



Stage One – Questions & Answers

Aoibhneas Children's Centre Architectural Competition

Car Parking / Sheds / Outside Space

Q. 1. Is the parking area also used for external visitors or only for in house staff and residents and is that the arrangement envisaged in the future?

Ans: At present, the current parking area (12 spaces) is used primarily by staff and residents. In the future, it will also be used by a small number of ex-residents as well as a small number of children (and their parents) who may be referred to the children's centre for specialist services by local service providers.

Q. 2. Can the car park area be re-located and is there any increased requirement for carpark spaces for the new centre?

Ans: The car park can be relocated. There is no requirement for additional spaces, however, the existing number of spaces (12) must be maintained.

Q. 3. Is it possible to re-organize car parking area?

Ans: Yes

Q. 4. Can the car parking be relocated?

Ans: See Q. 2

Q. 5. Is the car parking for the public?

Ans: See Q. 1

Q. 6. Can the sheds, log cabin and portable cabin be moved? Do they need to be retained on site?

Ans: The sheds and portable cabin do not have to be retained. The log cabin should be retained but can be relocated. **As the main function of the sheds and portable cabin is storage, an additional 20 sq.m. storage is required in the children's centre.**

Q. 7. Can the Bins be relocated?

Ans: Yes

Q. 8. Can the ad-hoc accommodation (hatched on Site Survey) adjacent to the car park be removed?

Ans: See Q. 6

Q. 9. The accommodation list doesn't include any additional car parking space. Is there a need to extend the car park area? Do you envisage or recommend additional car parking due to the increased accommodation?

Ans: See Q. 2

Q. 10. Existing sheds near the car parking – are they to be demolished or integrated in the design?

Ans: See Q. 6

Q. 11. There are currently 12 car parking spaces. Can this be reduced, or is there a specific number required?

Ans: See Q. 2

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Q. 12. Can you confirm the existing number of car parking spaces, site plan planning drawings illustrates three and the landscape plan illustrates five spaces, the autocad drawings illustrates 12?
Ans: See Q. 2

Q. 13. Do you envisage that visitors to the centre arrive by car and are additional car parking spaces required?
Ans: See Q. 1 and Q. 2

Q. 14. Is it necessary to retain the existing number of car parking spaces on site?
Ans: See Q. 2

Q. 15. The brief indicates that there are two sheds, the site plan illustrates a portacabin, log cabin and 5 sheds. What is their function and are they to be retained? Can the competitor consider incorporating their use into the proposed development?
Ans: See Q. 6

Q. 16. What are all the sheds currently used for located at the East end of the site?
Ans: See Q. 6

Q. 17. Are the sheds mentioned to be retained, re-located, or re-accommodated?
Ans: See Q. 6

Q. 18. What is accommodated in the existing sheds adjacent to the parking area?
Ans: See Q. 6

Q. 19. Two existing sheds are noted in the Site Context description. However three buildings are shown shaded in the Site Survey layout. Please clarify if any of these are to be demolished, and if so, do they need to be replaced elsewhere?
Ans: See Q. 6

Q. 20. Is there a minimum size requirement for the outdoor play area?
Ans: No

Location of Children's Centre / Access

Q. 21 Are there any limits on the location of children's centre within the site boundary?
Ans: Location is a matter for competitors

Q. 22 Is there any particular preference in relation to Children's Centre localization on site?
Ans: Location is a matter for competitors

Q. 23 The new 195m² building can be positioned just next to the site boundaries? Or is there any regulation that obliges to maintain a certain distance from all site boundaries?
Ans: This depends on the design solution proposed and is a matter for competitors.

Q. 24 Please confirm whether a particular location on the site must be used for the new accommodation or if the location of new accommodation may be chosen by competitors
Ans: Location is a matter for competitors

Q. 25 What is the significance of the 'reservation line' referred to on the drawings of the existing building?
Ans: No significance and can be ignored.

Q. 26 Is there any part of the site which cannot be built upon?
Ans: Location is a matter for competitors.

Q. 27 Is there any restriction on building up to the boundary with Kilmore Road?
Ans: Yes. The existing building is set back so as to maintain the building line on Kilmore Road. This line should be maintained.

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Q. 28 There is no survey information given for the area to the West of the site, between the existing accommodation block and Kilmore road. Does this mean we are restricted from building in this part of the site? If we are not, would it be possible to obtain the survey information - in particular the tree positions, etc?

Ans: See Q. 27

Q. 29 Should the new centre share the existing pedestrian access?

Ans: Not necessarily, however, it is preferable for pedestrians to access the new centre via Kilmore Road.

Q. 30 Is it reasonable to expect pedestrians to walk down the existing service road to the existing car park entrance to access the new centre?

Ans: Yes, however, it is a shared road. It is preferable for pedestrians to access the new centre via Kilmore Road.

Q. 31 What is the primary mode of arrival for Clients? By car/ on foot/ drop off by social worker?

Ans: Most clients of the new children's centre will be residents, but other clients will come by car / on foot.

Q. 32 For people who currently arrive to the centre by car – do they park in the car park and walk around the public footpath to the front door or do they use a rear door to access the centre?

