

Inchicore Library
Access Works and Refurbishment
Pre-Part 8 Presentation to
South Central Area Committee on
16 May 2018



PROJECT TEAM

Project: Inchicore Library Access Works and Refurbishment

Project Address: Inchicore Library
34 Emmet Road, Dublin 8, D08 ED66

Employer: Dublin City Council

Design Team:

Architect: Walsh Associates Architects & Project Managers

Quantity Surveyor: Hardy Partnership

Civil/Structural Engineer: EirEng Consulting Engineers

Mechanical & Electrical Engineer: Hayes Higgins Partnership

Conservation Architect: David Slattery Conservation Architects



SUMMARY OF EMPLOYER'S INSTRUCTIONS

The primary aim of the project is to restore, and provide and maximise access to the existing facility of Inchicore Library.

- *Expand on the existing service located within the building.*
- *Fulfil the operational and spatial requirements*
- *Exploit its unique location and architectural qualities to make it accessible and visible.*

The transformed building will exploit the unique layout of the existing space, while providing appropriate and modern services and back of house areas. The design and construction of the building and access elements will:

- *Be of highest architectural and urban design quality, relating meaningfully to the building's historic architectural form.*
- *Demonstrate compliance with and best practice in the areas of design.*
- *Be designed and constructed to conform in all aspects with the requirements of all relevant statutory provisions and regulations as defined under the relevant Acts and current at the time of issue.*



HISTORY & SIGNIFICANCE



- Built in Art Deco style
- Opened on 12th February 1937
- Listed in National Inventory of Architectural Heritage (Record no. 50080156)
- Category of Special Interest: Architectural, Historical, Social
- Not a Protected Structure.
- Other similar libraries built at the same time include: Drumcondra and Ringsend.



PHOTOS OF EXISTING BUILDING



Street view & access

Note: Historical significance, symmetrical aspect, landscaped embankment, accessibility issues...



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PHOTOS OF EXISTING BUILDING



Interior

Note: Accessibility issues, energy performance of building fabric and services, requirement to upgrade library services

PHOTOS OF EXISTING BUILDING



Details of exterior

Note: Single glazed damaged windows, repair external fabric, dated rear services building, underused rear external areas.



