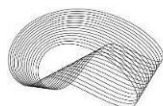


## Inclusion Zone Redevelopment, Donegall Pass, Belfast

### Concept & Envisioning Feasibility Study



January 2009



CONSARC DESIGN GROUP



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## 1. EXECUTIVE SUMMARY

Following a submission to Donegall Pass Forum in March 2008, Consarc Design Group and epec were commissioned to undertake a Concept & Envisioning Feasibility Study for the redevelopment of the "Inclusion Zone" site which is located at the junction of Donegall Pass and Conduit Street.

The concept study has been funded by Belfast City Council through its 'Neighbourhood Economic Development Programme', and the intention of the study is to position the project for further development and funding.

The report will address the context and background of the project. Much work has already been carried out by the Donegall Pass Forum, and other initiatives in the community are already underway or recently completed, notably the study and report Donegall Pass: Towards a Sustainable Community (June 2008).

The above study was funded by the Belfast Local Strategy Partnership through the special support programme for Peace and Reconciliation, in partnership with Queens University Belfast. This is a valuable and complementary support document to this concept study.

The report addresses a range of options for the site, and sifts these options, culminating in a preferred model which best addresses the client's aspirations and objectives.

The importance of creating, embracing the low carbon design initiative has been addressed, and a discussion document for sustainable measures included as an appendix to the report. It is intended that this document is reviewed as the project progresses.

We were conscious that any future project is likely to depend on funding from central government and other bodies, and therefore our approach was to offer a proposed building model which is flexible and can cope with future community needs and market demands. Best practice models have been studied and some are included in this project.

The design proposals are described and illustrated. A preliminary cost plan and estimate is included.

## 2. CONTEXT & BACKGROUND

The existing Inclusion Zone building is located at the junction of Donegall Pass and Conduit Street, in the Shaftsbury Ward in Belfast. The Shaftsbury Ward is recognised as an area of Social Need. However as the area lies between the city centre and South Belfast there is a, largely unrealised, commercial potential, evidenced by office buildings and restaurants. The area is also a focus for the Chinese community in Belfast.

Constructed in c. 1910, the building has had a number of uses, from school, to church, to youth club, but has deteriorated significantly in recent years and is something of an eyesore in its present state. Appendix A to this report is a record of the condition of the building on 1<sup>st</sup> May 2008.

The **Donegall Pass Forum** are presently located on the 3<sup>rd</sup> floor of Grove House, Donegall Pass. Formed in 1996, the Forum's purpose is to facilitate and represent groups and agencies to further the regeneration of the Donegall Pass area and enhance the quality of life of all the people of the area. Four full-time and one part-time staff are employed in the Forum.

Belfast City Council, through its various initiatives, including the Neighbourhood Economic Development Programme, are keen to support development proposals which define, consolidate and enhance the neighbourhoods which make up the city.

Belfast City Council are therefore acting as a catalyst for community focused and sustainable development that can regenerate key issues.

### 3. THE EXISTING BUILDING

The existing building located at the junction of Donegall Pass and Conduit Street has had numerous uses through its life. In recent years the building has deteriorated dramatically and has fallen into a state of disrepair. Large holes in the slate roof cover are evident and this has allowed rainwater ingress, in particular to the main hall located at first floor level.

The costs to refurbish and restore this existing building would be significant. Our Quantity Surveyors estimate that the 535m<sup>2</sup> floor space could be in the region of £650,000 construction costs.

The existing architectural form does in some manner contribute to the character of the Pass, offering a tower feature to the street corner and an ecclesiastic window pattern to the first floor. The ground floor treatment to the main elevation is not so good, with a clumsy 'shopfront' projection which may have been an addition to the original frontage. The side and rear elevations to the building are poor, expressionless, dull and arguably ugly.

Internally, the building layout has been adapted through its life to suit the various uses. Circulation is presently unclear and convoluted, and level differences through the building add further to the clarity and ease of circulation. The interior is dark and unwelcoming, and access for wheelchair users is restricted. There is no access at all to the first floor for wheelchair users.

It is possible that the existing building could be restored and reused with some difficulty, although the opportunity to introduce new and vibrant components to the building will not be as successful as a new build solution. The opportunity to introduce a memorable, iconic landmark building to revitalise the Donegall Pass area and announce that the community looks to the future may be lost if the refurbishment option is favoured.

As an architectural practice with a track record of conserving the best of the historic built environment, the refurbishment option is always an important starting point, but should only be effected if it is capable of fulfilling the client's demands and objectives.

In this case the demands of accessibility, sustainability, costs in use etc., lead us to consider carefully and investigate fully a new build solution.

A condition survey of the property is included in Appendix A of this report.

## 4. INITIAL OPTIONS SIFT

### Introduction / Methodology

An initial wide-ranging exercise was undertaken, drawing on desk research, consultation and analysis of the surrounding area. The object of this exercise was to establish all possible realistic uses for the building, or site where the subject building is replaced.

These potential uses are set out in the following table along with an analysis of the relevance and fit to the Donegall Pass. Those which pass this initial filter, indicated in bold in the table, are carried through to the 'short list' that follows. That short list then considers the requirements of each possible use, with a view to determining which can be accommodated, which can co-exist, or not, and which have particular requirements, such as a ground floor position.

### Long List:

Use	Analysis / comment
Mini-market	Reasonable existing provision especially since recent opening on Dublin Road, hence while possible, this could not be a priority, would also be unlikely to justify public funding given the lack of additionality.
Community gym / sports hall	Existing provision at Shaftesbury Recreation Centre, currently under expansion. A full-size sports hall would not fit on the site. There remains the potential for more limited needs.
<b>Café / coffee shop</b>	<b>Under-represented, despite the presence of a number of restaurants (in part a reflection of the presence of a Chinese community in the area). This form of provision would be valuable in bringing vibrancy of Botanic area into Pass</b>
<b>Arts centre / Gallery</b>	<b>Sustainability concerns – though an arts relevance would be desirable.</b>
Health related – including Healthy Living Centre	<p>The site is small for a 'full service' Healthy Living Centre, such as that at Albert Street in the west of the city. However the HLC model spans a number of forms, including co-existing with community development, eg EBCDA in East Belfast. The key documents describing HLCs are:</p> <ol style="list-style-type: none"> <li>1. Department of Health. Our healthier nation. London: DH, 1998.</li> <li>2. Institute of Public Health in Ireland. Evaluation of healthy living centres in Northern Ireland: a summary. Belfast: IPH, 2007.</li> <li>3. Bridge Consortium. The evaluation of the big lottery fund healthy living centres programme: final report. London: Tavistock Institute, 2006.</li> <li>4. Department of Health, Social Services and Public Safety. A healthier future: a twenty year vision for health and wellbeing in Northern Ireland 2005-2025. Belfast: DHSSPS, 2004.</li> <li>5. Department of Health, Social Services and Public Safety. Investing for health. Belfast: DHSSPS, 2002.</li> <li>6. Department for Social Development. People and place: a strategy for neighbourhood renewal. Belfast: DSD, 2003.</li> <li>7. Northern Ireland Executive. Review of public administration. <a href="http://www.rpani.gov.uk">www.rpani.gov.uk</a> Last accessed 8 September 2008.</li> </ol> <p>A briefing paper Healthy Living Centres – A model for the delivery of neighbourhood health (HPA, September 2008) was developed by the Healthy Living Centre (HLC) Regional Alliance and the HPA. It provides information on how HLCs, as part of the local health economy, deliver their work in implementing health policy, and what services they deliver.</p> <p>The funding model is though in state of change, 2 of the original 19 HLCs in Northern Ireland having closed. Given this current uncertainty this option was not developed further. However the exploration of the potential to attract an HLC to the Pass area should be examined when clarity on funding has improved.</p>

