



NEW COMMUNITY CENTRE

At: RACECOURSE PARK
BALDOYLE
DUBLIN 13

Prepared by:
Henchion Reuter Architects
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1.1 PROJECT BACKGROUND

In July 2021, Fingal County Council appointed Henchion Reuter Architects. as the successful tenderer to lead a design team to prepare a design for a Community Centre at Racecourse Park, Baldoyle, Dublin 13.

The client brief was to engage with stakeholders on their current and future needs in order to develop a proposal for a Sports Hall and Community Centre that delivers a useable, inclusive and multi-faceted amenity through the local authority's own Planning Process.

The development of the Community Centre follows on from a successful FCC planning application to ABP for a park development project at the Racecourse Park located between the towns of Baldoyle and Portmarnock. This scheme is an essential part of the implementation of the Portmarnock South and Baldoyle/Stapolin Local Area Plans. These LAPs cater for the construction of at least 2500 homes and a potential population increase of 10,000 people.

A park development plan has been developed that will guide the overall development and management of the park. When completed, Racecourse Park will be a ca 80ha regional park, which will offer a variety of amenity facilities.

The proposed park development project will consist of the following:

- 4.5km of new segregated walking and cycling routes including a bridge over the Mayne river and the repair to the railway underpass.
- Provision of toucan crossing facilities on the Grange Road, Red Arches Road and Moyne Road
- New car park catering for 161 spaces
- Upgrading and expansion the existing playground
- Skate park and Teenage Adventure Playground
- Multi-Use Games Area (MUGA)
- New 3-acres dog run
- Seating areas and viewing platform
- Four additional grass sports pitches
- Bowls green
- Provision of a Public lighting system along key walking and cycling routes
- Landscaping works in the park, to include the development of new reedbeds, brackish grassland and wetland features.



Racecourse Park Site Plan -Proposed indicating Community centre location.

1.2 PROJECT TEAM

Client:

For Fingal County Council Community Department:

Janet Ivers, Linda Ennis.

For Fingal County Council Architects Department:

Paula Serada-Kapetangiannis, Pat Boyle.

Architects

Henchion Reuter Architects:

Martin Henchion, Elizabeth Wheeler, Kevin Moran.

Civil and Structural Engineers:

ROD Ltd

Andrew Thompson,, Kieran O Riordan.

M&E Engineers

MOMA

Paul O'Brien

Planning and Environmental Assessment:

The Planning Partnership

Wessel Vosloo.

Quantity Surveyor

Walsh Associates

Paul Malone.

Fire Safety Consultant

EOBA

Stephen Lee

Disability Access Consultant

EOBA

Stephen Lee



Aerial View of the Site - Proposed

1.3 THE SITE

The subject site, considered a 'brown field site' with an existing redundant building originally build as a marketing suite for adjoining residential development, is located in the southern part (south of Red Arches Road) of the overall Racecourse Park Development Scheme located between Baldoyle and Portmarnock, Baldoyle, Dublin 13.

It comprises a corner location of approximately 0.575 ha bounded by Red Arches Road to the north, existing carparking to north and east, and the extended existing playing pitches to the east with children's playground to the south. The overall Racecourse Park Development Scheme located between Baldoyle and Portmarnock was the subject to An Bord Pleanála Reg. Ref. No. JP06F.311315, lodged under the provisions of s.177AE of the *Planning and Development Act 2000* (as amended).

Residential estates with 2 and 4 storey blocks addressing the new Community/Sports Centre are located to the west and south, providing excellent passive surveillance at this location. A public open space with gated footpath walk to the playing pitches, separates the Castlerosse View residential estate from the new Community/Sports Centre.

Racecourse Park is located in Baldoyle, Dublin 13. An application for the development of the Racecourse Park was recently granted planning permission by ABP. The development of this park anticipates the development of a Community Centre.



