

Part VIII Design Statement

for

CONSTRUCTION OF HOUSING

St. Josephs Place, Ballinsaloe,

Co. Galway

on behalf of

GALWAY COUNTY COUNCIL

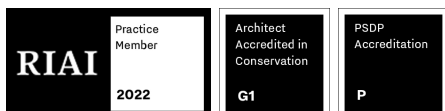


Comhairle Chontae na Gaillimhe
Galway County Council

prepared by

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CONTENTS

1	INTRODUCTION	
	Executive Summary	3
2	DEVELOPMENT CONSIDERATIONS	
	Land Use Zoning	4
3	SITE	
	Site Location	5
4	DESIGN DEVELOPMENT	
	Design Options	6
5	THE PROPOSAL	
	Proposed Layout	8
	Open Space	11
	Car Parking	11
	Waste Management	11
	Architectural Expression & Materiality	12
	APPENDICES	
	Drawings	13

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1 INTRODUCTION

Executive Summary

The project is for the construction of 8 no. Housing units at St. Josephs Place, Ballinasloe for Galway County Council. Our ambition for the site is to create a strong architectural proposal that provides high quality accommodation. The scheme has been designed to be sensitive to the existing urban form and architectural language of Ballinasloe.

The area of the site being developed is approximately 3439m² (0.34 Ha) with no existing structures and minimal hard landscaping to be removed.



Fig 1.1 St. Josephs Place, Ballinasloe



Fig 1.2 St. Josephs Place, Site Aerial

2 DEVELOPMENT CONSIDERATIONS

Guidance Documents

The development is being designed with attention to the following documents:

- Ballinasloe Local Area Plan 2022-2028
- Department of Housing Guidelines and Standards, including: Quality Housing for Sustainable Communities

Land Use Zoning

The LAP zones the subject site as 'Residential Infill' which is 'serviced and strategically located within close proximity of the town's local services, such as employment and education facilities'.

