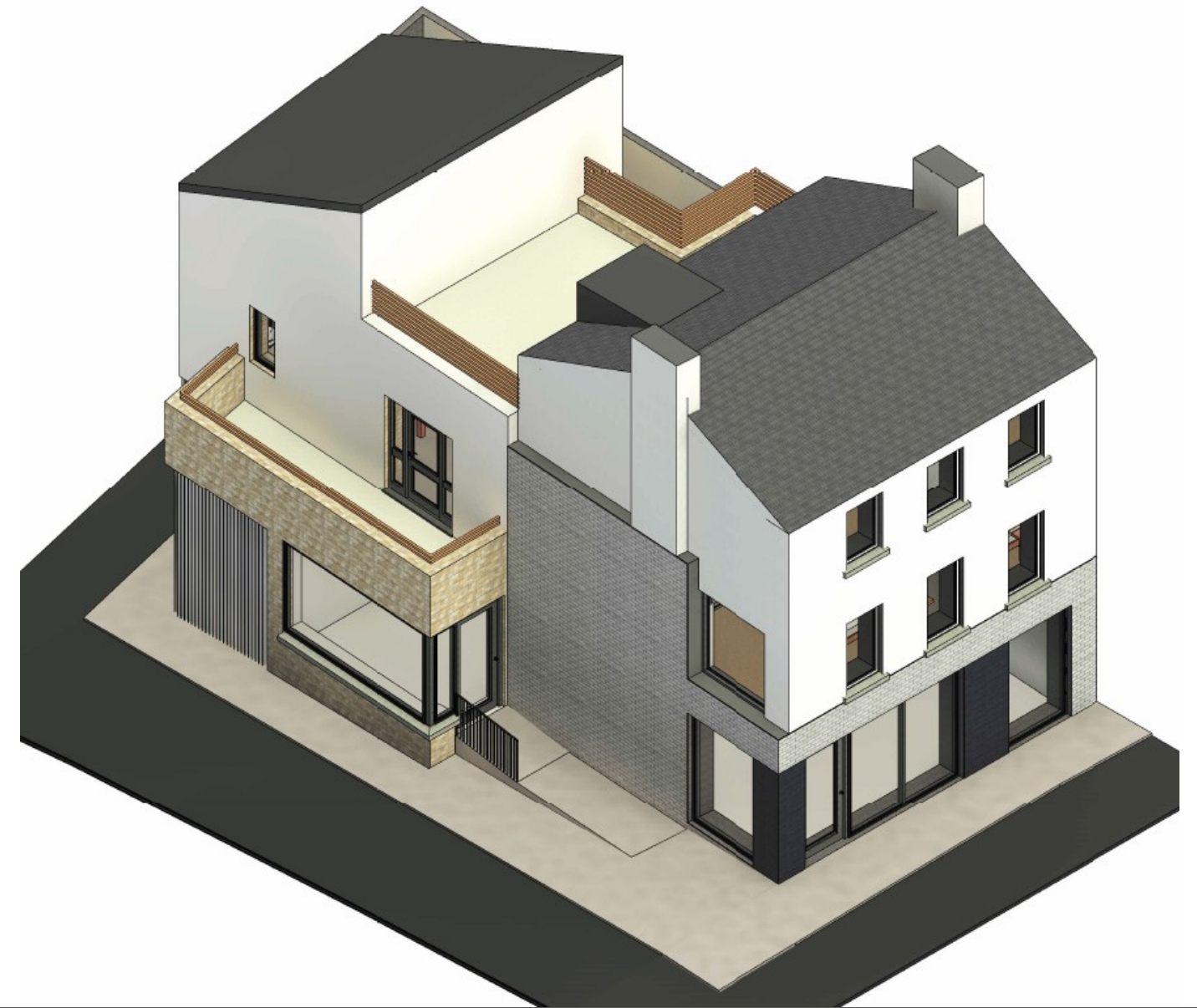


Design Statement

October 2023

Rev A



No. 59 Connaught Street, Athlone



Contents

Site Location Map & Aerial Photo - Site Location

Introduction

NIAH Description

Pre-Planning Consultation

National & Regional Policy Context

Local Policy Context

Outline Brief

Sustainable Urban Housing Guidelines

History of the Site

Description of site plot

Concept

Description of proposed development

Access, Parking & Movement (DMURS)

Materials - Outline Specification

Materials - Architectural Treatment & Materials to the extension

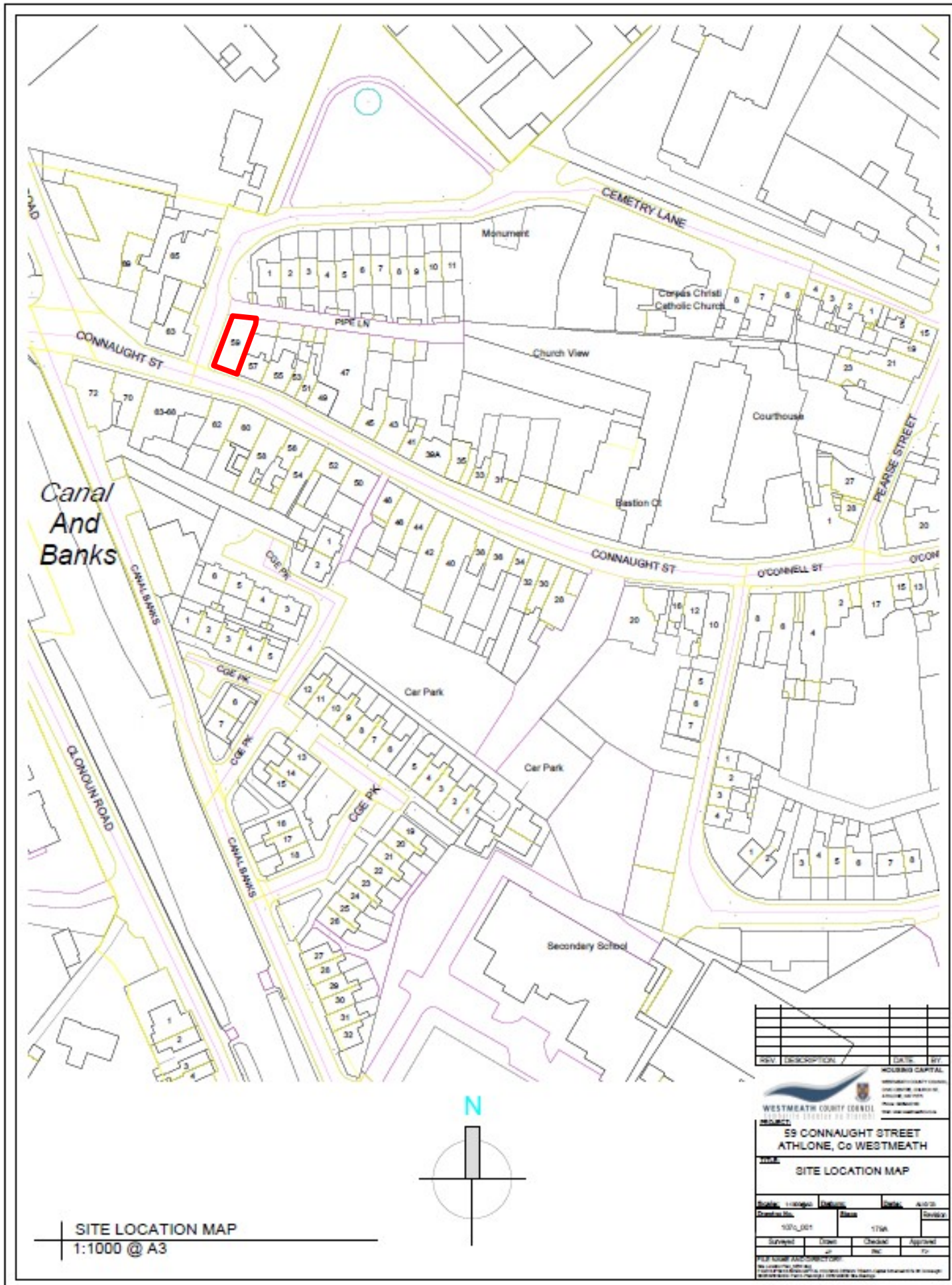
Materials - Architectural Treatment & Materials to the protected structure

