

Culture, Recreation and Economic Services Dept.,
Block 4, Floor 0,
Civic Offices,
Wood Quay,
Dublin 8

**To the Chairperson and Members of the
North Central Area Committee**

**Pre-Part 8 Notification for information purposes only –
Development of Tearooms and ancillary public realm works at Fairview Park,
Fairview, Dublin 3**

Dublin City Council Culture, Recreation and Economic Services has commissioned Howley Hayes Architects to develop a design for a contemporary Tearooms. The proposal has been developed with careful consideration for its placement, scale, materials and relationship with Fairview Park, the proposed Dublin Bay Greenway and the wider Fairview/Marino areas.

Situated in the heart of Fairview between the DART line and the Tolka river, Fairview Park is a well known Dublin park. Approximately 20 hectares in size, the park is noted for its tree-lined walks, seasonal bedding displays, playing fields, extensive playground and bandstand. Originally a tidal mud flat which was used for land fill in the early 1900's, the park was developed in the late 1920's after Dublin City Council proposed, a largely unrealised, masterplan for the park. In the Dublin City Council Development Plan 2011-2017 the site is zoned Z9 with the objective: *To preserve, provide and improve recreational amenity and open space and green networks*. A number of uses are open to consideration in public parks including recreational buildings, kiosks or tearooms.

The project proposes the construction of a new Tearoom, restoration of the historic lodge and new ancillary landscape works that link in the proposed Dublin Bay Greenway at Fairview Park. The proposed works include the following; Site clearing, demolition of current depot buildings, new Tearoom including dining area, servery, kiosk, outdoor dining, external terrace, kitchen/store, WCs, staff facilities, plant/storage areas, accessible toilet and baby changing facilities, external lighting and alterations to existing landscape, footpath and existing entrance to Fairview Park

As part of the ongoing development of the park, a new tearoom is proposed at the edge of the park on the site of the soon to be redundant parks depot buildings. The proposed location for the tearooms is in a key pivotal position on the northern edge of park facing Annesley Bridge Road, in close proximity to Fairview Park playground and along the edge of the proposed Dublin Bay Greenway. The proposed location is adjacent where the original entrance to the park was planned in the unrealised 1920s masterplan by Dublin City Council. The project also links in with the proposed Dublin Bay Greenway (formerly S2S). The route of the cycle way will travel along the Northwest boundary of the park.

The project will provide a valuable amenity for the park. The park currently has a deficiency of facilities for the public for refreshment, restrooms and community amenity. These shortfalls reduce 'dwell time' and enjoyment of the park in all seasons. The proposed tearoom and community space will provide a new recreational hub located close to a main entrance and thoroughfare in the park. It will make the park more amenable to visitors becoming an anchor and destination in its own right. It will promote the Fairview /Marino

area by providing a visitor attraction to Fairview Park that is currently deficient in this type of facility.

As part of the project's development two Pre-Part 8 stakeholder consultations were held in the local area. The first in Clontarf Castle on 20th of March 2019 with a follow-up consultation in the Carlton Hall in Marino on April 16th 2019.

A formal Pre-Part 8 consultation process has also taken place. Draft Part 8 documentation was submitted to and reviewed by DCC's internal departments in advance of the Part 8 submission. The planner's report which summarised the various department's comments noted no objections to the proposed development.

