

TIPPERARY YOUTH & FURTHER EDUCATION TRAINING CENTRE  
TIPPERARY | COUNTY TIPPERARY



**Comhairle Contae Thiobraid Árann**  
Tipperary County Council

**ARCHITECT'S DESIGN REPORT**

ROBIN LEE ARCHITECTURE  
DECEMBER 2022



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1.0 INTRODUCTION

1.1 SUMMARY

The preliminary brief by Tipperary County Council set out the project objectives as follows:

Introduction

Dan Breen House, Tipperary Town is a two-storey detached building with a basement and two mezzanine levels in the North-West corner. The basement exits to a lowered courtyard. The main building is believed to have been constructed circa 1900 and is listed as a Protected Structure.

A single storey brick building (former library) adjoins the main building to its North. This building is believed to have been constructed in the 1980's. The building served as civic offices but has been vacant for a period of approximately ten years and is in need of substantial refurbishment and modernisation.

The building is to be repurposed as a modern Youth, Education & Training Centre. Youth Work Ireland Tipperary and Tipperary Education and Training Board will be the main tenants and users of the building.

The project is seen as a flagship development as part of a wider effort to revitalise Tipperary Town and its hinterland which has been suffering decline for some time with high building vacancy, high unemployment and welfare dependency, low educational attainment, and other socioeconomic issues. The project will provide training and personal development opportunities for young people and those removed from the labour market.

Project Objective

Under this proposal, Youth Work Ireland Tipperary (YWIT) working with Tipperary Education and Training Board (ETB), Tipperary County Council and Tipperary Town Revitalisation Task Force (TTRTF), seeks to facilitate the repurposing and transformation of Dan Breen House into a youth services, education and training hub providing high quality, fit-for-purpose multi-functional space.

The development proposed will:

- provide a fit-for-purpose youth space and education and training facilities with appropriate access for members of the public and staff
- provide a quality location for provision of Youth Services in the town
- deliver an essential, high-quality teaching and learning space for Further Education and Training provision in Tipperary.
- provide study and collaboration space for learners and youth providing access to key supports and learning resources, support staff and dedicated digital supports including an onsite digital hub for remote or self-directed learning
- offer a safe and secure environment that acts as a base for collaboration, innovation and best practice across services within the town
- provide for greater visibility of services in Tipperary Town offering a recognised, central location
- provide access to a specialised training space to the rear that can be used to develop pre-apprenticeship or specific skills training in areas such as horticulture, animal care, woodcraft, engineering etc.
- create a social enterprise – to support young people unemployed in Tipperary Town to gain training and experience through being employed at a locally based youth café / coffee shop

1.2 PART 8 APPLICATION

Pursuant to the requirements of Part 8 of the Planning and Development Regulations 2001, as amended, Tipperary County Council hereby gives notice that it proposes to carry out the following development:

Description: Dan Breen House is a Protected Structure constructed circa 1841 which along with associated existing structures and attendant lands is proposed to be repurposed as a youth and further education training centre. Existing buildings along with a proposed new extension, courtyard and landscape improvements will combine to create a range of spaces in support of the new facility.

Location: The proposed development will be carried out at Dan Breen House, 74 Davis Street, Tipperary town, Co Tipperary, E34 YN72 in the townland of Murgasty, Tipperary, Co. Tipperary.

Nature and Extent of Proposed Development

Refurbishment and repurposing for training, educational and office use of the three storey Dan Breen House which sits centrally within the application site currently with an adjoining brick-built side extension. Works involve

- I. Refurbishment and minor alterations to the Protected Structure, Dan Breen House including installation of new windows and doors, building fabric upgrades for energy efficiency, building services installations, installation of a new lift which will access all floors, alteration of the current toilet layout and installation of new fully accessible toilets on the ground floor and first floor. The building has a gross internal area of 58m2 on the lower ground floor, 189m2 on the ground floor and 184m2 on the upper floor giving a gross internal area of 431m2.
- II. Refurbishment and repurposing for training and educational use of a single storey outbuilding of stone construction situated within a lower terrace area towards the south western boundary. Works involve installing roof structure and roof coverings, installing new windows and doors, building services installations and building fabric upgrades. The building has an internal area of 41m2.
- III. Refurbishment and repurposing for training and educational use of a two storey outbuilding situated along the western boundary. Works involve replacement roof structure and roof coverings, installing new windows and doors, building services installations and building fabric upgrades. The building has an internal area of 65m2 on the ground floor and 67m2 on the upper floor giving a gross internal area of 132m2.
- IV. Demolition of the single storey former Tipperary Town Library, single storey store/canteen building to the north of the library and replacement with a new single storey extension for flexible use with an internal area of 245m2.
- V. Demolition of the single storey red brick toilet block extension to the North of the two story outbuilding at the rear of Dan Breen House and formation of a building services plant building situated along the north western boundary with a covered 'loggia' structure for outdoor activities, storage and cycle parking.
- VI. Development of a rear court yard surrounded by the new extension to the East, the new 'loggia' structure to the North, the existing two storey out building to the West and Dan Breen House to the South.
- VII. Construction of a new entrance hall that will link the existing Dan Breen House to the new extension and allow access to the rear courtyard including construction of a new stepped arrangement for access to the lower level of Dan Breen House and the lower level single storey outbuilding.
- VIII. Installation of photovoltaic solar panels to the flat roof of the new single storey plant building and 'loggia' structure to the North of Dan Breen House.
- IX. Landscaping enhancements throughout the site including installation of new edgings at junctions between hard and soft landscaping, new surfacing to car park and access road, natural stone paving to the front of Dan Breen House, the new extension and the court yard along with installation of Nature Based Sustainable Urban Drainage Management systems to protect and enhance the existing mature trees and plants on site.
- X. Installation of low-level lighting to carpark, courtyard and walkways, up lighting to the mature trees, Dan Breen House and the buildings to the rear along with lighting within the columned frontages of the new extension and northern 'loggia' structure.
- XI. Provision of 10no. car parking spaces including 2no. accessible parking spaces in close proximity to the main building entrance, provision of EV charging points and short stay secure bicycle parking.
- XII. Development of a vehicle access security system at the vehicle entrance to the site.

**1.3 APPLICATION DOCUMENTS**

The Architect’s Design Statement details the site, design brief and the other design considerations in the development of the proposal, and should be read in conjunction with the documents and drawings that accompany the Part 8 application.

It should be read in conjunction with the following, as submitted with the application:

- Architectural Heritage Impact Assessment
- Appropriate Assessment Screening Report

2.0 SITE

2.1 LOCATION - HISTORIC CONTEXT

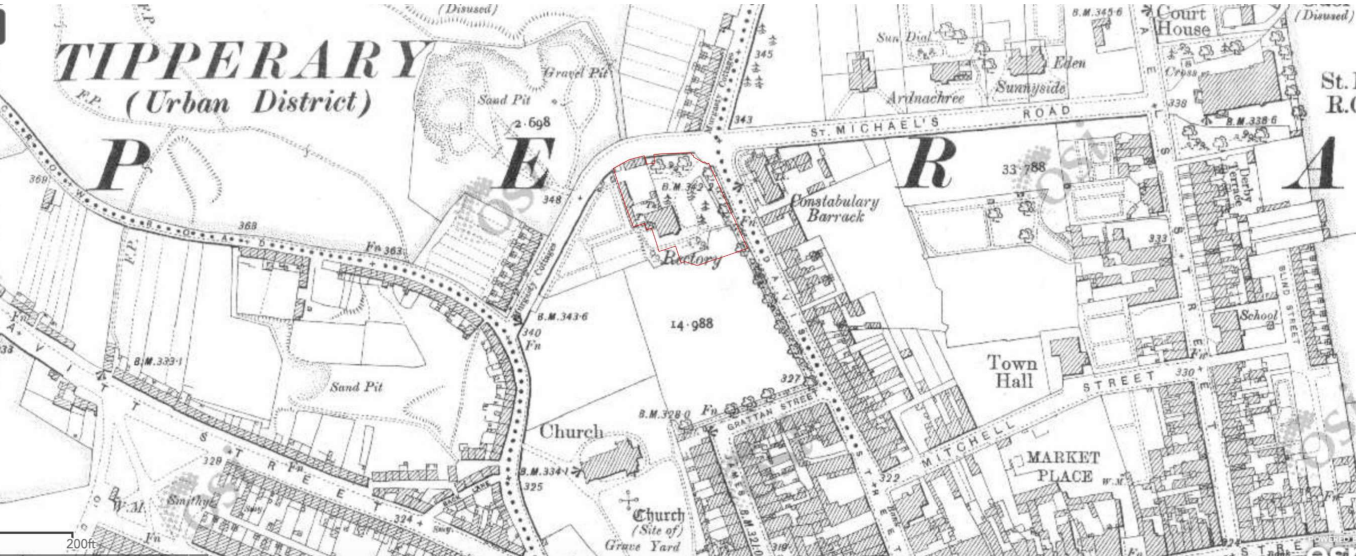
The application site is situated on Davis Street in the Murgasty area of Tipperary Town. Historic mapping shows the development of the area as illustrated below:



Excerpt from the 1st Edition 6 inch Ordnance Survey map.  
Surveyed 1839.  
St Mary's Church of Ireland is showed as constructed however the Rectory had not yet been constructed and the land to the north of the church is shown as vacant.



Excerpt from the last Edition 6 inch Ordnance Survey map.  
Surveyed 1841.  
Significant development is seen to have taken place between the survey of 1839 and that of 1841 with the Rectory and outbuildings shown as being constructed. This allows the date of construction of the Rectory to be determined with accuracy.



Excerpt from the 25 inch Ordnance Survey map.  
Surveyed 1901.  
Further detail of the landscaped garden and driveway to the west of the Rectory can be seen along with the tree-lined western edge of Davis Street.



2.2 SITE & CONTEXT

The site is 3,636m<sup>2</sup> (0.3636 Ha) in area and is presently occupied principally by a two-storey, slate roofed former rectory building constructed in circa 1841 and two outbuildings from the same period. Dan Breen House is recorded as RPS Ref 118 on the record of protected structures in both the Tipperary Town & Environs Development Plan 2013-2019 and the Tipperary County Council Development Plan 2022-2028. Additionally a series of structures of late-20th century construction are situated on the site, namely the single storey former Tipperary Town Library and single story store/canteen building to the north of the library and a single storey red brick toilet block extension to the north of the two storey outbuilding at the rear of Dan Breen House.

The site fronts Davis Street to the east with a vehicular carriageway tapering in width from 8.1m to 7.2m, with a pedestrian footway of approximately 1.9m width along its western edge. The level of the footway at the northern end is circa 102.34m OD and this grades down to 99.66m OD at the southern end giving a level change of 2.68m in height. A coursed stone wall extends along the boundary line for the full length of the frontage.

The site frontage onto Davis Street in the east is approximately 67m width in total with the frontage of Dan Breen House occupying 16m width and the former Tipperary Town Library also occupying 16m width of that frontage.

The site frontage onto Tipperary Road in the north is approximately 56m width in total with the frontage of Dan Breen House occupying 18m width and the rear outbuildings occupying 6m width of that frontage. This site boundary edge is defined by a high stone wall ranging in height from 2m to 3.2m from public footway level.

