

ARCHITECTURAL DESIGN STATEMENT
LIMERICK GREENWAY HUB @ NEWCASTLE WEST SERVICES BUILDING
NOVEMBER 2023



PROJECT DESCRIPTION

The proposed development comprises of:

The construction of a services building at the Limerick Greenway Hub @ Newcastle West for commercial, community and tourism use. The building will include bike hire, coffee dock, toilets, store and services. Works to include all site development works for the building including utilities, landscaping and public realm around the building. This proposal is a continuation of the previously approved Part 8 Planning for a carpark, Ref No. 228019

1. LOCATION AND EXISTING SITE

Newcastle West is the largest settlement in Limerick outside of Limerick City. It is designated as a Key Town in the Regional Spatial and Economic Strategy (RSES) for the Southern Region. Historically a town of fairs and butter markets, Newcastle West is now a large centre of employment with a strong business and enterprise culture.

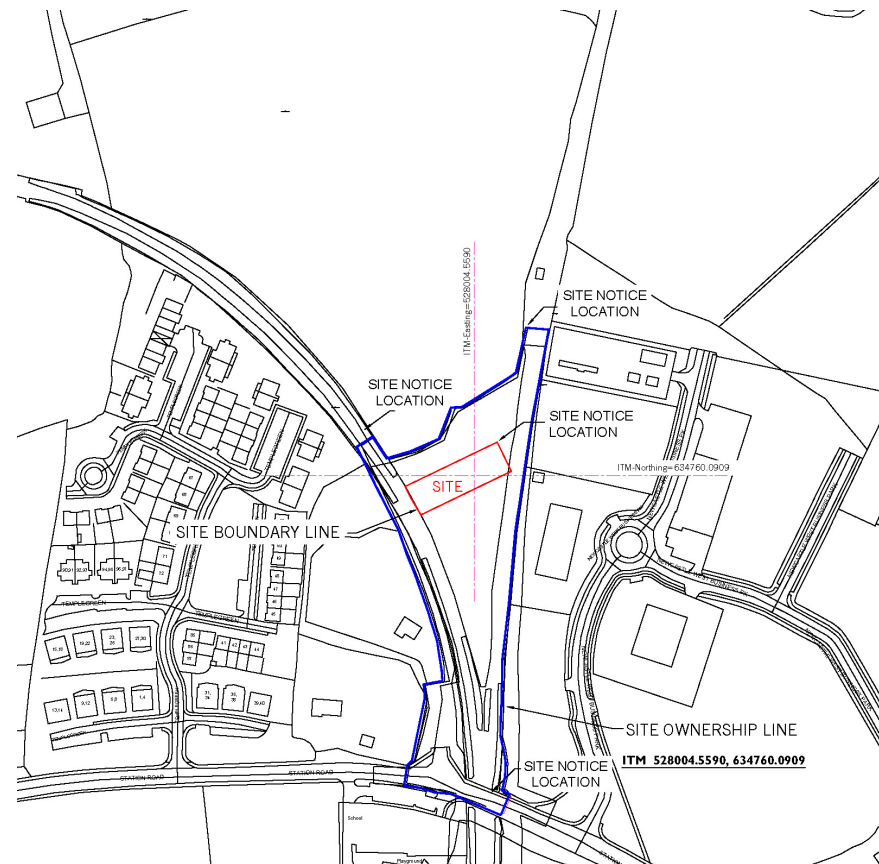
Newcastle West located approximately 45Km southwest of Limerick City on a relatively flat plain at the foothills of the Mullaghareirks mountains approximately 4km to the west of the town. The Arra River rises in Knockanimpuha and flows easterly through Newcastle West adjacent to the N21 on North Quay. The Dooally River rises in Ballynabearna to the north of the town and flows south easterly to join the River Arra upstream of the town. On the northeast boundary of the town the River Daar flows.

The national route, the N21 Limerick to Tralee road, traverses the town and strategic regional roads extend northwards to Ardagh and Foynes (R521), southeast to Dromcollogher and Charleville (R522), and eastward to Ballingarry and Kilmallock (R520). The Limerick Development Plan promotes Newcastle West as a key Town and secondary development centre to the Limerick City Metropolitan Area for population growth. For Newcastle West to fulfil this role identified in the Limerick Development Plan 2020-2028 the town requires consolidation of land use, catch-up in investment in services, infrastructure, sustainable transport options, amenities and local employment balanced with housing delivery.

The site marked with blue dot previously approved Part 8 Planning for a carpark, Ref No. 228019.

