

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**

As part of its programme for the development of tearooms and public toilets in parks where there is sufficient footfall, Parks and Landscape Services commissioned a design for a tearoom in Fairview Park which is one of Dublin City Council's flagship parks in the north city.

The location of the tearoom will be on the site of the existing depot on the northern edge of the park, adjacent to the playground and facing the intersection of Fairview Strand Road and Annesley Bridge Road.

The proposal has been developed with careful consideration for its placement in Fairview Park, scale, materials and relationship with proposed Clontarf/Amiens Street cycle track which links to the Dublin Bay Greenway.

The Tearoom project includes the following;

1. Site clearance including demolition of current depot buildings;
2. New Tearoom building including dining area, servery, outdoor terrace, kitchen/store, staff facilities, plant/storage, accessible toilet and baby changing facilities and external lighting;
3. Public accessible toilets and baby changing facilities;
4. Restoration of the former toilets building as a storage facility;
5. Public realm improvements to Fairview Park access from Fairview Strand Road/Annesley Bridge Road junction.

The proposal will be fully compliant with SUDs through a combination of rainwater harvesting, minimising hard surfaces and permeable paving.

As part of the project's development two pre-Part 8 stakeholder consultations were held in Clontarf Castle on 20th of March 2019 with a follow-up consultation in the Carlton Hall in Marino on April 16th 2019. Following these consultations, a series of changes were made to the proposal.

- Public parking was omitted from the scheme to avoid creating an unnecessary crossover of the new commuter cycle lane and esplanade that are being implemented as part of Clontarf/Amiens St road improvement scheme. The design team for the Clontarf/Amiens St road improvement scheme have agreed to include a disabled

parking space at the junction directly opposite the tearooms. This will facilitate access to the tearooms without compromising the new cycle lane.

- The suitability of the proposal for a 'changing places' facility was assessed. As changing places facilities are designed for assisted use, it does not comply with Part M's guidance for independent disabled toilets. This means that a standard disabled toilet has to be provided as well. This was judged to be disproportionate for scale of the tearooms projects and would add significant cost to the project. The standards that define changing places toilets (BS8300) describes them as being appropriate for larger buildings and complexes such as major transport termini, stadiums, main public libraries, sport facilities. It is intended to provide such a facility in St Anne's Park.
- The proposal for an extension to the rear of the former toilets to create a 'community' facility was omitted after the discovery of wayleaves that must be maintained to sewers. As the floor area is too small for community purposes, the former toilets will be used as a storage facility for the park and tearooms.

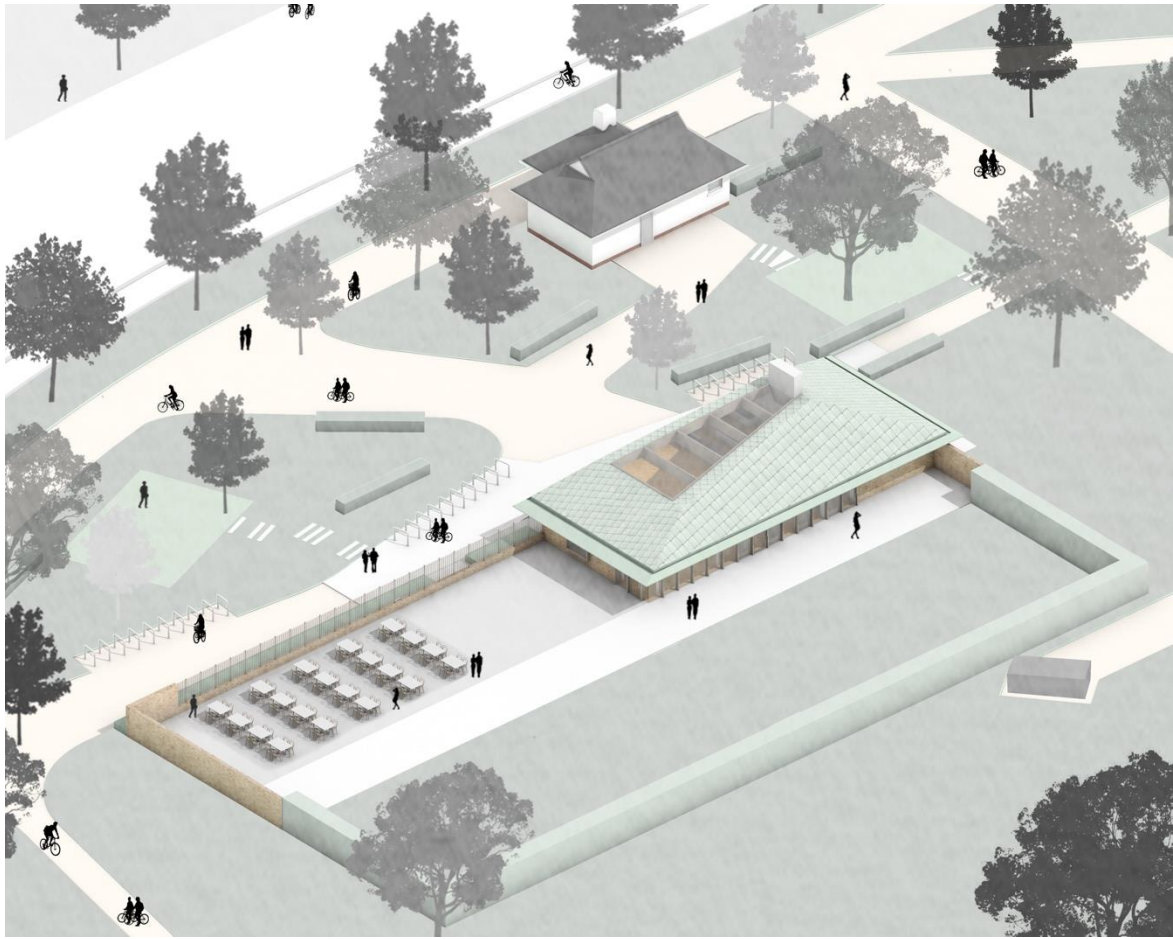
A formal Pre-Part 8 consultation process has also taken place within Dublin Council Council which has noted no objections to the proposed development.