The site frontage onto James Street in the south is approximately 41m width in total with the frontage of Dan Breen House occupying 13m width. The frontage of Dan Breen House along the southern frontage is partially obscured by a single storey building fronting James Street with the outbuildings fully obscured. This site boundary edge is defined by a line of mature deciduous trees and a low copper beech hedge. No public footways exists along this edge rather the site edge s bounded by the kerb line of the vehicular carriageway.

To the west the rear wall of the rear outbuildings defines the site boundary for the majority of its length with a high wall forming the western boundary for a length of circa 8m at its northern end. A private residential property is located beyond the boundary to the west.

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

The site is sloped in two directions, falling from north to south and from west to east. The high point to the north is 103.82m OD with a low point to the south of 99.45m OD giving a level change of 4.47m. The high point to the west is 103.80m OD with a low point at the eastern pedestrian entrance of 102.34m OD giving a level change of 1.46m and a low point at the southern vehicular entrance of 99.66m OD giving a level change of 4.14m.



Site Plan As Existing



2.3.1 SITE & CONTEXT \_ PHOTOGRAPHIC RECORD



**Western Boundary and Pedestrian Entrance to Site**

The site frontage to Davis Street is defined by a coursed stone wall ranging in height from circa 1m to circa 2m from footway level. As the road turns westwards into Tipperary Road a break in the wall gives pedestrian-only access into the site. A widened footway at this location creates a welcoming entrance point. While mature trees line the boundary wall, giving enclosure and privacy to the site, a gap in the tree line at this location enhances the visibility of Dan Breen House.



2.3.2 SITE & CONTEXT \_ PHOTOGRAPHIC RECORD



**Southern Boundary and Vehicular Entrance to Site**

The southern site entrance is characterised by a wide tarmac driveway bounded by a low hedge and stone wall to the west and east respectively. Mature trees line the eastern boundary while a grassed slope rises towards Dan Breen House along the western side of the approach. Vehicle parking extends along the entire eastern edge.



2.3.3 SITE & CONTEXT \_ PHOTOGRAPHIC RECORD



**Western Frontage**

Dan Breen House faces an open space to the east occupied by series parking bays, an island of grass and three mature pine trees with height and stature. Mature trees to the south and north and a backdrop of trees to the west serve to frame the house and gives a sense of detachment from the surrounding roads and houses. The former library and utility buildings of brick construction are situated to the north with an ESB substation compound located at the northern edge



2.3.4 SITE & CONTEXT \_ PHOTOGRAPHIC RECORD



Forecourt and Entrance Approach

Dan Breen House is approached obliquely from the north and south allowing the three-dimensional form of the Protected Structure to be understood.

Historic outbuildings to the west are largely obscured from view by the former library and utility buildings in the foreground.

Uncontrolled parking adjacent throughout the forecourt obscure views to the historic building, detract from the wayfinding and impede access to the entrance.



2.3.5 SITE & CONTEXT \_ PHOTOGRAPHIC RECORD



Driveway Approach



2.3.6 SITE & CONTEXT \_ PHOTOGRAPHIC RECORD



Southern Landscape



2.3.7 SITE & CONTEXT \_ PHOTOGRAPHIC RECORD



Service Courtyard



2.3.8 SITE & CONTEXT \_ PHOTOGRAPHIC RECORD



Room G.01

2.3.9 SITE & CONTEXT \_ PHOTOGRAPHIC RECORD



Room G.02



2.3.10 SITE & CONTEXT \_ PHOTOGRAPHIC RECORD



Room G.03



2.3.11 SITE & CONTEXT \_ PHOTOGRAPHIC RECORD



Room G.04



2.3.12 SITE & CONTEXT \_ PHOTOGRAPHIC RECORD



Room G.05a



2.3.13 SITE & CONTEXT \_ PHOTOGRAPHIC RECORD



Room G.05a



2.3.14 SITE & CONTEXT \_ PHOTOGRAPHIC RECORD



Room G.06



2.3.15 SITE & CONTEXT \_ PHOTOGRAPHIC RECORD



Stair \_ Lower



2.3.16 SITE & CONTEXT \_ PHOTOGRAPHIC RECORD



Room B.01



2.3.17 SITE & CONTEXT \_ PHOTOGRAPHIC RECORD



Room F.01



2.3.18 SITE & CONTEXT \_ PHOTOGRAPHIC RECORD



Room F.02



2.3.19 SITE & CONTEXT \_ PHOTOGRAPHIC RECORD



Room F.03



2.3.20 SITE & CONTEXT \_ PHOTOGRAPHIC RECORD



Room F.04



2.3.21 SITE & CONTEXT \_ PHOTOGRAPHIC RECORD



Room F.05



2.3.22 SITE & CONTEXT \_ PHOTOGRAPHIC RECORD



Room F.06



2.3.23 SITE & CONTEXT \_ PHOTOGRAPHIC RECORD



Room F.07



2.3.24 SITE & CONTEXT \_ PHOTOGRAPHIC RECORD



Room F.08



2.3.25 SITE & CONTEXT \_ PHOTOGRAPHIC RECORD



Stair\_Upper



**3.0      BRIEF**

**3.1      BACKGROUND TO THE PROJECT**

Tipperary County Council, initiated an Open Procedure which sought an Architect-Led Multi-Disciplinary Consultancy Service with the necessary design expertise and experience to provide design services for Tipperary Youth & Further Education Training Centre at Dan Breen House.

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



3.2 PRELIMINARY PROJECT BRIEF

A Preliminary Project Brief was prepared by the Project Team Partners, comprised of the following:

<u>No.:</u>	<u>Title:</u>	<u>Description:</u>
1	Kitchen area	Common area for YSI and TEBTB staff/Learners/Teaching and Learning
1	IT Room	20 ICT work stations ; Overhead Projector; Tutor work station
4	Classrooms	General multi-functional classrooms to accommodate up to 14-18 learners
1	Art Workshop / Studio	Art/Craft Room to accommodate between 14-20 learners
1	Canteen facilities	Tables/Chair/Berko Boiler/Food preparation area/Sink/Hot ring/Dishwasher/Washing Machine/Food storage cupboards/Microwave. To host a throughput of up to 60 people on a given day. Note: space could be provided as a space combining the need for a separate kitchen
1	Toilet facilities	Male/Female Toilets Accessible toilets
3	Office space	Centre Managers Office Open plan office for 4-6 staff Open plan Hot Desk Office for staff
3	Secure Storage	Secure storage room for assessment storage Storage room for office/stationary and other supplies Storage room/arrangements for cleaning products and hygiene materials for centre
1	Library/Learner Support Area	Reading area/ self-study area for students. Potential location for learner support work. Will have access to computers and other learning resources. Should have area for small group collaboration and for tutoring work
1	Reception area	Waiting area for members of the public/ICT Access for staff member/Central printer/Comms area Control access at door
3	Small Meeting Rooms	Meeting rooms for one-to-one or small group meetings with learners or visitors
	Large Meeting room	Accommodate staff meetings and other larger group meetings
	Car and Bicycle Parking	Car parking for up to 10 cars plus accommodation for motor bike/bike parking Accessible parking spaces included
1	Youth Café	It is envisaged that the existing old Library building would be demolished and a new annex or extension to the main building to accommodate the Youth Café and Digital Hub/Study Area.
3	Workshops	Small multipurpose workshop areas to accommodate activities such as introductory or sampling courses in woodwork, engineering, DIY, Dry Lining, etc. These workshops would be developed in the backyard area in the existing stone outbuilding and to the rear of the existing library building.
1	Music Hub	Music Hub to include a practice space, instrument store, recording space
1	Garden	Dan Breen House has significant grounds to the front of the building. It is proposed that substantial gardens be redeveloped/reinstated to not only improve the aesthetic of the building but to provide a space for training in horticulture and landscaping/gardening.
1	Polytunnel	As part of the above development of a Garden, provision will be made for a poly tunnel.
1	Seating area	Outdoor seating to ensure the location is seen a civic amenity and public realm accessible to the wider community.

3.3 CONSULTATION RECORD

Consultation was conducted throughout the design development of the project in conjunction with the Project Team Partners:

Youth Work Ireland Tipperary (YWIT)  
Tipperary Education and Training Board (ETB)  
Tipperary Town Revitalisation Task Force (TTRTF)  
Tipperary County Council

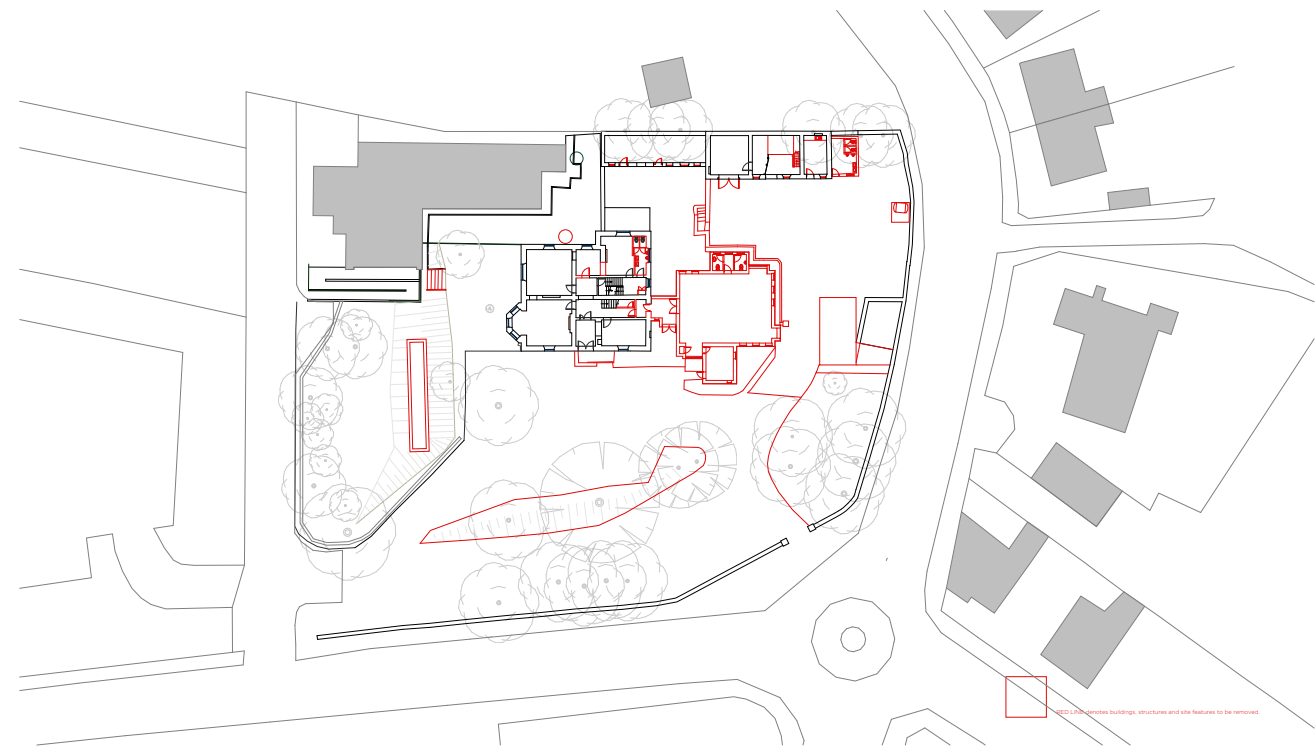
A summary of consultations is provided below:.