Typology Residential Unit Layouts

Operational Waste Plan

Energy & Sustainability

Site Location Map



Aerial Photo—Site Location



Introduction

This design statement report has been prepared by Westmeath County Council. It relates to the design of Auburn House No.59 Connaught Street, Athlone Co. Westmeath (NEIGHBOURING EIRCODE: N37 C9C2) COORDINATES: 53.422388, -7.948383.

The purpose of this report is to describe the site, to summarise the proposed development and to explain the key aspects of the urban and architectural design.

The existing building is in the Athlone Town Architectural Conservation area, and an area of Archeological Importance. The existing building is a 3 storey mixed use residential unit over a retail unit. Works have already been undertaken to remove some of the existing unsafe structures to the rear of the property. The building has been vacant the early 2000's.

Pre-Planning Consultation

There is one previous outline planning application on the application site area in 1981 for Permission to change from a shop to a Takeaway and Leisure Centre.

An initial proposal for the overall site was submitted to Orla McGann of (Planning Department) Westmeath County Council by the Housing Section at Westmeath County Council on the 16th of Aug 2023.

A subsequent pre planning consultation was held on 20th September 2023, and all comments provided by the planning department are recorded and addressed within this report.

It was acknowledged that the proposal was in accordance with the Athlone Town Development Plan 2014-2020.

National & Regional Policy Context

Project Ireland 2040 - National Planning Framework 2018 (NPF)

Rebuilding Ireland Action Plan for Housing and Homelessness 2016

Regional Spatial and Economic Strategy for the Eastern and Midland Region (2019)

Housing for All 2023—housing plan for Ireland to 2030

Local Policy Context

Athlone Town Development Plan 2014-2020 (ATDP)

Mixed Use O-LZ3 – 'To provide for, protect and strengthen the vitality and viability of town centres, through consolidating development, encouraging a mix of uses and maximising the use of land, to ensure the efficient use of infrastructure and services'.

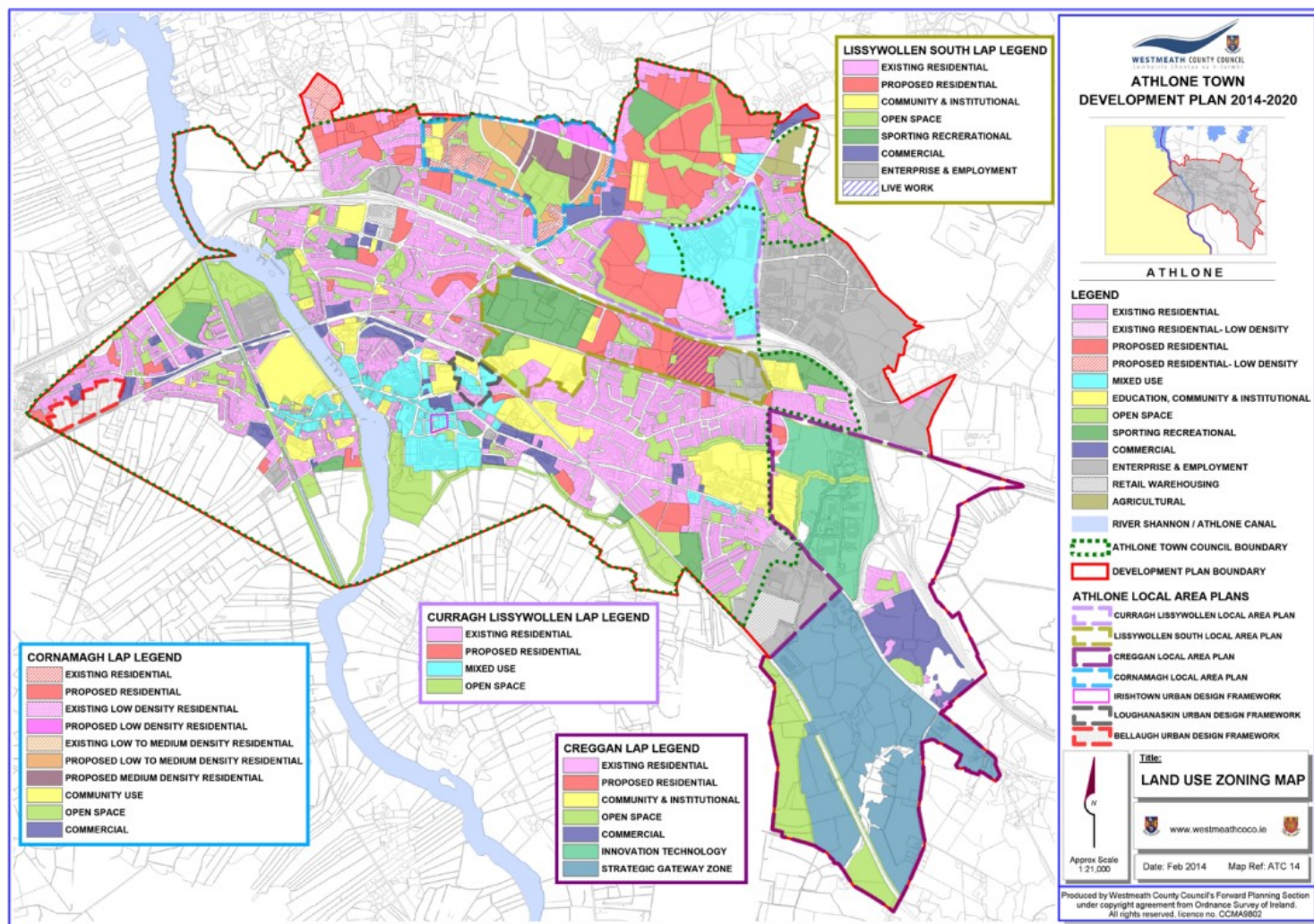
Outline Brief

The proposed development consists of renovating and extending the existing dwelling. Private amenity space shall be provided, in substantial accordance with the requirements of the DHLGH guidelines.

