



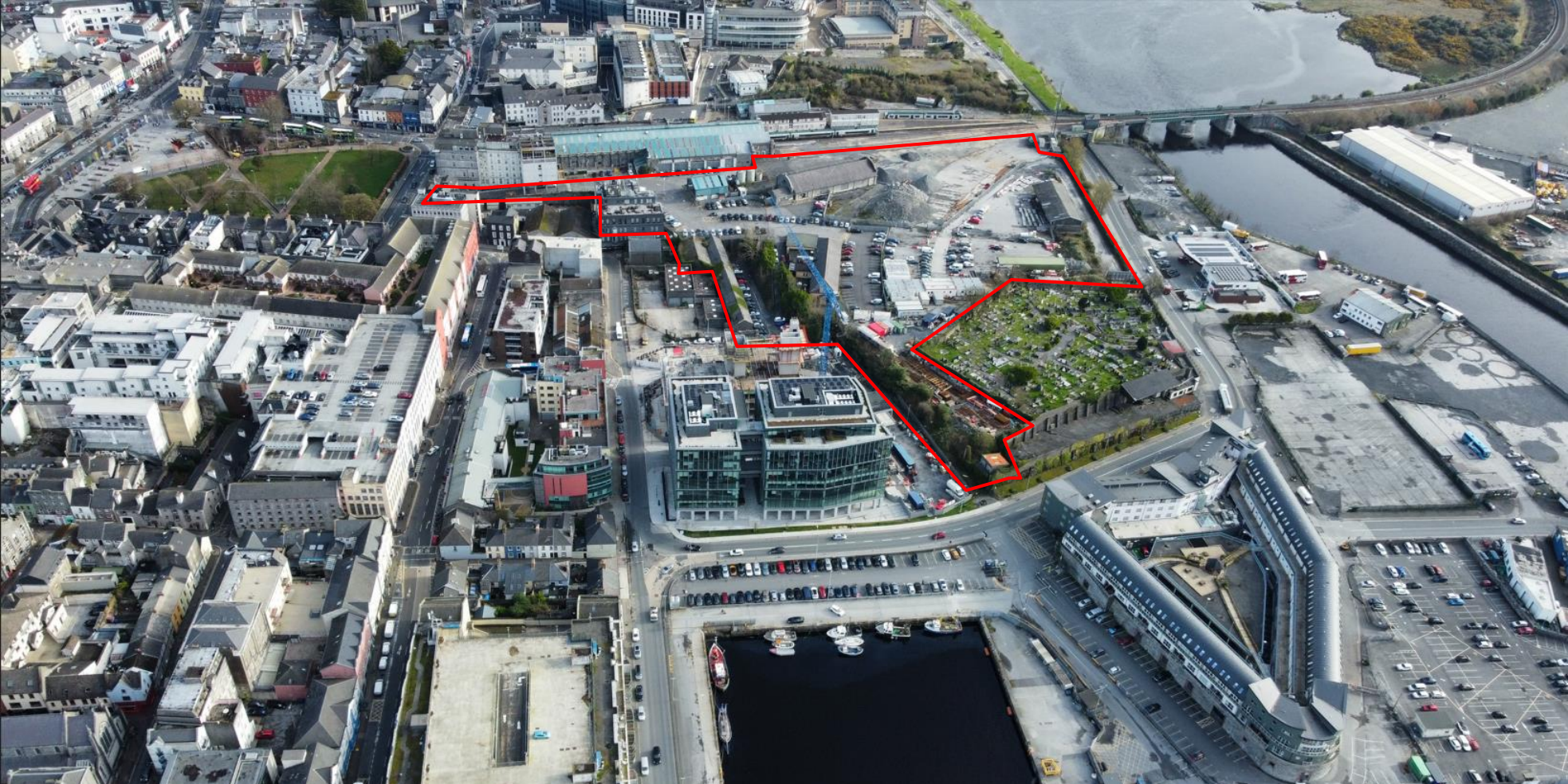
AUGUSTINE HILL
MASTERPLAN
GALWAY

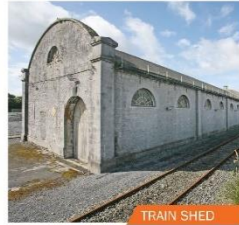
JUNE 2021

BDP.

