

# DUN LAOGHAIRE

## ENTERPRISE CAMPUS

JUNE 2022

### FEASIBILITY STUDY

PREPARED BY: PAUL QUINN ARCHITECT BARCH MRIAI



## GEORGE'S PLACE



## 1.1 PURPOSE & SCOPE

This document has been prepared by Quinn Architects as a Feasibility Study, for Digital HQ.

The purpose of the study was to give an overview on the feasibility of the reuse and adaptation of two particular buildings as an Enterprise Campus, within Dun Laoghaire, Co. Dublin. Specifically, the brief was to study and propose new plan layouts of the two buildings showing potential room layouts, desk numbers, office areas, meeting rooms and service areas. It is intended as being sketch format, as a first stage in design process.

The two buildings are protected structures, currently vacant, in Council ownership and in the town centre.

Building No.1 : Kellys Hotel

Building No.2 : The Wash House

The scope of this Feasibility Study did not cover measured digital surveys of the buildings, Conservation Reports or Condition Reports of the buildings. Therefore, all drawings are for sketch illustration purposes only, and are not for planning or construction purposes. As vacant historic buildings, a detailed condition survey of each building would need to be carried out before any proposed works would take place. Being protected structures, planning permission would be required for the works proposed.

## 1.2 PROTECTED STRUCTURES

An overarching principle when working with protected structures is that of 'minimum intervention'. This effectively involves keeping as much and changing as little of the historic fabric as possible. A second fundamental principle is 'reversibility'. This means the use of techniques and materials which allow a repair or alteration to be reversed at a later date without loss of historic features or fabric is preferred.

In our sketch proposals for the reuse of this protected structures, we have followed these two principles.

# 01

# INTRODUCTION

## 2.1 SITE LOCATION & CONTEXT

The two buildings that we examined are on adjoining sites located in an area between the main retail street, Georges's Street, and the Harbour.

This particular urban block is strategic - a new primary school is being built and a Council housing scheme has been completed. It is also the site of two vacant protected structures in Council ownership. This area at Georges Place is zoned: *'to provide for and improve major town centre facilities'*. It is highlighted in the Development Plan as a Specific Objective Area. That Specific Objective, in the Dun Laoghaire Urban Framework Plan is : *To seek the renewal of the obsolete area at Georges Place*. *'A mixed use redevelopment at Georges Place could build on the existing enterprise activities, while adapting and reusing some of the existing buildings on the site'*.

'Kellys Hotel' is located at No.9 Georges Place, Dun Laoghaire, and is listed in the County Development Plan as Protected Structure No. 1958. It is a 2 storey over lower ground floor building, dating from the 1830s, and was constructed as a hotel. In more recent times it was in use as Council offices, but has been vacant for over a decade. Original features such as cornicing, joinery and windows are still in place, as are the general room layouts from the hotel era. The building is currently boarded up, with visible signs of damp and water ingress damage internally.

'The Wash House' is located adjacent, at No.3 Kellys Avenue, and is listed in the County Development Plan as Protected Structure No.1959. It is an industrial brick faced building, with a concrete structure. It has distinctive angled roof spaces on the first floor, and the original floor plan in place. It was previously used as a Council storage depot. Window openings have now been boarded up and bricked up. Though simple in form and decoration, it is a unique building with street presence.

# 02

## KELLYS HOTEL & THE WASH HOUSE

## 2.2 PROPOSAL

Historic buildings will not suit every reuse, and being protected structures, it can often be difficult to find viable uses for them. The nature of the existing plan form of these buildings - in smaller rooms - mean they can not be easily converted to, for example, modern hotel or residential use. Hence, these types of buildings can fall out of use and become vacant. Protected structures can be adapted and reused, and therefore protected for future generations through occupancy.

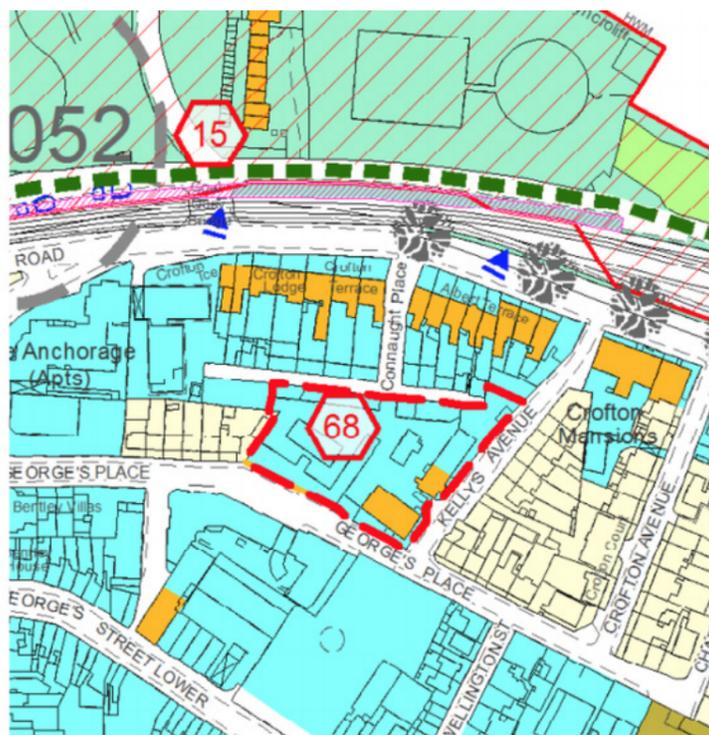
The brief of the Enterprise Campus, as outlined by Digital HQ, was for rooms to accommodate 4-6-8 desk spaces for small businesses. As can be seen from our plans, this type of use does suit these buildings while working with the existing historic form. These office rooms suit small start ups, while they are connected to a wider enterprise community within the campus.

The concept is to connect the two neighbouring protected structures by the addition of a new modern atrium building. This insertion would serve as the main entrance to the campus, and the stair and lift circulation to access the two now connected renovated historic buildings. This central building can accommodate informal break out spaces and a training room at first floor level. This new atrium building would be circa 190 sqm.