Stage	Subject	Consultee	Date
1.	Preliminary Design	Tipperary County Council	9th September 2022
2.	Preliminary Design	Tipperary County Council	27th September 2022
3.	Project Review	Tipperary-Cahir-Cashel Municipal District Workshop	6th October 2022
4.	Preliminary Design	Pre-Planning Public Consultation	18th October 2022
5.	Post Consultation Review	Tipperary County Council	10th November 2022
6.	Project Review	Tipperary-Cahir-Cashel Municipal District Workshop	18th November2022



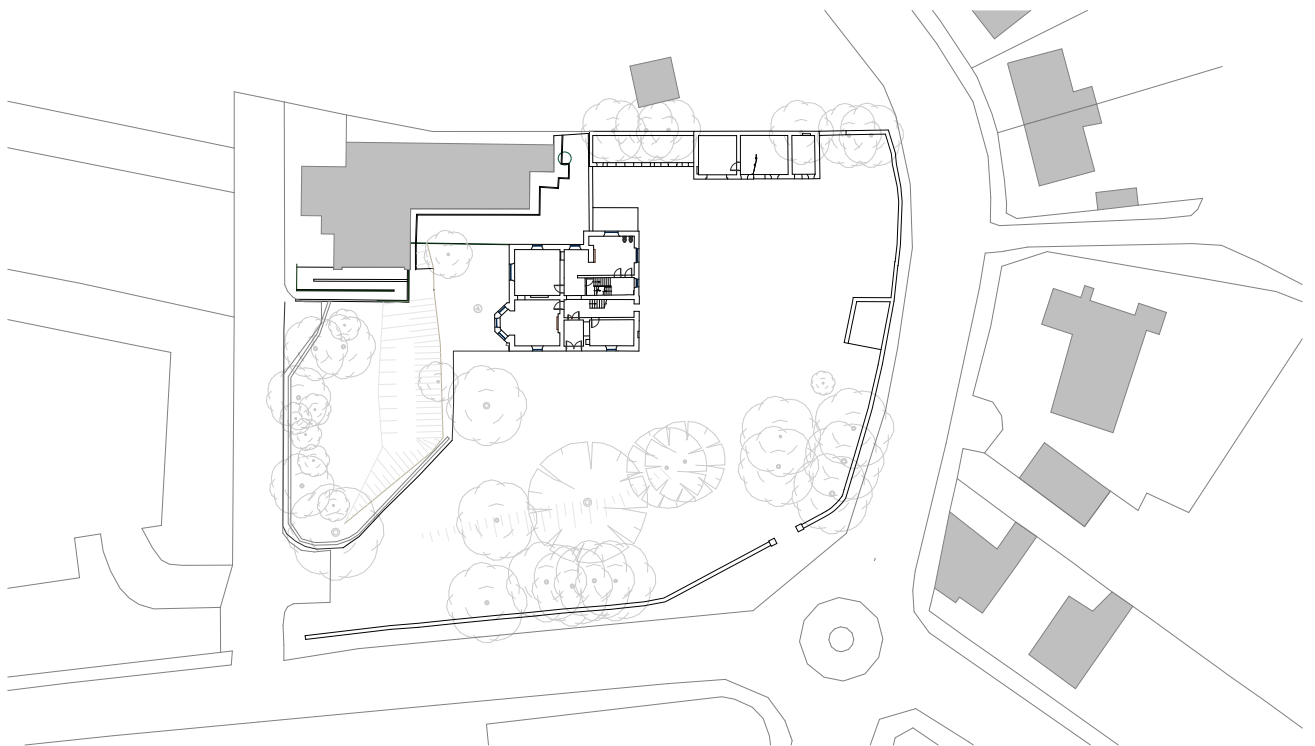
3.4 DEVELOPABLE SITE

The site area is 3,636m<sup>2</sup> (0.3636 Ha) is currently occupied by Dan Breen House, two historic outbuildings, the former Tipperary Town Library, a single story store/canteen building along with other ancillary structures. Selective removal of the existing buildings and structures is proposed to create a clear site for development. Site levels will be adjusted locally to create a single accessible datum level for a new entrance forecourt and central courtyard, along with a new extension to Dan Breen House. The northern boundary edge is also seen as an opportunity for rationalisation and use with evidence of the occupation of this edge apparent in historic mapping analysis undertaken in preparation for the design proposals.



Downtakings Plan

This plan illustrates the buildings, structures and site features to be removed. These are non-original elements that have been added, predominantly in the late 20th century, and which are no longer functional and / or do not contribute positively to the setting of the historic buildings.

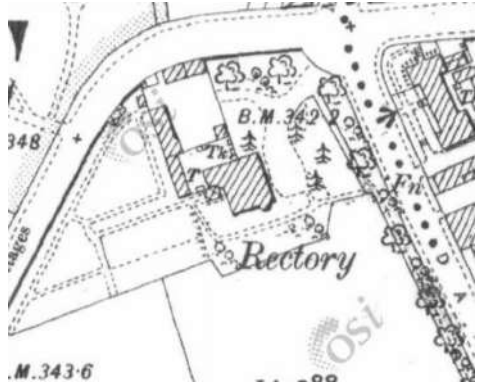


Site Cleared Plan

This plan illustrates the site cleared on non-essential components and highlights the developable site. This plan can be compared to the historic maps of the rectory from 1841 and 1901, below. Note the built structures along the northern boundary forming what appears to be an open courtyard.



1841



1901

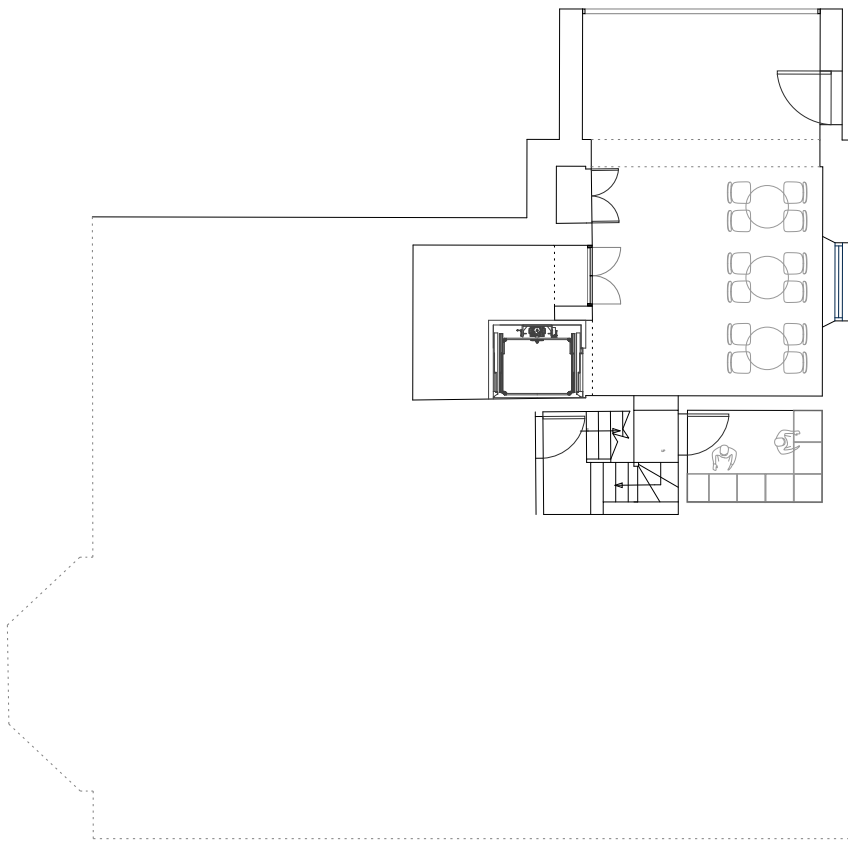
3.5 DEFINITIVE PROJECT BRIEF

Based on the Preliminary Project Brief, the Design Team engaged in consultations with the Project Team Partners, comprised of the following:

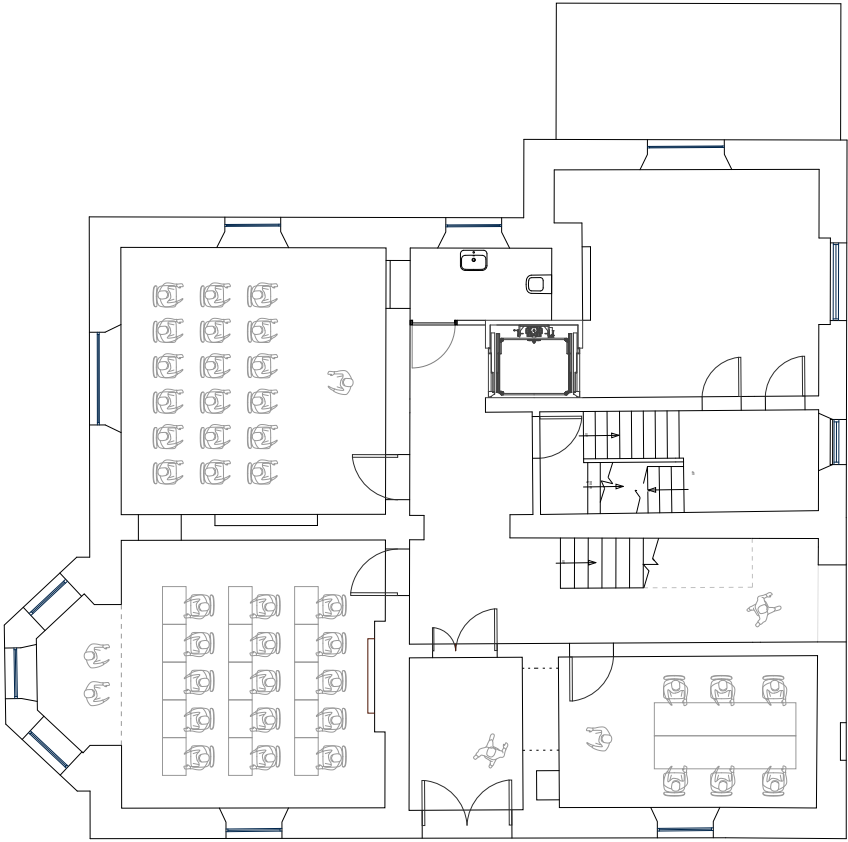
- Youth Work Ireland Tipperary (YWIT)
- Tipperary Education and Training Board (ETB)
- Tipperary Town Revitalisation Task Force (TTRTF)
- Tipperary County Council

The Initial Project Brief was expanded and developed during the design process in consultation with the Project Team Partners and the Definitive Project Brief evolved that was tested and verified against the potential to repurpose the existing buildings and the potential of the site to accommodate new structures.