The development consists of the provision 1no. duplex 2bed unit over first and second floors in the existing structure, and a 1no. 1bed Apartment in the first floor level of the 2 storey rear extension. Both Residential units are over a retail unit at ground floor in both the existing structure and the rear extension.

Under the current Local Area Plan, the proposed site is zoned Mixed Use, which would allow subdivision and extensions. In addition, the site falls into an Architectural Conservation Area and an Area of Archaeological Importance, which would permit development such as this, provided it is suitably sympathetic, and would not negatively impact the existing context or amenities.

Athlone Town Development Plan 2014—2020 Land use Zoning map





Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities



Department of the Environment, Community and Local Government
December 2015

“SUSTAINABLE URBAN HOUSING: DESIGN STANDARDS FOR NEW APARTMENTS” GUIDELINES FOR PLANNING AUTHORITIES, 2015

This Housing Quality Assessment provides a framework which quantifies the criteria required under the 2015 Sustainable Urban Housing Guidelines (SUHG). The assessment provides these elemental items in table format to demonstrate compliance to the

guidelines. The unit types are provided as a supporting document for visual reference.

Qualitative aspects such as the Residential Conceptual Design approach are covered under the Architectural Design Statement.

The SUHG cover a variety of key topics, an overview of each is provided below to provide a summary to the data provided in the Assessment tables.

The 2015 Guidelines specify planning policy requirements

for:

- Internal space standards for different types of apartments, including studio apartments;
- Dual aspect ratios;
- Floor to ceiling height;
- Apartments to stair/lift core ratios;
- Storage spaces;
- Amenity spaces including balconies/patios;
- Room dimensions for certain rooms.

Planning And Development (Amendment) Act 2015) - The Act provides for amendments to section 28, 34 and Part IX of the Planning and Development Act 2000, as amended.

In summary, SPPRs supersede the following provisions of the current County Development Plan;

- Section 8.2.3.3 (ii) Dual Aspect
- Section 8.2.3.3 (v) Internal Storage
- Section 8.2.3.3 (vii) Minimum Apartment Floor Areas
- Section 8.2.8.4 (iv) Private Open Space for Apartment Development

All Units have been design and developed to incorporate the minimum standards set out in the SUHG.

Site layout with sun orientation and swot



History of Site

The building was built in approximately 1810's. The existing house first appears on the second edition of the 6" Maps, which dates from the 1840's.

The Building was most likely built as a town house and the ground floor converted to a shop. The Building was used up until the 1990's, but was not lived in since the 1980's. The site was identified as a potential housing development site in 2015.

No.59 Connaught Street is mentioned in the online history pages of the Athlone in the 1930's

It states:

"No.59 Hannon's bar, grocery and hardware."

The property was bought by the Egan Family in the 1980's who took the Liquor licence to Baylough, and the grocery shop remained.

The Hanon extended family also remained in Connaught street and reside at the neighboring property No.57 Connaught street.

Description of site plot

The subject site is located mid terrace of an existing urban street in Athlone, backing on to housing to the north, and located to the West of the town core.

The building on site is currently unoccupied, and the rear of the property has been recently demolished and enclosed with a palisade fence and gates. The existing House on the front of the site needs repair and renovations, having been last occupied in the early 2000's.

The Site is located on Connaught Street leading to 'Battery Heights' and 'Magazine Road' and approximately within the 10min walking distance to the town center, therefore it has excellent access to Retail, civic, medical, institutional and transport facilities, It is less than 1 kilometer walk to the bus and rail network which has excellent services to Dublin and Western routes. In conclusion it is ideally located for residential development.

The existing house proper is a modest early 19C Era house and in a poor state of repair, it is proposed to undertake a sensitive re-build, preserving the masonry structure while largely rebuilding the house and adding a rear extension to current compliant TGD standards.

The town house site is bounded to the east with a party wall which it shares with the neighbouring properties no. 57. The opposite party wall bounds the pedestrian footpath that leads to Connaught gardens.

The site measures approximately 17 meters North to South and approximately 9 meters East to West. The natural ground level of the site slopes downwards wards from South North to towards the River Luan. The shop front door access is off Connaught street and the residential access will be from the rear of the property on the north-west corner of the site. Investigation surveys and existing drawings from 2010 clearly indicate that the upper floors were accessed from the rear of the property via a set of stairs that entered at first floor into a duplex Apartment.

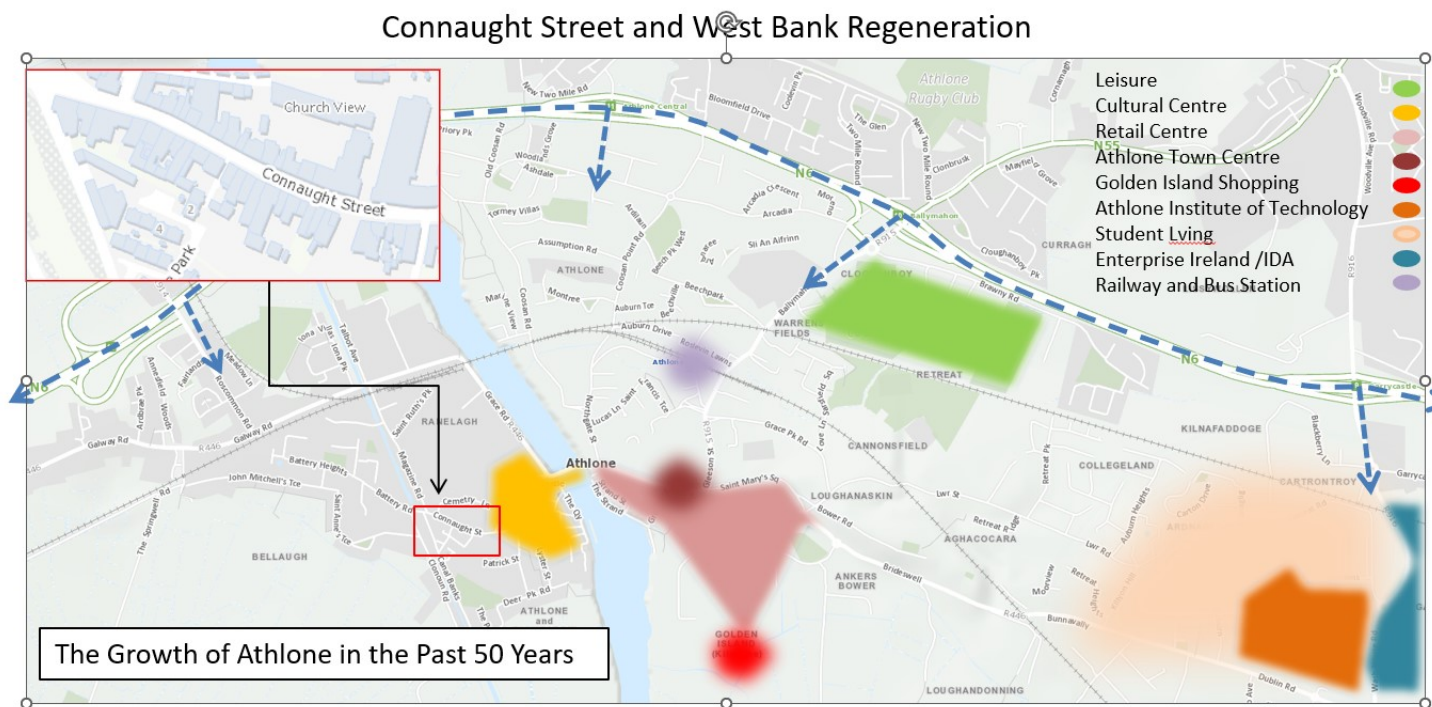
The closest bus stop to the site (Stop ID: 455471) for buses travelling in to town is located approximately 60 metres to the west of the site on 'Battery road' and is served by the A1 Bus Eireann route which offers connections to Bealnamulla in Roscommon.

