

Planning and Design Report
to accompany a Part 8 Planning Application for
Tourist Facilities at Eyre Square, Galway



Fig.1 Study Model

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On behalf of
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Contents	Page
1.0 Introduction	4
2.0 Location/Site	4
3.0 Historical Context	5
4.0 Project Requirements	7
5.0 Planning + Policy Context	8
6.0 Design Approach	9
7.0 Sustainability	10
8.0 Appropriate Assessment (AA) Screening Report	12
9.0 Environmental Impact Assessment Screening	12
10.0 Conservation Assessment	13
 Appendix 1 Protected Structures and Buildings of Architectural Significance	

1.0 Introduction

Eyre Square / Kennedy Park is in the heart of Galway City. The park is within the city centre, adjoining the nearby shopping area of William Street and Shop Street. Galway Railway and Bus Station are adjacent to Eyre Square and is the main route for people to and from the transportation hubs to the main pedestrian areas of the city. A redevelopment of the square began in 2004 which included the installation of a toilet block and tourist information kiosk. These facilities are no longer meeting the needs of the public. The official Galway City Tourist Office is currently located in the Galway City Museum and operated by Fáilte Ireland. A private operator is currently operating a tourist information and ticket booth from the kiosk in Eyre Square. The previous editions of the official tourism office in the city were located at different buildings in Forster Street. The current provision is not meeting the needs of visitors to the city and both Galway City Council and Fáilte Ireland agree the main tourist office should be in Eyre Square as the first starting point for most visits to the city.

The project involves the demolition of the existing toilet blocks and kiosk facilities and the design of a new multipurpose facility that matches the city's needs. The facility includes a new tourist information office, built to the highest environmental standards, adjoining a public convenience block, a changing place facility, an external performance space convenient for buskers and other performances, as well as landscaping. These proposals are designed to ensure that the mature trees on site are retained and protected. The proposals are also designed to utilise a modular design process that will require limited building on site. The aim of the project is to significantly enhance the site and the tourist offering in this historic part of the City which, when taken into consideration with other developments in the area, will effectively create a new, recognizable, legible tourism district in the city. It is envisaged that the facility will be built to the highest environmental standards.

2.0 Location/Site

The current structures are located at the northwest corner of Eyre Square, at the edge of the curved pedestrian route through the square. It is proposed to demolish the existing kiosk and public toilet block and replace them with a new building that contains the new tourist information centre and the public toilets. The building is designed to work between the existing trees to minimise the impact on the park. It is proposed to accommodate the Changing Places facility on the east side of the square as an extension to the existing ESB substation.



Fig. 2: Location Plan showing the site location in relation to the wider context

3.0 Historical Context

The park is rectangular, surrounded on three sides by streets that form the major traffic arteries into Galway city centre; the West side of the Square was pedestrianised in 2006.

The origin of the square comes from medieval open space in front of town gate, known as The Green. Markets mostly took place in the northern part of the space. The earliest endeavour to enhance it was recorded in 1631. Some ash trees were planted and the park was enclosed by a wooden fence. The plot of land that became Eyre Square was officially presented to the city in 1710 by Mayor Edward Eyre, from whom it took its name. In 1801, General Meyrick erected a stone wall around the square, which was later known as Meyrick Square. In the middle of the 19th century, the whole park underwent a redevelopment in Georgian style. In the 1960s, a full-scale reconstruction started and iron railings were removed and raised around the backyard of St. Nicholas' Church, and in 1965 the park reopened with a new name.

In 1965, the square was officially renamed “John F. Kennedy Memorial Park” in honour of US President John F. Kennedy, who visited Galway city and made a speech in the square on June 29th, 1963. A redevelopment of the square began in 2004.

