

**PEARSE PARK  
AND  
CRUMLIN LEISURE  
CENTRE.**

**DESCRIPTION OF PROPOSED DEVELOPMENT.**

**SEPTEMBER 2007**

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A R C H I T E C T S**



**Dublin City Council**  
Comhairle Cathrach Bhaile Atha Cliath

## THE EXISTING PARK

Willie Pearse Memorial Park is located immediately east of Crumlin village. It is accessed from Windmill Road and St. Marys Road. It extends to 19.7 acres and contains 4 grass football pitches and one floodlit all-weather pitch. These are extensively used by local football and GAA clubs. In addition the park contains a 25 metre swimming pool and facilities used by local boxing and bowling clubs.

The existing swimming pool is in poor condition and the park lacks any adequate changing facilities to cater for outdoor sports.

The park is isolated, not overlooked, and subject to vandalism and instances of anti-social behaviour.

# SITE PLAN



NO OVERLOOKING FROM  
THE SURROUNDING  
HOUSES

- SECURITY
- ANTI - SOCIAL ISSUES.

# EXISTING IMAGES



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## PROPOSED REDEVELOPMENT

Dublin City Council proposes to redevelop the Park to provide:

- A new 25 metre pool with a moveable floor.
- A gymnasium and fitness centre including aerobic and treatment areas.
- Changing and ancillary facilities for outdoor sports.
- A new boxing club
- A childcare facility for 70 children.
- A new childrens play ground.
- Improved boundary treatments.
- Additional parking.

