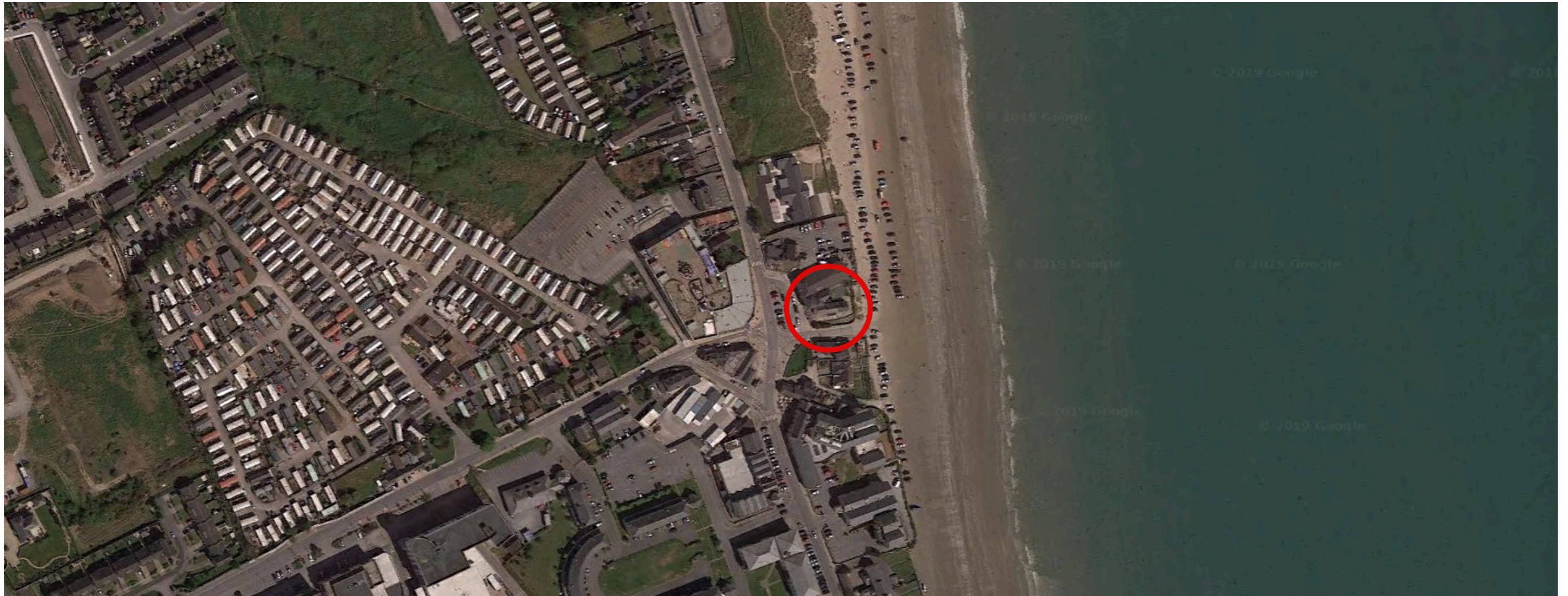


SEAFRONT BUILDING AND CIVIC SPACE

SEAVIEW TERRACE | BETTYSTOWN | COUNTY MEATH



comhairle chontae na mí
meath county council

ARCHITECT'S DESIGN REPORT

ROBIN LEE ARCHITECTURE
JUNE 2020

DESIGN REPORT

CONTENTS

1.0	INTRODUCTION	
1.1	Summary	3
1.2	Part V111 Application	4
1.3	Design Statement	5
2.0	SITE	
2.1	Location - Historic Context	6
2.2	Historic Development of the Site	7
2.3	Site & Context	9
2.4	Adjacent Buildings	13
2.5	Archaeology	14
2.6	Beach Management Plan	15
2.7	Access & Traffic	16
3.0	BRIEF	
3.1	Background to the Project	17
3.2	Brief	18
3.3	Stakeholder Consultations	19
3.4	Definitive Project Brief	20
3.5	Organisational Diagram	21
3.6	Consultation Record	22
3.7	Developable Site	23
4.0	PROPOSAL	
4.1	Overall Concept	24
4.2	Site Strategy	25
4.3	Site Strategy Diagrams	26
4.4	Lifeguard Station	37
4.5	Public Toilets and Facilities	38
4.6	Library	39
4.7	Scale & Massing	40
4.8	Materials & Expression	41
4.9	Building Form in Context - Massing	42
4.10	Building Form in Context - Visuals	43
4.11	Site Model	50
4.12	Precedent Studies	59
4.13	Open Space & Landscaping	60
4.14	Access & Parking	62
4.15	Accessibility Strategy	63
4.16	Fire Safety Strategy	64
4.17	Maintenance	65
4.18	Accommodation Schedule	66

1.0 INTRODUCTION

1.1 SUMMARY

The original brief at feasibility stage set out the aspiration for a Seafont Building and Civic Space at Seaview Terrace, Bettystown, County Meath.

Certain essential components were to be provided to facilitate beach management, maintenance and an enhanced visitor experience, as set out in the brief:

- o Lifeguard tower and ancillary facilities
- o Beach warden office
- o Beach maintenance and Beach wheelchair store/area
- o Café
- o Community meeting room
- o Showers and Changing Area
- o Public toilets
- o Pedestrian friendly, Civic space and access to the beach
- o Traffic management measures
- o Provision for underground recycling bins

Additionally the development was required to improve access and create an attractive and welcoming gateway to the beach, providing a modern and functional building.

The feasibility stage of the project examined both limitations and opportunities inherent within the existing site and sought to test and verify the capacity of the site for development, within a scale appropriate to the existing context.

The feasibility study commenced with a schedule of requirements associated with beach management and the provision of toilet and changing facilities to support the use of Bettystown Beach. No requirements were prescribed in terms of building area, rather it was intended that the requirements of the building and the capacity of the site would determine the size of the building.

As the feasibility study progressed the potential within the site for a building with additional facilities became evident and the design evolved to test the impact of this within the context. Stakeholder consultation highlighted the desire for a public and community related facility within the local area.

1.2 PART V111 APPLICATION

Meath County Council Proposal

The description of the development in accordance with the Notices of Proposed Development for Seafont Building and Civic Space, Seaview Terrace, Bettystown, County Meath, and in accordance with Part XI of the Planning and Development Act 2000 (as amended) and Part VIII of the Planning and Development Regulations 2001 (as amended) is as follows:

In accordance with the above regulations Meath County Council proposes to carry out the following development on a site of 807m² at Seaview Terrace, Bettystown.

The development will consist of the demolition of an existing two-storey, slate roofed terrace building with single storey shed to the rear and the construction of a lifeguard station, public toilets and public library.

The total gross internal area of development is 1,134m². The new building will be three and four storeys in height with an area of 1,066m², with a detached single storey structure to the rear containing ancillary accommodation with an area of 62m².

The lifeguard station is composed of an open plan area for lifeguard activities, an office and welfare facilities with a gross internal area of 79m².

The public toilets are composed of separate male and female toilet facilities, an accessible WC, beach wheelchair store and a fully accessible WC, shower and changing room. Baby changing facilities will be incorporated with the gross internal area for the public toilet facilities of 73m².

The public library is composed of a community meeting room, staff areas, public library areas, meeting rooms, study and multipurpose rooms. Additional ancillary accommodation includes toilets and circulation spaces with the total gross internal area for the public library of 920m².

Public realm spaces are located principally to the south and east of the proposed building giving access from the town centre to the Bettystown Beach and providing views across the beach. Stepped and sloped access routes are proposed to facilitate pedestrian movement between the town centre and Bettystown Beach.

A secure service and delivery area is located to the north of the proposed building, adjacent to the neighbouring buildings to the north of the application site, with gated access from the west and east.

The development will also include associated site development works, drainage and hard landscaping works including the aforementioned public route from the town centre to Bettystown Beach.



1.3 DESIGN STATEMENT

This Design Statement details the site, design brief and the other design considerations in the development of the proposal, and forms the design report to accompany the Part VIII application.

It should be read in conjunction with the additional reports submitted with the application, as follows:

- Construction Transport Management Plan
- Shadow Study
- Transport Assessment Report
- Engineering Services and Drainage Report
- Part B Building Regulations Compliance Note
- Part L Building Regulations Report and BER Assessment Report
- Part M Building Regulations and Universal Access Report
- Site Specific Flood Risk Assessment
- Construction Environmental Management Plan (Preliminary)
- Construction & Demolition Waste Management Plan
- Appropriate Assessment Screening Report
- Archaeological Report

2.0 SITE

2.1 LOCATION - HISTORIC CONTEXT

The site for the proposal lies on Seaview Terrace in Bettystown.

Bettystown (Irish: Baile an Bhiataigh), previously known as Betaghstown transliterated to Beattystown/Bettystown, is a small village in an area known as East Meath within County Meath.

The Topographical Dictionary of Ireland from 1837, by Samuel Lewis, notes the following:

Betaghstown or Bettystown, a village, in the parish of Colpe, barony of Lower Duleek, county of Meath, and province of Leinster, 3 1/2 miles (E. S. E.) from Drogheda; containing 214 inhabitants. This place is situated on the eastern coast, and contains 26 houses, chiefly thatched cabins; it is the property of R. Shephard, Esq., whose seat is in the neighbourhood.

The coast is here a shallow strand, and, from the extent of fine sandy beach, the village has become place of some resort for sea-bathing, and would be much more numerous if suitable accommodations were provided.

Historic mapping shows the development of Bettystown and in particular Seaview Terrace.

The early 19th century William Larkin map shows the village of Bettystown with a small settlement of dwellings extending eastwards to the coast front.

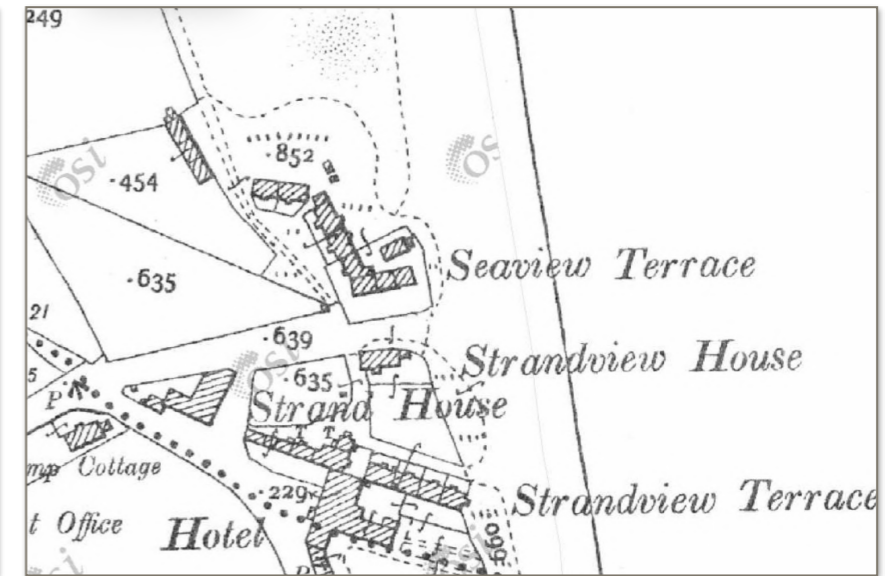
By the time of the 1915 Ordnance Survey map Bettystown had acquired some of the structure and form that recognise today with the coast road built along with buildings including a hotel, lodges, terraces and cottages. Notably the existing terraced houses on Seaview Terrace are evident and extending towards the beach in a perpendicular direction.



1812 Larkin



1837 OS



1915 OS

2.2a HISTORIC DEVELOPMENT OF THE SITE

The main site is occupied by a two-story, slate roofed, three-house terrace constructed in the late 19th century and a large shed to the rear. The terraced houses each have single story additional extensions and all have been refurbished in the 20th century and were occupied until recently. There is a large, concrete surfaced apron around the houses and some small, sandy garden areas. The head-of-the-beach terrace has been strengthened by rock filled gabion cages and is currently used as the location for the lifeguard's hut. Seaview Terrace faces a short link from the N-S coast road R151 in the centre of old Bettystown to the main public entrance to Bettystown Beach.

Seaview Terrace is located at the northern limit (or possibly beyond) of an ancient knoll that has been used for settlement since the Mesolithic. This knoll, which is only around 0.50-1m higher than the surrounding landscape so is not really discernible today, is defined to the north by a stream exit just to the south of St Ursula's nursing Home; to the south by the Brookside housing estate; and extends inland as far as the Tesco development. On this knoll, a significant number of archaeological settlement and burial remains have already been found.

The 'Tara' brooch was discovered somewhere around Bettystown c. 1850. This early medieval brooch almost certainly came from a high status burial and such burials can occur in sandy areas at the head of beaches overlooking river estuaries and harbours (see for example, Sutton Hoo and the Prittlewell Prince in UK which are of a similar date to the Tara Brooch). The area of Seaview Terrace has a very high archaeological potential, perhaps tempered by the buildings and services already existing on the site.

Seaview Terrace features in several old photographs around 1900 and site survey has shown there are two buildings: the western and central as Building A (House 1 and House 2) and Building B (House 3) which is a second phase addition. The basic pattern for Building A was that each house was designed with a ground floor of a central front door leading to a lobby and a straight staircase. On each side was a large through-room and both Building A houses shared a single chimney block. Each Building A house has two ground floor windows and three external doors (House 3 has three ground floor windows and two external doors) and a first floor of five windows. However, due to an adjacent building these were juggled around to suit the site location. House 3 had its own, central chimney block. House 1 had a subsequent chimney added to the W gable end wall.

The Seaview Terrace houses have been completely stripped of any and all original features (even the original room layout upstairs is no longer identifiable) so that only the external walls and some chimney blocks remain of the original construction.

Desk Based Review and Assessment
Niall Roycroft

2.2b HISTORIC DEVELOPMENT OF THE SITE _ DOCUMENTARY EVIDENCE

Historic drawings and photographs of Bettystown Beach sourced from National Library of Ireland illustrate the character and composition of the site and adjoining lands during the 19th century.

1. Bettystown Strand by Edward Radclyffe,, 1810-1863, engraver. Created 1844.
2. General View and Strand, Bettystown by Robert French, 1841-1917 photographer. Created between 1865 and 1914.
3. General View and Strand, Bettystown by Robert French, 1841-1917 photographer. Created between 1865 and 1914.
4. The Strand, Bettystown by Robert French, 1841-1917 photographer. Created between 1880 and 1900.



1



2



3



4

2.3 SITE & CONTEXT

The site is 807m² in area and is presently occupied by a two-story, slate roofed, three-house terrace constructed in the late 19th century and a large shed to the rear. The site is prominently located, extending the full length of Seaview Terrace along an east west axis.

Along Seaview Terrace a vehicular carriageway tapering in width from 4.7m to 7.5m, with a pedestrian footway of approximately 1.2m width along its northern edge, grades down towards the beach. The level of the footway at the western end is 4.19m OD and this grades down to 2.77m OD at the eastern end giving a level change of 1.42m in height.

The site frontage onto Seaview Terrace is approximately 34m width in total with the existing frontage of the three-house terrace building occupying 25.84m width of that frontage. The souther boundary edge is defined by a low rendered garden wall which extends 28m width along Seaview Terrace.

To the west the site boundary is also defined by the continuation of the garden wall fronting onto Seaview Terrace.

The site frontage is 15.8m width in total with the existing frontage of the three-house terrace building occupying circa 6.21m of that frontage. The western boundary edge is defined by a low rendered garden wall which extends 14m across the western frontage.

To the east the site is situated directly onto the beach. A series of gabion baskets define the site boundary and enable the level change from beach to the retained elevated ground of the site itself.

The site frontage to Bettystown Beach is approximately 26m width in total with the existing frontage of the three-house terrace building occupying circa 6.27m width of that frontage. Additionally the site is occupied by large shed with a frontage of 6m width.

To the north the site is bounded by a series of extensions and associated utilitarian structures under the ownership of the neighbouring property that have been incrementally added over a period of time.

In a north south direction the site is generally level at the western and eastern extremities as well, as within the central heart the site.

This compares with the level change of circa 1.44m height across the site in an east west direction. It should be noted that the site itself is predominantly level across this length with the principle level change occurring at the eastern end where a stepped and sloped landscape in conjunction with the aforementioned gabion walls effect the transition to beach.



