

# Architectural Design Statement Mixed-use Development at Rosshill, Galway

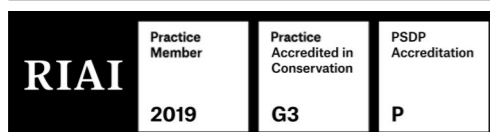
On behalf of Kegata Limited t.a.



O'Neill | O'Malley

Architecture + Project Management

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## Proposal Introduction

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This architectural design statement has been prepared in support of a full planning submission to the Strategic housing development process by Kegata limited (the applicant) for a mixed-use development on lands at Rosshill, Galway.

The application is for a development consisting of 342 residential units comprising of 185 no. houses and 157 no. apartments broken down to:

- 002 no. 4 bedroom 2 storey detached dwellings
- 041 no. 4 bedroom 2 storey semi-detached dwellings
- 073 no. 3 bedroom 2 storey semi-detached dwellings
- 063 no. 3 bedroom 2 storey terraced dwellings
- 006 no. 2 bedroom 2 storey terraced dwellings
- 119 no. 2 bedroom apartments and
- 038 no. 1 bedroom apartments

The proposed development also includes a ground-floor community space, office, cafe and retail unit. A two-storey childcare facility. The provision of public realm landscaping including shared public open space and play areas, public art, public lighting, resident and visitor parking including car rental bays, electric vehicle charging points and bike rental spaces. Pedestrian, cyclist and vehicular links throughout the development. Access road and junction improvements at Rosshill Road/Old Dublin Road. Provision of all associated surface water and foul drainage services and connections including pumping station. All associated site works and ancillary services. A Natura Impact Statement ('NIS') and Environmental Impact Assessment Report ('EIAR') have been prepared and accompany the application. The application is also accompanied by a Statement of Material Contravention of the Development Plan.

The overall site measures approximately 10.069 hectares of which approximately 9.539 hectares are considered developable. The provision of 342 residential units across the site equates to a density of 35.8 units per hectare. The Plot ratio equates to 0.37 with a site coverage of 15.34%. The site is located to the east of Galway City and is located south of Merlin Park University Hospital. The Galway to Dublin railway line partially adjoins the site to northern boundary.

## The Design Team

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Client	- Kegata Limited t.a. Alber Homes
Planning & Environmental Consultants	- McCarthy Keville O'Sullivan
Architect	- O'Neill O'Malley Architects
Civil, Structural & traffic engineering	- Tobin Consulting engineers
Services & Public Lighting	- Tobin Consulting engineers
Arborist	- Cunnane Stratton Reynolds
Landscape Architect	- Cunnane Stratton Reynolds
Archaeology	- Anne Carey MA, MUBC, MIAI
Mechanical & Electrical Engineers	- Moloney Fox Consultant Engineers
Topographical Surveyor	- PK surveys

## Aims

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The aim of the proposal is to create an inclusive community that respects the sylvan character of the area but acknowledges the sustainable growth of Galway city in a regional context. The proposal looks to provide connectivity throughout the scheme that priorities the individual rather the vehicle. Also to ensure the locality and sylvan context would be connected to as much of the proposed route finding, vistas and amenities as possible while creating a sense of place.

Through this architectural design statement, it is aimed to: describe the proposal; outline the conceptual & design process; how the existing site context and landscape is respected; show how ministerial, local authority and development standards are met and exceeded and how the proposal will be ecologically and socially sustainable.

## Methodology

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The purpose of this design report is to describe the development in detail including information relating to the context, design analysis & concepts, layout responses and access.

The report has been divided into the follow sections:

**Section 01** - Site location & description

**Section 02** - Site Analysis, Concept & Development regulatory concerns

**Section 03** - Design Statement - Neighbourhood

**Section 04** - Design Statement - Site

**Section 05** - Design Statement - Home

Sections 3, 4 and 5 are structured along the 3 groups and the 12 key criteria considered and set out in the *Urban Design Manual – A Best Practice Guide 2009* which is referred to in page 123, Chapter 8.7 Urban design of the *Galway City Council Development Plan 2017-2023*.

# Section 01 - Site Location

## 1.1 Regional/ Wider Context



Figure 01. Wider Context

Section 01 - Site Location  
1.3 Site Aerial - Wider Context



Figure 02. Aerial Image

# Section 01 - Site Location

## 1.3 Site Aerial - Immediate Context & adjacent uses



Figure 03. Aerial Image showing adjoining uses.

## Section 02 - Site Analysis & Development regulatory concerns

### 2.1 Site description

The site is located to the east of Galway city and south of Merlin Park University Hospital and old Dublin road (the R338). The site is 5km by car from the Eyre square, the perceived centre of Galway City and 3.8km by car from Main street, Oranmore.

The development site is accessed from the Rosshill Road just south of the existing railway bridge. The Rosshill Road can be accessed from the Old Dublin Road (R338) via a junction close to Galway Irish Crystal to the north and from the Coast Road serving Oranmore from the east.

The overall site measures approximately 10.069 hectares of which approximately 9.539 hectares are considered developable. The Galway to Dublin/ Limerick railway line bounds the site to the north. North of this Railway line a housing development of 16 houses is currently under construction (Galway City PI reg. ref. 16/228). To the east of the site is Agricultural/ high amenity lands and beyond this are the Murrough Local Area Plan lands. To the west is what appears to be a family business unit and some one off houses following a typical ribbon development.

The South of the site is bounded mainly by undeveloped zoned low density residential land. These lands are backed onto by ribbon development of one off houses.

To the southeast, close to the site is an orthogonal stone walled folly (Recorded monument GAO94-070). It is unclear the purpose of the folly. Regarding this please refer to Ms Anne Carey's Archaeological report enclosed. Adjoining this is a large dwelling which had been converted to a number of apartments.

The site was previously a par 3 pitch & putt course. The newer landscaping and typography including bunkers and hillocks show evidence of this. Close to the centre of the site is an old farmstead in ruins. Vegetation has taken to all of the farmstead ruins. To the central part of the farmstead a modern concrete apron & walls has been constructed for the use as a modern silage storage pit. The typology is generally flat except for falls in level forming a ridge generally running north to south, located to the west of the ruined farmstead. A report on the farmstead ruins and archaeology on the site has been completed by Mrs Ann Carey and is enclosed.

The eastern site boundary has extensive broadleaf trees as does some of the south boundary and part of the eastern boundary. A triangular copse of trees are located to the northeast but are of a low quality. It is proposed to maintain & enhance the best quality existing trees where possible. (Please refer to enclosed arborist & tree survey).

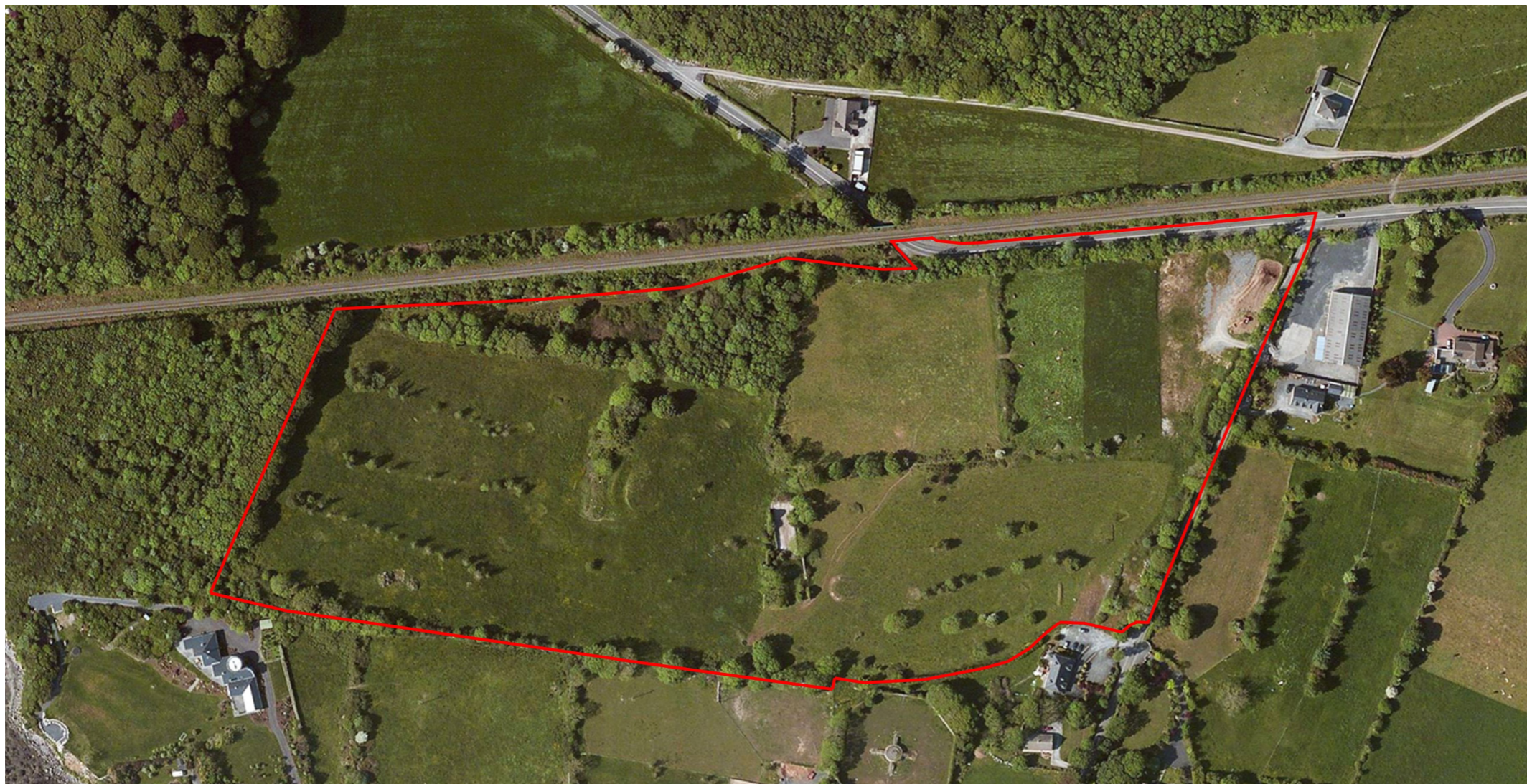


Figure 04. Site Aerial - Immediate context

# Section 02 - Site Analysis & Development regulatory concerns

## 2.2 Site Photographs - Location Key



Figure 05. Location of Photographs



# Section 02 - Site Analysis & Development regulatory concerns

## 2.2 Site Photographs



.01



.02



.03

## Section 02 - Site Analysis & Development regulatory concerns

### 2.2 Site Photographs



.04



.05



.06

# Section 02 - Site Analysis & Development regulatory concerns

## 2.2 Site Photographs



.07



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# Section 02 - Site Analysis & Development regulatory concerns

## 2.2 Site Photographs



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# Section 02 - Site Analysis & Development regulatory concerns

## 2.2 Site Photographs



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# Section 02 - Site Analysis & Development regulatory concerns

## 2.3 Land use zoning

### Galway development plan 2017-2023 - Neighbourhood Areas & Uses

#### 11.2.8 Residential R and LDR Land Use Zoning Objectives

##### Zoning Objective R

To provide for residential development and for associated support development, which will ensure the protection of existing residential amenity and will contribute to sustainable residential neighbourhoods.

##### Zoning Objective LDR

To provide for low-density residential development which will ensure the protection of existing residential amenity.

Uses which are compatible with and contribute to the zoning objective, for example:

- Residential
- Residential institution
- Outdoor recreational use
- Accommodation for Travellers
- Local shops, local offices, licensed premises, banks & other local services
- Buildings for education
- Childcare facilities
- Buildings for the care of the health, safety or welfare of the public
- Buildings for community, cultural or recreational use

Uses which may contribute to the zoning objective, dependent on the R and LDR location and scale of development: for example:

- Hotels, Guesthouses, Hostels and B&B's
- Part conversion or extension of private residence to studio, office, childcare facility or small enterprises by the occupier of the dwelling, at a scale as would not unduly interfere with the primary use of the dwelling
- Places of worship
- Public utilities

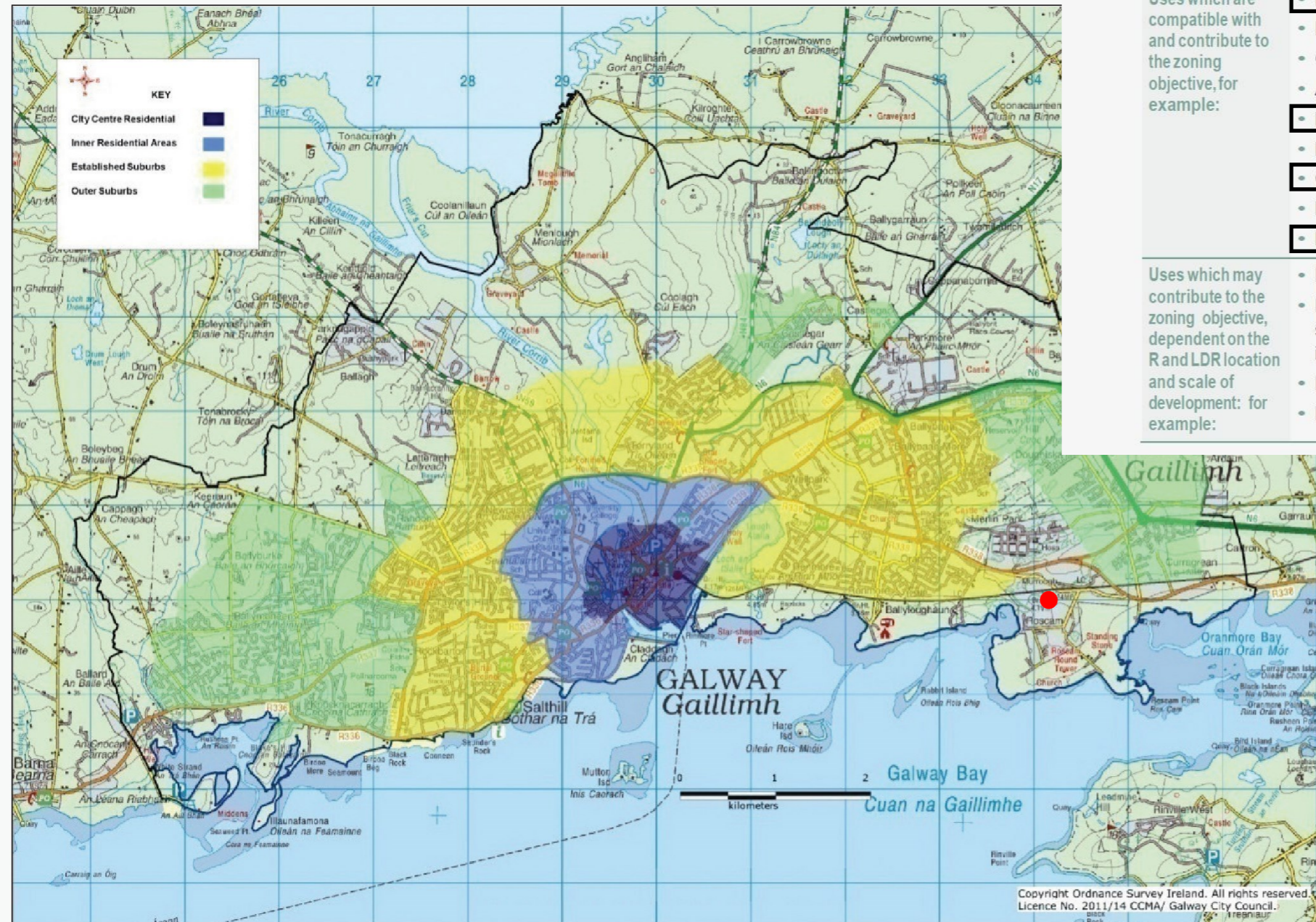


Fig. 11.27 Neighbourhood Areas

Figure 7 : Galway City Residential Neighbourhoods. Site approximate location in RED

Figure 6 : Galway Zoning objectives. Relevant zoning outlined in black

# Section 02 - Site Analysis & Development regulatory concerns

## 2.3 Land use zoning - Zoning Map

### Galway development plan 2017-2023 - zoning map extracts

Figure 08 : Galway City Zoning Map. Applicants site outlined in Red

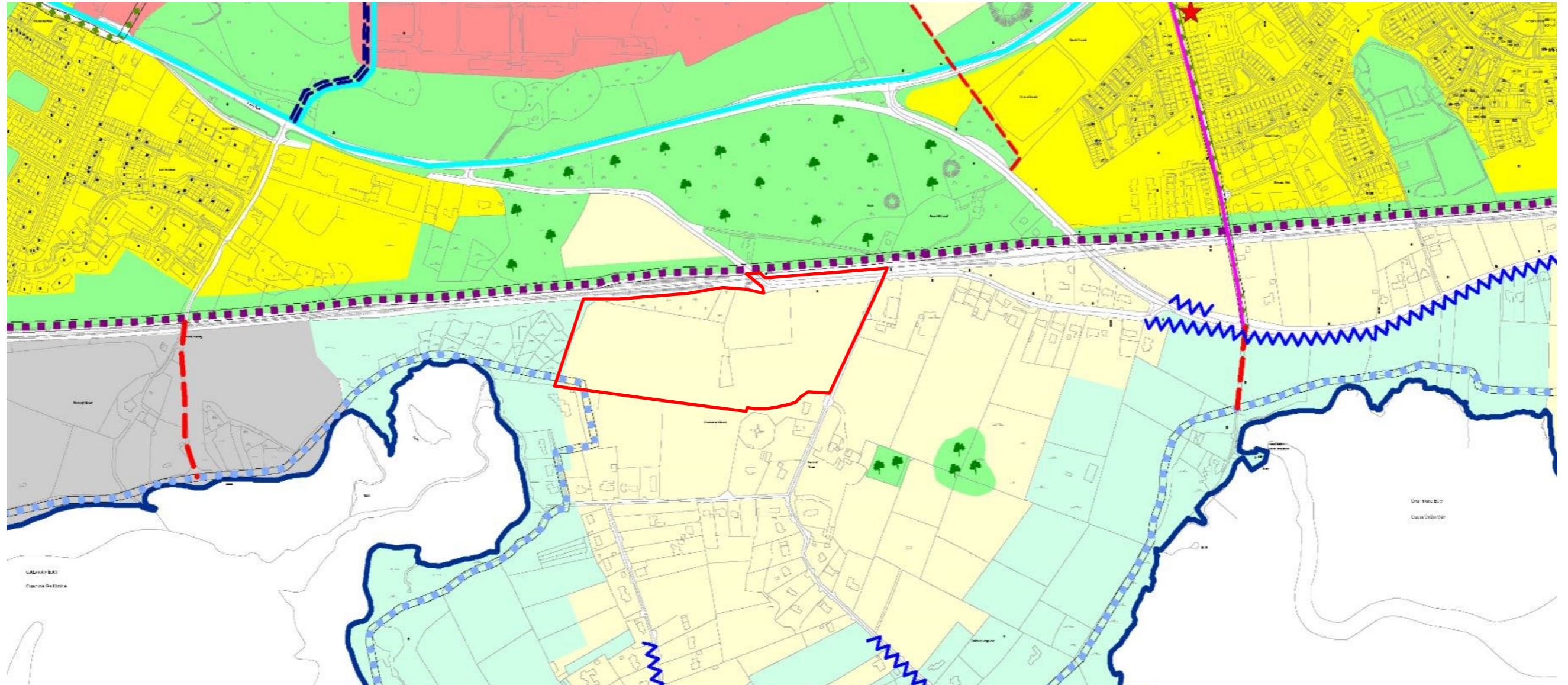


Figure 09 : Galway City Zoning description  
Relevant zoning outlined in Red

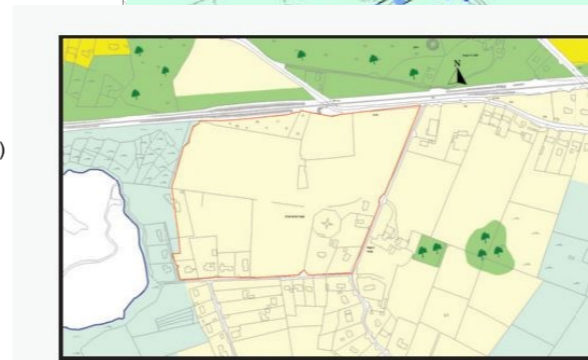


Figure 10 : Area specific zoning

**Fig. 11.13 LDR Roscam Pitch and Putt and adjacent lands**

- The maximum plot ratio density of 0.2:1 shall only be considered following agreement on an overall layout of the area.
- This layout will have regard to the sylvan character of the site and where appropriate the protection of existing trees and the Roscam Folly.
- Development will only be considered where it accords with strategic main drainage proposals.

