

Monaghan County Council

Monaghan Peace Campus

Information Pack



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1.0 Proposal

The Council is seeking consultants to provide an integrated development called the **Monaghan Peace Campus** which will include following elements:-

- Cultural Heritage Centre
- Youth Facility
- Public Library
- Community Hub
- Ulster Scots Agency
- Car Parking
- Civic Square
- Outdoor Play area
- Outdoor Sport area

The project is to be an integrated development that will bring together a number of elements and to be a key component in the regeneration of north part of Monaghan town. The overall design should bring together the various elements so as to be complementary and to allow good integration and access between them. The design should have regard to the scale and character of development in the area; it should provide a positive contribution to the streetscape and should be a Regional landmark development.

The project is to create a cohesive society through an increased provision of shared spaces and services.

2.0 Project Objectives

- The Peace Campus to be an iconic and of regional significance and to be of a landmark development.
- The development is not to be the side-by-side development of the individual elements but rather an integrated building encompassing all elements but which at the same time can provide individual identity and functionality.
- The Campus will form an intrinsic part of the overall redevelopment of Monaghan town in conjunction with the civic square, acting as a civic and cultural Peace Campus for the community. It should be developed to create the strongest possible links, both visual and physical, between it and the town centre.
- The Campus is required to be fully accessible for persons with a disability whether staff or the general public.
- The Peace Campus is a key part of the overall development of the site. The development will be sustainable from an ecological and economic perspective and take into account future design of other parts of the site and this will be a core request of any design submitted.
- The Peace Campus is to be highly energy efficient in its design and operation and in employing renewable energy sources to minimise its carbon footprint.
- The Campus should ensure the creation of spatial and urban design inter-relationships with the surrounding streets and area and be sympathetic to neighbours in its design, layout and operation.
- Layout of building to be designed so as to optimise customer and staff comfort and efficiency. Optimum use of circulation space to be achieved.
- Good signage and lighting on the pedestrian access routes particularly from the Town and National Roads.
- Parking arrangements (including disabled parking) to be provided on site along with facilities for bikes and EV vehicle parking.

- Natural ventilation and lighting are to be used as far as possible. Artificial lighting to be to the highest standards.
- Value engineering opportunities and the sharing of facilities to offer operational efficiencies are to be considered.
- Campus should incorporate the highest environmental standards

3.0 Project Overview

3.1 Introduction

- The Monaghan Peace Campus is an integrated project made up of an iconic building, shared space and recreational space in the south Ulster town of Monaghan.
- The mission of the campus will be to operate as a catalyst for the values of peace and reconciliation and for the creation of a more cohesive society through an increased promotion of shared space and services.
- Its aim is to promote peace and reconciliation, social inclusion, increase social capital and positively influence behaviour in the community.
- The impact desired is that the work, day to day practices and annual programme of activities will deliver a positive change in the way people live and behave together.
- The campus will facilitate and stimulate ongoing collaboration, cooperation, resource sharing, understanding and trust.
- It will significantly contribute to lessening obstacles, barriers or threats to building a peaceful reconciled cross society and community in county Monaghan and its cross border environs.

It is envisaged that the Library element of the project will be funded from the Public Library Capital Grant Programme. An application for funding under PEACE IV will be made for the main elements of the project.

3.2 The Site Location

Monaghan town is located at the intersection of the N2 Dublin-Derry and N54 Cavan National routes linking Dublin to the north-west and Belfast to the midlands, respectively.

The overall site is located at the intersection of Glaslough Street and the North Road in the northern part of Monaghan Town centre. The site is bounded to the north by the main

midlands to Belfast national route and to the east by main access to the town from the Dublin to north-east route.

The overall site is made up of the County Council's former main machinery yard and depot to the centre and east of the site and the old Firestation and Civil Defence depot to the west. The council is in the process of relocating the machinery yards and depot to a new facility and this portion of the site has become available for regeneration. The western portion of the site is currently occupied by Civil Defence and will become available for development in the future. This is not part of the Peace Campus redevelopment, but should be considered at preliminary stage in the design proposal.

The site is adjacent to Monaghan Garda Station on Glasslough Street and the Plantation Road, the Department of Social Protection and assorted commercial units on Plantation Road. The site has frontage along the southern edge of the North Road and faces Monaghan Bus Station and commercial sites.

The overall site is strategically located within the town and seen as a leading the regeneration of this part of the town and being a major boost to the region. It is envisaged that the overall site will be redeveloped to include; The Monaghan Peace Campus, long-term car parking, and other building regeneration in the medium term.

3.3 The Site

The Monaghan Peace Campus and car park are included in the scope of this project and it is proposed to make available the central and eastern portion of the site for the new "Monaghan Peace Campus" development to the east of the site and to make up part of the redevelopment of this part of the town. This will also allow the development to be located at the intersection of the key streets and to take advantage of its prominent location on the approach to the town centre. Vehicular access to site is currently from the Plantation Road and the site is lower than Glaslough Street and the North Road.

3.4 Type of Facilities

The proposed Peace Campus development is intended to provide:

- Cultural Heritage Centre (incorporating Ulster Scots Agency)
- Youth Facility
- Community Hub
- Public Library
- Outdoor play facility
- Outdoor sports area
- Civic Square. The civic square is proposed as a flexible space for public use and as a location for civic and local events, festivals and celebrations.
- All office space to be modern, spatial and of high environmental standards.
- The Peace Campus should provide, user-friendly accommodation for the general public i.e. waiting areas and meeting rooms.

