

RIALTO DIGITAL & ENTERPRISE HUB
NENAGH | COUNTY TIPPERARY



ARCHITECT'S DESIGN REPORT

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NOVEMBER 2023



Comhairle Contae Thiobraid Árann
Tipperary County Council

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1.0 INTRODUCTION

1.1 SUMMARY

The preliminary brief by Tipperary County Council sets out the project objectives to develop a new state of the art Digital and Enterprise Hub.

The project comprises of:

Rialto Digital and Enterprise Hub

The Rialto Digital and Enterprise hub project concerns the Former Rialto Cinema, Banba Square, Nenagh, Co. Tipperary and the associated brownfield site fronting onto Banba Square with site boundaries also on Ashe Road and Emmet Place.

The Rialto Digital & Enterprise Hub will provide c. 1,100 sq. m of bespoke office, meeting and collaborative working space in flexible open plan and cellular style accommodation, specifically:

- Event Hub Space Area,
- Hot Desk Area,
- Open Plan and Cellular (Flexible and sub-divisible) Office space,
- Collaboration and Break Out Workspace,
- Meeting and Digital Conferencing Rooms.

The project vision is of an iconic cinema building, re-imagined with sensitive works to conservation best practice principles and appropriate modern architectural intervention to provide excellent office, collaboration and meeting spaces, in flexible open plan and sub divisible arrangements in an environmentally, socially and economically sustainable way.

The Project Development Work will produce an outline Masterplan for the site and bring the proposed Phase 1 Works - The Adaptive Re-Use of the Cinema Building and overall Site Masterplan to Statutory Planning Permissions (Part 8 Planning Application, Fire Safety Certificate and Disability Access Certificate) and completion of project procurement process to construction readiness. The overall site masterplan will set out the best ways to unlock not only the potential of the site itself, but that of surrounding redevelopment and regeneration opportunity sites by exploring the rebuilding of the Emmet Place frontage and the creation of a permeable development of appropriate density and scale with new links from Banba Square to Emmett Place, Mitchel Street and Pearse Street. Residential units will bring a 24 hour use to the site and ground level medium density age friendly housing style accommodation in parallel with additional enterprise office expansion potential.

Project Objective

The key concepts / objectives are as follows:

1. Tipperary County Council will work with the Design Team to develop a historic building conservation and low-carbon, climate-resilient energy retrofit strategy for the former Rialto Cinema and surrounding site to support an environmentally sustainable economy. Tipperary County Council acquired the building and site in 2020 to ensure the redevelopment of the site and avoidance of dereliction in the town centre.
2. This is a Town Centre Project and will become a flagship revitalisation project for the region. It is part of a wider regeneration project for Nenagh, supplementing other transformative projects for the town including a state-of-the-art Sustainable Energy Centre at Martyr's Road, a tourism and cultural project that showcases Nenagh cultural and historic quarter, and the continuing enhancement and improvement of the public realm areas across the town centre. Together these projects will alter the perception of Nenagh, and mark Nenagh as an innovative, thriving and community minded place where people want to live, work and play.
3. Develop a new economic engine on a brownfield town-centre site progressing the delivery of an exemplar adaptive re-use project to conserve an unused protected structure and repurposing underutilised outdoor space, and enhanced public realm of the site.
4. The Nenagh Digital Hub will drive economic growth, digital innovation and placemaking for this important strategic site and a focal point for enterprise will be established in Nenagh.
5. Deliver on the workspace study to develop an enterprise/incubation centre providing a flexible mix of accommodation including co-working/hot desk space, high speed broadband, excellent office space and meeting room space to encourage enterprise to start, grow and invest in Nenagh. Nenagh has a substantial population base from which employees of all skills and occupations can be found. Creating much needed office space brings people into the town centre to work, meet, network, socialise, dine and enjoy the town centre amenities.
6. This proposal of Adaptive Re-Use of the adjacent Rialto Cinema as a state-of-the-art Digital and Enterprise Hub will become a 'fourth pillar' in the context of the regeneration of Nenagh Town Centre and The Rialto Cinema redevelopment will compliment the established 3 other pillars of the Historic and Cultural Quarter, funded and supported under the RRDF.
7. The energy retrofit strategy for the Rialto Cinema will be approached as an exemplar best practice retrofit that honours and protects the heritage significance of the property while improving the energy efficiency of the building to NZEB level or as near as possible. It will be utilised as a best practice example in terms of energy efficiency of how an historic building can be converted for reuse as a hub. The building must be resilient to climate change and be adaptable, flexible and durable.
The building retrofit should create healthy working environment while aiming to minimise negative environmental impacts.
8. Introduction of permeability through the site from Ashe Road and Banba Square in the north through to Emmett Place, Mitchel Street and Pearse Street to the south which creates alternative link routes from the Historic and Cultural Quarter to the town centre.

Project Ireland 2040 sets out the National Strategic Objectives and the Rialto Digital and Enterprise Hub will address these objectives and challenges in specific and measured ways, and enable Nenagh to play its role in national strategic objectives by:

No. 1 - Compact Growth

No. 3 - Strengthened Rural Economies and Communities

No. 5 - A Strong Economy, supported by enterprise, innovation and skills

No. 7 - Enhanced Amenities and Heritage

No. 8 - Transition to a Low Carbon and Climate Resilient Society

No. 9 - Sustainable Management of Water, Waste and other environmental resources

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: The former Rialto Cinema is a Protected Structure constructed circa 1946, which is proposed to be repurposed as a digital and enterprise hub with proposed new extensions, public realm improvements and car parking within the site curtilage will combine to support the requirements of the new facility. In addition attendant lands to the south and west of the former cinema building are proposed to be developed to create 12no. residential units with private open span and car parking within the site curtilage.

Location: The proposed development will be carried out at the former Rialto Cinema, formerly Sheehan's Hardware, Banba Square, Nenagh, Co. Tipperary and the associated brownfield site fronting onto Banba Square with site boundaries also on Ashe Road and Emmet Place.

Nature and Extent of Proposed Development

Refurbishment and repurposing for digital and enterprise hub use of the two storey former Rialto Cinema which sits to the north east of the application site fronting onto Banba Square and development of the lands to the south and west of the Protected Structure for residential use with public realm and car parking. Works involve:

- i. Refurbishment with internal and external alterations to the Protected Structure (former Rialto Cinema) 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, installation of new fully accessible toilets on the ground floor and first floor, installation of new first floor in lieu of non-original existing floor structure, new roof coverings and the removal of non-loadbearing infill material from flank elevations.
The building as existing has a gross internal area of circa 610m² on the ground floor, 585m² on the first floor and 50m² on the second floor giving a gross internal area of 1,245m².
- ii. New single storey extension to the northern (flank) elevation of the former Rialto Cinema building.
- iii. New first floor extensions to the western (rear) elevation of the former Rialto Cinema building including new glazed openings to the existing western (rear) elevation of the former Rialto Cinema building at ground and first floor.
- iv. New glazed openings to the northern and southern (flank) elevations of the former Rialto Cinema building at ground and first floors.
- v. Demolition of boundary walls to the north, south and (part) west of the application site.
- vi. Demolition of the single storey lean-to structures throughout the existing yard to the south and west of the former Rialto Cinema building.
- vii. Accessible public realm comprised of predominantly hard landscaping with soft landscaping areas and trees throughout the site including installation of new edgings at junctions between hard and soft landscaping, asphalt surfacing to car park and access road, natural stone paving to the public areas, with installation of Nature Based Sustainable Urban Drainage Management system.
- viii. Installation of low-level lighting to car park area, public realm, up-lighting to trees and feature lighting to former Rialto Cinema building.
- x. Provision of 8no. secure car parking spaces to service the digital and enterprise hub including 1no. accessible parking space in close proximity to the building entrance from the public realm, provision of EV charging point and short stay secure bicycle parking.
- xi. Development of a vehicle access security system at the vehicle entrance to the digital and enterprise hub secure parking area.

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
Preliminary EIA Screening Report
Road Safety Audit Stage 1
Archaeological Assessment Report
Traffic and Mobility Report

2.0 SITE

2.1 LOCATION - HISTORIC CONTEXT

The application site is situated at the Former Rialto Cinema, Banba Square, Nenagh, Co. Tipperary and the associated brownfield site fronting onto Banba Square with site boundaries also on Ashe Road and Emmet Place. 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 shown 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

2.2 SITE & CONTEXT

The former Rialto cinema is a Protected Structure.

It is appraised and described by the Buildings of Ireland website as:

Description:
Corner-sited multiple-bay two and three-storey former cinema, opened 1946. Closed, 1976, and now in use as retail outlet. Comprising rendered stepped gable with projector box to front elevation, glazed central bay with canopy over entrance and with foyers to ground and first floors, flanked by glazed curved bay to southeast and with blank squared-bay to northwest. Flat roofs to entrance block and pitched corrugated iron to auditorium. Rendered walls, with render buttresses to northwest elevation. Square-headed window openings with fixed timber and metal frames and concrete sills. Pairs of glazed doors with concrete step.

Appraisal:
This former cinema designed by William (Bill) O'Dwyer is a typical example of mid-twentieth-century architecture in Ireland. Its simple yet decorative style, and elements such as the canopy, curved bay and stepped gable, combine with its corner-sited position on the town square to make it an interesting contribution to the streetscape. It is also a reminder of the importance of cinema to the town and district, from the mid-twentieth century to the present day.

Categories of Special Interest: Architectural, Social, Technical

Reg No: 22305057

Rating: Regional

Date: 1945 - 1950

Date Recorded: 04/08/2004

Coordinates: 186574, 179251

<https://www.buildingsofireland.ie/buildings-search/building/22305057/banba-square-nenagh-north-nenagh-co-tipperary-north>

With the original cinema building now vacated by the Building Suppliers company the site is now an important infill site in the middle of Nenagh. It is zoned for "Mixed Development" and the Planning Department have already reviewed the proposal and would support such a prominent site in the middle of the town being developed.

The site frontage onto Ashe Road to the north is approximately 30m width in total with a vehicular carriageway tapering in width from 12.4m to 7.9m, with a pedestrian footway of approximately 1.8m width along its southern edge. The level of the footway at the western end is circa 56.63m OD and this grades up to 56.69m OD at the eastern end giving a level change of 60mm in height. A stone wall extends along the boundary line for the full length of the frontage with the exception of a circa 3m access gate..

The site frontage onto Emmet Place in the south is approximately 16.5m width albeit only 5.8m of this meets the existing footway with the remaining extent of frontage set back. The vehicular carriageway is of a relatively uniform width of 6.8m, with a pedestrian footway of approximately 1.5m width along its northern edge. The level of the footway at the site boundary is circa 54.38m OD and this grades up to 54.98m OD and 54.8m at the eastern and western ends of Emmet Place respectively. A stone wall extends along the boundary line for the full length of the frontage with the exception of a circa 10m access gate..

The site frontage onto Banba Square in the north east is dominated by the frontage of the former Rialto cinema building which is circa 15.8m in width. To the south eastern corner a gate and curved boundary wall arrangement abuts the adjacent Garda station and has a combined site frontage width of circa 4m. The level of the footway at the north western corner is circa 56.71m OD and this grades down to 56.51m OD at the eastern end giving a level change of 0.2m in height.

2.3 LOCATION PLAN

The plan below shows the location of the application site within the urban context of Nenagh.



2.4.1 SITE & CONTEXT _ PHOTOGRAPHIC RECORD



Banba Square / North Eastern Frontage

The site frontage to Banba Square is dominated by the Art Deco entrance frontage of the former Rialto cinema building. A wide footway at this location gives satisfying spatial generosity at the building entrance in keeping with the former public use of the building. This is complemented by a wide cantilevered canopy that is an important feature of the historic building giving shelter and way finding legibility to the frontage. The structure and composition of the original building are clearly intact albeit with non-original windows within original openings offering good potential for restoration and reinstatement strategies to be implemented. A centrally positioned and open glazed frontage at ground floor creates a welcoming focal point to the building that is mirrored at the upper level with generous glazing to the former upper foyer to the cinema. In contrast the adjacent high boundary wall to the west, seen on the right hand side of the above photomontage, limits access and visibility to the lands to the west of the building and presents a defensive and un-activated edge to the footway on Ashe Road.

2.4.2 SITE & CONTEXT _ PHOTOGRAPHIC RECORD



Ashe Road / Northern Frontage

The northern frontage onto Ashe Road is characterised by a high wet dash rendered wall with a single gated access point at its western end as illustrated in the photomontage above. The high wall presents a defensive edge condition to the application site offering no relief or visual connectivity save the relatively narrow gate opening. Often heavy traffic flow along Ashe Road and the narrow footway furthermore combine to create an unsatisfactory pedestrian experience which could be significantly improved.

At its eastern end the wall abuts a single storey semi-circular volume which projects from the western facade of the original building and which is an important feature of the Art Deco architectural composition mirroring the curved edges of the projecting canopy and the curved north eastern corner.

2.4.3 SITE & CONTEXT _ PHOTOGRAPHIC RECORD



Emmet Place / Southern Frontage

The southern frontage onto Emmet Place is comprised of high rendered wall at the western end and a lower stone wall with stone pillars flanking a single gated access point at its eastern end as illustrated in the photomontage above. A high wall forming the boundary to the adjacent Garda station continues towards the east. Cumulatively this gives Emmet Place a notably defensive and unactivated frontage offering no relief and little visual connectivity into the application site. The narrow footway along Emmet Place combined with high boundary walls creates an unsatisfactory pedestrian experience which could be significantly improved.

At the eastern end of Emmet Place the elevated two-storey flank wall of the Garda station provides a positive book-end the street however the northern edge of the street is otherwise lacking in structure, satisfactory urban scale or activation giving the character of a functional access road rather than a positive component within the urban core of the town centre.

2.4.4 SITE & CONTEXT _ PHOTOGRAPHIC RECORD



Emmet Place

Views of Emmet Place illustrating two-storey buildings with retail and vehicle access gates at ground floor at the western end. The Garda station occupies the eastern corner fronting onto Banba Square. Wide vehicular access gates into the rear former Rialto cinema service yard and the rear Garda station yard.