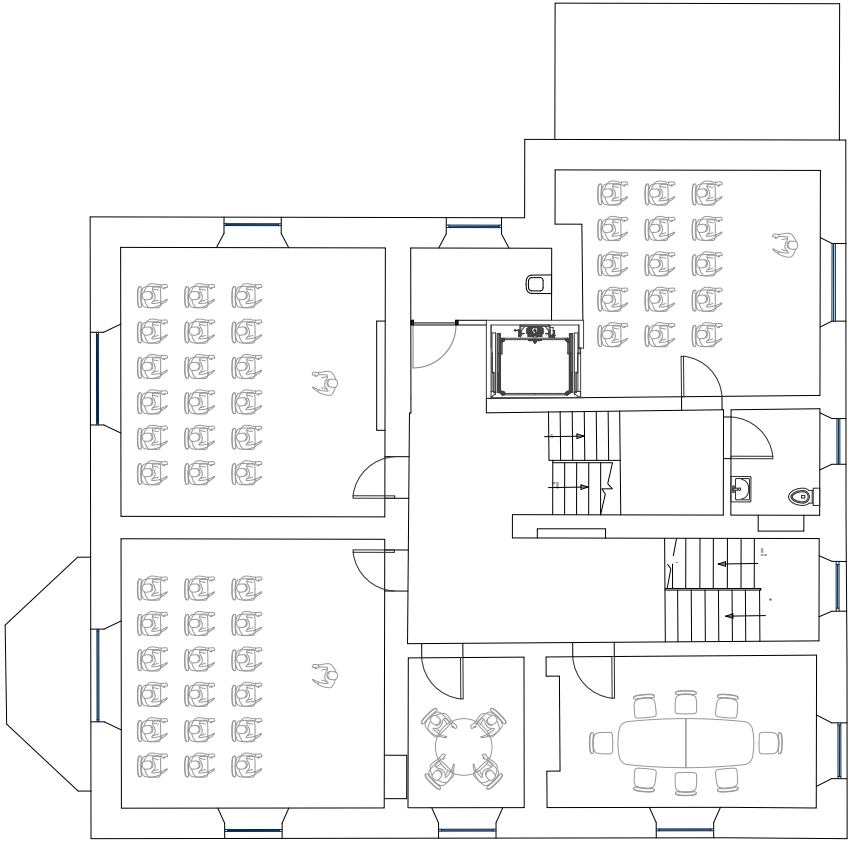
Test-fit layouts for the rooms within Dan Breen House were prepared to evaluate the viability of the Preliminary Project Brief, This resulted in the conclusion that the key requirements of the Brief could be accommodated with minimal restructuring of the existing building allowing the design proposals to proceed.



Lower Ground Floor



Ground Floor



First Floor



3.6 OUTLINE PROPOSALS

Outline proposals were prepared for the purposes of consultation with the Project Team Partners and for the Pre-Planning Public Consultation stage.



**3.7 PRE-PLANNING PUBLIC CONSULTATION**

Public consultation was held to explore and define aspirations and requirements.  
The format for the consultation was intended to reach as many people in the local area as possible and was therefore carried out online via a dedicated portal by Tipperary County Council:

<https://consultations.tipperarycoco.ie/consultations/pre-planning-public-consultation-for-tipperary-youth-and-further-education-training-centre-at-dan-breen-house>

The consultation opened on 18.10.2022 and closed on 02.11.2022.

The following questions were raised in order that feedback could be gathered to inform the final design solutions. Note below give an overview of comments received.

*1. Currently vacant the intention is to refurbish and repurpose Dan Breen House for use as a youth services, education and training hub. Do you support the transformation of this historic building for this use and do you have any thoughts on the benefits to Tipperary town of creating this facility?*

Feedback was universally positive for the initiative to support and benefit young people in the town by providing an educational and training resource within the town.  
Feedback also focussed on the wider benefits of the facility to young people in terms of developing social skills, confidence building and the opportunity to discover learning paths not currently available.  
Repurposing of a vacant historic building was commented on as being a positive development.

*2. Dan Breen House is a Protected Structure. Do you have any memories or experiences of Dan Breen House that you would like to recount and which might assist in our understanding of the significance of the building to the people of Tipperary?*

Most consultees remembered Dan Breen House as council offices and many were aware of the history of the building as a Rectory, indicating good awareness of the buildings over time and their importance to the local area.

*3. We intend to replace the existing the side extension to Dan Breen House (that formerly was used as the public library) with a new building. Did you visit or use the former public library and was there anything about your experience of it that we could consider in our design?*

Feedback focussed on the poor visual appearance of the former library and and incompatibility with the historic Dan Breen House and other buildings in the local area.

*4. The improvement of the front landscape is an important part of the project. Do you have any thoughts on the use of this area? What features, such as trees and planting, should be retained in your opinion?*

The nature trees on site were subject of positive comments along with the desire to restore the garden setting to Dan Breen House.  
The gardens were noted as opportunity for educational purposes giving young people an appreciation of growing

*5. Former stables structures to the rear of Dan Breen House have fallen into a state of partial dereliction. Do you support the principle of restoring these buildings and bringing them back into active use?*

Feedback was universally positive for the repurposing of these buildings for workshops or studios..

*6. Do you have any thoughts or suggestions for the transformation of the buildings and the site as a whole?*

Comments were made that the sustainability should be considered in use of materials and methods and that Dan Breen House should be upgraded to achieve good energy rating to ensure it is sustainable to operate. Electrical Vehicle charging points were also suggested.  
Universal access was highlighted as an important objective.



4.0 PROPOSAL

4.1 OVERALL AIMS & OBJECTIVES

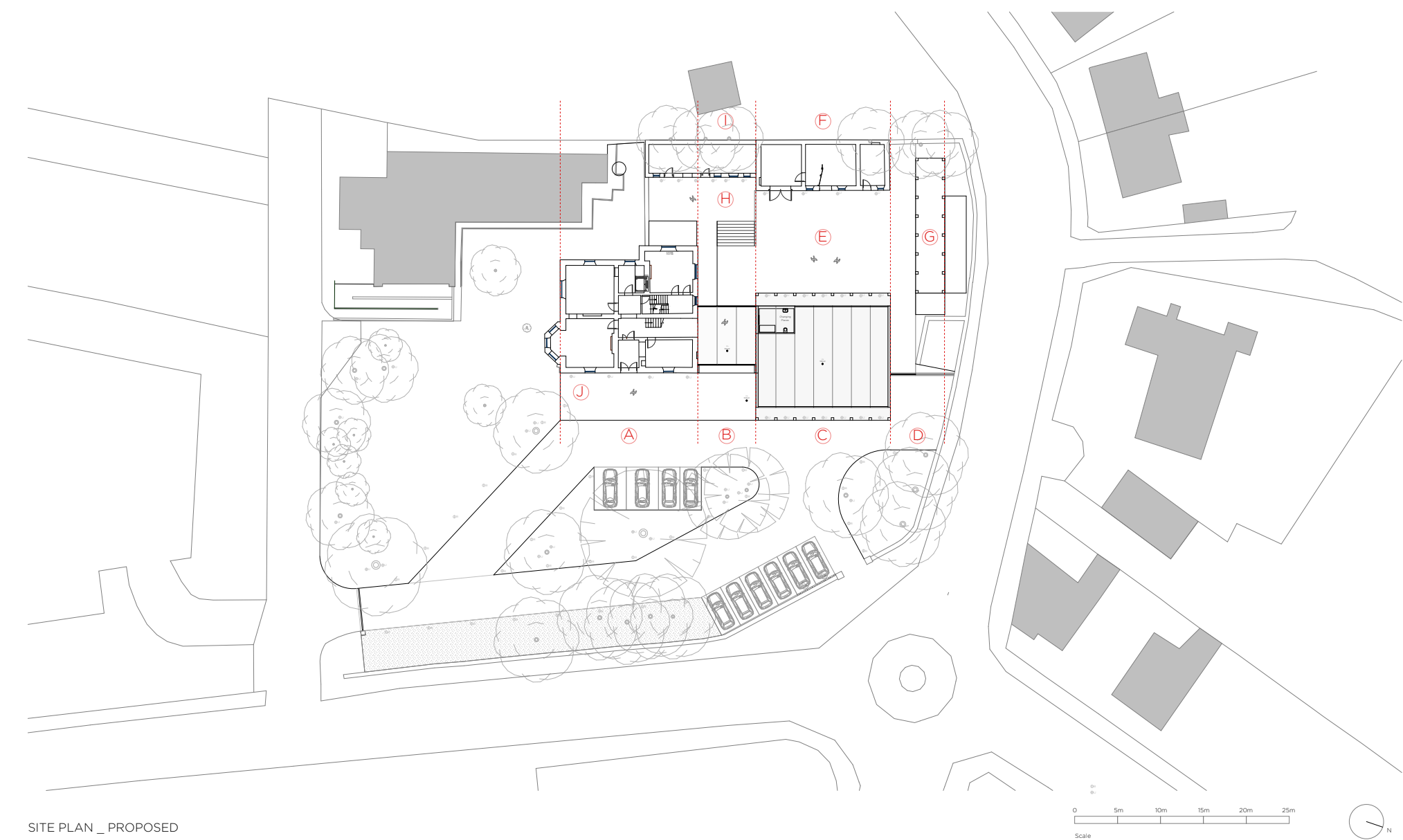
In addition to the project requirements set out in the Preliminary Project Brief the consultations carried out with the Project Team Partners led to the definition of overall aims and objectives for the development, which can be summarised as follows:

- To repurpose the existing historic buildings on site, namely Dan Breen House and the two outbuildings to the rear for use as a coherent collection of spaces in support of the youth and further education training activities.
- To deliver fit-for-purpose spaces to enable the proposed activities.
- To create a new public frontage that gives identity to the new facility as an active and welcoming community-focussed place.
- To enable clear wayfinding for users of the facility and visitors along with universal access to all spaces within the complex.
- To restore order and appropriate hierarchy to the historic setting so that the retained buildings can be appreciated for their quality and historic value.
- To apply conservation principles to the restoration and upgrades of the historic buildings.
- To de-clutter the site to improve legibility of the historic buildings and setting.
- To allow the rear outbuildings to contribute positively to the complex in recognition of their historic purpose as stables to the former rectory.
- To develop design strategies and solutions for an energy efficient building to an NZEB standard, using renewables and other low energy strategies.

4.2 SITE STRATEGY

As a prominent historic building Dan Breen House is the focal point of the proposed site strategy for the youth and further education training complex. The diagram below illustrates our analysis and design approach:

- A The frontage of Dan Breen House is circa 16m wide and establishes a benchmark for the composition of the proposed extension.
- B A single storey 'link' is proposed. Its width is determined by the junction between the two rear outbuildings, as they meet along the western boundary. This alignment coincides with the level change between the upper and lower terrace.
- C The main body of the proposed extension matches the width and alignment of the two storey rear outbuilding creating a strongly defined central courtyard between the new and historic facades.
- D A secure gate and screen wall matching the width of the single storey 'link' controls access to the courtyard and creates a new formal frontage to the ESB substation compound.
- E A central courtyard with a footprint equivalent to the flexible hall within the proposed extension is bounded on four sides with new and existing structures to allow training and educational activities to open up into this outdoor space.
- F The rear two-storey outbuilding will be repurposed to create workshop spaces which will face the flexible hall with various uses sharing the courtyard as a valuable activity space.
- G A covered shelter along the northern boundary will available for bicycle parking and covered outdoor activities connected to the workshop uses. Building services plant and refuse storage will be located adjacent to this structure.
- H A lower terrace is accessible via generous steps from the upper courtyard and this provides an outdoor amenity space adjacent between the lower ground floor level of Dan Breen House and the rear outbuilding.
- I A music hub will occupy the single storey outbuilding at this location with a comprehensive upgrade of the semi-derelict structure required to bring this building back into active use.
- J A paved forecourt in pale natural stone will conjoin Dan Breen House, the 'link' structure and the new extension creating a legible place at which to arrive before entering the new facilities.