The campus design should be ambitious and iconic and be such that it highlights and reflects an open, welcome and neutral shared space, while also facilitating active partnership.

3.5 General Outline of the Project

Preliminary design stage will involve the preparation of at least three proposals and sufficient number of sketch proposals for the Peace Campus on the site to fully satisfy Monaghan County Council's physical and aesthetic requirements. A detailed cost report for the various options including the development costs will be required also. Please note funding for the development of the public library element of the project has already been secured under the Public Library Capital Grant Programme. Therefore, a clear delineation between the library costs within the project and the other key elements of the project will be required.

The design team will be required to formulate and manage (in conjunction with the Council's appointed representative) the consultation process with the various key stakeholders in the project and to address any concerns raised. The Council will select a preferred scheme design at the end of this stage.

Developed Sketch Design Stage will involve the design development of the preferred building option and completion of the drawings and documentation up to and including Planning Permission grant approved stage. A full Elemental Cost Plan will be prepared during this stage and the costs will be reviewed to confirm that the proposed scheme is within the approved budget.

While it is the council's intention to proceed with the entire project, progress beyond Stage 2A will be subject to a successful grant application through the Peace IV programme initiative. The Design team should be aware that there may be a delay in proceeding from Stage 2A to 2B of up to 12 months, while the Grant application to PEACE is being assessed. However, it will be a condition of the funding grant under Peace IV that programme activity must be completed by July 2021.

Funding for the various elements will be from a number of sources and therefore it is vital for transparency that the cost of each element can be clearly identified.

3.6 Background General Outline of the Peace Campus

The What?

The anchor tenants for the Monaghan Peace campus will be the Cultural Heritage Centre, Youth Facility, Community Hub, Public Library and the Ulster Scots Agency. In addition to running their core services, their activities will include educational and awareness-raising programmes, historical research and exposure, local regional and International collaboration, ongoing networking, ongoing reviews and dissemination of good practices.

A shared platform enables sensitive intergenerational programmes, exhibitions and research initiatives to expose thematic stories and address root causes of prejudice, hatred and conflict in a targeted, practical manner. The campus through the varied programme of activities will strengthen the resources, knowledge and expertise needed to promote and embed peace

practices post peace programme funding. Because of the inter-generational mix opportunities will result from events and activities to embed positive peace practices on a wider population.

The Why?

The campus in concept, design, management and operation is dedicated to building an environment of peaceful coexistence between people in county Monaghan and on a cross community bases and its cross border environs. Programme activities undertaken in the peace campus will be developed and implemented in terms of their potential impact in improving understanding and peace building between citizens. Activities should ensure sustained, meaningful and purposeful contact between people and groups of different backgrounds.

The County Peace Campus need emerged from reflections by community and Local government partners from actions supported by the EU Peace I Peace II and Peace III programmes. The strategic aim in creating a living working campus dedicated to the values of peace building was determined as an appropriate mechanism to embed peace.

County Monaghan has 160km of border interface with Northern Ireland. No area within the county is more than 15km from the border. Its population as a South Ulster County were exposed to and experienced acute impacts of conflict and a division in communities, lack of cross community and cross border cooperation rising out of social behaviour, racism and sectarianism.

The Who?

Cultural Heritage Centre will provide an opportunity to celebrate and promote customs, people, practices, objects, artefacts, artistic impression and values and will facilitate participative events, the delivery of minority targeted programmes, the exposure and discussion on sensitive issues acting as an agent for positive social change.

The proposed new Peace Campus will not only be *Conserving our Past* but also critically *Shaping our Future* grounded in the principles and practices for consolidating Peace.

Ulster Scots Agency was set up as part of the Good Friday agreement to promote the study, conservation, development and use of Ulster-Scots as a living language, to encourage and develop the full range of its attendant culture and to promote an understanding of the history of the Ulster-Scots. The Ulster Scots will be incorporated into the Cultural Heritage Centre and will tell the story of the Ulster Scots heritage and culture.

The Youth Facility on a shared Peace campus has the potential to provide children and young people from the region with the necessary skills and attitudes to contribute to a more cohesive society. This space will be used by all sections of the community. It will have the potential to deliver change in attitudes and behaviour and had the potential to make a significant impact in terms of reducing anti social behaviour and social segregation. The campus will have a transformative effect on the region. It will bring together a number of service providers and users/young people together to engage in a range of supports and programmes which will enhance the lives of young people from the region.

The Community Hub; There is a vibrant community and voluntary sector in Monaghan. This space will provide a much needed location for services to be delivered on a cross community bases and provide tangible services to support socially excluded individuals who are isolated and marginalised.

The Public Library plays a vital role in the heart of the communities it serves, as a safe, neutral and democratic space integrated into the community and accessible to all. The library at all times strives to be socially inclusive, reaching out to all members of the community, regardless of background, gender, nationality, religion or sexual orientation. Libraries are a meeting place acting as a hub within the community for information and ideas, open to all, free and welcoming.

‘While the lending of reading materials remains the universally recognised trademark of the service, the scope of the public library encompasses a variety of activities including: acting as a communications, information and meeting centre; providing a gateway to knowledge and

information; offering access to the world of creativity and the imagination and curating and showcasing culture and heritage and the cultural memory of communities and society at large' *Opportunities for All – A Strategy for Public Libraries 2013-2017*

The How?

The Monaghan Civic Campus for Peace will operate as a gathering place for people. People and groups of all ages and backgrounds who utilise the campus buildings will do so in the knowledge and expectation that they share information and resources, ideas for inspiration and be prepared to participate in specific projects designed to creating a culture of peace in the cross border region.

