

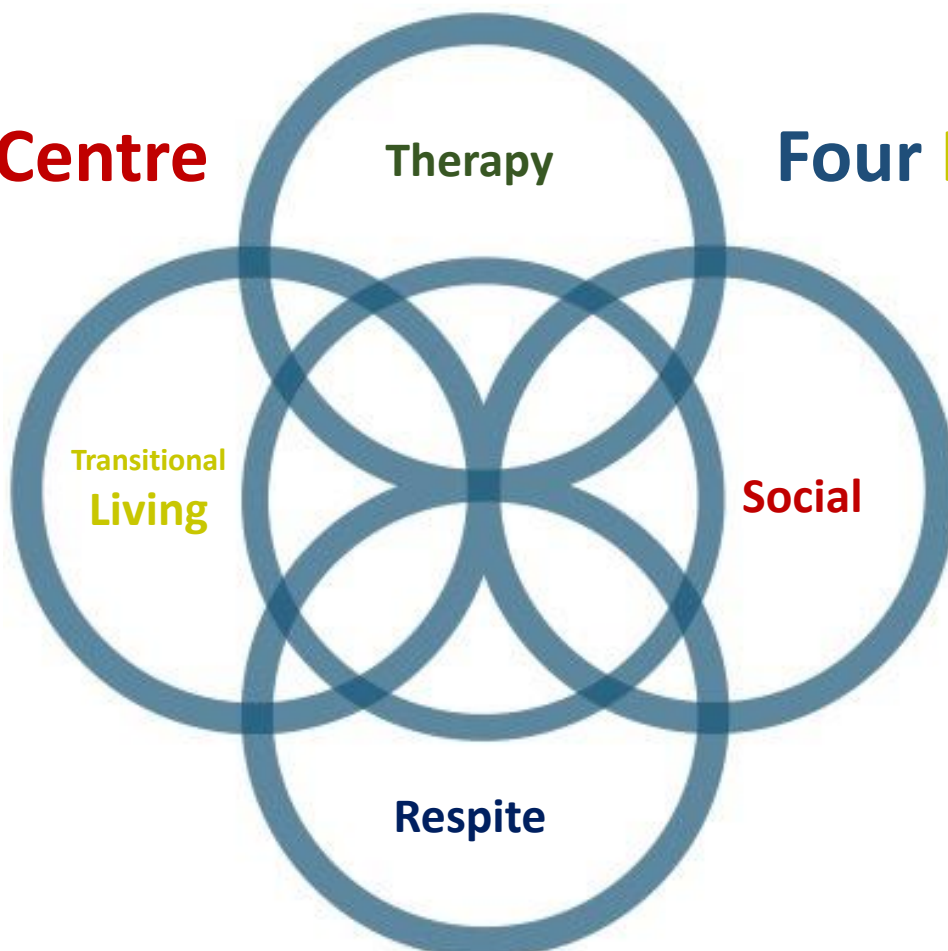
# Teach An Saol

**National Centre for Life and Living**  
with a severe Acquired Brain Injury (sABI)  
Neuro Rehabilitation • Habilitation • Healthy Living

**One Centre**

**Therapy**

**Four Hubs**





This proposal was prepared following a request by the HSE at the review meeting and site visit of Wednesday, 09 March 2022, at the An Saol Foundation Neurological Rehabilitation Day Centre. It is a supplement to the document An Saol Foundation Project - Midterm Review of Pilot Demonstrator Project (2020-2022) and the Proposal for Five-Year Implementation Phase (2023-2027), submitted in January 2022.

Many people have contributed to this report, above all the Clients and the Families of our Centre.

While we have taken great care to represent their life journey, aspirations and wishes in this proposal, the responsibility for the report rests solely with its author.

Date: June 2023  
Author: Reinhard Schaler

# 1 Executive Summary

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This document describes the proposal for Teach An Saol (Irish for House of Life), the National Centre for Life and Living with a severe Acquired Brain Injury (sABI) - Neuro Rehabilitation • Habilitation • Healthy Living.

Planned to open in 2026, Teach An Saol will service the forgotten and left-behind community of those affected by sABI, adequately addressing their clinical and well-being needs, while realising their legal human rights to inclusion, participation, and equality.

Moreover, the Centre in the heart of a thriving local community will also connect this community with people of different abilities and create a large number of sustainable job opportunities and opportunities for professional development, employing state-of-the-art treatment approaches, connecting leading international research with the practice of neuro rehabilitation, habilitation, and healthy living.

Collaborating with Professor Lizbeth Goodman, Chair of Creative Technology Innovation and Professor of Inclusive Design at the UCD School of Mechanical & Materials Engineering in UCD, and international experts, the Centre aims to become a living showcase of inclusive and universal design.

In a second phase of the development, mixed housing could be added adjacent to the Centre, in collaboration with an approved housing body, offering accessible accommodation for people of different levels of ability.

In this proposal, following an **introduction** with the background, rationale, and framework description, including details on planning, schedule, and finance, the work of the **Design Group** is introduced, leading to a detailed description of the **Teach An Saol National Centre** with its four hubs. Outline **Costings** and **Schedule** follow. Finally, the **Next Steps** necessary for the successful completion of the project are stated.

The Annex contains documents referred to in the body of the proposal, including detailed architectural drawings of the conceptual design. It also contains the visualisation of a concept strategy developed by An Saol and Darmody Architects at a very early stage of the An Saol pilot project as an illustration of our approach.

The An Saol Foundation is highly motivated and committed to the development of Teach An Saol. The Foundation has demonstrated that it is well capable of establishing highly innovative, internationally leading models of services within budget and schedule.

Its efforts are supported by the Minister for Disability, Anne Rabbitte, T.D., and the HSE's local offices in DNCC and the National Office of Operations for Disability.

With the support of DNCC, providing one of the sites identified by its Area Manager and Senior Planner, the Foundation is confident that it can deliver the proposed development by 2026, contributing to the regeneration of Ballymun with a project of recognised national and international visibility.





From Left to Right: Senator Mary Fitzgerald, Reinhard Schaler (CEO), Laura Costello, Minister Anne Rabbitte, T.D., Professor Michael Stephens, 13.06.2023, at the An Saol Foundation Centre, Santry, Dublin.

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## 2 Introduction

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### 2.1 Background

*The An Saol Foundation's Pilot Project (2020-2022) demonstrated “the need for and value of providing a service for people with sABI, which supports their rights to health and wellbeing, facilitates their habilitation and supports the needs of family members who are usually key carers for and supporters of them”.*

Prompted by the effect of a devastating accident on their son Pádraig in 2013, his parents searched for services and an environment to support his *Life and Living with a severe Acquired Brain Injury (sABI)*. It quickly became clear that while there were many Government and HSE strategy papers and reports on the topic, such an environment did not exist.

After careful consideration and inspired by their son's resilience, they decided to establish the An Saol Foundation to develop and provide the environment that would make *Life and Living with a sABI* possible not just for Pádraig, but for as many people as possible with this kind of injury.

