

Cultural Infrastructure (Impact) Assessment

Independent House

March 2025

Contents

1.	Introduction	3
2.	Local Context	4
3.	The Development	6
4.	Policy Context	12
5.	Needs Assessment	16
6.	Typology Assessment	32
7.	Proposed Typology Specifications	60
8.	Potential Operators and Floorplans	44
9.	Conclusions and Recommendations	50
Appendix 1:	Cultural Facilities within 5km of the site	52

1. Introduction

- 1.1 Turley has undertaken the following Cultural Infrastructure Assessment on behalf of Summix IHD Developments Limited for the proposed Purpose-Built Student Accommodation (PBSA) development at Independent House, Nos. 87-93 Middle Abbey Street. The site is in Dublin's North Inner-City Local Electoral Area.
- 1.2 This report is primarily concerned with:
 - Setting out the policy context for Cultural Infrastructure and evaluating the proposals against the policy requirements set out within the Dublin City Development Plan 2022-28.
 - Assessing the current provision of artist workspace and cultural infrastructure within the North Inner-City Local Electoral Area and the wider area surrounding the site.
 - Providing an evaluation of the current demand for cultural space / artist workspace in the area, relative to the community provision.
 - Reviewing appropriate cultural and community use typologies and indicating artforms that could utilise the proposed provision.
 - Evaluating any suitable cultural space (particularly workspace) proposals against Design Principles set out within Dublin City Council's [Building Culture – Culture Infrastructure Toolkit](#).
- 1.3 Further consideration of the operating model (leasing arrangements and management) and refinement of specific artform uses should continue to be explored through dialogue (co-design engagement) with potential users (artists and creative professionals), the community and any proposed operators of the cultural and/or community space prior to its completion.
- 1.4 This report should be read in conjunction with all other documents submitted as part of this application, in particular the accompanying Social Infrastructure Assessment.

2. Local and Site Context

- 2.1 The site is 0.278 ha of land located at Nos. 87-93 Middle Abbey Street, Dublin 1, D01 NH70. It is known collectively as 'Independent House'.
- 2.2 The site is bound by:
- Prince's Street North to the north, William's Lane and Nos. 94-96 Middle Abbey Street to the west;
 - Middle Abbey Street to the south;
 - Nos. 35-39 O'Connell Street Lower (known as 'Penneys') to the east.
- 2.3 The site comprises six interconnecting, long-standing vacant structures, as follows:
- Five to part six storey (above basement level) building fronting Middle Abbey Street, known as Independent House;
 - Five-storey (above basement level) building at the corner of Middle Abbey Street and William's Lane, known as Emerald Chambers;
 - A triple-height (at basement level) structure towards the centre of the site. This internal "well" is known as the 'Printing Hall'; which has been designated for use as community and or cultural space.
 - A two-storey (above basement level) warehouse fronting William's Lane;
 - A part three, part four-storey (above basement level) office fronting Prince's Street North; and
 - A three storey (above basement level) office in the eastern portion of the site, bounded by Penneys.
 - The site includes 2 No. Protected Structures (RPS Ref. Nos. 18 & 8797).
- 2.4 Independent House was constructed in 1924, designed by Robert Donnelly of Donnelly, Moore, Keefe & Robinson. It was the home for the Independent Group of Newspapers until 2002. The site has sat vacant since then.
- 2.5 The site sits within easy reach of a number of Dublin Universities and Third Level Institutions, and benefits from excellent public transport links.
- 2.6 The site is depicted on the Site Location Plan, provided below:



Figure 2.1: Site Location Plan

Source: Henry J Lyons

3. The Development

- 3.1 A full description of the proposed Development is below:
- 3.2 *Summix IHD Developments Limited intend to apply to Dublin City Council for a permission for a large-scale residential development principally comprising student accommodation at a c. 0.29 Ha site at Nos. 87-93 Middle Abbey Street, Dublin 1, D01 NH70 (known collectively as 'Independent House'). The site is generally bound by Prince's Street North to the north, William's Lane and Nos. 94-96 Middle Abbey Street to the west, Middle Abbey Street to the south, and Nos. 35-39 O'Connell Street Lower (known as 'Penneys') to the east. The site comprises 6 No. interconnecting, long-standing vacant structures as follows: (a) a principally part 5 No. to part 6 No. storey above basement level building fronting Middle Abbey Street, known as Independent House, with a single storey workshop building to the rear; (b) a 5 No. storey (above basement level) building at the corner of Middle Abbey Street and William's Lane, known as Emerald Chambers; (c) a triple height (at basement level) structure towards the centre of the site, known as the 'Printing Hall'; (d) a 2 No. storey (above basement level) warehouse and office fronting William's Lane; (e) a part 3 No. to part 4 No. storey (above basement level) loading bay and office fronting Prince's Street North; and (f) a 3 No. storey (above basement level) office in the eastern portion of the site, bounded by Penneys. The site includes 2 No. Protected Structures (RPS Ref. Nos. 18 & 8797).*
- 3.3 *The development's surface water and foul water drainage network shall discharge from the site into the existing combined sewer located along Prince's Street North to the north-west of the site. A new pedestrian crossing and upgrade works to the footpath and kerb along Prince's Street North are proposed. Public realm improvements are also proposed to William's Lane. The development site area, drainage works, road works and public realm improvements will provide a total application site area of c. 0.324 Ha.*
- 3.4 *The development will principally consist of: the retention and refurbishment of part of the building façade along Prince's Street North; the demolition of the 3 No. former warehouses and offices (c. 5,270 sq m) and the lowering of part of the basement level thereat; the partial demolition of the Printing Hall (c. 457 sq m) and the rear of Emerald Chambers (c. 150 sq m) and Independent House (c. 100 sq m); the removal of the existing concrete roof slab at Emerald Chambers to facilitate an increase in floor to ceiling height at fourth floor level; the lowering of part of the ground floor level in Independent House and Emerald Chambers for universal access; refurbishment works to the Protected Structures including general internal and external works for conservation repairs, maintenance, change of use and upgrading of the buildings; and the construction of a part 1 No. to part 9 No. storey over basement building connecting into the retained structures and principally comprising 316 No. Student Accommodation bedspaces (267 No. standard rooms, 5 No. accessible rooms, 2 No. twin studios (4 No. bedspaces), 10 No. accessible studios and 30 No. single studios). The 272 No. standard and accessible rooms are provided in 42 No. clusters ranging in size from 5 No. bedspaces to 8 No. bedspaces, and all clusters are served by a communal living/kitchen/dining room.*

- 3.5 *The development also provides: ancillary internal and external communal student amenity spaces and support facilities; cultural and community floor space (c. 644 sq m); 3 No. retail units (c. 216 sq m); a café (c. 254 sq m); bicycle stores at basement and ground floor levels; visitor cycle parking spaces; bin stores; ESB substation; hard and soft landscaping; green/blue roofs; new telecommunications infrastructure at roof level, together with all associated equipment; boundary treatments; PV panels; plant; lift overruns; and all associated works above and below ground.*

The gross floor area of the development is c. 15,413 sq m comprising c. 12,751 sq m above basement level.

Assessment of the Cultural and Community Space

- 3.6 The section of the site set aside for Cultural and Community use comprises the historic Printing Hall. This comprises a large void space, with a number of features characteristic of its former use remaining in place. The majority of the available floor space sits at basement level, comprising the print hall and an associated corridor although the space also comprises a mezzanine, some storage areas and one large room at ground level.
- 3.7 The total area of the proposed community and cultural space comprises some 664 sqm (7147.237 square feet).

Opportunities

- 3.8 The space set aside for cultural and community use has the following characteristics which present potential opportunities / sought-after features for some cultural / community uses:
- Large 'void' space
Following construction, the space will present a relatively blank canvas for potential users, allowing for the easy creation of a larger gallery or "black box" configuration, or it can incorporate the existing gantries and support pillars to create partial division or smaller internal partitions etc. The regular cuboidal shape of the space will also assist in this process.
 - High ceilings
High ceilings are sought-after by a range of cultural art forms, and the void space benefits from being situated within the central "well" of the building, with large windows in-line with the saw tooth roof that allows for natural light into the void space.
 - Industrial character
The space is quite a characterful place in which to be. Retaining as much of the original features as possible will help to maintain this effect, which is an important consideration in a place intended for inspiration and creation.
 - Basement setting
The sub-basement setting creates potential constraints in terms of access with a goods lift a key requirement (identified on plan) for most artforms, but with this overcome could provide a unique setting as a performance or market venue.

Constraints

3.9 Set against this, the space is also subject to a number of constraints. These include:

- Access
Access is potentially a challenge. Cultural use typologies which involve the movement of bulky goods (sculpture, for example) will require the installation of a goods lift to move pieces up to ground level. And access onto the street may also present challenges, as Prince's Street North – the most likely entry/egress point for the cultural / community space – is quite a narrow cul-de-sac, and therefore difficult for larger vehicles to navigate.
- Potentially limited natural light
While the space currently benefits from good natural light, the construction of new floors will raise the massing of the building, potentially limiting the amount of natural light reaching the space.
- Relationship with resident student population
The relationship between the users of the cultural / community space will need to be carefully considered to ensure that any prospects for friction between the two groups is minimised.



Figure 3.1: Basement Floor Plan (Cultural / Community use Area highlighted)

Source: Henry J. Lyons

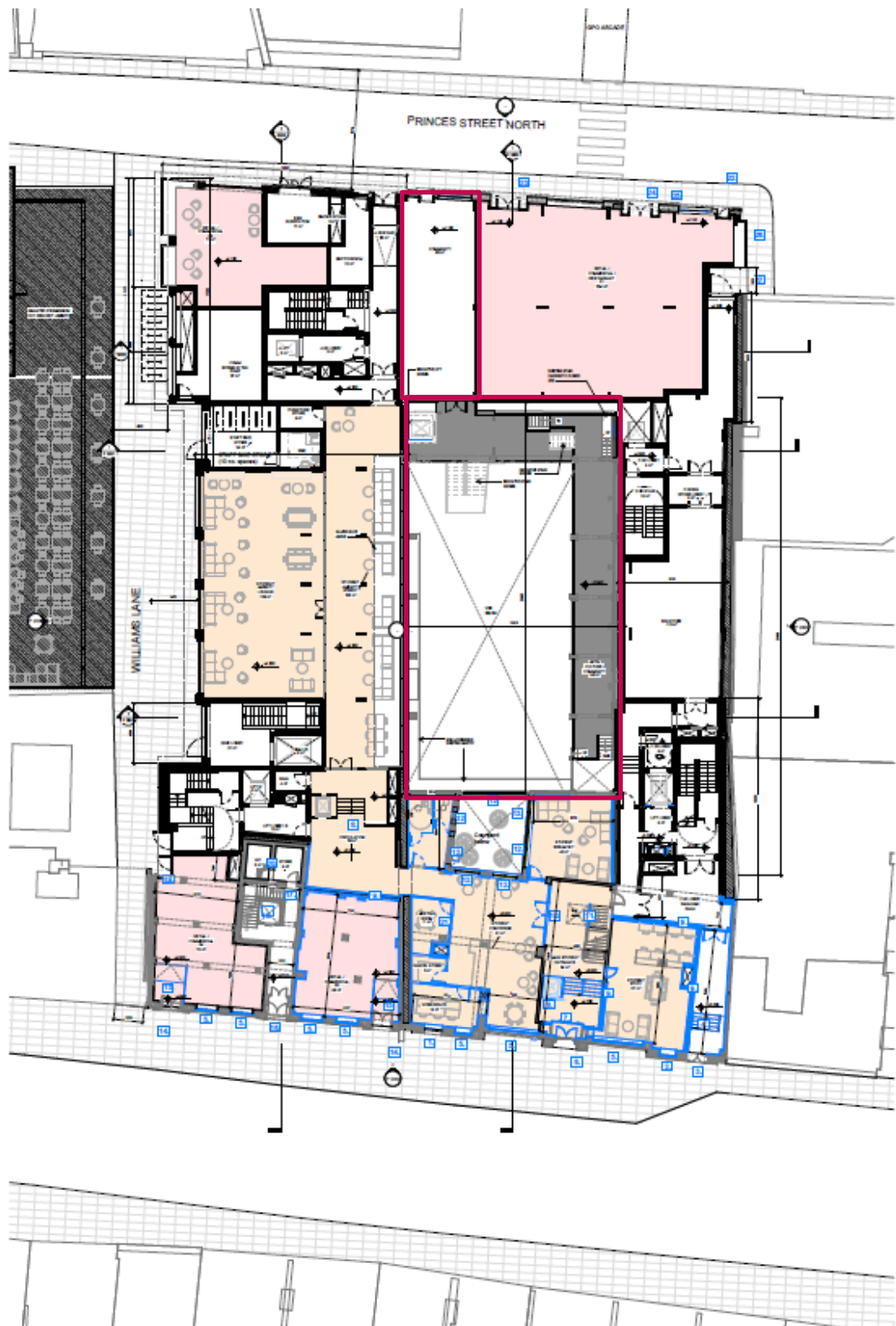


Figure 3.2: Ground Floor Plan (Cultural / Community use Area highlighted)

Source: Henry J. Lyons

Table 3.1: Proposed Accommodation Schedule 9

Unit	Units No.	Bed No.
Studio (single)	40	40
Studio (twin)	2	4
5-bed cluster	10	50
6-bed cluster	17	102
8-bed cluster	15	120
Total	84	316

Table 3.2: Proposed Residential Mix for Total Scheme

Net floor space	Proposed sq. m	Required sq. m	Provision
Student accommodation	7,424	N/A	N/A
Café/Restaurant	254	N/A	N/A
Cultural / community	644	5% net floorspace*	6.6% of net floor space
Retail /other commercial	216	N/A	N/A
Student amenity	1,211	5-7 sq. m per student	5.71 sq. m
Total	10.019		

*DCDP Policy CUO25

4. Policy Context

Cultural Policy Context

- 4.1 At a strategic level “Project Ireland 2040” is the Government’s long term national strategy from which “Culture 2025 (A National Cultural Policy Framework to 2025)”¹ connects an overarching policy framework for the arts, culture and creativity policies which sit within the government strategy and informs policies and objectives of associated government departments and cultural/heritage specific agencies (i.e. The Arts Council, Creative Ireland, Culture Ireland and The Heritage Council).
- 4.2 “Culture 2025” also connects initiatives working towards Ireland’s sustainability and growth economically and environmentally, such as Global Ireland 2025 and the National Biodiversity Action Plan 2021 – 2027.
- 4.3 In this context, culture and creativity are understood to include the arts as defined by the Arts Act 2003: ‘any creative or interpretative expression (whether traditional or contemporary) in whatever form and including in particular visual arts, theatre, literature, music, dance, opera, film, circus and architecture and including any medium when used for those purposes’² and occupations and industries for which creativity delivers commercial success, export growth and sustainable employment including architecture, crafts, design, fashion, film, TV, radio, photography, graphic design, publishing, textiles, gaming, advertising and marketing.

