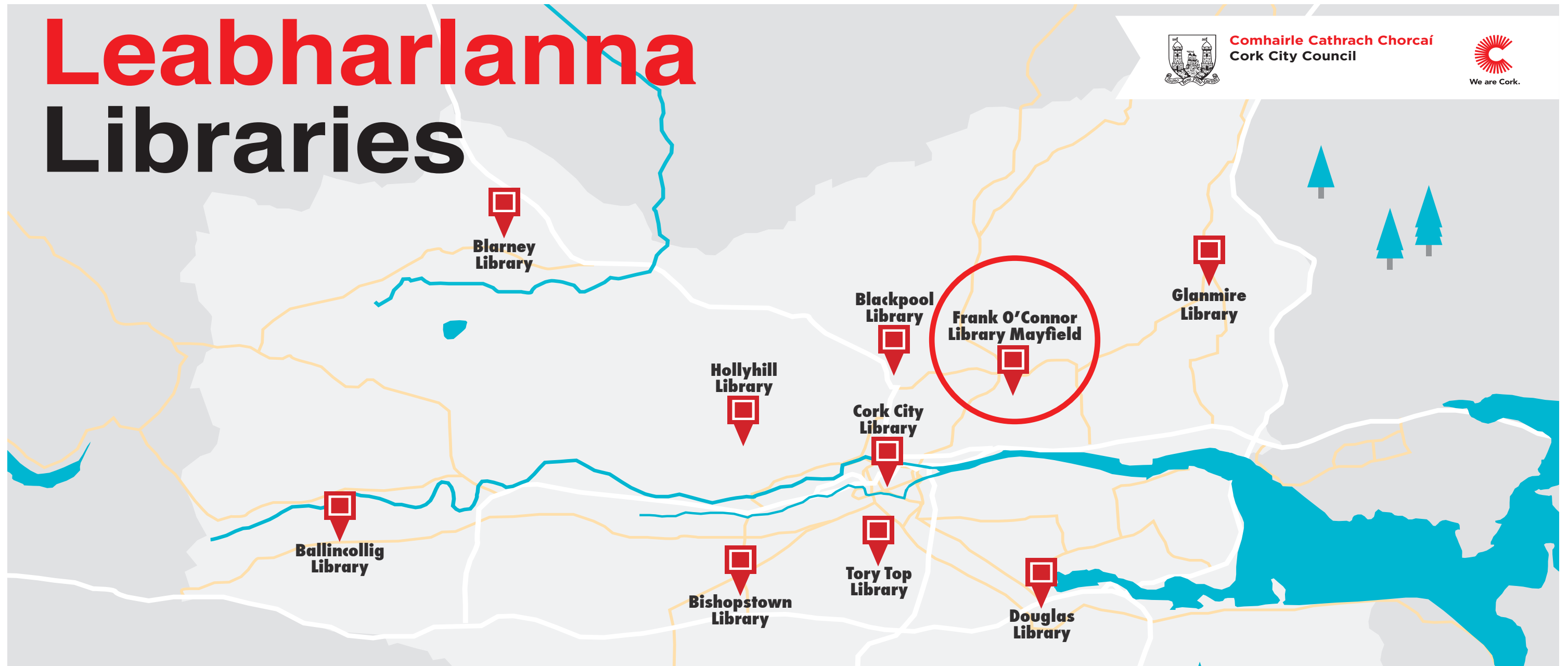


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Leabharlanna Libraries



Site Location and Context:

