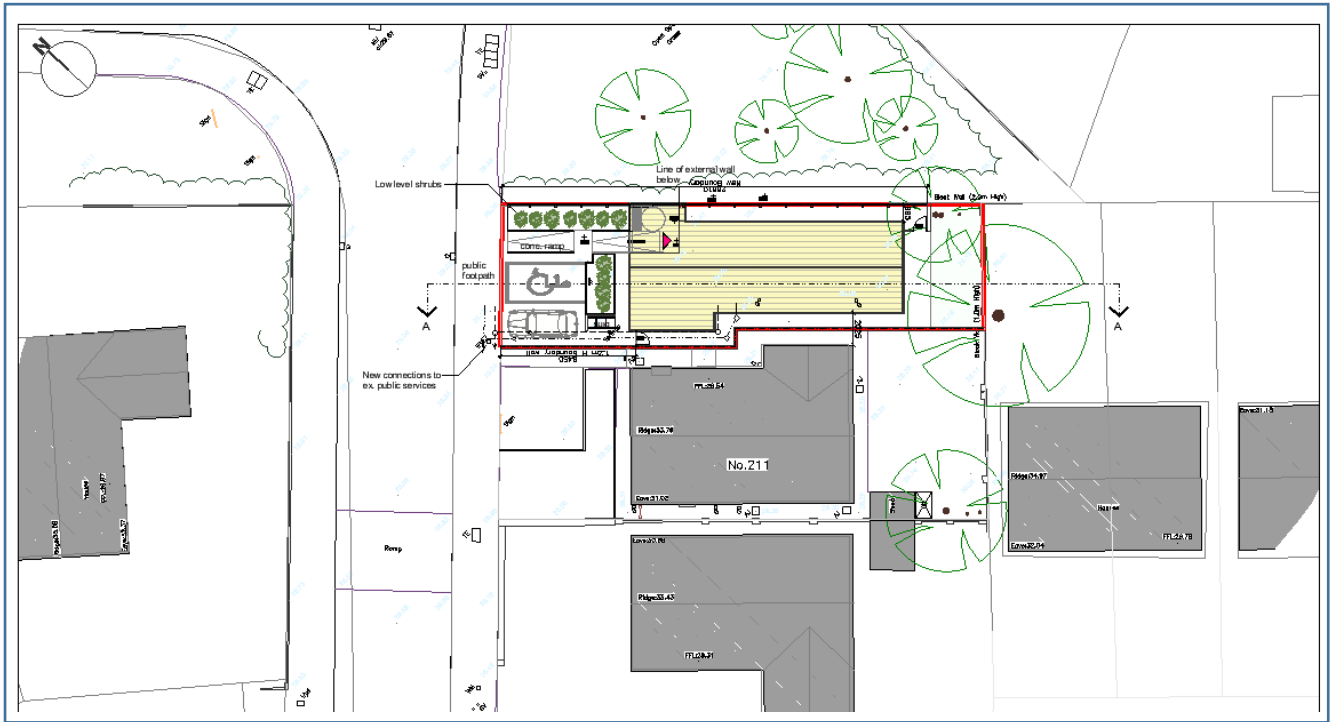


Galway City Council

Proposed Affordable and Social Housing Development

211 Tirellan Heights, Galway

Part VIII Design Report



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Executive Summary

This report is the formal submission by the appointed Design Team presenting a defined social and affordable housing proposal for Part VIII planning approval. The proposals are based on best practice design and current building and safety standards. The nature, extent and implications of the proposed works are as follows

Architectural

It is proposed to build a single storey social unit on residential zoned lands purchased by Galway City Council at 211 Tirellan Heights, Headford road, Galway. The proposed 2 bed 4P social new build unit is suitable for persons with a physical disability

The principal changes since Stage 1 are as follows; the provision of 4 no. 2bed apartments will not be progressed. The existing 4 bed bungalow has been adapted under the HGD/LA Grant works. This proposal includes enabling works to demolish the existing garage and construct a new shared boundary wall dividing the existing site into two distinct residential areas. Refer to Architectural Drawing for design of the proposed layout.

The proposed design has adhered closely to all relevant technical guidance documentation, including the following:

- o Quality Housing for Sustainable Communities,
- o Galway City Development Plan 2017 – 2023.

Civil and Structural

A formal site investigation to establish the ground conditions has not been completed as yet. With a project of this size, we do not see a requirement for a formal site investigation to be carried out. An examination of the Soil map shows that the Principal Soil type is Shallow Brown Earths and Rendzinas, with limestone till in areas. This is generally suitable for bearing as is required in this case. I would expect that there would be a layer of topsoil on the site of approximate depth 150mm, this could be stored on site for later use. The remainder of the excavation would comprise of stiffer clays that will need to be removed of site.

