



# Teach an Saol Neuro Rehabilitation Centre

---

Architectural Design Statement  
December 2024

# Document Information

## PROJECT DETAILS

Project Name: Teach an Saol  
Project No: P24-046D  
Document Title: Architectural Design Statement  
Document Number: NRC-XX-XX-XXX-RP-RAU-AR-6000

## DOCUMENT HISTORY

| Issue  | Date     | Description | Prepared by | Reviewed by |
|--------|----------|-------------|-------------|-------------|
| P01.01 | 20.12.24 | Planning    | OF          | GM          |

## AUTHOR DETAILS

Author: Reddy Architecture & Urbanism  
Address: Dartry Mills, Dartry Road, Dublin 6  
Phone: (01) 498 7000  
Email: dublin@reddyarchitecture.com



# Contents

## **1. Introduction**

- 1.1 Overview
- 1.2 Project Description
- 1.3 Planning Context

## **2. Site Analysis**

- 2.1 Site Location
- 2.2 The Existing Site
- 2.3 Site History

## **3. Proposed Development**

- 3.1 The Vision
- 3.2 The Masterplan Vision
- 3.3 Our Design Approach

## **4. Key Design Principles**

- 4.1 Design Principles
- 4.2 Healthy Placemaking
- 4.3 Sustainability and Climate Action
- 4.4 Inclusivity and Accessibility
- 4.5 Mobility
- 4.6 Safe and Secure Design

## **5. Appendices**

- Appendix A: Schedule of Accommodation
- Appendix B: Topographical Survey

01

**Introduction**

# 1.1 Overview

## OVERVIEW

This report has been prepared by Reddy Urbanism + Architecture (hereafter known as RA+U) under the appointment of the applicant the An Saol Foundation CLG (hereafter known as An Saol) as part of a Planning Application to Dublin City Council for the proposed Neurorehabilitation Centre at Ballymun, Dublin 9.

## THE PROJECT TEAM

As design team lead RA+U has developed the design proposal alongside a trusted team of Engineers and Design Consultants who have successfully collaborated on several healthcare schemes. This design statement was compiled in conjunction with the following team members:

- Client** – An Saol Foundation CLG
- Architects** – Reddy Architecture + Urbanism
- Quantity Surveyors** – Linesight
- Planning Consultants** - Downey
- Landscape Architects** - Hayes Ryan
- Civil Structural Engineers** – Horgan Lynch
- Mechanical & Electrical Engineers** – Moloney Fox Engineers
- Fire & DAC Consultants** – Ryan Consulting
- PDSP** - Reddy Architecture + Urbanism
- Environmental Consultant** - Altemar
- Traffic & Transport** - MHL & Associates Ltd. Consulting Engineers



## 1.1 Introduction

### ABOUT TEACH AN SAOL

An Saol is a non-profit charity organisation. Prompted by the effect of a devastating accident on their son Pádraig in 2013, his parents searched for services and an environment to support their son living with a severe Acquired Brain Injury (hereafter known as a sABI). However, a dedicated environment focused on providing therapy and improving the health and well-being of people living with a sABI did not exist in Ireland at the time.

In January 2020, An Saol opened the country's first Neurological Rehabilitation Day Centre in their current premises in Santry, Dublin 9, D09 XY84. At the time the Centre was supported by the HSE as a three-year pilot demonstrator project (2020-2022). An Saol's Pilot Project successfully demonstrated *"the need for and value of providing a service for people with sABI, which supports their rights to health and well-being, facilitates their habilitation and supports the needs of family members who are usually key carers for and supporters of them"*.

In April 2022, the next phase of the An Saol Foundation Project to develop 'Teach An Saol', a purpose-built National Centre dedicated to people and their family affected by a sABI first got underway.



Fig: 1. Photograph of Davey and his parents from An Saol's website

## 1.2 Project Description

### DESCRIPTION OF PROPOSED DEVELOPMENT

An Saol Foundation (CLG) intend to apply for planning permission on lands at Shangan Road, Ballymun, Dublin 9. The lands are generally bound by Shangan Road to the north, Trinity Comprehensive School to the south and the Gateway Student Village and Shangan Hall to the west. The proposed development will consist of the construction of a 2-storey Neurocare and Rehabilitation Centre, comprising therapy rooms, consultant rooms, activity rooms, sensory rooms, relaxation rooms, activity rooms, meeting rooms, staff rooms/areas, multi-purpose rooms and café with kitchen, offices, dining areas, visitor accommodation areas and rooms, changing areas, stores, plant, water storage, ESB substation at ground floor level; landscaping (including an internal courtyard and an amenity terrace at first floor level on the south elevation); surface level car parking and bicycle parking; waste storage areas; pv panels at roof level; provision of a new access road on the eastern side of the site that will connect to the Shangan Road to the north and to a new road approved under Reg. Ref. 3926/22 to the south; access will also be from the south western side of the site; boundary treatment; and all associated engineering and site works necessary to facilitate the development.



Fig: 2. Proposed Aerial Photograph, looking West

— Site Boundary

# 1.3 Planning Context



## DUBLIN CITY DEVELOPMENT PLAN 2022-2028

### Land-use Description

Z1 – Sustainable Residential Neighbourhood

### Land-use Zoning Objective Z1

“To protect, provide and improve residential amenities.”

The vision for this land use zoning is “one where a wide range of high-quality accommodation is available within sustainable communities, where residents are within easy reach of open space and amenities as well as facilities such as shops, education, leisure and community services. The objective is to ensure that adequate public transport, in conjunction with enhanced pedestrian and cycling infrastructure, provides such residential communities good access to employment, the city centre and the key urban villages in order to align with the principles of the 15-minute city.”

Within this land use zoning, the following uses are deemed “**Permissible Uses**”.

“**Assisted living**/retirement home, buildings for the health, safety and welfare of the public, childcare facility, community facility, cultural/ recreational building and uses, delicatessen, education, embassy residential, enterprise centre, halting site, home-based economic activity, **medical and related consultants**, open space, place of public worship, public service installation, residential, shop (local), sports facility and recreational uses, training centre.”

Considering the above and the nature of the proposal, it is submitted that the proposed development is permitted in principle under the pertinent zoning objective.

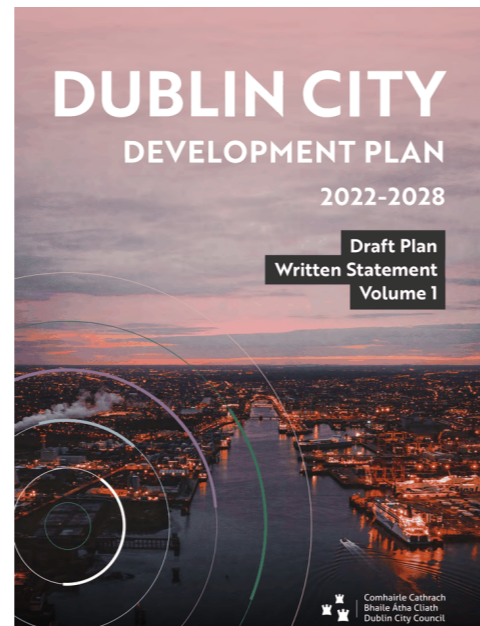
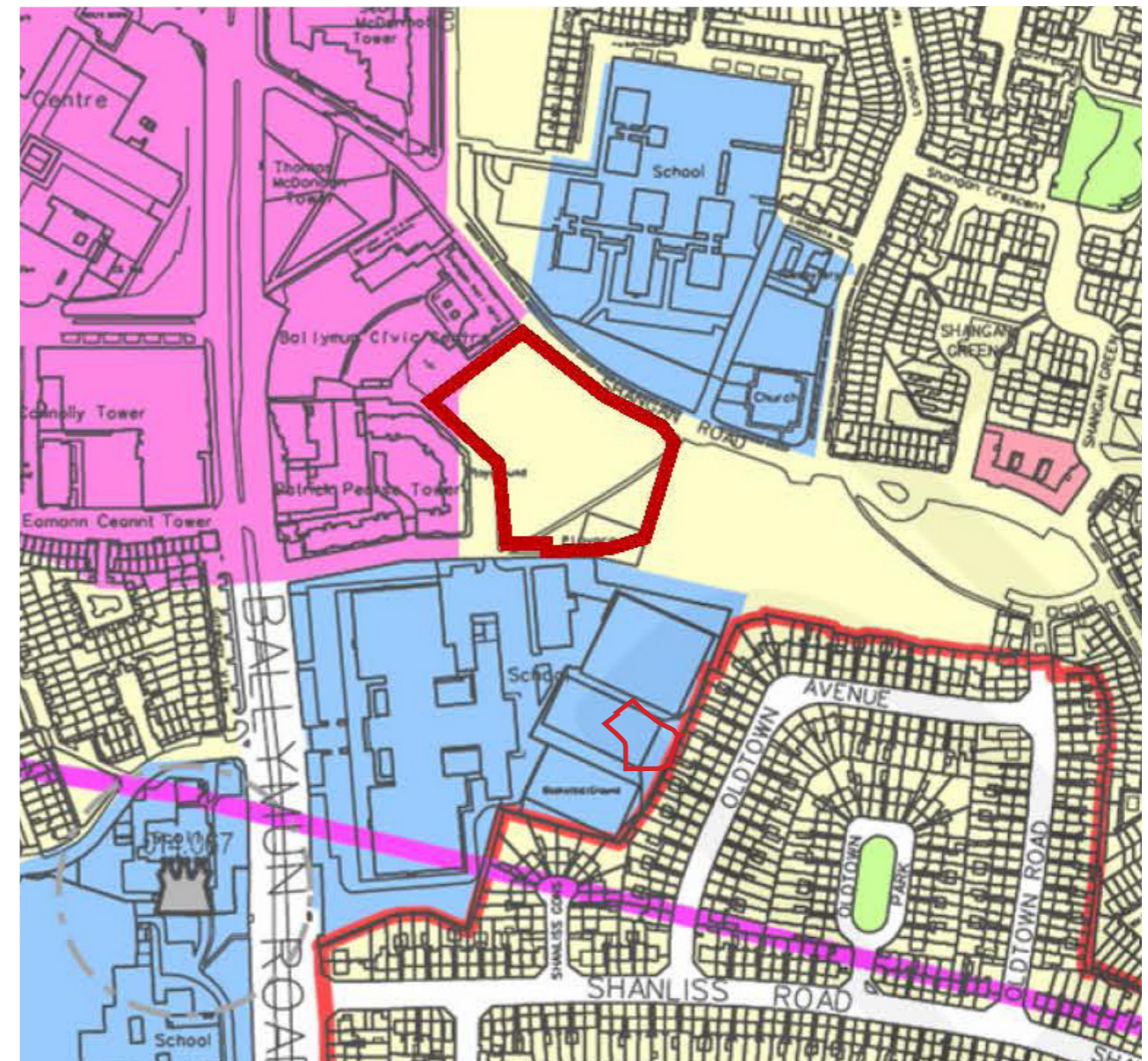


Fig. 3. The Dublin City Development Plan 2022-2028



### Legend

- Site Boundary
- Zone Z1 To protect, provide and improve residential amenities

Fig. 4. Extract from Dublin City Development Plan 2022-2028 – Zoning Maps: Mapset B (approximate boundaries of the subject site outlined in red)