The site also benefits from nearby transport links. The site is well served by a number of reasonably frequent bus services departing from Athlone bus station approximately 2km to the south west of the site offering the following services: • Route 72 to Limerick Train Station • Route 70 to Green Bridge • Route 440 to the Rail Walk • Route 461 to

Historic Photo of Connaught Street in the 1940's



Site plan with block identifiers (layouts)



Concept

The concept design is based on retention of existing building structure and the built heritage features of the site whilst providing sufficient housing density to meet the requirements of the Athlone town plan and local area action plan.

The key concepts which have informed the development of the site include the following:

- The renovation of an existing residential building to give back the 2 Bed 4 person residential duplex Unit and retail units that have been vacant for some time and that will contribute to the success of the sustainable town center and local businesses and amenities.
- The retention & repair of the existing structure of No.59 Connaught Street will improve and enhance the local architectural and historical street fabric.
- The addition of an extension to the rear of the property will put back a sensitively sized volume which will be an improvement on the now demolished / previous extension from the early 1900's that detracted from the street scape.
- The addition of an extension to the side of the property has been added to provide much needed amenity space at 1st floor level for the residential units. This extension is reference to the previous No.61 (last owned by W.J Byrne—Blacksmith) which stood on the western side of no. 59 Connaught Street. No. 61 Connaught Street was demolished in the 1930's. The remnants of No.61 can be seen as buttressing to the exposed party wall of no.59 Connaught Street.
- The use of a white acrylic render on the rear elevation and extension along with aluminum / wood windows will to create a delineation of new structure, separated from the existing historic structure by a white/buff brick.
- The promotion of energy efficiency by use of good quality external materials and insulation, efficient heating systems, sustainable water use and drainage design.

Description of proposed development

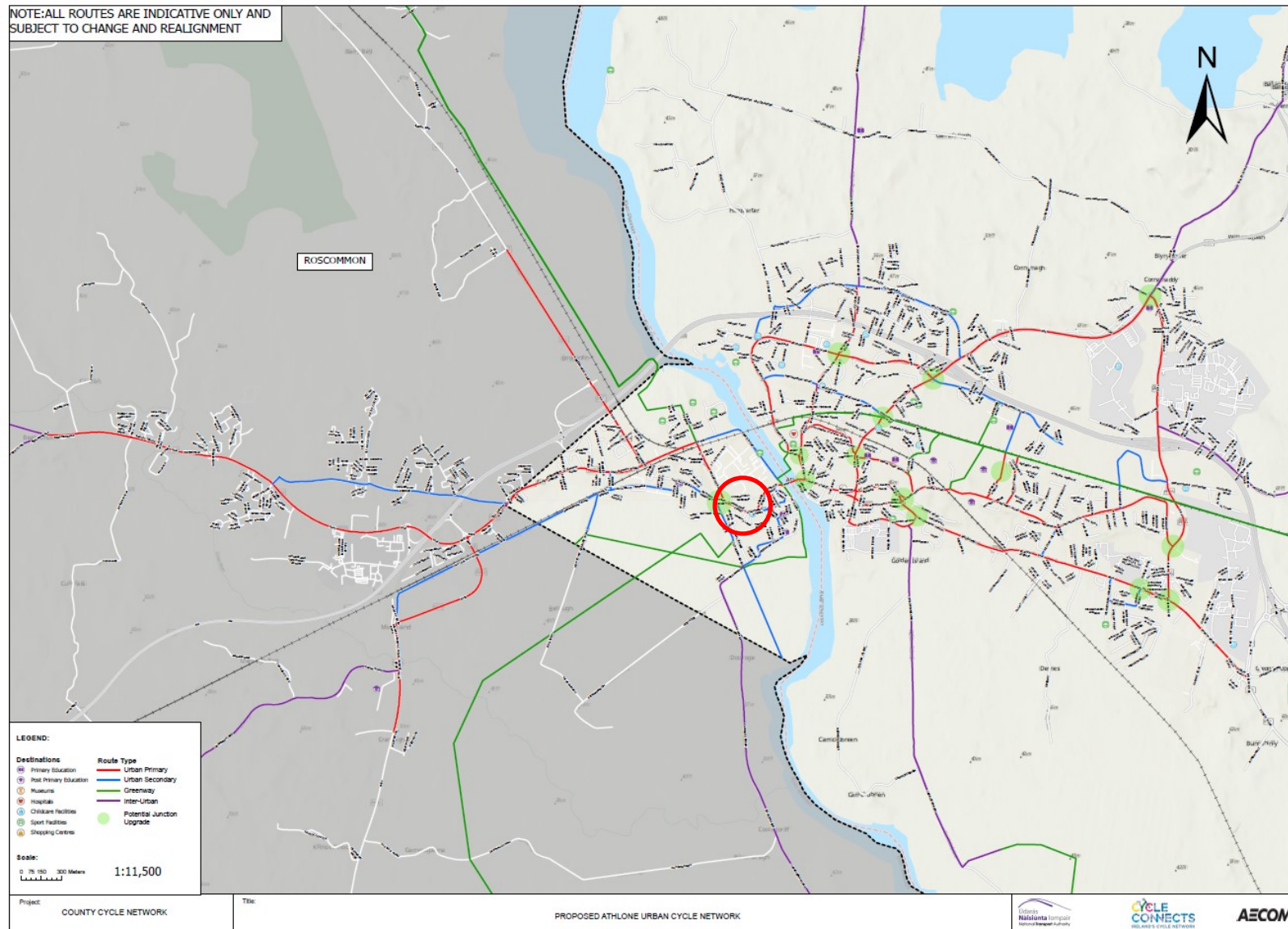
The proposed development comprises of 2 Bed 4 person residential duplex Unit, a 2 person 1 Bed apartment unit and a 100m² retail unit within the existing structure, and the proposed extension comprising of a 1 bed apartment unit at first floor over a the extended retail unit. This proposal is provide a quality development of a combined the existing structure should contribute to preserving the amenity and character of Connaught Street. This restoration will require the removal of a 2 storey extension and replacement with an new extension on all floors with a much smaller floor plan. The removal of the existing 1960's extension will allow the rear elevation to be sensitively dressed with a complementary smaller extension that does not compromise the importance of the protected structure.