Site Strategy Diagram



4.3 SCALE & MASSING

The scale of the proposed extension to Dan Breen House is intended to ensure the dominance of the the historic building within the overall hierarchy of buildings and structures on the site and so the height of the extension is set substantially below the existing eaves line. At the interface between the new extension and Dan Breen House a new entrance to the complex is proposed with the height of this set to match the upper floor level of the host building subtly revealing this datum. The relatively low level of this roofline minimises the impact of new against old while recessed doors at this entrance allow physical and visual depth at this important junction. The frontage to the main body of the new extension follows this datum level in the form of a columned 'loggia' which has the dual function of providing privacy to the activities within the flexible hall internally and providing solar shading to the full height glazing allowing generous daylighting while minimising overheating of the interior. The effect of the 'loggia' is to create a filigree layer with shadowing and depth to the facade that complements the mature trees in the foreground and background of the existing and new frontages. A taller volume in the centre of the extension is set back from the frontage to minimise the scale in relation to Dan Breen House while allowing for a generous ceiling height for the activities within the flexible hall.



4.4 MATERIALS & FINISHES

A refined yet robust palette of exterior and interior finishes is proposed for the new extension as illustrated below.

1.

Exterior Columns and Cladding

Natural reconstituted stone is proposed for the facades of the extension. Columns are proposed to create covered 'loggia' frontages to the east and west elevations and the slender profiles of these structural components can be achieved effectively using reinforced reconstituted stone which would be fabricated off-site to reduce construction time, minimise construction waste and ensure high levels of quality and accuracy due to the controlled conditions in which they are manufactured.  
The image below shows crushed aggregate composite using white Dolomite stone and a polished finish is proposed giving the columns and cladding a dense, non-porous which will rminimise maintenance requirements.
2.

Door and Window Framing

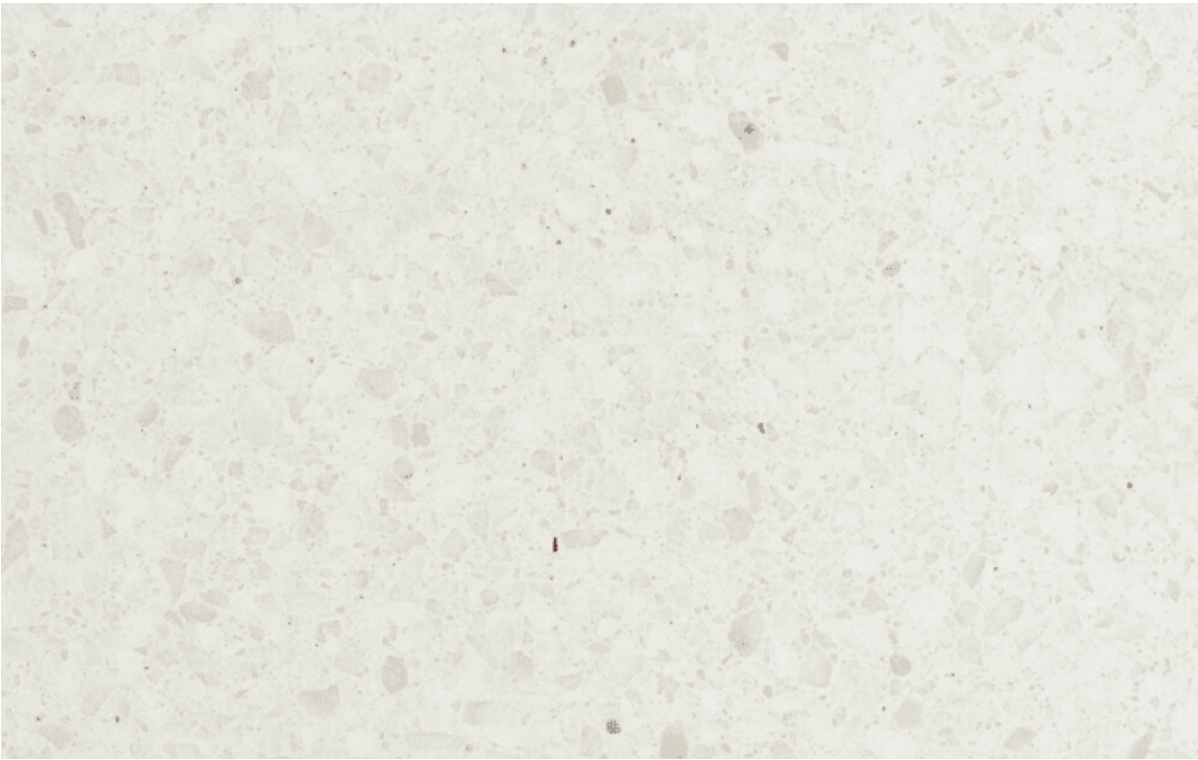
Anodised aluminium in a bronze finish is proposed for door and window assemblies giving a highly durable and high quality finish to these performance components.
3.

Internal Floors

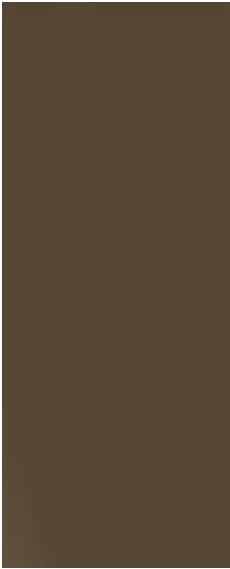
Polished terrazzo is proposed for internal floors with a suitable slip-rating specified. This hard floor finish is highly durable and able to withstand the varied activities that the building will cater for.
4.

Internal Structure and Linings

The need for a relatively large clear span for the flexible hall space combined with the requirement to create a low carbon building solution leads to a timber framed structural solution as outlined on the following pages. The proposal is for the structural elements to be exposed in timber and for matching timber finishes to be selected for internal linings. Timber from certified and sustainable sources will be selected as part of an overall sustainable building strategy.



1



2



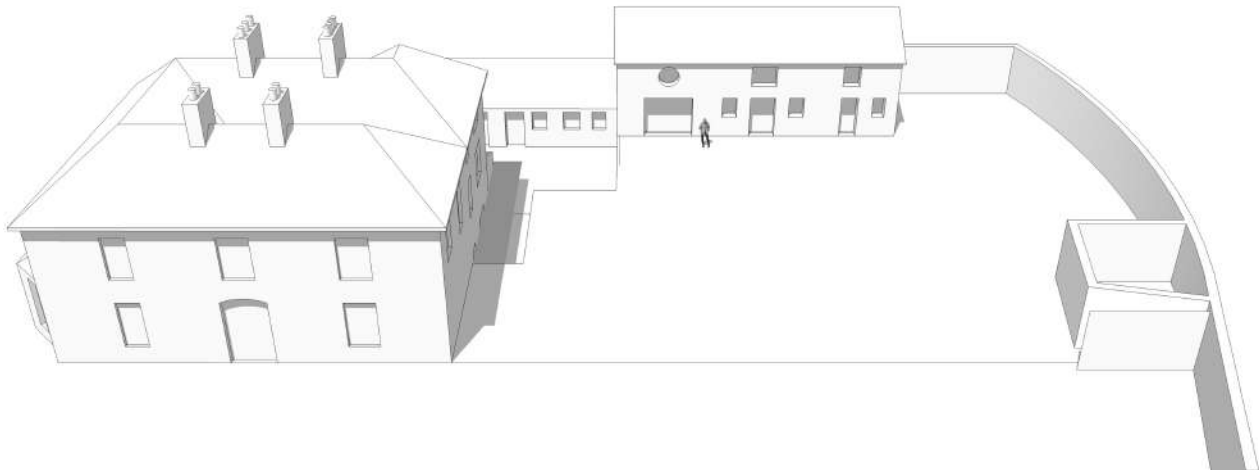
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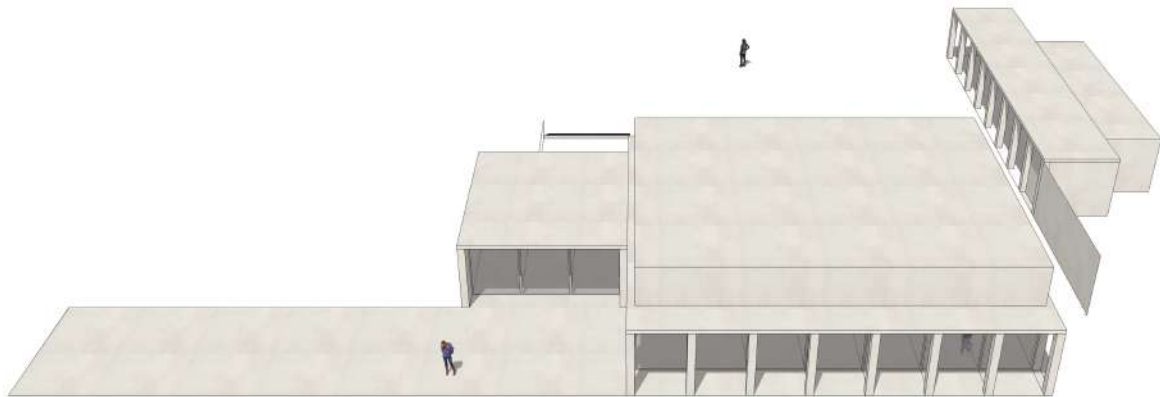
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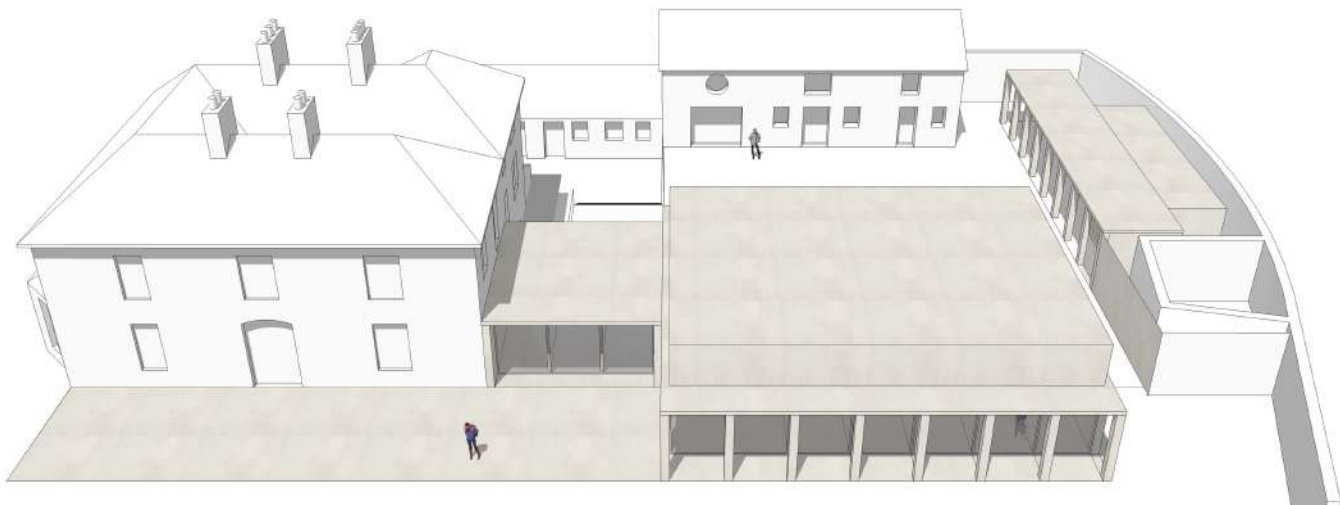
4.5 BUILT FORM IN CONTEXT \_ OVERVIEW MODEL



Model view showing former library and utility buildings removed



Model view showing new extension and adjoining components only.