Ans: The existing building is accessed from the car park by a rear door referred to as 'Fire Escape' on the planning drawings.

Q. 33 There is no explanation for the reason of such a large setback between the existing building and the fence onto Kilmore road, is this to be considered a future restriction?

Ans: See Q. 27

Q. 34 A 'Reservation Line' is shown setback from the north-east boundary of the site. Is this to be maintained?

Ans: See Q. 25

Q. 35 The site is accessed from a private road off Kilmore road, can it be proposed the site is accessed directly from Kilmore road?

Ans: Yes it can be proposed, however, this would be subject to planning permission for vehicular access.

Q. 36 Can the proposed extension be located anywhere on the site?

Ans: Location is a matter for competitors

Q. 37 What is the significance of the 'Reservation Line' indicated in the planning drawings?

Ans: See Q. 25

Q. 38 How is the existing building currently accessed from the parking area?

Ans: See Q. 32

Q. 39 How many parking spaces are required?

Ans: The current 12 spaces are to be retained

Q. 40 Can you confirm that the main pedestrian entrance is from Kilmore Road?

Ans: Yes

Q. 41 Can you confirm that Vehicular Access is a shared access with access to Woodville House?

Ans: Yes

Q. 42 Are there secure gates at the entrance to the site from the shared access road?

Ans: Yes

Q. 43 Is it possible to propose an alternative vehicular access point to the site?

Ans: See Q. 35

Q. 44 Is access from the car park to the centre via the access road, or via the narrow side entrance to the north of the 'grassed area' as illustrated on the site plan.

Ans: See Q. 32

Q. 45 There is a 'Reservation Line' illustrated on the planning drawings parallel to the rear garden walls of the adjoining houses to the north. Is this to protect a right of way or for security reasons / to retain separation between existing residential gardens and site area?

Ans: See Q. 25

Connection / Existing Building

Q. 46 Is an internal connection required between existing refuge and new children's centre?

Ans: Yes

Q. 47 Shall the new premises have a direct access to the existing building?

Ans: Yes

Q. 48 The existing building is to maintain in all its features? Can we alter the existing building?

Ans: The existing building can be altered, however, the accommodation for 10 families must be maintained in the existing building.

Q. 49 Should there be direct, internal access from the existing building to the new building?

Ans: Yes

Q. 50 Is it acceptable to go outside to get from the existing building to the Children's Centre, or is an enclosed link required?

Ans: See Q. 46

Q. 51 Is it possible to handle the children centre as an extension to the existing building and if so, are there any restrictions to take into account?

Ans: See Q. 48

Q. 52 Are we allowed to 'work' with the existing building or should the children centre be designed as a stand-alone?

Ans: See Q. 46 and Q. 48

Q. 53 Can internal alterations / any external enhancements be considered for the existing centre?

Ans: See Q. 48

Q. 54 Can the existing building be modified to the extent that it may be closed for a number of months?

Ans: See Q. 48. Existing services would have to be moved to an alternative site for the period and the costs of this will be a consideration.

Q. 55 Can competitors consider locating proposed uses into the existing building, and or relocating existing uses to the new building for example the reception?

Ans: See Q. 46. It is preferred that children's services be located in the new centre.

Q. 56 Are As built drawings of the existing centre and landscaping details available including details regarding site boundary treatments / heights etc?

Ans: No 'as built' drawings available.

Q. 57 Are there any shortcomings with the functioning of the existing building, that the current proposals might address, or positive attributes that the client would like to see repeated?

Ans: Minimum visibility from Kilmore Road and neighbouring dwellings, natural light and clear sight lines in the new building are desirable.

Q. 58 How does the existing building function, ie when residents arrive first, would they usually arrive by car and access from the car park, or from the main street walking / public transport?

Ans: Both

Q. 59 Is the existing courtyard used as an outdoor play space?

Ans: Yes

Budget

Q. 60 The budget figure of €600k-€800k does not tally with the budget per square metre of €2800 per sq.m. and 195sq.m. of brief area? Does this total budget include for fees and VAT etc.?

Ans: Net areas and budget are for guidance. As stated in note 1 in the cost plan, VAT and fees are not included. Please note the requirement of 20sq.m. additional storage space, see Q. 6.

Q. 61 Is the budget to include fit out of storage / furniture / outdoor and indoor play equipment etc?

Ans: No, but is to include 'fully equipped creative space'.

Q. 62 The brief gives a net total of the useable rooms. Is there also gross area to work to, including circulation, plant, wall construction, etc? Or should we work back from the budget?

Ans: See Q. 60

Q. 63 According to the brief, extensive storage space is needed but the list of required accommodation mentions only a small 5 sqm storage room linked to the creative space. Is a larger separate storage room required? If so, isn't the enlargement of the 195sqm requested by the brief going to have an effect on the design and – possibly – the budget?

Ans: A larger storage space is desirable. Innovative storage solutions would be welcomed. See Q. 60 and Q. 6

Adaptable Space / Brief

Q. 64 What does the brief mean when it refers to a kitchen which is sectionable?

Ans: The entire 'large adaptable space' should be sectionable with a kitchen corner that can be closed off.