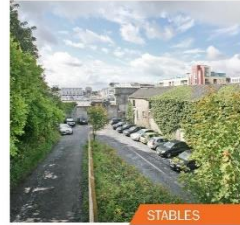


SITE





TRAIN SHED



STABLES



CEANNTRÍ STATION



FORMER ENGINE SHED



TURNTABLE



FOOT BRIDGE



RAILWAY VIADUCT



SIGNAL BOX



WATER TANK



Eyre Square



Shop Street



Bonham Quay

4.4.3 Connectivity

As a new district for the city, the Ceannt lands offers the opportunity to review and renew the urban connectivity in Galway. A pedestrian loop from Ceannt lands towards Eyre Square raises the possibility for a connection between old and new, while a loop towards the south integrates the land with Dock Road development and the harbour.



Fig. 1.66 Ceannnt Station Area Masterplan

The layout and uses identified are indicative only. Applications for development in these zones will take account of the zoning objectives, and the appropriate mix of uses for consideration, as identified in the City Development Plan.

STREETS



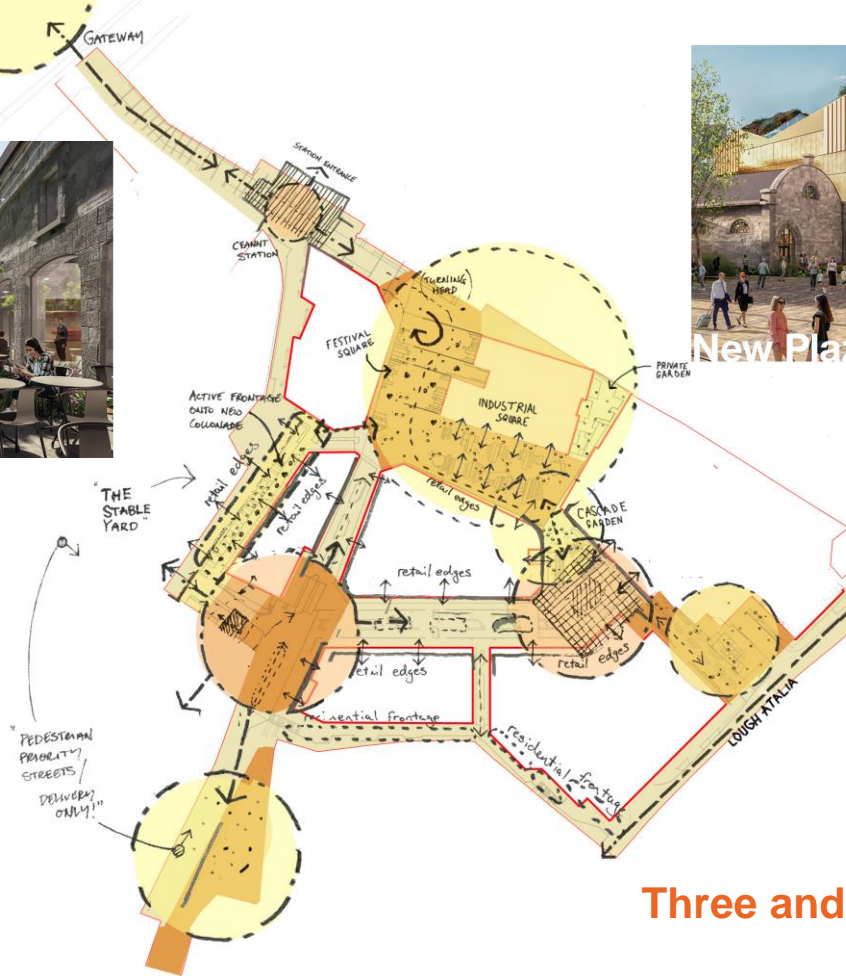
SQUARES



GARDENS



Public Realm



Three and a half acres

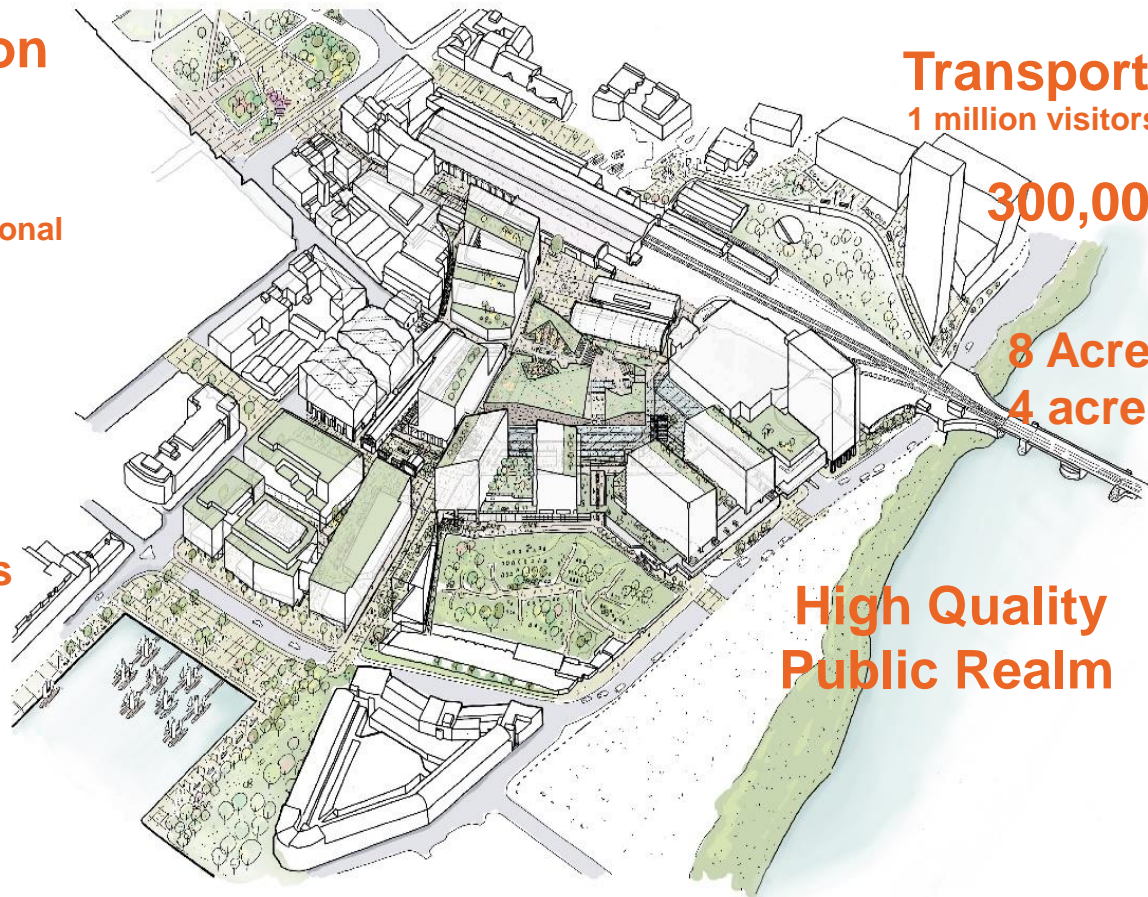
Holistic Vision

Tourism

8 million International
visitors per Year

Mixed Use

20,000 sqft
Culture uses
1000 Residents
3000 Office
workers
2000 Service
sector Jobs