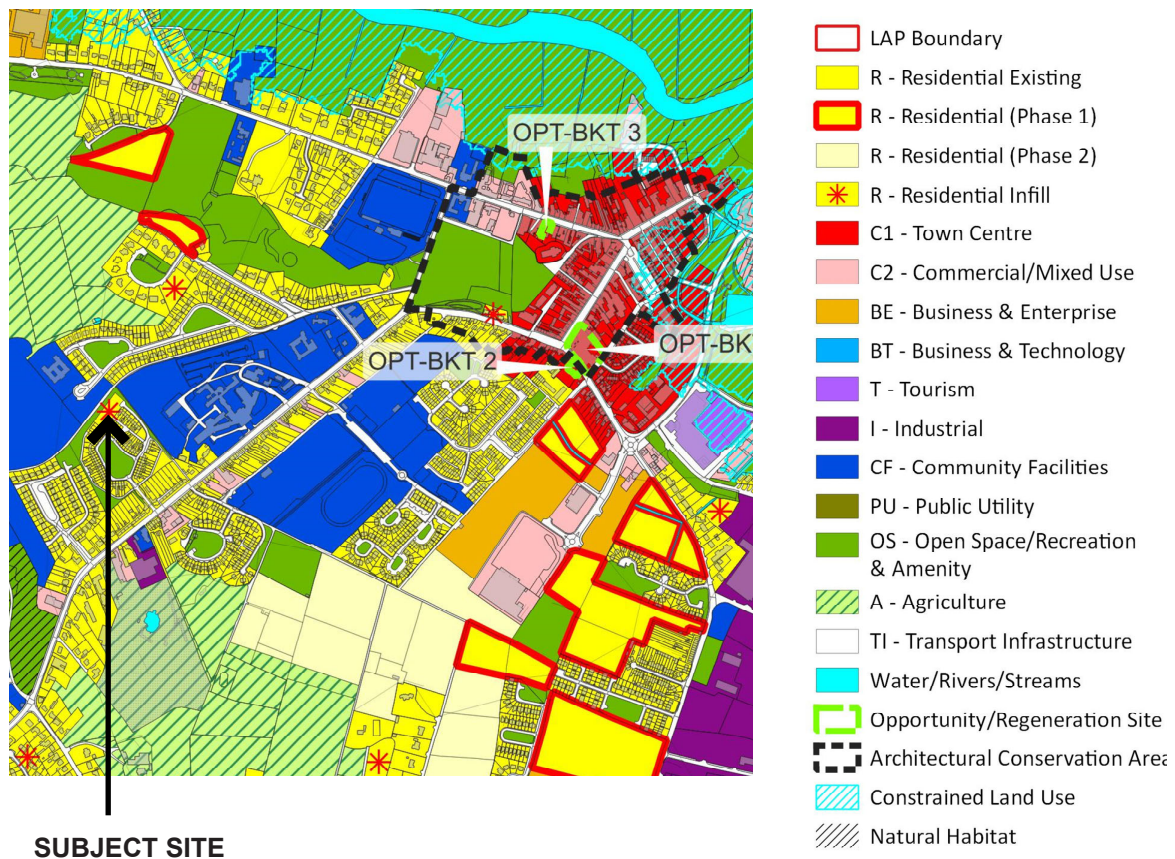


Fig 2.1 Extract from Ballinasloe LAP 2022-2028 Map 2 - Land Use Zoning

3 SITE

Site Location

The site is located on St. Josephs Place, Ballinasloe, Co. Galway. It is situated 1.7km from the town centre. A wide range of community facilities (schools, post office, church, shops, potential employment opportunities, and access to public transport etc.) are minutes away on foot.



Figure 3.1 St Joseph's Place Aerial View. Subject Site indicated in red.

4 DESIGN DEVELOPMENT

Design Options



Fig 4.1 Preliminary Design Option 1: Sketch Site Plan for 7 no. units.

A proposal for 7 no. units was presented to GCC in September 2022, which was characterised by separation from the Northern tree lined boundary, and staggered terracing to create a shared green space, with car parking facilities and turning circle to the East. However it was determined that this was not the optimum use of the site.

Upon review with Galway County Council, the stepped building line was rejected in favour of a straight terrace. Proximity to the power lines to the Southern boundary of the site proved restrictive both for construction and enabling side passage access. However, the single storey accessible unit typology proved successful and was maintained through future design options.

