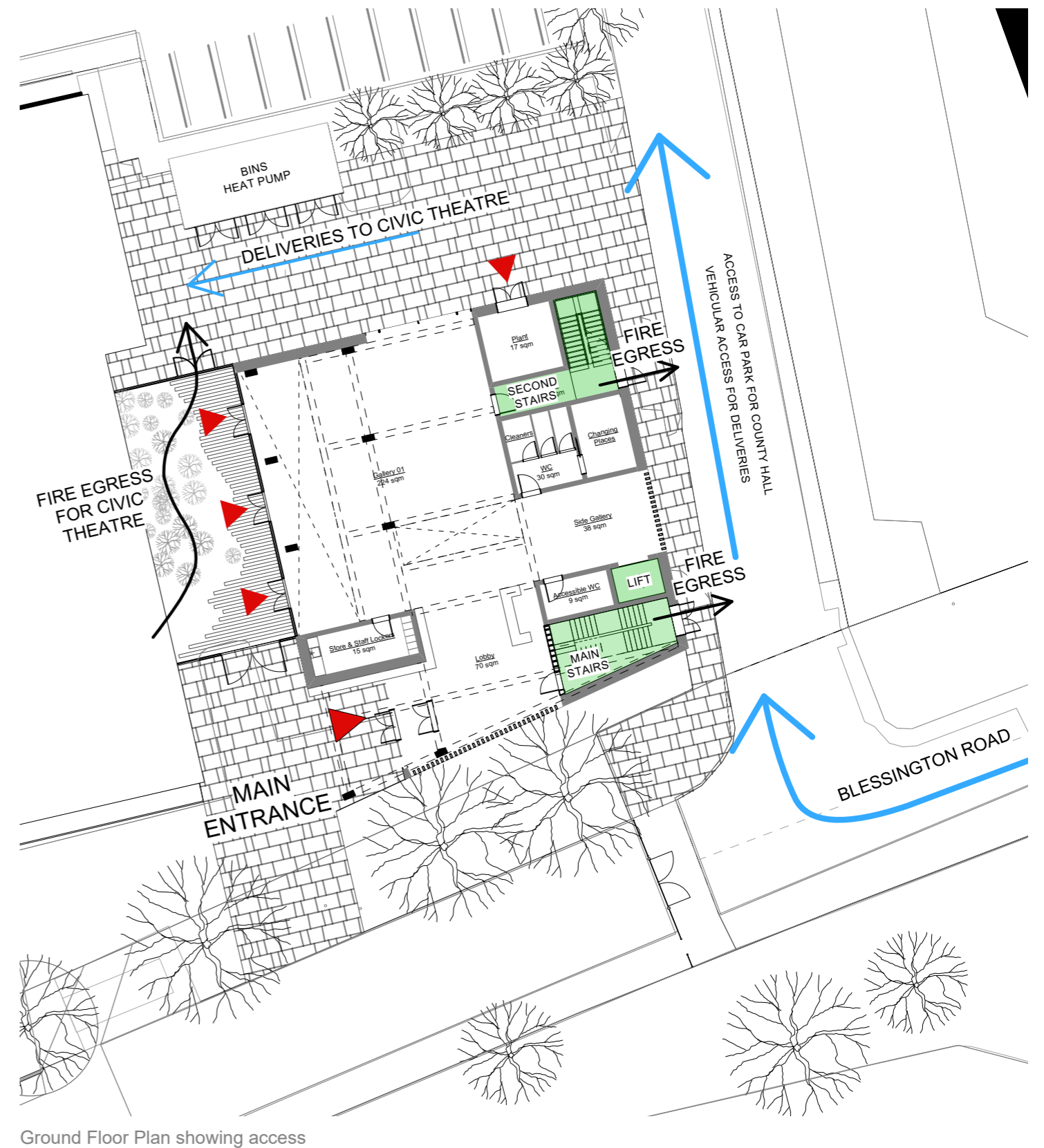
Please see planning consultants report for further detail.