The Monaghan Peace campus acknowledges and values the many different aspects of peace-building. Programmes and events ongoing will use the arts, sports, literature, culture and heritage and activities framed around the environment, citizenship and political and local government affairs. Campus residents will strive to develop a consciousness where the values that facilitate cooperation between people or organizations will become embedded. Giving a voice to people of all ages working in intergenerational partnership and providing them with the necessary skills and opportunities will maximize their potential as actors for peaceful development.

4.0 Project Makeup & Elements

Anchor Tenants

- **Cultural Heritage Centre**
- **Youth Facility**
- **Public Library**
- **Community Hub**

4.1 Cultural Heritage Centre

Our cultural heritage centre will provide a shared space, inclusive of everyone for the study and celebration of Irish culture and heritage.

The centre will be dedicated to the presentation and interpretation of historical and cultural information about the border, its people, key historical sites and significant events that will illustrate the historical evolution of the place we know today.

The centre will consist of archaeological finds, historical artefacts, information of heritage sites, social and cultural history, early literature, music, song, art, customs, beliefs, traditions and folklore. The centre will also explore the natural landscape of the historical border region.

Users of the centre will have the opportunity to participate in recreational, social and educational activities. The centre will also provide and enable cross community networking and relationship building with groups and individuals who have been previously segregated.

The centre will also provide a space for the Ulster-Scots to tell their story and for other minority groups such as the 'Orange Order' and the 'Masonic Lodge' to exhibit information about themselves for people to learn and understand.

The centre will provide an opportunity to link people and place. Whilst allowing for an understanding of other customs and heritages that play or have played an integral part in the border region.

4.2 Youth Facility

Our Youth Facility will provide a shared space, inclusive of all young people that will allow integration and acceptance for young people from all aspects of the community. Its aim will be to engage young people from different backgrounds, nationalities, genders and religious beliefs to foster social inclusion and provide a safe space for those relationships to flourish and grow.

Users of the Youth Facility will get the opportunity to participate in and have access to unstructured and structured social, recreational and educational activities which will contribute to their personal and social development. The campus will facilitate and stimulate ongoing collaboration, co-operation, resource sharing, understanding and trust across all facets of the community. The facility will provide the opportunity to form partnerships in the community, amongst groups and individuals who might otherwise not connect with each other.

Our Youth Facility will give young people from all sections of the community a safe and inclusive space to socialise. Young people from disadvantaged, excluded or marginalised backgrounds have social and emotional needs and are at risk of becoming involved in anti-social behaviour or dissident activity. By providing a space where they can form positive and effective relationships with others, gives them the chance to make a positive contribution to their community and society. Creating community service opportunities for youth will provide them the opportunity to give back to the community and create lasting connections.

Inclusive local community youth initiatives involving sport, arts, culture, language and the environment that promote positive relations through addressing issues of trust, prejudice and

intolerance will be delivered through the space. There will be opportunities for young people from different traditions, cultural backgrounds, and political opinions to meet and develop positive relationships. Age appropriate actions that address sectarianism and racism along with youth leadership and citizenship programmes will be offered, aiding in building capacity for a shared society.

4.3 Monaghan Branch Library

The current branch library, located on the North Road, with an area of 319sq m is no longer fit for purpose. Funding has been secured for the development of a new branch library from the Department of Environment, Community and Local Government. This provides Monaghan County Library with an opportunity to design and build a modern, public library space capable of delivering a greatly enhanced range of services to the community. As the only branch library in the northern half of the County, its overall catchment area would include the total population of the Monaghan Rural area of over 20,000, covering an area of almost 500 square kilometres, and serving the population of numerous outlying villages such as Glaslough, Emyvale, Clontibret, Scotstown, Tydavnet, Ballinode, Threemilehouse etc..

Range of facilities to be provided

A full range of branch library services will be provided in the branch library, building on the already well established Adult, Young Adult and Juvenile Library Service.

Each area of the building will occupy its own very distinctive space, clearly identified through the use of signs, lighting, colours and furnishings.

The increased space in the branch will allow the library service to develop the role of the branch as a focal point for community activity in the areas of Literature, Education, Culture and Recreation.

The increased space will facilitate community based activities and initiatives in addition to its core functions. It should also provide for an area which will be a quieter space, separated to some degree from the busier noisier activities of the branch.

The redesigned branch will incorporate an RFID self service facility. It is envisaged that a minimum of three RFID units will be installed.

An RFID Security System will also be installed.

Opening Hours

It is proposed to significantly increase the opening hours of the branch, from 39 hours to 98 hours per week, or 151%, through the national open libraries initiative.

The library will provide open access to the public 7 days a week from 8am to 10pm each day. This will be through a combination of staffed and non-staffed opening hours. This will require the installation of an extensive CCTV system and an electronically controlled entrance/exit. Access to the library must therefore be separate if the final design incorporates all three services into the one building.

Stock

Monaghan Branch library currently has an overall stock of 31,365.