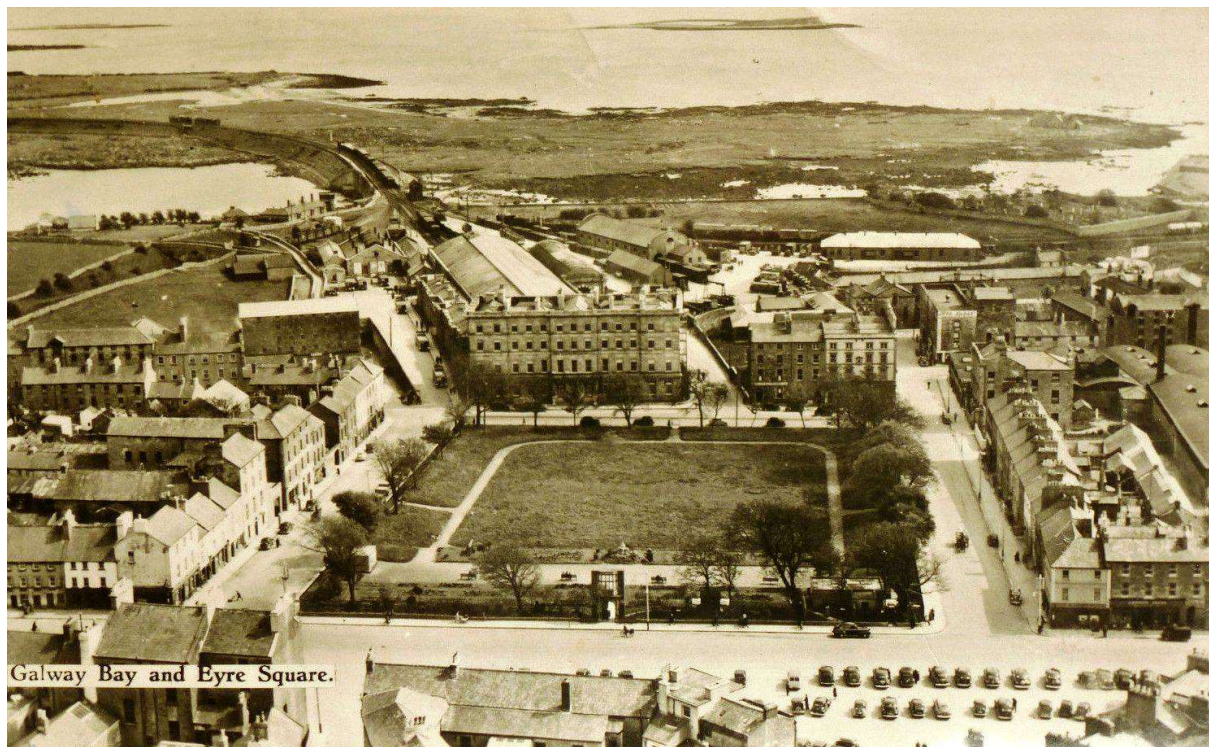


Fig. 3: Photograph of Galway Bay and Eyre Square in the 1950s (Galway Museum)



Fig. 4: Eyre Square c.1905 (National Library of Ireland)



Fig. 5: Eyre Square c.1897 (National Library of Ireland)

4.0 Project Requirements

The design of the new Tourist Facilities takes consideration of the following criteria:

1. The REINVENTION of Eyre Square as a key focal point for tourists visiting Galway. The design solution, through the intelligent use of the tourist information centre, toilet facilities, changing places, outdoor performance space, paving, lighting and other devices aims to transform the existing space into a more welcoming contemporary place for tourists and the community.
2. The design of the new TOURIST INFORMATION CENTRE is designed to be inviting, functional, robust and distinctive in order to become a magnet and centre of gravity for tourist and cultural activity. We have been making use of precedents and examples both nationally and internationally in order to guide the design of this element.
3. The design of the PUBLIC TOILETS and CHANGING PLACES facilities is intended to be discreet, accessible and functional and should not detract from the visual amenity and use of the adjacent public spaces.
4. The OUTDOOR PERFORMANCE SPACE for buskers and other performers provides a real opportunity to enhance and activate the public realm.
5. The CONSTRUCTION of these new facilities has been carefully considered from the outset, in order to minimise disruption to the existing public spaces and adjacent businesses. The use of off-site construction and prefabricated elements is explored in order to reduce the construction period, the size of the compound required, and the amount of noise and dust generated.
6. The project considers the long-term SUSTAINABILITY of the facilities from the outset, in terms of the embodied carbon of the materials, the energy efficiency of the spaces, and the capacity for circularity and future disassembly of the structures.

5.0 Planning + Policy Context

The design of the project refers to local regional and National Planning policy documentation including, inter alia, Galway City Development Plan 2023-2029, Galway Public Realm Strategy 2019, and the National Planning Framework.

Galway City Development Plan 2023-2029

Eyre Square is zoned RA Recreation and Amenity in the Galway City Development Plan 2023-2029.

Kennedy Park is listed in Table 5.2 as a City Centre Park: *“Small scale parks designated for passive and active recreation, streetscape value and civic function (less than 1 hectare).”*

Eyre Square is listed in Table 5.2 as a Civic Space: *“Urban spaces composed of soft or hard landscape treatment or a combination of both, offering venues for civic events or passive recreation.”*

Policy 5.1 Green Network and Biodiversity includes the following objectives:

3. Support the retention and enrichment of biodiversity throughout the city in recognition of the need to protect and restore biodiversity to increase the resilience of natural and human systems to climate change.

12. Improve accessibility to the City Parks, recreation and amenity areas and facilities and include for sustainable modes of transport, where appropriate.

Galway Public Realm Strategy 2019

Eyre Square is described as a ‘*key public realm space*’ within the strategy.

The strategy sets an overall objective for Eyre Square of *“Updating the Square to better address the edges and improving its function as an event space.”*

The strategy also sets out a series of Potential Improvements for Eyre Square as follows:

- Potential/improved lighting Proposed vehicle access Improved pedestrian route
- Reduce street widths, reduce buses and remove the bus drop off lane on the northern edge to expand the public space
- Create a connection to the Ceannt Station area that includes removing or reducing the hedges on the south edge of the Square
- ‘Knit’ the Square into its surroundings by creating raised table crossing on each side of the square and making hardscaping treatments to surrounding streets uniform with the square
- Remove barriers to improve visibility across the square
- Improve play facilities and make them better integrated within the square
- Consider incorporating additional utilities for events
- Explore options to reconfigure facilities in the north west corner of Eyre Square

This proposal primarily addresses the last of these potential improvements.

