

ARCHITECTURAL DESIGN STATEMENT

Project Name: Kingston Park – Public Park & Public Urban Realm Project.
Multi-functional building that can cater for sports and other activities

Property Address: Altan Road, townland Clybaun and Ragoon, Galway City

Client: Galway City Council (GCC)



Project No.: 2412_KP

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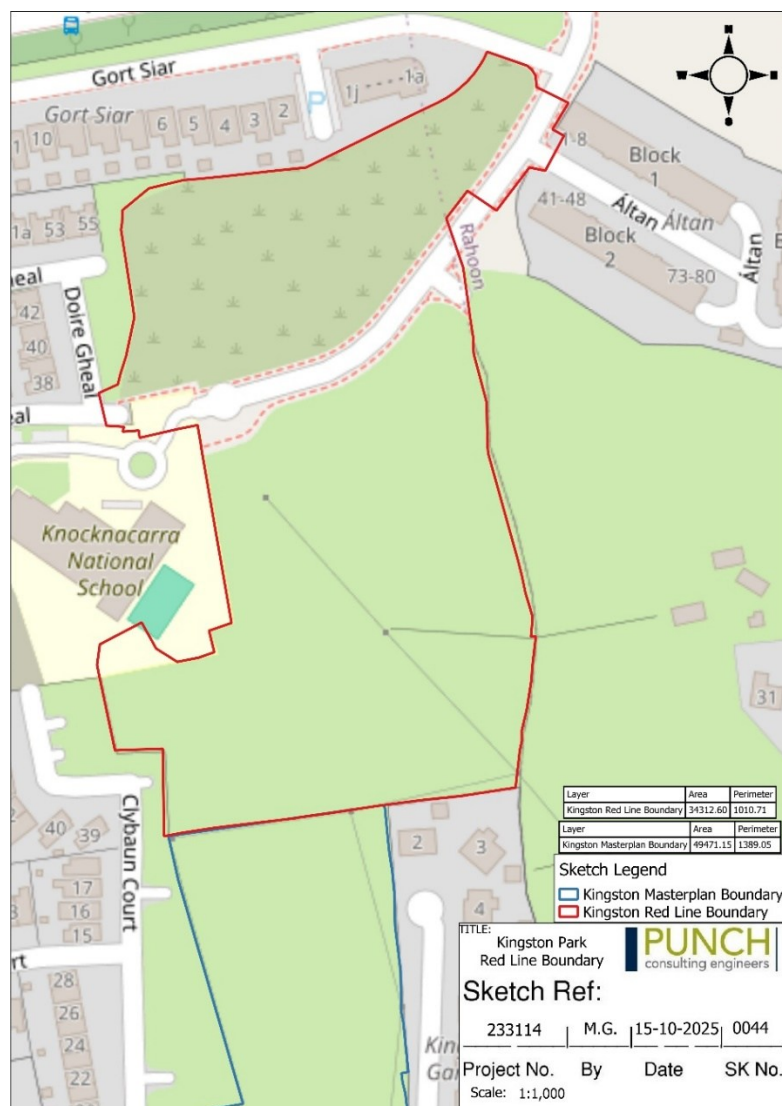
Contents

1.0	Introduction.....	3
2.0	Site Location	4
3.0	Site Context	5
4.0	Building Design & Typology	9
5.0	Massing & Materials.....	11
6.0	Sustainability & LEED Accreditation	16
7.0	Building Services.....	16
	Appendix A – Schedule of Areas	18
	Appendix B – 3D Visualisations.....	19

1.0 INTRODUCTION

Quinn Architects has been appointed as part of a multi-disciplinary Design Team led by MKO to develop the design of a Multi-functional Building that can cater for sports and other activities at the site of Kingston Park, Altan Road, townland of Clybaun and Ragoon, Galway City, for a Part 10 Planning Application submitted on behalf of Galway City Council (GCC).

The proposed development comprises a two-storey multi-functional building that can cater for sports and other activities. The accommodation consists of a multi-activity sports hall, change rooms and toilets, Café and seating area, multi-functional rooms, administration office and viewing areas over the new 4G synthetic turf multi-sport pitch (designed to rugby pitch dimensions) with associated fencing and 6 no. floodlights, together with external storage and park management unit to accommodate park managers office, sports equipment and maintenance equipment, secure bicycle storage and external smoking shelter.