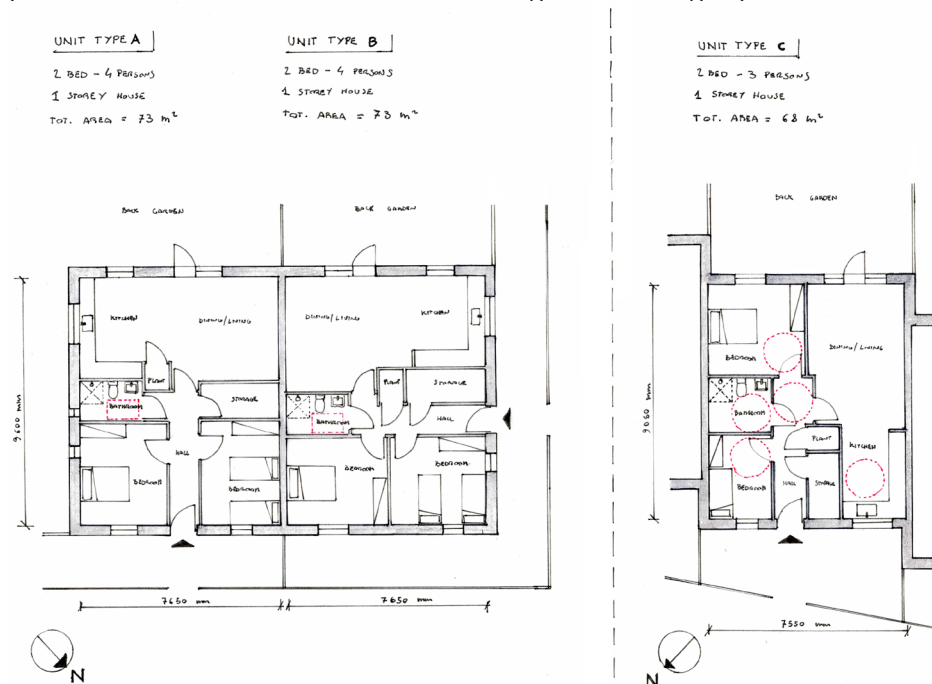


Fig 4.2 Design Option 1: House typology sketch internal layouts

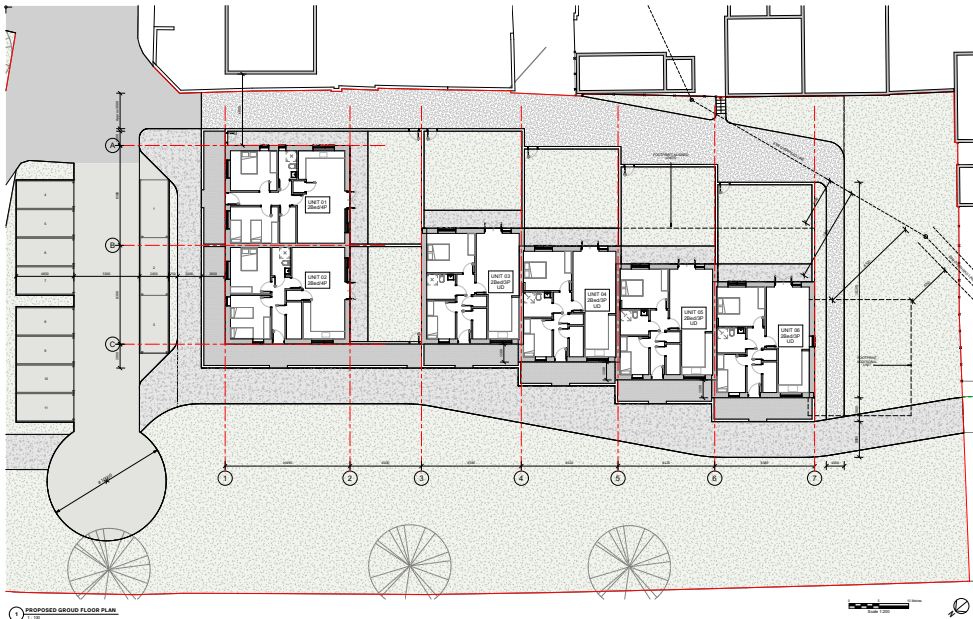


Fig 4.3 Design Option 1: Developed Site Plan for 7 no. units.

This scheme was examined further and an alternative site plan was developed which straightened the building lines and pushed the terrace towards the tree lined laneway creating a shared garden. This was an attempt to replicate the double fronted house types that were present in the immediate context.

This scheme included 5 no. 2 storey terraced houses with 3 no. 1 storey accessible units running perpendicularly. The aspiration was to create an enclosed shared garden and more functional green spaces, with overlooked lanes reaching out to the street for connection and accessibility.