# 1.3 Planning Context

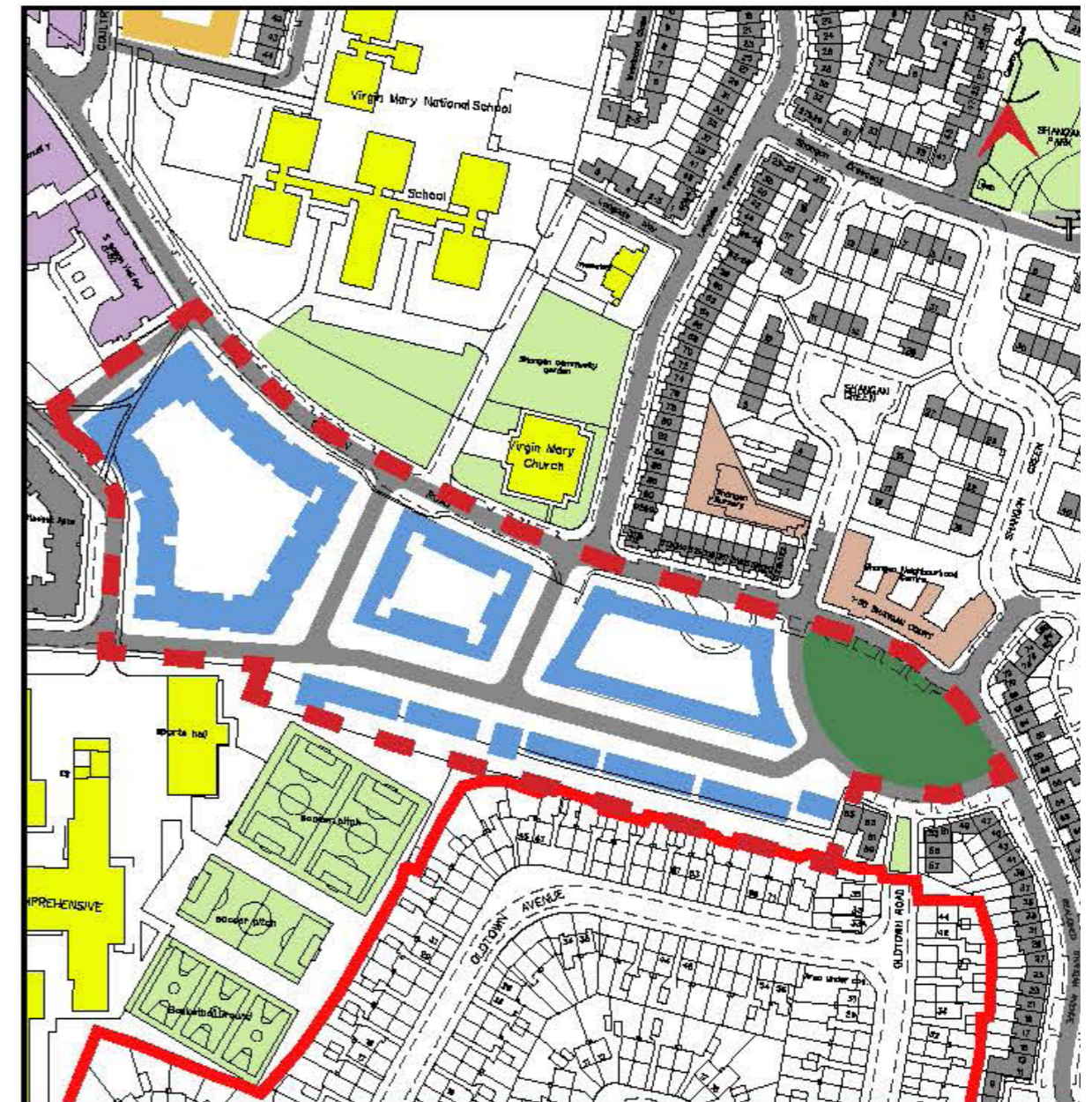
The subject site also falls within the "Development Site 10" as identified in the Ballymun LAP. The overall landholding at this location is 3.2ha of undeveloped lands, including c. 0.28ha of attenuation area located to the northeast corner of the site. As indicated in the LAP, Development Site 10 is split into three development sites. The most western of the three sites is the subject site for this application. Running concurrently there is a proposed development underway for social housing, a pocket park and new road prepared for the eastern part of Development Site 10 (Planning Reference: 3926/22. Please refer to the site plan included on the following page for information. The central site has yet to be developed however will likely be designated for housing.

As outlined in Chapter 6, page 49 of Ballymun LAP, DCC envisioned a residential development for "Development Site 10". The proposed scheme aligns with this vision by incorporating a mix of uses on the site, including accommodation which will predominately be delivered as part of the future phase 02. The accommodation aspect of the scheme will be important in realising An Saols full vision to provide an holistic and inclusive NeuroCare and Rehabilitation Centre, that will meet all the needs of people living with a sABI and afford them the opportunity to live their life with dignity and respect.

Please refer to the Planners Report prepared by Downey Town Planners for greater detail on planning matters.



Fig. 5. Ballymun Local Area Plan 2017



Site Number 10 Indicative Map Only

- Legend
- - - Site Boundary
  - Zone Z1 To protect, provide and improve residential amenities

Fig. 6. Ballymun Local Area Plan - Zoning Map

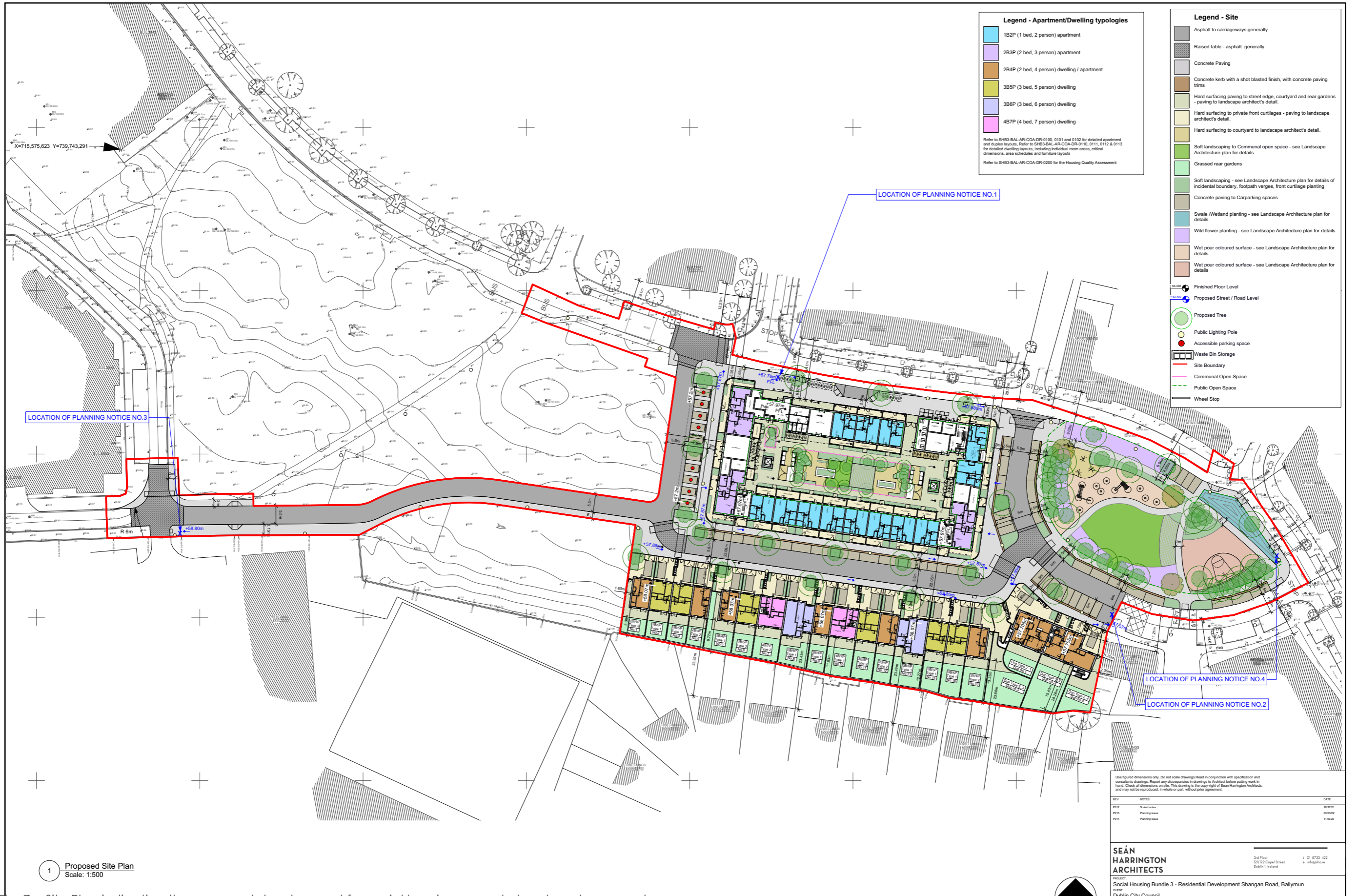


Fig. 7. Site Plan indicating the proposed development for social housing, a pocket park and new road as part Development Site 10 (Planning Reference: 3926/22)

02

**Site Analysis**

## 2.1 Site Location



### SITE LOCATION

The subject site (c. 1.01 ha), is located in the heart of Ballymun, in close proximity to established civic, educational, health and community-oriented amenities and residential neighbourhoods. These include the Virgin Mary School and the Ballymun Healthcare Facility, which offers essential medical services to the local community to the north of the site. To the south of the site lies the Trinity Comprehensive School and the Bodyworks Gym. The Gateway Student Village is situated on the site's western boundary and to the North-West of the site lies the Ballymun Civic Centre, which houses various community services and facilities for the wider north Dublin region.

The proposed development will enrich the already vibrant community of Ballymun. It is an aspiration of An Saol to foster relationships and share synergies with the various community-oriented groups and facilities already operational in the area including the Ballymun East Community Centre, GLAS Community Garden and Ballymun Healthcare Facility.



Fig: 8. Proposed Site Location with Red Line Boundary

### Legend

 Site Boundary

## 2.3 Site History



The subject site was part of the Ballymun estate which was rapidly constructed in the 1960's during a period when Dublin faced a major housing crisis. The estate was conceived primarily to rehouse the population residing in the inner-city tenement buildings at risk of collapse. 36 no. high-rise blocks containing 2,820 flats and 400 two-storey housing units was constructed as part of the state and very soon problems manifested in part associated with the poor construction quality as well as well lack of amenities and public transport. Years of worsening decline and social deprivation followed resulting in the ghettoisation of Ballymun and the ultimate decision to demolish the high-rise 15-storey and 8-storey spine blocks.

One of the 3, 8-storey Shangan Road spine blocks was formerly located on the subject site which was demolished in the early 2000's freeing up the site for development.

Please refer to historic photographs opposite.



Fig: 9. Proposed Site Boundary



Fig: 10. Proposed Site Boundary

### Legend

 Site Boundary

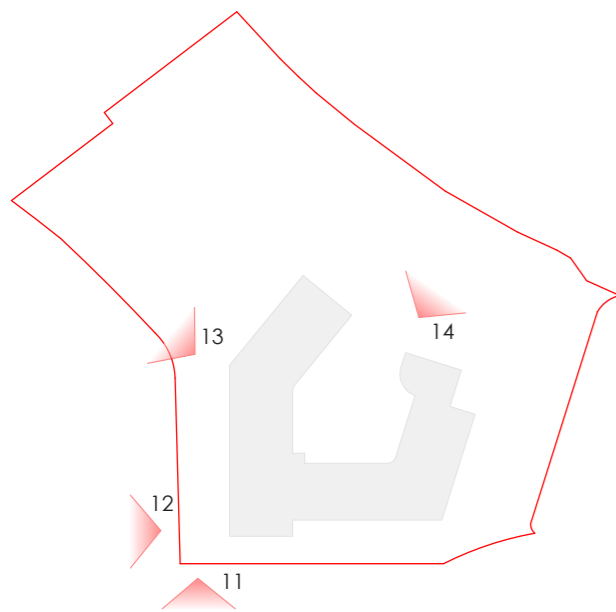
## 2.2 The Existing Site



Fig: 11. Site photo looking South, towards Bodyworks Gym



Fig: 12. Site photo looking West, towards Gateway Student Village



Key Plan



Fig: 13. Site photo looking North-West, towards Shangan Hall Apartments



Fig: 14. Site photo looking North-East, towards Virgin Mary Church

03

**Proposed  
Development**

### 3.1 The Vision



The proposed development, Teach An Saol will be Ireland's first NeuroCare and Rehabilitation Centre, offering specialised services specifically aimed at those with a sABI. The centre will service those affected by sABI, who are very often forgotten or marginalised in society by adequately addressing their clinical as well as well-being needs, while realising their human rights to inclusion, participation, and equality.

Teach An Saol will be a multi-functional community and health focused building that will employ state-of-the-art treatment approaches, connect leading international research with the practice of neuro rehabilitation, promote healthy eating and living through their farm to fork themed café and provide a unique residential offer in a future phase.

Moreover, Teach an Saol as the new national centre of excellence for NeuroCare and Rehabilitation will service the entire population of Ireland drawing clients and visitors from across the country to the Centre in Ballymun. The proposed development will have a positive impact on the wider Ballymun local community and businesses as well as providing sustainable job opportunities.