6.0 Design Approach

The new Tourist Information Centre is designed to act as a significant public room for the city, a place of arrival and orientation for visitors. To this end, it is as open to the park and public realm as possible, with windows and views in three directions. It is accessed directly from the curved public route through Eyre Square, and has a large window overlooking the park to the south. It also has a generous window viewing southwest towards Williamsgate Street. A clerestory window at high level gives a view up to the crown of the large lime tree to the south. The support facilities for the tourist office are located on the east side of the building with a separate staff entrance.

The new public toilets are rotated through ninety degrees from their current location in order to lessen the impact on the businesses located on the west side of the square, and to provide a more discreet entrance. The doors are protected by a planter around the existing beech tree, but remain open and accessible. There are three semi-automatic and fully accessible w.c. units with a service space to the rear.

The new Changing Places facility is located on the east side of the square and forms an extension to the existing ESB substation. The facility is accessible from the existing pathway on the south side of the substation. The north façade to the substation and Changing Place is clad in a new living green wall in order to soften its impact on the square.

Massing and scale

The new building has been designed to work between the existing trees to minimise its impact on the park. It is kept relatively low, with slate mono-pitched roofs that relate to the roofs of the surrounding buildings. There is an overhang on the south façade to protect the interior from the south summer sun.

Construction and Materials

It is intended to construct the building using a timber structure to enable off-site construction and to minimise the disruption on site. This is also a highly sustainable option. Materials are selected for their low-carbon impact, and their relationship to the existing buildings in Eyre Square, and are sourced in Ireland as much as possible. The materials proposed are Irish Blue Limestone, Valentia slate, and timber windows and doors.



Fig. 6: Irish Blue Limestone



Fig. 7: Valentia Slate

Drainage

The drainage has been carefully design to minimise the environmental impact of the development. Surface water will be collected from the new roof by a gutter on the western side which will discharge directly to the planter. On the eastern side, the roof will discharge directly to a new rainwater rill which will feed both the raised planter and a new SuDS/biodiversity feature raingarden adjacent to the new development. The raingarden will in turn overflow to a new soakaway which in turn will be provided with a high level overflow to the existing stormwater system to accommodate emergency or exceedance events. The surface water drainage system for the extension will be separate to the foul water drainage system. Please refer to the report and layout prepared by Downes Associates to accompany this application for more detailed information.

7.0 Sustainability

The aim is to construct a new public building that minimizes its carbon footprint and impact through environmentally sensitive site planning and energy-conscious design. It is intended to act as an exemplar for low-carbon construction using indigenous materials.

The mono-pitched roofs are shaped to keep below the crowns of the surrounding trees and to reduce the scale of the building in the park. The south elevation is glazed and protected by an overhang to enhance access to the low winter sun whilst mitigating the risk of excessive heat gain and glare from high summer sun.

The building is constructed using a highly insulated timber construction that is clad in Irish Blue Limestone and Valentia Slate externally. In response to Ireland's temperate climate the main concern

is that of reducing winter heat loss. Our first strategy was therefore insulating the building envelope to a standard higher than the minimum required by the building regulations, and in so doing minimizing the heating load of the building. In order to dampen daily temperature fluctuations, it is necessary to exploit the mass of the building envelope as a thermal storage medium. The use of stone cladding to the walls contributes to increasing the overall thermal mass of the external envelope.

The mono-pitch roof is made in Valentia Slate. The building exploits the potential of the roof plane to act as a fifth façade, letting natural light penetrate the internal zones of the plan. Thus, large clerestory windows are provided over the main tourist office and the staff tea station, to maximize the penetration of daylight deep into the plan.