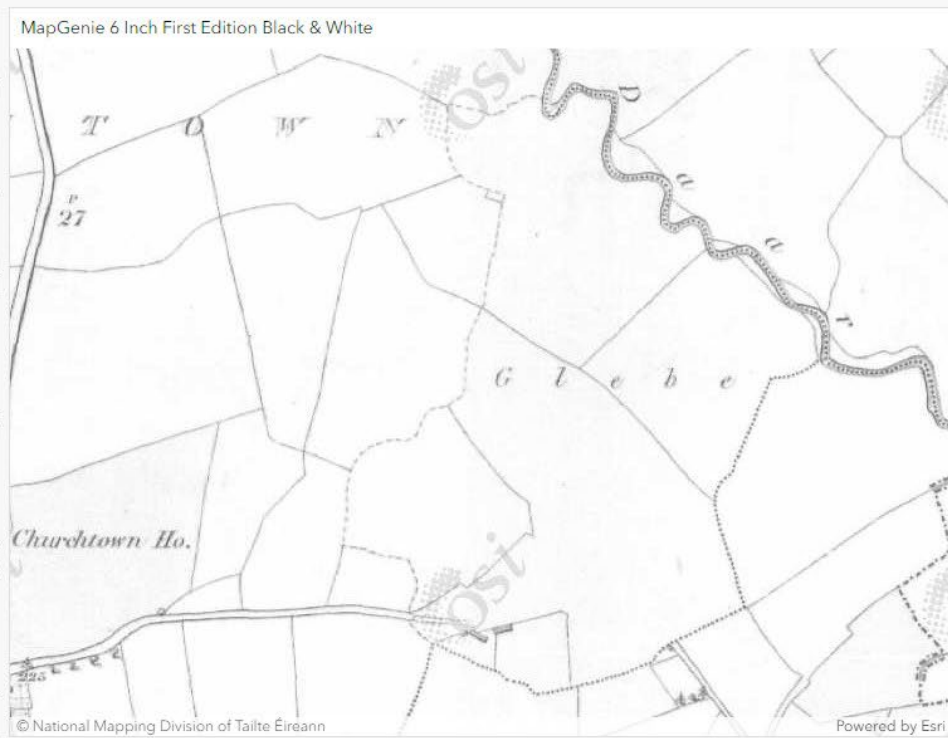
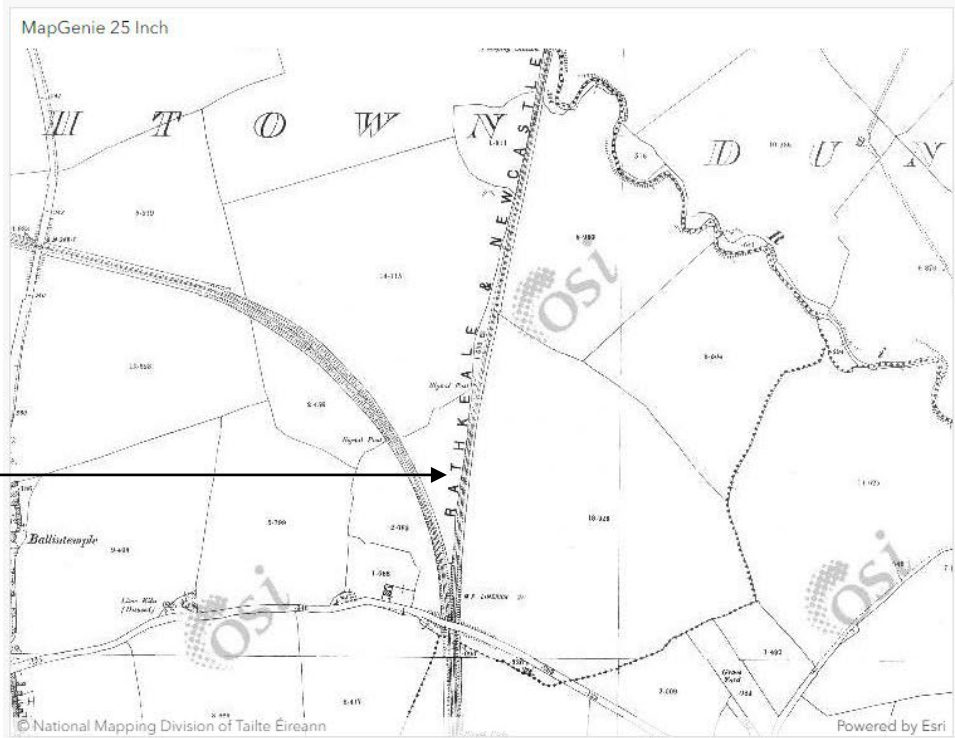


Site Boundary
Blue dot represents area of previously approved planning application No. 228029