Fig: 16. 3D View of Proposed Design, Looking northeast

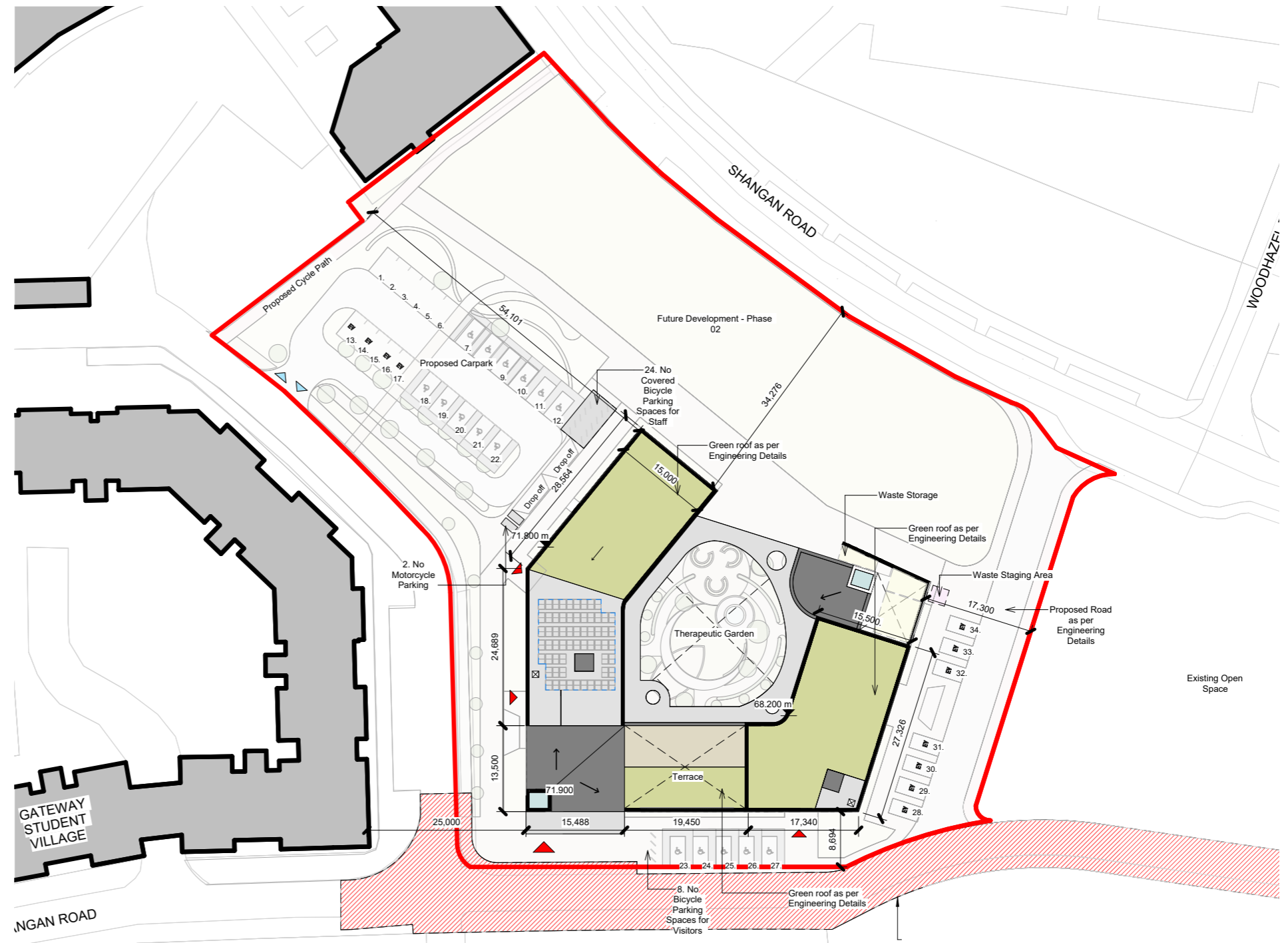


Fig: 15. Proposed Site Plan

— Site Boundary

## 3.2 The Masterplan Vision

An Saol in their original brief to RA+U called for an interconnected space for the body, mind and soul of those affected by sABI and identified the need for the following four distinct service hubs:

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

The proposed development or phase 01, will primarily accommodate the social and therapy services and essentially replace An Saol's current offer in their Santry facility. Residential accommodation, both shorter term respite accommodation and longer term transitional shared living accommodation will be provided in a future phase 02 following further engagement with the HSE, DCC and the availability of funding.

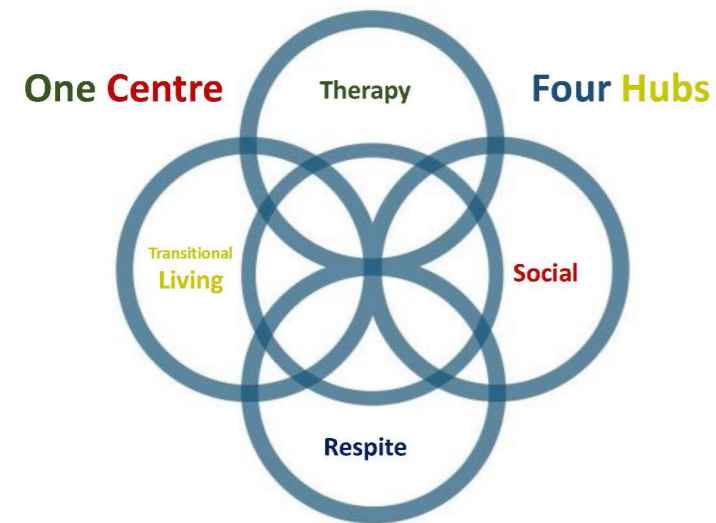


Fig: 17. Visual representation of An Saol's vision



Fig: 18. Proposed Indicative Future Masterplan Layout

## 3.2 The Masterplan Vision

### THE MASTERPLAN VISION

The masterplan vision for Teach an Saol, the proposed NeuroCare and Rehabilitation Centre is to create a cohesive National Centre of excellence which considers all An Saol's requirements accommodating its four service hubs across two phases in an holistic and connected manner as well as addressing site specific constraints.

RA+U's process for delivering innovation in the design of health buildings always begins with a thorough understanding of the site and its inherent characteristics. From the design teams first site visit, RA+U observed that the site had several characteristics which through careful consideration would add unique features to the proposed development design. As part of this initial stage RA+U and the wider design team, undertook a comprehensive baseline and spatial analysis of the site together with an appraisal of the relevant national, regional, and local policy which informed the developed design proposal. The masterplan proposal reflects the block layout proposed for western part of Development Site 10 in the LAP and effectively maximises the benefits of the existing and proposed road frontage and orientation while addressing site constraints, particularly the presence of underground services. RA+U proposal locates Phase 01 towards the South-Western part of the site and Phase 02 bounding Shangan Road to the north. The reasons behind adopting this approach to the site are detailed below:

#### Underground Services

Following analysis of preliminary assessments, including site surveys and investigation, it is evident that the site is heavily congested underground with existing services and infrastructure. Centrally located, there is a combined drainage and foul water connection running in an east to west direction. Flanking this

central utility, an ESB connection and a gas line also traverse the site in the same direction but are more dispersed across the site. Additionally, another combined drainage and foul connection runs in a north to south direction, further restraining development opportunities. The design proposes to consolidate the existing services running east to west into a services corridor which bisects the phase 01 and phase 02 developments. The combined drainage and foul connection running north to south across the site is proposed to be diverted and located under the proposed road as part of the application. In addition, it should be noted the northern boundary of the site is defined by various utilities and services, which pose additional constraints. The proposal steps back the phase 02 development off Shangan Road in order to accommodate these services. This set back also provides space for a planted buffer zone providing privacy to ground level residential accommodation as well as a zone for parallel car parking and set-down spaces, mirroring the condition on the northern side of the road. This car parking will service the phase 02 residential development as well as act as a traffic calming measure.

#### Linkages & Connectivity

Further to consultations with DCC Roads Department it was agreed the proposed road indicated as part of Development Site 10 to the North-West of the site could be developed as a cycle pathway. The proposed road indicated along the southeast of the site was required to be designed as a vehicular road which has been included as part of this application. The central services corridor bisecting phase 01 and 02 will have a dual purpose as a Green Spine providing an amenity trail for the Centre and the wider community. It will also provide an east-west linkage across the site connecting the north-west cycle pathway with the

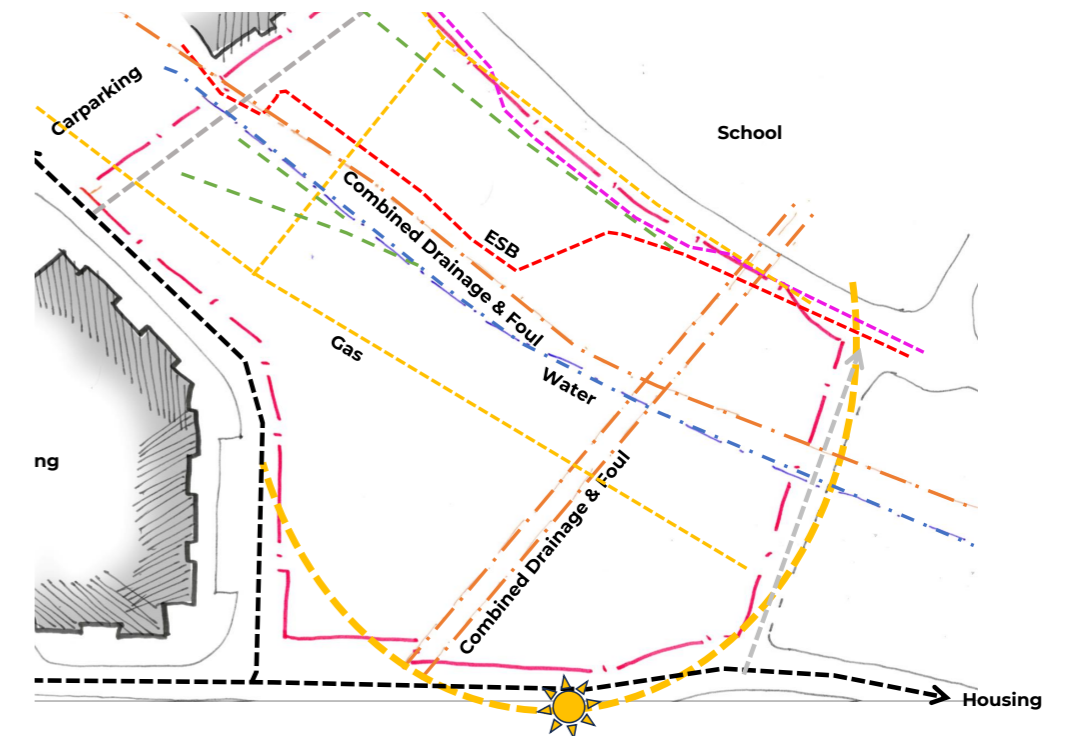


Fig: 19. Diagram indicating existing underground site services

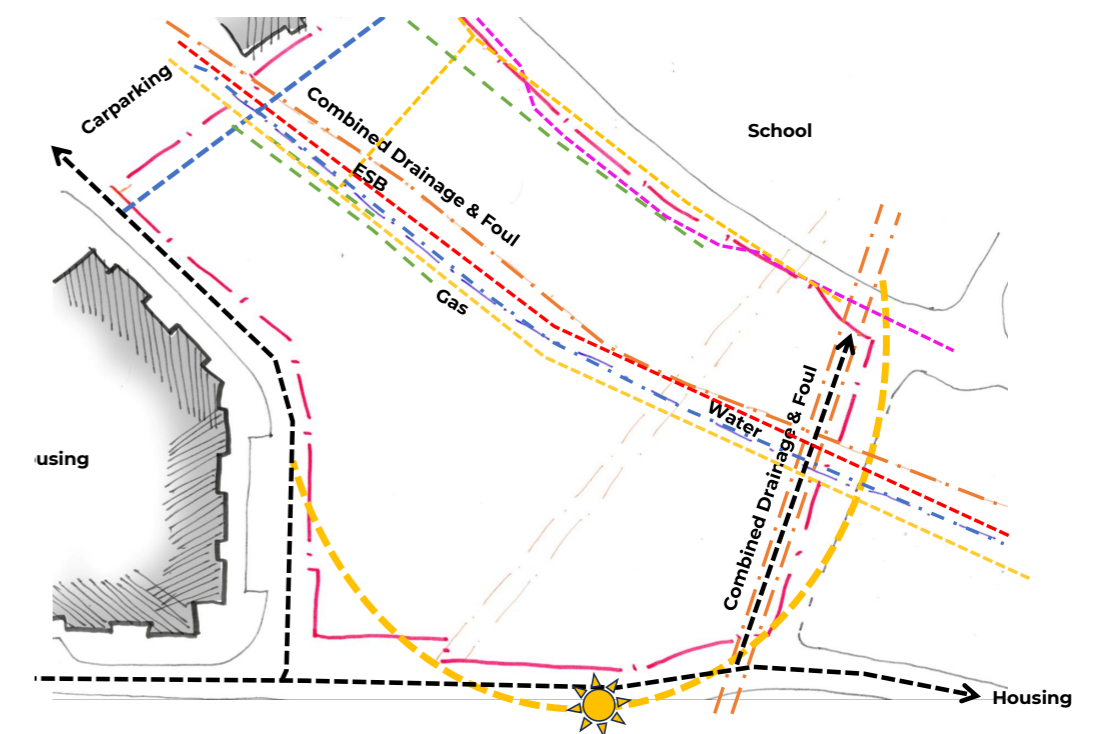


Fig: 20. Diagram indicating proposed diversions of underground site services

## 3.2 The Masterplan Vision

proposed road on the South-Eastern boundary, drawing footfall and enhancing passive surveillance. This route although designed to be a shared pedestrian and cyclist priority zone can accommodate limited vehicular traffic including delivery, maintenance and fire tender access for both phase 01 and phase 02 developments.

### Biodiversity Net Gain

There is real opportunity to enhance biodiversity significantly and measurably across Development Site 10 by designing in linkages between a series of connected green spaces. The proposed Green Spine can operate as a biodiversity corridor that links the park and proposed residential scheme at the eastern end of Development Site 10 right through to the proposed Teach an Saol Development and the future re-landscape surface level car park currently in use by the HSE at the western end of Development Site 10.