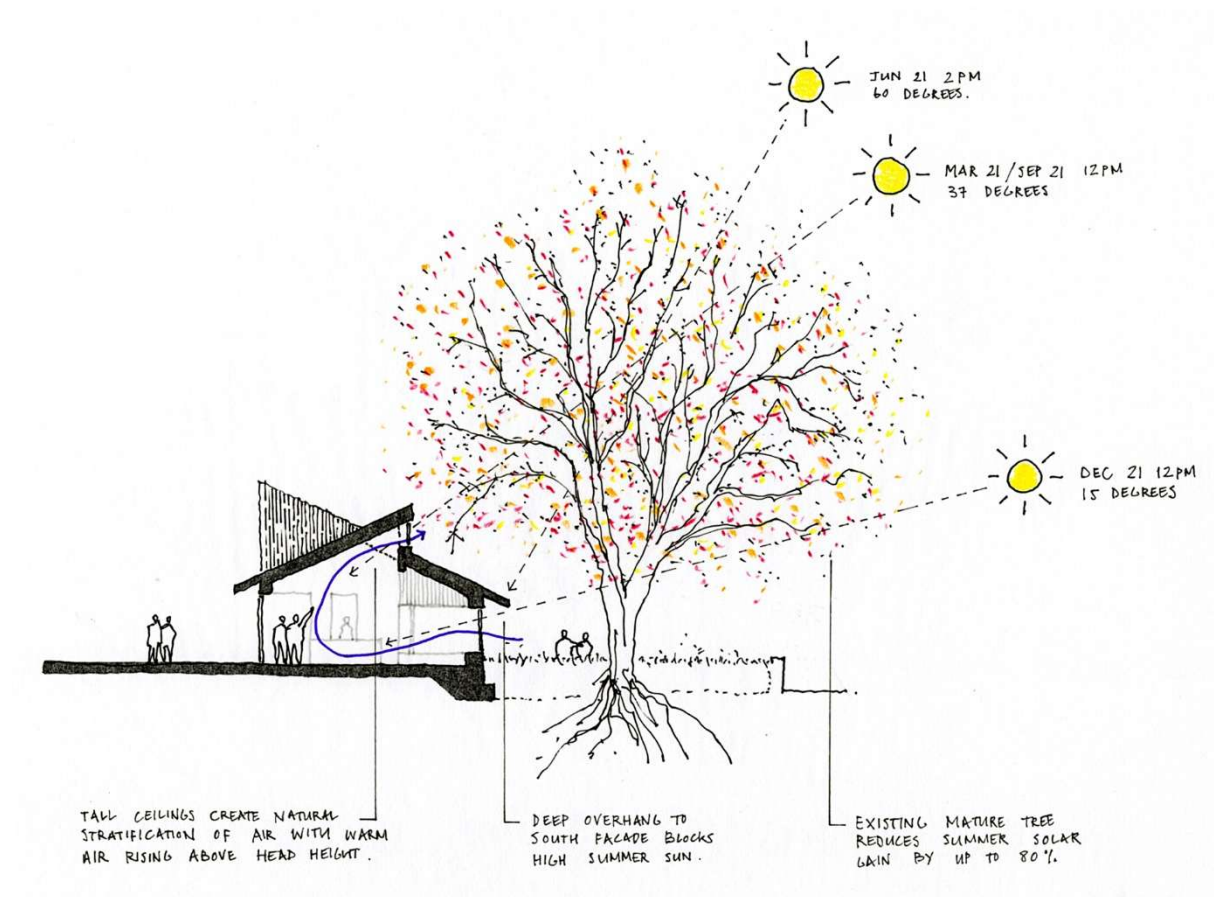


Fig. 8: Environmental Strategy

Natural ventilation through openable windows is provided to every room in the building. There is also a deliberate manipulation of ceiling heights in order to establish a diversity of spaces and to enhance a strategy of stack ventilation, particularly in the various clerestory-lit spaces where the thermal stratification of air is enhanced by solar heat gain through the glazing.

Relating the main volume of the building closely to the park and planting results in vegetation-related benefits that designers have exploited since the time of antiquity. The planters and preserved trees significantly enhance the desired effects of shading, wind sheltering and natural cooling. Grass and plants act as filters to air entering the building, with benefits for the internal air quality of spaces within the building. In addition, the solar reflectance of leaves and the visually pleasing aspect of rooms overlooking a park qualitatively improve the building's environment.

8.0 Appropriate Assessment (AA) Screening

An Appropriate Assessment (AA) Screening Report was prepared by Enviroplan to accompany this application:

Conclusion of Screening Assessment:

"The conclusion of this screening exercise is that no significant effects are expected on the qualifying interests or conservation objectives of the surrounding Natura 2000 sites, as a result of the proposed development in question, alone or in combination with the other plans and projects in the area, and therefore, a Natura Impact Statement is not required in this case. This report is therefore issued as a 'Finding of No Significant Effects' (FONSE) statement, in accordance with the EU Commission's methodological guidance (EC, 2001)."

9.0 Environmental Impact Assessment Screening

An Appropriate Assessment (AA) Screening Report was prepared by Enviroplan to accompany this application:

Conclusion of Screening Assessment:

"This EIA Screening Assessment has determined that the characteristics of the proposed development are considered not significant due to the location, nature, and scale of the proposed development. The subject site is not located in an environmentally sensitive site. In any event, the proposed development will implement best practice construction methodologies to avoid any significant impacts. No significant environmental impacts are likely to occur once the proposals outlined in the application are implemented. The information provided in this EIA Screening Report can be used by the competent authority, to conclude that the proposed development would not be likely to have significant effects on the environment and that the preparation and submission of an environmental impact assessment report (EIAR) is not required in this case."

10.0 Conservation Assessment

10.1 Protected Structures

There are several Protected Structures listed in the Galway City Development Plan 2023-2029 both in and around Eyre Square/Kennedy Park as follows:

Eyre Square	
3801	No. 14 & 15
3802	No. 16
3803	No. 17
3804	No. 19
3805	No. 43
3806	No. 45
3807	Browne Doorway
3808	Liam Mellows Statue
3809	No. 8
3810	No. 23
3811	No. 21
3812	Galway Hooker

The proposed development does not directly impact any of these Protected Structures and in replacing/extending existing structures does not substantially alter their context. We have included the NIAH Assessment of each of these Protected Structures at Appendix 1 below.