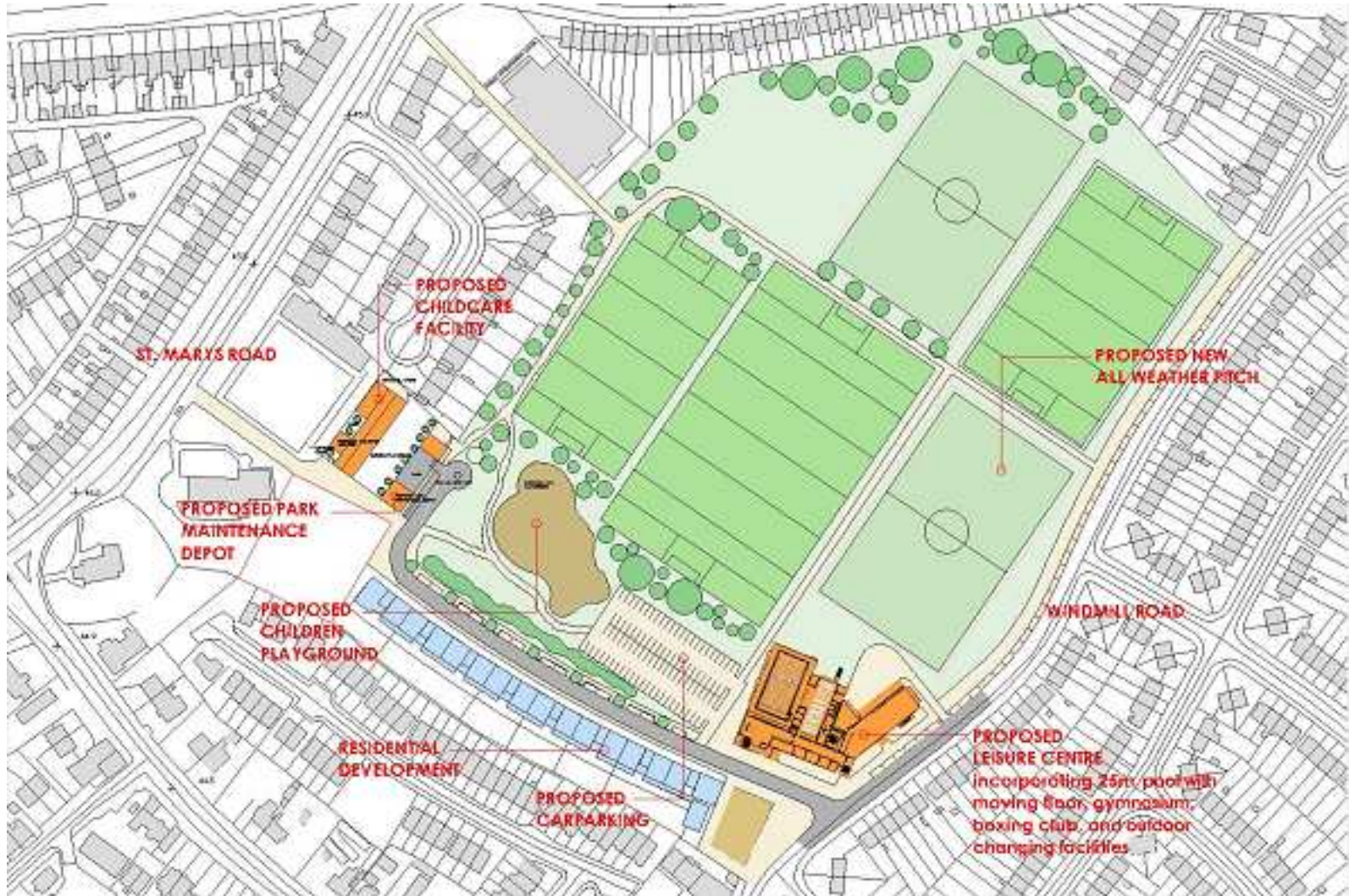


# RESIDENTIAL ELEMENT

To part fund the overall development Dublin City Council proposes to dispose of a site for private residential development within the boundary of the existing park. The development of generous 1, 2, and 3 bedroom apartments will comprise of not more than 60 units in a 3/4 storey block.