Q. 65 Should the adaptable space be capable of sub division or is it just necessary to close off the kitchen, for example behind cupboard doors? Or should it be divisible as a separate kitchen area?

Ans: See Q. 64

Q. 66 If the kitchen is divisible as a separate kitchen area should it be accessible to the general circulation spaces?

Ans: See Q. 64

Q. 67 Is the Adaptable space and kitchen to be capable of providing food / tables chairs etc to visitors?

Ans: Yes

Q. 68 Please confirm that areas in schedule of 'Accommodation required' are net areas only and that gross areas may include additional space for circulation etc

Ans: Net only.

Q. 69 The schedule of accommodation does not include an allowance for circulation or plant areas. What % is to be allowed for these elements?

Ans: That is a matter for competitors

Q. 70 Please confirm if Sunlight and Daylight study using BRE guidance document is a mandatory stage 1 submission requirement where design is more than one storey or close to third party boundary

Ans: Not required at Stage 1

Q. 71 The brief suggests that a solution higher than single storey should have a shadow study, should this be illustrated in the design solution?

Ans: Not required at Stage 1 but should be included in report if likely to be an issue

Q. 72 Would design solutions that extend beyond, or stray from the brief by enhancement, be considered?

Ans: Yes

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Q. 73 Should competitors rely on the development plan standards only?

Ans: Building regulations should be adhered to.

Q. 74 Are there any special relationships required between rooms, i.e. Should the Therapy rooms be separate from play areas / special sound considerations?

Ans: Desirable but not a requirement

Q. 75 Should the indoor play space be accessible to outdoor play space?

Ans: Desirable but not a requirement

Q. 76 Is it desirable for the play rooms to be accessible to the out doors?

Ans: Desirable but not a requirement

Q. 77 Is it desirable for the outdoor play space to be readily accessible to the resident children of the centre?

Ans: Yes but not overlooked

Q. 78 Should the toilets facilitate a baby changing area?

Ans: Yes

Q. 79 Is a mother and baby feeding room desirable?

Ans: Not necessary

DWG Files

Q. 80 Is it possible to have in a dwg format the drawings (Plans, sections and elevations) of the existing building?

Ans: No 'as built' dwg drawings available.

Q. 81 None of the dwg files can be opened, all give message 'not valid drawing file' upon attempt to open. Please can files be supplied in format that can be opened.

Ans: The .dwg drawings are AutoCad 2009 files and can be opened. No additional file types will be provided.

Q. 82 Please confirm that information in relevant .pdf drawing files (ie those with same names) is identical to information in .dwg files

Ans: Yes

Adjoining Sites

Q. 83 Referencing to the paragraph "site context" (p. 4 of Competition Brief) is it possible to have more specific information on the portion of the site available for building activity? Please clarify the labels "north site area" and "east site area" present on the Aoibhneas_OS_Map: what needs to be preserved exactly?

Ans: Location is a matter for competitors

Q. 84 Also would it be possible to have more information on the neighbouring area under construction, planning permission (reg. ref 5970.07). Where is block 9 development?

Ans: www.northsideshoppingcentre.ie/redevelopment.html Also please see: 4121/02

Q. 85 Where can we see/access the project (plans, sections and elevations) for the area that is "under construction" right next to the children's centre?

Ans: See Q. 84

Q. 86 Are digital drawings available of the permitted development at Woodville House?

Ans: See Q. 84

Q. 87 Should the proposed adjoining development be illustrated in the design solution?

Ans: Not necessary at Stage 1

Staffing / Residents

Q. 88 Please advise typical duration of visits by mothers and children in existing Aoibhneas residential accommodation, i.e. whether visits typically last for days, weeks, months or years
Ans: Duration of stays vary from one night to six months in length.

Q. 89 Will the staff for the Children's Centre be the same individuals as for the accommodation block - will they work together, or should they be considered two separate teams?

Ans: Aoibhneas has a dedicated staff structure. The childcare team will relocate from the current playroom facility to the children's centre.

Q. 90 How many staff will work in the new children's centre?

Ans: Of current Aoibhneas staff, childcare team (4 people) and 1 outreach worker. Additional sessional services provided by specialist staff will also need to be catered for.

Q. 91 Is it envisaged that there will be two reception areas/security points – one in the existing building and one in the proposed building?

Ans: That is a matter for competitors

Q. 92 What is the nature of the non-resident access to the proposed centre?

Ans: Ex-resident children will use the centre as will a small number of children referred by local service providers for specialist supports

Q. 93 How many children on average will attend the centre at any one time- breakdown of resident, former resident, outreach programme?

Ans: On any given day an average of 30 children are provided for in the existing building. Outreach / therapy would be provided on a needs basis and will cater for a small number of additional children.

Q. 94 Average length of stay in residence and attendance to children's centre?

Ans: See Q. 88

Q. 95 Is it envisaged that the current building and the new children's centre will share facilities e.g. reception, staff facilities?

Ans: Yes