It is proposed to increase the level of stock by approx 27.5% to the numbers below;

Library Area	No. of Stock Items
Adult Fiction	8,500
Adult Non Fiction	7,000
Juvenile	17,500
Non Book Stock	7,000
Total	40,000

4.4 Community Hub

There is a vibrant community and voluntary sector within county Monaghan supported by a variety of government funded programmes operating at direct grass roots level. These projects support community development at its very core reaching out to the most vulnerable

in the community. For the most part these groups and organisations operate from rented premises, dispersed around the town and its outskirts. Some services are at capacity due to space, some services are located in two different locations. Models of shared community spaces nationally and internationally demonstrate the success of a shared community space in an area. A community space that provides a wide range of activities and opportunities for all ages has proven to be successful model. In Monaghan town there is no community building that provides this type of service. Projects located throughout the town, allow no opportunity for collaborative working or integration. While providing targeted services directly a shared community space also allows the opportunity to support people who are very isolated and marginalised. A shared space allows anonymity for people to visit a multipurpose community centre without the worry of being labelled. Many of the key social exclusion issues that impact on many people in county Monaghan, bring with them shame and embarrassment. People don't want to be recognised as needed literacy training, addiction counselling and other much need support and when these support services are located in isolation very often it deters those who really need support from accessing it.

Operation of community facility

- Shared community space operates as a centre located in an accessible community location that encourages people to visit and avail of the services on offer.
- Two or three anchor tenants provide stability and consistency to the centre.
- While outreach rooms can be provided to other services on a weekly/monthly basis.
- Meeting rooms are available for use by tenants and other community groups on request
- An information area provides an opportunity for local community information to be provided on a wide range of services and supports.
- Reception area provides assistance to anyone wishing to avail of or enquire about services located in the centre.
- Enterprise incubator units could be provided to support local enterprise for set periods of time

5.0 Key Design Criteria

5.1 Overall Design Criteria

The proposed development is seen as an integrated space that will greatly enhance the old machinery yard site and will drive the development of Monaghan town and provide a catalyst to drive the regeneration of the town centre.

There is the opportunity for the sharing of facilities and there will be interaction in such areas as play and open spaces and the opportunity to offer operational efficiencies through shared facilities. The design should look to maximise operational efficiencies within the campus where possible.

The PEACE Campus is required to be fully accessible for persons with a disability and the use of standards to ensure high quality accessibility for staff and general public should be used. The Council is very keen to see proposals which particularly facilitate and encourage such use.

Part of the design will include a Civic Square design the purpose of which will be a focal point and meeting area for users of the campus and the broader area. The Civic Square should be easily accessible and should provide pedestrian linkages to the Campus and surrounding footpath network. The Civic Square should also offer the potential to be utilised for outdoor civic events.

As a public authority, the Council have a commitment to environmental protection, energy conservation and sustainable development. In its design, materials, construction and management the PEACE Campus should reflect this commitment.

Natural ventilation and lighting are to be used as far as possible. Artificial lighting is to be to the highest standards. Particular regard must also be had to factors such as solar gain for office environment and glare/ natural lighting levels for staff working with computers.

Monaghan County Council has obligations to reduce its energy usage by 33% by 2020 as part of statutory requirements. The Council has signed an agreement to work with SEAI to reduce energy usage towards 2020. The whole life costs of the building such as energy, water, CO2 of the building should be considered for the design life of the building as part of this project and standards such as BREEM or similar should be employed. The final design may involve new interventions and sustainable solutions including energy efficiency technologies, renewable energy sources and operating efficiency should be considered from the start and evaluated continuously throughout the project to minimise the Carbon footprint. Monaghan County Council is also conscious of its responsibilities regarding new near zero energy building standards that come into effect from 2018 for public buildings. In accordance with SI 426:2014 the new facility will have a BER rating of greater or equal to A3. The design should consider the operational energy usage of the facility and not just the designed energy usage. Energy Efficiency Design Management system such as IS 399:2014 should be used so as to establish a systematic approach to the design, construction and commissioning so as to minimise the energy use and consumption over the operating lifecycle. The Council may use SEAI EXEED framework to certify the EEDM.

5.2 Cultural Heritage Centre

The main public area such as exhibition spaces and community areas should be designed with ease of access, management of visitor flow and adaptability in mind. Each service provided within the Cultural Heritage Centre should be easy to locate and identify. The design should allow for the reassignment of space, as the demand for services changes and develops over time.

The Council is keen to see designs which will reflect the varying functions of each section of the Cultural Heritage Centre. Lively and active areas, such as the community areas require a bright and vibrant approach to design.

The function of more reflective areas, such as the exhibition area, requires a design which reflects the use and function of the area. This area should also be designed to optimise display space.

The spacing of columns should be generous to allow for uninterrupted floor areas, and generous floor to floor heights to permit good use of ventilation. The staff areas should be naturally ventilated.

Staffing

It is envisaged that the Cultural Heritage Centre will have a staff compliment of 8 full time staff with a number of seasonal staff and volunteers throughout the year.

Draft Schedule of Accommodation for Cultural Heritage Centre

Room	Indicative Area
Permanent Exhibition	800
Temporary Exhibition	140
Community/Exhibition Space	90
Ulster Scots Exhibition	100
Climate Controlled Store	300
Heritage General Store	50
Research Room	30
Conservation Workshop	30
Registration Room	20
General Admin Office & meeting room	80
Curators Office	20
(Not including circulation)	

Applicants should note: This is a draft list of accommodation and will be subject to review with the designers.

Service Areas

Permanent Exhibition Space – This area must be big enough to accommodate a larger and more representative selection of Cultural Heritage Centre’s collection with a focus on the region’s development as a border area.

Temporary Exhibition Space – This space is the lifeblood of the Cultural Heritage Centre in relation to return visits, it will host a range of exhibitions reflecting the social, economic, cultural and religious heritage of the region.