Model view illustrating new buildings within context of historic structures.

4.6.1 BUILT FORM IN CONTEXT \_ FRONT VIEW

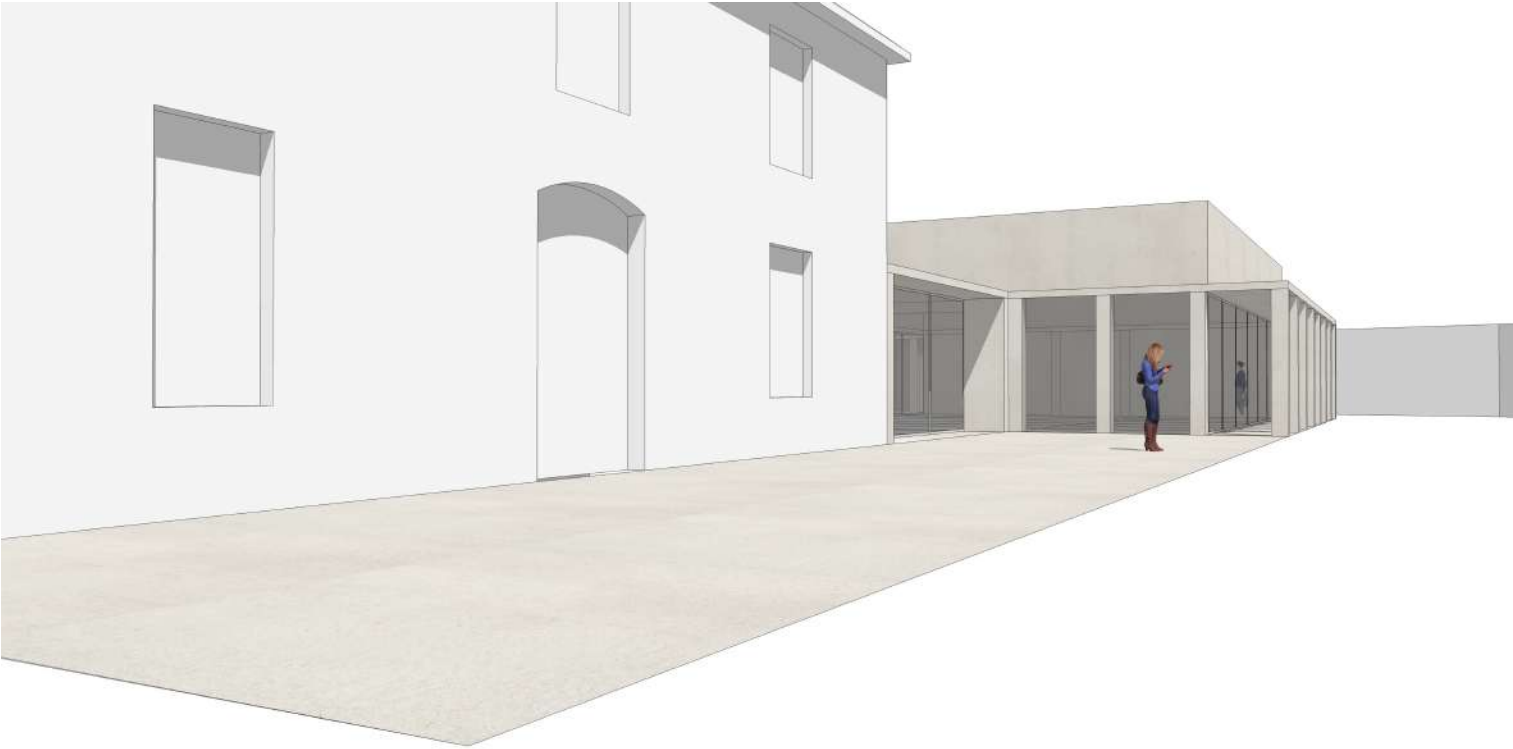




4.6.2 BUILT FORM IN CONTEXT \_ FORECOURT VIEWS



Oblique view showing relationship of new extension to Dan Breen House showing deferential scale of the new building and relationship to northern boundary wall.

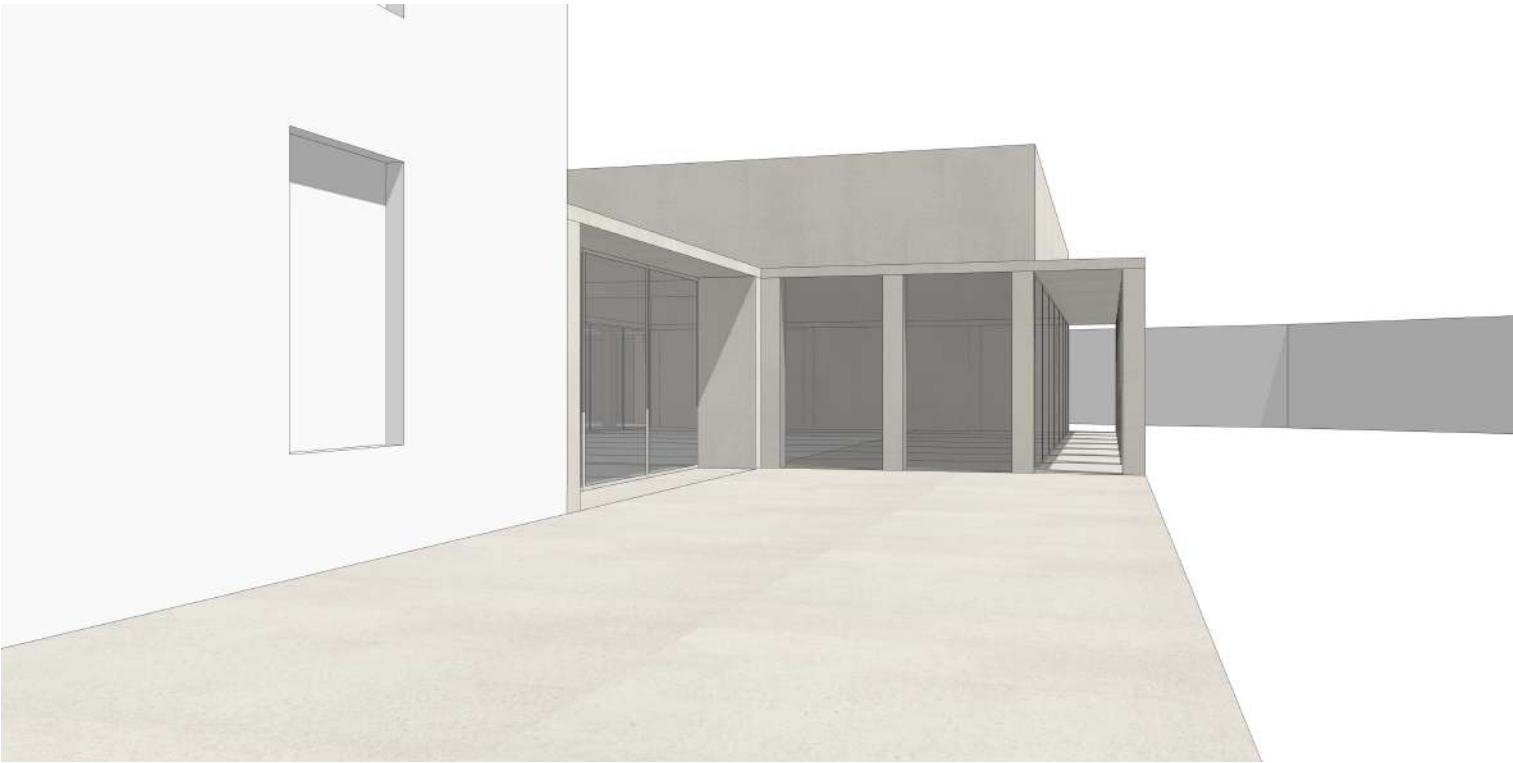


View of universally accessible entrance forecourt showing existing entrance to Dan Breen House and proposed new entrance within a recessed entrance porch

4.6.3 BUILT FORM IN CONTEXT \_ ENTRANCE APPROACH VIEWS



View from south showing Dan Breen House in the foreground with the new extension extending forwards from the existing building line to announce the new entrance.



Views towards new entrance showing recessed covered porch and columned loggia to the eastern facade to provide privacy and solar shading.



4.6.4 BUILT FORM IN CONTEXT \_ ‘LINK’ & FACADE VIEWS



View show entrance ‘link’ as a low height intermediary between the two storey Dan Breen House and the main volume of the new extension with a high ceiling to the flexible hall.

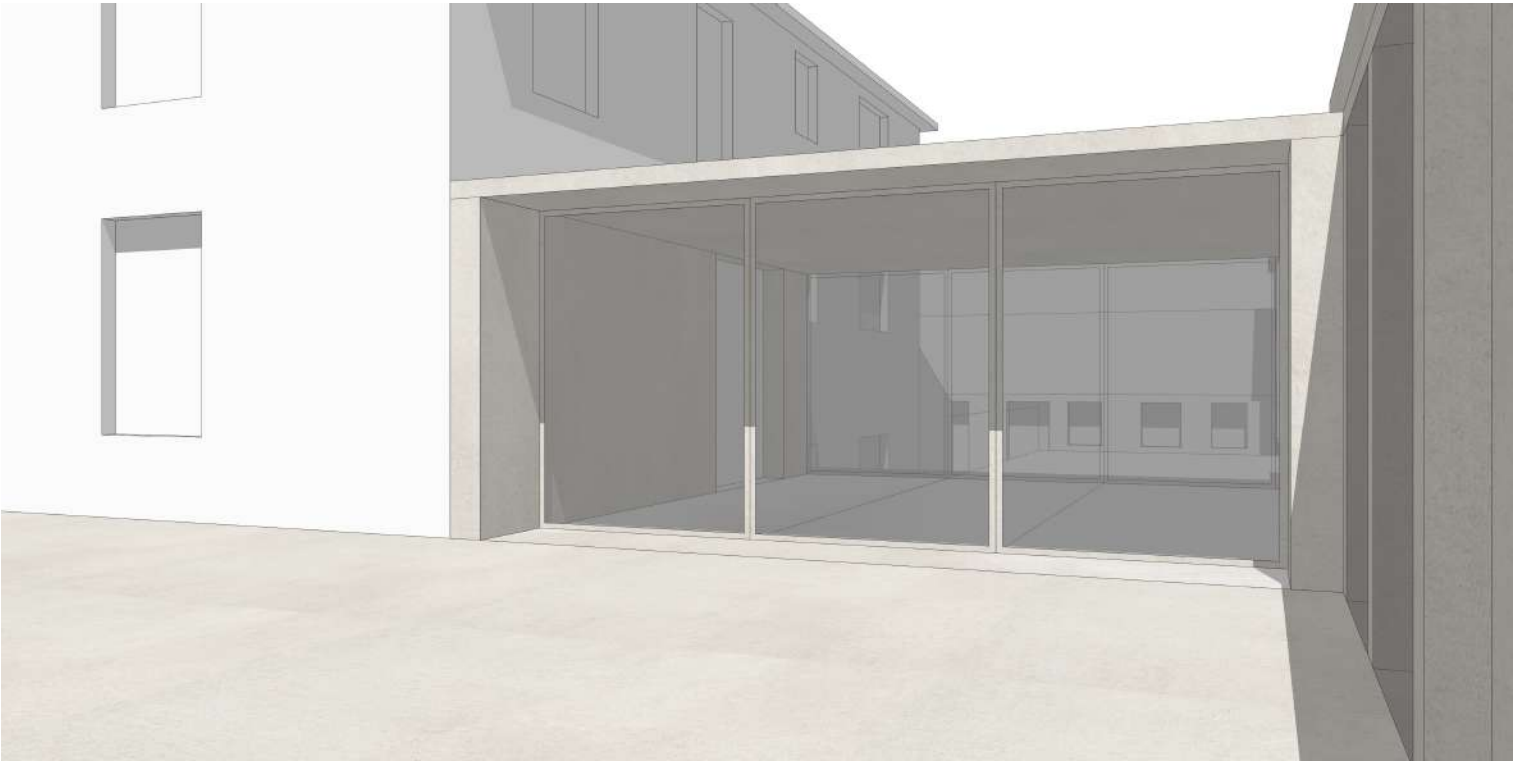


View of the east facing loggia with fully glazed facade behind providing good daylighting to the interior space and views through to the historic buildings to the rear of the site.