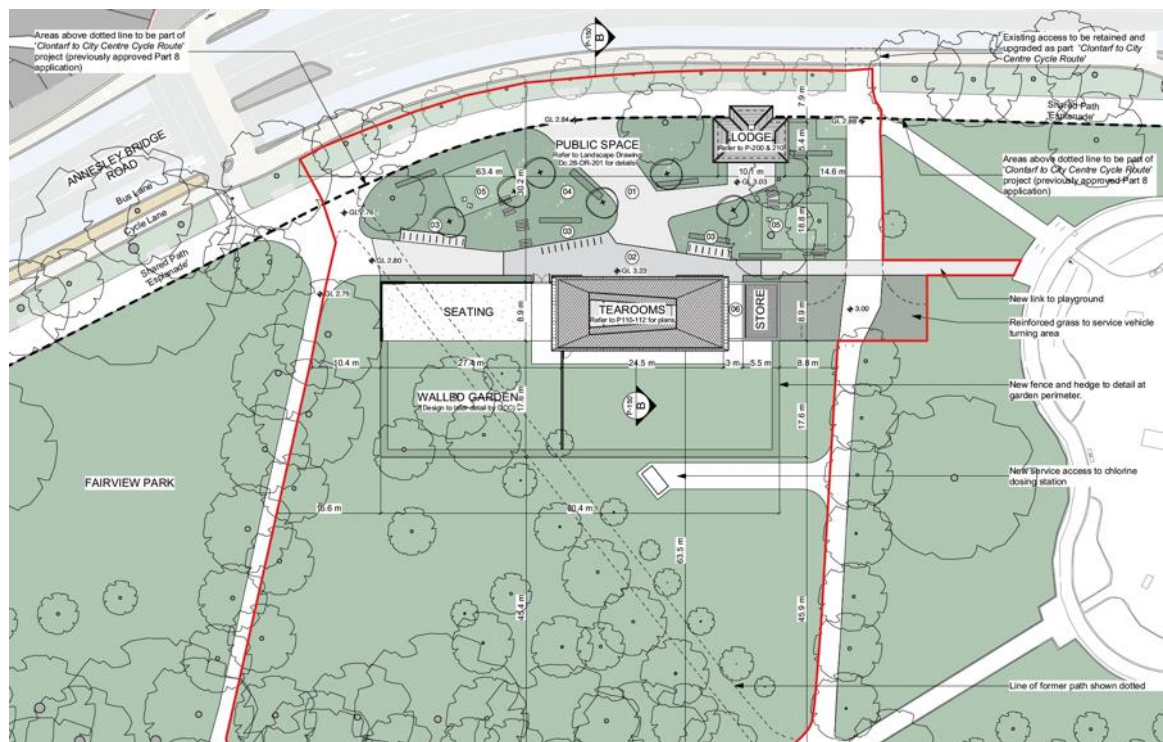
Parks and Landscape Services wishes to notify the North Central Area Committee of their intentions to submit a Part 8 in February 2020.