Considered Building Form, Massing and Scale  
The massing, scale and height of the proposed development considers and respects its context by incorporating a mix of heights which responds to the varied surrounding context. Please refer to the below detailed explanation of the proposed site location, height and massing of both the phase 01 development and the future phase 02 development:

### Phase 01

The proposed development (phase 01) is predominately 2-storey in height however includes a taller element (c. 3-storey high) at the southwest corner of the site which creates a smooth transition from the medium-scale buildings which front Ballymun Road to the east and Shangan Road to the north as well as acknowledges the low-scale Trinity Comprehensive School

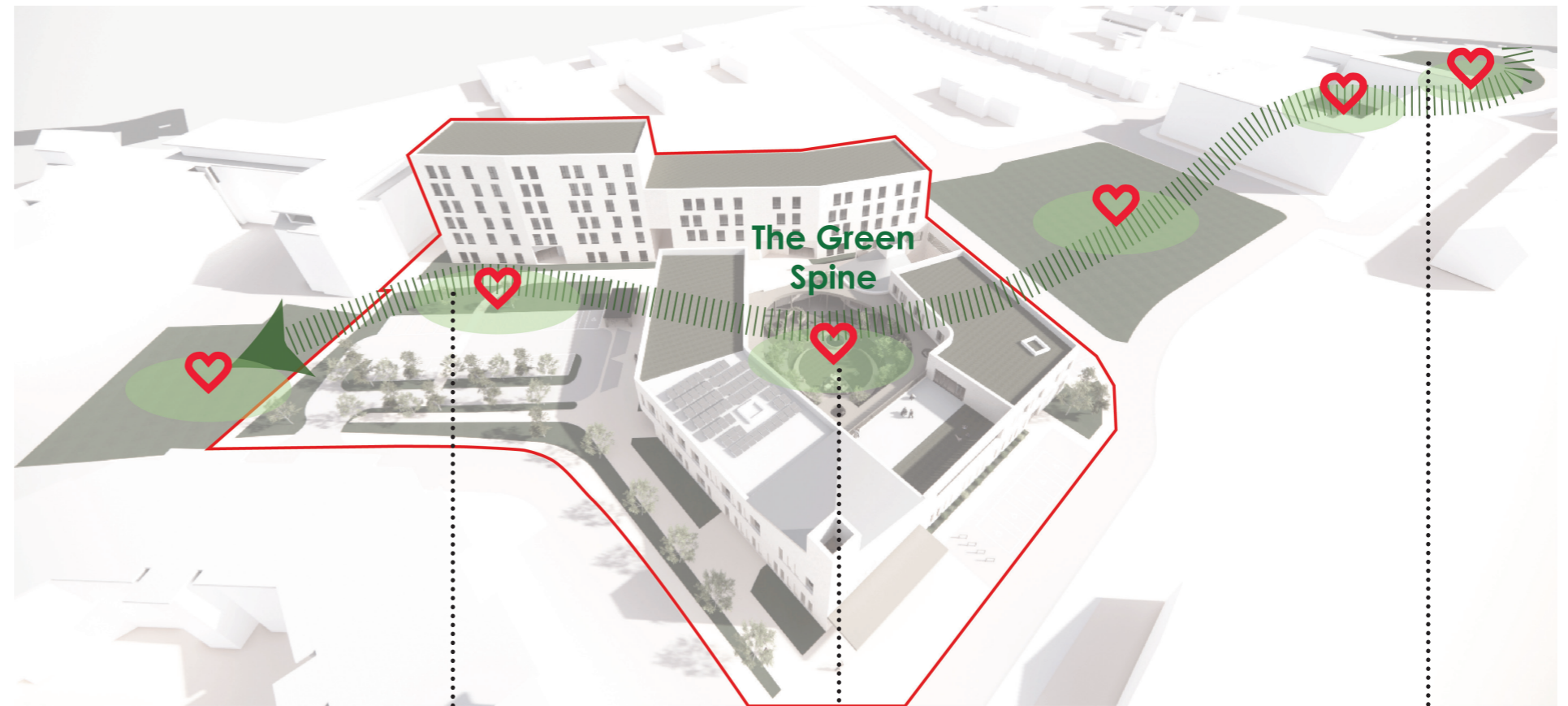


Fig: 24. Potential Biodiverse Green Spine



Fig: 21. Raised Gardening Area - used by people of all abilities



Fig: 22. Richly Planted and Biodiverse Therapeutic Garden



Fig: 23. Community Pocket Pak

## 3.2 The Masterplan Vision

and the surrounding low-density residential neighbourhoods, such as those along Shangan Road, Shangan Crescent, and Longdale Terrace, to south and west. The proposed tall chimney-like structure at the southwest corner introduces a dramatic light tunnel enhancing the internal environment while externally it creates an architectural feature which announces the main public entrance to the Centre and café and aids wayfinding for visitors approaching from the main thoroughfare of Ballymun Road.

Phase 01 will accommodate the therapy and social service hubs as well 4 no. studio short-term living accommodation units for visiting researchers. Please refer to section 3.4 of this report for greater detail on the proposed buildings organisation and arrangement.

### Phase 02

Our masterplan for the site proposes that phase 02 of the development rises in height from the predominately 2-storey phase 01 building at the southern part of the site to become a predominately 4-storey development located on the northern part of the site. Our initial massing and site analysis considers that part of the phase 02 development could increase in scale to become 5 or 6 storeys in height particularly at the North-Western corner of the site where it will not cause overshadowing and where it will sit comfortably alongside the existing 5-storey mixed use apartment block. This will be subject to further engagement with DCC when developing the Phase 02 development in detail.

The future Phase 02 development will provide for residential accommodation including

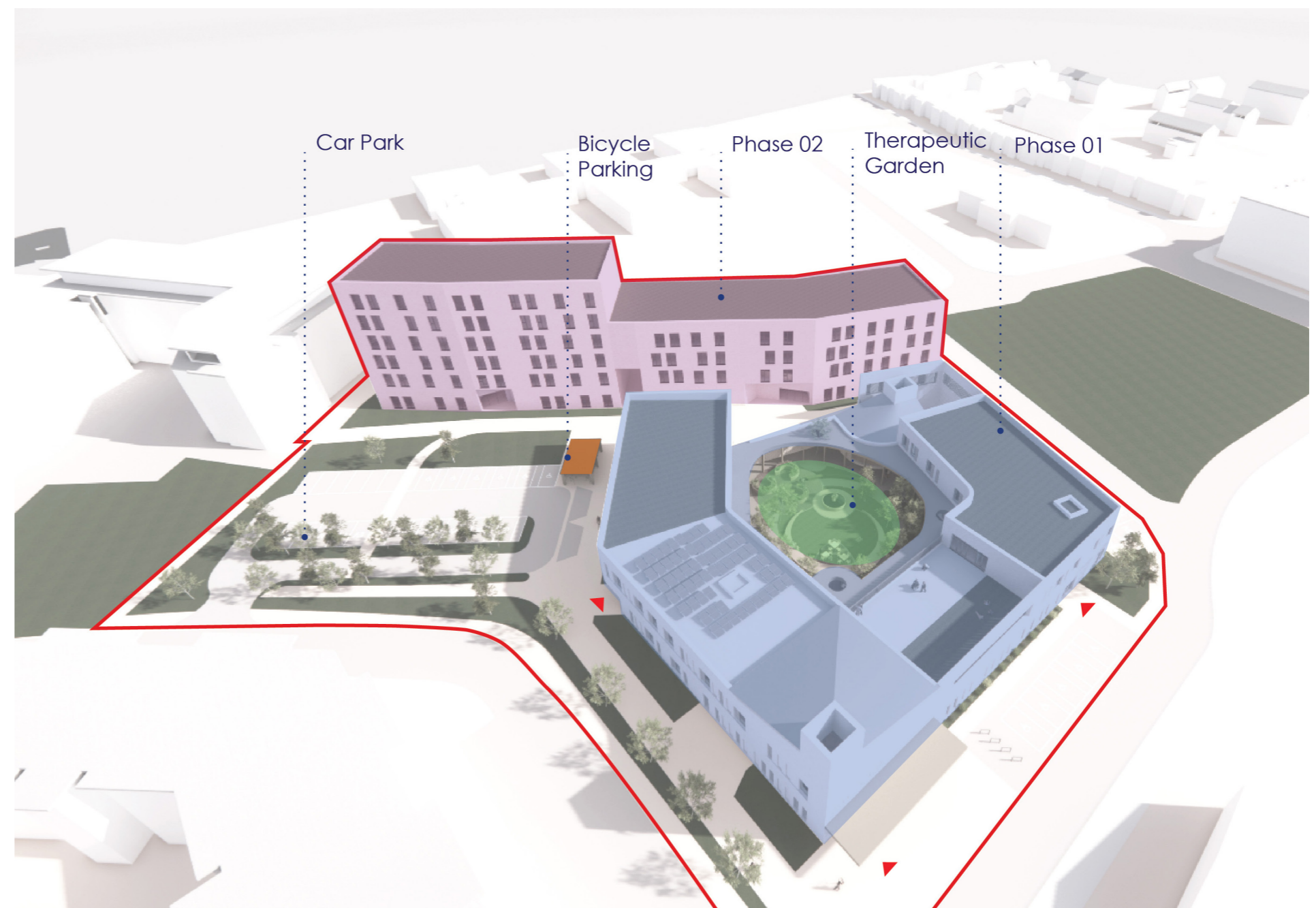


Fig: 25. Diagram indicating Building Form, Massing and Phasing

## 3.2 The Masterplan Vision

shorter term respite accommodation and longer term assisted shared transitional living accommodation.

### Microclimate, Orientation and Wind Considerations

The sites shape and orientation was taken into consideration at the initial stages of the project when deciding where to locate both phase 01 and phase 02 buildings together with providing for a successful south-facing courtyard, sheltered from the prevailing south westerly winds. Therefore, there is unlikely to be any pedestrian comfort impacts as a result of the proposed development.

Phase 01 features a central courtyard known as the Therapeutic Garden which is key to the successful functioning and therapeutic aspects of the development. For an external space to be successful and used it must achieve good sunlight and daylight. The proposed massing and site layout considers this by positioning the lower scale phase 01 development to the south of the site and increasing the height and density towards the north of the site to ensure the creation of a successful south-facing and sunny Therapeutic Garden that's not overshadowed.

The inclusion of this richly planted and biodiverse Therapeutic Garden at the heart of scheme not only aligns with the sustainable development policies outlined in the City Development Plan but also enhances the overall therapeutic experience for all.

### Access

The social and public facing Main Entrance of the Centre and Community Café is strategically accessed from the southern boundary, a decision supported during high-level consultation meetings between the Design Team and DCC.

The therapy hub access point is designed to facilitate easy and discreet entry for clients via the carpark and drop-off area which is conveniently located to the southwest, behind the Gateway Student Village and adjacent to the existing surface level carpark ensuring a smooth flow of traffic and accessibility.



Fig. 26. Diagram indicating proposed underground services corridor



Fig. 27. Diagram indicating proposed linkages & connections

## 3.2 The Masterplan Vision

### THE FUTURE PHASE 02 DEVELOPMENT

Phase 02 will provide for the residential-focused service hubs specifically designed for clients with a sABI, their family members and caregivers as well as staff members who will stay overnight. The following living hubs are proposed:

**Respite Hub** – Assisted living for a client living with a sABI. Typically for shorter term stays ranging from a weekend to a week. A mix of single and double occupancy accommodation will be provided for clients as well as family members and caregivers.

**Transitional Living Hub** - Longer term assisted living for clients living with a sABI who can no longer live at home with their families/ caregivers.

### Proposed Quantity and Mix

A mix of unit types is proposed including:

- **Type 01:** Single occupancy assisted units designed to meet the needs of those with a sABI.
- **Type 02:** Double occupancy universally designed 2-bed apartment designed to accommodate a client with a sABI and their able-bodied family member or caregiver.
- **Type 03:** Single occupancy studio apartments designed for able-bodied staff members who stay overnight.

The quantity of units proposed will be determined upon further design development and engagement between An Saol, the HSE and DCC. Based on An Saols original brief and analysis of their current needs they require at a minimum c. 14 units with the following split:

- **Respite Hub:** 6 units – a total of three single rooms for clients, two 2-bed apartments for clients and their carer and a 1-bed studio apartment for a staff member
- **Transitional Living Hub:** 8 units - a total of six

single occupancy units for clients, and a 1-bed studio apartment for a staff member.

RA+U's initial test-fits indicate this quantity of units can be accommodated across the bottom 2-3 storeys of the proposed phase 02 block located directly north of the phase 01 development. It has been agreed the accommodation at upper floor levels, not required by An Saol will be designated for HSE use, a decision reached through ongoing engagement with the HSE and consultations with DCC. This design approach ensures that the development meets the required height and density specifications, ensuring the effective development of public land while addressing the growing demand for such facilities and alternative residential accommodation in the wider area. The layout for phase 02 not only enhances and ensures the potential of public land is maximised it creates a cohesive and supportive therapeutic environment for all users. By incorporating both therapeutic and residential elements, the proposed development will fully realise An Saols mission to *"afford every opportunity to people with severe Acquired Brain Injury (sABI) to live their life with dignity and respect."*

It should be noted that the proposed phase 02 massing and block plans are indicative and subject to change. However, the future residential accommodation will be designed by RA+U to ensure it meets the City Development Plan requirements. The proposed accommodation will adhere to and likely exceed the minimum internal space standards outlined in the relevant housing policy, ensuring compliance with all necessary guidelines and regulations. In particular unit Types 01 and 02 will be specifically designed to support guests with disabilities, who use a wheelchair and who have greater mobility needs.

