

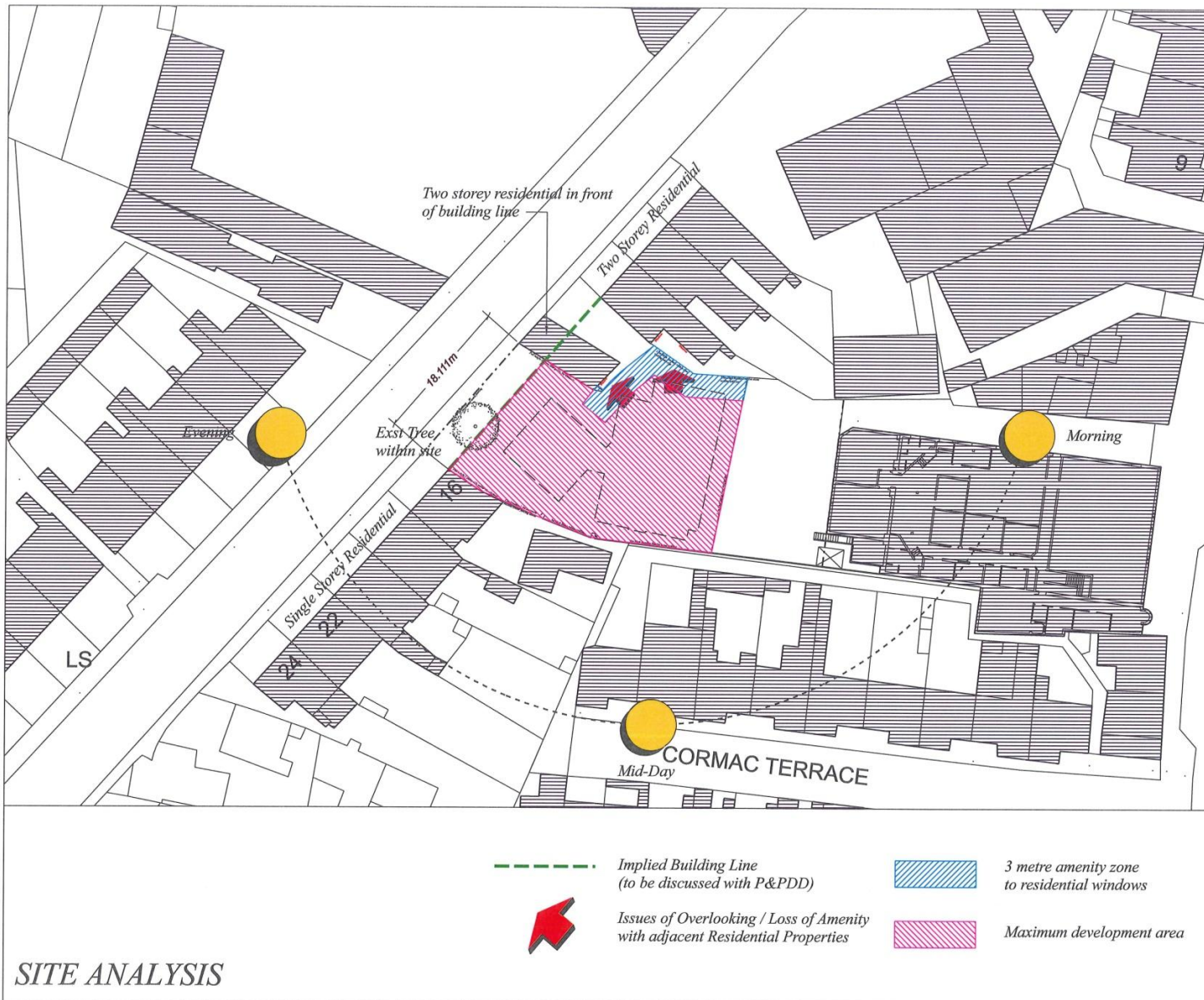
Terenure Library Feasibility Study

Report to Arts, Culture &
Recreation SPC

10 September 2018



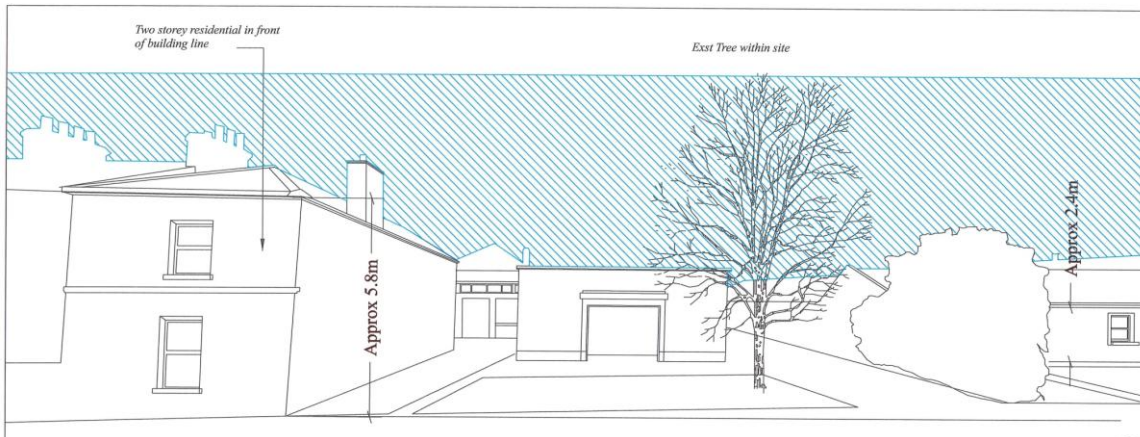
Comhairle Cathrach
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Dublin City Council



Analysis of site restraints



- Irregularly shaped site
- Two-storeys = max height
- Scaled down adjacent to cottages
- Step back building line adjacent to cottages
- Sensitive boundaries / overlooking to rear
- Proximity of adjacent windows of habitable room



General Planning Constraints



<p>Strengths</p>	<ul style="list-style-type: none"> • Strong on Community contribution / Community Meeting place • Unique in the locale and good location within primarily residential area • Local knowledge & relationships • Existing building on site • Public transport adjacent to site • Existing Separation strategy of Adult & Children’s spaces with respect to Child Protection issues.
<p>Weaknesses</p>	<ul style="list-style-type: none"> • Site size and area availability; Overall area requirements will have to be reviewed against quantum of existing site and local Planning restrictions with respect to height and scale- It is likely that two storey will be a maximum achievable height • The building has a poor physical presence on street • Little staffing coherence between the two existing main functions- Adult & Children’s Library • Buildings approx 50 – 70 years old • Identify improvement needs- such as New Social spaces, storage stress, disabled and public toilet facilities • Current plan too rigid with little opportunity for ad hoc meeting spaces.- See Design Overview • Current IT facilities within main body of library can be a source of distraction
<p>Opportunities</p>	<ul style="list-style-type: none"> • Refurbishment & extension of existing building- this will render increased areas from approx 300 sq m to 425 sq m • New Build strategy will allow significant area increase utilising a two storey scenario this would render increased areas from approx 300 sq m to 700 sq m • Addressing library design evolution with respect to greater social spaces and separated IT facilities.