Site Location Map – By PUNCH Consulting Engineers 233114

2.0 SITE LOCATION

The site is located at Altan Road, townland of Clybaun and Ragoon, Galway City.

The application site is approximately 3.43 hectares in area as highlighted by the redline outline and is bounded on the west by St. John The Apostle National School and Clybaun Court residential estate, to the east and south by Kingston Gardens residential estate and to the north Gort Siar.

Access to the site is via the Western Distributor Road leading onto Altan Road that terminates at the National school.



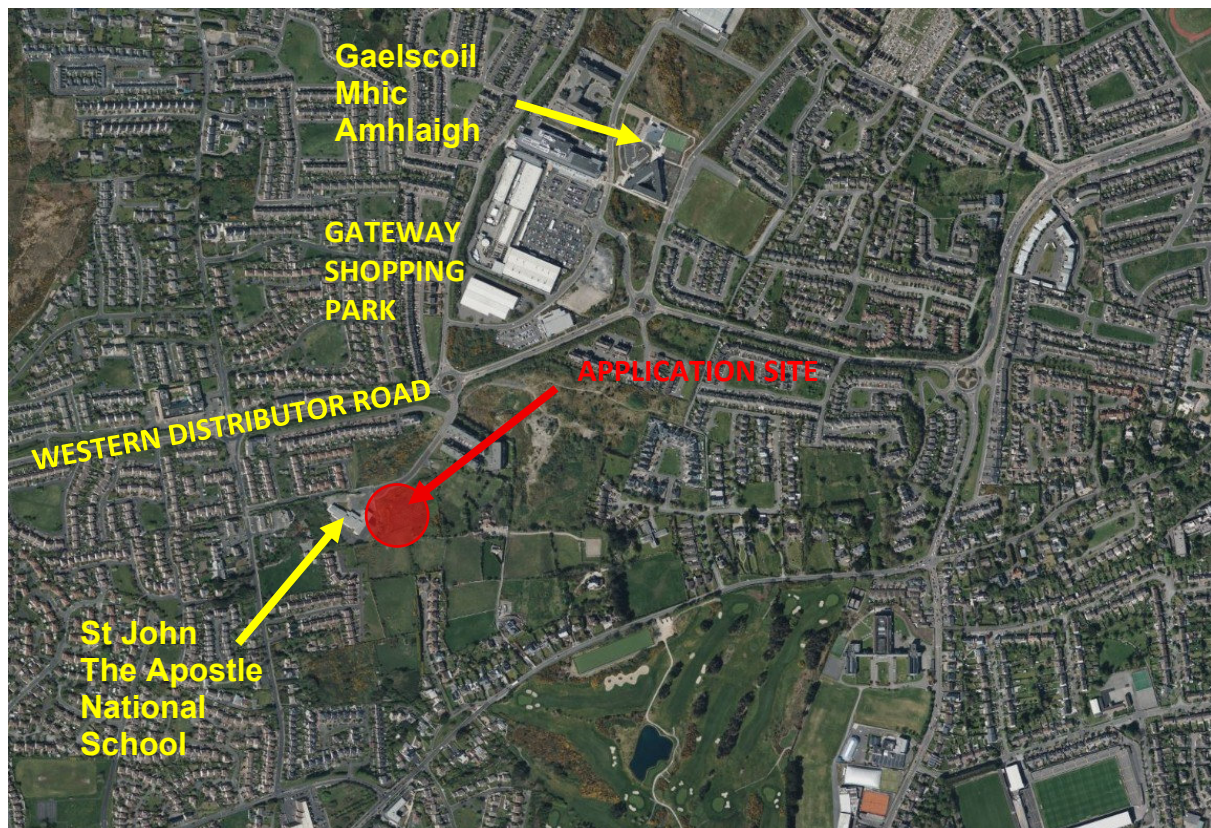
Aerial View with site circled in Red located Clybaun, Galway. Bing Maps.

3.0 SITE CONTEXT

The site is located to the southern edge of the Western Distributor Road, townland of Clybaun and Ragoon, to the east of St John The Apostle National School and close to the Gateway Shopping Park. Approximately 3.5km west of Galway City centre and 2.0km from Salthill.