In order to ensure independent living, the following design considerations will be incorporated:

- Level access throughout both internal and external environments
- Oversized units which exceed the minimum standards in order to accommodate any specialist equipment such as beds and wheelchairs
- Disability friendly, Part M compliant bathrooms



Fig: 28. 3D Image of Masterplan Vision, looking West

## 3.3 Our Design Approach

### A BIOPHILIC APPROACH

Section 3.1.3 of the HSE Capital & Estates Strategy 2022-2050 outlines how, in a healthcare environment, the building itself can contribute to the healing process through the use of eco-friendly material, ambient and welcoming surroundings, access to outdoor space and clean air to promote the wellness of those accessing the buildings.

A biophilic design approach that connects us to nature is proven to contribute to our health and well-being. Biophilic design has been shown to reduce stress, support recovery and enhance our overall physical well-being. Therefore, adopting a biophilic design approach was RA+Us starting point for developing our design approach. Through careful planning at the outset of the design process, the building form was designed to provide for a south-facing courtyard at the heart of the building in order to ensure the positive impact of biophilic design became integral to the site and building design approach.

### The Therapeutic Garden

The proposed central 'Therapeutic Garden' will be a secure, sheltered and tranquil space for not only the clients who live with a sABI, their family and caregivers, but also for the staff and the wider community. The landscape design defines zones of activity with different character zones including discrete areas of seating and raised planters to provide a comfortable outdoor experience for wheelchair users where external therapy sessions can take place as well as a more public social hub to the south-west of the courtyard adjacent to the café space. Please refer to section 4.1 of this report for further detail on the landscaping and place-making approach.

### Enhancing Biodiversity

The courtyard will be biodiverse and richly planted space. In order to enhance biodiversity on site and further promote the therapeutic benefits of biophilic design on healing and well-being it is proposed to incorporate bird nesting habitats and a fountain within the courtyard to encourage sensory sounds such as birdsong and trickling water. Starling and Swallow/ Swift bricks to be incorporated into the building fabric and bird boxes for variety of songbird species to be installed on trees within the central courtyard. The theme of the biodiversity of the courtyard is extended to the first-floor where a landscaped green roof terrace is proposed providing a restorative space primarily for staff and visiting researchers.

### Natural Ventilation, Light & Wayfinding

The courtyard, in addition to providing direct access from therapy spaces and the café to an external space for building users, provides ample sunlight and fresh air into the building as well as views out. Great efforts have been made to locate almost all the inhabited rooms touching an external wall for purposes of:

1. Natural ventilation and Light
2. Orientation and wayfinding
3. Biophilic benefits

Positioning the courtyard at the centre of the plan contributes to the wayfinding strategy for the building as it is a helpful orienting tool for users navigating the building. The central circulation corridors on each level terminates with a window providing for natural light and ventilation as well as making the building more legible for the user. All habited space as well as the circulation spaces will have internal opening windows with a security screen to enhance airflow and provide for adequate natural ventilation.

Solar gain is maximised through areas of glazing to the reception, café and therapy areas, while the covered canopy which encircles the courtyard provides shelter from glare and rain allowing for doors to be opened up and the external space be used at all times of the year.



Fig: 29. Sample Photographs of Biophilic Design

## 3.4 The Proposed Development

### BUILDING ORGANISATION

Phase 01 will accommodate the therapy and social service hubs as well as short-term accommodation for visiting researchers. A summary of the service functions are detailed below:

- **Social Hub** – The public face of the Centre providing multi-purpose and flexible social spaces for the local community to meet, relax and eat together. This space will be open to the local community and the sABI communities providing a unique setting where social interaction, inclusion, and integration for those of different abilities can take place.
- **Therapy Hub** – The main clinical and therapy provision of the Centre. A variety of spaces suitable for offering treatment for the body, mind, and soul, such as Physiotherapy, Robotic Therapy, Occupational Therapy, Speech and Language Therapy, and Cognitive Therapy, as well as fitness programmes is proposed. The programmes offered are adapted to each client based on an initial assessment and regular reviews.
- **Visitors Accommodation** – 4 no. studio apartments will be provided to accommodate able-bodied visiting researchers and staff who otherwise may not have the economic means to visit and contribute to the innovative therapy and programmes provided at the proposed NeuroCare and Rehabilitation Centre.

### PEOPLE MOVEMENT AND FLOW

#### Ground Floor Level

#### The Central Southern Wing

The main public entrance to the Centre is strategically located at the southwestern corner of the site which benefits from its proximity to Ballymun Road. The location for the entrance will intuitively draw pedestrian footfall and vehicular traffic from Ballymun Road which is the main throughfare and public transport corridor

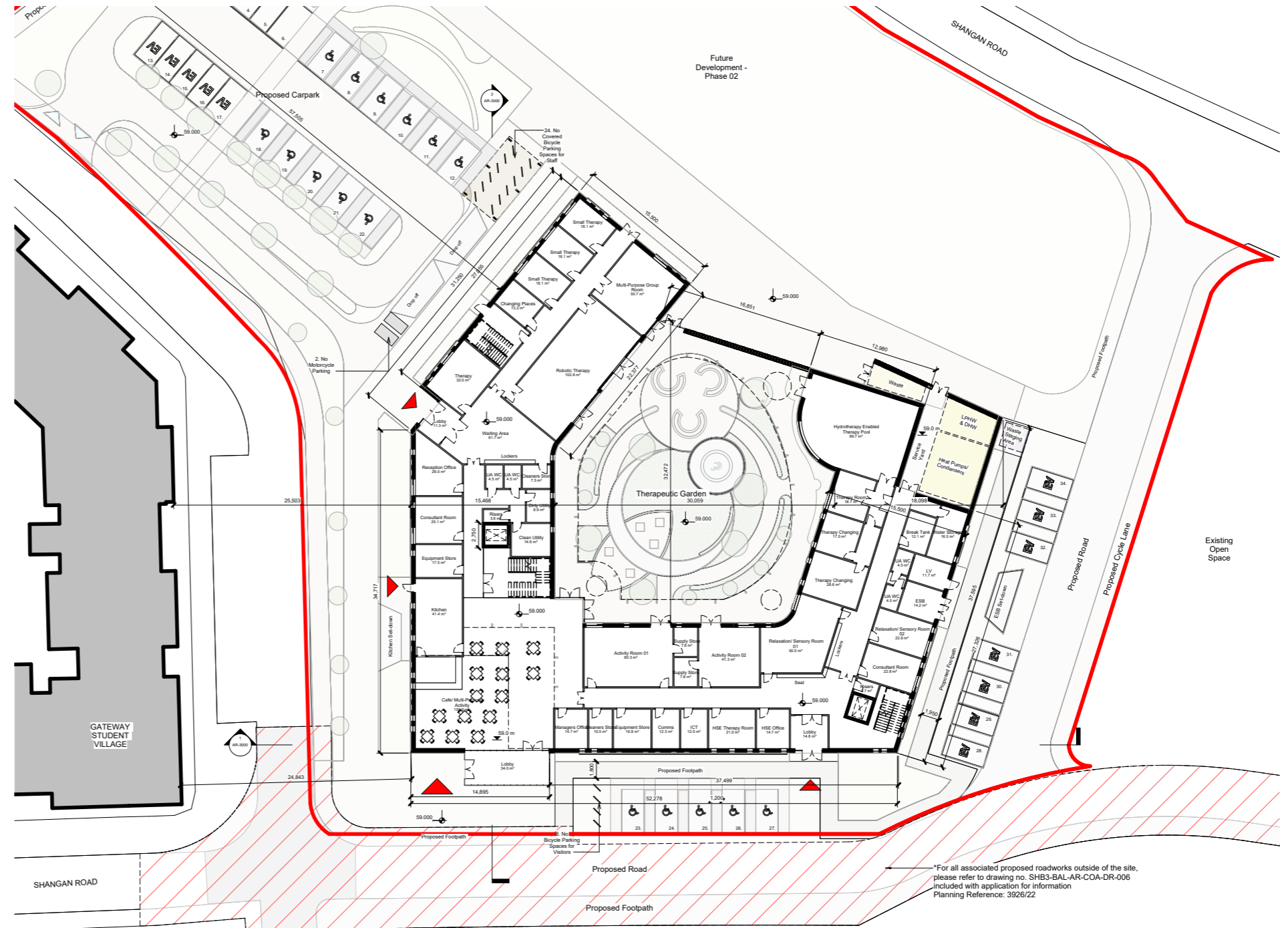


Fig. 30. Ground Floor Plan - Proposed

## 3.4 The Proposed Development

for providing access to the development. The main reception is designed to a multi-functional, flexible welcoming entrance for visitors. The space accommodates the Community Café and seating with direct access to the Therapeutic Garden which will be a tranquil retreat, promoting mental well-being and providing a space for relaxation and reflection for people with all abilities and mobility needs.

The Community Café will be the public face of the centre and act as the bridge between the sABI communities and the wider local community. The connection between healthy eating, gut health and overall physical and mental health is well understood. It is an aspiration of the client to forge connections with local community allotments and for the café to serve organic farm-to-fork produce promoting good health, and well-being. The landscape proposal includes the opportunity for gardening areas and raised planting beds, both in the therapeutic garden and along the central landscaped trail which could also provide produce to be used in the café.

Two activity rooms are located directly adjacent to the multi-purpose café and reception. These rooms are intended to be multi-purpose and accommodate a range of uses including public out-of-hours uses such as events and complementary therapies such as music therapy, yoga, arts etc.

### **The Western Wing**

As the building moves north and east away from the southern public-facing social and café hub the accommodation shifts from public to more private therapy focused zones, access to which will be monitored and limited to staff and clients. The ground floor features several therapy rooms and consulting rooms predominately located in the North-Western wing of the building where clients will receive innovative treatment and

therapy.

The large therapy rooms are located with direct access to the therapeutic garden where they will benefit from access to views out and ample sunlight and fresh air in. Direct level access is provided to Therapeutic Garden facilitating external therapy sessions. The introduction of the external covered canopy provides added flexibility and the opportunity to make use of the garden and the 'cloister walk' at all times of the year and throughout periods of mixed and wet weather.

The therapy component of the Centre is strategically accessed from the western boundary with a dedicated access point designed to facilitate easy entry for clients from the carpark and drop-off points. The typical client with a sABI has greater mobility needs and will typically be driven to the Centre.

### **The Eastern Wing**

It is an aspiration of An Saol to include a hydrotherapy pool within the Centre. Access to a fully accessible pool designed for people with disabilities and limited mobility will be a unique provision in Ireland. It is proposed to locate the pool at the eastern wing of the facility alongside dedicated accessible changing facility. A planted landscape buffer zone will provide screening and privacy to the pool from the Therapeutic Garden while still allowing clients benefit from views out and access to natural daylight and ventilation.

The eastern wing of the building also accommodates the majority of the Centres back of house and plant rooms associated with the buildings services strategy for the building. A substation designed to meet the ESB's specification with direct external access and dedicated a set down area is proposed. An external screened service yard is proposed to house the Centres electrical and mechanical

plant associated with the heating and cooling approach. The Centres central waste storage area is also located here and can be conveniently accessed either from inside the Centre or externally. There is a waste staging area proposed along the eastern boundary of the Centre just off the proposed new road. The location of the staging area is adjacent to the permanent waste storage area allowing for bins to be easily wheeled out and in on the required waste pick-up days for collection by the refuse lorry.

### **First Floor Level**

Due to the greater mobility needs of a client with a sABI all the therapy, consulting and clinical rooms frequented by clients are located at ground floor level.

### **The Western Wing**

Teach an Saol's staff office accommodation and associated changing and break out meeting rooms are provided at first floor level conveniently located directing above the Therapy Service Hub below allowing staff go between both areas via vertical circulation quickly and with ease.

In addition to the staff accommodation 4 no. single occupancy studio apartments designed for able-bodied people are proposed to be provided for staff and visiting researchers. Please refer to the Housing Quality Assessment appended to the report for greater detail on the design of this accommodation.

### **The Eastern Wing**

The first-floor level accommodation located in the eastern wing of the building is proposed to be a designated HSE Disability Service Centre. A dedicated entrance and stair is provided at the South-Eastern corner of the building

### 3.4 The Proposed Development

providing a secure entrance point for clients and staff attending the HSE Centre. The HSE Disability Service Centre and Teach an Saol will benefit from its complimentary use allowing for shared synergies to take place between the clients, staff and visitors attending the two Centres.