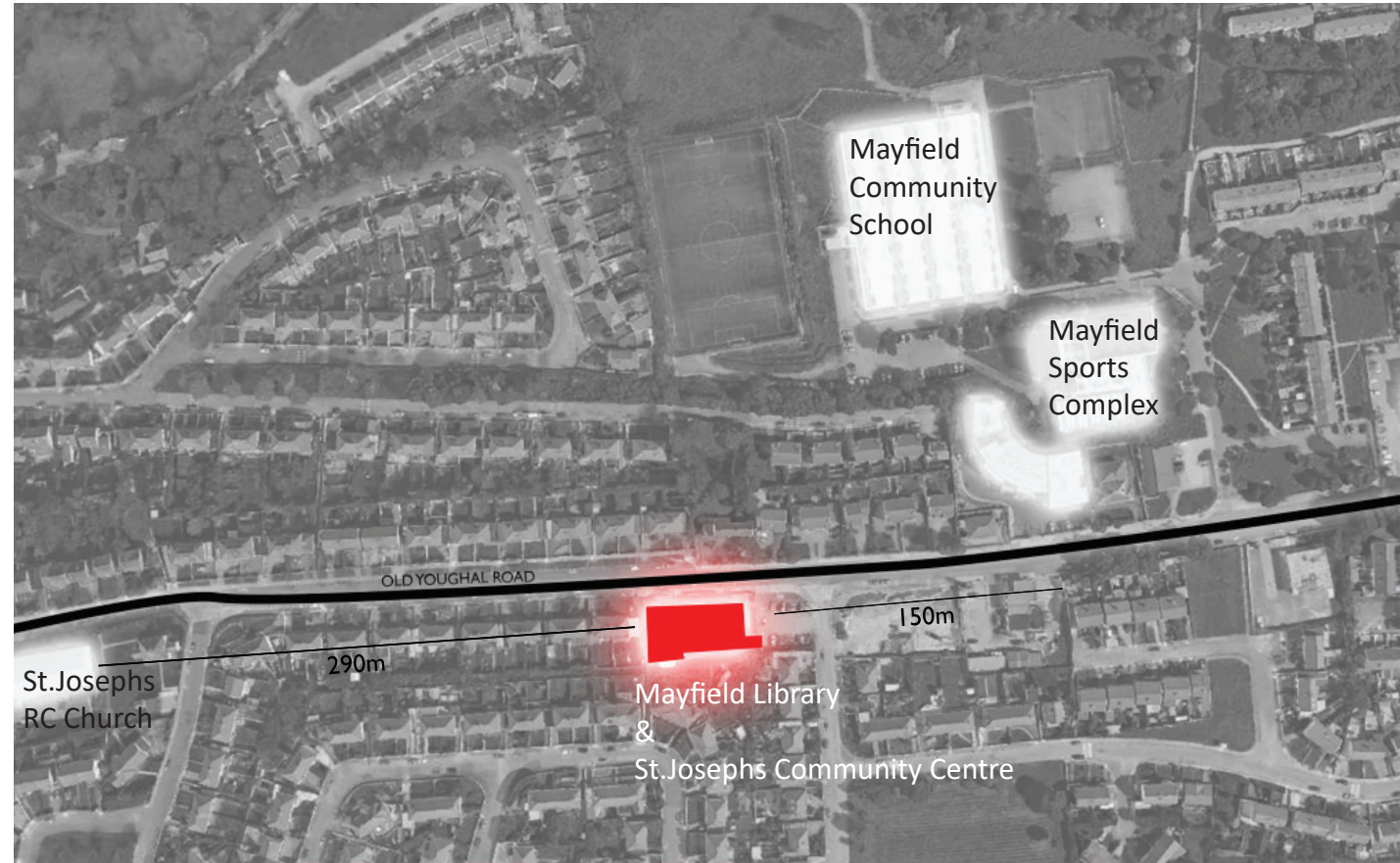
Mayfield Library & St. Joseph’s Community Centre is located within the Cork City North East area serving the immediate area of Mayfield with surrounding areas also well served by nearby Blackpool & Glanmire Libraries. The Context Diagram on Page 4 overleaf shows the Library is strategically located along the Old Youghal Rd which is the main thoroughfare through Mayfield. Mayfield is lacking in a main discernible centre with nearby community buildings and services rather dispersed as indicated.

The Library and Community Centre existing building (which was originally constructed as a supermarket over 40 years ago) is well used but has a weak visual presence along the Old Youghal Rd and is much obscured by surrounding walls which further disconnect the building from the public street (see Page 4 overleaf). The existing building fabric is of poor quality with largely corrugated metal cladding and un-insulated cavity walls which fall well short of current energy performance requirements. A long span steel structure forms the main structural frame and is in reasonable condition. The existing metal deck roof is un-insulated (see Engineers Report).

Subsequent small extensions to the Library (Store) and Community Centre (Stair Core) have brought limited improvements. The Library interior consists of a large open space with natural lighting to the north and east leaving large areas of the interior with limited direct daylight (See page 4). Ancillary storage, toilets and staff areas are cramped and inadequate. The Community centre entrance is also obscured with ramps and though also well used contains poorly proportioned rooms/ spaces for it’s many functions.



