QUINN Architects

Detail Oriented
Collaborative Design

ARCHITECTURAL DESIGN STATEMENT

Project Name:	Millers Lane – Public Park & Urban Realm Project Multi-functional building that can cater for sports and other activities
Property Address:	Millers Lane & L-5000 Road, Rahoon, Galway City
Client:	Galway City Council (GCC)

Project No.:	2412_ML
Document No.:	2412-QNA-XX-XX-RP-A-1000_ML
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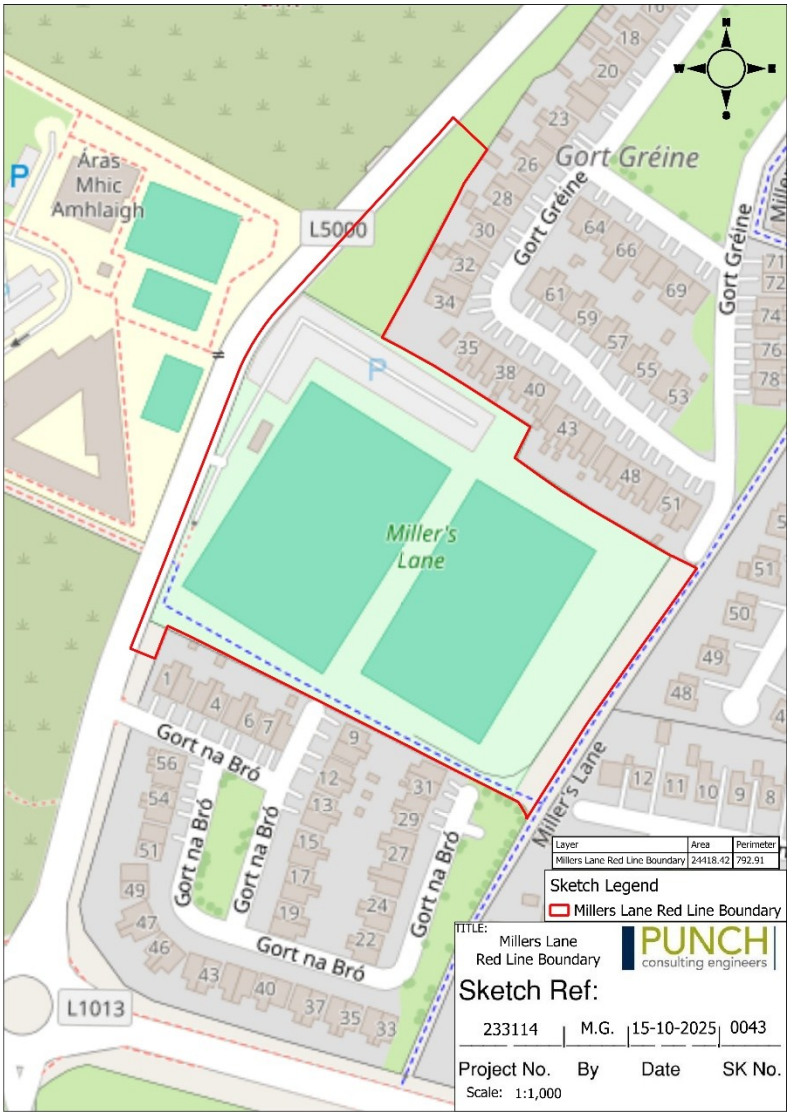
1.0 INTRODUCTION

Quinn Architects has been appointed as part of a multi-disciplinary Design Team led by MKO to develop the design of a sports facility at the existing sport pitches site at Millers Lane, townland of Rahoon, Galway City, for a Part 10 Planning Application 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, to accommodate, change rooms and toilets, multi-activity spaces, gym, administration office and viewing terraces, together with external storage units to accommodate sports equipment and maintenance equipment for the site with external storage to accommodate, sports equipment and maintenance equipment, secure bicycle storage and smoking shelter for the site.



