

ARCHITECTURAL DESIGN STATEMENT

LIMERICK GREENWAY HUB @ ARDAGH

NOVEMBER 2023



PROJECT DESCRIPTION

Development of the Limerick Greenway Hub @ Ardagh. The Ardagh Station House, Goods Shed, Railway Carriage and site will become one of the main Visitor Experiences and Service Centre Hubs on the Limerick Greenway.

Development to include:

- Refurbishment and renovation of the Ardagh Station House and Goods Shed (which is a protected structure, RPS 900) and change of use to commercial, community and tourism.
- Develop the buildings and site to include toilets, café, playground, interpretation and camper van facilities.
- The provision of on-site parking to include car and universal access parking spaces, electric vehicle charging point spaces and camper van parking bays.
- Installation of a railway carriage on the site for commercial, community, and tourism use, and all associated site works.
- Construction of extensions to the Station House and Goods Shed.
- Works to include all site development works for the buildings and site including utilities, drainage, landscaping and public realm.
- Widening of the existing entrance to accommodate 2-way traffic.

1. LOCATION AND EXISTING SITE

Ardagh is situated 40km west of Limerick City, 3km from Newcastle West and is located off the R523 Regional Road. The Census 2016 shows that the population of Ardagh was 266 persons. It is estimated that Ardagh has 114 residential dwellings, of which 103 are inhabited with 9% vacancy. Commercial vacancy is at 50% presently with eight vacant commercial units.

The village provides a range of services including a primary school, a butcher shop, antique store and herb clinic, a leisure centre with community recycling facilities, a co-op store, pubs, Montessori school, community centre and church. Sports facilities are also available to the rear of the St. Molua's National School.

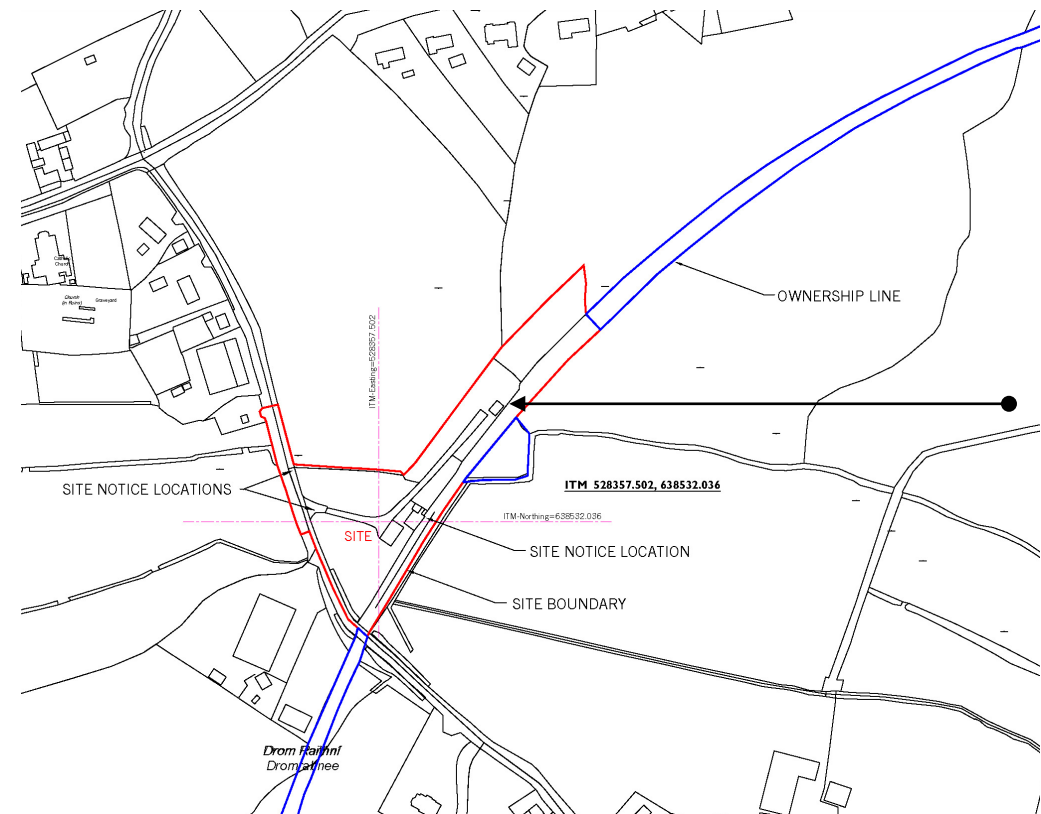
Ardagh also benefits from being located along the Limerick Greenway, which is a 40km off-road walking and cycling route located along an old railway line that connects the three market towns of Rathkeale, Newcastle West and Abbeyfeale in West Limerick and which will link to Listowel, Co. Kerry in the near future. A refurbishment works contract has been completed to carry out initial stabilization and conservation works to the Station House and Goods Shed (stonework repairs and re-pointing, new roof and coverings). A temporary car parking facility is in place for members of the public to access the Limerick Greenway from Ardagh.

Water supply to the village is supplied from the Newcastle West scheme, with constraints in terms of the supply from this scheme. In terms of wastewater treatment, it is envisaged that there is sufficient capacity to cater for development within the lifetime of the plan. The surface water network to the village is separated in the main.

The village has capacity to develop tourism and amenities to support the Limerick Greenway, having regard to its location.