EXISTING CONTEXT & PHOTOGRAPHS



Above: Context Diagram

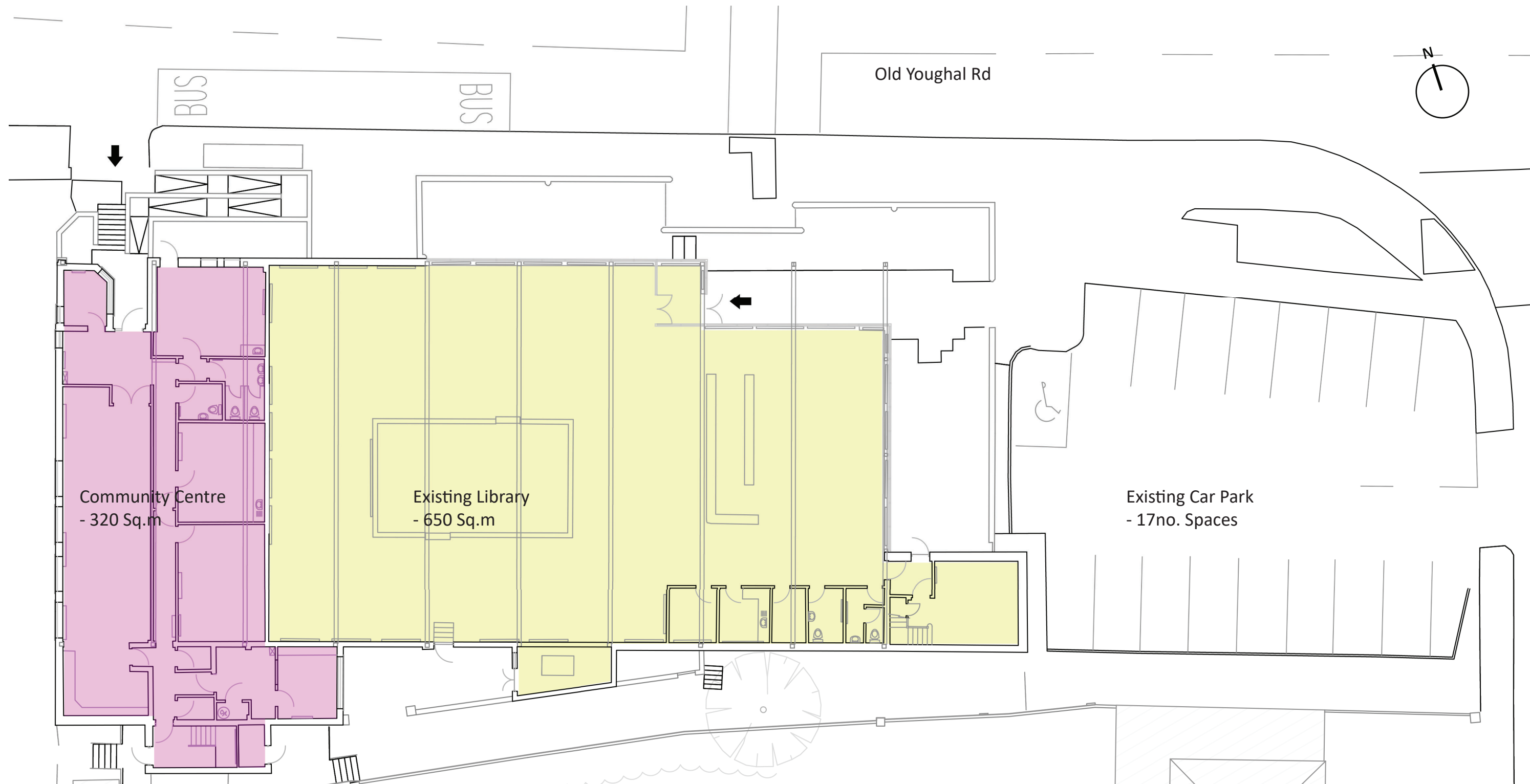
Below: Existing Frontage



Above: Library Entrance External View

Below: Library Internal View

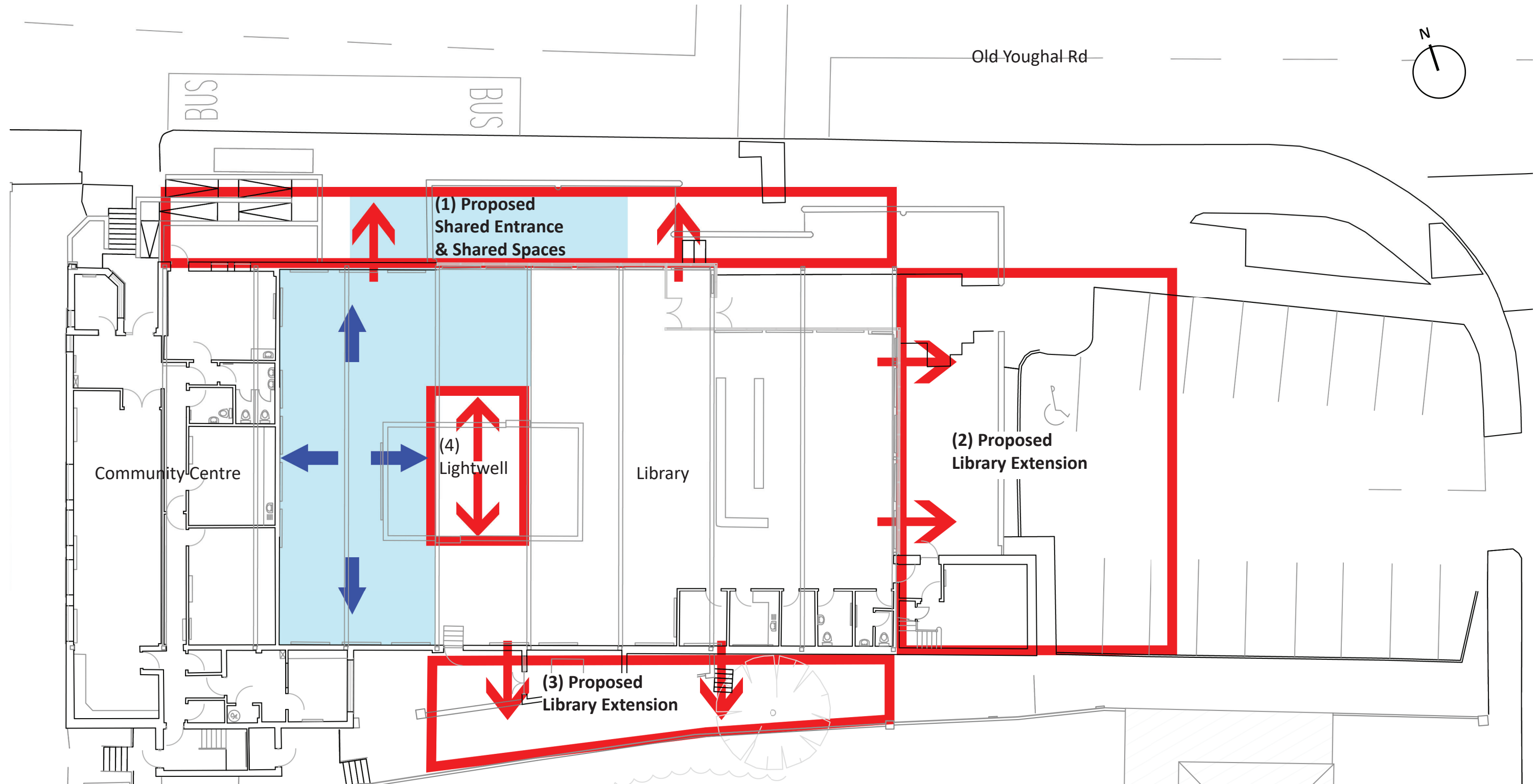




Proposed Brief:

The proposed Project Brief for the refurbishment and extension calls for a multi-faceted learning and cultural resource for the Mayfield and North East Ward area, run jointly by Cork