10.2 Recorded Monuments

The Galway City Development Plan 2023-2029 states the following in respect of Recorded Monuments:

ARC 9 Recorded Monuments *Ensure that any development in the immediate vicinity of a Recorded Monument is sensitively designed and sited and does not detract from the monument or its visual amenity.*

The Browne Doorway and the Liam Mellows Monument are Recorded Monuments and they are of heritage significance. The proposed development does not directly impact these Monuments and does not detract from their visual amenity.

Appendix 1 Protected Structures and Buildings of Architectural Significance

Browne Doorway (Protected Structure No.3807)

Eyre Square



Fig. 9: Browne Doorway

Description (NIAH)

This well-known landmark, known as the 'Browne Doorway', originally served as the elaborate entrance to a house on the west side of Abbeygate Street Lower at the junction with St. Augustine Street (see attached images). It was removed from its original site in 1878 and re-erected as an entrance to the Eyre Square park in 1905 (see Trench 1905–6). In form it is a fine example of how the Classical style of architecture found expression in the Jacobean world of early 17th-century Galway. It consists of a more-or-less elaborate entrance porch which is defined by Tuscan columns topped with Ionic capitals on tall pedestals, the latter with moulded diamond-shaped panels. The columns have moulded blocks above the capitals and form part of the architrave that supports a pulvinated frieze and moulded cornice. The doorway has the semi-circular arch in the new Italian Renaissance style with a central scrolled keystone either side of which is carved a quotation from Psalm 127:1 - 'Nisi Dominus aedificaverit domum, in vanum laboraverunt, qui aedificant eam' (If the Lord does not build a house, then those who build it work in vain). The spandrels below this inscription are carved with Arabesque derived foliage motifs. The entrance supports an oriel window with five lights divided by chamfered mullions and transoms. The apron below the canted sides is carved in low relief with stylised dragon-like creatures: these carvings are very faint. The front panel has the names of the house owners, Martin Browne and Marie Linch, carved in false relief in narrow bands along the top. The names are separated by the IHS monogram that has been enlivened with a square interlace cross rising from the central stem of the H. This cross is mirrored directly below the monogram and separates the date elements '16' and '27'

(1627). On the left hand side are the arms and crest of the Browne family and on the right are the impaled arms of Lynch and Penrice with the Lynch crest on top; all in high relief. The ornamentation of the whole is typical of many similar armorial plaques from this period in Galway. Nothing is known about Martin Browne or his wife other than the fact that the house in Abbeygrate Street Lower is represented on the Pictorial Map of mid-17th century Galway and referred to in the map index as 'The town-house and edifices of Mr. Martin Brown' (TCD MS 1207.73, Elenchus, letter 'd').

The Galway Hooker (Protected Structure No.3812)

Eyre Square

1984



Fig. 10: The Galway Hooker

Description (NIAH)

Freestanding fountain, erected 1984, on a diagonal square plan with cut-limestone basin. Set in square on flagged platform.

Appraisal (NIAH)

A fountain erected to commemorate the quincentenary of the Corporation of the City of Galway (1484) with a semi-abstract representation of the billowing sails of a Galway Hooker by the Derry-born sculptor Éamonn O'Doherty (1939-2011).

Liam Mellows Monument (Protected Structure No.3808)

Eyre Square

1957



Fig. 11: Liam Mellows Monument

Description (NIAH)

Freestanding limestone monument to Liam Mellows, erected 1957, comprising carved limestone statue, on block ashlar limestone pedestal with engraved text in Irish, set at centre of round platform with limestone steps and with granite benches to perimeter. Monument located on central median to north-west side of Eyre Square.

Appraisal (NIAH)

Monument to Liam Mellows (1895-1922), member of the IRB and the Irish Volunteers. Mellows led a number of local attacks by the Volunteers during the 1916 Easter Rising. He was Director of Supplies during the War of Independence and was elected as a Sinn Féin TD to the First Dail (1918). He was arrested and imprisoned following the capture of the Anti-Treaty Four Courts garrison. Mellows was executed on the 8 December 1922 in reprisal for the murder of Sean Hales TD. The monument is an artistically and aesthetically appealing element of the streetscape and notable for the quality and detailing of the statue. Domhnall Ó Murchadha was the sculptor and Diarmuid Ó Tuathail the architect.

Bank of Ireland (Protected Structure No.3805)

43-44 Eyre Square, Eyre Street

c.1810



Fig. 12: Bank of Ireland

Description (NIAH)

Attached seven-bay two-storey bank, built c.1810, second and second-last bays being recessed slightly to give undulating appearance to façade. Two-storey addition to rear with recent three-storey extension. Tooled limestone parapet to front elevation with raised central panel having iron clock above set into and flanked by decorative cast-iron details, parapet also concealing gutters. Pitched roof and tooled limestone chimneystacks with stepped rendered caps, and cast-iron rainwater goods. Ashlar limestone to ground floor of front façade and lined-and-ruled render to first floor, with tooled limestone sill courses and plat band to eaves, arcade of round-headed recesses to ground floor with voussoirs and channelled pilasters. Roughcast rendered walls to north-east elevations of original block and rear addition. Round-headed window openings to ground floor of front elevation having tooled surrounds, fixed single-pane timber-framed windows with fanlights. Square-headed window openings to first floor of front elevation having one-over-one pane timber sliding sash windows and tooled limestone lugged surrounds, with moulded cornice to middle window. Square-headed window openings to side elevation with painted stone sills and replacement six-over-six pane timber sliding sash windows. Round-headed door openings to end bays of front elevation within round-headed recesses having voussoirs and lintel with replacement single and double-leaf timber glazed doors and fanlights. Moulded limestone stepped approaches and platforms to front with recent handrails. Chamfered cut limestone plinth to front supporting ornate cast-iron railings.