2.4.5 SITE & CONTEXT _ PHOTOGRAPHIC RECORD



Ashe Road / Hanly's Place

Views of Ashe Road approaching from the west illustrating two-storey residential properties adjacent to the western site boundary and gated access to the application site. A high boundary wall dominates the northern edge of the site. To the west of the application site Hanley's Place is a vehicular through-route from north to south with private access to existing residential units and a public car parking area, all separated from the application site by high blockwork walls.

2.4.6 SITE & CONTEXT _ PHOTOGRAPHIC RECORD



Banba Square / Rialto Cinema Frontage

Views of the former Rialto cinema building from Banba Square illustrating the important relationship to the historic court building to the north and the open space of Banba Square occupied by a wide carriageways and extents of public pedestrian space. The entrance to the building is marked by a wide footway and broad cantilevered canopy which frames the glazed entranceway. A curved wall at ground level mirrors the curved form of the upper facade and canopy.

2.4.7 SITE & CONTEXT _ PHOTOGRAPHIC RECORD



North West Yard

Views of the service yard to the north western corner of the application site illustrating the existing utilitarian flank elevation of the former Rialto cinema building. A high stone boundary wall closes the northern edge of the site to Ashe Road, with the exception of a circa 3m wide access gate. The historic court building fronting onto Banba Square is partially visible above the boundary wall along with Nenagh Castle and the spire of St Mary's of the Rosary Church.

2.4.8 SITE & CONTEXT _ PHOTOGRAPHIC RECORD



South Western Elevation / Boundary

Views of south western flank elevation of the existing building illustrates the utilitarian character of what is currently the rear elevation of the former Rialto cinema. A series of utilitarian single storey lean-to structures exist along this edge and further to the south the flank wall of the adjacent Garda station outbuilding defines the boundary at this location. Gated access to the site from Emmet Place can be seen to the south along with a high stone boundary wall.

2.4.9 SITE & CONTEXT _ PHOTOGRAPHIC RECORD



South Western Yard

Views of service yard to the south west of the existing building illustrate a series of boundary walls varying in height around the south and west of the yard and in blockwork and stone construction. A series of utilitarian sheds and shelters are built against these walls in a number of locations. The yard has a cross-fall sloping down towards Emmet Place in the south. Glimpses of historic buildings can be seen in the background, against the skyline.

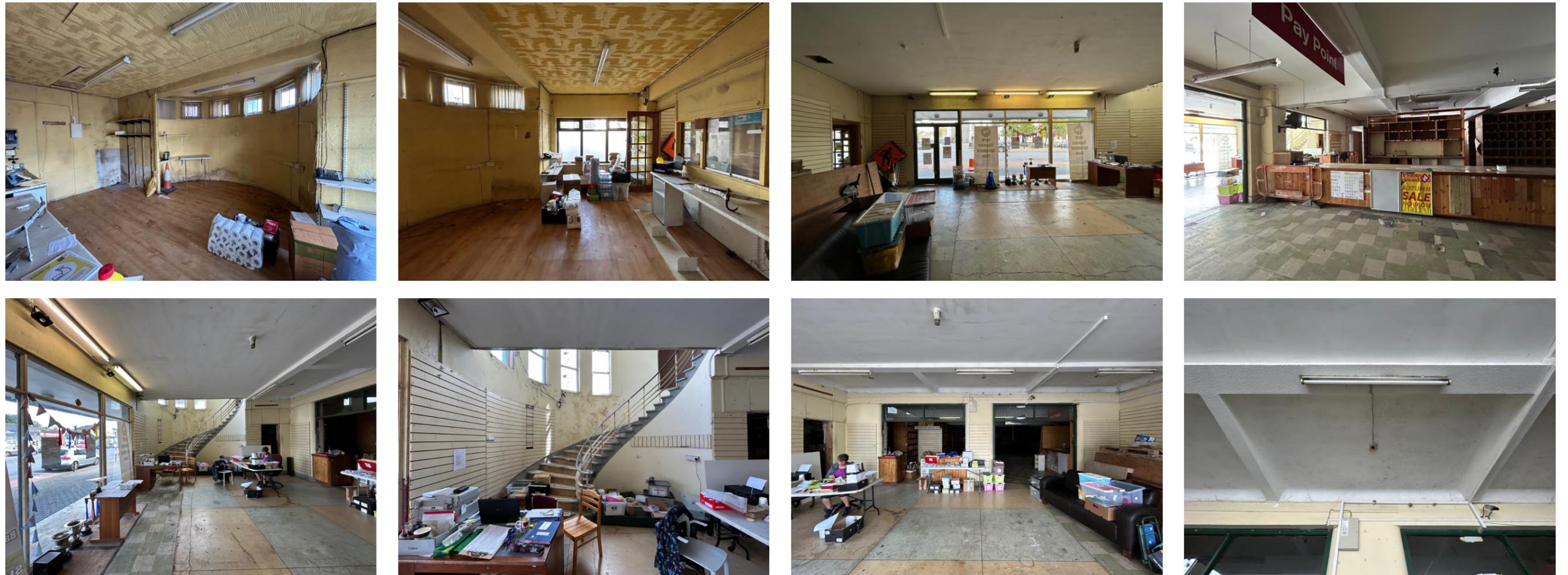
2.4.10 SITE & CONTEXT _ PHOTOGRAPHIC RECORD



Boundary Walls

Views of the boundary wall conditions illustrating high blockwork walls ranging in height between circa 2m in the south to circa 3.5m in the centre where the walls form the supporting structure for a large lean-to shed. Towards the north the western boundary is of stone construction circa 2.2m in height while the northern boundary, also in stone, is circa 3m in height. Proximity of the Nenagh District Court building to the application site can be seen.

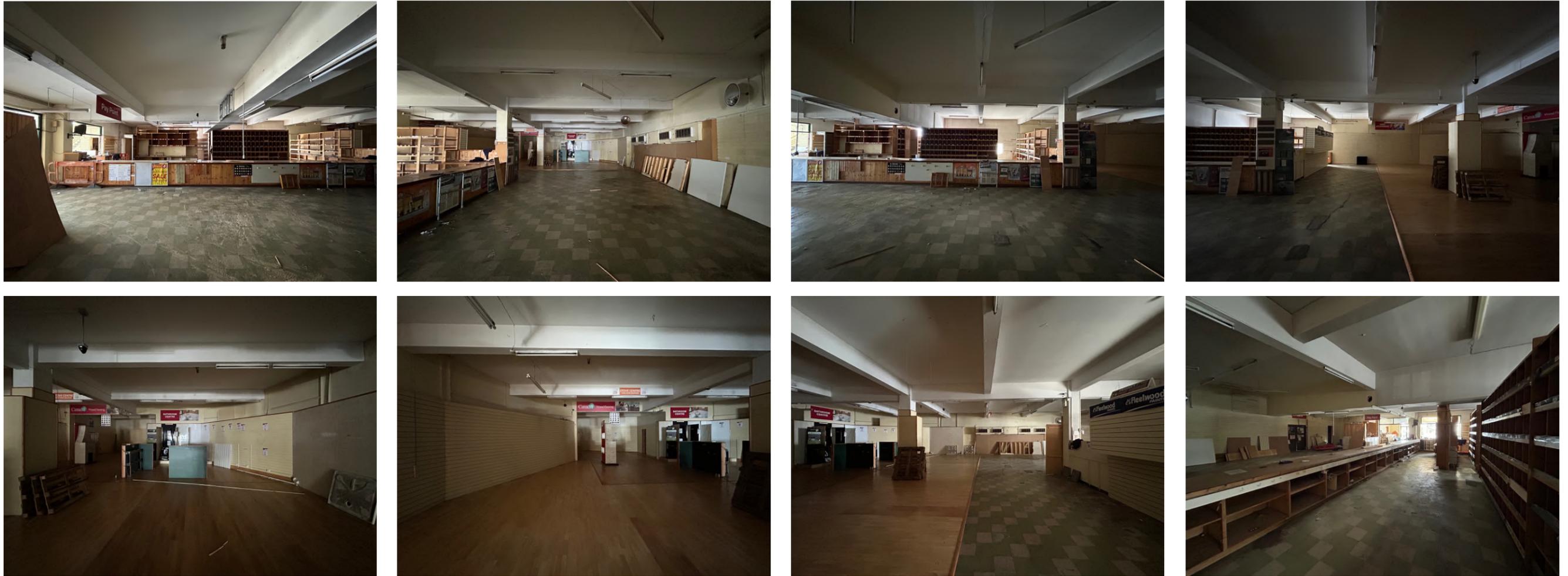
2.4.11 SITE & CONTEXT _ PHOTOGRAPHIC RECORD



Entrance Foyer

Views of the original entrance foyer fronting onto Banba Square illustrating a number of original features including a grand semi-spiral stair with steel balustrades, a coffered ceiling and two-tone terrazzo floor coverings. While the overall structure of the space remains intact, alterations, replacement door and window assemblies along with new finishes and linings greatly detract from the original Art Deco character of the space.

2.4.12 SITE & CONTEXT _ PHOTOGRAPHIC RECORD



Former Auditorium _ Ground Floor

Views of the original auditorium at ground floor illustrating a series of deep beams towards the north eastern end which form part of the original balcony. Shallower beams towards the south western end of the space form part of the non-original upper level, added at later date. The curved end walls of the auditorium are concealed behind non-original wall linings.

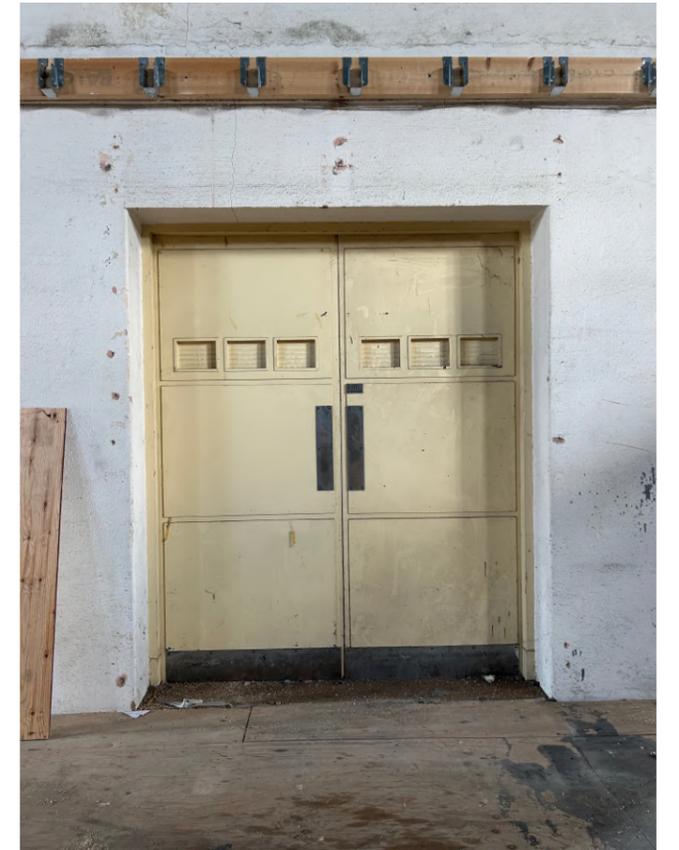
2.4.13 SITE & CONTEXT _ PHOTOGRAPHIC RECORD



Former Auditorium _ Upper Floor

Views of the original auditorium illustrating the original vaulted single span space. Decorative plaster detailing consisting of linear plaster motifs combined with star shaped feature motifs to the curved ceiling. At the south western end the ceiling and flank walls curve down and inwards as the termination of the auditorium space where the cinema screen was located.

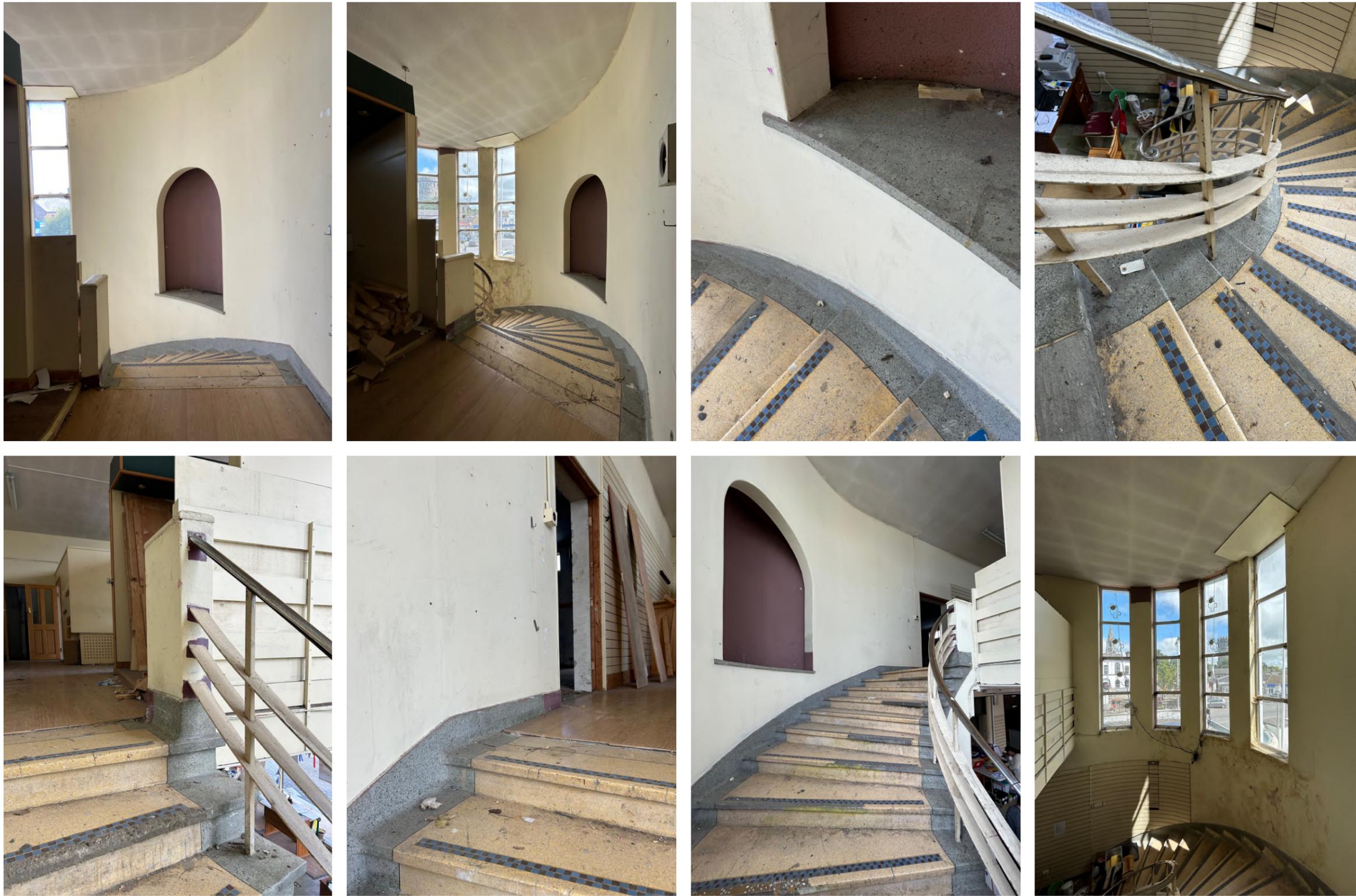
2.4.14 SITE & CONTEXT _ PHOTOGRAPHIC RECORD



Former Auditorium _ Intact Historic Details

Views of the original auditorium illustrating the original vaulted ceiling which feature linear plaster motifs combined with star shaped feature motifs to the curved ceiling. Additionally decorative ventilation grilles are intact towards the entrance doors. Original Art Deco double doors are intact along with a high level apertures for the projector and for the projectionist to view into the auditorium.