The existing 2 storey extension sits over a 1.5m high void, and has a guarded escape stair from its roof down to the rear garden, the existing extension has a floor area of 29m² at each floor level. The proposed site access and egress for this development will be via existing rear garden/yard on the southern end of the site which has a medium sized yard which is currently secured with the use of a stone boundary wall and a sliding door directly off the Council car-park (Zoned Residential), and via the existing front door directly off Connaught Street.

The development will consist of the following:

1no. Retail Unit approx. 98.5m², 1no. 2 bed (4 person) Duplex Apartments (c.81.7m²) and a 1no. 1bed (2 Person) Apartment unit (c. 44.8 m²) with associated private amenity spaces and a shared amenity space.

The proposed development will use of good quality external materials and insulation, efficient heating systems, use of PV panels on roofs, sustainable water use and drainage design. The front elevation of the house will retain and repair where necessary a smooth rendered façade with 2 over 2 timber sliding sash windows on the upper floors with the addition of random natural cut Locally sourced limestone shop front surround and dark blue slate columns with aluminum framed glazing at ground floor level. The side elevation will be returned to a smooth rendered façade at upper level with the addition of a large aluminum framed glazing on the site corner at floor and ground floor.



Access, Parking & Movement (DMURS)

The Westmeath County Development Plan 2021-2027 specifies that car-parking shall be provided at a rate of one space per dwelling and an additional visitor space for every three dwellings. The development guidelines would therefore require 3 spaces.

However, this proposal does not propose any additional spaces, as it is a town centre location and as there is a large surface car park within 50m walk from the Property.

The strategy for the proposed development delivers a high degree of permeability and legibility for all network users particularly for sustainable forms of travel.

The primary access for the subject site will be via Connaught Street which is serviced by bus routes, the secondary access for the site is via the rear of the property.

The development will incorporate cycle storage within the development, this approach will encourage people to leave their car at home in favour of walking and cycling to near by facilities. The Site is on an Urban Secondary Active Travel Route for Athlone, this route will facilitate access to the Athlone Active travel network of Urban Primary, Urban Secondary and Inter Urban routes, the Athlone Canal & Green way to Galway and the Old Rail Trail (NCN Dublin to Galway Greenway).

Shared street surface on Connaught Gardens

The district office was consulted regarding the junction of Connaught Street and Connaught Gardens, and the proposed changes have incorporated into the proposed development.

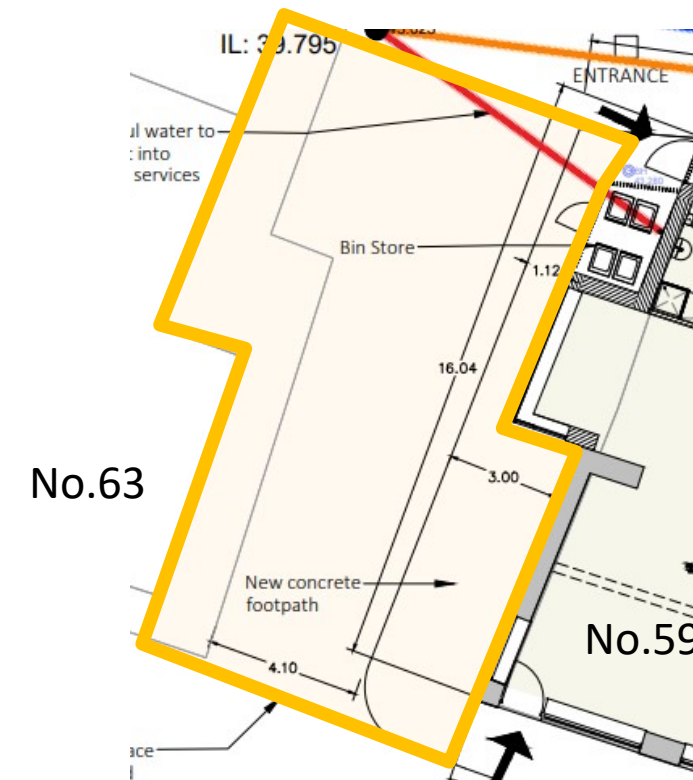
The development proposal includes the introduction of a shared Vehicle/ Pedestrian and cycle pathway, just off Connaught street in order to improve on large vehicle/ fire tender access, introducing vehicle calming measures and pedestrian safety as the current road design is substandard and not suitable for a two way local access / residential street.



Example of Narrow road shared surface from Youghal, Cork.



Example of preferred historic street materials



Area of Street to be enhanced

Materials - Outline Specification

A minimal palette of durable materials is proposed for the external facades.

Materials have been chosen for their suitability to the local environment, ability to provide variety in terms of colour, tone and texture, and for their appropriateness to the building use.

For sustainability, materials have been chosen which are substantially maintenance free in order to ensure that the buildings will age and weather well without the need to carry out extensive maintenance regimes.

For the new extension the materials include brick and acrylic render on mineral wool external insulation with aluminum / wood casement windows and Polyester powder coated vertical Steel slat balconies, which are complemented by powder-coated Entrance door canopies and polyester powder coated aluminum parapet cappings and window cills.

All service pipework and vents are concealed.

All external finishes are long service life materials with minimal maintenance requirements. Adequate hard standing is provided throughout the site for reach & wash equipment to allow for regular cleaning.

Foundations

Mini Pile or Slab Foundation – based on SI report / investigation.

Ground floor build up

Existing floors lifted and excavated to provide new insulated floors

New 150 concrete subfloor

1600 gauge DPM / Radon

Floor Insulation – 150mm Unilin XT/PR – UF or similar or (0.022 Thermal Conductivity) to achieve a minimum Uvalue of 0.13

500 Gauge Separating

Underfloor heating (wet System)

60mm Thermal (2.3 Conductivity of screed) Gypsum Liquid screed

Front Elevation wall

Cork lined existing stone walls (or other more suitable recommended systems)

Party walls (side walls)

75mm Gyplner to inside of all party walls shared with accommodation on the other side of the party wall.

Rear Elevation & extension

New Structural Steel framing as primary structure.

LGS metal framed infill walls with external wall insulation & acrylic render as external face of new walls.

50mm Gypliner

on 2no. layers of 12.5mm Plasterboard

on C70 metal stud walls with 100mm Rock wool Batt between the metal studs,

15mm Calcium Silicate board (cemrock xtreme or other equal and approved) fixed back to the C70 Galv metal Stud walls

160mm External wall insulation (StoTherm Mineral or other equal and approved) with roto fix mechanical fixings back to Metal stud locations.