Kellys Hotel building would be carefully renovated and extended to accommodate offices, meeting rooms, kitchen & toilets. The existing building comprises of circa 584 sqm of space over three levels. It is proposed that side extensions would be added over three levels giving an additional 158 sqm of space. The extended building would therefore total circa 742 sqm.

The Wash House building consists of circa 167 sqm of space over 2 floors. It is proposed that the building form would be retained and the rooms converted to office space.

The extended Enterprise Campus would then have circa 1100 sqm of accommodation. The offices would have circa 167 desk spaces and have access to shared meeting, training and break out rooms.



## ZONING OBJECTIVE

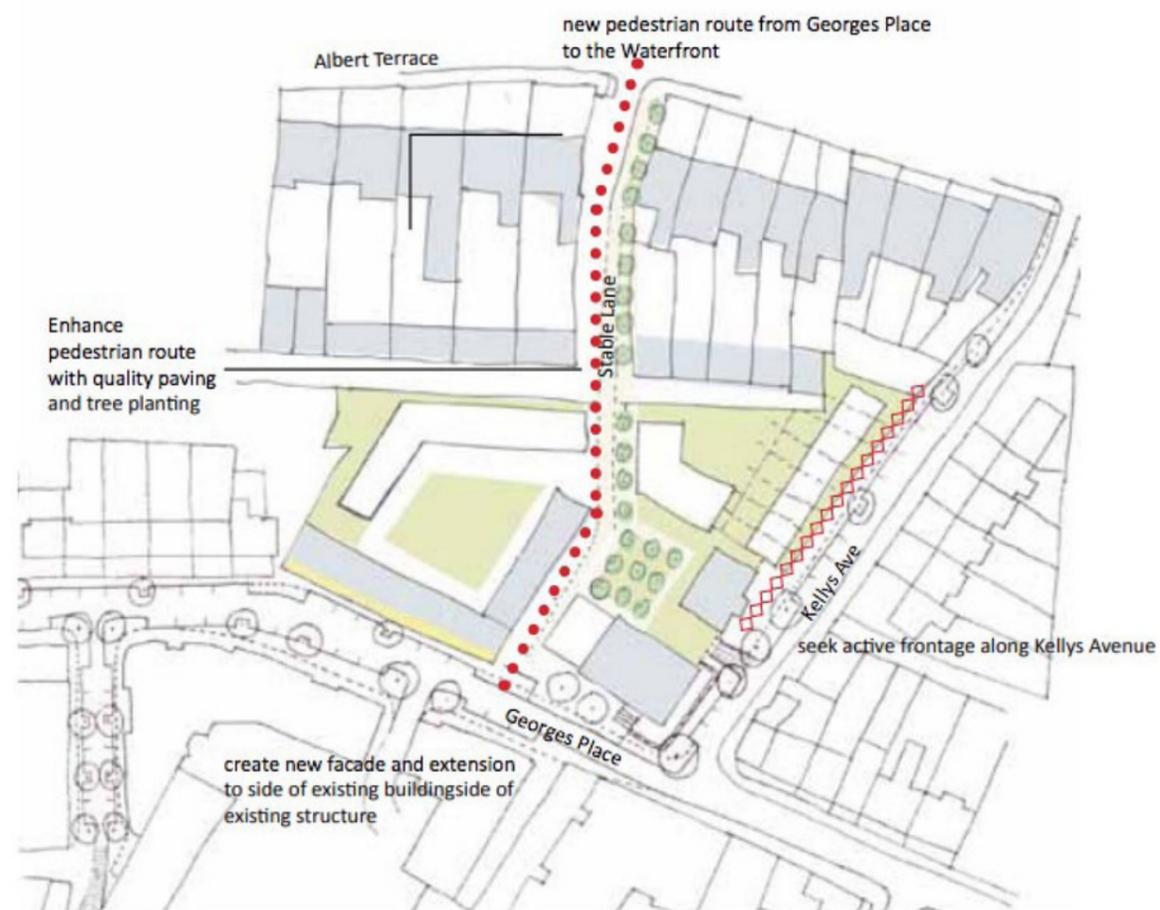
Objective MTC To protect, provide for and-or improve major town centre facilities.



**68** To seek the renewal of the obsolete area at George's Place and the Fire Station in accordance with the objectives of the Dún Laoghaire Urban Framework Plan and the pending Dún Laoghaire and Environs Local Area Plan.

The redevelopment of the former Council Depot at George's Place offers an opportunity to provide a new pedestrian/cycle link between George's Place and Crofton Road without a reduction of parking. This would further strengthen the connectivity between George's Place and the Waterfront. A mixed-use redevelopment at George's Place could also provide opportunities to further expand the residential population of the Town, build on the existing enterprise activities, while adapting and reusing some of the existing buildings on the site where considered appropriate. Any redevelopment of George's Place would be required to take cognisance of the Coastal Fringe Zone provisions of Appendix 9: Building Heights Strategy.