## Section 02 - Site Analysis & Development regulatory concerns

### 2.4 Planning & Regulatory obligations

- some Galway Development Plan 2017-2023 extracts

#### 11.3 - R zoned Residential standards

##### 11.3.1 (a) General

- All relevant residential development shall comply with the requirements of the Housing Strategy.
- Planning applications for residential developments on sites over one hectare in area shall include a design statement that demonstrates the relationship between the proposed development to the site context, adjoining developments, the achievement of safe and convenient movement within the site, and how existing features are to be integrated into the development.
- Residential development shall be laid out in such a way so as to maximise accessibility to local services, public transport and to encourage walking and cycling.
- Pedestrian, cycle and vehicular movement shall be convenient, safe and integrated into the overall layout of the development.
- The layout of all new residential development shall have regard to adjoining developments and undeveloped zoned land. Where appropriate, linkages and complementary open spaces shall be provided between adjoining developments.
- Gated residential developments will be discouraged.
- Innovative layouts, including courtyard developments, shared open spaces and the clustering of dwellings shall be used, where appropriate, to achieve high standards of amenity.
- Existing hedgerow, trees, watercourses and stone walls shall be retained where feasible. A landscaping scheme including hard and soft landscaping, and incorporate SUDS principles where appropriate, shall be designed as an integral part of the development.
- A plot ratio of 0.46:1 for new residential development shall not normally be exceeded.
- Residential developments of 10 units and over shall normally provide a mix in type of residential units.
- Non residential development shall be considered at appropriate locations on residentially zoned lands where it is of a scale that serves the local need and where all other development management requirements are satisfied. Plot ratio for such commercial, leisure, community and mixed developments on residentially zoned lands shall not normally exceed 1:1. On distributor roads or other major access roads where commercial development will contribute to the quality of urban design and is otherwise acceptable a higher plot ratio may be considered.

Figure 11: Galway City Development plan 2017-2023 extract - page 185

##### 11.3.1 (d) Overlooking

- Residential units shall not directly overlook private open space or land with development potential from above ground floor level by less than 11 metres minimum.
- In the case of developments exceeding 2 storeys in height a greater distance than 11 metres may be required, depending on the specific site characteristics.

Figure 12 : Galway City Development plan 2017-2023 extract - page 187

##### 11.3.1 (f) Distance between Dwellings for New Residential Development.

- The distance between side gables and side boundaries of dwellings shall normally be a minimum of 1.5 metres.
- Within all other residential developments, including apartment buildings and large dwellings, (greater than 200m<sup>2</sup>), the distance between buildings shall be greater, to provide a good layout and context for the development.

Figure 13: Galway City Development plan 2017-2023 extract - page 187

##### 11.3.1 (i) Bin Storage Standards

- Each residential unit shall have adequate storage for three wheeled bins to facilitate the recycling policy of the City Council. Residential units with no rear access shall provide adequate storage for the bins to the front of the development, in contained units.
- For residential units without suitable private open space a set of three x 240 litre bins shall be provided for each pair of apartments or a set of three 1100 litre bins shall be provided for a block of ten apartments.
- Bin storage shall generally be on the ground floor of developments and be screened from public view and adjacent to the block it serves.

##### 11.3.1 (c) Amenity Open Space Provision in Residential Developments

All residential developments shall provide for amenity open space areas made up of the following ratios:

###### Communal Open Space:

Communal recreation and amenity space is required at a rate of 15% of the gross site area.

Where acceptable 'home zones' are proposed, in accordance with Council Guidelines, the shared spaces shall be regarded as communal open space but shall not exceed one third of the total communal open space requirement. Shared spaces shall be regarded as communal open space where it is designed primarily to meet the needs of pedestrians, cyclists, children and residents and where the traffic speeds and dominance of the cars is reduced through design.

Lands zoned for Recreation and Amenity use (RA) shall not be included as part of the open space requirements or used for density calculation for housing developments.

Figure 14: Galway City Development plan 2017-2023 extract - page 188 & 189



# Section 02 - Site Analysis & Development regulatory concerns

## 2.5 Existing Buildings & Structure

Close to the centre of the site is a farmstead in ruins and what appears to be a modern agricultural silage storage pit. An Archaeological report is enclosed with this submission completed by Mrs. Anne Carey MA, MUBC, MIAI which explores the site structures as well as adjoining structures for archaeological significance.

The farmstead stone walling and modern concrete apron is proposed to be demolished and are not deemed architectural or cultural significant. It is proposed to demolish both of these structures. The overall area of wall and enclosures is 187.32 sqm. Please refer to O'Neill O'Malley Architects drawing no. 3008.

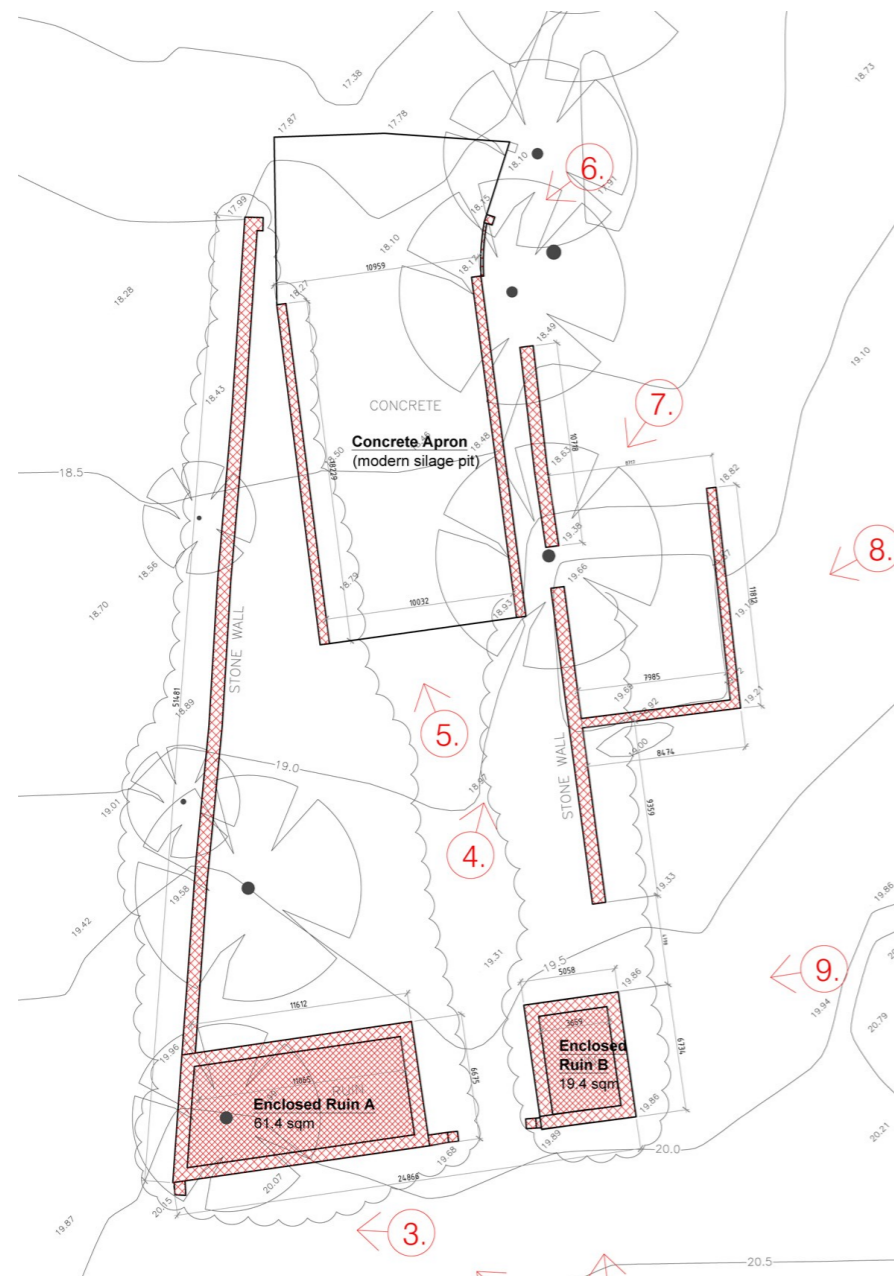
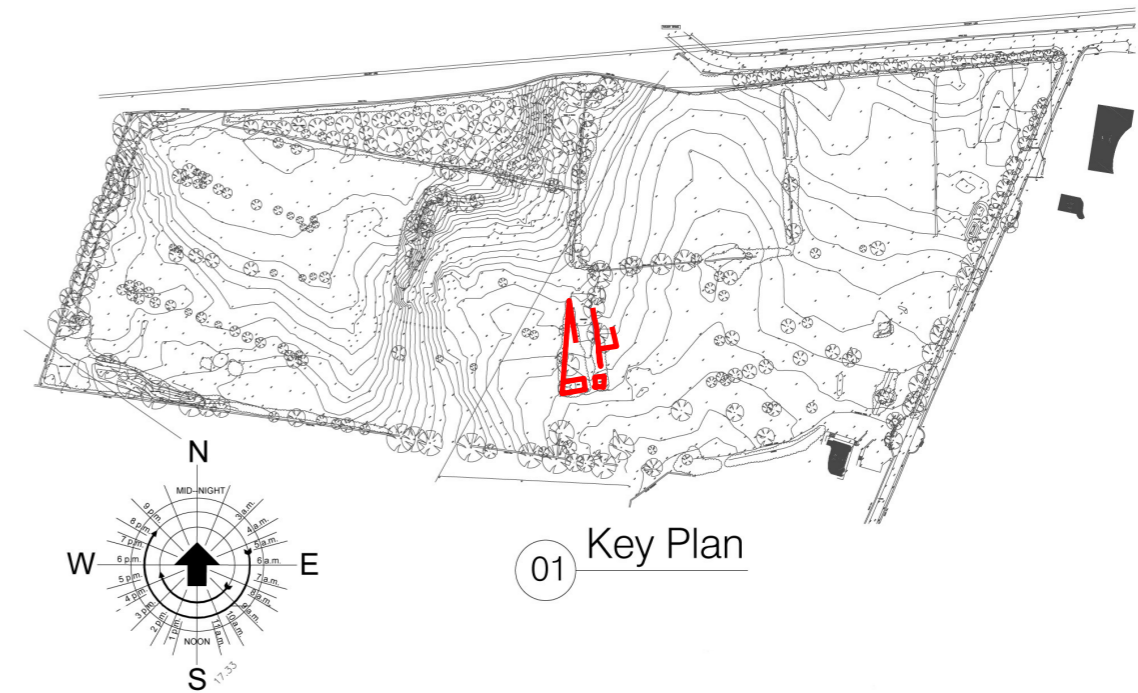


Figure 15. ruins/ structures to be demolished



Photo Location 1



Photo Location 2



Photo Location 4



Photo Location 5

Figure 16. images of ruins/structures to be demolished

## Section 02 - Site Analysis & Development regulatory concerns

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### 2.6 Universal Design Statement

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The proposed development scheme must meet the requirements for Part M of the Building Regulations. The Technical Guidance Document (TGD) Part M 2010 provides advice to provide 'Prima Facie' compliance with the building regulations. This document has been closely followed during the design process and is referenced below to indicate compliance.

The proposed development has been also been designed with due regard to the principles of universal design, including the 'Universal Design Guidelines for Homes in Ireland' and the 'Building for everyone' publications.

Also please refer to Section 3.3 Inclusivity in relation to universal design in this Document.

All 157 Apartment units are fully accessible with 1800mm wide turning areas to all corridors and lifts to all floors. 33 apartments units are directly accessed from the ground floor.

#### Site Access Strategy

The design of the scheme has been developed to create a mixed and inclusive neighbourhood. The road routes & levels work with the existing contours to ensure every road & path gradient across the site is below 1:20. Please refer to drawings 3002 to 3004 and 3010 to 3018 for site layouts and sections indicating proposed access levels and gradients. Accessible Car parking spaces provided are designed to be in line with section 1.1.5 of TGD M 2010. This includes the bays layout and design.

All access routes are at least 1800mm in width across the site. Legible crossing points will be provided with dropped kerbs and textured paving. Raised table areas are designed within the scheme as a traffic calming areas.

A series of accessible amenity & play areas are situated across the site all of which are passively overlooked.

#### Approach to Dwellings & Apartment blocks

All access roads have been designed to have a gradient of less than 1:20. All Dwellings will have on-curtilage parking directly to the front of each dwelling.

#### Access to Dwellings & Apartment blocks

All dwellings being designed to TGD Part M section 3.3 have a minimum width of 800mm and have a minimum level clearance of 1.2m at all front doors of dwellings and apartment units . All entrances to the apartments buildings, café, office and retail are provided with a 1800 level landing with entrances designed per section 1.2 and table 2 of TGD part M.

#### Circulation within Dwellings & Apartment blocks

Each dwelling and apartment unit have been designed to be fully compliant with TGD Part M section 3.3. A visitable W.C. is provided to all dwellings and apartment units at entrance levels associated with habitable rooms. All common corridors and access routes to Apartment units are designed to have access widths exceeding the requirements of TGD Part M section 2 with a minimum 1800mm turning circle provided in each instance.

### 2.7 Statement of Compliance with guidance on housing design & Urban design standards

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The proposed scheme is being developed in a manner which employs best practice in urban design and having regard to the following policy documents:

'Best Practice Guidelines for Delivering Homes Sustaining Communities 2007'  
'Sustainable Residential Development in Urban Areas 2009'  
'Sustainable Urban Housing: Design Standards for new Apartments -March 2018'  
'Permeability Best Practice Guide - National Transport Authority 2015'  
'Quality Housing for Sustainable Communities'  
'Design Manual for Urban Roads and Streets 2019'  
'Urban Design Manual – A Best Practice Guide May 2009'  
'Galway City Development Plan 2017 -2023'  
'Galway Clustered housing Guidelines'

Compliance with 'Quality Housing for Sustainable Communities - 2007' is demonstrated in the housing drawings and appendix 03 '*Housing quality assessment*' pages 1 to 3 which show each housing unit and associated accommodation areas exceeding those required. Please refer to Appendix 08 in relation to 4 bedroom 6 person homes.

Compliance with 'Sustainable Urban Housing: Design Standards for new Apartments -March 2018' is demonstrated in the Apartment drawings and appendix 02 '*Apartment quality assessment*' pages 1 to 3 which show each Apartment unit and associated accommodation areas exceeding those required.

### 2.8 Possible overshadowing onto adjoining buildings

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The site backs onto the Rosshill Road and the Galway Dublin rail line to the North . To the West are high amenity zoned lands and to the east is a local access road. An Apartment block does adjoin the site to the south east.

With no adjoining residential buildings in the immediate vicinity to the North, East or West there is no possibility of the proposal inhibiting a neighbouring buildings quality or right to light.

# Section 02 - Site Analysis & Development regulatory concerns

## 2.9 Site Analysis

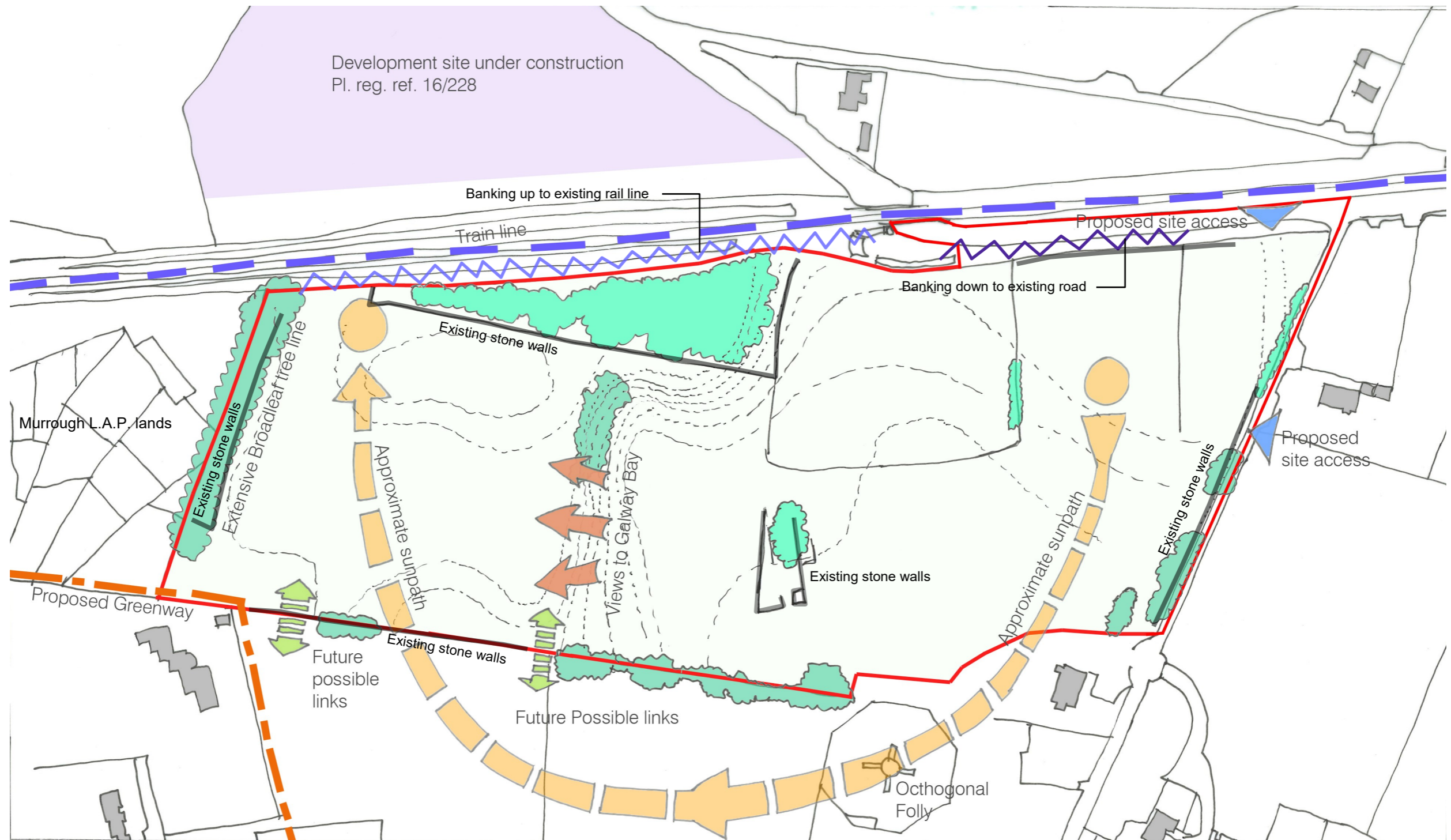
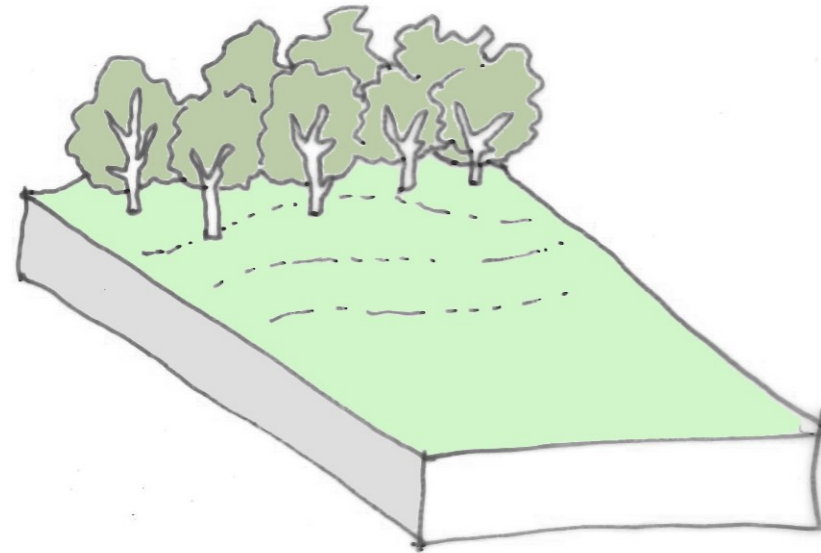


