

# Architects Design Statement

Presentation House

Proposed Community and Enterprise Centre

Muine Bheag (Bagnelstown), Co. Carlow

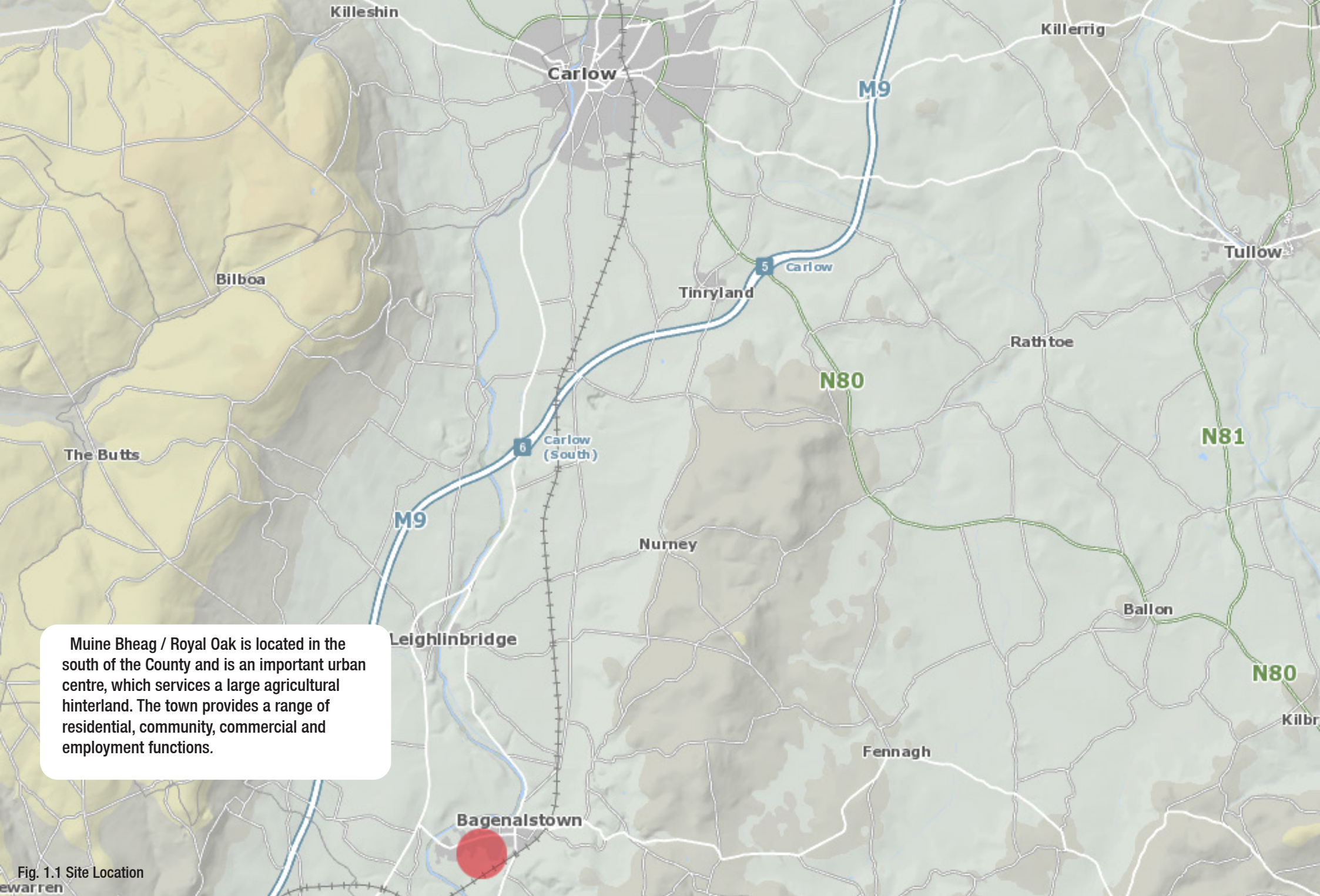
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# 1. Site and Existing Building Analysis



Muine Bheag / Royal Oak is located in the south of the County and is an important urban centre, which services a large agricultural hinterland. The town provides a range of residential, community, commercial and employment functions.