5.5 Bicycle Storage

Bicycle parking is provided for this building in excess of the Development Plan requirements. Storage will be provided for 20 bicycles.

In addition to this there is a secure locking facility for bicycles in a series of bike lockers that are located along the Old Blessington Rd.

Additional cycle spaces will be provided at a number of locations within the adjacent public park to the north (currently on site).



Ground Floor Plan showing access

5.6 Refuse Storage

The refuse for the building will be stored at ground floor level to the North of the building within a covered lockable cage screened by planting. The movement of the large bin units will be managed by the private management company and placed on the roadside at a time suitable for weekly collections. There is no requirement for a refuse truck to enter the site. The current refuse storage area for the Theatre will be incorporated into the new store for the Heritage Centre.

5.7 Plant and Communications

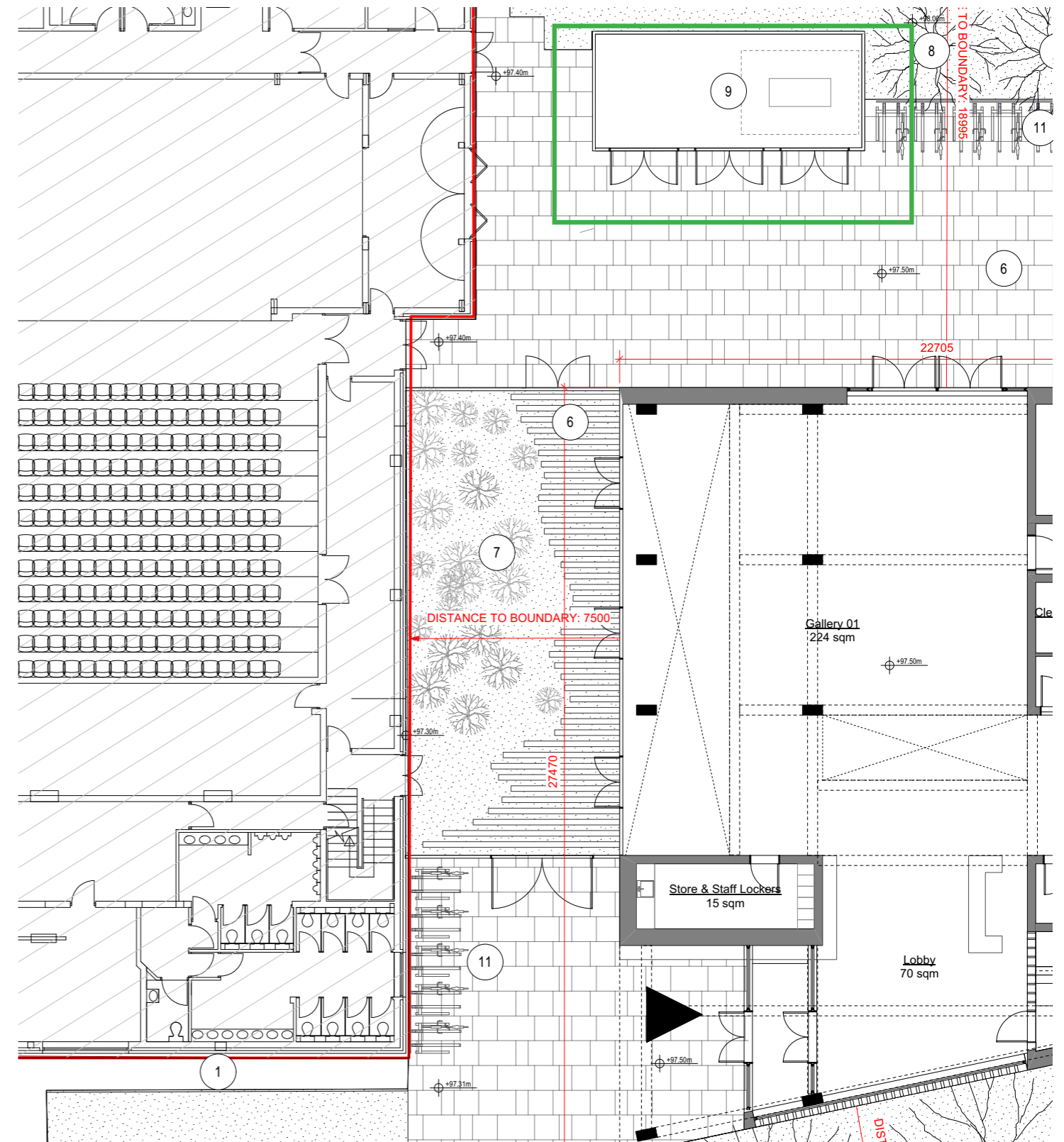
The site is well located with regards ESB infrastructure. Initial contact has been made with the ESB and there are currently no issues with the provision of the required power to the proposed development.