The site is sloping from south to north and has lower lying areas in two locations with a rise of approximately 2m between the front (northern edge) of the site and the highest point roughly within the middle of the site. To the eastern boundary, onto Kingston Gardens, is an embankment overgrown in scrub and semi-mature trees. The lowest point is the southern end of the site and again this area is overgrown.

Vehicular Access to the site is via the Western Distributor Road leading to Altan Road. A proposed new road layout and access to the National School forms part of the application, allowing for an upgraded drop-off, parking and safer access to the school. An existing active travel access linking from Doire Gheal on the west, just north of the National School, allows safe pedestrian access to the site via the west and via Clybaun Road. At present there is no parking on the site, but the revised road layout will accommodate the required parking, coach parking and drop-off to the school and the proposed public park and urban realm.



Aerial View with approximate site in Red. Bing Maps



Aerial View of the site indicating location of aerial photograph locations as illustrated below.

The site is linear in form running north to south with Altan Road, access point at the northeastern boundary. The design proposal is to locate the new multi-functional building at the northern part of the site, below the access road and the new layout for the parking, creating a public plaza, improving the access to the National School, and introducing 4G synthetic turf multi-sport pitch sports pitches and sports activities south of the building and parking area. A single 4G synthetic turf multi-sport pitch (designed to rugby pitch dimensions) with associated fencing and 6 no. floodlights, can accommodate sports such as, rugby, cricket, rounders etc. Other outdoor activities are proposed around the site as part of the public park design, and is further detailed in the Landscape Design Statement prepared by DRLA.

The proposed revised access to the site is along the northern edge within the existing a linear area north of Altan Road behind Gort Siar. This part of the site is over grown with scrub and will form part of the access route, the new road layout and the new site entrance, both for the National school and Kingston Public Park. This revised layout creates an improved layout for the park and the school, access to the sports and outdoor activities, and play areas, and improves safety.



View 1: The Proposed Site in the foreground looking northeast. St John The Apostle in the foreground and the Western Distributor Road running along the left of the image leading to the Gateway Shopping Park beyond.



View 2: Proposed Site from the northwest looking at St John The Apostle National school, entrance roadway to the east and the Western Distributor Road at the top of the image.

4.0 BUILDING DESIGN & TYPOLOGY

The building proposed is a two-storey multi-functional building that can cater for other sports, located to the northern part of the site between the access roadway, carparking and the 4G synthetic turf multi-sport pitch and public park and urban realm. The building is located strategically between the parking and park and sports pitch allowing ease of access to the school, users of the building and other park facilities. The building provides a land mark for Kingston Park, bring people into the area for sports, leisure and to enjoy to café and function spaces.

At the ground floor to the building is the main entrance leading from the parking area via an open plaza and public realm, linking back to Clybaun Road via the pedestrian link north of the National School. The outdoor plaza and public realm can be used for numerous external activities and a large overhanging canopy to the facade of the building provides shelter during bad weather, providing shading during the summer. A series of activities are located close to the front of the building to allow the plaza area to be truly multi-functional all year round.

On entry to the building via a weather lobby is the reception and administration area, a large open plan café that spills out to the outdoor seating area facing the plaza and 4G synthetic turf multi-sport pitch. A full-sized multi-sports hall leads off the main reception with bleacher seating provided for spectators.

Change rooms and toilets are provided for both the indoor sports hall and for the external 4G synthetic turf multi-sport pitch. The provision of change rooms includes for a home and an away team with provision for referee change rooms and a dedicated first aid room to deal with any minor sports injuries. Additional facilities including universally accessible toilets, a changing places toilet and shower, together with external showers and change rooms for park uses.

Storage is included in the building and there is provision for equipment storage for the sports hall and external equipment store for the park and sports facilities. Plant rooms for the mechanical and electrical services are located to the east part of the building at the ground floor with external mechanical plant located overhead on the flat roof.

The main stairway and lift lead to the first floor and is located to the left of the main entrance. At the first floor are seven multi-functional rooms, with two of these interconnected with the use of folding partition to provide a large function room overlooking the 4G synthetic turf multi-sport pitch. The multi-function rooms range from small meeting / committee rooms through to a multi-activity rooms for afterschool use or other activities. A Management Office for the Centre and a Sensory Room are located at the first floor. For these areas there is provision of toilets together with universal accessible toilet.