In January 2020, the An Saol Foundation opened the country's first Neurological Rehabilitation Day Centre for people with a sABI in Santry, Dublin. It was supported by the HSE as a three-year pilot demonstrator project (2020-2022).

In April 2022, the An Saol Foundation submitted their mid-term review of the pilot project to the HSE. The review was backed by reports from a considerable number of international experts, including visiting consultants and clinicians. It included a proposal for the next phase of the An Saol Foundation Project: The Five-Year Implementation Phase (2023-2027).

In January 2023, the HSE issued their report by three international independent experts on the Pilot Project, together with recommendations for further development.

Responding to the request by the HSE to implement these recommendations, the An Saol Foundation hosted a meeting chaired by the Minister for Disabilities, Anne Rabbitte, T.D. on 13 June 2023, attended by 10 stakeholders, including members of the Oireachtas, the HSE's local and national offices, and the Board of the Foundation,

This was followed by a meeting between the Foundation's CEO, and the DCC Ballymun Area Manager and a DCC Senior Planner in the An Saol Centre on 19 June 2023.

### 2.2 Rationale

*This model should be strengthened and developed further allowing Irish disability services to play a leading role internationally in developing innovative day-services for people with sABI.*

Based on their own personal experience as an affected family and considering that of many other families who have attended the An Saol Foundation Centre since 2020, it has become clear that a centre offering day services, as is currently the case, is not sufficient to cater for the needs of those affected by sABI.

The recommendations arising from the 2023 HSE report on An Saol require the establishment of a National Centre offering a greater range of services to its clients, as well as educational and research activities for the professionals serving them.

The Minister for Disability, Anne Rabbitte, T.D., stated on 23/05/2023: *“The An Saol Foundation National Centre for sABI promotes and supports the human rights, health and wellness, activities and technologies, as well as opportunities for the family members of those affected by a devastating ABI. This is such a vital service for people and one I’m greatly supportive of. I am committed to working with An Saol, the HSE and families to ensure a purpose-built home for the Foundation’s National Centre for sABI can be developed, and that we see such services become more accessible nationwide.”*

## 2.3 Proposed Framework

*A paradigm shift should change the pervasive nihilism that continues to complicate patient management, family adjustment, medicolegal issues and healthcare policy.*

The National Centre will be an interconnected space for the body, mind and soul of those affected by sABI, with four hubs offering distinct services:

1. Social Hub
  - a. A social space for the local and sABI communities to meet and relax, including a space for events and complementary therapies (such as music therapy, yoga, arts etc.), with some basic catering.
  - b. This space will be open to the local and sABI communities and provide social interaction, inclusion, and integration for those of different abilities.
2. Therapy Hub
  - a. A space offering a programme for the body, mind, and soul, such as Physiotherapy, Occupational Therapy, Speech and Language Therapy, and Cognitive Therapy, as well as fitness programmes.
  - b. The programmes offered are adapted to each client based on an initial assessment and regular reviews.
3. Respite Hub
  - a. For stays from a weekend to a week in a familiar environment with staff known to clients.
  - b. The hub offers three single rooms and two apartments.
4. Transitional Living Hub
  - a. A living space and home for clients who cannot live at home with their families and friends.
  - b. The hub offers seven single rooms.

## 2.4 Planning, Schedule, and Finance

**The expected completion date of the development is 2026 at an estimated cost of €8m.**

The planning of the Centre began in 2022 and involved the staff, clients, and the Board of the Foundation. It was coordinated by a working group including the Foundation’s CEO, a specialised architectural bureau in Germany, and the CEO of an “Aftercare Centre” for persons with an acquired brain injury in Augsburg/Germany.



The Board agreed an outline schedule at a dedicated planning meeting with planning completed in 2023, building being undertaken in 2024/2025, and a completion date of 2026.

The total estimated cost of the completion of the project is 8 million euro, not including the purchase of land which the Foundation hopes will be made available by DCC.

## 2.5 Potential Sites and Phased Development

**Site no. 10 of the Ballymun LAP could be developed in two phases, starting with the National Centre and followed by housing for people with different abilities.**

At a meeting between the CEO of the An Saol Foundation, and DCC Area Manager and Senior Planner, the following potential sites<sup>1</sup> were discussed.

1. In relation to the six-acre site adjacent to Decathlon: this seems to be somewhat off-the-beaten-track, considering that "Teach An Saol" should be integrated in the community; the site was earmarked for a hospital, plans which have not yet been officially cancelled by the HSE; while the site would be suitable for a hospital (closed windows, air conditioned etc.), it is close to the flight path of Dublin Airport and can be very noisy - which does not make it suitable for housing.
2. Sites that are or might become available in the Ballymun Local Area Plan (LAP) could include
  - a. no. 2 (suitability and status not clear)
  - b. no. 4
  - c. no. 8 (DCC invited expressions of interest from the Approved Housing Bodies (AHB) sector recently)
  - d. no. 9 (DCC invited expressions of interest from the Approved Housing Bodies (AHB) sector recently)
  - e. no. 10

Following a visual inspection of the sites, the CEO is of the opinion that Site no. 10 is the most suitable site for the proposed development.

The site adjacent to Decathlon could be an option, if the HSE confirms it will not go ahead with the proposed hospital project on this site.

Sites no. 8 and no. 9 could be kept under consideration.

Site no. 2 is not suitable.

Should Site no. 10 be made available to the An Saol Foundation, the Foundation would propose a phased development, starting with the National Centre and followed by a mixed housing development for persons of different abilities. This development could be undertaken by the An Saol Foundation, in collaboration with an approved housing body.

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<sup>1</sup> [https://www.dublincity.ie/sites/default/files/media/file-uploads/2018-05/Part\\_3-\\_Ballymun\\_LAP\\_2017\\_Pages\\_26-64.pdf](https://www.dublincity.ie/sites/default/files/media/file-uploads/2018-05/Part_3-_Ballymun_LAP_2017_Pages_26-64.pdf)

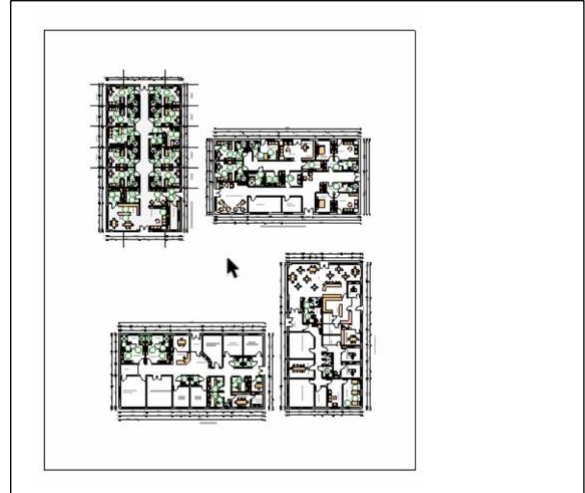


## 3 The Design Working Group

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### Conceptual Study

- 4 Buildings
  - 18mx35m=630m<sup>2</sup> each
  - Area shown: 10k m<sup>2</sup>, 2 acres+
- To Incorporate
  - Green/Garden/Growing Area
  - Access, Parking
  - ...
- Variables
  - Field
  - Orientation
  - ...