Aerial Perspective from the Southeast

1.4 THE BRIEF

Following a number of design feasibility studies, the following room programme was agreed as the basis of the design:

	Sgm
Entrance Draught Lobby	8
Reception Staff Side (4 workstations needed)	35
Comms CCTV	3
Cleaners Store	3
Sports Hall - smaller standard 3 court-24.75x17.5	431
Storage associated with Sports Hall	43
01. Youth Room / Training Room No 1	80
(Youth Room in evening with flexibility to allow for training during weekdays).	
Small Store adjacent.	10
02. Dance Yoga Space with mirrors and suitable floor / Meeting Room 2	100
Small Store adjacent.	10
03. Community Room - Meeting Room 3.	60
Staff Kitchen to service meetings located adjacent 03 and 01	17
04. Multipurpose Room -	55
Coffee Dock with External Counter	16
WC provision Male & Female	50
Changing Places WC (Incl First Aid)	12
Accessible WC (Incl.)	
Plant room space (M&E) -	30
Changing Rooms x 4	92
Lobbies x 2	12
WC x 2	12
Referee Rooms x 2	8
Net Internal Area	1087
Allowance for circulation	149
Total Net Internal Area	1236
Internal walls & Structure	84
Gross Internal Area	1320



Aerial Perspective from the Southwest



Aerial Perspective

1.5. KEY DESIGN OBJECTIVES:

While developing the design solution, the following were identified as the key design objectives:

A Neighbourhood Sports and Community Centre:

The objective of the project is to provide a new purpose-built Sports Facility and Community Centre to cater for a wide range of community, recreational, educational and sporting activities in the area.

This much needed facility will be in the heart of the immediate neighbourhood and serve the needs of the local people by playing a vital role in bringing people together and encouraging people to take part, thus helping to build inclusive, engaged and safe communities.

The sports hall is conceived as a 3-bay sports hall and multipurpose space sized at 24.75m x 17.5m and lit by a continuous strip of roof-lighting above.

Continuity of the Park Landscape:

The potential for the Community Centre to effectively 'cut off' a corner of the park from the main body of the park was identified early in the design process as something that the building design could mitigate. After trying a number of strategies, a building with a circular plan form was identified as best facilitating the spatial flow of the park landscaping around the new building.

Avoidance of Opportunity for Antisocial Activity:

The circular building plan has the advantage of creating no building corners, thereby minimising the opportunity for unsupervised corners which might be prone to anti-social behaviour.

Optimisation of Residential Amenity for the Neighbouring Residents:

The circular building plan has the further advantage of not creating any blank gable conditions to the building. This will minimise the loss of residential amenity for apartments/ houses located to the west of the site that currently have an uninterrupted view of the park. To further mitigate the visual disruption for these neighbours the roof form has been 'softened' with the volume of the sports hall (the tallest volume) subsumed into a contoured roof-scape finished with a mixture of intensive and extensive green roof thereby respecting the character and sensitivity of the existing landscape (ref to high amenity land-use designation- see planning report)



Aerial Perspective from East

1.6. DESIGN DESCRIPTION - Building

Building Form:

To achieve the key design objectives outlined above the building is circular in plan. This form has the least external façade possible for the building area provided, meaning this is an efficient building as regards the amount of building materials required for its construction as well as having the least area of façade that is subject to heat-loss.

The building is single storey throughout. The main sports hall is positioned central to the plan with secondary rooms wrapped around this on all sides. The building therefore has a continuous single storey façade expression on all sides - thereby substantially reducing its volumetric presence within the park, and respecting the character and sensitivity of the existing landscape (ref to high amenity land-use designation- see planning report).

Building Facade Materials:

The external form of the building is completed in select brick with a precast concrete parapet. A green roof is draped over the building.

1.6. DESIGN DESCRIPTION – Landscape & Arrivals

Entrances and Arrival:

The existing pedestrian and vehicular entrance to the site are to be retained. Under the adjacent park development plan there is also going to be an additional park pedestrian access point to the northeast of the site.

The objective of the project is to provide a new purpose-built Sports Facility and Community Centre to cater for a wide range of community, recreational, educational and sporting activities to the immediate neighbourhood.