There is currently no existing EIR, Virgin Media or any other Telecom provider infrastructure on the proposed Tallaght Heritage Centre development site. New connections shall be required to the nearest relevant Telecom providers.

A dedicated comms room shall be provided at ground floor level, the main telecom providers shall terminate their incoming cabling within this room. All Data cabling to the building shall be CAT6 type and shall be cabled to comms racks within the ground floor comms room.

The building is to be provided with an Access Control system on all external doors. Access Control System restricts entry of unauthorised persons into restricted areas and will prohibit access to the building to any persons not provided with Access Cards.

Please see service engineers report for further detail.



Ground Floor Plan showing refuse storage

5.8 Fire | Michael Slattery & Associates

We have undertaken a review of the design of the proposed Tallaght Heritage Centre Building and provided input to the development of the design by McCullough Mulvin Architects to ensure compliance with Part B (Fire) of the Building Regulations.

The analysis and development of the design has been undertaken by reference to

- Technical Guidance Document B (Fire)
- BS 9999 2017 Code of Practice for the Fire Safety in the design, management and use of buildings.

The report is to be read in conjunction with the following McCullough Mulvin Drawings

- Proposed Ground Floor Plan THC-P-100
- Proposed First Floor Plan THC-P-101
- Proposed Roof Plan THC-P-102
- Proposed Elevations THC-P-110
- Section AA THC-P-120
- Section BB THC-P-121

Means of Escape

The storey exit, and the stair exit capacity has been determined from an assessment of potential maximum occupancy based on the net floor areas and occupancy breakdown of the spaces as per McCullough Mulvin floor plans.

The analysis undertaken by reference to BS 9999 show that the proposed storey exit and stair provision is adequate where the primary staircase is to min 1200mm (Part M compliance) and the secondary stairs is also to be a minimum of 1100mm width for occupancy of 220 people and storey exits are 1050mm at first floor to both.

The fire strategy for the open voids which extend from ground up to roof level will be developed in due course following the principles of BS 9999, Annex B so as to permit open voids over all levels. The strategy will be developed using CFD modelling of smoke movement to determine.

- Requirement for venting at top of open voids, complemented by automatic opening in let vents at ground level.
- Extent of requirement for smoke retarding construction and/or smoke curtains to protect escape routes particularly at first floor level.

Internal Fire Spread

The proposed use of exposed CLT panels will result in wall/ceiling linings which will not inherently meet the recommendations for reaction to fire in TGDB/BS9999. A case will have to be made to apply treatment to the surface of these elements to achieve compliance with Part B2 of the Building Regulations. It should be investigated if a CLT supplier can provide panels with outer layers pressure impregnated with fire retardant to achieve Class B surface spread of flame designation without additional treatment.

Structural Fire Protection and Compartmentation

The recommended fire resistance rating for elements of structure is 60 mins. From a fire compartmentation view point, the building can be treated as a single compartment connected by the open voids from ground to first floor levels.

The timber elements of structure including Glulam beams/columns and CLT panels are to be designed in accordance with Eurocode 1995-1-1 to achieve a 60min fire resistance rating.