### 3.1 Background

In 2023, the Design Working Group produced a Conceptual Study of the Centre which was shared with the Stakeholders.

Initial Feedback was discussed, recorded, and shared with the Group.

### 3.2 Members Design Working Group

- Reinhard Schaler, CEO, An Saol Foundation CLG
- Christoph Kalchgruber, CEO, Aftercare Centre Augsburg (Geschäftsführer der Gemeinnützigen Gesellschaft zur nachklinischen Versorgung von Hirngeschädigten mbH)
- Sabine Schmidt, Architect, Owner and CEO of Schmidt Architects (Gesellschafterin, Architektin Dipl.-Ing., Schmidt Architekten GmbH)

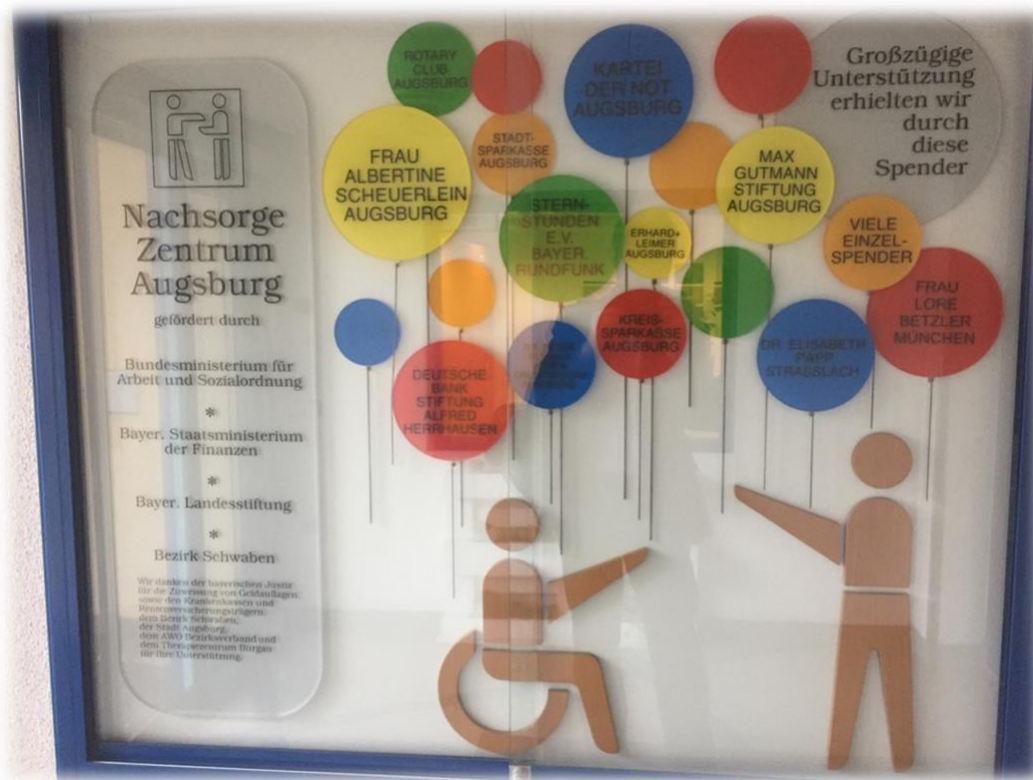
### 3.3 Methodology

The development of the Conceptual Design followed these steps:

- A **Project Outline Proposal** was shared by the An Saol Foundation
- **Personal Preliminary Meetings** took place to establish the availability of potential expert members
- **Project Meetings** clarified requirements and prepared a 2-day in person Planning and Review Meeting
- A 2-day in person **Planning and Review Meeting** defined project deliverables
- **Review Meetings** with stakeholders (Clients, Board, Staff)
- **Feedback** to Design Working Group

### 3.4 Outcome

The Conceptual Design and the Feedback were used for the development of this Project proposal.





## 4 Teach An Saol

Teach An Saol aims to be a living showcase of inclusive and universal design, catering for the body, mind, and soul.

### 4.1 The National Centre

We propose the development of *Teach An Saol* as **The National Centre for Life and Living with a severe Acquired Brain Injury (sABI) - Neuro Rehabilitation, Habilitation, Healthy Living**

This will be an interconnected Centre for highly specialised services specifically aimed at those with a sABI:

- Social Hub
- Therapy Hub
- Respite Hub
- Transitional Shared Living Hub

In the Conceptual Plan, each of these four Hubs takes up approximately half an acre.

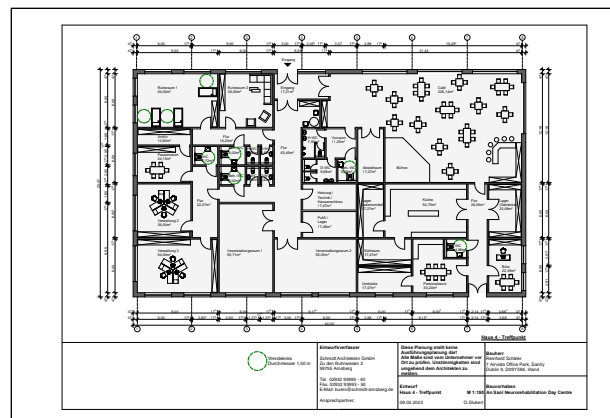
Teach An Saol aims to be a living showcase of inclusive and universal design, catering for the body, mind, and soul.

The Centre will be run by a General Manager.

Each Hub will be run by its own Manager, supervising its own staff, with the exception of the Respite and Transitional Shared Living Hubs who will have the same manager.

### 4.2 Social Hub

This is a space for the local and sABI communities to meet, including a space for small events, with some basic catering.





- Body Action: Personalised physical Fitness and Treatment Programmes
- Robot-assisted Gait Training
- Neuro-Physiotherapy
- Occupational Therapy
- Mind Action: Access to and training in AAC and Cognition for clients

## 4.4 Respite Hub

This is a space for the members of our Community to spend some time away from home in a familiar environment, looked after by well-trained staff, familiar with their needs.



