

# Campus Masterplan Vision



SPÓRT ÉIREANN  
SPORT IRELAND

November 2022

This masterplan proposes a vision and framework for the growth of the Sport Ireland Campus and the long-term development of associated sporting facilities over the next 15–20 years.

This document captures the aspirations of Sport Ireland and identifies a proposed masterplan for the delivery of this vision.

In addition to the larger facilities detailed within the masterplan there will be a strong focus on the delivery of multiple small and medium-sized projects on an annual basis that support our national governing bodies (NGBs) and strengthen our core value of community participation.





The masterplan has been developed on the basis of five core values which encompass the aspirations of Sport Ireland and the objectives of the Sport Ireland Campus:





## Campus Vision

The Sport Ireland Campus will be a local, national and international centre for sporting excellence within Ireland. The Campus will create a new home for the development of athletes and a focal point for the promotion of sport, health and well-being within the community.

This will be achieved through the implementation of a strategic masterplan that provides a framework for the delivery of world-class, progressive and state-of-the-art facilities for sport. The masterplan will also enable Sport Ireland to maximise the Campus's potential for community use, education and recreation.

The masterplan will have a clear focus on people, both elite athletes and the wider community, and the many benefits that sport can deliver. The masterplan will reflect the heritage and history of sport in Ireland, while striving to create active places that will create a new legacy for future generations.

The masterplan seeks to establish a new vision for the Campus, with buildings and facilities set within a sustainable and connective network of movement and landscape, creating sequences of distinctive, memorable and characterful places of the highest levels of design quality.

1. High Performance Sports Facilities
2. Active Public Realm
3. Improved Connectivity
4. People-Focused Core
5. Accessible Community Facilities
6. Athlete-Focused Village Heart
7. Abbotstown House Restored
8. Recreational Leisure Amenity
9. Southern Parkland Landscape
10. New Public Transport Infrastructure





## SPORTING EXCELLENCE

The Sport Ireland Campus masterplan will deliver world-class facilities to support the development of athletes and create a destination for best practice and innovation in high-performance sport within Ireland.

These facilities will provide state-of-the-art venues for both training purposes as well as national and international competitions, helping to connect elite athletes with the wider community and develop the next generation of Irish athletes. Cutting-edge architectural design, combined with an accessible and connective public realm that incorporates the principles of active design will act to encourage and inspire both elite and amateur athletes alike.



Athlete-Focused

The needs of athletes will be the primary focus and driving force in the development of the entire Campus and the individual facilities proposed within the masterplan. This holistic approach will ensure that all aspects of an athlete’s life, both inside and outside of their training, are supported and catered for on the Campus.

