

## 6.0 THE ARCHITECTURAL PROPOSAL – A SUMMARY

### 6.1 INTRODUCTION

Below is a brief summary highlighting the nature of the architectural proposals detailed within the full set of drawings, cross sections, elevations and plans included within Part Two of this report.

The design team that has developed the proposals for Tara Street was selected for its international experience and focused on producing a high quality landmark for the city.

Whilst the design is several years old it compares favourably with the recently implemented Conference Centre located in the Dublin Docklands area in terms of design maturity and structural form.

This section focuses on the manner in which the proposal responds to the urban design guidelines developed at the outset of the design process, and whilst it is recognised that the project must satisfy the client's needs and economic objectives, it also focuses on the contribution the project will make to the city of Dublin.

The proposal is for the development of a new station concourse at ground level.

Kennedy's public house is a Protected Structure and will remain. The design of the concourse area respects the height of Kennedy's public house and frames it within the new development. The façade of the concourse has been designed to respond to the proportion and size of the existing Kennedy's public house and to preserve the street scale. This, in turn, has framed the office development overhead.

The main entrance to the site will be off Tara Street, with a secondary access from Georges Quay.

Ten levels of office accommodation will be located over the concourse affording panoramic views of Dublin bay and along the River Liffey.

There will be one single height basement incorporating car parking and service areas accessed via a vehicle lift from Poolbeg Street. A service area will be located adjacent to the lift on Poolbeg Street.

The office building entrance will be located at the corner of Poolbeg Street and Tara Street to relieve overcrowding to Georges Quay and Burgh Quay.

The platform area from Georges Quay to Poolberg Street will be enclosed in a new glazed station roof.

The 6m wide pavement adjoins towards the 12m high concourse area which back onto an existing viaduct and a glazed rear allowing the activities of the platform and concourse to be viewed from the Tara Street as well as allowing the passengers in the station to glimpse the city on their arrival.

In addition, the 12m high glazed façade onto Tara Street wraps around onto Poolbeg Street to encompass the lobby of the office building above.

The landmark building within the city centre rises above the new station concourse, clearly identifying this prime transportation location.

The concourse itself is a place of light, a place of bustle and activity, an interchange point and a meeting place; a dramatic glass enclosed arrival point which looks towards the historic core of Dublin and the Liffey Quays to the west. Itself visible with all of its activities from the adjacent streets and from the wider city.

The proposal is for a high quality landmark building located at Tara Street Station, designed to act in unison with the existing Liberty Hall, to form a gateway to the new developments to the east.

The materials to be used in the proposal will be premium quality materials to reflect the importance of the station within the city as well as to enhance its landmark quality.

Proposed materials include planer glazing and polished granite.