2.4.15 SITE & CONTEXT _ PHOTOGRAPHIC RECORD



Original Staircase

Views of the original semi-spiral open stair linking the ground and upper floor foyers. Original terrazzo treads and risers along with steel balustrade and handrail remain intact albeit requiring comprehensive restoration work. Four vertically orientated window openings give views towards Nenagh Castle and the spire of St Mary's of the Rosary Church. Non-original partitions at the upper level obscure the connection between the upper foyer and the stair.

3.0 BRIEF

3.1 BACKGROUND TO THE PROJECT

Tipperary County Council (the Client) have appointed an Architect led, fully integrated, multi-disciplinary consultancy service (the Consultant), led by Robin Lee Architecture, to provide Architect Led Full Integrated Design Team & PSDP Services for the Design, Construction and Management of the project for Stages (i) – (v) as described in this document.

The Consultant is appointed to provide complete Architect Led Design, Supervision & PSDP Team Services including Project Management, Architectural, Landscaping, Civil & Structural, Mechanical & Electrical designs (NZEB), PSDP, specifications, tender drawings and reports, construction drawings and details, Quantity Surveying Services including Bill of Quantities good for tendering and for construction purposes, all in accordance with the client needs, all relevant current legislation, standards and guidelines and the current Irish Building Regulations and all statutory requirements.

3.2 PRELIMINARY PROJECT BRIEF

Total Gross Area is c. 1,245 sq m. and it comprises;

Ground Floor 610 sq m;
First Floor 585 sq m;
Second Floor 50 sq m;

The Preliminary Project Brief states the following:

Note potential for further extension to be considered on the south gable relating to entrance, permeability, natural light and ventilation from that side i.e. new public realm, link to town centre, accessibility and parking, etc. Note level differences at this end are substantial and will require extensive site and landscaping works for accessibility.

The design proposal for the Rialto will have to have regard to and provide an innovative approach to the following list, which is not exhaustive and is intended as a guide to the requirements, of new and retrofit works:

- Auditorium works
- New Roof (retain existing truss structure & auditorium ceiling)
- New Roof finish (including insulation thermal performance upgrade) to the existing space that was previously the Foyer, Ticket Office and Canopy
- New first floor level aligning with Foyer first floor.
- New ground floor slab, insulated, underfloor heating, etc.
- Ceiling consolidation works including asbestos management/replacement
- Opening up auditorium flank walls for natural light and ventilation, associated structural works
- New thermal insulation to external envelope. For example; Dry lining to Foyer and consider external rendered insulation system to Auditorium

- New Mechanical installation incl. new passenger lift - high quality sustainable design

- New Electrical and ICT installation - high quality sustainable design

- New build entrance and canteen element on south gable relating to new landscaped public realm and parking

- Glazing new opes and refurbishment of original windows where appropriate & feasible.

- New external Doors and Screens.

- New Internal Partitions (sound absorbent), Glazed Screens, Doors

- New Internal Finishes

- New FF&E installation – Reception, Offices, Canteen, Meeting Rooms, Event Space.

- New public and private WC provision, associated drainage works

- New site boundaries.

- New External Works, Hard and Soft Landscaping

- New external drainage works and connections (foul and storm)

- Art installation(s) / Gallery area. Consider inclusion of public gallery space in the foyer/balcony area with access to the public and separated from hub users.

- The Cinema foyer is to be opened up to maximise the natural light and connection with Banba Square on both levels. The surviving terrazzo and mosaic inset stairs is a feature of the original cinema design that must be conserved to its former elegant form and detail.

- The Rialto exterior requires full renovation in terms of weathering, thermal performance, new openings and decoration.

- Small office spaces, meeting rooms, shared spaces

- Consider Decarbonisation Strategy and Government policies around Climate Action Plan 2021

3.3 ADDITIONAL REQUIREMENTS

The scope of works for the building separate to the items listed above include but are not exclusive to:

1. Enabling works:

- Asbestos Removal Works incl. Roof (weathering issues), Rainwater goods, Internal Finishes and Fixtures (early enabling works contract to be procured ASAP)
- Auditorium Ceiling to be reviewed for 'asbestos management in place' approach OR removal and reinstatement of curved form and decorative 'star' plaster mouldings etc.

2. Demolition Works in the following areas need to be considered as part of the design process:

- Outbuildings to south/rear
- Boundary walls
- Auditorium non-original first floor
- Auditorium ground floor slab for insulation and underfloor heating
- Stripping of existing services
- Underpinning/Tanking or any other civil / structural works identified

3.4 CONSULTATION RECORD

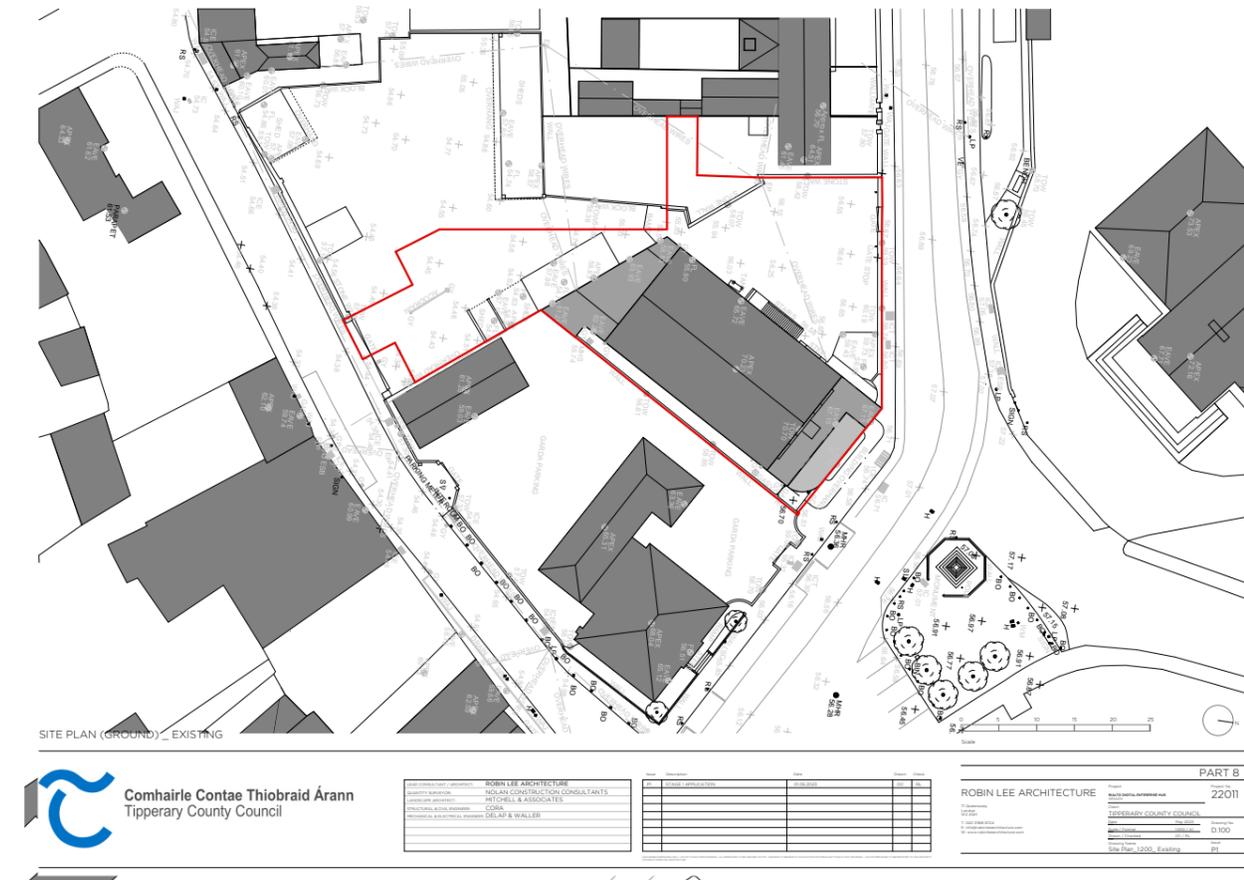
Consultation was conducted throughout the design development of the project in conjunction with the Project Team Partners.

A summary of consultations is provided below..

Meeting No:	Subject:	Consultee:	Date:
1.	Project Introduction/Briefing	Project Steering Group / Tipperary County Council	Monday 6th March 2023
2.	Preliminary Design Review	Project Steering Group / Tipperary County Council	Monday 27th March 2023
3.	Preliminary Design Review	Project Steering Group / Tipperary County Council	Monday 17th April 2023
4.	Pre-Planning Consultation	Planning Department / Tipperary County Council	Monday 26th April 2023
5.	Design Review	Project Steering Group / Tipperary County Council	Monday 8th May 2023
6.	Design Review	Project Steering Group / Tipperary County Council	Wednesday 7th June 2023
7.	Design Review/Business Plan	Business Consultant / Tipperary County Council	Wednesday 22nd June 2023
8.	Design Review	Project Steering Group / Tipperary County Council	Wednesday 5th July 2023
9.	Elected Member Briefing	Elected Members / Tipperary County Council	Thursday 27th July 2023
10.	Design Review	Project Steering Group / Tipperary County Council	Wednesday 2nd August 2023
11.	Elected Member Site Visit	Elected Members / Tipperary County Council	Wednesday 2nd August 2023
12.	Design Review	Project Steering Group / Tipperary County Council	Wednesday 30th August 2023
13.	Design Review	Planning Department / Tipperary County Council	Tuesday 12th September 2023
14.	Cost Review	Project Officers / Tipperary County Council	Wednesday 18th October 2023
15.	AA/EIA Review	Project Officers / Tipperary County Council	Wednesday 25th October 2023
16.	Part 8/AA/EIA Review	Planning Department / Tipperary County Council	Friday 3rd November 2023

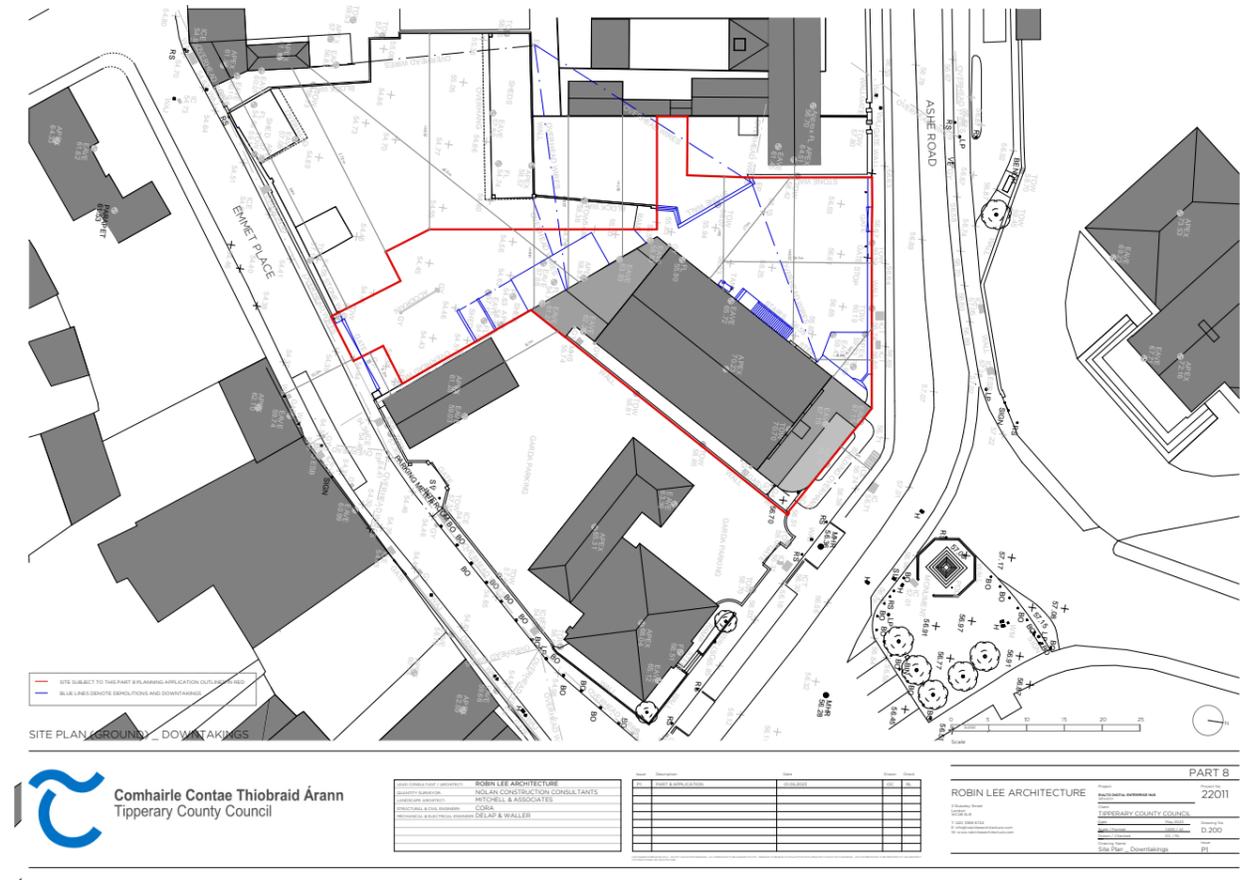
3.5 DEVELOPABLE SITE

The site area is 1,721m² (0.1721 Ha) is currently occupied by the former Rialto cinema with a series of outbuildings / sheds to the south and west along with other walls and ancillary structures. Selective removal of the existing buildings and structures is proposed to restore the former Rialto cinema building to its original configuration and establish a clear basis for development. Site levels will be adjusted locally to create a single accessible datum level for a new public realm space to the north west fronting onto Ashe Road. Opportunities for new extensions to the north west and south west of the former Rialto cinema building were identified in order to enhance the existing building and develop it for new uses.