Walking and cycling are the most efficient modes of travel in terms of use of road-space, and the most sustainable in terms of environmental impacts. Please refer to the planners report for a map of the Walking Catchment area which will be served by the new Centre.

Cycle parking facilities have been conveniently located within a secure, easy to use, adequately lit and well signposted area proximate to the primary pedestrian access and main entrance to the proposed new Community/Sports Centre.

The proposed new Community/Sports Centre development for Baldoyle totals 1,320 sq m Gross Floor Space, requiring only 13 no. bicycle spaces by standard. The provision of 23 no. bicycle parking spaces (5 no. electric bicycle, 2 no. cargo bicycle/scooters and 16 no. regular) is therefore significantly in excess of the minimum bicycle spaces required. An off street surface car park providing a total of 28 no. car parking spaces (2 no. accessible/disabled, 2 no. electric vehicle, and 24 no. regular) is proposed as part of the new Community/Sports Centre development for Baldoyle, presenting a reduction from the maximum outlined within Table 12.8 of the *Fingal Development Plan 2017-2023*. Acknowledging the significant population located within the 10 minute Walking Catchment Areas which will be served by the new Community/Sports Centre for Baldoyle, the excess in provision of bicycle parking spaces, the provision of car parking spaces is justifiable and considered.

Landscaping:

The choice of new trees is formed by a range of species which seek provide year-round interest, provide food for birds and to provide value for insects such as bees and butterflies. A similar palette is proposed to Racecourse Park. the in particular bird species and so new tree planting is reduced in these areas. New trees where indicated in the drawings will of the following species:

quercus petraea/betula pendula/amelanchier laevis. Hedging will be *crataegus monogyna*.



Covered Bike parking



Bench Seating



crataegus monogyna.

quercus petraea

1.7 Visual Impact of the New Centre

The impact of the new building has been analysed from 5 neighbouring positions in the following pages:

- View from Red Arches Road heading East; View E
- View from Red Arches Road heading West. View D
- View from Castlerosse View looking North View A
- View from Castlerosse View looking Northeast View B
- View from Castlerosse View looking East View C

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- View from Castlerosse View looking North View A
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- View from Castlerosse View looking East View C





Google

VIEW E





Google

VIEW D





Google
VIEW A





VIEW B





Google
VIEW C

1.8 DRAWINGS PROVIDED WITH THIS SUBMISSION

Henchion Reuter Architects:

BCC-HRA-ZZ-00-DR-001	Site Location Map	A3	1:1000
BCC-HRA-ZZ-00-DR-002	Site plan Existing	A1	1:250
BCC-HRA-ZZ-00-DR-003	Site plan Proposed	A1	1:250
BCC-HRA-ZZ-00-DR-004	Site plan Proposed	A1	1:250
BCC-HRA-ZZ-00-DR-005	Site plan Proposed	A1	1:250
BCC-HRA-ZZ-00-DR-101	Building plan	A1	1:100
BCC-HRA-ZZ-00-DR-201	Sections & Elevations	A1	1:100
BCC-HRA-ZZ-00-DR-301	Sections & Elevations	A1	1:100
BCC-HRA-ZZ-00-DR-401	Perspectives	A1	NTS
BCC-HRA-ZZ-00-DR-202	Demolition Drawings	A1	1:100
BCC-HRA-ZZ-00-RP-A-001-PLR	Design Statement	A4	NTS

ROD Civil and Structural Engineers:

BCC-ROD-00-XX-DR-C-0001	Existing Site Layout	A1	
BCC-ROD-00-XX-DR-C-0002	Proposed Site Layout	A1	
BCC-ROD-00-XX-DR-C-0031	Proposed Drainage Layout	A1	
BCC-ROD-00-XX-DR-C-0041	Proposed Watermain Layout	A1	
BCC-ROD-00-XX-DR-C-0030	Existing Drainage Layout	A1	
BCC-ROD-00-XX-DR-C-0040	Existing Watermain Layout	A1	
BCC-ROD-00-XX-RP-C-0001-Engineers Report-S2-P01		A4	

TPP Planning Consultants:

Site Notice (later)	A4
Planning Statement	A4