5.0 MASSING & MATERIALS

The proposed building is designed and located to the northern part of the park; 4G synthetic turf multi-sport pitch sports pitch, addressing the playing field and located closely to the parking and main access roadway entrance into Kingston Park. The building runs from east to west with the south façade opening out to the playing fields and the park. The main entrance to the building is west connecting to the public plaza and urban realm, and linking from the carparking and the pedestrian connection back to Clybaun Road. The building is located 14m from the eastern boundary and 50m away from the western boundary. To the north the building is 52m away from the boundary.

The building is 72.2m in length and 31m wide. Along the eastern boundary the building is single store and splayed to match the angle of the proposed new roadway. This side of the building accommodate the plant areas, stores and external change rooms. At the roof level on this side is a plant area that is screened from the road.

In section the highest point of the building parapet is 11.3m from natural ground level with the lower parapets at 8.5m over the main entrance, café and multi-functional rooms facing out over the 4G synthetic turf multi-sport pitch. Floor to Floor height is 3.9m with a double volume height within the sports hall which has a minimum clear height of 7m and 9m ceiling height. The building has a flat roof profile allowing for areas of green roof to support sustainable water storage and allows for a number of solar photovoltaic panels to be installed with the optimum orientation facing south, allowing for energy generation throughout the year.



Kingston Park – 3D Visualisation of Proposed Building as viewed on approach from the south west



Kingston Park – 3D Visualisation of Proposed Building as viewed on approach from the north west

Plant equipment is located on the roof in two different areas, at the single store area on the eastern side of the building with screening from the road and at the top of the building over the change rooms. Plant equipment will be hidden behind parapet walls or screened from view.

The elevational treatment of the building is focused on the treatment of the different functions of the building with the sports hall as the dominant element to the north and east elevations. The treatment of the sports hall is glazed at the lower portion allowing park users to observe activities within the hall but with solid construction above and clad in natural slate to reduce glare and overheating of this larger space.

The remaining ground floor areas are clad in natural stone to anchor the building in the environment and to protect this lower level with a robust maintenance free material. Large, glazed areas facing west and south are located to the main entrance and reception areas and the café. This allows for opening out over the plaza, 4G synthetic turf multi-sport pitch and the park.

Natural light is an important element in this building and to prevent overheating and glare a Brie Soleil system wraps around this corner of the building protecting the glazing at high level. The roof forms a canopy at this point adding to a covered outdoor seating area linking directly to the plaza.

A line of pleated trees running parallel to the building along the west elevation add shading to the building in the summer months. The outdoor seating continues around to the south side of the building allowing for the widest range of views of the sporting activities within the park.

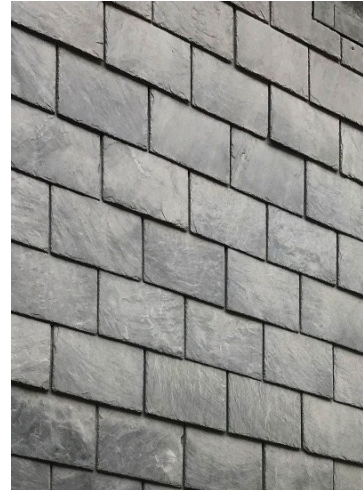
There is no glazing on the east elevation of the building, to avoid overlooking of the closed boundary and the existing residential neighbours.