#### 4. INITIAL OPTIONS SIFT

Use	Analysis / comment
GP Practice / possibly co-located Dentist	No expressed need has been raised, such demand as exists could usefully regenerate other buildings in the area.
Education / Training	<b>These are highly valuable uses, ones that change through the day, but at all times requiring appropriately sized and equipped rooms</b>
Crèche (including nursery and related childcare activities)	<b>There is a strong demand for child-care, both within the locality and in relation to those who work in city centre Belfast.</b> <b>This form of provision has a proven income model, indeed it is commonly provided on a fully commercial basis. The opportunity for a social economy operation is however present here, where the activity can be used to provide training and other benefits into the Donegall Pass area.</b> <b>Childcare is important in that it aids wider objectives around supporting women in work, consequently it would be a highly useful ‘first building block’ in the renewal of the area.</b>
Incubation units	<b>This form of workspace facilitates enterprise and business rooted in locality, certain sectors such as craft and antique repair / bookbinding etc sitting very well with area’s traditional retail mix</b>
Youth (to mean youth specific provision – note that under any of the development options young people would be encouraged to access the resource along with all others)	Limited existing youth provision is available elsewhere in the locality, since the closure of the building that is the subject of this report. That closure was allowed, without precipitating replacement, suggests that the case for substantial youth provision was not made at the time. Youth provision would require a hall and ancillary rooms that would fill the entire site considered here. Consequently it could not be delivered within a shared building. There remains however a need for dedicated youth provision, which is adequately funded to provide necessary levels of staffing. This should be pursued with the relevant statutory agency.
Affordable and Social Housing	<b>There is traditionally a strong demand for affordable housing, at the time of writing, late 2008, current difficulties in the housing market have reduced this demand. Affordable housing contributes to maintaining community and confers other important social benefits and is thus potentially valuable. However traditionally the ground floor corner sites on the front of a major road (with terraces off) would have a non-residential nature, reflecting their importance, for example a shop. This suggests directing any affordable housing use to either upper floors or the Posnett Street frontage, or both.</b> <b>Another attraction of affordable housing for sale is that it is largely self funding, generating a considerable contribution from the purchaser. Further, there are no ongoing costs.</b>
Social economy	<b>The ‘not for profit sector’ or social economy is an important occupier of space in the edge inner city. The site could provide office, and possibly also trading space, for various charities and other bodies.</b> <b>The acceptability of area is demonstrated by the recent construction of the NIACAB (Citizen’s Advice) building across the road from the subject site, plus a number of others.</b>
Community hub	<b>There is growing interest in partnership within and between community organisations and voluntary bodies, as these raise efficiency and lower costs. A prime example, developed for example in Rathcoole (Dunanney Centre) is a community hub that provides a range of spaces for organisations that facilitate residents in accessing services (eg ‘one stop shop’) and also benefit the organisations themselves through the promotion of networking</b>

## 4. INITIAL OPTIONS SIFT

### Short List:

The uses that qualify for further consideration are set out below, along with their space implications:

Use	space – nature and size
Housing	Unit size from 50sqm (one bed studio) to 65 sqm (two bed)
Café	Ground floor, frontage to Pass, possibly to corner, café space of xx covers, plus prep kitchen and storage
Gallery uses	Room of 30 sq m or larger (can include circulation space, eg. Corridor)
Crèche	Guidelines require space to include quiet room and optionally outside space for a crèche for children
Education / training	'classroom' style provision is 10-40 sq m per room, smaller rooms used for more focused training – also supporting rooms for one to one and tutorials etc
Community hub	Meeting rooms – large 60 sq m and small 30 sq m. Also administration offices – for 6 workers totalling approx 80 sq m
Incubation units	Own front door and ground floor, hence Conduit Street frontage is sole suitable location
Social economy	Space dependent on use and scale, eg 8 sq m per employee if offices plus minimum 20 sq m (ground floor) for any trading function
Minimum circulation	Allow 15% of total internal area
Toilets and service	Allow 50-80 sq m

### Analysis:

A series of workshops were held with the client, and consideration given to the introduction of all of the above short list to the building design. An emphasis was placed on achieving a balance of uses within the building. The two reasons for this were, firstly, the need to ensure that all sections of the community would see benefit and, secondly, that by spreading the use of the building over multiple activities, it would be easier to ensure long term sustainability. Consequently, flexibility was a key requirement of the building design.

## 5. DESIGN PROPOSALS

Following a detailed discussion with the Board of Trustees of the Donegall Pass Forum, consideration of the options available, including refurbishment of the existing building, a clear mix of uses emerged which defines the proposal as a community based, iconic statement.

The new building should be welcoming, for young and old, modern, and the hub of the Donegall Pass community. The accommodation is arranged on ground and three upper floors, similar in scale to the newly constructed Citizens Advice Bureau opposite, and making best use of the available footprint of the development site.

The key components of the proposed building are as follows:-

- A **cafe**, located prominently on the Donegall Pass frontage and which has an outside terrace which utilises the wide footpath on Donegall Pass.
- A **reception** area where the visitor is directed to other parts of the building, a meet and greet and information point.
- Male, Female and Disabled public toilets located at various levels.
- **Suite 1**, located behind the reception, is a 74m<sup>2</sup> flexible space which could be let as an incubator / start-up unit, or indeed could accommodate the Donegall Pass Community Forum offices.
- The first floor accommodation comprises a large (68m<sup>2</sup>) **flexible community space**, which can accommodate up to 60 people for community meetings, presentations, or functions. The room is flexible, allowing it to be rearranged in a variety of ways. Large screen doors open to allow the room to extend to a gallery space which overlooks the cafe below. This is potentially a vibrant, memorable architectural space which defines the building and gives it civic scale and quality.
- A **meeting room (27m<sup>2</sup>)** is prominently located at first floor level on the corner of Donegall Pass and Conduit Street, shaped to provide the distinctive architectural building form which addresses the corner of the building and the main entrance under.
- A 42m<sup>2</sup> **Information Technology Room** is located to the rear of the building. This important facility can also be used as a meeting room if required.
- The **second floor** accommodation is arranged to provide flexible spaces which can be used as meeting rooms, incubator / start-up units, or dedicated short term tenancies. The architectural layouts indicate that the Forum offices can be accommodated here, overlooking Donegall Pass.
- The **third floor** is dedicated to a professionally managed and operated crèche facility, comprising 3 play zones, a small kitchen, a central meeting room and tea point, and two outdoor play areas. The building frontages to the front and rear are set back to allow paved and landscaped terraces to be introduced. Play Zone 1 can accommodate 8 children from 0-2 years; Play Zone 2 can accommodate 8 children from 2-3 years; and Play Zone 3 can accommodate 8 children from 3-5 years.

Conscious of the safety and protection of children in a mixed-use, accessible building, the upper floor location of the crèche provides the necessary security for its users and allows the necessary provision of fully protected outdoor play areas. The design of this mixed use community building has been challenging and the template produced has taken account of the key elements which made it through the sift of many other suggested components.

Its flexibility means that as and when priorities change the building can adapt to take account of other uses, for example, a small gymnasium, or dedicated studio space.