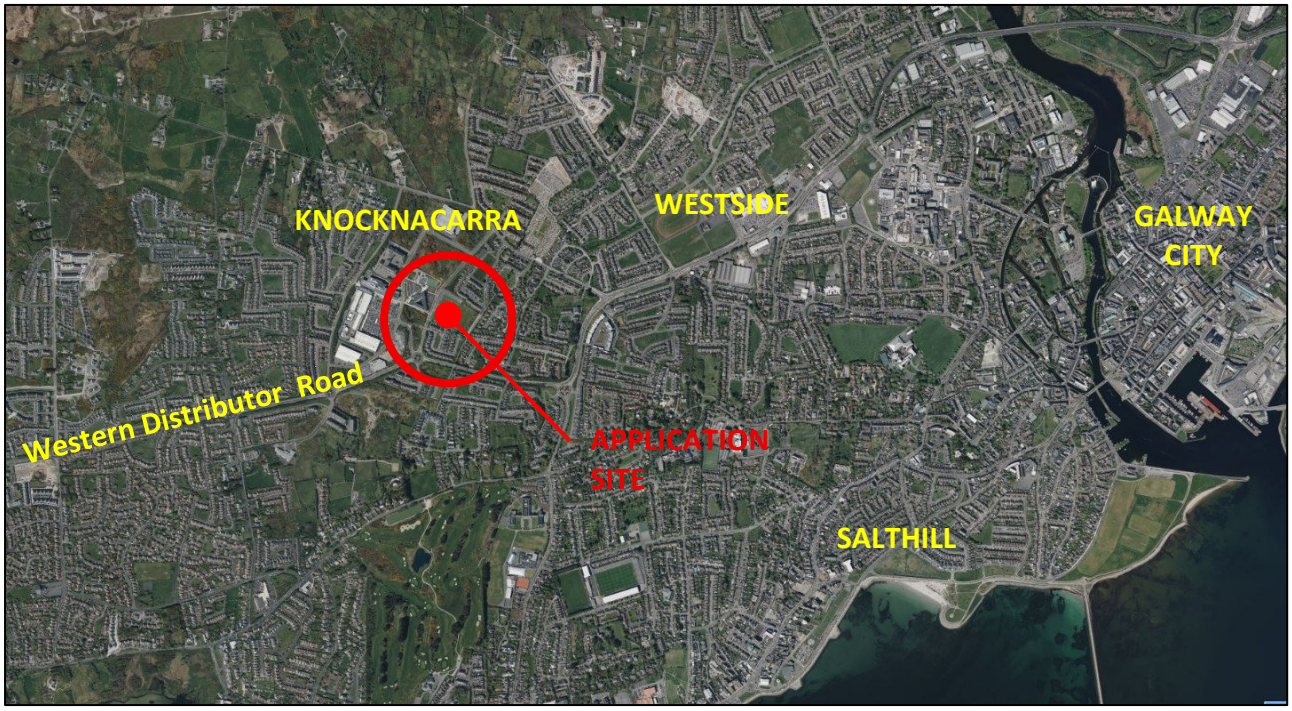
Site Location Map – By PUNCH Consulting Engineers 233114

2.0 SITE LOCATION

The site is the existing Millers Lane sport pitches, accessed from L-5000 Road, Millers Lane, Rahoon, Galway City.

The application site is approximately 2.44 hectares in area, as highlighted by the redline outline is bounded on the west by the L-5000 Road, on the east of Millers Lane is Cruachan Park, to the north Gord Greine and south is Gort Na Bró. Along the eastern boundary parallel to Millers Lane is the existing linear park space.

At the centre of the site are the 2no. existing sport pitches, redevelopment and rearranging these pitches allows improvement of the layout, into 1 no. new 4G synthetic turf multi-sport pitch (designed to soccer pitch dimensions) with associated fencing and 6 no. floodlights; and 1 no. new 2G sand-filled synthetic multi-sport pitch (designed to hockey pitch dimensions) with associated fencing and 6 no. floodlights.



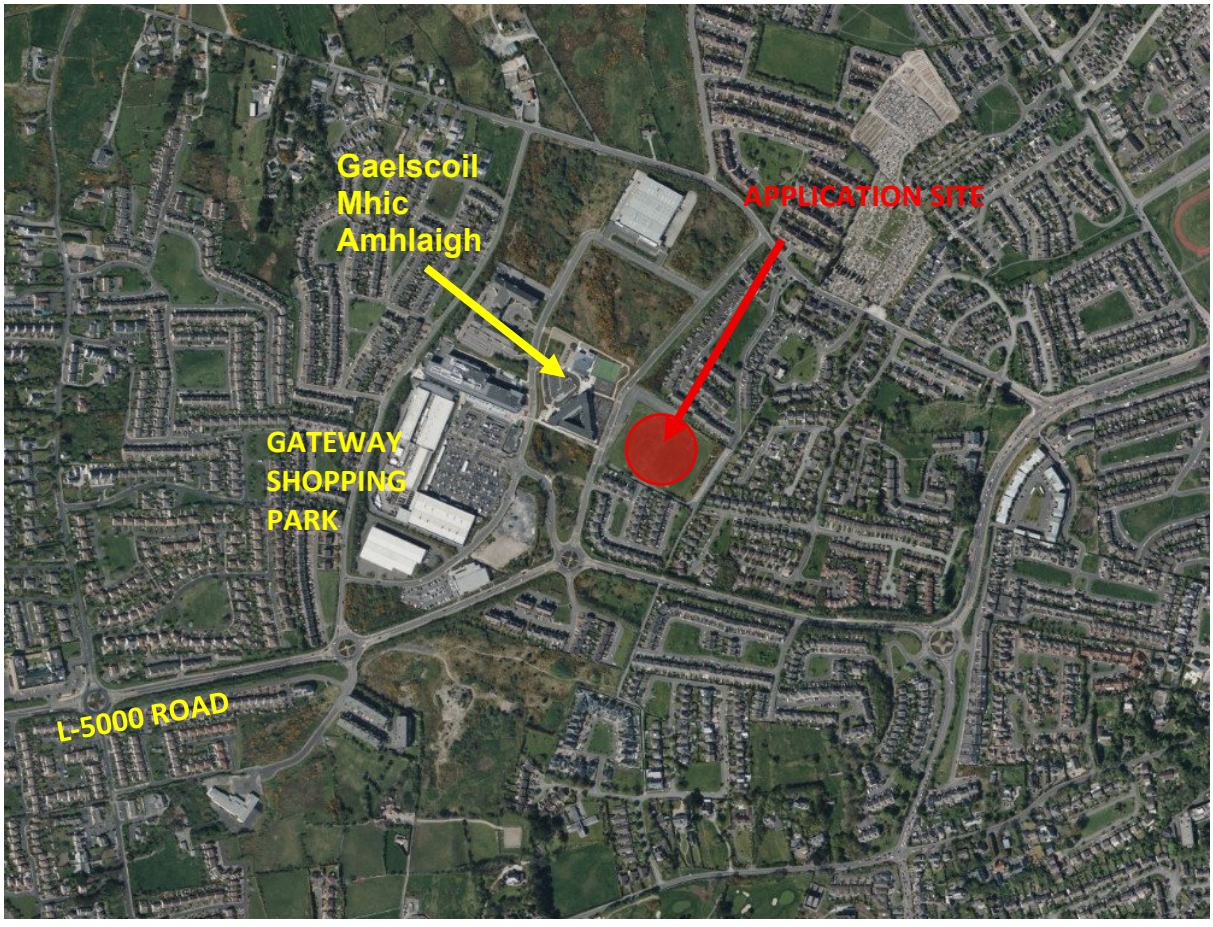
Aerial View with site circled in Red located townland Rahoon, Galway City. Bing Maps.

