



Questions & Answers – Stage 1

Loreto Abbey Dalkey Sports Hall Architectural Design Competition

Advisory Notes

Note 1: The promoters are willing to consider a smaller 4 court badminton hall with slightly larger dimensions than the minimum required in order to facilitate spectators of matches. A new hall dimension of 33m long x 24m wide x 9.1m high will be considered. This will allow for a full size basketball court, 2 cross courts and 4 badminton courts with run off zone and a 4m deep spectator area.

Note 2: If it is considered that the performance space is outside the remit of the budget, the promoters are willing to consider the performance space as part of a phased development. The promoters see it as a space, separate from the main hall but with seating for the audience within the hall. (Permanent / bleacher seating is not required.)

Note 3: The running track can be positioned on the grass surface and should accommodate whatever can practically fit on the space.

Site

Q. 1 Can you confirm the actual site for the building? i.e. can it be on the old basketball court or can it be in on the second highlighted site closest to the sea?

Ans: Yes it may be located on old basketball court. No it may not be located on site closest to the sea.

Q. 2 Can the site of the existing outdoor basketball courts be utilized for the building site?

Ans: Yes

Q. 3 Please clarify the exact site boundary.

Ans: The site to be considered for building includes the area south of the right of way. The 'grass surface' to the north of the right of way can be considered for running track, landscaping etc.

Q. 4 Is it possible to relocate the basketball courts?

Ans: Yes.

Q. 5 Can you confirm the exact boundaries for the proposed building? The Site Location Map indicates a hatched area which extends beyond the red dotted line on the Site Layout Plan and includes the area directly in front of the old pavilion. In addition, the Site Layout Plan seems to indicate that the area of flat sports pitch to the South of the School overlooking the headland is included within the site for the new building. The written description of the site and the area shown on the Trial Pit Location Map would suggest that only the area to the West of the school is considered to be the site. Can you clarify?

Ans: The McKenna Pearce drawing should not be used for site boundary information.

Q. 6 In the drawings provided in the competition pack, the site outline is different between the "Loreto_Site_Investigation_Site_Location_Map.pdf" and

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- "Loreto_Site_Plan_Part_1_of_2.pdf", could you please confirm which is the correct site boundary for the design proposal?
Ans: The latter drawing is the correct one.
- Q. 7 The included file, 'Loreto_Site_Plan_Part_1_of_2.pdf' and '2 of 2' shows a red line indicating the site which encircles a field to the west of the school and a field to the south along the shore – are we able to propose building on either of these fields? i.e. can we build anywhere within that red line or just on the west field?
Ans: No – the building may not be located in grass surface by the shore.
- Q. 8 The section named "Outdoor areas" in the Accommodation Required for Sport Hall brief state: "Upgrading of existing outdoor basketball court or rebuilding it if relocated elsewhere" This is outside the boundary of the proposed site for the sport hall shown on 10-059-drawing no. 01. Why is the option to relocate it given?
Ans: See Q. 5 and Q. 6
- Q. 9 What does the red line shown on the drawings Site Layout Plan (part 1 and 2) represent? The proposed site for the sport hall shown on 10-059-drawing no. 01 is outside this boundary.
Ans: See Q. 5 and Q. 6
- Q. 10 Please clarify the boundary of the development site. The block labelled "Proposed site for Sports Hall" on the "Site location map" dated July 2010 by The McKenna Pearce Practice extends further north than the area outlined in red on the "Site layout plan" dated December 2003. The northern edge of the red outline on the "Site layout plan" does not follow the natural boundary of walls and hedges which is 20 metres further to the north.
Ans: See Q. 5 and Q. 6
- Q. 11 In drawing "Loreto_Site_Plan_Part_2_of_2.pdf" provided, a route hatched in yellow annotated as "right of way", this currently separates the proposed sport hall site from the sports pitch and hockey pitch. Is the route to be retained? Can competitors suggest alternative access?
Ans: The right of way needs clarification. It is not a true right of way. An access way was given to the school by the Sue Ryder Development when the Loreto sold the land to them. This is to allow access from the school grounds through the Sue Ryder development to the Main Street in Dalkey. The natural route at the time was between the playing fields. This access route may be relocated.
- Q. 12 Can the Right of Way be moved?
Ans: See Q. 11
- Q. 13 Can there be vehicular access over the right of way?
Ans: Yes
- Q. 14 Are there any services running under the Right of Way that might need a clear zone either side? Is there a height restriction associated with the Right of Way?
Ans: Yes – There is a drain along 'right of way' (access way). There is no height restriction. It is shown by DLRCOCO as a 150mm dia HPPE watermain – nom. depth 1.2m. Can be seen under the Colimore Drainage Scheme.
- Q. 15 Is the right-of-way path across the school grounds open at particular times of the day or is it permanently open?
Ans: Open until 6pm. Also see Q. 11
- Q. 16 Are there any services e.g. ESB or drains running across the site?
Ans: Yes – see Q. 14 in relation to drains and there is a 180mm dia MDPE rising main - nom depth 1.2m
- Q. 17 Please clarify whether there are specific views to the sea to be protected; if so please located them.
Ans: No