Site plan as existing



View of Seaview Terrace from the western approach

2.3 SITE & CONTEXT _ AERIAL VIEW



2.3 SITE & CONTEXT _ AERIAL VIEW



2.3 SITE & CONTEXT _ PHOTOGRAPHIC RECORD

1. Approach from south west

4. View of Seaview Terrace with Bettystown Beach to the east.

7. View of southern site boundary from the eastern end of Seaview Terrace.

2. View of adjacent buildings to the western frontage and hotel to the south.

5. View of western site boundary wall and existing two-storey terrace.

8. View of the site looking north west from Bettystown Beach.

3. View of Seaview Terrace in the context of adjacent buildings.

6. View of souther site boundary wall and existing route to the beach.

9. View of beach looking south with hotel to the south of the site.



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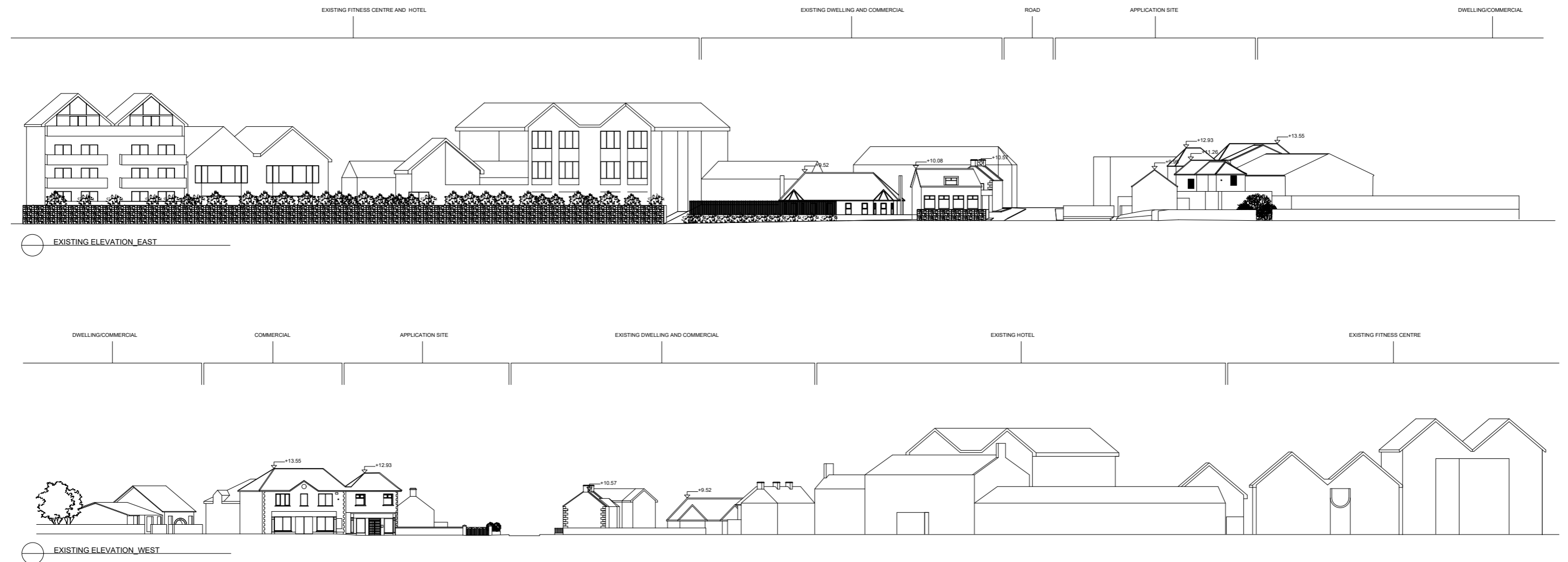
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2.4 ADJACENT BUILDINGS

The site is bounded by varying conditions. Adjoining to the north west of the site is a two-storey street-facing commercial premises built in 1980's, in an Irish vernacular idiom, comprising of painted rendered walls, corner quoins, overhanging eaves and a steeply pitched slate roof. At ground floor a traditional timber framed glazed shopfront with large timber fascia projects from the building line. To the rear (east) of the main building a series of single and two-storey extensions have been added over time, built up to the boundary edge of the application site give an irregularly shaped stepped northern site boundary. Adjacent and to the north a further two-storey commercial property adjoins the neighbouring property with similar characteristics including painted rendered walls and a steeply sloped pitched slate roof.

To the south of Seaview Terrace a traditional two-storey terrace house is located, parallel to the route to the beach. The character of this dwelling is similar to the two-storey three-house terrace on the application site such that this building too might date from the late 19th century. A similarly scaled building built circa 1980's is located to the east of the terrace house and orientated obliquely towards to the beach.

While the immediate context is comprised of two storey plus high-pitched roof buildings in a traditional idiom a series of buildings, including the Neptune Beach Hotel and Integral Fitness and Leisure Centre and adjacent apartment block further to the south, are of greater height and more substantial bulk.



Existing east and west elevations showing varied building heights in the immediate context

2.5 ARCHAEOLOGY

A preliminary archaeological assessment, prepared by Niall Roycroft in February 2018, has been provided by Meath County Council and accompanies this Part VIII application. Under the sub-heading Archaeological Potential the assessment concludes as follows:

Archaeological Potential

The area of Seaview Terrace has a very high archaeological potential, perhaps tempered by the buildings and services already existing on the site and under the adjacent roads and footpaths, which will have disturbed any previous archaeological remains. There is also the potential for a palaeo-stream channel in this area that might preserve associated environmental remains or even wooden structures. The most significant potential remains are that of early medieval human burials, potentially of high status.

Seaview Terrace represents a working-style set of perhaps 'fisherman' houses. There is no decoration whatsoever in these houses, but as they are two story and slate roofed, they lean more towards shop and boat owner families rather than a shop or boat workers families. Seaview Terrace, as seen from old photographs is of the same unadorned, nap rendered, slate roofed, whitewashed architectural design as Strandview House and Strandview Terrace and is part of the 'working' area of old Bettystown (as opposed to the higher status 'residential' area on the coast to the south).

The head-of-the-beach terrace area of Seaview Terrace may have originally been a loading platform occupied by a crane seen in a 19th century print. However, this crane may have been on the estuary stream that previously ran along Strandview Terrace to the south.

Seaview Terrace is located at the northern side of an ancient knoll that has been used for settlement since the Neolithic (c.4000BC). This knoll, which is only around 0.50m to 1m higher than the surrounding landscape so is not really discernible today, is defined to the north by a stream exit just to the south of St Ursula's nursing Home, to the south by the Brookside housing estate and extends inland as far as the Tesco development. On this knoll, a significant number of archaeological remains have already been found and include Bronze Age burials, early medieval burials, settlement clusters and ringforts. To the south of this knoll was a large, floodable water-meadow inlet that previously stretched as far south as Laytown. To the north of this knoll the land rises to the NW to become a fairly high ridge overlooking the Irish Sea that also has a concentration of archaeological settlement and burial remains.

In the context of all these burial remains the famous 'Tara' brooch was discovered somewhere around Bettystown around 1850. This early medieval brooch almost certainly came from a high status burial and such burials can occur in sandy areas at the head of beaches overlooking river estuaries and harbours (see for example, Sutton Hoo and the Prittlewell Prince in UK which are of a similar date to Tara Brooch).

Seaview Terrace features in several old photographs around 1900 and site survey has shown there are two buildings: the western and central as Building A (House 1 and House 2) and Building B (House 3) which is a second phase addition. The basic pattern for Building A was that each house was designed with a ground floor of a central front door leading to a lobby and a straight staircase. On each side was a large through-room and both Building A houses shared a single chimney block. Each Building A house has two ground floor windows and three external doors (House 3 has three ground floor windows and two external doors) and a first floor of five windows. However, due to an adjacent building these were juggled around to suit the site location. House 3 had its own, central chimney block. House 1 had a subsequent chimney added to the W gable end wall.

The Seaview Terrace houses have been completely stripped of any and all original features (even the original room layout upstairs is no longer identifiable) so that only the external walls remain of the original construction.

The internal door knobs and locking mechanisms of the western House 1 could be retained, as could the cast iron fireplace in the master bedroom in House 1. There is always potential for roof slates to be retained and reused. Slates are often used for artistic work if not for roofing buildings. There are no other elements of these houses that could be retained.

However, the houses at Seaview Terrace do comprise a set of functional, unadorned fisherman buildings dating to 'old Bettystown' of which not a great deal remains in this area, and their orientation and massing has been a part of the public beach access for generations. If they are not retained for the proposed development some concession to their history and form might be considered.

Regarding archaeology, the site clearly has a high archaeological potential for remains from almost any period. There may even be eroded river channels that contain environmental material in this area. The development should be subject to pre-development trial trenching by a qualified archaeologist and should remains be discovered this should be followed by a full programme of archaeological rescue excavation that should be completed before main construction begins. In this way there should be no requirement for archaeological monitoring during construction phase.

Archaeological Potential

The property of Seaview Terrace and areas to be included in any proposed development of a civic amenity should be subject to a programme of archaeological investigation in advance of development. Seaview Terrace as a set of buildings has been surveyed and no significant elements have been identified for retention apart from some door knobs and a cast iron fireplace in the western house.

2.6 BEACH MANAGEMENT PLAN

In August 2018 the Draft Beach Management Plan Laytown Bettystown and Mornington was published for consultation with the consultation ending in October 2018.

The Beach Management Plan set out a number of recommendations, including:

Proposal 1:

Purchase land on Seaview Terrace. Upgrade access to improve pedestrian route and public realm space. Construct a purpose built seafront building and provide for a range of facilities/services in the new building.

There currently is housing on Seaview Terrace at the entrance to the beach. These buildings have been acquired by Meath County Council with a view to developing community facilities and improving beach access.

This acquisition offers the potential to significantly improve the existing beach access and provide for a purpose built seafront building that could offer a range of amenities for beach users.

The following benefits could be achieved:

- Provide a purpose built seafront building with a mixed use facility that would provide a range of facilities to beach users. These amenities would generate revenue, some of which could be reinvested in the maintenance and upkeep of the beach. Alternatively, this revenue could be invested in additional resources for policing of foreshore bye laws or cleaning of the beach.
- Provide for a greatly improved access, which is attractive and accommodates the needs of all users, in particular pedestrians.
- Provide improved public realm / civic space at the entrance to beach.
- Provide a potential location for public toilets, showers and changing facilities (with a view to increasing the attractiveness of the beach as a destination for beach activities and events)
- Any facilities provided where people may congregate e.g. a café, will provide a form of passive surveillance and help deter anti-social behaviour in the vicinity of any public toilets.

A lifeguard's tower could be accommodated on the upper floor of a seafront building. This would provide improved lifeguard facilities over those currently provided on the beach and a more centralised location to observe beach activities. Currently, lifeguards located away from where the majority of activity is occurring. The property could be used by MCC to store equipment relating to upkeep and maintenance of the beach and could also be used to securely store beach wheelchairs if available. Beach wheelchairs should become available when a purpose built seafront building becomes available. A summary of the advantages and disadvantages of this option are summarised in Table 2.1 below. Figure 2.5 provides an example of a beach café in the UK and closely resembles how such a facility could sit on the context of Bettystown beach if developed.



2.7 ACCESS & TRAFFIC

ACCESS

The site is accessible by public transport, bicycle and by foot as summarised below and detailed within the Transport Assessment Report by MPA Consulting Engineers which forms part of this application.

Bus Network

The site has very good access to the public transport network with several bus services located within convenient walking distance of the site. A bus stop, located in front of the site, offers access to Bus Routes D1, D2 and 912:

- Bus Routes D1 and D2 connect Drogheda to Laytown and operate to a 30-minute frequency from Monday to Sunday.
- Route 912 connects Drogheda to Connolly Railway Station (Dublin) and operates to a mixture of 30- minute and one-hour frequencies on a weekday with reduced services available on a Saturday and Sunday. This route can be accessed at the bus stop in the town centre.
- Route 910 connects Drogheda to UCD's Belfield Campus. The Route operates to a mixture of 30-minute and one-hour frequencies on a weekday with reduced services available on a Saturday and Sunday. Route 910 can be accessed at the bus stop outside Tesco Supermarket, approximately 400 metres west of the site.
- Laytown Railway Station is located approximately 2.8 km south of the site and is accessed via Bus Routes D1 and D2.

Bicycle Network

Bettystown has a limited bicycle network and cyclists are typically expected to mix with general traffic. With a posted speed limit of 50km/h in the town centre and an absence of segregated bicycle infrastructure, this presents limited opportunity for safe cycling.

Pedestrian Network

The site has access to an adequate pedestrian network and footpaths are typically available on both sides of all roads.

TRAFFIC

The R150 (Coast Road) is a Council managed road that extends between Drogheda and Bettystown, before continuing south and connecting with the R132 at Julianstown. Adjacent to the subject site, the R150 operates with a single traffic lane in each direction and has a posted speed limit of 50km/h. A mixture of unrestricted parallel and 90-degree car parking is available in the town centre.

Seaview Terrace is a truncated Council road that extends between the R150 and its terminus at Bettystown Beach. The road operates with a single lane of traffic in each direction and constructed footpaths are available on both sides of the road. Parking is prohibited on both sides of Seaview Terrace.

3.0 BRIEF

3.1 BACKGROUND TO THE PROJECT

The project is based upon the aims of Meath County Council:

- to enhance the use of Bettystown Beach by providing facilities that support beach activity.
- to enhance the facilities for community groups and support community activity;
- to improve the Library Service in Bettystown and the surrounding areas;

3.2 INITIAL PROJECT BRIEF

Meath County Council, acting as the Contracting Authority, initiated a two-stage, restricted procedure which sought an Architect-led Design Team with the necessary multi-disciplinary design expertise and experience to provide design services for a Seafront Building and Civic Space at Seaview Terrace, Bettystown.

Following a tender process, the Robin Lee Architecture-led design team was appointed by Meath County Council to provide the professional services to develop the project, including to engage in consultation with the relevant public bodies and stakeholders to develop the brief and bring the project forwards.

3.3 STAKEHOLDER CONSULTATIONS

Public consultation was held to explore and define aspirations and requirements. The following components were presented as the Initial Project Brief:

- o Lifeguard tower and ancillary facilities
- o Beach warden office
- o Beach maintenance and Beach wheelchair store/area
- o Café
- o Community meeting room
- o Showers and Changing Area
- o Public toilets
- o Pedestrian friendly, Civic space and access to the beach
- o Traffic management measures
- o Provision for underground recycling bins

In July 2019 a consultation questionnaire was issued to local stakeholder groups, inviting responses to a series of questions that were set to promote discussion and debate around the aims and aspirations for the project. The questions posed are outlined below:

Subject: Bettystown Facilities

Bettystown has a range of service facilities typical of many Irish towns and villages. The Seaview Terrace project will create a new Civic Space and Building which will include spaces for lifeguards, beach warden and public toilets, all of which will support beach activity.

- What spaces and facilities do you feel are lacking in the local area that could be provided within the new building that would be complementary to the beach activities, eg a café or meeting room?
- How would the provision of these facilities benefit the local community and / or visitors?

Subject: The Beach

The new building will sit on Seaview Terrace creating a new facility directly facing the beach. A warden and lifeguard will be housed within the new building with the purpose of monitoring and supporting beach activity.

- In the summer months we understand the beach is a busy place due to an influx of visitors. How do you foresee the building operating during quieter, out-of-season months?

Subject: Community Room

A community room or meeting room has been suggested as a space that could be provided within the new building.

- Who would use this?
- When would it be used (eg monthly, seasonally, in the daytime / in the evenings)?
- How large are the groups that would use this facility?
- What age groups would use this facility?
- Can you list the local groups you are aware of who might use this facility?

Subject: Demographics

The building is intended to meet the needs and aspirations of all groups in the local community.

- Based on your local knowledge what groups do you believe will be the principle users of the building and for what reasons?

Subject: History

Bettystown and its environs is a place rich in history yet this history is not widely known.

- Based on your local knowledge are there aspects of local history that you feel the designers should be aware of and could consider.

Subject: Statement

The proposed Building and Civic space will be a focal point in the town setting and for beach users.

- the proposed development should make a strong statement regarding its position and purpose. What statement do you consider this should be?

Subject: Management:

This development will serve and be a vibrant part of the the local community for generations to come.

- By whom and how would you envisage this building will be managed in the future?