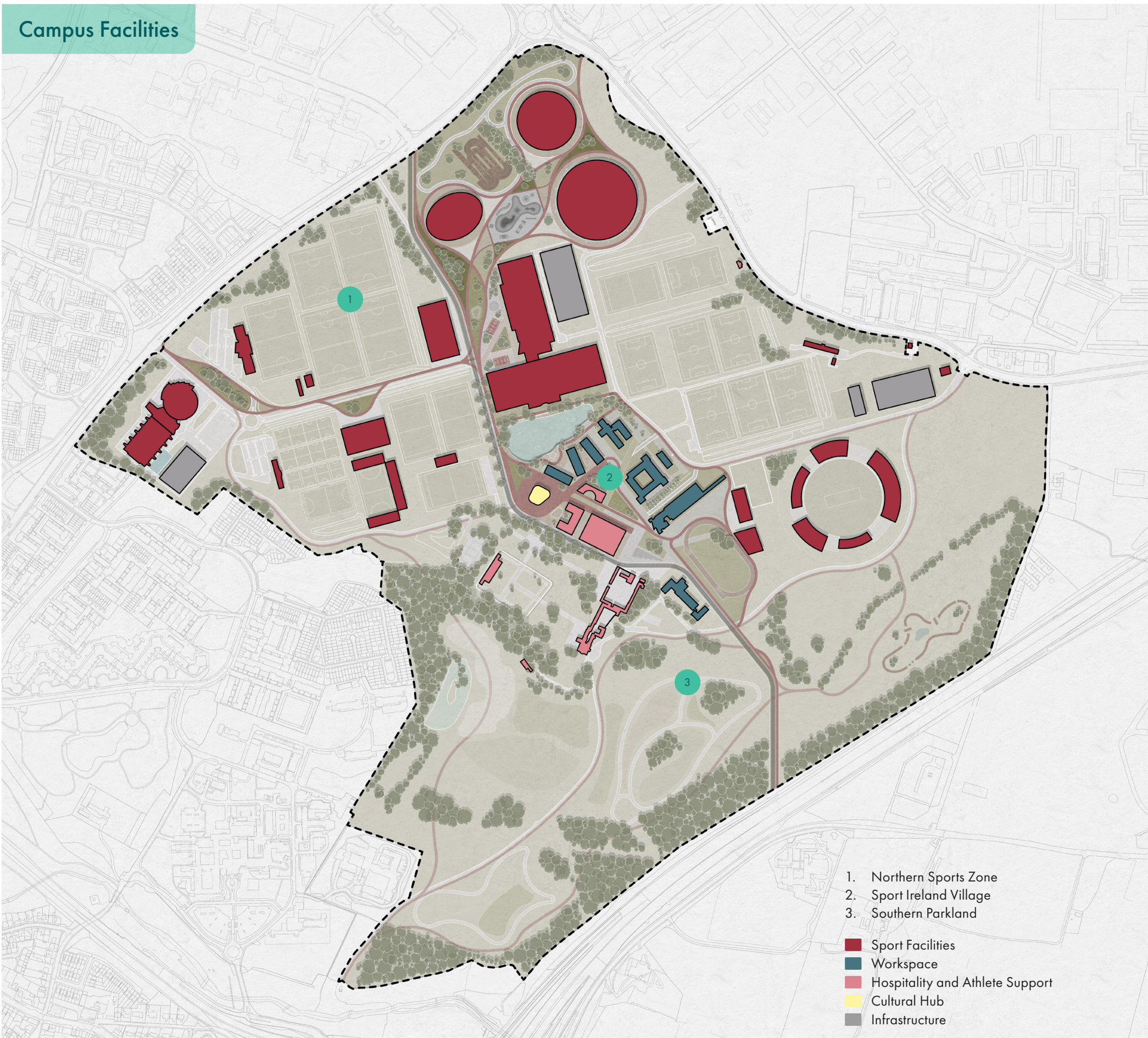
A range of living, working, training, education and relaxation facilities will be provided, giving choice and flexibility to suit the individual needs of each athlete. Through its innovative and athlete-centric approach, the Campus will become a new base for Irish athletes, giving a strong identity and a sense of ownership to the whole sporting community.



A Home for Irish Sport

The masterplan will consolidate and co-locate office accommodation for Sport Ireland, the Olympic Federation of Ireland, Paralympics Ireland and the national governing bodies within the Campus. By creating a new and integrated national home for sports governance within Ireland, the masterplan aims to encourage collaboration between organisations and promote an ethos of innovation within sport.

State-of-the-art, purpose-built office and conferencing facilities will provide creative and flexible workspaces and shared meeting facilities to support the development of high-performance sport. This will be supported by a new Innovation Centre which will help to nurture the growth of sports research and technology within Ireland.





## National Velodrome and Badminton Centre

One of the first projects to be delivered as part of the Campus Masterplan will be the new National Velodrome and Badminton Centre. This new facility will become a landmark venue both locally and throughout Ireland. The facility will house the first indoor velodrome track in Ireland, creating a permanent home for Cycling Ireland and Badminton Ireland. The new building will act as a catalyst for future development of high-performance sport facilities on the Campus, while also helping to promote the benefits of cycling to the wider community.





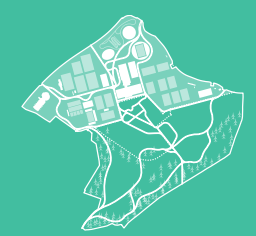


# PLACEMAKING

## Stitching the Campus Together

The site of the Sport Ireland Campus comprises a number of distinct areas with very different characters, usage, buildings and landscapes. The masterplan will use these different spatial characteristics and qualities to create a framework for development and growth within the Campus. This will ensure a cohesive design response and provide a legible and connected campus for athletes, staff and visiting members of the public.

The northern part of the Campus is a landscape of large open sports fields and training pitches, with an architectural language driven by large 'big-box' sports facilities such as the existing National Indoor Arena and the proposed National Velodrome and Badminton Centre. In contrast to this, the southern part of the Campus is a more naturalistic and organic landscape, animated with pockets of woodland, public trails and smaller, pavilion-type buildings. The central core of the site will become the new heart of the Campus, with a more urban grain and an intensity of activity to breathe new life into the historic Abbotstown House.



