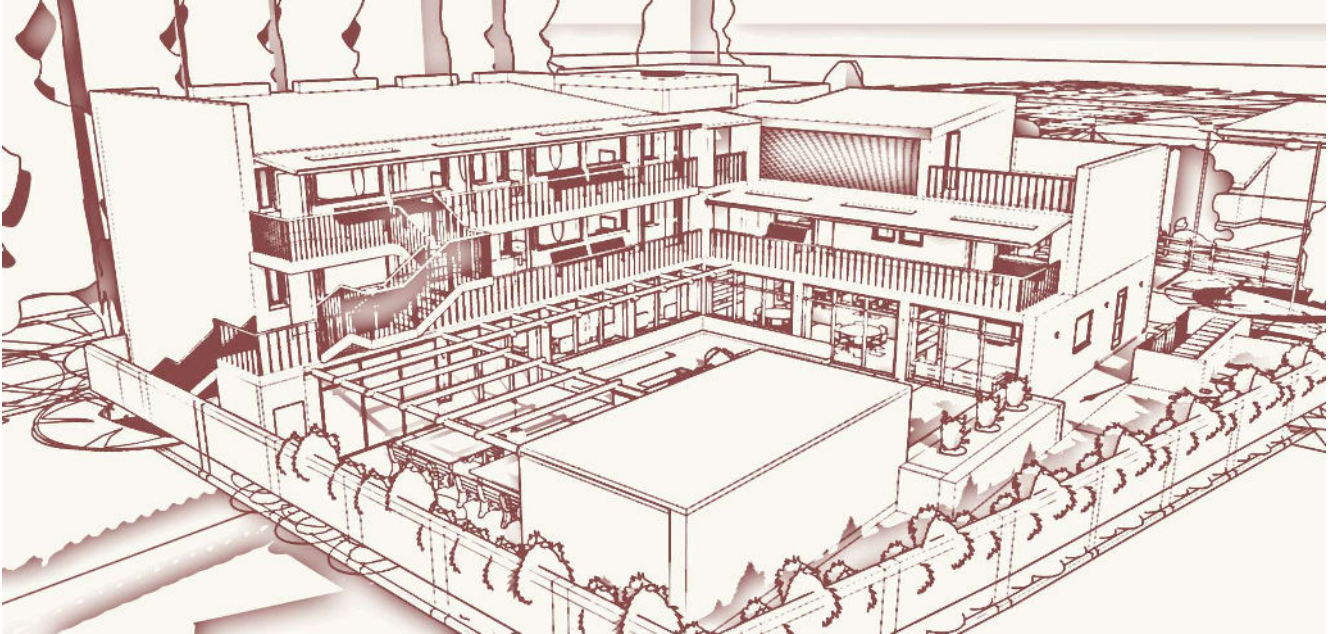


Galway City Council

Proposed Homeless Accommodation and Day Centre

Seamus Quirke Road, Galway

## Summary Report for Local Area Committee Meeting



29<sup>th</sup> September 2022

## Project Background

The site currently serves as a hub for homeless services. The existing building is a traditional 1970s bungalow that has been modified. The requirements for homeless services have expanded while the building has not. That has left the homeless clients and the employees delivering the service in quite restricted space. Also, during the winter months, a temporary Cold Weather Response (CWR) is set up on site in the form of 3 no. porta cabin units with a capacity of 21 bed spaces. The CWR is a low threshold, short term winter time response with the aim of providing night time sleeping accommodation for adults who sleep rough in Galway City over the winter period between November and April. The overall objective is to try minimise the risk of harm to people who are rough sleeping due to the cold and inclement weather conditions over the winter period and to work with people in identifying and progressing routes out of rough sleeping and homelessness. This service began in winter 2017 and continued for 2018 and 2019. During COVID it was provided elsewhere but is intended to return to Teach Corrib for winter 2022. The current services provided by Teach Corrib Day Centre are as follows;