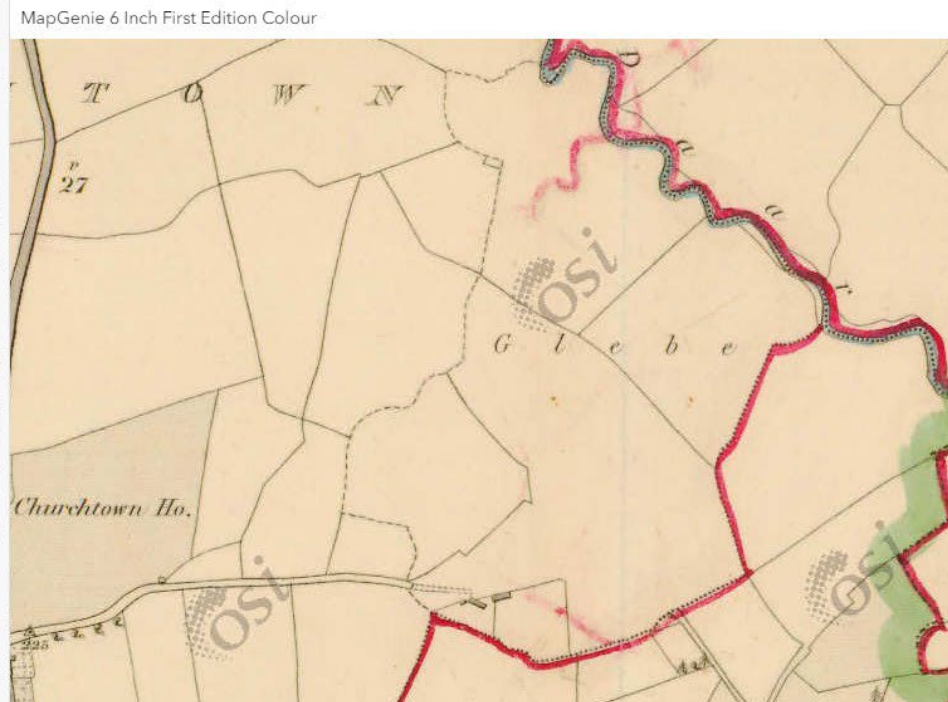
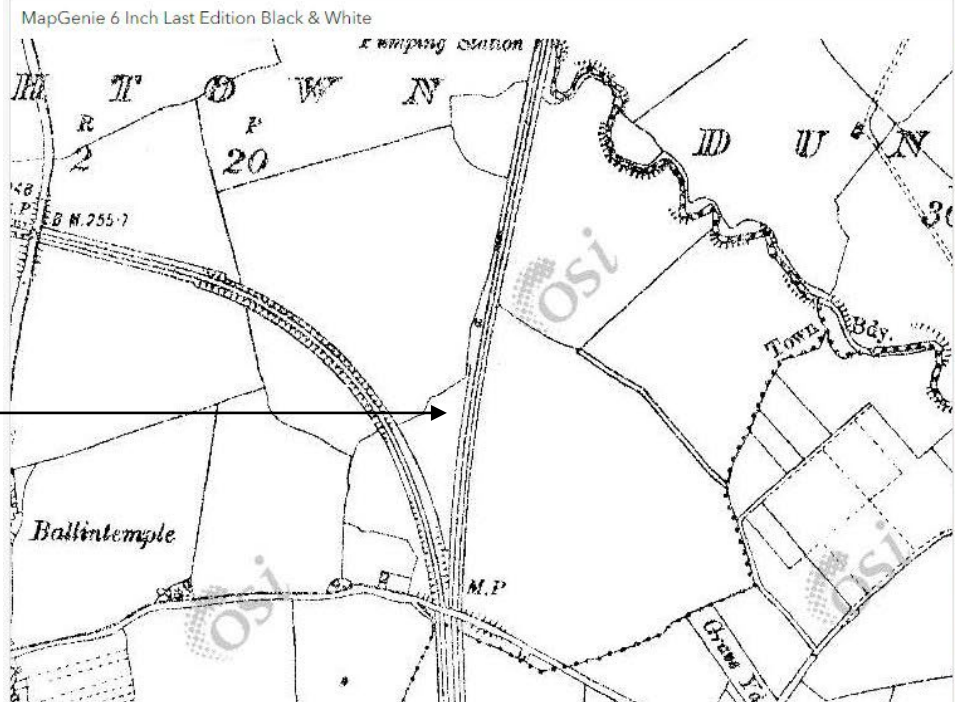