This space -

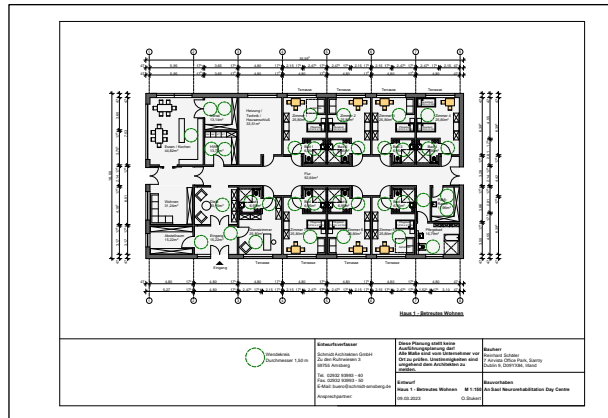
- Employs a dedicated specialised care team working closely with the other Teach An Saol Satellite Centres

Here, we offer -

- Respite stays for up to one week in **three adapted bedrooms and two adapted apartments**
- Short-term accommodation for accompanying families and visiting experts
- Services integrated with the An Saol Centre

## 4.5 Transitional Living Hub

This is a space for members of our Community who can no longer live at home<sup>2</sup>. It provides accommodation and a new transitional home in an already familiar environment, with highly specialised staff, personal space and adapted communal space.



This space -

- Offers seven shared living rooms, with additional community, special needs, and storage space - until more permanent and adequate independent living arrangements can be organised
- Employs a dedicated specialised care team working closely with the other Teach An Saol Centres

Here, we offer -

- Integrated living space for **seven clients** who cannot live with their families or circle of friends until independent living arrangements in the community become available
- Services integrated with the An Saol Centre

<sup>2</sup> Compare: <http://www.hail.ie> and <https://icsh.ie>



## 5 Costing

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**Building Costs are estimated at €8 - Annual Running Cost at €3m**

### 5.1 Building Costs

We estimate the hard and soft costs for each 630m<sup>2</sup> building to be in the region of €2m. This is based on calculations suggested by the Society of Chartered Surveyors Ireland (SCSI).

**We estimate the total building cost for the entire Centre to be in the region of €8m.**

### 5.2 Running

We estimate staff and direct non-pay of approximately €2.6m (see below), plus an estimated €400k for maintenance and development cost.

This is based on current expenditure of our Centre, experience of the Augsburg-based Aftercare Centre (Nachsorgezentrum), and the An Saol Foundation's Pilot Project (2020-2022).

Estimated pay and non-pay annual expenditure:

Social Hub	€500,000.00
Therapy Hub	€1,000,000.00
Respite Hub	€328,500.00
Shared Living Hub	€766,500.00
TOTAL annual Running Cost	€2,595,000.00

**We estimate the annual running cost for the Centre to be in the region of €3m.**



An Saol Foundation Summer BBQ, 24 June 2023

## 6 Schedule

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Outline Schedule agreed at a special Board Meeting on 11/03/2023.

Year	Quarter	Description
2023	1-2	Kick off planning Prepare and Distribute Conceptual Proposal
	3	Land identified Building Budget in place
	4	Plan revised and signed off Planning permission in place Running Cost / Budget agreed
2024	1-2	Start building
	3	Building Staffing Governance, HIQA, Compliance
2025		Client recruitment
2026		Opening





## 7 Next Steps

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Following the meeting chaired by Minister Anne Rabbitte at the An Saol Foundation on 13/06/2023 and the meeting of the CEO with DCC, a meeting with the HSE, DCC, and An Saol will be organised before the summer break.

### **Outcome: Confirmation of site and capital funding**

- Confirmation by DCC to make available a suitable site
- Confirmation by Minister Rabbitte to make available capital funding as promised in the meeting hosted by the An Saol Foundation on 13/06/2023

A meeting with Minister Rabbitte in November 2023 will agree an Outline Phased Implementation Plan.



## 8 Annex

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### 8.1 Press Release An Saol Foundation 23/05/2023

# Press Release

#### **For Immediate Release**

Supported by



Dublin (Ireland) - 23 May 2023

#### **HSE Recommends Expansion of An Saol's *Life and Living with a severe Acquired Brain Injury (sABI)* Service**

A highly encouraging HSE report supported by an international expert panel found that the An Saol Foundation's Pilot Project (2020-2022) demonstrated *"the need for and value of providing a service for people with sABI, which supports their rights to health and wellbeing, facilitates their habilitation and supports the needs of family members who are usually key carers for and supporters of them"*.

In his review and recommendations, Professor Malcom MacLachlan, Clinical Lead for Disability, National Clinical Programme for People with Disability (NCPDP), said: *"The An Saol model of service is distinctive and innovative and does not have a direct parallel elsewhere"*.

He added: *"This model should be strengthened and developed further allowing Irish disability services to play a leading role internationally in developing innovative day-services for people with sABI"*.

Referring to the situation of families affected by a sABI, the report says: *A paradigm shift should change the pervasive nihilism that continues to complicate patient management, family adjustment, medicolegal issues and healthcare policy.*

Minister for Disability, Anne Rabbitte, T.D., welcomed the report and said: *"The An Saol Foundation National Centre for sABI promotes and supports the human rights, health and wellness, activities and technologies, as well as opportunities for the family members of those affected by a devastating ABI. This is such a vital service for people and one I'm greatly supportive of. I am committed to working with An Saol, the HSE and families to ensure a purpose-built home for the Foundation's National Centre for sABI can be developed, and that we see such services become more accessible nationwide."*

Reinhard Schäler, the CEO of the An Saol Foundation, said: *"We have created, with the support of the HSE and the foresight of the Department, an opportunity for those affected by a severe Acquired Brain Injury to be integrated in society, to live their lives to the fullest, and to participate in meaningful activities - like every other citizen. Through the operation of our National sABI Centre, Ireland is demonstrating to the world that Life and Living with a severe Acquired Brain Injury is possible."*

**Contact Information (Press only)**

Reinhard Schäler, Founder & CEO, An Saol Foundation

Tel. 087 6736 414

Reinhard.Schaler@ansaol.ie

**About severe Acquired Brain Injury (sABI)**

In the context of the work of the An Saol Foundation, a person with a *severe Acquired Brain Injury (sABI)* is typically someone with a severe physical, communicative, and a cognitive disability. They require lifelong full-time support to live a healthy and meaningful life.

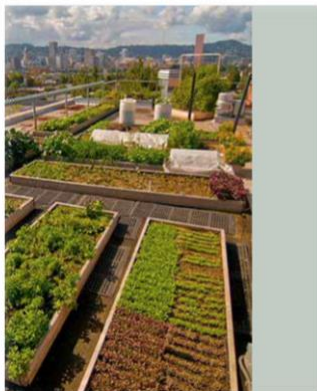
**About the An Saol Foundation Project**

The An Saol Foundation Project was established in response to a lack of continuing services in the Republic of Ireland for people with severe Acquired Brain Injury (sABI). It came about as a result of a personal plea by the Schaler family after their son Pádraig suffered a traumatic brain injury. The Foundation won support for the establishment of a service to support a small number of people with severe disability following a neurological injury.

The An Saol Centre's mission statement highlights a "programme for those with a disability caused by a severe sABI, i.e. one that severely affects movement, communication, or cognition, who require life-long specialised services to make life and living with their sABI possible". It will afford every opportunity to people with sABI to live their life with dignity and respect, to continue to improve, to regain as much independence and self-determination as possible, and for their injuries to heal.