<p>Threats</p>	<ul style="list-style-type: none"> • Not achieving areas approximate to schedule of accommodation • Available developable area

SWOT Analysis of Current Facilities



BUILDING	Functional Area	Outline Cost sq m	Notes	New Build Area	Refurb Area
Note: All areas approximate and subject to electronic survey					
EXISTING LIBRARY					
Single Storey					
	Adult Library	148			
	Administration	47	Includes circulation		
	Childrens Library	54			
	Services	24.8			
	Social & Circulation	10.6			
Total		284.4			
Nett Internal Area		NIA:295.6 sq m	N/A	Nett Internal Area	
EXISTING LIBRARY Refurb & Extended					
Single Storey					
Version 1					
	Adult Library	157.2			
	Administration	49.6			
	Childrens Library	54.8			
	Services	18.5			
	Social & Circulation	124.6			
Total		404.7			
Nett Internal Area		NIA: 426 sq m		130 sq m	296 sq m

STRATEGIC OPTIONS: Extend & Refurbish Existing Building



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BUILDING	Functional Area	Outline Cost sq m	Notes	New Build Area	Refurb Area
Note: All areas approximate and subject to electronic survey		sq m	€ Euro		
EXISTING LIBRARY			Single Storey		
	Adult Library	148			
	Administration	47	Includes circulation		
	Childrens Library	54			
	Services	24.8			
	Social & Circulation	10.6			
Total		284.4			
Nett Internal Area		NIA:295.6 sq m	N/A	Nett Internal Area	
NEW LIBRARY V1			Two Storey		
	Adult Library	171			
	Administration	87			
	Childrens Library	105			
	Services	31.56			
	Stairs	26.2			
	Social & Circulation	187			
	Meeting Room	27.6			
Total		635.36			
Nett Internal Area		NIA: 683 sq m		683 sq m	0

STRATEGIC OPTIONS: Two Storey New Build



- Severe Planning constraints on site
- Extend & Refurbish achieves +130m²
- Cost €2.9M
- €22,300 per additional m²
- 2 Storey New Build achieves +388m²
- Cost €3.8M
- €9,800 per additional m²
- Libraries Management are considering these options and will present their conclusion to the South East Area Committee at their October meeting (8/10/18)

Conclusions