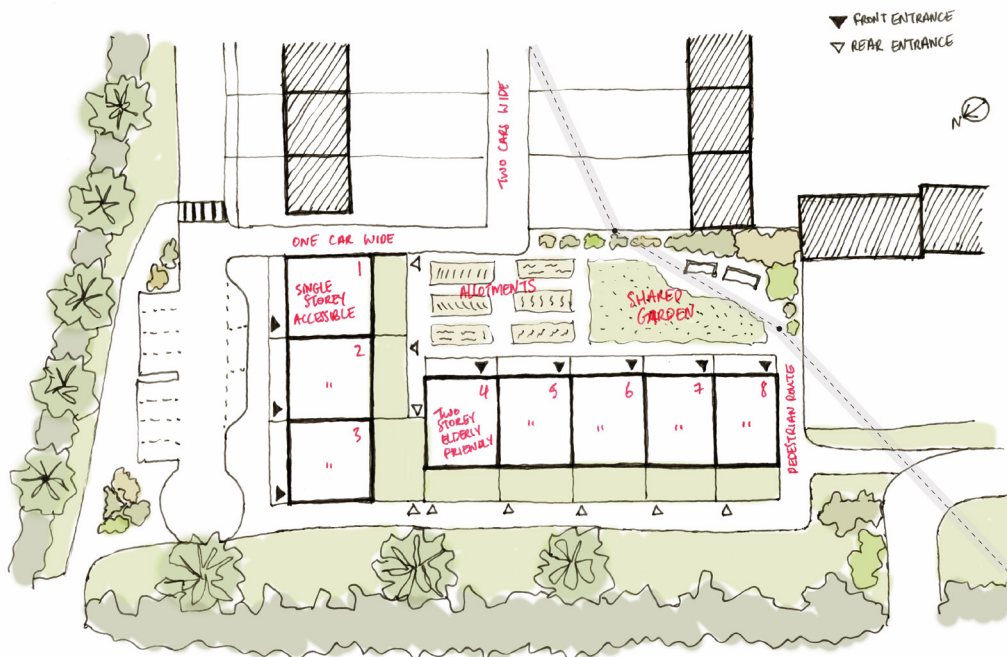


Fig 4.4 Design Option 2: Sketch Site Plan for 7 no. units.

5 THE PROPOSAL

The latest proposal is for 8 no. units: 6 no. 2 storey 2B/4P units and 2 no. 1 storey 2B/3P units.

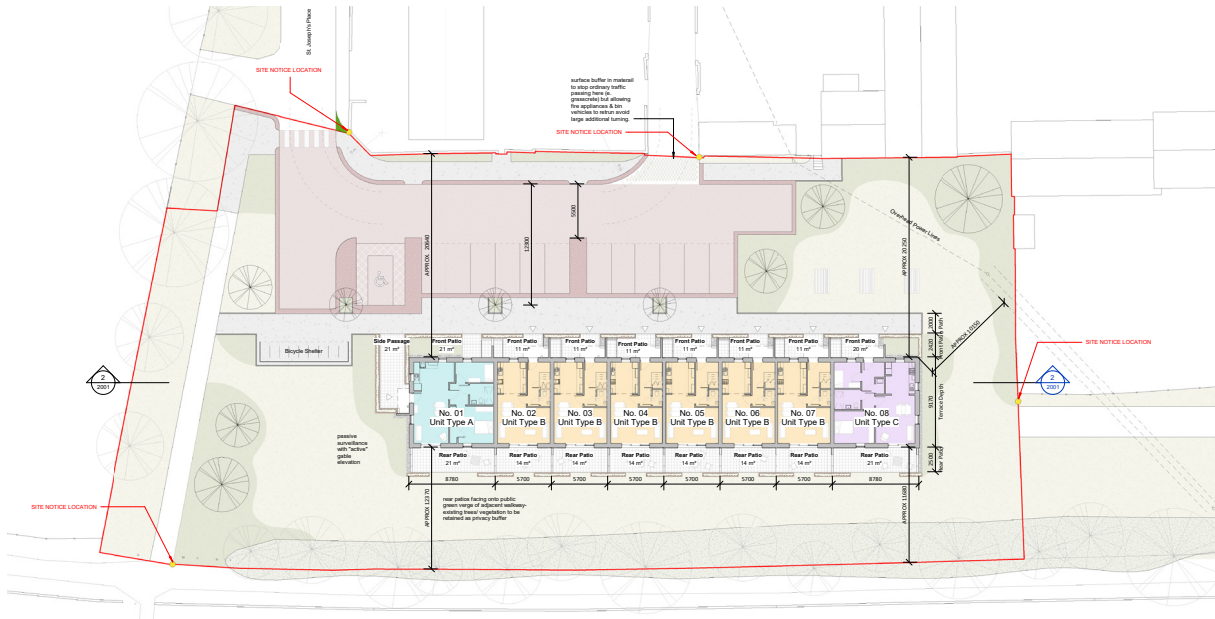


Figure 5.1 Proposed Site Plan

UNIT TYPES - COLOUR LEGEND

- Unit Type A - 1 Storey - 2B/3P - 69m²
- Unit Type B - 2 Storey - 2B/4P - 89m²
- Unit Type C - 1 Storey - 2B/3P - 69m²