Existing Plan

The Red Line illustrates the extent of the application site encompassing the former Rialto cinema building along with attendant lands to the north west and south west of the Protected Structure. The extent of developable site includes frontages to Ashe Road in the north and Emmet Place in the south allowing for access from existing active pedestrian footways.



Downtakings Plan

This plan illustrates the buildings, structures and site features to be removed (in blue). These are non-original elements that have been added for utilitarian purposes or which would have no functional purpose to the adapted building with new use. Removal of these utilitarian structures would have a positive impact on the form and character of the historic building.

3.6 PLANNING CONTEXT

The works outlined in the report and associated drawings are subject to approval via a Part 8 Planning Application.

With the original cinema building now vacated the site is now an important infill site in the middle of Nenagh. It is zoned for "Mixed Development" and the Planning Department have already reviewed the proposal and would support such a prominent site in the middle of the town being developed.

All of the main utility services are in place in the adjoining Emmet Place.

3.7 URBAN AND HERITAGE CONTEXT

The former Rialto cinema is a Protected Structure.

It is appraised and described by the Buildings of Ireland website as:

Description:
Corner-sited multiple-bay two and three-storey former cinema, opened 1946. Closed, 1976, and now in use as retail outlet. Comprising rendered stepped gable with projector box to front elevation, glazed central bay with canopy over entrance and with foyers to ground and first floors, flanked by glazed curved bay to southeast and with blank squared-bay to northwest. Flat roofs to entrance block and pitched corrugated iron to auditorium. Rendered walls, with render buttresses to northwest elevation. Square-headed window openings with fixed timber and metal frames and concrete sills. Pairs of glazed doors with concrete step.

Appraisal:
This former cinema designed by William (Bill) O'Dwyer is a typical example of mid-twentieth-century architecture in Ireland. Its simple yet decorative style, and elements such as the canopy, curved bay and stepped gable, combine with its corner-sited position on the town square to make it an interesting contribution to the streetscape. It is also a reminder of the importance of cinema to the town and district, from the mid-twentieth century to the present day.

Categories of Special Interest: Architectural, Social, Technical

Reg No: 22305057

Rating: Regional

Date: 1945 - 1950

Date Recorded: 04/08/2004

Coordinates: 186574, 179251

<https://www.buildingsofireland.ie/buildings-search/building/22305057/banba-square-nenagh-north-nenagh-co-tipperary-north>

Refer also to Architectural Heritage Impact Assessment by Michael O'Boyle, RIAI Grade 1 Conservation Architect, accompanying this application.

3.8 DEFINITIVE PROJECT BRIEF

Based on the Preliminary Project Brief, the Design Team engaged in consultations with the Project Steering Group. Business consultants FPM Accountants were introduced to the project team to develop the business plan and ensure that the brief appropriately benchmarked against example facilities across the country and developing designs were responsive to commercial needs to ensure viability in line with the aims of the business plan.

The Initial Project Brief was therefore developed and refined during the design process and a 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 the former Rialto cinema building 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 comprehensive yet sensitive restructuring of the existing building allowing the design proposals to proceed.

3.9 PRE-PLANNING CONSULTATION

Pre-Application Consultation was undertaken with Tipperary CoCo planning team on Monday 26th April 2023 and again on Tuesday 12th September 2023 via a formal presentation of the proposed designs.

Further Pre-Application Consultation was undertaken with Elected Members on Thursday 27th July 2023 Elected Members meeting at Tipperary CoCo Council Chamber.

This formal consultation presentation was followed up with a site visit conducted on Wednesday 2nd August 2023 to allow Elected Members the opportunity to visit the former Rialto cinema building to view existing spaces and be provided with a detailed description of the proposals to adapt the spaces to facilitate new uses. During the visit the adjacent open spaces to the north west and south west of the Protected Structure were also viewed and Elected Members were provided with a description of the utilitarian structures intended to be removed and the benefits of such change that would allow the building to be adapted and opened up for new uses. Access points at Ashe Road and Emmet Place were viewed and descriptions of boundary treatments provided.

4.0 PROPOSAL

4.1 OVERALL AIMS & OBJECTIVES

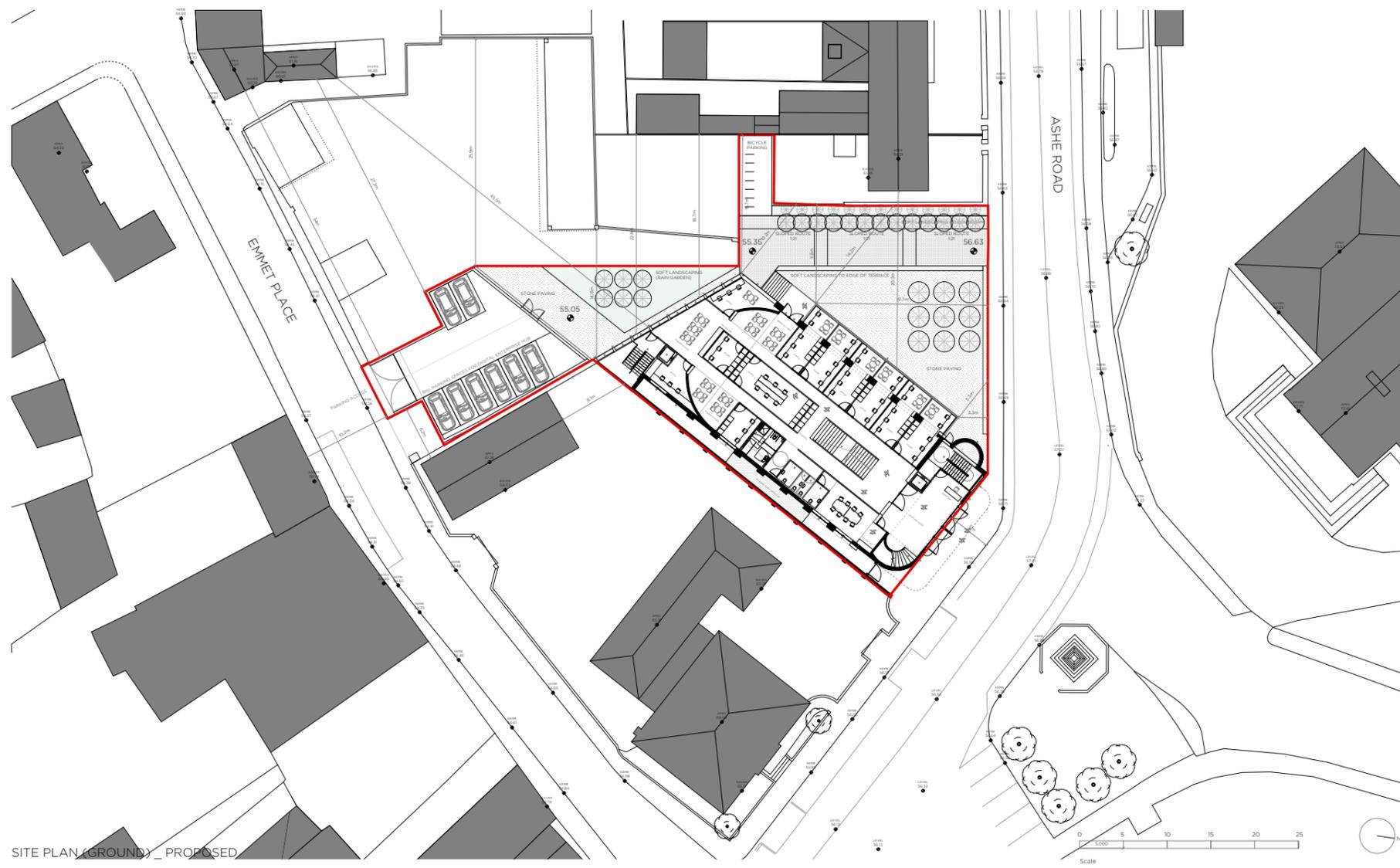
In addition to the project requirements set out in the Preliminary Project Brief the consultations carried out with the Project Team Partners led to the definition of overall aims and objectives for the development, which can be summarised as follows:

- To repurpose the existing historic buildings on site, namely the former Rialto Cinema for use in support of the creation of digital and enterprise hub activities.
- To develop open adjacent lands to the north west and south west of the existing building.
- 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 structures can be appreciated for their quality and historic value.
- To apply conservation principles to the restoration and upgrades of the historic building.
- To de-clutter the site to improve legibility of the historic buildings and setting.
- 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

The former Rialto cinema is prominent historic building in the heart of Nenagh adjacent to key assets and routes within the town centre. The diagram below illustrates our analysis and design approach:

- A The frontage of the former Rialto Cinema is restored in order to complement the collection of fine civic buildings fronting onto Banba Square, consolidating this as a key component of the historic core of Nenagh.
- B A single storey extension is proposed to the north western flank elevation of the existing building. This is intended to create active frontage to this elevation and an associated area of public realm.
- D The facade to the upper level of the north western flank elevation is also opened up with non-structural building fabric removed and large extents of glazing installed to create an active frontage facing onto Ashe Road.
- E A public space triangular in shape opens onto Ashe Road and oblique views directly the historic Nenagh District Court building. This space will be largely hard landscaped with trees and extents of soft landscaping.
- F To attend to the level change across the site (sloping north downwards to the south) a broad sloped extent of public realm is proposed with a 1:21 gradient to allow universal access across the site for all.
- G A covered shelter along the western boundary will be available for bicycle parking.
- H A lower terrace level, also triangular in shape, will contain a rain garden for storm water management as part of the SUDs strategy while giving access between the car park and south western entrance to the digital and enterprise hub.
- I An enclosed car park to accommodate 8no. car parking spaces for dedicated digital and enterprise hub use is located to the south with direct access to Emmet Place.
- J Above the car park on the first floor a residential development of 3no. units is proposed under separate application procedures.



Site Strategy Diagram

4.3 MATERIALS & FINISHES

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

1. Exterior Mullions and Cladding

Natural reconstituted stone is proposed for the facades of the extensions. Slender profiled mullion components give depth to the proposed north western and south western extensions and these 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 minimise maintenance requirements.

2. Door and Window Framing

Anodised aluminium in a dark bronze finish is proposed for new door and window assemblies to the exterior of the historic building giving a highly durable and high quality finish to these performance components. The dark bronze material references materials and finishes typically used in Art Deco architecture and design.

