

Dalkey Village Community Hub - Design Report

Background:

Hyde Park is home to Cuala GAA and Dalkey United AFC who have a combined membership of over 3500. The current facilities constructed circa the 1970's needs modernising and is inadequate for the needs of the current membership. It is proposed to redevelop the site to provide modern sporting facilities with access for the wider community of the Dalkey neighbourhood.

Location / Site:

The site is located at the south-eastern corner of Hyde Park, facing Hyde Road to the East, with direct access to the public road

Hyde Road is a predominantly residential road apart from a 100m frontage to Hyde Park, a 3.6ha public park with grass playing pitches, astro pitch and playground. The typology of housing opposite the park is single storey semi-detached houses, while the remainder is a mix of two storey, hipped roof semi-detached, terraced and detached houses.

There are currently 2 club buildings for Cuala GAA and Dalkey United situated on the site. A double height sports hall to the East with a single storey ancillary space along the Southern boundary. The immediate adjoining property to the south on Hyde road is a two-storey residential building with hipped roof, not attached to the site.

Along the southern boundary of the site are the rear gardens of St. Begnet's Villas.

Drainage:

In proximity to the existing buildings are large capacity underground drainage attenuation networks, which restrict the available space for development.

Access:

There is an existing access road facing Hyde road to facilitate emergency access and deliveries.

Parking: there are currently 32 perpendicular car spaces along Hyde Park on the public road. The proposed development does not affect these spaces.

Proposal:

It is proposed to demolish the existing structures and construct part two, part one storey sporting facility with a cafe / club refreshment area facing the road, a fitness centre at first floor level, a sports hall, changing facilities and ancillary spaces.

Restricted site:

Due to the restrictions of existing park facilities like Astro pitch and playgrounds, and due to the underground restrictions of existing drainage networks, only a restricted buildable area is available which remains approximately within the footprint of the current buildings.

Design approach:

Due to the site restrictions the design of the new building will have to remain roughly within the existing footprint along the access road and along the south boundary.

The main volume of the building is made up with the sports hall, a department of education sized PE hall of 26mx15.6mx7m internally. We decided to place the hall further in the centre of the site allowing more street activating uses like cafe/club refreshment area and fitness centre to be located in a two-storey section facing Hyde Road. This section matches the height of the sports hall which is single storey.

Further changing and ancillary uses (such as shared meeting spaces) are single storey and located to the rear of the hall and facing the pitches.

Access:

The existing access road remains roughly in the same location and will be restricted to emergency access and occasional deliveries only.

Parking:

The redevelopment of the facilities is an upgrade of the existing facilities and do not further intensify the use in peak times. There is no parking proposed on site and all parking spaces available on Hyde road are outside the remit of this application.

Massing and scale:

The building is broken up into two volumes: a) a two-storey section to Hyde Road followed by same height single storey sports hall and b) single storey ancillary spaces to the rear and along the southern boundary. The massing and height of the two-storey element is appropriate in scale to the neighbouring two-storey pitched roof dwellings. This is demonstrated in the photomontages.

Overlooking:

All windows are located towards the East and North, as to prevent any overlooking of adjoining properties along St. Begnet's Villas to the south.

Solar study:

As per solar study due to the location of the building to the north of the dwellings along St. Begnet's Villas there no significant additional impact on the adjoining dwellings in terms of shadowing.

Materials proposed:

The materials proposed are white render / brick combination on the external walls with aluminium windows.

Green by design:

The building will be NZEB compliant and will additionally fulfil LEED Gold standard. Some of the green credentials will include highly insulated building fabric, rainwater harvesting for reuse in the building, solar PV for electricity and hot water production and Air to Water heat pumps for heating.

Photomontage Images:



Image 1 - View along Hyde Road from the North



Image 2 - Close-up view from Hyde Road (North)



Image 3 - View along Hyde Road from the South



Image 4 - Close-up view from Hyde Road (South)



Image 5 - View from playing pitches looking south



Image 6 – Main entrance lobby



Image 7 – Internal view of sports hall



Image 8 – Internal view of café area