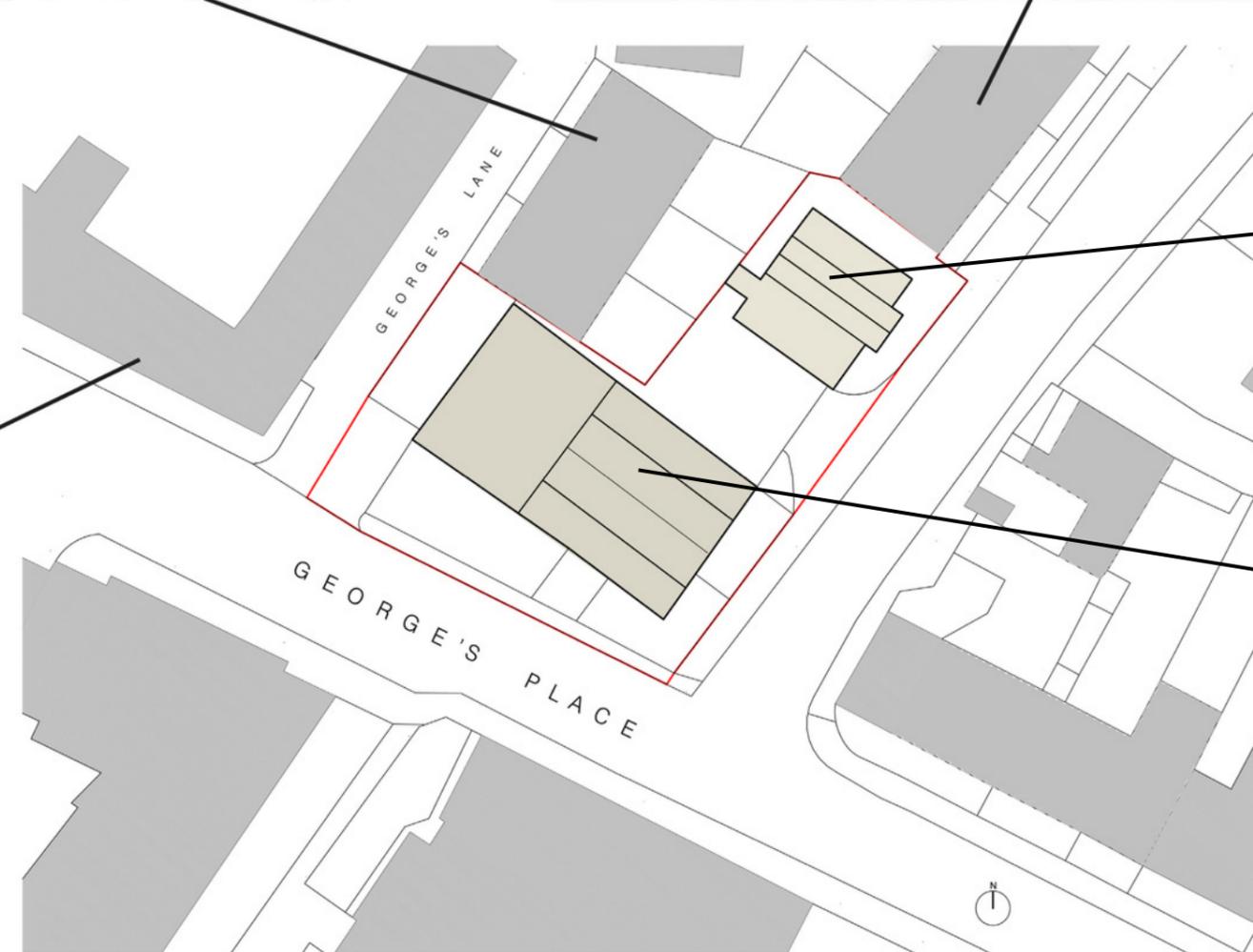
Dun Laoghaire Urban Framework Plan



Adjacent Site: Infill Housing Scheme by Dun Laoghaire Rathdown County Council



Adjacent Site: Former Fire Station - to be reused & extended as a new primary school