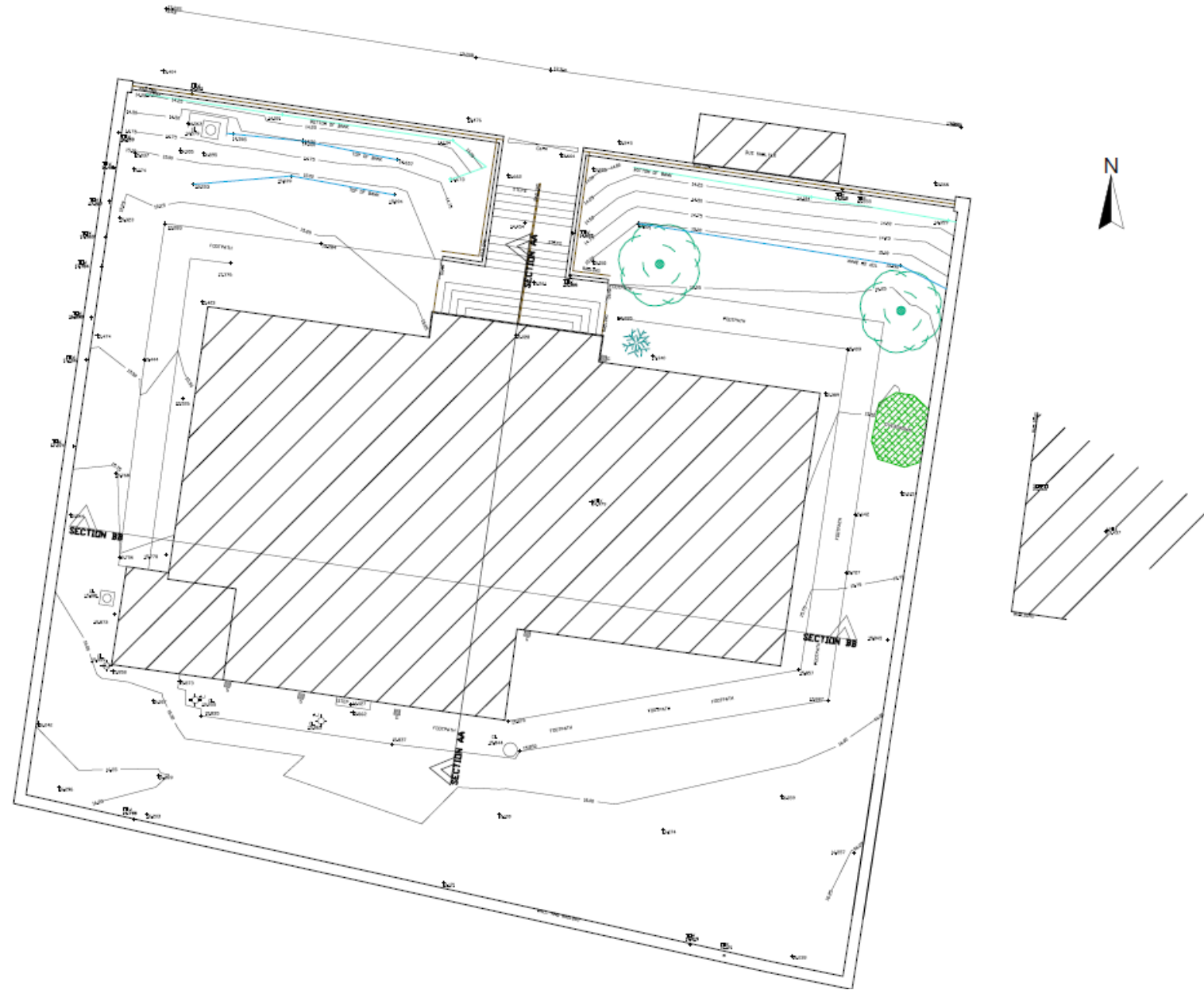
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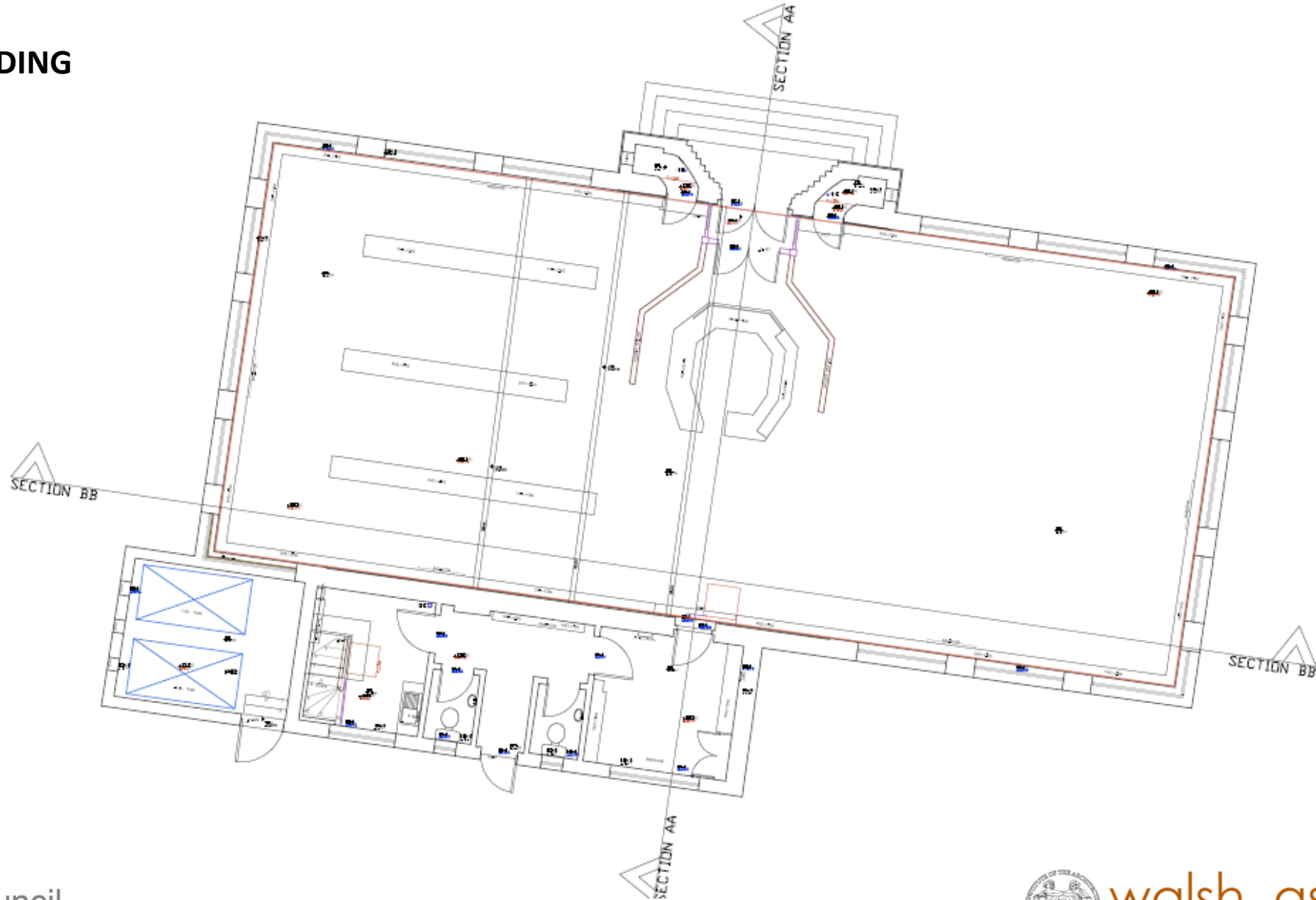
DRAWINGS OF EXISTING BUILDING