## 8.2 Conceptual Drawings



Conceptual Design - Integrating Sensory and Functional Zones

## 8.2.1 Social Hub



▲ Open collaborative space, shared experience

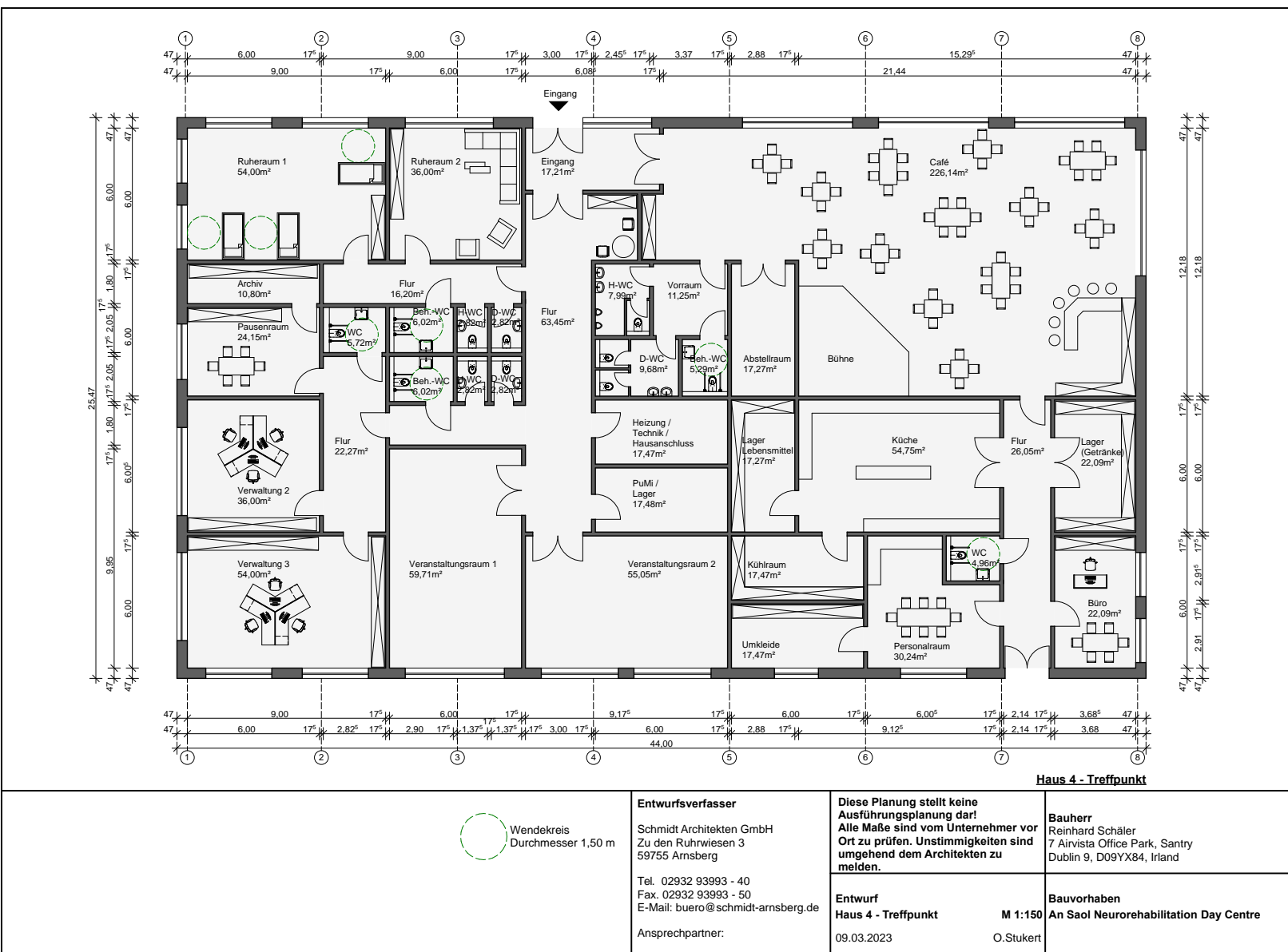


▲ Tiered seating open and usable as a multifunctional space

### Conceptual Design - Social Hub and Family Zone



**LIFE & LIVING**  
with a Severe Acquired Brain Injury





## 8.2.2 Therapy Hub



▲ Sourced from Hocoma



**Lokomat Pro & Nanos**

The Lokomat is the world's leading robotic medical device that provides highly repetitive and the most physiological gait training—especially to severely impaired patients.



**Andago**

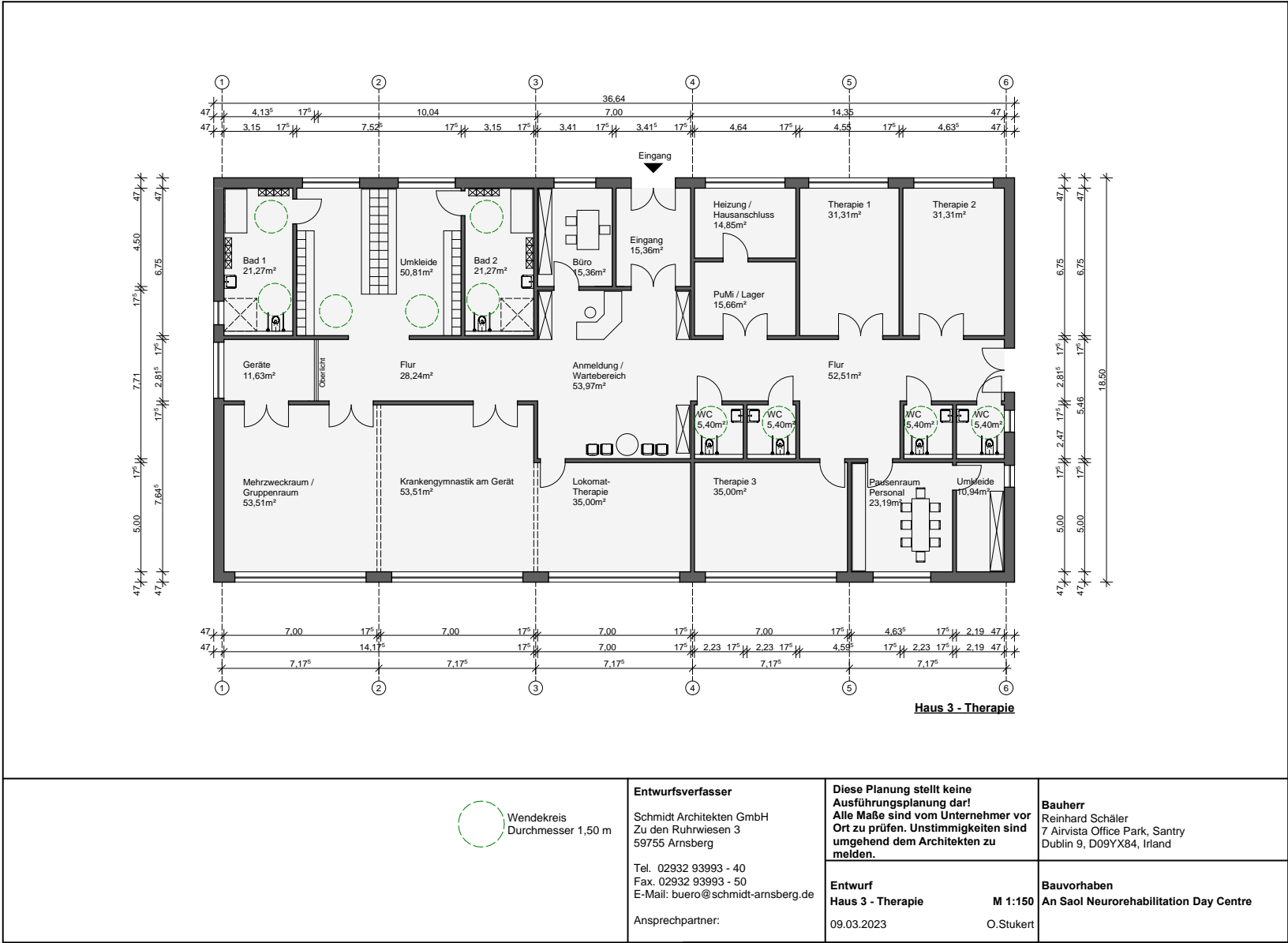
The Andago bridges the gap C-MILL VR+ between treadmill-based gait training and free overground walking.