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## A New Heart to the Campus

The vision for the Campus masterplan has at its heart a vibrant community of athletes, staff and visitors sharing experiences and events. There is already a sense of activity, sport and a common purpose across the wider site, yet the site currently lacks an obvious centre or focal point for activity. The masterplan's vision is to create two distinct yet connected spaces at the heart of the Sport Ireland Campus. The first will include the refurbishment of Abbotstown House and grounds into new accommodation with additional public facilities. The second is an active and bustling interactive landscape, activated on all sides by offices, museums and athlete accommodation.

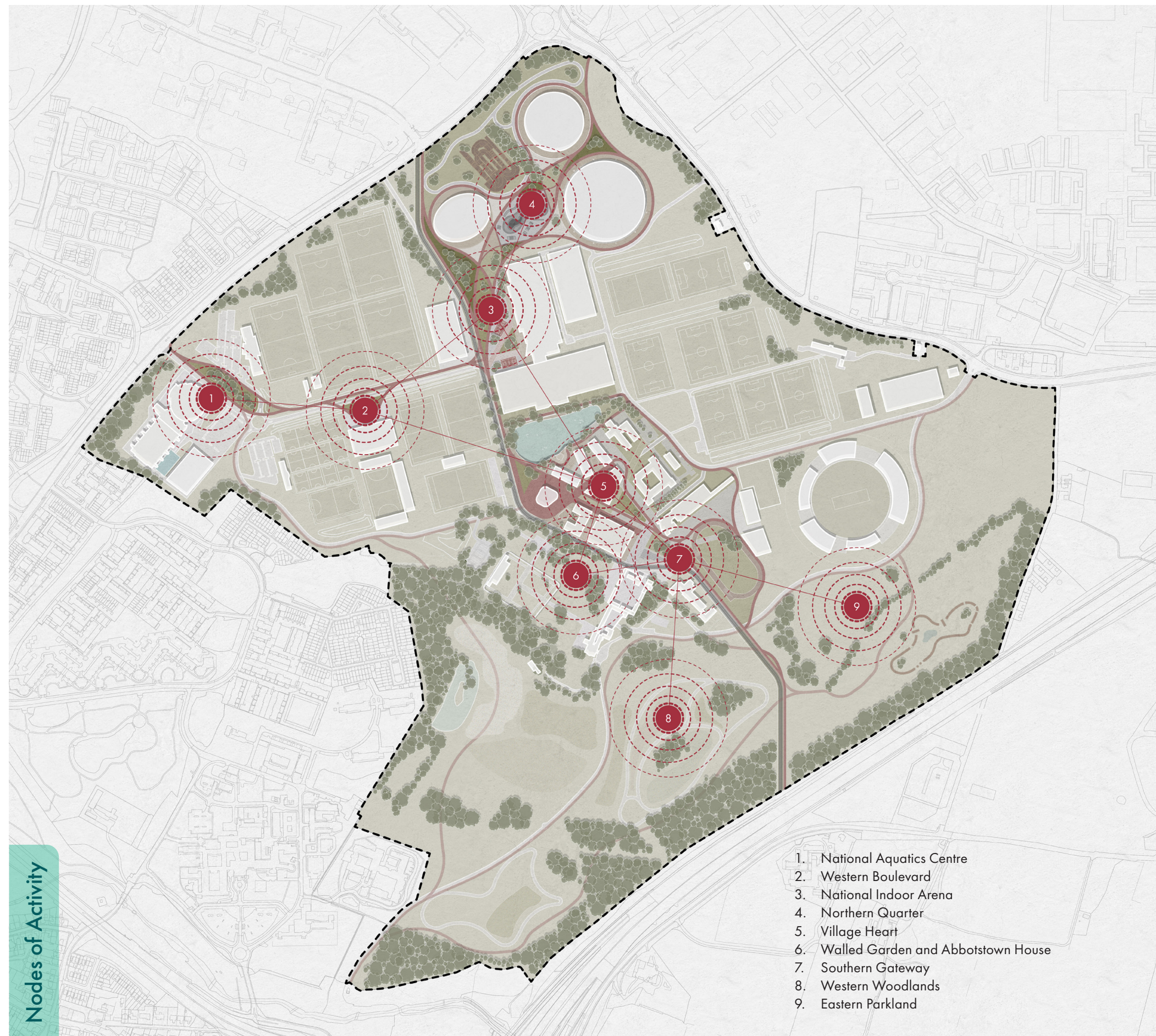
## Focus on People

At the core of the masterplan is a new public-realm strategy which will create an active spine through the Campus, connecting the different zones, uses and facilities. The spine will be focused upon people rather than vehicles, promoting activity and movement with safe routes for walking, running or cycling. This focus on people rather than cars will help to encourage health and well-being while creating a sustainable and safe environment for sport.