External Fire Spread

An analysis of external fire spread potential relative to existing theatre across garden is showing that 4.15m gap from a boundary is required. The proposed width is 7.2m which is adequate subject to review of the required separation from the theatre being less than 3.05m to meet the requirements of B4 External Fire Spread.

Fire Brigade Access and Fire Fighting Facilities

As the building has no storey above 18m over ground level, there is no requirement to provide a fire fighting shaft or internal fire main in the building.

The requirements for external access to the building for fire brigade vehicles are

Access to 15% of the building parameter for a pump fire brigade appliance which is achieved on the Eastern end point of the North Elevation.

The design of the access route and hard standing are met to high reach vehicle recommendations in Technical Guidance Document B where fire tender turning facility may include the provision of a hammerhead.

Existing hydrants in the public mains will meet the requirement for fire fighting water supplies.

6.0 SUSTAINABILITY, SUDS & ENERGY EFFICIENCY

It is proposed to provide a Sustainable Urban Drainage System (SuDS) in accordance with the Greater Dublin Strategic Drainage Study Regional Drainage Policy Volume 2 - New Development (GDSDS-RDP Volume 2). The proposed drainage arrangements have been developed with due regard to the SDCC Sustainable Drainage Explanatory Design & Evaluation Guide 2022. A system of bio-retention/rain gardens together with permeable paving and SuDS tree-pits has been adopted to safely convey and manage the surface water run-off from the development.

Please see civil engineers report for further detail.

The Heritage Centre development shall be designed to ensure a low-energy building can be delivered, through maximising the use of passive design features supplemented by low-energy systems, with the following features incorporated:

- Renewable source for heating and domestic hot water production via Air Source Heat Pump (ASHP).
- Natural ventilation to Exhibition and Office spaces for fresh air and cooling.
- Mechanical ventilation heat recovery to Wetrooms and Locker space.
- Low energy lighting, LED lamp based, with Occupancy Control.
- Photocell based lighting controls to maximise utilisation of Daylighting within Exhibition plan areas.
- Consideration to further renewable energy technology including Solar Photovoltaic (PV) system.

The above features will ensure that the approach for the development is above and beyond what is required to meet the Cost Optimal Primary Energy targets.

The building shall be designed to comply with New Part-L 'NZEB' Regulations, with the necessary renewable contribution being provided from Air Source Heat Pump (ASHP) system. The use of the electrically driven ASHPs reduces the fossil fuels to the site and ensures carbon emissions associated with the heating systems will reduce over time as the electrical grid decarbonises.

The building's façade environmental performance is currently being developed and shall be optimised to minimise solar heat gain and reduce thermal heat transmittance, whilst maintaining good daylight availability and clear views for occupants

Please see service engineers report for further detail.



Render of proposed Heritage Centre, looking North

7.0 EXHIBITION CONCEPT | EPIC

Working closely with McCullough Mulvin Architects, EPIC's purpose on this project is to advise on different development approaches from an interpretive point of view, and provide support for the Design Team through sketch proposals, schematic layouts/diagrams, and 3D visualisations when required.

EPIC aims to create a highly visual, fully immersive world class visitor attraction that ignites imagination, encourages exploration and develops an appreciation in visitors for Tallaght and South Dublin's treasury of heritage. Based around the 'big idea' of People and Place, our approach is a reflective look at the more recent past, not omitting the rich architectural and heritage stories but integrating them in the contextual framework around a modern story.

Tallaght and South Dublin are best known for their impactful, bold, and provocative community, filled with diverse and joyful individuals, despite the negative perceptions over the decades, often portrayed in the media. The new visitor experience aims to challenge these perceptions and showcase the real experiences of those living in the area.

The exhibition will be based on the historical context of the region, emphasising that planning, development, and the arrival of new residents have been ongoing since ancient times.

