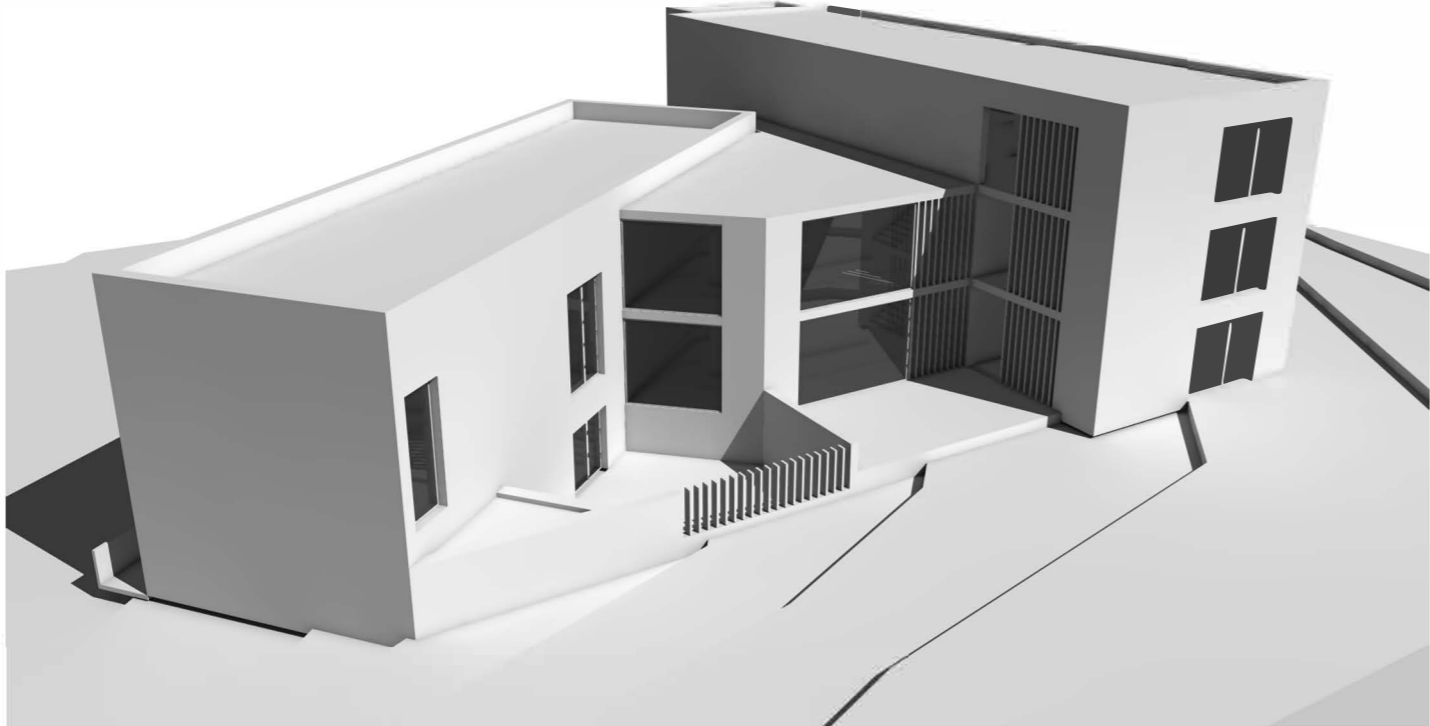


# Citywest Creche & Community Centre Facility

Proposed New SDCC Community Facility at Cuil Duin Avenue



# Citywest Creche & Community Centre Facility

Proposed New SDCC Community Facility at Cuil Duin Avenue

## Site Location



▲ View East along Cuil Duin Avenue



▲ View west along Cuil Duin Avenue with existing Cuil Duin estate to south side of access road