#### The Amenity Terrace

Centrally located at first floor level is a landscaped green roof terrace which links the Teach an Saol Services located in the western wing of the building with the HSE Disability Service Centre located in the eastern wing. The amenity terrace not only provides a restorative external space for staff, visiting researchers and clients attending both services it provides a natural separation and buffer zone between services from an acoustic and privacy perspective.



Fig. 32. 3D View of Amenity Terrace, looking North over Therapeutic Garden

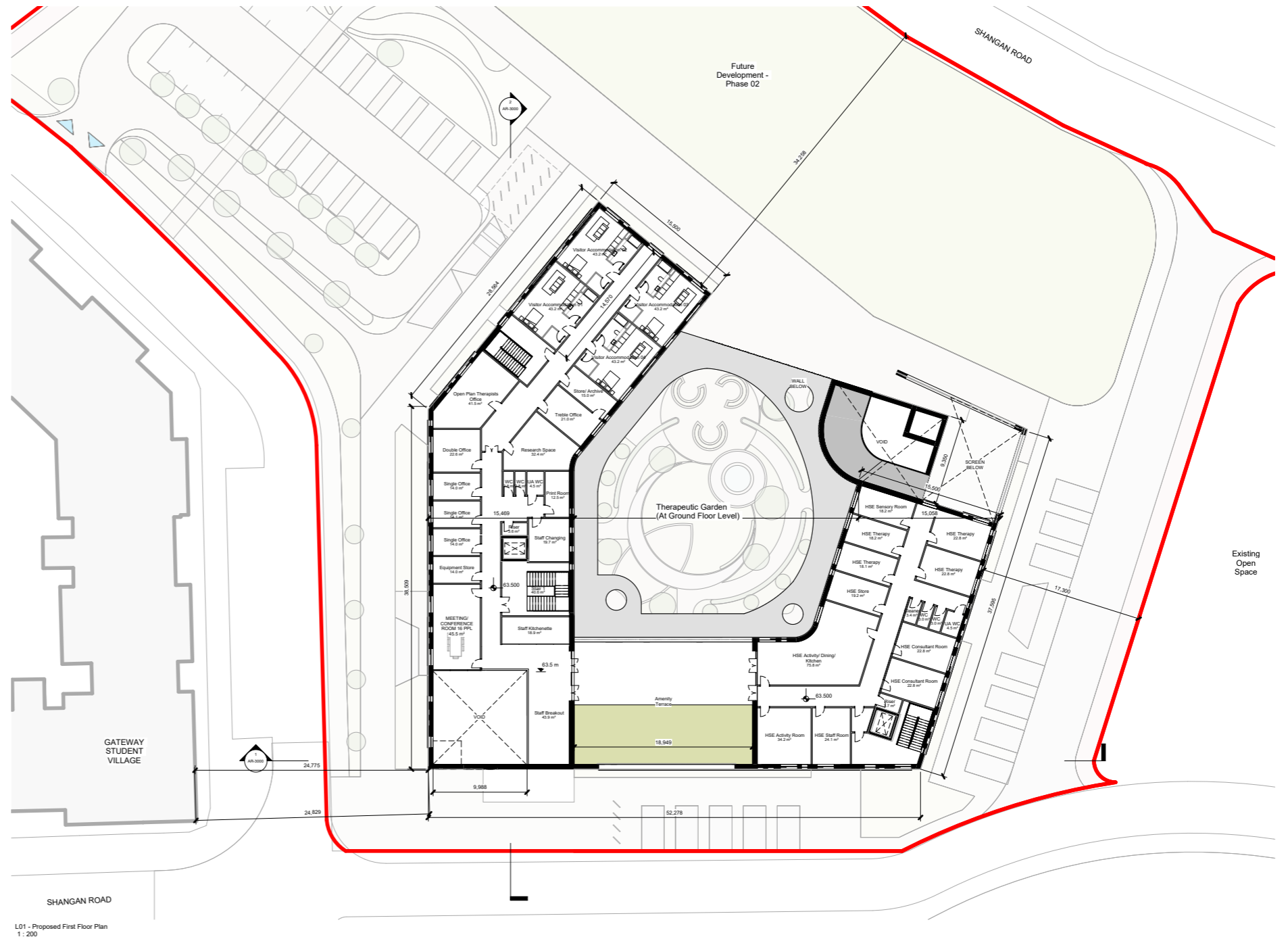


Fig. 31. First Floor Plan - Proposed

# 04

## **Key Design Principles**

# 4.0 Design Principles

## OVERVIEW

The City Development Plan describes how “high quality design supports the creation of good places and has a positive impact on health and well-being.”

Our vision for Teach an Saol, is to create a high-quality internal and external built environment that supports the Centres proposed pathfinder approach in delivering innovative therapy and treatment programmes.

Key to achieving this vision is the drive to eliminate ‘stressors’ and the creation of a calming environment suitable for all clients, staff and visitors. The following four design objectives underpin the vision and have been important considerations since the initial concept stages of the design:

### Key Design Objectives:

1. Reduce design complexity
2. Optimise sensory input
3. Biophilic design - providing direct access to nature, light and natural materials.
4. Colour – the use of calming colours to define tranquil, private, social and public space

### Key Design Principles:

This proposed vision and design objectives will be implemented with regard to the key principles as outlined in the City Development Plan. How our proposal takes account of the following key design principles is detailed in this Section of the report:

- 4.1 Healthy Placemaking
- 4.2 Architectural Design Quality
- 4.3 Sustainability and Climate Action
- 4.4 Inclusivity and Accessibility
- 4.5 Mobility
- 4.6 Safe and Secure Design

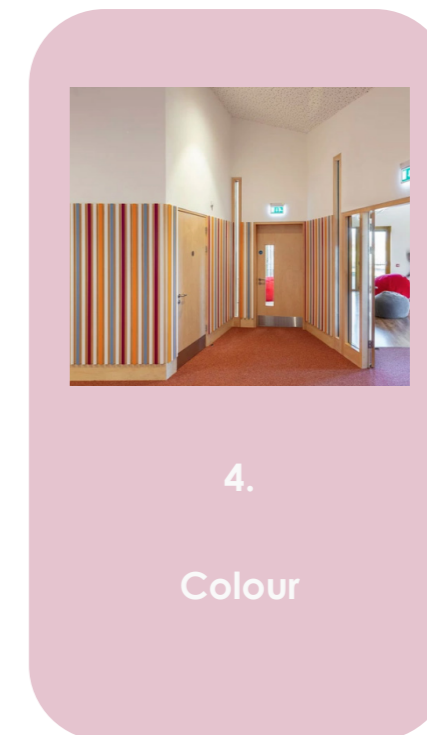
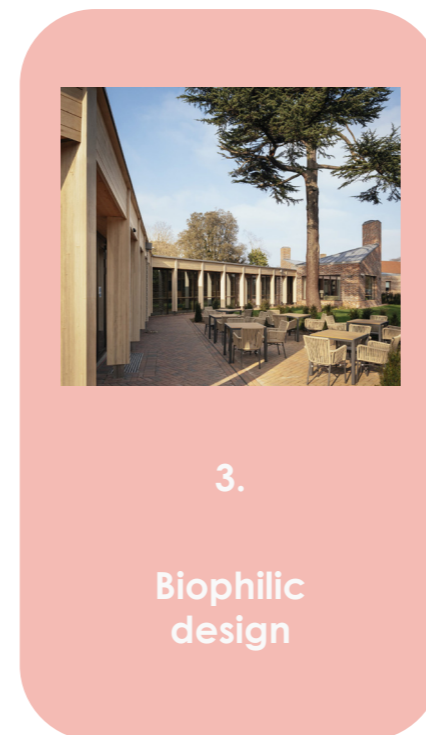
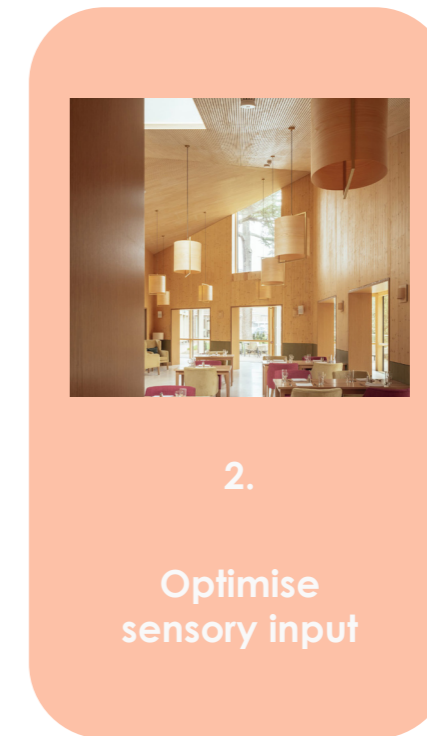
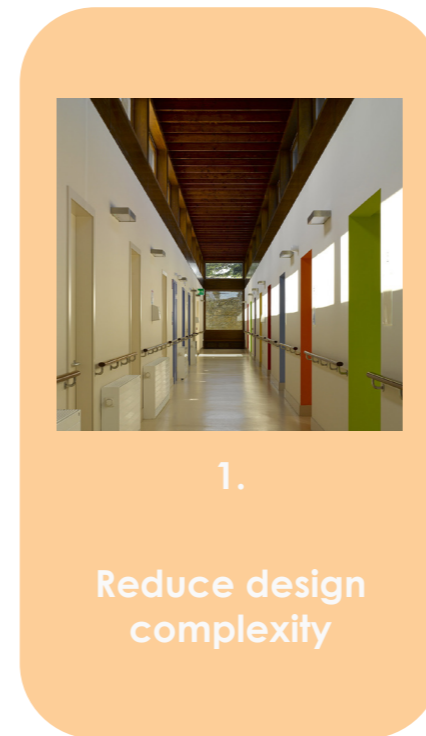


Fig: 33. Proposed Design Objectives

# 4.1 Healthy Placemaking

## THE LANDSCAPE APPROACH

Healthy placemaking is described in the City Development Plan as a combined approach to planning, design and management of public spaces. The proposed landscaping design will be key in transforming the current greenfield site into an holistic and inclusive centre of excellence for Neuro Rehabilitation and Care. Hayes Ryan Landscape Architects describe how *“the intention with the landscape plan is to compliment the facility and its architecture with a softer side of the scheme and an active usable space for users and visitors and to provide a degree of curiosity and interest in order to retain an intimate human scale as an aid to recovery for the users of the facility.”* A series of varied external spaces each with their own characteristics have been incorporated into the landscape approach as follows:

### 1. The Central Therapeutic Garden

Through careful planning at the outset of the design process, the block form was designed to provide for a south facing courtyard at the heart of the scheme. The therapy rooms and café benefit from direct access to the central garden which has defined character zones suitable for various activities including private therapy sessions, a public social zone with café seating and access to the covered perimeter walkway or cloister. Planting contains a hierarchy of sizes and specimens at key locations including mid-size clipped topiary framing entrances, low planting to soften edges and pollinator friendly planting and flora to provide all-year round interest. This is supplemented by a variety of sensory elements including a water feature and bird boxes to encourage bird song all which will contribute to the creation of a serene and tranquil external environment.