3. Internal Floors

Polished terrazzo is proposed for internal floors at ground floor 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 former auditorium 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 (combined with steel for larger spans) 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

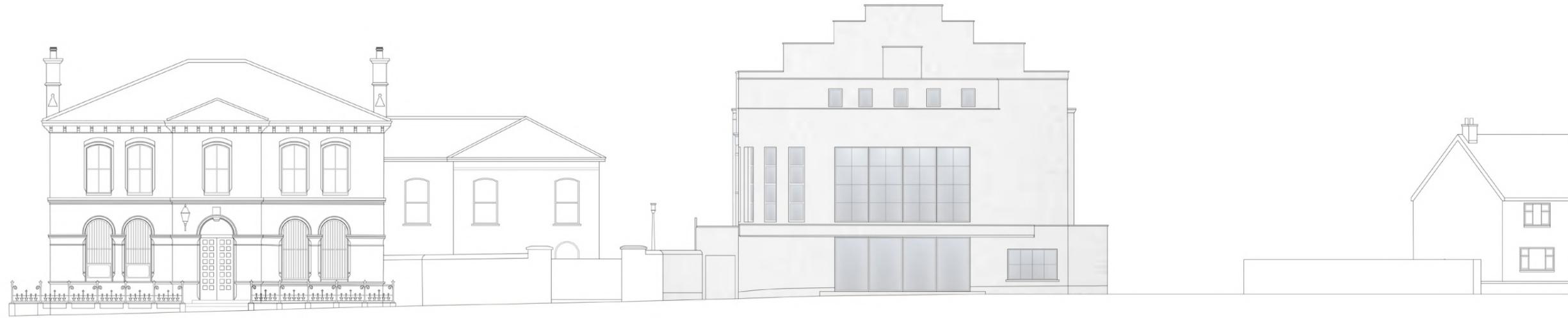


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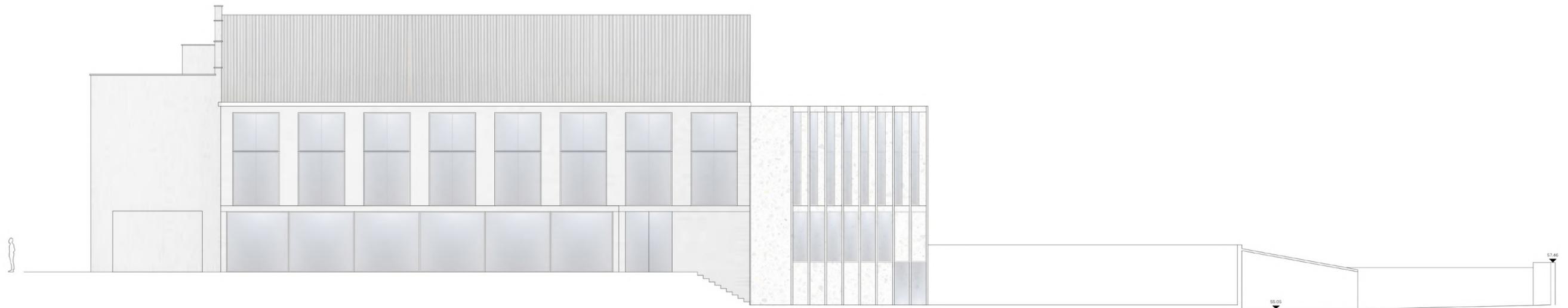


4

4.4 ELEVATION TREATMENTS

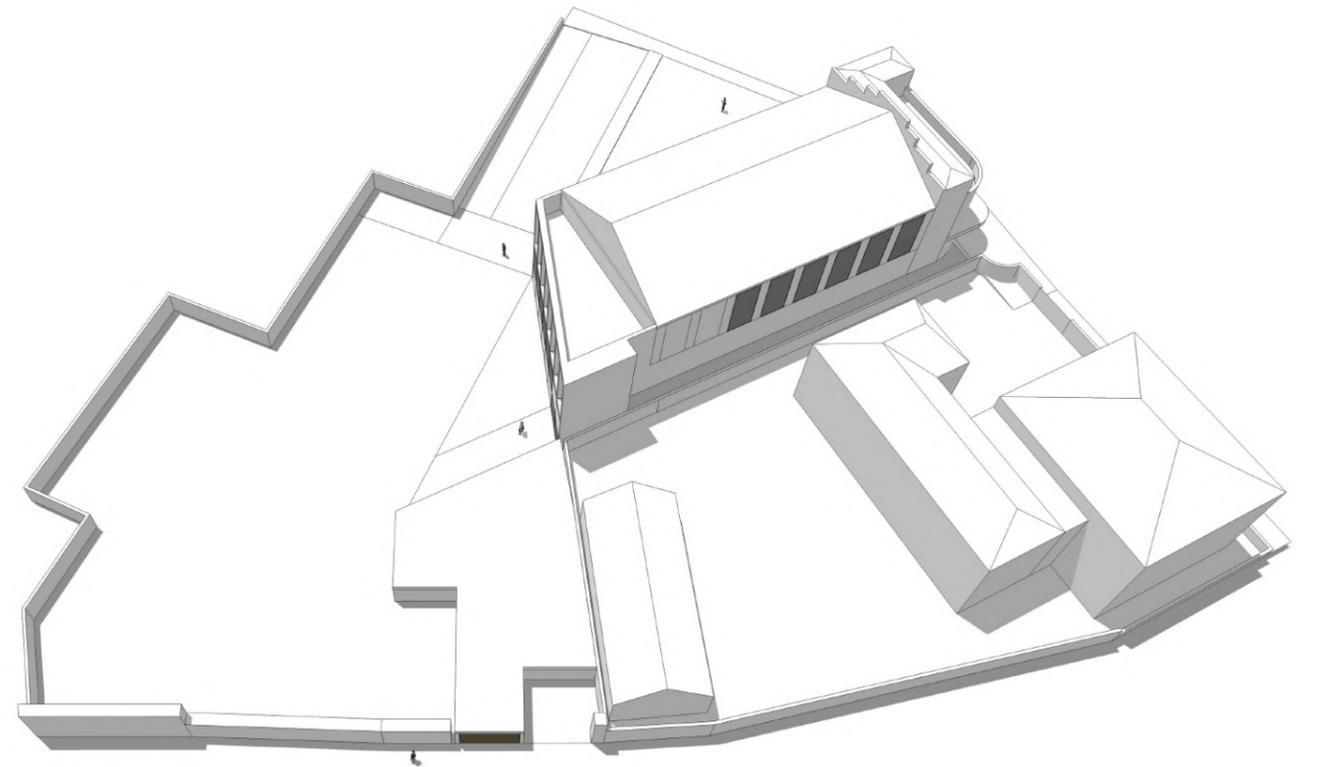
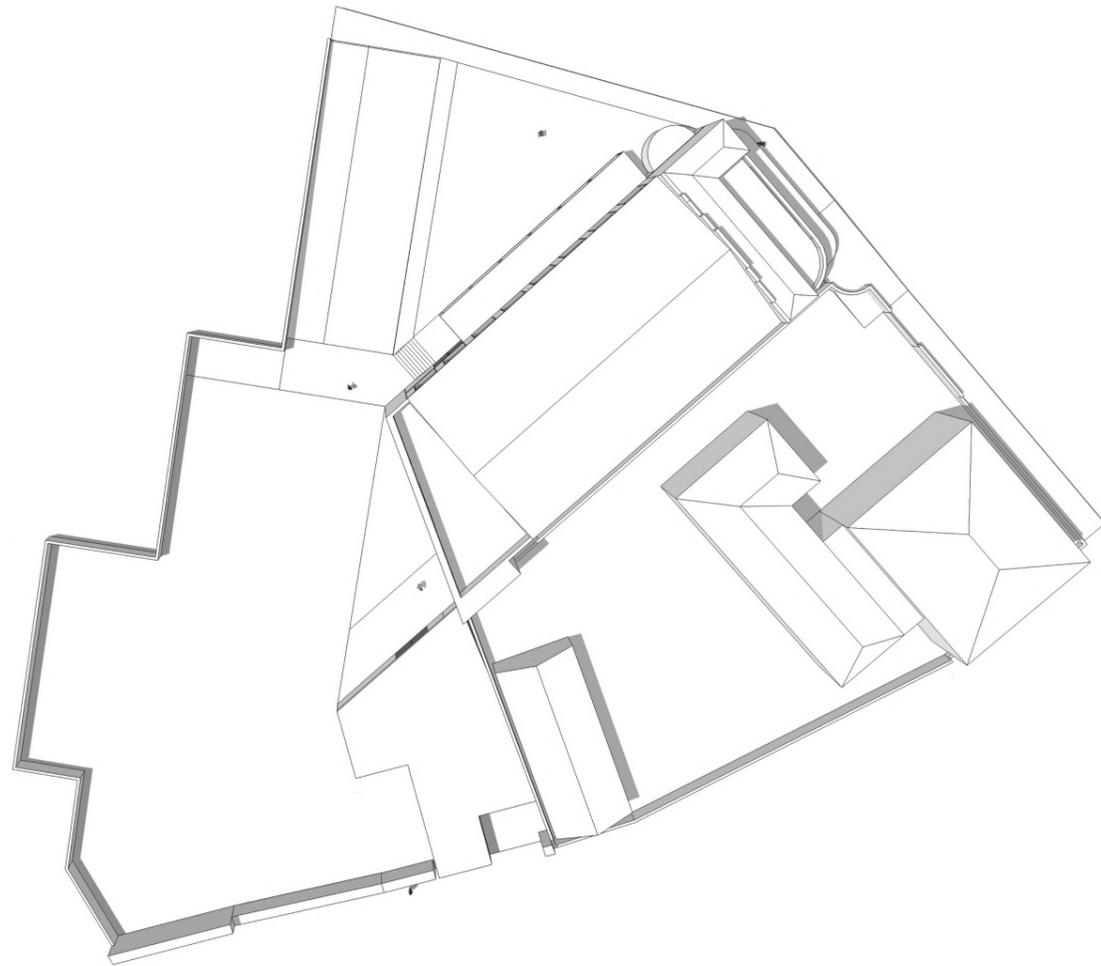


View of proposed elevation of the north eastern building frontage.
Application of conservation and restoration principles will reinstate the elevation to its original configuration with metal windows and door assemblies set within a white rendered facade.



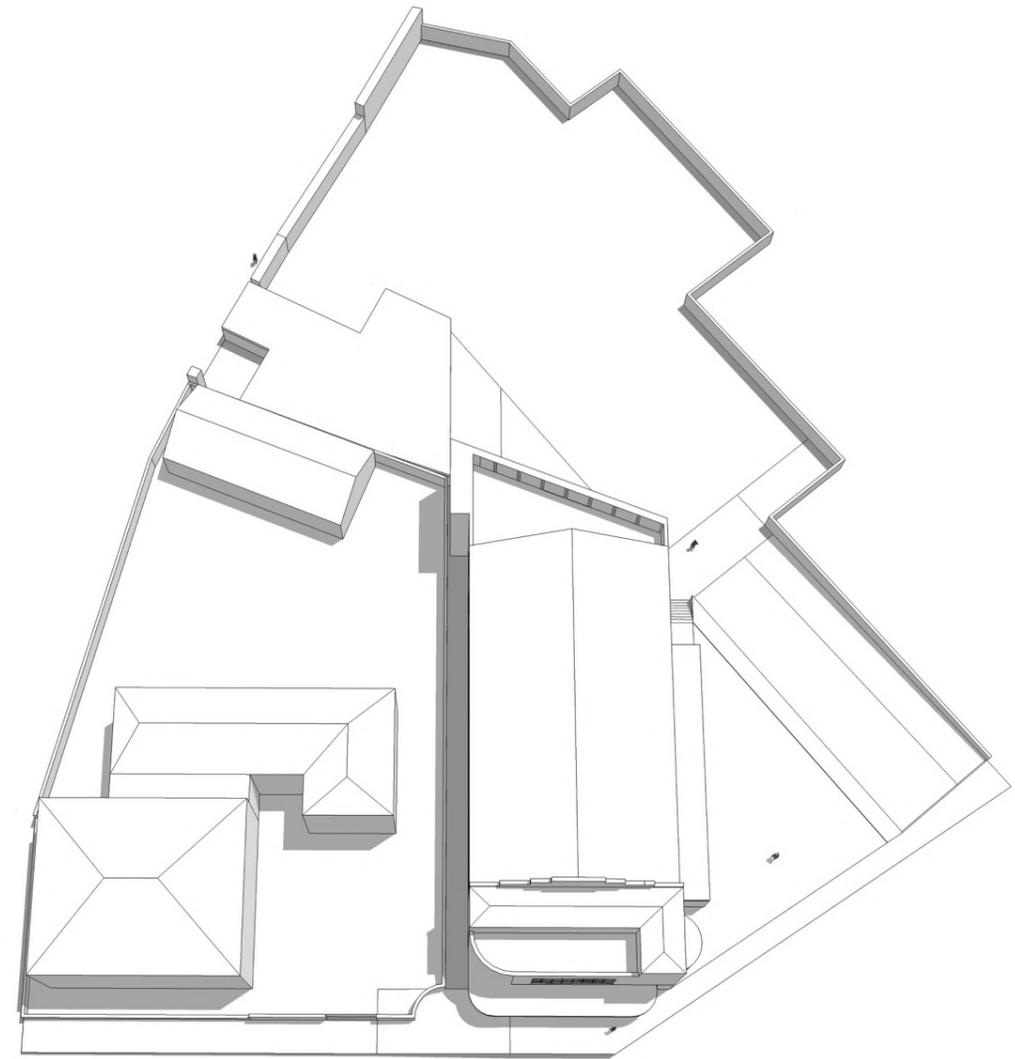
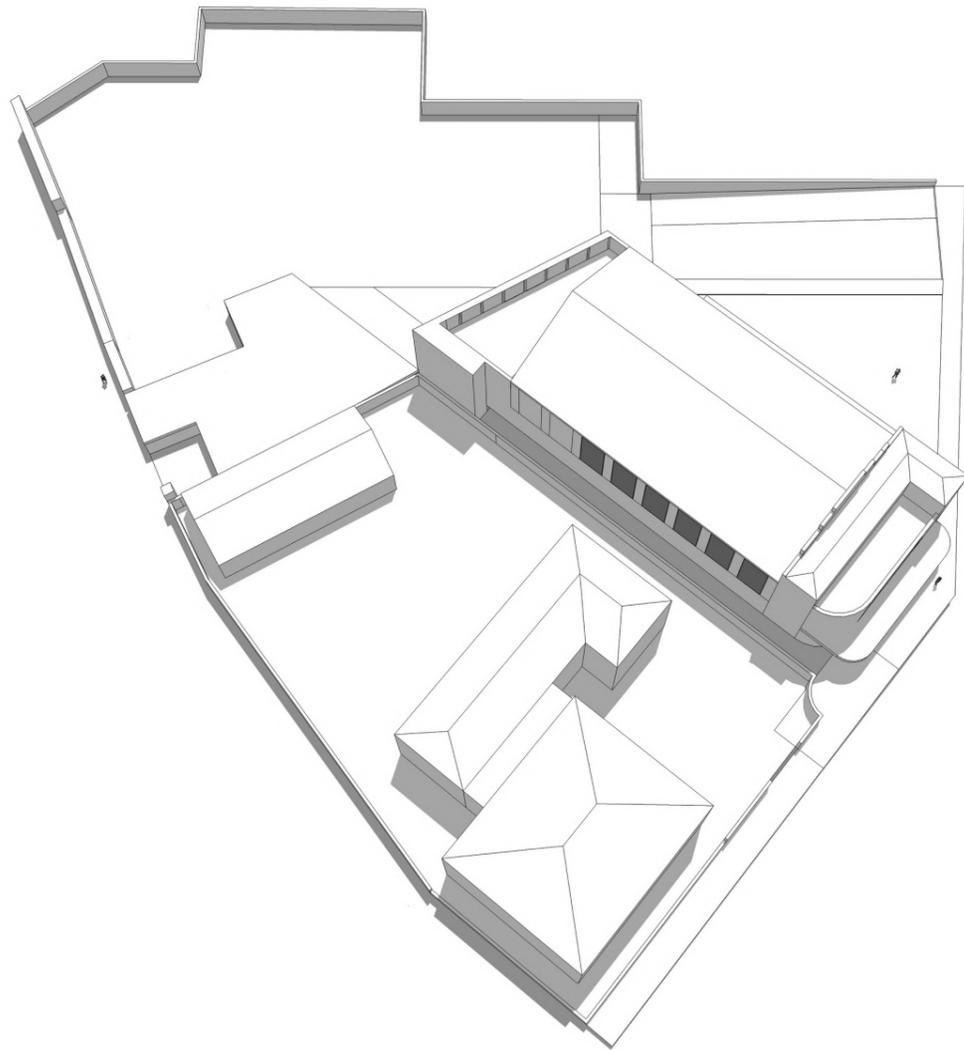
View of proposed elevation of the proposed north west frontage.
New openings with the existing blank facade will bring daylight into the building and give a new open and welcoming identity to this frontage with metal windows and door assemblies set within a white rendered facade.