City Libraries and St. Joseph Community Centre. The Design should provide for shared facilities between both the Library & Community Centre allowing for maximum flexibility of usage both at different times or for joint events. The shared facilities could therefore be used by the Community Centre outside normal Library hours for example whilst maintaining overall security etc.

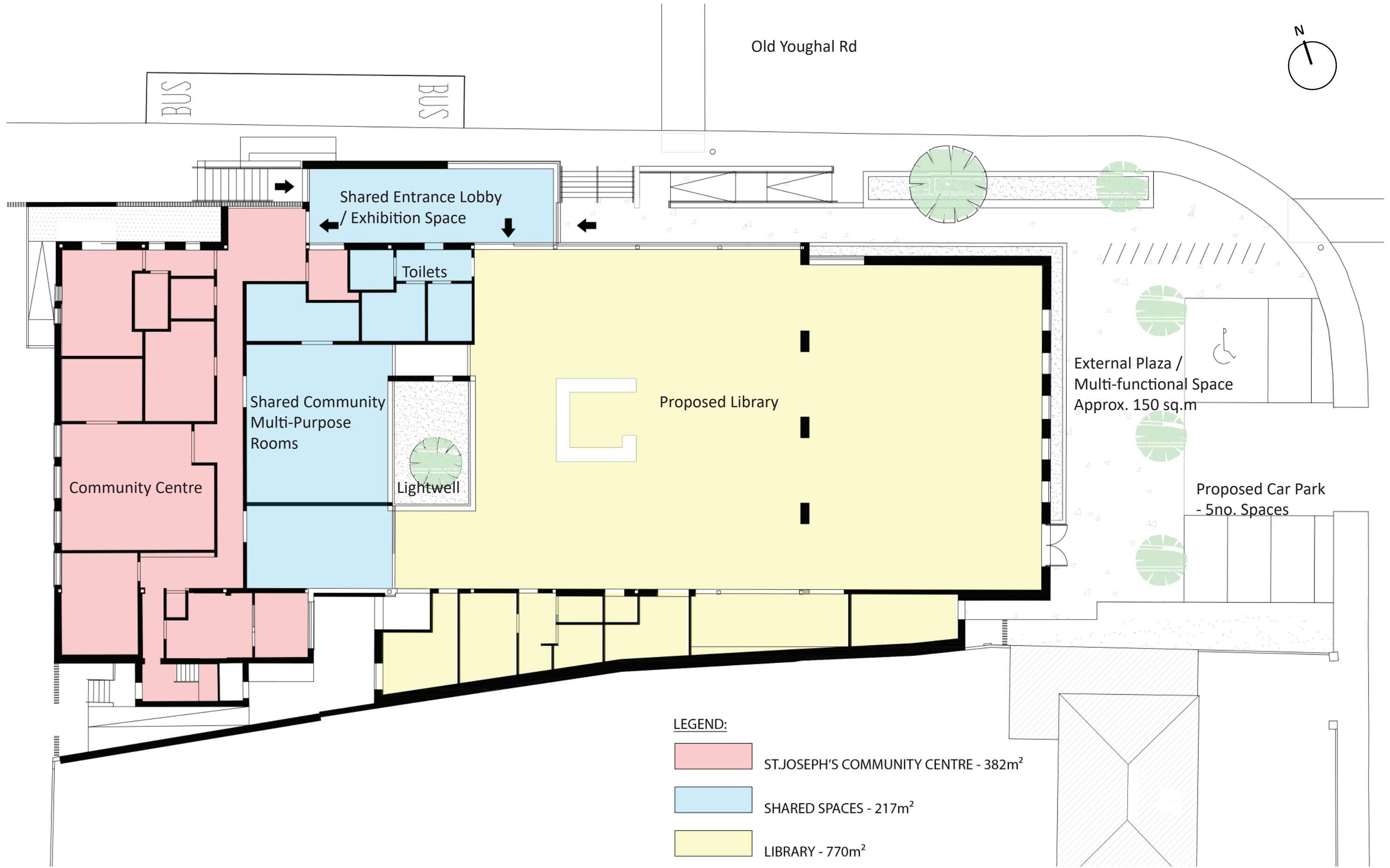




Proposed Concept:

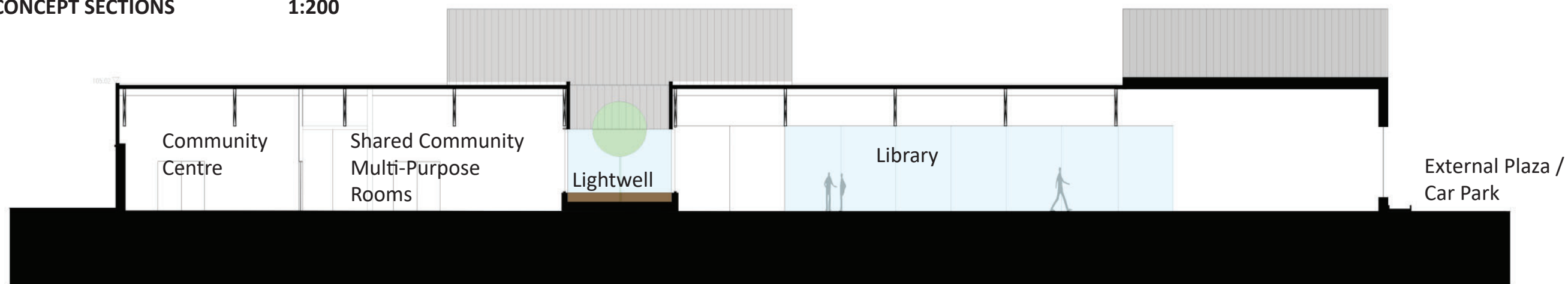
In response to the brief the design proposal seeks to work with the existing building long-span steel structure to maintain the open plan library for maximum flexibility. 3no. main extensions are proposed: **(1)** To the north of the building to address the public frontage to the street and to combine the Library & Community Centre entrances via shared Lobby / Exhibition space leading to shared Multi-Purpose facilities. **(2)** Library space extension to the East into the existing Car Park area. **(3)** Extension to the south towards the rear boundary making use of underutilised space within the site boundary for proposed Library ancillary services. Improved daylight access is proposed to the centre of the plan via an external light-well / courtyard **(4)** which also acts as a physical buffer between the main Library and shared facilities with the Community Centre.





PROPOSED CONCEPT SECTIONS

1:200



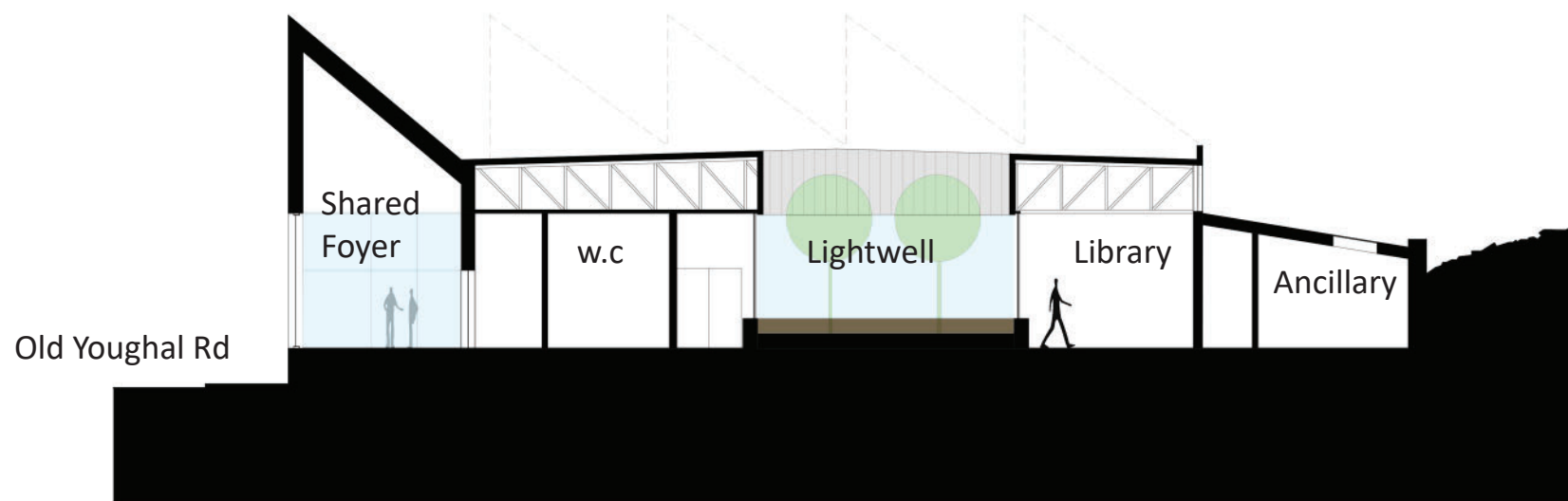
Long Section AA

Proposed Design:

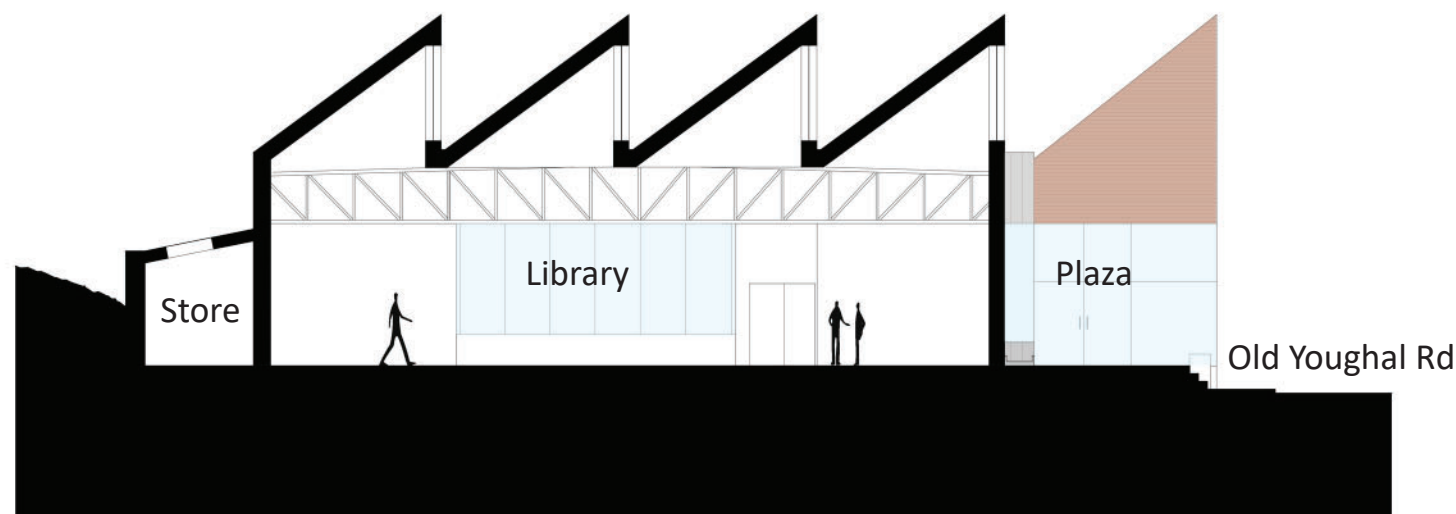
The 'Proposed Ground Floor Concept Plan' on Page 7 overleaf describes the 3 main elements to the proposed refurbishment and extension (for detailed Architectural Plans please refer to City Architects Dept. Drawings):

- 1. Shared Spaces.** Shared Entrance Lobby / Exhibition Space combines the entrances to both the Library and Community Centres with access to public toilets possible for out of hours events. The Shared Community Multi-Purpose Rooms are accessible from both the Library & Community Centre for managed separate and joint usage.
- 2. Library Extensions.** Proposed Library Extensions to the east and south allows for large open plan Library for flexible configuration with ancillary storage, services and staff areas kept to the rear/south extension. An External Plaza area is proposed to the east of the new Library extension with retractable canopy allowing for flexible outdoor public events (see also page 14 of this report).
- 3. Community Centre Reconfiguration.** Existing spaces are reconfigured allowing for improved room proportions and accessibility to the shared entrance and facilities with the Library.

The Concept Sections (left/above) describe the main architectural moves throughout the scheme. **Long Section AA** describes the main open plan Library and extension with the courtyard/light-well between the Library and Shared/Community Centre spaces. **Short Section BB** indicates the Shared Foyer with high mono-pitch roof to the Old Youghal Rd / Public Frontage. **Short Section CC** describes the new Library extensions 'saw-tooth' roof profile which incorporates high level natural light and creates an improved visual presence and public frontage for the building (See Pages 11-13 external 3D views of the building in context / page 15 for internal perspectives).



Short Section BB



Short Section CC

DETAILED DESIGN STRATEGY

The overall design concept as per the concept plans, sections and 3D images included in this report proposes to pair back the existing building structure to its basic long-span steel truss structure and associated foundations. The majority of the existing buildings external walls, glazing, and roofing are to be demolished, replaced and upgraded as necessary.

The proposed extensions to the north (Old Youghal Rd) and east (Car Park) express new structure and materials in the form of brick and mono-pitch / saw-tooth roof forms which present a visually striking and much improved presence and public frontage. The building is accessed from the street via gently sloped and stepped routes. The Library and Community Centre entrances are combined into one Shared Lobby and Exhibition Space.