2. The Wash House

1. Kellys Hotel

# CONTEXT

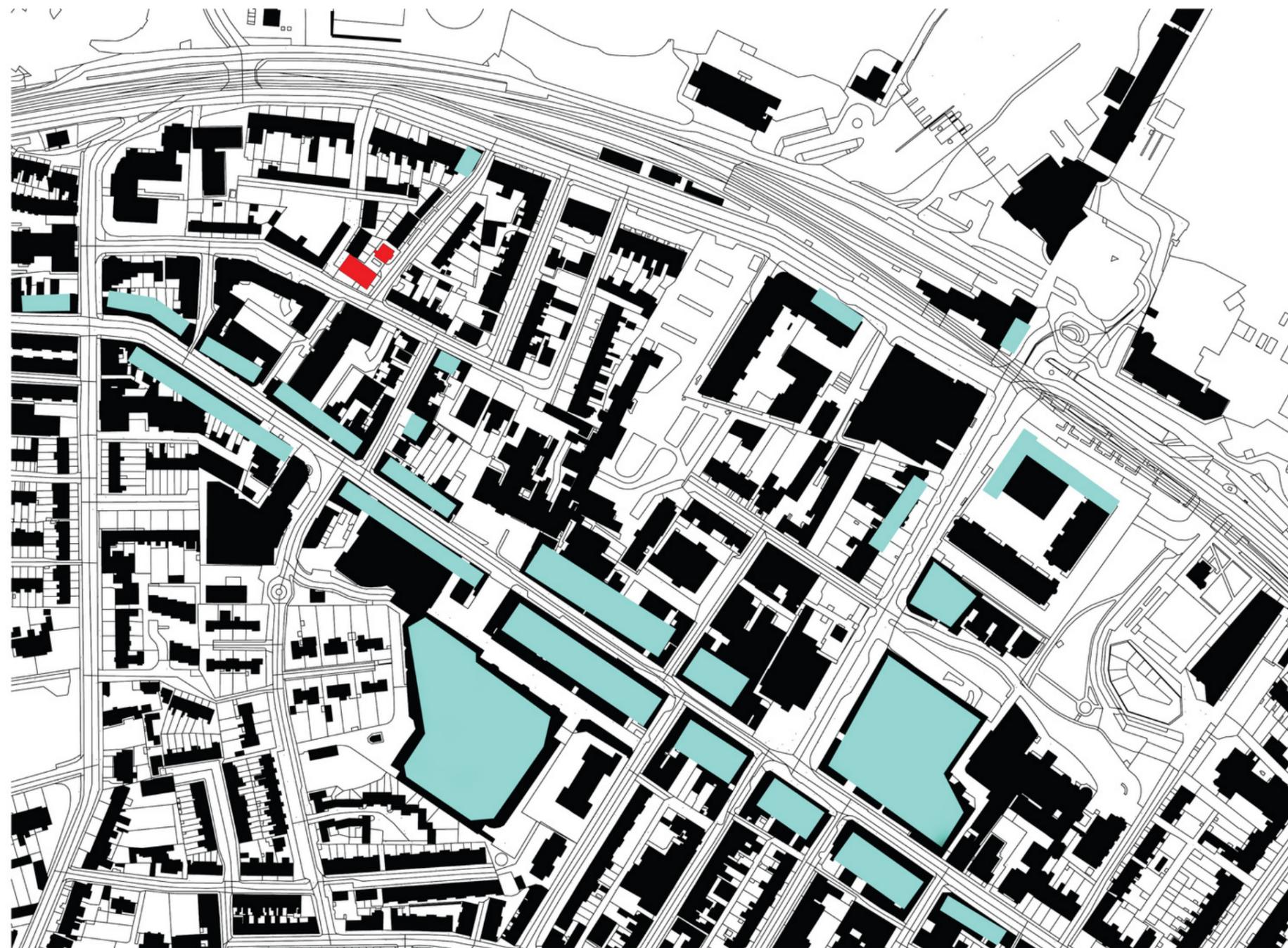
# SITE

PUBLIC  
TRANSPORT

TRAIN    BUS



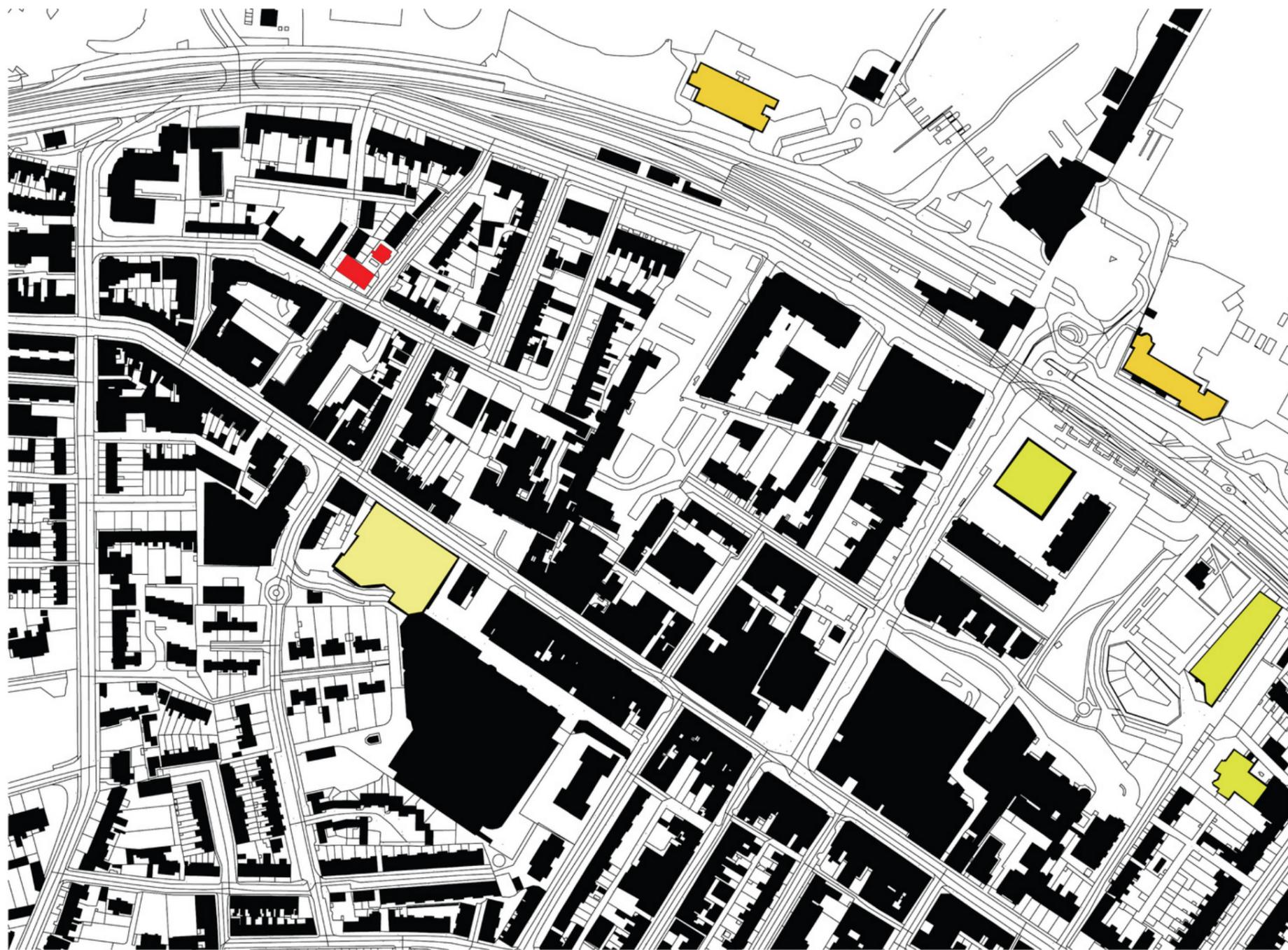