2. HISTORIC MAPPING

Site Location

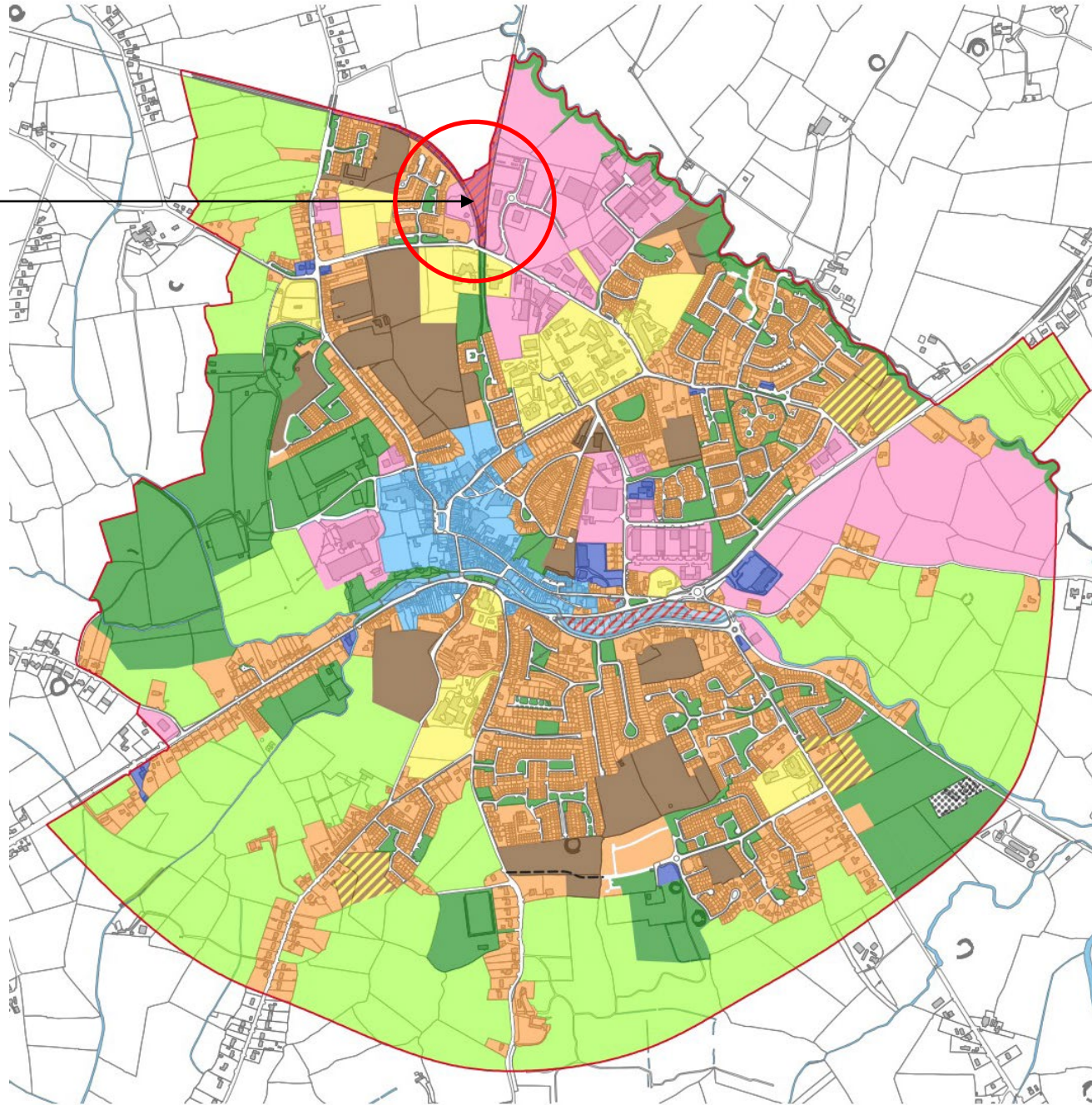


Site Location



3. LAND ZONING

Site Location



Legend

- Agriculture
- Education and Community
- Enterprise and Employment
- Existing Residential
- Local Centre
- Mixed Use
- New Residential
- Open Space and Recreation
- Residential Serviced Sites
- Tourism Related Development
- Town Centre
- Utilities
- Indicative Link Road
- LAP Boundary

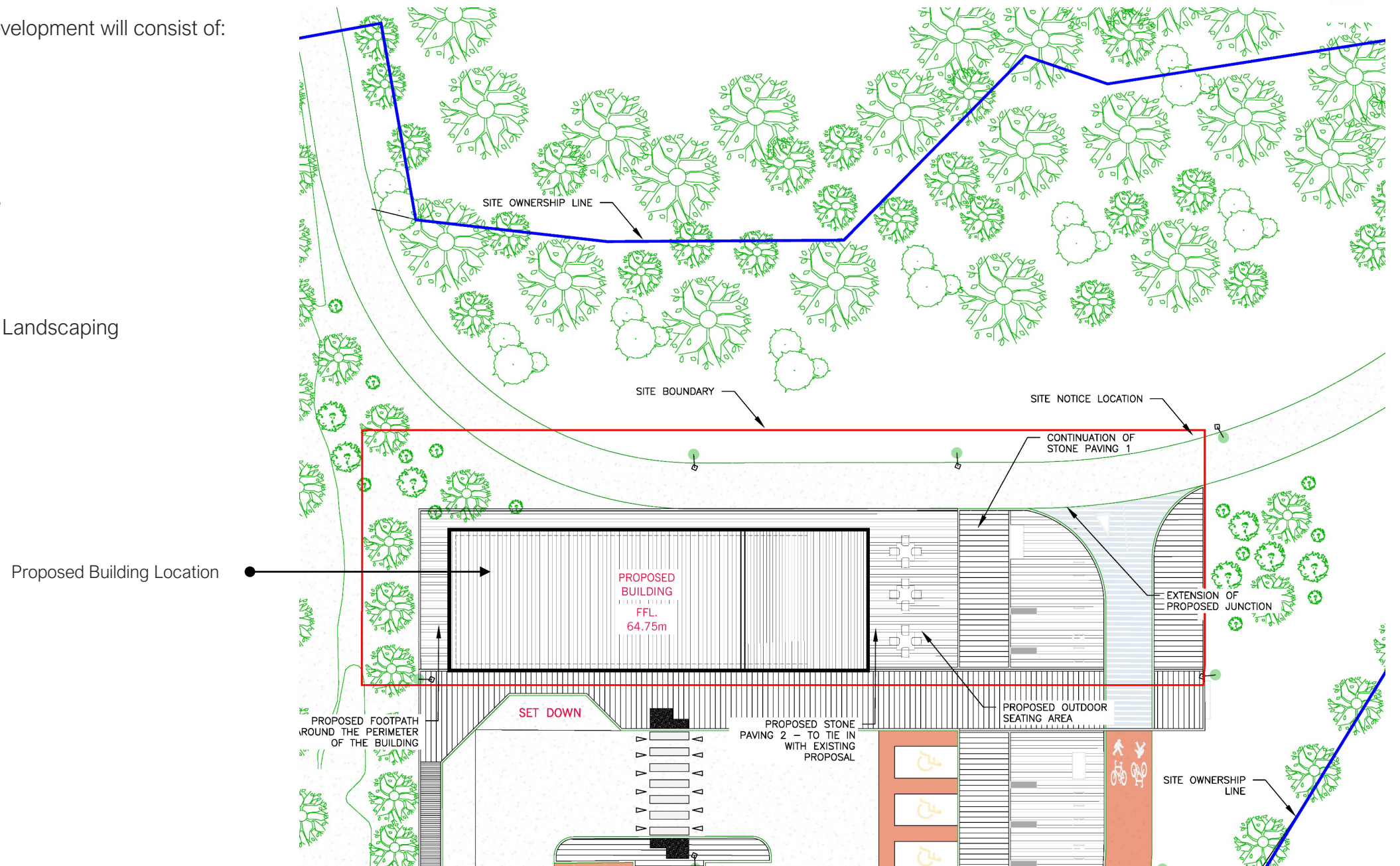
Tourism Related Development	<p>Objective: To provide for tourist facilities, which would improve the tourism opportunities associated with the Limerick Greenway and its connection to the town.</p> <p>Purpose: To recognise the tourism potential of the Newcastle West Greenway and it's physical connection with the town and architectural and cultural heritage.</p>
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4. DEVELOPMENT DESCRIPTION