Since early 1900s, we saw significant development in South Dublin, with rural communities forming the foundation of the region. Visitors will gain insights to the early part of the century and hear reminiscences from individuals like Malachi Horan, providing insights into the lives of the "ordinary" people who contributed to the region's growth. The exhibition will cover aspects such as trams, communication, and transport, shedding light on how the area evolved over time.

A crucial aspect of the visitor journey will be the understanding of the housing conditions in inner city Dublin, which led to the development and housing initiatives in South Dublin in the mid 20th century. The region was selected for such development due to the need for better living conditions, contrasting with the disastrous conditions prevalent in the inner city. The exhibition will also showcase the resilience of South Dublin communities, which have remained strong, and resourceful over the years. Humorous and unique personalities and stories of how local businesses and shoppers thrived despite challenges will be highlighted, providing a genuine and engaging experience for visitors.

Throughout the journey, visitors will be encouraged to smile, connect with the community, and appreciate the pride and sense of place that makes Tallaght and South Dublin so special. By the end of the exhibition, perceptions will be reshaped, and the positive realities of the region will take center stage, instilling a newfound appreciation for its unique heritage and diverse environment.



Cultural and Heritage Centre, Bank of Ireland, College Green



Indicative Render of a Ground Floor Gallery Space

8.0 SCHEME CONCEPT SUMMARY

The Tallaght Heritage Centre is a new landmark building that will provide an immersive experience in various aspects of Tallaght's heritage. At 870m² and reading as 3-4 storeys tall, it will provide a new contemporary building of quality in an important streetscape in Tallaght Town Centre: its innovation and modernity reflects both the ambitions of South Dublin County Council and the internal workings of the building.

The gallery spaces are flexible, visible and permeable providing an engaging public interface, along with the necessary ancillary functions, they will provide a memorable visitor experience. The building will be designed to the latest energy standards using high quality materials – it will be low maintenance with low energy consumption.

The Heritage Centre will consolidate the developing cluster of cultural uses in the area. It will further stimulate and encourage a lively active street space. This is a new type of public building for the 21st century; it is about work and about opportunity - about history, identity and accessibility. People passing will see it, be drawn to it, and understand that this is a place where they can take part and be welcomed.



9.0 SCHEDULE OF ACCOMMODATION

THC-P-103 TALLAGHT HERITAGE CENTRE AREA SCHEDULE P02

Description	By	Date	Rev
Part 8 Submission	PB	04.08.2023	P02
Draft for SDCC Review	PB	28.07.2023	P01

Description		%	sqm
Gross Internal Floor Area		100.0%	870
Nett Internal Floor Area		92.8%	807

Description	Location	%	sqm
Nett Internal Area (Gallery & Multipurpose)			
Reception	Ground Floor	8.0%	70
Gallery 01	Ground Floor	25.7%	224
Gallery 02	Ground Floor	4.4%	38
Staff & Lockers	Ground Floor	1.7%	15
Gallery 01	First Floor	4.0%	35
Gallery 02	First Floor	6.3%	55
Gallery 03	First Floor	14.4%	125
Multi-Purpose	First Floor	3.7%	32
Nett Internal Area		68.3%	594
Support Spaces			
Stair 01	Ground Floor	2.9%	25
Accessible WC	Ground Floor	1.0%	9
Lift	Ground Floor	0.7%	6
WC	Ground Floor	3.4%	30
Stair 02	Ground Floor	2.8%	24
Plant	Ground Floor	2.0%	17
Stair 01	First Floor	2.9%	25
Store 01	First Floor	0.3%	3
Lift	First Floor	0.7%	6
WC	First Floor	3.4%	30
Lobby	First Floor	0.9%	8
Cleaners Store	First Floor	0.5%	4
Store 02	First Floor	0.7%	6
Staff WC	First Floor	0.6%	5
Stair 02	First Floor	1.7%	15
Nett Internal Area		24.5%	213
Internal Partitions	Ground Floor	3.1%	27
Internal Partitions	First Floor	4.1%	36
Nett Internal Area (Partitions)		7.2%	63
Gross Internal Area		100.0%	870