4.5.1 BUILT FORM IN CONTEXT _ AERIAL VIEWS



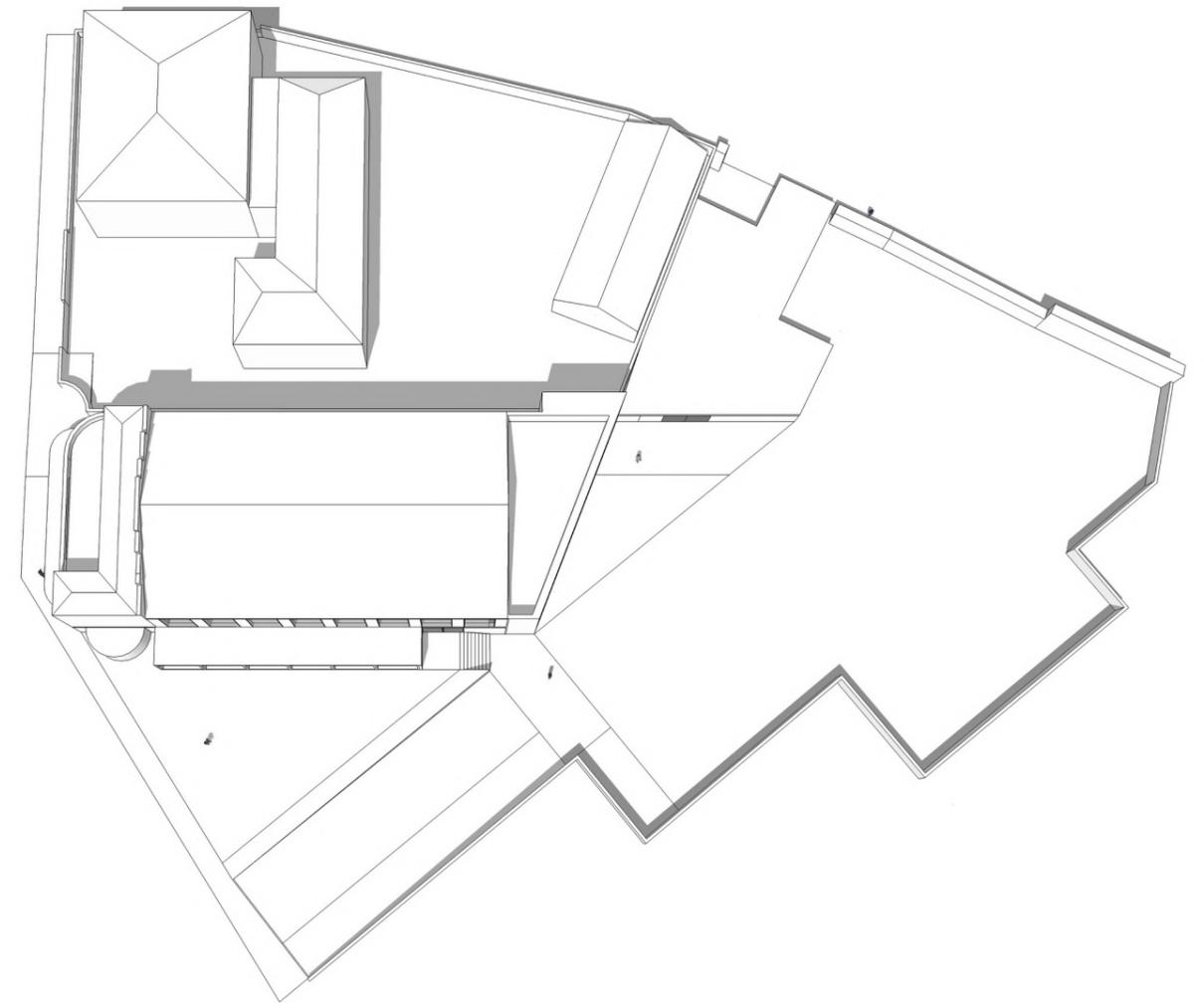
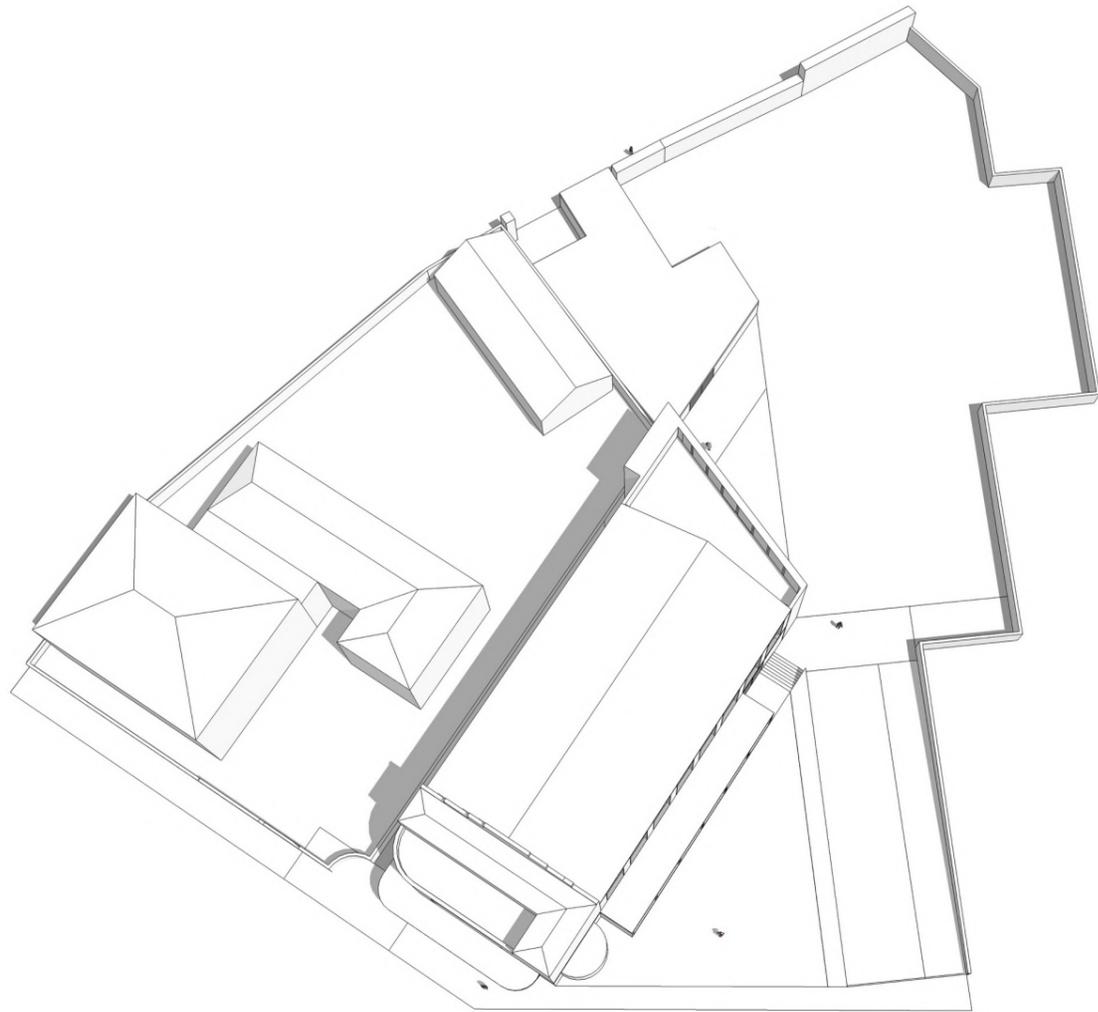
Aerial views from the south

4.5.2 BUILT FORM IN CONTEXT _ AERIAL VIEWS



Aerial views from the east and north

4.5.3 BUILT FORM IN CONTEXT _ AERIAL VIEWS

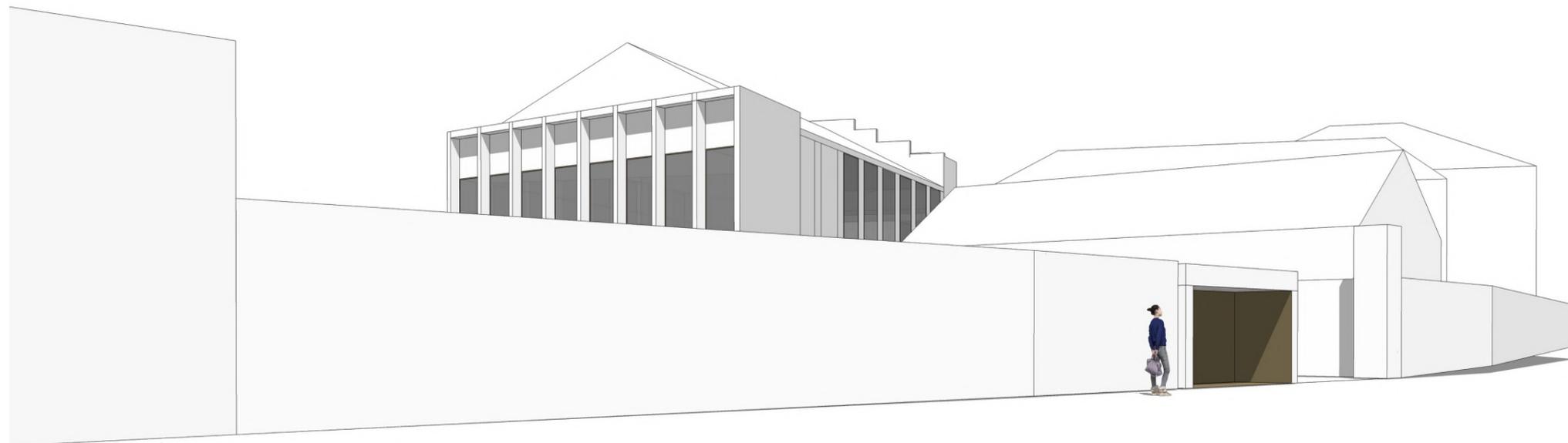


Aerial views from the north and west

4.5.4 BUILT FORM IN CONTEXT _ EMMET PLACE VIEWS



View from Emmet Place

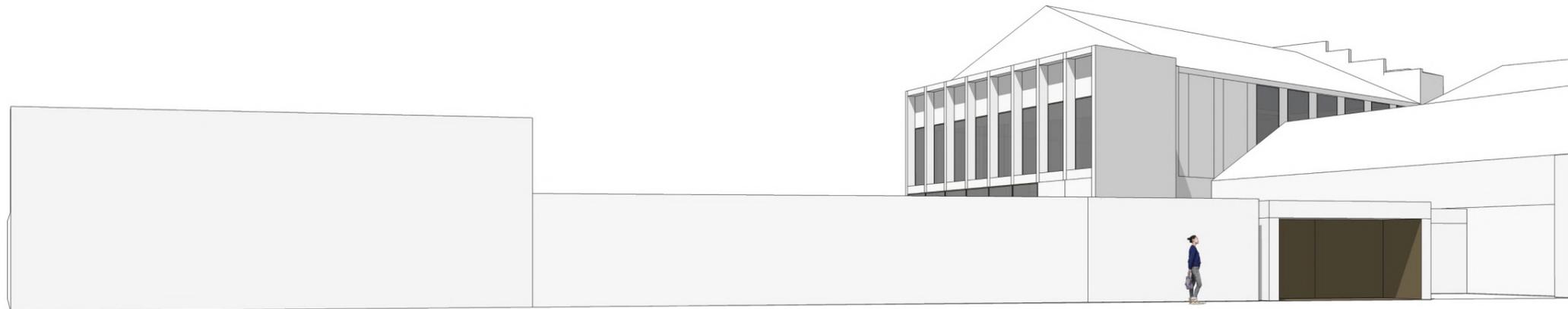


View from Emmet Place looking east

4.5.5 BUILT FORM IN CONTEXT _ EMMET PLACE VIEWS



View from Emmet Place with Garda station outbuilding in the foreground



View from Emmet Place with high boundary wall to the west and Garda station outbuilding in the foreground

4.5.6 BUILT FORM IN CONTEXT _ BANBA SQUARE VIEWS

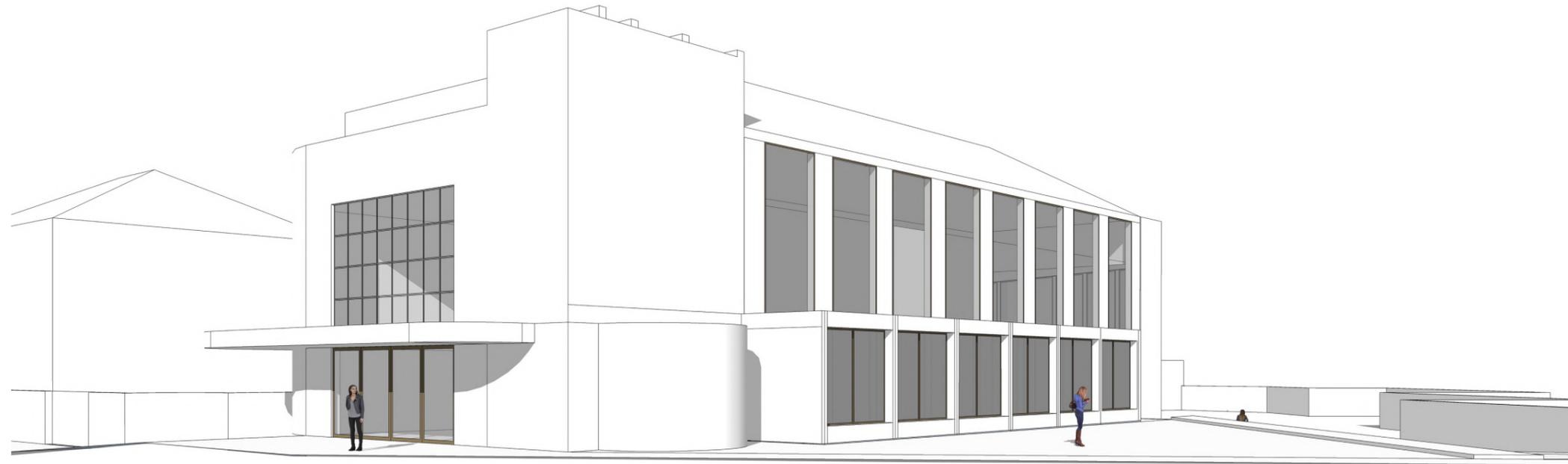


View from Banba Square



View from Banba Square with proposed flank elevation partially visible.