Site Boundary



Site Location

2. HISTORIC MAPPING

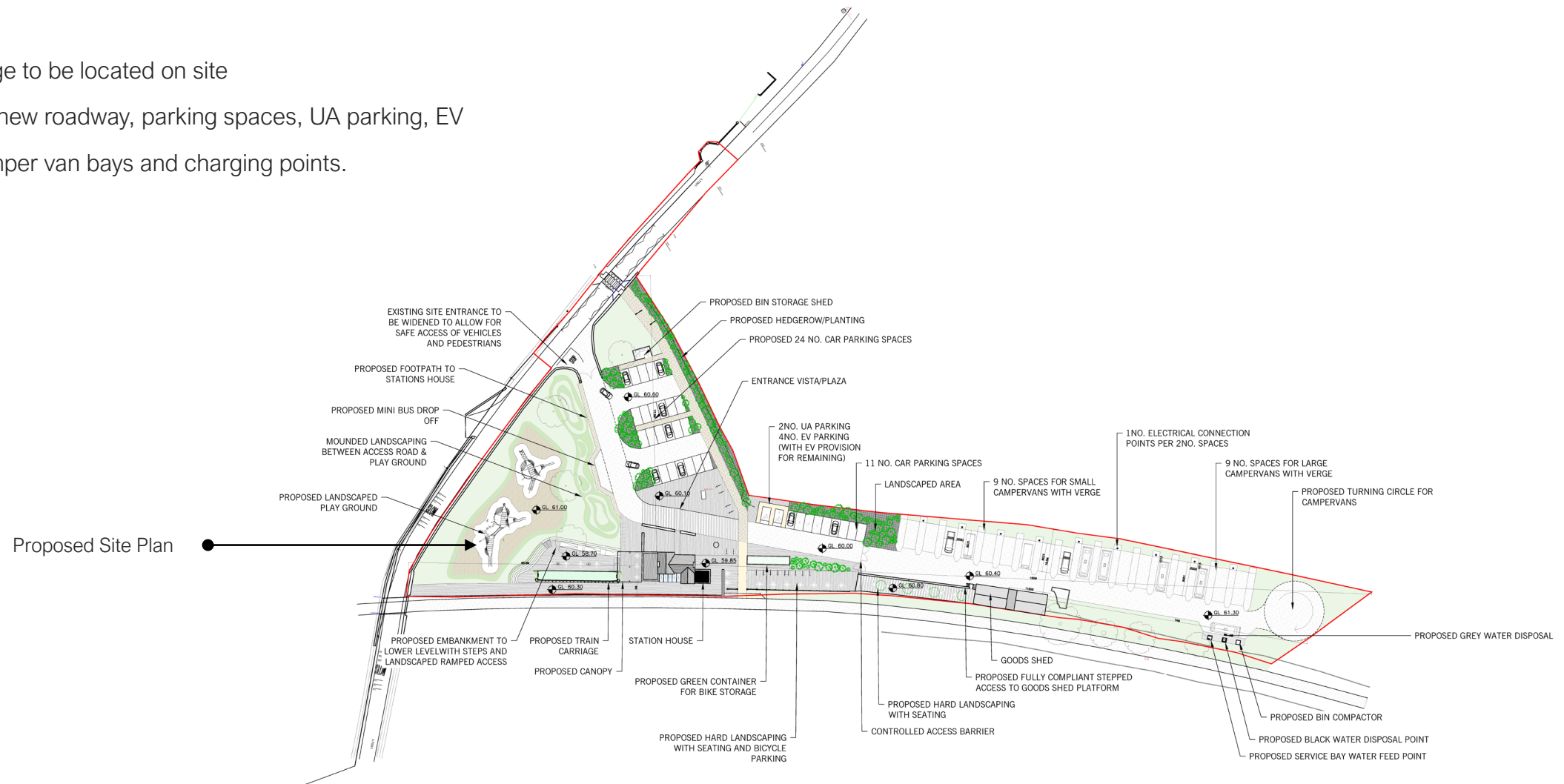


3. DEVELOPMENT DESCRIPTION

EXTENT OF PLANNING SUBMISSION

The proposed development will consist of:

- Refurbishment of Ardagh Station House
- Refurbishment to Good's Shed
- Café extension to Ardagh Station House
- UAWC/Dining Area extension to Good's Shed
- Bike Hire container to be placed on site
- Playground
- Train Carriage to be located on site
- Provision of new roadway, parking spaces, UA parking, EV parking, camper van bays and charging points.



4. 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.”

5. SITE PHOTO'S

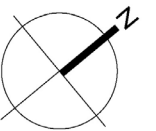


6. EXISTING SITE PLAN



Ardagh Station House

Good's Shed



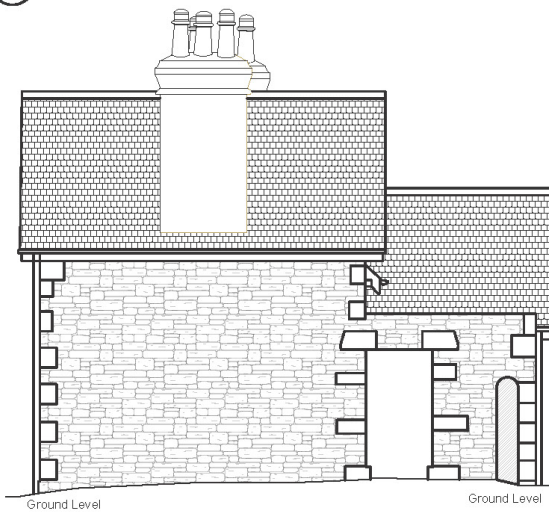
7. EXISTING STATION HOUSE ELEVATIONS



01
104
WEST ELEVATION
SCALE 1:100



02
104
EAST ELEVATION
SCALE 1:100

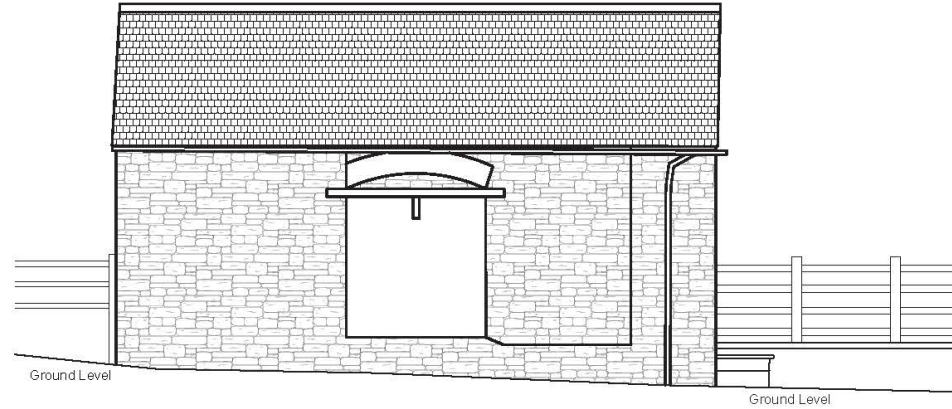


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104
SOUTH ELEVATION
SCALE 1:100



04
104
NORTH ELEVATION
SCALE 1:100

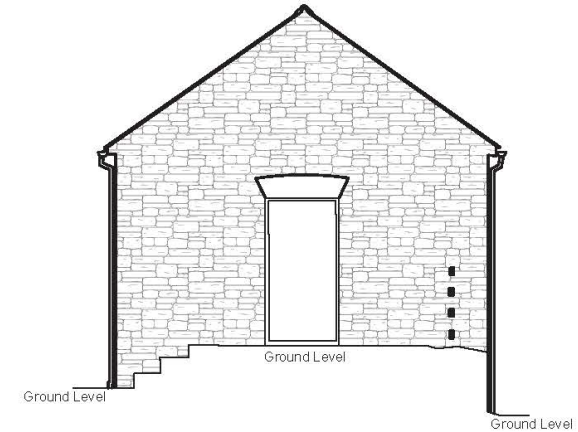
8. EXISTING GOOD'S SHED ELEVATIONS



01
104A

WEST ELEVATION

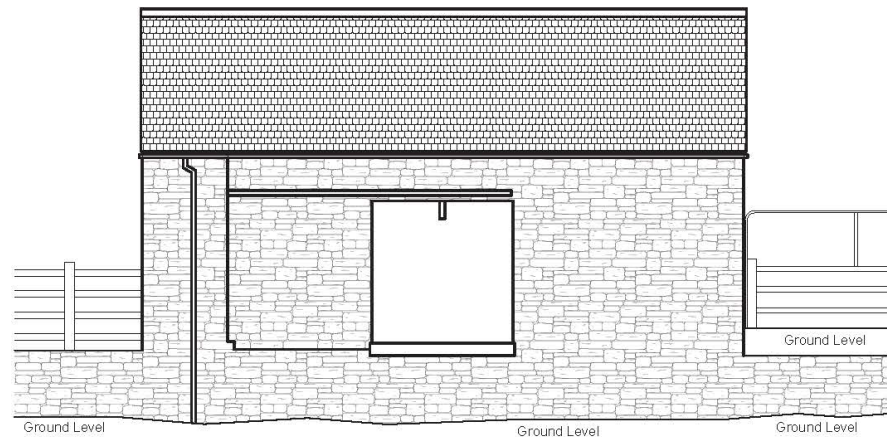
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02
104A