3.0 SITE CONTEXT

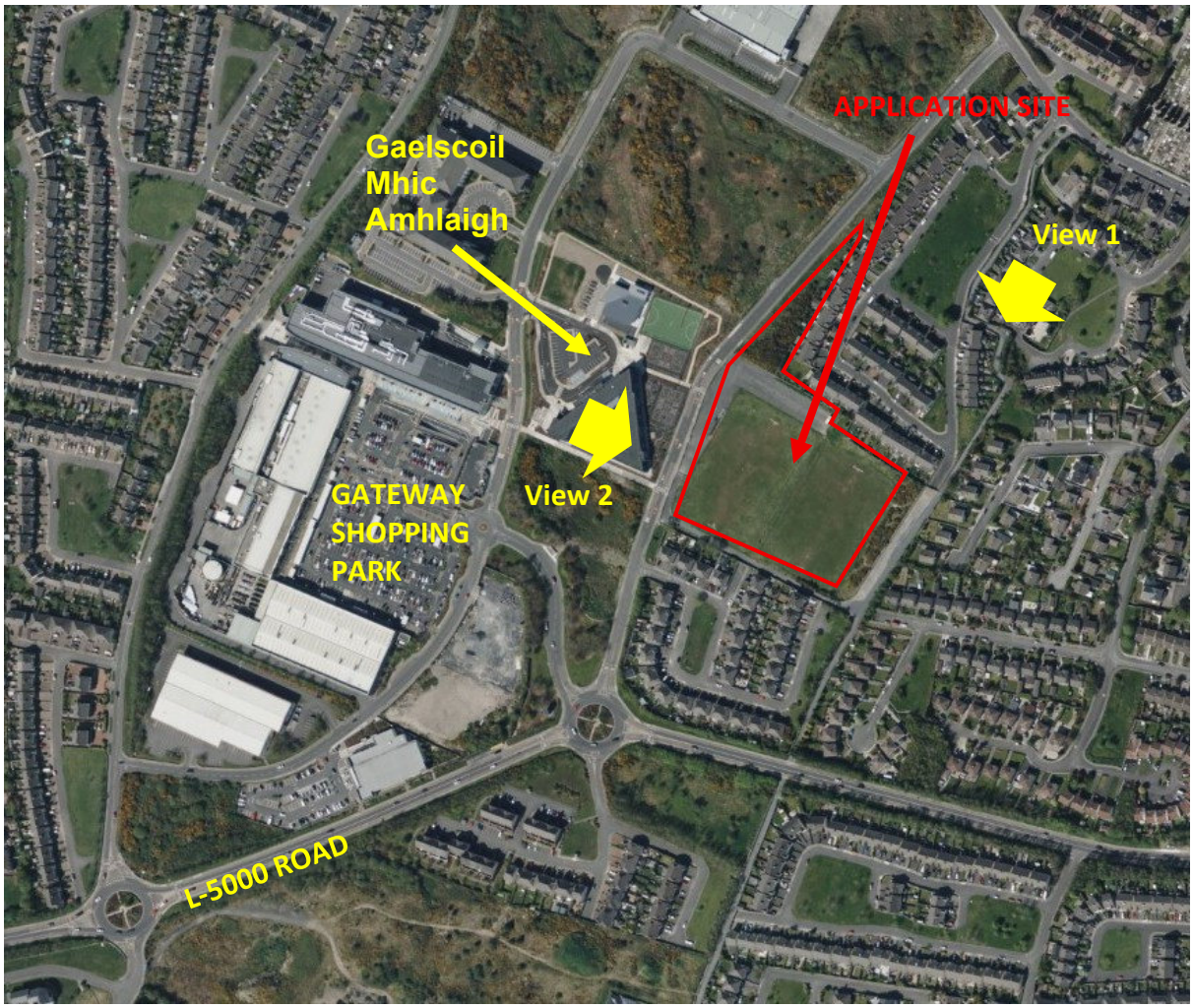
The site is located to the east edge of the L-5000 Road, Rahoon, opposite Gaelscoil Mhic Amhlaigh and close to the Gateway Shopping Park. Approximately 3km west of Galway City centre and 1.8km from Salthill.