## Nodes of Activity

The public spine will be animated and activated by a series of carefully curated pockets or nodes of activity to encourage participation and promote movement through the site. Informal sports courts, an urban sports hub, pocket parks, flexible event spaces and safe play areas will provide a range of recreational activities for visitors and athletes of all ages and abilities. These facilities will help to enliven the Campus and reinforce the benefits and importance of exercise and sport as a recreational activity as well as an elite endeavour.







## Abbotstown House

The historic Abbotstown House is to be repurposed as part of the masterplan and re-established as the jewel in the Campus landscape. The main house will be beautifully restored as a country-house, with discreet and classically proportioned modern extensions to breathe new life into the existing structure and support new uses for the historic building. The adjacent courtyards will be re-imagined as flexible public spaces, creating a new destination space to host a range of events and activities for athletes and the wider community. The walled garden is to be returned to its original purpose as a formal kitchen garden to encourage healthy eating and promote the benefits of nutrition through education.

## Landscape

Landscape is an integral part of the Sport Ireland masterplan, stitching together the different zones, uses and characters of the Campus. The existing wildlife and ecology will form the basis of the new masterplan, ensuring the natural character of the site is retained while knitting the Campus into the surrounding landscape amenities. New landscape interventions will seek to reintroduce indigenous species and ecological diversity through the restoration of the formal historic gardens and the re-wilding of the open farmland. Careful integration of informal social and recreational spaces within the landscape framework will help to promote physical and mental well-being and create a sustainable parkland to be enjoyed by the whole community.



# COMMUNITY PARTICIPATION

## Community Resource

The Sport Ireland Campus is a space for all ages and all abilities. The masterplan seeks to develop the Campus as a community resource to be used and enjoyed by the entire community, both as a sporting facility and as a recreational destination. The Campus is a vital piece of infrastructure, helping to promote all aspects of sport, health and well-being across the city and the whole of Ireland. The proposed buildings, such as the new Velodrome, will be available to local and national teams from the whole community and will act as a catalyst to encourage visitors to participate in activity and try new sports.





## Public Heart

The masterplan aims to open up the core of the existing site and create a new public spine through the heart of the Campus. This spine will connect the primary zones and facilities of the site with a new and vibrant public realm focused upon people, activity and movement.

## Permeable Campus

One of the primary aims of the masterplan is to ensure that the Campus has an inherent sense of permeability and openness which is inviting to athletes, staff and members of the public alike. The Campus should be seen as an integral part of the surrounding community, forging connections to the neighbouring districts and the wider city. A network of active routes will be provided within the public-focused core of the Campus, creating a sense of movement through the site and connecting the nodes of activity with safe and sustainable infrastructure for walking, running and cycling – both within the Campus and to the surrounding communities.

Public Core



## Recreational Sport

The masterplan aims to allow the Campus to use its focus on sporting excellence as a way to promote sport as a recreational and leisure activity to the wider community. The sporting facilities will be available for use by members of the public and local teams and clubs, alongside providing the training base for Ireland's elite athletes. The critical mass of facilities and organisations located on the site will encourage public participation in both indoor and outdoor recreational sports, and the range and choice of recreational sports offered will help to empower individuals to try something new and get involved with different types of sport and activity.

## Community Involvement

The development of the Campus will be accompanied by the development of a community-outreach programme that seeks to embed the facilities, work and ethos of Sport Ireland within the surrounding communities and embed the community within the Sport Ireland Campus. The masterplan will deliver environments, facilities and a culture that encourages learning and development for future generations, alongside health and well-being initiatives through educational links to local schools and colleges.

## Sport and Culture

The Campus will be about more than just participation within sport and will provide the facilities and flexible spaces required to support a range of indoor and outdoor events, concerts, theatre and public art. A new museum is proposed as part of the masterplan vision, which will celebrate the history and heritage of sport in Ireland as well as recognising the achievements of past and present Irish athletes. This co-location of sport and culture will help to establish the Campus as a destination, both locally and nationally, as well as helping to inspire the next generation of Irish athletes.





# HEALTH AND WELL-BEING

## Healthy Environments

The masterplan has been developed to create a Campus that puts healthy lifestyles and personal well-being at the core of Sport Ireland, its work and its culture. Sporting facilities and workplace settings will be interspersed with lively social spaces and peaceful places for relaxation, creating a range of environments that promote health and well-being and encourage positive personal development.