Site Layout Plan



DRAWINGS OF EXISTING BUILDING

Ground Floor Plan



SUMMARY OF PROPOSAL

Spatial scope

<u>Refurbishment (in existing)</u>	<u>Alteration (in existing)</u>	<u>New build (in extension)</u>	<u>Exterior (full upgrade)</u>
Entrance Lobby Main Library Hall (186 sq.m) Small Storages beside entrance Boiler Room at basement	Toilets & Baby Changing Room Furniture & Equipment Store Circulation Areas External Store	Multipurpose Room (26 sq.m) Staff Office Staff Toilet & Shower Kitchen/Canteen Cleaners Store	Entrance Ramp, Steps & Platform Lift New Gate & refurbishment of fencing Multipurpose external area at rear General landscaping Repair & upgrade of building fabric

Gross Floor Area Summary

	<u>Existing, refurbished</u>	<u>New extension</u>	<u>Overall</u>
Ground floor area	241 sq.m	76 sq.m	317 sq.m
Basement level	10 sq.m	-	10 sq.m
Total	251 sq.m	76 sq.m	327 sq.m

SUMMARY OF PROPOSAL

Review of Client's Spatial Requirements

Spatial Requirement Item	Inclusion of spatial requirement at this stage
Universal access into building	Included throughout external and internal areas – see drawings for details
RFID library management and security system	Service Kiosks & security gates are shown on drawings. Other spatial requirements provided, exact layout to later details
WIFI broadband throughout	Spatial requirement provided, exact layout to later details
People counter system	Spatial requirement provided, exact layout to later details
CCTV system	Spatial requirement provided, exact layout to later details
Telephone system	Spatial requirement provided, exact layout to later details
Fire and intruder alarm system	Spatial requirement provided, exact layout to later details
Air conditioning / Air handling / Heating system with suitable BMS	Spatial requirement provided, exact layout to later details
Flexible lighting system	Spatial requirement provided, exact layout to later details
Comms cabinet	Located in Office – see drawings for details
Plasma Screen in Adult / Junior Library	Located at central area of Main Library Hall, at exhibition area; a smaller display unit can be incorporated at the shelving of the Junior Library – see drawings
Phone lines	Spatial requirement provided, exact layout to later details
High bandwidth lines	Spatial requirement provided, exact layout to later details
Powerpoints	Spatial requirement provided, exact layout to later details
Storage	3 no. different dedicated Storage Rooms are provided – see drawings for details
Parking	On-street car parking spaces along Emmet Road are to be used. New disabled and staff car parking in front of the library cannot be accommodated due to site constraints. In agreement with DCC, disabled car parking space can be provided at Turvey Avenue, 80 m down the road from the Library.