4.6.5 BUILT FORM IN CONTEXT \_ ENTRANCE VIEWS



View showing clear view and access from entrance 'link' through to the central courtyard and historic buildings to the rear of the site.



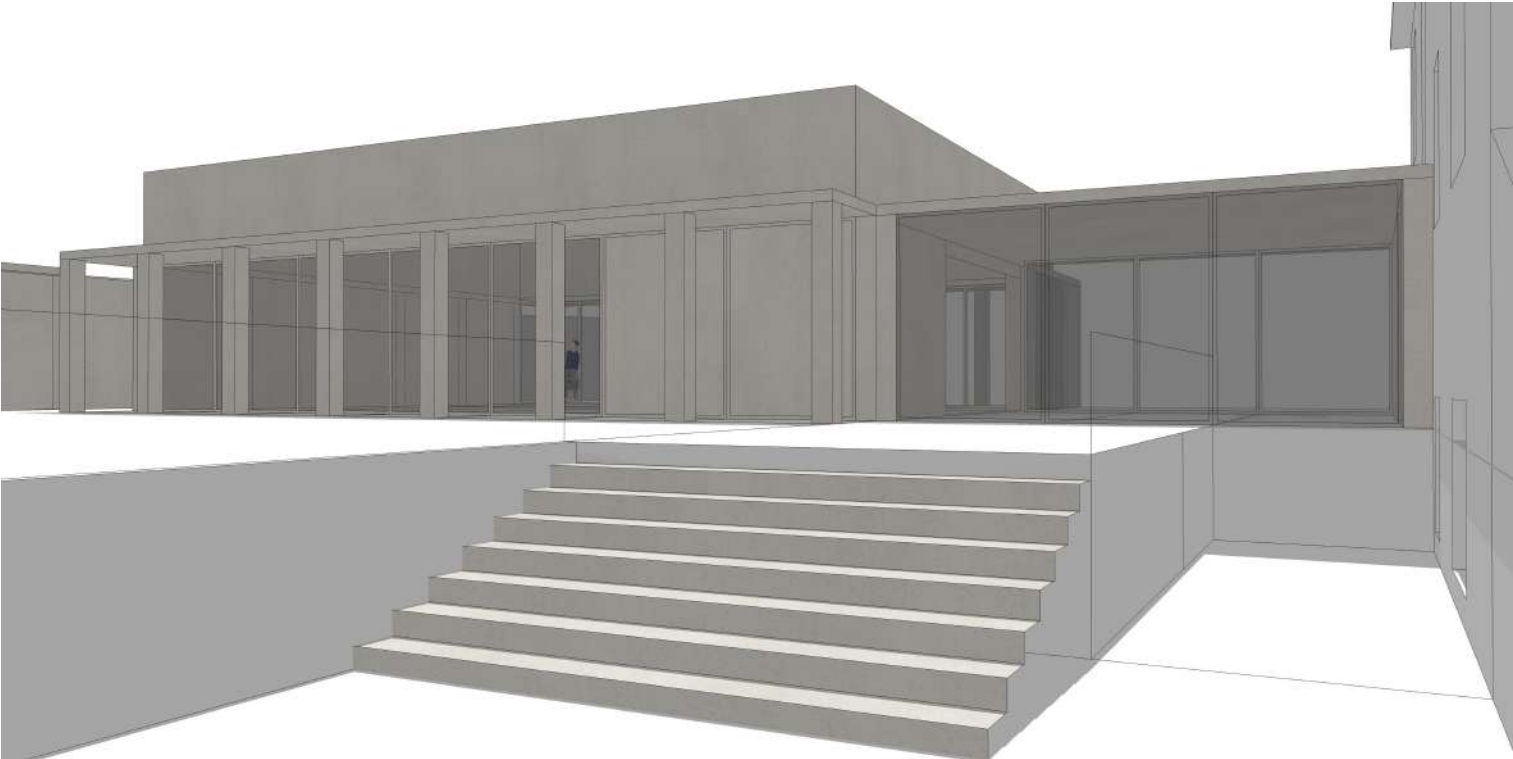
View of the proposed new entrance showing universal and barrier-free access to the facility and internal access to Dan Breen House via an enlarged opening in the existing wall.



4.6.6 BUILT FORM IN CONTEXT \_ COURTYARD VIEWS



View from within the central courtyard looking south towards Dan Breen House with the columned loggia frontage to the new extension.



Generous steps connect the upper and lower terrace levels ensuring the new and existing buildings can function in tandem with one another.



4.7 OPEN SPACE & LANDSCAPE CHARACTER

Ordnance Survey map from 1901 shows the rectory house with landscaped gardens front and rear and a collection of outbuildings to the north and west. A driveway connects the property to Davis Street at its northernmost point as the road junctions with Tipperary Road. Davis Street is lined with trees on its western side and this arrangement remains intact in the present day with mature trees screening Dan Breen House and giving enclosure to the garden. Evidence of a number of trees within the garden can also be seen on the map particularly to the north and east of the rectory building and this arrangement also remains intact with tall pine trees at the front of Dan Breen House and clusters of deciduous trees to the northern and southern edges of the site.



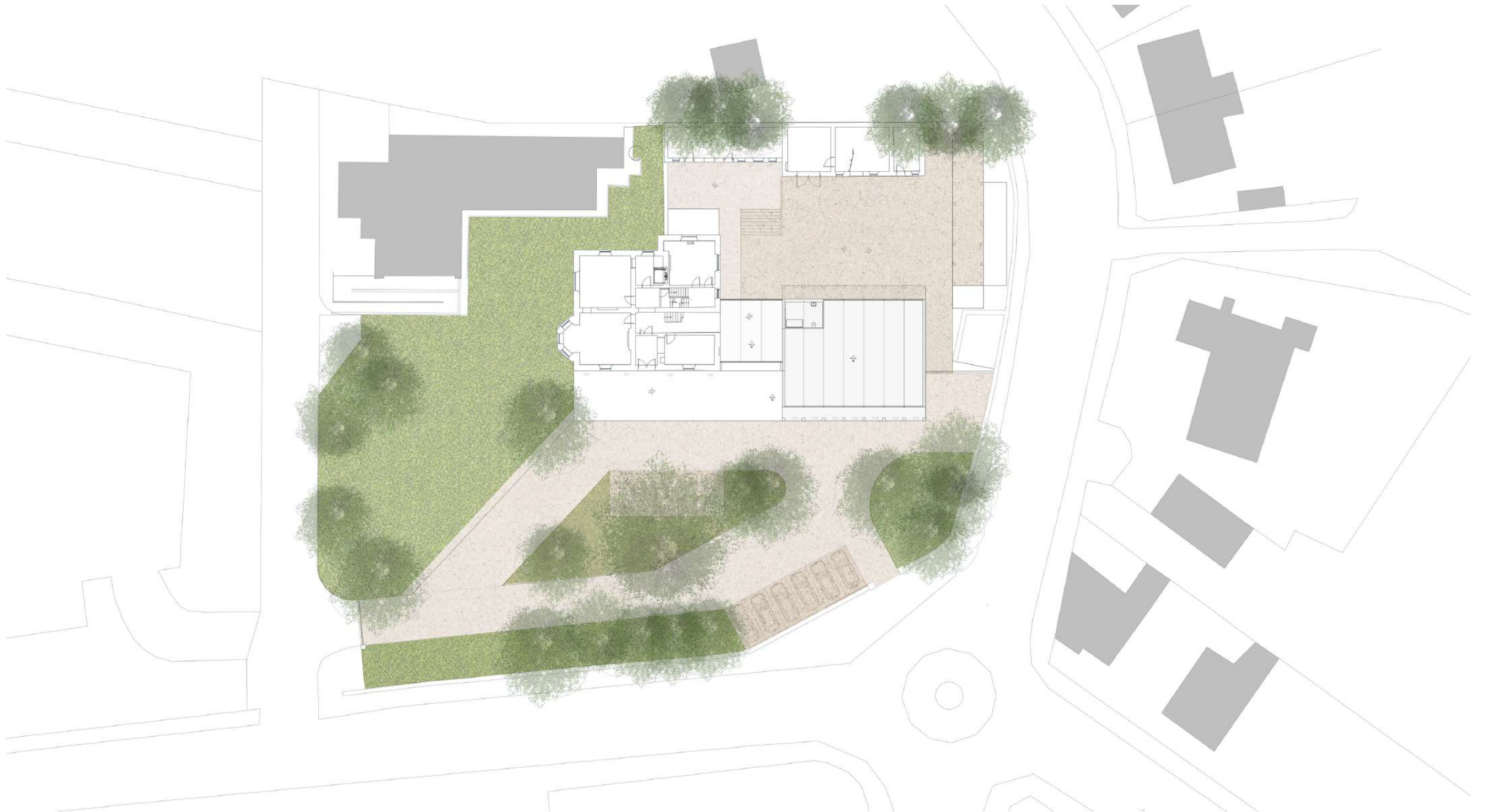
Subsequent changes to the site, as illustrated in the photographs below, have seen reductions in the soft landscaping extents of the garden in favour of functional tarmac surfacing to enable vehicle access and parking. The result of this is that foreground of Dan Breen House no longer has a garden-character and this is compounded by the amount of car parking that occupies the site at both the lower eastern edge and immediately in front of Dan Breen House. The design approach seeks to address these factors to create a more suitable setting for the historic building and for the new youth and further education training facilities.





4.8 LANDSCAPING PROPOSALS

It is proposed that all trees currently on site will be retained with adjustments to the driveway, creation of an entrance forecourt and provision of controlled parking spaces all carefully made to allow tree retention. The intention is the preserve and enhance the garden setting of Dan Breen House. Strategic reductions in driveway widths and a general reduction in hard landscaping in favour of more site greening is intended to restore the original landscaped garden character. Large extents of grey tarmac are proposed to be replaced with bound gravel in a warm colour tone to create a softer, more pedestrian friendly landscape environment. Introduction of bound gravel would also be a more historically accurate material selection akin to the forecourt surfacing from the time of the construction of the rectory around 1841.