Community Exhibition/Meeting Space – At the core of the Cultural Heritage Centre’s success is its growing relationships with the community groups and representative bodies of the region. Partnerships with our community will be central to the Cultural Heritage Centre’s success and a dedicated space where these groups can meet to discuss; work and display projects of interest to them will be very important.

Ulster Scots Exhibition Space - To be a dedicated space for the Ulster Scots tradition.

Work areas – There needs to be suitable accommodation for a workforce of at least eight people.

Storage – On site storage for the entire collection of artefacts in a climatically controlled space as well as a dedicated space for general storage.

Conservation and Registration Rooms – Collections care is a vital part of the museum service and a separate area would be required for both conservation on artefacts and ongoing registration of the collection.

Fit out for Cultural Heritage Centre

All areas should have appropriate floor, wall and ceiling finishes pertaining to Medium Grade quality finish. All mechanical and electrical services include costs of computer networks (fibre optic cables from the central computer suite to local distributor boards and thereafter Category VI wiring to each workstation, but not servers or other centrally-provided computer services).

The fit out of the Cultural Heritage Centre's exhibition space should be of a high quality and designed to facilitate changing displays in the years ahead. It is important that light, heat and relative humidity can be controlled in all exhibition spaces.

5.3 Shared Youth Facility

Draft Schedule of Accommodation for Youth Facility

Room	Indicative Area
Reception Area	50
Youth Cafe	150
Music Room/Recording Studio	50
Multimedia /Art Room	50
Training Room	50
Large Multipurpose Hall	250
Training Kitchen	50
Office Space	200
Counselling Room 1	20
Counselling Room 2	10
(Not including circulation)	

Applicants should note: This is a draft list of accommodation and will be subject to review with the designers.

Service Areas for Youth Facility

Reception Area - The entrance foyer to the building would be designed as youth friendly and welcoming. This area could also contain notice boards and information leaflets.

A Youth Café/Lounge - This could be provided as a space for young people to meet in a safe and supervised environment. This youth friendly space would need to be fitted out to a high standard to increase the attractiveness as a place to visit and use on a regular basis, while at the same time being practical in terms of maintenance, upkeep and running costs. Budget permitting two separate youth café style spaces could be developed, one for older service users and one for the older age groups. A coffee and tea making facility/snack bar area could be provided within the youth cafe for visitors to the youth cafe. The Youth Information Service would also be provided within this space.

Music studio/Recording studio - This space would be a soundproof area for music lessons, jamming and practice to take place. It would be booked in advance and budget permitting could have basic recording equipment fitted.

Multimedia/ Art Room - A multipurpose room fitted out with cabling to double as a multimedia room is proposed. This room will provide a creative hub/space for young people. Visual arts and multimedia style projects.

Training Room - This room could be used by small groups with multifunctional uses, classroom based trainings.

Large Multipurpose hall. - This area would be used for dance, drama, gym and sports, award evening and other events requiring and open space. The room would include a floor suitable for dance and sports/exercise. Storage units adjacent to this unit would be essential to allow a multiplicity of uses and equipment to be stored on site for different organisation using this shared space. This room would offer a portable stage and partition walls to allow more flexibility of usage.

Training Kitchen - This facility could be used by those attending events and courses on site and also could be used for training young people in culinary and cookery skills.

Office space - Office space provided with separate access to each office suite. Combination of 15, 25 and 50 sq. m., 100 sq.m units. 200 sq.m in total.

Counselling rooms x 2 - These rooms would be made available for use by users of the building for one to one counselling, 1 x 20 sq.m and 1 x 10 sq.m each finished in soft furnishings and youth friendly environment.

Heated outdoor sports area - Budget permitting a semi covered outdoor area which is heated should be provided to allow for an outdoor area to socialize and carry out activities during the summer months. This MUGA (multi purpose games area) would have a surface which is flexible for different uses and purposes. It may incorporate an outdoor staging area for public performances.

Fit out for Youth Facility

Young people want their youth facility to look iconic and modern – a building they can feel proud and inspired by. They are clear that they should not feel institutional. Feeling welcome and secure as they walk into the centre is crucial for youth people. Ideally the Youth Cafe space should be positioned at the front of the building to attract users and the wider public. The design of the building can communicate to the wider public the positive activities going on in the centre. Kind of like how a “shop window” sells its self to customers. Young people want vibrant, dynamic, modern interiors, this use of colour enhances mood and set the tone for the building.

In relation to internal specs, a sufficient number of plug sockets is essential. In the computer room, music room and also the youth cafe, where TV’s, DVD’s Xbox and PlayStations will all be in use. Wifi throughout the building is essential and something that was highlighted as a requirement in our research. The fit out of the kitchen must have adequate preparation areas

for small group work (3/4 young people working on a cooking project). Young people stress that everyone should feel safe in the Youth Facility. CCTV should be provided externally and internally in public areas but not be intimidating that it would be a barrier to people using the building.

5.4 Monaghan Town Library

The new branch design will allow the library service to further strengthen the role of the library as a focal point for community activity in the areas of literature, education, culture and recreation.

The new library will provide information in a wide range of communication formats. The library will stock books, periodicals, newspapers, DVDs, music CDs, audio books, assistive toys and various technology aids. The library is very much part of the local community and provides a natural space for self-learning.

Draft Schedule of Accommodation for New Monaghan Town Library

Room	Indicative Area
Main Library	586
Exhibition Area	70
Outreach Room/Meeting Room	70
Reading Room/Study area	80
Staff Office space	60
Library Store	50
(Not including circulation)	

Applicants should note: This is a draft list of accommodation and will be subject to review with the designers.