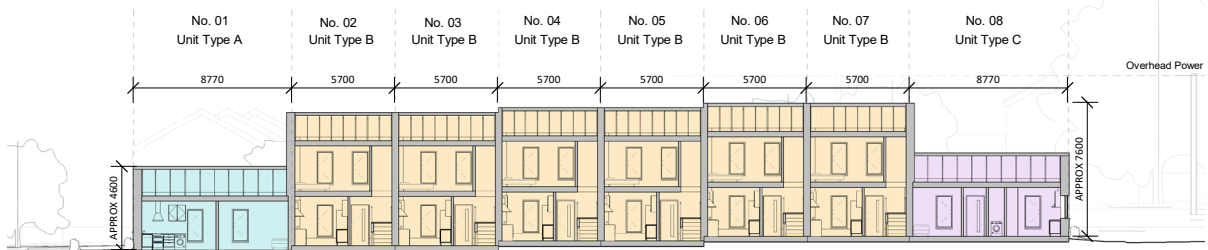


Figure 5.2 Terrace Section showing typology mix of heights

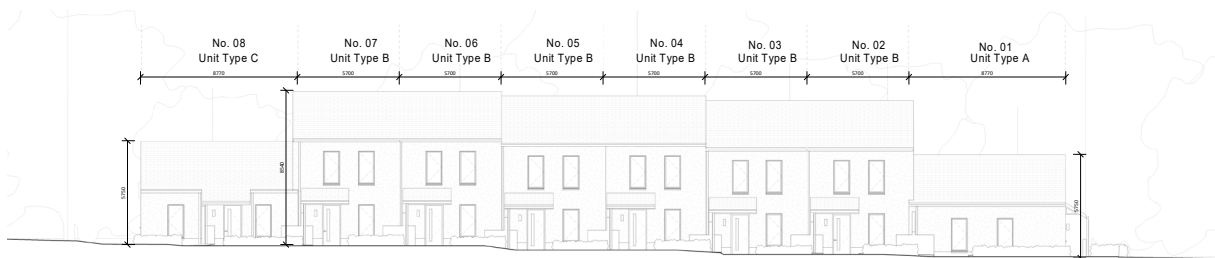


Figure 5.3 Proposed Front Elevation of terrace

Proposed Layout

The layout and sizes of the units are in response to the housing need as confirmed by Galway County Council. All of the units are dual aspect with private terraces looking onto a shared green adjacent to the tree lined laneway along the Northern boundary.

The units feature a double facade to increase passive surveillance over surrounding green spaces. The St Joseph's Place entrance connects to the back lane providing a one-way route for emergency and service vehicles. This reduces the need for large turning circles minimising surface paving area.

This approach keeps the scale and density of the development at the appropriate level for this part of Ballinasloe by matching the two storey scale of the surrounding housing estate. The terraces Northern most point alligns with the existing building front of St Joseph's Place. It creates a strong focal point to the end of the street and sits delicately on site thriving with natural vegetation.

Unit Number	Unit Type	Storeys	Area
01.	2-Bed/3-Person	1	69m ²
02.	2-Bed/4-Person	2	89m ²
03.	2-Bed/4-Person	2	89m ²
04.	2-Bed/4-Person	2	89m ²
05.	2-Bed/4-Person	2	89m ²
06.	2-Bed/4-Person	2	89m ²
07.	2-Bed/4-Person	2	89m ²
08.	2-Bed/3-Person	1	69m ²