4.5.7 BUILT FORM IN CONTEXT _ ASHE ROAD VIEWS

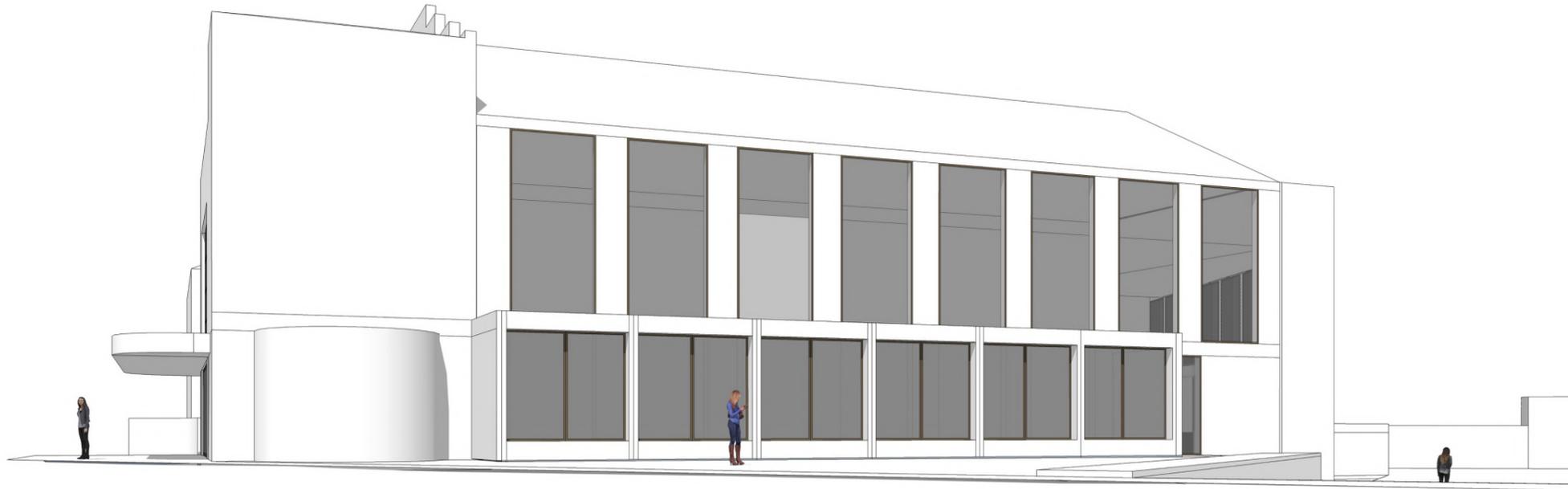


View from Banba Square with proposed flank elevation visible.



View from Ashe Road with stone boundary wall removed and proposed flank elevation visible.

4.5.8 BUILT FORM IN CONTEXT _ FLANK VIEWS



View from Ashe Road with stone boundary wall removed and proposed flank elevation visible.

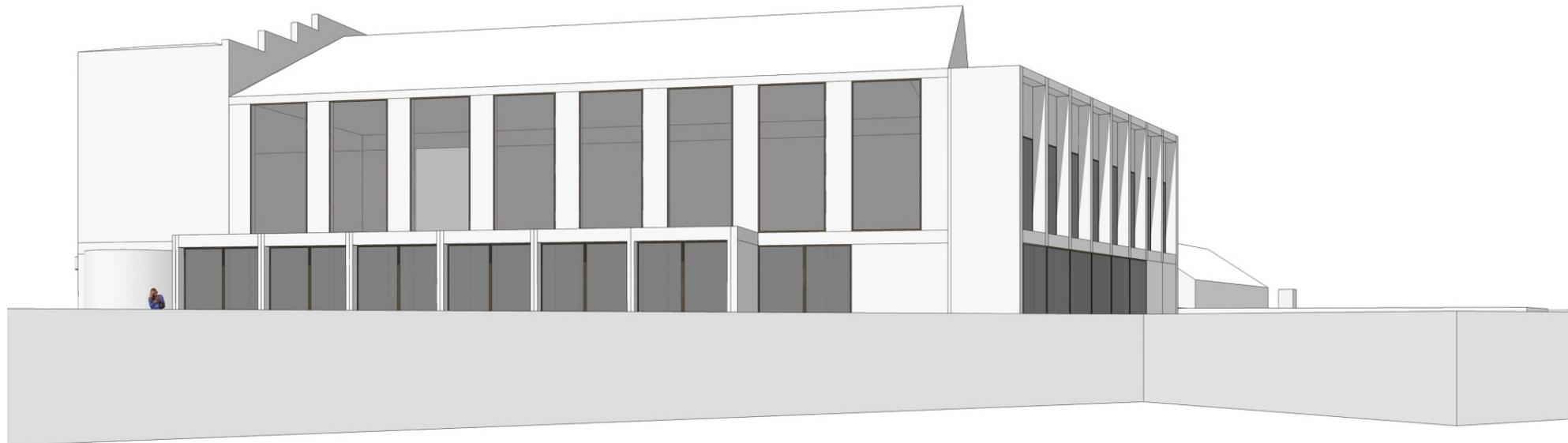


View from Ashe Road with stone boundary wall removed and proposed flank elevation visible.

