

DESIGN STATEMENT

Axo Architects have been appointed by HSE Estates, Dublin Mid Leinster to develop a proposed Ambulance Base at the Glen Abbey Building, Belgard Road, Dublin 24. This follows up from an initial feasibility study for this site in November 2020.

The brief is a result of the initial study with the addition of exploring all avenues to achieve a carbon neutral facility. It is the HSE's objective to create a variety of energy efficient solutions that can be tested and re-produced through their vast portfolio.

The Glen Abbey building, immediately off the Belgard Road, is part of the larger Glen Abbey complex, which in turn is part of the greater Cookstown and Belgard Industrial Estates. The existing three-storey building is located on a 0.33 Hectare (0.815 acre) site located west of the M50 and immediately west of the Belgard Road. The existing site is relatively flat; however, the building is some 750mm above the external ground level.



Image 01 The HSE owned Glen Abbey Building Site outlined RED (source: Bing Maps).

The main vehicular access is via the Belgard Road, which is a dual carriageway, at a non-signalised junction. There is shared car parking within the greater estate and there is currently 30 no. private car parking spaces distributed at the front of the building and to the rear of the building.

The building is mainly a very regular three-storey concrete-framed building with two projecting stairs (one enclosed and one exposed) and a single-storey plant room on the west gable. The structure of the building is described in greater detail in the structural engineer's report.

The roof is flat and appears to be finished with a bituminous felt. The original windows are largely intact and are milled aluminium, single-glazed.

There is ample side and rear areas of open space with some mature trees, which will mostly be retained, if possible.



Image 02 Glen Abbey Building with car parking and rear open space.

The main existing structure will be retained and reconfigured to accommodate the extensive brief. We note the requirement to house not only local level uses but also to provide training essential to the service nationwide. The stair cores are now enclosed extensions and part of the building finished with a mathematical grid that makes the scale transition to the ground. A single storey extension is proposed to the back to accommodate the garage and all ancillary spaces related to the ambulances, their maintenance, supplies and plant.

This results in a linear, almost abstract building that connects to the ambulance canopy, through a rhythmic colonnade, providing a “podium” to the new development in its background. In a way, it becomes the human scale footstep between the Belgard Road and the high rise, high density behind it, whilst bringing relief and daylight to the city fabric.

The proposed development focuses on the importance of renewing an existing structure, it modernizes and improves it. It ensures an essential service while utilizing this central location within a sustainable integrated use.

It keeps a service for the people, amongst the people.

The design development focused on including for all the brief, while trying to retain as much of the existing structure as possible. The Energy Efficient Design (EED) had a big impact from overall layout to choice of construction methods, insulation, glazing and roof and facade finishes.

Ambulance covered bays with PV, water harvesting and services influenced the final proposal, while trying to keep a green front to the main road.

The planning aspect of the design development also had an impact. As the area is marked REGEN in the LAP, it became clear a thoughtful design was imperative to achieve the desired planning outcome. Advice from the design team was also accounted for, in particular traffic, to ensure a safe exit/ entrance to emergency vehicles, staff, pedestrians and visitor's parking.

Having further developed the design, we are confident the brief suits the site at Glen Abbey, Belgard Road. The addition of all the elements generated by EED work both in sustainable terms and in enhancing a thoughtful design that will sit comfortably with the modern way of living planned for the surrounding areas. We believe this is an important addition to the regeneration proposed by the council. The design team have sought to propose a coherent design that will bring the HSE and NAS a lot of data applicable to adapt and improve their portfolio in line with a carbon neutral and sustainable future.



Signed:


Michael Horan Dip. Arch. MRIAI
Registered Architect
Axo Architects

Date:

29th September 2022.

Agreed Brief:

GROUND FLOOR LEVEL

- Two-bay internal ambulance garage with associated gas storage compound.
- PE bag and AP Medical bag storage.
- Plant room.
- Picking store.
- Sluice Room.
- TV/Staff/Rest Room.
- Kitchen/Canteen.
- General Store.
- NAS/CCR bulk store.
- Combined drug store and main store.
- Utility.
- Cleaner's store.
- UA WC and male female WC.
- Shift Supervisors.
- New Part M compliant lift and stairs.

FIRST FLOOR LEVEL

- Unisex lockers, incorporating separated male and female WCs and showers.
- Tea station / room.
- Study room.
- Clinical director office.
- Clinical leads office (2 person).
- Clinical coordinators office (2 person).
- GCC Manager's office.
- Admin office (4 person).
- Paramedic Supervisor's office (4 person).
- Male and female WCs.

SECOND FLOOR LEVEL

- Emergency control / Training room.
- Staff kitchen.
- Comms room.
- Cleaner's store.
- Meeting room.
- Reflection room.
- Ambulance officer's office (2 person).
- Hot desk / Overspill offices (2 person).

EXTERNAL

- Staff car parking.
- Covered and serviced ambulance bays.
- Ambulance washing bay.
- Plant areas.
- Memorial garden.

DRAWING REGISTER AND ISSUE SHEET

A X O A R C H I T E C T S	44007	Glen Abbey Complex for HSE																		
	A-Approval, AB-As Built, AR-As Requested, CR-Comment/Return, I-Information, P-Preliminary, R-Record Purposes, S-Submission	CR	Issue Date	Action																
	(Planning)	Sheet	By	MH	2022.11.07															
	Number 001	Type																		
	Distribution				Number of Sets/Individual Drawings Issued															
	South Dublin County Council				6															
	Reduced Size				N/A															
	Drawing No.	Description	Size	Filled Boxes Represent Drawings Issued																
P(01)01	Site Location Plan	A3	/																	
P(01)02	Existing Site Layout Plan	A3	/																	
P(01)03	Existing Ground Floor Plan - Demolition Works	A3	/																	
P(01)04	Existing First Floor Plan - Demolition Works	A3	/																	
P(01)05	Existing Second Floor Plan - Demolition Works	A3	/																	
P(01)06	Existing North Elevation - Demolition Works	A3	/																	
P(01)07	Existing South Elevation - Demolition Works	A3	/																	
P(01)08	Existing East, West Elevation & Section A-A - Demolition	A3	/																	
P(01)09	Proposed Site Layout Plan	A3	/																	
P(01)10	Proposed Ground Floor Plan	A3	/																	
P(01)11	Proposed First Floor Plan	A3	/																	
P(01)12	Proposed Second Floor Plan	A3	/																	
P(01)13	Proposed Elevations	A3	/																	
P(01)14	Proposed Elevations	A3	/																	
P(01)15	Proposed Sections	A3	/																	
P(01)16	Proposed Ambulance Canopy	A3	/																	
P(01)17	Proposed Fence and Gates	A3	/																	
P(01)18	Proposed Washing Station	A3	/																	
P(01)19	Context Elevation	A3	/																	
P(01)20	CGI	A3	/																	
P(01)21	CGI	A3	/																	
P(01)22	CGI	A3	/																	
P(01)23	CGI	A3	/																	
P(01)24	CGI	A3	/																	
P(01)25	CGI	A3	/																	
P(01)26	Context Elevations	A1	/																	