# Active Leisure

Active leisure is at the heart of the masterplan design. The network of routes through the site creates a people-focused infrastructure that prioritises cycling, running and walking as the primary means of circulation through the Campus. These routes create a connective network between facilities, helping to encourage activity and movement around the site, while increasing accessibility to recreational sport and leisure opportunities as part of a healthy lifestyle. The Campus, its facilities and its active infrastructure will become important resources for the health and physical well-being of both the surrounding community and the wider region.



# Biophilic Design

The natural landscape is woven into all areas of the masterplan design, creating a biophilic campus that forges strong connectivity between the facilities and the surrounding environment and helps to promote mental well-being for all. Athletes, staff and visiting members of the public will be encouraged to continuously interact with nature throughout the design of both the buildings and the new public spaces developed within the masterplan. Pocket gardens and landscape interventions will be distributed though the Campus, creating opportunities for relaxation in a calm, natural setting. Nature trails and woodland walks within the southern part of the site will offer quiet and peaceful spaces to explore away from the energy and intensity of the Campus heart.

# Healthy Eating

Diet and nutrition are key to a healthy lifestyle, for both elite athletes and non-sportspeople alike. The masterplan will provide a range of facilities and educational resources to help promote nutrition and healthy eating for all. The existing walled garden is to be returned to its original purpose as a formal kitchen garden to provide home-grown and seasonal produce for the Campus. A proposed new cookery school will provide courses for athletes and the general public with a focus on healthy eating and nutritional diets.







## SUSTAINABILITY

Sport Ireland has a responsibility to contribute to Ireland's international commitments to reducing emissions and to become a leader in addressing the current climate-change emergency. The development of the Campus will play a key role in maximising the social and economic benefits of sport while sustainably protecting and enhancing our natural environment. The masterplan vision seeks to ensure that sustainability and climate resilience are embedded into every aspect of the planning, design, construction and operation of the Sport Ireland Campus. These goals have been captured in a Sustainability Vision Statement and Building Performance Guidance document that sets out the opportunities and targets for the Campus over the lifetime of the masterplan.



## Net-Zero Carbon

The recent Climate Action and Low Carbon Development Bill seeks to put Ireland on the path to net-zero emissions by 2050, with a 50 per cent reduction by 2030. One of the key aspects of sustainability within the masterplan is to support Sport Ireland on their journey to reaching these targets. This will be achieved through the use of passive design strategies and energy-efficient buildings throughout the Campus, supported by the implementation and integration of renewable and recoverable energy on site. Sustainable construction technologies and a circular-economy strategy will be adopted as part of the masterplan to reduce embodied carbon and to minimise waste within all developments on the Campus. Sport Ireland have developed a separate Sustainability Vision Statement and Building Performance Guidance strategy to ensure these goals are met.