Figure 17. Site Analysis

## Section 02 - Site Analysis & Development regulatory concerns

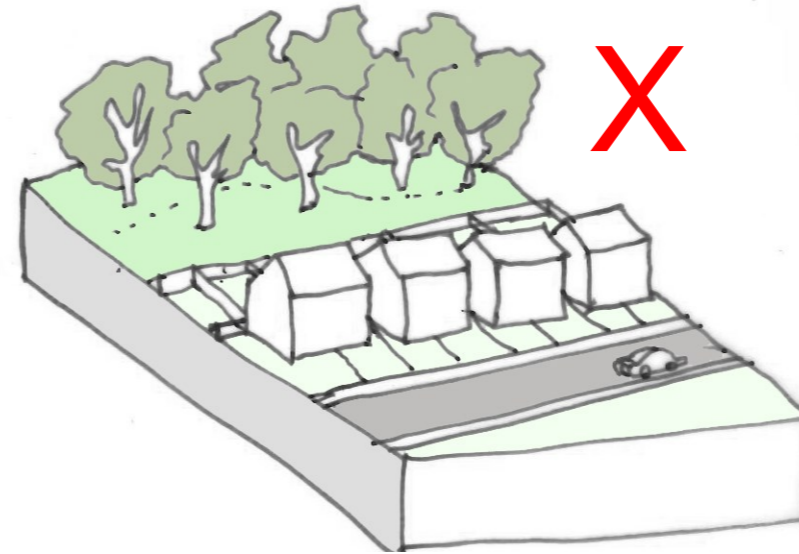
### 2.10 Site Concept & Initial Design Strategy



Sketch 01 - Existing condition

The concept aim was to ensure the locality and sylvan context would be connected to as much of the proposed route finding, vistas and amenities as possible.

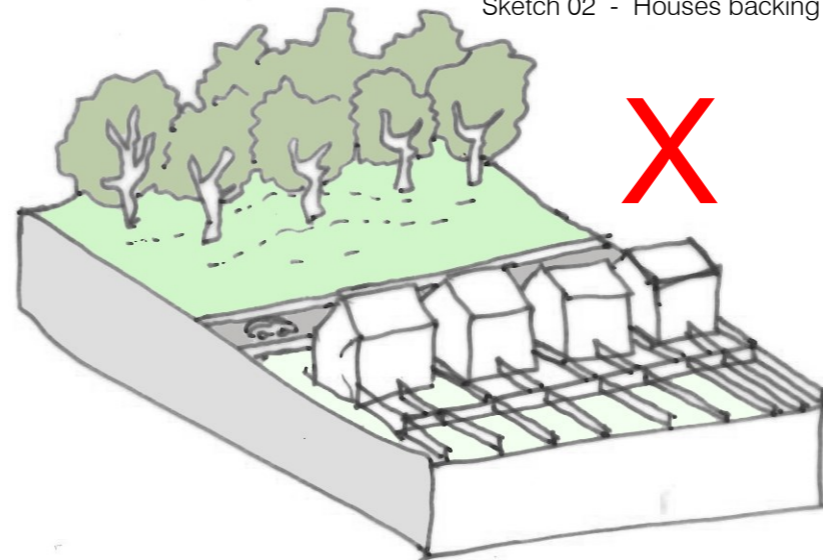
This exercise shows the advantages of using perpendicular access routes to the boundary, treating the car as secondary in these locations and providing an pedestrian and cycle access linking up with the ends of vehicular access routes.



Sketch 02 - Houses backing to Boundaries

Sketch 02

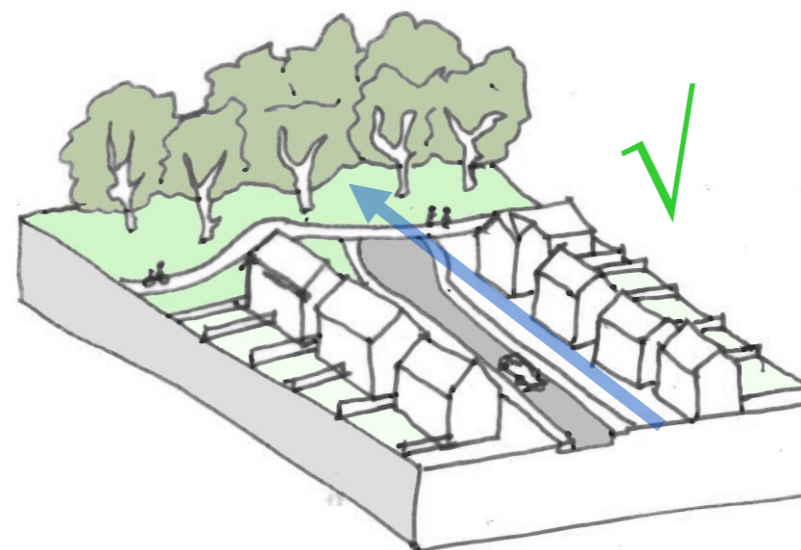
- Housing back to boundary and sylvan character
- Rear Gardens create barrier of the neighbouring habitat.
- Line of houses create visual barrier to context
- Road and circulation no connection (visual or otherwise) with wider area.



Sketch 03 - Outer edge access road

Sketch 03

- Some houses get to face onto the Green amenity
- Access route does allow some visual connection to the amenity.
- But road also creates a barrier from the houses to the green spaces.
- Housing creates a visual barrier from dwellings deeper in the scheme.



Sketch 04 - Perpendicular Road access

Sketch 04

- Perpendicular dwellings to the sylvan boundary.
- Oblique views from all houses and access route deep within the proposed development.
- Road does not create a barrier to the green spaces.
- Although some cul de sacs created these are only a vehicular barrier. A radial 2.5 walking path running parallel to the sylvan areas connects all Cul de sac for pedestrians and cyclists.

## Section 02 - Site Analysis & Development regulatory concerns

### 2.10 Site Concept & Initial Design Strategy

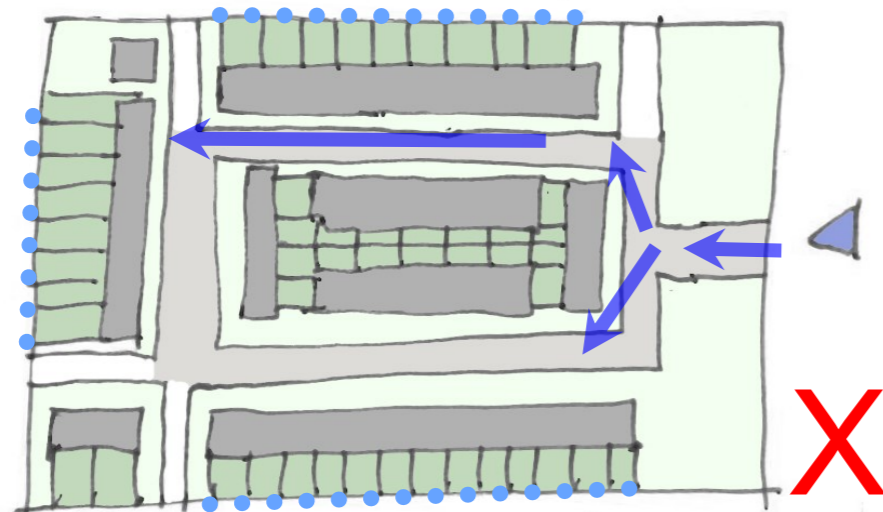
A real world example of perpendicular layouts to make the most of natural amenities can be seen in modern coastal developments in Copenhagen, Denmark. This visual and physical connection is maintained to the water edge. Compare this to Spanish mid 60's and 70's Tourist boom coastal Development. Large blocks of accommodation fighting for their own private view of the waterfront created an impenetrable physical barrier to whomever may be behind.



Danish Waterfront - Copenhagen



Spanish Waterfront - Traditional 70's Tourist boom Development



Backing to Boundaries / Circular Access route diagram

#### ROUTE CONCEPT- CIRCULAR ACCESS ROUTE

A circular access route although very useful for infill schemes and providing connectivity to future development would have cons for the application site. Other than a partial boundary to the site which bounds residential zoned lands banking on to any other boundary would restrict amenity. This layout diagram also shows the how wayfinding and views outwards are restricted.



Main access route/ Perpendicular access

#### ROUTE CONCEPT- MAIN ACCESS ROUTE

A main access spine road proposal on the proposed site would be beneficial where it may not be in other sites. Dwellings can still back on to the south of the site where it is appropriate. Along the route wayfinding views are achieved towards the boundaries and the treelined setting. The route can meander to accentuate the physical obstacles on site and make the most of vistas and view. There is clearer definition of secondary and tertiary roads.

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## Section 02 - Site Analysis & Development regulatory concerns

### 2.10 Site Concept & Initial Design Strategy

Bringing the previous concepts and exercises together to the site and the proposal in the image below, the layout is driven by the main access route and views out to the boundaries to the existing sylvan context. The Blue dotted line indicates the main access route. Orange arrows indicate the views towards trees, green areas and the wider context informing legibility and placing. The red dotted line indicates a 2.5m wide pedestrian path that hugs the northern and west boundaries where mature existing trees are to be maintained. This route connects the terminus of vehicular routes connecting the majority of open spaces together.

#### LEGEND





-  Main Vehicular access route
-  Pedestrian route connecting green areas
-  View towards boundaries, neighbouring context and green/ treed areas
-  Step back building line to respect folly curtilage



Fig. 18 Concepts applied to Site Proposal

## Section 02 - Site Analysis & Development regulatory concerns

### 2.10 Site Concept & Initial Design Strategy

Additional apparitions and concept details to those already discussed include:

- To work with the existing contours to inform the design, reduce cut & fill, retaining walls & engineered retaining solutions.
- Provide a coherent route through the site with central route, play spaces, hard landscaped plazas and a number of green open spaces to ensure way finding.
- A distribution of landscaped open space so the majority of houses have a view of green space. All apartments look upon and/or located next to public open spaces.
- Pulling away from site boundaries to create a green buffer to the site edges and the octagonal follow to the south.
- Views to Galway Bay from a central plaza and landscaped ridge which will form a legible transition when moving east to west through the scheme.
- Legible house cells providing primary elevations to public areas as well as passive supervision. The cellular layout also provides sheltered private open spaces behind the building line.
- Aim to maintain the best quality trees and the existing landscape.
- Linkages to adjoining zoned residential land for possible future developments.
- Apartments designed so the majority of balconies face south or west. Housing cells generally take advantage of east- west orientation.
- All primary elevations are shown as a brown line on the image sketch below. All public open spaces are overlooked with primary elevations with living space and bedrooms.

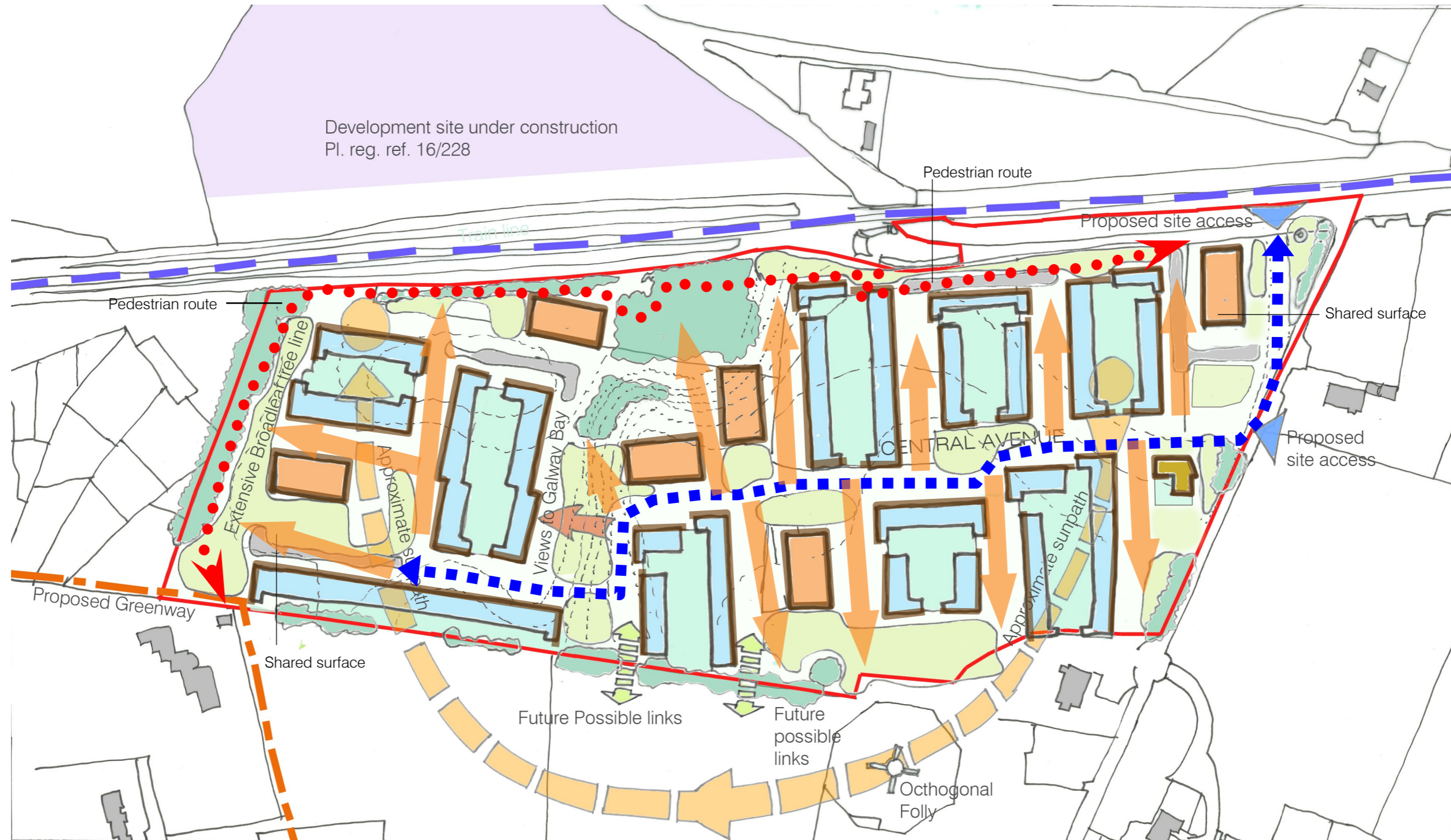


Figure 19. Site Concept

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## Section 03 - Design Statement - Neighbourhood

### 3.1 Context - How does the development respond to its surroundings?

In the wider context, the site is situated between three existing residential communities. The Murrough and Renmore lie 1.2km and 1.9km respectively to the west. Roscam is located only 850m to the east. These communities can be reached via car, on foot or by bicycle. Further east is Galway City Centre with Eyre Square 5km from the site. Main street Oranmore is 3.8km to the east. The development site is strategically located between these existing urban areas and residential communities and of the services & amenities they provide. There is a development of 16 houses currently being constructed immediately to the north of the site under planning reg.ref. 16/228.

The macro & micro context of the site has been examined for its unique constraints and opportunities informing the design such as;

The existing topography – The layout has been carefully considered to use the existing contours. Although generally level a fall in levels occur to the west of the ruined farmstead. This afford views over the lower lands and to Galway Bay. It is envisaged the level area to the east and west will accommodate the majority of semi-detached and terraced housing. The area to the ridge will form a landscaped green area with play areas, terraced amenity seating, adult exercise machines and apartment buildings sitting in a park land setting allowing the maximum usage of the views west.

The existing horticulture has been documented in an arborist tree survey report and trees survey drawings (please see enclosed) - There are a number of important mature broadleaf trees to the west, south & east. The layout has considered these to ensure the best of the Mature trees & route areas are maintained and protected. The developed proposed layout has pulled buildings away from important tree roots specially to the West.

### 3.2 Connections - How well connected is the new development?

As mentioned the site is located between urban & residential centres. The immediate access of the Rosshill Road connects with the Old Dublin road to the north with direct access to Galway City Centre and the Coast Road with direct access to Oranmore. Eyre square, 5km from the site, has a number of public transport terminus.

Wider regional vehicular connections is easily accessed from these urban centres. Connection to the M6 motor is located north of Roscam, 3km by car from the site. This motorway is direct to Dublin & has links to the M17/M18 serving Sligo & Limerick and the M4 serving the south of the country.

Two residential neighbourhoods are in walking distance from the site providing restaurants and shops among other amenities. Murrough is located 1.2km to the west of the site and Roscam is located 850m from the site.

The context aerial overleaf is provided at a larger scale in drawing no. 3028. The aerial looks at the local connections and adjoining land uses and significant amenities close to the site.