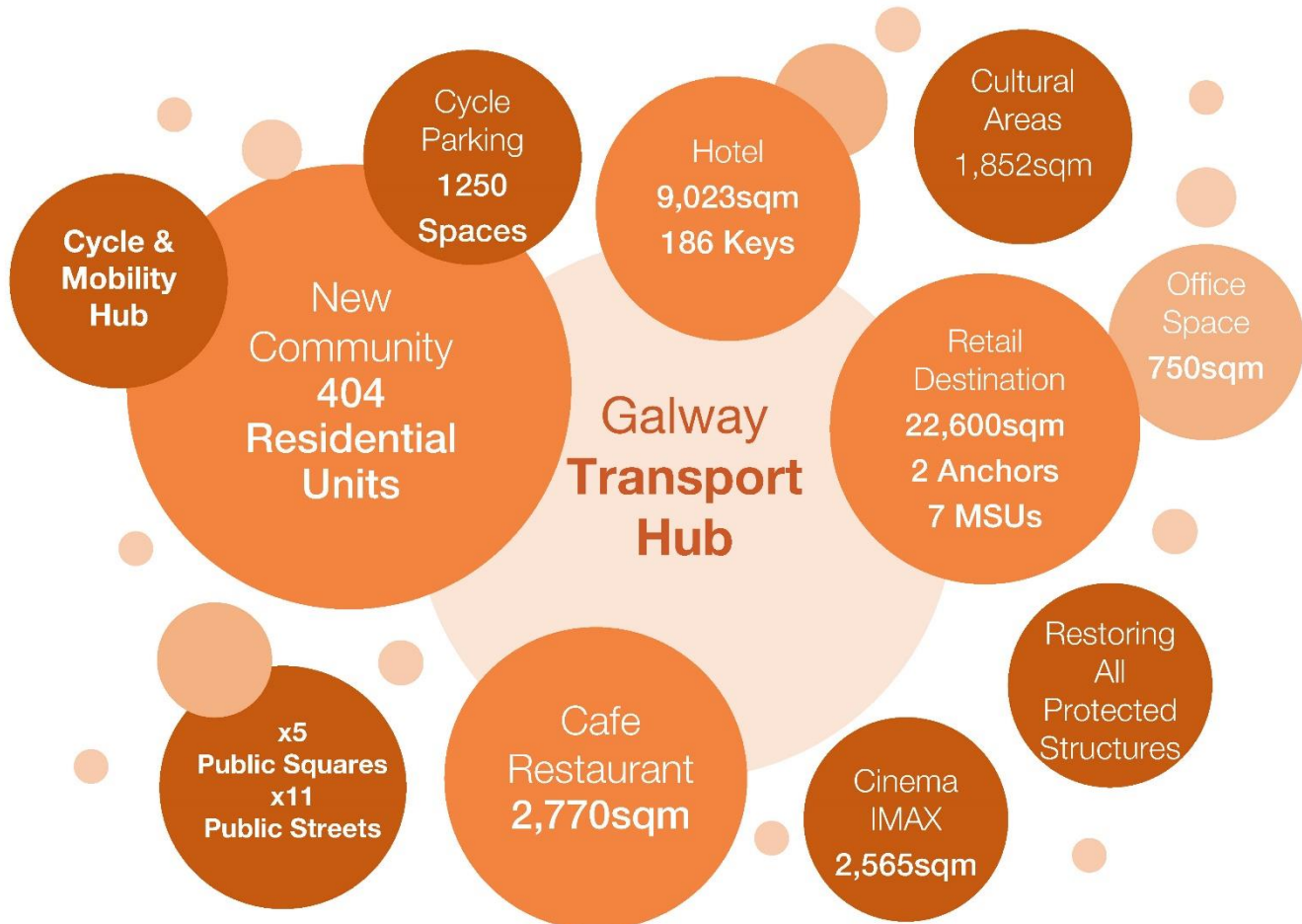
Transport Hub

1 million visitors per Year

300,000 catchment

8 Acre site plus
4 acre Bonham Quay

High Quality
Public Realm



Cycle & Mobility Hub

New Community
404
Residential Units

Cycle Parking
1250
Spaces

Hotel
9,023sqm
186 Keys

Cultural Areas
1,852sqm

Office Space
750sqm

Retail Destination
22,600sqm
2 Anchors
7 MSUs

Restoring All
Protected
Structures

Cinema
IMAX
2,565sqm

Cafe
Restaurant
2,770sqm

x5
Public Squares
x11
Public Streets







The Well,
Toronto

Westgate
Oxford



Westgate
Oxford

LIVING IN
THE CITY



Westgate
Oxford





A GARDEN IN
THE SKY

NEW LIFE
FOR OLD
STRUCTURES





ORIGINAL GRAPHICS FROM PLANNING APPLICATION SHOWING DESIGN INTENT AND CHARACTER ONLY.