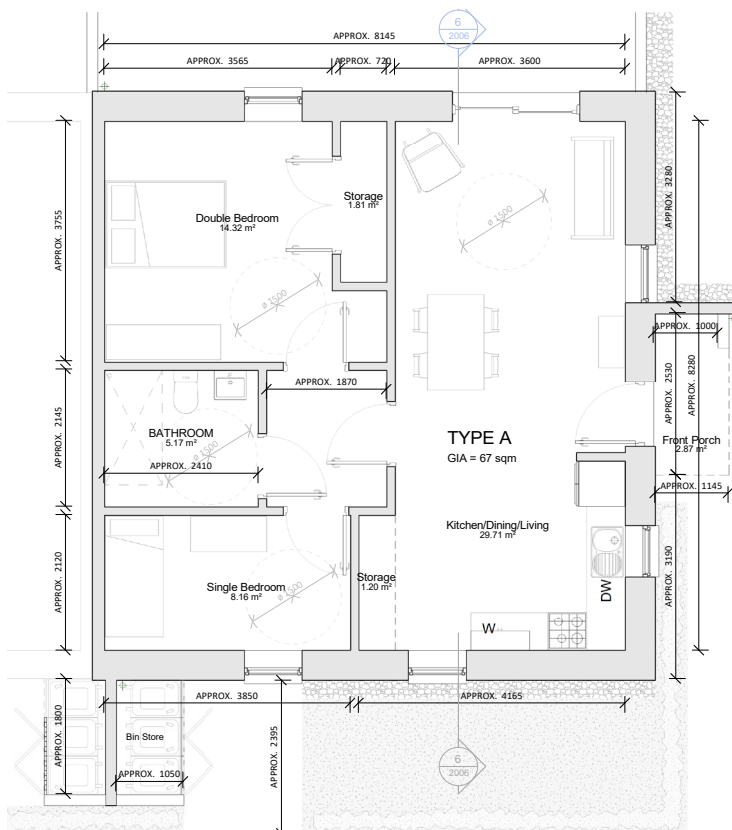
Site Statistics

Site Area: 0.34 Ha

Density: 23 Units per Hectare

Site Coverage: 13%

Reference was to key planning policy requirements for apartments was taken from the **Sustainable Urban Housing: Design Standards for New Apartments Guidelines**, [Department of Housing, Planning and Local Government, 2018 as amended.



Unit Type A - 1 Storey 2B/3P Characteristics

Side Entry/ Central Plan entrance creates more active gable end to terrace. This also allows a wider more efficient circulation which allows daylight and dual aspects to various spaces.

Kitchen to the front enjoys morning light and promotes passive surveillance to the front and in turn allows the dining and living room to be wholly private.

External access to private patio to the rear with bin store and planted privacy to the front.



Figure 5.4 Unit Type A Layout

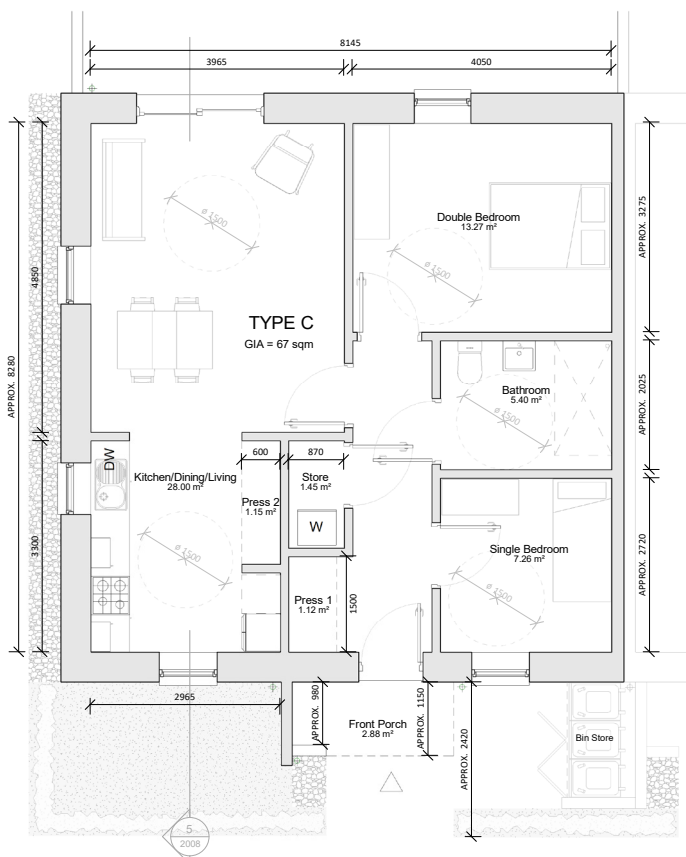
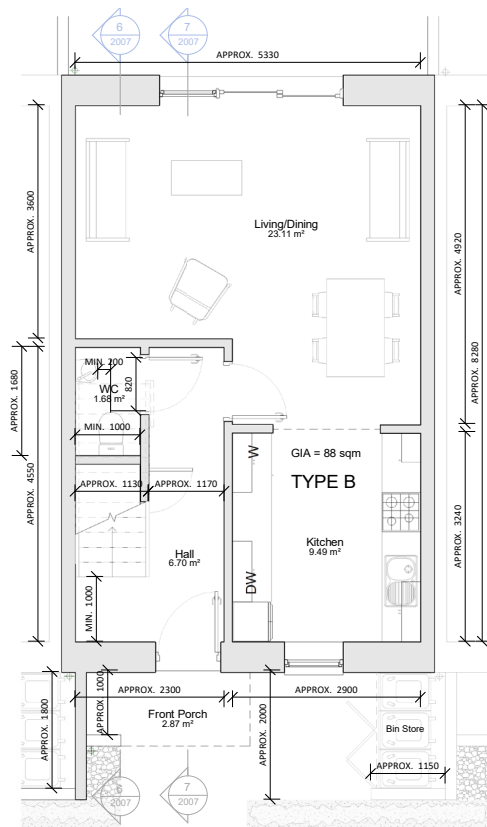
**Unit Type B - 2 Storey 2B/4P
Characteristics**

