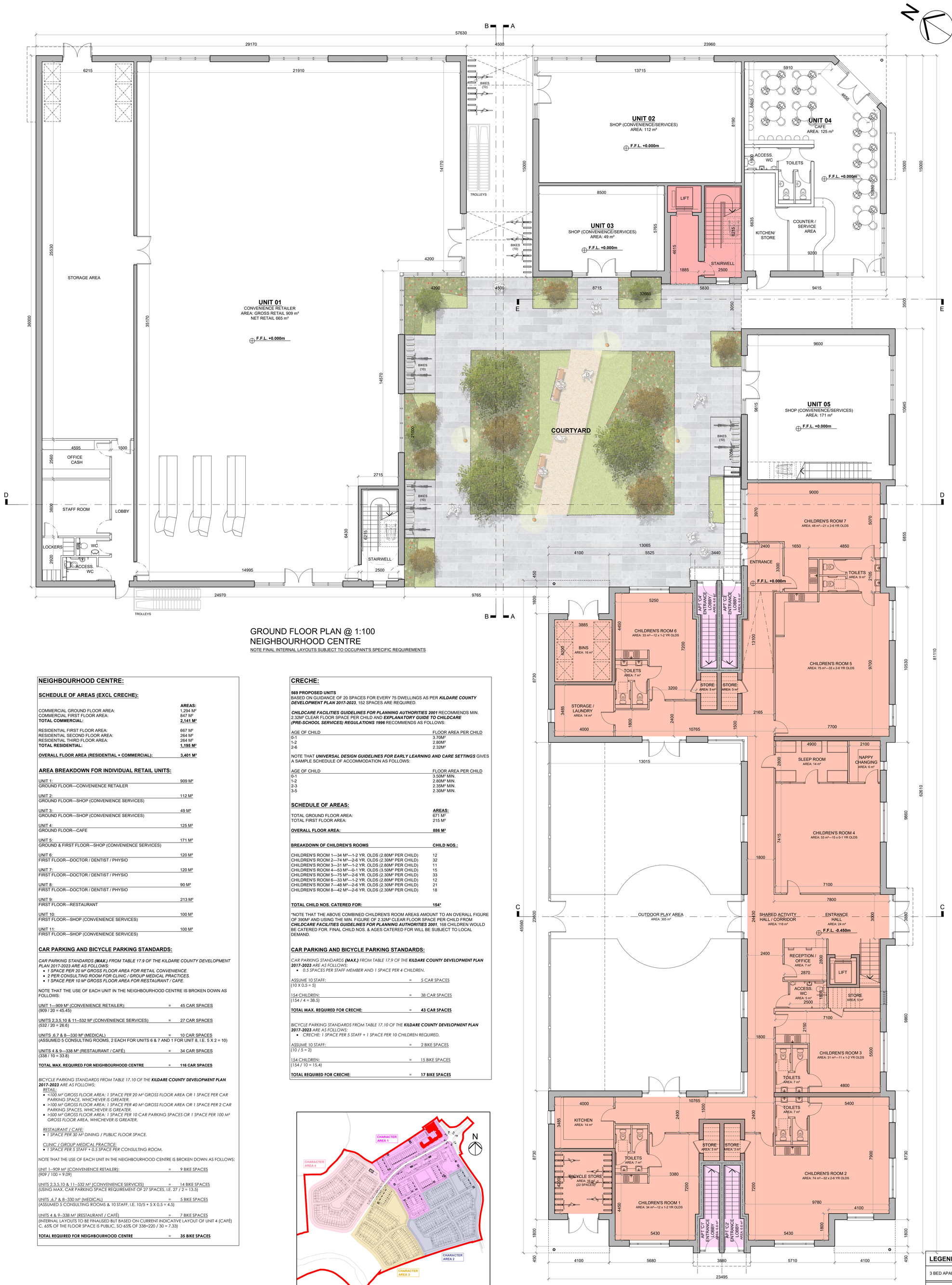
A0



GROUND FLOOR PLAN @ 1:100
NEIGHBOURHOOD CENTRE

NOTE FINAL INTERNAL LAYOUTS SUBJECT TO OCCUPANT'S SPECIFIC REQUIREMENTS

NEIGHBOURHOOD CENTRE:

SCHEDULE OF AREAS (EXCL CRECHE):

	AREAS:
COMMERCIAL GROUND FLOOR AREA:	1,294 M²
COMMERCIAL FIRST FLOOR AREA:	847 M²
TOTAL COMMERCIAL:	**2,141 M²**
RESIDENTIAL FIRST FLOOR AREA:	667 M²
RESIDENTIAL SECOND FLOOR AREA:	264 M²
RESIDENTIAL THIRD FLOOR AREA:	264 M²
TOTAL RESIDENTIAL:	**1,195 M²**
OVERALL FLOOR AREA (RESIDENTIAL + COMMERCIAL):	**3,401 M²**

AREA BREAKDOWN FOR INDIVIDUAL RETAIL UNITS:

UNIT 1: GROUND FLOOR—CONVENIENCE RETAILER	909 M²
UNIT 2: GROUND FLOOR—SHOP (CONVENIENCE SERVICES)	112 M²
UNIT 3: GROUND FLOOR—SHOP (CONVENIENCE SERVICES)	49 M²
UNIT 4: GROUND FLOOR—CAFE	125 M²
UNIT 5: GROUND & FIRST FLOOR—SHOP (CONVENIENCE SERVICES)	171 M²
UNIT 6: FIRST FLOOR—DOCTOR / DENTIST / PHYSIO	120 M²
UNIT 7: FIRST FLOOR—DOCTOR / DENTIST / PHYSIO	120 M²
UNIT 8: FIRST FLOOR—DOCTOR / DENTIST / PHYSIO	90 M²
UNIT 9: FIRST FLOOR—RESTAURANT	213 M²
UNIT 10: FIRST FLOOR—SHOP (CONVENIENCE SERVICES)	100 M²
UNIT 11: FIRST FLOOR—SHOP (CONVENIENCE SERVICES)	100 M²

CAR PARKING AND BICYCLE PARKING STANDARDS:

*CAR PARKING STANDARDS **(MAX.)** FROM TABLE 17.9 OF THE KILDARE COUNTY DEVELOPMENT PLAN 2017-2023 ARE AS FOLLOWS:*

- *1 SPACE PER 20 M² GROSS FLOOR AREA FOR RETAIL CONVENIENCE.*
- *2 PER CONSULTING ROOM FOR CLINIC / GROUP MEDICAL PRACTICES.*
- *1 SPACE PER 10 M² GROSS FLOOR AREA FOR RESTAURANT / CAFE.*

NOTE THAT THE USE OF EACH UNIT IN THE NEIGHBOURHOOD CENTRE IS BROKEN DOWN AS FOLLOWS:

UNIT 1—909 M² (CONVENIENCE RETAILER): (909 / 20 = 45.45)	=	45 CAR SPACES
UNITS 2,3,5,10 & 11–532 M² (CONVENIENCE SERVICES) (532 / 20 = 26.6)	=	27 CAR SPACES
UNITS ,6,7 & 8—330 M² (MEDICAL) (ASSUMED 5 CONSULTING ROOMS, 2 EACH FOR UNITS 6 & 7 AND 1 FOR UNIT 8, I.E. 5 X 2 = 10)	=	10 CAR SPACES
UNITS 4 & 9—338 M² (RESTAURANT / CAFÉ) (338 / 10 = 33.8)	=	34 CAR SPACES
TOTAL MAX. REQUIRED FOR NEIGHBOURHOOD CENTRE	=	**116 CAR SPACES**

*BICYCLE PARKING STANDARDS FROM TABLE 17.10 OF THE **KILDARE COUNTY DEVELOPMENT PLAN 2017-2023** ARE AS FOLLOWS:*

RETAIL:

- *<100 M² GROSS FLOOR AREA: 1 SPACE PER 20 M² GROSS FLOOR AREA OR 1 SPACE PER CAR PARKING SPACE, WHICHEVER IS GREATER.*
- *>100 M² GROSS FLOOR AREA: 1 SPACE PER 40 M² GROSS FLOOR AREA OR 1 SPACE PER 2 CAR PARKING SPACES, WHICHEVER IS GREATER.*
- *>500 M² GROSS FLOOR AREA: 1 SPACE PER 10 CAR PARKING SPACES OR 1 SPACE PER 100 M² GROSS FLOOR AREA, WHICHEVER IS GREATER.*

RESTAURANT / CAFE:

- *1 SPACE PER 30 M² DINING / PUBLIC FLOOR SPACE.*

CLINIC / GROUP MEDICAL PRACTICE:

- *1 SPACE PER 5 STAFF + 0.5 SPACE PER CONSULTING ROOM.*

NOTE THAT THE USE OF EACH UNIT IN THE NEIGHBOURHOOD CENTRE IS BROKEN DOWN AS FOLLOWS:

UNIT 1–909 M² (CONVENIENCE RETAILER): (909 / 100 = 9.09)	=	9 BIKE SPACES
UNITS 2,3,5,10 & 11–532 M² (CONVENIENCE SERVICES) (USING MAX. CAR PARKING SPACE REQUIREMENT OF 27 SPACES, I.E. 27 / 2 = 13.5)	=	14 BIKE SPACES
UNITS ,6,7 & 8–330 M² (MEDICAL) (ASSUMED 5 CONSULTING ROOMS & 10 STAFF, I.E. 10/5 + 5 X 0.5 = 4.5)	=	5 BIKE SPACES
UNITS 4 & 9–338 M² (RESTAURANT / CAFÉ) (INTERNAL LAYOUTS TO BE FINALISED BUT BASED ON CURRENT INDICATIVE LAYOUT OF UNIT 4 (CAFÉ) C. 65% OF THE FLOOR SPACE IS PUBLIC, SO 65% OF 338=220 / 30 = 7.33)	=	7 BIKE SPACES
TOTAL REQUIRED FOR NEIGHBOURHOOD CENTRE	=	**35 BIKE SPACES**

CRECHE:

569 PROPOSED UNITS
BASED ON GUIDANCE OF 20 SPACES FOR EVERY 75 DWELLINGS AS PER ***KILDARE COUNTY DEVELOPMENT PLAN 2017-2023***, 152 SPACES ARE REQUIRED.

CHILDCARE FACILITIES GUIDELINES FOR PLANNING AUTHORITIES 2001 RECOMMENDS MIN. 2.32M² CLEAR FLOOR SPACE PER CHILD AND ***EXPLANATORY GUIDE TO CHILDCARE (PRE-SCHOOL SERVICES) REGULATIONS 1996*** RECOMMENDS AS FOLLOWS:

AGE OF CHILD	FLOOR AREA PER CHILD
0-1	3.70M²
1-2	2.80M²
2-6	2.32M²

NOTE THAT ***UNIVERSAL DESIGN GUIDELINES FOR EARLY LEARNING AND CARE SETTINGS*** GIVES A SAMPLE SCHEDULE OF ACCOMMODATION AS FOLLOWS:

AGE OF CHILD	FLOOR AREA PER CHILD
0-1	3.50M² MIN.
1-2	2.80M² MIN.
2-3	2.35M² MIN.
3-5	2.30M² MIN.

SCHEDULE OF AREAS:

	AREAS:
TOTAL GROUND FLOOR AREA:	671 M²
TOTAL FIRST FLOOR AREA:	215 M²
OVERALL FLOOR AREA:	**886 M²**

BREAKDOWN OF CHILDREN'S ROOMS	CHILD NOS.:
CHILDREN'S ROOM 1—34 M²—1-2 YR. OLDS (2.80M² PER CHILD)	12
CHILDREN'S ROOM 2—74 M²—2-6 YR. OLDS (2.30M² PER CHILD)	32
CHILDREN'S ROOM 3—31 M²—1-2 YR. OLDS (2.80M² PER CHILD)	11
CHILDREN'S ROOM 4—53 M²—0-1 YR. OLDS (3.50M² PER CHILD)	15
CHILDREN'S ROOM 5—75 M²—2-6 YR. OLDS (2.30M² PER CHILD)	33
CHILDREN'S ROOM 6—33 M²—1-2 YR. OLDS (2.80M² PER CHILD)	12
CHILDREN'S ROOM 7—48 M²—2-6 YR. OLDS (2.30M² PER CHILD)	21
CHILDREN'S ROOM 8—42 M²—2-6 YR. OLDS (2.30M² PER CHILD)	18
TOTAL CHILD NOS. CATERED FOR:	**154***