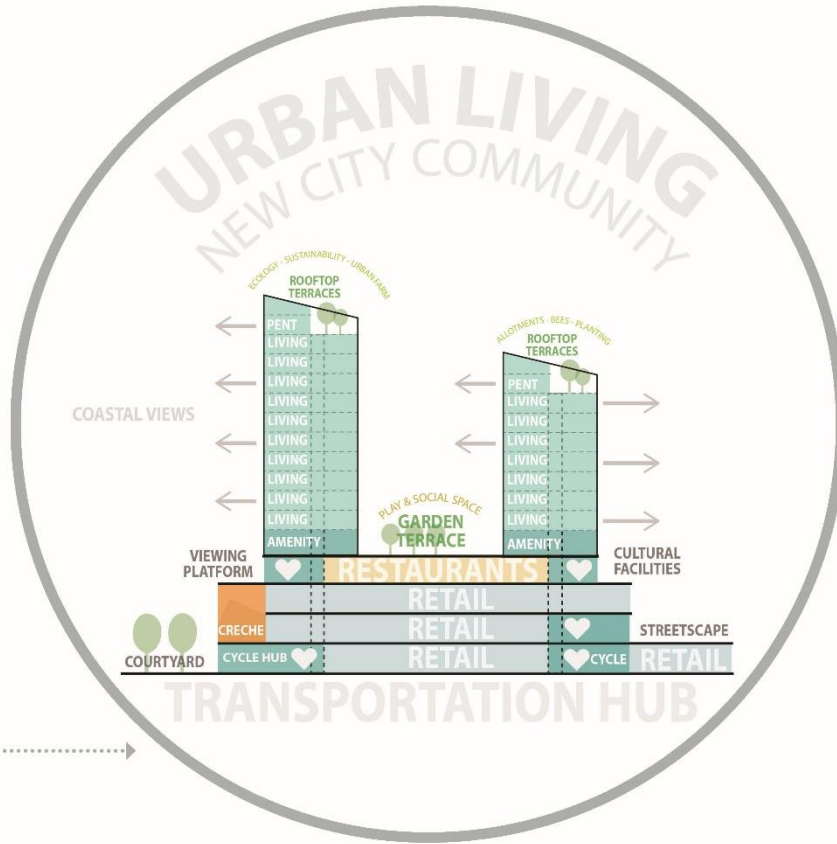


The Well,
Toronto



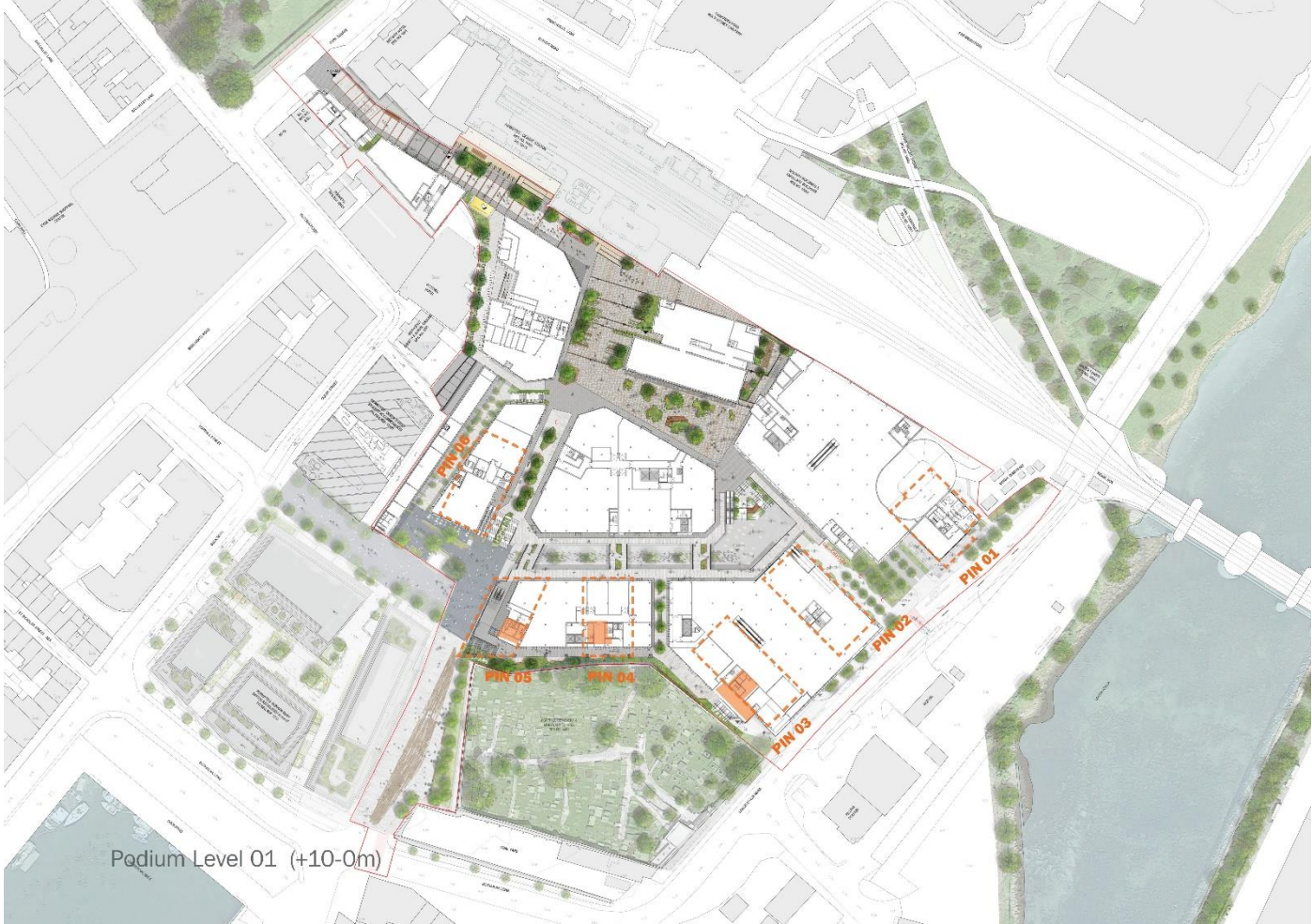
St James
Quarter
Edinburgh



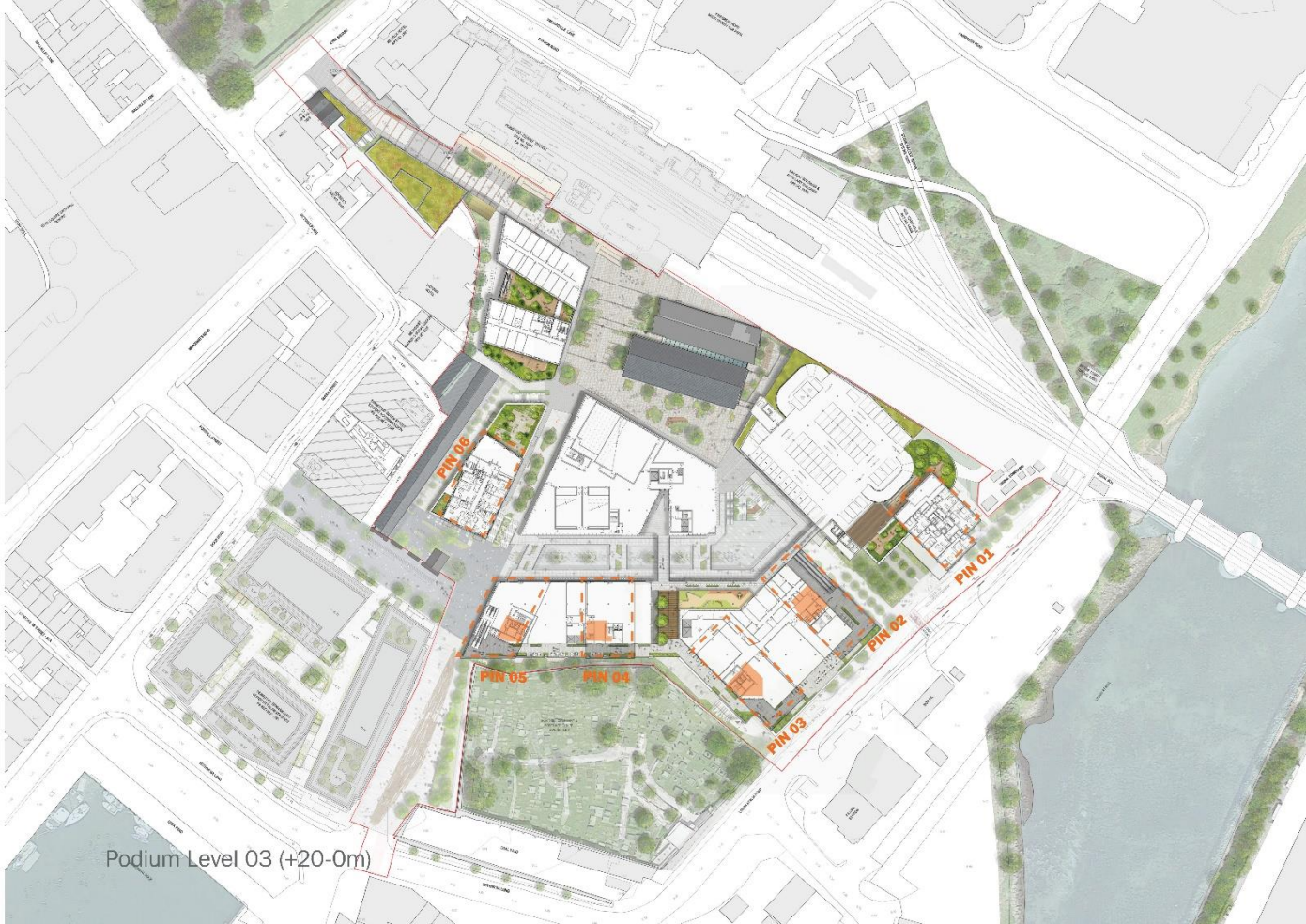




Podium Level 00 (+4.1m & +5.0m)



Podium Level 01 (+10-0m)



Podium Level 03 (+20-0m)









BDP.

NOTE

All spaces are subject to design development.

External areas are excluded from the total Gross Floor Area for the development.

The development requires a coordinated approach to servicing, waste, plant and circulation. These areas are required for the functioning of the whole development and have been categorised as Shared Facilities.

Residential, Hotel & Office Gross Floor Areas are inclusive of Independent Plant/Waste and Circulation, but do share some of the centralised plant and service corridors within the shared facilities categories.

For a breakdown of Units have been identified in the Housing Quality Assessment.