**Erigo**

The only therapy solution that uniquely combines gradual verticalization, leg mobilization, and intensive sensorimotor stimulation through cyclic leg

### Robot-Assisted Gait Training in Therapy Hub



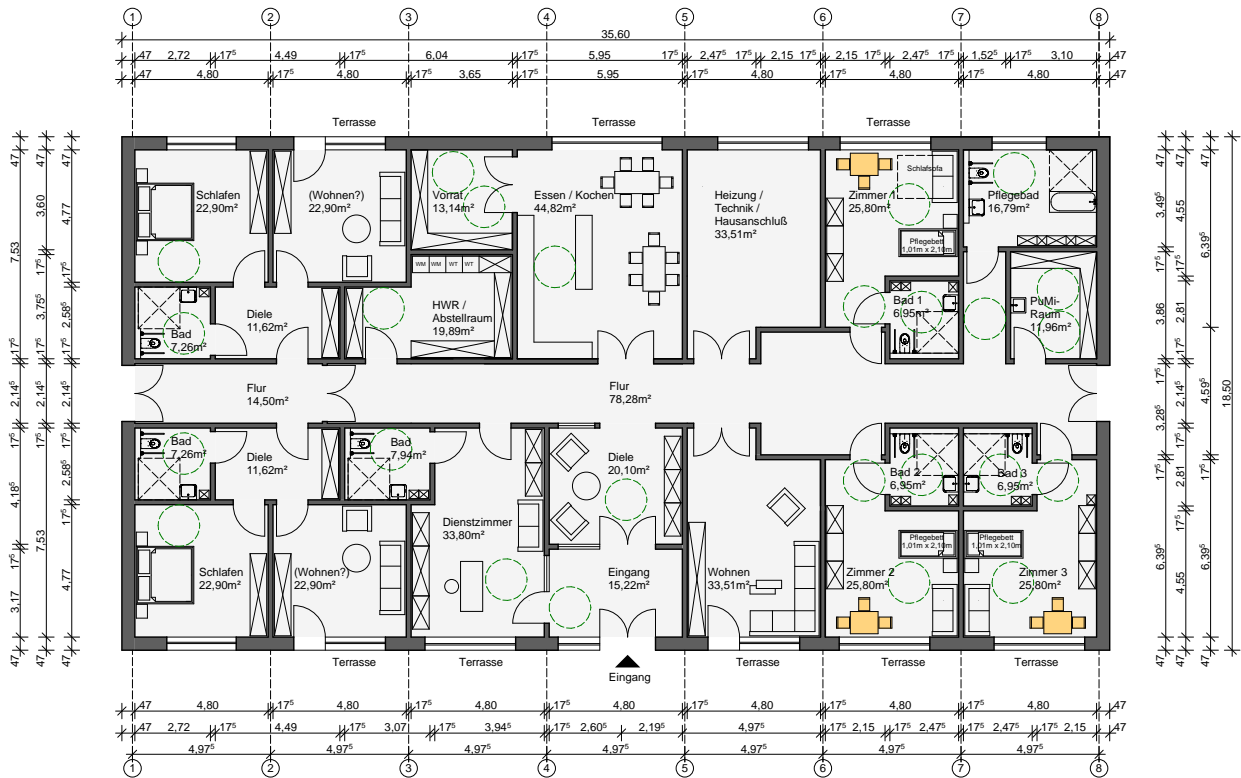


### 8.2.3 Respite Hub



Conceptual room design based on inclusive and universal design principles featuring work surfaces with knee space below, clear circulation paths, a floor free of obstructions, and plenty of natural light.

Picture by Kathy Tarantola  
[https://www.remodeling.hw.net/business/design/be-the-solution-a-universal-design-primer\\_o](https://www.remodeling.hw.net/business/design/be-the-solution-a-universal-design-primer_o)



Haus 2 - Appartementshaus u. Kurzzeitpflege



<b>Entwurfsverfasser</b> Schmidt Architekten GmbH Zu den Ruhrwiesen 3 59755 Arnsberg  Tel. 02932 93993 - 40 Fax. 02932 93993 - 50 E-Mail: buero@schmidt-arnsberg.de  Ansprechpartner:	<b>Diese Planung stellt keine Ausführungsplanung dar! Alle Maße sind vom Unternehmer vor Ort zu prüfen. Unstimmigkeiten sind umgehend dem Architekten zu melden.</b>	<b>Bauherr</b> Reinhard Schäler 7 Airvista Office Park, Santry Dublin 9, D09YX84, Irland
	<b>Entwurf</b> Haus 2 - Kurzzeitpflege 09.03.2023	<b>Bauvorhaben</b> An Saol Neurorehabilitation Day Centre M 1:150 O.Stukert

## 8.2.4 Transitional Living Hub



Indoor ramps facilitate access. A covered entry provides protection against the elements (below left) and threshold-free openings connect interior spaces (below right).

Picture by Kathy Tarantola  
[https://www.remodeling.hw.net/business/design/be-the-solution-a-universal-design-primer\\_o](https://www.remodeling.hw.net/business/design/be-the-solution-a-universal-design-primer_o)

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### 8.3 Report on Running Costs for transitional 'Living Space'

The following is an estimate of the running costs for a transitional living space prepared by Reinhard Schaler and Christoph Kalchgruber, CEO Nachsorgezentrum Augsburg, during Reinhard's visit at the Augsburg Centre on 25/10/2018, and presented to the Board of the An Saol Foundation on 11/12/2018.