*NOTE THAT THE ABOVE COMBINED CHILDREN'S ROOM AREAS AMOUNT TO AN OVERALL FIGURE OF 390M² AND USING THE MIN. FIGURE OF 2.32M² CLEAR FLOOR SPACE PER CHILD FROM ***CHILDCARE FACILITIES GUIDELINES FOR PLANNING AUTHORITIES 2001***, 168 CHILDREN WOULD BE CATERED FOR. FINAL CHILD NOS. & AGES CATERED FOR WILL BE SUBJECT TO LOCAL DEMAND.

CAR PARKING AND BICYCLE PARKING STANDARDS:

*CAR PARKING STANDARDS **(MAX.)** FROM TABLE 17.9 OF THE **KILDARE COUNTY DEVELOPMENT PLAN 2017-2023** ARE AS FOLLOWS:*

- *0.5 SPACES PER STAFF MEMBER AND 1 SPACE PER 4 CHILDREN.*

ASSUME 10 STAFF: (10 X 0.5 = 5)	=	5 CAR SPACES
154 CHILDREN: (154 / 4 = 38.5)	=	38 CAR SPACES
TOTAL MAX. REQUIRED FOR CRECHE:	=	**43 CAR SPACES**

*BICYCLE PARKING STANDARDS FROM TABLE 17.10 OF THE **KILDARE COUNTY DEVELOPMENT PLAN 2017-2023** ARE AS FOLLOWS:*

- *CRECHE: 1 SPACE PER 5 STAFF + 1 SPACE PER 10 CHILDREN REQUIRED.*

ASSUME 10 STAFF: (10 / 5 = 2)	=	2 BIKE SPACES
154 CHILDREN: (154 / 10 = 15.4)	=	15 BIKE SPACES
TOTAL REQUIRED FOR CRECHE:	=	**17 BIKE SPACES**

KEY PLAN

LEGEND:

3 BED APARTMENT:	
2 BED APARTMENT: (4 PERSON)	
2 BED APARTMENT: (3 PERSON)	
1 BED APARTMENT:	
APARTMENT CIRCULATION: (LIFT SHAFT, STAIRWELL, CORRIDOR ETC.)	
PRIVATE AMENITY SPACE:	
COURTYARD SPACE:	
CRECHE BUILDING:	

NEIGHBOURHOOD CENTRE

NOTES:

DO NOT SCALE, USE ONLY FIGURED DIMENSIONS WHICH SHOULD BE CHECKED ON SITE BEFORE WORK COMMENCES.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST BUILDING REGULATIONS.

REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATION FOR ALL STRUCTURAL WORK.

THIS DRAWING IS COPYRIGHT.

NO.:	REVISIONS:	DATE:	H		DATE:
A			I		
B			J		
C			K		
D			L		
E			M		
F			N		
G			O		

LEGEND:

REFER TO THE SITE LAYOUT DRAWING FOR THE FINISHED FLOOR LEVEL(S) FOR THE BLOCK.

OFA
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PROJECT:	PROPOSED GREAT CONNELL SHD AT NEWBRIDGE, CO. KILDARE.		
TITLE:	PROPOSED GROUND FLOOR PLAN OF THE NEIGHBOURHOOD CENTRE BUILDING (INCLUDES CRECHE).		
CLIENT:	ASTON LTD.	STAGE:	PLANNING
PROJECT NO.:	19070	DRG. NO.:	PA-150 (SHEET 1 OF 5)
SCALE:	1:100	DRAWN:	POF
DATE:	MARCH 2022	CHECKED:	POF