SOUTH ELEVATION

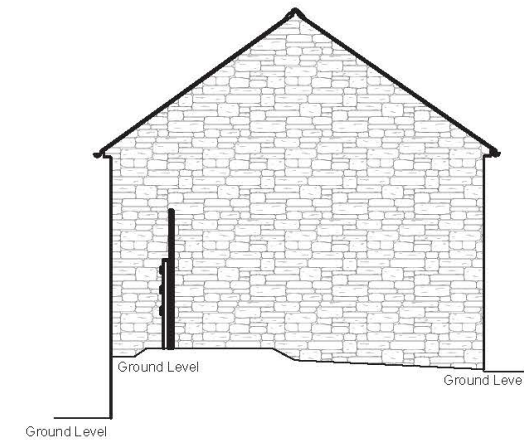
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03
104A

EAST ELEVATION

SCALE 1:100

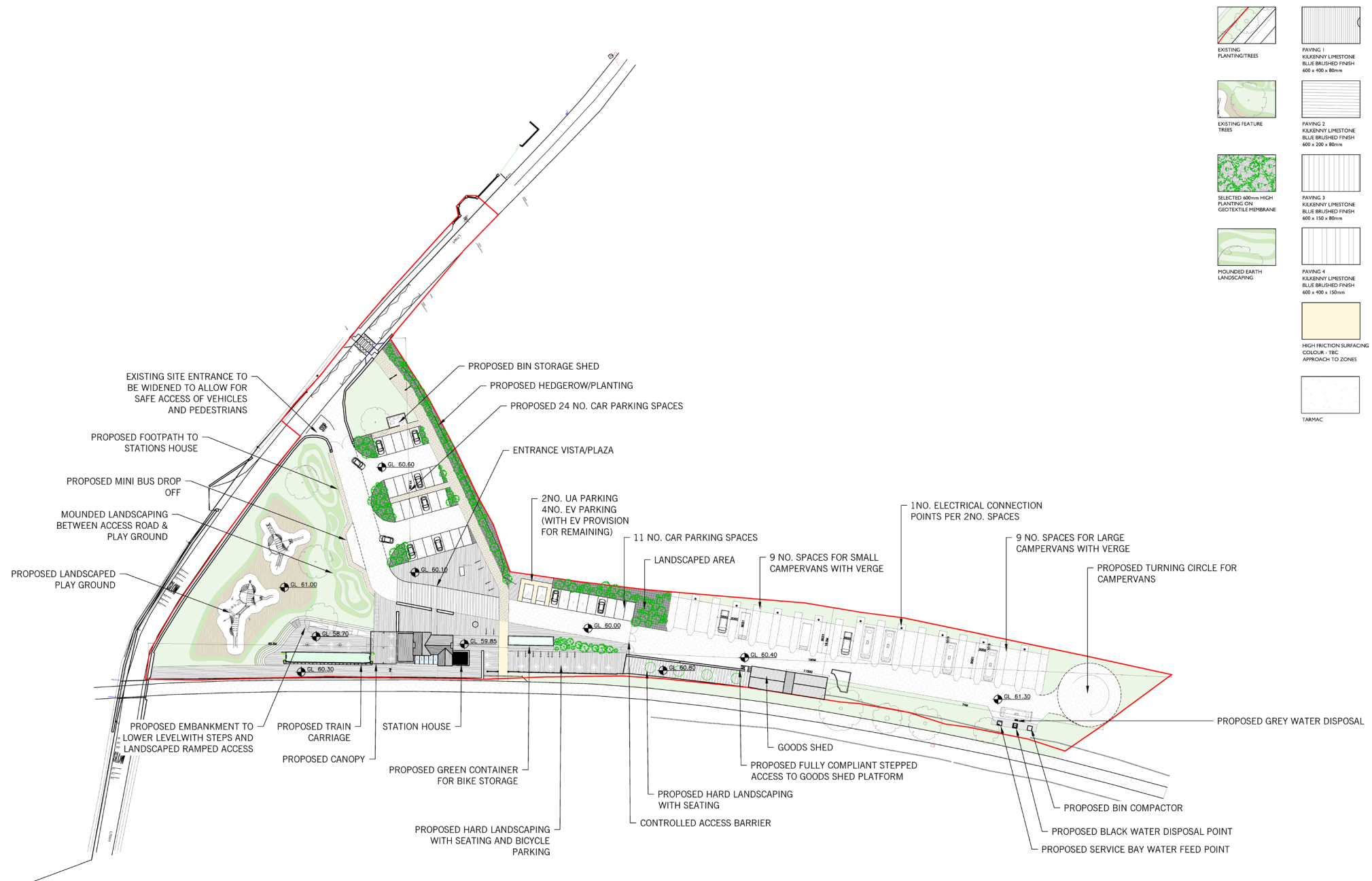


03
104A

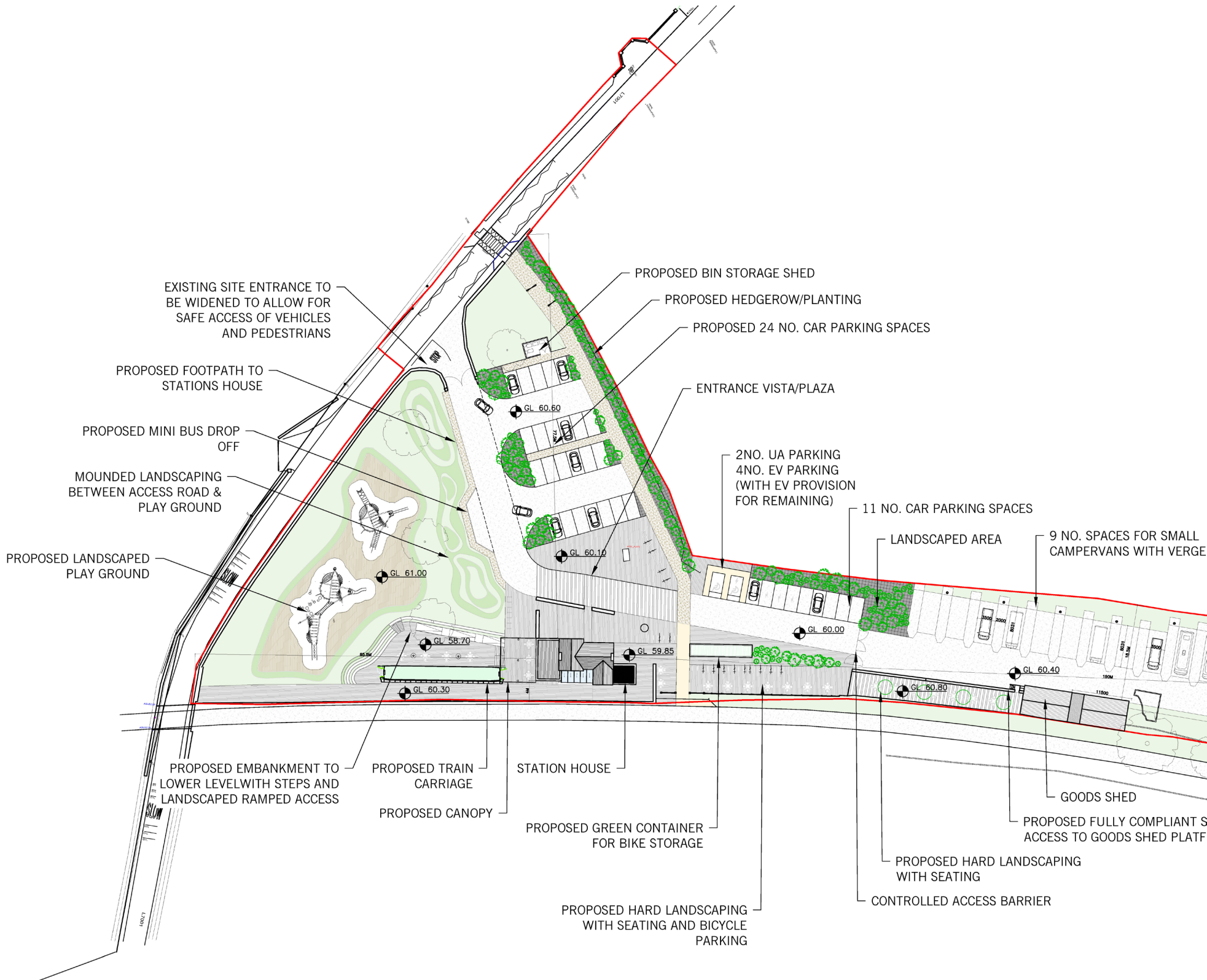
NORTH ELEVATION