Appraisal (NIAH)

This handsome building, a landmark on Eyre Square, is notable for its wide undulating front façade with classical detailing. The building is further enlivened by the contrasting treatments of the ashlar limestone ground floor and the rendered first floor. The retention of other historic fabric, including sash windows, a decorative clock to the parapet and the well-executed front boundary with its ornate cast-iron railings, are all features of note and integral to the aesthetic appeal of this building.

Hibernian House (Protected Structure No.3806)

45 Eyre Square, Eyre Street

c.1850



Fig. 13: Hibernian House

Description (NIAH)

Attached seven-bay two-storey with attic storey former County Club, built c.1850, now in use as Revenue Commissioners office, and bank. Single-bay elevation to south-west. Recent five-storey addition to rear. Front and south-west side elevations of ashlar limestone. Central entrance bay fronted by tetrastyle Tuscan portico and flanked by end bays grouped within square-headed recesses, latter flanked by plain Giant Order pilasters carried through cornice where topped by moulded caps. Similar detailing to south-west elevation. Recent mansard slate roof with round-headed uPVC dormer windows. Cut limestone chimneystack. Rainwater goods concealed behind limestone parapets and walls. Façade has plinth course and moulded cornice with brackets above frieze with string course. Attic storey has projecting stone courses above window level and windows are flanked by plain pilasters. Recessed bays have channelled stonework to ground floor with moulded cornice and first-floor openings flanked by pilasters with moulded capitals. Portico has high plinths to columns, entablature comprising architrave, frieze with incised lettering 'Hibernian House', moulded cornice and lead cladding to flat roof.

Recent additions to façade include marble commemorative plaque, and lettering. Round-headed window openings to first floor with moulded archivolt, tooled limestone sills and having rectangular panels below. Square-headed windows to attic and to ground floors, having tooled limestone sills to latter. All windows are replacement uPVC. Square-headed cut limestone entrance opening flanked by low plinth, having moulded surround and timber panelled double-leaf doors surmounted by timber raised-and-fielded panelled overdoor.

Appraisal (NIAH)

This building, with its imposing ashlar limestone facade, is a striking landmark on Eyre Square. Its symmetrical and classically proportioned façade is punctuated by full-height pilasters and well-defined entablatures. The quality of the stonework and its well-executed tetrastyle Tuscan portico contribute to its architectural interest.

O'Connell's (Protected Structure No.3809)

8 Eyre Square

1862



Fig. 14: O'Connell's

Description (NIAH)

Attached three-bay four-storey former house, built 1862, with shopfront to ground floor, now in use as public house, with recent two-storey and single-storey extensions to rear and south-east. Flat roofs having projecting rendered eaves to main block with rendered chimneystack, cast-iron gutters and replacement uPVC rainwater goods. Rendered walls with render quoins to front elevation and roughcast rendered to side and rear. Pebble-dashed walls to extensions. Render and tile shopfront comprising pilasters with plinths and carrying panelled timber consoles, architrave, frieze and moulded cornice.

Square-headed window openings to front having raised render reveals and sills, with two-over-two pane timber sliding sash windows. Square-headed window openings to rear elevation having single and bi-partite two-over-two, twelve-over-eight and six-over-six pane timber sliding sash windows. Square-headed window openings to extensions having raised render reveals, render sills and two-over-two pane timber sliding sash windows. Canted divided square-headed timber-frame window to shopfront having stained-glass panels to lower part of canted sides, polished marble tile stall-risers and recent metal window guards. Square-headed door openings flanking window, having glazed timber panelled doors with over lights having metal window guards. Limestone wall to south-east side enclosing yard with integral camber-arched opening with tooled surrounds and voussoirs and having variety of replacement timber fittings.

Appraisal (NIAH)

This attractive public house has retained a fine pub-front with some interesting original features such as decorative stained-glass panels and the marble plinth. The pub front creates an interesting decorative contrast with the simplicity of the rest of the building which is enhanced by the retention of varied timber sliding sash windows.