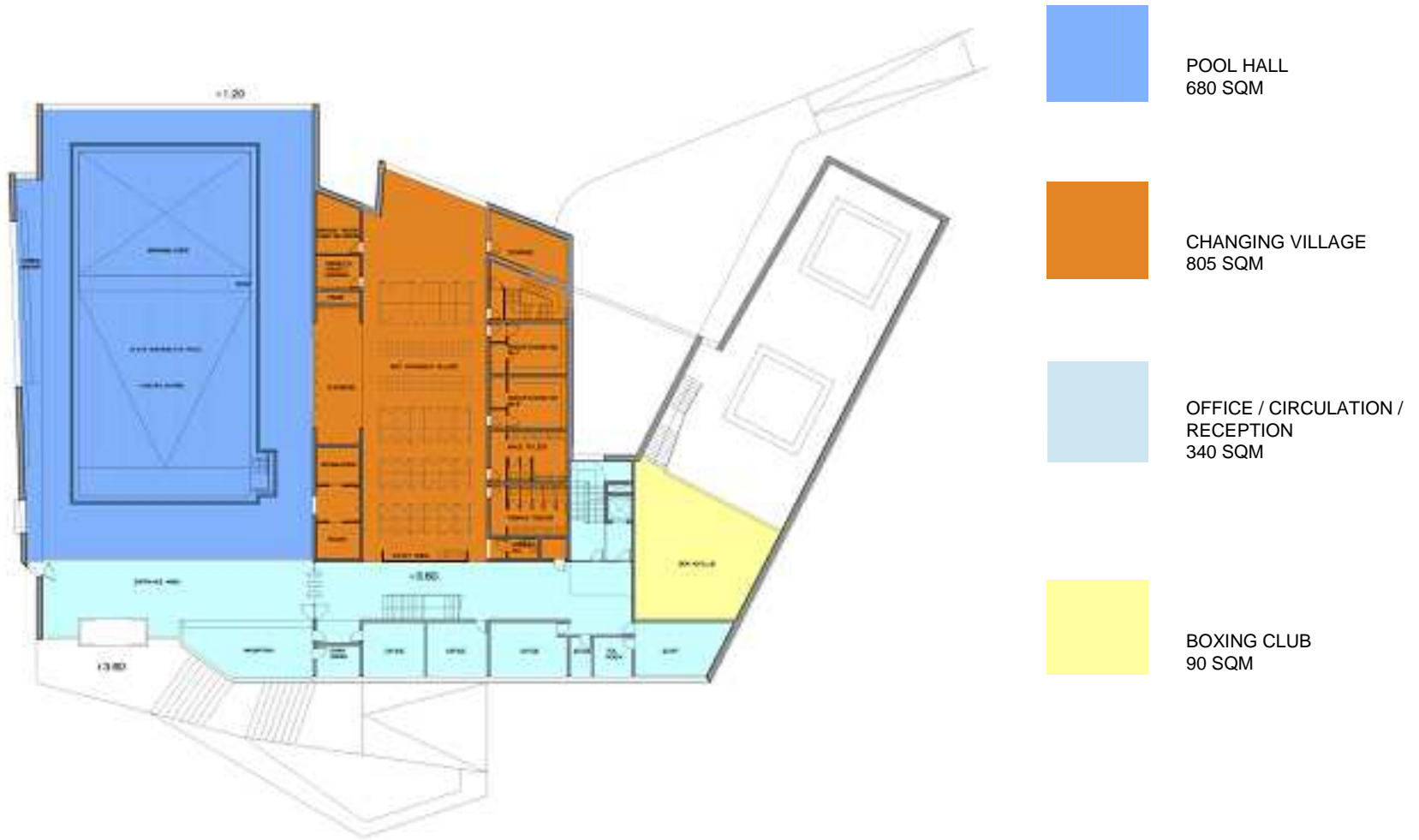
# MASTERPLAN



# LEISURE CENTRE : Ground Floor Plan



# LEISURE CENTRE : First Floor Plan



# LEISURE CENTRE : Second floor plan



PLANT  
25 SQM



DRY SPORTS: GYMNASIUM  
325 SQM

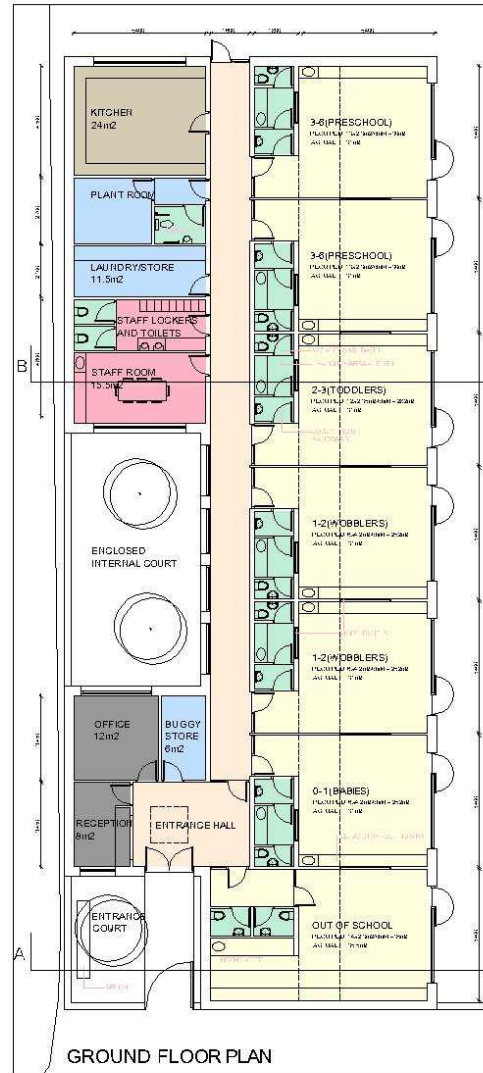
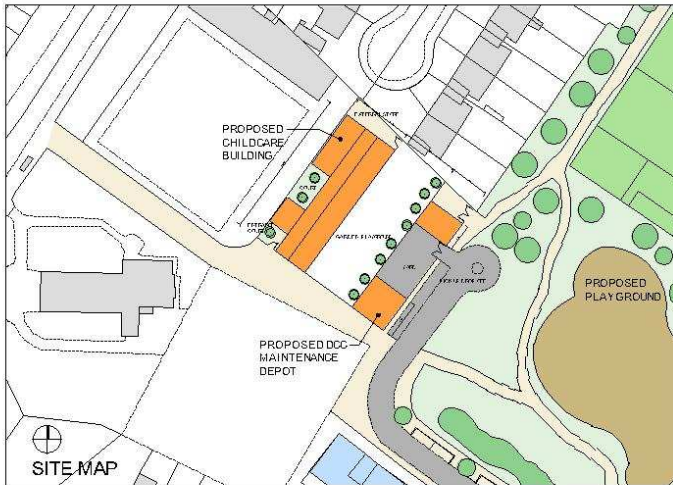