The policy framework is based on three principles:

- Recognising the value of culture to the individual and society
 - Supporting creative practice and cultural participation, and
 - Cherishing our cultural heritage.
- 4.4 The first principle speaks to the importance of culture in place making, especially in grounding a sense of identity and connectedness within existing and emerging communities. It also recognises the contribution of arts and culture to ‘Brand Ireland’ in terms of tourism and economic investment. Ireland’s rich cultural capital is a significant factor in making it an attractive place to live and work.
- 4.5 Built infrastructure is addressed under the second principle ‘Supporting creative practice and cultural participation’. €100m of the national purse has been invested in cultural infrastructure between 2000 and 2008, significantly increasing spaces for presenting and engaging with culture, though not specifically for its creation.
- 4.6 The framework commits to protecting and enhancing this investment while targeting investment towards projects which align to Project 2040 objectives, the aims of which are actions that deliver on an inclusive, integrated, sustainable and economically

¹ <https://www.gov.ie/en/publication/62616d-culture-2025/>

² <https://www.irishstatutebook.ie/eli/2003/act/24/enacted/en/print.html>

robust society. In recognition of the strategic priority to increase opportunities for the making of and participating in culture, under Culture 2025, the government intends to double cultural funding from 2017 levels by 2025.

- 4.7 Under the three pillars of Culture, Heritage, Irish Language and the Islands, Investing in our Culture, Language and Heritage³ Creative Ireland's Strategy 2018 – 2027 acknowledges gaps in cultural infrastructure with a government allocation of €40m to be distributed via the local authority network to address such gaps.
- 4.8 While the Arts Council do not operate a capital programme, the wide-ranging grant schemes they operate are designed to meet the variety of financial requirements involved in the making and presentation of arts and culture.
- 4.9 *Making Great Art Work – Leading the Development of Arts In Ireland*⁴ sets out policy and action which intends to make available resources via grant aid which will ensure the delivery of 'a supportive working environment that addresses key points in the creative cycle by which art is made'.
- 4.10 Specifically, the Council's Visual Artists Workspace Scheme, eligible to any space in which four or more artists are working, offers grants up to €50,000 to provide best possible working environments and subsidised access for tenants. The Arts Council also advocates for arts infrastructure and offers guidance on the development of arts infrastructure under Project Ireland 2040.
- 4.11 [Advancing Music: Music Policy and Strategy, Implementation Plan 2023-2025](#) is the Arts Council's plan to encourage and enhance the provision of music engagement and participation. Informed by a major programme of consultation in 2021, it identifies a number of potentially relevant areas in which it aims to facilitate and drive change, including:
- Strengthening jazz / improvised music development
 - Facilitating the provision of public access music archives and resources in Irish popular-music genres, jazz, classical music and opera
 - Identifying optimum model of provision for a national network of accessible performance, rehearsal and recording venues for new and emerging artists and for community music-making
 - Trial specialist music venue and rehearsal facilities
- 4.12 Furthermore, the Dublin City Development Plan 2022 – 2028⁵ is explicit in policy and objective that it is a priority for Council to address gaps in cultural infrastructure and specifically support the addition of artists' studios and live-work spaces over the

³ <https://www.creativeireland.gov.ie/en/publication/investing-in-our-culture-language-heritage/>

⁴ <https://www.artscouncil.ie/arts-council-strategy/>

⁵ <https://www.dublincity.ie/residential/planning/strategic-planning/dublin-city-development-plan/development-plan-2022-2028/chapter-12-culture-0>

duration of the Plan, as well as supporting developers to design and plan suitable and sustainable workspaces. (CUO27 – develop a Toolkit Guide to Workspace & Objective CUO31 – to develop and provide artists workspace).

- 4.13 We have utilised Dublin City Council’s Developer Guidance Note 1 and 2, and Toolkit Resources 1, 2 and 3 in the development of this Cultural Impact Assessment.

Development Plan Policies

- 4.14 The Dublin City Development Plan 2022 – 2028 also provides the relevant statutory planning context informing this Cultural Impact Assessment as part of the proposed development.
- 4.15 The proposals seek to achieve a minimum of 5% cultural/community space through the provision 664 sqm of internal cultural / community space at basement and ground floor level in line with objective CUO25 of the Development Plan. As highlighted:

- **Objective CUO25 – SDRAs and Large-Scale Developments** “All new regeneration areas (SDRAs) and large scale developments above 10,000 sq. m. in total area* must provide for 5% community, arts and culture and artist workspaces predominantly internal floorspace as part of their development at the design stage. The option of relocating a portion (no more than half of this figure) of this to a site immediately adjacent to the area can be accommodated where it is demonstrated to be the better outcome and that it can be a contribution to an existing project in the immediate vicinity. The balance of space between cultural and community use can be decided at application stage, from an evidence base/audit of the area. Such spaces must be designed to meet the identified need. {***Such developments shall incorporate both cultural/arts and community uses individually or in combination unless there is an evidence to justify the 5% going to one sector.**}”
- **Objective CUO30 Co-Design and Audits:** “Large development applications (over 10,000 sq. m., either in phases or as one application) will, in the absence of a DCC local area culture audit (COU44 refers), be required to undertake a cultural audit for the local area to identify shortcomings within the area; and to work with DCC Arts Office to identify and agree appropriate arts or cultural uses, preferably as part of a co-design process in advance of lodging an application, for inclusion in the development. Such audits shall be informed by the existing cultural mapping resources in the Dublin City Cultural Infrastructure Study and by Culture Near You maps.”

- 4.16 And whilst a co-design process has not yet been undertaken in full, engagement with potential operators has informed the proposed uses. As such this report represents not only an audit of existing cultural infrastructure provision, but opportunities to address existing cultural shortcomings in the area .
- 4.17 This report has been drafted with reference to the *Building Culture – Culture Infrastructure Toolkit* published in May 2024. The toolkit provides guidance to developers in assessing the suitability of spaces within their developments for cultural

use, and is intended to act as a complementary resource to “Chapter 12: Culture” of the Dublin City Development Plan.

5. Needs Assessment (Cultural Audit)

- 5.1 This report should be read in conjunction with the accompanying Social Infrastructure Audit, which sets out any gaps in Community provision within the area.
- 5.2 To inform the need assessment (audit of existing provision) we have provided a summary analysis and re-examination of relevant responses to the Artist Workspaces Study 2020 and Cultural Infrastructure Report 2021, previously undertaken by Turley on behalf of Dublin City Council.
- 5.3 As part of this process, we have paid particular attention the guidance contained in Dublin City Council's [*Building Culture: Cultural Infrastructure Toolkit*](#).
- 5.4 According to the 2016 census, there were in the region of 2,500 artists in Dublin (representing just under 10% of all creative workers). The maximum number of individual artist's studios between 2010-2019, however, was just 392 studios spread across c.89 artist workspace building.⁶
- 5.5 In the same period, the city contained c.137 shared rehearsal spaces and c.36 public venues providing provision for existing artists. The same census data identified just over 25,000 creative workers in Dublin.
- 5.6 Whilst the overall provision of workspace held relatively steady over the same 10-year period, despite high profile closures or permanent and meanwhile workspaces, our 2020 workspace study surveyed 538 artists (c.20% of the city's resident artist population) and found that 41% were actively "seeking workspace" with no alternative provision.
- 5.7 This strongly indicates a significant undersupply of artist workspaces across the city, which could be as high as the need for workspace for 1,125 artists, across multiple art form with differing accommodation requirements.
- 5.8 In the intervening 4 years no additional provision of artist studios or workspaces within 2km of the site have been identified.

Current workspace provision in the North Inner-City area

- 5.9 For this report, we have mapped known provision of all cultural infrastructure across the city, utilising data from the Dublin Culture Company's, Culture Connects - "Culture Near You" data as well as desk-research to identify further provision not included within Culture Near You.

⁶ According to Jackie Ryan, *Ryan Report 2020*, as cited *Cultural Infrastructure Report 2021*

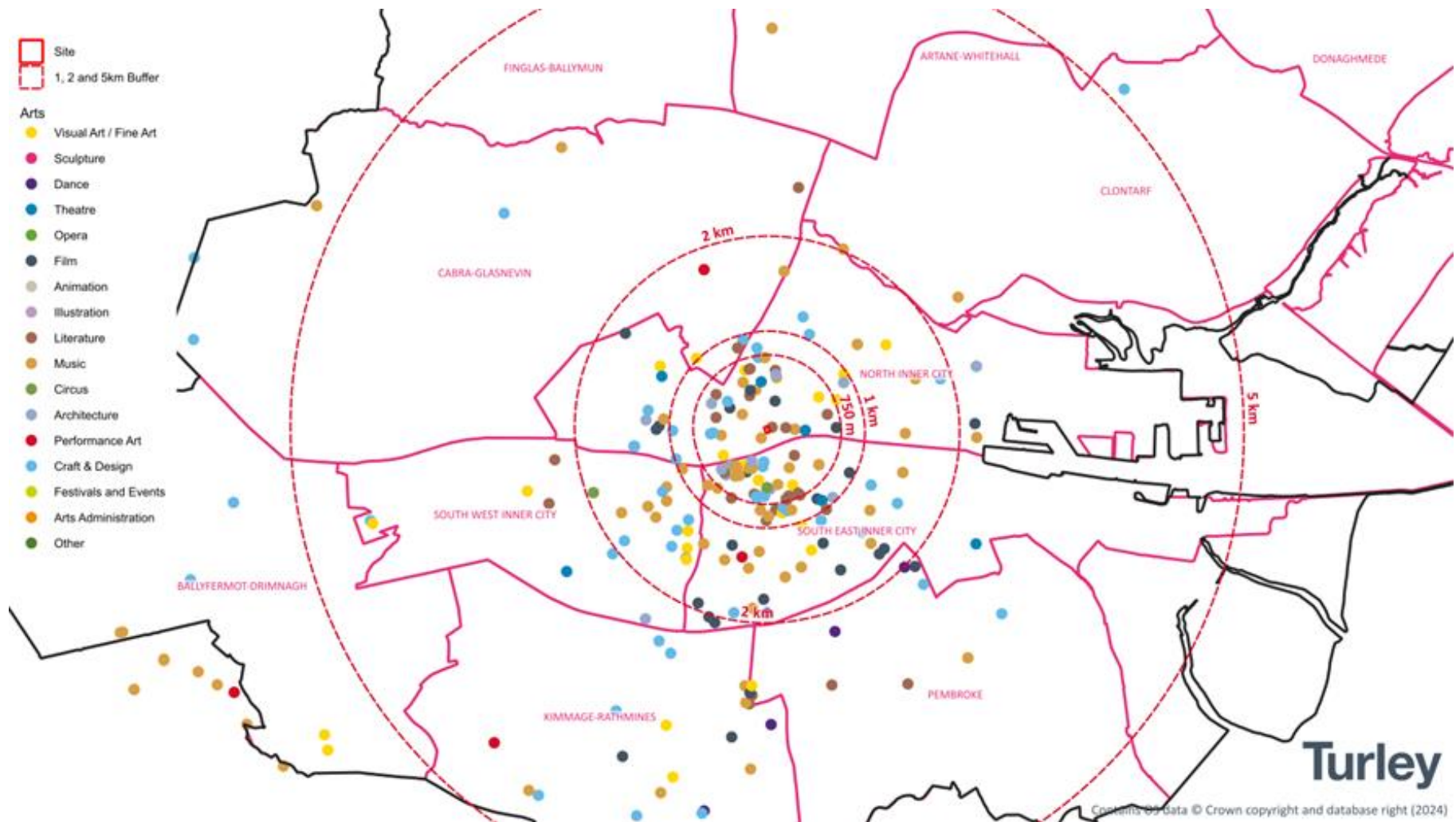


Figure 5.1: GIS mapping of existing Cultural Infrastructure within 5km of the site