The building can be an exemplar model for this important urban project, which should be firmly rooted in the Donegall Pass community. It should be open to all, and in return the Donegall Pass community should feel ownership of this building, look after and maintain it, and most importantly, use it regularly to benefit all sections of the community.

## 6. DESIGN DRAWINGS

## 7. CONSTRUCTION COSTS

### Executive Summary

<b>Preliminary Estimated Cost</b>		Total	Cost/M2
Community Forum	1255 M2	1,433,076.50	1,141.89
Preliminaries 15%		214,961.68	
Contingency Sum 5%		82,401.90	
Low Carbon Measures (Provisional Sum) 10%		173,043.99	
		<b><u>£ 1,903,483.86</u></b>	*
	<b>Gross Floor Area</b>	1,255 M2	
		13,509 Sqft	
	<b>Cost/M2</b>	<b>£ 1,517</b>	
	<b>Cost/Sqft</b>	<b>£141</b>	

- \* Excludes
- VAT
  - Professional Fees
  - Building Control and Planning Fees
  - Site Acquisition Costs
  - Development Funding
  - Legal Fes
  - Removal of contamination
  - Fit-out – cafe, forum, crèche
  - Archaeology
  - Kitchen



## 7. CONSTRUCTION COSTS

### Elemental Summary

	%	£/M2	£
Demolitions and Alterations	3	39.84	50,000.00
Substructure	4.68	53.39	67,000.00
Frame	9.20	105.02	131,800.00
Upper Floors	3.33	38.05	47,750.00
Roof	5.73	65.48	82,175.00
Stairs	2.09	23.90	30,000.00
External Walls	7.21	82.37	103,380.00
Windows and External Doors	3.69	42.12	52,860.00
Internal Walls	3.78	43.19	54,204.00
Internal Doors	2.84	335.58	42,140.00
Wall Finishes	3.76	42.97	53,932.00
Floor Finishes	5.57	63.62	79,838.00
Ceiling Finishes	2.71	30.90	38,785.00
General Fittings	3.17	36.25	45,500.00
Mechanical & Electrical Installation	32.18	367.50	461,212.50
Lift Installation	2.97	33.86	42,500.00
Siteworks / Connection charges			50,000.00
<b>TOTAL BUILDING WORK</b>	<b>96.51</b>	<b>1,141.89</b>	<b>1,433,076.50</b>
<b>Gross internal floor area (M2)</b>		<b>1,255.00</b>	<b>M2</b>
<b>Gross internal floor area (Sqft)</b>		<b>13,508.82</b>	<b>Sqft</b>
<b>COST PER M2</b>		<b>£1,141.89</b>	<b>/M2</b>
<b>COST PER Sqft</b>		<b>£106.08</b>	<b>/Sqft</b>

## 8. ECONOMIC / FINANCIAL CONSIDERATIONS

This section presents an overview of the business model for the building. It presents an indicative income stream and the associated cost structure before combining these to render a conclusion of sustainability.

### Operating Cashflow statement: Costs

The table below sets out the projected annual costs of operating the proposed building. This cashflow assumes that there is no loan interest or repayment on the capital cost of the building.

<b>COSTS (annual)</b>	
Staffing – a dedicated networking officer, responsible for management of buildings, lettings, financial arrangements etc, promotion and hosting of events and networking activities, plus out of hours opening / caretaking	£30,000
Heat, light and power (under a low carbon specification)	£8,000
Cleaning	£2,500
Insurances and legal	£4,000
Accountancy and Audit (additional to Forum)	£2,000
Marketing and Advertising	£2,000
Repairs and Maintenance	£2,000
Telecoms (including free wi-fi broadband)	£2,500
Sundries	£1,500
Rates (as charitable limited to café and possible ‘commercial’ unit)	£4,000
<b>Total costs</b>	<b>£58,500</b>

### Income

The income generation of the building is driven primarily by the leasing of space, as shown below. This covers a spectrum from the hire of a room for an hour to the long term lease of space to, for example, the café operator.

<b>INCOME (annual)</b>	
Café (franchised – private operator)	£12,000
Crèche (franchised to community business)	£10,000
Commercial Suite (let to social economy organisation, eg community gym)	£8,000
Meetings: conference suite at 200 hours at commercial rate £60/hr, 800 hours at cultural and community rate at £18 (30% of commercial), 500 hours uncharged community use (charges net of refreshments costs)	£35,200
Training Suite (1000 hours a year at £15, 300 hours uncharged for local resident access training)	£15,000
Incubation suites (£10 psf all inclusive, 10% voids)	£10,000
Forum Office space	-
<b>Total</b>	<b>£90,200</b>

## 8. ECONOMIC / FINANCIAL CONSIDERATIONS

### Sustainability : Net Annual Operating Surplus and Viability

<b>Net Annual Operating Surplus</b> <b>(Surplus of Income over costs)</b>	<b>£90,200</b>
	<b>- £58,500</b>
	<b>£31,700</b>

The above table shows that the building generates a surplus over its operating costs that would be sufficient to ensure its survival and development.

In relation to the robustness of this viability, analysis of the income stream shows that the building remains viable if any single income stream fails (note that there is a caretaking saving where meetings use falls short of target).

### Additional Building 'Gift'

The value of the '*building gift*', the uncharged provision to the Donegall Pass community, is around £10,000 a year in relation to the Forum's offices, and a further £15,000 in uncharged meetings use and training, a total of £25,000 pa.

## 9. CONCLUSION

This concept study has reached a number of robust conclusions:

- The subject building, **the former Inclusion Zone**, that lies derelict in a prominent site in the middle of Donegall Pass can be a **focus for significant regeneration**
- There is **no shortage of potential uses** for the site, the Pass area needing a arrange of community focused provision, from health to youth to training to jobs to community empowerment, as well as tapping into the potential offered by the proximity to the café culture of the Botanic area and the business needs of the city centre, for example for meeting rooms
- The sheer diversity and scale of potential occupiers requires choices to be made and the study suggests **that two key areas** – health and youth – are so substantial a requirement that they **argue for their own dedicated provision**. The Inclusion Zone analysis should therefore be seen as kicking off **a much larger study** as to provision along the entire Pass
- A **focus as a community hub** would enable the **Donegall Pass Forum** to move from their current offices into a space where they could provide more and engage better with the local community. This sense of **engagement** is key to how the building could act, in that a café frontage will attract casual visitors, while provision such training rooms can then deepen that contact
- This calls for **a series of uses in the building**, which importantly gives it a broad base of income streams, which in turn can **provide sustainability**
- These uses will change over time, so **a key requirement is for flexibility** in the accommodation offered
- Flexibility permits **different client groups comprising all ages, genders and backgrounds**, to be serviced through the day and week, with perhaps a space holding a music event for pre-school children in the morning, a training event for unemployed in the afternoon and rented out for business use in the evening, or perhaps a cultural event. In this way **the building is open for all and a true 'inclusion zone'**.
- **This need for flexibility, coupled with the need for accessibility, argues for a new building, one that makes best use of the site, and which is of the scale necessary to create sustainability and achieve maximum impact, where uses work together**
- The **delivery of the project will require around £2.5m** in capital support, to cover construction costs, fees and fit-out. The project can though be **capable of meeting its operating costs thereafter**.