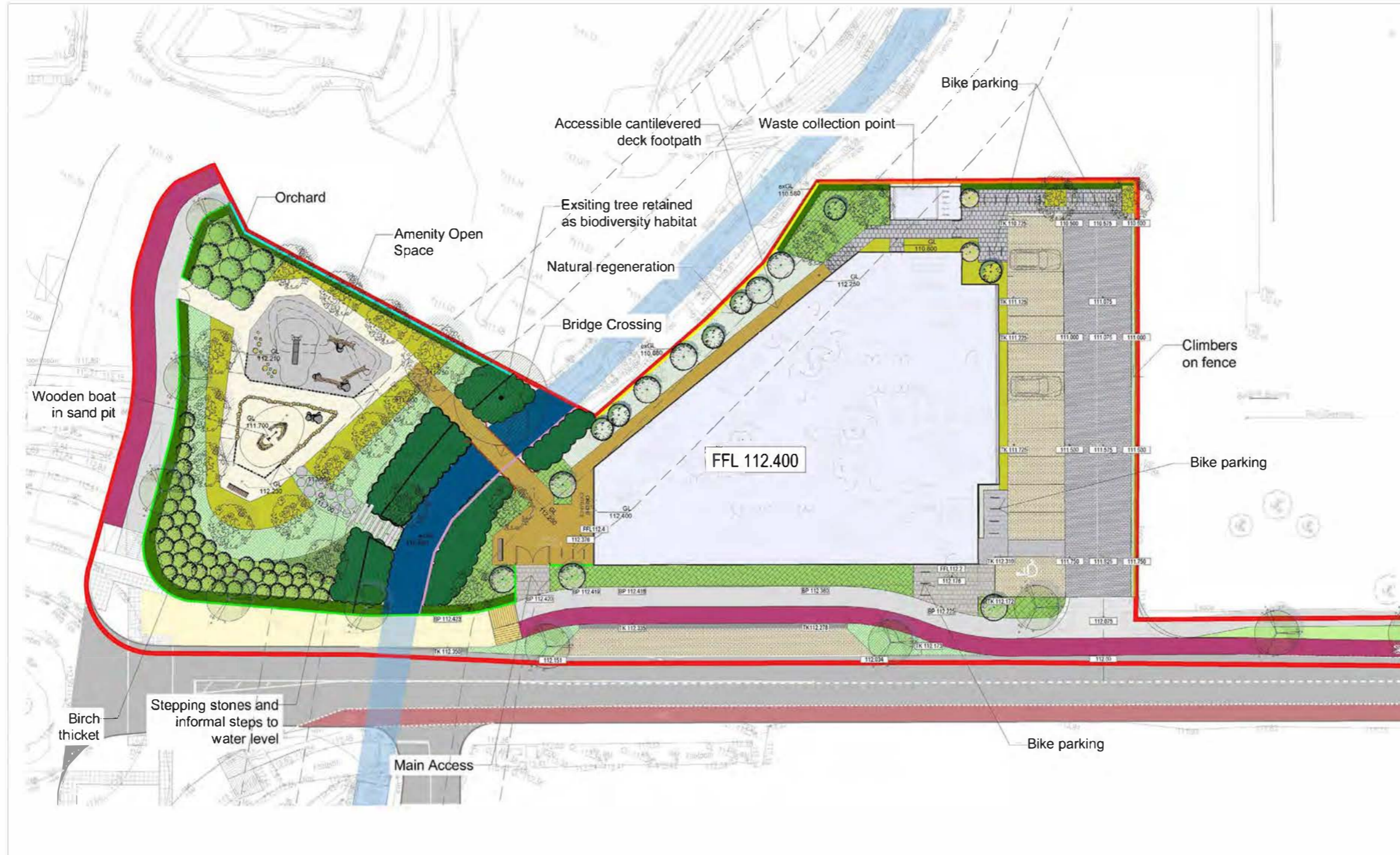
## Project Background

- Planning Permission (Ref. No. SD22A 0398) has been granted to a private developer for a new Creche and Community Centre facility at Citywest.
- The proposed development was undertaken in response to a condition imposed by ABP for neighbouring residential developments, constructed by the same developer.
- It is proposed the facility will be constructed by the developer and transferred into the Council's ownership.
- The Architects' and Community Department are currently undertaking a review of the proposed design and are liaising with the developer on how the design can be improved /modified to meet the needs of the wider community.

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## Site Layout Strategy



The approved planning application (Ref. No. SD22A 0398), includes the following features /amenities, which are largely to be retained:

- On site carparking and vehicle set down area, conveniently located to building entrance
- Proposed new attractive landscaped open space with play facilities and bridge crossing
- Accessible cantilevered deck over existing watercourse
- Proposed orchard screening along the western perimeter of the site
- Bike parking and screened waste collection area

# Citywest Creche & Community Centre Facility

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## Vision Statement



*To deliver a new, fully accessible, inclusive, state-of-the-art, multi-purpose community centre with adjoining creche facility and external landscaped areas.*

- Promote Health and Wellbeing
- Facilitate Community Learning
- A Place to Connect, with Community Cafe
- Provision of Quality Community Childcare

# Citywest Creche & Community Centre Facility

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Vision Statement - Precedent Images



- Flexible, multi-purpose rooms.
- Well planned, fully accessible building.
- Energy efficient design to NZEB standards.
- Attractive landscaped forecourt to building entrance, as informal meeting and possible event space.