Bernard Brady
Senior Executive Parks Superintendent

1.0 THE SITE



PROPOSAL DRAWINGS



Proposed Site Plan



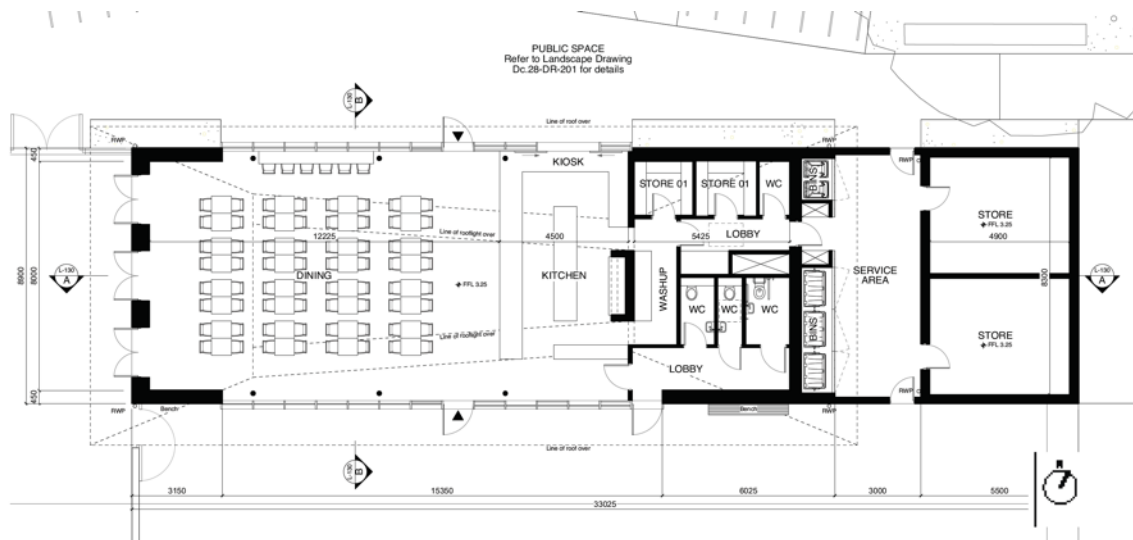
View from the Playground



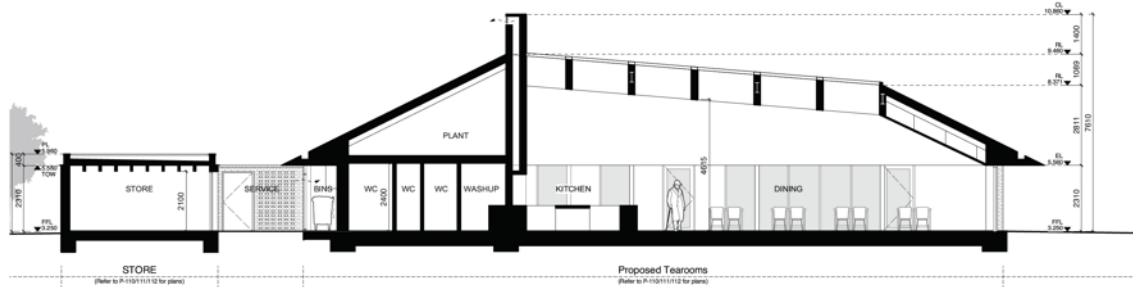
Internal View of Tearooms



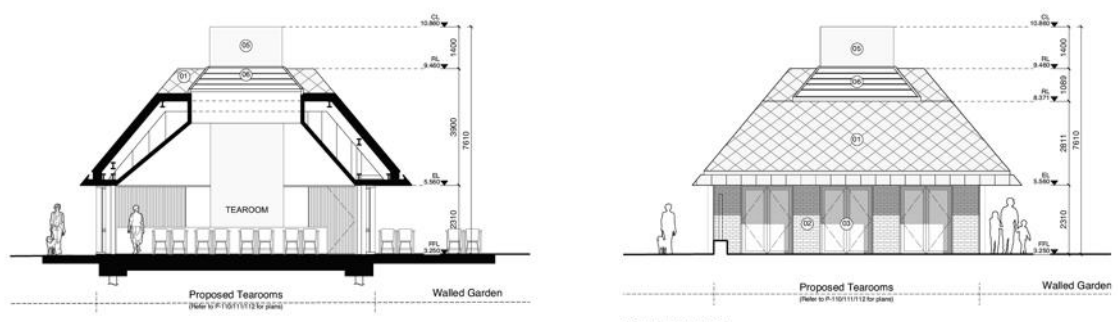
View from the Pedestrian Crossing



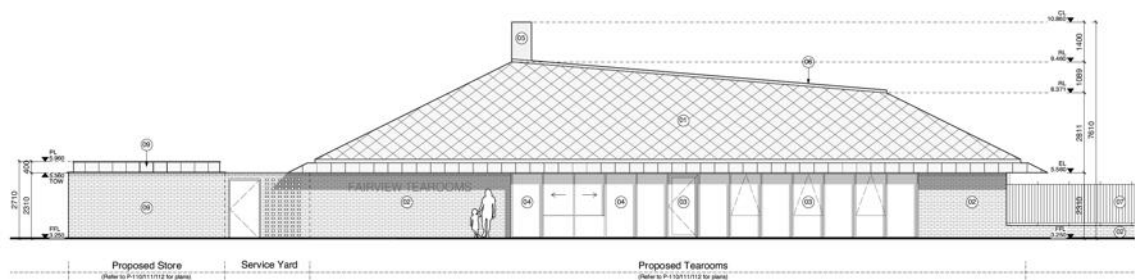
Ground Floor Plan



Long Section



Cross Section and End Elevation



Front Elevation