Fig. 1.1 Site Location  
ewarren



# Site Location

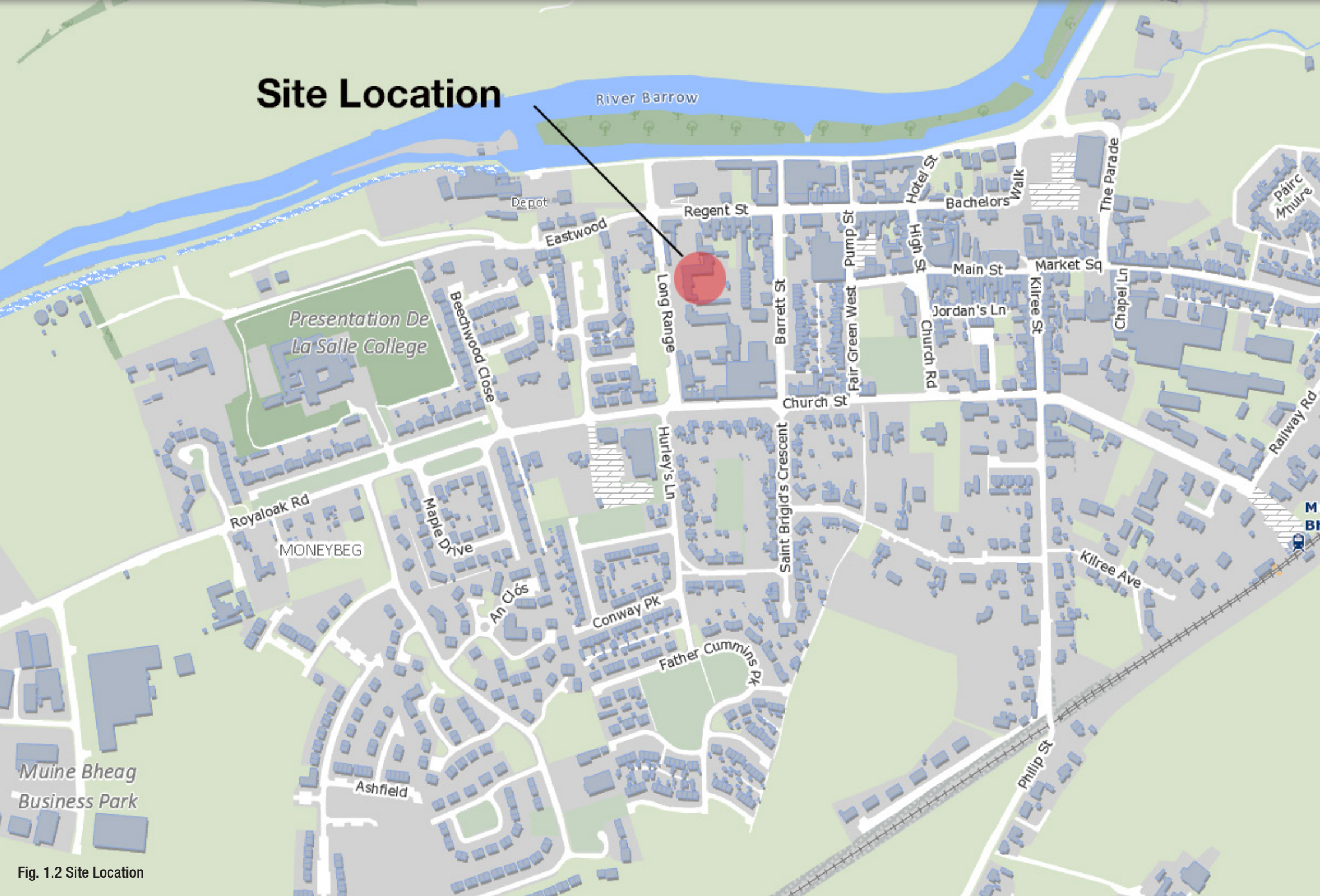


Fig. 1.2 Site Location





Site Location



Fig. 1.3 Site Aerial View

Google





Fig. 1.4 Approach to site from the North on Long Range



Fig. 1.5 Approach to the site from the south. Queen of the Universe National School is on the right immediately before subject site.