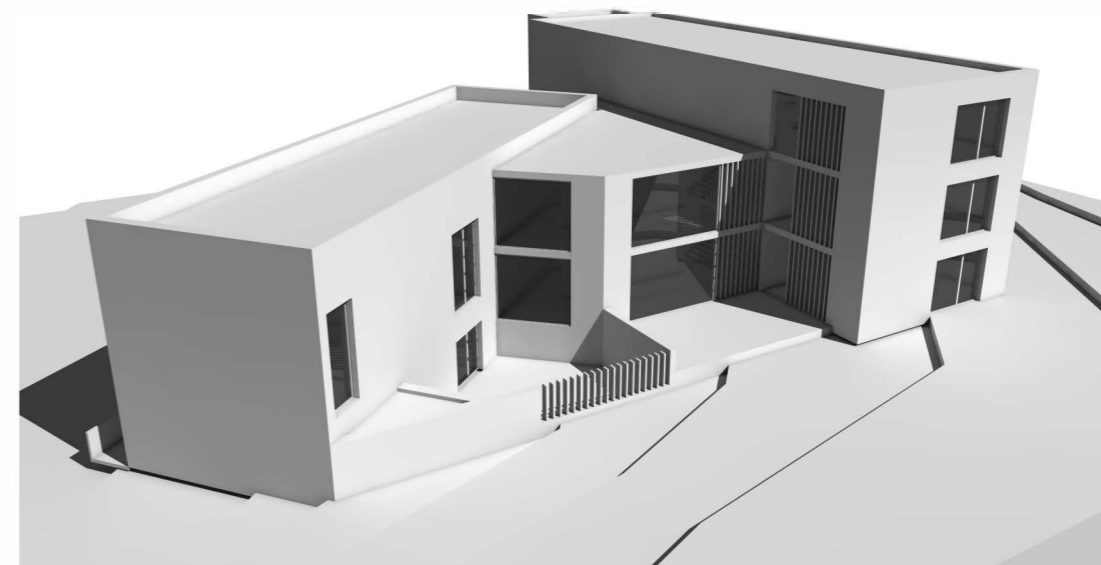
# Citywest Creche & Community Centre Facility

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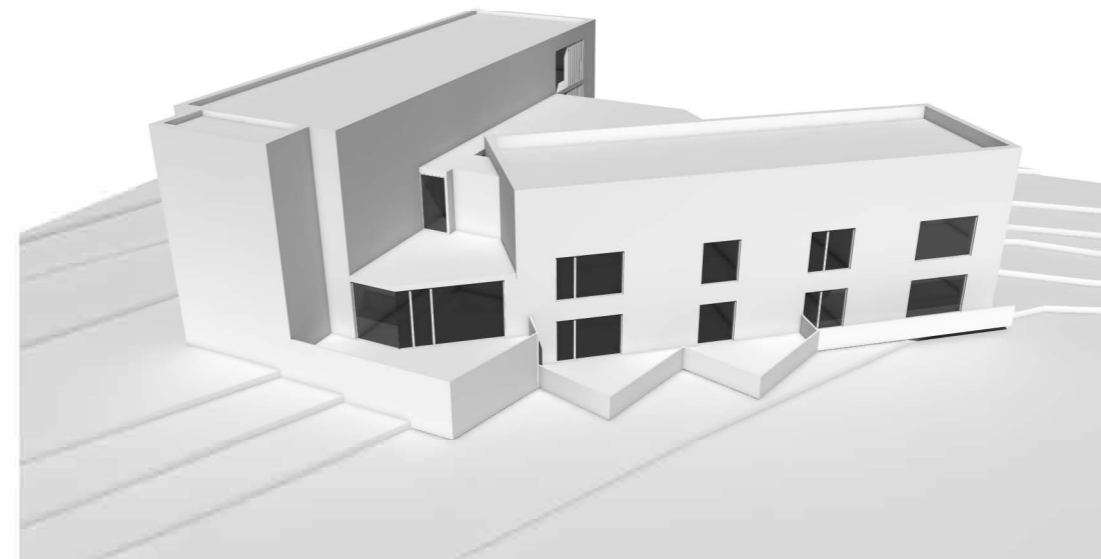
Preliminary Design - Proposed amended building design by SDCC



Above: Proposed Plan, indicating subdivision of Creche and Community



Above: Elevation facing south, onto main road



Above: Elevation facing north and west, overlooking the watercourse

## Please note:

- The above (3D images) is an artist's impression of the proposed redesign, which will be subject to further alterations following input from stakeholders etc.
- The total Gross Floor Area (GFA) for the granted planning application is 1610 sq.m. (613 sq.m. for Creche and 997 sq.m. for Community) and will be the target GFA of the amended building design, subject to the outcome of further feasibility analysis.

# **Citywest Creche & Community Centre Facility**

Proposed New SDCC Community Facility at Cuil Duin Avenue



Programme & Cost

## **Order of Magnitude Costing:**

€5.2M

## **Project Programme:**

Dec '23/ Jan '24 - Design Workshops

End March '24 - Revised Planning Application Submission

July '24 - Commencement Onsite

Q2 2026 - Completion /Handover