Landscape Plan As Proposed

4.9 SUSTAINABLE LANDSCAPE STRATEGY

Sustainable drainage systems (SuDS) are drainage solutions that provide an alternative to the direct channelling of surface water through networks of pipes and sewers to nearby watercourses. By mimicking natural drainage regimes, SuDS aim to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment. SuDS achieve this by lowering flow rates, increasing water storage capacity and reducing the transport of pollution to the water environment. The need for alternative drainage such as SuDS is likely to increase to meet environmental challenges such as climate change and population growth.

In natural environments, rain falls on permeable surfaces and soaks into the ground; this process is called infiltration. In urban areas, where many surfaces are sealed by buildings and paving, natural infiltration is limited. Instead, drainage networks consisting of pipes and culverts divert surface water to local watercourses. In some cases, this has resulted in downstream flooding and deterioration in river water quality. This is caused when foul sewers are overwhelmed by surface water, leading to a release of dirty water into rivers.

SuDS aim to alleviate these problems by:

- storing or re-using surface water at source
- decreasing flow rates to watercourses
- improving water quality

SuDS use a sequence of techniques that together form a management train. As surface water flows through the system, flow velocity is controlled and pollutants are removed. The management train may include the following stages:

- source control methods that decrease the volume of water entering the drainage/river network by intercepting run-off water on roofs for subsequent re-use (e.g. for irrigation) or for storage and subsequent evapotranspiration (e.g. green roofs)
- pre-treatment steps, such as vegetated swales or filter trenches, that remove pollutants from surface water prior to discharge to watercourses or aquifers
- retention systems that delay the discharge of surface water to watercourses by providing storage within ponds, retention basins or wetlands, for example
- infiltration systems, such as infiltration trenches and soakaways, that mimic natural recharge, allowing water to soak into the ground

*British Geological Society*

The proposed SuDS system at Dan Breen House utilises two strategies:

1. Replacement of hard impermeable surfacing to vehicular areas, namely the large extents of tarmac throughout the site, with permeable surfacing which are suitable for vehicular traffic yet allow surface water to percolate through the surface layers. This has the benefit of reducing the amount of water to be managed by the surface water drainage system. Bound Gravel is proposed as a high-performance SUDS compliant, porous aggregate bound system.
2. Incorporation of a rain garden within the landscape design situated at the south easter corner of the site where the site levels are at their lowest point in order to gather surface water at this location and allow it to be stored and infiltrated into the ground.

Rain gardens are a type of a Sustainable Drainage System (SuDS) that capture rainfall before it enters the piped network and either releases it slowly into the network or allows it to infiltrate into the ground.

Rain gardens are typically applied at a property level and close to buildings, for example to capture and infiltrate surface water at ground level and roof drainage. They use a range of components, typically incorporated into the landscape design as appropriate. At Dan Breen House these components may include:

- Grass filter strips to reduce incoming runoff flow velocities and to filter particulates. These slow and filter water runoff as it enters the rain garden.
- Ponding areas for temporary storage of surface water prior to evaporation, infiltration or plant uptake. These areas will also promote additional settling of particulates.
- Organic/mulch areas for filtration and to create an environment conducive to the growth of micro-organisms that degrade hydrocarbons and organic matter. These may be particularly effective where rain gardens are used to treat excess driveway runoff.
- Planting soil, for filtration and as a planting medium. The clay component of the soil can provide good adsorption for hydrocarbons, heavy metals and nutrients.
- Woody and herbaceous plants to intercept rainfall and encourage evaporation. Planting will also protect the mulch layer from erosion and provide vegetative uptake of pollutants.
- Sand beds to provide good drainage and aerobic conditions for the planting soil. Infiltration through the sand bed also provides a final treatment to runoff.



4.10 NZEB STRATEGY

INTRODUCTION

At Stage (ii) a Part L assessment and BER report to show NZEB compliance will be prepared based on the following:  
The proposed building fabric thermal performance will be based on the current best practice, TGD Part L compliance and is also aligned with the NZEB (Nearly Zero Energy Buildings) recommended fabric performance.

The glazing performance will be based on the current best practice to comply with all aspects of TGD (Technical Guidance Document) Part L (2017) of the building regulations and also aligned with the NZEB (Nearly Zero Energy Buildings) recommended glazing performance guidelines.

The M&E services in particular the HVAC (Heating, Ventilation and Air Conditioning) and lighting performance parameters will be based on “Best Practice” and the plant efficiency values are “Best in Class”. This will achieve significant improvements within the overall Building Energy Rating.

The BER model will assume Photovoltaic (PV) renewable technologies with the addition of Air to Water Heat Pumps which is defined as a renewable technology in TGD Part L.

Energy efficiency shall be a critical part of the design, therefore in conjunction to the energy efficient façade, intelligent HVAC and lighting systems shall also be specified for this project.

NEW BUILDING FABRIC PERFORMANCE - OPAQUE BUILDING ELEMENTS  
For new build elements the following U-values have been determined for the project:  
External Walls: 0.18 W/m2K  
Roof: 0.1 W/m2K  
Floor: 0.13 W/m2K

The U-values specified above are in line with the Building Specification for NZEB. These improved building fabric performance parameters are used to aid compliance with the TGD Part L 2017 Standard for non- Domestic Buildings.

GLAZED ELEMENTS  
Curtain Walling Glazing: 1.3 W/m2K

The glazing performance specified in the table above is line with the Specification for NZEB as well as current industry best practice. The glazing thermal and solar performance for the building is to comply with the TGD Part L 2017 Standard for Non-Domestic Buildings.

BUILDING AIR PERMEABILITY  
Building will be assumed to have an air tightness target of 3m3/h/m2. It is deemed good practice to achieve this for NZEB compliant new builds.

MECHANICAL PLANT PERFORMANCE  
An Air/ Water Split-Style Heat Pump is proposed as the primary central heating source.  
This will be designed on the basis the central heating is a wet system using radiators combined with underfloor heating with a high level of efficient zonal control on the system.

Instantaneous Electric Water Heating is proposed. This would be on the basis that hot water will be available locally & instantly at the point of use for all hot water outlets.

An Air Conditioning System using VRF would be included to allow additional cooling if required to the building. The Air Conditioning System could also be set to heating mode if required.

To aid compliance with the NZEB requirement for the building the HVAC systems are to be sub-metered. The sub-metering of HVAC systems is a recommended strategy in achieving compliance

Air Supply and Extract systems would use a specified Ventilation Unit with Heat Recovery (MVHR). This system will supply and extract air from the building via wall louvres making up part of the building façade. To aid efficiency the heat recovery side of the ventilation unit will add to the heating requirement for the building. This will save on the overall heating costs.

Ductwork & AHU Leakage will be tested & certified to CEN Standards. Minimum heat recovery efficiency required to satisfy the Eco Design Directive.

ELECTRICAL PLANT PERFORMANCE  
To aid NZEB compliance for the building electrical systems will be selected to help improve the building efficiency. Efficient LED Lighting & intelligent controls such as photoelectric controls and occupancy sensing would be applied to all areas of the building.

To further aid efficiency Sub-metering of the lighting might be considered.

To achieve final NZEB compliance in relation to EPC, CPC & RER values a PV Panel array is proposed.

4.11 ACCESS & PARKING

Vehicle access principles to the site will be retained, with modifications to existing arrangements that are designed in response to the needs of the new facility. A summary of access arrangements is set out below:

- Vehicle access will be via the existing driveway entrance at the southern boundary.
- Currently circa 10m in width it is proposed to reduce the access width to circa 5.5m, suitable for two-way traffic.
- An automated barrier system is proposed to control vehicle access to the site to staff and authorised visitors only to create a pedestrian-priority environment for the new youth and further education training facility.

On site vehicle parking principles will be retained, with modifications to existing arrangements that are designed in response to the needs of the new facility. A summary of parking arrangements is set out below.

- 10no. on-site vehicle parking spaces will be provided.
- Of these 10no. spaces, 2no. will be dedicated accessible parking spaces with an increased bay width of 3.6m. These will be located close to and at level with the new building entrance for ease of access.
- Of these 10no. spaces, 2no. will be parking spaces with Electric Vehicle charging points. Ducting to the remaining parking bays will be undertaken under this proposal with EV chargers to be installed at a later date.

On-site bicycle parking (six spaces) for staff use is provided within the covered structure to the north of the courtyard area.  
Public bicycle parking (twelve spaces) is provided within the eastern landscape with good proximity to the adjacent footway.

Access for materials and other deliveries to facilitate the training activities is catered for by means of a vehicle loading bay to the north of the proposed extension to Dan Breen House. A lockable gate set back from the frontage of the new extension will create a safe and secure threshold while prohibiting unauthorised access to and parking within the proposed central courtyard.



**4.12 ACCESSIBILITY STRATEGY**

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

The design has been developed according to the principles of universal access and the provisions of the Building Regulations Part M Access for people with Disabilities (2010). A Disability Access Certificate application will be submitted to Tipperary County Council following the conclusion of the Part 8 process.

**4.13 FIRE SAFETY STRATEGY**

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

The design has been developed according to the principles of universal access and the provisions of the Building Regulations Part B. A Fire Safety Certificate application will be submitted to Tipperary County Council following the conclusion of the Part 8 process.



4.14 MAINTENANCE

Natural reconstituted stone is selected as the external finish of the proposed building throughout. While it is intended that the natural reconstituted stone will be of a pale tone, as illustrated in this document, the final selection will be subject to a rigorous selection process to ensure compatibility to meet required robustness and durability criteria at Dan Breen House, Tipperary. Depending on the final finish selected and subject to technical review it may be advisable to apply a clear sealer to ensure the finishes stay clean and avoiding future maintenance requirements.

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

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

4.15      ACCOMMODATION SCHEDULE

The proposed facility is comprised of four buildings:

- Dan Breen House with a gross internal area of 431m2
- A two-storey outbuilding with a gross internal area of 132m2.
- A single-storey outbuilding with a gross internal area of 41m2.
- A single-storey new-build extension with a gross internal area of 245m2.

<u>Location.:</u>	<u>Title:</u>	<u>Area:</u>
Basement	Kitchen area	5.5m2
Basement Floor_Dan Breen House	Canteen facilities	40m2
Basement Floor_Dan Breen House	Secure Storage	7m2
Ground Floor_Dan Breen House	IT Room	36m2
Ground Floor_Dan Breen House	Office	17.5m2
Ground Floor_Dan Breen House	Classroom	31m2
Ground Floor_Dan Breen House	Art Workshop / Studio	25m2
Ground Floor_Dan Breen House	Accessible WC	4.5m2
First Floor_Dan Breen House	Classroom	31m2
First Floor_Dan Breen House	Classroom	31m2
First Floor_Dan Breen House	Classroom	25m2
First Floor_Dan Breen House	Office	17.5m2
First Floor_Dan Breen House	Meeting Room	7.5m2
First Floor_Dan Breen House	Accessible WC	4.5m2
Extension	Entrance Hall / Reception	50m2
Extension	Flexible Room / Hall	175m2
Extension	Changing Places	12m2
Single Storey Outbuilding	Music Hub	41m2
Two Storey Outbuilding	Workshop	22m2
Two Storey Outbuilding	Workshop	28m2
Two Storey Outbuilding	Upper Studio	28m2
Forecourt	Car Parking	10no. spaces (including 2no. Accessible and 2no. EV Charging spaces)



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

December 2022



**Comhairle Contae Thiobraid Árann**  
Tipperary County Council