OFFICE / CIRCULATION  
295 SQM



DRY SPORTS: AEROBICS  
75 SQM

# CHILDCARE



CRUMLIN CHILDCARE CENTRE,  
PEARSE MEMORIAL PARK.

10141 SH-APP-11-200-11-2  
TOTAL BUILT AREA: 510m<sup>2</sup>  
TOTAL PLAYING AND AREA: 610m<sup>2</sup>

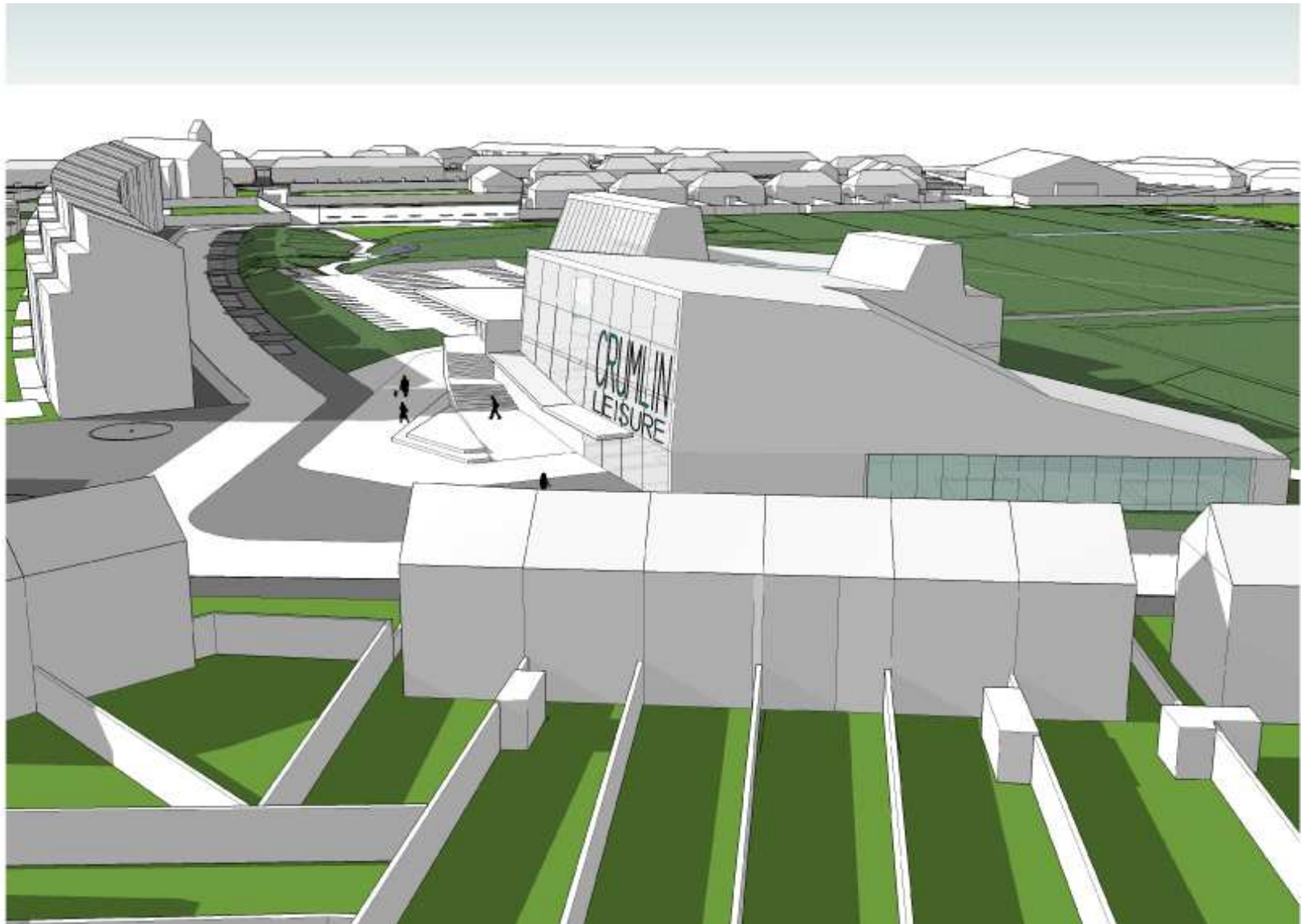
- CLASSROOM AREAS
  - 0-1 (BABIES)
  - 1-2 (WOBBLE)
  - 2-3 (TODDLERS)
  - 3-6 (PRESCHOOL)
  - 4-14 (OUT OF SCHOOL)
- STAFF AREAS
  - STAFF ROOM
  - STAFF LOCKER ROOM
- ADMINISTRATION AREA
  - RECEPTION
  - OFFICE/CONNECTING ROOM
- TOILETS AND CHANGING
  - CHILDREN
  - ADULTS
  - DISABLED
- STORAGE
  - BUGGY STORE
  - PLANT ROOM
  - LAUNDRY AND STORE
- CIRCULATION
  - ENTRANCE HALL
  - ACCESS CORRIDOR
- KITCHEN