*Images extracted from Google Maps*





Fig 1.6 Site panoramic from street front looking North



Fig. 1.7 Site panoramic from street front looking South

*Images extracted from Google Maps*



## **2. Carlow County Development Plan Muine Bheag Royal Oak Local Area Plan**

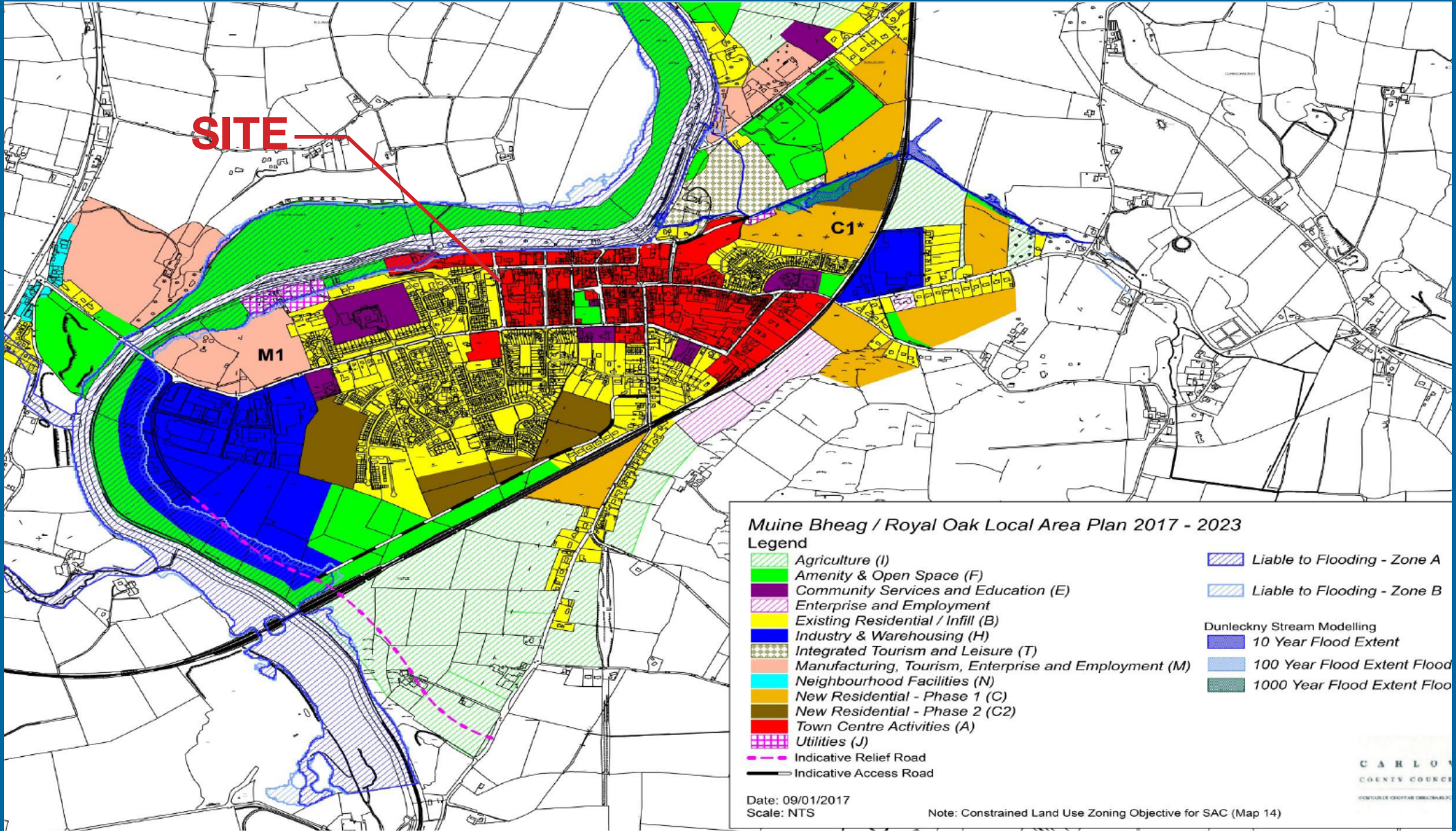


Fig. 2.1 Land use Zoning/Objectives Map

The subject site is zoned 'Town Centre Activities (A)'

Zoning Objective: To provide for the development and improvement of appropriate town centre uses including retail, residential, commercial, office and civic use.

The existing building use is Community Services & Educational with the building having been recently used as a convent for the Presentation nuns.

The proposed use is Enterprise & Employment which is a permitted town centre use.