Figure 20. Wider Context

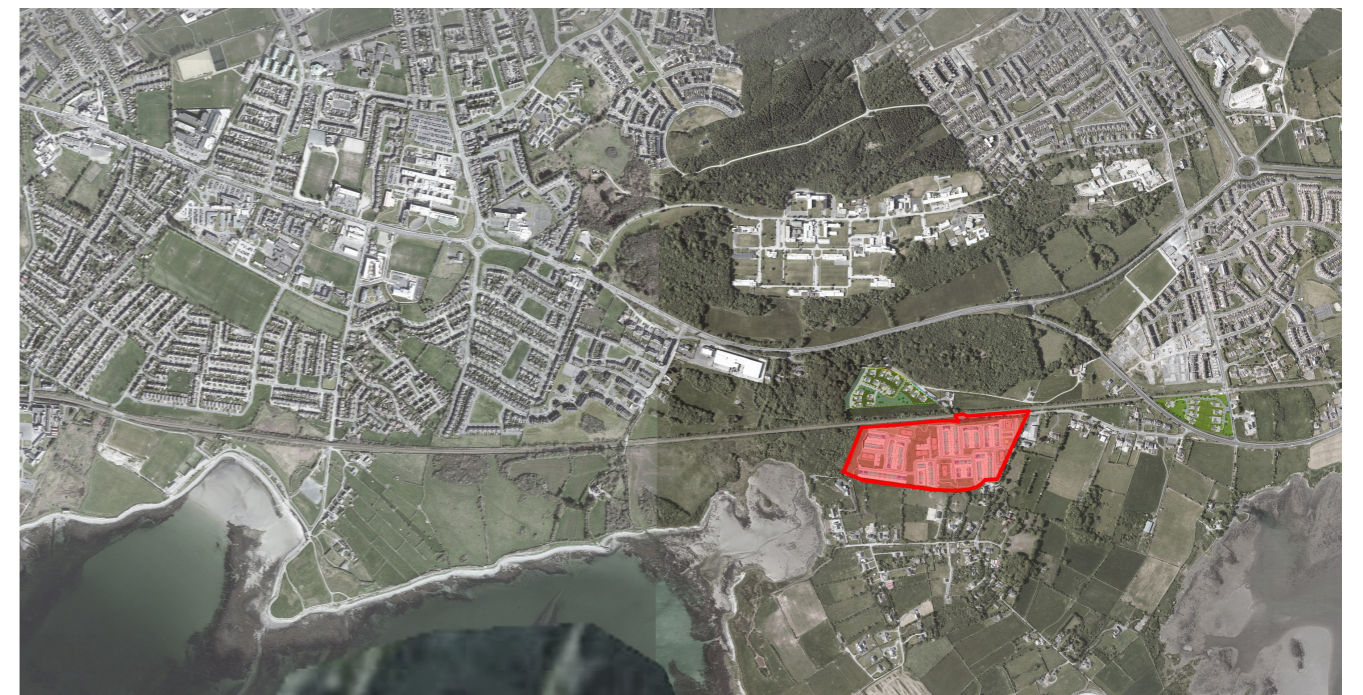


Figure 21. Local Context



# Section 03 - Design Statement - Neighbourhood

## 3.2 Connections - How well connected is the new development?



Figure 22. Aerial context analysis

With in the immediate context there is a Bus stop with routes 404 & 409 located 12minutes walk to the north of the site on the Old Dublin Road. Please see enclosed Tobins engineers drawing 10690 2014 which highlights this walking route and proposals to upgrade footpaths to ensure it is safe and accessible. Another bus stop is located 9 minutes walk east of the site on the Oranmore road serving the 434 route. Please refer to ONOM drawings 3028 and 3029 which contains the aerial above showing route, connection and amenities walking distances from the site.

The Application has also proposed 5 no. GoCar rental car spaces. A letter of support has been received from the GoCar organisation. These spaces are proposed close to the scheme entrance and close to the Creche and Retail areas. Also proposed located in this areas are 10 no. Coke bike—bike sharing spaces.

An unused bus stop exists on the northern site boundary. The client has contacted City Direct Bus Limited. They have submitted a letter noting existing demand is low and but should the proposed scheme be implemented they would review the viability of the bus stop.

As mentioned within the site concept discussion a central Vehicular & Pedestrian route meanders its way through the scheme. This is connected with secondary routes with clear views to the sylvan setting and the wider context enabling place finding which is appropriate to a site of this type. These secondary routes are connected with a 2.5m public walkway running the length of the site through green and tree lined settings joining the ends of each vehicular route. Thus promoting the importance of reduced vehicular movements to the greener picturesque areas of the site.

Please refer to Tobins Engineers Road layout drawings and report for drop kerb and tactile paving details. All public walkways are designed for abluent & disable access. Were some portions of footpath do contain steps due to the existing gradient a second gentle sloped path is located withing the vicinity.



Figure 23. Extract from Tobin Engineers drawing no. 10690-2014

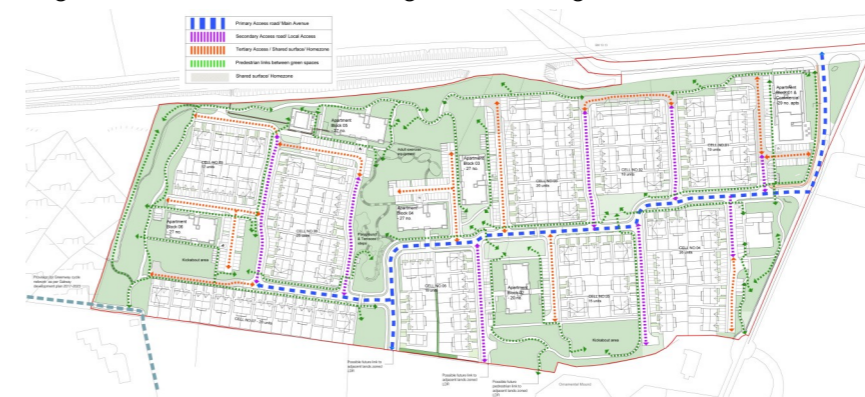


Figure 24. ONOM Connectivity drawing Drawing no. 3020

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## Section 03 - Design Statement - Neighbourhood

### 3.3 Inclusivity - How easily can people use & access the development?

The proposed development has been designed with due regard to the principles of universal design, including the 'Building for everyone' publications. Main features as follows-

All homes have level access and inaccessible areas have been eliminated as far as possible. The public realm is designed ensure accessibility on equal terms for people of a range of ages and physical mobility. Any slope will be mitigated as far as possible utilising cut and fill across the site creating a maximum slope of less than 1:20 to roadways and driveways.

A range of unit types have been proposed in terms of both size and design meeting the aspirations of a range of people and households. These range in gross floor area from 48.1m<sup>2</sup> to 129.8m<sup>2</sup> with a variety of 1, 2, 3 and 4 bedroom designs.

All 157 Apartment units are fully accessible with 1800mm wide turning areas and lifts to all floors. 33 apartment units are directly accessed from the ground floor.

The proposed housing presents a positive aspect to passers-by, avoiding unnecessary physical and visual barriers. Future connections to adjacent lands subject to future development have been proposed. Provision has also been made for a future Galway Bay greenway to the Southwest of the site. The network of roads and paths ensure full permeability throughout the scheme. Each junction will have dropped kerbs and tactile surfacing to allow easy logical crossing points for pedestrians. Raised traffic tables are also proposed as a traffic calming measure and shown on the ONOM site layout drawings.

### 3.4 Variety - How does the development promote a good mix of activities?

The proposal contains a number of uses across the development as well all as varying sizes and types of residential units ranging from apartments to detached dwellings. Uses include a crèche facility with approximately 94 child spaces, a local shop, office space and community rooms.

It is proposed the public open spaces will provide a number of amenities. 2 no. kick about areas are proposed, one to the upper level and one to the lower. The large green area to the centre of the site will contain a playground space and terraced seating utilising the existing contours. To the north of this green space and to the existing copse to be maintained is an adult exercise equipment creating a route east to west. A 2.5m wide pedestrian route through the site significant green spaces is proposed from the commercial / retail block and ramp access to the east running to the proposed greenway to the southwest corner.

157 apartments are proposed. These range from 48.1sqm 1 bed units to 82.7 sqm 2 bed units. There are 5 no. 1 bedroom types and 8 no. 2 bedroom types.

There are 185 houses shown across the development. There are 6 basic types, A's, B's, C's, D's, E's & F's. These are further broken down with different elevation treatments with corner units having dual aspect primary elevations. This adds additional variety to the scheme activating streetscapes. The houses vary in size from 84.4sqm and 129.8 sqm, from 2 bedroom to 4 bedroom. The majority of the dwellings can be extended into attic spaces and into rear Gardens, this is indicated in Appendix 03.

With the landscaping & paths across the scheme, a number of amenities & uses as well as residential units ranging from 48.1sqm 1 bedroom apartments to 129.8 sqm 4 bedroom homes, we submit the proposal provides a very good mix of units types for every life stage with a number of amenities and uses to serve the proposed community and will add to the existing community.

Proposed Apartment & Commercial units:	No. of Unit Type	Floor Area (m2)	Floor Area (ft2)	Total Flr. Area (m2)	Total Flr. Area (ft2)	% of Total:
Apartment Type '1A' - 1 bed 2 person (1 Storey)	14	49.2	530	688.8	7414	4.09%
Apartment Type '1B' - 1 bed 2 person (1 Storey)	14	48.1	518	673.4	7248	4.09%
Apartment Type '1C' - 1 bed 2 person (1 Storey)	7	53.7	578	375.9	4046	2.05%
Apartment Type '1D' - 1 bed 2 person (1 Storey)	3	57.4	618	172.2	1854	0.88%
Apartment Type '2A' - 2 bed 4 person (1 Storey)	19	78	840	1482.0	15952	5.56%
Apartment Type '2B' - 2 bed 4 person (1 Storey)	19	78.2	842	1485.8	15993	5.56%
Apartment Type '2C' - 2 bed 4 person (1 Storey)	19	79.3	854	1506.7	16218	5.56%
Apartment Type '2D' - 2 bed 4 person (1 Storey)	19	80.4	865	1527.6	16443	5.56%
Apartment Type '2E' - 2 bed 3 person (1 Storey)	19	70.6	760	1341.4	14439	5.56%
Apartment Type '2F' - 2 bed 3 person (1 Storey)	5	66.5	716	332.5	3579	1.46%
Apartment Type '2G' - 2 bed 4 person (1 Storey)	4	78.6	846	314.4	3384	1.17%
Apartment Type '2H' - 2 bed 4 person (1 Storey)	4	77.8	837	311.2	3350	1.17%
Apartment Type '2J' - 2 bed 4 person (1 Storey)	4	79.2	853	316.8	3410	1.17%
Apartment Type '2K' - 2 bed 4 person (1 Storey)	2	82.7	890	165.4	1780	0.58%
Apartment Type '2L' - 2 bed 4 person (1 Storey)	2	76.5	823	153.0	1647	0.58%
Apartment Type '2M' - 2 bed 4 person (1 Storey)	1	77.9	839	77.9	839	0.29%
Apartment Type '2N' - 2 bed 4 person (1 Storey)	2	79	850	158.0	1701	0.58%
Commercial/ Retail	1	185.1 (285.4sqm with ancillary)	1979	285.4	1979	
Community Café ( community 30sqm)	1	67.8 + 30sqm community (150.7 sqm with ancillary)	1507	150.7	1507	
Office space	1	90.9 (119.4 sqm with ancillary)	507	119.4	507	
Creche	1	398.8	4293	398.8	4293	
<b>Total Apartment units</b>	<b>157</b>			<b>12037.3</b>	<b>127582</b>	<b>45.9%</b>
		<b>Inc. Common areas/ Stairs/ external bin stores etc.</b>		<b>14410.6</b>	<b>155114</b>	

Conventional House types	No. of Unit Type	Floor Area (m2)	Floor Area (ft2)	Total Flr. Area (m2)	Total Flr. Area (ft2)	% of Total:
House Type 'A' - 4 Bed Semi Detached	2	125.40	1350	251	2700	0.58%
House Type 'A1' - 4 Bed Semi Detached	13	125.40	1350	1630	17547	3.80%
House Type 'A2' - 4 Bed Detached	2	125.40	1350	251	2700	0.58%
House Type 'A3*' - 4 Bed Semi Detached (double front)	6	125.40	1350	752	8099	1.75%
House Type 'A4*' - 4 Bed Semi Detached (double front)	5	125.40	1350	627	6749	1.46%
House Type 'A5' - 4 Bed Semi Detached	5	125.40	1350	627	6749	1.46%
House Type 'A6*' - 4 Bed Semi Detached (double front)	5	127.00	1367	635	6835	1.46%
House Type 'B' - 3 Bed semi detached	1	110.80	1193	111	1193	0.29%
House Type 'B1' - 3 Bed semi detached	5	110.80	1193	554	5963	1.46%
House Type 'B2' - 3 Bed semi detached	5	110.80	1193	554	5963	1.46%
House Type 'B3' - 3 Bed semi detached	5	110.80	1193	554	5963	1.46%
House Type 'B4*' - 3 Bed semi detached	2	110.80	1193	222	2385	0.58%
House Type 'B5*' - 3 Bed semi detached	2	110.80	1193	222	2385	0.58%
House Type 'B6' - 3 Bed semi detached	2	110.80	1193	222	2385	0.58%
House Type 'B7*' - 3 Bed semi detached	2	112.60	1212	225	2424	0.58%
House Type 'C' - 3 Bed semi detached	8	108.20	1165	866	9317	2.34%
House Type 'C1' - 3 Bed semi detached	8	108.20	1165	866	9317	2.34%
House Type 'C3' - 3 Bed semi detached	8	108.20	1165	866	9317	2.34%
House Type 'C4' - 3 Bed semi detached	8	108.20	1165	866	9317	2.34%
House Type 'C5' - 3 Bed semi detached	3	108.20	1165	325	3494	0.88%
House Type 'C6' - 3 Bed semi detached	3	108.20	1165	325	3494	0.88%
House Type 'C7' - 3 Bed semi detached	3	108.20	1165	325	3494	0.88%
House Type 'C8' - 3 Bed semi detached	3	108.20	1165	325	3494	0.88%
House Type 'C' - 3 Bed Terrace	24	108.20	1165	2597	27952	7.02%
House Type 'C2' - 3 Bed Terrace	9	108.20	1165	974	10482	2.63%
House Type 'C4' - 3 Bed Terrace	7	108.20	1165	757	8153	2.05%
House Type 'C9' - 3 Bed Terrace	16	108.20	1165	1731	18634	4.68%
House Type 'C10' - 3 Bed Terrace	7	108.20	1165	757	8153	2.05%
House Type 'D' - 2 Bed Terrace	6	84.40	908	506	5451	1.75%
House Type 'E' - 3 bed Long Semi-Detached	5	107.80	1160	539	5802	1.46%
House Type 'F' - 4 bed Long Semi-Detached	5	129.80	1397	649	6986	1.46%
<b>Total housing</b>	<b>185</b>			<b>20708</b>	<b>222897</b>	<b>54.1%</b>

Total Proposed No of Units on Site						
	<b>342</b>			<b>32745</b>	<b>350479</b>	<b>100%</b>
		<b>Inc. Common areas etc.</b>		<b>35118.4</b>	<b>378011</b>	

Figure 25. House & Apartment type Statistics

## Section 04 - Design Statement - Site

### 4.1 Efficiency - How does the development make appropriate uses of resources, including land?

Careful consideration has been given during the design development process to integrate the proposal with the existing topography, minimising cut and fill and the necessity to construct retaining walls.

The proposed scheme provides a total of 342 much needed residential units. The houses are generally designed in a deep plan format which allow for an efficient and sustainable use of land while also providing for an efficient thermal envelope. The houses will be constructed to current building regulation standards delivering at least an A2 energy rating. Dwellings as of 31st of November are required to comply with new building regulations Part L Requirements. These new regulations standards are colloquially known as nZEB - near Zero Energy Buildings. Buildings will now be required to decrease their fabric energy loss, Increase their proposition of energy from renewables, increase airtightness and overall improve the buildings construction. This will mean warmer, better built homes using much less energy. A provision for ducting will be made to all houses for Electric vehicle charging, thus helping to future proof the proposal.

At a macro level, the proposed development constitutes an efficient use of the development land, zoned for residential use, its amenities adjacent to the site while adding additional amenities and with proximity to major transportation nodes. The proposed development is appropriate to the zoning and the settlement strategy which is guided by regional and national development strategy.



### 4.2 Distinctiveness - How do the proposals Create a sense of place?

The context of the adjoining existing Galway suburban character such as Roscam has been the stimulus for the material pallet. Light mottled brick, light colour nap external render and dark concrete roof tiles are proposed as the prominent materials chosen for their aesthetic, lifespan and robustness. Together with robust detailing appropriate to suburban settlement areas the scheme.

A total of 31 different dwelling types with varying forms and elevational treatments are proposed. These will be visually stimulating. However the elevation treatments have been carefully considered to present the same materials & details in a coherent manner. This organises the scheme as a consistent whole with an intelligible theme running through out.

The apartment buildings, crèche and commercial/ retail units have also been carefully considered to have a similar pallet of light coloured mottled brick and are discussed over leaf.



House Types A



House Types B



House Types C

Figure 26. House elevation study

## Section 04 - Design Statement - Site

### 4.2 Distinctiveness - How do the proposals Create a sense of place? Dwelling Materials

The house design features a palette of mottled buff brick, smooth sand & cement light colour render. These materials are contrasted with Dark Upvc/Aluclad windows which match the concrete tiles to the pitched roofs. These colours will relate the rest of the scheme. Materials have been chosen for their aesthetic relief and robust nature. Traditional pitch roof provide familiar dwelling forms and a variety of 31 house types and elevational treatments which will visually activate the streetscapes.

Entrances are formed with set back doors which create canopies above which are subtly defined. House types alternate through out the scheme where they define significant areas within the site and punctuate changes to orientation and place.

The House Types are all related to one another forming an overall village feel along the main avenue and public open spaces.

- 'Turn the Corner' units have been designed to address the public realm on corners throughout the site.
- Passive surveillance to all areas has been considered and secluded public areas have been minimised.
- Public open spaces are such that they are evenly distributed across the site and within a short walk of each dwelling.
- All public realm areas will be landscaped to a high standard considering both hard and soft landscaping

As noted earlier in the design statement, careful consideration has been given to the natural surroundings of the development in terms of layout, creating a layout which responds to the context by looking out wards to the sites existing sylvan setting. This approach is conceived by placing the main access route through the centre of the site and route emanating towards the wood lands. This layout considers existing mature indigenous trees and plant species on site, and provides an appropriate setting for the housing units.



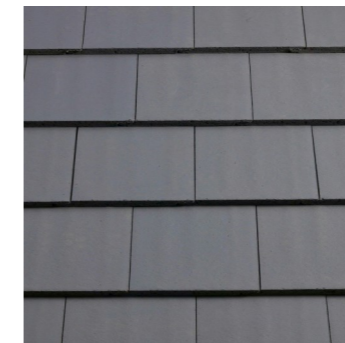
Mottled Buff Brick



Smooth Cement Render



Plaster window detail



Flat Cement Tile



Dark Grey Upvc /  
Aluclad window



Soffit & Fascia detail

Figure 27. Palette of Materials used throughout all house types



Figure 28. Front Elevation Treatments



Figure 29. Corner Elevation Treatments

## Section 04 - Design Statement - Site

### 4.2 Distinctiveness - How do the proposals Create a sense of place? Apartment/ Commercial Materials

The Apartment/Commercial building is proposed to be mainly in the same brick that features in the housing design. This will relate the scheme together as a community. However as on the Apartment buildings a wide solider course of brick demarcates the floor plates and gives a readable texture to the external elevations. Dark rainscreen cladding/ render sets back the upper floor reducing the scale and impact of this building.

A corner tower element bookends the building and the scheme to the Rosshill Road junction. A raised sloped brick parapet accentuates this corner element.