3.4 DEFINITIVE PROJECT BRIEF

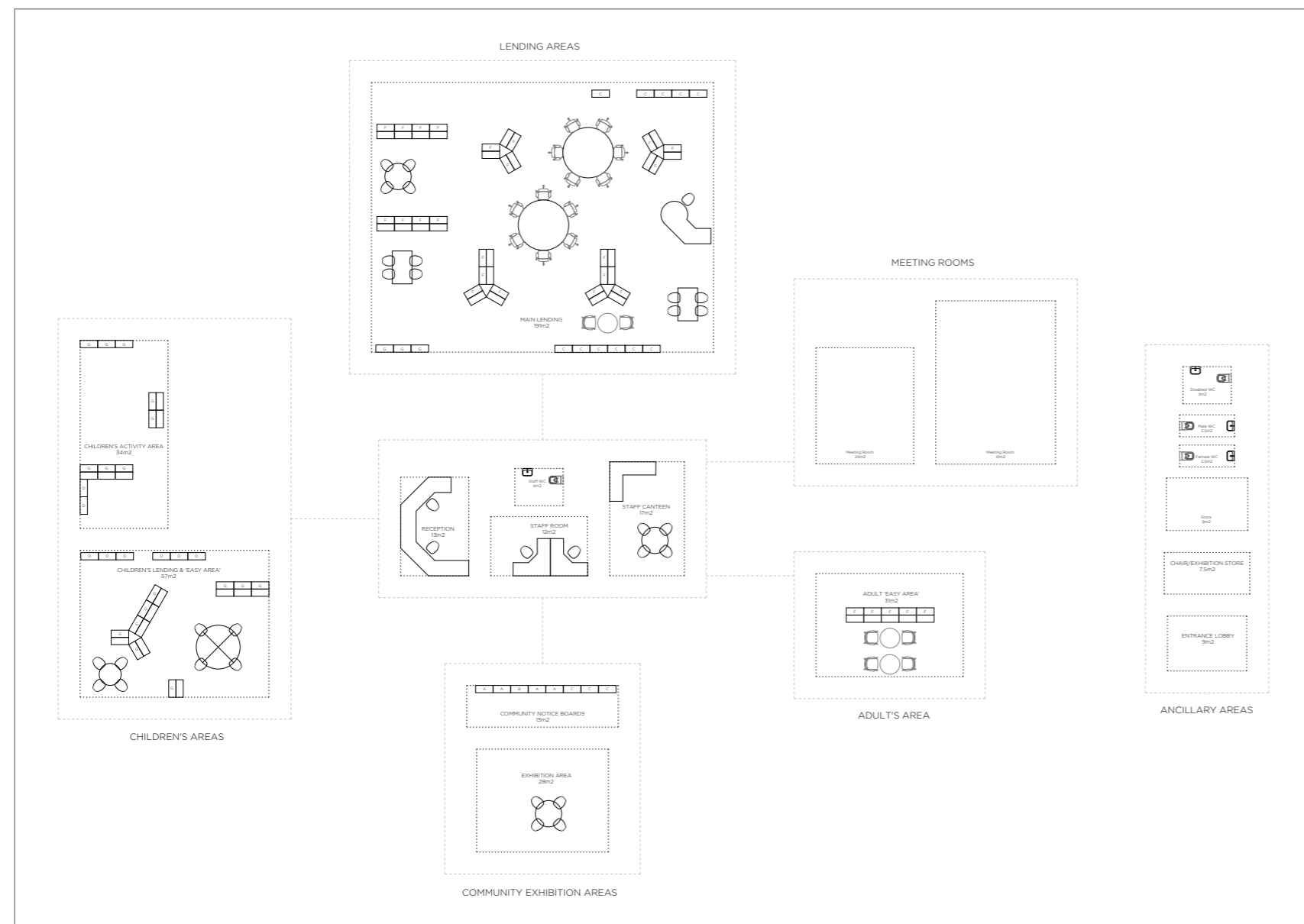
Based on the Initial Project Brief, and the feedback from the public consultation, the Design Team engaged in preliminary consultations with the Client Team, including the Meath County Council Executive and Library Services.

These outcomes were expanded and developed during the design process in consultation with the Client Team into the Definitive Project Brief as included in design proposals.

The Definitive Project Brief, as detailed over, includes:

1. Civic Space
2. Entrance Hall
3. Community Room
4. Library
5. Public Toilets
6. Lifeguard Station
7. Circulation
8. Services & Plant.

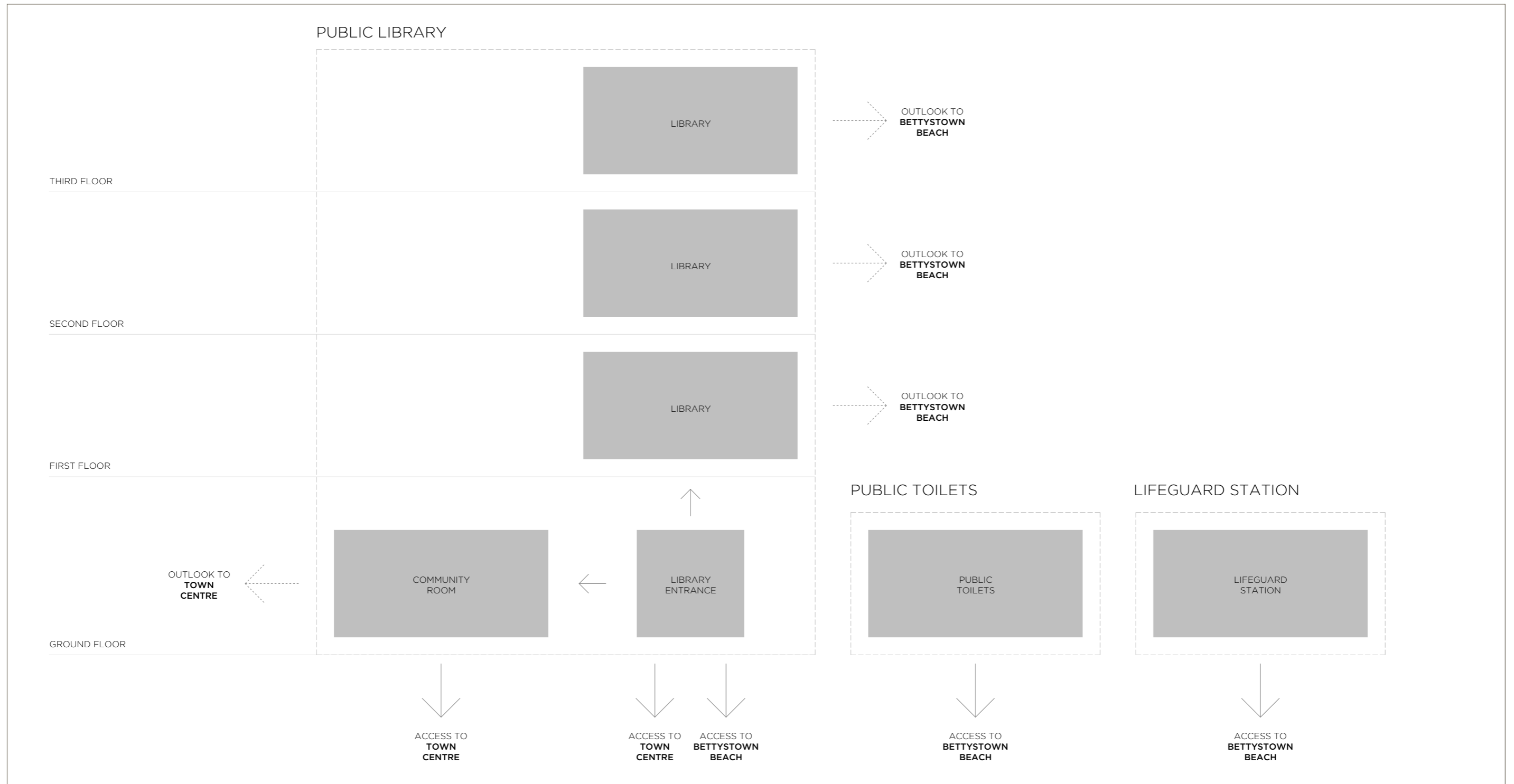
The essential components of the library were discussed with the Library Services team with the diagram below summarising the requirements.



3.5 ORGANISATIONAL DIAGRAM

The Project Brief identified the specific requirements of the Library Service and Lifeguard and Public Toilet uses. Relationships were identified between the various uses and the site opportunities, determining the layout of accommodation across the site.

This established the organisational and spatial requirements which were developed through the design process.



3.6 CONSULTATION RECORD

Stakeholder consultation was conducted throughout the development of the project as summarised below:

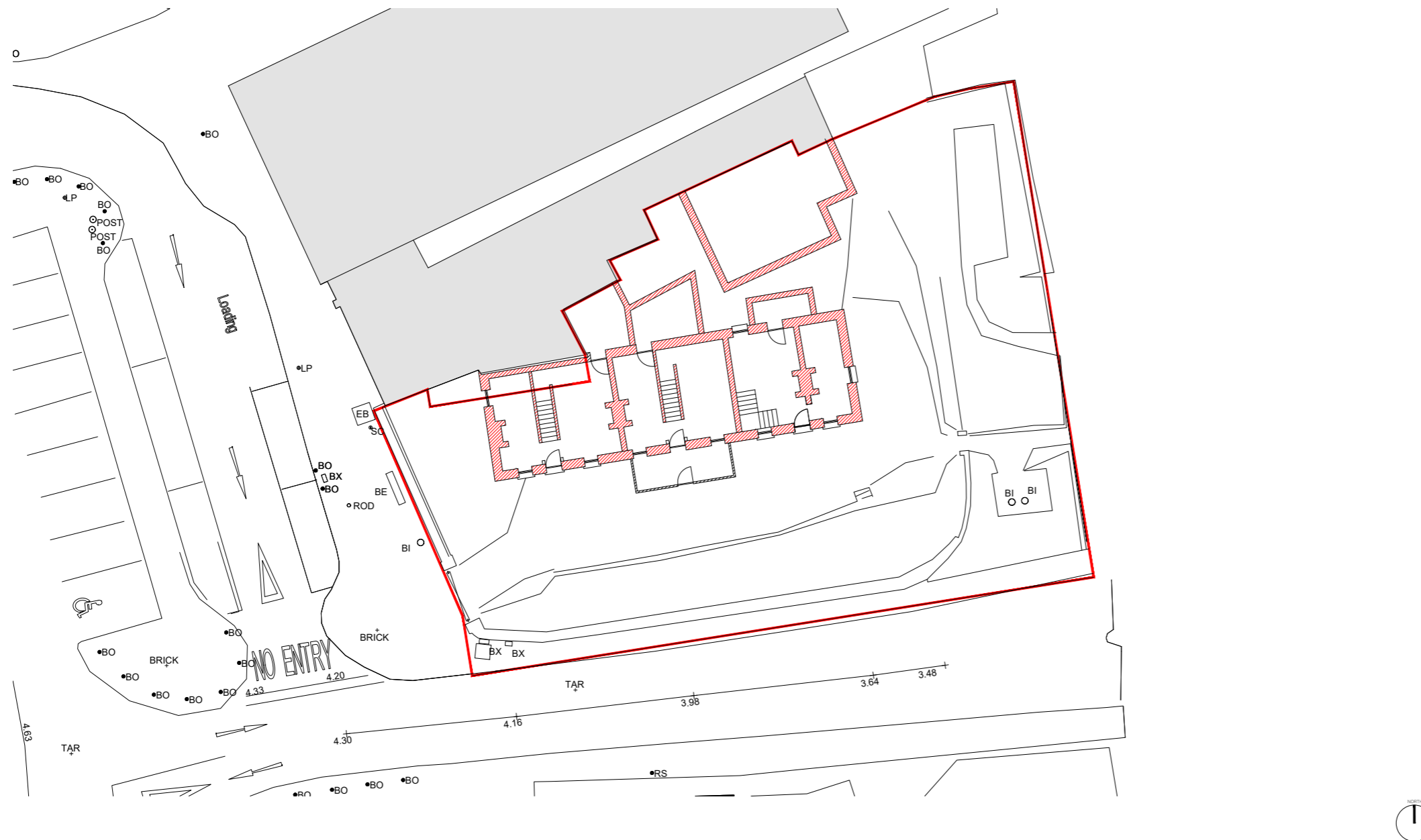
Stage	Subject	Consultee	Date
1.	Preliminary Feasibility	Meath County Council	July 2019
2.	Preliminary Feasibility	Public Stakeholders	August 2019
3.	Feasibility Update	Meath County Council / Planning / Conservation Officer	September 2019
4.	Feasibility Update	Meath County Council	October 2019
5.	Feasibility Update	Meath County Council	December 2019
6.	Brief Review	Meath County Council / Library Services	January 2020
7.	Design Review	Meath County Council	February 2020

3.7 DEVELOPABLE SITE

The site area is approximately 807m², of which 589m² is currently occupied by the existing terrace building, shed and associated gardens. Removal of the existing building and associated garden walls and ancillary structures is proposed to create a clear site for development.

The topography across the entire site will be adjusted to create a single accessible datum level for the new public realm and proposed building. This will involve raising and levelling the sandy, grassed area at the head of Bettystown Beach to maximise the extent of the developable site.

It is proposed that the area of the building at ground floor will be 285m². The area of the proposed single storey storage, plant and ancillary structures to the north of the site will be 62m².



Demolition plan and outline of developable site

4.0 PROPOSAL

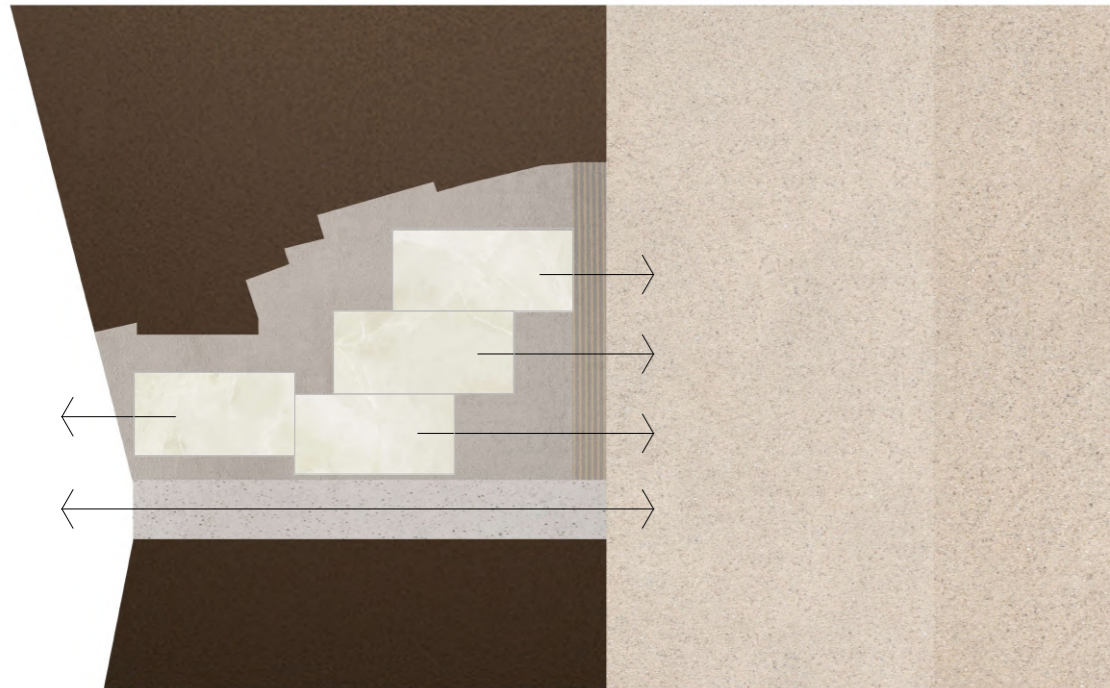
4.1 OVERALL CONCEPT

The overall concept for the development of the site is three-fold.