# SITE



RETAIL / RESTAURANT

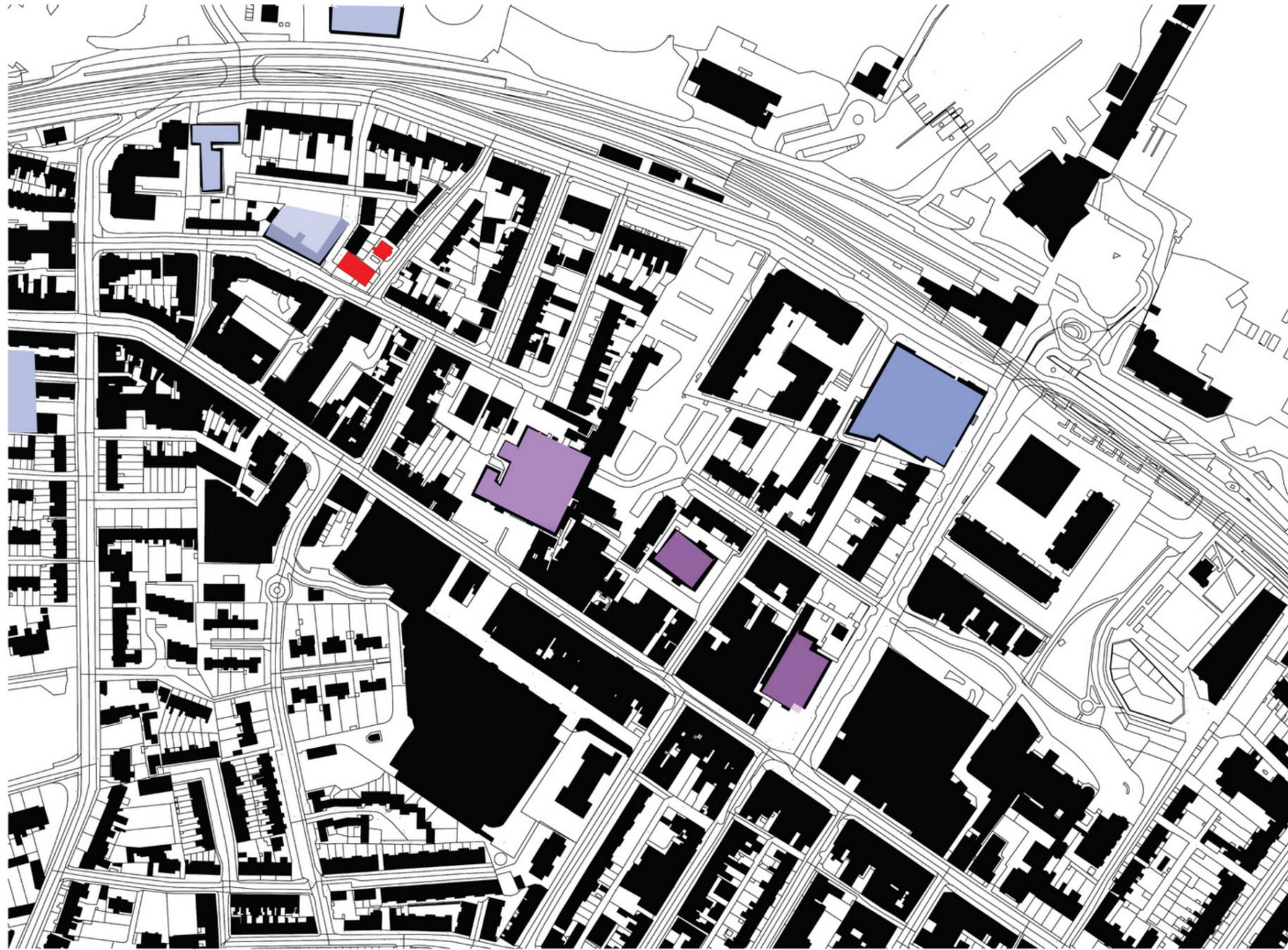
# SITE

CULTURAL / TOURISM



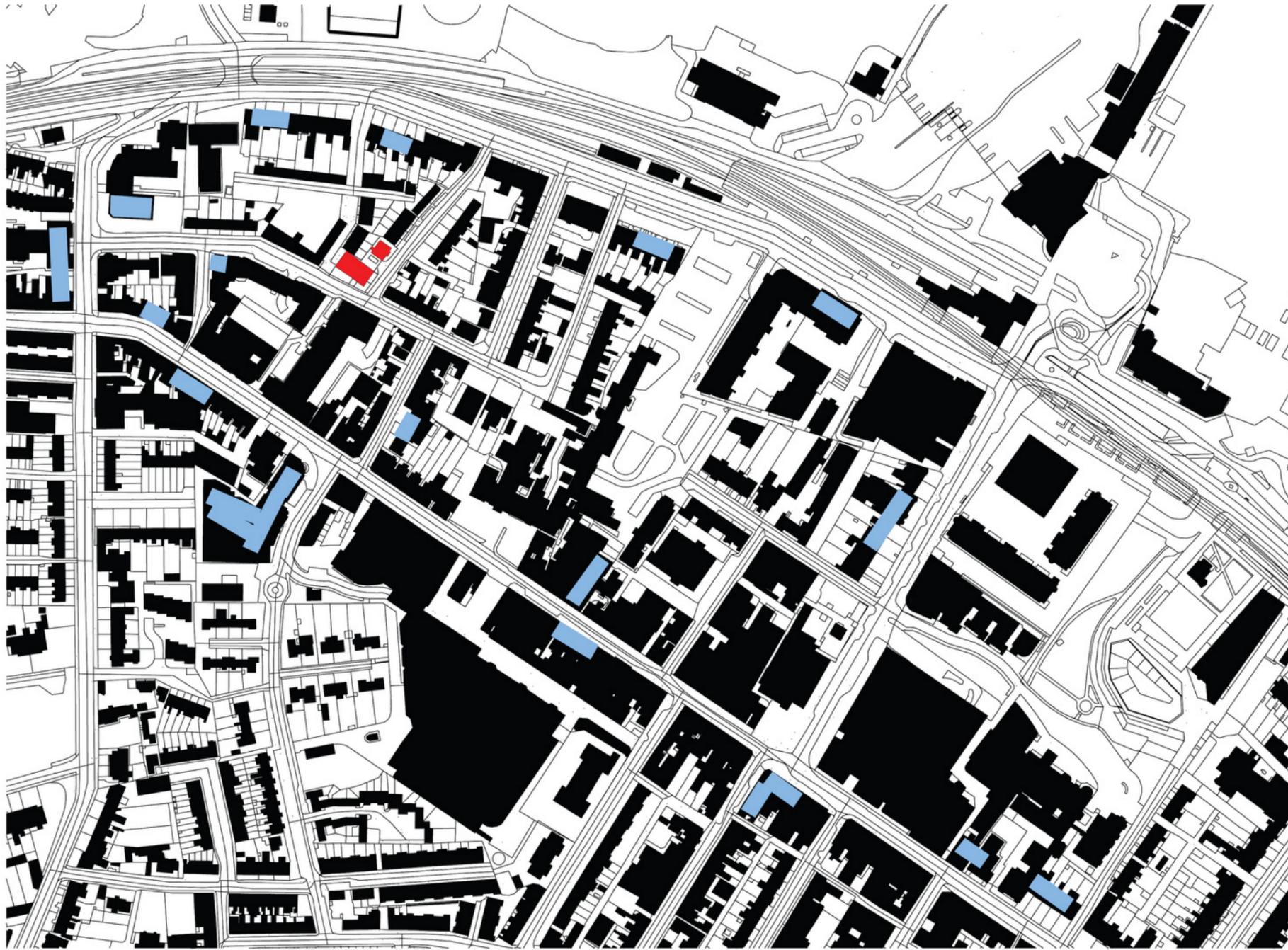