Entrances are formed with powder coated metal canopies, entrances and exits are clearly defined. Balconies are sheltered within the building line creating more usable external space suited to the west of Ireland climate.

The Commercial/ Apartments block 01 and Crèche are all related together forming the village area with the main entrance connections to the Rosshill road and public open Space greens.

Ancillary buildings such as the bins stores and covered bicycle stands have also been designed to integrate with the scheme with light coloured mottled brick and powder coated metal roofs.



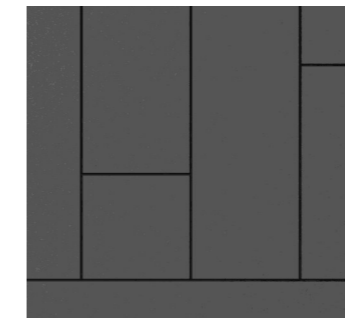
Mottled Buff Brick



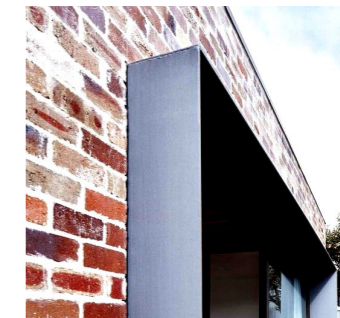
Smooth Cement Render



Stainless steel railing



Fibre Cement Cladding



Example of Window protection detail



Solider course brick banding denoting floors

Figure 31. Palette of Materials used throughout all Apartment /Commercial Building



East Elevation



West Elevation

Figure 30. Apartment Block 1 Elevations



Awning Canopy—similar proposed to Retail / Café entrances



## Section 04 - Design Statement - Site

### 4.2 Distinctiveness - How do the proposals Create a sense of place? Creche Materials

The Creche building is clad in the same brick that features in the Apartment brick soldier course detail. This will relate the building language together. However the pitch roof to the main creche element is reflective of a traditional school house in a contemporary idiom, thus a signifier to its community significance.

Dark Upvc/Aluclad windows & rain water goods will work harmoniously with dark concrete tiles to the pitched roofs. These colours will relate back to the pitch roofs of the dwellings. Significant vistas from the building are framed with powder coated metal surrounds.

A large powder coated metal canopy to the entrance provides well needed shelter during the busy dropoff/ pick up periods. The creche 'school house' site within a village green which is appropriately landscaped.

The Commercial/ Apartment block 01 & Crèche are all related together forming the village area with the main entrance connections to the Rosshill road and adjoining public open spaces.



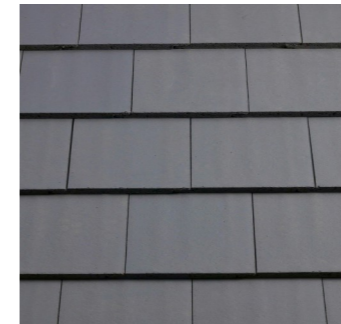
Mottled Buff Brick



Smooth Cement Render



Example of Window Projection detail



Flat Cement Tile



Dark Grey Upvc / Aluclad window



Soffit & Fascia detail

Figure 33. Palette of Materials for Creche



South Elevation



East Elevation



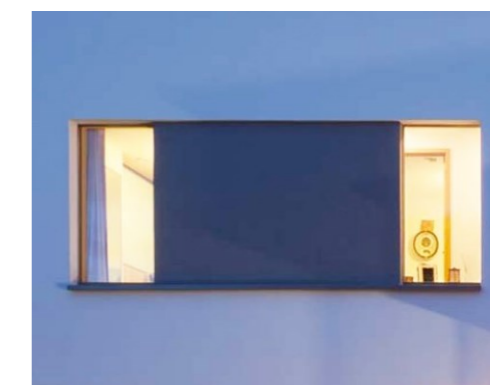
North Elevation



Figure 32. Creche Building Elevations



Figure 34. Stepped zinc roof Detail



Render panel between windows

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## Section 04 - Design Statement - Site

### 4.2 Distinctiveness - How do the proposals Create a sense of place?

#### Typical Apartment Building Materials

Apartment blocks & Commercial buildings are clad in the same brick and features the brick soldier course which runs along the floor plates giving the elevations a robust texture. Dark rainscreen cladding/render sets back the upper floor reducing the scale and impact of the apartment buildings.

Entrances are formed with powder coated metal canopies, entrances and exits are clearly defined. All Apartment blocks are located close to significant positions, nodal points and significant open spaces please refer to section 5.2 pages 47 to 49 for additional details. Balconies are sheltered within the building line creating more usable external space suited to the west of Ireland climate.

- Block 02 bounds a large public open space with kickabout area looking over the adjoining folly recorded monument.
- Block 03 & 4 have public open space on 3 sides close to a playground, adult exercise equipment and close to the 2.5m wide green pedestrian route. These blocks also have excellent views toward Galway Bay.
- Block 5 bounds open space to the east with adult exercise equipment and the main 2.5m wide pedestrian landscaped route to the north.
- Block 06 is situated next to significant open space and a kick about area. The also has views west along the mature line a trees. This block is also close to the proposed greenway.

As noted Ancillary buildings such as the bins stores and covered bicycle stands have also been designed to integrate with the scheme with light coloured mottled brick and powder coated metal roofs.



Figure 35. Apartment & commercial elevation study



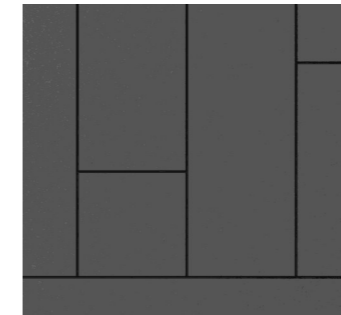
Mottled Buff Brick



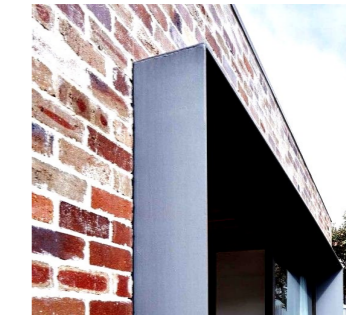
Zinc Detail to roof



Stainless Steel Railing



Fibre Cement Cladding



Window Projection Detail



Dark colour Rainscreen/ render



Smooth Cement Render



Balcony detail



Soffit & Fascia detail

Figure 36. Palette of Materials used throughout all Apartment /Commercial Building



Figure 37. Typical Bin / Bicycle Store

## Section 04 - Design Statement - Site

### 4.2 Distinctiveness - How do the proposals Create a sense of place?

#### Character Areas

To enhance the distinctiveness and way finding through the site a number of Character areas are proposed through the scheme, hard-landscaped areas, shared surfaces and green open spaces.

These areas are defined through landscape topology, the building forms, uses and architecture found in each area. Each character area joins and melds into the next with paths and linkages with a coherent design style across the whole scheme.

The proposal moved away from the traditional character area ploy of a change of material or colour of primary facades. It was felt that this results in the appearance of a disjointed scheme with areas juxtaposed across a street etc. Often adjoining character areas with this

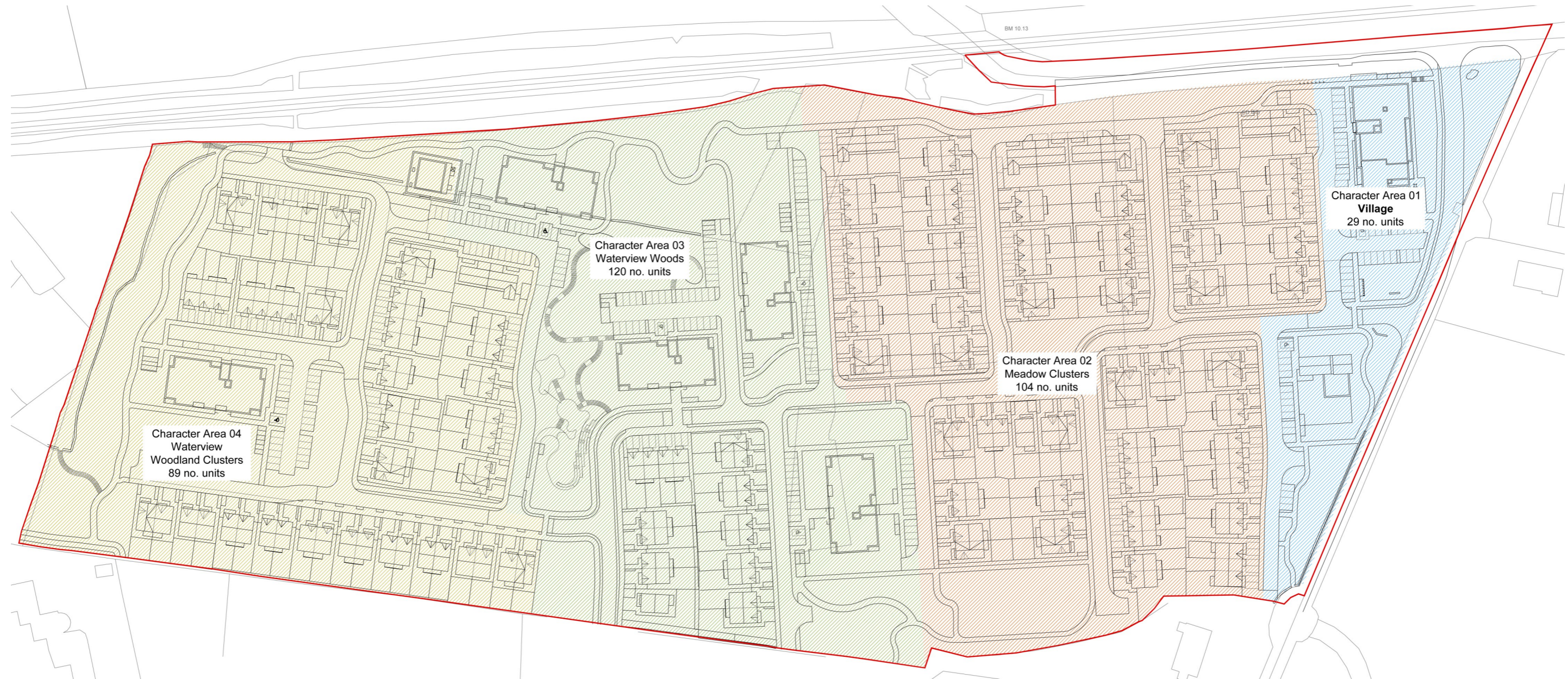


Figure 38. Character Areas



## Section 04 - Design Statement - Site

### 4.2 Distinctiveness - How do the proposals Create a sense of place?

#### Character Areas

Character Area 01 - Village.

This area contains larger buildings forming the entrance and community focus providing amenities and services to passers by as well as to the inhabitants of the proposed scheme. Uses & services proposed are a crèche, local shop, office space, Café/community space as well as a number of apartments units as well as open buffer spaces to the Rosshill access road.

The entrance signifier to the south of the entrance in plan is cranked by 22.5 degrees to reflect the walls surrounding the folly adjoining the site to the south and is a welcome to the scheme.



Figure 39. Character Area 01



Figure 40. Image along front boundary to existing Apartment building in the background



Figure 41. Entrance signifier with creche to background



Indicative Public Art



Figure 42. External view of proposed Café.



Figure 43. View of commercial, retail and apartment block with communal roof garden

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## Section 04 - Design Statement - Site

### 4.2 Distinctiveness - How do the proposals Create a sense of place?

#### Character Areas

##### Character Area 02 - Meadow Clusters

The topography to this area is generally flat suiting semi-detached and terraced dwellings. Pediment gables are a prominent feature to the residential buildings. Buildings are pulled from but facing the northern boundary to provide a passive surveillance to a landscaped area & a 2.5m wide pedestrian route. This path links the commercial/ retail village area though to the wooded areas to the north boundary down to the broadleaf tree line & Green way to the very west of the site with access to adult exercise equipment, public open spaces and playground areas en route.

An existing recorded monument GA094 - 070 (a Folly) sits to the south of the site. A large public open space is proposed on site adjoining the folly creating a rectilinear space respecting the Folly's siting and curtilage. The majority of housing has been laid out to take advantage of east-west orientation with the rest of the houses benefiting from directly south facing gardens.

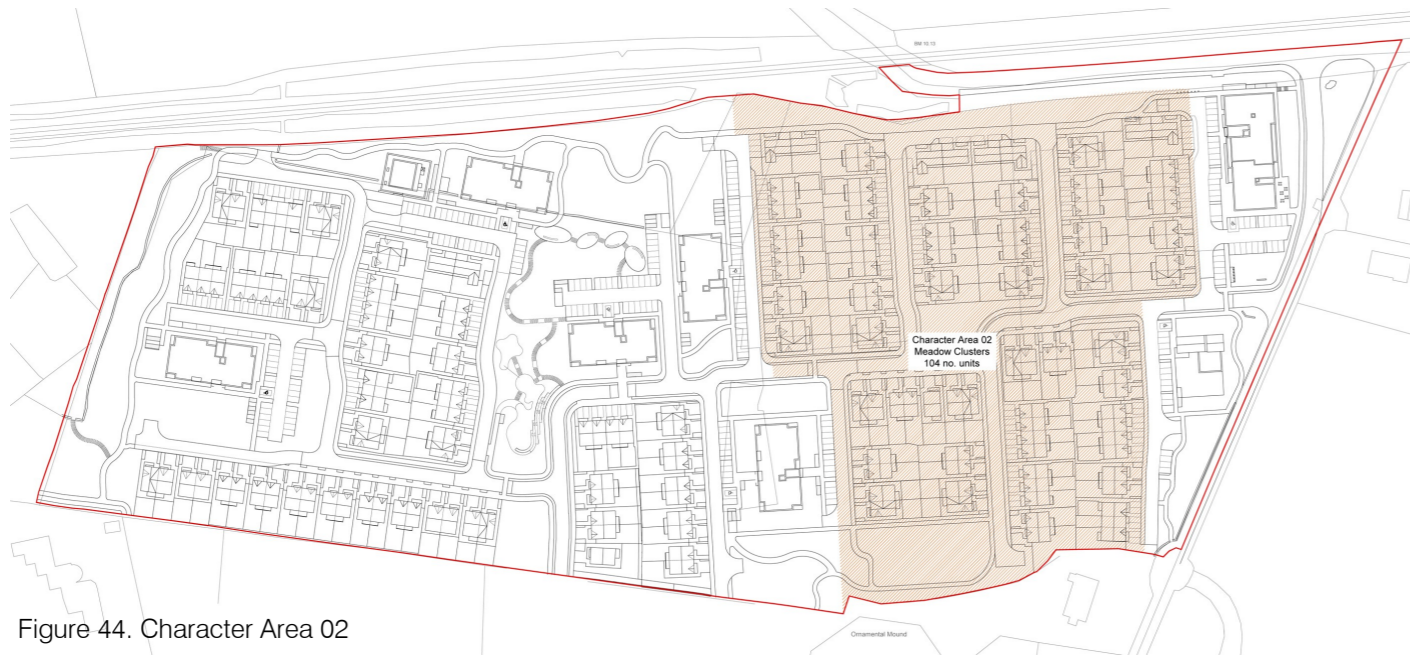


Figure 44. Character Area 02



Figure 45. View of external Folly wall.



Figure 46. View of Houses facing onto the 2.5m wide pedestrian path that extends along the whole of the north and west boundaries



Figure 47. View across open space area 04.

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## Section 04 - Design Statement - Site

### 4.2 Distinctiveness - How do the proposals Create a sense of place?

#### Character Areas

##### Character Area 03 - Waterview Wood.

This area is central located in the scheme and is proposed as a number of apartments in a parkland setting. The topography contains landscaped sloped areas. Views are to be maintained from central access routes to the adjoining landscape and Galway Bay beyond. Extensive landscaping is proposed around the buildings to create a parkland setting. It is proposed to maintain existing tree groups and existing dry stone walling where possible. Woodland paths which run from the commercial block to the proposed greenway are punctuated with adult exercise equipment are proposed towards the northern boundary.

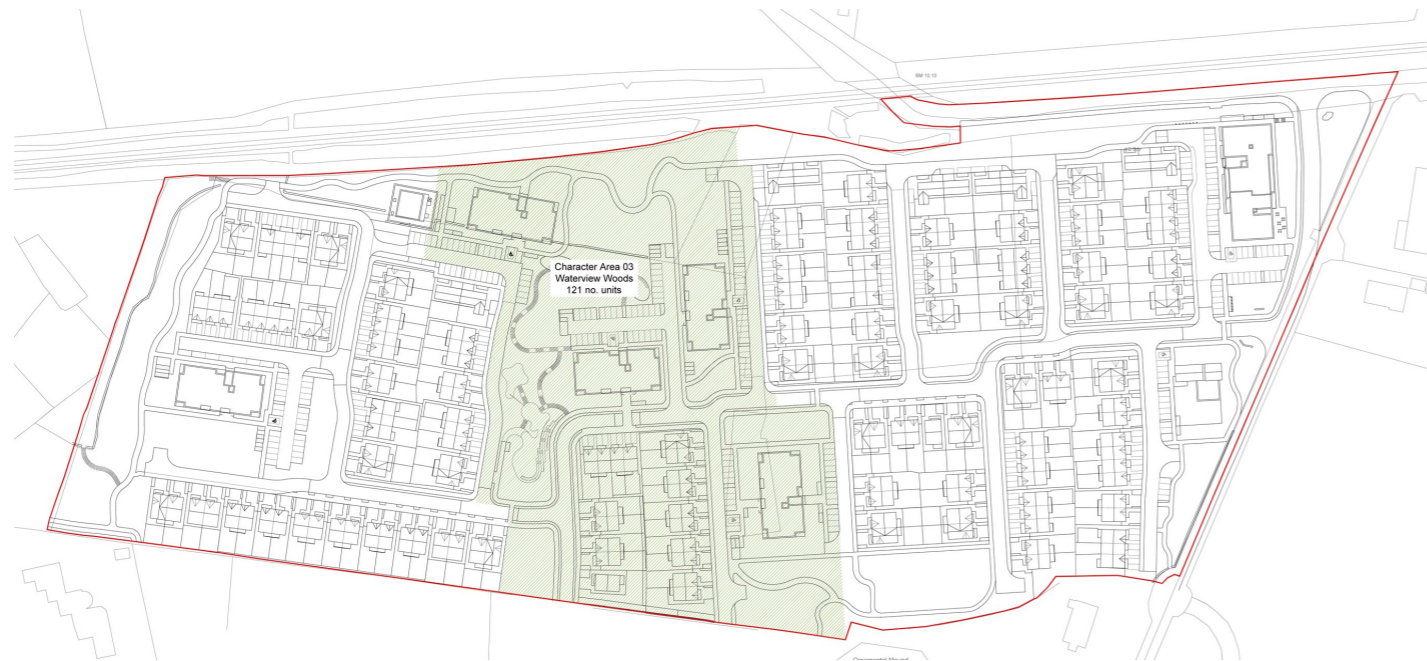


Figure 48. Character Area 03



Figure 49. View of existing copse of trees to be maintained



Figure 50. View of landscaped open spaces towards apt. blocks 3 & 4 with Adult exercise equipment in the foreground.



Figure 51. View towards Apartment block 4 from the southwest with landscaped open space, Terraced seating and playground to the foreground.