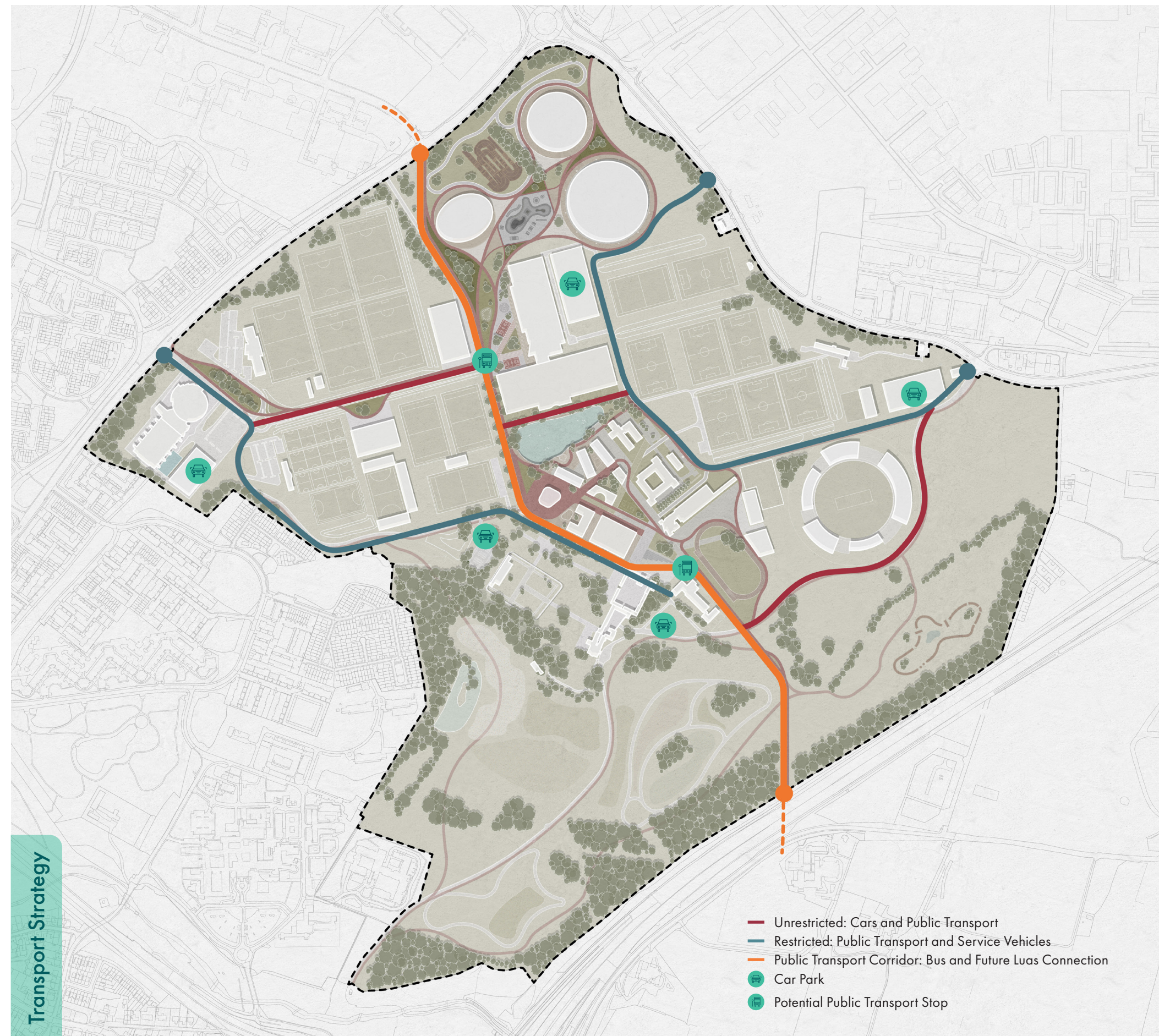
In order to assist Sport Ireland in achieving net-zero emissions by 2050, the masterplan will aim to be carbon neutral by 2030. We have outlined the overall sustainability opportunities and aspirational targets for the organisation and the Campus in our Sustainability Vision Statement, issued in September 2022.

## Public Transport

The Sport Ireland Campus is currently accessed predominantly by private car due to poor public-transport connectivity. A key component of the masterplan vision is to facilitate a paradigm shift away from the car and towards more sustainable modes of public transport. A new north-south transport corridor is proposed to run through the centre of the site, improving accessibility and enabling different modes of public transport to connect the Campus with the surrounding city. This transport corridor will be restricted to public-transport vehicles and will be supported by a series of east-west routes to enhance permeability of the site and to increase the options for sustainable travel. The use of shared surfaces, pedestrian bridges and restricted vehicular routes will ensure that this provision for increased public transport will enhance, rather than impact upon, the public realm and the spine of people-focused activity within the heart of the Campus. The vision also includes the potential for a future transport connection over the existing M50 motorway to the south.

## Electric Vehicles

It is recognised that some use of private cars will still be required when accessing the Campus, but it is hoped that the masterplan will encourage such journeys to be increasingly made in electric vehicles. Access by car will be restricted to the peripheries of the site in order to protect the public realm and to help promote public transport as the primary mode of access. New car parks will be provided adjacent to the Campus entrance points which will incorporate the infrastructure and charging points required to support and encourage the wider use of electric vehicles by athletes, staff and visitors.







## Cycling and Walking

The people-focused nature of the public realm at the core of the masterplan will help to facilitate access for cyclists and walkers via the provision of a network of dedicated and safe routes throughout the site. These routes will be designed to connect into surrounding infrastructure such as the Greater Dublin Area Cycle Network Plan and more local amenities such as the Tolka Valley Greenway to the south of the Campus. By facilitating such connections, the masterplan vision seeks to encourage cycling and walking as a sustainable means of transport to and through the Campus, while providing a valuable public amenity to the surrounding community.



