

Design Statement

Project Title: Adamstown Health Centre
Project Stage: Planning Stage
Project No.: 2147
Date: 21st July 2022
Rev.: 03



1.0 Introduction

This design statement has been prepared in support of an application submitted by Quintain Developments Ireland Ltd. (the applicant) for a Health Centre in an existing property at No. 1 Adamstown Boulevard. The proposed development comprises of both Private Clinic and Health Centre accommodation over four floors. The building was constructed as a Showroom for residential accommodation in Adamstown. This building use is no longer required as the residential units have now been constructed and sold.

The proposed development is located on the junction of Adamstown Boulevard and Adamstown Avenue.

2.0 Placement of Buildings on site

The development, the Health Centre is going to be located in an existing building. The shape of the building will not be altered with this redevelopment, but the mass of the building will be reduced by 1800mm on the First and Second floors. The reason for this is the change to the external skin of these floors from glazed curtain walling fixed to the edge of the concrete floor slabs, to a metal wall build-up that will be installed on the concrete floor slabs with new fenestration. As a result of this change, the visual impact of the building will be improved on what is a dominant corner of the Adamstown. The reduction in glazing will improve the functionality of the building in terms of heating and cooling and also the designation of rooms is more accommodation. The current glazed walls do not have opening sections. The report by CEL will explain the requirements for the building use, in terms of heating, cooling and thermal performance.

A sand alone Bin Store is proposed to the North East corner of the site. It will be painted a dark colour and will have planting around it to help minimise its visual impact. There is also a 'Bin Set-down Area' proposed off the footpath for collection days. This will allow the footpath to remain fully operational at all times.

3.0 Building Organisation

The building is organised around a central circulation core with staircase and passenger lifts off the corridor.

At Ground Floor Level, the floor is divided between the Private Clinic Area and the Health Centre Area with a shared waiting area. The First and Second Floor Levels will be used solely by the Health Centre. On the Third floor the Health Centre will have Open Plan offices and a Canteen, with the building services Plant Rooms located here also.

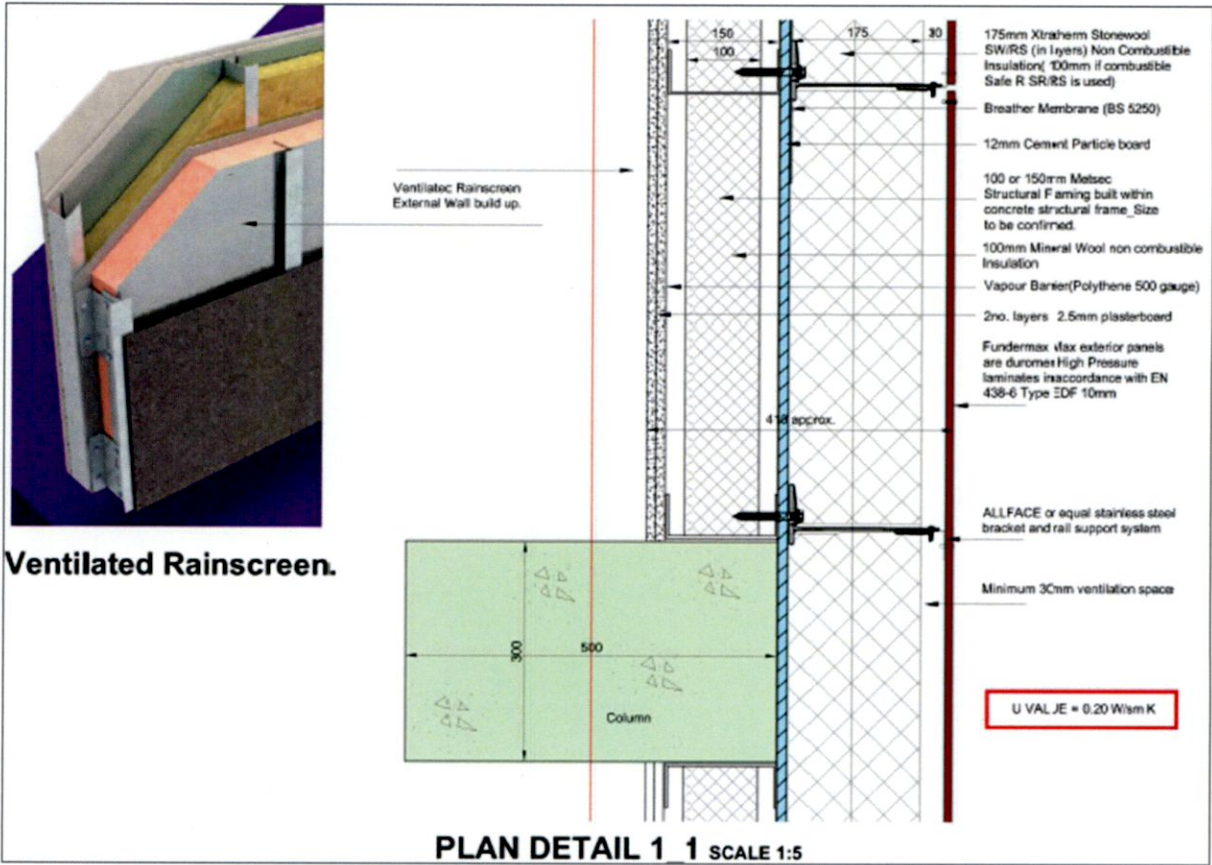
The existing floor area of the building, 2,987 sq.m., will not be increasing.

