

STAKEHOLDER ENGAGEMENT REPORT

2-4 DUBLIN STREET, BALBRIGGAN

JANUARY 2023



**Paul Keogh Architects,
Cathedral Court,
New Street,
Dublin 8.**

PROJECT MEMORANDUM

Project 2-4 Dublin Street, Balbriggan

Memo Pallas artist studio

Date 17th February 2022 **Arch. PM**

Attendance Mark Cullen (Pallas); Paul Maher (PKA)

Purpose / Agenda Visit to Pallas Artist Studio

Studios

Mark Cullen showed various sizes of studios – average approx. 4x3m.

Studio requirements- power, wifi, water/sink, natural light, good level artificial lighting.

24-hour studio access necessity. Artists may use studios out of hours or work other jobs during typical working hours.

Types of artists are generally painters / graphic / mixed media / digital.

Walls are used for pin-up, mounting and storage

Mark thinks artist will prefer their own individual studio space, as opposed to a larger, shared studio space for several artists to use.

Pallas has a curated gallery space/ project space. Mark says this is indispensable to the programme. The gallery is not only for resident artist but to showcase emerging and established artists from around the country and abroad.

Kitchen space for artists would be well used- this could be shared with IoT.

Storage for materials is important- could be shared with IoT.

Office can be attached with Gallery Space and IoT.

Larger spaces in Pallas are subdivided with timber partition walls.

Other Items

Gallery in Pallas is well used. The programme is curated for a wide range of artists- not only for resident artists.

The courtyard in Pallas is important for spill out for exhibitions and is rented out for specific events (music, screenings, parties).

PROJECT MEMORANDUM

Project	2-4 Dublin Street, Balbriggan
Memo	Digital HQ Dun Laoghaire & TOG Hackerspace
Date	14th March 2022 Arch. PM
Attendance	Breffni O'Rourke, Aishling Hyland (FCC); Clare Gorman, Paul Maher (PKA); Eoin Costello (Digital HQ), Ronan Herron (DLR); Jeffrey Roe (TOG)
Purpose / Agenda	Visit to Digital HQ Dun Laoghaire & TOG Hackerspace to inform Marker Space element of brief for 2-4 Dublin Street.
Digital HQ Dun Laoghaire	<p>Eoin Costello (DHQ) gave presentation of Digital HQ model to FCC and PKA.</p> <p>Eoin Costello made reference to the 'Eco-system' that makes up the digital hub. EC noted the Digital HQ represents the tip of the iceberg.</p> <p>Minimal equipment- office/ meeting room facilities</p> <p>Eoin Costello noted the importance of the Steering Group to the operation of the Digital HQ.</p> <p>Ronan Herron (DLR) noted a marine angle for Maker Space could be interesting considering the Harbour proximity in Balbriggan. Perhaps a unique selling point.</p> <p>Eoin Costello noted that they had an unsuccessful experience with Hot Desking in the Digital HQ in Dun Laoghaire. The preference was for separate workspaces.</p>
TOG Hackerspace	<p>Jeffrey Roe (TOG) gave FCC and PKA a tour of the TOG Hackerspace, located in an industrial unit in Dublin 12.</p> <p>Members of TOG can have a place to work on projects in an environment that is supportive of both new and old technologies.</p> <p>JR noted TOG Hackerspace is 330m², which includes:</p> <ul style="list-style-type: none">- a main communal space used for events and gatherings (e.g. lockpicking)- personal storage (boxes) for members- workshop with gantry crane at entrance- kitchen area- electronics workshop- brewing room

- storage rooms for material and equipment

TOG Makerspace top 5:

1. Laser cutter
2. 3D printer
3. Hand tools
4. Electronic equipment (soldering station, etc)
5. Vinyl cutter

JR noted the importance of Social Events to meet new people, socialise with members and connect with other groups. Pizza oven in courtyard/ carpark is well used.

TOG facilities have expanded organically based on interests of personnel / members.

Membership 18+. All age groups are represented. JR noted students join to work on projects.

24/7 access provided for members.

TOG has network around Europe. JR noted various formats of maker spaces around Europe- i.e. business incubators / co-working / corporate / library.

Eco-system / Core group of dedicated members are important to successful operation of the Hackerspace. Need a Jeffrey!

TOG offers a bookable classroom space.

JR noted insurance can be complex. TOG joined Irish Men's Shed Association.

