



THE PADRAIG SMITH PARTNERSHIP

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THE S.E.O.
PLANNING DEPARTMENT
WICKLOW COUNTY COUNCIL
COUNTY BUILDINGS
STATION ROAD
WICKLOW TOWN
CO. WICKLOW

RE: RATHDRUM COMMUNITY AND ENTERPRISE CENTRE

30TH NOVEMBER 2020

APPLICANT: WICKLOW COUNTY COUNCIL

DESIGN STATEMENT

A CHARA,

THIS REPORT HAS BEEN PREPARED BY THE PADRAIG SMITH PARTNERSHIP ON BEHALF OF WICKLOW COUNTY COUNCIL FOR A PART 8 PLANNING APPLICATION IN ACCORDANCE WITH THE PLANNING AND DEVELOPMENT ACTS 2000- 2013 AND THE PLANNING AND DEVELOPMENT REGULATIONS 2001 -2013. THE PROPOSED DEVELOPMENT SHALL CONSIST OF A COMMUNITY AND ENTERPRISE CENTRE AT RATHDRUM

THE REPORT CONTAINS DETAILS THE RATIONAL FOR THE PROPOSED DEVELOPMENT, SUSTAINABILITY PHILOSOPHY AND IMPACT ASSESSMENT.

IN RESPONSE TO THE LOCATION OF THE SITE AND THE SIGNIFICANCE OF THE PROPOSED DEVELOPMENT, A DESIGN TEAM WITH CONSIDERABLE EXPERIENCE OF SUCH DEVELOPMENTS HAS BEEN ASSEMBLED. WE INCLUDE ENCLOSURES HEREWITH AS APPROPRIATE FROM EACH MEMBER OF THE DESIGN TEAM FOR THIS PART 8 SUBMISSION.

ARCHITECT

THE PADRAIG SMITH PARTNERSHIP LTD.
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STRUCTURAL & CIVIL ENGINEERS

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SITE CONTEXT

THE SITE IS LOCATED ADJACENT THAT OF ST. SAVIOURS CHURCH (A PROTECTED STRUCTURE). WITHIN THE IMMEDIATE SITE 2NO. EXISTING BUILDINGS EXIST, WHICH ARE PROPOSED TO BE REHABILITATED AS PART OF THE PROPOSED PROJECT.

THE PROPOSED DEVELOPMENT IN THIS INSTANCE TAKES REFERENCE FROM THIS PRECEDENT WHEREBY THE PROPOSAL SHALL PROVIDE AN AMENITY TO RATHDRUM WHICH SHALL PERMEATE FROM THE URBAN CORE OF THE TOWN AND PROVIDE A CATALYST FOR THE REGENERATION OF ADJACENT UNDERDEVELOPED BUILDINGS AND REINVIGORATE THE COMMERCIAL VIVACITY OF THE AREA.

DESIGN PROPOSALS

THE PROPOSAL IS FOR THE CONSTRUCTION OF A NEW COMMUNITY AND ENTERPRISE CENTRE ON THE SITE. THE PROPOSED DEVELOPMENT SHALL DRAW FROM THE RICH CULTURAL HERITAGE AND HISTORY OF RATHDRUM. THE FOLLOWING KEY DESIGN CONSIDERATIONS AND DETERMINING FACTORS HAVE BEEN ANALYSED DURING THE DESIGN PROCESS:-

- THE EXISTING BUILT FORM IN THE IMMEDIATE AND GREATER CONTEXT OF RATHDRUM
- ANALYSIS OF THE EXISTING STRUCTURES ABUTTING THE SUBJECT SITE
- ANALYSIS OF THE EXISTING URBAN DESIGN PARAMETERS AND THE IMPACT OF THE PROPOSAL TOGETHER WITH ASSOCIATED PROPOSED SITE WORKS ON THE EXISTING CONTEXT.
- INVESTIGATION OF THE DESIGN PROPOSALS FOR THE SITE WITH REGARD TO SCALE, FORM, MATERIALITY AND FACADE DESIGN.

THIS REPORT DEMONSTRATES THAT THE PROPOSAL IN THIS INSTANCE SHALL:

- PROVIDE A POSITIVE ARCHITETURAL ADDITION TO RATHDRUM
- COMPLIMENT THE EXISTING STRUCTURES AND BUILT FORM.
- PROVIDE A DESIGN OF HIGH ARCHITECTURAL QUALITY WHICH SHALL ENHANCE THE CHARACTER OF THIS AREA.
- ALLOW FOR APPROPRIATE FINISHING AND DETAILING WITH MATERIALITY AND DETAILING INSPIRED BY THE LOCATION, THEREBY ENHANCING A SENSE OF PLACE.

THE PROPOSED BUILDING WILL CREATE A BUILDING OF DISTINCTION, APPROPRIATE TO ITS LOCATION OVERLOOKING THE MEMORIAL PARK. THE FOLLOWING IMPORTANT DETERMINING FACTORS HAVE BEEN ANALYSED IN TERMS OF THE PROPOSED DESIGN.

SCALE, BUILDING LAYOUT , FACADES & MATERIALITY

IT SHALL BE A 3-STOREY STRUCTURE MAINTAINING A BUILDING PROFILE WHICH RESPECTS THE SCALE OF EXISTING SURROUNDING BUILDINGS.

THE MAIN BLOCK OF THE PROPOSED BUILDING SHALL UTILIZE THE TRANSPERENCY OF CURTAIN GLAZING TO ENSURE MAXIMUM DAYLIGHT (BOTH DIRECT & DIFFUSED) AS APPROPRIATE TO THE FUNCTION OF THE PARTICULAR SPACE. THE FLOOR PLANS OF THE DEVELOPMENT HAVE BEEN CONCEIVED TO ALLOW FOR ADAPTABILITY OF USE FOR THE COMMUNITY.