## Ecology and Biodiversity

The proposed landscape strategy for the masterplan vision seeks to enrich the existing ecology on site while creating new habitats and environments to encourage biodiversity. The existing woodlands will be enhanced and new plantations of native tree species will be reintroduced across the entire site. The open landscape to the south will be used as biodiverse wildflower meadows, and new green corridors will be established through the site to create a range of habitats suitable for local wildlife to flourish. These corridors will provide a natural infrastructure that will connect the Campus to the wider ecology and habitats of the surrounding woodlands, hedgerows and waterways. We will move towards No Net Loss of biodiversity through strategies, planning, mitigation measures, appropriate of setting and/or investment in blue-green infrastructure.

## Sustainable Water Management

The proposed masterplan will introduce a number of sustainable drainage features within the landscape to control the flow of surface water and manage discharge into the local water course. A series of swales and raingardens will be incorporated into the landscape design to accommodate and slow the transfer of water across the site. These will feed into a new lake proposed to sit within the heart of the Campus, where reedbeds will be used to naturally filter the water and further increase the site's ecological value through the creation of new wetland habitats. We will integrate Sustainable Urban Drainage System (SuDS) features with landscaping strategy, where suitable, using elements such as green roofs, rain gardens, permeable paving, bioretention systems and Stockholm tree pits.



# DELIVERY

The Campus masterplan will be realised through a capital development programme over the next 15–20 years. It is envisaged that individual building and infrastructure projects will be delivered in a series of phases over the life cycle of the masterplan. The detailed phasing and programming of the delivery will be determined by the needs of the athletes and the growth of sport in Ireland.







Velodrome and Badminton Centre



Abbotstown House and Office Quarter



Athlete Accommodation Hub



Stand-alone Projects

## Programme and Phasing

The masterplan proposes a vision and framework for the growth of the Sport Ireland Campus and the long-term development of associated sporting facilities over the next 15–20 years. The immediate development focus will include the construction of the National Velodrome and Badminton Centre, the refurbishment of Abbotstown House and the development and construction of athlete accommodation and NGB offices within the village.

It is proposed to commence construction of the new Velodrome and Badminton Centre as part of a proposed ‘cycle hub’ at the north of the site in 2023. Significant design and development work has already progressed on the refurbishment of Abbotstown House and the delivery of a major athlete accommodation hub and office quarter within the village. These projects will collectively progress through design and planning to construction in tandem with the completion of the National Velodrome and Badminton Centre.

The office quarter will comprise three office buildings capable of meeting the needs of a growing number of NGBs presently housed in temporary accommodation, as well as other NGBs wishing to relocate to the Campus. This will bring all office needs under one roof, encouraging interaction and collaboration between organisations.

The athlete hub will focus on athlete accommodation, supporting athlete facilities and meeting/conferencing spaces. This will include 120 short-stay beds, 60 long-stay beds and associated athlete spaces and conferencing. The redevelopment of Abbotstown House into accommodation and conferencing will be a key priority given its importance within our masterplan.

Sport Ireland recognises that each project will be subject to the departmental approval arrangements for projects as set out by the Department of Tourism, Culture, Arts, Gaeltacht, Media and Sport and compliance with the requirements of the Public Spending Code and the Capital Works Management Framework. Further, Sport Ireland notes that the delivery schedule will be informed by the availability of capital funding as provided for under the annual estimates process.

## Stand-alone Projects and Phases

While the above indicates clear needs that form the backbone of the masterplan, multiple small and medium-sized projects will be progressed to meet the more immediate needs of athletes, NGBs and community alike. These projects will be of a smaller scale but will have a high impact for both athletes and community and include sports facilities, high-performance facilities, infrastructure, landscape projects and community facilities.

Smaller independent projects that can positively benefit all NGBs and the broader community will also be progressed. These will include additional NGB changing and meeting facilities, pavilion buildings, high-performance facilities, all-weather enhancements and athletics track and facilities that encourage community participation and general health and well-being.