(Extracted from : Costing Teach An Saol D1.xlsx)

#### Costing Teach An Saol

Draft 1 Reinhard Schaler (Christoph Kalchgruber)

<b>Residents</b>	6		Day rate/resident		€273.73
<b>Staff</b>			Week rate/resident		€1,916.13
Early	2		Year rate/resident		€99,638.97
Late	2				
Night	1		Average cost of employment		€50,000.00
Other day	1		Cost of employment in %		80%
<b>FTA</b>	9.59		Other cost in %		20%

	Start	Finish	Duration	Break	Time		No of staff	No of days		
Early	06:30	14:45		08:15	00:30	07:45	7.75	2	365	5657.5
Late	13:45	22:00		08:15	00:30	07:45	7.75	2	365	5657.5
Night	21:30	07:00		09:30	01:00	08:30	8.5	1	365	3102.5
Other Day	06:30	13:45		07:15	00:30	06:45	6.75	1	365	2463.75

Total hours/year req 16881.25

Assumption	work days/yr	hrs/wk	hrs/wk	hrs/year
Per staff	220	40	8	1760



	hrs/year req	hrs/year/staff	FTE staff req
then	16881.25	1760	9.59161932

Assumption

Avg cost/employee to employer/year	FTE staff req	Emp'ler PRSI	Annual gross	Monthly gross
€50,000.00	9.59161932	10.30%	€44,850.00	€3,737.50

Then

Total annual salary cost to employer

€479,580.97

Assumption

No Clients	total cost	cost/client/yr	no days	cost/client/day	no days/wk	cost/client/wk
6	€479,580.97	€79,930.16	365	€218.99	7	€1,532.91

Assumption

staff cost	other cost	Total/client/day	days/wk	Total/client/wk
80%	20%	100%		
€218.99	€54.75	€273.73	7	€1,916.13
				€99,638.97

Note

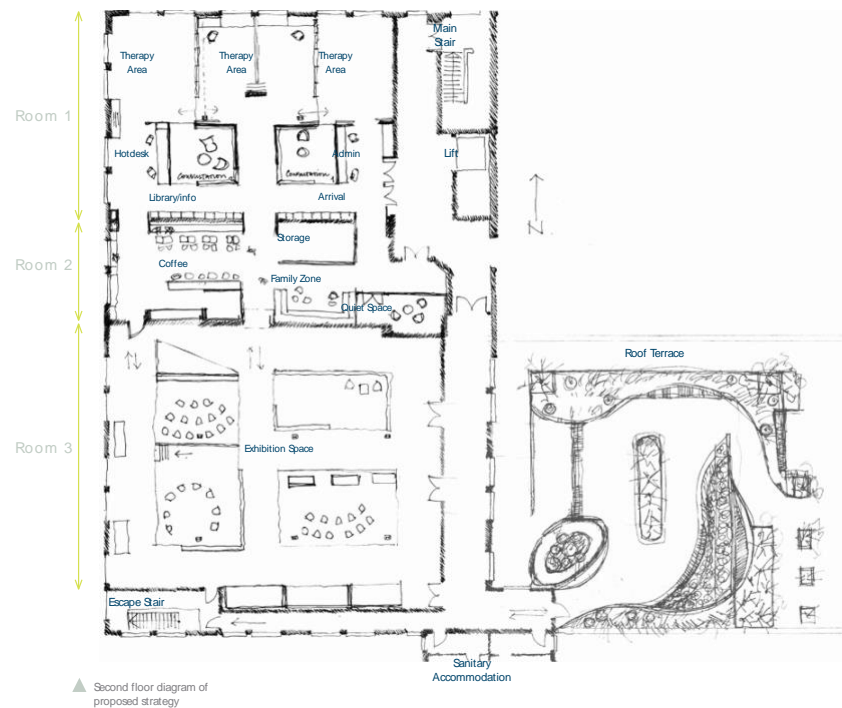
34k salary (before tax) would be considered to be very good in Germany.

Compare the following

Ireland	50000	12	€4,166.67	5000	
			€3,416.67	salary before tax	@ 18% Employer's PRSI contributions
Germany	34000	12	€2,833.33		

## 8.4 Visualisation of Concept Strategy – An Saol and Darmody Architects

### Concept Strategy



**An Saol Foundation**  
Life and living with a severe Acquired Brain injury (sABI)

Ireland – a snapshot of support and care offered to individuals with a sABI

"Because of dramatic improvements in emergency medicine, more people survive severe acquired brain injuries than ever before. While the emergency care for these injured is well understood and developed, their longer-term care is not. Too many patients are simply maintained in nursing homes with inadequate therapies, instead of rehabilitation programs that allow them and their families to construct "new lives." An Saol Foundation

#### Brief

To establish a care centre that will provide an intensive neurological rehabilitation programme for survivors of sABI. The pilot programme will be conducted over a three-year period, accommodation five survivors of sABI, based on best international practice these five clients will receive intensive and inclusive neurological rehabilitation treatments.

#### Building

The former cigarette factory for John Players Ltd (circa 1923) was selected as an ideal central location within the city, offering privacy and dignity for sABI clients, and a new facility where professionals can conduct treatments and research in their given field of expertise.

The proposed Lab and support accommodation will be housed on the second floor of an existing three storey warehouse to the rear of the main granite building off Botanic road, Glasnevin, Dublin 9 (please to pages 3-7). The Living lab facility will be referred to as FABrik. It is the ambition of this Lab to initially provide two core elements