Deliveries	Library vehicles can park on Emmet Road along the footpath
Adult Library	Located in Main Library Hall – see drawings
Loose furniture, study spaces	Located in Main Library Hall – see drawings
Floor covering	New vinyl flooring throughout, entrance matting at lobbies
Library desk	Located in Main Library Hall – see drawings
2 public access PCs	Located at Computer / Multimedia Area – see drawings
Librarians' office/work room	Office provided within Staff Area – see drawings
Junior Library area	Located in Main Library Hall – see drawings
Exhibition / display space	Located in Main Library Hall – see drawings
Staff Welfare areas	Staff toilet, shower and kitchen/canteen, sluice room (cleaners store), lockers – see drawings
Information area	Located at Library Desk. Note: exhibition, display, information areas are all located in the central area of the hall for ease of visual communication
Public toilets	Located close to Main Library Hall & External Activity Space – see drawings
External book return facility	External book return boxes, such as Kingsley (www.kingsley.com) were considered. As this facility would be located away from the building at the gate along the road, in our view, it is not advisable to provide such facility as it would be prone to vandalism.
Heating provision	Spatial requirement provided, see M/E report for details
External fabric	A full review took place & full upgrade proposed; thermal performance of building fabric is to be upgraded throughout; brick cladding matching existing used at selected new wall surfaces. See drawings in Appendix A and Sections 9 and 16 below.
New Item	Comment
Multipurpose Room	Provided at rear areas, with direct connection to External Activity Space
External Activity Space	Provided as a full utilisation of the available site area at the rear.

SUMMARY OF PROPOSAL

Summary of compliance with current Building Regulations

Compliance issues with current regulations are the key motivation to carry out the project. Main issues to be addressed:

- Accessibility – all aspects of Part M are to be addressed throughout the site and the building. Access to, circulation within and use of current building does not comply with Part M and in instance with Part K. Upgrade works will allow access and use to all throughout the building’s public areas.
- Thermal performance and efficiency of building services – the energy use of the building could be greatly improved by upgrading its historical building fabric and dated building services in line with Part L.
- Fire Safety – in conjunction with accessibility issues, circulation within and around the building should be improved to meet current standards. Active fire safety measures (fire detection, alarm, smoke control, etc. systems) are to be installed in line with current standards.
- Structural integrity – corner windows and building fabric around these require repair work.
- All alteration and upgrading works are to be carried out in full compliance with current regulations and are to be documented and certified in line with BCAR.

SITE LOCATION & CONSTRAINTS

Summary of compliance with current Building Regulations



Site conditions:

- Circa 2 m high steep embankment along street frontage,
- Footpath along Northern site boundary,
- Existing boundary walls to be retained towards South, East and West residential neighbours,
- Bus shelter at footpath in front of library is to be temporarily relocated during construction,
- Site conditions require underpinning of existing structures and provision of retaining walls.

Existing services:

- The site has all necessary services in place,
- A new drainage layout will be provided within the site accommodating the new extension and the extensive works to the front of the building.