1. Selected stone cladding as Feature to Ground Floor.



2. Roughcast Render, Dulux – Cliff Walk



3. Natural Slate Cladding as to sports hall First Floor



4. Example of 'Glass Planks'.
Glazing to ground floor, sports hall



5. Highlight colour to bay windows and Brise Soleil



6. Corten Steel – external Park Buildings.

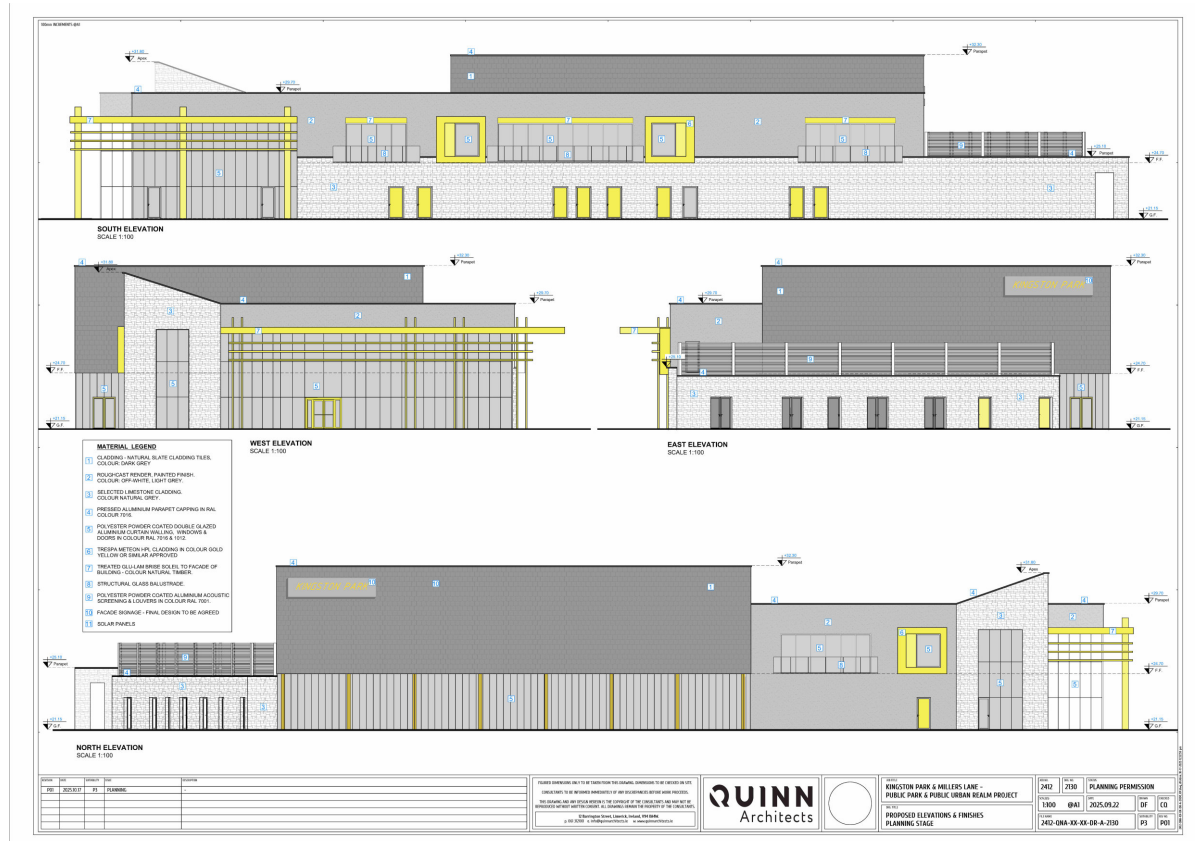
External materials have focused on local context. A natural stone cladding is proposed for the ground floor of the building creating a plinth for the upper floor to be secured onto.

The upper floor is a rough cast render painted in light tone cream (Dulux – Cliff Walk) in line with neighbouring residential estates.

The colour highlights on the building are to emphasize entrances, projecting features like bay windows, Brise Soleil and canopies using colour and material change. A coloured composite panel is proposed for the bay windows, colour highlights on doors and the canopies. Creating a contrast between the render, stone and the slate cladding.

The details to the façade have selected fenestrations highlighted with a punch of colour picking up a bold contrast and again used on the external frame work and projections. This detailing helps to define what is to become a key civic building, will help to enhance the sense of place in the park, and establish the building as a key focal point.

The building is designed to high architectural standards and reflects its civic function.



Proposed Elevations – North, South, East & West



'Glu-Lam' Structure to interior of the sports hall

The external areas include a secure bicycle shelter with a park managers office and maintenance store, equipment store for the sports equipment and a refuse bin storage area. A covered smoking area is provided to allow for the park to be smoke free outside of this shelter. The bicycle shelter will be steel frames and have natural timber cladding with ventilation gaps. The external storage will be blockwork construction and clad in a similar natural timber cladding at the bicycle shelter. The proposed cladding is Red Cedar. The refuse bin store will be blockwork wall clad in the same stone cladding as the building with painted steel gates and no roof.