- Support and services
  - Referrals to emergency accommodation and other support agencies.
  - Assistance in applying for welfare payments and other entitlements.
  - Advice and assistance with housing applications.
  - Assistance with searching and applying for jobs.
  - Help with accessing training and skill development opportunities.
  - Practical life skills and budget advice.
  - Referrals to tenancy and resettlement support.
- Facilities & Practical Support
  - Free breakfast and lunch including hot tea/coffee, soup and sandwiches
  - Access to shower and laundry facilities
  - Barber/hairdresser & clothes
- Health & Wellbeing Services for rough sleepers
  - GP & Nurse Clinic
  - Podiatry Clinics
  - Addiction Counsellor
  - Access to Community Mental Health Service

The entire site is in the possession of Galway City Council and there are no easements, rights of way or other restrictions to be taken account of in the design development, other than the services crossing the site, described in the relevant consultants' reports. There is an existing single storey building on site providing support services to the homeless. The building is circa. 170m<sup>2</sup> and deeply set back from the 1m high front boundary blockwork wall facing onto the Seamus Quirke Road. The surrounding buildings are ranging from single to 2 and 3 storey in height. To the south and west are medical buildings and to the north lies residential dwellings heavily screened with mature trees along both sides of the Seamus Quirke Road.

## Site Zoning

The overall site covers 0.13ha of Community, Cultural and Institutional zoned land. The zoning objective is to provide for and facilitate the sustainable development of community, cultural and institutional uses and development of infrastructure for the benefit of the citizens of the city. The zoning supports the provision of a day centre / medical services with the provision of temporary supported accommodation which is managed. The provision of full time residential units is not permitted under the zoning objective and is not a requirement of the buildings service provider.

## Design Approach

The proposed development aims to provide a much-needed upgrade in the existing day centre facilities, along with additional resources. It will also accommodate temporary homeless accommodation year-round, with the focus on identifying and progressing routes out of rough sleeping and homelessness on a regular basis while also adapting during the winter months to increase the intake of vulnerable rough sleepers. It is proposed to demolish the existing dormer building and replace with a safe, secure and energy efficient 2/3 story development. All existing services will be reintroduced, and additional emergency temporary accommodation will be provided on the upper floors in 1 bed and 2 bed studios. Provision will be made for night staff / security which will allow for the building to be monitored at all times. A building management plan will be developed in partnership with the building administrators.

The development potential of the site will be maximised by bringing forward the building line to create a strong urban presence along the Seamus Quirke Road. Minimising windows on this north elevation will ensure privacy to the building's occupants, along with the existing mature tree lined street. Building signage will be muted with a discreet front entrance out

of respect to the intended users. Ample open space will be provided in a south facing, enclosed courtyard where there will be elements of gardening and workshop areas. Existing parking provisions will be reinstated with the addition of a designated accessible parking space and EV charging point. The rear block of the building will be limited to two storey to be considerate of the existing residential houses along the eastern boundaries. Parking provided along the eastern boundary will also provide an additional buffer to the residential area.

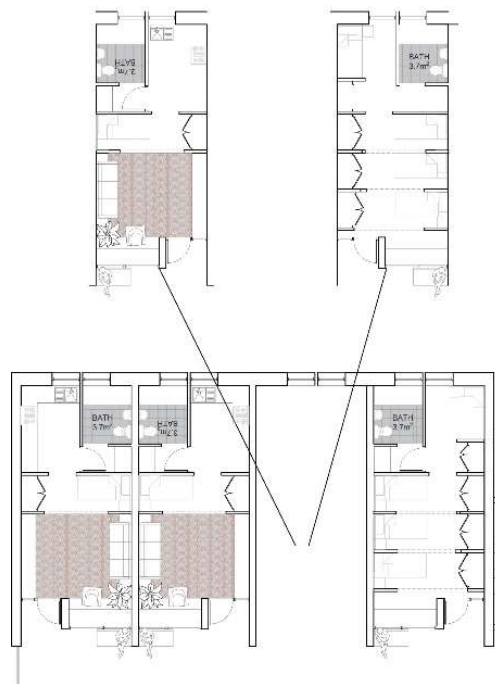
The proposal is based on best practice design, current building & safety standards and is consistent with 'Quality Housing for Sustainable Communities' as well as the Development Plan for the area and 'Sustainable Residential Development in Urban Areas'.