The site is general flat over two area with a rise of approximately 1m between the 2no. sport pitches. To the eastern boundary onto Millers Lane is an embankment overgrowing in scrub. The levels here vary by approximately 3m. There is a fall from north to south of approximately 7m from Millers Lane to the L-5000 Road.

Vehicular Access to the site is via the L-5000 Road with a vehicular gate entrance opposite the school. There are two pedestrian crossing linking across the main road. Pedestrians can access the site from Millers Lane to the east, and at the south eastern side of the site from the L-5000 Road. At present parking is along the west and north boundary of the site via and vehicular gate. The site has a number of storage cabins use by the sports clubs for equipment and maintenance equipment.



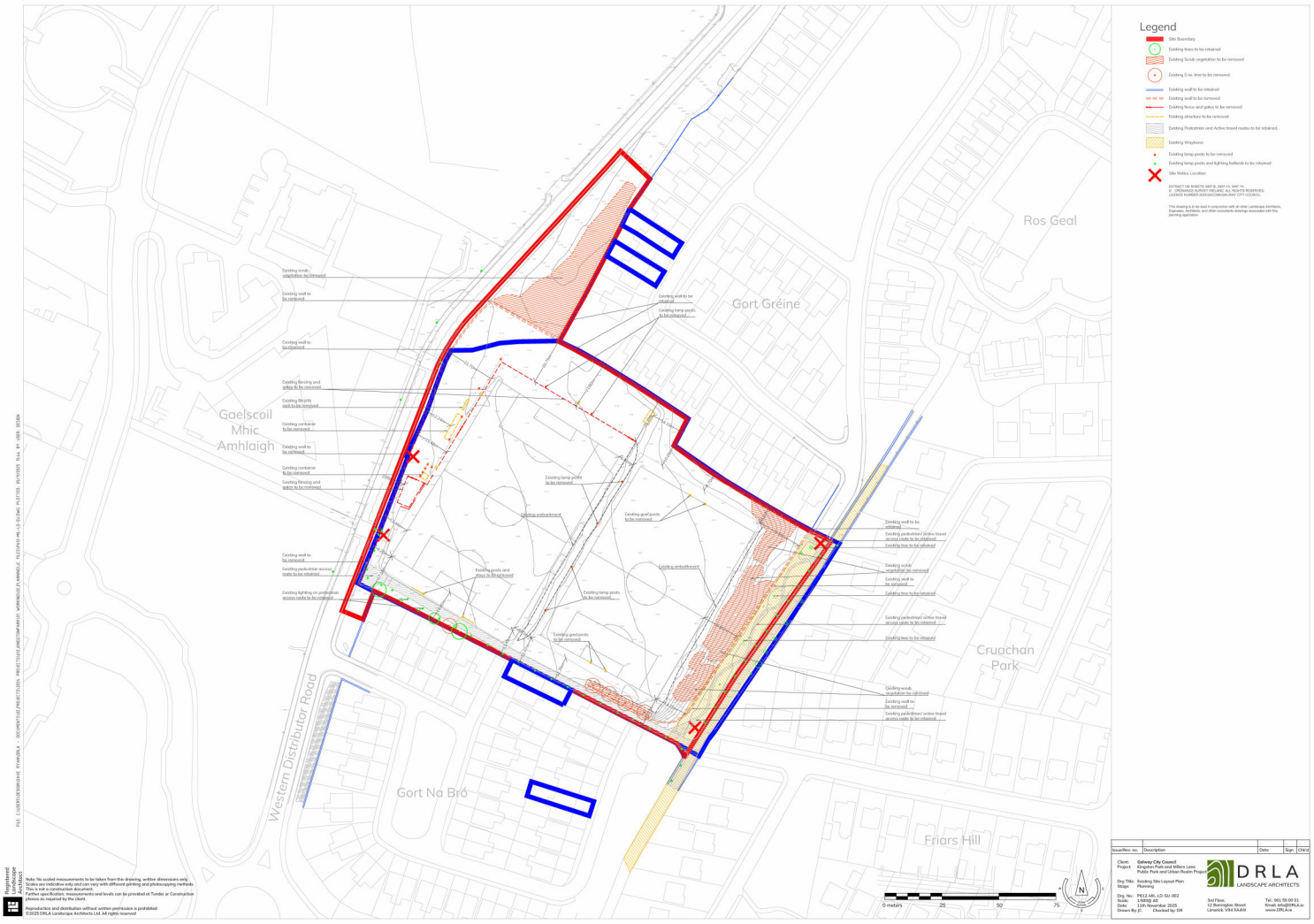
Aerial View with site outlined in Red. Bing Maps.



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

The site is square in form with the parking along the west and north and the two existing pitches located centrally within the site. The design proposal is to locate the new multi-activity building centrally between the 2no. sport pitches.

Along the northern edge of the site is a linear pan-handle area over-grown with scrub and this part of the site is to be used as the new entrance and to locate the parking. This frees up the L-5000 Road edge besides the sport pitches for outdoor activities and play areas and improves safety with the relocated entrance. Additionally, two new bus set-down spaces along the road allows for bus usage to a from the site. An improved path along this edge links to the two existing pedestrian crossings and a new landscape design is proposed for the perimeter of the site, enhancing and improving the overall site for all users.