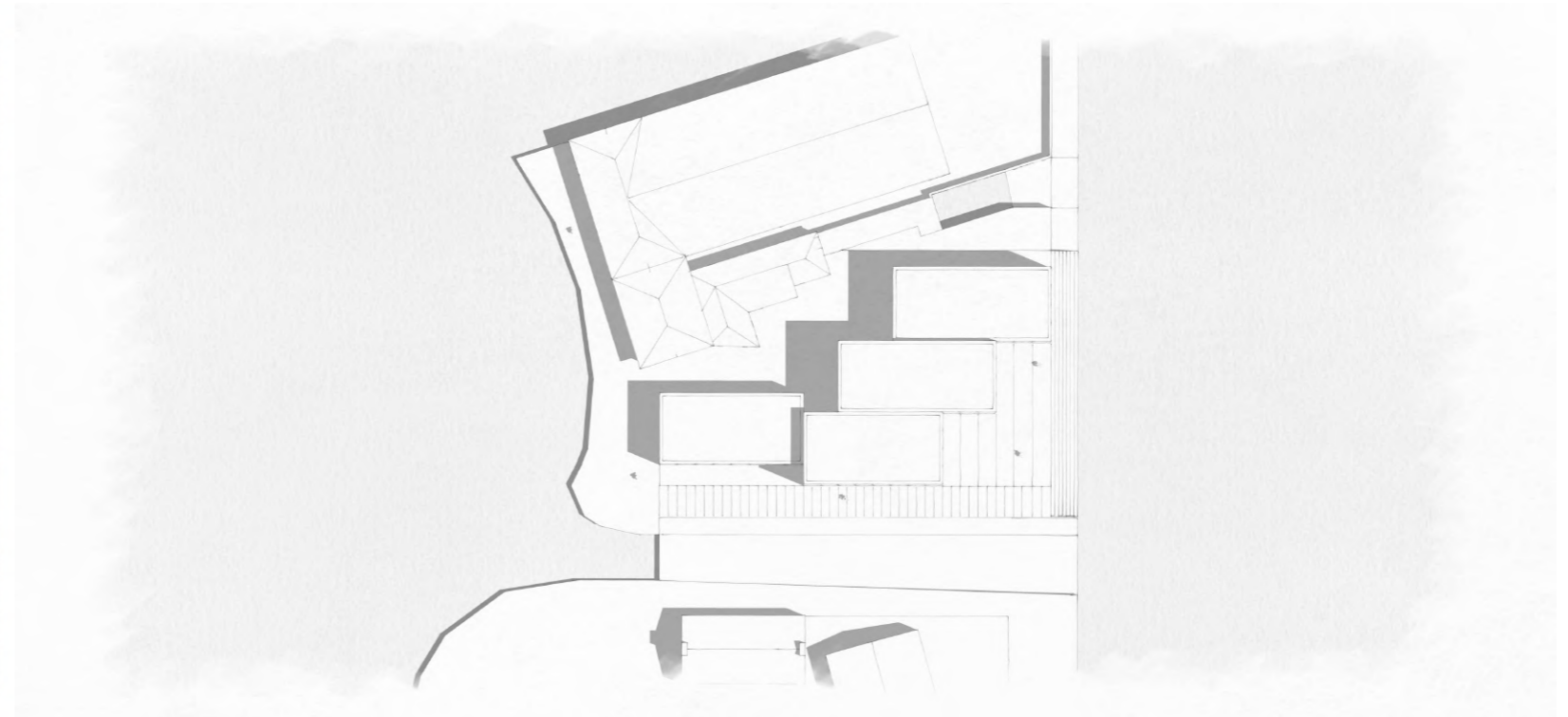
To create a seafront building that supports activity on Bettystown Beach. The provision of a lifeguard station and public toilets with accessible changing facilities are the key components of this.

To incorporate a public library on the development site. Integrated with facilities noted above the aim is to create a single cohesive civic and community building.

To enhance pedestrian movement between the town centre and Bettystown Beach. Improved connectivity in an east west direction is intended to improve and support access to and the use of the beach.



Concept Diagram



Massing Diagram

4.2 SITE STRATEGY

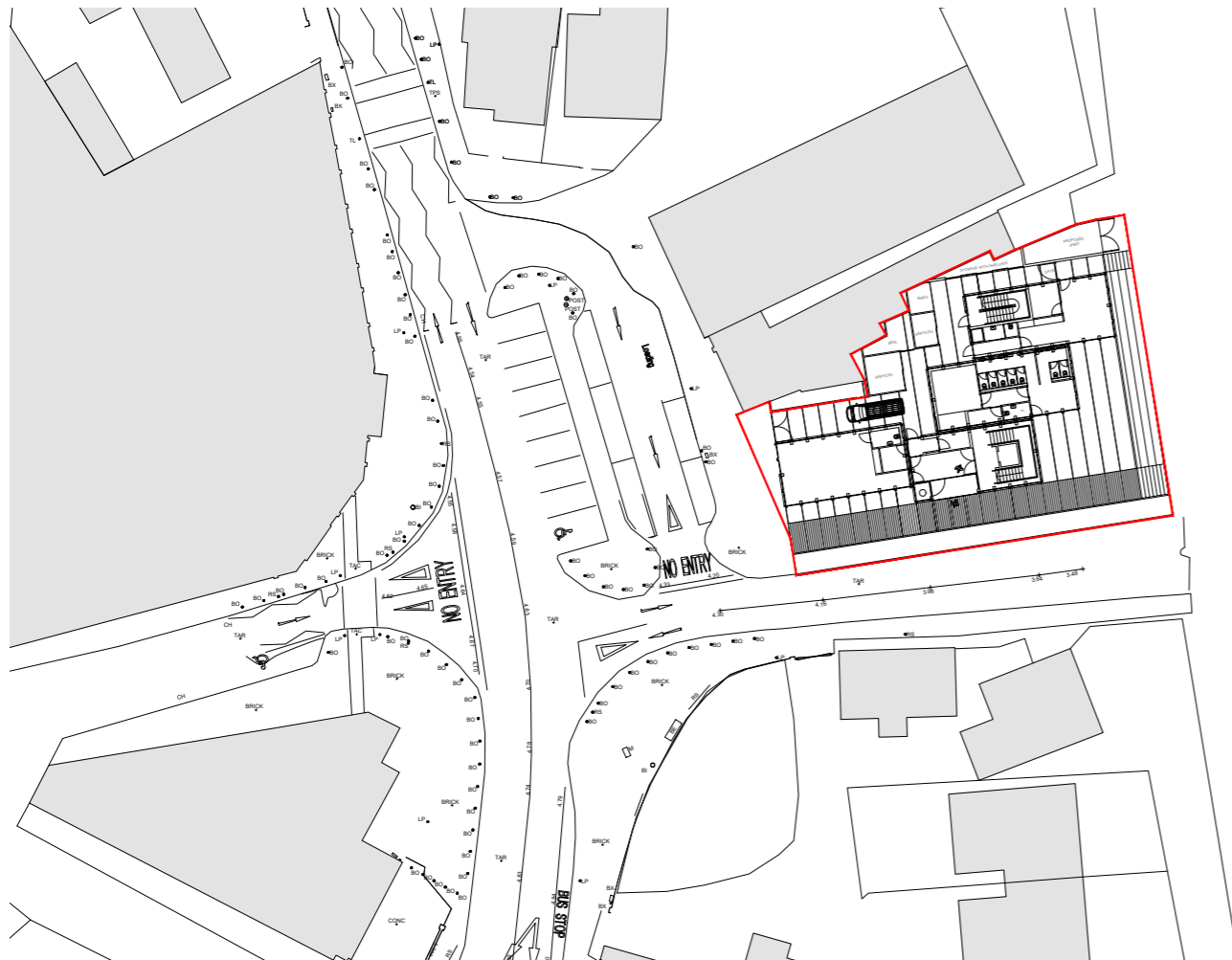
Providing a range of relatively autonomous functions (public library, public toilets and lifeguard station) the objective at ground floor is to give distinct expression to the functions by establishing a form composed of a series of stepped blocks with an entrance to each of the three core functions contained within a distinct block. A fourth block (at the western end of the site) contains a community room, which although part of the public library provision merits autonomous expression as a key space for collective, community use. The clustered and coherent plan arrangement at ground floor ensures however that the building is understood as a single public building, servicing the needs of the community in and around Bettystown and the needs of Bettystown Beach as a significant public asset within the local area.

The site strategy is to establish a compact building footprint related in placement and scale to that of the existing three-house terrace and large shed which currently occupy the site. This enables the creation of an enhanced public route from the town centre to Bettystown Beach along the southern edge of the proposed building. Varying in width this route creates a series of public space opportunities and entrances to the proposed building along the length of the building with a south-facing orientation.

Public access from town centre to Bettystown Beach is therefore provided as a series of routes extending from west to east:

- A pedestrian route gives access to each of the building entrances at ground floor - public library, public toilets and lifeguard station. This route is conceived as a 'boardwalk' expressed with a consistent balustrade treatment and material palette to signify this important pedestrian link between town and beach. The 'boardwalk' opens out at its Eastern end to a wide set of steps generously giving onto Bettystown Beach
- An sloped accessible route is located to the south of the 'boardwalk' enhancing universal access movement between the town centre and Bettystown Beach. The accessible route will be fully compliant with Part M of the Building Regulations and all relevant good practice for universal access.
- A vehicular route to Bettystown Beach will be retained in its current form, namely a two-way vehicular carriageway, tapering in width.

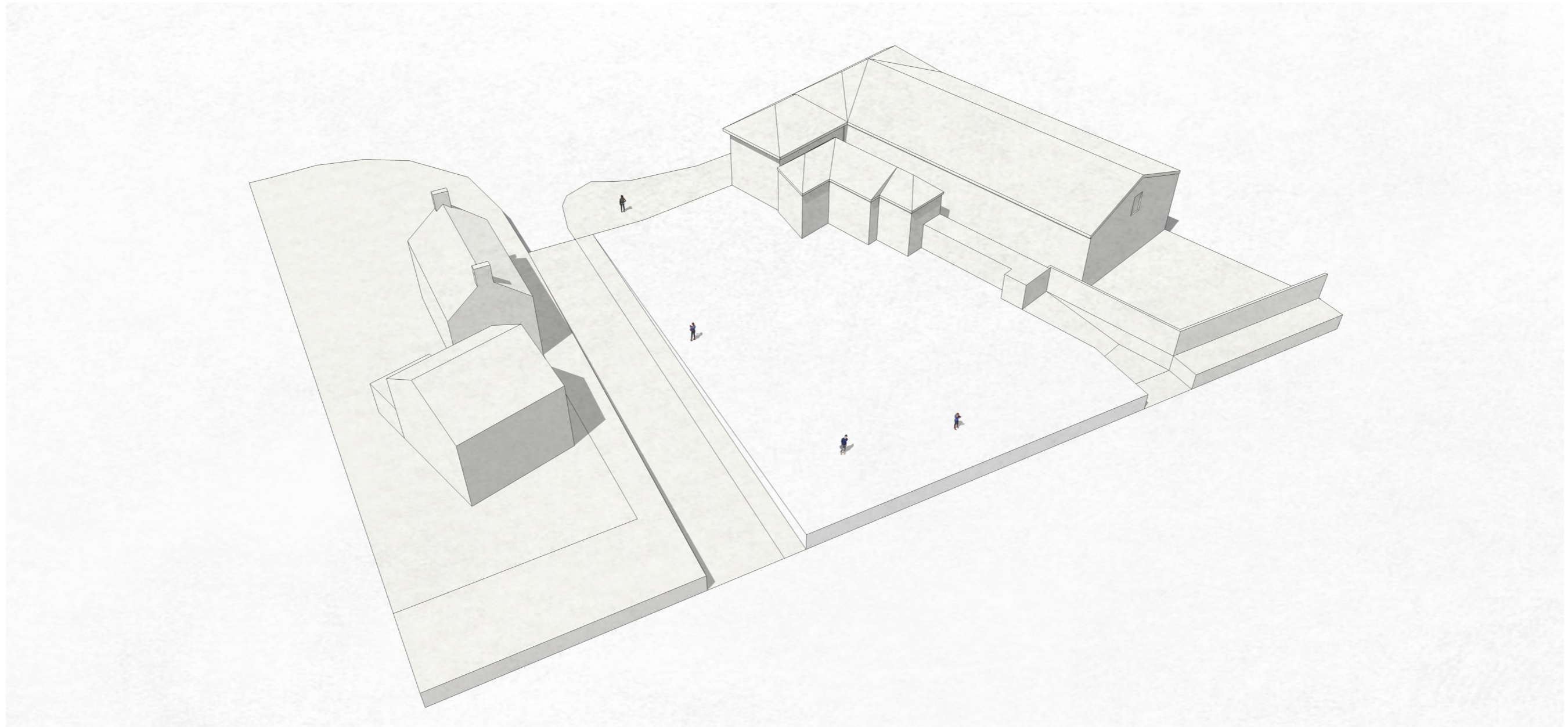
The northern portion of the site, between the proposed building and the neighbouring property to the north, will be a designated access and service yard. Vehicle access from the west will be provided with the yard containing a vehicle loading bay, a refuse storage area, plant and storage areas. A passageway links the service yard to the beach to facilitate access to storage areas within the yard. Lockable gates at the western and eastern extremities will ensure the yard is suitably secure and safe.



Site massing

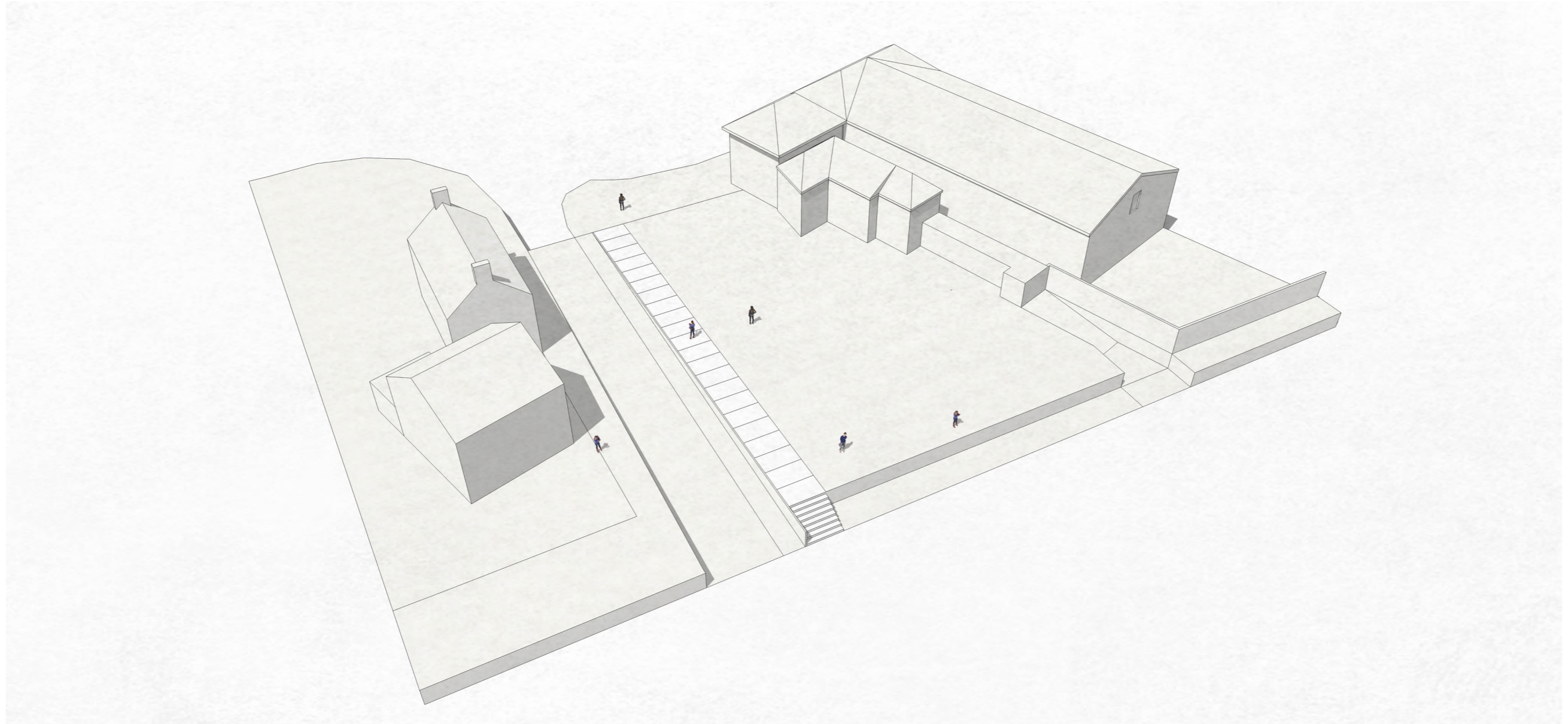
Site layout as proposed

4.3a SITE STRATEGY DIAGRAM
Podium / Terrace



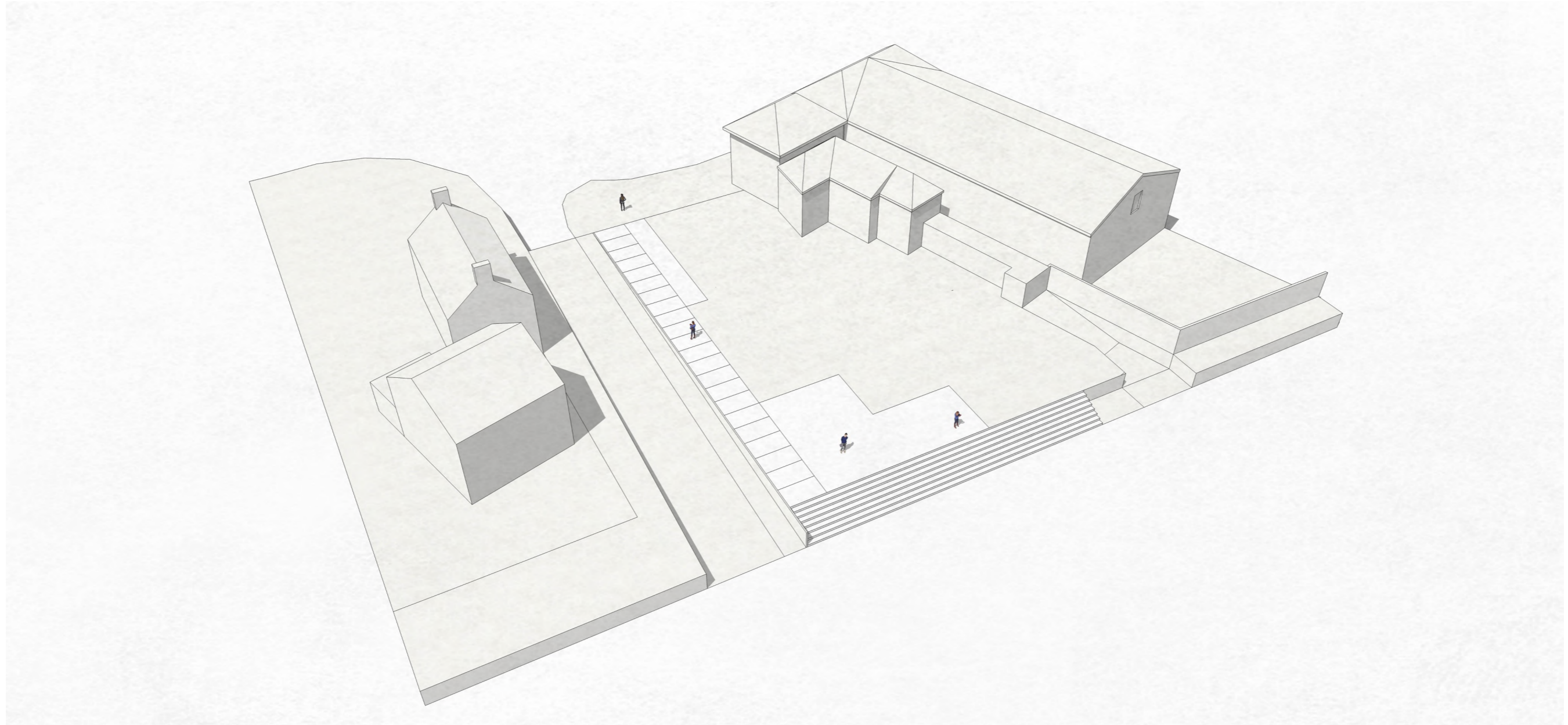
Following the removal of buildings and structures the clear site area is 807m². A level change across the site from a high point in the west to the beach level in the east is circa 1.44m. To maximise the useable and accessible area of the site it is proposed that a level terrace or podium is created, as illustrated.