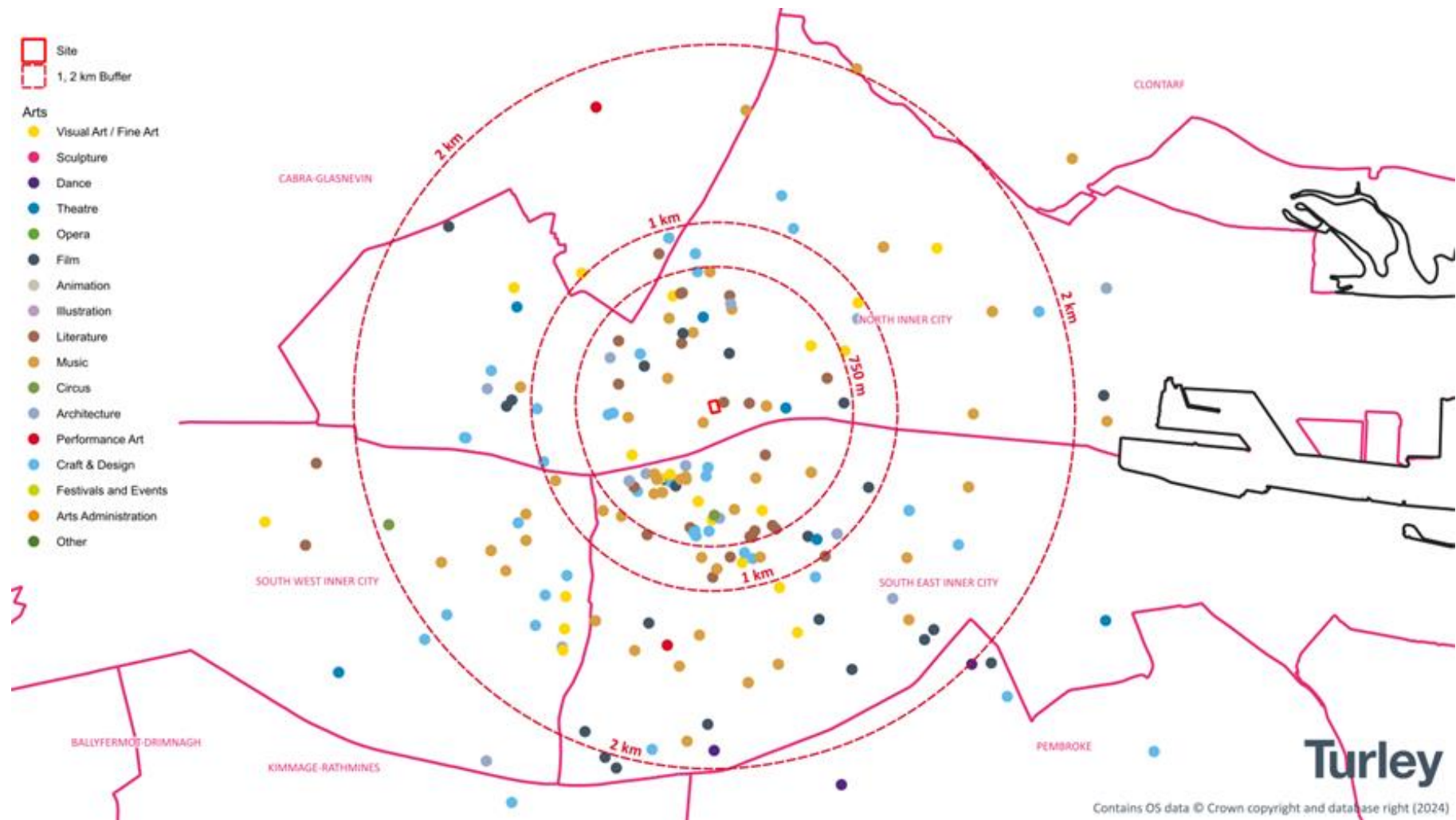


Figure 5.2: GIS mapping of facilities within 2km of the site

5.10 A full table of cultural facilities within 5km of the site sorted by distance is included within this report – see Appendix 2. The table below illustrates the cultural facilities within 1km of the site, sorted by distance and typology, with the table visualized in Figure 5.2 above.

Name	Description	Distance from Site (km)	Type
Abbey Theatre	Ireland's national theatre, with seating for 492.	0.29	Theatre
Abbey Theatre, Peacock Stage	The Abbey Theatre's smaller auditorium, with seating for 138	0.29	
Liberty Hall	411-seat Theatre	0.40	
The Gate Theatre	371-seat Theatre, founded in 1928	0.51	
The New Theatre	68-seat producing venue in the heart of Dublin	0.52	
Theatre @ 36	Small (c.40-seat) independent theatre space located downstairs at Club na Minteoir	0.56	
The Olympia Theatre	1240-seat theatre in the heart of Dublin City, one of Dublin's most loved music venues, hosting a wide range of events	0.56	
Smock Alley Theatre	178-seat theatre, which calls itself 'Dublin's oldest newest theatre'. It remains a vibrant working theatre with a fascinating past	0.64	
The O'Reilly Theatre	590-seat venue hosting theatre, opera, ballet, live events and top Irish and international touring companies	0.76	
The Gaiety Theatre	1145-seat venue bringing world-class entertainment to the people of Dublin for 146 years	0.91	
Samuel Beckett Theatre, Trinity College Dublin	205-seat theatre venue on the campus of Trinity College Dublin	0.94	
Savoy Cinema	Cinema showing the latest films, Bollywood movies, theatre and opera	0.31	Cinema
Cineworld Cinema	The biggest cinema in Ireland with 4 floors and 17 screens	0.46	

Irish Film Institute - film programme	Presenting a challenging and diverse programme of the best of international and Irish film	0.50	
The Academy	Live music venue presenting legendary and breaking international and Irish live acts and DJs	0.11	Music Venues
The Pillar Room	Classical music concerts	0.43	
The Button Factory	Refurbished live music venue	0.45	
Chapel Trinity College	Classical music concerts	0.46	
Christ Church Cathedral Music Venue	Classical music venue with excellent acoustics	0.86	
St. Ann's Church	Classical concerts and recitals in this beautiful Georgian church	0.88	
Abbey Theatre Archive	Over one million items dating from 1894 including programmes, posters, photos, scripts and designs	0.29	Galleries, Museums and Archives
Music Library	A resource for music students and music lovers alike	0.31	
Graphic Studio Gallery	Courses and studio facilities for artists in the oldest fine art print studio in Ireland	0.39	
Hillsboro Fine Art	Established in 1995, Hillsboro Fine Art is an art gallery specialising in 20th century and contemporary Irish and International art	0.45	
National Library of Ireland, National Photographic Archive	5.2 million photographs, mainly of Ireland - make an appointment to visit	0.45	
Gallery of Photography	Ireland's centre for contemporary photography	0.49	
The Complex	The new northside arts centre with studios and two performance/exhibition/rehearsal spaces	0.57	
darc space	darc space - Dublin Architecture Space, established by Denis Byrne Architects, focuses on architecture & the built	0.59	

	environment and has a space for art exhibitions		Arts and Cultural Centres
GalleryX	Surrealist, dark and unsettling art gallery	0.64	
Douglas Hyde Gallery	Contemporary art gallery located within the historic setting of Trinity College	0.64	
Oonagh Young Gallery	Contemporary art gallery	0.64	
Dublin City Gallery The Hugh Lane	A unique and exceptional collection of modern and contemporary art	0.66	
Dublin Writers Museum	A history and celebration of literary Dublin situated in a magnificent 18th century mansion	0.67	
Olivier Cornet Gallery	A dynamic contemporary art gallery in the Parnell Square Cultural Quarter	0.76	
Chester Beatty	Award-winning museum with collections from across Asia, Europe & the Middle East	0.81	
SO Fine Art Editions	Fine art gallery of original prints, ceramics, photography and sculpture	0.84	
Kerlin Gallery	Contemporary art gallery showing Irish and international artists	0.89	
The LAB Gallery	A year round programme of free exhibitions and events for all ages	0.95	
A4 Sounds Gallery	Gallery supporting professional development and effecting social change	0.98	
Project Arts Centre	Developing the artists and audiences of the future, helping to sustain Ireland's cultural legacy	0.51	Arts and Cultural Centres
James Joyce Centre	Temporary and permanent exhibitions dedicated to one of Ireland's most influential and celebrated writers	0.63	
Irish Writers Centre	A literary hub supporting and promoting established and aspiring Irish writers and literature	0.66	

Instituto Cervantes	Promoting Spanish language teaching and knowledge of the cultures of Spanish speaking countries	0.99	
Graphic Studio Gallery	Courses and studio facilities for artists in the oldest fine art print studio in Ireland	0.39	Artists Workspaces and Studios
Ormond Studios	A platform for emerging visual artists	0.54	
Talbot Studios	Talbot Studios were set up in 2005 to support artists by providing affordable studio space in Dublin city centre.	0.80	
A4 Sounds Studios	Studio workspaces supporting professional development and effecting social change	0.98	
Fire Station Artists Studios	Provides subsidised combined living and working studios for visual artists; sculpture and digital media facilities and training.	1.00	
Temple Lane Rehearsal Studios	Recording and rehearsal studios	0.44	Recording Studio / Music Production
Verdant Productions	Music production	0.49	
Darklands Audio	Producing, recording, mixing, film composer	0.51	
D1 Productions	Music production	0.56	
Dance House	Studios suitable for rehearsals, classes, auditions, film and photo shoots and examinations	0.64	Dance
Claddagh Records	Record Shop	0.43	Record Shop
Warner Music	Record Shop	0.59	
Faction Records	Record Shop	0.81	
Piehole.tv	Animation production company	0.73	Film, Video and Animation Production
Box Creative	Animation production company	0.90	
Igloo Animations	Animation production company	0.90	
Camel Productions	Film and video production	0.98	

Eason Ltd Lower O'Connell St.	Bookshop	0.06	Book Shops
Veritas	Bookshop	0.20	
The Library Project	Art bookshop, photobook library and active gallery space in Temple Bar focused on Visual Culture and Critical Thinking.	0.37	
Books Upstairs	Bookshop	0.40	
Chapters Bookstore	Bookshop	0.40	
The Gutter Bookshop	Bookshop	0.64	
Eason Ltd Central	Bookshop	0.65	
Stokes Books	Bookshop	0.69	
Hodges Figgis	Bookshop	0.73	
Eason Ltd Nassau St.	Bookshop	0.74	
Ulysses Rare Books	Antiquarian bookseller specialising in 20th century Irish literature including rare first editions	0.76	
International Bookshop	Bookshop	0.77	
Chester Beatty Giftshop	Bookshop	0.81	
Dubray Books	Bookshop	0.85	
Eason Ltd St. Stephen's Green	Bookshop	0.96	
St. Patrick's Festival	A five-day multi-disciplinary arts festival celebrating St. Patrick's Day, Ireland's national holiday	0.34	Other
Act the Maggot	We run beginners classes in acting, creative writing, drawing and mindfulness	0.50	
The Liquor Rooms	A cutting-edge bar, renowned for its cocktails	0.51	
Attic and Bizou	{re}creating relics: upcycled and renewed furniture pieces and interiors	0.51	

Bang on the Lights	Turn old musical instruments and drum kits into functional furniture and lighting	0.51
Brennan Furlong Architects & Urban Planners	Enriching and enlivening our experience of the built environment	0.51
Conor Gallagher	Landscape artist	0.51
Edel Traynor	Contemporary womenswear brand	0.51
Hey Bulldog Design	Innovative, beautiful homewares that make you happy having them in your home	0.51
Tricia Harris Designs	Unique, contemporary furniture with character for domestic and corporate clients	0.51
A de Lacy Architects and Designers	Interior design	0.54
Advanced Social Media Services Ltd	We provide writing craft and marketing training for authors	0.54
GILNA Architecture	Award-winning architects - specialists in energy efficient and near Zero Energy Buildings	0.54
Graham Thew Design	Book design and illustration	0.54
Dublin City Comics	A wide range of comics, action figures, collectibles and model kits	0.55
POD	Independent festival and concert promoters, running shows in unique locations for over 25 years	0.60
Punch Lion	Comedy performances and workshops for kids	0.61
abgc architecture & design	Architecture and interior design	0.63
Design Lane	We are a collective of 40 Irish based designers and makers in various craft disciplines	0.64
Fab Cow by Francis Leavey	Art that causes elevated feelings of wellbeing	0.64

Longform Architecture	Transforming how buildings are made	0.65
Dublin City Comics	A wide range of comics, action figures, collectibles and model kits	0.65
Crazy Caitlin	Tours, guides, history and craic!	0.66
The Inkslingers/InkSplinters	A creative writing group based in The Writers Centre on Parnell Square	0.66
Chupi	An award winning jewellery brand inspired by wild and natural things	0.70
Jennifer Rothwell	Digitally printed artistic designs	0.70
MoMuse Ltd	Jewellery and accessories store, stocking many Irish products	0.70
Inner Island	Jewellery designer and goldsmith	0.70
Luisa Verling	Jewellery designer and goldsmith	0.72
The Collective	Handcrafted, bespoke jewellery in silver and gold with gemstones	0.72
Que-Va	Fashion designer, bridal couture and tailoring service	0.73
Dublin Literary Pub Crawl and Lit Walk	Witty, enthusiastic and informative - ranked #4 in the Sunday Times' list of the World's 50 Best Walks	0.76
DIT Conservatory of Music and Drama - Chatham Row	Third level education institution	0.85
Hardwicke Street Community Garden	Community garden	0.87
Palles Millinery	We are hat designers based in the heart of the city	0.88
Glory in Story	Literary events	0.91
Pat Egan	Music management	0.99
Irish Linen House	Traditional yet contemporary table linen inspired by Irish folklore and Celtic art	1.00

Table 5.1: Artistic and Cultural Venues within 1km of the site, arranged by typology

5.11 As Figure 5.1 and 5.2 (above) demonstrate, the area around Independent House benefits from a rich and varied array of cultural venues, workshops and locations.