Concrete raft type foundations are proposed on compacted hardcore on the reduced rock bed. The superstructure will be of conventional cavity wall construction and cut timber or trussed roofs.

Preliminary layouts have been prepared for main foul and surface water routes and levels, and these tie in with the existing Tirellan Heights estate.

Refer to Section B of this report for the Civil and Structural document

Services

Utility connections are available in the proximity of the site and foul/storm sewers are located nearby. Paul Feeney Consulting Engineers have studied the site and have prepared a report in support of the proposed site services. In summary, it is proposed to separate the surface water and wastewater drainage networks, which will serve the proposed development, and provide independent connections to the adjacent surface and wastewater sewer networks respectively.

All proposed wastewater sewer design has been carried out in accordance with Irish Water's Code of Practice for Wastewater Infrastructure.

The property is to be located in an estate that is serviced by public potable and foul water mains. We see no reason why the new house cannot connect to same mains, with a new connection to each, we would be of the Opinion that there is ample capacity in the network to service same. The adjacent house has a gravity foul water connection, and as the levels of the new house are similar we expect that the new house will also connect to the mains under gravity. A new 100mm diameter foul water connection will be made to the existing network, while a new 19mm water supply will be required. Rainwater generated can be discharged via infiltration to the ground via soak pits.

The Engineering Services report is included in Section B for further information.

The typical building services will be discussed by the Design Team appointed at the Tender stage. The preliminary strategy is based on similar type projects completed recently with gas condensing boiler, a central mechanical extract system, and photovoltaic roof panels. The air permeability target of 3m³/hr/m² and target elemental U-Values will be applied.

Landscape

The design proposes to retain as many trees, hedgerows and existing ground vegetation including the shared boundary with the adjoining open space. This public green space will be overlooked by the new social unit providing passive surveillance. The proposed landscape features include beech hedging and pollinator planting.

A. Architectural Design Report

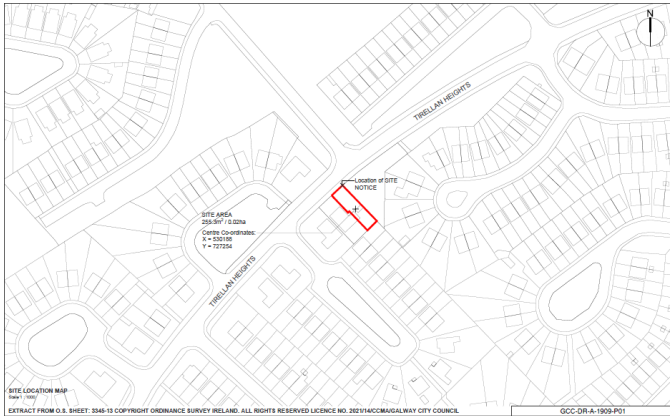
A.1. Brief

The project brief is to provide social housing suitable for lifetime use, on an area of residentially zoned land available for immediate development. The new proposal will have regard to its surrounding context, providing passive surveillance to the adjoining open space and create a high quality and sustainable living environment.

A.2. Site Context

A.2.1. Site Description

The existing property (4 bed bungalow with garage) /site is located in an established residential area at the outer edge of the Established Neighbourhood of Tirellan Heights, Headford Road, Ballinfoile Td. It has an existing vehicular access and off street parking.



Above left: Site Location Map



Above Right: Site Survey, retaining the existing structure (yellow) and the potential for a new structure (blue)

The site, measuring 0.06 ha, slopes with an overall 1.28m drop from North to South. The site is bound on the North West by the existing public road and on the North East by the existing public open space. Blockwork walls to the adjoining site of 210 Tirellan Heights and the rear garden of 209 Tirellan Heights create the boundary to the Southwest and Southeast respectively.



Above left: View of the natural boundary to Northeast of site (view outside site from the existing open space)



Above right: Blockwork walls at rear garden boundary to be retained.