- Appendix A** Condition Survey, Existing Building (Inclusion Zone)
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- Appendix C** Creche and Nursery Options
- Appendix D** Discussion Document for Sustainable Measures
- Appendix E** Best Practice Examples
- Appendix F** Practice Information – Consarc Design Group and EPEC

**Appendix A**

**Condition Survey, Existing Building (Inclusion Zone)**

**Appendix B**

**Schedule of Existing Accommodation – Donegall Pass Forum Offices, Grove House**

**Appendix C**

**Creche and Nursery Options**

**Appendix D**

**Discussion Document for Sustainable Measures**

**Appendix E**

**Best Practice Examples**

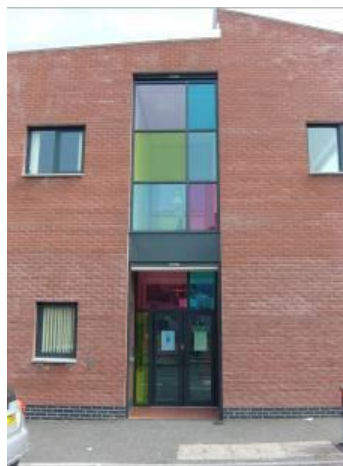
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There are many best practice examples which can be studied to inform the Donegall Pass project. A number of recently constructed community centres constructed by Belfast City Council in deprived areas of the city are worth looking at. Consarc Design Group have acted as architect and lead consultant for two new build community centre projects, at Woodvale and Ardoyne, leading a team of design professionals to take each project from inception to completion.

### Woodvale Community Centre

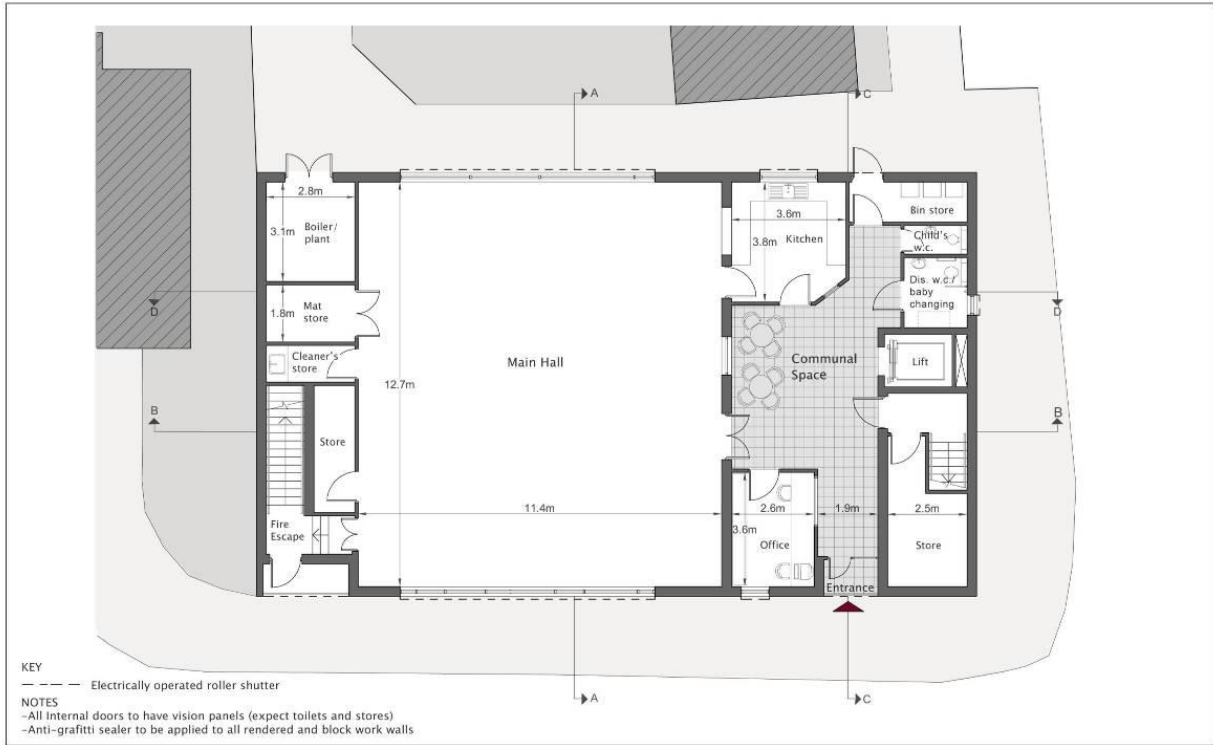
Located at the junction of Cambrai and Ohio Streets, this new build community centre is a contemporary modern 2 storey structure, which replaced an existing facility in the same location. The accommodation comprises a main hall, community cafe, arts and crafts room, computer and meeting rooms, offices, stores and toilet areas.

Considered consultation with stakeholders and user groups informed the development of the floor plans, which were agreed and signed off by both project sponsor and the community centre committee. Belfast City Councillors were consulted as part of the process. The built accommodation is to a high specification throughout, and significant security measures were implemented, given the recent history of events in the area. The centre was opened in 2008. The construction works cost £626,000.00