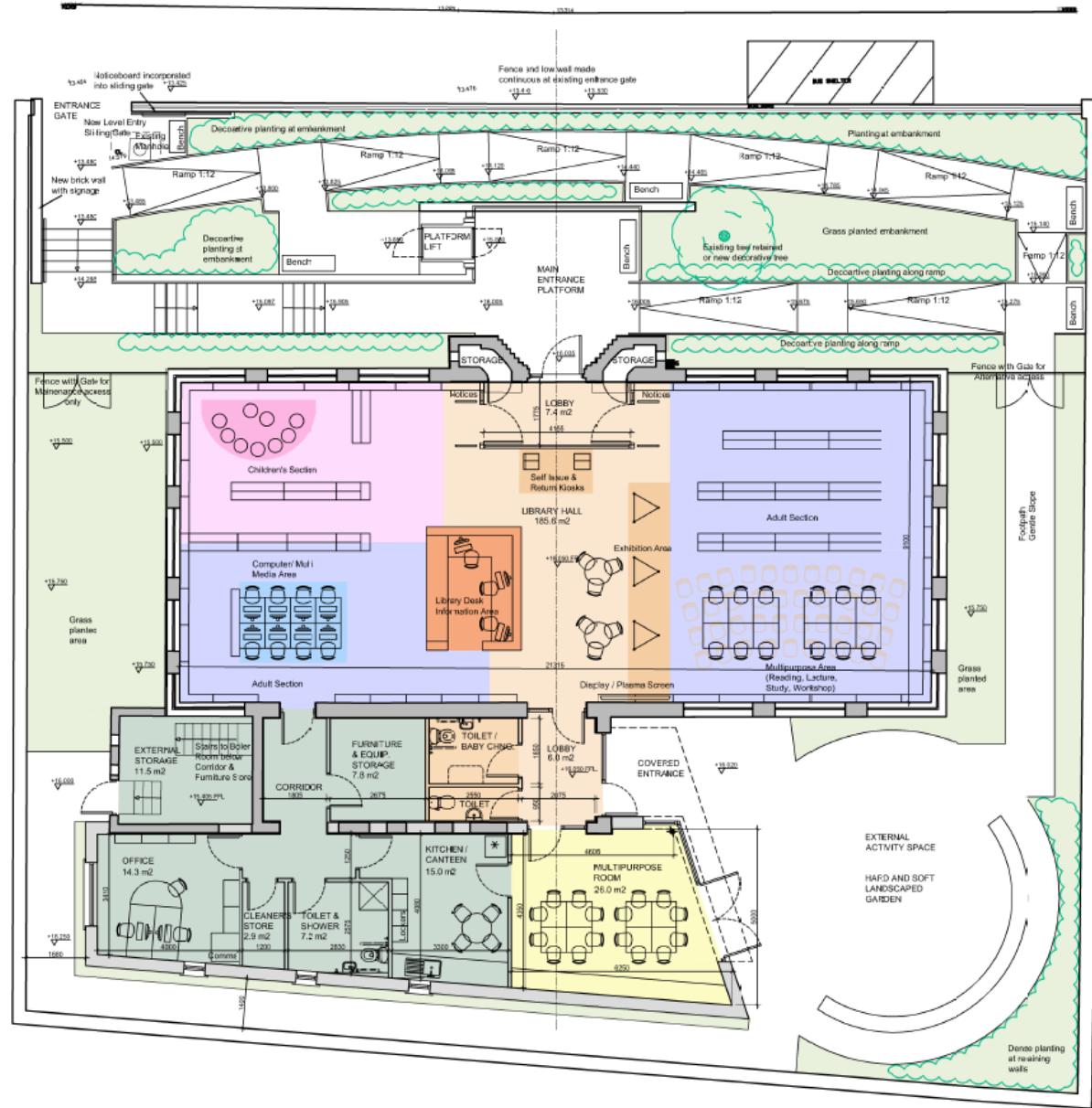
Access and Traffic management:

- The site is accessible from the public road and footpath at Emmet Road,
- The proposed layout will accommodate a fully accessible access route from the relatively level footpath of Emmet Road,
- Access during construction is also from Emmet Road side of the site. The contractor's compound is to incorporate the area of the car parking space and bus stop in front of site.
- Car parking areas along Emmet Road adjacent to the site or further away can be used. The public transport and footpath arrangement provides a fully accessible solution covering the wider area.

Streetscape, Listed Structure:

- The local historic significance of the building requires a sensitive approach that fully respects the current site layout and streetscape,
- Symmetrical setting to be respected,
- Street frontage include fencing to be dealt with carefully,
- Creation of public realm to be considered in front of library,
- Anti-social behaviour not to be facilitated by the new design.