Existing Site Layout Plan *– By DRLA Landscape Architects – P612-MIL-LD-SU-002*

View 1: The Proposed Site in the foreground looking south back to Galway Bay. Gaelscoil Mhic Amhlaigh to the right and Gateway Shopping Park beyond.

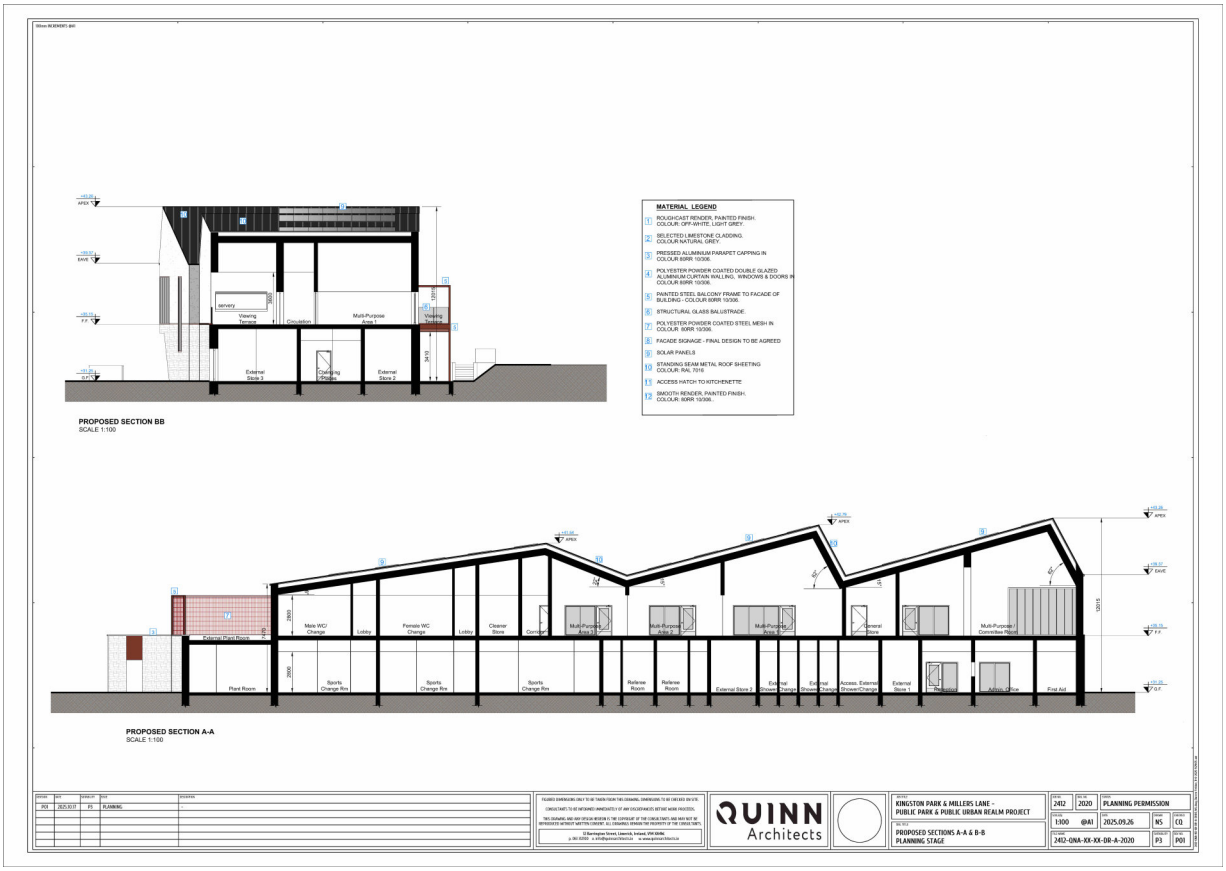
View 2: Proposed Site from the west looking sat with the entrance gate along the L-5000 Road and the two pedestrian crossing.

4.0 BUILDING DESIGN & TYPOLOGY

The proposed building is a two-storey multi-activity and sports building located centrally within the site, between the 2no. new synthetic multi-sport pitches. The building is located strategically between the synthetic pitches to allow for ease of access for both sports and to introduce viewing areas from the first-floor level of the sports activities.

At the ground floor of the building is the main entrance leading from the parking area via an open plaza and under-croft. This outdoor area can be used for numerous external activities (such as community festivals, markets, etc.) and gives shelter to the front of the building during bad weather. On entry to the building, via a wind lobby, is the reception and administration area and toilet facilities, including universal toilet and changing places toilet and shower.

The main stairway and lift lead to the first floor is located off the main entrance. Additional accommodation at the ground floor includes sports change rooms for both the new 4G & 2G synthetic multi-sport pitches. The provision of change rooms includes for a home and an away team for each pitch. There is provision for referee change rooms and again two change rooms for each pitch.



Proposed Sections through the building

Storage is included in the building and there is a provision for each pitch with external access, an equipment store and plant rooms for the mechanical and electrical services.

At the first floor are four multi-functional, activity spaces. These can be interconnected with the use of folding partition. The largest room at the first floor is the main gym area with a multi-functional use for age related in-door activities through to a high-performance gym and training area. For these spaces there is a provision of changing rooms together with a universal accessible toilet with change room and a family change room.

To the west elevation of the building is a viewing terrace with a small kitchenette servery, allowing café services to the terrace. Along the east elevation is a viewing deck, accessed via the multi-functional rooms and the main corridor. An external fire escape is located at the south end of the building allowing for safe evacuation in case of emergency.