4.3b SITE STRATEGY DIAGRAM
Public Routes / Connections



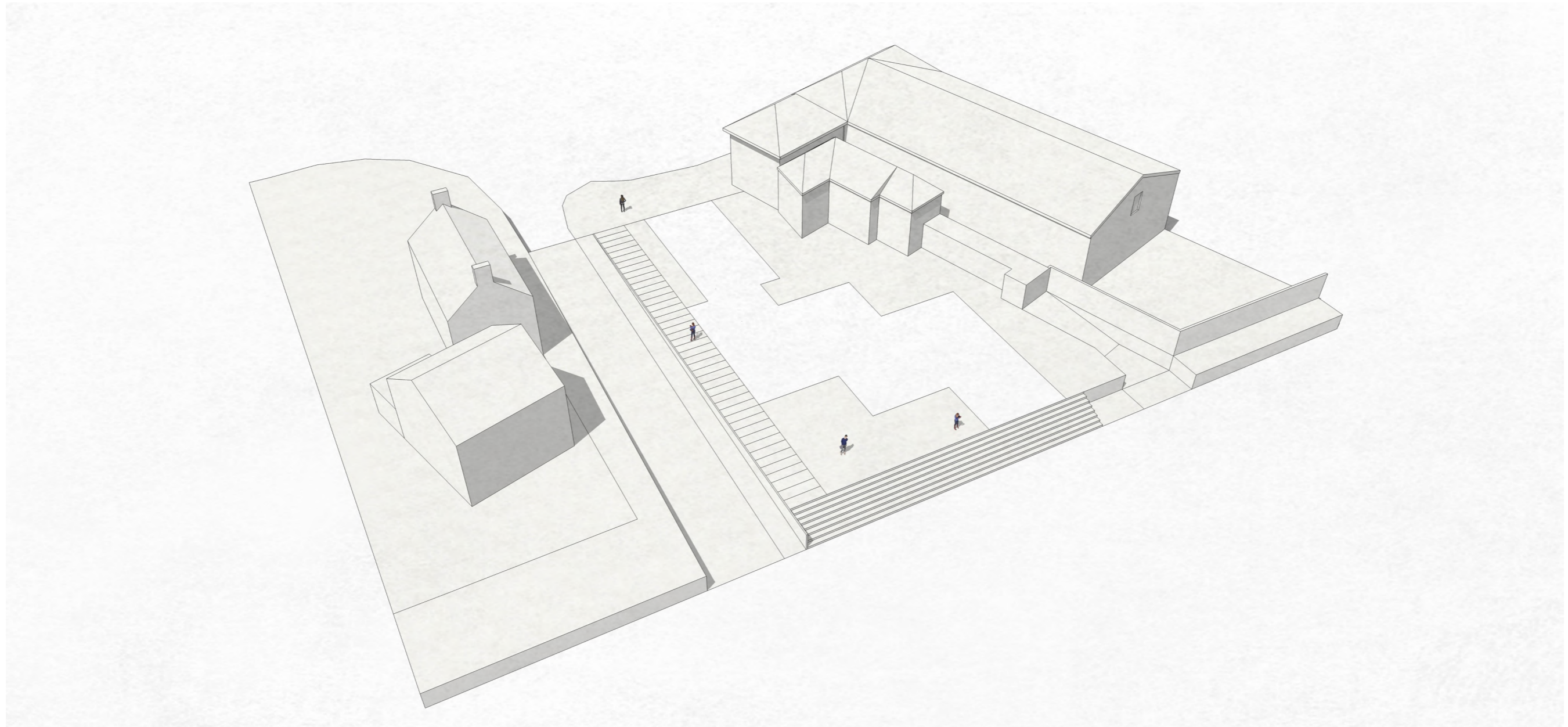
A key objective of the project is to improve connectivity between the town centre and Bettystown Beach. A clear link extending the width of the site in an east west direction is proposed. Conceived of as a 'Boardwalk' this route provides an enhanced public thoroughfare between town and beach. The Boardwalk meets the eastern edge with a set of step descending directly onto Bettystown Beach. In lieu of the existing narrow footway adjacent to the vehicular carriageway, a gently sloped accessible pedestrian pathway to the beach is proposed with a generous width.

4.3c SITE STRATEGY DIAGRAM
Terrace / Steps



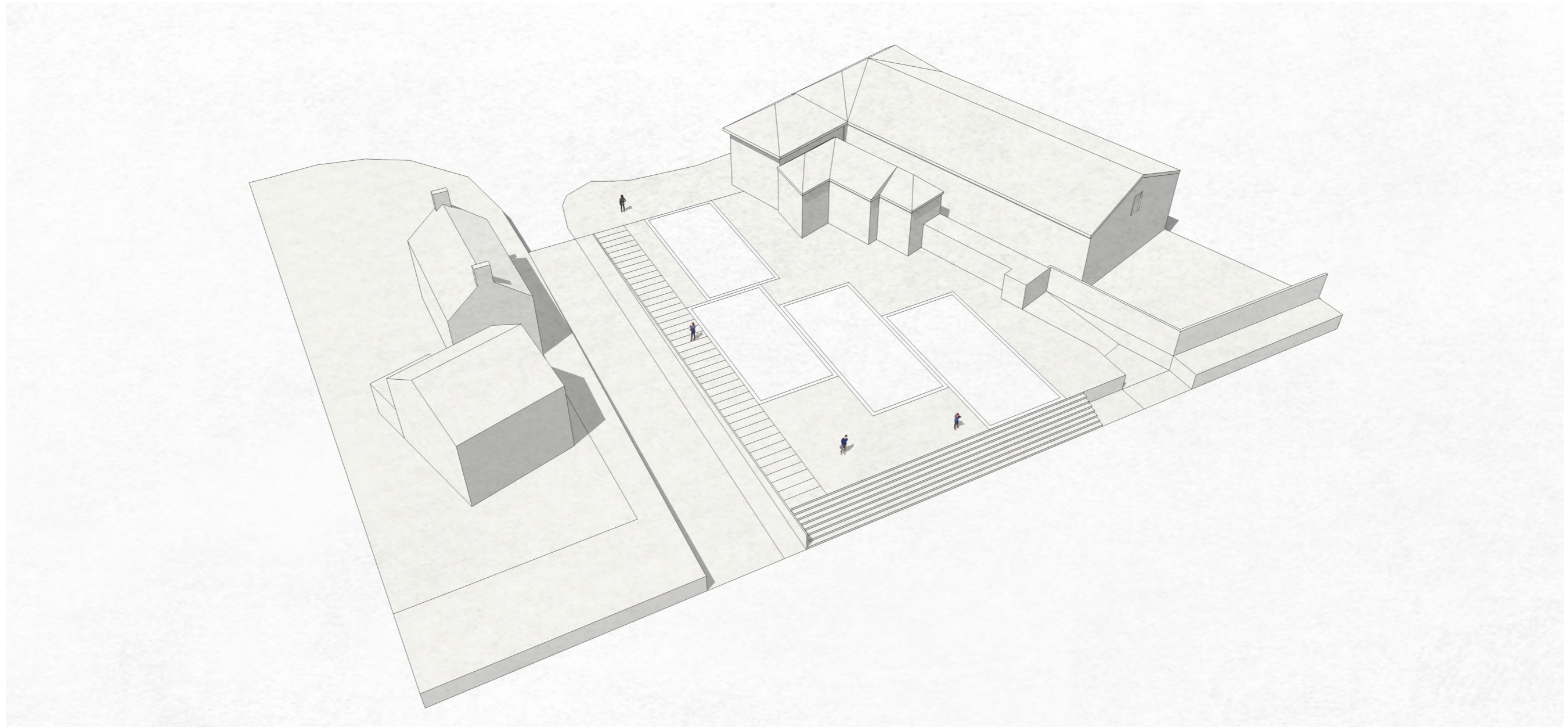
To enhance connectivity the Boardwalk opens out towards the east of the site to form a south-facing public terrace with expansive views across Bettystown Beach. At the eastern edge of the site the stepped access to the beach is extended across the majority of the eastern site frontage creating a welcome interface between the elevated public terrace and the beach. The broad steps create welcome opportunities for casual seating, overlooking the beach.

4.3d SITE STRATEGY DIAGRAM
Building Extent



The brief requires the provision of a 1,066m² building to accommodate public library, public toilets and lifeguard station. This equates to the provision of circa 285m² of gross internal area per floor assuming a building with a maximum height of four storeys. This scale precedent established in the local area by the nearby Neptune Beach Hotel and Integral Fitness and Leisure Centre and adjacent apartment block. The arrangement of this building footprint is intended to create public spaces to the south of the building to enhance the Boardwalk and activate the site along this edge. To the north open space is created for a service and delivery yard to facilitate the public library functions.

4.3e SITE STRATEGY DIAGRAM
Block Footprint

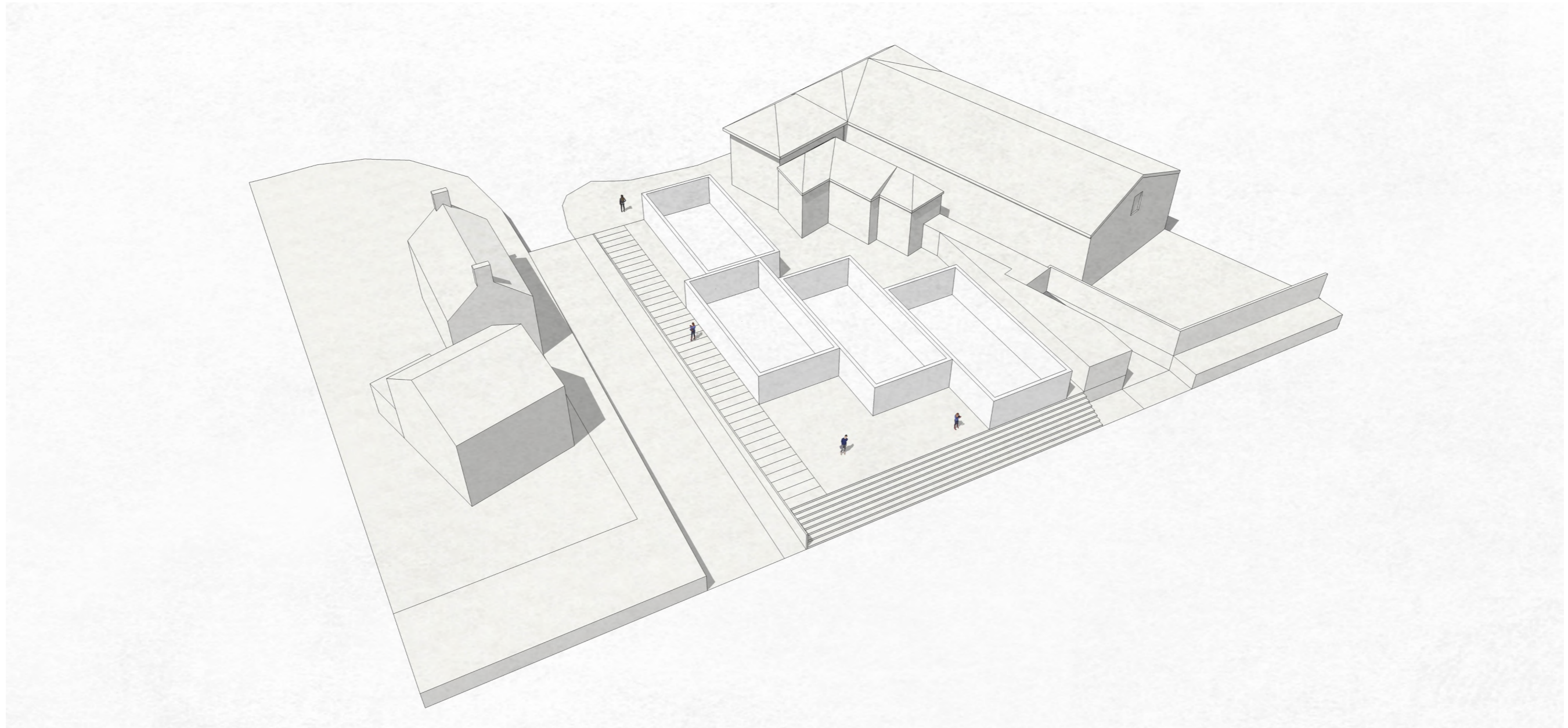


The existing site is occupied by a terrace of two-storey houses in conjunction with later ancillary buildings.

It is proposed that the strategic concept for the new building is that it is conceived as a cluster of volumes that are scaled to relate to the scale of existing traditional buildings in and around Bettystown, with the existing two-storey terrace as the most immediate reference point.

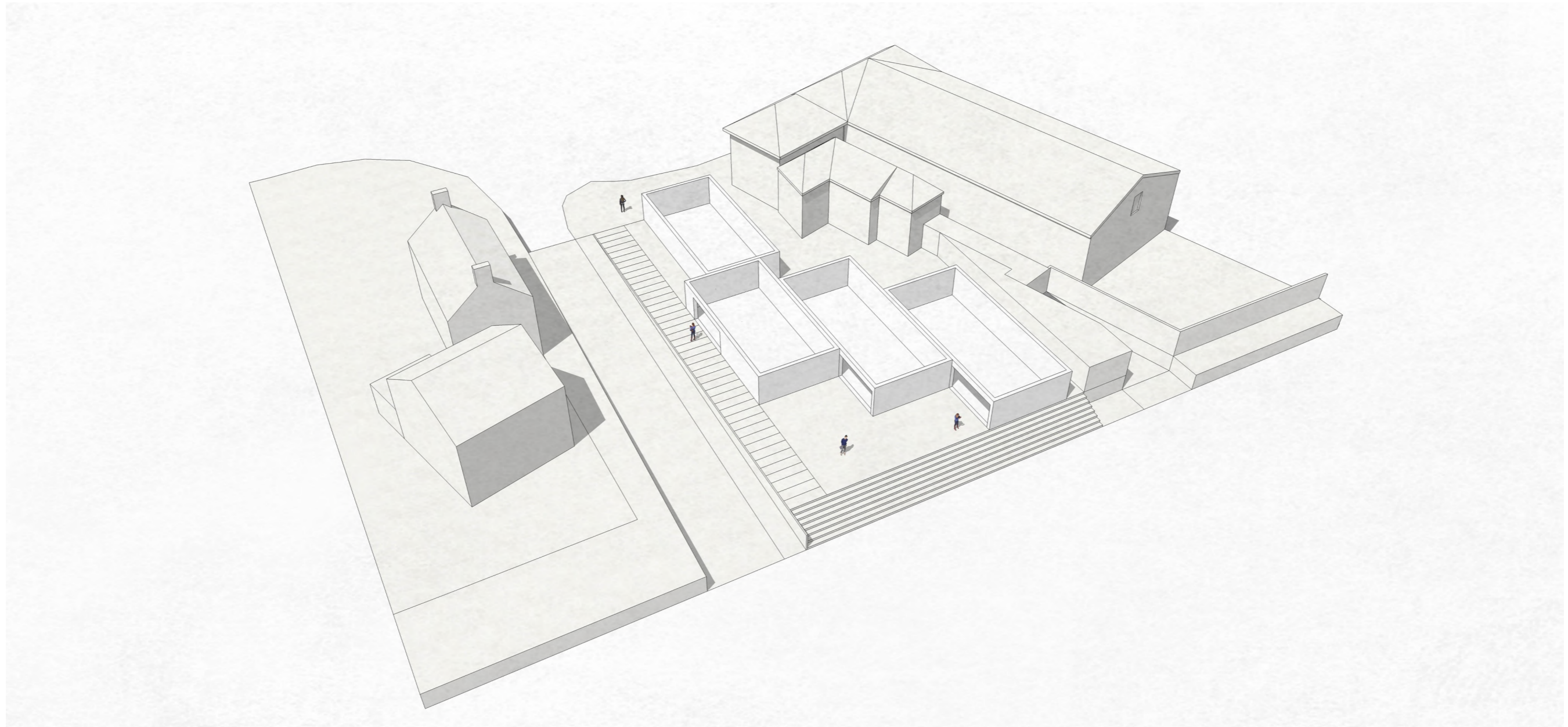
The diagram above illustrates the required building area at ground floor organised into a cluster of four rectangular forms.