### Flexible Building

The current need for this building will change in the medium term. At present the site provides the location of the winter sleeper's accommodation; a temporary system of porta-cabins erected every year (pre-Covid). With the Housing First initiative working through the system it would be envisioned that many homeless people will get a home. This building would be seen as a stepping stone between homelessness and living in a home in the community. During the winter months if there was pressure on the system the one bed studios are interchangeable to become 3 person dormitories. This means you could have 8 people in single studios or 24 people accommodated in dormitories depending on the need / weather conditions.

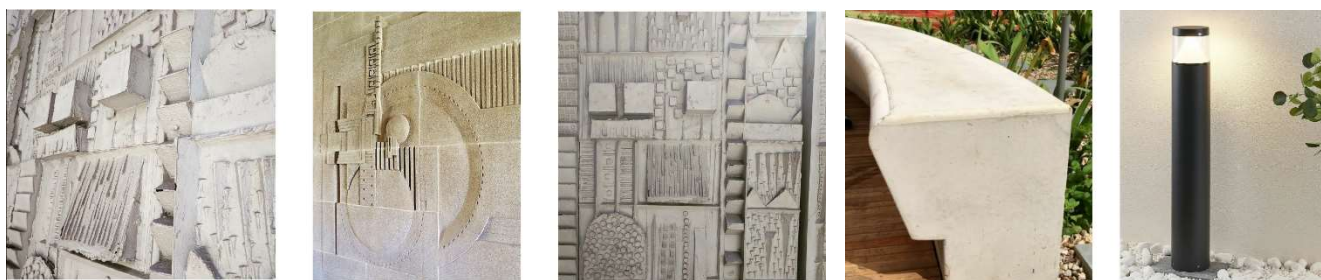
The overall structure of the building and the location of the lift and stair core will allow for a very adaptable building moving into the future. There are also 2 x two bedroom studios. This is to establish a 'buddy' friendship between two compatible homeless people so that they can potentially help each other to transition out of homelessness and would be an ongoing support for each other.

**Above Right:** *Initial sketch design for interchangeable 1 bed studios.*



### Public Art


Allowance for potential recoupment of the public art budget, in accordance with the updated Public Art: Per Cent for Art Scheme for projects costing below €5million (excl. VAT), has been calculated at 1.0% based upon the net construction budget and has been included on the CWMF PR.4 form. A designated space is proposed to the right of the buildings main entrance and aims to create a small landscaped public green with street lighting to help to enhance the quality of the environment. It is intended for the boundary wall at this location to be imprinted concrete or mural commissioned from local artists. Operational procedures from The Department of Arts, Sport and Tourism publication, Public Art: Per Cent for Art Scheme 23 shall be adhered to when commissioning the work. Details of the proposed space can be found on the proposed landscape plan in the Architectural drawing package.



**Above:** *Public Art Scheme Exemplary Imagery*

### Consultation with GCC Planning, Interdepartmental Coordination & Department Funding.

The proposed scheme has been reviewed at several intervals during design development with Galway City Council Planning Department, as well as signed off with the Water Services, Roads and Parks Departments, and issues raised in the course of such consultations have been addressed by the Design Team. The Planning Department are satisfied that the current layout can proceed as the basis for a Part 8 Application, with particular attention to be given to the quality of the materials, finishes and hard surfaces/public realm. The Stage 1 funding was approved on the 26<sup>th</sup> October 2021. A Stage 2 application was submitted on the 22<sup>nd</sup> July 2022 and following discussions with the Department Advisor should be approved shortly. The Part VIII submission is currently scheduled to be made by the end of September 2022, pending approval of the Stage 2 Application.