Outer surface with reinforcing coat, glass fibre reinforcing mesh, intermediate priming coat & Decorative render finish.

Upper floors build up

2no. layers of 12.5mm Plasterboard to u/s of existing floor joists.

Existing floor joists to be retained and made good.

Cork separator between the joists and the new floor sheeting.

Floor boards to be removed and replaced with OSB Sheeting with full fill Rockwool or similar and approved between the joists.

Existing Pitched Roof

To remain as is.

200mm Rockwool Blat in the roof space between and over the joists.

Second Floor Ceiling

300mm Drop MF type drop ceiling with 15mm Fire Line Plasterboard

300mm Rockwool Blat over the suspended ceiling

All Chimneys to be closed up and ventilated to prevent moisture buildup.

Fenestration

Existing Front door - to be made good with sympathetic repairs as required and painted.

Front Ground Floor window - to be replaced with Wooden sash window made from conservation techniques.

Existing Upper Floors front windows – to be inspected and repaired with conservation techniques.

New Windows and doors to the rear elevation – 24mm DG units in Alu Clad windows and doors.

Materials—Architectural Treatment & Materials Sample Images



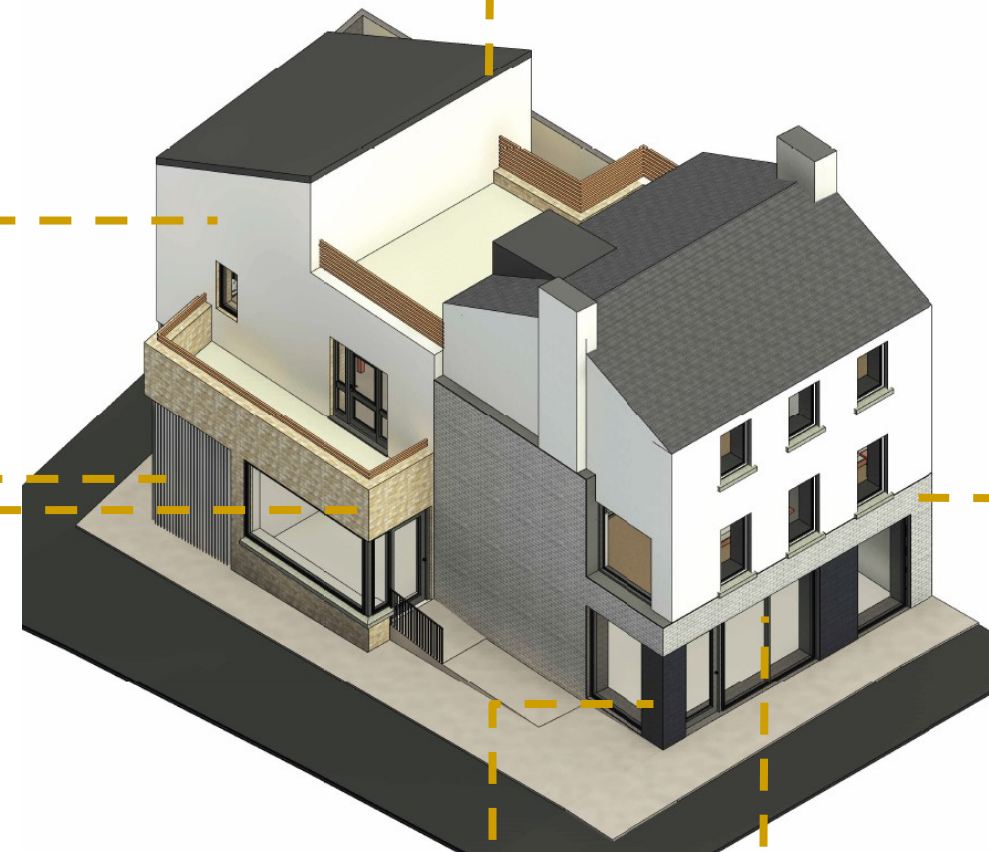
Acrylic Rendered External Walls



Zinc Standing Seam roofing and close fascia to new rear extension



Polyester powder coated RAL 7016 Slatted Steel as balcony balustrades and Brise Soleil



Cambridge Light Weathered, Vandersanden Brick or other equal and approved.



Lois Stone (Lazzaro 5) or other equal and approved.



Local Limestone external cladding to Shop front & gable end.



Aluminium Windows & Doors to new extension / Rear



Existing Structure

Existing Building front walls at First floor level and above to be retained and repaired using traditional methods, Any openings only to be made once approval is received. Façade cleaning of the existing rough cast render facade cleaning using the Nebulous water cleaning method in order to the existing protected structure building.

Windows to upper floors:

All Aluminum windows to be removed and replaced with air tight Timber/ PVC Sash Windows, windows previously changed to PVC or another modern material must be removed and replaced with a new treated timber sash window made using the methods, proportion and dimensional sizes of the remaining original windows.

Rain Water goods

Organic matter/ plants etc to be removed from roof level, gutters, flat roofs and spigots.

Damaged / broken rainwater goods to be repaired and replaced with existing rainwater goods with cast iron equivalent to match existing.

Proposed works to Ground Floor Shop Front

The Ground floor level rubble stone walls are to be made good structurally to allow the outer face of façade to be overclad with random natural cut Locally sourced limestone as an up and over surround to the Shop entrance, also with selected dark blue slate as cladding to the supporting pillars.