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9. SITE PLAN AND LANDSCAPING OVERALL SITE STRATEGY



10. SITE PLAN AND LANDSCAPING STATION HOUSE & SURROUNDING AREA

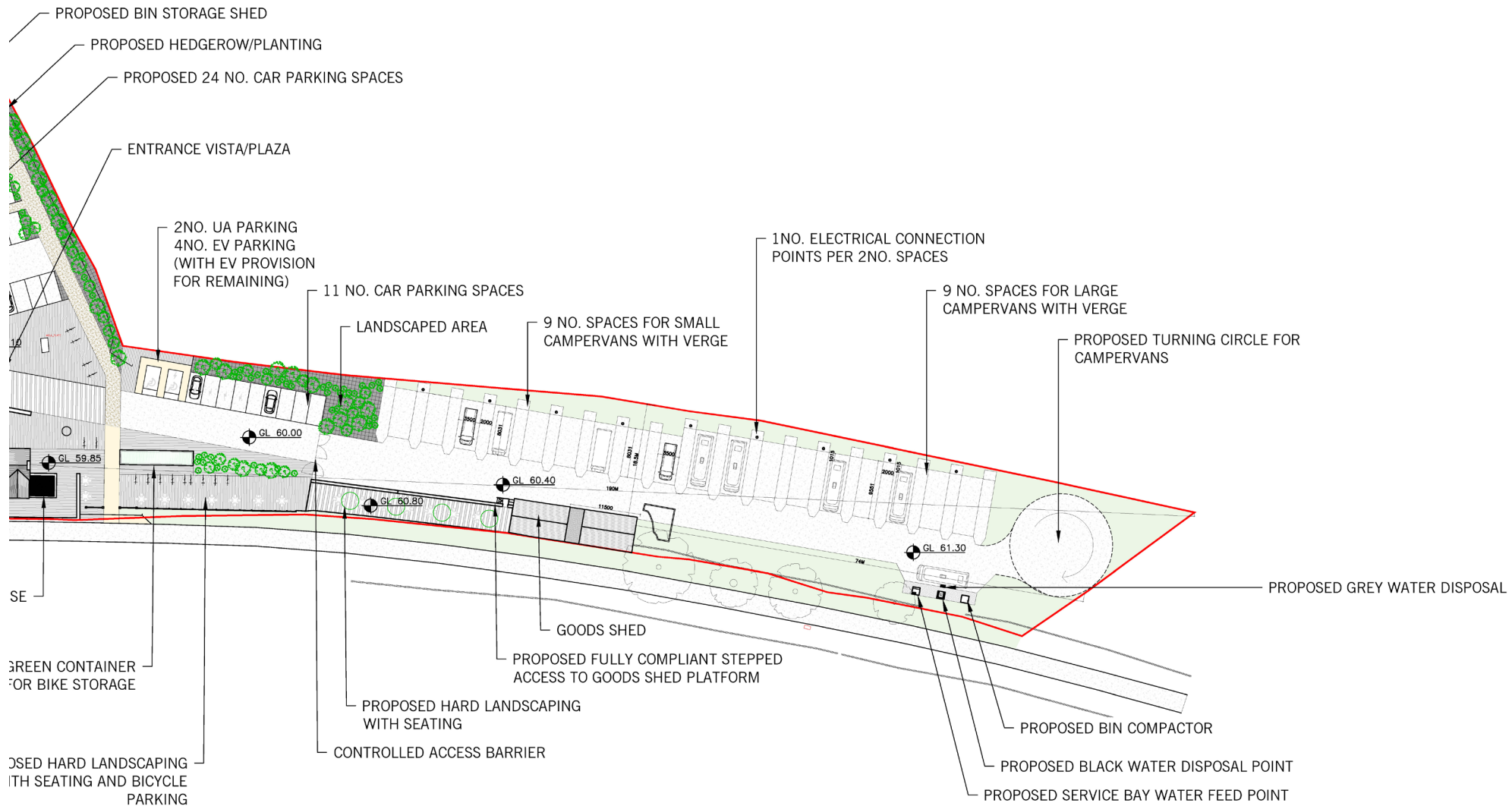
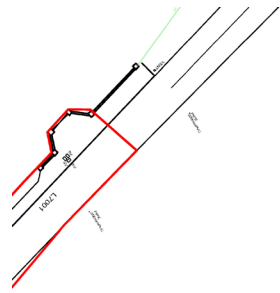