**Galway City Council**

Architects Section

City Hall  
College Road  
Galway, H91 X4K8

Hall na Cathrach  
Bóthar an Chólaíste  
Gallimh, H91 X4K8

Phone: (091) 536 400  
Fax: (091) 538 150

No.	Description	Date

**NOTE:**  
This drawing is for information purposes only. Information shown addresses current planning acts. This drawing is not intended to demonstrate compliance with the current building regulations, nor is it intended for contractor purposes. Do not scale from this drawing. Work only from figured dimensions. All errors and omissions to be reported to the architect.

**Drawing Purpose:**

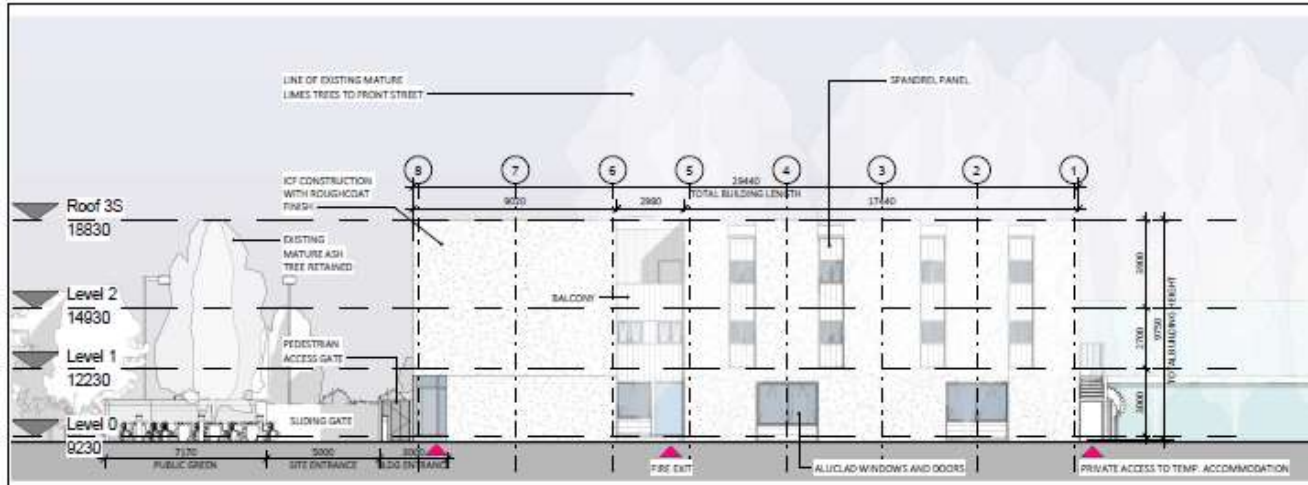
**Part VIII - DRAFT**

**Drawing:**  
Landscape Plan & Site Lighting

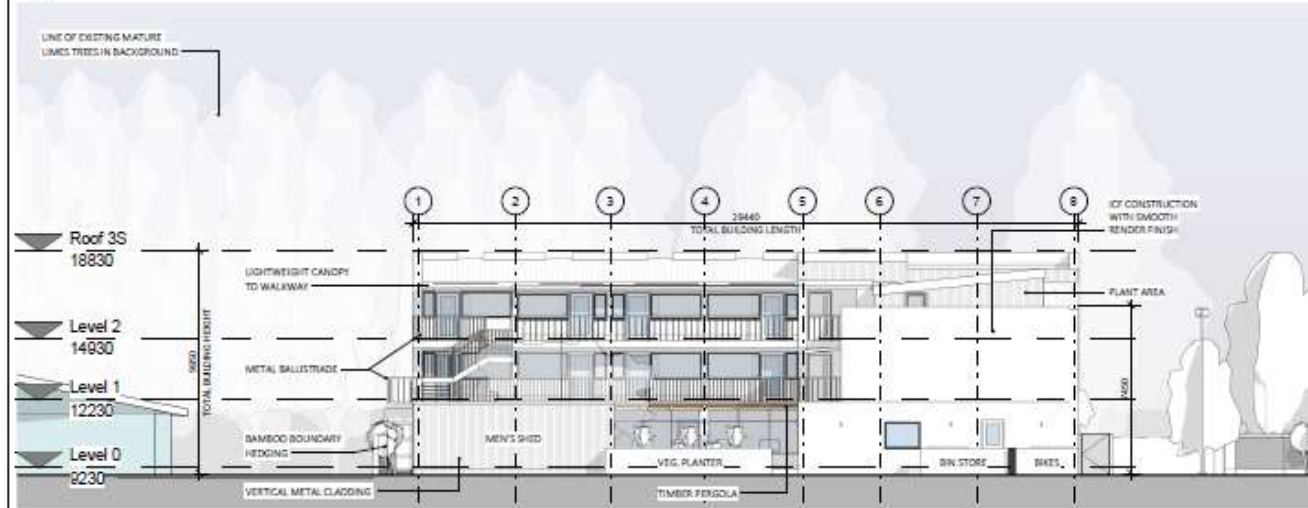
**Project:**  
Homeless Day Centre & Emergency Accommodation.