EXTENT OF PLANNING SUBMISSION

The proposed development will consist of:

- Bike Hire
- Coffee Dock
- Toilets
- Ancillary Store
- Services Area
- Utilities
- Hard and Soft Landscaping



5. PUBLIC LIGHTING AND DRAINAGE

The proposed development will consist of:

“Public Lighting”

A detailed public lighting design shall be prepared for the projects as part of the detailed design phase.

Public lighting shall be provided in accordance with the recommendations of BS5489 Part 1, Lighting of Roads and Public Amenity Areas and BS EN 13201:2003.

“All lighting designs shall be in accordance with the Limerick City and County Council Public Lighting Specification.

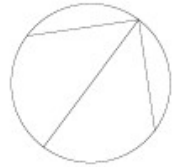
Detailed plans and lighting report shall be submitted for approval in advance of construction.”

Drainage

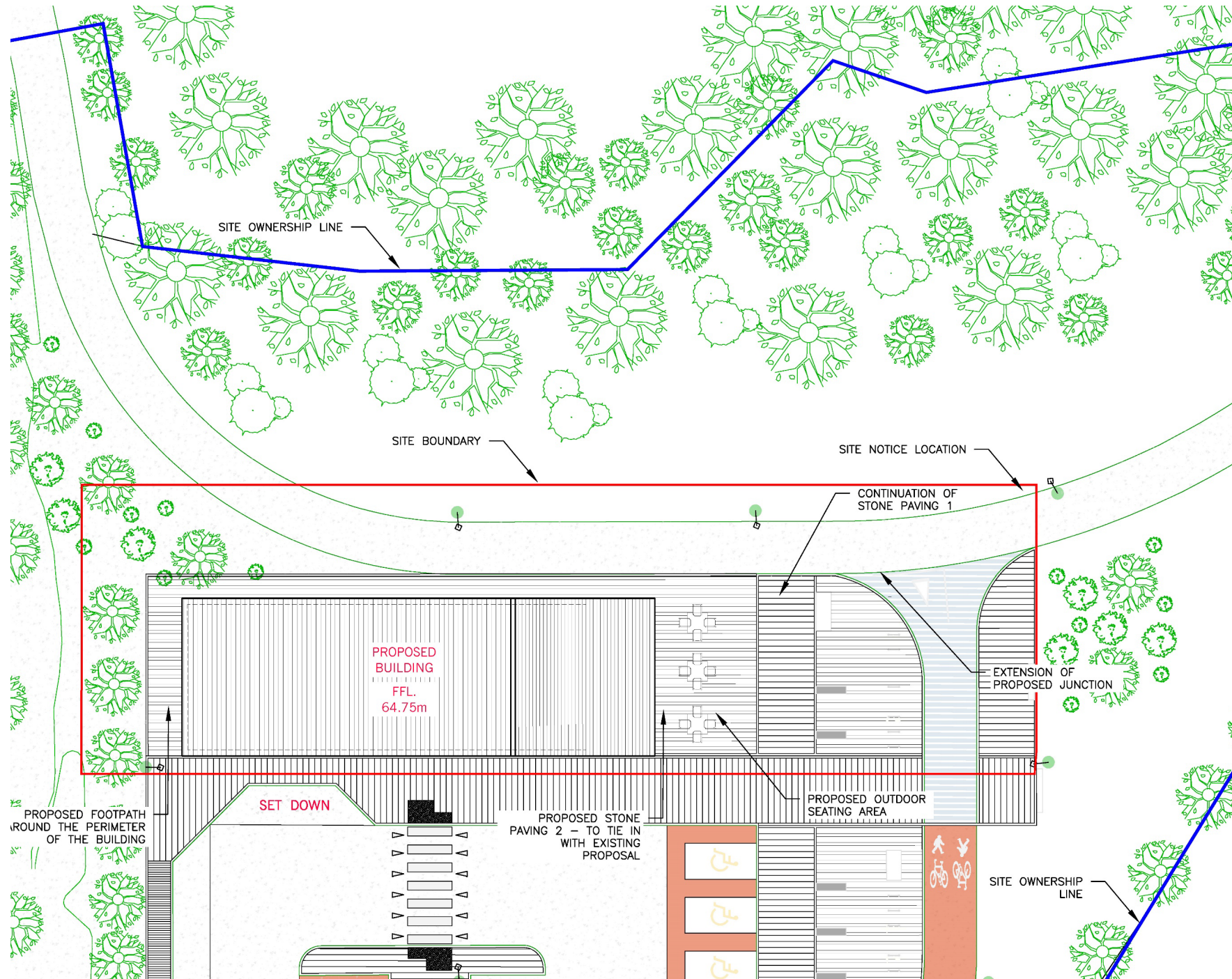
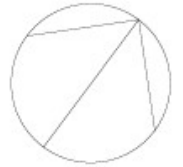
“The drainage system shall be designed to manage surface water runoff from the site in a way that mimics the existing hydrology in so far as is practical.

