

Project:

Improvements to Public Realm to Bridge Street and lands to the rear and side of The Grain Store, John's Street, New Ross, Wexford (A PROTECTED STRUCTURE – RPS No. NR0143 – NIAH No. 15605016)

Title:

DESIGN STATEMENT

Client:



TABLE OF CONTENTS

- 1.0 INTRODUCTION
- 2.0 DESCRIPTION OF THE SCHEME
- 3.0 DESIGN PRINCIPLES
- 4.0 CONCLUSION
- 5.0 SCHEDULE OF DOCUMENTATION

1.0 INTRODUCTION

This Design Statement forms part of an Application by Wexford County Council to An Bord Pleanála for consent to carry out the proposed development.

The purpose of this Report is to give a description of the proposed improvement works and give background as to why they are proposed.

While a detailed description can be found in Section 2.0 of this document a brief summary of the works are as follows.

- Improvements to Public Realm to Bridge Street and lands to the rear and side of The Grain Store, John's Street, New Ross, Wexford (A PROTECTED STRUCTURE – RPS No. NR0143 – NIAH No. 15605016)

The core aim of this proposal is to breathe new life into this section of New Ross. The improvements to the Public Realm will improve pedestrian connectivity and permeability and will activate and connect further sections of the River Frontage which currently are underutilised and inaccessible to the public.

With the recently granted permission for renovation and extension to the Grain Store building on John Street, the plaza and new connections will attract the local community and visitors from afar to use it and pass through it and the proposal will function as a catalyst for further development in the immediate area which will bring this section of New Ross back to life.

2.0 DESCRIPTION OF THE SCHEME

Improvements to Public Realm to Bridge Street and lands to the rear and side of The Grain Store, John's Street, New Ross, Wexford (A PROTECTED STRUCTURE – RPS No. NR0143 – NIAH No. 15605016)

- Relocating existing steps on Bridge Street to the east
- Removal of existing railings separating footpath and parking bays along Bridge Street and replacement with new solid guarding, planting and seating
- Removal of section of parking bays along Bridge Street to facilitate footpath widening to improve pedestrian connectivity
- Partial demolition of section of the wall between Bridge Street (abutting No.2 Bridge Street) to facilitate new connecting gently sloped pedestrian access route to new Plaza area in current yard. The new access route to be provided with solid guarding and walls with planting and seating
- Removal of existing concrete base alongside proposed new gently sloped pedestrian access route to provide soft landscaping at water edge
- Removal of roof and section of walls surrounding Open Storage
- Lowering stone wall between the yard area and the river and between proposed plaza and rear of properties on Bridge Street to 1100mm above ground level
- Removal of all redundant above ground and below ground services
- Demolition of Ground finishes (Part tarmac, part concrete) to the yard area to facilitate new public Plaza including hardscaping, soft landscaping and seating
- New tiered external stairs and landscaping from John Street to the Plaza level (on top of part of previously approved extension to The Grain Store, John's Street)
- Demolition of palisade fencing to the side of the building between John Street and Public car park and removal of 3 No. carparking spaces in John Street Carpark to improve pedestrian connectivity
- Repointing & cleaning of all existing and retained stone walls
- Associated planting and landscaping works
- Signage and wayfinding
- External lighting
- All associated site works and services

3.0 DESIGN PRINCIPLES

The Proposal is for a new multi-functional public plaza and to create two new main pedestrian access routes to serve this new space. A gently sloped pedestrian access route along the riverside connects the plaza to Bridge Street while tiered external stairs and landscaping connects the plaza to John Street.

This new connections will aid pedestrian permeability in this section of New Ross as a far more visually interesting route will be created to that of the surrounding road and pavement network. The new plaza is proposed as the main focal point and is of a scale that will enable multi-functional uses. The connections and main plaza space will greatly improve the public realm and are all designed to provide natural and efficient wayfinding and orientation

The design of the public realm and choice of surface finishes relates to the hierarchy and use of space. This will be complemented by a lighting strategy, which is intended to provide comfortable external lighting appropriate to the use of space. Low level downward facing bollard lighting will be selected for pedestrian areas as these direct light onto the pavement. Low level illuminated strip lighting is used in certain locations such as the sloped access route and to solid edges to provide a continuous surface light onto the walking surface, and to minimise light pollution.

4.0 CONCLUSION

This Design Statement has explained the design process and principles for the proposed development. These principles are in accordance with the urban design criteria set out in the 'Urban Design Manual - A Best Practice Guide' (DEHLG 2009).

Context: The proposed development is designed in response to its surroundings in New Ross and the river frontage.

Connections: The proposed connections will be attractive routes to access or pass through the development lands for pedestrians. The layout is designed to provide new links that connect with the existing network of streets and spaces.

Inclusivity: The design and layout enables easy access for all.

Variety: The proposed activities that the plaza can house ranging from Markets, Temporary Event/Concert, Ice Rink etc. ensures that it can be used for a variety of uses which will bring vibrancy and footfall to the area.

Efficiency: In essence this development will bring a derelict site back into productive use and bring it back into the public realm to ensure it is utilised.

5.0 SCHEDULE OF DOCUMENTATION

ODKM Architects

Documents

Design Statement

Drawings

Location Plans

Drg. No. Planning-P-001	Site Location Plan	1:1000 @ A3
Drg. No. Planning-P-002	Block Plan	1:500 @ A3

Existing Drawings

Drg. No. Planning-E-100	Site Layout Plan (Entire Site) As Existing	1:200 @ A1
Drg. No. Planning-E-101	Site Layout Plan (Area 1) As Existing	1:100 @ A1
Drg. No. Planning-E-102	Site Layout Plan (Area 2) As Existing	1:100 @ A1
Drg. No. Planning-E-150	Section A-A (Elevation to Riverside) & B-B As Existing	1:100 @ A1
Drg. No. Planning-E-151	Section C-C As Existing	1:100 @ A1
Drg. No. Planning-E-152	Section D-D & E-E As Existing	1:100 @ A1
Drg. No. Planning-E-153	Section F-F & G-G As Existing	1:100 @ A1
Drg. No. Planning-E-154	Section H-H & I-I (Elevation to John Street) As Existing	1:100 @ A1
Drg. No. Planning-E-155	Section J-J & K-K As Existing	1:100 @ A1

Proposed Drawings

Drg. No. Planning-P-100	Site Layout Plan(Entire Site) As Proposed	1:200 @ A1
Drg. No. Planning-P-101	Site Layout Plan (Area 1) As Proposed	1:100 @ A1
Drg. No. Planning-P-102	Site Layout Plan (Area 2) As Proposed	1:100 @ A1
Drg. No. Planning-P-150	Section A-A (Elevation to Riverside) & B-B As Proposed	1:100 @ A1
Drg. No. Planning-P-151	Section C-C As Proposed	1:100 @ A1
Drg. No. Planning-P-152	Section D-D & E-E As Proposed	1:100 @ A1
Drg. No. Planning-P-153	Section F-F & G-G As Proposed	1:100 @ A1
Drg. No. Planning-P-154	Section H-H & I-I (Elevation to John Street) As Proposed	1:100 @ A1
Drg. No. Planning-P-155	Section J-J & K-K As Proposed	1:100 @ A1

Brunner Consulting Engineers

Documents

Drainage Planning Report

Drawings

Drg. No. J08-P-10	Site Drainage Layout	1:200 @ A1
Drg. No. J08-P-11	Drainage Construction Details	N.T.S. @ A1