<b>Location:</b> Seamus Quirk Road, Galway	<b>A2002-SQR-GCC-DR-A-003</b>
<b>Clients:</b> Galway City Council	
<b>Project number:</b> A2002	<b>Scale:</b> As indicated
<b>Date:</b>	<b>Issue Date:</b>
<b>Drawn by:</b> Author	<b>Approved by:</b> Checker

23/05/2022 12:27:01



**NORTH ELEVATION**  
1:200



**SOUTH ELEVATION**  
1:200



EXEMPLARY IMAGES

**Galway City Council**  
Architects Section

City Hall  
College Road  
Galway, H91 X4KB

Hall na Cathrach  
Róthar an Choláiste  
Gailimh, H91 X4KB

Phone: (091) 536 400  
Fax: (091) 538 150

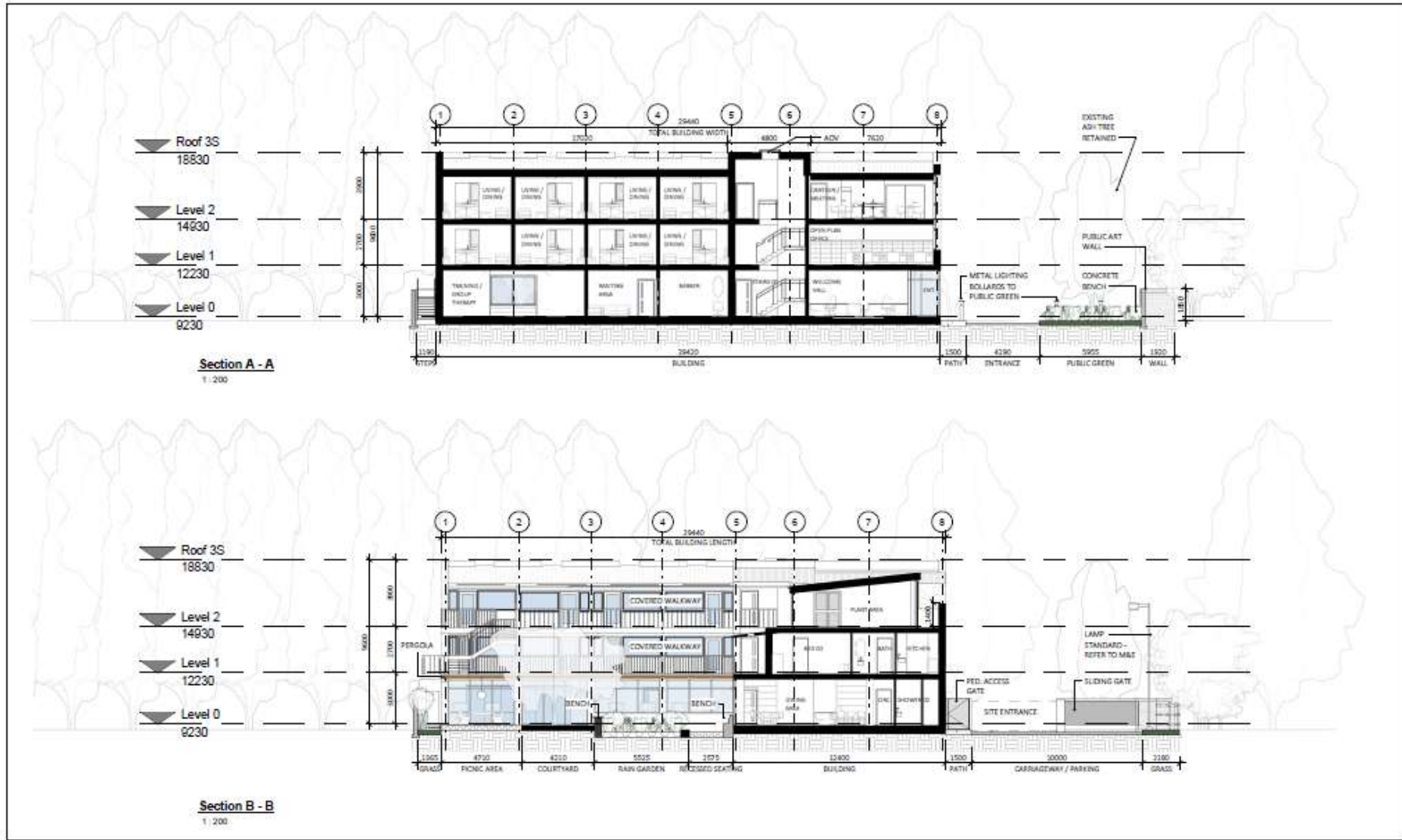
No.	Description	Date


NOTE: This drawing is for information purposes only. Information shown addresses current planning acts. This drawing is not intended to demonstrate compliance with the current building regulations, nor will it be intended for contractor purposes. Do not scale from this drawing. Work only from figured dimensions. All errors and omissions to be reported to the architect.

Drawing Purpose:  
**Part VIII - DRAFT**

<b>Drawing:</b> Elevations - North + South			
<b>Project:</b> Homeless Day Centre & Emergency Accommodation.			
<b>Location:</b>	Seamus Quirke Road, Galway	<b>A2002-SQR-GCC-DR-A-300</b>	
<b>Client:</b>	Galway City Council		
<b>Project number:</b>	A2002	<b>Scale:</b>	1:200 (REV)