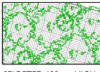









- EXISTING PLANTINGS/TREES
- EXISTING FEATURE TREES
- SELECTED 600mm HIGH PLANTING ON GEOTEXTILE MEMBRANE
- MOUNDED EARTH LANDSCAPING
- PAVING 1
KILKENNY LIMESTONE
BLUE BRUSHED FINISH
600 x 400 x 80mm
- PAVING 2
KILKENNY LIMESTONE
BLUE BRUSHED FINISH
600 x 200 x 80mm
- PAVING 3
KILKENNY LIMESTONE
BLUE BRUSHED FINISH
600 x 150 x 80mm
- PAVING 4
KILKENNY LIMESTONE
BLUE BRUSHED FINISH
600 x 400 x 150mm
- HIGH FRICTION SURFACING
COLOUR - TBC
APPROACH TO ZONES
- GRASSCRETE
AREA - CAMPER VAN VERGES
- TARMAC
- RESIN BOUND GRAVEL



Kilkenney Limestone –
Blue Brushed Finish

11. SITE PLAN AND LANDSCAPING GOOD'S SHED & SURROUNDING AREA



-  EXISTING PLANTINGS/TREES
-  EXISTING FEATURE TREES
-  SELECTED 600mm HIGH PLANTING ON GEOTEXTILE MEMBRANE
-  MOUNDED EARTH LANDSCAPING
-  PAVING 1
KILKENNY LIMESTONE
BLUE BRUSHED FINISH
600 x 400 x 80mm
-  PAVING 2
KILKENNY LIMESTONE
BLUE BRUSHED FINISH
600 x 200 x 80mm
-  PAVING 3
KILKENNY LIMESTONE
BLUE BRUSHED FINISH
600 x 150 x 80mm
-  PAVING 4
KILKENNY LIMESTONE
BLUE BRUSHED FINISH
600 x 400 x 150mm
-  HIGH FRICTION SURFACING
COLOUR - TBC
APPROACH TO ZONES
-  GRASSCRETE
AREA - CAMPER VAN VERGES
-  TARMAC
-  RESIN BOUND GRAVEL

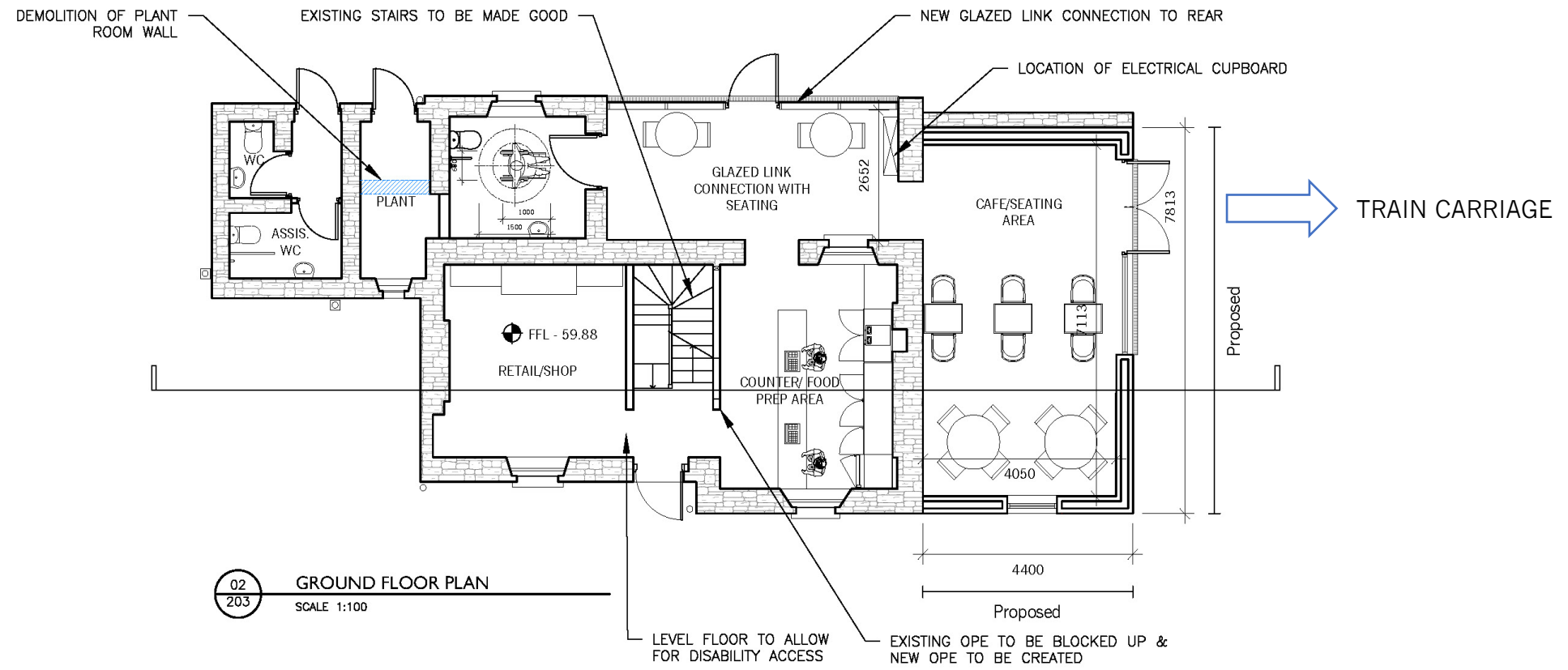
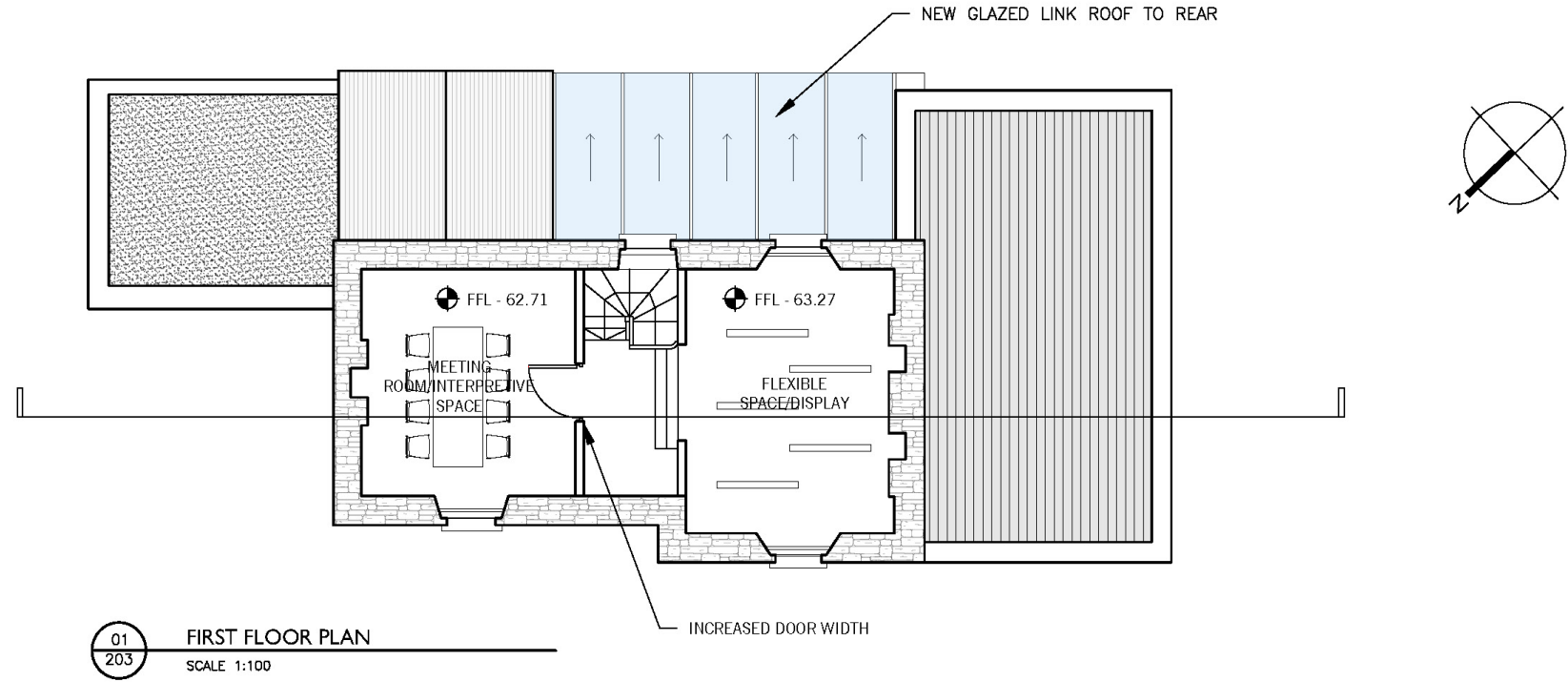