Shop Front Glazing

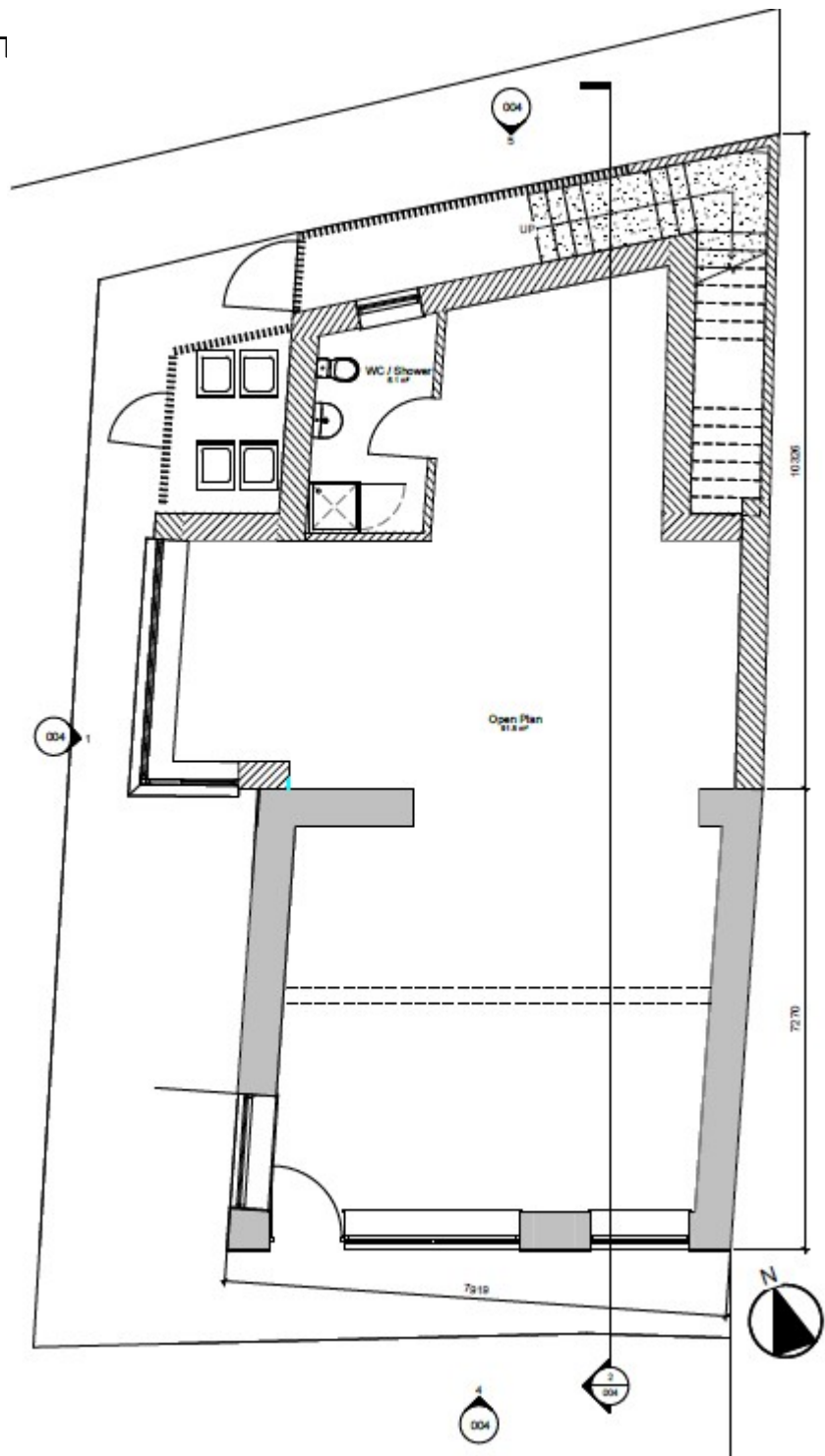
Windows and door to be RAL 7016 Polyester Powder coated Aluminum with 24mm Double Glazed with 6mm Toughened Glass outer and 6mm Thick Glass inner pane.

Rear elevation—Proposed New Walls

White or Light Buff Brick to Infill between the existing structure on Connaught Street and the Acrylic white plaster / rendered mono pitched rear extension element.

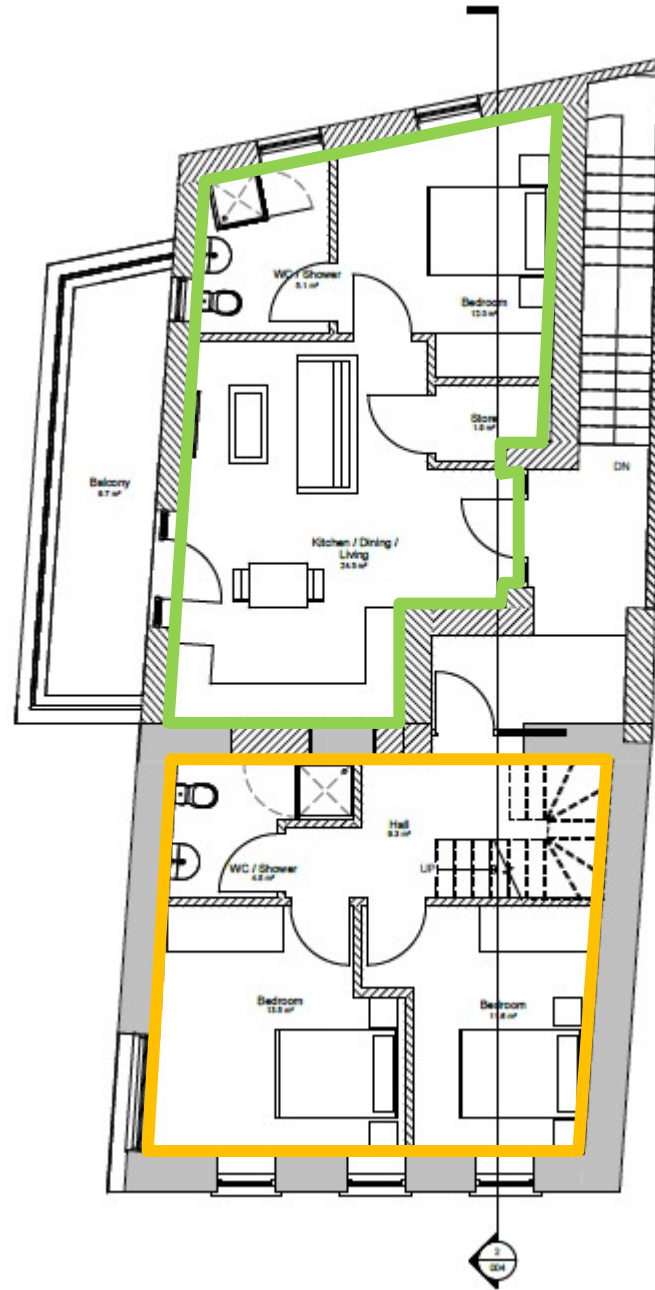
Windows & Doors to new rear extension

Windows and doors to be RAL 7016 Polyester Powder coated Aluminum with 24mm Double Glazed.