Front Elevation  
1:100

# APPENDICES



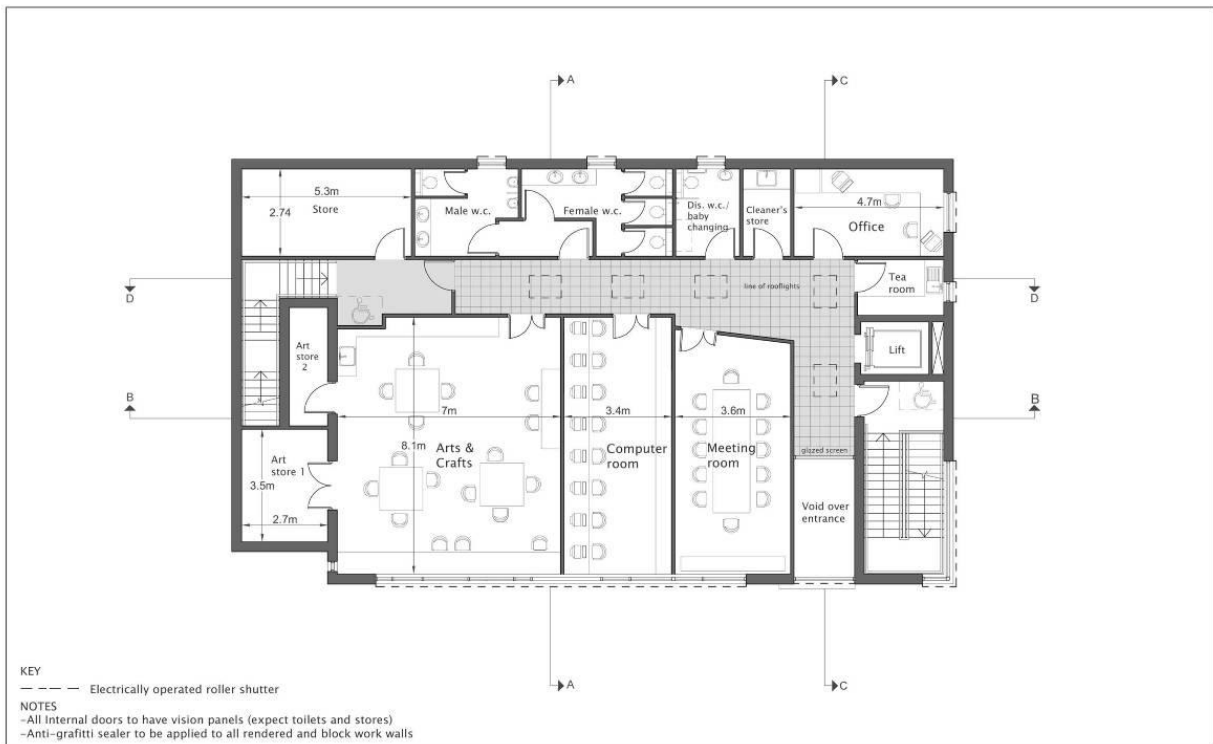
Ground Floor Plan

1:100



Woodvale Community Centre

CONSARC ARCHITECTURE February 2006



First Floor Plan

1:100



Woodvale Community Centre

CONSARC ARCHITECTURE February 2006

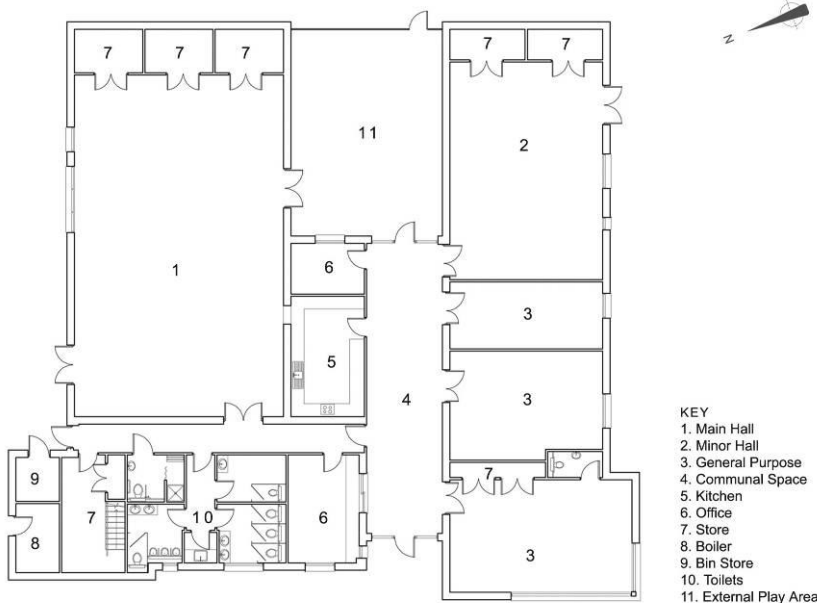
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### Ardoyne Community Centre

This new build community centre, completed in 2008, is a single storey contemporary modern building located in Herbert Street in the heart of the Ardoyne. The building has been designed to take account of very specific issues which were raised through a process of consultation with end-users. The accommodation is planned around a communal space or hub, designed to allow clear direction finding and good orientation.

The main hall is primarily designed for short mat bowling, but is a flexible space which allows other youth, sporting, and community activities. The minor hall and general purpose rooms are also flexible spaces which are used by various clubs, women's groups, pre-school groups etc. A small external but enclosed garden is provided to allow supervised play. Security issues were high on the agenda, the building being located in an area of Belfast with a troubled past. All openings to the exterior have carefully designed roller shutters incorporated.

Project costs £746,000.00



**ARDOYNE COMMUNITY CENTRE**  
As Built Floor Plans  
RICS Awards 2008

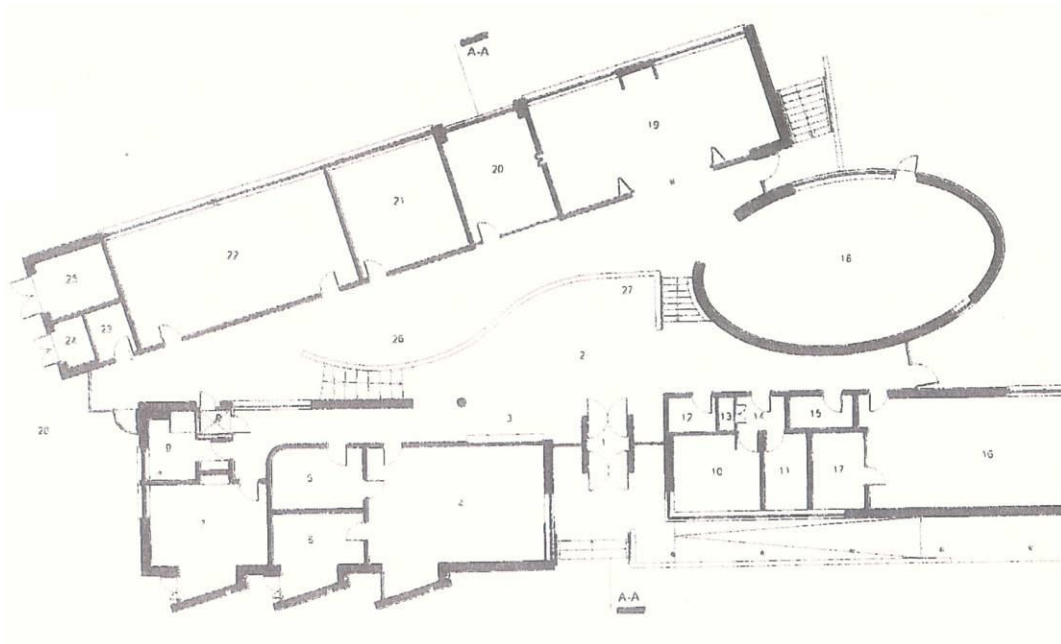
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### Mayo Education Centre, Castlebar

This Education Centre is a central resource and training facility for the teaching profession of County Mayo. The architectural intent was for a building which would lift the spirits of all those who entered.

The 640m<sup>2</sup> building is sculptural in form, with two rectangular blocks displaced by the insertion of an oval volume. This generates a central triangular space which forms the heart of the project. An in-situ concrete canopy establishes a civic approach up a ramp to a lead cube entrance which projects through a glass pane.

This project is relevant to the Donegall Pass project because it is highly modern, bold and distinctive, with careful attention given to building materials and architectural form.



- Ground floor plan
- |                            |                               |
|----------------------------|-------------------------------|
| 1. entrance lobby          | 23. Store                     |
| 2. Entrance foyer          | 24. Switch room               |
| 3. Reception               | 25. Boiler room               |
| 4. Administration/accounts | 26. Seating area - lr. level  |
| 5. Duplication room        | 27. Seating area - upr. level |
| 6. Secretary's office      | 28. Water collector           |
| 7. Director's office       | 29. Public square             |
| 8. Lift platforms          |                               |
| 9. Staff Toilet            |                               |
| 10. Female toilet          |                               |
| 11. Male toilet            |                               |
| 12. Disabled toilet        |                               |
| 13. Store                  |                               |
| 14. Toilet lobby           |                               |
| 15. Cleaners store         |                               |
| 16. I.T. room              |                               |
| 17. I.T. supervisor's room |                               |
| 18. Seminar room           |                               |
| 19. Group rooms            |                               |
| 20. Kitchenette            |                               |
| 21. Group room             |                               |
| 22. Resource room          |                               |

## APPENDICES

### Community Resource Centre, North King Street, Dublin

This community resource centre was developed by Dublin City Council as part of the HARP (Historic Area Regeneration Project) initiative. The brief was to provide a multi functional community resource building whose principal user will be MACRO (the Markets Area Community Resource Organisation), an established community organisation, which provides a range of services to the community including information services, adult education and training, counselling services, local employment services, senior citizens care; crèche, community and youth services. All of these uses are closely aligned with the Donegall Pass project.