DRAWINGS OF PROPOSAL



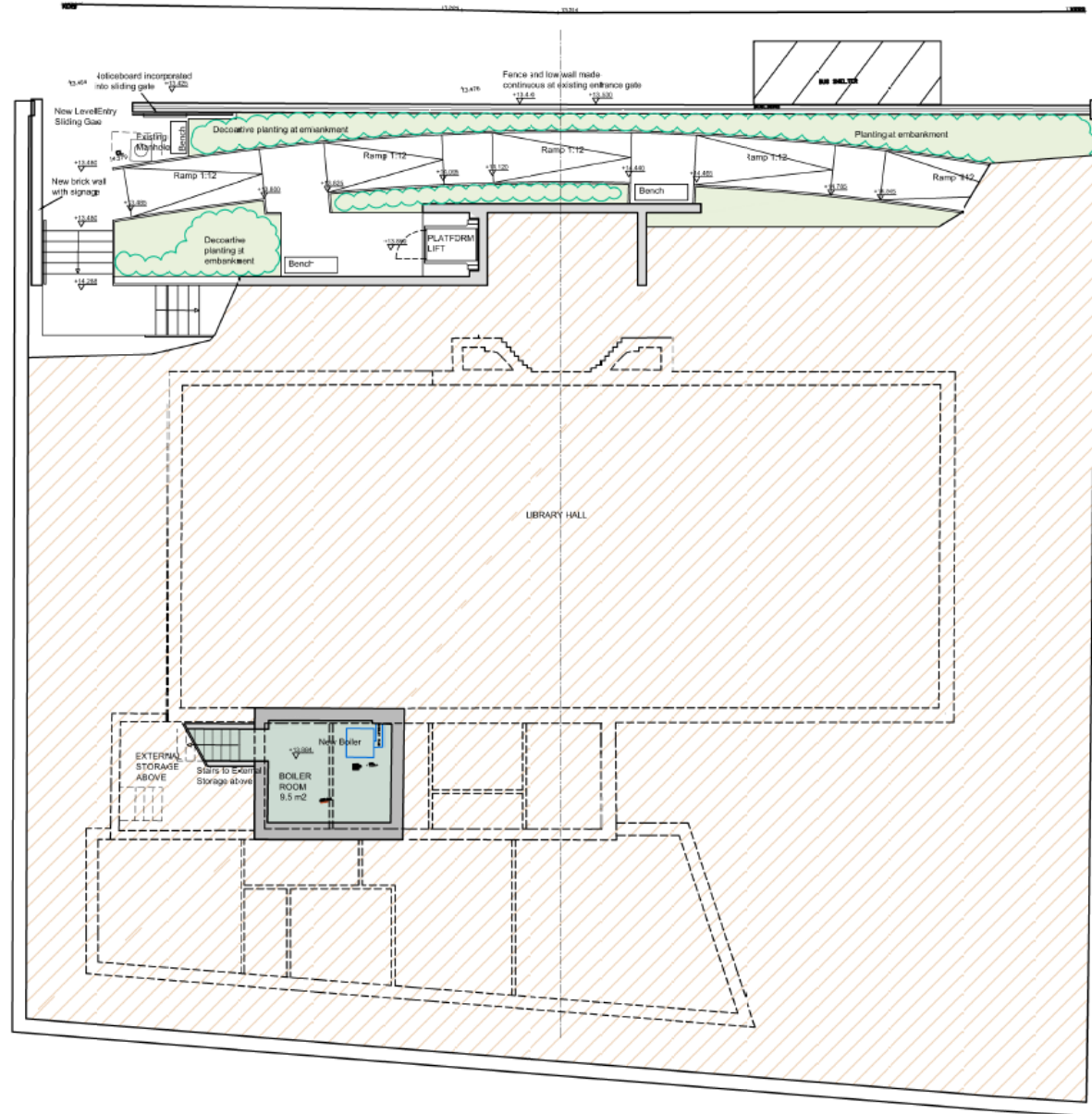
Legend

- Reception / Information
- Self Issue & Return Kiosk
- Exhibition Area
- Circulation Area
- Multi-Purpose Area (Reading, Study, Workshop, Lecture)
- Kids Section
- Storytelling
- Adult Section
- Computers & Multi-Media
- Public Toilets
- Staff Only Areas