# SITE

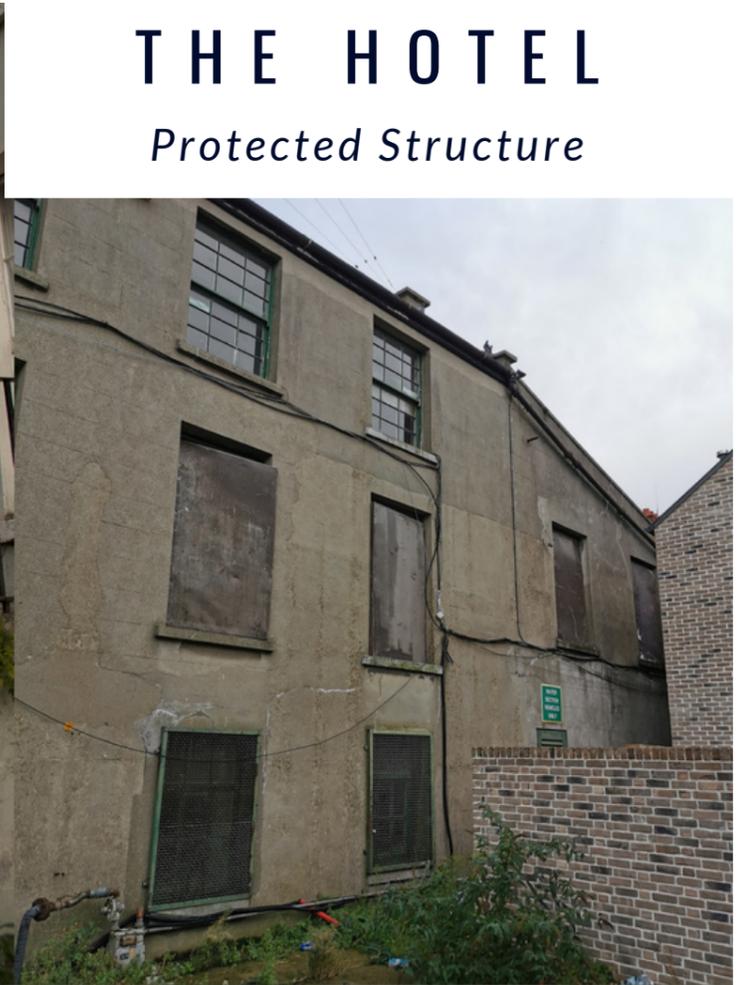
CIVIC / COMMUNITY



# SITE

COMMERCIAL





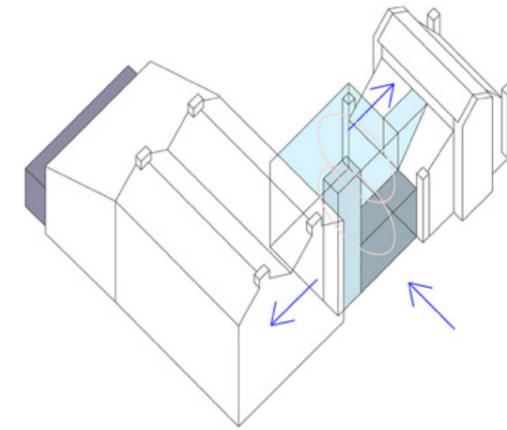
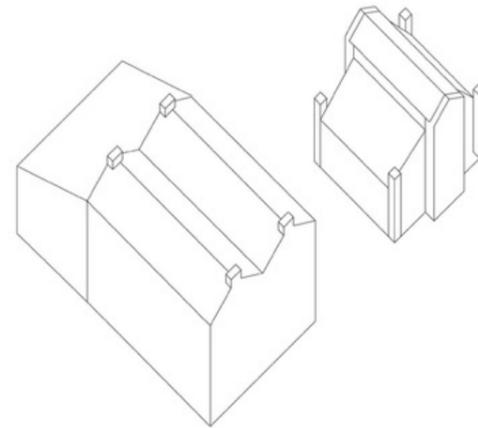
# THE HOTEL