### 2. Green pedestrian and cycle linkages

A variety of safe, level-access and well-

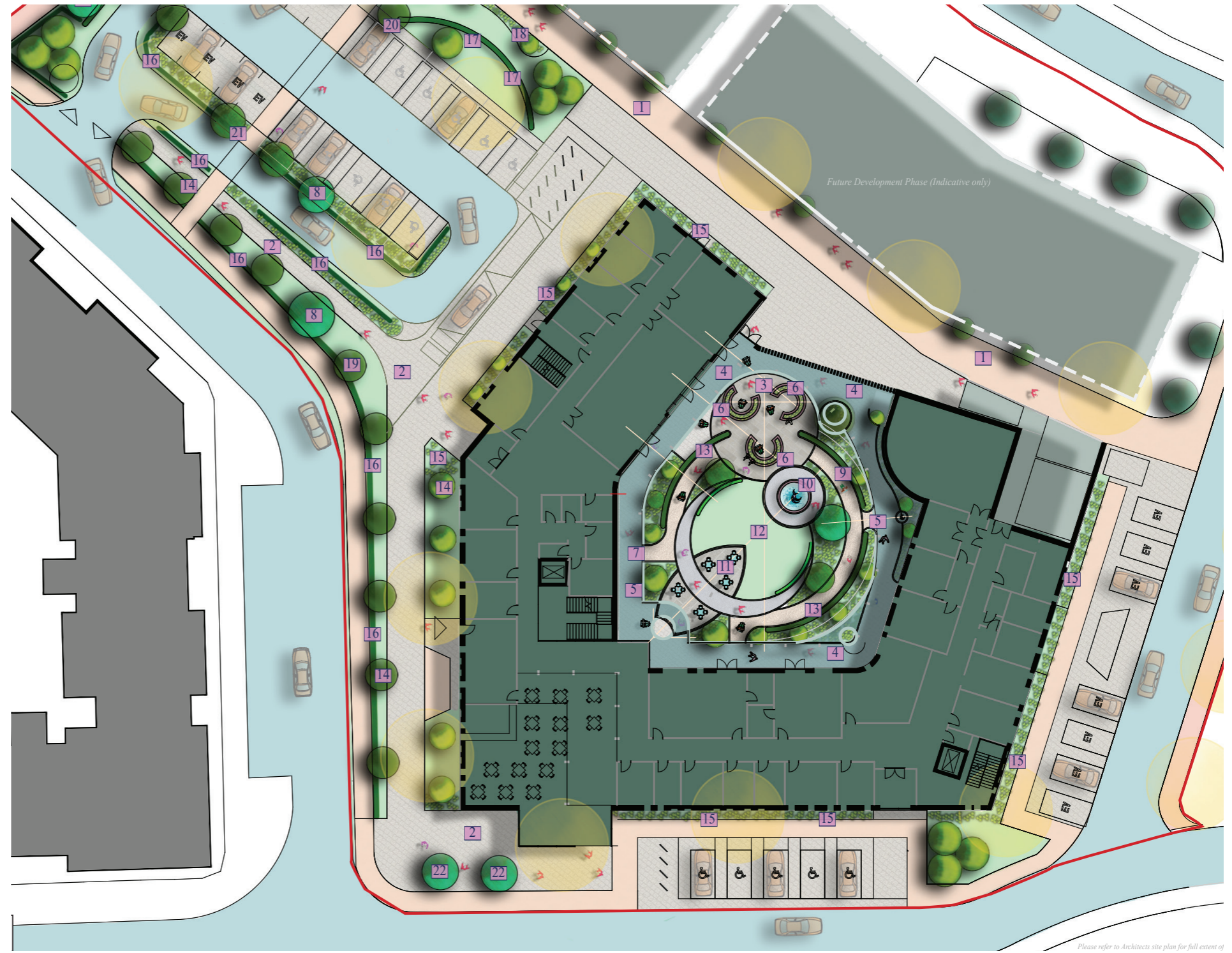


Fig: 34. Proposed Landscape Plan

— Site Boundary

## 4.1 Healthy Placemaking

lit walking and cycling trails are proposed throughout the development. The central service corridor which bisects the phase 01 and phase 02 development has a dual purpose of providing a green amenity spine pathway for the enjoyment of pedestrians, cyclists and wheelchair users. All external spaces have been designed to be level access ensure these pathways are accessible for all. SuDS elements including perimeter rain gardens and a potential swale are proposed along the edge of this amenity spine contributing to both the sustainable drainage approach as well as enhancing sensory qualities. There is an opportunity for the proposed green amenity spine to reach out and connect the Teach an Saol development with the new residential development and park proposed to east as well as the wider Ballymun community via a series of interlinked green parklets and courtyards creating a continuous biodiverse throughfare for people as well as flora and fauna.

### 3. Community Gardens

Gardening areas and planters are proposed within the central Therapeutic Garden and along the green amenity spine which bisects the phase 01 and phase 02 developments. It is envisaged that the inclusion of these gardening opportunities will create synergies and foster connections with the local community and the already established GLAS Community Garden.

The selected materials will comprise of a variety of high quality, durable materials which will withstand public use and are hard wearing. All surrounding hard and soft landscaping to the perimeter of the development will be made good in line with proper sustainable development principles and DCC requirements. Please refer to the landscape drawings and design rationale prepared by Hayes Ryan Landscape Architects for greater detail.



Fig: 35. 3D View of Coutyard, looking South-West



Fig: 36. 3D View of Coutyard, looking North



Fig: 37. 3D View of Coutyard, looking South

## 4.2 Architectural Design Quality

The proposal has been developed to provide an “imaginative, innovative and contemporary” architectural design that “respects Dublin’s heritage and local distinctiveness” in line with the City Development Plan.

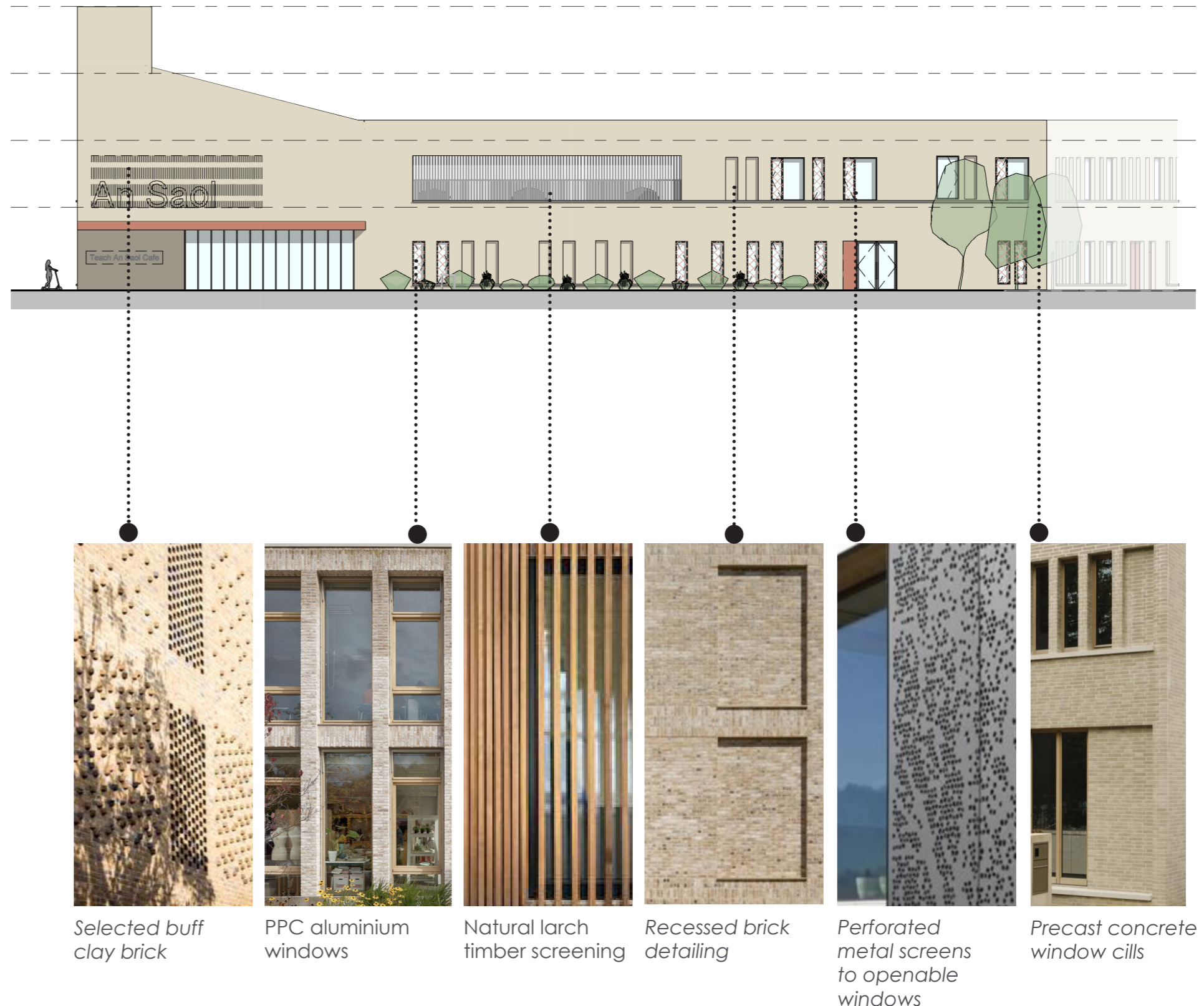
### EXTERNAL MATERIALITY AND ELEVATIONAL APPROACH

The proposed elevational approach and selection of external finishes aims to deliver a coherent development of enduring architectural quality which complements the character of Ballymun. A selection of natural, robust and quality materials including clay brick, natural timber and powder coated metal is proposed. This varied selection of materials and finishes ensures an holistic palette of long-lasting materials and finishes which are characteristic to the area is proposed.

Please refer to photographs (opposite) which have informed the approach to materiality. These include:

- Selected buff clay brick
- PPC aluminium windows
- Natural larch timber screening
- Recessed brick detailing
- PPC perforated metal screens to openable windows
- Precast concrete window cills and copings

Great care and consideration was taken in the design of the elevational approach and window placement. In particular the southern elevation which bounds the proposed road will be a prominent and public facing elevation. A feature recessed brick detail incorporating the Centres name – ‘An Saol’ which means ‘Life’ in Irish, is proposed to identify the main entrance. As a consequence of internal planning, required adjacencies and what worked best for the building user ancillary accommodation including plant and storage rooms that don’t require windows have been positioned predominately at ground level along the western, southern and eastern elevations.



Selected buff clay brick

PPC aluminium windows

Natural larch timber screening

Recessed brick detailing

Perforated metal screens to openable windows

Precast concrete window cills

Fig: 38. Proposed external materiality and elevational approach

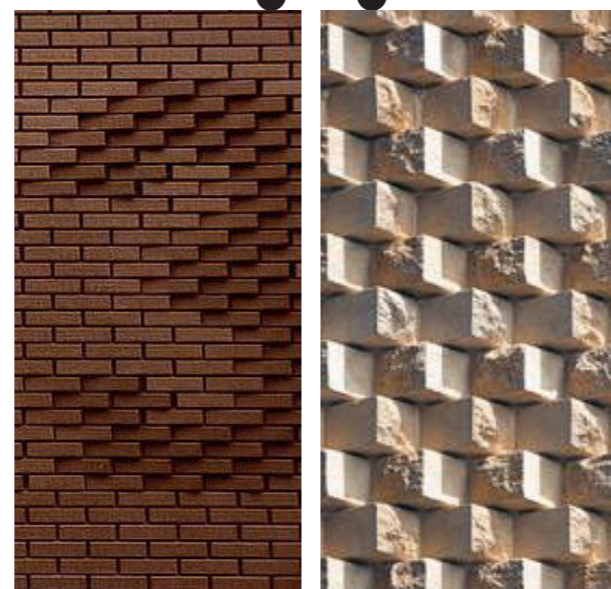
To add detail and visual interest to these elevations RA+U has taken inspiration from Georgian architecture and the wider Dublin architectural identity by incorporating a recessed brick blind ope detail. This was often used in Georgian architecture as a deliberate device to ensure architectural symmetry, retain balance in a facade, or to generate subtle interest on an otherwise blank gable wall.

Moreover, as Teach an Saol will be pathfinder project, An Saol's space requirements may evolve as the building becomes operational and potentially client numbers increase. Incorporating blind opes with a continuous window cill and lintel at this stage in the design, provides soft spots where additional windows can be installed in the future if room uses need to change subject to planning permission.

Biophilic design principles will extend throughout the design of the building and landscape through the choice of materials and finishes. The full height opening-in windows proposed to ensure adequate natural ventilation targets are achieved will be protected with a perforated metal sheet featuring a biophilic design inspired graphic. This graphic will become a motif and feature in the manifestations required to the full height glazing. Including manifestations on glazing and windows will answer shared privacy



Fig: 39. 3D View of Southern Facade



Sample photographs of proposed feature signage brick detail



Fig: 40. 3D View of Main Entrance, looking North

## 4.2 Architectural Design Quality

### INTERIOR DESIGN APPROACH

The interiors and landscape design approach will continue the biophilic theme incorporating organic forms, natural materials, and colours as well as natural sound absorbing materials to ensure best practice neurodiverse design, reduce noise levels and minimise distractions.

Hermetic materials, and details which consider infection control requirements are proposed. Natural and impervious marmoleum floor finishes are proposed throughout. The floor design will include feature colours to aid wayfinding and identify zones in larger open-plan areas such as the main reception and wait areas.

Acoustic timber lined feature walls are proposed which use impervious timber veneer slats promoting biophilic design principles and improve acoustic performance in potentially noisy areas such as the reception areas, café and large therapy rooms.



Fig: 41. Sample photographs of proposed biophilic design



Fig: 42. 3D View of Multi-purpose Main Entrance and Community Café, Looking South



Fig: 43. 3D View of Multi-purpose Main Entrance and Community Café, Looking North

## 4.3 Sustainability and Climate Action

The European Parliament has stipulated that all new buildings are to be zero emission from 1 January 2028, and new buildings occupied, operated or owned by public authorities to be zero emission by 1 January 2026 (Energy Performance in Buildings Recast Directive). Nearly Zero Energy Building (NZEB) requirements typically equate to an A2 BER rating for buildings with a percentage of energy needs to be derived from on site or nearby renewables.

Technical Guidance Document Part L - Conservation of Fuel and Energy stipulates requirements for new dwellings as follows:

- Renewable Energy Technologies.
- Building Fabric.
- Building Services
- Construction quality and commissioning of services.

To align with legislative requirements the proposed systems & building fabric will include the following sustainable technologies:

To ensure a sustainable scheme is delivered the following key principles and strategies will be considered during the design and implementation phases including:

- Net-Zero Energy Buildings (NZEB) Design
- Limitation of Primary Energy Use and CO2 Emissions.
- Space Heating & Comfort
- Efficient Lighting & Controls
- Renewable Energy Integration

The development is proposed to achieve an A rating according to the requirements of the building regulation Part L. Please refer to the Climate Scheme Sustainability Statement prepared by Moloney Fox Consulting Engineers which provides greater detail on the sustainable strategy that will be developed for the scheme.