## Northern Sports Zone

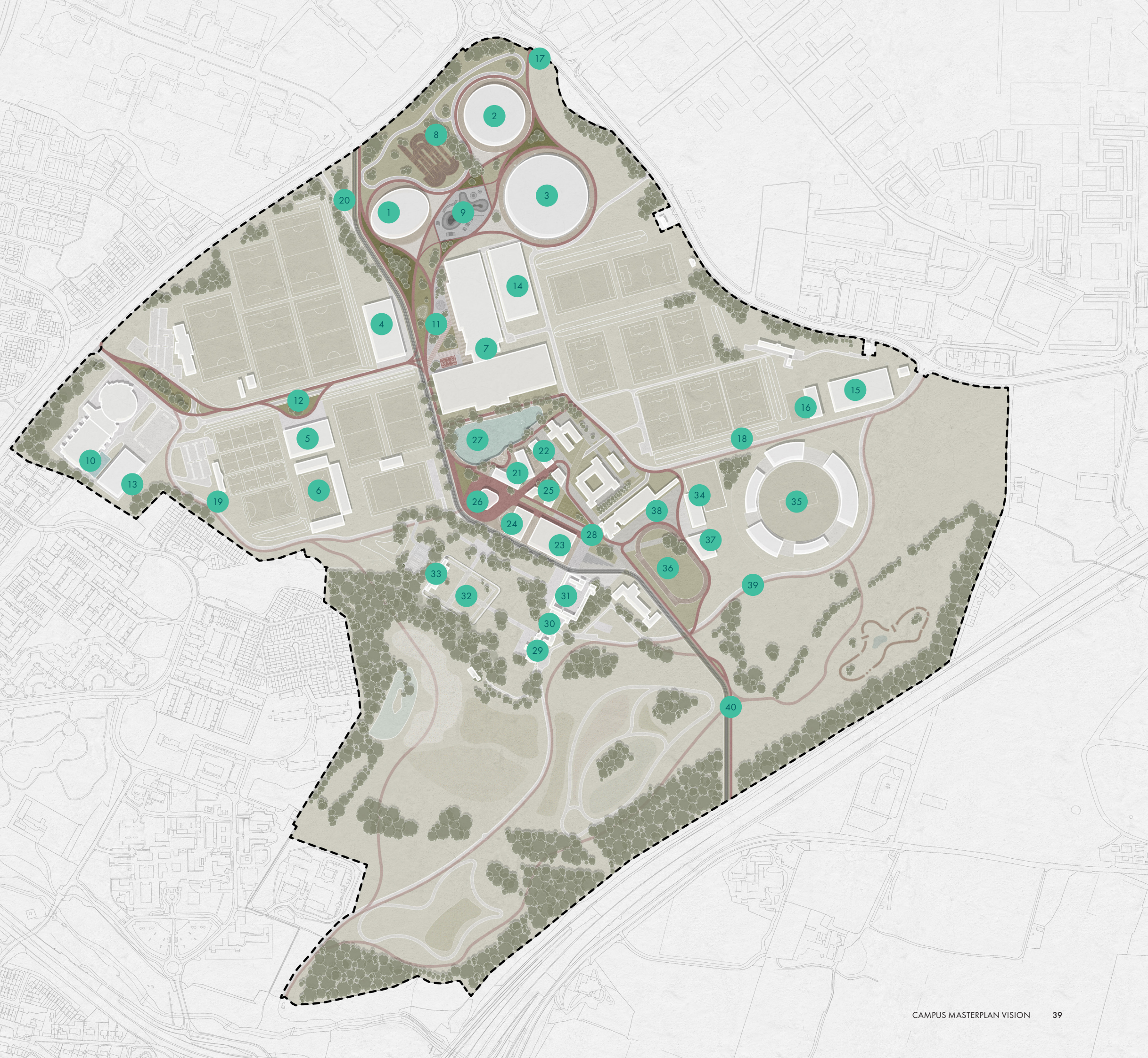
1. Velodrome and Badminton Centre
2. Indoor Arena
3. Future Sports Facility
4. Future Sports Facility
5. Future Sports Facility
6. Future Sports Facility
7. National Indoor Arena Entrance and Extension
8. Optional BMX and Road Cycling Tracks
9. Sports Plaza
10. National Aquatic Centre
11. Public Plaza
12. Public Boulevard
13. Multistorey Car Park (West)
14. Multistorey Car Park (North)
15. Multistorey Car Park (East)
16. Maintenance Hub
17. Northern Entrance and Access Road
18. Eastern Entrance and Access Road
19. Western Access Road
20. Northern Transport Corridor

## Sport Ireland Village

21. Offices
22. Innovation Centre
23. Accommodation Hub and Team Facilities
24. Long-Term Athlete Accommodation
25. Athlete Facilities
26. Museum of Irish Sport
27. Lake
28. Public Plaza (Village)

## Southern Parkland

29. Abbotstown House
30. Conferencing/Meeting
31. The Yards
32. The Walled Garden
33. Pavilion
34. Cricket High-Performance Centre
35. Cricket Stadium
36. Athletics/Community Running Track
37. Athletics Pavilion
38. Athletics and Cricket Plaza
39. South Entrance and Access Road
40. Southern Transport Corridor







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