*Protected Structure*



**THE WASH HOUSE**  
*Protected Structure*

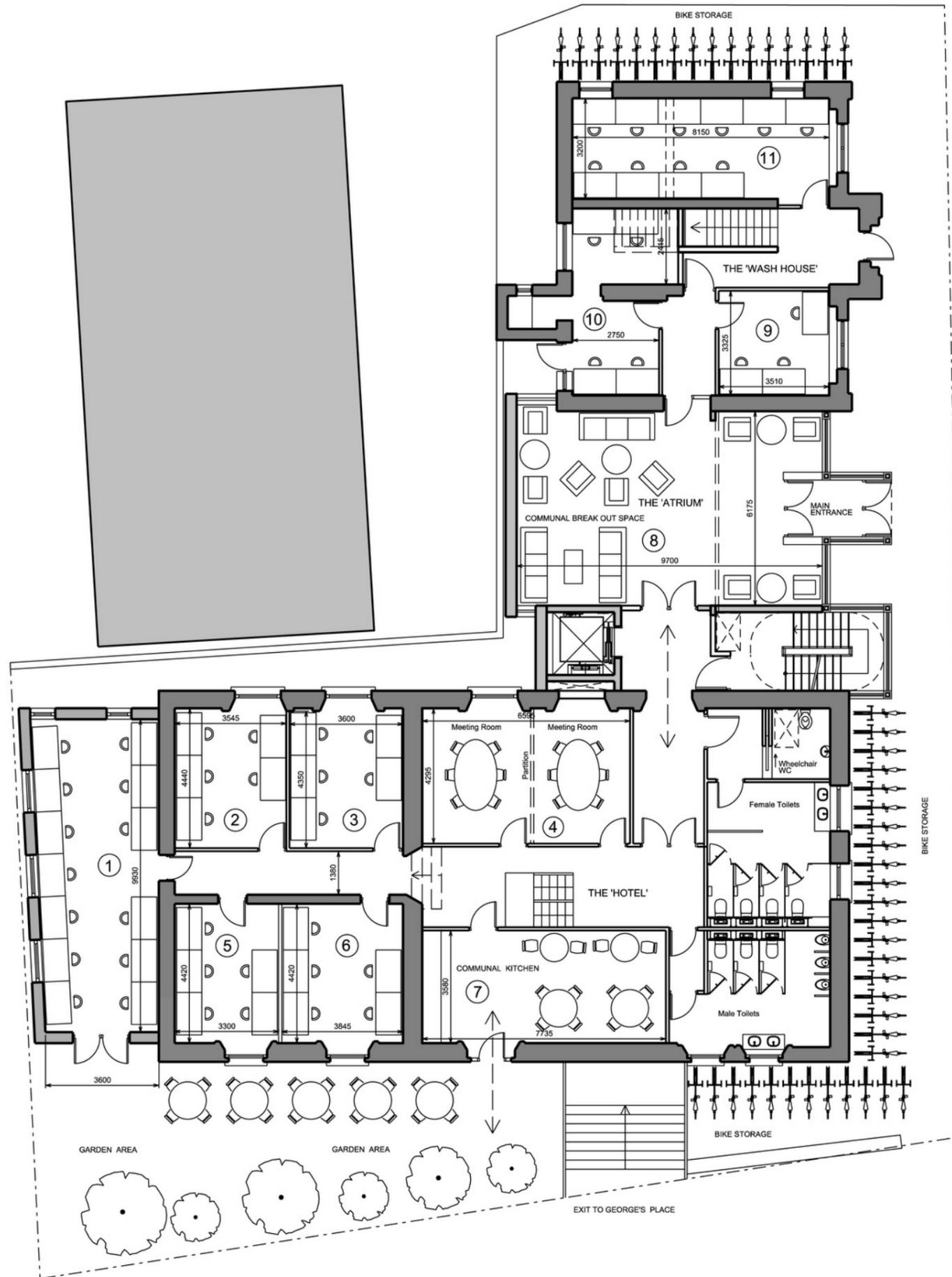
# CONCEPT



A new atrium building, with central entrance and circulation, connects the two existing buildings, which are reused as business office spaces, and this atrium becomes a meeting place of people and minds.