Reference Hackerspaces:

- Farcet Lab, Belfast
- C-base, Berlin
- Meta Lab, Vienna

PROJECT MEMORANDUM

Project	2-4 Dublin Street, Balbriggan
Memo	Digital HQ Dun Laoghaire & TOG Hackerspace
Date	9th May 2022 Arch. PM
Attendance	Breffni O'Rourke, Aishling Hyland (FCC Client Liaison Team) Aishling Hyland (FCC Digital Strategy Manager) Eamon Donlyn (FCC Creative Consultant) Clare Gorman, Paul Maher (PKA) Denis Galvin, Catherine McAteer (T&T)
Purpose / Agenda	Site walk & Design Presentation / Workshop for 2- 4 Dublin Street
Notes	<p>PKA presented sketches noting areas in red are existing and is proposed to be demolished. Protected structure in grey and remove gated brick entrance and provide new entrance of gallery space.</p> <p>restoring historical building back</p> <p>First floor - similar type of floor plan in historic space with toilets proposed to be removed stripping back to anticipated original layout</p> <p>3D massing of existing shown - red is what is being demolished</p> <p>Initial concept sketches presented</p> <p>Plan to date displayed. Artists' studios will be restored. Proposed link from existing to new - behind staircase to create corridor for connectivity.</p> <p>Maker spaces brief to be reviewed how it is spilt up (brief to be reviewed)</p> <p>Maker spaces will have glazed frontage and glazed corridor.</p> <p>Access will need to be reviewed (key cards) in terms of the gate, front door and different maker spaces/workshops/ art facilities.</p> <p>Courtyard included - need to review how space is used and attracts people in.</p> <p>Gallery faces to historic buildings and courtyard</p> <p>Currently kitchen access and toilets require to go outside via courtyard. Could have covered colonnade</p>

Garden Museum in London displayed for examples of glazed walls and courtyard, and further examples of glazed corridors and galleries.

Images of Tog Hacker space shown as bench mark for potential classroom/ workshop design

Fab Lab Harvard images shown and Farset in Belfast.

Larger materials are used in the library's maker space, the 2-4 Dublin Space may be more like the Farset space

Should the space use a business space model ?

Creative Spark Group - another benchmark space in Dundalk for the IDT to review

Aishling noted if a partner/sponsor is involved it could change how the space is used as it would potentially enable the space to be used during the day.

Design District (Greenwich) - PKA noted as a benchmark space for Aishling to review how the commercial space is used

Aishling noted may be beneficial to find out numbers of different types of artists/makers in Balbriggan

Aishling noted area has to be open to the public.

Aishling noted would be useful to review how furniture can be changed/ be functional during the day/night

Storage will need to be reviewed as design develops

Denis noted it may be beneficial for Aishling/ Creative consultant to attend the progress meetings for 2-4 Dublin Street

It was mutually agreed between all parties that the current sketches presented by PKA can be used as a basis to further develop the design in more detail in stage 2.

Denis - noted that design is reviewed and ROM developed for design. Technicalities can be reviewed in advance of Stage 1 report.

Aishling asked if the inclusion of a kitchen could be included - PKA to review

PROJECT MEMORANDUM

Project	2-4 Dublin Street, Balbriggan
Memo	Consultation with No 6 Dublin Street
Date	24 th August 2022 Arch. PM
Attendance	Breffni O'Rourke (FCC); Paul Maher (PKA); Michael McCormack (No 6 neighbour)
Purpose / Agenda	Meeting with neighbour at no. 6 Dublin Street to discuss party wall proposals.
Existing Boundary / Party Wall Condition	<p>PM/BOR reviewed existing boundary wall condition from neighbouring property. The party wall has 3 sections – pebbledash finish to the front, rendered blockwork in the middle and old stone walling to the garden at the rear.</p> <p>The shed to the rear of No. 6 is a free-standing structure. There is a gap between the shed and the party wall, meaning that a new proposed party wall won't directly compromise the shed structure.</p>
PKA Proposals	<p>Initial massing study and plans of the proposals of 2-4 Dublin Street had already been received and reviewed by the neighbour in mid-July. The neighbour expressed support of the scheme in general, especially the plans to renovate the existing building.</p> <p>PM reviewed the draft preliminary design proposals with the no. 6 neighbour, specifically the comparison between the existing massing of no. 4 Dublin Street and the massing of the proposed development. PM noted that the proposed party wall will be slightly higher than existing, however development is to the north of the no.6 property so impact on daylighting is not significant.</p> <p>PKA/FCC to share existing / proposed boundary wall elevations with neighbours in advance of planning submission. MMc expressed some concerns over increased height of proposed scheme compared to the existing condition.</p> <p>Material choice for proposals at No. 4 and party wall to be discussed with the neighbours as design progresses. Material finish to wrap around from Dublin Street façade. MMc was agreeable to proposed finishes in principle.</p> <p>MMc expressed a desire to retain the old stonework wall at rear section of party wall. PM noted that the design team will consider the possibility of retention in this location. PKA to make note in planning scheme / submission.</p>