Kilkenny Limestone –
Blue Brushed Finish

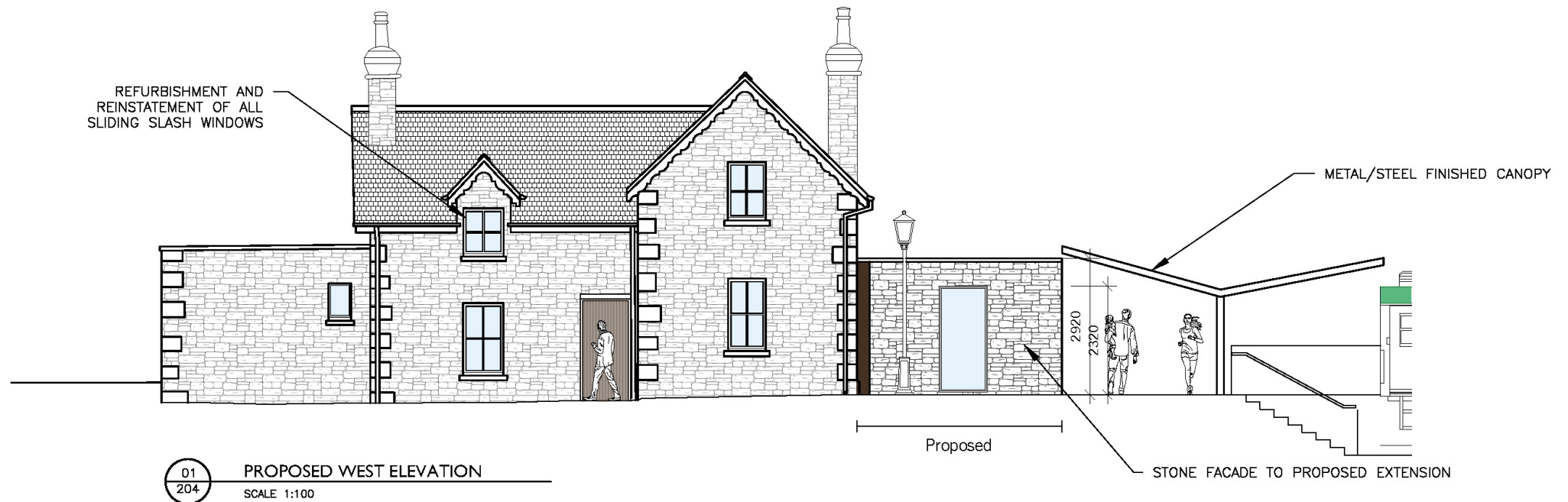
12. SITE PLAN AND LANDSCAPING
REFERENCE IMAGES FOR SITE LANDSCAPING



13. PROPOSED STATION HOUSE PLANS



14. SELECTED MATERIALS & REFERENCE IMAGES – ARDAGH STATION HOUSE



Station House Design Intent

Ardagh Station House is to be brought back to life via restoration and new build proposals. As one enters the main entrance, they are greeted with a retail/shop space immediately left and a counter/food prep area on the right. Through passage of the counter spaces, one is brought to the glazed link to the rear. This allows a person to internally navigate safely and securely from the WC's and newly proposed café extension. The glazed material is chosen for the link to allow people who are using the greenway route to maintain that visual connection with the original façade facing what was, the rail line.

The café space also allow people to have direct passage out into the proposed train carriage entrance. Through this rejuvenation of the Ardagh Station House layout, it means visitors get to experience it in its completeness.

The café materiality is stone, to connect with the existing through a modern cut to bring it into the current. The scale is to mirror that of the existing extension on the northern section of the Station House.

Between the café space and the train carriage rest a proposed canopy, offering both a visual connection linking the two and providing shelter for people dining outside and passing through the station house and train carriage.