4.0 Elevational Treatment

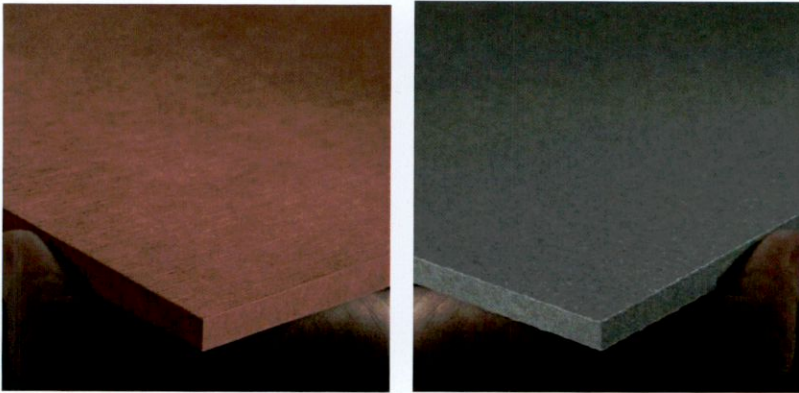
There are significant issues with the existing facades of the building, particularly with the extensive glazing to the North, West and South facades. In addition to the defects with the systems installed, the skin at the First and Second Floor levels is positioned off the floor slab and makes no provision for opening sections. Such a façade is prone to extreme overheating and does not easily support natural ventilation or individual room environment control.

To facilitate the successful re-use of the existing building as a Health Centre, it is proposed to remove the glazed façade at Ground, First and Second Floor levels and the replace with a new façade comprising mainly fibre cement board cladding and standard window sections. While this will result in a significant change to the aesthetic of the building, the use of fibre cement boards allow for an attractive façade treatment with scope for variety in colour and texture.

The new façade proposed is a Metsec or similar metal frame system allowing for high thermal performance of the building envelope. Windows generally will be standard Aluminium framed units with opening sections to allow for natural ventilation and individual room environmental control.



Typical detail of new Metsec metal frame system and build-up with fibre cement panel finish



Proposed cladding boards indicating range in colour and texture

It is proposed to retain the glazed façade at Third Floor level. It is also proposed to retain the terracotta tile cladding to the two staircases and replace the timber cladding to East Elevation at Ground Floor level with fibre cement cladding boards.

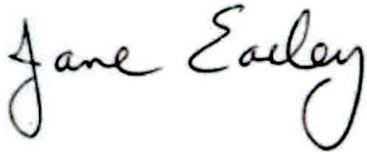
The proposed facade finishes and colour scheme, while utilising the existing zinc roofing and terracotta cladding, complements the urban form of the residential buildings in the surrounding area. The burnt orange cladding proposed along with the terracotta cladding, links back to the red brick of the residential units. The general colour scheme is a nature driving approach, which is beneficial to an urban residential setting.

We have prepared preliminary visualisations to give an indication of the proposed finish. As part of the design we have sought to bring greater focus to the location of the building entrance and to create a strong corner emphasise.



In conclusion, we submit this Planning Application having carefully considered the visual impact of the proposed development. We are of the view that the Health Centre will enhance Adamstown Boulevard and act as an attractive gateway as the area develops over time.

Signed:

A handwritten signature in black ink that reads "Jane Earley". The signature is written in a cursive style with a large, looped 'J' and 'E'.

Jane Earley MRIA
Quinn Architects

8th July 2022