THE GROUND FLOOR SPACE SHALL OPEN ONTO THE PUBLIC REALM TO CREATE A FOCUS AND REINVIGORATE THE SOCIAL AND CULTURAL CHARACTERISTICS OF THE AREA.

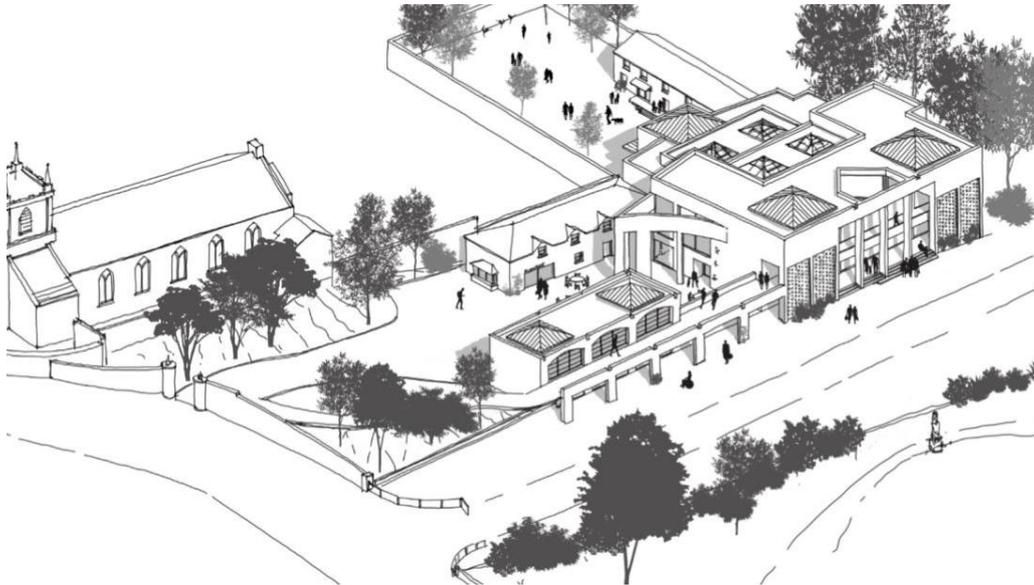
THE BUILDING WILL CREATE FACADES THAT SHALL BE REFLECTIVE OF THE COMMUNITY NATURE OF THE BUILDING AND SHALL BE A CATALYST FOR REGENERATION OF THIS AREA AND THE URBAN REALM. THE ENTRANCE FOYER SHALL BE CONSTRUCTED OF NATURAL STONE /RENDER FINISH AND SHALL CLEARLY DEFINE THE ENTRANCE TO THE BUILDING. IT IS ALSO CONSIDERED THAT THE PROFILE OF THE BUILDING SHALL PROVIDE AN APPROPRIATE REFLECTION TO THE ECCLESIASTICAL FORM OF THE ADJACENT ST. SAVIOURS CHURCH.

THIS ENTRANCE STRUCTURE SHALL PROVIDE A FOCAL POINT AND FRAMED VISTA FROM MAIN STREET SO AS TO PROVIDE TANGIBLE PERMEABILITY FROM THE URBAN CORE. FURTHERMORE THE PROPOSED LAYOUT HAS BEEN CONSIDERED TO ENCOURAGE CLEAR CONNECTIVITY WITH THE ADJACENT MEMORIAL PAK. ADDITIONAL SCREENING AND FACADE DETAILING SHALL ALSO BE INCORPORATED TO ARTICULATE THE DESIGN AND ENVIRONMENTAL STRATEGY IN TERMS OF SHADING AND SOLAR GAINS. AT GROUND FLOOR A SOLID NATURAL STONE WALL SHALL BE LOCATED TO THE PERIMETER OF THE SOUTH FACADE WHICH SHALL INTEGRATE WITH THE HISTORICAL CONTEXT WHILST ALSO CREATING A THERMAL STORE (DUE TO THE HIGH THERMAL MASS) BY BENEFITING FROM THE SOLAR GAINS OF THIS ORIENTATION.





THE FORM AND SCALE OF THE BUILDING AS ARTICULATED THE ATTACHED DRAWINGS SHALL NOTE THE OVERALL CONCEPT IN CONTEXT WITH THE SURROUNDINGS. AT ROOF LEVEL IT IS PROPOSED TO INCORPORATE PV PANELS AS NOTED TO MAXIMISE THE ENERGY CONSERVATION AND SUSTAINABILITY OF THE BUILDING IN CONJUNCTION WITH THE OVERALL ENVIRONMENTAL STRATEGY.



WITH REGARD TO THE STRUCTURAL & CIVIL STRATEGY FOR THE DEVELOPMENT, PLEASE REFER TO ATTACHED INFRASTRUCTURE REPORT AND DRAWINGS AS PREPARED BY BARRETT MAHONY CONSULTING ENGINEERS.

SHOULD YOU HAVE ANY QUERIES WITH REGARD TO THE ABOVE OR ENCLOSED, PLEASE DO NOT HESITATE TO CONTACT US.

YOURS SINCERELY

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PADRAIG SMITH
THE PADRAIG SMITH PARTNERSHIP LTD

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SCHEDULE OF ENCLOSURES

PSP ARCHITECTS

APPENDIX 1 ARCHITECTURAL DRAWINGS
APPENDIX 2 STRUCTURAL & CIVIL DRAWINGS & REPORT

PSP ARCHITECTS
BARRETT MAHONY CONSULTING ENGINEERS