## Section 04 - Design Statement - Site

### 4.2 Distinctiveness - How do the proposals Create a sense of place?

#### Character Areas

##### Character Area 04 - Woodland Clusters

The lower area of the site is relatively flat and has a line of impressive mature broadleaf trees to the west of the site with dry stone walling. This remarkable amenity is to be maintained with all development works kept away from root protection areas. Woodland walks will permeate this treed boundary linking up with the public pathways along the northern boundary. Given the topography the area is mainly made up of semi-detached and terraced housing. An apartment building is positioned close to a public kick about area and with direct access to the mature broadleaf trees.



Figure 52. Character Area 04



Figure 53. View of walkway/lane existing under the mature trees to be maintained to the west of the site.



Figure 54. View from the Northwest corner of the site looking east.



Figure 55. View towards apartment block 6 from the south west with kickabout area, public open space linear park and existing mature trees in the foreground.

# Section 04 - Design Statement - Site

## 4.3 Layout - How does the proposal create people friendly streets & spaces?

### INITIAL DESIGN - GALWAY CITY COUNCIL APPRAISAL

An initial design appraisal was held with Galway City Council on the 8th of May 2019. The scheme tabled included **362 residential units** of which 224 were Houses and 138 were Apartments. This represented an overall density of 37.85 units per Ha. The City Council were critical on a number of points and design team have since revised the scheme to address these issues. Some issues raised were:

- Overuse of cul-sacs reminiscent of older residential typologies that do not relate to DMURS
- Very poor connectivity through the site and very road/ Car dependant.
- Area around the folly poorly addressed, the scheme turns its back on it.
- Some public open spaces are very small, similar to urban pocket parks.
- Overall scheme looks heavy and overly dense on the site.
- Long straight of roads a concern for safety and not in line with DMURS principles.

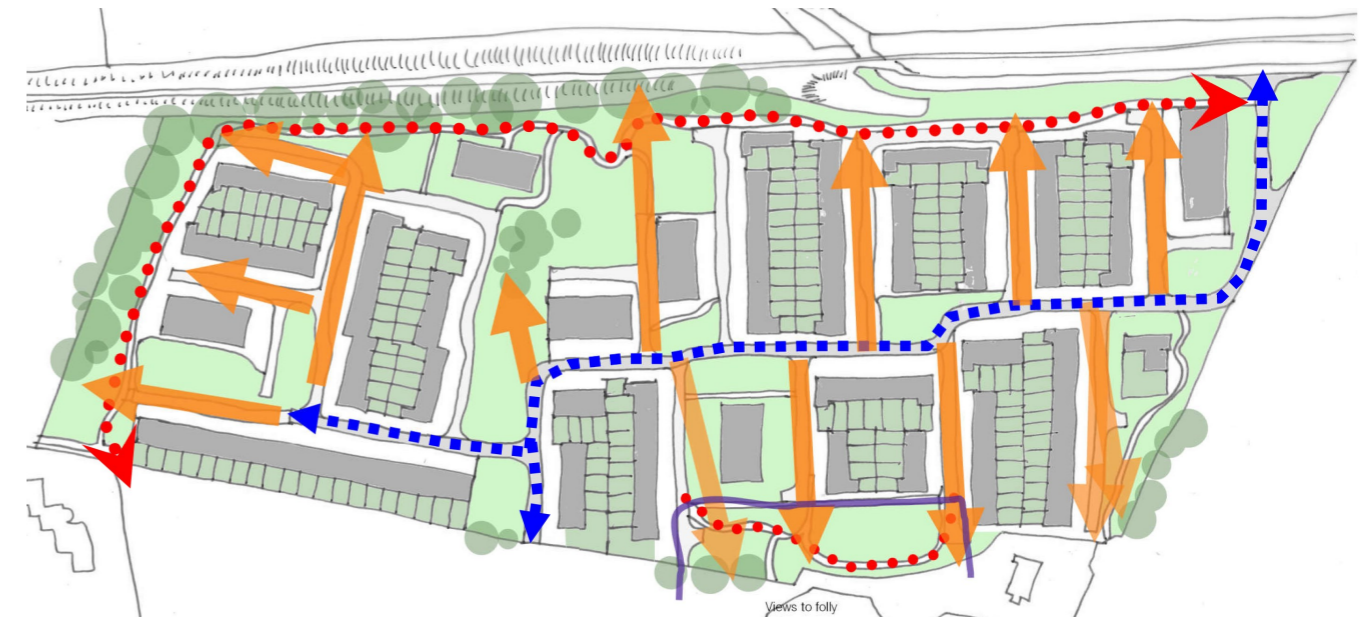
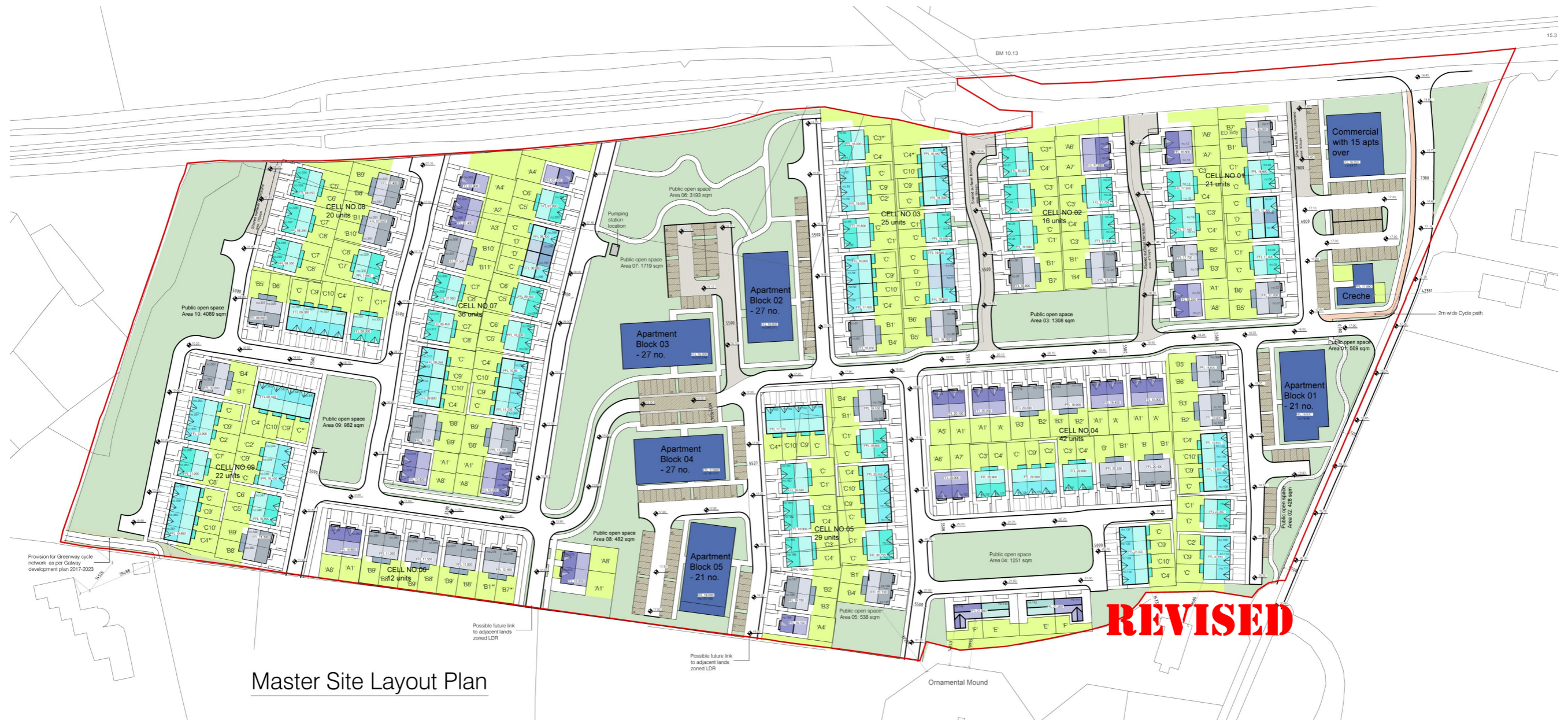


Figure 56. Concept drawing



Master Site Layout Plan

Figure 57. Initial Site Layout Plan design

## Section 04 - Design Statement - Site

### 4.3 Layout - How does the proposal create people friendly streets & spaces?

STAGE 02 DESIGN REVIEW—An Bord Pleanala and Galway City Council

The layout was revised and amended to respond to Galway City Council's critique. The new proposal now provides **350 residential units** of which 165 are Apartments and 185 are houses. This equates to a reduced density of 36.20 units per Ha. We have aimed to address Galway City Council's concerns by:

- A reduction in house numbers and an increase in Apartments means increased open space amenity throughout the scheme.
- The residential 'cells' have been pulled back for the most parts of the site boundary creating a linear park and 2.5m walkway from the eastern commercial /retail block and pedestrian site access to the very south west to the Proposed greenway. This green way has been made considerably wide to mitigate antisocial behaviour and create significant landscaped spaces. Please refer to landscape architects report for additional information. The design aims to maintain the best quality trees on site.
- Traditional cul-de-sacs have been reduced as far as possible with linking shared surface areas passively slowing vehicles. Where there are vehicular cul-de-sacs, these are all linked via pedestrian routes/ foot-paths to landscaped areas and amenities.
- A rectilinear open space area has been introduced to the south of the site towards the existing Folly. This recorded monument and its curtilage is now respected with vistas of the external Folly wall across the open space and from the access road.
- Road layouts have been adjusted to eliminate long straights and additional shared surfaces both aim to passively reduce vehicular speed. Please refer to Tobin's consulting engineers DMURS report.

STAGE 02 DESIGN COMMENTS—An Bord Pleanala and Galway City Council

A tripartite meeting between An Bord Pleanala, Galway City Council and on the 27th of September 2019. Amongst other comments the following was noted:

- Provide a thorough appreciation of the context and concept. Show the design process.
- Demonstrate how site features, topography and significant Trees stands/ boundaries guided the scheme.
- Open spaces, indicate the distribution of high quality open spaces.
- Re-examine the form and location of Bin store and Cycle stands. Cycle stands to be secure.
- Ramp to the Rosshill road maybe heavy concern over its design and use.
- Concern of Car parking dominated scheme. Less parking possible?
- Concern to the entrance layout and green space.
- Please provide Photographic samples of materials .
- A Taking in charge drawing to be completed.
- A layout drawing showing the footpath access onto the Dublin road.
- A building Life cycle report to be completed.



Figure 58. Site Layout Plan

O'Neill | O'Malley

## Section 04 - Design Statement - Site

### 4.3 Layout - How does the proposal create people friendly streets & spaces?

#### STAGE 03 DESIGN REVIEW—FINAL SUBMISSION

On back of the tripartite meeting on the 27th of September 2019 the following revisions were completed:

- A revised scheme of **342 units**, a density of **35.8 units per HA**; 157 Apartments and 185 Houses.
- This design statement was revised and section 2.10 expanded to detail the site concept in dealing with the site context.
- Section 2.10 outlines how tree stands were a major consideration in developing the scheme. How these were integrated into the layout and how the context and view guide the connectivity throughout. The follow to the south is respected with a retreated building line creating a significant open space.
- With 22% open space and 25% green space over all we submit that the Open space is evenly distributed across the scheme, please refer to drawing 3021 for an open space diagram drawing.
- All bin stores have been redesigned and some relocated. Greater thought has been put into their placement and to connections to the apartment blocks they are serving. Covered and secure bike parking spaces have been designed, many backing onto bin stores mainly due to their convenient locations close to apartment buildings. The design and form of the bin and cycle stores are complimentary to the apartment buildings. Please refer to drawings no. 3290 to 3292.
- The proposed concrete ramp to the Northeast has been omitted. A part M compliant & accessible path exists to the front of the site to the east onto the newly proposed access road.

- The Carparking as proposed has a shortfall of 10 spaces to the Retail/ café & office units in apartment block 01. It is proposed that during business hours that residential spaces will be free to enable adequate parking. Elsewhere all minimum standards to Galway City Development plan 2017-2023 and the 'Sustainable urban housing: Design standards for new apartments. Please refer to appendix 05.
- The entrance 'Village' area had been redesigned with the creche to the south of the entrance and a Apartment building removed from that location. This has freed up this area, reducing car parking, adding extra greenery and a more welcoming arrival.
- Photographic samples of materials : please refer to section 4.2 of this document which has been updated with Materials and finishes to proposed buildings.
- Taking in charge drawing has been completed. Please refer to drawing no. 3024
- Please refer to Tobin engineers drawing no. 10690-2014 showing footpath connections to the Dublin road.
- O'Neill O'Malley (ONOM) have completed a Building Lifecycle report which is enclosed.



Figure 59. FINAL PROPOSED SITE LAYOUT

O'Neill | O'Malley

# Section 04 - Design Statement - Site

## 4.3 Layout - How does the proposal create people friendly streets & spaces?

Other than the overarching concept principles already discussed and the design reviews the layout is also formed by the following principles:

- Providing primary elevations to all public, the local road and recreational areas.
- Public open space with direct access is provided located next to the greatest concentration of units. Many areas and types of open space are provided. They vary from 355sqm to over 6600sqm. These spaces are overlooked on grade for passive supervision. All apartment buildings are directly linked to landscaped open space.
- Public open spaces, 13 in total, are located throughout the scheme. Total of 22% public open space.
- The main avenue has a 1m wide green verge and a 2m wide footpath either side to give a clear distinction to its significance in relation to secondary and tertiary streets. The access road has also an number of turns and curves navigating the site. This encourages lower traffic speed and pedestrian safety.
- Shared surface areas provide traffic calming and greater pedestrian control.
- The view from the centre of the development across the lower level and on over Galway Bay brings the connection with the locality into the site.

- To ensure adequate passive supervision a number of special double fronted dwellings have been designed. These units provide 2 primary elevations with significant windows to habitable rooms facing on public areas. The Apartment block design has primary elevations on all 4 sides.
- The site layout was designed with the site contours to minimise the requirement of retaining walls. Where some retaining walls are required they are limited to rear garden boundaries. All roads maintain a fall of less than 1:20 throughout.
- Housing clusters are carefully considered and respond to their context. The house facades overlook, supervise and define the edges of streets and public landscaped areas.
- Where possible rear gardens back onto rear gardens of existing adjoining properties or boundaries providing legible urban blocks, clearly defining passively supervised public and private realm.



01 Site Layout Plan

Figure 60. Proposed Site Layout Plan



## Section 04 - Design Statement - Site

### 4.4 Public Realm - How safe, secure and enjoyable are the public areas?

Given the Site context, the concept design and the layout considering the topography the Landscape architectural design and concept was an integral part of the design process. Please see enclosed Cunnane Stratton Reynolds Landscape Architects (CSR) drawings 19112\_3\_100 etc. and reports for the landscape proposals.

A starting point was a complete Arborist trees survey and report. These highlighted significant trees to be maintained and then root protection areas related to these. Please see enclosed CSR drawings 19112\_T\_101 to 19112\_T\_103 and accompanying Rosshill Tree survey report.

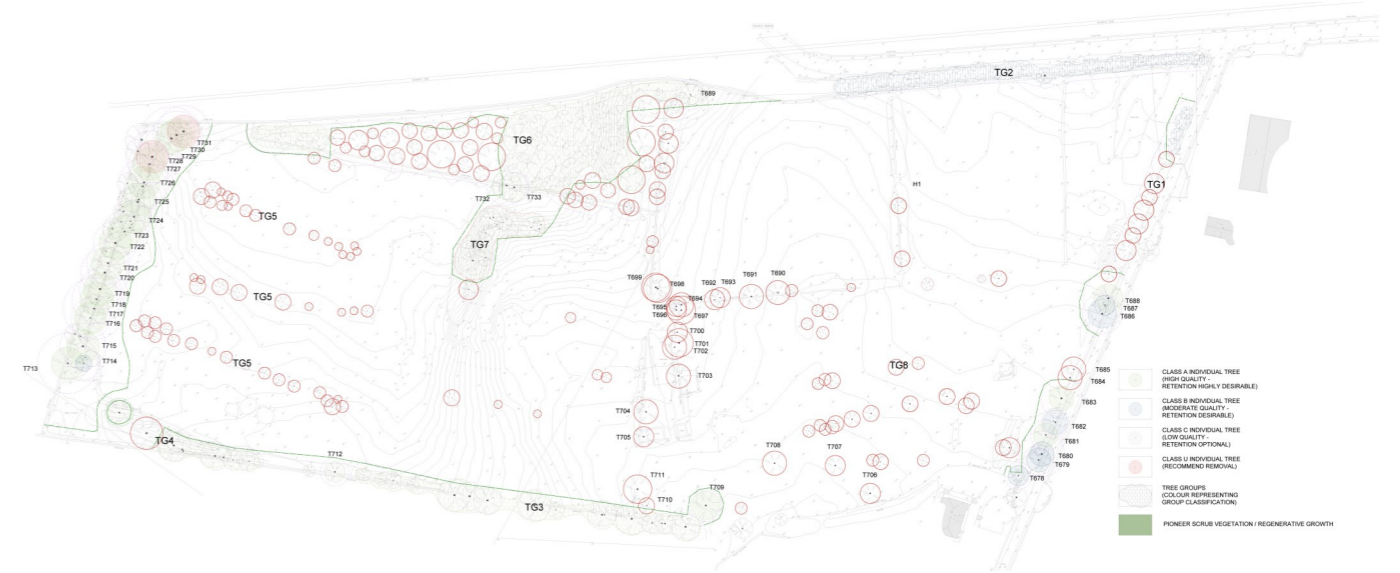
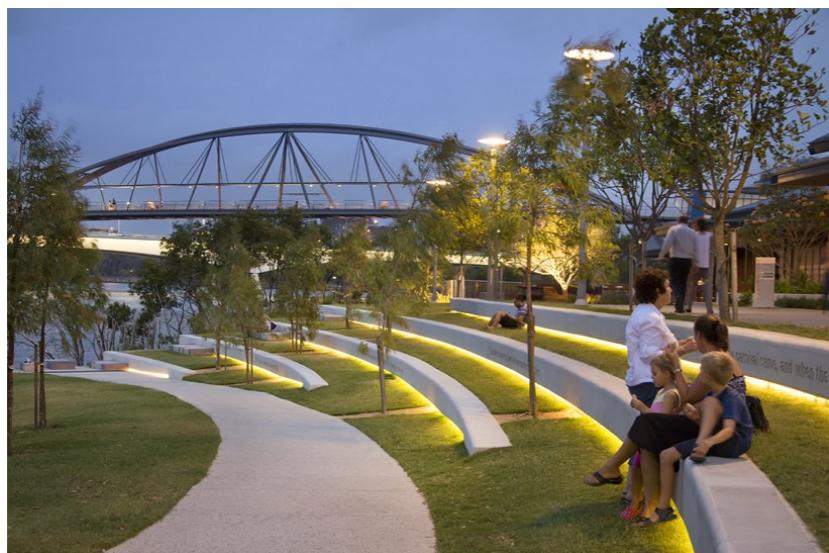


Figure 61. Tree survey drawing extract

Figure 62. Various concept images



As expressed in CSR's Landscape design and Maintenance report the important 2.5 route to the north and west boundaries was explored as a woodland walk. The important mature trees forming a boulevard to the west were deemed of the highest amenity and importance on the site.

The central steep green space was carefully considered to introduce tiered seating and an accessible play area. Given the location of this area it was important to work with the topography to create something significant and of high amenity.