In the Dublin City Council Development Plan 2016-2022 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.

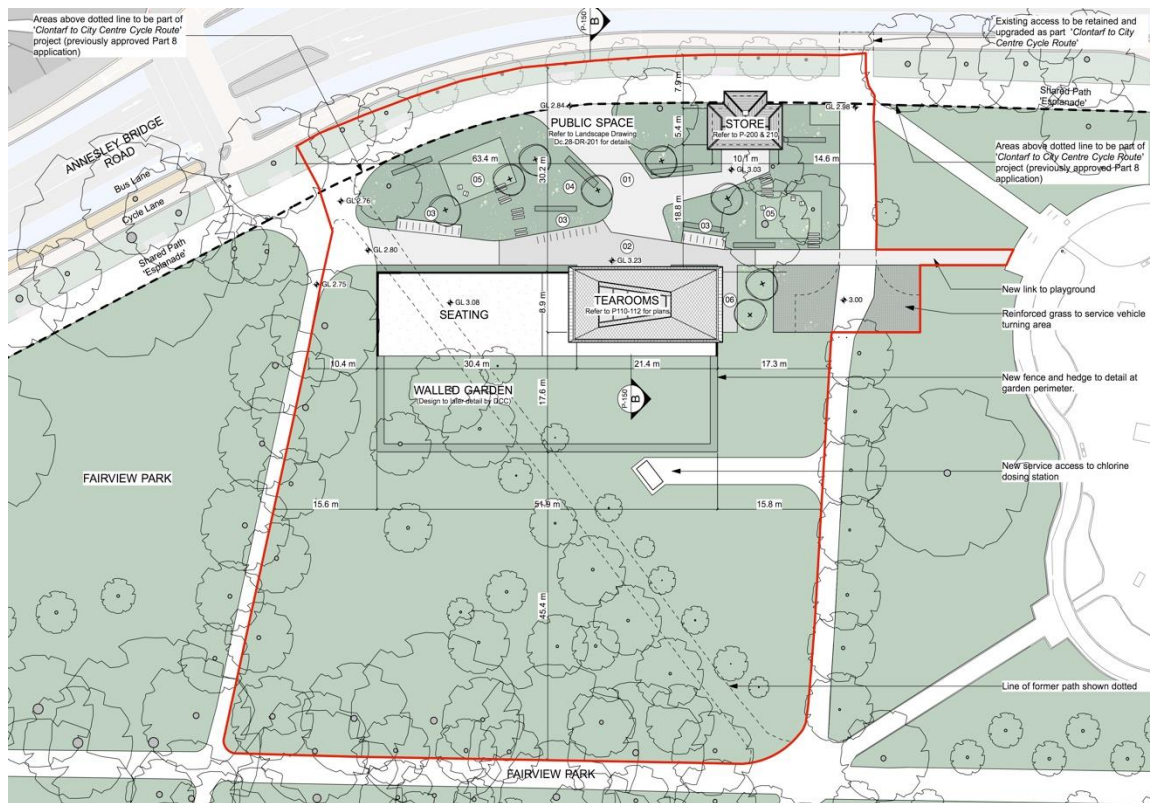
Parks and Landscape Services wishes to notify the North Central Area Committee of their intentions to submit a Part 8 in March 2020.