4.3f SITE STRATEGY DIAGRAM
Volumes Clustered



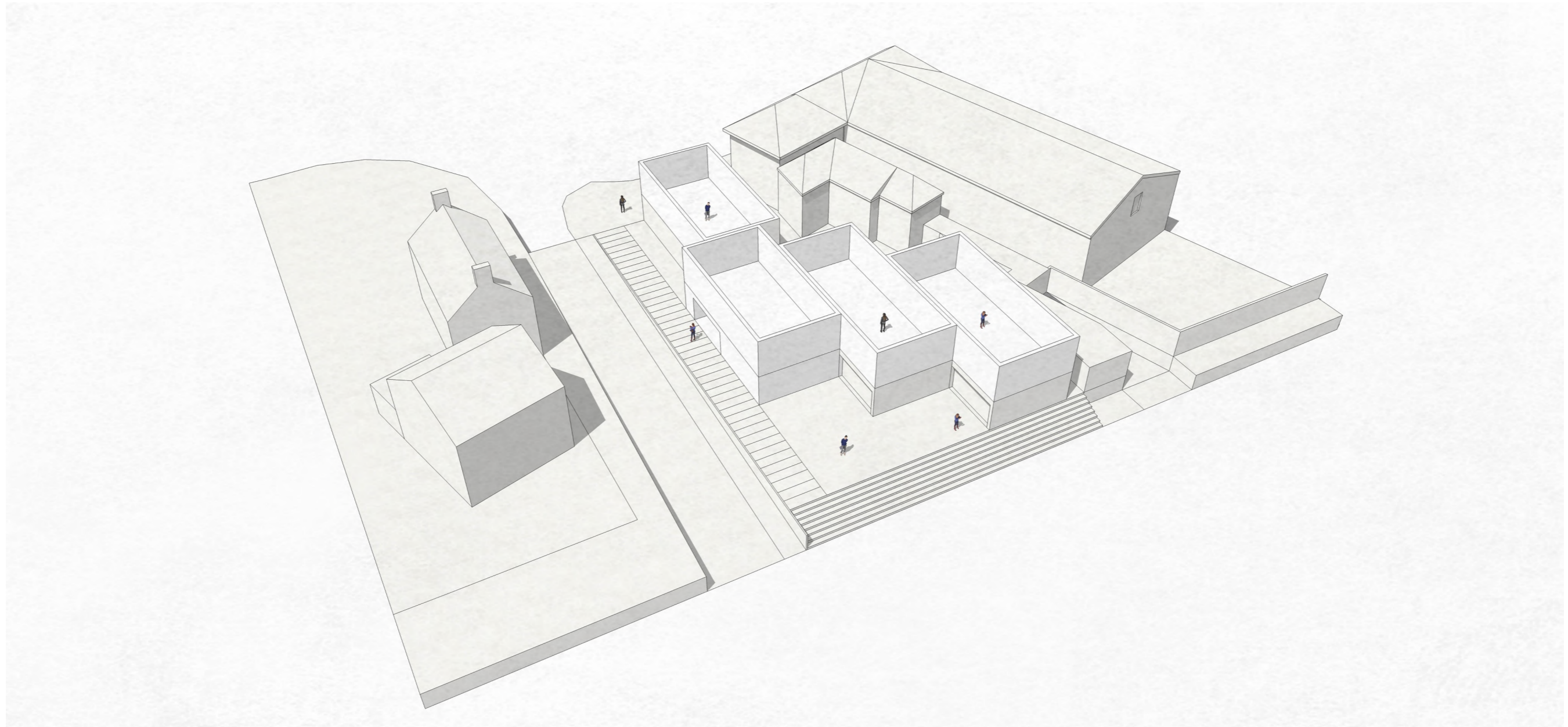
The cluster of four rectangular forms is illustrated demonstrating a comparable volumetric scale to the surrounding context. The scale of public space to the south and service / delivery space to the north is described in the diagram.

4.3f SITE STRATEGY DIAGRAM
Public Space / Entrances



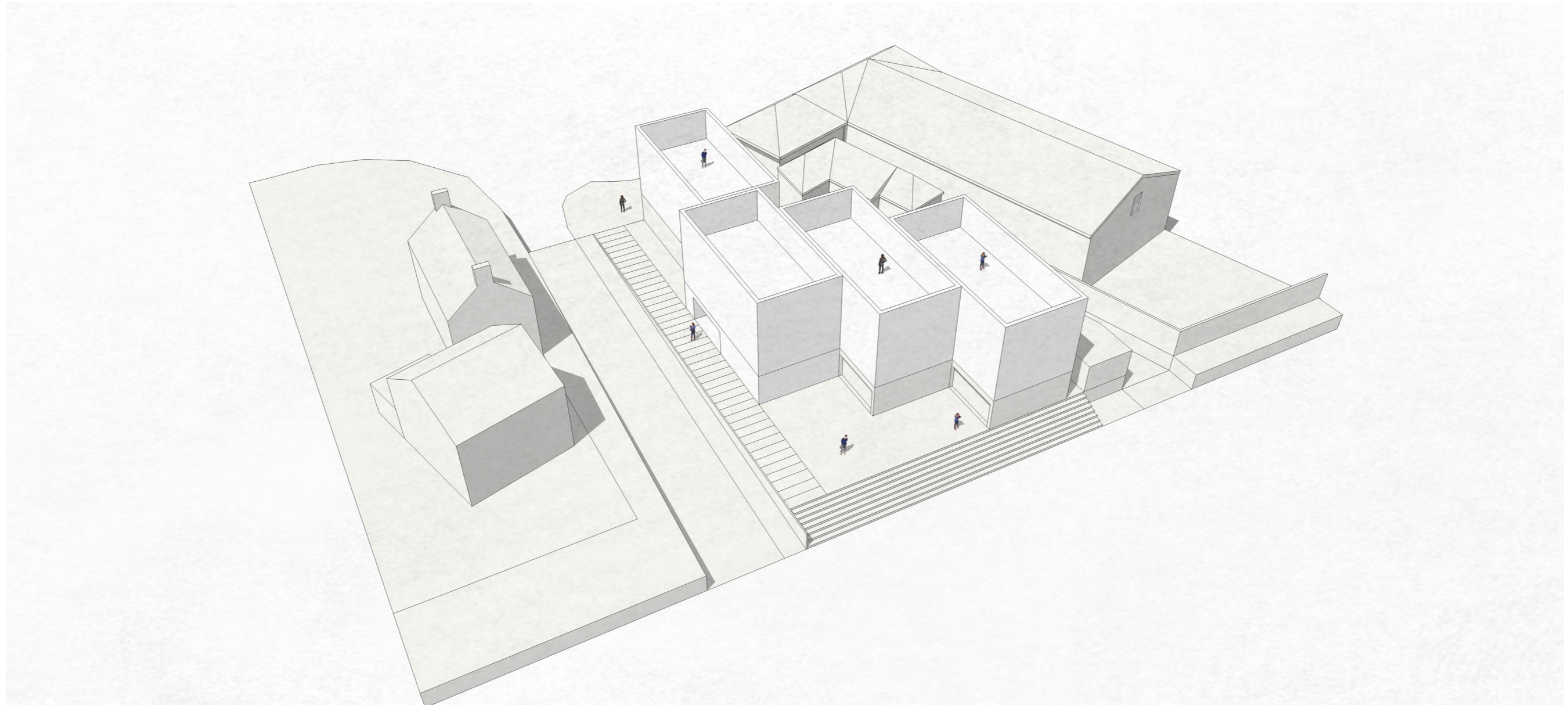
Creation of public spaces to the southern edge of the proposed building facilitates movement and connectivity. It also enables clear way finding, directly people towards the main entrances to the core building functions. The public library entrance in the southernmost block is situated centrally along the length of the Boardwalk linking the town centre to Bettystown Beach. Public toilet facilities to support beach use are located in the central block of the cluster with access from the generous beach facing public terrace. The lifeguard station is accessed from an external smaller space within the public terrace and is positioned at the eastern extremity of the building to optimise access and visibility towards the beach. In this way all entrances are visible as people move along the Boardwalk reinforcing it's function as a primary way finding device within the design solution.

4.3g SITE STRATEGY DIAGRAM
Level 01



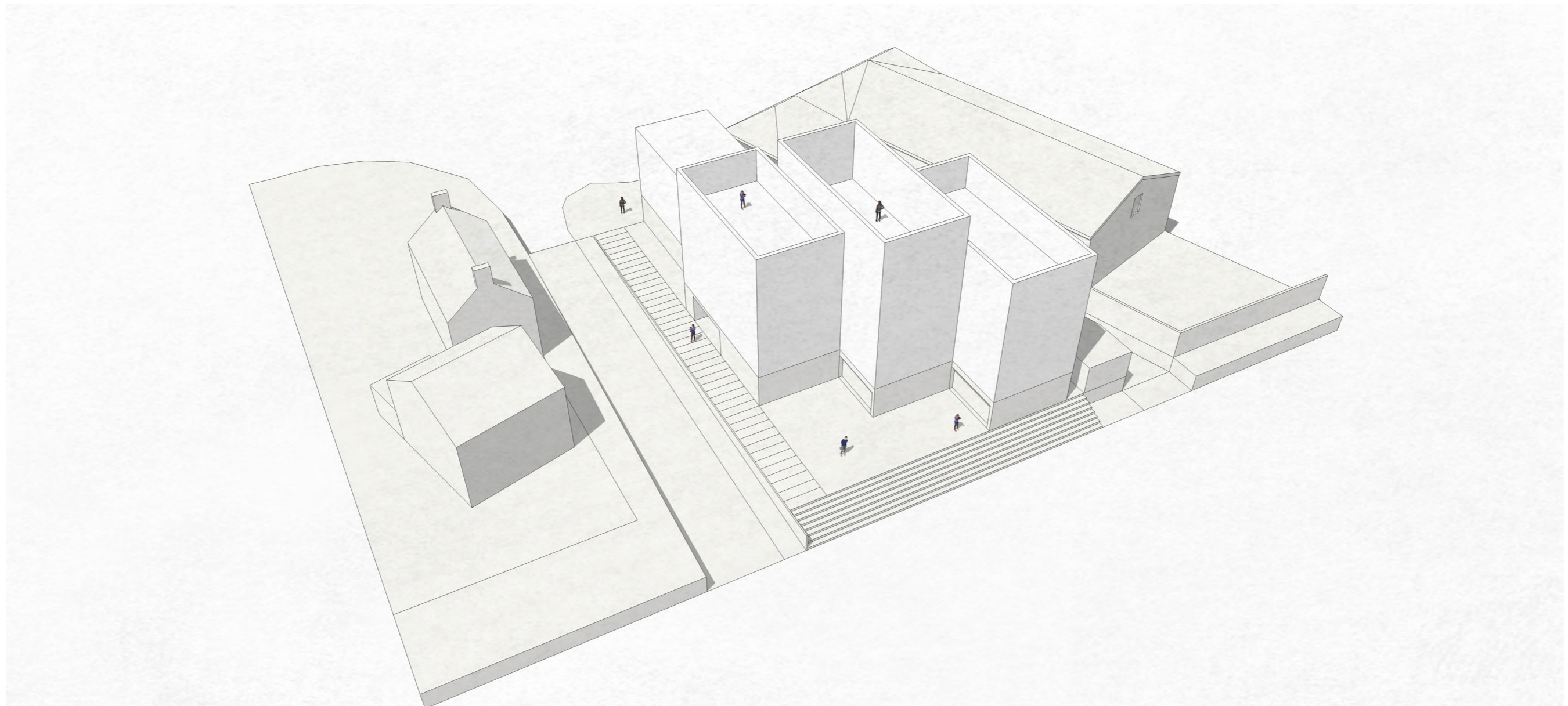
Level 01 of the building is occupied entirely by the public library facilities.

4.3h SITE STRATEGY DIAGRAM
Level 02



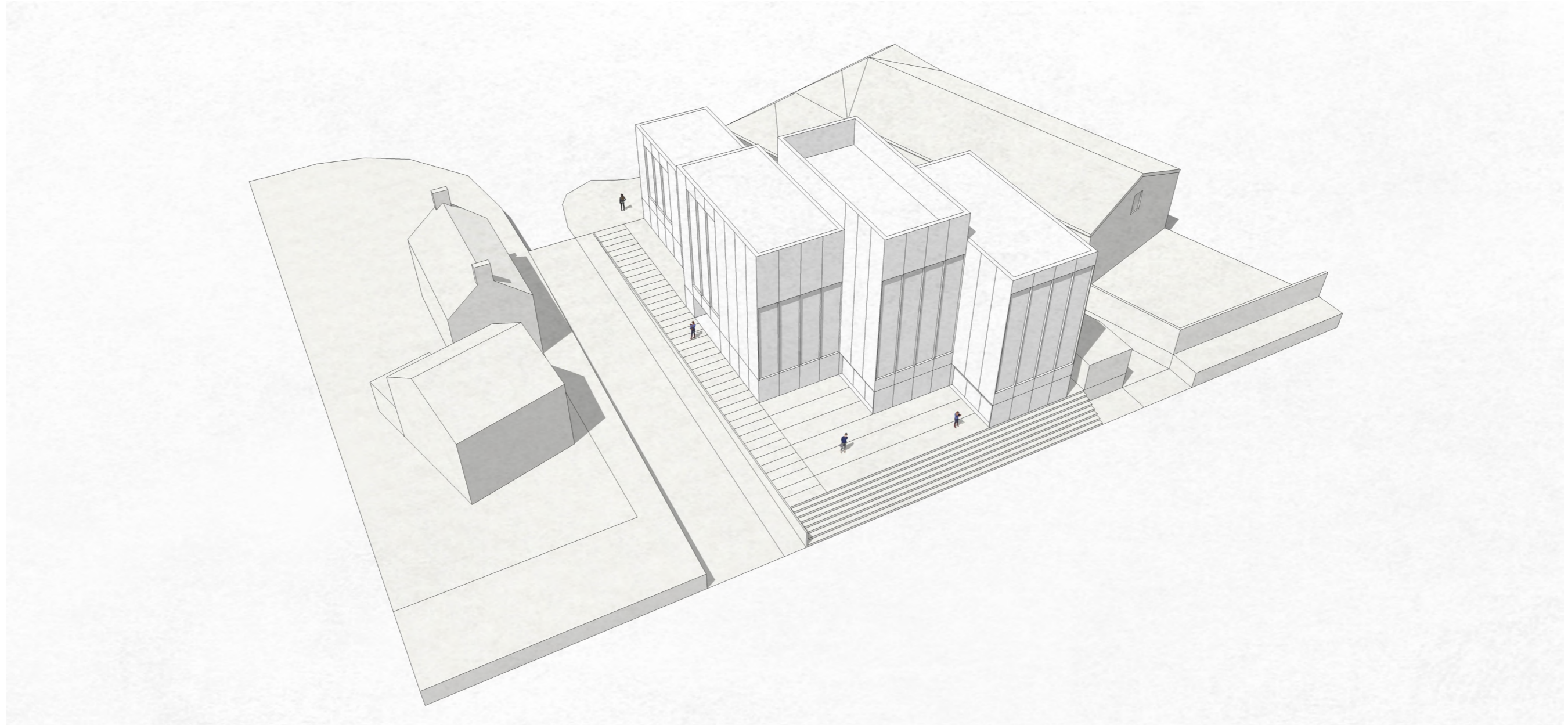
Level 02 of the building is occupied entirely by the public library facilities.