A series of consultative meetings took place with MACRO management and the individual service providers to develop the brief for the building and, in particular, to understand both the specific requirements of individual uses and the complex inter-relationship between them. These meetings led to an understanding with MACRO is a significant resource in the local community and its community development projects are a significant contributor to the social and economic regeneration of the Markets area.

The principal design considerations, which informed the development of the project were:

- The provision of a community resource building, which in addition to providing specific accommodation would act as a symbol of community regeneration;
- The design of the build was to be open, accessible and engaging to the area and its residents;
- The provision of a legible and clear organisation to facilitate easy use of its various functions;
- A response to the potential of the site, particularly in its frontage onto North King Street, while simultaneously ameliorating its north facing orientation.

The community resource centre is entered from Green Street, a quiet local street, which is more amenable than the traffic orientated North King Street. The building is organised around a central space, which is seen, in terms of materiality and quality of light, as an extension of the public realm of the street, and admits natural light into the centre of the building. This space divides the plan of the building between a *circulation/service zone* on the southern boundary adjacent to the Debtors Prison, and the *community use areas*, which are organised towards North King and Green Street.

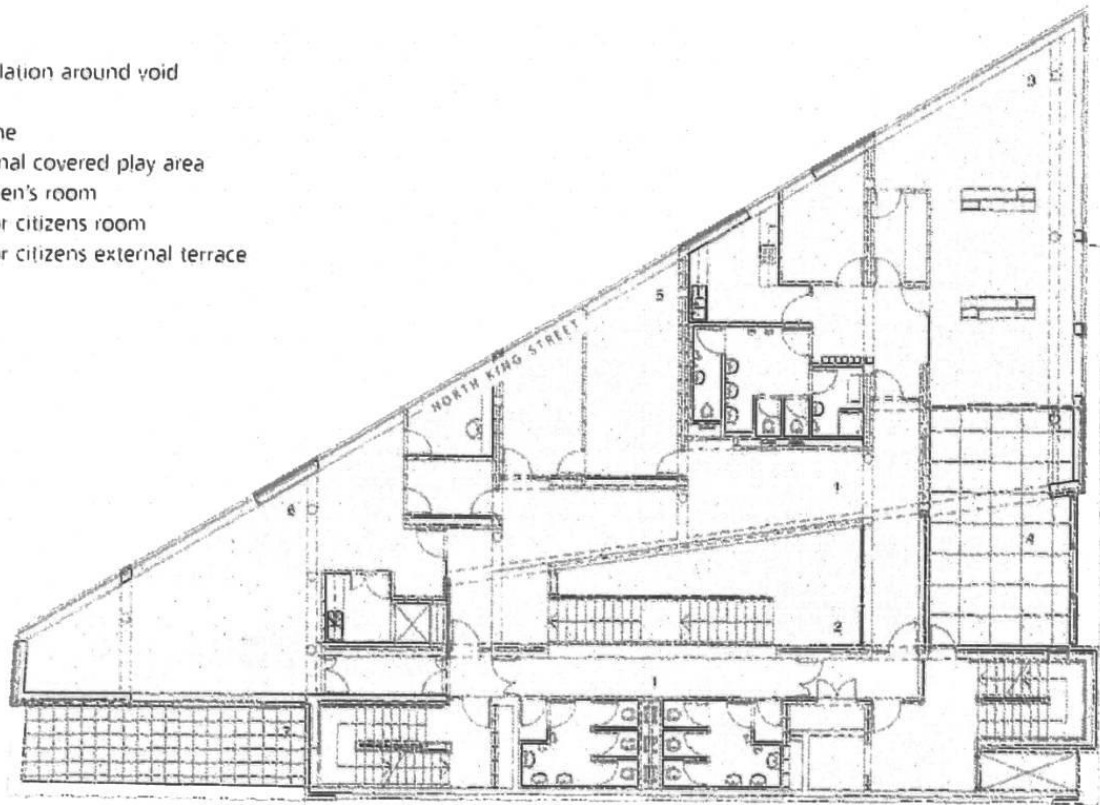
Externally the building is articulated as two principle volumes, which reflect the basic organisation and, in particular, its public accessibility, a board-marked concrete service and circulation block and a blue engineering brickwork-clad element, containing the main services. The Green Street elevation has a covered entrance space, with the screened crèche courtyard above, separating these two volumes and signifying the entrance and central space and void within.



## APPENDICES

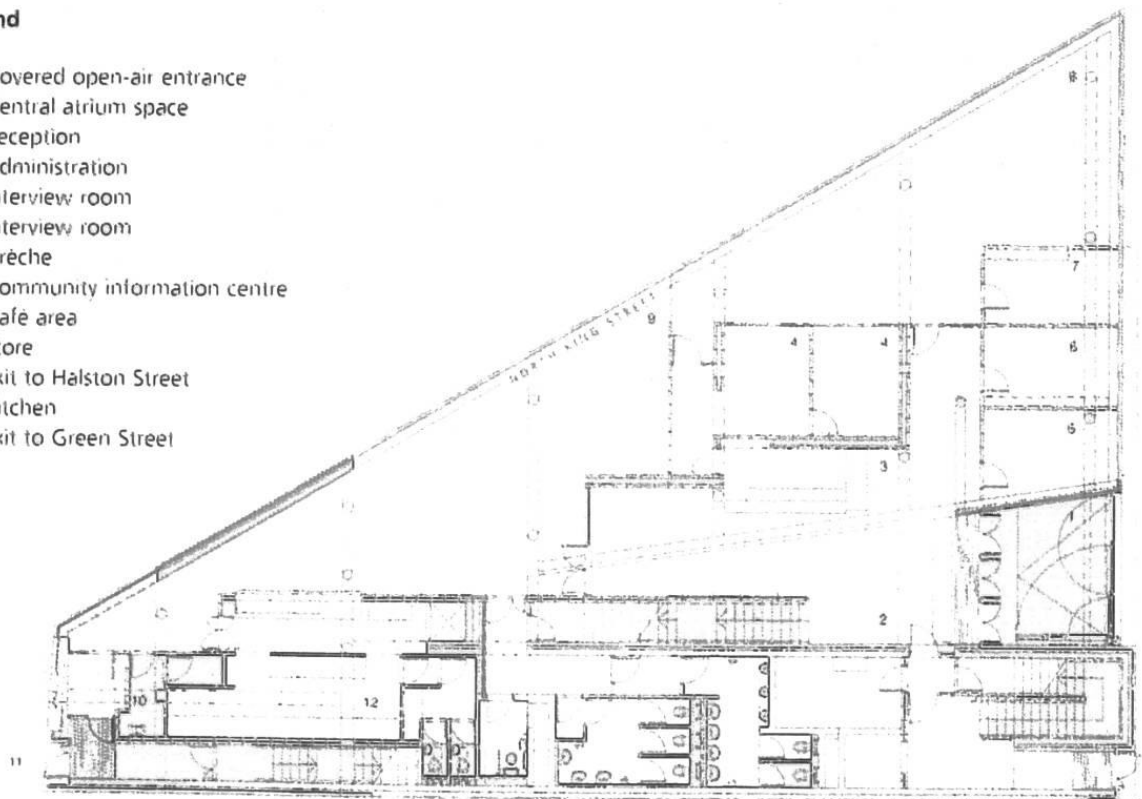
### Legend

- 1 Circulation around void
- 2 Void
- 3 Crèche
- 4 External covered play area
- 5 Women's room
- 6 Senior citizens room
- 7 Senior citizens external terrace