Railway Hotel (Protected Structure No.3801)

14-15 Eyre Square



Fig. 15: Railway Hotel

Description (NIAH)

Almost freestanding thirteen-bay four-storey hotel, built c.1855, having basement, five-bay side elevations and limestone front and side elevations. Recently added flat-roof attic floor with slate-clad sides, five and six-storey extensions to rear, and recent flat-roof extensions to south-east elevation of

basement. Front façade has three-bay entrance breakfront and two-bay advanced ends. Carved cornice with tooled supporting brackets, and cast-iron and replacement uPVC rainwater goods. Ashlar front and north-east elevations, rusticated to ground floor, and with tooled plinth, carved plat bands to eaves, ground and first floors, carved cornice to ground floor with frieze above, and carved sill courses to first and higher floors. South-west elevation has snecked rubble walling, cut-stone sill courses and cut-stone string course between ground and first floor levels. Rendered to rear. Square-headed window openings throughout having tooled sills to recessed ground floor windows, with chamfered reveals to front and north-east elevations, moulded surrounds to upper floors. Block-and-start surrounds to south-west elevation windows. Six-over-six pane timber sliding sash windows to front façade, some having internal timber shutters, and having several two-over-two pane timber sliding sash windows to rear. Six-over-six pane sliding sash and replacement uPVC windows to basement. Entrance doorways to ground floor of entrance bays flanked by rusticated pilasters having moulded plinths and surmounted by billet moulding course, frieze with gold-painted patera, moulded cornice and entablature above with rectangular panels, and cornice. Square-headed doorways having replacement glazed timber doors and overlights, flanked by pilasters with moulded plinths and capitals. Moulded limestone stepped approach to front with brass and cast-iron hand rails, and flanked by cut-stone pedestals with moulded plinths and cornices supporting ornate cast-iron lamps. Replacement timber glazed door to south-eastern advanced bays having timber side-panels and overlight. Limestone steps to basement entrance having replacement timber panelled door. Cut limestone plinth with ornate cast-iron railings to basement area, having cast-iron piers to corners.

Appraisal (NIAH)

This impressive hotel was designed by J. S. Mulvany who also designed Ceannt Station to which it is attached, the two buildings sharing many architectural features. It is prominently located on Eyre Square and its well-executed classical style and detailing ensure that it is the most eye catching feature of Galway's principal civic space. The quality of the limestone work is evident and the economies made with the less-visible south-west elevation is interesting. The various string courses and plat bands enhance the building and emphasise its horizontal form. The retention of historic materials such as timber sash windows and the ornate cast-iron railings to the front, further enhance this important structure.

16 Eyre Square (Protected Structure No.3802)

1824



Fig. 16: 16 Eyre Square

Description (NIAH)

End of terrace two-bay four-storey former house with basement, dated 1824, now in use as offices. Recent steel fire escape to rear, and single-storey addition to north-east. Double-pile pitched slate roof with cast-iron rainwater goods and rendered chimneystack. Tooled limestone front façade with plinth and having limestone plaque bearing date and initials. Rendered walls elsewhere. Square-headed windows throughout having stone sills, tooled voussoirs and replacement uPVC windows. Round-headed door opening to front within tooled limestone doorcase comprising engaged Ionic columns, short entablatures, pulvinated frieze and dentillated cornice surmounted by open-bed dentillated pediment. Double-leaf timber panelled door with fanlight and having limestone stepped approach with wrought-iron railings. Limestone plinth to basement area with wrought-iron railings.

Appraisal (NIAH)

Located on the Eyre Square, this attractive building shares the same architectural design and classical fenestration as its neighbour. The carved plaque adds information on the dating of the building and the name of the builder. The focus of the fine tooled limestone façade is the elaborate stone doorcase with its fine classical details. The survival of its basement area and railings enhances this former house.

17 Eyre Square (Protected Structure No.3803)

1824



Fig. 17: 17 Eyre Square

Description (NIAH)

Terraced two-bay four-storey over basement former house, built 1824, currently in use as office and apartment. Recent two-storey lean-to extensions to rear. Canted timber bay window to ground floor with metal-sheet roof. Double-pile pitched artificial slate roof with limestone eaves course, rendered chimneystack, and cast-iron and replacement aluminium and uPVC rainwater goods. Coursed tooled limestone walls to front, and rendered to rear and basement. Square-headed window openings having tooled voussoirs and sills with one-over-one pane timber sliding sash windows to first floor front, some two-over-two pane windows to rear elevation, and replacement uPVC elsewhere. Round-headed door opening to front with tooled voussoirs, render doorcase with fluted pilasters having plinths, moulded cornice, timber panelled door, fanlight and tooled steps with wrought-iron railings. Concrete steps to basement providing access to square-headed replacement timber door. Low limestone plinth to basement area with wrought-iron railings.

Appraisal (NIAH)

This classically proportioned Georgian building is one of a pair of imposing houses on Eyre Square. Its limestone façade is distinctive, the tooled voussoirs and round-headed doorway being fine features. The retention of some timber sash windows, and of the timber panelled door, enhances this building, as does the survival of the basement area with its wrought-iron railings.