Proposed Site & Ground Floor Plan
Scale 1:125 @ A3

DRAWINGS OF PROPOSAL



Legend

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Proposed Basement Level Plan

Scale 1:125 @ A3

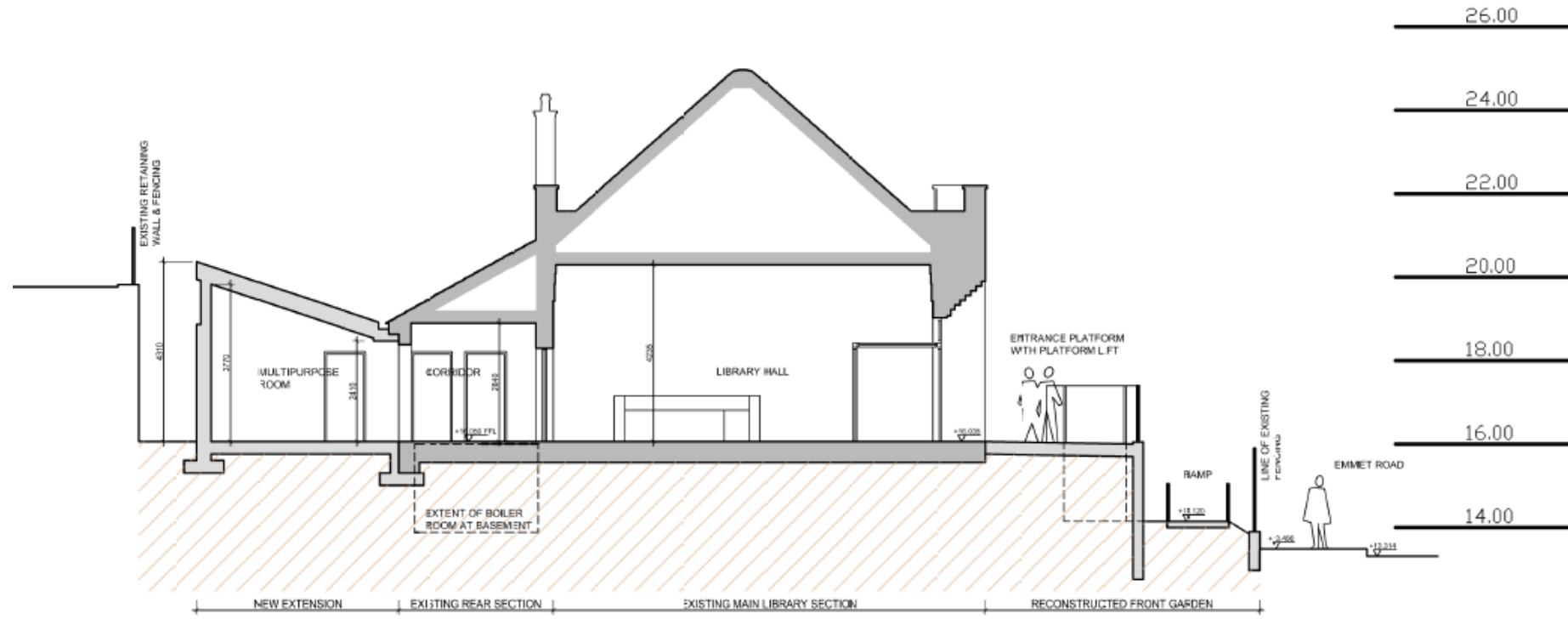


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DRAWINGS OF PROPOSAL



Proposed Section

Scale 1:125 @ A3

DRAWINGS OF PROPOSAL

Aerial view of showing new external accessibility measures



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DRAWINGS OF PROPOSAL

Proposed views on approach along Emmet Road



DRAWINGS OF PROPOSAL

View of rear extension
and external
multipurpose area



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PROJECT PROGRAMME – KEY DATES

4 week Public Inspection/Purchase Period

From Friday 1st June to Friday 29th June 2018

2 week Observation/Submission Period

Ends on Friday 13th July 2018

Return to South Central Area Committee Meeting

Wednesday 19th September 2018

Full Council Meeting

Monday 1st October 2018 (occurs on week 18)