To further emphasize the buildings public function, it is proposed that the existing adjacent Bus Stop along Old Youghal Rd. is incorporated into the front facade via cantilevered canopy /shelter (see page 12 - 3D view). The building footprint to Old Youghal Rd. has allowed for future road widening with required set-backs as per the currently proposed future Bus Connects Plan. A multi-functional external public plaza space is also proposed to the eastern Library extension with retractable canopy for outdoor events (page 14).

The re-use of the existing long-span steel structure limits the possibility of building upwards upon the existing building footprint for structural reasons however it allows for a new external envelope. The new extensions provide for the additional space requirements as set out in the Project Brief. The existing foundations and retaining rising walls below finish floor level also deal with the existing level changes across the site. It was therefore deemed the most cost effective and sustainable approach to re-use the existing skeletal structure (see Engineers Report).

The proposed Mechanical & Electrical design allows for adaptive and flexible usage across the building incorporating *My Open Library* and catering for shared facilities and associated management of utilities etc. Extensive Photo-voltaic panels are proposed for the new roof structures, the steep angled mono-pitch shapes of which are ideal for PV installation.

Alternative solutions which involved the wholesale demolition of all existing structures on-site were considered however these were deemed less cost effective.

Schedule of Accommodation:

The Schedule of Accommodation (right) outlines the proposed increase in areas compared with the existing Library & Community Centre. The proposed Shared facilities are additional to the existing building.

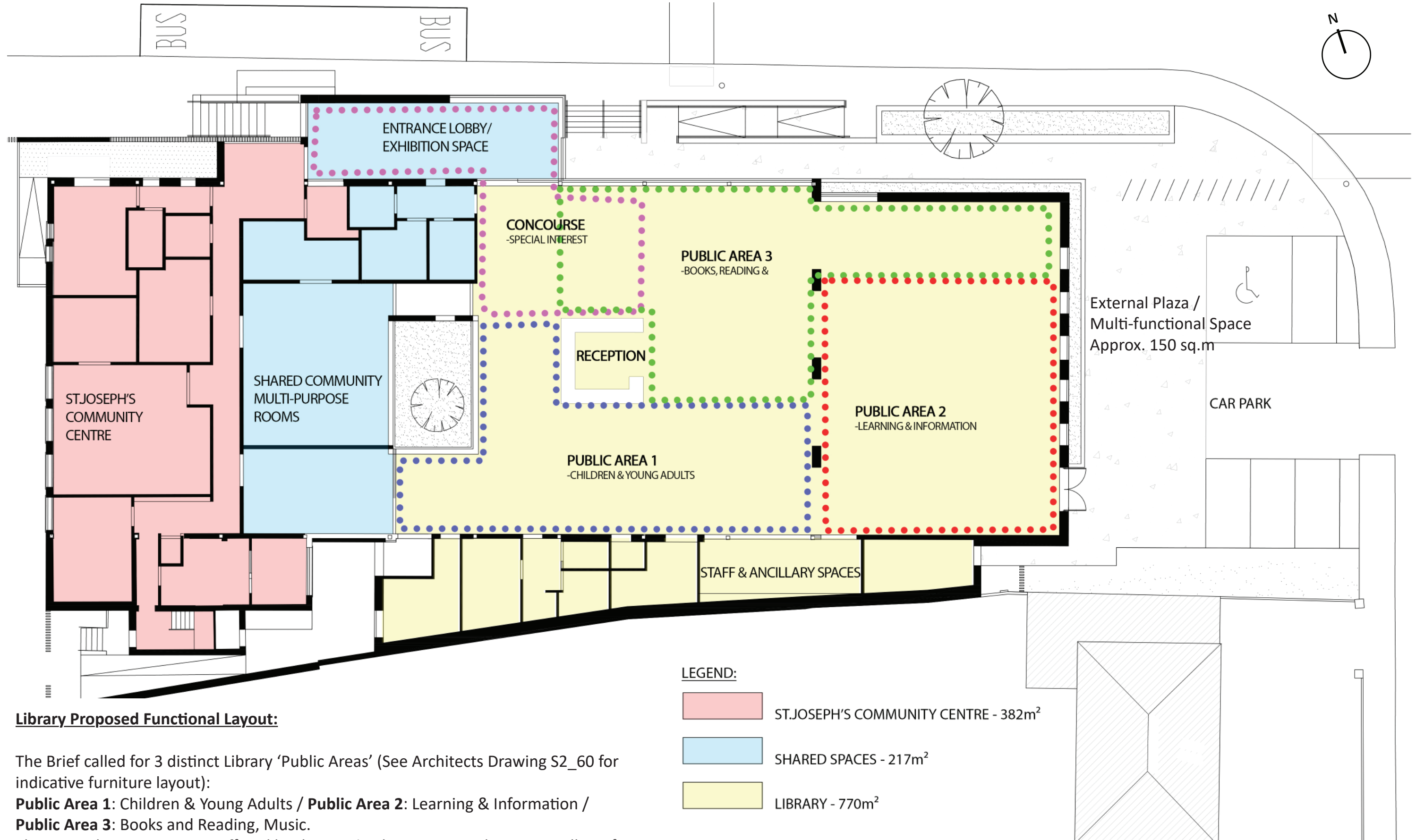
In summary the Library and Shared facilities account for approximately 75% of the proposed floor area (shared facilities accounting for approx. 15%). The remaining 25% is attributed to the Community Centre and circulation spaces.