Side Extension to  
Kellys Hotel



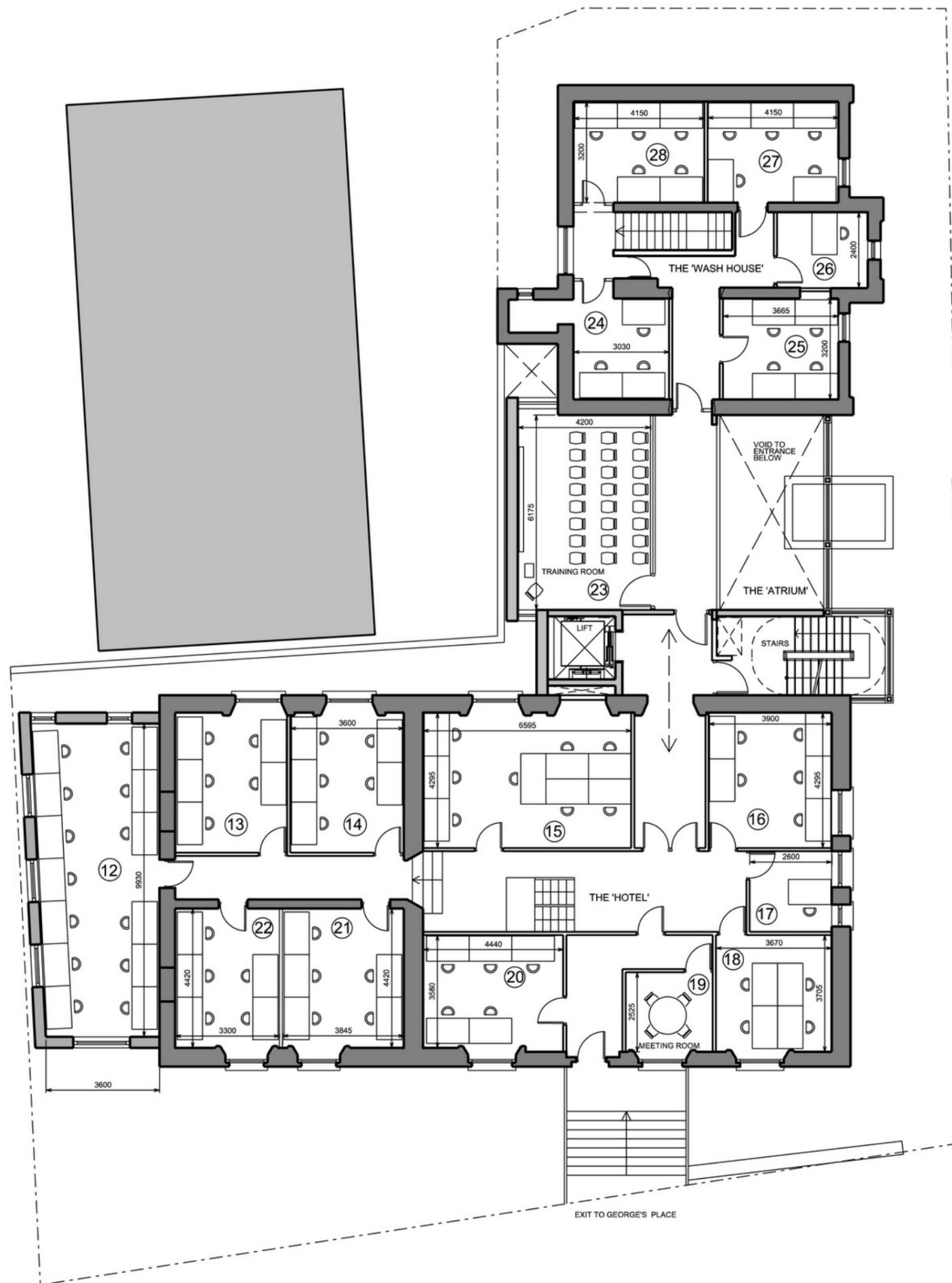
The Wash House

The Atrium

Kellys Hotel

**PROPOSED LOWER GROUND FLOOR PLAN**

Side Extension to Kellys Hotel



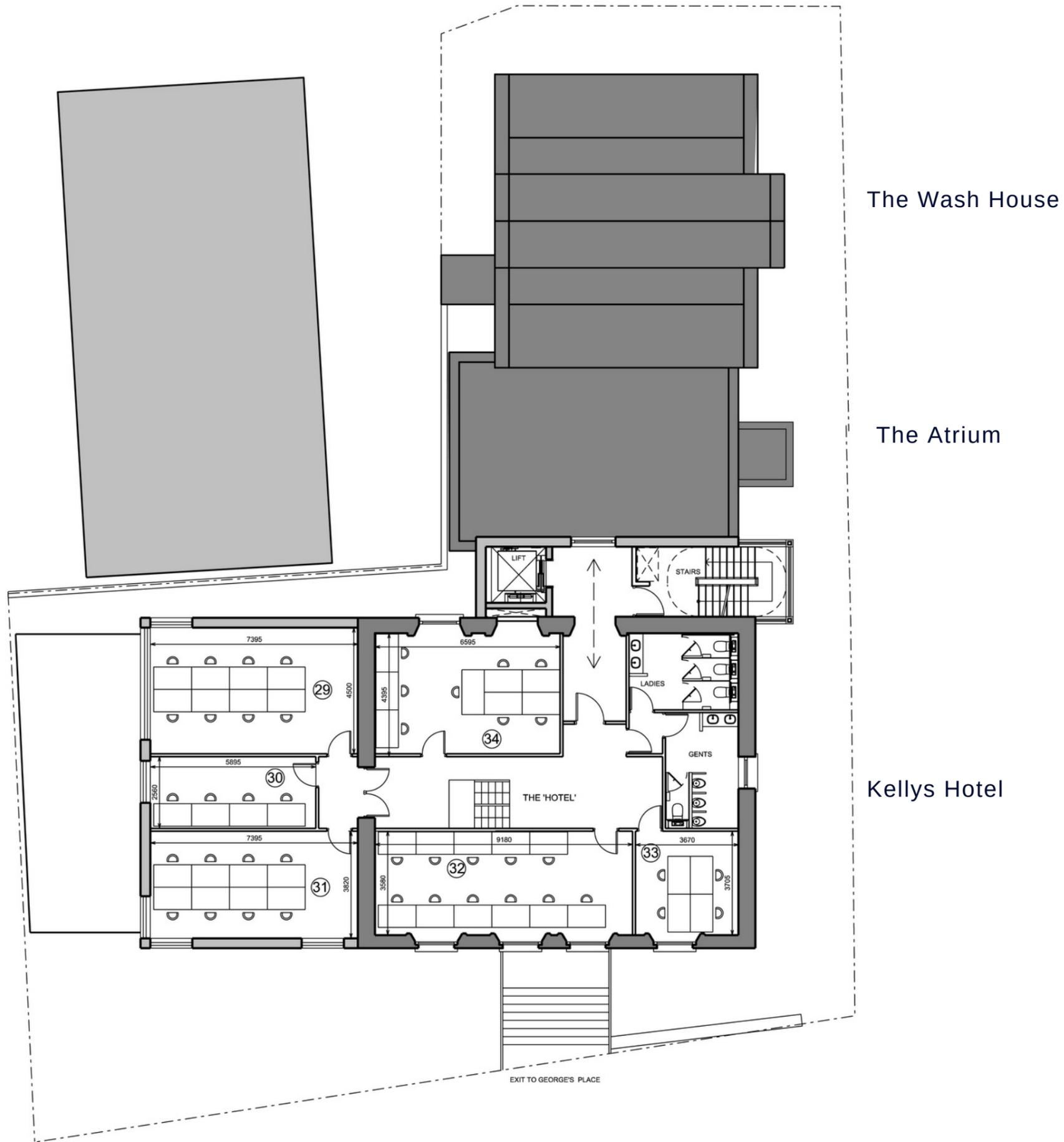
The Wash House

The Atrium

Kellys Hotel

## PROPOSED UPPER GROUND FLOOR PLAN

Side Extension to  
Kellys Hotel



**PROPOSED SECOND FLOOR PLAN**