Based on the results of a site investigation the surface water drainage system shall be designed in accordance with the GDSDS Report, Greater Dublin Code of Practice for Drainage Works and the Sustainable Urban Drainage System (SUDS) manual CIRIA C753.”

“SUDS measures will be explored and implemented further, in agreement with the Roads department in Limerick City and County Council at detail design stage and prior to the commencement of construction works.”



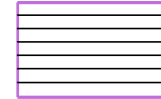
6. SITE PLAN AND LANDSCAPING



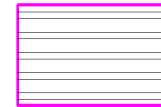
NOTES:

SITE BOUNDARY OUTLINED THUS

Paving Details - N.T.S



- Paving 1 -**
- Spec - Kilkenny Limestone
 - Colour + Finish - Blue Brushed finish
 - Size - 600x400x80mm on base as per engineers spec
 - Pattern - Vertical pattern strips of equal widths with staggered 7mm joints.
 - Use - pedestrian and service vehicles only.
- Area in total - m2**

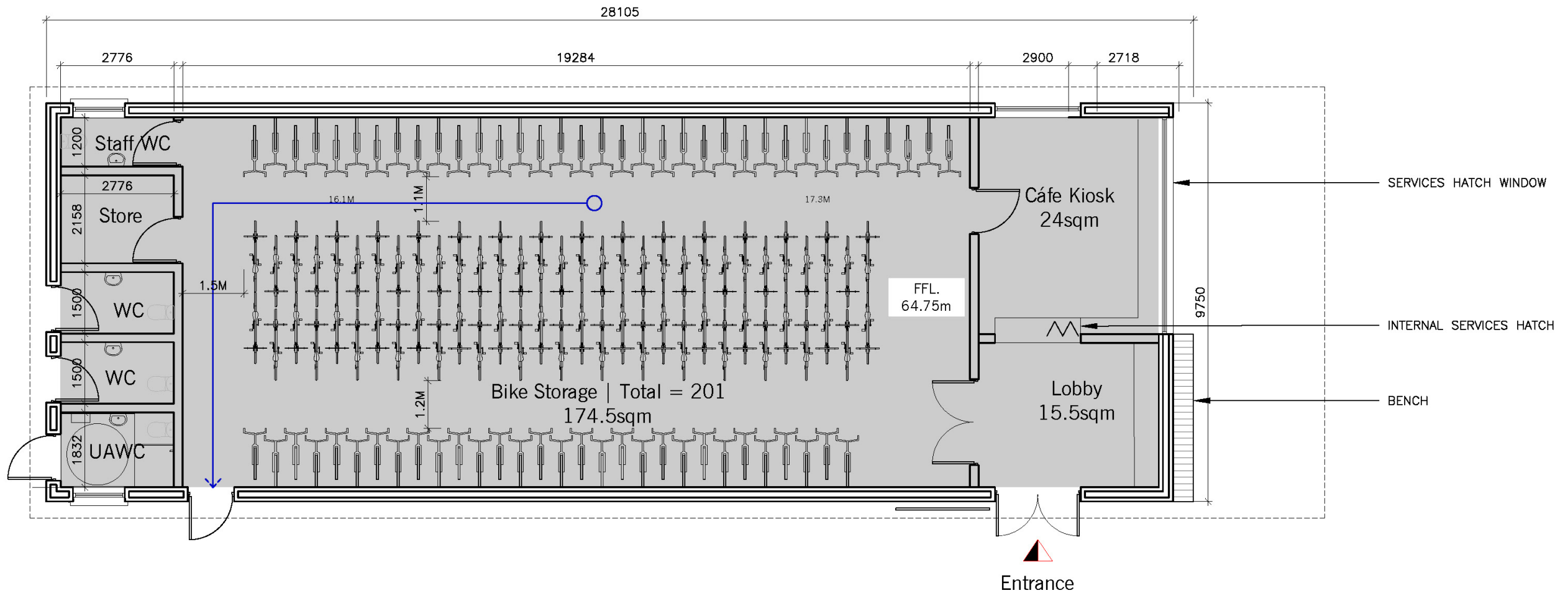
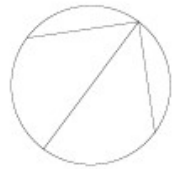