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- Q. 18 There is a raised garden shown on the site plan at the North end of the basketball courts – is this to be retained?
Ans: No
- Q. 19 Please clarify what work is required to upgrade the existing basketball courts.
Ans: This item may be excluded from the budget. Upgrading would include new surface, markings and enclosure.
- Q. 20 Aerial surveys show a new service road running down to and across the shoreline, with an area of new level made-up ground to the east of the hockey pitch – this is not shown on the site plan. Is any of this area available for external sports, or is the site strictly limited to the blocks outlined in red?
Ans: This cannot be included as it is an access way to the sewage treatment plant.
- Q. 21 Is the area of land to the west of the school and to the north of the site, in front of the old pavilion and whose boundary was marked on site by cones, entirely excluded from the site or can it be used for landscaping or parking?
Ans: Yes
- Q. 22 Is it possible to build on the existing basketball / tennis courts?
Ans: Yes
- Q. 23 What is the piece of land to the east of the pavilion building to be used for? Can this be included in the landscape proposal for the site?
Ans: This land is under the schools responsibility but under the care of the trustees. It can be used for landscaping but not building.
- Q. 24 Does the Site of the competition include the Tennis Courts to the Southern end? The Sports Pitch to the east is also outlined in red - does this indicate that it is also included?
Ans: See Q. 22 and Q. 3
- Q. 25 Does the red line defining the site at its Northern end imply that the remaining part of the site cannot be incorporated for any purpose i.e. parking, landscaping, etc. Will a boundary wall or fence ultimately define this line?
Ans: See Q. 23
- Q. 26 Are there any height restrictions?
Ans: No
- Q. 27 The school buildings are listed as Protected Structures within the Dun Laoghaire Development Plan, Does this extend to the random stone walls that front the site onto Loreto Drive. Is it possible to make alterations to the openings and entrances in the wall that encloses the school buildings?
Ans: It includes the wall but alterations may be proposed.
- Q. 28 Can we build on the grass pitch north of the hockey field?
Ans: No
- Q. 29 Is the area located on drawing 'Loreto_Site_Investigation_Site_Location_Map' the only possible location for the scheme?
Ans: No. See Q. 5 and Q. 6
- Q. 30 What is the function and status of the pavilion building?
Ans: Not within remit of school and cannot be considered.
- Q. 31 Is the building which is further south of the site, beyond the Tennis/ Basketball Courts, within the curtilage of the School?
Ans: No

- Q. 32 Does the small building on the site facing Leslie Avenue belong to Loreto and can it be demolished for access to Leslie Avenue?
Ans: No
- Q. 33 Are the retirement homes related to Loreto and are protecting sea views from these homes an issue?
Ans: Not for the school

Budget

- Q. 34 The budget of €1.5m in total (€900 per sqm) appears low. Typical construction costs for a sports hall are currently €1,100-€1,600 per sqm, not including external works. Has any feasibility study been carried out to determine whether the proposed brief can be realised at this level of cost?
Ans: A feasibility survey was carried out. The budget for the project is for building costs, and some landscaping and excludes running track, basketball courts and car parking.
- Q. 35 The budget of 1.5 million euro seems to be not a real reflection of the outlined scope of work. Has this been questioned by others?
Ans: Yes and see Q. 34
- Q. 36 Is any additional funding likely to be available?
Ans: No
- Q. 37 Will submissions that show a cost plan total exceeding €1.5m be automatically disqualified?
Ans: Yes
- Q. 38 Is the refurbishment/relocation of the existing Basketball Courts to be included in the budget figure and should this be added as a separate item to the cost plan document?
Ans: No
- Q. 39 Bearing in mind the limited construction budget, will the promoters consider constructive suggestions such as reduction to a 4 court hall, combination of interior spaces or the increased multi-use of existing external facilities such as the hockey pitch, if these are necessary to bring the cost plan in line with the budget?
Ans: Yes. See Advisory Note 1 above.
- Q. 40 Is the budget exclusive of loose sports and other equipment, such as bleacher seating, lockers, and possible demountable stage? If sports equipment, seating etc is included what sums does the promoter wish to allocate to same?
Ans: The budget is exclusive of loose sports. Bleacher seating is no longer required.