### Legend

- 1 Covered open-air entrance
- 2 Central atrium space
- 3 Reception
- 4 Administration
- 5 Interview room
- 6 Interview room
- 7 Crèche
- 8 Community information centre
- 9 Café area
- 10 Store
- 11 Exit to Halston Street
- 12 Kitchen
- 13 Exit to Green Street

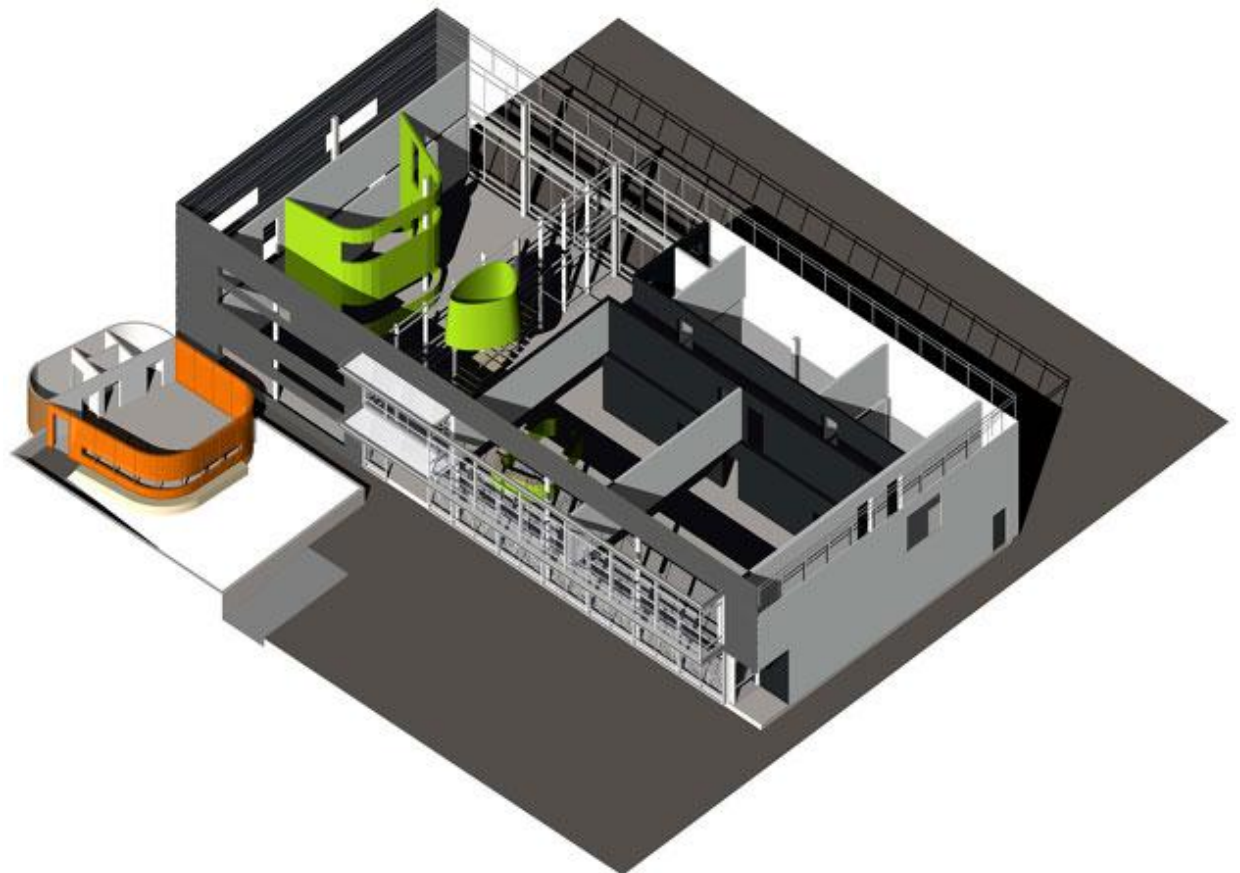


## APPENDICES

### Platform 1, Kings Cross, London

Designed by Gollifer Langston Architects, this recently constructed city learning centre is an exemplar model, very cost conscious project, built for £1,350,000 (£1310 /m<sup>2</sup>). The building is more than flexible. It is adaptable, and capable of reconfiguring in the future by the removal of partitions.

The entrance to the building is under two plane trees, whose roofs dictated the boundaries of the surprisingly generous courtyard. Otherwise it is barely landscaped. The public entrance leads to a distinctive lobby, which is a bright and airy space. Bright colours are used throughout, especially in the crèche area, located at the front of the building. Very careful selection of furniture and control of the fit-out elements provide a very high quality feel, setting a high standard for other city centre learning centres to follow.



## APPENDICES

### Community Centre, Kings Cross, London

Priory Green lies at the centre of the Peabody Trust's 10 housing estates between Angel Islington and Kings Cross in North London. A lack of social facilities led the Trust to commission a new community centre. (Total cost £2,044,447 - £2375 / m<sup>2</sup>).

JCMT Architects were commissioned to design a two storey centre, which comprised of 3 buildings within a timber frame, comprising community meeting rooms, a large hall, a crèche, a manned entrance hall, and estate and regional offices for The Peabody Trust. The community hall, located at first floor level, projects over the entrance lobby, and is a simple beech-lined room with glazed ends overlooking playgrounds on either side. Externally, it is wrapped in pre-patinated copper. On the first floor, rooflights for natural ventilation enhance daylight levels. The building is seen as a symbol of regeneration by the people who live on the estates.



## APPENDICES

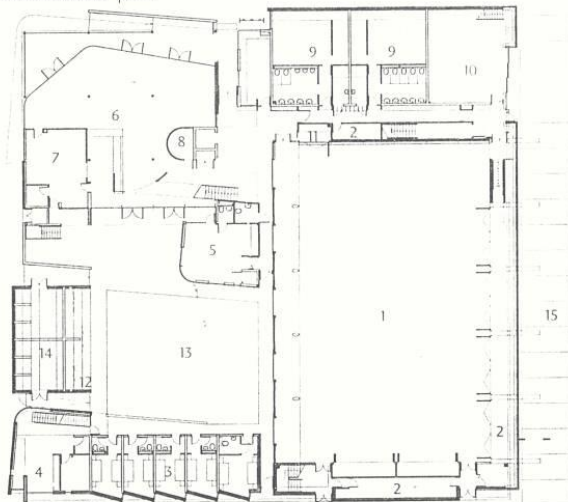
### Millennium Powerhouse, Manchester

The Moss Side estate in Manchester is known as Britain's "Bronx". This new build community centre is a major youth provision and community hub for the estate. Designed by architects Mills, Beaumont, Lavery, Channon, it was completed in 2000 at a cost of £2,437,998 (£920 /m<sup>2</sup>).