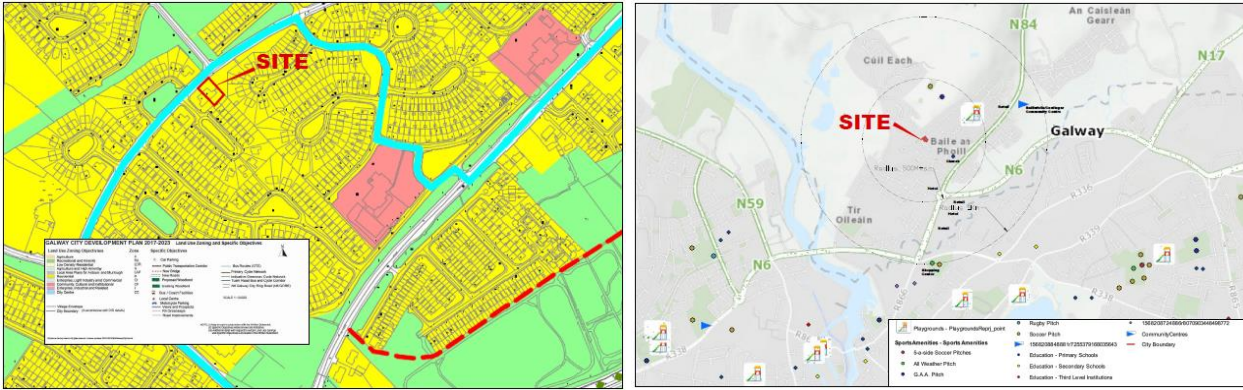
Above left: Existing entrance to be reconfigured and a new shared boundary wall will divide site into two separate residential areas.



Above right: Existing garage to be demolished as part of the proposed enabling works.

A.2.2. Planning Context

The site is zoned R – Residential and is located at the outer edge of an Established Suburb.



Above left: Extract from Galway City Council Development Plan 2017-2023 - City Map with site outlined in red.

Above right: Location of facilities in close proximity to the site. Included in Stage 1 Capital Appraisal Application.

The site has a range of facilities in close proximity from green parks and community centres to schools and hotels and is located within walking distance to a main public transport corridor.

A.2.3. Site Ownership

The site was acquired by Galway City Council on the 25th June 2019. There are no easements, rights of way or other restrictions to be taken account of in the design development, other than the services crossing the site, described below and in the relevant consultants' reports. The existing 4bed single storey bungalow. (112 m²) with attached garage (13.1 m²) is located on a site area of 602.3 m² (0.06 Ha). The proposed development is located on the North Eastern part of the site with a site area of 253.48 m² (0.0253 Ha). Under the Exemptions outlined in the Planning and Development Regulations it is proposed to demolish the existing garage and construct enabling works to facilitate the provision of a new build single storey dwelling.

A.2.4. Site Survey

The topographical survey of the site was tendered to three surveyors and the contract was awarded to the most competitive tenderer, RK Surveys Ltd. The survey drawing (57-F) is included with the drawings below.

A.2.5. Site Access

Site access is via the existing entrance. The proposal is to subdivide this existing entrance and provide access to two social houses.

A.2.6. Site Services

E.S.B., water. Eir and Virgin Media connections are available in the proximity of the site and foul/storm sewers are located nearby.

It is proposed to separate the surface water and wastewater drainage networks, which will serve the proposed development, and provide independent connections to the adjacent surface and wastewater sewer networks respectively. The proposed development is to be served by a gravity surface water drainage network

The Engineering Services report is included in Section B of this report for further information.

A.3. Development Plan Standards

A.3.1. Plot Ratio

The current development plan stipulates that a plot ratio of 0.46:1 for new residential development shall not normally be exceeded. The total new build area proposed is 80.14m².

.The total site area of 253.485 m² giving a plot ratio of 0.316:1

A.3.2. Schedule of Accommodation

The proposal is for a 2 bed 4 person single storey unit. Bedroom 01 is located adjacent to an ensuite wet room and storage is provided for a wheelchair if this is required. The open plan living/dining/kitchen areas overlook a south facing garden. The fenestration to the public green area provides additional passive surveillance.

A.3.3. Private Open Space

Private open space is provided at a rate of minimum 50% of the gross internal floor area of the proposed dwelling.

A.3.4. Car Parking Provisions

As per the Galway City Development Plan 2017-2023, 1 car parking space per dwelling (if grouped) is required for established suburbs within Galway City. A total number of 2 spaces have been provided, one of which are designated to wheelchair accessible parking.

A.3.5. Material and Finishes

The unit shall be very traditional in materiality and form. Finishes and materials shall be hard wearing, weather proofed and the palate shall reflect the local context and geology. No pebble dash is proposed.

A.4. Statutory

A.4.1. Part VIII

There are no known previous planning applications submitted for this site. The proposed scheme has been reviewed at several intervals during design development with Galway City Council Planning Department. The Planning Department are satisfied that the current layout can proceed as the basis for a Part 8 Application. The design has attained Stage one Approval and the Stage 2 – Pre Planning submission has been issued to the Department.

A.5. Conclusion

This proposal seeks to provide a social house in the Galway City area. The proposal responds to the existing nature and context of the site and satisfactorily integrates into its urban landscape. Furthermore the density proposed is appropriate for this city suburb location and has regard to the pattern of permitted and adjoining development.