The section through the building has a 3.9m floor to floor dimension to allow for service voids and within the multi-functional and gym areas on the first floor the ceiling follows the profile of the waved roof design.

The concept behind this design is to provide a higher volume of space within these areas that promotes additional functional possibilities to each space. This could include badminton, a practice basketball net, trampolining or even a bouncy castle for birthday parties.

5.0 MASSING & MATERIALS

The proposed building is designed to run between the 2no. synthetic multi-sport pitches from north to south in a linear fashion. The main entrance is to the north connecting off the entrance routes from the carparking and the open plaza. The building is located 22m and 36m away from the northern boundary.

The building is 68m in length and 18m wide at the northern side and 7.2m wide at the southern end. This splay in the floor plate is to accommodate the angles of the multi-sport pitches and allows the pitches to confirm to regulation size.

The profile of the roof is based on the internal activity of each room at the upper floor and forms a wave pattern running the length of the building, starting at the north and reducing toward the south end. This roof profile allows a number of solar photovoltaic panels to be installed with the optimum orientation facing south, allowing for energy generation throughout the year.

It should be noted that the highest topographic point on the site is 37.06 mOD (metres above ordnance datum). This is located on the Millers Lane greenway itself. The Gort Griéne Estate to the north has a ground level of approximately 36.00mOD. The highest point of the building in section is 43.26mOD and the northern eave is 39.97mOD. In combination with the shape of the roof, with the 3 apexes breaking up the massing of the building and mimicking the prevailing architectural pattern of the surrounding neighbourhoods, the building utilises the natural change in level on the site to 'nestle' into the landscape, reducing its visual impact on the surrounding neighbourhoods and complementing the existing character of the area.

Millers Lane – 3D Visualisation of Proposed Building as viewed on approach from the north

Millers Lane – 3D Visualisation of Proposed Building as viewed on approach from the west, synthetic pitch

The roof profile is design to reduce the prevailing wind impact on the building with the lowest aspect of the roof facing into the prevailing wind direction and highest element of the building facing away. This profile has allowed the creation of the under-croft area at the ground floor on the north side of the building thus adding additional protection from the prevailing weather.

The elevational treatment of the building is focused on the two side elevations - west and east, with the largest areas of glazing along these two sides at first floor level. This allows for the widest range of view from the terraces of the sporting activities and to reduce any aspect of overlooking regarding the surrounding neighbours to the north and south of the site. There are no glazed elements on the south elevation, and on the north elevation the proposed glazing to the Multi-Purpose Gym area is opaque through the use of 'Glass Planks' as per the image 4.

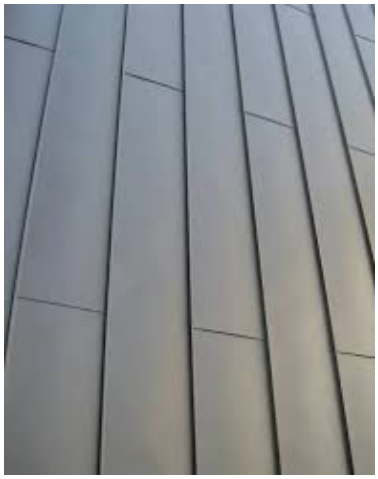
External materials are focused on local context and precedent. A natural stone cladding is proposed for the ground floor of the building creating a plinth for the first floor to be secured onto. The first floor is a rough cast render painted in light tone, off-white (Dulux – Swedish White) in line with neighbouring residential estates. The highlight to the building is to emphasize the entrances through the use of colour and material change. A standing seam metal cladding is proposed over the roof locations the entrance and creates a contrast between the render, stone and roof cladding.

The details to the façade have the fenestrations highlighted with a punch of colour picking up the existing sports colours and again used on the external steel work for the viewing deck, and building highlights like cappings and flashings.

This detailing helps to define what is to become a key civic building, will help to a enhance the sense of place in the park, and establish the building as a key focal point. The buildings is designed to a high architectural standard and reflects the buildings' civic function.

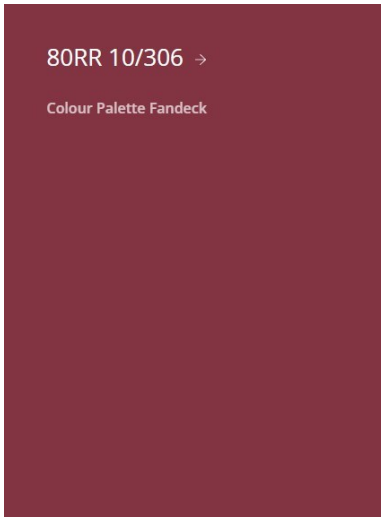
1. Selected stone cladding as Feature to ground floor.