5.12 In total, our research identified within 1km:

- 19 Art Galleries, Museums and Archives
- 15 bookshops
- 11 Theatres
- 6 Music Venues
- 5 Artist Workspaces Studios
- 4 Music / Audio Recording and Production Studios
- 4 Film and Video Production Company, or Animation Studios
- 4 Arts and Cultural Centres
- 3 Record Shops
- 3 Cinemas
- 1 dedicated Dance Rehearsal Space
- 38 other cultural uses

5.13 Despite the significant cultural provision in the area, there remains significant gaps in provision, including black box music venues or clubs, performance and rehearsal space (music, theatre and dance). Given the building's historical significance and heritage features, it could provide a significant city centre flagship cultural space.

Anticipated need for cultural infrastructure in North Inner-City Area

5.14 The North Inner-City area serves a population of c.74,708 resident citizens, based on 2022 Census figures.

5.15 In 2020, our Workspace Study received 538 respondents (~20% of the overall artist population of the city). There were 33 artist respondents within the North Inner-City Administrative District. If the 20% of the artist population were evenly distributed across the city, this would suggest a resident artist population of c.165 within the area.

5.16 A total of 64 artist respondents were within a 2km radius of the site, which could suggest a larger resident artist population of c.320 artists within the immediate area (assuming an even distribution).

5.17 However, we know from the same study that “Location is also seen as critical across all art-forms (4.3%), with an emphasis on proximity to the city centre and public transport” and that there is a preference for artists to live and work within 5km of the city centre. As a result, it is anticipated that artist distribution is more concentrated in the city centre, and as such both the working and resident population of artists in the city centre may be significantly higher.

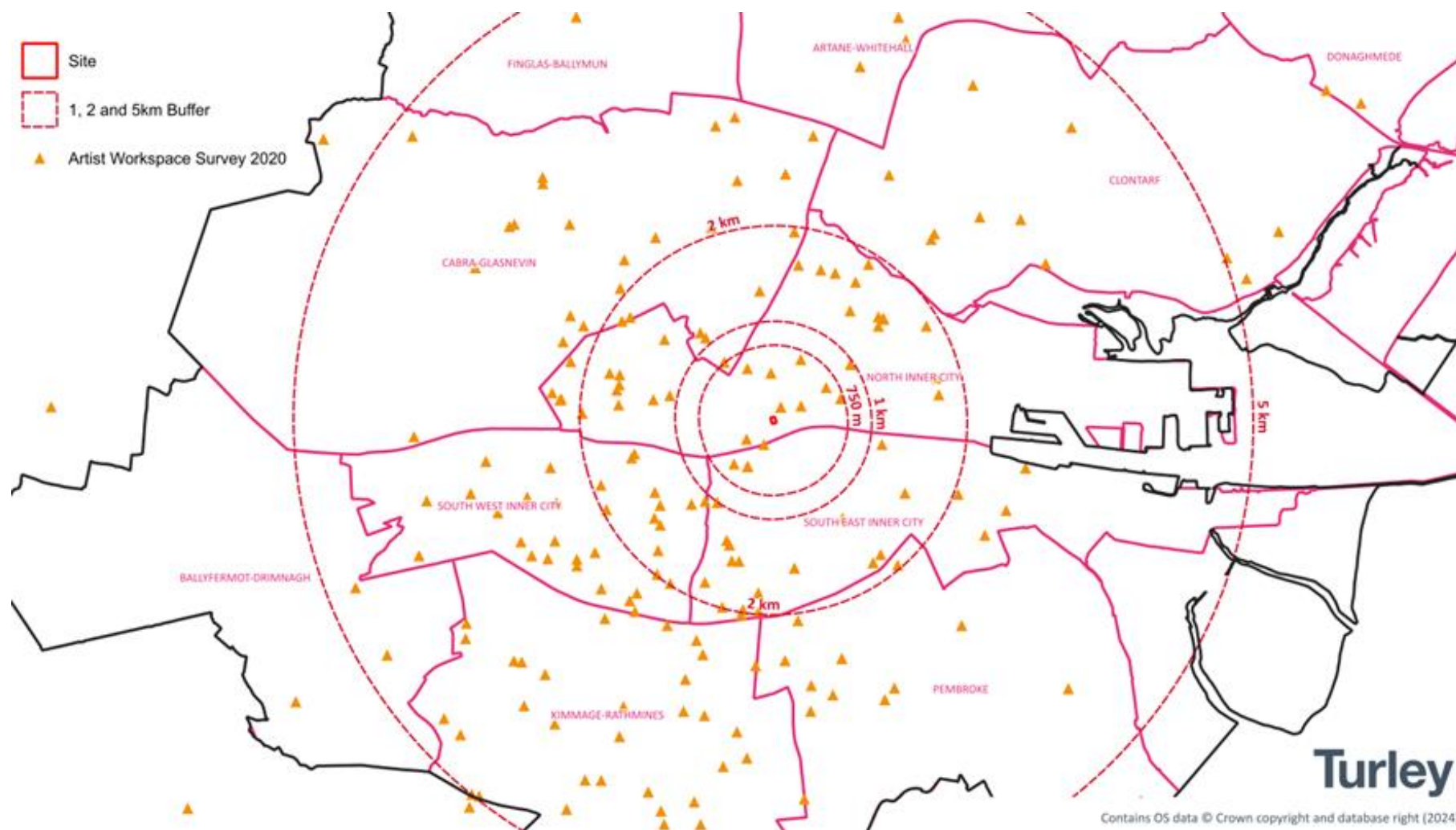


Figure 5.3: GIS mapping of artist workspace study respondents

5.18 Based on the above analysis of existing provision and projected need in the vicinity of the site, there is considerable existing cultural provision within 1km of the site.

5.19 However, there are specific artform and typological requirements, and we have made the following observations about potential gaps in cultural provision whose feasibility and operational deliverability should be further explored:

- **Venue Space**

A previous piece of research undertaken by Turley on behalf of Dublin City Council⁷ has identified a need for a new 500-seater venue within the Dublin City area. This was informed by substantial research, which identified that existing provision in Dublin is often technically limited (e.g. by size of stage, no sprung stage, old-fashioned buildings, poor sound and lighting infrastructure etc) and over-capacity (producing companies and venues told us that there is no theatre regularly available in Dublin between 180 and 1,100 seats).

Our research, however, strongly suggested that the best solution would combine a 500-seat Proscenium Arch / End-on Auditorium with a large black box space that can double as a flexible performance and rehearsal space. The research suggested that the space required for a small black box theatre with rehearsal space was 3,420 sqm. Given this is substantially more than the 753 sqm available at this location, it is clearly not feasible to deliver such a venue here.

However, the rehearsal space or smaller “black box” venue may be suitable as a smaller community performance venue. This would be a flexible space that could accommodate a range of community performances and activities. Providing a smaller stage area and flexible seating could create a multi-purpose venue that could accommodate small theatre productions, cinema screenings, music performances and concerts, conferences and more.

By incorporating good AV technology, flexible partition options and appropriate rental tiers (ie ensuring the space remains attainable for small community organisations, while securing suitable recompense from better-funded organisations), this well-located city centre space could become a well-used asset for a wide range of events, creating both cultural value for the city as well as an economically self-sustaining space.

- **Rehearsal Space**

Our research identified four such spaces within 1km of the site. These are:

- The Gate Theatre

The Gate Studio, located on the first floor of the Gate Theatre building, is a rehearsal space with pull out seating for 30 people. At ~109sqm and with an abundance of natural light and high ceilings, it meets the suggested requirements set out in the *Building Culture* toolkit.

⁷ Dublin City Cultural Venue: 500 Seat Venue Conceptual Feasibility, Dublin City Council and Turley, July 2023

- Smock Alley Theatre
The Boys School is the second theatre space at Smock Alley Theatre. It meets the size and lighting requirements set out in the *Building Culture* toolkit, however as a fully-featured theatre in its own right, cost and availability may rule it out for many productions.
- Samuel Beckett Theatre
The Samuel Beckett Centre at Trinity College Dublin includes a Dance Studio Rehearsal space. At 121 sqm and with good natural lighting and a sprung floor, it is a good space in terms of space and lighting. However, it is only available for hire outside of term time.
- The O'Reilly Theatre
The O'Reilly Theatre's rehearsal needs are served in the adjacent No. 3 building. However, the space here is quite constrained in terms of size and availability.

None of these spaces operate as standalone rehearsal space – and exist within the context of a wider performance venue which prioritise their own mounted or received shows.

As such it is clear that nearby rehearsal space is substantially limited and may not be available or affordable for many productions.

Given there are 11 theatres in close proximity to the site, the provision of a large and well-appointed rehearsal space with sprung floors, high ceilings and other sought-after features could be very much welcomed by the performing artistic community.

- **Dance**
DanceHouse, situated around half a kilometre from the site, provides 6 double-height studios for rehearsal and class, with sprung floors, mirrors and sound systems. However, other than this provision is very limited. Given the potential spatial flexibility of the cultural / community space at Independent House, it is worth exploring with the arts office and with local dance organisations whether additional provision in the city centre would be sought-after.
- **Circus**
There is no provision of Circus space within this area of the city centre, and circus, in common with Dance, lacks a permanent landmark artform specific space in the city. The open space, high ceilings, central location and wider amenity of the former print hall could make this an excellent venue for circus rehearsal and performance, if a suitable tenant could be found.
- **Film / Animation Space**
The immediate area of the site is home to three animation studios and one film / video production company, as well as three cinemas. However, it is worth exploring further whether the site would be suitable as a venue for both producing and - crucially - permitting the display of animation and film.

The Dublin City Development Plan encourages “the provision of new larger-scale cultural spaces within the inner city that can accommodate film production requirements (studios / editing / recording / rehearsal)”⁸. This site could potentially align with this ambition.

⁸ p.397, *Dublin City Development Plan*, Chapter 12

6. Typology Assessment

- 6.1 No specific form or typology of the community / cultural space has yet been proposed. Therefore, the Typology Assessment and Artform Specification below, are necessarily indicative recommendations and high-level, further assessment of the operational feasibility and sustainable governance of such spaces should be undertaken.
- 6.2 To inform considerations of any future cultural use we have considered the current scale and physical characteristics of the proposed space against the needs of various artform as defined within the Arts Act 2003 (Figure 5). This illustrates the mutual and divergent workspace feature preferences between each art-form defined.
- 6.3 Our consideration utilises the ‘Art-form DNA’ established by Turley through the Artist Workspaces survey undertaken on behalf of Dublin City Council (which reflects the views of c.500+ artists across all artforms).
- 6.4 These respective features have been distilled below, and we have identified further design opportunities and artform specific guidance within the context of pragmatic design considerations and existing constraints of the Print Hall at Independent House.

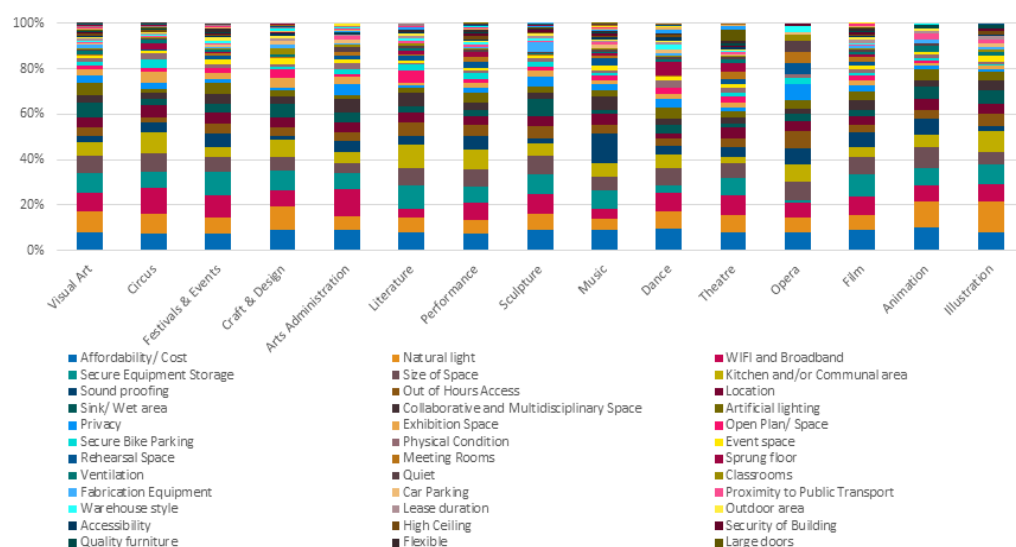


Figure 5 Art-form “DNA” Specification Preferences

- 6.5 In addition, the [Dublin City Council Culture Strategy 2016 – 2021](#) sets out a vision for an inclusive and diverse expression of cultural space across the city. The strategy sets out a vision in which:
- Culture is central to human development, central to Dublin’s quality of life and its relationship with Ireland, Europe and the rest of the world.
 - Cultural diversity and equal respect for all cultural expression confronts division and exclusion, and honours tradition while embracing the future.
 - Dublin is, and will be, a city in which to make, experience, and share culture.

- Culture builds community, develops the economy, and empowers people, enabling change through imagination and creativity.
 - Leading, developing and working in partnership, Dublin City Council will create and support opportunities for all citizens to equally engage in inclusive and diverse cultural experiences.
- 6.6 Based on this vision, Art-form DNA, and the guidance within the council's Building Culture [Cultural Infrastructure Toolkit](#), we have assessed the opportunity provided by the cultural and community space provisioned at Independent House to support a range of artistic and cultural endeavours.
- 6.7 In the following section, we outline the space's suitability using as our spatial suitability criteria (based on the Artform Specifications and Typologies document included within the Building Culture Toolkit), while also addressing the local needs identified in **Chapter 4**).