THE SITE





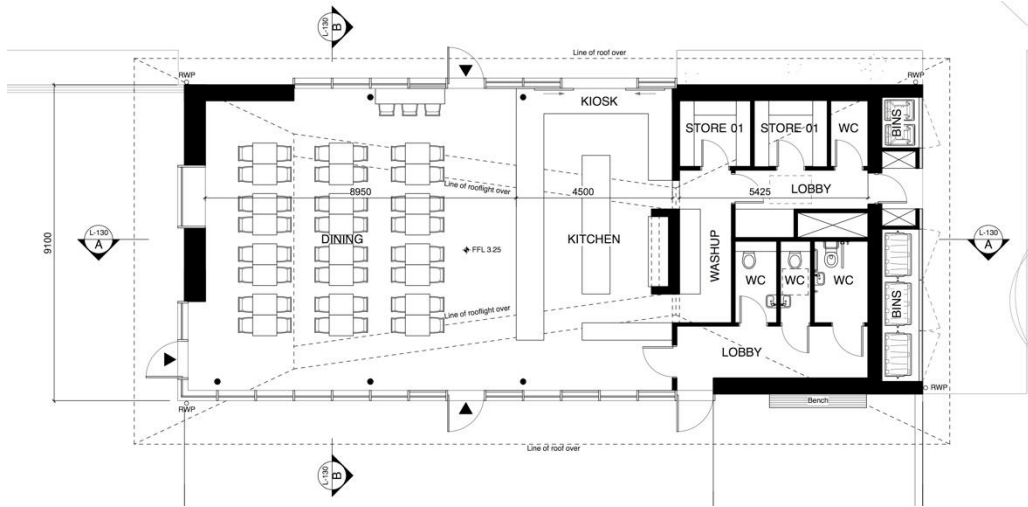
3.0 PROPOSAL DRAWINGS



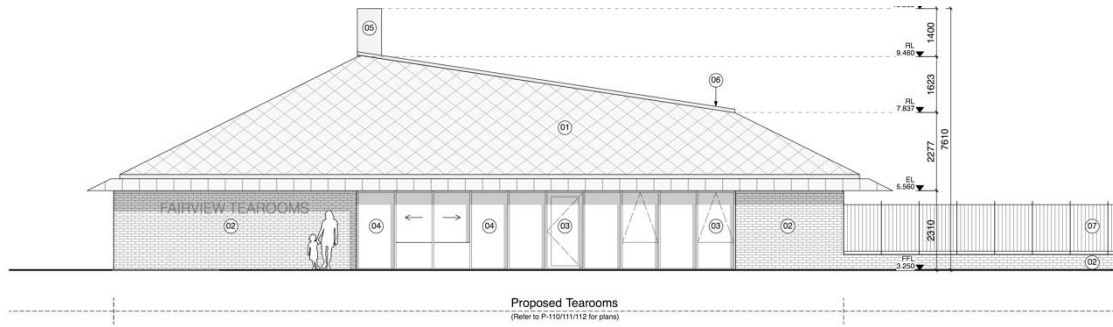
Proposed Site Plan



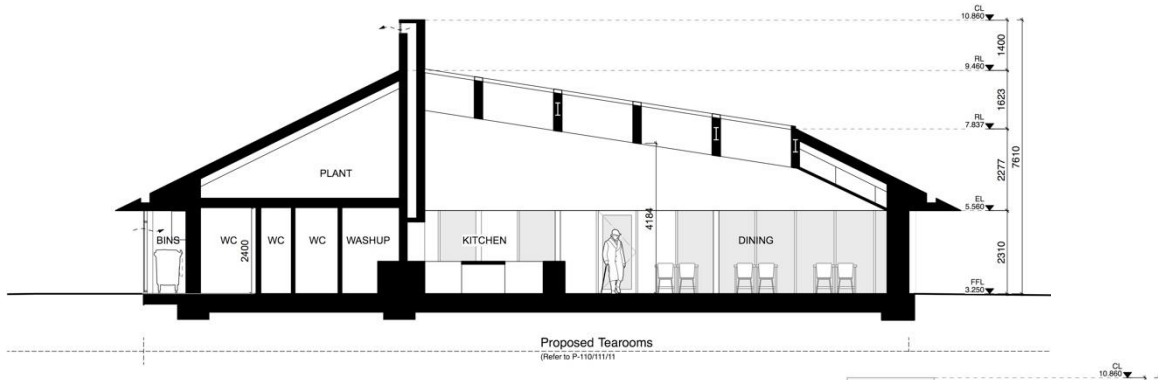
View from the Playground



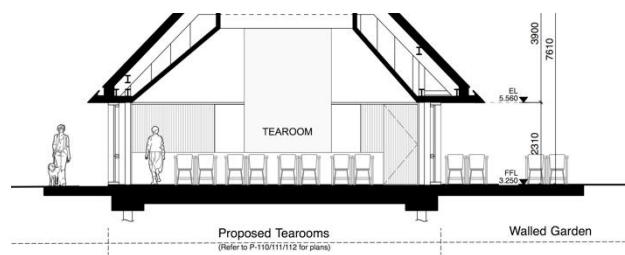
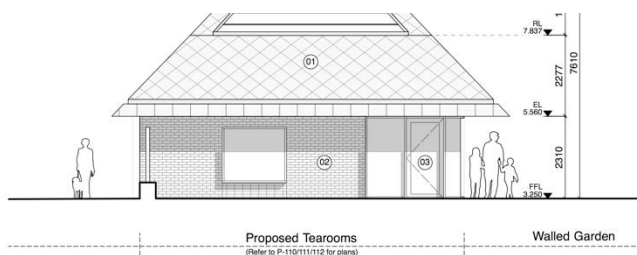
Ground Floor Plan



Front Elevation



Long Section



End Elevation & Cross Section