Staff

It is proposed to retain staff numbers in the branch library at the present level;

1 Assistant Librarian/Staff Officer

1 Senior Library Assistant

3 Library Assistants

(5 Full Time Equivalents)

Support Staff: 1 Part Time Caretaker, 1 Part Time Cleaner

The introduction of three RFID self service units to the branch will allow the range of duties undertaken by staff to broaden and develop.

Service Areas for Library

Main Library - The combined area of the Adult, Teenage and Juvenile lending libraries will be 586sq meters, but each section will occupy their own very distinctive space, their function clearly identified through the appropriate use of signs, lighting, colours and furnishings. This space will hold shelving to accommodate 40,000 items of stock, including books, DVDs, CDs, audio books and periodicals. A range of seating will be dispersed throughout the space, including soft seating. This area must also accommodate space for 18 internet access PCs. Three self-service units will be installed for public use and stock security gates will be installed inside the main library entrance.

Exhibition Area - This space will host exhibitions throughout the year but will also be used for a range of other activities, including lectures, recitals, workshops and demonstrations.

Outreach Room/Meeting Room - The Outreach/Meeting Room will act both as a community meeting room and a venue for a variety of library outreach events, including book clubs, literacy classes, art activities, iPad and laptop classes, drama workshops, demonstrations, etc. The room will include wash-up facilities for arts and crafts, etc. Well designed in-built storage will be provided for catering and arts and crafts material, etc.

Reading Room/Study Area - Modern library spaces are vibrant and can be noisy. This dedicated Reading Room/Study Area will provide a quiet, more reflective area for those customers wishing to use the library for study or research purposes.

Staff Office space - The office facilities must accommodate five full-time library staff engaged in administrative support duties for the library. The office should be glazed and positioned to facilitate visual access to the main library area.

Storage - This store is to be fitted with rolling compactor shelving to maximise storage capacity. Items to be stored will include seasonal book stock, display and promotional material and back stock.

Fit out for Public Library

The internal fit out of the library space should be easily re-configured to adapt over time to the changing service demands. Shelving should be of high quality and easily moveable. A combination of soft seating and study tables and chairs should be factored into the design and layout of the branch library.

The library will provide open access to the public 7 days a week from 8am to 10pm each day. This will be through a combination of staffed and non-staffed opening hours. This will require the installation of an extensive CCTV system and an electronically controlled entrance/exit. Access to the library must therefore be separate if the final design incorporates all three services into the one building.

5.5 Community Hub

The shared community space will contribute to the social and economic development of the town and region by providing services in one location that aim to address the social, educational, and recreational needs of the community while supporting the community to access relevant statutory services.

Draft Schedule of Accommodation for Community Hub

Room	Indicative Area
Office space for minimum of 4 organisations	200
Meeting room	50
Training room	50
2 outreach rooms	100
Incubator units x 2	100
(Not including circulation)	

Applicants should note: This is a draft list of accommodation and will be subject to review with the designers.

Staff

The facility would be managed by a voluntary management committee comprising of representation from the anchor tenants and other relevant community interests.

Service Area for Community Hub

Office space - Office space provided with separate access to each office suite. Combination of Office space for minimum of 4 organisations

Meeting Room - will act as a community meeting room and a venue for a variety of outreach events. Storage for chairs and table should be included in design.

Training Room - This room could be used by small groups with multifunctional uses, classroom based trainings.

2 outreach rooms – These will be used by a variety of organisations on a temporary basis. For example could be home to the Citizens Information one day per week.

Incubator units – Two enterprise incubator units to be provided to support local enterprise for set periods of time.

Fit out for Community Hub

This space should be a neutral comfortable space that is welcoming to people of all ages, and backgrounds. It should be a light and airy space that does not feel institutional. It is important that people entering this space feel welcome and safe. Meeting rooms should be flexible to be able to adapt to need and demand.

5.6 Shared and Common Space

The Peace Campus will serve as a community hub with the Cultural Heritage Centre, Youth Facility, Community Hub and Library making up the key elements. The inclusion of reception area, cafe and shared lecture and education spaces will support the key elements. The new building will be an iconic feature in the streetscape of Monaghan Town and a unique expression of the cultural diversity and historical richness of the region and County Monaghan.

Draft Schedule of Accommodation for Shared and Common Space

Space	Indicative Area
Entrance Foyer/Reception	120
Café	100
Lecture Room	140
Education Room	75
Staff Kitchen/ Canteen	
Public Toilets	
Storage Rooms	

Kitchenettes
Staff Showers/Changing Rooms
Cleaners Store
Security Room
ESB/Switch Room
Plant Room
(Not including circulation)

Applicants should note: This is a draft list of accommodation and will be subject to review with the designers.

Entrance Foyer/Reception Area – Perception is reality and an open and welcoming reception space would reflect the Peace Building core mission of being a fully accessible, socially inclusive service to all. Designed as a flexible space to allow for holding of exhibitions and social events.

Café/Retail Space - In order fully appreciate the history, culture and heritage of the region that will be displayed in the new facility, the new Cultural Heritage Centre must also be a place of contemplation and relaxation where visitors can share time with their family and friends over a meal. The economic benefit of such a facility would also be an asset to the Cultural Heritage Centre's future development.

Lecture Hall – a dedicated area would enable the Cultural Heritage Centre service to provide a much wider and varied range of events through this medium.