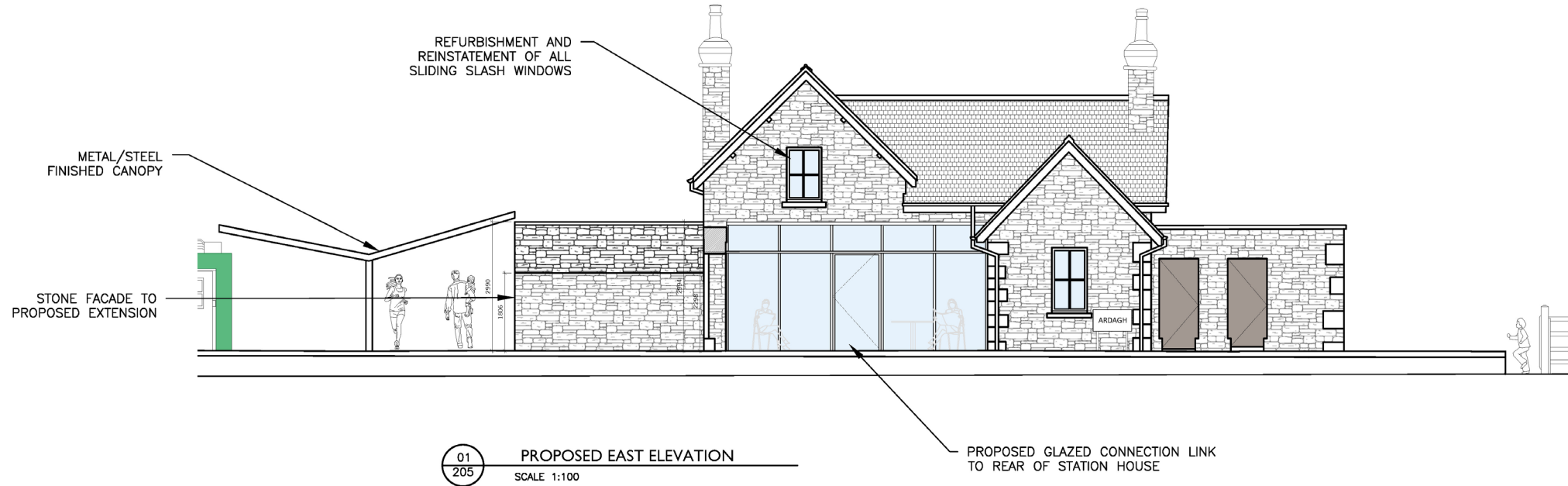


15. SELECTED MATERIALS & REFERENCE IMAGES – ARDAGH STATION HOUSE

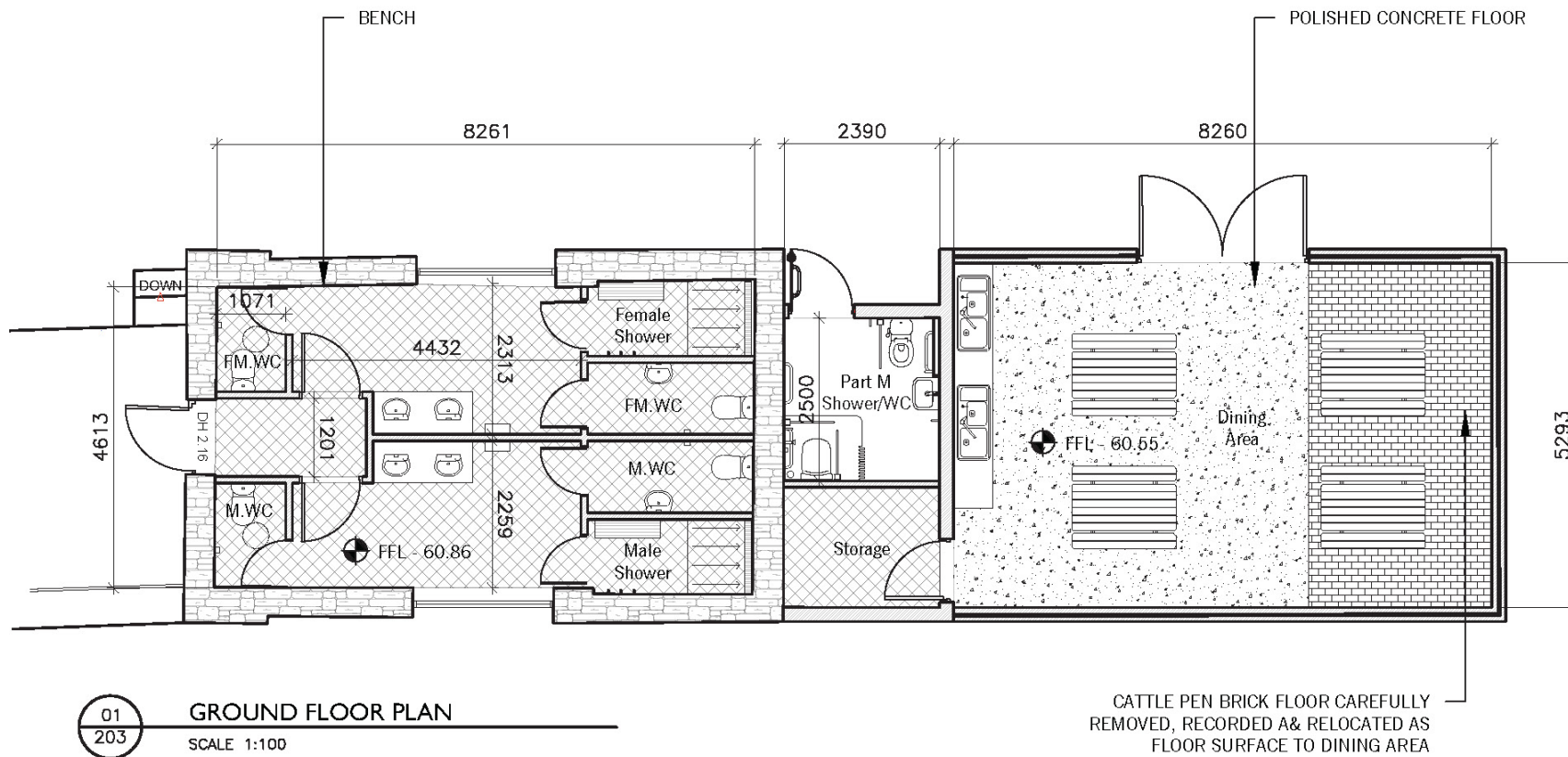
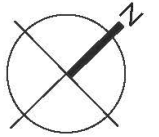


Selected materials

1. Selected Stone Façade.
2. Selected Aluminium Windows and Door System.
3. Refurbished & Reintroduced Sliding Slash Windows
4. Selected Steel Canopy



16. PROPOSED GOOD'S SHED PLANS



Good's Shed Design Intent

The Good's Shed is to be restored and repurposed as a segregated male and female WC's and changing/shower area. External access is provided via a new compliant set of steps.

The new build dining area is scaled similarly to the existing Good's Shed, to compliment it. The brick flooring taken from the cattle pen on site will be repurposed as the flooring in the dining, with the remaining made of a polished concrete – differentiating between new and old. As this is a semi-internal/external space, the upper sections of the walls are made up of timber shutter; allowing for the space to be opened during the day and securely closed during the night.

The centre creates a flat roof connection – bridging new and old, whilst also providing space for storage and a UAWC/shower area.