Artist Workspace

- 6.8 There is good local provision in this area of the city centre for artists workspace (predominantly visual art/ fine art studios). In the area around Independent House, there are at least 5 nearby organisations offering workspace for rent to Dublin artists.
- 6.9 However, a wider assessment of workspace need carried out as part of Dublin City Council / Turley's 2020 [survey of Artists Workspaces](#) found that as many as 1,100 artists across a variety of artforms may have at that time been seeking a workspace. Based in part on this finding, the [Dublin City Council Development Plan 2022 – 28](#) introduced a need to develop 'Artist work spaces and spaces for creative production (CU031)'.
- 6.10 As such, it is entirely appropriate to consider the suitability of this site for Artist Workspaces, whether this is studio based provision or live-work residential, based on need.
- 6.11 A large proportion of the respondents to the 2020 workspace study practiced studio-based visual artforms, such as Fine Art (23%), Sculpture (7%), Craft and Design (5%) and Illustration (2%). As such, these artists could collectively represent up to around 400 of the total 1,100 of those predicted by the study to be seeking workspace within the city. However, the current configuration as a void space would require some sub-division of the space, which may not be practicable / viable.
- 6.12 According to the Building Culture toolkit, 'an optimal fine / visual arts studio should occupy a space between 20 – 50 sqm'. On top of this, the toolkit provides a schematic for an imagined workspace building, of a similar scale to that available at Independent House, providing around 400 sqm of private and group studios. A rough calculation, assuming an average size of 25 sqm per studio, suggests that the cultural / community space at Independent House could therefore accommodate around 16 artist's studios, plus ancillary, storage and exhibition space. However, this would not take advantage of the space's high ceilings, and expansive format.

- 6.13 Artists' studios have, however, been successfully delivered as part of student accommodation developments elsewhere, so this would be a reasonable combination of uses on the site. An example of where this has been successfully delivered is Acme Studios' workspaces within the University of the Arts, London's student accommodation block at the [Glassyard Building, Stockwell](#).



Figure 6.1: Image of the Glassyard Building, Stockwell

- 6.14 Natural light is a key consideration for artists. The main Print Hall at Independent House currently offers natural lighting through skylights in the original roof. However, the height of the buildings proposed may constrain this advantage. If this use case is to be explored, additional modelling of sunlight levels in the hall will need to be undertaken as the plans develop.
- 6.15 One clear constraint of the site concerns loading, which is a special requirement of all studio based provision. The current plans include a provisional location for a goods lift for access to the basement level, which would be requirement for all of the proposed typologies within this report. While adding such a lift is possible, it would likely need to connect to Princes Street North, which is a narrow and difficult entryway. As such, loading and access are always likely to be constrained at this site.
- 6.16 Former print works have successfully been used to deliver artist's workspaces in other urban context. A good example of this is the Artists Studio Company's studios at [Empson Street](#), in Bow, East London. However, in this and in other similar examples, a key attraction for the space is its flexibility (after decommissioning, print works are essentially a big 'grey box') and, crucially, the natural light offered by the industrial

building. Unfortunately, as explored above, available natural light will likely be impacted significantly by this development's vertical massing.



Figure 6.2: ASC Studios at Empson Street, Bow, located in former print house

- 6.17 In addition, consideration should be given to the impact dividing this space up into artists studios / workspaces would have on the built heritage of this listed building.
- 6.18 For these reasons, the space at Independent House could provide a viable option for workspaces, but would be subject to several important constraints. As such, there may be more appropriate cultural uses to which this space could be put.

Theatre / Performance Venue or Rehearsal Space

- 6.19 There is an established need for a ‘multi-disciplinary black box space, required within the city’s core, to supplement access to more formal performance and theatre venues.’⁹ The preferred size of theatre, identified by Dublin City Council’s arts office and subsequently the subject of a full feasibility study¹⁰ is circa 500-seats capacity.
- 6.20 It may be possible to deliver such a “black box” performance space within the cultural space available at this site. This would deliver many of the high-level objectives of the requirement set out by Dublin City Council.
- 6.21 However, the size of space available is at the lower end of that required to facilitate its use as a theatre, and would not be sufficient to permit the inclusion of many of the other features called for in the 2023 feasibility study, including a second performance space and a large rehearsal room.
- 6.22 In addition, Prince’s Street North, the most obvious access point for members of the public visiting the theatre venue, is not an ideal entryway, as it does not offer a particularly appealing visual aspect, nor does it have the space to facilitate direct-to-door access for taxis etc that might be required by patrons with limited mobility. Similarly, Middle Abbey Street is potentially more attractive, but this may create issues segregating access between students and artistic patrons.
- 6.23 Likewise “stage door” access could be accommodated through the existing roller shutter entries to Princes Street North, but the narrow street would provide limited capacity for loading and unloading of heavy equipment, rigging and sets associated with a traditional theatre space.
- 6.24 As such, while it is theoretically possible to incorporate a theatre within the space, there would be some constraints that would require innovative architectural design-work to overcome or mitigate against, as well as some that may not be possible to overcome.
- 6.25 However, the large open-plan nature of the space would lend itself well to repurposing as a rehearsal space for Theatre, Dance and Opera. The high ceilings and excellent natural lighting would benefit performers in a wide range of artistic fields. The central location of this venue, near to 11 existing theatres that lack substantial spaces for performers to rehearse, means that this could provide excellent symbiosis for Dublin’s theatre and a potentially highly sustainable use case.
- 6.26 In addition, the predominantly 9-5 nature of theatre rehearsal means that this use would likely have little negative interaction with the population of the student halls.
- 6.27 This said, consideration would need to be given to the impact repurposing this space as a theatre or community performance venue would have on the built heritage of this listed building.

⁹ Dublin City Council / Turley, Dublin Cultural Infrastructure Study, 2021.

¹⁰ Dublin City Council / Turley, 500 seat venue conceptual feasibility, 2023

Music Venue / Club

- 6.28 The situation of the space within the city centre, coupled with the former industrial use, high ceilings, gantries and iconic front facade, and side entry would be an ideal venue for a nightclub. The large open space, high ceilings and basement location would all be conducive to the needs of this typology.
- 6.29 Similar spaces have been used for nightclubs in a number of locations. London's [Printworks](#) was a hugely popular venue for electronic / dance music, in which the former industrial setting was instrumental in creating atmosphere.
- 6.30 Similarly, and perhaps even more pertinently, a late night music venue was incorporated in the design for The Sixth, the renovation and repurposing of the former Belfast Telegraph building. This was approved at planning and licensing committee, despite the adjacent presence of a major student accommodation development.
- 6.31 However, whilst the location and scale of the space is ideal, significant sound insulation and remediation would be required to ensure adjacent student accommodation remains unaffected by noise impact.

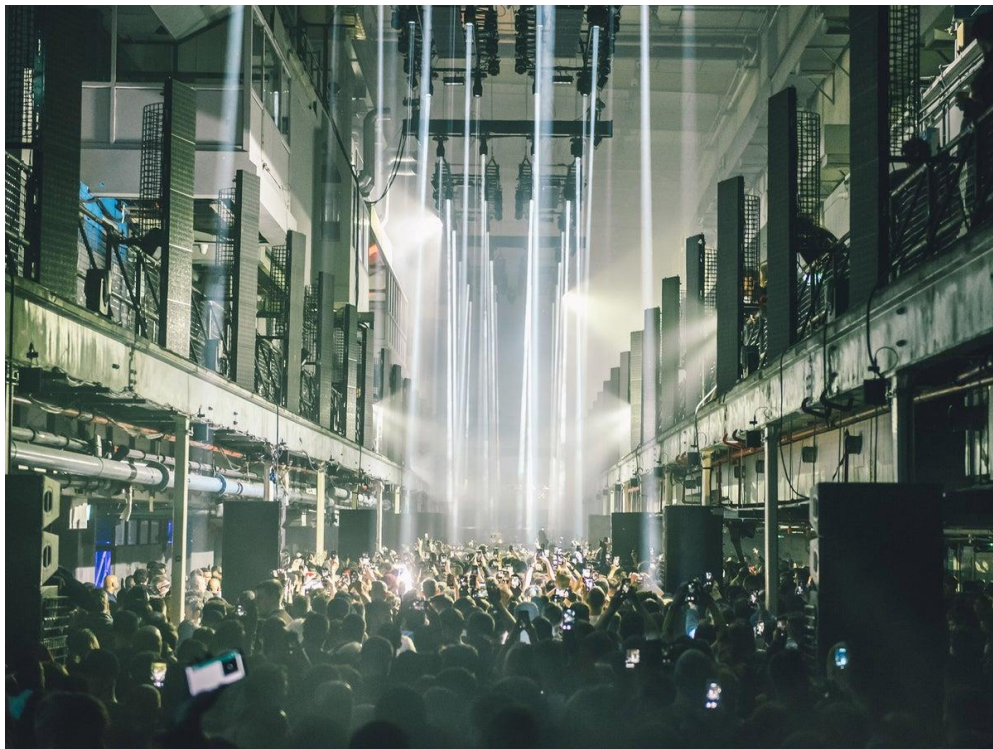


Figure 6.3: Printworks Night Club in London



Table 6.4: Artist impression of The Sixth development in Belfast

- 6.32 Possible constraints include acquiring suitable licenses. In addition, from an architectural and heritage standpoint, consideration would need to be given to acoustic shielding, which may be difficult to install while still retaining the characteristics of the original roof.
- 6.33 However, if these constraints could be overcome, the central location and proximity to a student population make this a use case with excellent potential.

Circus

- 6.34 Separate to or in addition to the above use as a theatre or opera performance venue, the open space, high ceilings, central location and wider amenity of the former print room could make this an excellent venue for circus rehearsal and performance, if a suitable tenant could be found.
- 6.35 The renovation of St Paul's Church in Bristol provides a great example of how circus can repurpose and make use of heritage buildings. Since 2005, this Grade 1 listed church has been run in partnership between [Churches Conservation Trust](#) and [Circomedia](#) to provide circus, dance and theatre classes and performance space. The venue also operates as an events venue for weddings and corporate events, as part of its business model.



Figure 6.5: Circus performer at an event in St Paul's Church, Bristol

- 6.36 However, identifying an operator with the capacity to take on such a large building in this area and create a sustainable business model may be a significant challenge.
- 6.37 Within Dublin, the best-established circus operator is the Dublin Circus Project. Founded in 2009, the project was founded by a grassroots collective of artists. It has previously operated its own spaces at The Barn, in Broadstone (2013 – 2015), and at Broombridge, in Cabra (2015 – 2021) – demonstrating the capacity to do so. Since 2021 it has been operating out of the Orchard Community Centre in Cherry Orchard.
- 6.38 As part of our co-design process, we have reached out to the Dublin Circus Project for an initial discussion to see if they would have any appetite to take on some or all of the space.

Creative Office Space

- 6.39 One option that could be explored, which would have a very clear path to commercial sustainability, is the possibility of creating purpose-built office spaces for cultural industries.
- 6.40 An example of where this has worked in the past is in Tileyard. Tileyard claims to be the worlds' largest creative community of independent artists and business. It was founded in 2010 by Paul Kemp and Nick Raphael, and has two locations: Tileyard (London) and Tileyard (North) Wakefield.
- 6.41 The Tileyard concept developed out of the post-credit crunch pivot by property owner developer Paul Kemp, and the strong music industry links of collaborator and co-founder Nick Keynes. Together they transformed underutilised office space at Tileyard Road, north of King's Cross Station, as studio and creative business space for the music industry, capitalising on the regeneration opportunity of the Kings Cross masterplan.
- 6.42 As part of its offer, Tileyard provides bespoke spaces to some of the world's leading creative businesses including Apple Music Radio, Spitfire Audio, Platoon, Marathon Artists and MOBO.
- 6.43 A constraint of this approach, drawn from the experience of Tileyard, is that of proximity to artists / creatives. The cultural office space at Tileyard works in part because it provides a shared space for interface between office-based and studio-based creatives. As such, if part of the space were to be set aside for creative office space, another part would need to be set aside for artistic creation.
- 6.44 However, this still leaves a number of potentially viable combinations. One such combination might be a theatre rehearsal space, alongside office space aimed at theatre, dance, opera and other creative arts professionals.



Figure 6.6: Tileyard Creative Office space

Media Arts (Film / Animation)

- 6.45 While the space is potentially suitable for many media arts, loading/unloading of equipment is a key constraint which is unlikely to be sufficiently overcome to allow the space to be a suitable location for a soundstage for film shoots. While the introduction of a goods lift could alleviate this constraint, the site nonetheless remains a challenging place to deliver bulky equipment to.
- 6.46 However, the large, open-plan nature of the space, its good natural lighting and the flexibility offered within the space to incorporate powered lighting and equipment storage, mean it could be repurposed into an excellent studio for film / animation production.
- 6.47 This would involve the provision of group and private studios, a digital art lab, meeting rooms and places for group work and collaboration. The city centre location means it should be able to avail of high-speed broadband, which is essential for this art form. A screening room would also be a potentially welcome addition, allowing creatives to showcase their work.
- 6.48 One option that could be considered is whether this location would be suitable for the creation of workspaces that could be used by established and emerging media arts organisations – essentially creating a city-centre film and animation hub.
- 6.49 If this use were to be explored further, consideration should be given to the impact dividing this space up into workspaces would have on the built heritage of this listed building.