The Park Manager's office and maintenance building and the smoking shelter are located on axis with the park entrance and form part of the building complex. These two have been treated differently from the other outbuildings to highlight them as a folly within the park creating a gateway for pedestrians. Both these two structures are clad on Corten steel. The smoking shelter is open on two sides with access from the plaza or the pedestrian routes.

The Park Manager's office and maintenance building is accessed from the east side allow ease of use to maintain the park and allows overlooking of the entrance plaza and urban realm. Windows over look these areas and can be closed off with Corten steel sliding screen when the office is not occupied. A sawtooth roof sloping south allows for high level clerestory glazing allow light to penetrate the building with minimal glare and to accommodate solar panel with a south facing orientation. The bold design of this entrance structure highlights the main pedestrian routes into the park and helps to anchor the plaza into the public realm by adding this focal point to the site.

6.0 SUSTAINABILITY & LEED ACCREDITATION

Sustainability is a central principle of the project and is embedded throughout the design process. We have worked closely with Meehan Green, Energy Consultants, to target LEED accreditation for the building. LEED stands for Leadership in Energy and Environmental Design and involves addressing a comprehensive set of sustainability criteria across the full building lifecycle. LEED is structured around categories that assess how a design, construction, and operation strategy contributes to environmental performance, occupant wellbeing, and resource efficiency.

The building's orientation has been carefully considered to maximise natural daylight and optimise solar gain through south-facing elevations and roof spaces. This passive design strategy enhances energy performance and contributes to occupant comfort. A fabric-first approach forms the foundation of the sustainability strategy, combining a high-quality thermal envelope with robust detailing, insulation, and airtightness to exceed the NZEB targets and current standards set out in TGD Part L of the Building Regulations.

The building fabric and materials are selected to deliver high levels of performance and long-term energy efficiency. Structural elements will be fabricated off-site using modern methods of construction, ensuring consistent quality while reducing construction time, noise, and dust on site. Façade glazing will consist of high-performance, double-glazed passive units that minimise heat loss and improve internal comfort levels. The building envelope will be designed to achieve a high level of airtightness, with an air permeability target of less than $3\text{m}^3/\text{h}\cdot\text{m}^2$ at 50Pa.

Complementing this, all site-wide lighting will be energy-efficient LED fittings that comply with the latest environmental standards and are sensitive to the surrounding ecology. The site will also be future-proofed with infrastructure in place to support electric vehicle charging, ensuring adaptability to evolving sustainability requirements.

7.0 BUILDING SERVICES

Heating and hot water will be provided by high-efficiency air-to-water heat pumps that utilise renewable energy from the ambient air. These systems transfer heat through a water-based distribution network serving both the ground and first floors. The use of heat pumps enables the building to operate up to five times more efficiently than traditional fossil-fuel or direct electric heating systems. The performance of the system will be enhanced by the building's thermal mass, high level of airtightness and the high-performance cladding, which together help to maintain a stable indoor temperature. The system design prioritises low maintenance and operational simplicity, reducing lifecycle costs while maintaining excellent comfort levels throughout the year.

The heating strategy includes separate zoning to provide flexibility and efficiency across different building functions. Individual heating zones will serve areas such as changing rooms,

multi-activity spaces, and hot water generation systems. This zoning allows unoccupied or low-use areas to be isolated or temperature-reduced, minimising unnecessary energy consumption while allowing users greater control of their environment. Each zone—including the ground floor, first floor, and hot water system—will be managed independently to ensure that heating is provided only where and when it is needed.

Ventilation is provided through a combination of natural and mechanical systems to maintain a healthy and comfortable internal environment. Opening window sections and mechanical vents are distributed throughout the building to facilitate natural air movement, while moisture-producing areas such as changing rooms and showers will have enhanced mechanical ventilation to prevent condensation and humidity build-up. The performance of the ventilation system supports energy efficiency, comfort, and the overall sustainability objectives of the project.