Fig: 44. 3D View of Proposal indicating Green/ Blue Roofs and Renewable Energy Solar PV's at Roof level

## 4.4 Inclusivity and Accessibility

The City Development Plan describes how all development proposals, "must be designed to meet the mobility needs and convenience of all and incorporate inclusive design principles particularly for vulnerable groups such as the elderly and persons with disabilities." Central to An Saol's mission is enhancing the quality of life for vulnerable people with disabilities and those living with a sABI. Through the creation of the proposed centre of excellence for NeuroCare and Rehabilitation vulnerable people who's life's changed in a blink of an eye are given back the everyday opportunities of integrating and socialising with society in an inclusive and purpose built environment. This alongside the innovative therapy and treatment programmes offered at Teach an Saol will enhance the overall quality of life for this often marginalised, forgotten and vulnerable group.

The proposed development has been designed in accordance with Technical Guidance Document M - Access and Use, 2022 (Part M), which sets out standards to ensure that buildings are accessible and usable by all. Other best practice standards referenced by RA+U while developing the proposal include:

- Centre of Excellence for Universal Design (CEUD) standards
- Best Practice Access Guidelines, Designing Accessible Environments prepared by Irish Wheelchair Association
- Designing Housing to Meet the Needs of All, prepared by the Housing Agency



Fig: 45. Standards and guidelines referenced

## 4.4 Inclusivity and Accessibility

The proposed design specifically addresses the needs of vulnerable people with disabilities and who may encounter mobility restrictions through the following ways:

### **Parking:**

Enhanced levels of designated universal accessible parking spaces has been incorporated into the proposed development together with adequate turning space for cars or a large delivery van. A total of 16 no. universal accessible parking spaces equating to c. 47% of the parking provision is proposed as the vast majority of clients attending will be arriving by car or mini-bus. All universal access parking spaces are accommodated at surface level in close proximity to the main approaches and easily accessible from the lift and stair cores. It has been designed according to Part M ensuring it is spacious enough to provide an access zone for wheelchair users.

**Circulation:** The proposal incorporates a level access approach to all areas. The primary circulation stairs are designed for ambulant disabled use. Hallways and shared circulation areas are generously sized to facilitate ease of passing and wheelchair turning.

### **Wayfinding:**

Positioning the courtyard at the centre of the plan contributes to the wayfinding strategy for the building as it is a helpful orienting tool for users navigating the building. The central circulation corridors on each level terminates with a window providing for natural light and ventilation as well as making the building more legible for the user. Any signage is therefore supplementary and not relied on by the user to make their way around the building.

### **External Environment:**

All spaces, both internal and external are accessible. Seats are numerous and dotted throughout the external environment both at ground level and at upper walkways to foster social interactions as well as providing rest points

for residents. The central green space is a secure sheltered space for all to come together and socialise.

### **Wheelchair Accessibility:**

The scheme features a fully wheelchair accessible apartment which is designed in full accordance with Technical Guidance Document Part M with reference to the Designing Accessible Environments document prepared by Irish Wheelchair Association. Considerations include sufficiently wide doorways, hallways and an open plan layout together with a wheelchair accessible bathroom.

### **Materials/ Finishes:**

Surface finishes will be level, smooth and slip-resistant, with no obstacles located within the clear width of the circulation route both internally and externally.



Fig: 46. 3D View of covered walkway 'Cloister' in Therapeutic Garden

## 4.5 Mobility

This site is located approximately 7 km north of Dublin City Centre in the established neighbourhood of Ballymun. The area is well serviced by public amenities and local shops, within walking distance of the proposed development. The development is located in close proximity to Ballymun Road which is served by several Dublin Bus routes. The site benefits from existing road frontage and straddles Shangan Road to the south-west and north-east which provides good connectivity and accessibility from Ballymun Road to the west as well as from adjacent low-density residential neighbourhoods along Shangan Road to the east.

The subject site is well located and wholly suitable for the development of the proposed NeuroCare and Rehabilitation Centre. As a proposed national centre of excellence, it will not only serve the local community but the wider population of Ireland. Ballymun is easily accessible for the wider country as it is situated in close proximity to junction 4 of the M50 and the M1 motorway.

As already established the user profile of the typical client has additional mobility needs and will likely be driven to the centre. Therefore, enhanced numbers of universal accessible parking spaces have been provided. Standard car parking spaces, bicycle parking and motorcycle parking spaces have been provided primarily for staff members and visitors as summarised below:

**Total carparking spaces: 34**

- **Standard spaces: 6**
- **EV spaces: 12**
- **Universal accessible spaces: 16**

**Motorcycle parking: 2**

**Total bicycle parking: 32**

- **Covered staff & visiting researcher spaces: 24**
- **Visitor spaces: 8**



Fig: 47. 3D View highlighting location of Carparking and Covered Bicycle Parking

## 4.6 Safe and Secure Design

### COMMUNITY SAFETY STRATEGY STATEMENT

The Development Plan recommends new developments should be designed to promote safety and security and avoid anti-social behaviour. This can be achieved by passive surveillance of open spaces, minimising households sharing a common entrance and effectively managing space using appropriate boundary treatments and lighting.

The proposed development will be a positive addition to the existing community, revitalising the existing undeveloped greenfield site and providing for a new urban design quality to the area. The quality of the design aims to create a sense of pride and engage local communities to encourage a sense of ownership. The key design elements which promote safe and secure design incorporated into the proposal are detailed below:

#### Passive Surveillance & Active Frontage:

The Development Plan states, "The relationship between buildings and their adjoining spaces strongly influences the sense of personal safety and design plays a key role in ensuring that spaces are well designed and have appropriate passive surveillance." The proposed layout has been developed to avoid blank facades and ensure public and communal external spaces are overlooked by residential or amenity windows to maximise passive surveillance of those spaces. The public community cafe is strategically located at the main entrance at ground level for added active frontage and surveillance.

#### Landscape Boundary Treatments & Materiality:

The landscaping has been designed with safety and security in mind. The interface between the proposed development and the existing surrounding developments and dwellings is a key consideration. Considered landscaping will eliminate places or areas which could facilitate concealment or anti-social behaviour. Robust

public space materials have been used to discourage vandalism. An appropriate planting strategy will avoid fast growing plants which may obscure views and wayfinding signage.

#### Vehicular Traffic:

Vehicular, pedestrian and bicycle traffic have clearly defined and segregated routes restricted by the site layout and landscape design ensuring safe connectivity and permeability of the site. The circular navigational route around the proposed building will be shared surface pedestrian priority route allowing for occasional access for delivery and maintenance vehicles as well as fire tender access. All routes and open spaces are overlooked by the building to ensure passive surveillance.

Egress and access to the proposed carpark has been positioned towards the inner portion of the site, adjacent to the HSE surface level carpark. This placement only allows for separation distance but also integrates a pedestrian and cycle link between the HSE building and the proposed scheme, promoting easy and safe movement throughout the site. This approach was endorsed by the Council during discussions with the Design Team.

#### Lighting:

A robust site-wide lighting strategy will be incorporated into the landscaping proposals to provide additional security. Please refer to Site lighting layout drawing prepared by Moloney Fox Consulting Engineers. The lighting design has been developed to provide appropriate levels across the proposed site.

Moreover, the development will be actively managed by An Saol - Please refer to the operational management statement prepared by An Saol for greater detail.


# 05

## Appendices

Appendix A: Schedule of Accommodation

Appendix B: Topographical Survey

# Appendix A: Schedule of Accommodation

| Teach an Saol       |                                     |  |               |
|---------------------|-------------------------------------|---|---------------|
| Date: 20/12/2024    |                                     |   |               |
| Item                | Type of Space                       | Level   | NIA (sqm)     |
| <b>Ground Floor</b> |                                     |   |               |
|                     | LOBBY                               | 0   | 59.9          |
|                     | WAITING AREA                        | 0   | 61.7          |
|                     | RELAXATION/ SENSORY ROOM 1          | 0   | 50            |
|                     | RELAXATION/ SENSORY ROOM 2          | 0   | 22.8          |
|                     | ACTIVITY ROOM 1                     | 0   | 60.3          |
|                     | ACTIVITY ROOM 2                     | 0   | 41.3          |
|                     | THERAPY CHANGING                    | 0   | 46.1          |
|                     | CAFÉ/ MULTI-PURPOSE ACTIVITY        | 0   | 155.9         |
|                     | HYDROTHERPY ENABLED THERAPY ROOM    | 0   | 99.7          |
|                     | CONSULTANT ROOM                     | 0   | 47.9          |
|                     | MANAGER OFFICE                      | 0   | 14.7          |
|                     | KITCHEN                             | 0   | 41.4          |
|                     | RECEPTION OFFICE                    | 0   | 26            |
|                     | CHANGING PLACES                     | 0   | 13.2          |
|                     | SMALL THERAPY                       | 0   | 54.3          |
|                     | THERAPY ROOM                        | 0   | 50.7          |
|                     | ROBOTIC THERAPY/ PHYSIOTHERAPY ROOM | 0   | 102.8         |
|                     | MULTI-PURPOSE GROUP ROOM            | 0   | 50.7          |
|                     | WASTE                               | 0   | 12.1          |
|                     | BREAK TANK                          | 0   | 12.1          |
|                     | LPHW/ DHM                           | 0   | 18.9          |
|                     | HEAT PUMPS/ CONDENSER               | 0   | 38.8          |
|                     | WATER STORAGE                       | 0   | 16.5          |
|                     | LV                                  | 0   | 11.7          |
|                     | COMMS                               | 0   | 12.3          |
|                     | ICT                                 | 0   | 12            |
|                     | ESB                                 | 0   | 14.2          |
|                     | CLEANERS STORE                      | 0   | 18            |
|                     | EQUIPMENT STORE                     | 0   | 30.8          |
|                     | SUPPLY STORE                        | 0   | 15.6          |
|                     | UA WC                               | 0   | 18            |
|                     | DIRTY UTILITY                       | 0   | 8.9           |
|                     | CLEAN UTILITY                       | 0   | 14.6          |
|                     | RISER                               | 0   | 7.3           |
|                     | HSE OFFICE                          | 0   | 14.7          |
|                     | HSE THERAPY ROOM                    | 0   | 21            |
|                     | <b>GROUND FLOOR TOTAL</b>           |   | <b>1296.9</b> |

| <b>FIRST FLOOR</b> |                               |               |
|--------------------|-------------------------------|---------------|
|                    | HSE THERAPY ROOM              | 1 81.9        |
|                    | HSE CONSULTANT ROOM           | 1 45.6        |
|                    | HSE SENSORY ROOM              | 1 18.2        |
|                    | HSE ACTIVITY ROOM             | 1 34.2        |
|                    | HSE STAFF ROOM                | 1 24.1        |
|                    | HSE ACTIVITY/ DINING/ KITCHEN | 1 75.8        |
|                    | HSE STORE                     | 1 19.2        |
|                    | WC                            | 1 11.6        |
|                    | UA WC                         | 1 9           |
|                    | RISER                         | 1 7.3         |
|                    | CLEANER STORE                 | 1 3.4         |
|                    | STAFF BREAKOUT                | 1 43.9        |
|                    | STAFF KITCHENETTE             | 1 18.9        |
|                    | MEETING/ CONFERENCE ROOM      | 1 45.5        |
|                    | SINGLE OFFICE                 | 1 42.1        |
|                    | DOUBLE OFFICE                 | 1 22.6        |
|                    | TREBLE OFFICE                 | 1 21          |
|                    | OPEN-PLAN THERAPISTS OFFICE   | 1 41.5        |
|                    | RESEARCH SPACE                | 1 32.4        |
|                    | PRINT ROOM                    | 1 12.5        |
|                    | STORE/ ARCHIVE                | 1 15          |
|                    | VISITOR ACCOMMODATION 01      | 1 43.2        |
|                    | VISITOR ACCOMMODATION 02      | 1 43.2        |
|                    | VISITOR ACCOMMODATION 03      | 1 43.2        |
|                    | VISITOR ACCOMMODATION 04      | 1 43.2        |
|                    | STAFF CHANGING ROOM           | 1 19.7        |
|                    | <b>FIRST FLOOR TOTAL</b>      | <b>818.2</b>  |
|                    | <b>GRAND TOTAL</b>            | <b>2115.1</b> |

| <b>GROSS INTERNAL AREA (GIA)</b> |                   |
|----------------------------------|-------------------|
| LEVEL                            | GIA               |
| L00 - Ground Floor               | 1705.8 sqm        |
| L01 - First Floor                | 1240.4 sqm        |
| <b>GIA</b>                       | <b>3045.8 sqm</b> |





REDDY ARCHITECTURE + URBANISM

Dartry Mills, Dartry Road  
Dublin 6, D06 Y0E3, Ireland

T: +353 1 498 7000

[dublin@reddyarchitecture.com](mailto:dublin@reddyarchitecture.com)