Artisan Food Market

- 6.50 The open space and central location of this site make it a potentially strong location for an artisanal food (or other local products) market. Its position just off O'Connell Street and near to Temple Bar means it is well-placed to benefit from both resident and tourist spend. Similarly, the former industrial nature of the building may hold an appeal to traders seeking an alternate covered venue for their pitches.
- 6.51 A good example of this sort of activity taking place in a listed building is in St George's Hall, Liverpool. This venue holds four well-attended seasonal markets per year, offering local food and other produce from stalls.



Figure 6.7: St George's Hall, Liverpool

- 6.52 The similarly-named St George's Market in Belfast also provides a suitable comparator. While the building was constructed originally as a market, the open-plan nature of this purpose-built design is not dissimilar to the airy and open-plan space within Independent House.



Figure 6.8: St George's Market, Belfast

- 6.53 The central location and charismatic interior of the space may make it attractive to traders. However, an operator with experience of providing such markets would need to be sought and a clear business case established, as there are other more established markets already operating in Dublin City Centre.

7. Potential Uses and Operators

- 7.1 Our typology assessment outlines several differing community and cultural uses for the space. To ground these in a practical context a series of engagements have been undertaken with a number of potential operators or artform experts.
- 7.2 This has included site visits by:
- Dublin City Council Arts Office (Ray Yeates)
 - Former Director, Dublin Theatre Festival (Willie White)
 - Abbey Theatre (Mark O'Brien)
 - Luail (Miranda Driscoll)
 - Royal Hibernian Academy of the Arts (Patrick Murphy)
- 7.3 Informal discussions about the potential use or uses of the space have also been undertaken with:
- Pallas Projects (Mark Cullen)
 - Beyond the Pale (Declan Forde)
 - Give Us the Night (Sunil Sharpe)
- 7.4 Initial information about the space was shared with:
- Animation Ireland (no response)
 - Giant Animation (no response)
 - Dublin Circus Project (no response)

Other proposed operators/uses

- 7.5 DCC highlighted in their Planners Report accompanying the LRD Opinion that the Gaiety School of Acting is looking for space. As of this date, contact has yet to be made with the school, but the use as a rehearsal or performance space for theatre has been explored within this report.
- 7.6 Further engagement with the school is encouraged and is anticipated to be undertaken by the applicant as part of a call for interest from potential operators. In addition, an expression of interest has been shared by a tourism attraction operator who for commercial reasons can't yet be identified.

Ruled out uses

- 7.7 Engagement with Pallas and RHA has largely eliminated the consideration of the space for use by the visual arts; with workspace studios requiring subdivision of the large atrial space, and the RHA whilst acknowledging the potential of the space, also recognising that "our largest gallery is 600sq.m and that demands some resources to programme".
- 7.8 A large visual arts or photograph gallery would require significant ongoing subvention from local or central government authorities, as well as demanding a unique visitor

proposition. As such use of the space by a visual arts operator is deemed unlikely, and difficult to sustain long-term.

- 7.9 Whilst the applicant acknowledges the potential uses of the space for an artisan food or craft market, concerns around long-term sustainability, and the impact on existing nearby permanent and meanwhile use market spaces, has limited appetite for this option at present.
- 7.10 Likewise, it is currently the applicants view that the unique architectural and heritage features of the space would not be well served by the additional subdivision, remediation and fit-out required to create an attractive space for culture or creative media offices (inc. animation etc.), nor is it considered large enough or acoustically stable enough (without significant sub-division) for small-scale film production or recording studios.

Uses under further consideration

- 7.11 At present the applicant is continuing to explore their primary vision of the space as a performance, live music or rehearsal venue, preserving the large atrial space and retaining or replacing the serrated roofline undertaking remediation of the internal walls and flooring.



Figure 7.1: Concept of internal cultural venue space (centre), and surrounding PBSA.



Figure 7.2: Concept of internal cultural venue space (centre), and surrounding PBSA.

- 7.12 Initial considerations have been given by Turley and specialist venue designers Stage Right (Theatre Designers) as to the design, governance and economic feasibility of the spaces as:
- A flexible space that could be used for various uses including theatre or dance rehearsals, 'Live' recording, or corporate hire as a meeting space or function room.
- or**
- A temporary space for the Abbey during their own capital project, or a permanent space for Luail, or a shared space for both, combining rehearsal, archive storage and administrative space.
- or**
- A small performance space used in conjunction with the adjacent ground floor food and beverage space which would provide front of house, toilets etc.
- 7.13 A feasibility study has been proposed to consider the:
- acoustical strategies required to resolve the desire to; retain the saw tooth roof form and existing gantries within the venue, rehearsal or performance space; deliver isolation from adjacent student residences and other neighbouring properties; and the acoustic attenuation required for the three uses above
 - the economic model, design specifications (technical systems, loading requirements, equipment handling, access, foyer, operational access, backstage and front of house support spaces, venue seating system (inc. flexible seating options) and governance/commercial arrangements.
- 7.14 Whilst this is recommended to be undertaken prior to planning permission being granted, it could be explored post planning approval.

- 7.15 Further co-design development with potential operators, is also recommend, exploring jointly or separately the three most suitable propositions.

Venue / Rehearsal Space Operators

- 7.16 Our initial engagement has confirmed specific operator interest from both the Abbey Theatre and national dance company Luail.
- 7.17 Whilst the Abbey Theatre is currently undertaking its own feasibility study into their current site's redevelopment, it is anticipated that they will be required to move offsite for several years.
- 7.18 They have expressed interest in Independent House as a temporary "home" for the Abbey, providing administrative, archive storage and rehearsal space. The latter requiring a fit out that could provide a long-term legacy space to the performance arts, or a secondary site for their future rehearsal and operational needs.
- 7.19 Luail have expressed an interest in Independent House providing a permanent home for the National Dance Company. They have provided specific floorspace requirements alongside their expression of interest approximate to the floorspace of Independent House's cultural/community space provision:

Rooms needed	Proposed size	sqm
Studio 1	16m x 16m	256
3 Toilets and 2 Bshowers + small reception area	Standard	40
Offices -		
ED & General Manager together	5m x 7m	35
E&CP and AD together	5m x 7m	35
Production manager & team	5m x 7m	35
Comms + team	5m x 7m	35
Finance team	5m x 7m	35
Rehearsal Director & Dancer Liaise	5m x 7m	35
Kitchen	3m x 5m	15
Board room	5m x 7m	35
Social Space	4m x 4m	16
Storage	12mx12m	100
Artist space/studio	5m x 7m	35
Storage - costume	5m x 7m	35
Archive space	2m x 5m	10
Total Sqm		752 sqm

- 7.20 The specifications reflect much of the findings of [GIVING BODY TO DANCE](#) the Arts Council's 2010 review of building-based dance infrastructure in Ireland, our own artform specifications (see Appendix 2), and DCC Toolkit Resource 2: Artform Specifications & Typologies (co-authored by Turley).
- 7.21 Luail are currently looking for a large space that can be used for their own rehearsals for up to 42-48 weeks of the year, mostly daytimes with occasional Saturdays, with adjoining office space.
- 7.22 They have highlighted "the chronic lack of rehearsal space in Dublin" and would seek to offer rehearsal space to other companies when not in use. They envisage the site as becoming "a hub of activity and interdisciplinary work...[and] would make for a very culturally rich environment".
- 7.23 Both the Abbey and Luail have expressed interest in operating the space with minimal changes to the internal fabric of the space, preserving key historic characteristics, and both have expressed interest in exploring the potential of sharing the space between the two national organisations (if required).

Live Performance Venue Space

- 7.24 A technical feasibility study is recommended if the applicant is to consider the use of the space as a live performance space.
- 7.25 The high demand for a suitable "black box" cultural performance, or club/venue, in the city centre is high, and offers the potential for a commercial or semi-commercial operators. Initial interest has been expressed by Beyond the Pale – and other print halls (see Belfast Telegraph building) have been utilised by commercial venue operators (e.g. Belfast based Shine Promotions Ltd). This space has attracted interest from other commercial and non-commercial cultural operators.
- 7.26 To properly assess the viability of this use, the feasibility should look at the specific light and sound attenuation solutions that address the preservation of replacement of the saw tooth roof and prevent leakage that could create challenges with the surrounding residential use of the wider development.

Cultural Tourism Attraction

- 7.27 Through our engagement with potential operators, a commercial tourism attraction operator has expressed an interest in occupying Independent House. The operator envisages a "natural and cultural heritage attraction", and have begun initial exploration of the space from a concept and physical point of view having recognised the opportunity presented by a large void space with high ceilings.
- 7.28 The operator would, however, require a 'black box' environment, which would be a pre-requisite for the exhibition space at the centre of the concept – natural daylight is unlikely to be a requirement and may in fact be a disadvantage to overcome.
- 7.29 As with the previous venue or rehearsal space uses, the post-industrial nature of the space is unlikely to be an issue, providing it is safe, clean and habitable by a tenant.

- 7.30 Whilst the floor area is not large at 644 sqm, there is clearly potential for insertion of a further mezzanine level floor which could add sufficiently usable space for the occupants needs. For public access to the lower floor, a combination of lift and stairs will be required.

8. Conclusions and Recommendations

- 8.1 The Cultural Infrastructure Assessment (and associated social and community audit) has led to the following conclusions and recommendations based on an in-depth audit of cultural need in the area, together with an analysis of the opportunities and constraints presented by the site and the developers' proposals.
- 8.2 The policy set out in CU025, requires provision at a "minimum for 5% community, arts and culture spaces including exhibition, performance, and artist workspaces predominantly internal floorspace as part of their development at the design stage."
- 8.3 It also states that "such developments shall incorporate both cultural/arts and community uses individually or in combination unless there is an evidence base to justify the 5% going to one sector".
- 8.4 The proposed space is a significant volume, sufficient in scale to host multiple cultural uses (workspace, performance, rehearsal, maker or multi-purpose space) but given the heritage features of the print hall and its gantry area, best suited to a single use (albeit with the potential for shared occupancy).
- 8.5 Whilst the audit has highlighted a varied ecosystem of existing cultural infrastructure within a 1km radius of the site, both our desktop review and engagement with local operators has identified gaps in cultural infrastructure provision, that meet a specific and identified need. This report's typology assessment has considered how these uses can be accommodated within the constraints and opportunities of Independent House's print hall.
- 8.6 The associated Social Infrastructure Audit identified significant levels of existing social infrastructure facilities within the required study area of 750m and assessed their capacity to accommodate the proposed development in line with the demographic profile provided.
- 8.7 The Social Infrastructure Audit has also identified a broad range of services and facilities to support the proposed development commensurate to the site location within the Dublin City area.
- 8.8 However, in contrast to this cultural infrastructure assessment, it identified no specific need to provide any additional social infrastructure facilities as part of the proposed development.
- 8.9 As such we have concluded there is sufficient evidence to justify that the minimum 5% contribution required under CU025 can be met by any of the reports proposed cultural use typologies – exclusively or in combination, and should not require an additional community use.
- 8.10 Further to this the applicant (Summix IHD Developments Limited) has narrowed exploration of the community/cultural uses of the space to two or possibly three primary proposals:

- **A theatre or dance rehearsal space**, with associated storage and administrative offices, with the potential of the space to also function as a small performance venue.
 - **A dedicated cultural venue space**, associated more directly with programmed gigs and performances, or a commercial or semi-commercial “club” or performance venue.
 - **A fully commercial cultural/natural heritage attraction**, at present the details of which cannot be further divulged due to commercial sensitivities.
- 8.11 The feasibility of these options requires further consideration of the spaces’ design, governance and operational model, including specialist consideration of lighting and sounding mitigation measures, whilst respecting the heritage characteristics of the space.
- 8.12 It is recommended, but not essential, that this feasibility work and operator input is undertaken in tandem as part of a co-design process – and that the applicants ambitions for the space would benefit from a selective call for interest and co-design workshop with potential operators (including those already referenced in Chapter 7).
- 8.13 However, at this stage of development the conceptual sketch enclosed within this report (Figure 7.1 and 7.2) provide a sufficient level of detail to assume the above uses can be accommodated within the applicants’ design, subject to further specialist advice and operator input.
- 8.14 In addition, the relationship between the users of the cultural / community space will need to be carefully considered to ensure that any prospects for friction between the two groups is minimised.
- 8.15 Conversely, a number of the proposed uses (including a live performance venue, club or visitor attraction) may also offer benefits to the student inhabitants ranging from paid employment through to access to a novel amenity.