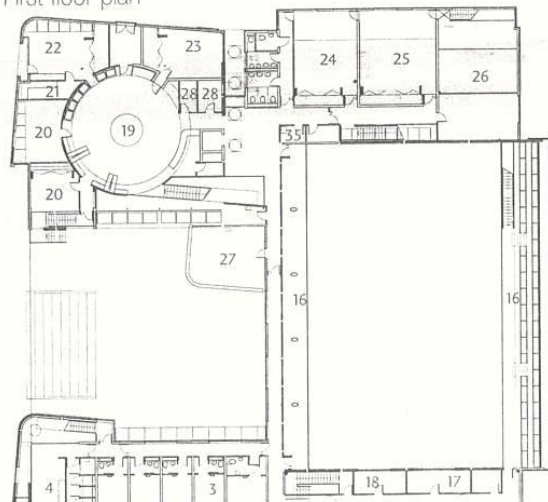
The building comprises a well equipped resource centre, art studios, a vehicle maintenance workshop, a large indoor sports hall, cafe, crèche, residential accommodation, music and rehearsal rooms. The combination of so many functions is unusual. A courtyard separates but somehow links the cafe with the residential wing. The crèche sits in a shaped space in the corner of the courtyard. Above the cafe is the resource centre, something like a library but with computers and a space dedicated for homework clubs. There are also quiet rooms for counselling, an art studio, and acoustically isolated recording rooms. The architect has strived to create challenging spaces wherever possible. The entrance to the courtyard, on the west elevation, slips between the cafe/resource area and the crèche. The staircase to the main resource area has intriguing light sources and glimpses into the other parts of the building. This building is a very good example of a user friendly community centre.



Ground floor plan



First floor plan



#### Key to floor plans

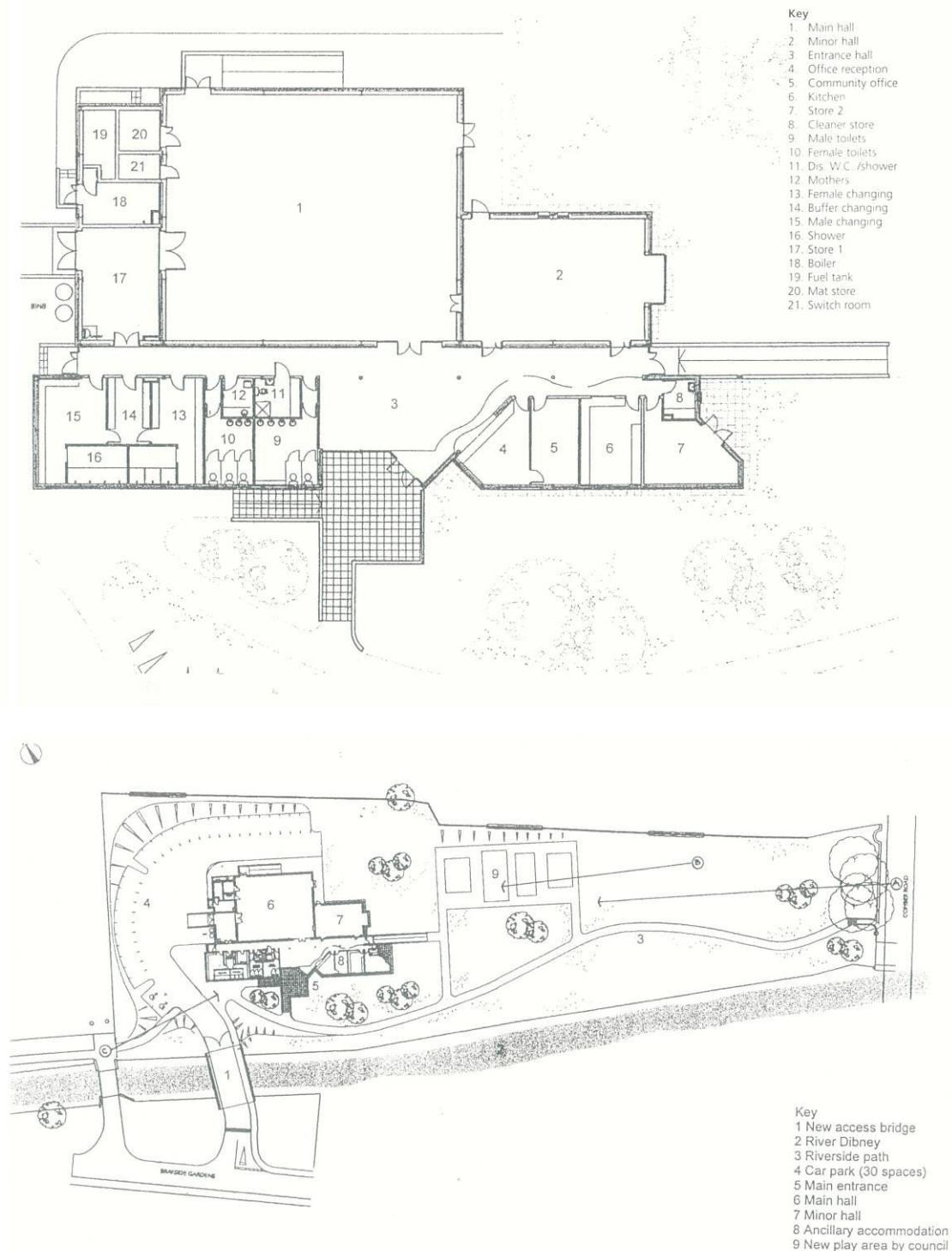
- |                       |                          |
|-----------------------|--------------------------|
| 1 Multipurpose hall   | 15 Terrace to hall       |
| 2 Storage space       | 16 Technical gallery     |
| 3 Bedrooms            | 17 Technical office      |
| 4 Lounge              | 18 Resource area         |
| 5 Playroom/crèche     | 19 Staff room            |
| 6 Café                | 20 Computer/video lab    |
| 7 Kitchen             | 21 Art studio            |
| 8 Lift and pump room  | 22 Music studio          |
| 9 Changing/showers    | 23 Showers               |
| 10 Motor car workshop | 24 Fitness room          |
| 11 Terrace            | 25 Rehearsal room        |
| 12 Courtyard          | 26 Mezzanine to workshop |
| 13 Seating terrace    | 27 Roof terrace          |
| 14 Car parking        | 28 Careers office        |

## APPENDICES

### Centre Point, Community Centre, Killyleagh

Designed by Todd Architects of Belfast, and commissioned by Down District Council, this project was completed in 1999 at a cost of £700,000. The accommodation is arranged around a multi-use hall, and comprised a minor hall, reception and exhibition areas, and changing facilities.

The hall is visually and physically separated from the adjoining 'lean-to' accommodation by a circulation spine which is glazed along the full length of its roof and at either end. This glazed 'slot' allows natural light to flood into the space, which together with the introduction of splashes of colour in the interior, creates a brightness and airiness often missing in buildings of this type. The design process has been extended into a careful consideration of the building's detailing. For example, bulky roller shutters, required to secure external spaces, are concealed from view. The spaces in this building are exceptionally well organised.



**Appendix F**

**Practice Information  
Consarc Design Group and EPEC**

## APPENDICES

### Consarc Design Group - Architects and Quantity Surveyors

Consarc is unique in the Northern Ireland marketplace in offering these 2 disciplines under one roof. Consarc is the largest architectural practice in Belfast and Ireland, with 90 staff in offices in Belfast (The Gas Office), Dublin and Londonderry. The study is supported by cost information provided by the Quantity Surveyors.

### epec – Gordon Welsh, Director

epec is an economic development consultancy specialising in projects with a built dimension. These envisioning feasibility studies include the creation of a new village, (as an affordable housing development), in County Cork, a business / enterprise / learning / workspace hub in Bangor and, with Consarc, work for the National Trust at the Giant's Causeway.