1. Rehabilitation and Administration
2. Support accommodation and a social space

#### Phased development of the Living Lab

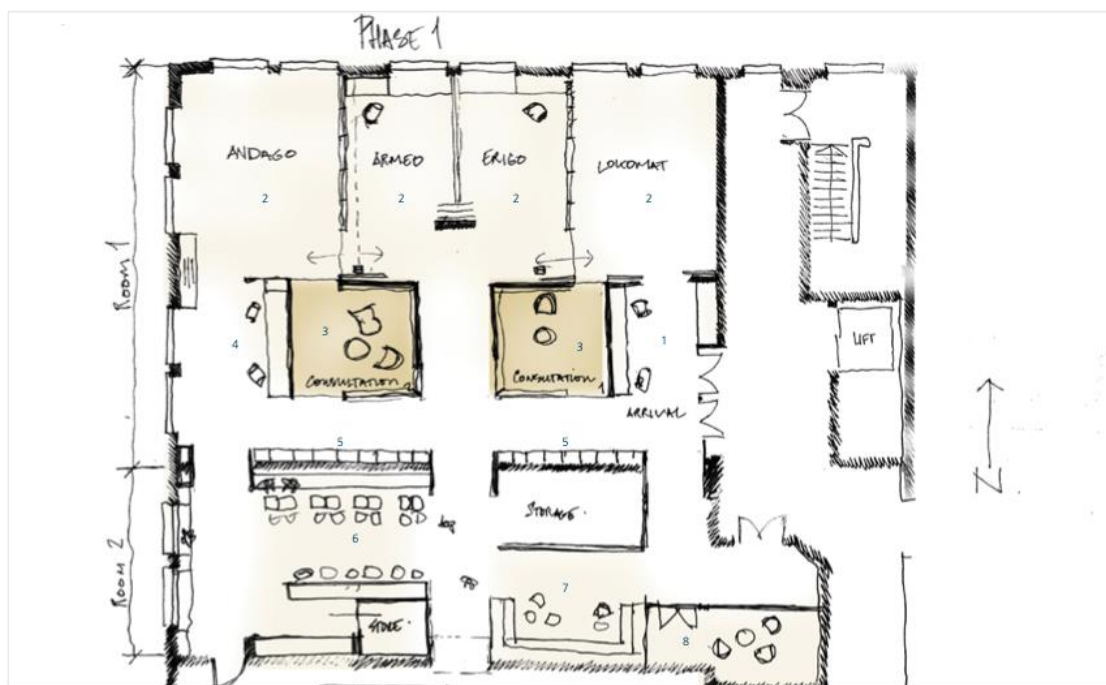
An Saol envisage the establishment of FABrik will be over a five-year period and divided into Two phases. For the purpose of describing the phasing of the project the second-floor Rooms will be refer to as 1,2,3 and roof space. (Refer to Page 13)





**clarmody**  
architecture

Proposed Fitout - Phase 1  
Room 1 and 2 Concept Sketch



- Drawing Key**
1. Reception/Waiting
  2. Therapy Area
  3. Consultation rooms Speech, OT
  4. Hotdesk
  5. Hotdesk/library
  6. Coffee dock
  7. Family Zone
  8. Quiet Space

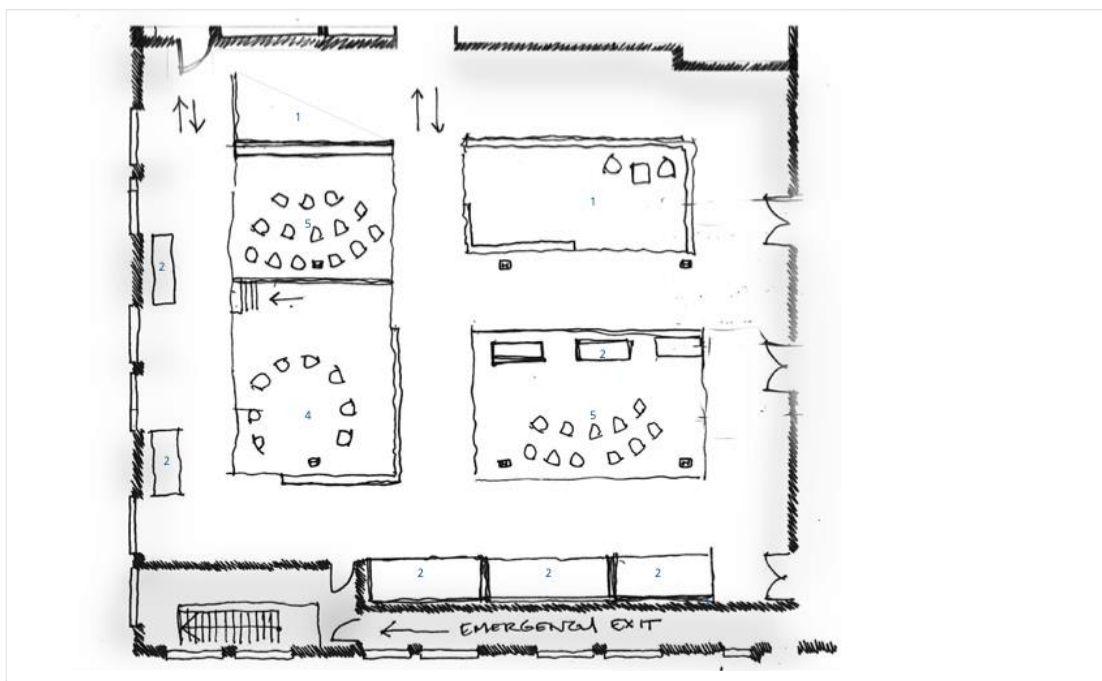
▲ Concept



Section 4

Page 14

Proposed Fit Out - Phase 2  
Room 3 Concept Sketch



**Drawing Key**  
1. Exhibit & Consultation Space  
2. Exhibit  
4. Group Space  
5. Lecture Space



Section 4

Page 15

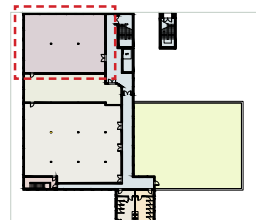
Key Character Areas  
Room 1- Breakout Spaces



▲ Private booth area



▲ Open hotdesk environment



▲ Reception, Meet & Greet

◀ Solid moveable wall to screen and enclose space where required



▲ Modest materials employed to mimic the inherent aesthetic characteristics of the warehouse



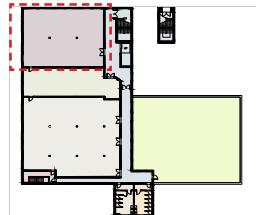
Key Character Areas  
Room 1 - Private Consultation Rooms



▲ Simple and effective shelving device used to screen spaces where required



▲ Consultation Rooms Should Be A Unique Non Sterile Space, embodying a Vibrant, Energetic And Collaborative Atmosphere



▲ Room 1, Second Floor

▲ Materials and Colours demonstrate the use of the space



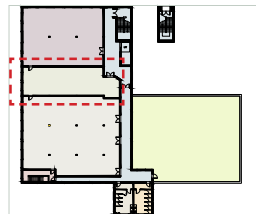
Key Character Areas  
Room 2 - Day Room, Family Zone



▲ Open collaborative space, shared experience



▲ Tiered seating open and usable as a multifunctional space



◀ Provision of Dining Area



▲ Industrial experience through the use of simple materials geometry vibrant colour opens up the space to being inviting and fun.

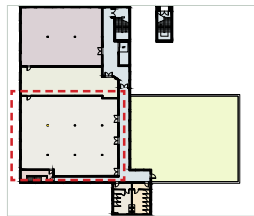
Key Character Areas  
Room 3 - Research Lab



▲ Ways of demonstrating ideas and products



▲ Break out areas for demonstrations



◀ Defining a space without enclosing it, to accommodate discussion and privacy



▲ Exhibition zone





Minister O'Gorman, Minister Butler, Pat O'Byrne, Reinhard Schaler, Pádraig Schaler, Taoiseach Varadkar, and Minister Rabbitte on 26 April 2023 at Government Buildings on the occasion of the commencement of the 2015 Assisted Decision Making (Capacity) Act

