

To the Chairman and Members of
The North Central Area Committee

Pre-Part 8 Notification: Construction of a tennis + bowling pavilion to replace existing dilapidated tennis pavilion, includes floodlit synthetic bowling and provision of 3 nos. floodlit children's courts and a padel court with upgrade and additional floodlighting of 3.nos existing tennis courts and lighting of lower level carpark.

Dublin City Council - Culture Recreation and Economic Services has commissioned TAKA Architects to develop a design for the construction of a tennis + bowling pavilion to replace existing dilapidated tennis pavilion, includes floodlit synthetic bowling and provision of 3 nos. floodlit children's courts and a padel court with upgrade and floodlighting of 3 nos. existing tennis courts and lighting of lower level car park and ancillary works.

The tennis pavilion building is in St. Anne's Park, off All Saints Road, Raheny, Dublin 5.

The new sports pavilion is designed to sit carefully in its historic context with its simple and singular form intended to reflect the historic folly buildings of St. Anne's Park. The design and layout of the building has been developed through close consultation with Dublin City Council and user group stakeholders.

The new building will have a continuous colonnade around the edges and overhanging roof to allow for covered viewing terraces and outdoor circulation routes. The building will have a pitched roof which rises up to a large centrally located rooflight. To the south of the pavilion will be a new hard/ soft landscape area for use by the clubs.

Internally, the proposed pavilion comprises of a generous clubroom located to allow views to tennis courts and the proposed bowling green and to facilitate indoor bowls and other games to be played during inclement weather. Changing facilities and showers are located off a central atrium in the middle of the plan to allow additional natural light and cross ventilation to the surrounding spaces. Externally accessed WCs and storage space for the use of players and the clubs will enhance the amenity and functionality of the sporting facilities.

The proposed building uses first principles to minimise energy use through shape and orientation and will be designed to NZEB sustainability standards.

It is envisaged that the new pavilion and associated site works will make a significant positive contribution to both the amenity of the clubs and wider park.

Access to the tennis pavilion is via a pedestrian path from All Saints Road and by the existing carpark. An existing tarmac pathway with lighting leads to the front of the pavilion. The tennis courts, and proposed synthetic bowling green will be enclosed by a tall weld mesh fence.

The current tennis pavilion is over 40 years old and in need of total refurbishment. The building is uninsulated at present, its changing facilities are dated and the building is not universally accessible. The mechanical and electrical services are not compatible with current standards. The drainage is currently a non-compliant combined system where the sewage and storm water runoff is a single pipe system.

The new tennis + bowling pavilion will provide: accessible male and female toilets , a public reception area; office, store, an accessible shower room, male and female changing facilities with showers and services room and a large community room.

The external works ancillary to the building will comprise; new external access way with guarding leading to the front entrance; bicycle racks to the side; covered colonnade on all sides facing onto the courts and the synthetic bowling green; with attractive landscape areas.

It is also proposed to separate the existing foul and surface water drainage system and provide a new sustainable urban drainage system.

The proposed works include the upgrade of lower car parking. These works will include an enlarged entrance from the carpark to the building and time sensor controlled lighting. The car parking will provide a total of c. 60 car including 4 car spaces for disabled and 10 bicycle racks (20 bicycle parking spaces).

It is proposed that construction will commence late 2019 or early in 2020 with a construction period of approximately seven months.

Culture, Recreation and Economic Services wishes to notify the North Central Area Committee of their intentions to lodge a Part 8 in late April or early May 2019.