National Bank of Ireland (Protected Structure No.3804)

19 Eyre Square

1863



Fig. 18: National Bank of Ireland

Description (NIAH)

Almost freestanding five-bay three-storey over basement bank, built 1863, with arcaded round floor. Offices to upper floors. Limestone front and gable walls. Entrances to slightly advanced end bays, having distyle Tuscan porticos to front. Building flanked by slightly recessed carriage entrances now converted to window and doorway. Three-storey addition to rear. Tooled parapet with tooled coping stones concealing pitched roof and rainwater goods, and having tooled chimneystacks to gables. Tooled walls to front elevation and gables, with raised tooled quoins. Moulded cornice to eaves with decorative strap brackets, with medallions to frieze. String course between ground and first floors supported on carved brackets, and moulded sill course to first floor. Channelled ashlar to ground floor with moulded impost course. Porticos have rusticated tooled columns on high plinths, supporting moulded tooled entablatures with architraves, friezes and moulded cornices with ashlar parapets having decorative panels, and having flights of steps. Round-headed window openings to ground floor within round-headed recesses having cut-stone sills, voussoirs and vermiculated keystones, and one-over-one pane timber sliding sash windows with fanlights. Square-headed window openings to first floor flanked by cut-stone pilasters with plinths, and having scrolled brackets carrying tooled moulded cornices to middle bays and pediments to end bays. Camber-headed window openings to second floor having moulded tooled lugged surrounds, cut-stone sills with brackets. Square-headed window openings to north-west gable having tooled block-and-start surrounds and voussoirs and cut-stone sills. One-over-one pane timber sliding sash windows throughout. Round-headed door openings behind porticos having moulded limestone surrounds with plinths and rope torus moulding to outer reveals, human mask keystones, and single and double-leaf timber panelled doors with fanlights, and moulded stone stepped approaches. Balustraded limestone wall to front having moulded coping and plinth.

Appraisal (NIAH)

Located on Eyre Square, this imposing building is an Italianate version of the standard mid-nineteenth-century National Bank building design of William Caldebeck. It is richly detailed, with good carved limestone work and unusually elaborate entrances, the latter emphasising the symmetry of the structure. The variety of window shapes and surrounds adds further significant architectural interest. The retention of timber sash windows and timber panelled doors further enhances the building. The solidity of the façade was a statement of the solidity of the National Bank as a financial institution.

Eyre House (Protected Structure No.3811)

21 Eyre Square, Ballalley Lane

c.1810



Fig. 19: Eyre House

Description (NIAH)

End of terrace three-bay three-storey former house over half-basement, built c.1810, now in use as clinic, and having recent three-storey extension to rear. Pitched slate roof with rendered chimneystacks, projecting rendered eaves course, and cast-iron rainwater goods. Lined-and-ruled rendered walls with channelled render quoin bands. Square-headed window openings with moulded render surrounds, lugged to ground and first floors, with rendered stone sills and one-over-one pane timber sliding sash windows, with replacement uPVC to basement. Recessed round-headed door opening to front having moulded render surround, timber panelled door, timber fanlight, brass fixtures and flight of limestone steps with cast-iron railings. Square-headed replacement timber door to basement accessed by flight of concrete steps. Basement area enclosed by low limestone plinth with cast-iron railings.

Appraisal (NIAH)

This well-proportioned terraced house is one of the more intact of a terrace of houses on Eyre Square. It has retained its timber sash windows, timber panelled door and its railed area to the front. The moulded surrounds to the openings adds interesting architectural detail to the building.

23 Eyre Square (Protected Structure No.3810)

c.1810



Fig. 20: 23 Eyre Square

Description (NIAH)

Terraced three-bay three-storey over half-basement former house, built c.1810, now in use as office. Pitched slate roof with rendered chimneystacks, projecting rendered stone eaves course, and cast-iron and replacement aluminium rainwater goods. Lined-and-ruled rendered walls. Square-headed window openings with rendered stone sills and one-over-one pane timber sliding sash windows to upper floors and replacement timber casement to basement. Recessed round-headed door opening to front elevation, with torus moulding and stop chamfer corners to surround, timber panelled door with fanlight, brass fixtures and flight of limestone steps with cast-iron railings. Square-headed replacement timber door to basement accessed by flight of concrete steps. Low limestone plinth to area with cast-iron railings.

Appraisal (NIAH)

This well-proportioned, but aesthetically simple terraced house presents a classically organised façade maintaining the rhythm and unity of the streetscape. The retention of timber sash windows and a timber panelled door enhances the structure and the survival of cast-iron railings to the front adds interest to this side of Eyre Square.

40 Eyre Square

c.1910



Fig. 21: 40 Eyre Square

Description (NIAH)

Attached three-bay single-storey shop with attic storey, built c.1910, formerly in use as filling station, with flat-roofed addition to rear. Pitched slate and bitumen roof behind elaborate stepped rendered parapet to front, concealing gutters, with cast-iron and replacement uPVC rainwater goods. Parapet has pilasters flanking the different levels, moulded copings, moulded panels to lower levels, scrolls flanking higher level. Painted rendered walls, lined-and-ruled to west side elevation. Render shopfront comprising channelled pilasters with architrave and frieze and moulded cornice behind recent timber fascia board having recent lettering. Diocletian window opening to middle of parapet with tripartite fixed timber-framed window having moulded render Gibbsian surround with keystone, all set into rectangular-headed recess. Recessed square-headed openings to shopfront with render torus-moulded reveals and replacement fixed timber-framed display windows and replacement timber glazed double-leaf door with glazed side-panels and over lights.

Appraisal (NIAH)

Located close to the northern edge of Eyre Square, this finely decorated shop displays an interesting and symmetrical façade. Fine details such as the varied pilasters and moulded cornices further enliven the façade as does the Diocletian window to the parapet, an unusual focal feature that makes this a landmark building just off Eyre Square.