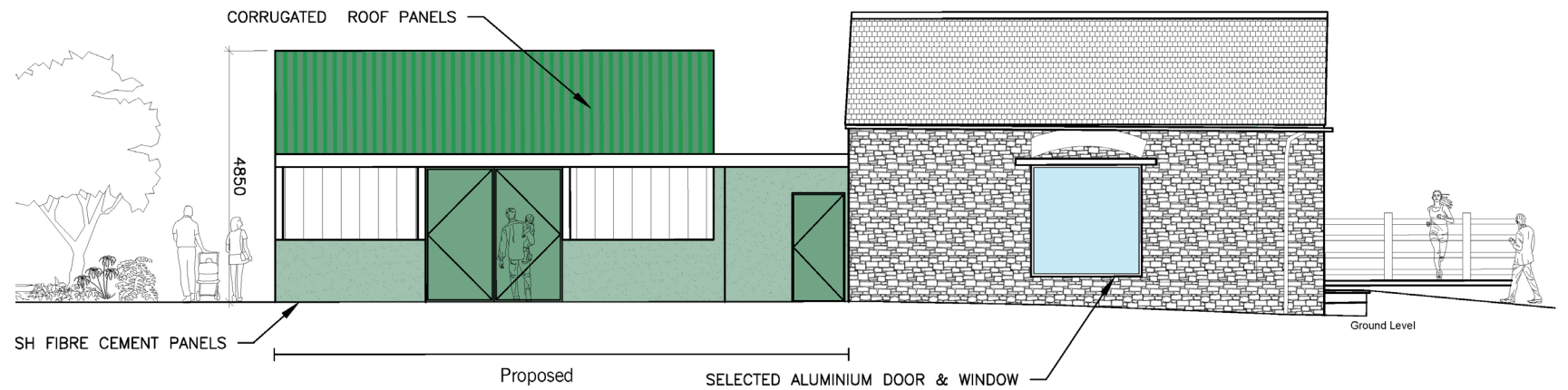
The materiality is a mix of smooth and corrugated fibre cement panels, green in colour to tie in with the greenway narrative. These fibre cement panels, although modern are a call back to Ireland's historical farmland buildings and storage sheds.

17. SELECTED MATERIALS & REFERENCE IMAGES – GOOD'S SHED17.

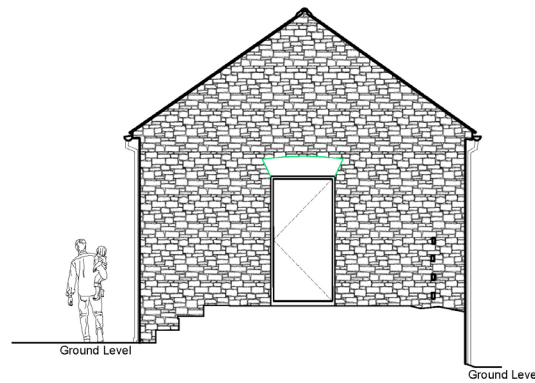


Selected materials

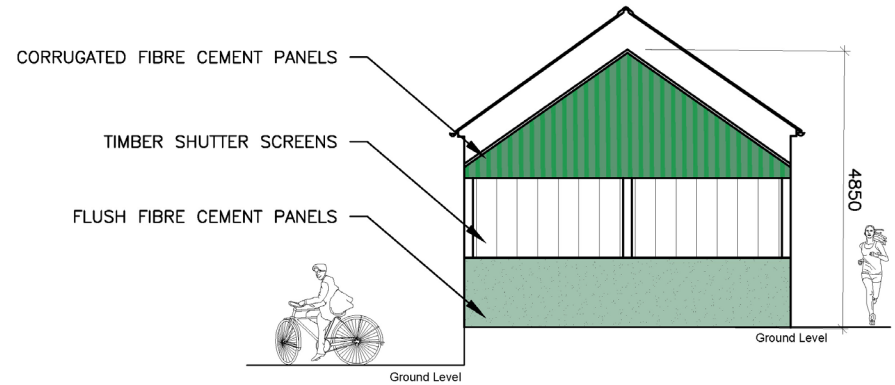
1. Selected Aluminium Windows and Door System.
2. Selected Steel Canopy
3. Selected Fibre Cement Panels (smooth finish and corrugated finish)



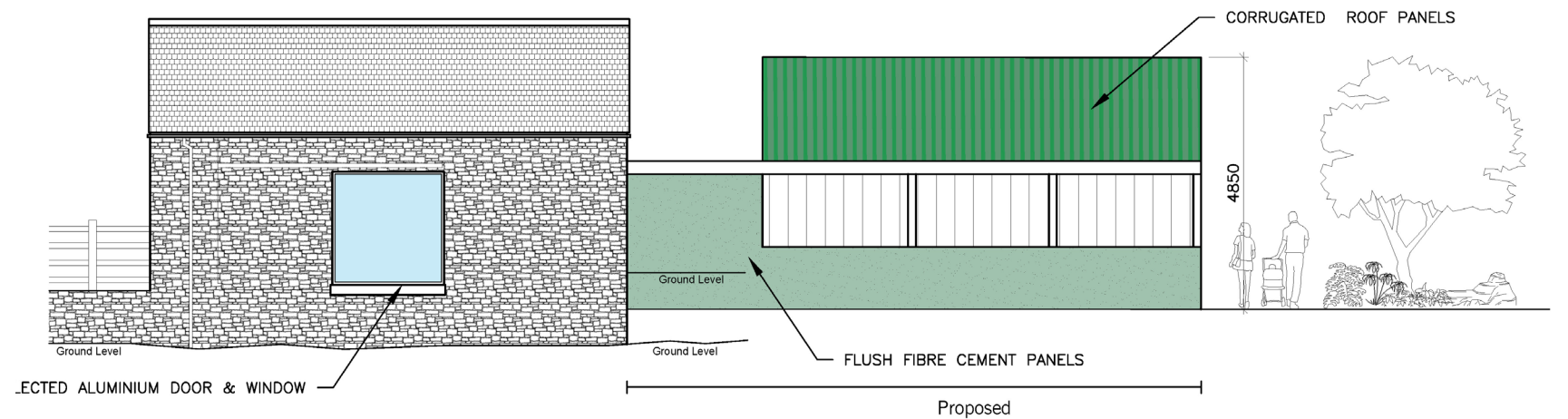
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WEST ELEVATION
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SOUTH ELEVATION
SCALE 1:100

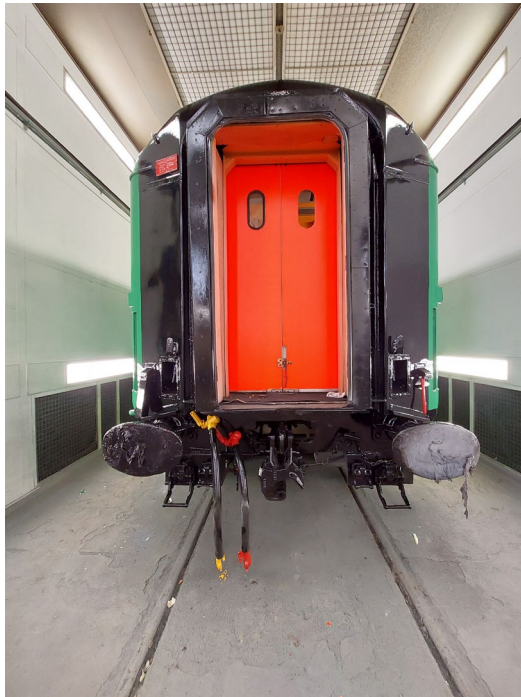


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NORTH ELEVATION
SCALE 1:100



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EAST ELEVATION
SCALE 1:100

18. PROPOSED ON-SITE TRAIN CARRIAGE



19. 3D VISUALISATION