<b>Date:</b>	Issue Date	<b>Drawn by:</b>	Author
		<b>Approved by:</b>	Checker

23/06/2022 12:27:21



 <p><b>Galway City Council</b> Architects Section</p> <p>City Hall College Road Galway, H91 X4K8</p> <p>Hall na Cathrach Bóthar an Chóidiste Gallimh, H91 X4K8</p> <p>Phone: (091) 536 400 Fax: (091) 538 150</p>	<table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Description	Date																<p><small>NOTE: This drawing is for information purposes only. Information shown addresses current planning acts. This drawing is not intended to demonstrate compliance with the current building regulations, nor is it intended for construction purposes. Do not scale from this drawing. Work only from figured dimensions. All errors and omissions to be reported to the architect.</small></p> <p>Drawing Purpose:</p> <p><b>Part VIII - DRAFT</b></p>	<p>Drawing: <b>Sections - A-A + B-B</b></p> <p>Project: <b>Homeless Day Centre &amp; Emergency Accommodation.</b></p> <p>Location: <b>Seamus Quirke Road, Galway</b></p> <p>Clients: <b>Galway City Council</b></p> <p>Project number: <b>A2002</b> Scale: <b>1:200</b> REV: <b> </b></p> <p>Date: <b> </b> Issue Date: <b> </b> Drawn by: <b>Author</b> Approved by: <b>Checker</b></p>
	No.	Description	Date																		

23/09/2022 13:27:14