4.3i SITE STRATEGY DIAGRAM
Level 03



Level 03 of the building is occupied entirely by the public library facilities, with the exception of the westernmost block which is a total of three floors in height in total.

4.3j SITE STRATEGY DIAGRAM
Overall Building Volume



This diagram illustrates the overall building volume.
The clustered arrangement of four blocks is shown to have height variance to further modulate the scale of the building in response to varied scale of the surrounding context.

4.4 LIFEGUARD STATION

Situated within the easternmost portion of the building at ground floor the lifeguard station has prominent views to the beach to enable lifeguards to survey the beach. The lifeguard station provides welfare facilities for lifeguards stationed at Bettystown Beach including an office, WC and shower facilities, lockers and changing facilities and a tea station. An open plan area suitable for general lifeguard activities and storage of equipment is located with the eastern end of the block with direct views to the beach.

Space is provided for first aid activities for users of Bettystown Beach who require first aid assistance.

Direct access is provided to the beach via entrances at both the northern and southern faces of the building, keeping the eastern fully glazed face clear of circulation for optimum visibility and surveying of the beach.



Lifeguard Station examples in Ireland

4.5 PUBLIC TOILETS & ACCESSIBLE FACILITIES

Public toilet and accessible changing facilities are located at the ground floor of the central block within the four-block cluster. Access to these facilities is via level access from a generous beach-fronting public terrace. The positioning of the public toilet facilities allows for direct access to the beach and utilisation by beach-users. Site limitations and a level change between public terrace and the beach of circa 1.44m are such that accessible changing and WC facilities are connected to the beach via a gently sloped access route to the southern edge of the site.

Operationally the intention is for these facilities to be open and fully accessible throughout the course of each day and this is achieved via automated sliding doors which will be retracted during the designated hours of use. Generous circulation spaces internally will avoid congestion during busy periods and ensure compliance with Part M of the Building Regulations and relevant sections of the British Standards for space planning and activities spaces for universal use.

A key feature of the facility is the provision of an accessible WC, shower and changing facility in accordance with the recommendations of Changing Places:

<https://changingplaces.ie>

The first meeting of the Changing Places Ireland Working Group, formed by Inclusion Ireland following consultation with Changing Places UK and comprising of a number of like-minded individuals and organisations, took place in November of 2014 and was the beginning of a coordinated response to the lack of fully accessible toilets in Ireland. The Changing Places Ireland campaign set out to introduce fully accessible toilets to public places such as shopping centres, libraries and sporting arenas across the country. Changing Places Ireland consists of parents, elected representatives and organisations working in the disability space including the Disability Federation of Ireland, Irish Wheelchair Association and Inclusion Ireland.

Changing Places facilities are a real improvement on standard accessible toilets as they provide a larger floor area of 12m² and additional equipment such as a height-adjustable adult-sized changing bench, a full room coverage ceiling track hoist system, a centrally located toilet bowl with space either side for transfers/assistants and a safe and clean environment.

Changing Places facilities need to meet a certain standard to be registered on our website. This is to ensure that any facility advertised as a Changing Places toilet meets the needs and expectations of the people who use them.

Changing Places must have a minimum floor area of 12m² (3m x 4m) with a ceiling height of 2.4m in order to meet the criteria for full registration.

Changing Places criteria:

- *Height-adjustable, adult-sized changing bench*
- *Full room coverage ceiling track hoist system*
- *Adequate space for the user and up to two assistants*
- *Centrally located toilet bowl with extra space both sides for assistants*
- *Privacy screen*
- *Wide paper roll*
- *Large waste disposal bin*
- *Washbasin, preferably height adjustable*

Currently there are 13no. Changing Places accredited facilities in Ireland.

4.6 LIBRARY

The public library is accessed linear public realm space referred to within the access and landscape design strategy as a 'boardwalk', that extends the entire width of the site from east to west. The entrance is located approximately half way along the boardwalk for ease of access from the town centre and from the beach.

The public library includes a number of community and meeting rooms for engagement by the wider community and to meet the needs of local stakeholders. These spaces supplement the core library service provision which includes library areas for designated age-groups, study areas and easy areas, exhibition and computer areas as well as areas designated for staff use to enable the effective operation of the library and the services provided to the community.

The library is arranged over three and four levels, inclusive of the ground floor. The vertical arrangement of the library is responsive to the desire to create generous extents of public space at ground floor predominantly to the south facing edge and the beach fronting eastern edge. These public space facilitate pedestrian movement between the town centre and Bettystown Beach such that the proposed building is established as a 'gateway' or 'marker' building signalling the point of transition between town to beach and creating a clear civic landmark for Bettystown.

Access between floor levels is via a generous public stair located on the south eastern corner of the building. Extensive glazing on the eastern facade as the stair rises will give library users a dramatic view across the beach as they move between floors. A lift in the centre of this stair will ensure universal access. A second star is located at the north of the building to enhance connectivity between the levels of the library.

On overview of the arrangement of the library is set out below.

Ground Floor

An unstaffed compact entrance hall is provided at ground floor with direct access to the main stair and lift which are clearly visible on entry to direct users towards the main library functions on the upper floors.

Also adjacent to the entrance hall is a key community facility, the Community Room, incorporated to cater for the requirements of local groups and local stakeholders. The room is self-contained insofar as it is provided with a tea station and accessible WC so that it can operate independently of the library facilities on the upper levels.

Ancillary spaces are provided at ground floor including a library book store for book deliveries with an associated access door to the northern delivery and service yard. A comms room is also provided accessed from the entrance hall for ease of operation.

First Floor

This floor is split between staff areas (to the south and west) and the public entrance level of the library itself (to the north and east).

Private staff areas include areas for book shelving, a cellular office space, open plan office areas and an easy area along with ancillary WC and shower facilities and a tea point. Views from the staff areas are to the town centre to the west and towards the entrance 'boardwalk' to the south.

Public areas include a reception / information point and adult and children book lending areas comprised of book shelving and seating areas. Views from the public areas are expansive and to the east, across the expanse of Bettystown Beach and with distant views beyond.

Second Floor

This floor is public throughout. The composition of the building as a four-block cluster allows each area within the cluster to have the familiar scale of a large room creating a relatively intimate interior environment. At this level movement between the blocks is enabled with each 'room' given a distinct designation of use to help with way finding and the help organise the various activities within the library. To the west is an easy area / exhibition area with views to the west and south. A computer room is located in the southernmost block with views to the south. A central room is designated for books and study and to the north is a multi-function room which can be closed off and used for meetings or left open for use as a study room. Both of these space will enjoy elevated and expansive views across Bettystown Beach.

Third Floor

This floor is dominated by a central study room with views across Bettystown Beach, supplemented by two study rooms to the west. To the north is a larger study / meeting rooms while to the south adjacent to the main stair WC facilities for the library are provided to augment the accessible WC provided on each of the floors below.

Overall the layout of the library is intended to maximise the opportunity for daylighting and especially views to Bettystown Beach to the east. These factors will combine to create a light-filled, outward looking public library that harnesses the unique circumstances of the setting, at the junction between the town centre and Bettystown Beach. Conversely it is intended that the activities within the library will be visible and clearly legible from the town centre and Bettystown Beach such that the activity within the library can be seen from the surrounding areas to reinforce the civic and community purpose of the building.



4.7a SCALE & MASSING

The stepped form, described under Site Strategy, is expressed three-dimensionally as a cluster of geometric blocks.

To the western boundary, as the site meets the existing pedestrian footway adjacent to the two commercial shop units, the site frontage is relatively narrow. At the eastern boundary the site meets Bettystown Beach and has a wide frontage opening towards the view to the beach and the horizon beyond. While the southern site edge is orientated precisely on a perpendicular axis to Bettystown Beach, the northern edge has a distinctly different orientation, raking northwards as it moves from west to east. These are key parameters for the massing composition proposed with the stepped forms developing northwards as they progress from west to east. This arrangement allows the site to be efficiently occupied along the raking northern boundary and simultaneously opens up the southern face of the building to create a series of south facing public spaces.

The height of the building enables the proposal to effectively screen the two-storey rear extensions and developments of the adjoining properties to the north that are currently visible from the south and east thereby creating an appropriately coherent frontage to Seaview Terrace as the primary link between the Bettystown and Bettystown Beach. In this respect it is intended that the building acts as a clear landmark, signalling the transition from town to beach.

The specific heights of each of the four blocks is determined principally in response to the scale of the surrounding context.

The westernmost block is three storey volume which are related to the ridge heights the neighbouring properties to the north.

The southernmost and northernmost blocks are a four storey volumes. A central block is also four storeys but with an extended parapet that rises up to conceal roof-mounted plant equipment, principally the solar PV array required to meet NZEB requirements.

Cumulatively the composition is expressed as a cluster of volumes that are stepped in both plan and elevation. Rather than a single homogenous and monolithic form, the effect of this is to create a building with varied height and scale, in this way the discrete components of the proposed building are scaled to sit harmoniously and compatibly with the scale of the local context, comprised generally of individual buildings and in some instances of conjoined clusters of buildings. Buildings to the south of the site notably the Neptune Beach Hotel and the Integral Fitness and Leisure Centre are comprised of significantly large volumes and with a height greater than or equivalent to the height of the proposed building. In this way the proposed building refers in scale both to the scale of the street-facing neighbouring buildings to the north and the larger built forms of the hotel, leisure centre and apartments to the south. In this respect the proposed building seeks to mediate between the various scales of building in the local area in order to bring coherence to the town centre.



4.8 MATERIALS & EXPRESSION

The Seaview Terrace site is subject to exposed maritime conditions and this informs all decisions relating to materials and construction. A robust structure of in situ and precast concrete is proposed for the superstructure of the building.

Externally the strategy is for each of the building volumes to be treated in pale / white natural stone set out in a strict uniform module across all faces. Vertical stone double mullions at regular spacings give order and regularity to the facades while introducing a humane civic scale. Solid panels of stone are used as flush infills between the mullions.

To the east facing Bettystown Beach the elevations are extensively glazed to allow for open expansive views across the beach and beyond. Conversely when viewed from the beach the public activities within the building can be clearly seen ensuring a clear understanding of the building as a cavity and community facility, open to all. The south elevations are generously glazed at ground floor to activate the public route from town centre to the beach and to announce the building entrances. Glazing to the town-facing west elevation is appropriately scaled to convey its role as the 'urban face' to the building.

The composition of glazed openings is carefully controlled to allow the building to be understood as a civic and community facility with sufficient openness for it to feel welcome and sufficient stature to express its civic function and its role as a 'gateway' to Bettystown Beach.