- Paving 2 -**
- Spec - Kilkenny Limestone
 - Colour + Finish - Blue Brushed finish
 - Size - 600x200x80mm on base as per engineers spec
 - Pattern - Vertical pattern strips of 2 different widths with staggered 7mm joints.
 - Use - pedestrian and service vehicles only
- Area in total - m2**

Kilkenny Limestone – Blue Brushed Finish



7. PLAN DRAWING



8. SELECTED MATERIALS & REFERENCE IMAGES

The design intent is to realise a simple contemporary building. Anticipating the overall site strategy, it is intended that the building will respond appropriately to its context and function in terms of form, scale, colour and expression.

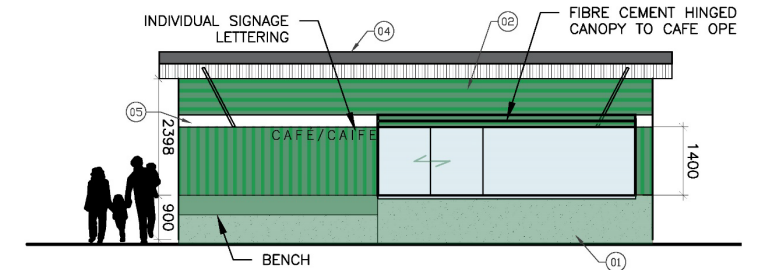
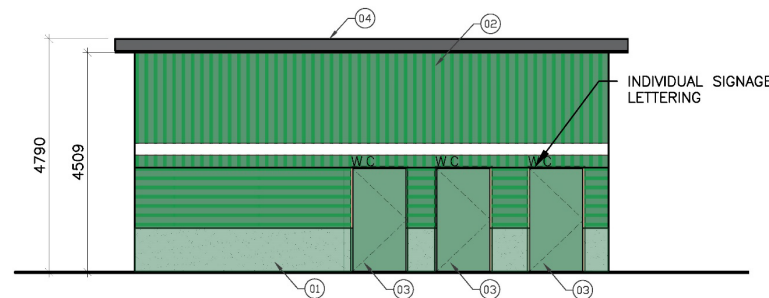
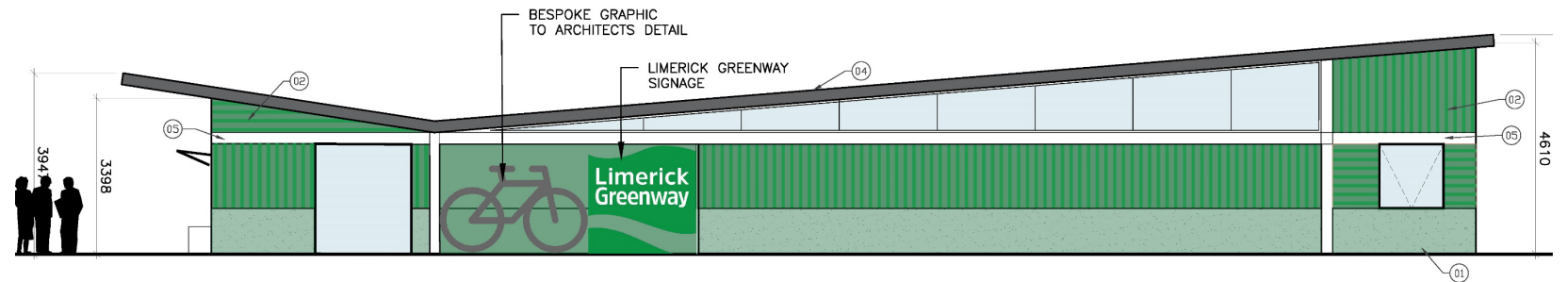
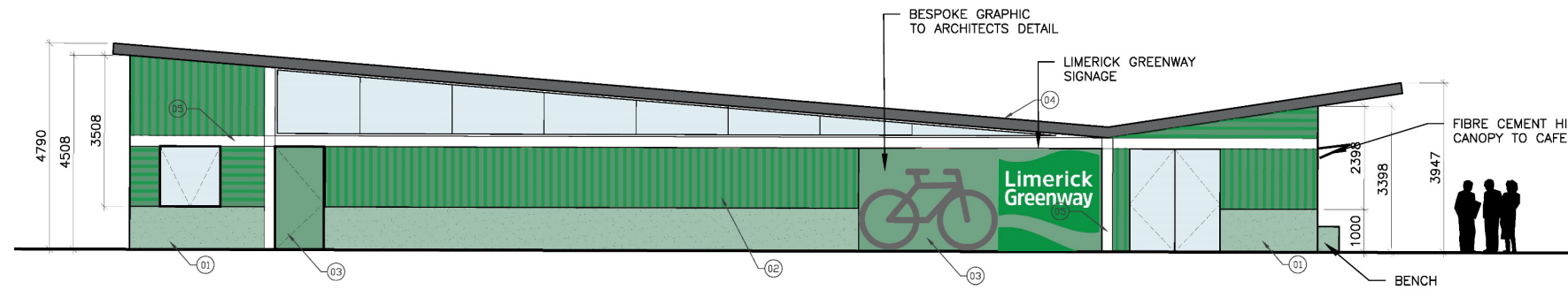
The architect's intention is to propose a high-quality palette of materials which resemble the Irish vernacular and at the same time are durable and easy to maintain. The proposed materials palette will include glazing, fibre cement panels (corrugated and flush). The green tone of the fibre cement panels is proposed to represent the narrative of the buildings purpose on the Greenway. It is intended to be landmark building and a point of arrival for the locals and tourists using the Greenway.