Front Entry/ Side Plan entrance.
Circulation alligns with the party wall allowing daylight and dual aspects to ground floor living/kitchen spaces.

Kitchen to the front is uninterrupted by the entrance hall which arrives in the dining space. Living room to the rear enjoys views of the tree lined laneway and evening sunlight. This

External access to private patio to the rear with bin store and planted privacy to the front.

Figure 5.5 Unit Type B Layout



**Unit Type C - 1 Storey 2B/3P
Characteristics**

Front Entry/ Central Plan entrance alternates with opposite end terrace treatment. This arrangement engages with the street front while also allowing daylight and dual aspects to main living spaces.

Kitchen to the front enjoys morning light and promotes passive surveillance to the front and in turn allows the dining and living room to be wholly private.

External access to private patio to the rear with bin store and planted privacy to the front.

Figure 5.6 Unit Type C Layout



Open Space

This scheme has been designed to minimise building footprint while taking advantage of the wealth of existing natural landscapes. Using the tree lined laneway as both a natural privacy screen for the rear gardens while also providing passive surveillance at night will encourage safe and active use.

Rear patio spaces have been designed with a minimum depth of at least 2.5 metres to be useful from an amenity viewpoint, to accommodate chairs and a small table which can be used to overlook the shared green adjacent to the tree lined boundary. For 2 storey units this equates to 14m² and 1 storey units have 21m² of private amenity, exceeding the minimum standard for apartments based on the Sustainable Urban Housing: Design Standards for New Apartments (2020).

Car Parking

Car set down and parking has been positioned to the East of the site closest to the access road of St Joseph's Place, in an attempt to minimise the need for large surface paving as well as making the scheme more pedestrian friendly. A total of 12 parking spaces are provided at a rate of 1.5 per spaces per dwelling, in compliance with Chapter 15 of the Galway County Development Plan 2022-2028.

Security and Access

The project has been designed to minimise opportunities for anti-social behavior and provide passive surveillance throughout. All units have own-door access from the front street with front terraces featuring a rhythm of canopies which act both as shelters and house bin enclosures behind a privacy wall.

Waste Management

All units have discreetly designed bin enclosures to the front of the terrace within easy reach of the designated route for service vehicles. Emergency/service vehicle access and turning to be provided on site through rear lane route.

Fire Safety

In compliance with Technical Guidance Document B - Fire Safety (2006), all houses are within the maximum 45m distance from the main emergency vehicle access route.



Figure 5.7 3D Street View

Architectural Expression & Materiality

The intent of the new development is intended to be sympathetic to the contextual street-scapes while creating a quality housing scheme. As such the building facades are proposed to be render finish with natural slate used for roofs and entrance canopies.