4.9 BUILT FORM IN CONTEXT _ SITE MODEL



4.10a BUILT FORM IN CONTEXT



4.10b BUILT FORM IN CONTEXT



4.10c BUILT FORM IN CONTEXT



4.10d BUILT FORM IN CONTEXT



4.10e BUILT FORM IN CONTEXT



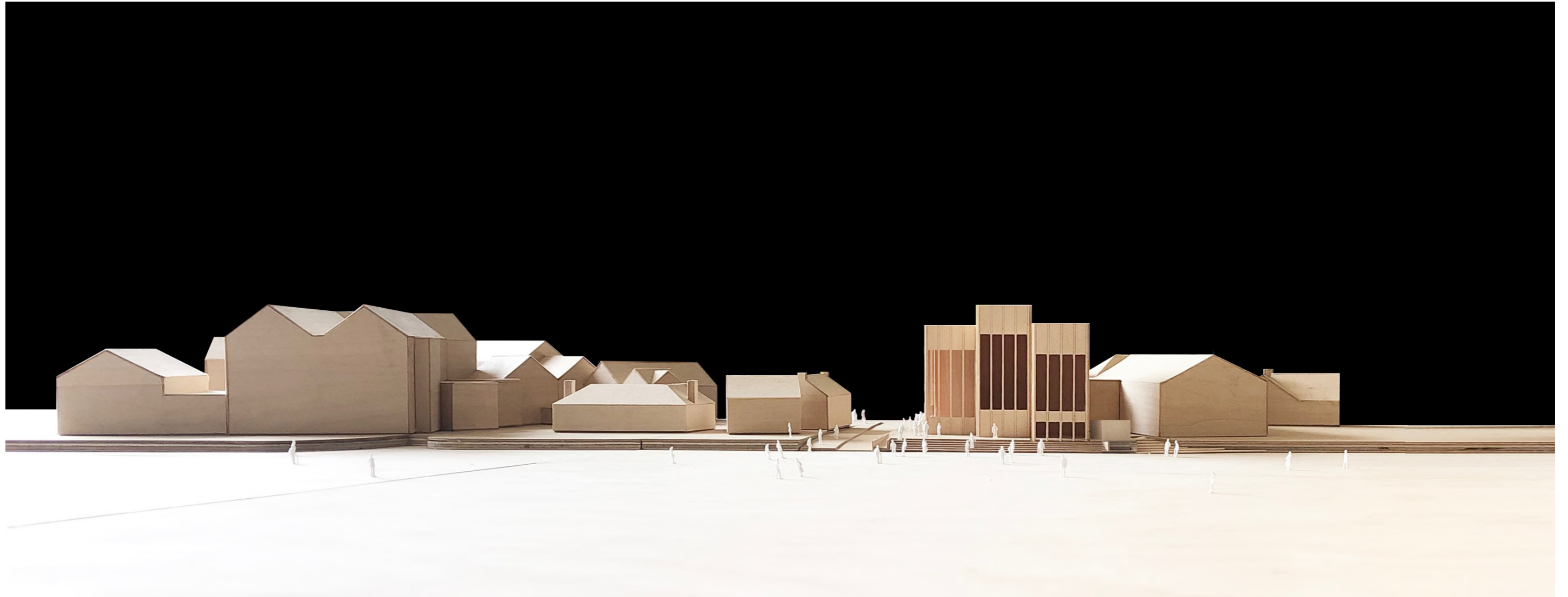
4.10f BUILT FORM IN CONTEXT



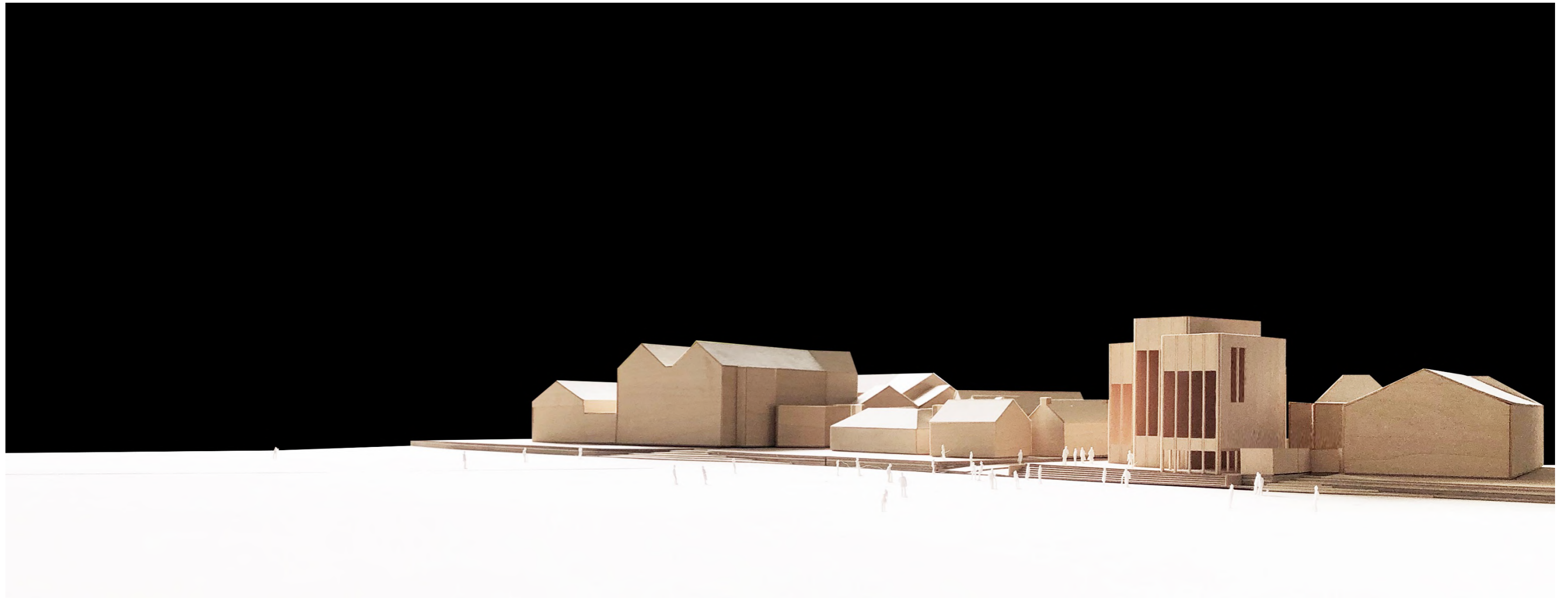
4.10f BUILT FORM IN CONTEXT



4.11 SITE MODEL



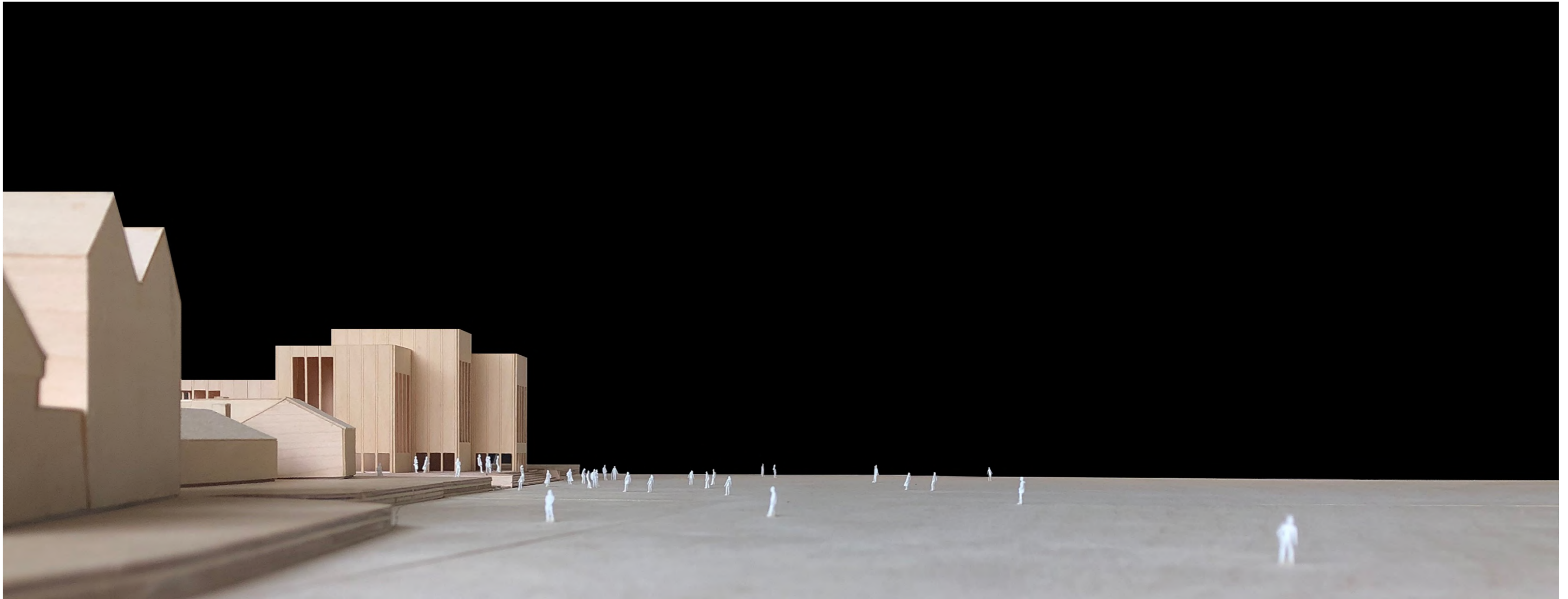
4.11 SITE MODEL



4.11 SITE MODEL



4.11 SITE MODEL



4.11 SITE MODEL



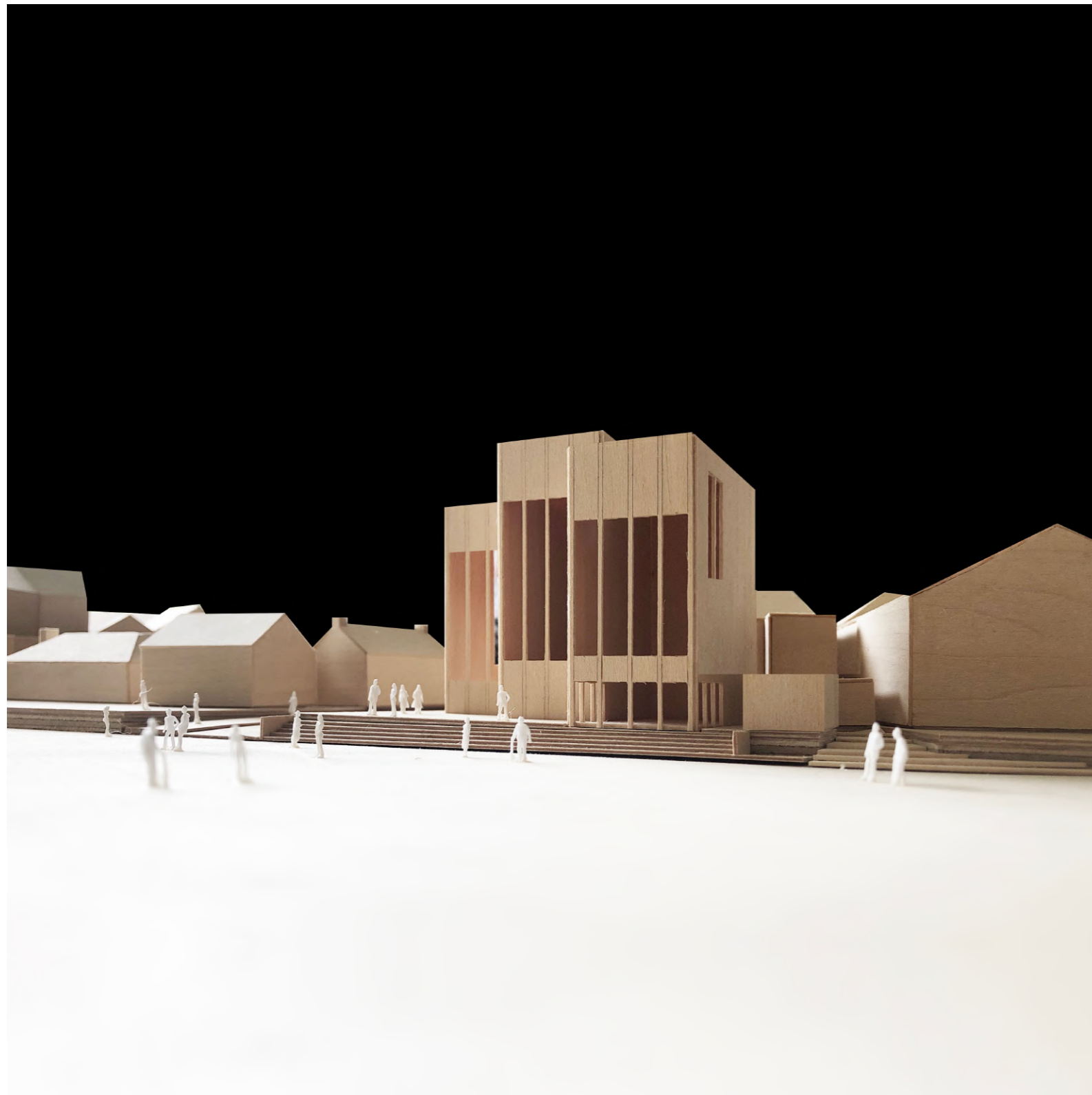
4.11 SITE MODEL



4.11 SITE MODEL



4.11 SITE MODEL



4.11 SITE MODEL



4.12 PRECEDENT STUDIES

Typology:

1. Marsh's Library _ Dublin

- Ireland's first public library is housed within an early 18th century domestically-scaled building, with a linear narrow plan.
- Entrance at ground levels leads via a generous stair to the main body of the library on the upper floor.

Form:

2. Turner Contemporary Art Gallery _ Margate

- A cluster of individual geometric volumes reduce the overall bulk of the building and gives it scale comparable to the existing townscape.
- The building addresses the coastal setting as a bold collection of variously scaled forms reminiscent of large sheds when viewed from the adjacent beach.

Materials

3. James Simon Museum _ Berlin

- Singular use of pale toned stone distinguishes the new building from the surrounding context.
- Robust materials are selected for durability.
- Stone is selected to convey the civic purpose and give appropriate stature to the building.

Identity

4. Morgan Library _ New York

- A quiet, restrained exterior imparts a sense of gravity to the library.
- Solid upper facades in counterpoint to the glazed ground floor encourages public entrance yet protects book areas on the upper levels from excess daylight.



1



2



3



4



4.13a OPEN SPACE & LANDSCAPING

The stepped form of the building creates at ground floor a range of open spaces varying in size, orientation and aspect for public use.

Linking these spaces together is a public route designed to connect the town centre in the west to Bettystown Beach in the east. This route is conceived as a 'boardwalk' with a uniform width of circa 3m. Each of the spaces along the boardwalk has a different purpose related to the activities within the building and responsive to the location in the context relative to adjacent opportunities and connections. This is set out below.

Western Public Realm and Site Entrance

At the western end of the site the proposed building is stepped to the north to close the gap to the two storey adjacent property to the north and to create a widened public thoroughfare towards the principal building entrance thereby encouraging public engagements and movement.

Community Room and Library Forecourt

To the south of the westernmost block of the four-block cluster a circa 4.5m wide public space is an opportunity for people to gather and congregate before or after their activities within the public library. A fully glazed facade at ground floor connects this space to the activities within the adjacent Community Room both activating the public space and communicating the public and community purpose of the building.

Principal Public Entrance

To the south of the southernmost block of the four-block cluster the public space narrows down to the circa 3m width of the boardwalk to purposefully direct people to the principal building entrance which is located at this juncture. The entrance itself is expressed in the form of a deep recess in the building facade at ground floor only creating a covered area for people to pass into prior to entering the building. The combination of boardwalk approach and recessed entrance porch are key components of the way finding strategy towards the principal public entrance.

Beach Front Terrace

To the south of the central and northernmost blocks within the four-block cluster a generous south-facing L-shaped terrace is proposed. This terrace is primarily focussed on beach related activity due to its close proximity to Bettystown Beach and its position, elevated in level, allowing for open expansive views across the beach. This terrace gives access to the public toilet and accessible changing facilities within the central block along with external shower facilities incorporated with the facade of the building at this location. The generous hard-landscaped terrace serves as a transition point between the hard-surfaced town centre and the sandy beach.

Lifeguard Viewing Terrace

Immediately adjacent to the beach front terrace and connected to it a smaller open space leads to the entrance to the lifeguard station. Situated within the easternmost portion of the building at ground floor the lifeguard station has prominent views to the beach and this terrace is an important space from which lifeguards can survey the beach, with direct audible and visual contact with the beach activities.

Beach Steps

Extending nearly the full width of the eastern site frontage is a set of publicly accessible steps. This arrangement of steps allows the beach front terrace to connect directly and generously to Bettystown Beach. With a level change of circa 1.44m the elevated position of the steps create a welcome opportunity for people to sit and enjoy views across the beach in a relaxed and informal manner.

From the beach approach the generous width of these steps serve as a way finding device to encourage beach users to move towards the building either to engage with its functions or move towards the town centre.

Sloped access to Bettystown Beach is provided for via an accessible pedestrian sloped route. With a generous 1.8m in width this route allows for ambulant pedestrians, ambulant disabled users, wheelchair users and people with buggies to comfortably utilise the route and pass one another in both directions with ease.

High quality and durable hard paving is proposed throughout the public areas with similarly robust material proposed for the wide steps fronting Bettystown Beach.

Soft landscaping is excluded from the scheme due to site constraints and the aim to create as much useable public realm space as possible.

4.13b OPEN SPACE & LANDSCAPING _ PRECEDENT STUDIES

1. High Line _ New York
- Linear 'boardwalk' route.
2. Seafront Promenade _ Blackpool
- Coastal steps leading to beach.
3. Boa Nova Tea House _ Porto
- Generous steps leading to beach.
4. Leca Swimming Pools _ Porto
- Elevated terraces overlooking beach.



4.14 ACCESS & PARKING

A Transport Assessment Report by MPA Consulting Engineers is submitted as part of the current application. The report sets out an assessment of the anticipated traffic and parking implications of the development, including consideration of the following:

- The level of the traffic impacts of the development;
- The acceptability of car parking arrangements;
- The adequacy of bicycle parking in terms of supply (quantum);
- The adequacy of loading and waste collection arrangements; and
- The adequacy of site access.

On-site bicycle parking (four spaces) for staff use is provided with the northern yard area. Public bicycle parking (fourteen spaces) is provided to the west of the site on the adjacent footway.

Access for book deliveries to facilitate the public library activities is catered for by means of a vehicle loading bay within the northern yard area. Access is to be enabled by the provision of a dropped kerb at the junction with the carriageway at the western footway with a lockable gate set back from the footway to create a safe and secure threshold. The appropriate vehicle tracking motions have been tested and verified.

4.15 ACCESSIBILITY STRATEGY

The design proposal has been developed in consultation with O'Herlihy Access Consultants as the Access Consultants for the Design Team. This process has included an assessment of the proposed layout plans for the building and the public realm proposals including access to Bettystown Beach.

The design has been developed according to the principles of universal access and the provisions of the Building Regulations Part M Access for people with Disabilities (2010). The Universal Accessibility Statement by O'Herlihy Access Consultants is submitted as part of the current application.

4.16 FIRE SAFETY STRATEGY

The design proposal has been developed in consultation with CMSE Consultancy as the Fire Safety Consultants for the Design Team. This process has included an assessment of building occupancy, stair location and arrangements including provision of refuges, escape route and width criteria, final exit provisions and travel distances.

A Fire Safety Compliance Report and fire plan drawings, has been prepared and discussed with MCC. A letter to this effect from CMSE Consultancy is submitted as part of the current application.

4.17 MAINTENANCE

Natural stone is selected as the external finish of the proposed building throughout. While it is intended that the natural stone will be of a pale tone, as illustrated in this document, the final selection of stone type will be subject to a rigorous selection process to ensure compatibility with the exposed coastal conditions at Seaview Terrace, Bettystown. Limestones and granite stones have been identified that are suitably hard, durable and robust for the site conditions. Depending on the final stone selected it may be advisable to apply a clear sealer to ensure the stone stays clean and avoiding future maintenance requirements.

Extents of clear glass are proposed on each elevation. To minimise the maintenance regime self-cleaning glass specifications will be considered at detail design stage. Self-cleaning glass has a thin layer of titanium dioxide which breaks down organic dirt in two stages. The first stage of cleaning is photocatalytic (light activating) and occurs via reaction between UV light and the titanium dioxide coating. Electrons generated convert water molecules from the air into hydroxyl radicals which break down organic dirt into tiny pieces which are washed away by rainwater. The second stage of cleaning is hydrophilic (water activating) and occurs as rainwater hitting the glass spreads out in an even sheet that removes dirt evenly across the whole surface without leaving streaks.

Roof access is provided via a dedicated service route from the third floor. A proprietary weatherproof roof hatch combined an interior ship stair will give safe and secure access to the roof for service and maintenance personnel. In relation to the flat roof areas Fall Prevention Cables will be installed set back 2.5m from all exposed roof edges. These cables will allow restrained access to all roof edges for general maintenance (gutter cleaning, roof inspections etc.) while wearing a standard 2m lanyard and prevent operatives getting into a position where they could fall. As the support posts would be set back 2.5m from the exposed roof edge along the perimeter of the roof, the posts will not be visible when viewing the building elevation.

4.18 ACCOMMODATION SCHEDULE

The proposed building is comprised of three distinct functions:

- A library with a gross internal area of 920m².
- Adjoining lifeguard station with a gross internal area of 73m².
- Adjoining public toilets with a gross internal area of 79m².

LIBRARY 920m²

Entrance Hall
Community Meeting Room
Comms Room
Book Storeroom

Staff Areas comprised of:

Open Plan Staff Area
Office
Easy Area
WC and Shower Facility
Tea Station

Public Library Areas comprised of:

Reception / Information Point
Adult's Lending Area
Children's Lending Area
Easy Area / Exhibition
Computer Area
Books & Study Room
Multi-function Room (Meeting / Study Room)
Sensory Room
Study Room
Small Study Rooms (2no.)
Meeting / Study Room
Stores
WC's and Accessible WC's

LIFEGUARD STATION 73m²

Open Plan Lifeguard Area
Office
WC and Shower Facility
Tea Station

PUBLIC TOILETS 79m²

Female WC
Male WC
Accessible WC
Accessible WC and Changing Facility
Beach Wheelchair Store

ROBIN LEE ARCHITECTURE is the author of this report, except where noted otherwise.

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