Appendix 1: Cultural Facilities within 5km of the site

Name	Description	Distance from Site (KM)
Eason Ltd Lower O'Connell St.	Bookshop	0.06
The Academy	Live music venue presenting legendary and breaking international and Irish live acts and DJs	0.11
Veritas	Bookshop	0.20
Abbey Theatre Archive	Over one million items dating from 1894 including programmes, posters, photos, scripts and designs	0.29
Abbey Theatre	Ireland's national theatre	0.29
Peacock Theatre	The Abbey Theatre's smaller auditorium	0.29
Music Library	A resource for music students and music lovers alike	0.31
Savoy Cinema	Watch the latest films, Bollywood movies, theatre and opera performances on screen	0.31
St. Patrick's Festival	A five-day multi-disciplinary arts festival celebrating St. Patrick's Day, Ireland's national holiday	0.34
The Library Project	Art bookshop, photobook library and active gallery space in Temple Bar focused on Visual Culture and Critical Thinking.	0.37
Graphic Studio Gallery	Courses and studio facilities for artists in the oldest fine art print studio in Ireland	0.39
Books Upstairs	Bookshop	0.40
Chapters Bookstore	Bookshop	0.40
Liberty Hall	Theatre	0.40
Claddagh Records	Record Shop	0.43
The Pillar Room	Classical music concerts	0.43
Temple Lane Rehearsal Studios	Recording and rehearsal studios	0.44
Hillsboro Fine Art	Established in 1995, Hillsboro Fine Art is an art gallery specialising in 20th century and contemporary Irish and International art	0.45
The Button Factory	Refurbished live music venue	0.45
National Library of Ireland, National Photographic Archive	5.2 million photographs, mainly of Ireland - make an appointment to visit	0.45
Cineworld Cinema	The biggest cinema in Ireland with 4 floors and 17 screens	0.46
Chapel Trinity College	Classical music concerts	0.46
Verdant Productions	Music production	0.49
Gallery of Photography	Ireland's centre for contemporary photography	0.49
Irish Film Institute - film programme	Presenting a challenging and diverse programme of the best of international and Irish film	0.50
Act the Maggot	We run beginners classes in acting, creative writing, drawing and mindfulness	0.50
Project Arts Centre Gallery	Developing the artists and audiences of the future, helping to sustain Ireland's cultural legacy	0.51
The Gate Theatre	Theatre, founded in 1928	0.51
The Liquor Rooms	A cutting-edge bar, renowned for its cocktails	0.51
Attic and Bizou	{re}creating relics: upcycled and renewed furniture pieces and interiors	0.51

Bang on the Lights	We turn old musical instruments and drum kits into functional furniture and lighting	0.51
Brennan Furlong Architects & Urban Planners	Enriching and enlivening our experience of the built environment	0.51
Conor Gallagher	Landscape artist	0.51
Darklands Audio	Producing, recording, mixing, film composer	0.51
Edel Traynor	Contemporary womenswear brand	0.51
Hey Bulldog Design	Innovative, beautiful homewares that make you happy having them in your home	0.51
Tricia Harris Designs	Unique, contemporary furniture with character for domestic and corporate clients	0.51
The New Theatre	Great little producing venue in the heart of Dublin	0.52
Ormond Studios	A platform for emerging visual artists	0.54
A de Lacy Architects and Designers	Interior design	0.54
Advanced Social Media Services Ltd	We provide writing craft and marketing training for authors	0.54
GILNA Architecture	Award-winning architects - specialists in energy efficient and near Zero Energy Buildings	0.54
Graham Thew Design	Book design and illustration	0.54
Dublin City Comics	A wide range of comics, action figures, collectibles and model kits	0.55
D1 Productions	Music production	0.56
Theatre @ 36	Small independent theatre space located downstairs at Club na Minteor	0.56
The Olympia Theatre	The Olympia is a beautifully preserved theatre in the heart of Dublin City, one of Dublin's most loved music venues, hosting a wide range of events	0.56
The Complex	The new northside arts centre with studios and two performance/exhibition/rehearsal spaces	0.57
darc space	darc space - Dublin Architecture Space, established by Denis Byrne Architects, focuses on architecture & the built environment - we include some art!	0.59
Warner Music	Record Shop	0.59
POD	Independent festival and concert promoters, running shows in unique locations for over 25 years	0.60
Arran Street East - classes	Learn to throw, coil, slap, pinch and sculpt clay into something beautiful	0.60
Arran Street East - studios	Dublin-made homeware for people who love simple, functional, beautiful objects	0.60
Punch Lion	Comedy performances and workshops for kids	0.61
abgc architecture & design	Architecture and interior design	0.63
James Joyce Centre	Temporary and permanent exhibitions dedicated to one of Ireland's most influential and celebrated writers	0.63
Smock Alley Theatre	Dublin's oldest newest theatre remains a vibrant working theatre with a fascinating past	0.64
GalleryX	Surrealist, dark and unsettling art gallery	0.64
Design Lane	We are a collective of 40 Irish based designers and makers in various craft disciplines	0.64
The Gutter Bookshop	Bookshop	0.64
Douglas Hyde Gallery	Contemporary art gallery located within the historic setting of Trinity College	0.64
Dance House	Studios suitable for rehearsals, classes, auditions, film and photo shoots and examinations	0.64

Oonagh Young Gallery	Contemporary art gallery	0.64
Fab Cow by Francis Leavey	Art that causes elevated feelings of wellbeing	0.64
Longform Architecture	Transforming how buildings are made	0.65
Dublin City Comics	A wide range of comics, action figures, collectibles and model kits	0.65
Eason Ltd Central	Bookshop	0.65
Crazy Cail??n	Tours, guides, history and craic!	0.66
Irish Writers Centre	A literary hub supporting and promoting established and aspiring Irish writers and literature	0.66
The Inkslingers/InkSplinters	A creative writing group based in The Writers Centre on Parnell Square	0.66
Dublin City Gallery The Hugh Lane	A unique and exceptional collection of modern and contemporary art	0.66
Dublin Writers Museum	A history and celebration of literary Dublin situated in a magnificent 18th century mansion	0.67
Stokes Books	Bookshop	0.69
Chupi	An award winning jewellery brand inspired by wild and natural things	0.70
Jennifer Rothwell	Renowned for her stunning, colourful, digitally-printed designs	0.70
MoMuse Ltd	Jewellery and accessories store, stocking many Irish products	0.70
Inner Island	Jewellery handcrafted for women who love design as much as we do	0.70
Luisa Verling	Jewellery designer and goldsmith	0.72
The Collective	Handcrafted, bespoke jewellery in silver and gold with gemstones	0.72
Piehole.tv	Animation production company	0.73
Que-Va	Fashion designer, bridal couture and tailoring service	0.73
Hodges Figgis	Bookshop	0.73
Eason Ltd Nassau St.	Bookshop	0.74
Dublin Literary Pub Crawl and Lit Walk	Witty, enthusiastic and informative - ranked #4 in the Sunday Times' list of the World's 50 Best Walks	0.76
The O'Reilly Theatre	500-seat venue hosting theatre, opera, ballet, live events and top Irish and international touring companies	0.76
Ulysses Rare Books	Antiquarian bookseller specialising in 20th century Irish literature including rare first editions	0.76
Olivier Cornet Gallery	A dynamic contemporary art gallery in the Parnell Square Cultural Quarter	0.76
International Bookshop	Bookshop	0.77
Talbot Studios	Talbot Studios were set up in 2005 to support artists by providing affordable studio space in Dublin city centre.	0.80
Faction Records	Record Shop	0.81
Chester Beatty	Award-winning museum with collections from across Asia, Europe & the Middle East	0.81
Chester Beatty Giftshop	Bookshop	0.81
SO Fine Art Editions	Fine art gallery of original prints, ceramics, photography and sculpture	0.84
Dubray Books	Bookshop	0.85
DIT Conservatory of Music and Drama - Chatham Row	Third level education institution	0.85
Christ Church Cathedral Music Venue	Classical music venue with excellent acoustics	0.86

Hardwicke Street Community Garden	We provide a social space for the local community to engage in horticultural activities	0.87
Palles Millinery	We are hat designers based in the heart of the city	0.88
St. Ann's Church	Classical concerts and recitals in this beautiful Georgian church	0.88
Kerlin Gallery	Contemporary art gallery showing Irish and international artists	0.89
Box Creative	Animation production company	0.90
Igloo Animations	Animation production company	0.90
The Gaiety Theatre	Bringing world-class entertainment to the people of Dublin for 146 years	0.91
Glory in Story	Literary events	0.91
Samuel Beckett Theatre, Trinity College Dublin	Theatre venue on the campus of Trinity College Dublin	0.94
The LAB Gallery	A year round programme of free exhibitions and events for all ages	0.95
Eason Ltd St. Stephen's Green	Bookshop	0.96
Camel Productions	Film and video production	0.98
A4 Sounds Gallery	Gallery supporting professional development and effecting social change	0.98
A4 Sounds Studios	Studio workspaces supporting professional development and effecting social change	0.98
Pat Egan	Music management	0.99
Instituto Cervantes	Promoting Spanish language teaching and knowledge of the cultures of Spanish speaking countries	0.99
Fire Station Artists Studios	Provides subsidised combined living and working studios for visual artists; sculpture and digital media facilities and training.	1.00
Irish Linen House	Traditional yet contemporary table linen inspired by Irish folklore and Celtic art	1.00
Liadain Aiken Knitwear	Bespoke handmade knitwear. Timeless design, not relentless trends	1.01
National Gallery of Ireland	Providing an outstanding experience that inspires an interest in and an appreciation of art for all	1.05
The Gallery Shop	Bookshop	1.05
Broadstone Community Garden	Uniting our community by growing	1.06
Taylor Galleries	Art gallery showing contemporary and 20th century Irish painting, sculpture and prints	1.08
Pavee Point Traveller and Roma Centre	Promoting the human rights and addressing the needs of Travellers and Roma in Ireland	1.10
Cobblestone Bar	A public house concentrating on Traditional Irish Music performance and education	1.10
The National Museum of Ireland - Archaeology	Discover gold, bog bodies, Viking artefacts and lots more archaeological objects	1.11
Brown Bag Films	Animation production company	1.14
Lighthouse Cinema	One of the best cinemas in Ireland: Guardian Film Awards Highly Commended Best Cinema	1.17
CWB	Music management	1.22
Irish Theatre Archive	Over 100,000 items about Irish theatre from prompt books and production notes to photos and recordings	1.24
Pearse Street Library	Public and special study library with lots of cultural events	1.24
The East Quad		1.24

Graphic Studio Dublin	Courses and studio facilities for artists in the oldest fine art print studio in Ireland	1.25
Shady and the Lamp	Bespoke fabric lighting design studio	1.26
JAM Media	Animation production company	1.27
Damn Fine Print	A boutique print studio specialising in screenprinting and risograph print	1.27
Studio Anois	We are a dynamic architecture and design studio	1.28
NIVAL: National Irish Visual Arts Library	NIVAL is a public resource dedicated to the documentation and study of 20th and 21st century visual art and design.	1.28
Snag Records	Record Shop	1.29
Vicar Street	Irish Music Venue of the Year 2008, 2009, 2014 & 2016	1.30
D-Light Studios	A unique photography/film location housed in a warehouse	1.31
Grangegorman Playground	A great way for kids to get their 60 active minutes a day	1.31
Kavaleer	Animation production company	1.33
Royal Hibernian Academy	Promoting the arts of painting, sculpture, photography, architecture, drawing and print, the RHA is one of Ireland's principal public art galleries	1.35
Pallas Projects/Studios	A not-for-profit artist-run initiative operating studios and a project space	1.36
Whelans		1.37
RADE CLG	RADE stands for Recovery, Art, Drama, Education. We engage active and recovering drug users in the arts and therapeutic supports	1.38
Aiken Promotions	Music promoter	1.38
Jennifer Slattery	Timeless products created from Irish linen and lambswool, from napkins and table runners to shirts and scarves	1.41
Flock	Flock felt animal collection hand-felted from the finest natural un-dyed wools or beautifully coloured Merino	1.42
Jando Design	Colourful and contemporary prints and greeting cards	1.42
The DC Music Club	Presenting quality concerts in an intimate setting	1.44
The Convention Centre Dublin	Winner of Europe's Leading Meetings and Conference Centre at the World Travel Awards 2018	1.46
Modern Green	Creative, events, festival production, experiential	1.47
Irish Architectural Archive	We preserve and make available material about the architecture of Ireland	1.47
The Sugar Club	Arts centre with wood panelled walls, plush banquette seating and a pristine sound system	1.49
Berude Communications	Music promoter	1.49
First Fortnight Festival	Challenging mental health prejudice through the creative arts: annual festival in January and art therapy service	1.49
Bord Gais Energy Theatre	A diverse programme of large-scale theatrical experiences to meet everyone's passion and interests	1.50
Breithaupt + Monahan Photography	Photographer	1.51
All Out Design	Graffiti Workshops are the perfect team-building activity for your team! Get creative in a safe environment with all the necessary safety measures.	1.54
National Concert Hall	World class performances in an iconic building, fostering the love of music as part of Irish life	1.56

Science Gallery Dublin	Igniting creativity and discovery where science and art collide	1.58
Smile Arty	Arts and crafts supplies, workshops, team building, parties and handmade gifts	1.59
Ula Design	I'm a jewellery designer, architect and mother of two boys	1.59
Ciarán Ferrie Architects	Architect and interior designer	1.60
Kate Horgan Bespoke Books	I help people make photo books	1.61
Tara Music Company	Record Shop	1.62
Crashed Music Group	Record Shop	1.65
Bohemia Records	Independent record label	1.65
Celtic Note	Online music retailer	1.65
Ben & Anvil Ltd.	Post production and animation company	1.67
Little Learners	Stories for children	1.67
Monster Productions	Animation production company	1.76
Treehouse Republic	Animation production company	1.77
Collective MGMT & PR	Music management	1.77
CreateSound	Mobile music production courses and workshops with all equipment supplied - make your own electronic music, record a podcast	1.77
Creative Services	Freelance graphic design, web and finished art	1.79
TU Dublin School of Creative Arts	Creating innovative art and design to help people see the world in new and different ways	1.81
Taking Flight: education and performance Ltd	Aerial and floor acrobatics training and performance	1.81
Bodytonic Music	Music promoter	1.89
Sean O'Casey Community Centre Theatre	Facilities for both young and old to engage in the arts and culture	1.90
Print Block	Providing facilities and creating opportunities for textile artists/designers	1.91
Isabelle Ashe Dance Studios		1.93
Blackthorn Arts	Creating entertainment and events for young people	1.95
Ensemble Music	Music management	1.96
Laura Kinsella Millinery	Designs and creates abstract and commercial headwear	1.96
Wireless Productions	Animation production company	1.97
Isabelle Ashe Dance Studios		2.05
QLX Lighting Ltd	Event lighting hire and sales company	2.06
image Factory	Animation production company	2.06
Or Studio	Or Studio is a design & risograph studio where we experiment with print process, collaborate and run risograph workshops.	2.09
The Reelists	The Reelists make videos. From filming your event to creating a full-blown ad, we do everything. Including filming, editing, animation and drone	2.10
D.A.D.D.Y	Animation production company	2.12
ODEON Point Square	We have six screens of film magic	2.19
3Arena	A state-of-the-art entertainment venue, with the world-class acoustics that great music deserves	2.21
Isabelle Ashe Dance Studios		2.24
Eason Ltd Heuston	Bookshop	2.26
Dublin Docklands Cultural Forum	Negotiating cultural inclusion in the Docklands Region	2.31
Original Strands	Handmade contemporary silver jewellery with gold and semiprecious gemstone accents	2.32