Summary

	<i>Existing</i>	<i>Proposed</i>
Main Open Plan Library	560 M ²	650 M ²
Ancillary spaces - Inc. Book, Furniture & Cleaners Stores	43 M ²	48 M ²
Library Staff Facilities – Inc Staff Office, Kitchen, WC, Shower & Changing	21 M ²	55 M ²
Services Room	12 M ²	17 M ²
Shared Public Toilets	11 M ²	25 M ²
Shared Multi-Purpose Community and Group Study Rooms & Storage	N/A	132 M ²
Shared Entrance Lobby / Exhibition Space	N/A	60 M ²
External Plaza / External Multifunctional Space	N/A	150 M ²
Library Total (Inc. Shared Spaces & External Plaza)	647 M²	1137 M²
Community Centre	321 M ²	382 M ²
Total Space *	980 M²	1605 M²

* Includes circulation spaces





Library Proposed Functional Layout:

The Brief called for 3 distinct Library 'Public Areas' (See Architects Drawing S2_60 for indicative furniture layout):

Public Area 1: Children & Young Adults / **Public Area 2:** Learning & Information / **Public Area 3:** Books and Reading, Music.

The open plan arrangement offered by the existing long span steel structure allows for a flexible configuration of uses and adaptability.

LEGEND:

- ST. JOSEPH'S COMMUNITY CENTRE - 382m²
- SHARED SPACES - 217m²
- LIBRARY - 770m²





Above: Proposed view of Public Entrance and External Plaza from Old Youghal Rd eastern approach / Below: Existing view.

Proposed Materials & External Appearance:

A robust and attractive material palette is proposed consisting of brick to the main east (Library) and north (Shared Lobby /Exhibition) extensions, with standing seam zinc cladding to the new external skin to be fixed to the original Library steel frame structure.

Storey height glazing at ground floor level in conjunction with high level roof-lights provide much improved natural lighting and visual connections from the public street to the functions within the Library.



3D VIEWS - EXISTING & PROPOSED



Above: View of Public Entrance from Old Youghal Rd western approach / Below: Existing view.

Proposed Materials & External Appearance:

The existing walls and ramps which obscure and disconnect the building from the public frontage / street are removed. An ashlar stone plinth with external planting discreetly incorporates stepped and gently sloped approaches to the shared entrance Lobby / Exhibition extension.

The existing bus stop is incorporated into the proposed building facade via cantilevered canopy and seating.

Coloured vertical fins offer screening to the Community Centre's creche outdoor play area adjacent to the western entrance.





Above: View from Old Youghal Road eastern approach / Below: Existing View

Proposed Materials & External Appearance:

The existing building has a rather nondescript appearance. Via the use of new materials, striking mono-pitch/ saw-tooth roof design and colourful metal panelling to select areas, the proposed design greatly improves the building's public presence and appearance, reinforcing the Library and Community Centre as a focal point for the Mayfield area.



EXTERNAL PUBLIC PLAZA / MULTI-PURPOSE SPACE



Above: External Public Plaza to Library Eastern Extension



Above: External Public Plaza - Retractable Canopy

Below: External Public Plaza - Book Fair



Proposed Interiors (Page 15 overleaf):

The proposed building interior views on page 15 provide visual representations of the interior finishes which will be simple in nature and bright. Suitable wearing timber flooring, painted plasterboard and acoustic panelling where required to walls and ceilings throughout (see also City Architects Outline Specification).

Flexible sliding partitions are so located to allow for sub-division of spaces as required. All areas of the Library have access to appropriate levels of direct day-light via storey height glazing, strategically located roof-lights and a central light-well/ courtyard.

External Public Plaza:

An external Public Plaza / Multi-functional space (see images above/left) with retractable canopy for outdoor events is proposed to the Library's eastern extension. This provides for flexible outdoor usage and offers an innovative solution for external public functions in a post-pandemic era.

Sustainable Drainage System (SuDS) compliant permeable paving is proposed to the Public Plaza and Car-Parking area with complimentary perimeter planting.

Precedent Images (Page 16 overleaf):

The proposed interior and exterior material palettes are similar to other successful Libraries previously delivered by Cork City Architects Dept. at Holyhill & Tory-Top.

Newport Street Gallery, London by Caruso-St.John Architects is a relevant precedent demonstrating effective use of a 'saw-tooth' roof profile incorporating high level roof-lights.



PROPOSED INTERNAL 3D VIEWS



Above: View from shared Entrance Foyer towards Library



Above: View of Library Extension - Roof-lights above

Below: View of Library Extension and sliding partitions

Below: View through glazed lightwell from Community / Shared space



PRECEDENT STUDIES



Above: Holyhill Library, Cork City Architects Dept.



Above: Tory Top Library, Cork City Architects Dept.

Below: Newport Street Gallery London, Caruso-St.John Architects

Below: Newport Street Gallery London, Caruso-St.John Architects