4.5.9 BUILT FORM IN CONTEXT _ WESTERN BOUNDARY VIEWS

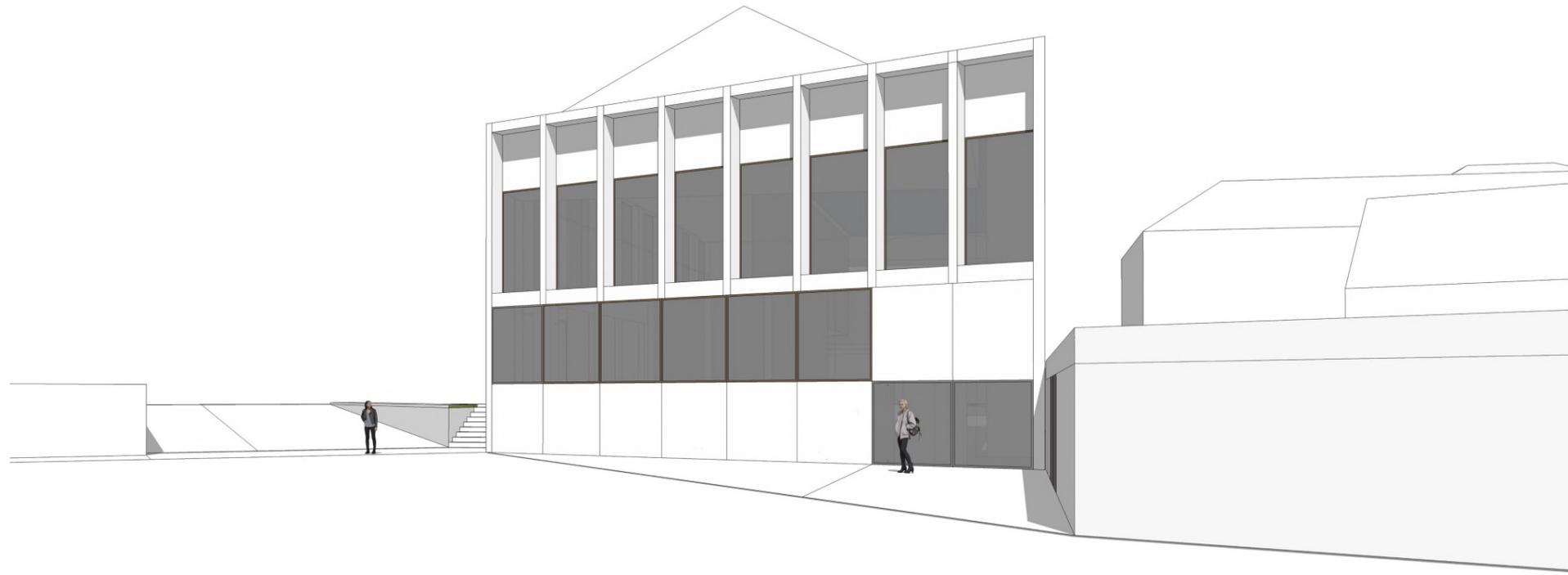


View from behind western boundary wall

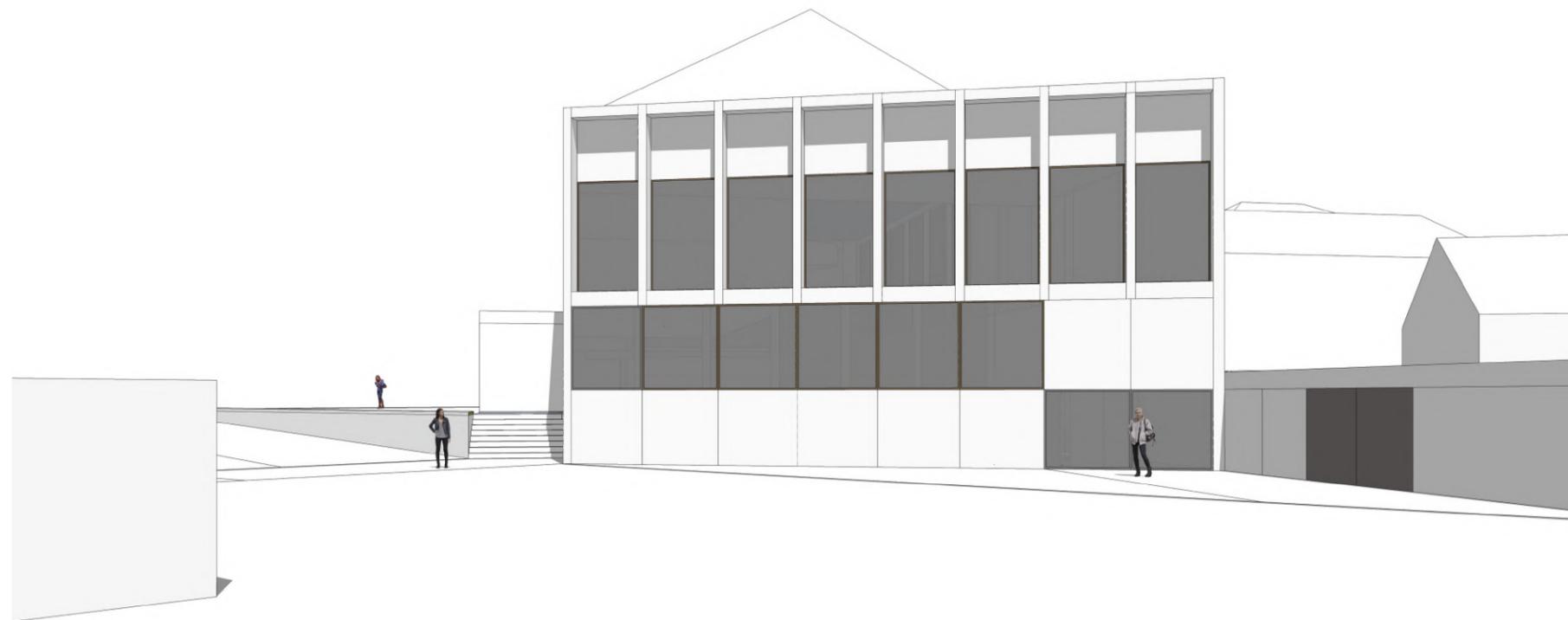


View from behind western boundary wall

4.5.10 BUILT FORM IN CONTEXT _ SOUTH WESTERN ELEVATION VIEWS

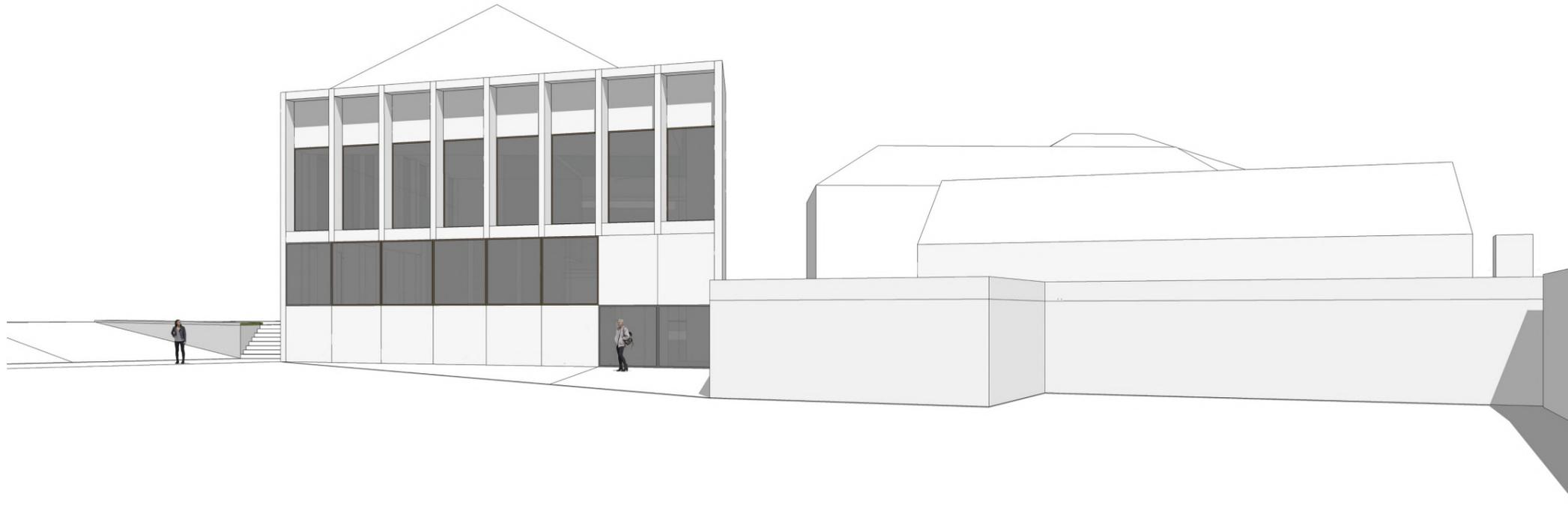


View of proposed public space with proposed south western frontage

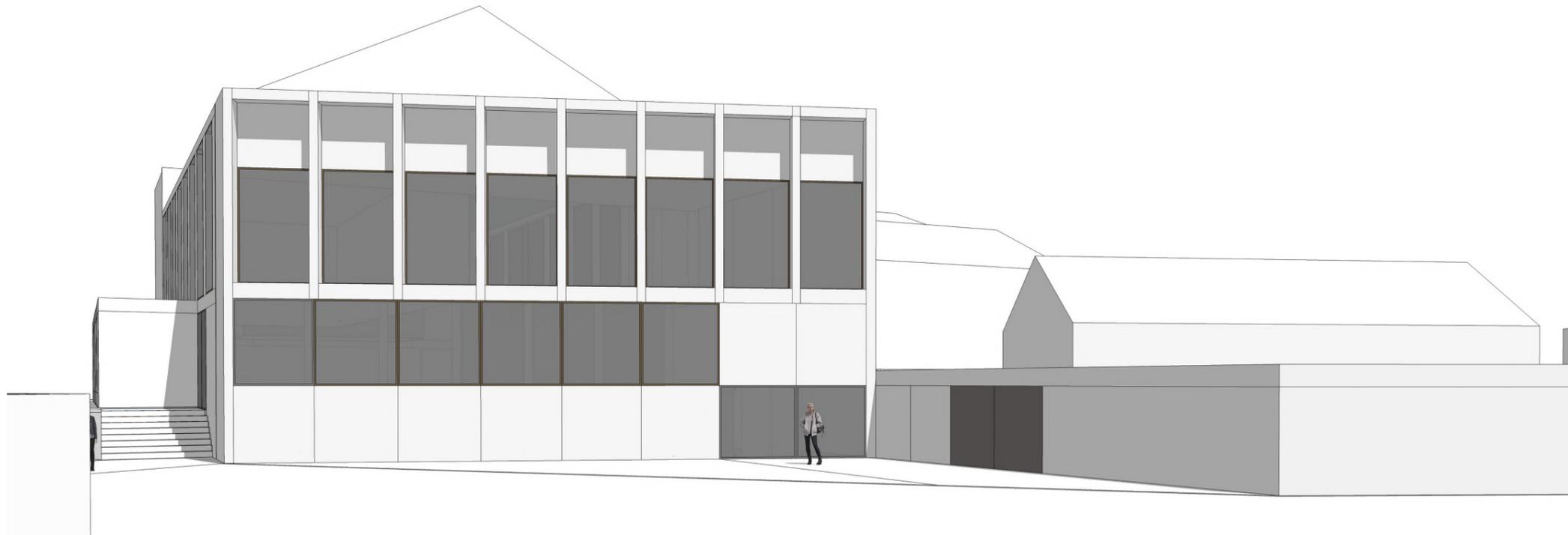


View of proposed public space with proposed south western frontage

4.5.11 BUILT FORM IN CONTEXT _ SOUTH WESTERN ELEVATION VIEWS

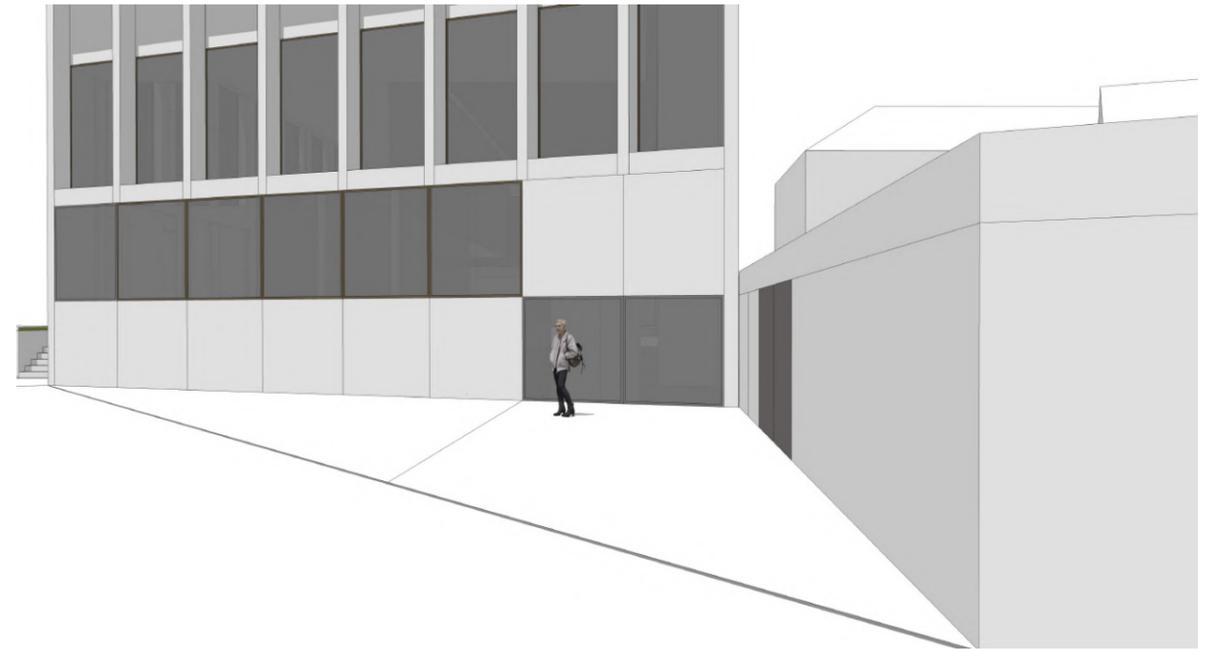
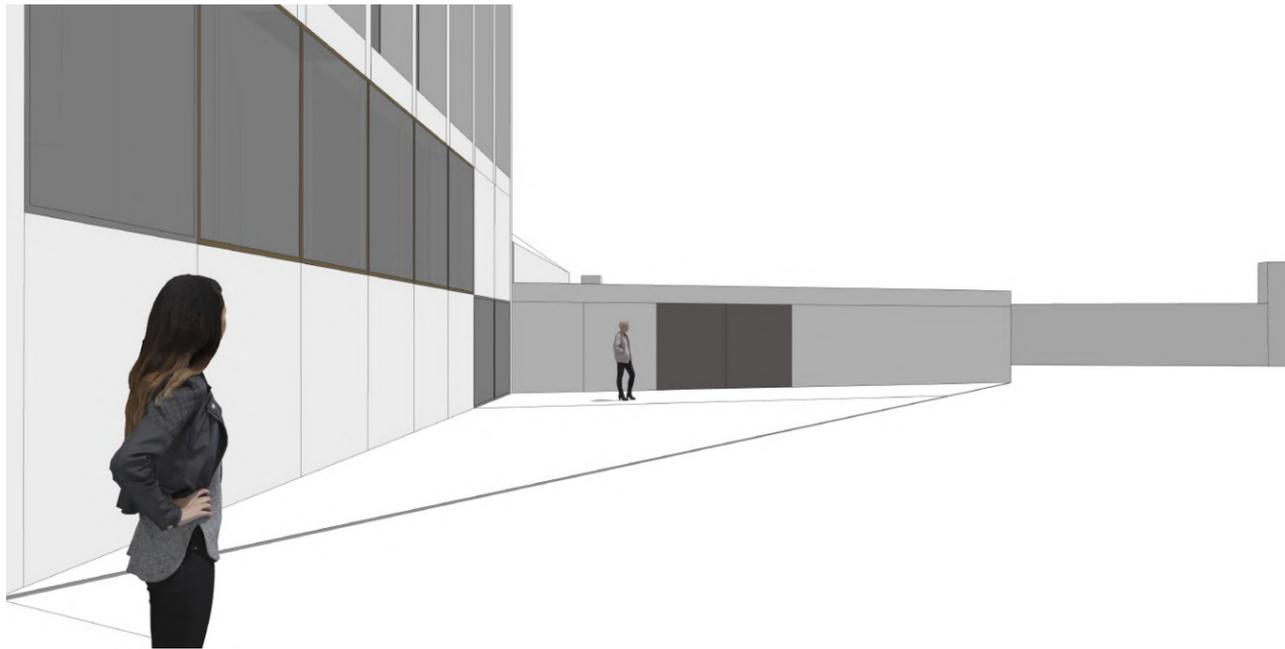


View from south west with Garda station and outbuildings to the east



View from south west with Garda station and outbuildings to the east

4.5.12 BUILT FORM IN CONTEXT _ SOUTH WESTERN ENTRANCE VIEWS



Views of proposed south western entrance and access to car parking area

4.6 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 the former Rialto cinema building 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 the former Rialto cinema building 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.

4.7 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 underfloor heating pipework 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.

4.8 ACCESS & PARKING

8no. dedicated car parking spaces are provided within the application site. These spaces include 1no. accessible parking space and 1no. EV charging point / parking space. Access is provided directly to the internalised car parking area from Emmet Place at a location where a dropped kerb already exists, this being the location of the existing double gated entrance to the open area of land to the south and west of the former Rialto cinema building. Automated gates will be access-controlled to ensure the spaces are occupied by authorised users of the digital enterprise hub. A pedestrian access point from the parking area is provided on its northern elevation giving onto an open area immediately adjacent to a digital enterprise hub entrance on the reconfigured south western elevation of the former Rialto cinema building.

A Traffic and Mobility Report by Martin Rogers Consulting Ltd, authored by Dr Martin Rogers, Transport Planning Professional is included in the application documents. The reports concludes as follows:

'In relation to the proposed digital enterprise hub, it is predicted that the 8 No. dedicated car parking spaces will provide parking for just less than one-third of the car based arrivals, with the balance able to park in one of the significant number of available off-street parking facilities nearby.'

4.9 ACCESSIBILITY STRATEGY

The design proposal has been developed in consultation with MJP 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.

4.10 FIRE SAFETY STRATEGY

The design proposal has been developed in consultation with MJP as the Fire Safety Consultants for the Design Team.

This process has included an assessment of building occupancy, stair locations 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.

4.11 MAINTENANCE

Existing facades will be re-rendered in smooth proprietary render in a white colour to restore the building to its original state.

Natural reconstituted stone is selected as the external finish of the proposed extensions. 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 the former Rialto cinema building, 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 routes. A proprietary weatherproof roof hatch combined an interior ship ladder 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.

4.12 ACCOMMODATION SCHEDULE

The proposed digital enterprise hub facility will occupy the former Rialto cinema building, arranged across three floors:

The developed building as proposed will have a gross internal area of 1,324m²

- A ground floor will have a gross internal area of 660m². 50m² of this area is comprised of a new-build extension to the existing building.
- A first floor will have a gross internal area of 594m². 9m² of this area is comprised of a new-build extension to the existing building.
- A part second floor will have a gross internal area of 50m². No new-build extensions are proposed at this level.
- Additionally there will be a 20m² lower ground portion of building to the southern corner of the existing building to create a new entrance from the car parking zone.

<u>Location:</u>	<u>Number:</u>	<u>Title:</u>	<u>Room Area:</u>	<u>Total Area:</u>
Ground Floor	6	5 person office	24m ²	144m ²
Ground Floor	1	3 person office	15m ²	15m ²
Ground Floor	1	3 person office	17m ²	17m ²
Ground Floor	1	3 person office	19m ²	19m ²
Ground Floor	1	6 person office	35m ²	35m ²
Ground Floor	1	Cafe/breakout space	40m ²	40m ²
Ground Floor	1	8 person meeting room	34m ²	34m ²
Ground Floor	1	Printer pod	7m ²	7m ²
Ground Floor	1	Changing Places room	12m ²	12m ²
Ground Floor	1	WCs	20m ²	20m ²
Ground Floor	1	Entrance/reception	36m ²	36m ²
First Floor	10	3 person office	14m ²	140m ²
First Floor	1	4 person office	23m ²	23m ²
First Floor	1	14 person office	49m ²	49m ²
First Floor	1	8 person office	33m ²	33m ²
First Floor	1	Printer pod	7m ²	7m ²
First Floor	1	Informal meeting area	24m ²	24m ²
First Floor	1	WCs	9m ²	9m ²
Second Floor	1	Podcast room	27m ²	27m ²
Second Floor	1	Outdoor terrace	34m ²	34m ²

Emmet Place Compound Car Parking 8no. spaces (including 1no. Accessible and 1no. EV Charging spaces)

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

December 2023



Comhairle Contae Thiobraid Árann
Tipperary County Council