Education Room – A corner stone of the service is education provision. We are passionate about our responsibility to educate all our users on the fascinating history of the region.

Staff Canteen - For staff of the building, sufficient area for them to have refreshments. The fit out of the kitchenettes must include limited food preparation facilities.

Public Toilets - Toilet facilities for the public will include a fully accessible disabled toilet and baby changing facilities.

Staff Shower, Changing & Toilet Facilities - Staff will have private toilet and shower facilities not accessible to the public. Toilets should be provided throughout the building and were feasible shared use with multiple entrances to service different parts of the building to limit cost.

5.7 External Planning

Provision should be made for:

- car and coach parking closely related to the main entrance
- disabled bays with ramped curbs
- access and adequate turning provision for service vehicles
- secure cycle standing located within sight of an office or reception
- ramps, if there are changes in ground level, and additional hand railing
- Well-lit car parks and footpaths for safe access after dark pedestrian routes planned away from areas of potential concealment.
- Civic Square
- Children's Play Area
- MUGA Sports area

Car Park - Monaghan County Council operates a pay and display parking system in Monaghan Town. This is made up of short term (up to 2 hours) parking and long term (all day) parking. The Council has identified a need for additional long term parking in the town. The development of long term parking at the site will not only service the Peace Campus but also the bus station, commercial developments in the vicinity, as well as further future commercial or office development at the site. In addition to providing for the parking requirements (as set out in the County Development Plan) for the Peace Campus further parking facilities for at

least 100 parking spaces to facilitate off street parking should be included in the design. The car park should allow for disabled parking as set out in County Development plan and for Electric Vehicle (EV) charge points and ease of access for deliveries and buses. The car park is anticipated to be to the rear of the Peace Campus buildings and access and egress most likely via the existing access on the Plantation road. There is a level difference between the site and the North road and Glaslough Street with the site being below these. There is a possibility of developing split level parking which would maximise the use of the site and offer better flexibility for access & egress. The designing of a 2 storey car park that could not only service this campus but also provide long term parking for the town as well as for the bus depot; this should be borne in mind to allow the client to consider the cost benefit between surface parking opposed to 2-storey.

MUGA Sports Area - The outdoor sports facility is to be of a MUGA design to offer flexibility of use and of a high standard and durability. The nature of the work and the variety of young people who will be engaging in the programmes and services being provided from the campus, its important the design team are aware of the sites proximity to the Garda Station. Therefore, it is important in considering the design and location of the outdoor sports facility to consider overlooking, privacy and security. The facility will be primarily used by the youth facility, however it is intended that the full facility will operate together and so access from the Cultural Heritage Centre, Community Hub and Library should be ensured to allow for the running of shared events.

Outside events/Playground area – As well as the building being a major focal point for the community there must be area designated beside it where the service can host outside events during the summer periods such as heritage festivals, evening screenings and launch events. It would be advantageous if there were also a playground area open all year round to the community.

A planting scheme will assist in linking the building to its surroundings and in urban projects can help to create a more welcoming appearance to the entrance environment.

Suitably selected shrub planting will provide a barrier to the building face deterring vandalism and giving more privacy and security to glazed accommodation. All new planting will need initial barrier protection.

6.0 Design Principles

6.1 Sustainability

Design proposals must integrate measures that will result in an energy efficient building that has a low environmental impact throughout its full life cycle. The design of the Building must explicitly demonstrate that the aspiration of sustainability in its conception, design and operation is achieved to the levels set out in this document. The main sustainability issues that must be considered as an integral part of the design and construction of the Building can be categorized as follows: -

- Resource Issues
 - Energy
 - Water
 - Materials
- Building Life Cycle / Whole Life

The Design Team will submit at Preliminary Design Stage, a report on the methods taken for incorporating sustainable design measures and techniques into the design of the building as a whole.

The Design Team must be innovative in proposing solutions with a view to reducing the total overall energy consumption of the building. The report shall include methods relating to the basic design concepts; structure and choice of materials and envelope design; all building services; cost estimating noting the relationship between capital and life cycle / whole life costs; site development and all issues supporting a 'greener' / sustainable design.

6.2 Designs for Energy Efficiency

The orientation of the building and the site layout should be used to improve energy efficiency through better microclimate about the building, utilisation of solar gain and natural ventilation. High levels of thermal insulation should be used throughout to minimize heat loss

and gain, and appropriate use should be made of thermal mass and sun shading. Insulation levels well in excess of the current Building Regulations will have to be considered.

Consideration should be given to heat recovery; combined heat and power, and renewable energy sources such as; geothermal heat pumps, solar hot water collectors, solar PV, district heating, CHP should be considered. Natural lighting should be utilised to the maximum practicable extent.

Key objectives for the development are:

- Minimisation of energy demands.
- Application where appropriate of renewable energy sources.
- Efficient use of energy on-site.
- Minimisation of water consumption.
- Compliance with the National Climate Change Strategy

Analysis of energy-conserving designs shall include all relevant facets of the building envelope, lighting energy input, daylight usage, domestic water heating, efficient use of local ambient weather conditions, building zoning.

I.S. 399 Energy Efficient Design Management should be employed throughout the project by employing a systematic approach to the design, construction and commissioning as to minimise the energy use and consumption in their operating lifecycle.

Additionally, in order to obtain best current practice, the Council, on advice of SEAI, refers the Design Team to the following publications and tools to inform the achievement of the best possible target performances for energy efficiency for the Building:

- Best Practice Programme - General Information Report 30: *A performance*

Specification for the Energy Efficient Office of the Future, available from BRE UK (www.bre.co.uk). The Carbon Trust UK (www.thecarbontrust.co.uk/energy) formerly known as Action Energy UK (www.actionenergy.org.uk).

