

NEW DISTILLERY OFFICES, MIDLETON

Wain Morehead Architects

wma.ie

Status | Planning Permission granted

Planning permission has been granted for a new administration facility at Irish Distillers Ltd., Pernod Ricard. The new two storey facility is proposed to replace the existing 1970s single storey office accommodation, and acknowledges the common site alignment originally defined by the Georgian distillery.

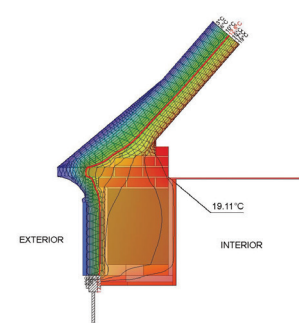
The building has been designed using Passive House principals to reduce heating and cooling loads. It will be LEED accredited, with the LEED standard now supported by PH design.

The proposed development is predominately a timber frame building. At ground level, the proposed development will accommodate new production laboratories and tasting facilities. The staff canteen extends behind the rain screen façade which deconstructs to the south, into a solar shading pergola defining an outdoor terrace. Circulation routes converge

in the main lobby area to enhance staff and guest interactions.

On the first floor, the predominantly open plan offices embrace an enclosed courtyard which contributes to daylight and ventilation requirements, whilst providing visual connectivity across the floorplate. North-facing clerestory windows provide stack ventilation and cooling and flood the deep floor plan with natural light. User friendly operable insulated aluminium louvres provide for natural ventilation to the perimeter envelope and external blinds for glare and solar gain control.

This scheme ties together the disparate demands of production management, tasting, testing, administration and visiting in a two storey, low energy building which uses materials that reflect the history, current status and future ambitions of this manufacturing facility in County Cork



SHEARE'S VILLA

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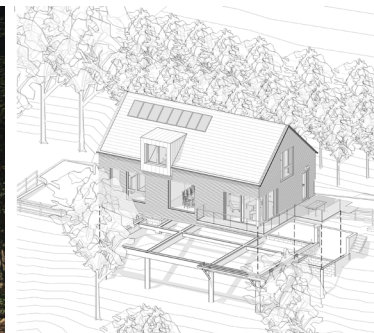
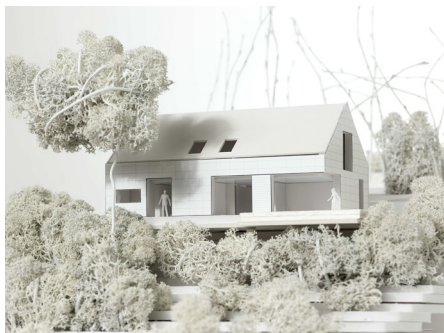
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Sheares Villa is an early Georgian Villa, constructed in the early to mid-18th Century. The dwelling is sited among several ancillary buildings, on approximately 1.2 acres of land. Owned and lived in, by a series of prominent Cork families, the house has historical significance with two of its inhabitants (brothers Henry and John Sheare's) being executed as rebels in 1798.

From 1949 to 1981 the dwelling along with its ancillary buildings, was used as a secondary school. The principal dwelling consists of a 5 bay, gabled, 3 storey structure (including attic accommodation) with a two-storey return. The central entrance is located on the upper ground floor level, accessed by a dressed

stone perron, with solid masonry balustrade. Sanitary facilities were provided in a late Victorian two storey extension to the north.

Planning permission has been granted to restore the dwelling, including energy upgrades using bio-composite external wall insulation and roof sarking systems and mechanical ventilation will be installed to control air quality. Careful thermal and hygrothermal analyses have been used to ensure appropriate technology and conservation methods are applied. This refurbishment, balances the demands of a modern house with the analysis and protection of the fabric and grandeur of the original villa.



CLIFF HOUSE, COBH, CO. CORK

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The sunny south-facing site overlooking Cork Harbour, being a former arboretum has a wide range of native and exotic tree species including bamboo, rhododendron and Monkey puzzle.

The extremely steep site has posed some challenging site development constraints. The entrance, access road and dwelling have been designed to reduce the impact of groundworks and in and site development costs. The entirely timber dwelling is proposed to be elevated amongst the trees, sitting on a concrete beam /pilotis structure. This has enabled the dwelling to be located higher up on the site, reducing the length of the access road and keeping the use of concrete retaining walls to a minimum.

Access through Cobh, being a cliff side town is notoriously difficult. Working with the topography and ecology of the site, we realised we needed to span from the entrance level out amongst the treetops using a suitable, cost and thermally effective system. As the floor would be essentially exposed, spanning between the concrete support elements, economies were achieved by aligning both the structural and thermal performance characteristics required. Timber frame construction, manufactured off site by a local company, systems, easily achieved both performance requirements.

The views both to and from the dwelling have been important design considerations. The flora has been used to frame vistas from internal spaces, with large glazed walls capturing views to Aghada and to Haulbowline. The constant activity and every changing scenery of the Harbour provides the backdrop from inside the house. The elevated position of the larch clad building, sitting on its own pilotis is expected to continue the dialogue with the landscape.

The dwelling is compact in form and crisp in detail. The ground floor contains semi-open plan kitchen / dining / living spaces with adjacent utility room. A flexible guest bedroom is also located on the ground floor, with two further bedrooms accessed from an enlarged landing / 2nd living area on the first floor.

The dwelling has been designed to meet the Passive House Standard and an A2 BER rating is expected. Notably, the compact form and passive solar design ensures that it could meet the Passive House Standard, without MVHR. The use of sustainable materials, an integrated clothes drying tower and minimal energy and carbon performance coefficients, lend this to being our most sustainable building to date.