## Section 04 - Design Statement - Site

### 4.4 Public Realm - How safe, secure and enjoyable are the public areas?

Principles and aims within the layout include:

Land marking and progression through the development public realm is defined by hard and soft landscaping. In addition to the Entrance arrival features and the movement through the scheme is marked by distinctive parks serving the greatest concentration of units. There are 13 no. public open spaces in total located throughout the scheme.

A central open hard landscaped plaza provides an arrival and orientation location where the majority of streets and dwellings are within sight. View towards Galway Bay can be availed of in this location. Terraces seating is designed into the existing contours adjoining a playground.

It is aimed that all dwellings look out upon or are in very close proximity to public open space. All public realm areas will be landscaped to a high standard in a combined hard/soft landscaped plan.

Car parking has been provided within the landscaped curtilage of houses in configuration so as to avoid a car dominated streetscape. Grouped and on street parking has been provided for apartment blocks. These will be paved and landscaped with hedgerow closely to reduce their impact visually.

All public areas proposed are clearly defined and looked upon by primary facades, providing clarity between public and private realms, ensuring full passive surveillance and safe environments for residents. The use of screen walls have been minimised with the use of turn the corner and side entrance units and where short runs are required the landscape treatment responds to soften hard urban and suburban finishes.



A 2.5m footpath with significant adjoining landscaping creates a route from the north east commercial / retail amenities through linear parks, exercise equipment, treed parkland to the proposed greenway to the South west of the site.



Figure 63. Site Landscape Masterplan highlighting significant landscaped areas.

# Section 04 - Design Statement - Site

## 4.4 Public Realm - How safe, secure and enjoyable are the public areas?

Site boundaries were considered to provide hedgerow as screening to parking and as demarcation of front garden areas. Screen boundary walls have been made up of light coloured render and mottled brick piers matching the house and apartment buildings.



Figure 64. Site boundaries drawing extract

## Section 05 - Design Statement - Home

### 5.1 Adaptability - How will the buildings cope with change?

All house & apartment types are designed to meet the requirements 'Quality Housing for Sustainable Communities' (2007) and 'Sustainable Urban Housing: Design Standards for New Apartments' (2018) and in many instances more generous internal spaces are proposed to increase the quality of the unit types. Please refer to house and apartment drawings. Please refer to appendix 02 & 03 for Apartment & housing quality assessments.

The mix of residential units from 1 bed apartments to 4 bed detached houses would allow an inhabitant to up and down scale within the development as required.

The buildings will be constructed of traditional construction, heavily insulated with internal layouts that can be easily adapted in the future. There is also potential for future expansion into the roof spaces of certain dwellings ( which is noted on appendix 03) or into the rear gardens which have been generously sized in most cases ( please refer to Appendix 04 for garden areas.)

The typical formation of the semi-detached house layouts mean that the structure is typically carried from the external walls to party walls internally walls are often non load -bearing, especially on upper floors. This means internal walls can be altered, removed and erected (with the correct structural advice) with minimal fuss.

All houses and apartments will be constructed to current building regulation standards delivering at least an A2 building energy rating. The houses will be constructed to current building regulation standards delivering at least an A2 energy rating. Dwellings as of 31st of November are required to comply with new building regulations Part L Requirements. These new regulations standards are colloquially known as nZEB - near Zero Energy Buildings. Buildings will now be required to decrease their fabric energy loss, increase their proportion of energy from renewables, increase airtightness and overall improve the buildings construction. This will mean warmer, better built homes using much less energy.



Figure 65. Typical housing view

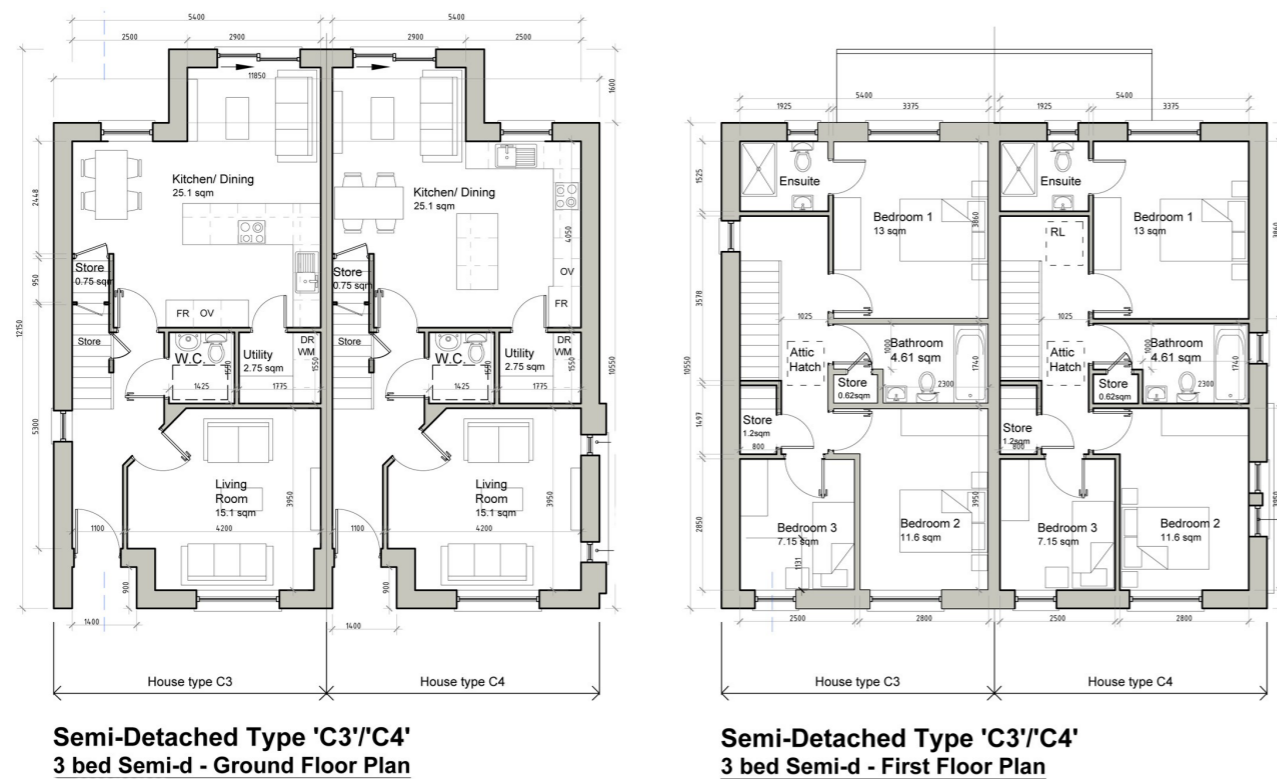


Figure 66. Typical house plans showing robust external walls and lightweight internal walls

## Section 05 - Design Statement - Home

### 5.2 Privacy & Amenity - How does the scheme provide a decent standard of amenity?

Each residential unit proposed in this scheme is served by an exclusive area of private open space in accordance with the Galway city development plan 2017 – 2023. A requirement of 50% of the overall dwelling area is to be provided as private open space and is met and exceeded in most cases. Please refer to appendix. 04. The Majority of houses have east/west orientation and 85% of the remaining houses with gardens facing directly south.

Formal planting and on curtilage parking areas are provided to the front of the dwellings proposed creating a defensible space between the public road and the built edge. This also reduces the visual recognition of the car parking spaces.

Separation distances have been maintained in accordance with best proposed practice to avoid of overlooking and all houses will be designed to have good levels thermal performance, comfort, daylight and sound insulation.

Internal storage is provided in accordance with the 'Quality Housing for Sustainable Communities' (2007) and 'Sustainable Urban Housing: Design Standards for New Apartments' (2018). Please refer to appendix 02 & 03 for Apartment & housing quality assessments.

Please refer to the enclosed CSR landscape architects report and drawings. 13 no. public open spaces have been provided throughout the scheme as well as a number of additional landscaped smaller spaces. 2 kick about areas are suggested, one to the upper level housing cluster and one to the lower level housing cluster. There is also a central playground space with terraced seating designed into the contours. Also centrally located are a number of adult exercise equipment areas. A wide 2.5m pedestrian landscaped route runs from the proposed green way to the south west of the scheme to the north east of the scheme.



Figure 66. Typical Housing street



Figure 67. Long fronting housing onto shared surface

# Section 05 - Design Statement - Home

## 5.2 Privacy & Amenity - How does the scheme provide a decent standard of amenity?

Apartment Block 01 has been designed to be located beside communal open space and an important nodal point. This building forms a bookend arrival point to the scheme. The description below indicates the immediate amenities available around apartment building 01. These refer to external green, communal open spaces and leisure amenities. Bike, bin stores and carpark spaces are provided to each apartment building and not described below. Please refer to appendix 4, 5 and 6 with regard to these. Also not referenced below are the commercial and retail facilities found on the ground floor of this building. The ground floor is to contain a Retail unit, Café with community space and an office, all of which the inhabitants can avail of.

The majority of balconies face either south or west. Balconies have also been placed on corners to allow dual aspect views. Light from the heavily glazed stair core penetrates into the centre of the apartment building plan to provide logical route finding. Balconies are within the building line to create shelter and usability in a west of Ireland temperate climate.



### Apartment block 01

Apartment building 01 is located to the east of the scheme and parallel to the access road from the Rosshill Road. The building is buffered from the access road by a minimum of 12m of green communal landscapes space. Within this space is a café terrace serving a café on the ground floor. To the south of the building is associated car parking and shared surface access road. South of this is 355 sqm of public open landscaped space which contains an entrance signifier to the proposal. The adjacent roads to the building are all proposed as shared surface to reduce vehicular priority. North of the building is the start of the pedestrian route that runs the length of the scheme linking public open spaces, sylvan areas, adult exercise equipment and ends at the proposed Galway Bay Greenway connection to the southwest of the scheme. A creche is accessible across the entrance road via a raised table pedestrian link to the south of the building.



Figure 68. View of Café terrace



Figure 69. Apartment Block 01 First floor

# Section 05 - Design Statement - Home

## 5.2 Privacy & Amenity - How does the scheme provide a decent standard of amenity?

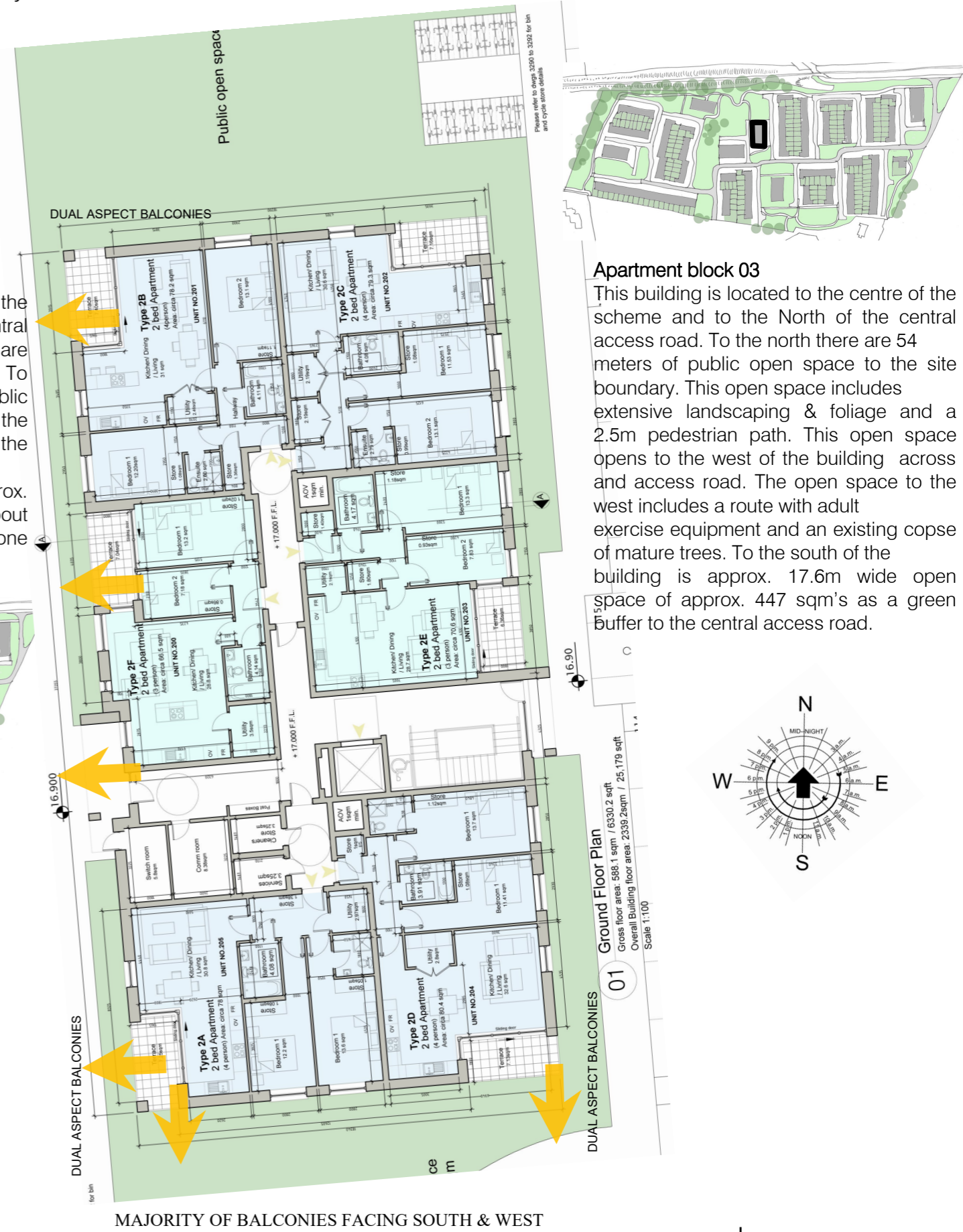
Apartments have been designed to be located directly beside communal open space. The descriptions below indicate the immediate amenities availed of to each apartment building. These only refer to green, communal open spaces and leisure amenities. Bike, bin stores and carpark spaces are provided to each apartment building and not described below. Please refer to appendix 4, 5 and 6 with regard to these. The majority of balconies face either south or west. Balconies have also been placed on corners to allow dual aspect views. Light from the heavily glazed stair core penetrates into the centre of the apartment building plan to provide logical route finding. Balconies are within the building line to create shelter and usability in a west of Ireland temperate climate.



**Apartment block 02**  
 This building is located to the centre of the scheme and to the South of the central access road. To the west and east are min. 8.4m wide green open spaces. To the north there is min. 19.6m wide public open space of 832sqm's buffering the main access road. To the south of the building is approx. 38.5m wide landscaped open space of approx. 3975sqm's which includes a Kickabout area and views onto the natural stone walls encompassing Rosshill Folly.



Figure 70. Apartment Block 02 Ground Floor



**Apartment block 03**  
 This building is located to the centre of the scheme and to the North of the central access road. To the north there are 54 meters of public open space to the site boundary. This open space includes extensive landscaping & foliage and a 2.5m pedestrian path. This open space opens to the west of the building across and access road. The open space to the west includes a route with adult exercise equipment and an existing copse of mature trees. To the south of the building is approx. 17.6m wide open space of approx. 447 sqm's as a green buffer to the central access road.

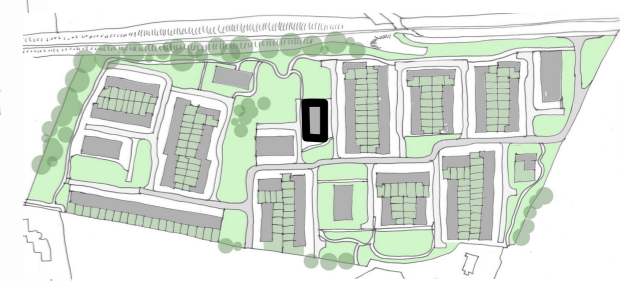
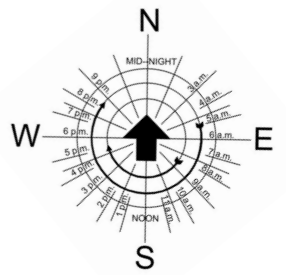


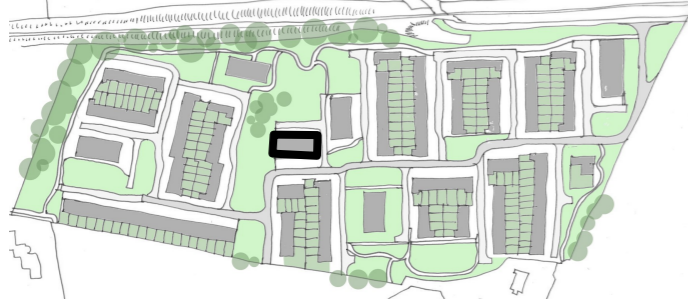
Figure 71. Apartment Block 03 Ground floor

# Section 05 - Design Statement - Home

## 5.2 Privacy & Amenity - How does the scheme provide a decent standard of amenity?



Apartments have been designed to be located directly beside communal open space. The descriptions below indicate the immediate amenities availed of to each apartment building. These only refer to green, communal open spaces and leisure amenities. Bike, bin stores and carpark spaces are provided to each apartment building and not described below. Please refer to appendix 4, 5 and 6 with regard to these. The majority of balconies face either south or west. Balconies have also been placed on corners to allow dual aspect views. Light from the heavily glazed stair core penetrates into the centre of the apartment block plan to provide logical route finding. Balconies are within the building line to create shelter and usability in a west of Ireland temperate climate.



### Apartment block 04

Apartment building 04 is located to the centre of the scheme and parallel to north side of the central access road. To the north of the building, across the adjacent parking is extensive green spaces that are 66 meters from the edge of the adjacent parking to the site boundary. This green space of approx. 6629sqm includes extensive landscaping & foliage, a 2.5m pedestrian path, an existing copse of mature trees and a suite of adult exercise equipment. This green space wraps around the building to the west and southwest and includes a landscaped terraced seating and a playground. The south the building is buffered from the central access route by a min. 8.8 meters of green space.