Kingston Park – 3D Visualisation of Proposed Building as viewed on approach from the north east

APPENDIX A – SCHEDULE OF AREAS

Schedule of Accommodation - Kingston Park & Millers Lane - Public Park & Public Urban Realm Project

Client: Galway City Council (GCC)
Job No.: 2412_KINGSTON PARK

21.10.2025
Revision: (P3)(P03)



Room Description	No. of Rooms	Area (in m ²)	Total Area (in m ²)	Comments
Ground Floor				
Weather Lobby - Main Entrance	1	19.6	19.6	
Foyer	1	18.4	18.4	
Reception	1	17.3	17.3	
Waiting Area / Break-out Space	1	19.2	19.2	
Centre Admin Office	1	12.5	12.5	
Cafe - Public area	1	94.0	94.0	
Cafe - Serving Counter	1	20.0	20.0	
Cafe - Kitchen	1	24.5	24.5	
First Aid Room	1	18.0	18.0	
Multi-purpose Sports Hall	1	754.0	754.0	
Sports Hall Equipment Store	1	29.2	29.2	
Male Changing rooms - internal	1	60.9	60.9	
Female Changing rooms - internal	1	60.9	60.9	
Female Toilets - internal	1	18.4	18.4	
Male Toilets - internal	1	18.4	18.4	
Accessible WCs, Shower and Change Room 1	1	7.1	7.1	
Accessible WCs, Shower and Change Room 2	1	7.1	7.1	
Changing Places	1	12.0	12.0	
Sluice Room / Cleaners	1	8.4	8.4	
Sports Change Room - External	1	56.8	56.8	
Sports Change Room - External	1	56.8	56.8	
Ref Change Room 1	1	15.7	15.7	
Ref Change Room 2	1	15.7	15.7	
Equipment Store - External	1	43.3	43.3	
Plant Room	1	49.4	49.4	
Switch Room	1	7.9	7.9	
Electrical Sub-station	1	14.0	14.0	
Change Room & Shower 1 - external	1	7.5	7.5	
Change Room & Shower 2 - external	1	9.3	9.3	
Stairway No. 1 & Lift Core	1	33.2	33.2	
Stairway No. 2	1	27.4	27.4	
Circulation & Service Ducts	1	80.3	80.3	
Subtotal for Ground Floor Gross Internal Areas (excl. internal walls)	32		1637.2	
Total for Ground Floor Nett Internal Area			1751.7	
First Floor				
Multi-Purpose Area No. 1	1	62.0	62.0	
Committee Room / Multi-Purpose Area No. 2	1	12.0	12.0	
Multi-Activity Room	1	62.0	62.0	
Multi-Activity Room Store	1	8.2	8.2	
Multi-Sensory Room	1	35.5	35.5	
Centre Managers Office	1	12.1	12.1	
Break-out area	1	53.2	53.2	
Accessible WC	1	4.5	4.5	
Female Toilets	1	18.4	18.4	
Male Toilets	1	18.4	18.4	
Comms Room	1	9.9	9.9	
Multi-Function Room No. 3	1	30.5	30.5	
Multi-Function Room No. 4	1	30.8	30.8	
Multi-Function Room No. 5	1	30.8	30.8	
Multi-Function Room No. 6	1	56.8	56.8	
Stairway No. 1 & Lift Core	1	33.2	33.2	
Stairway No. 2	1	26.6	26.6	
Circulation & Service Ducts	1	89.7	89.7	
Subtotal for First Floor Gross Internal Areas (excl. internal walls)	18		594.6	
Total for First Floor Nett Internal Area			636.4	
Total Building Nett Internal Area			2,388.1	
External Spaces				
External Plant Area	1	134.0	134.0	
Park Maintenance Office	1	17.1	17.1	
Park Maintenance Equipment Store	1	23.2	23.2	
Sports Equipment Store	1	31.9	31.9	
Secure Bicycle Store	1	39.0	39.0	
Smoking Shelter	1	21.2	21.2	
Refuse Bin Store	1	12.0	12.0	
Total External Building Nett Roofed Area			132.4	

APPENDIX B – 3D VISUALISATIONS



Kingston Park View 01 – View of proposed building from the South with café to left of image



Kingston Park View 02 – View of proposed building from site entrance to North West with multi-function hall anchoring the building to the site



Kingston Park View 03 – View of proposed building from North East with building entrance on the right of the image and multi-function hall to the left