PROJECT MEMORANDUM

Project	2-4 Dublin Street, Balbriggan
Memo	Consultation with Courthouse Stakeholders
Date	25 th August 2022 Arch. PM
Attendance	Denis Galvin (TT); Paul Maher (PKA); Eithne Moran (OPW); Fiona Wight, Gary O'Doherty (Courts)
Purpose / Agenda	Introduction to design team Presentation of current design proposals Comments / Feedback from Stakeholders
Notes	<p>PKA/PM presented Stage 1 design and supporting information to stakeholders from OPW and Courts.</p> <p>Eithne Moran queried the treatment to the shared boundary wall (party wall) with the courthouse. Any changes in height or abutments to be shared with OPW prior to planning submission. PKA to circulate existing / proposed elevations of the shared boundary wall.</p> <p>Gary O'Doherty noted that access to the courthouse during court use is imperative. Security is an important consideration especially for judge accessing the courthouse. GOD noted that judges are often targeted when accessing the courthouse. Criminal cases are heard in the courthouse, meaning security is a priority.</p> <p>Judge parking beside the courthouse in laneway currently- this will need to be facilitated in any proposals for laneway. Direct access to court side door is needed.</p> <p>GOD also noted that access to the court will be required during construction stage- the construction management plan must accommodate access for Court days (currently Thursdays). Construction traffic will utilise laneway as primary access point.</p> <p>Eithne Moran queried if development adjacent to courthouse boundary wall would pose security issue- possibility of someone climbing on roof/over wall into courthouse.</p> <p>PM noted proposals would increase passive surveillance in the laneway and to the rear of the courthouse. Artist studios will be 24/7 accessible with access control.</p>

Activity to gallery and studios will provide additional footfall in the area and should contribute to safer environment.

Lighting in laneway will be an important consideration.

PROJECT MEMORANDUM

Project	2-4 Dublin Street, Balbriggan
Memo	Consultation with Digital Strategy & Creative Consultant
Date	2 nd September 2022 Arch. PM
Attendance	Denis Galvin (TT); Paul Maher (PKA); Aoife Sheridan, Breffni O'Rourke (FCC); Aishling Hyland (FCC Digital Strategy); Eamonn Donlyn (Creative Consultant)
Purpose / Agenda	<p>Introduction to current brief</p> <p>Presentation of current design proposals</p> <p>Comments / Feedback from Digital Strategy and Creative Consultant.</p>
Notes	<p>PKA/PM presented current design proposals and massing studies.</p>
Aisling Hyland	<p>AH noted that Eamonn has met with the community regarding defining the use and brief of the creative elements of the scheme. Flexibility should be built into the scheme.</p> <p>Brief should focus less on 'Maker Space' requirements, instead providing a creative / collaboration space for young creatives.</p> <p>Project should be a space to create and a space to learn. And invite people to gather / relax.</p> <p>Change of brief from machine rooms (CNC, Laser cutter, 3D printer) to Green screen / Podcast booth. Providing access to technology that people would not otherwise have access to.</p> <p>Noted that signage and wayfinding is important to bring people into the space.</p>
Eamonn Donlyn	<p>Noted that there is a large number of visual / digital artists in the community</p> <p>Eamon has met with and consulted extensively with the artistic and creative community.</p> <p>Noted the 'Creative Bookends' of Balbriggan will be 2-4 Dublin Street / Concert hall and Braemore Castle at the other end.</p> <p>Noted the importance of expressing creativity externally.</p> <p>Editing suit and Podcast space to replace 'machine room' space. A sound proof room</p>

needed. Could function as Gaming / streaming space.

Perhaps the office could have hybrid use – incorporating podcast or editing use.

Youth / Media / Creative Space

Denis Galvin

Noted the wider Our Balbriggan master planning wayfinding should tie into 2-4 Dublin Street signage

Breffni O'Rourke

Less traditional 'maker space' – more youth / digital function based on local consultation.

Green / Sustainable design to be made clear. Green roofs, solar panels, etc.

Consider the courtyard design – as outdoor performance space

Noted the use of gallery space will be flexible.

Paul Maher

Noted that current design looks to use low carbon construction methods. Re-use and retrofit of existing building should be celebrated.

PKA will look to integrate changes to Creative Hub brief into designs.