Islamic Foundation of Ireland - cultural centre	Founded in 1959, here you can find information about Islam and Muslims in Ireland	2.37
Footprints Bookshop	Bookshop	2.43
Clasac Comhaltas Ceoltoiri Eireann	Dublin's regional centre for Irish music, song, dance, drama and the Irish language	2.45
Helen Cody	Collections for special events, weddings and parties	2.50
Landmark Productions	One of Ireland's leading theatre producers. Led by Anne Clarke, the company produces wide-ranging and ambitious work	2.51
karoArt	karoArt is a ceramic studio making and selling our work and organising clay workshops	2.56
Books Unlimited	Bookshop	2.57
St. Andrew's Community Centre	Community services plus meeting space for social, cultural and recreational needs	2.59
Irish Museum of Modern Art (IMMA)	An extraordinary space where contemporary life and art connect, challenge and inspire one another	2.61
MART	An artist-led contemporary art gallery	2.70
The MART Gallery Company	Two artist-led galleries for art that break new ground	2.70
DIT Conservatory of Music and Drama - Rathmines	A conservatoire for education in the performing arts	2.71
The Company of Books	Bookshop	2.77
Omniplex Rathmines	A modern, centrally located cinema showing all the latest movie releases	2.78
Bookstation Swan Shopping Centre	Bookshop	2.80
Dubray Books Swan Shopping Centre	Bookshop	2.80
Celtic Collections	Record Shop	2.88
Alan Hannas Bookshop	Bookshop	2.89
Hampton Books	Bookshop	3.06
Isabelle Ashe Dance Studios		3.10
Bold Bunny	We create nice things for design-conscious folk	3.14
RDS	RDS supports cultural and economic development in Ireland	3.20
RDS Venue	A beautiful 42 acre site with a variety of concert venues	3.20
Bigbadwolf 3D Animation Studios	Animation production company	3.26
McSherry Art Studios	offers art classes, teambuilding events etc	3.29
Afro-Eire	African music, dance and culture specialists	3.36
The Music Institute	A place where students are eager to learn and where teachers love to teach	3.58
Eleven50 Glass Design	Contemporary hand blown glass design	3.59
Rosette Records	Record Shop	3.68
Home Studios	Creative space for film, photography and production space	3.76
Phase Space Arts		3.79
Piano Academy of Ireland		3.98
Kinetix Dance		4.07
Connections arts centre	Arts centre specialising in providing opportunities for people with disabilities	4.10
Isabelle Ashe Dance Studios		4.20
The Helix	Multi-purpose venue awarded Irelands Best Purpose-built Event Venue 2016	4.22

Biblary Polish Community Centre and Library	Biblary offers book lending as well as cultural and artistic activities. It is driven by a vision to improve migrants and local community lives.	4.28
Terenure Men's Shed	The Irish Men's Sheds Association provides support, information and resources to members sheds in Ireland, north and south of the border	4.29
CIE Hall - Inchicore Sports and Social Club	A historic venue in Dublin 8 offering a wide range of cultural events	4.29
Dublin School of Music	Dublin School of Music was started by Craig Wynne when he realised there was a demand for high quality music education in South Dublin	4.36
St Agnes Community Centre	Community centre for Music and Arts	4.38
Saba Jewellery	Metal sculpture and jewellery design	4.54
Ravensdale Lane Studios	(Recording and audio post-production studio	4.55
Terenure Enterprise Centre	An array of courses to suit all members of both the local and business community	4.68
Garageland	Music promoter	4.68
Terenure Library	Books, movies and more, learning and studying and free access to computers and the internet	4.69

Appendix 2: Proposed Typology Specifications

Performance Venue / Rehearsal Space

- Theatre

Facilities	Guidance
Size of space	At least 100 sqm.
Lighting	Natural and powered lighting. Ample power sockets for lighting and equipment.
Ventilation	Adequate heating and ventilation.
Internet connectivity	High-speed, reliable Wi-Fi internet.
Equipment storage	Secure and convenient set, costume and prop storage.
Meeting rooms	Designated areas for collaboration sessions and rehearsals.
Communal Facilities	Kitchens. Changing rooms with shower(s).
Other spatial characteristics	Hard-wearing flooring, ideally sprung. High ceilings desirable. Neutral colour palette on the walls
Communal space	Would ideally offer a communal space for those not actively rehearsing to relax and discuss aspects of the performance.
Location	Ideally located within, or at least near to the performance venue, to allow easy transfer across from rehearsal to performance.

- **Dance Rehearsal**

Facilities	Guidance
Size of space	A minimum rehearsal sprung floorspace of c. 225m², but larger spaces may be required. Dance is an energetic art form, requiring controlled climate conditions and safety equipment, to ensure practitioners can rehearse in comfort and with a reduced risk of injury. Similarly, dancers often require privacy to rehearse, so frosted glass, and / or privacy screening should be considered if provision for this artform is taken forward. Dance studios often cater for practitioners across a wide age range. Good storage space is necessary to store equipment, especially since multiple types of said equipment may be necessary to accommodate the needs of dancers of different ages.
Lighting	Natural and powered lighting. Black out blinds. Ample power sockets for lighting and equipment.
Ventilation	Good heating and ventilation essential, climate control preferred.
Internet connectivity	High-speed, reliable Wi-Fi internet.
Sound Proofing	Sound proofing is required, both for the wellbeing of performers and to avoid noise or nuisance to neighbours.
Other Specialised Equipment	Workspace should be readily equipped with a piano, large mirror and include a good sound system. Rehearsal spaces should be fitted with mirrored walls. Ballet barres are not essential to be fixed in the space, as many companies prefer to have access to portable ballet barres. Sprung floors, with vinyl (e.g. Harlequin or Marley) flooring is essential. The vinyl flooring can be portable/temporary. It

	must be laid flat, with no air pockets or bumps.
Access	Access for loading sets and props is required . Music stands required only if musicians accompanying dancers. Standalone ballet barres are important, but are not required to be fixed.

- **Circus**

Facilities	Guidance
Size	A stage / ring area of around 400 m2 PLUS necessary wing space and space behind the rear wall of the stage/cyclorama.
Acoustics	Sound proofing. Adaptable acoustic provision to suit the nature of the performance being staged. AV technical equipment.
Lighting	Ample power sockets for lighting and equipment. Blackout blinds for windows. A dedicated sound proofed area at the back/side of the theatre for controlling sound, lighting and AV effects.
Technology	Pre-installed camera positions for live-streaming and archival purposes.
Equipment storage	Secure and convenient set, costume and prop storage. Scene dock.
Ceiling Height	Increase ceiling height with purpose-built rigging. Safety equipment such as landing mats and regular inspection protocols essential.
Audience Seating	Wheelchair accessible. Excellent sight lines of stage.
Lighting	Natural and powered lighting. Ample power sockets for lighting and equipment.
Ventilation	Adequate heating and ventilation.
Internet connectivity	High-speed, reliable Wi-Fi internet.
Equipment storage	Secure and convenient set, costume and prop storage.
Fabrication equipment	Fabrication equipment for set and costume design.

Communal Facilities

Kitchen.

Changing rooms with shower(s).

Music Venue / Nightclub

- Music Venue / Nightclub specifications

Specification	Guidance
Size of space	A reasonable minimum space would be c.30sqm, but larger ensemble or choral work would need to be at least double this size, and up to the size of a larger theatre rehearsal room. A larger space should be able to accommodate a large percussion set-up- sometimes 2 large percussion set-ups- and each musician supplied with a stand and a chair.
Acoustics	All music spaces need to be acoustically treated, with access to facilities to record (audio/visual) and playback for working and analytical purposes (as distinct from a recording studio). High quality sound proofing is essential.
Lighting	Ample power sockets for lighting and equipment. A dedicated sound proofed area at the back/side for controlling sound, lighting and AV effects. AV technical equipment. An efficient PA system throughout the stage, auditorium, café/bar and public toilets.
Audience Seating	Wheelchair accessible. Acoustically considerate seating.
Communal Facilities	Dressing rooms including showers and toilets. Green room.
Technology	Pre-installed camera positions for live-streaming and archival purposes.
Equipment storage	Secure and convenient instrument and equipment storage.

Artist Workspace

Workspaces

- Fine / Visual Arts Workspace Specifications

Facilities	Specifications
Size of space	Access to individual workspace of between 20 - 50 m2. Flexibility of space is important. Consideration of larger spaces to allow artists to create larger scale pieces. The size of space must also consider loading and unloading of materials and completed artworks.
Equipment storage	Secure and convenient storage for art materials, equipment and completed artworks.
Lighting	Natural light is extremely important and therefore must be considered in terms of the orientation of workspaces and placement of doors, skylights and windows. Ample power sockets for artificial and controllable lighting options when required.
Sink/Wet Area	A section for a wet area for wet art materials. This designated area should be kept separate from a dry section.
Ventilation	Adequate heating and ventilation.
Internet connectivity	High-speed, reliable Wi-Fi internet.
Communal Facilities	Kitchen. Bathrooms.
Loading Area	Delivery area / Parking. Goods Lift.

Live / Work spaces

- **Live / Work Space specifications**

Facilities	Specifications
Size of Space	Experience elsewhere (e.g. Acme studios in London) suggests that at least 50 m2 is required to ensure a comfortable live/workspace, but at present live workspaces in Dublin range from 32-84 m2. With larger units required based on family circumstances etc. In addition, high ceilings are a prized asset by many artists seeking a good environment for their creative work.
Lighting	Natural light is extremely important for many creative spaces but is particularly important in the context of live / workspace, in order to create a healthy living environment.
Ventilation	Good ventilation is especially important in a live / workspace, to avoid the potential for dust, smells and other contaminants impacting on the healthiness of the living space.
Internet Connectivity	High-speed, reliable broadband is essential.
Tenure	Security of tenure is essential in live / workspaces. As any residential tenancy over 6 months creates unlimited duration rights under the Residential Tenancies (amendment) (No. 2) Act 2021, the prospect of long tenancy periods should be incorporated into the operating model of any new live / workspace provider.
Living Facilities	Live / workspaces require the inclusion of living facilities, alongside creative space, including a kitchen, bathroom and sleeping area. Additionally, a good live / workspace should also include internal doors between living / sleeping areas and work areas, to allow artists living there to

	properly 'disconnect' from their work as and when they need to.
Storage Space	A lockable place in which to store equipment may be important both from a security standpoint, and from a quality-of-life standpoint for tenants in live / work units.

Creative Office Space

- **Creative Office Space specification**

Specification	Guidance
Size of space	Access to workspace sized at least 15 m2.
Equipment storage	Secure and convenient storage for materials and computers. Access to printing facilities.
Ventilation	Adequate heating and ventilation.
Internet connectivity	High-speed, reliable Wi-Fi internet.
Communal Facilities	Kitchen. Bathrooms.
Sound proofing	Required.
Proximity to other creative workspaces	Ideally located either within the same building as, or within a cluster of, producing artists and creatives working within the same field as that served by the offices.

Animation

- **Animation Workshop Specifications**

Facilities	Guidance
Size of space	Access to workspace sized at least 40 m2. The size of space must also consider loading and unloading of equipment.
Equipment storage	Secure and convenient storage to house a variety of equipment including projection and audio apparatus.

	Where possible film artists seek access to a library of equipment (cameras, lighting, audio equipment) as part of their tenancy.
Lighting	Ample power sockets for artificial and controllable lighting options when required. Natural light is considered to be extremely important and therefore must be considered in terms of the orientation of workspaces and placement of doors, skylights and windows.
Sound proofing	High quality sound proofing for recording and editing work.
Ventilation	Adequate heating and ventilation.
Internet connectivity	High-speed, reliable Wi-Fi internet.
Communal Facilities	Kitchen. Bathrooms.
Loading Area	Delivery area / Parking. Goods Lift.

Artisan Market

- **Artisan Market Space specification**

Specification	Guidance
Size of space and layout	A large, open space, with good headroom Layout and number of stalls should be carefully planned to create an appropriate and inviting atmosphere, though some crowding can help to create a 'souk-like', exciting experience for traders and visitors. A more open area with standing tables to allow shoppers to consume some of their purchases on site would be welcomed.
Storage	Provision of large secure storage areas would be welcomed by traders.
Ventilation	Good ventilation is essential, to avoid potentially crowded space feeling stuffy and oppressive.

Communal Facilities	Toilets, including disabled toilets, required.
Loading / unloading	Dedicated loading / unloading area required, with Goods lift
Health and safety	In a crowded indoor market, clear directions to emergency exits is especially important.

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