The material selection and architectural design of the Greenway Hub Building, aims to achieve a unified contemporary look with ties to an old Ireland and its use of corrugated metal sheets from farm buildings and storage sheds.

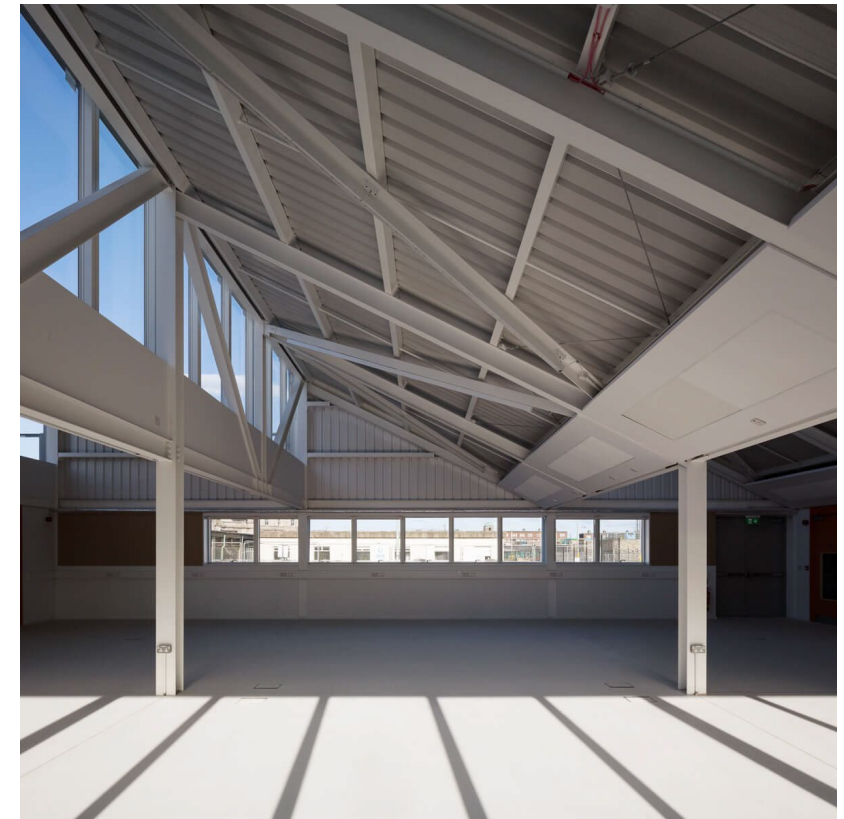
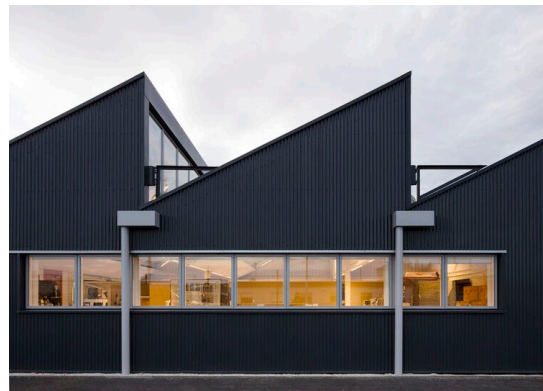
The building is positioned in such a way to allow the public aspects of the design to face both the Greenway route and car parking; whilst all ancillary spaces and services face to the rear.

Selected materials

1. Selected Paint Finish.
2. Selected Corrugated Fibre Cement Cladding to Architect's Detail and Specification.
3. Selected Flush Fibre Cement Cladding to Architect's Detail and Specification.
4. Selected Corrugated Fibre Cement Roof Panels.
5. Selected Galvanised Steel Façade Profile to Architect's Detail.
6. Selected Aluminium Windows and Door System.



9. SELECTED MATERIALS & REFERENCE IMAGES



10. 3D VISUALISATION