SUMMARY

SITE INFORMATION - TO BE UPDATED

	m2	Percentage
Site Area (inc. GCC Consented Areas)	34,052	
Site Ownership Boundary	33,448	
Plot Ratio (Based on Site Ownership Boundary)	3.4	
Proposed Site Coverage Area	16,580	
Proposed Site Coverage Percentage (Site Area inc. GCC Consented Areas)		47.8%
Proposed Site Coverage Percentage (Site Ownership Boundary)		49.6%
Proposed Public Open Space	19,009	56.0%
Proposed Residential - Communal - Open Space	3747	
Total Development - Open Space Site Area (Percentage Based on Site Ownership Boundary)	22756	68.0%

RESIDENTIAL

Note: See Housing Quality Assessment for Residential Area Breakdown.

	UNITS	GFA m2
Pin 01 (Block 07) - Build to Sell (BTS)	107	11,218
Pin 02 (Block 08) - Build to Rent (BTR)	59	5,896
Pin 03 (Block 08) - Build to Rent (BTR)	83	8,110
Pin 04 (Block 09) - Build to Rent (BTR)	44	4,318
Pin 05 (Block 09) - Build to Rent (BTR)	49	5,000
Pin 06 (Block 05) - Independent Living	62	5,953
TOTAL RESIDENTIAL	404	40,515

HOTEL

	QUESTROOMS	GFA m2
Hotel - Block 02	186	9,023

TOTAL HOTEL

		9,023
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RETAIL

	LEVELS	GFA m2
Anchor 1	Block 08	3
Anchor 2	Block 07	2
MSU 1	Block 06	2
MSU 2	Block 09	7
MSU 3	Block 09	2
MSU 4	Block 06	2
MSU 5	Block 06	7
MSU 6	Block 05	2
MSU 7	Block 02	2
Shop Units (Total of 21)	Block 01, 06, 06, 09	7

TOTAL RETAIL

		22,613
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CAFÉ / RESTAURANT

	Units	GFA m2
Café / Restaurant - Block 03	3	1,480
Café / Restaurant - Block 04	7	675
Café / Restaurant - Block 05	3	327
Café / Restaurant - Block 08	4	897
Café / Restaurant - Block 09	2	940

TOTAL CAFÉ / RESTAURANT

	19	4,319
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CINEMA

	GFA m2
Cinema - Block 06	2,565
TOTAL CINEMA	2,565

OFFICE

	GFA m2
Office - Block 01	566
Office - Block 01 - BOH & Circulation	186
TOTAL OFFICE	752

CULTURE

	GFA m2
Culture - Block 06	1,652
Culture - Block 09	200
TOTAL CULTURE	1,852

COMMUNITY FACILITIES

	GFA m2
Community - Block 01 - Cycle Hub & Mobility Hub & Storage	259
Community - Block 04 - Reflection Space	31
Community - Block 08 - Craiche, Cycle Hub, Parking & Sustainability Hub	780
Community - Block 08 - Craiche External Play (210sqm)	
Community - Block 09 - Facilities	170
TOTAL COMMUNITY FACILITIES	1,240

PUBLIC FACILITIES

Note: External Stairs & External Escalators are not included.

	GFA m2
Public Facilities - Block 02	39
Public Facilities - Block 06	153
Public Circulation - Lifts & Stairs	2,015
TOTAL PUBLIC FACILITIES	2,206

SHARED FACILITIES - BOH & SERVICING, WASTE, PLANT & CIRCULATION (COMMERCIAL)

Note: Residential, Hotel and Office are calculated separately. However they do share some of the below facilities such as centralised plant and service corridors.
Shared Facilities - Includes Areas of Centralised Plant/ Service Corridor which is required for the whole Development.

Shared Facilities - Multi Storey Carparking	16,181
Shared Facilities - Circ, BOH, Plant & Waste	9,121
Shared Facilities - Café/ Restaurant BOH (Blocks 03 & 04)	334
Shared Facilities - Service Yard (Block 06)	2,610
Shared Facilities - Service Yard Entrance (Block 08)	830
TOTAL PUBLIC FACILITIES	29,076

TOTAL DEVELOPMENT GFA	114,161
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GFA m2