2. Roughcast Render, Dulux – Swedish White.



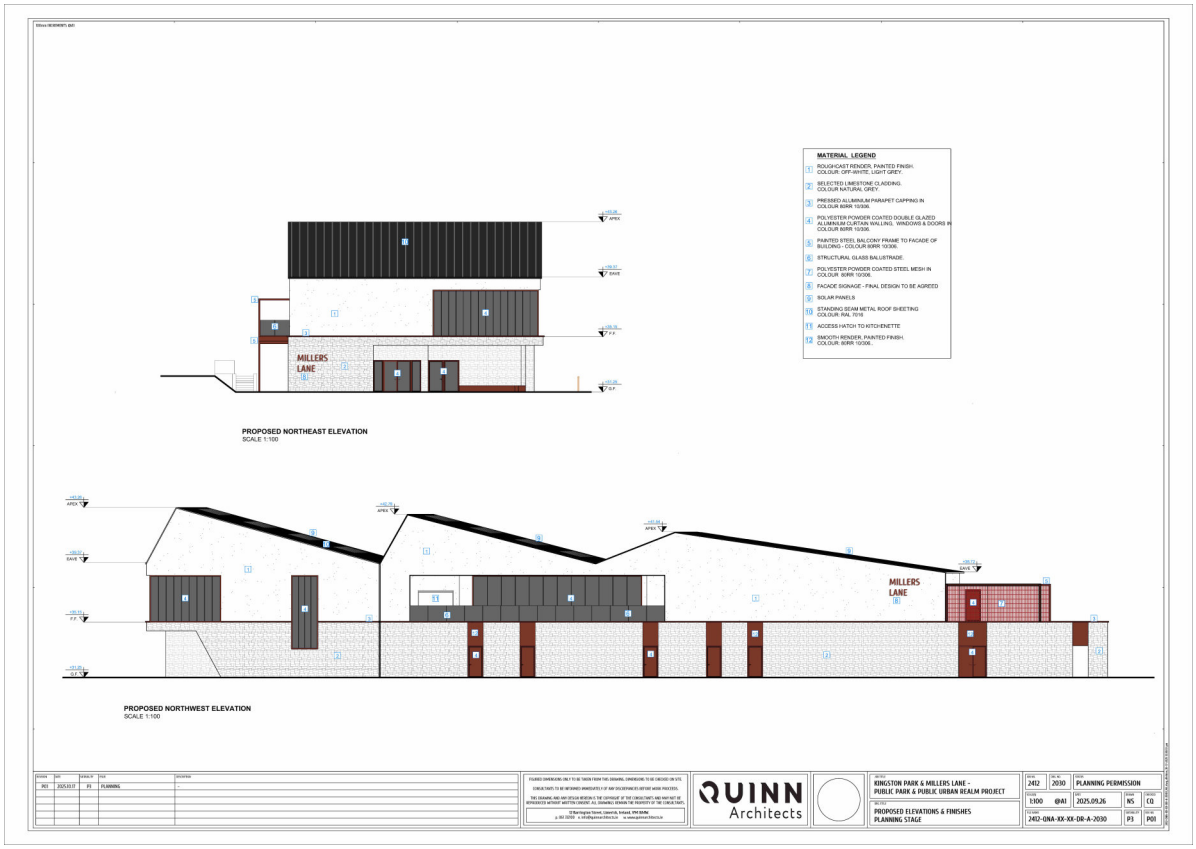
3. Standing Seam metal cladding

4. Example of 'Glass Planks' Opaque finish.

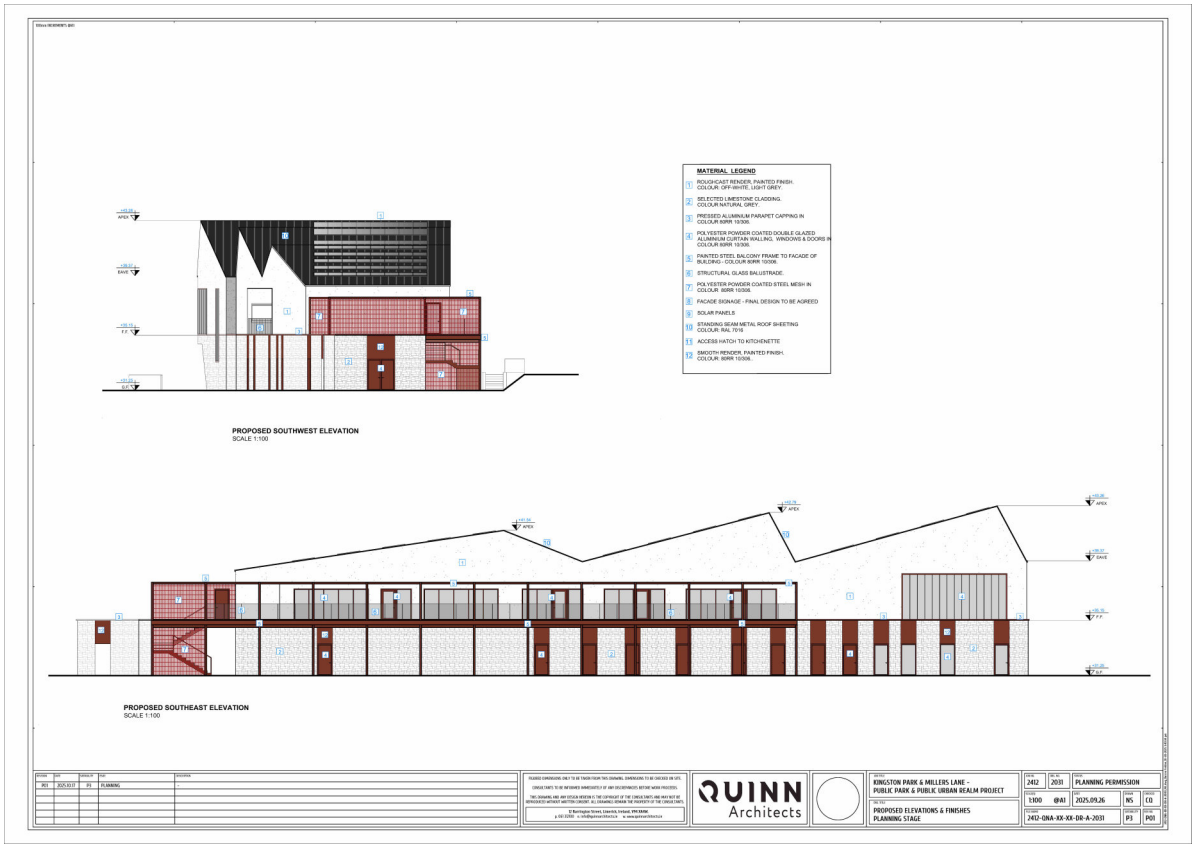


5. Highlight colour to Fenestrations and metal work.

The External areas include a secure bicycle shelter with a cover smoking area (to facilitate a smoke-free park), an external equipment & maintenance store for the sports facilities and a refuse bin storage area. 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 timer cladding as the bicycle shelter. This proposed cladding is Red Cedar. The refuse bin store will be blockwork wall clad in the same stone as the building with painted steel gates.



Proposed Elevations – North & West



Proposed Elevations – South & East

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 $3m^3/h{\cdot}m^2$ 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.

Millers Lane – 3D Visualisation of Proposed Building as viewed on approach from the 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_MILLERS LANE

21.10.2025
Revision: (P3)(P03)

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Room Description	No. of Rooms	Area (in m^2)	Total Area (in m^2)	Comments
Ground Floor				
Main Entrance Lobby	1	11.4	11.4	
Reception	1	17.6	17.6	
Administration Office	1	19.7	19.7	
First Aid Room	1	13.3	13.3	
Cleaners Store	1	4.2	4.2	
Stairway 1 & Lift	1	36.0	36.0	
Equipment Store 1 - external	1	8.0	8.0	
Unversal Accessible Change Room, Shower & WC - external	1	13.9	13.9	
Male toilets and shower - external	1	13.4	13.4	
Female toilets and shower - external	1	13.4	13.4	
Equipment Store 2 - external	1	10.0	10.0	
Equipment Store 3 - external	1	22.7	22.7	
Changing Places	1	12.9	12.9	
Unversal Accessible Toilet	1	4.9	4.9	
Male Toilets	1	14.4	14.4	
Female Toilets	1	16.7	16.7	
Referee Room 1	1	11.2	11.2	
Referee Room 2	1	11.2	11.2	