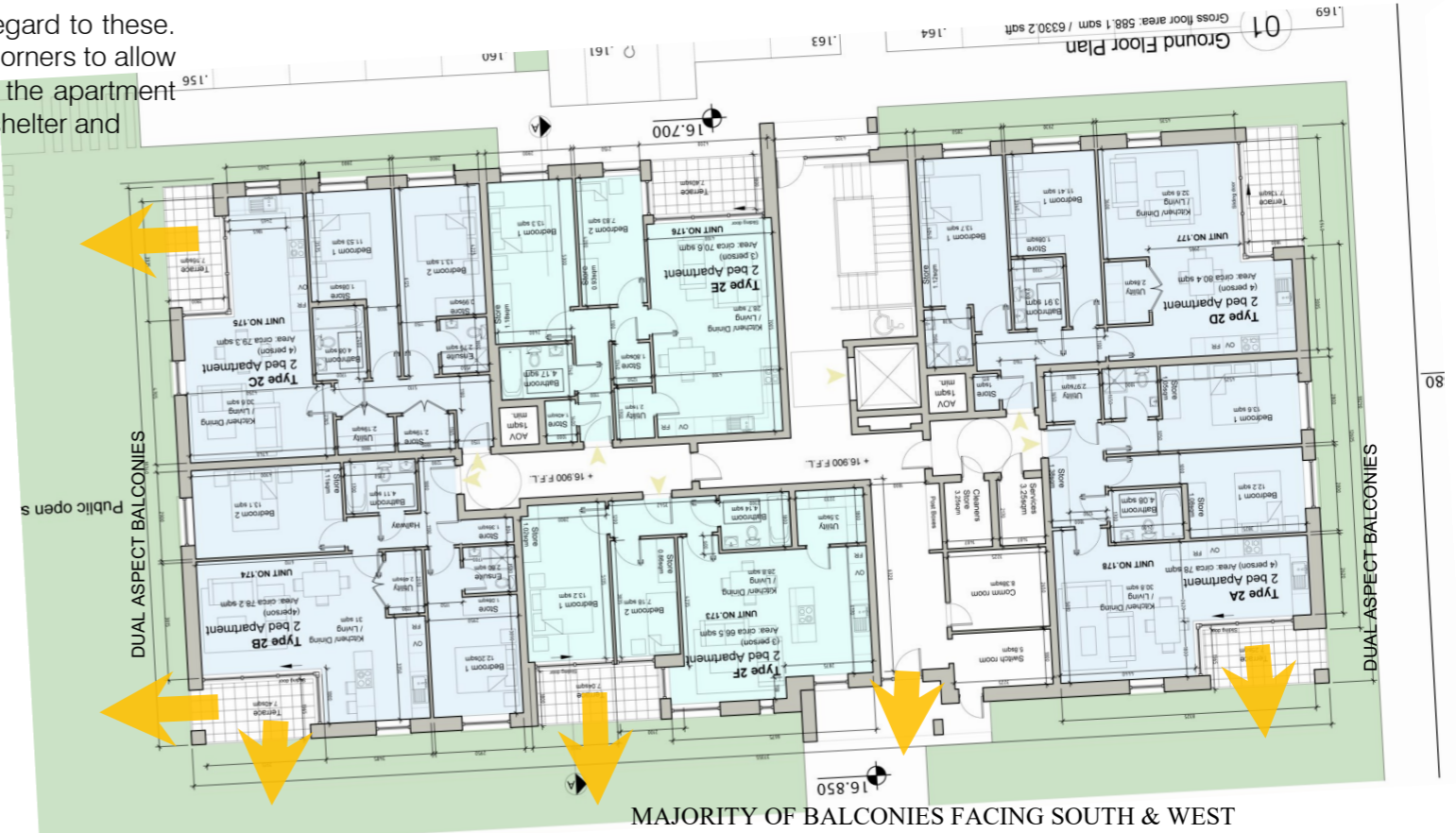
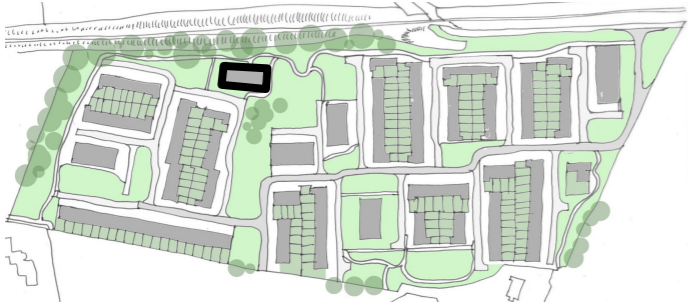


Figure 72. Apartment Block 04 Ground Floor



### Apartment block 05

Apartment building 05 is located to the northwest of the scheme. Towards the east of the building is an extensive area of landscaped open space with a 2.5m pedestrian path, existing copse with mature trees and a suite of adult exercise equipment. This is an area of approximately 6629sqm. To the north of the site is 1468sqm of heavily landscaped green space with the 2.5m pedestrian routeway. It is aimed to keep any mature good quality trees in this area. Beyond the site boundary is an railway embankment that is heavily wooded and well screened. To the south is a 3.5m green verge, adjacent carparking and access route. The access route is shared surface to reduce vehicular priority.

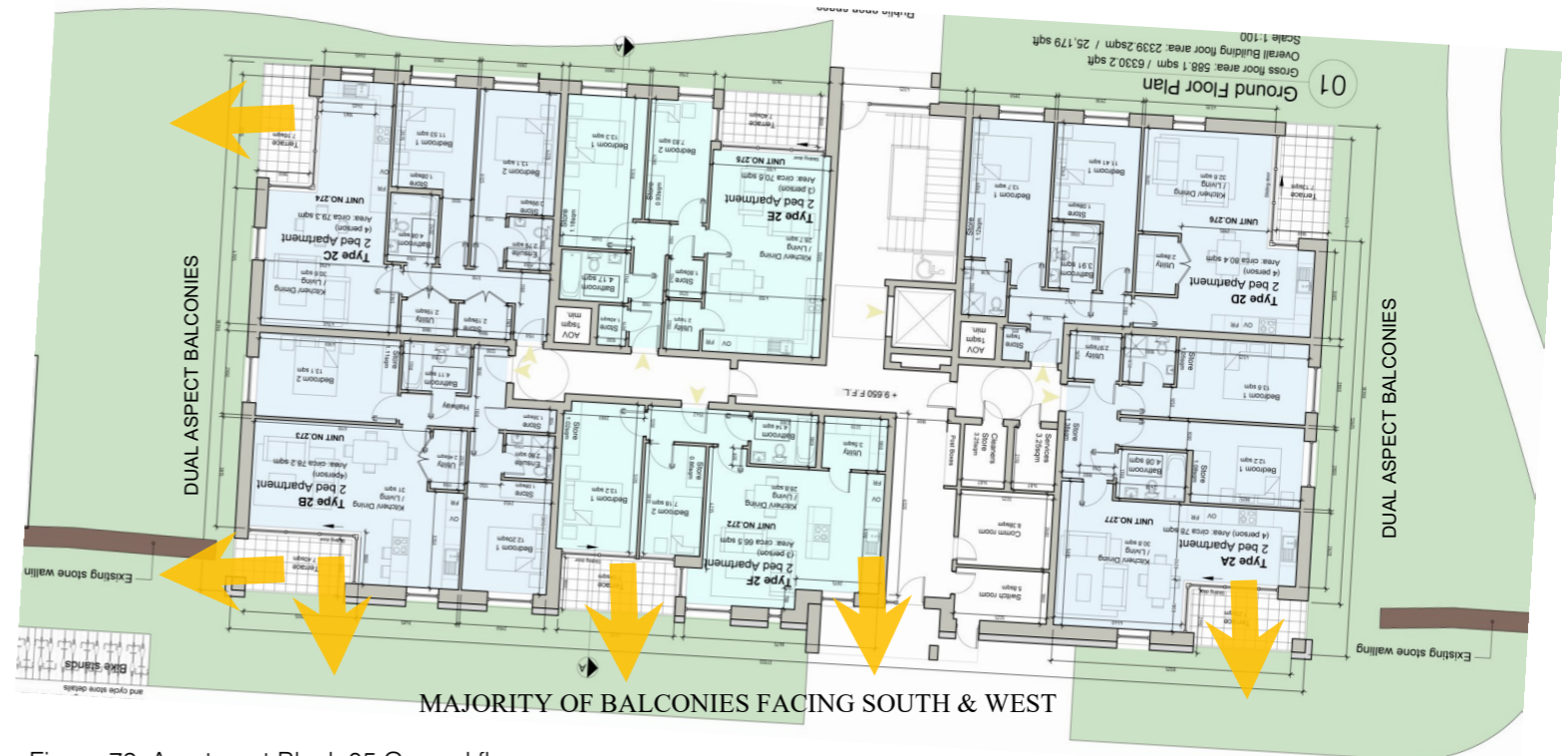


Figure 73. Apartment Block 05 Ground floor



# Section 05 - Design Statement - Home

## 5.2 Privacy & Amenity - How does the scheme provide a decent standard of amenity?

As already noted Apartments have been designed to be located directly beside communal open space. The description below indicates the immediate amenities availed of around apartment building 06. These only refer to green, communal open spaces and leisure amenities. Bike, bin stores and car-park spaces are provided to each apartment building and not described below. Please refer to appendix 4, 5 and 6 with regard to these. The majority of balconies face either south or west. Balconies have also been placed on corners to allow dual aspect views. Light from the heavily glazed stair core penetrates into the centre of the apartment block plan to provide logical route finding. Balconies are within the building line to create shelter and usability in a west of Ireland temperate climate.



### Apartment block 06

Apartment building 06 is located towards the western boundary of the scheme. To the south of the building is a kickabout area of approx. 939 square meters and 22 meters wide. To the east is adjacent carparking with approx. 560sqm open space beyond that. There is an extensive existing mature grove of trees to the west of the building along the western boundary. This grove & adjacent green space makes up an area of open space 3714sm and located along the west of the scheme. This green belt is a minimum of 32 meters in width from apartment block 6. This area also includes the 2.5 pedestrian route that meanders along the west and north of the site.



Figure 75. View from southwest boundary



Figure 74. Apartment Block 06 Ground Floor

# Section 05 - Design Statement - Home

## 5.2 Privacy & Amenity - How does the scheme provide a decent standard of amenity?

A Crèche is proposed offering the inhabitants childcare facilities with in the scheme.

The Crèche design has been carefully considered to create an important arrival point and urban edge to the entrance of the scheme but also provides security amenity areas and safety for the crèche users. The entrance is located around the corner from the main access road under a canopy off the public footpath to provide a sheltered controlled transition space. All the play areas are sheltered with 1.8m railing which is supplemented with a hedgerow . All main adult rooms are located adjacent to the main entrance of the building as a passive control mechanism.

The building form is reminiscent of a traditional school house building but through a contemporary idiom. It's form, scale, brick finish and position denote the buildings important position and function with in the community. It is a welcome arrival point to the scheme.



South Elevation



East Elevation

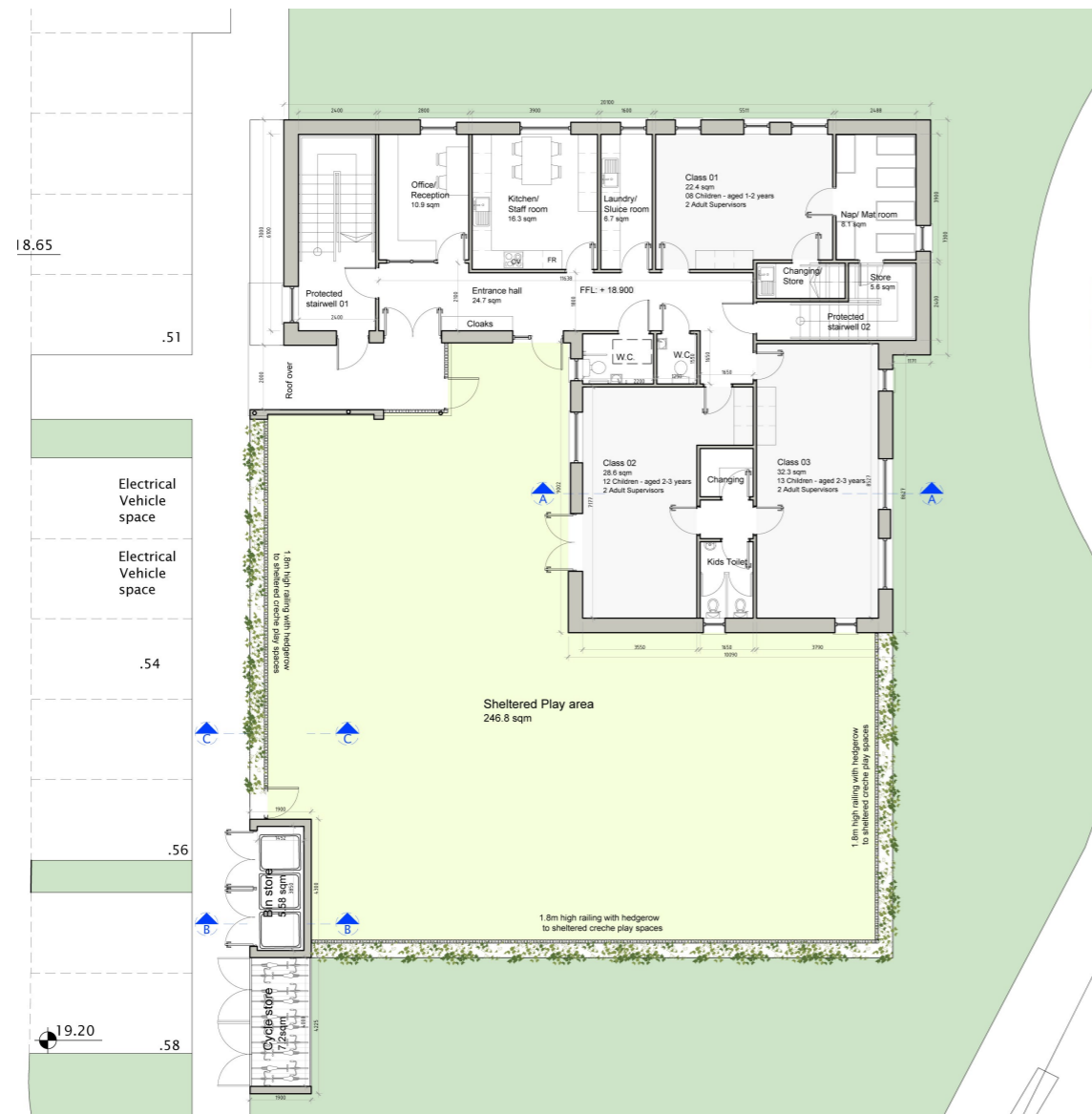
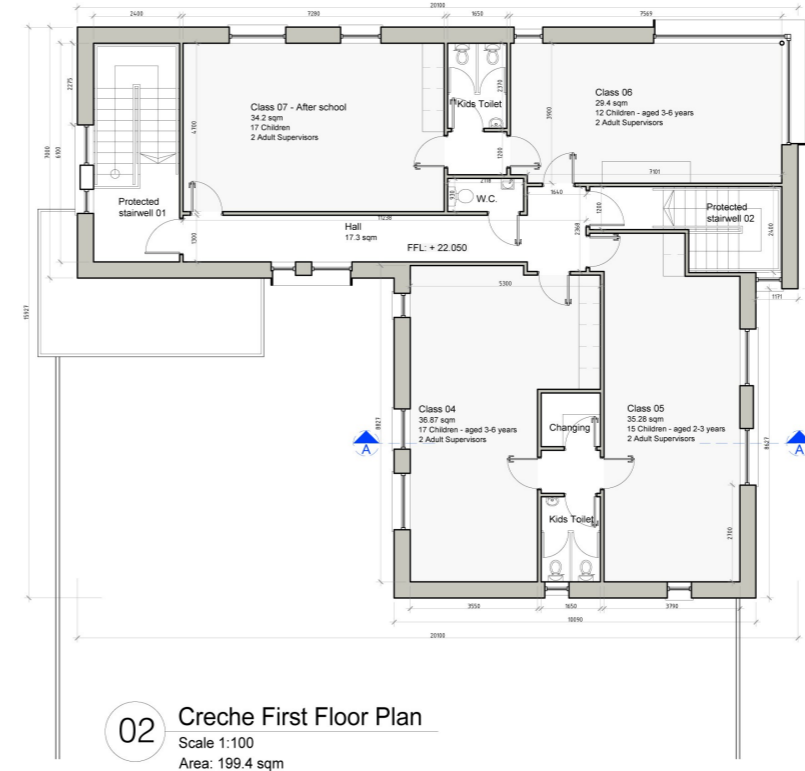


Figure 76. Crèche Ground floor plan



02 Crèche First Floor Plan  
Scale 1:100  
Area: 199.4 sqm

Figure 77. Crèche First floor plan



## Section 05 - Design Statement - Home

### 5.3 Parking - How will the parking be safe & secure?

All housing units are provided with 2 no. on curtilage car parking spaces directly to the front of each dwelling.

The Car parking spaces are on curtilage - located to the front of each dwelling and are fully supervised. Bicycle parking is possible in the rear gardens of all dwelling units. Apartments have been provided with a rate of 1 Bike space per bedroom and 1 visitor bike space per 2 apartments as per 'Sustainable Urban Housing: Design Standards for New Apartments' (2018) section 4.17. It is proposed that 10 no. Galway 'Coke Cola' Bike share stations are provided close the Retail unit.

Apartments are to be provided with 1 car parking space each and a visitor space per every 4 apartments, this is in line with the 'Sustainable Urban Housing: Design Standards for New Apartments' (2018) section 4.22. These spaces will be grouped and paved and closely landscaped to reduce the visual intrusion of the car-parking. It is proposed that 2 no. Electrical charge points are provided per Apartment block. 5 no. 'GoCar' Car share spaces are proposed close to the retail unit. There is a shortfall in the required carparking to the retail/ café which are located on the ground floor of Apartment Block 01. This is based on the likelihood of some crossover in demand for spaces in this location given the mix of uses and apartment spaces.

The landscape architectural design implements hedgerows, bush and tree planning as a buffer to communal parking areas to reduce the visual impact of car parking areas.

Please refer to appendix 05 for Car & Bike space provision.

### 5.4 Detailed Design - How well thought through is the building & landscape design?

The proposed houses & apartments are to be built of traditional construction. There is a mix of elevation treatments to create visual interest within the development. The housing layout proposed ensures that dwellings relate appropriately to each other in terms of scale, materials, access and detailed design.

As with the public realm areas, the proposed houses will be finished to a high standard in materials suitable for the context/location of the scheme.

Walls will be finished in selected brick to public areas and exposed gables and light coloured render with traditional tiled pitched roofs. The materials chosen have been picked for robustness and longevity as well as aesthetic. The colour palette chosen will be sympathetic to the existing residential properties adjacent the development.

Car parking forms an integral part of the public realm and will be understated so as not to dominate as previously mentioned with landscaping design to reduce its visual impact.

There is no requirement for bin stores to dwellings. Bins will be placed in private gardens to dwellings. Care has been taken to integrate bin runs to the terrace housing. This will ensure ease of access to every homeowner in the scheme to their rear garden.

Each apartment block will have a dedicated bin store building which will be appropriately ventilated and maintained by a management company. Please refer to appendix 06.

We refer the Planning Authority to the accompanying architectural plans and site plan that illustrate the general relationship between Apartment buildings, houses, accessibility, design quality of street and footpaths, permeability between amenities and passive surveillance of the public realm.



Figure 78. Entrance image

## Section 06 - Conclusion

### 6.1 Conclusion

In conclusion we submit that the proposal as described in this design statement and detailed in the enclosed architectural, engineering and landscape drawings as well as associated reports, respects the sylvan character of the area and is appropriate to the sequential growth of Galway City. It is demonstrated that the scheme abides by ministerial, local authority and development standards which are met and exceeded in many cases and the proposal will be ecologically and socially sustainable.

In developing and concluding the scheme design, comments and feedback from a range of parties was considered and integrated. Feedback from Galway County Council and An Bord Pleanala have been taken into account in finalising the proposals. Please refer to **Section 04 - 4.3 Layout** where meetings, consultation, main points of critique and how these are addressed are described with both Galway County Council and An Bord Pleanala.

A large percentage (22%) of the site is to be maintained as usable green open and landscaped space. Overall 25% of the site is proposed as green and landscaped cover which maintains the best quality trees onsite. We submit that the proposed scheme will create an inclusive community with a sense of place and will provide appropriate amenities to the community as well as the wider locality.



Figure 79. Image of central public open space with Adult Excise equipment and green route way

## Appendices

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Appendix 01	- Overall development statistics	
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