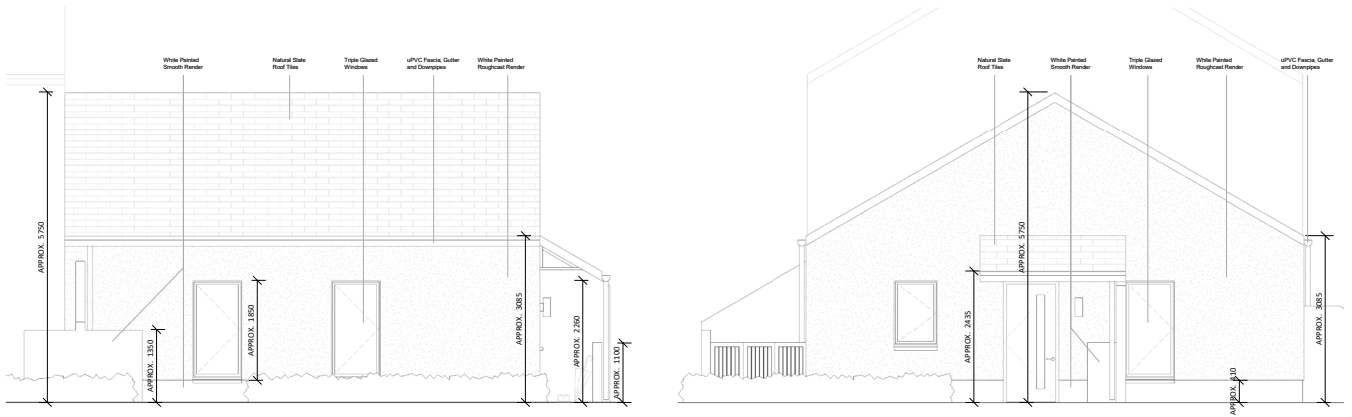
Careful consideration has been paid to the detailing of roof gables and eaves to create contemporary, slim lines as well as catering to the temperate West coast climate. Entrance canopies and rainwater downpipes express the rhythm of the different units along the facade, and have been carefully designed to house multiple functions in a small footprint activating the fronts of each dwelling.

A simple palette of ground paving textured will clearly delineate public and private areas with low level planting used as privacy screens to separate front terraces from the public street.

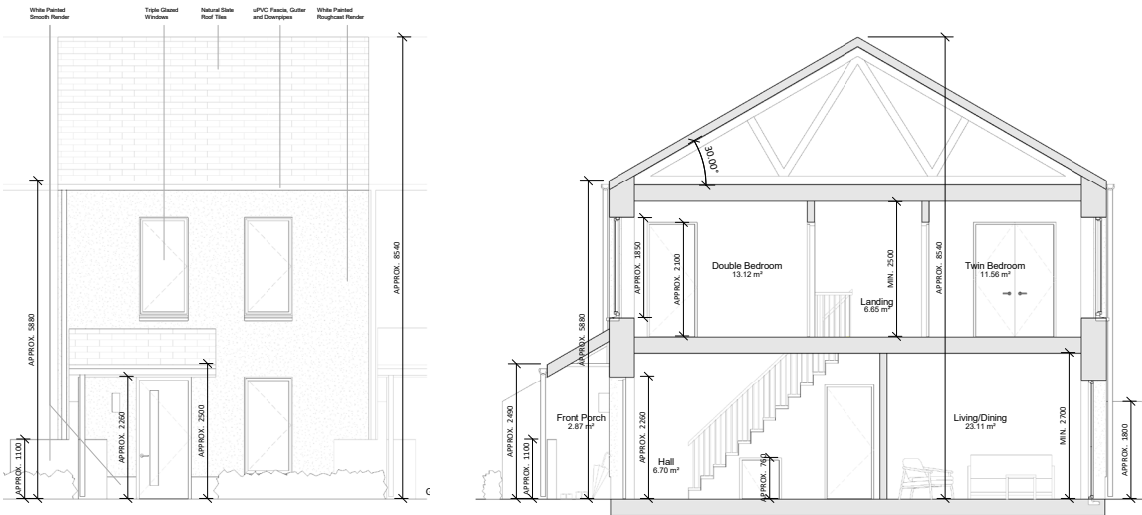


Figure 5.8 Proposed materiality and precedent studies.

APPENDICES



Unit A - Elevations



Unit B - Elevation & Section



Perspective Facade View



Rear Garden View