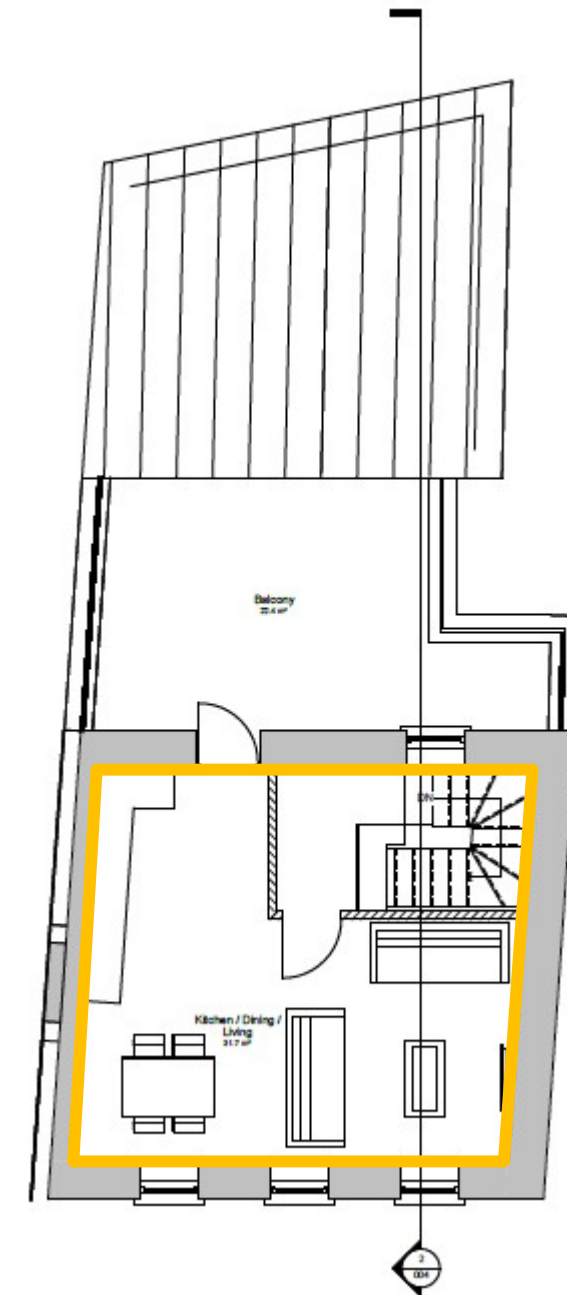
Ground Floor Plan

Retail and Residential Amenity facilities



First Floor Plan

- 1 bed apartment unit
- 2 bed duplex apartment unit



Second Floor Plan

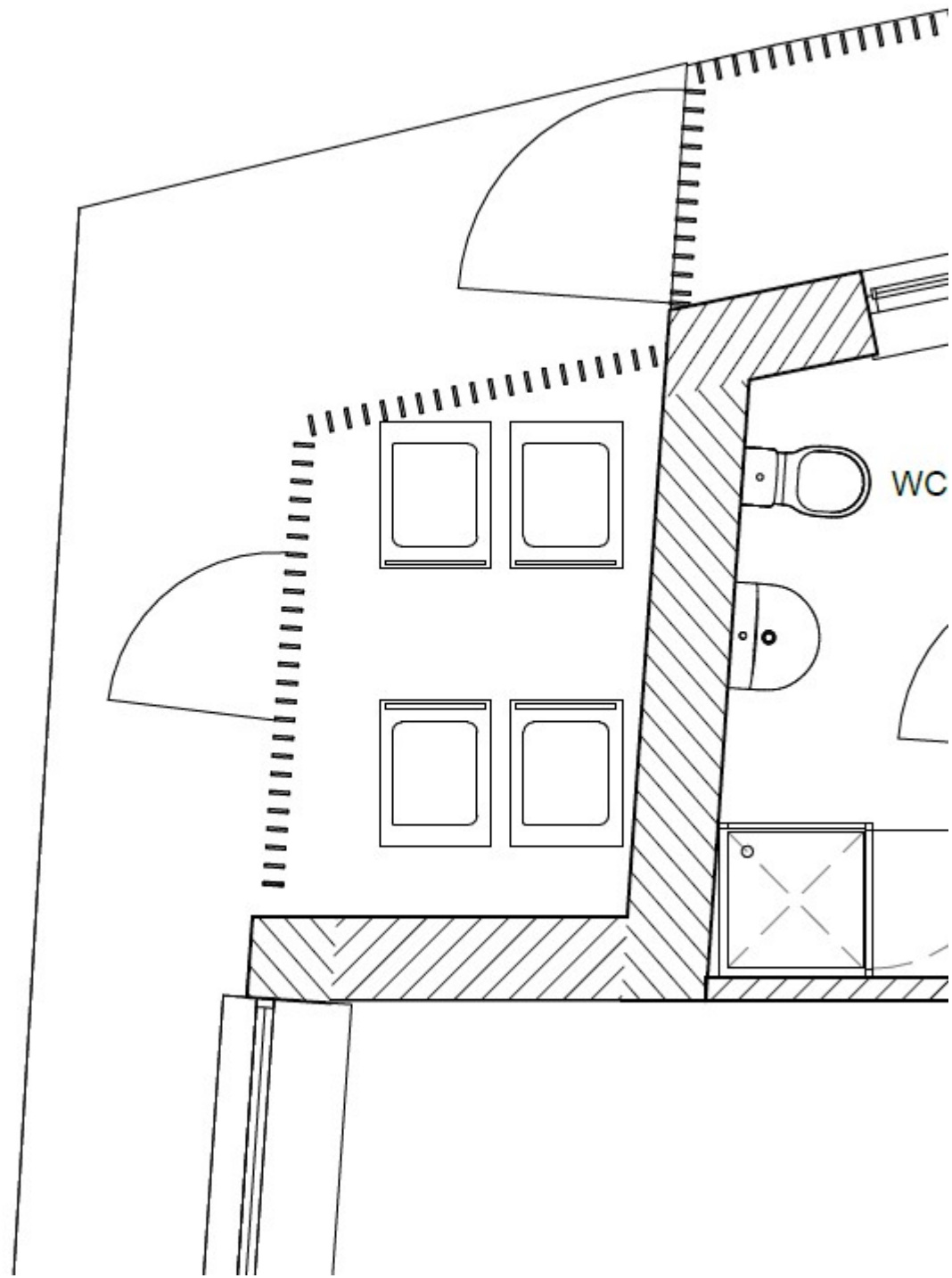
- 2 bed duplex apartment unit

Proposed Layouts

The proposed layouts are based on keeping the retail unit to the full depth of the Ground floor to provide an appropriate floor area to attract and maintain a long term tenant / future owner, whilst maximizing the residential on the upper floors within a modest envelope.

Maintaining use of the upper floors in the existing terraced structure as a duplex residential unit is logical and minimizes the amount of structural works. The remainder of the first floor extension over the retail unit provides the opportunity for a 1 bed 2 person apartment unit.

The apartment designs are very compartmentalized, separated by walls and doors, resulting in fragmented and separate spaces separated by internal walls. For example, the entry space and stair core are separate chambers, which allows the apartment units to remain sealed off. The bedrooms branch off the circulation spaces leading to the living space, kitchen, entries, and bathrooms are separate distinct spaces with their own doors.



Waste Management Proposal - Proposed dedicated Bin storage at rear of No. 59 Connaught Street.

Waste Management Plan

An Operational Waste Management Plan has been prepared by Westmeath County Council and is included below.

A shared lockable bin storage area will be provided on the rear of the building for the two dwelling units.

The Bin store will have sufficient space for 4no. 240 Litre bins, for 2no. General Waste, 1no. Recyclable waste and 1no. Food / Compostable waste.

The Bins can be registered with licensed operators for removal of waste on agreed schedules.



Energy & Sustainability

The buildings have been designed to maximise energy efficiency and promote Sustainability by use of good quality external materials and insulation, efficient heating systems, and sustainable water use and drainage design.

The development proposed the use of 2no. Photovoltaic panels per housing unit, therefore there will be a total of 6no. Solar PV panels provided on the rear facing roofs of the development.

The development will employ the use of air source heating systems combined with electrical heating backup, heat recovery and ventilation systems in all types.