Sports Change Rooms 2	1	63.2	63.2	
Sports Change Rooms 4	1	65.3	65.3	
Sports Change Rooms 3	1	69.4	69.4	
Sports Change Rooms 1	1	64.6	64.6	
Referee Room 3	1	13.5	13.5	
Referee Room 4	1	15.6	15.6	
Circulation Corridor	1	44.2	44.2	
Mechanical Plant Room	1	32.1	32.1	
Electrical Plant Room	1	8.6	8.6	
Subtotal for Ground Floor Gross Internal Areas (excl. internal walls)	***27***		***631.4***	
Total for Ground Floor Nett Internal Area			***678.6***	
First Floor				
Multi-Purpose Gym Studio	1	71.4	71.4	
Stairway 1 & Lift	1	36.0	36.0	
Multi-Purpose / Committee Room	1	78.5	78.5	
General Store	1	22.1	22.1	
Multi-Purpose Area 1	1	52.9	52.9	
Multi-Purpose Area 2	1	36.8	36.8	
Multi-Purpose Area 3	1	38.3	38.3	
Kitchennette	1	15.4	15.4	
Service Area	1	11.5	11.5	
Comms Room	1	8.0	8.0	
Family Change Room	1	4.8	4.8	
Unversal Accessible Change Room & Shower	1	6.8	6.8	
Cleaners Store	1	4.8	4.8	
Female Toilets & Change Rooms	1	55.9	55.9	
Male Toilets & Change Rooms	1	51.4	51.4	
Circulation Corridor	1	106.8	106.8	
Subtotal for First Floor Gross Internal Areas (excl. internal walls)	***16***		***601.4***	
Total for First Floor Nett Internal Area			***637.4***	
Total Building Nett Internal Area			***1,316.0***	
External Spaces				
Main Entrance Under Croft	1	73.2	73.2	
West Facing Terrace - Soccer Pitch	1	59.1	59.1	
East Facing Terrace - Hockey Pitch	1	89.1	89.1	
External Plant Area	1	42.3	42.3	
Maintenance & Equipment Store	1	31.9	31.9	
Secure Bicyle Store & Smoking Shelter	1	37.0	37.0	
Refuse Bin Store	1	9.0	9.0	
Total External Building Nett Roofed Area			***68.9***	

APPENDIX B – 3D VISUALISATIONS

Millers Lane View 01 – View of the main entrance to the proposed building from the North with soccer pitch to right of image

Millers Lane 02 – View of West elevation overlooking the soccer pitch

Millers Lane 03 – View of East elevation overlooking the hockey pitch