- Best Practice Programme - Energy Consumption Guide 19: *Energy use in offices*, available from The Carbon Trust UK (www.thecarbontrust.co.uk/energy) formerly known as Action Energy UK (www.actionenergy.org.uk).

6.3 Services Installation

The building service systems should provide a comfortable indoor environment with minimum adverse impact on the environment and with minimum lifetime operating costs. It should be designed to take advantage of reduced loads when these occur. The selection of lamps and lighting control shall be made with energy conservation and minimisation of whole life costing as a primary objective.

6.4 Water

The Design Team shall submit analysis and proposals for water conservation. Water saving considerations would include but not be limited to: -

Specification of Water Efficient Equipment:

- a) Installation of Water saving devices.
- b) Consideration of Rainwater and Grey water use.
- c) Installation of Sustainable Urban Drainage Systems (SUDS)
- d) Installation of Green / Planted Roofs or other storm / rainwater attenuation systems.

6.5 Materials

Where possible, the design of the building shall incorporate more sustainable materials. In the selection of materials, consideration should be given to their energy intensity or ‘embodied’ energy and the environmental impact of such materials in manufacture, delivery and use. Consideration should also be given at the design stage to local sourcing and recycling of building components. Due care should be taken to avoid any unnecessary use of materials or substances which may adversely affect indoor air quality and thus the quality of the internal environment. Wider environmental issues related to buildings are covered in the BSRIA Environmental Code of Practice publication.

6.6 Universal Access

Access to the building will be universal and will be clearly and easily identifiable by visitors and members of the public of all abilities.

Access for private vehicles and service and utility vehicles will be through on-site roadways, functionally separated where necessary and of adequate width and safe design for convenient manoeuvring.

Best practice in Universal Access must be adopted in the design of the buildings and external spaces. Council will apply BS 8300 – *Design of Buildings and their Approaches*.

The National Disability Authority (NDA) publication ‘Building For Everyone – Inclusion, Access and Use’, illustrates the application of these principles in the built environment. This publication can serve as a guidance document for the Universal Access audits at all stages of the project.

The seven principles of Universal Access [issued by the Disability Equality Section of the Department of Justice, Equality and Law Reform in Ireland] must be applied throughout.

External way finding and signposting shall be of high quality and integrated into the design solution. It shall meet the needs of persons with limited sight and shall comply with the requirements of the Official Languages Act, 2003.

Suitable drop-off points and accessible car parking spaces for persons with a disability arriving by car must be available close to the principal entrance. Provisions shall also be included for those who are visually and aurally impaired.

6.7 Heating, lighting and ventilation services

Heating, lighting and ventilation services can account for a significant proportion of construction costs. Installations should be designed for simplicity and serviceability to achieve the required environmental conditions and energy saving measures, good insulation and sealing and automatic light switching should be deployed.

6.8 Traffic Management

A traffic management strategy, which will ensure the free-flow of a mix of staff, visitor and service vehicles into and within the site shall be developed and taking into account the interaction of the proposed development on adjoining roads network. The traffic management strategy shall take account of the need to coordinate with the relevant authorities in the planning of traffic movements.

6.9 Service Access

Service access will be required for: -

- *Delivery of catering stocks.*
- *Collection of sorted recyclables and waste.*
- *Small deliveries such as parcels, household stocks, small items of equipment.*
- *Technical deliveries – exhibition materials, equipment, etc.*
- *Furniture removals/deliveries*
- *Library & Cultural Heritage Centre vehicles*
- *Transfer of bulky items to/from Cultural Heritage Centre*

The arrival and departure of service vehicles cannot be predicted.

Dedicated loading/standing space must be available and vehicles loading/off-loading must not block access to others. The requirements for Emergency Vehicle access shall be devised during design development.

6.10 External Roads and Paving

The design and construction of the vehicular access, pedestrian access and internal road layout shall consider traffic management, traffic calming, signage, lines of sight and road layout measures to maximise vehicle / pedestrian separation and to minimise accident risk. Appropriate consideration shall also be given to emergency vehicle access. Oil separation shall comply with the requirements of the Local Authority.

The Design Team shall be responsible for coordinating and liaising with the relevant Statutory and other Authorities to gain the necessary permits and licenses.

6.11 Waste

An adequately sized and fully segregated waste area/compound will be required for all materials including paper, plastics, glass, kitchen waste, toxics and others with on site storage and cleaning facilities. Its location shall take account of possible odour nuisance and it shall not be obviously visible to users of the Building.

All areas containing oil / fuel tanks or the like shall be designed as bunded areas.

Occasionally more solid material may require disposal so space shall be available where a contractor's "skip" can be left standing without inconvenience or negative visual impact.

7.0 Percent for Art

The Public Art: Percent for Art Scheme General National Guidelines 2004 sets out the procedures, policies and financial details of the Percent for Art Scheme Budget.

The Government decision of August 1997 approves the inclusion in the budgets for all capital construction projects of up to 1% as funding for an art project.

The Council and the design team will agree the Percent for Art Budget based on the net construction costs prior to the commencement of construction. The Percent for Art Budget is then ring-fenced and not available for other works.

8.0 Budget

The anticipated all in budget estimate for the proposed Monaghan PEACE Campus Project is €9 million.

Appendix

- **Layout Drawing**
- **Location Maps**