Car parking

- Q. 41 Department of Education TGD-020 does not provide guidelines for the number of parking spaces. TGD-023 does provide guidelines but these are on a whole-school basis. Is it possible to provide an estimate of the number of additional spaces which will be required to serve the sports hall?
Ans: 25 spaces required
- Q. 42 How many parking spaces are currently provided at the school, and would any of these be available to community users outside school hours?
Ans: Yes –one side of the access road can have designated spaces with an additional 25 provided for within the new scheme.
- Q. 43 Going by the development Plan, There would appear to be a requirement for 90 spaces. This appears excessive in comparison with other councils. Has any negotiation been entered into with the council with a view to establishing the number of spaces required?

Ans: No. See Q. 42

Q. 44 Will Coach Parking / Turning be required?

Ans: No - coach access is not possible through Convent Road. Coaches for school use park out on main road.

Q. 45 Please clarify the exact number of car-parking spaces required and whether bus parking is also required.

Ans: See Q. 42 and Q. 44

Q. 46 The brief calls for “Car parking to be provided in accordance with Department of Education TGD- 20 General Design Guidelines for schools with designated spaces for disabled users”. The document states that “Parking provision should be as stated in the brief but subject to current planning requirements”. There is no parking provision stated in the brief – please advise the required parking provision.

Ans: See Q. 42 and Q. 44

Q. 47 Is the parking to be included in the budget figure and should this be added as a separate item to the cost plan document?

Ans: Outside budget. See. Q. 34

Q. 48 How many parking spaces are required to be provided? TGD-20 does not seem to provide guidelines for this.

Ans: See Q. 42

Q. 49 Can car parking for after school hours be provided on the existing Loreto main car park?

Ans: In spaces on access road and within new scheme but not in convent grounds

Q. 50 Do additional car parking spaces on the site need to be provided for spectator events or is this possible at the main Loreto car park?

Ans: 25 additional spaces required. Parking not possible in main car park.

Q. 51 How many parking spaces are required?

Ans: See Q. 42 and Q. 44

Sports Hall

Q. 52 Is the sports hall required to have a clear unobstructed height of 9.1 metres?

Ans: Yes

Q. 53 Can the "oral" communication requirement between fitness room and sports hall be explained?

Ans: Areas should be open to each other in some way so as to allow teachers to communicate verbally with users in each space.

Q. 54 In the brief, the section detailing the required spaces, in the 'Sports Hall - 34ml x 27mw x 9.1mh minimum dimensions' section, it states, "A full size international basketball court with 2 no. full size cross courts with mechanical ceiling mounted hoops." Does this require: 1 x full size international court as standard FIBA (International Basketball Federation) sized space with 2 x smaller cross-courts? Or 2 x FIBA full sized courts side by side?

Ans: 2 smaller cross courts.

Q. 55 We note that “Disabled access should be accommodated” – what is the promoter’s policy re universal access? Is it proposed that barriers to participation for all people with special needs (in so far as is practicable) should be provided, or just access for just wheelchair user access? Loreto could create an exemplary, barrier free, facility that would facilitate students, staff and the general public, who may otherwise not have access to recreation facilities.

Ans: The school has a policy of inclusion of all students of all abilities.

Q. 56 In relation to the height of the hall, is the clear height of 9.1 m clear height required over the badminton courts playing area, or over the entire hall?

Ans: Yes

Q. 57 If bleacher seating is to be incorporated into the design, is the promoter happy that the flooring will have to be reinforced under the bleacher wheel runs – thereby reducing the shock absorption in one end of the recreation basketball courts? i.e. different ball bounce at different ends for basketball.

Ans: Bleacher seating has been excluded due to reduced size of hall.

Performance Space

Q. 58 Does the performance stage need to be a permanent solution?

Ans: Yes. Please see Advisory Note 2 above

Q. 59 How many retractable seats are required in the sport hall?

Ans: None

Q. 60 Please clarify the exact requirements for the performance space.

Ans: Where school plays (200), musical performances (200) and assemblies (600) can take place. The occupancy for audience of each shown in brackets.