DONNELLY TURPIN  
ARCHITECTS



Dublin City Council  
Comhairle Cathrach Bhaile Atha Cliath



VIEW WEST

**DONNELLY TURPIN**  
ARCHITECTS



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VIEW WEST OVER CONTEXT

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# COSTS

<b>1.0 ESTIMATED CONSTRUCTION COSTS</b>		€ 18,065,000.00
1.1 Value Added Tax		€ 2,438,775.00
		<u>€ 20,503,775.00</u>
<b>2.0 PROVISION FOR PERFORMANCE BOND</b>		€ 70,000.00
<b>3.0 PROVISION FOR FUTURE INFLATION ON VALUE OF CONSTRUCTION WORKS</b>		
3.1 Assumes: site start Oct. 2008	€ 903,250.00	
3.2 18 month contract period	€ 711,309.38	
	<u>€ 1,614,559.38</u>	
3.3 Value Added Tax	€ 1,832,524.89	€ 1,832,524.89
<b>TOTAL CONSTRUCTION COSTS</b>		<b>€ 22,406,299.89</b>
<b>4.0 ESTIMATED CAPITAL CONTRIBUTIONS</b> (inc. ESB, Bord Gais, Water, Drainage, Eircom, NTL & VAT)		€ 149,175.00
<b>5.0 PROFESSIONAL / PROJECT MANAGEMENT FEES</b>		
5.1 Full Design Team	€ 2,778,983.60	
5.2 Value Added Tax	€ 583,586.56	
5.3 DCC Project Management	€ 262,500.00	
5.4 Art Allowance (1% of Const. Cost incl. VAT)	€ 64,000.00	
	<u>€ 3,689,070.00</u>	€ 3,689,070.16
<b>TOTAL ALL IN COST</b>		<b><u>€ 26,244,545.05</u></b>