Q. 61 Please advise the required occupancy of the 'performance space' and the number of persons who would attend a full assembly if it were held in the proposed building as mentioned in the brief (presumably more than 600).

Ans: See Q. 60

Q. 62 Do the promoters have a view as to the relationship between the seating to the Performance area / Sports playing surface. In other words is the seating primarily for sports spectators or theatrical performances? Is it acceptable that the bleacher seating encroaches on the playing surface or must it be in addition to the playing surface?

Ans: Bleacher seating now excluded from brief.

Q. 63 Please clarify what is meant by a 'performance stage'. What performances are envisaged? This could impact on the approach to day-lighting, acoustic treatments etc.

Ans: See Q. 60

Q. 64 Could the occupancy of the sport hall when it is in performance mode be clarified? Do we need to cater for 600 people or more?

Ans: See Q. 60

Changing rooms and storage

Q. 65 What is the intended capacity of the four changing rooms, and are cubicles and lockers required for all users?

Ans: 6 shower cubicles. 15 small lockers.

Q. 66 Is there existing storage space elsewhere on the site which could be used for external equipment?

Ans: No

Q. 67 The brief includes for public WC's. Are the changing rooms required to have separate WC's too?

Ans: Yes – 15 person occupancy per changing room.

Q. 68 In relation to external access to changing rooms at weekends – is it envisaged that these changing rooms will be for outdoor sports use?

Ans: Yes

Running Track

Q. 69 The running track is suggested to be located on the grass pitch adjacent to the hockey pitch, which is too small to accommodate it. Can it not be located on the hockey pitch itself using double pitch markings?

Ans: See Advisory Note 3 above

Q. 70 Please confirm the purpose of the running track? It would be unusual to use 'astro' turf for a track. A rubberised tartan type would be more common as a finish. Is it a jogging trail or a 200m track that is envisaged? Many sports scientists/medics recommend against 200m tracks without banked corners for young athletes as the pressure on ankles leads to serious strain injuries.

Ans: See Advisory Note 3 above

Q. 71 Can you confirm the number of lanes required on the running track? The standard is six but the site indicated for this is too small.

Ans: See Advisory Note 3 above

Q. 72 How many lanes are required on the running track?

Ans: See Advisory Note 3 above

Q. 73 Is there a specific number of lanes required?

Ans: See Advisory Note 3 above

Q. 74 How many lanes are required on the running track?

Ans: See Advisory Note 3 above

Q. 75 A standard sized 200m running track will not fit on the site but a non standard proportioned track will. Is a non standard 200m track acceptable?

Ans: See Advisory Note 3 above

Q. 76 Is the track to be a circuit or a linear sprint track?

Ans: See Advisory Note 3 above

Q. 77 Must the 200 metre track be a circuit, or simply start in one point and end in another?

Ans: See Advisory Note 3 above

Q. 78 If the track is to be a circuit, is a regular shape symmetrical about two perpendicular axes required?

Ans: See Advisory Note 3 above

Q. 79 Will the track users be wearing Track Spikes?

Ans: See Advisory Note 3 above

Q. 80 Does 'astro' refer to 'Astro Turf' specifically?

Ans: See Advisory Note 3 above

Q. 81 Is the 200M Running Track included within the Budget?

Ans: See Advisory Note 3 above

Q. 82 Any plans for the central area of the 200 metre running track?

Ans: See Advisory Note 3 above

Drawing Files

Q. 83 We successfully downloaded the photos and text documents, however, we had a problem with the drawings. I believe this is because we are using an earlier version of the software on which the drawings were saved. Would it be possible for the RIAI to provide these drawings in an earlier version of the software?

Ans: The drawing files will not be reissued.

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Q. 84 The AutoCAD drawing appended with competition information does not have the site outline that appears in the pdf of same. Will the Acad drawing be re-issued with the line shown?

Ans: No. See Q. 5 and Q. 6

Submission

Q. 85 Does the anonymity submission code need to be on the front of the envelope enclosing the entry form?

Ans: Yes

Q. 86 With regards to the cost plan, are we to fill in costs for items 11 to 15 and hence provide a TOTAL Cost, or just stop at item 10 providing a sub total cost?

Ans: Sub-total cost is sufficient.