## Relevant Strategic and Economic Objectives

### 3.2.1 Strategic Objective No. 1

*It is an objective of Carlow County Council:*

*SO 1: To create an attractive town with compact urban form which contributes to the natural and built heritage amenities of the town and provides a vibrant and vital mixed-use environment.*

#### SO 1.1 Promoting Character and Heritage

*The towns built and natural heritage make it unique. This objective fully recognises the contribution heritage makes to the town's character and acknowledges that it is a unique resource that attracts tourism.*

*This Plan seeks to renew the historic town core area in particular the Market Square, the quayside and surrounding streetscapes in order to enhance, improve and build on the inherent character of the town. The key approach is to balance the needs of a growing town with the need to protect and conserve the elements, which give the town its identity.*

*Urban design principles identified focus on the need for regeneration of the town centre area. This key priority will entail strengthening and improving the image of the town through proposals for the public realm.*

#### SO 1.2 Facilitating a Diverse Range of Activities

*Muine Bheag / Royal Oak is an important market town that serves a large rural hinterland. Its core retail area has been defined as part of the Carlow County Retail Strategy July 2015, which recognises a shortage in terms of comparison-shopping. The town also accommodates key community infrastructure and services. The importance of residential occupancy within the town centre as opposed to development on the periphery is an important element to ensure the vibrancy of the town into the future. Opportunities to develop the tourism role of the town is also a key priority. This in conjunction with opportunities to upgrade the public realm provides an opportunity to develop further niche retail and service facilities within the town.*

### 3.2.2 Strategic Objective No. 2

*It is an objective of Carlow County Council:*

*SO 2: To facilitate the creation of a sustainable vibrant and vital economy which maximises the unique attributes of the town.*

#### SO 2.1 Facilitating Sustainable Development of the Local Economy

*It will be necessary to stimulate the long term economic growth of the town by promoting employment and enterprise land uses to provide opportunities for Muine Bheag / Royal Oak to become a self-sustaining town.*

*This priority seeks to promote sustainable growth of the local economy through focusing on manufacturing and office based industries, enterprise development and tourism (natural and built heritage) through:*

- The development of small-scale enterprises and office based employment adjacent to the town centre and on appropriately zoned land.*

*Revitalising the town's retail base by strengthening and consolidating the town centre area is also an important consideration. The creation of a successful mixed-use viable town centre is a key priority for this Plan.*

#### 4.4.3 Economic Policies for Muine Bheag / Royal Oak

*It is the policy of Carlow County Council:*

*EC 1: To accelerate the sustainable development of Muine Bheag / Royal Oak through sustainable employment creation, in a structured and cohesive way, recognising its importance as one of the key drivers of economic growth in south Carlow.*

*EC 3: To foster and support industry and enterprise in Muine Bheag, including indigenous businesses.*

*EC 5: To promote innovative economic sectors and encourage clustering which positively exploits synergies between interconnected companies.*

*EC 7: To support and facilitate the development of start up enterprise units for local indigenous enterprises in Muine Bheag / Royal Oak.*

*EC 11: To actively encourage the redevelopment of brownfield sites and re-use of disused buildings for enterprise and employment creation, subject to meeting Development Management Criteria as presented in the County Development Plan.*

The proposed change of use of the Presentation Convent to a Community Enterprise Centre is in line with the strategic and economic objectives of the development plan as outlined above.

### Parking Policies

The Presentation Convent site is located at Long Range, Muine Bheag. The site is served by Local Road 'Long Range' (L3020) which carries a daily traffic load of circa 1,520 vehicles (4% HGV) within a speed limit of 50 Km/hr. The site is directly adjacent to Queen of the Universe, National school.

The Carlow County Development Plan, Chapter 16, Development Management Standards, Table 16.7 Car and Bicycle Parking Standards outlines the requirement of Offices (Town Centre) as:

Car Parking - 1 per 25 m<sup>2</sup> of GFA

Bicycles - 1 per 5 employees

The area of the subject building 1245 sq m giving a parking requirement of 50 spaces. The number of proposed parking spaces is 37 leaving a shortfall of 13 spaces.

2 No. Electric Vehicle charging points are to be provided at the proposed car parking area to the rear of the building.

The number of employees is estimated at c. 100, giving a bicycle parking requirement of 20. 20 Bicycle parking spaces have been provided on the north side of the proposed Community and Enterprise Centre.

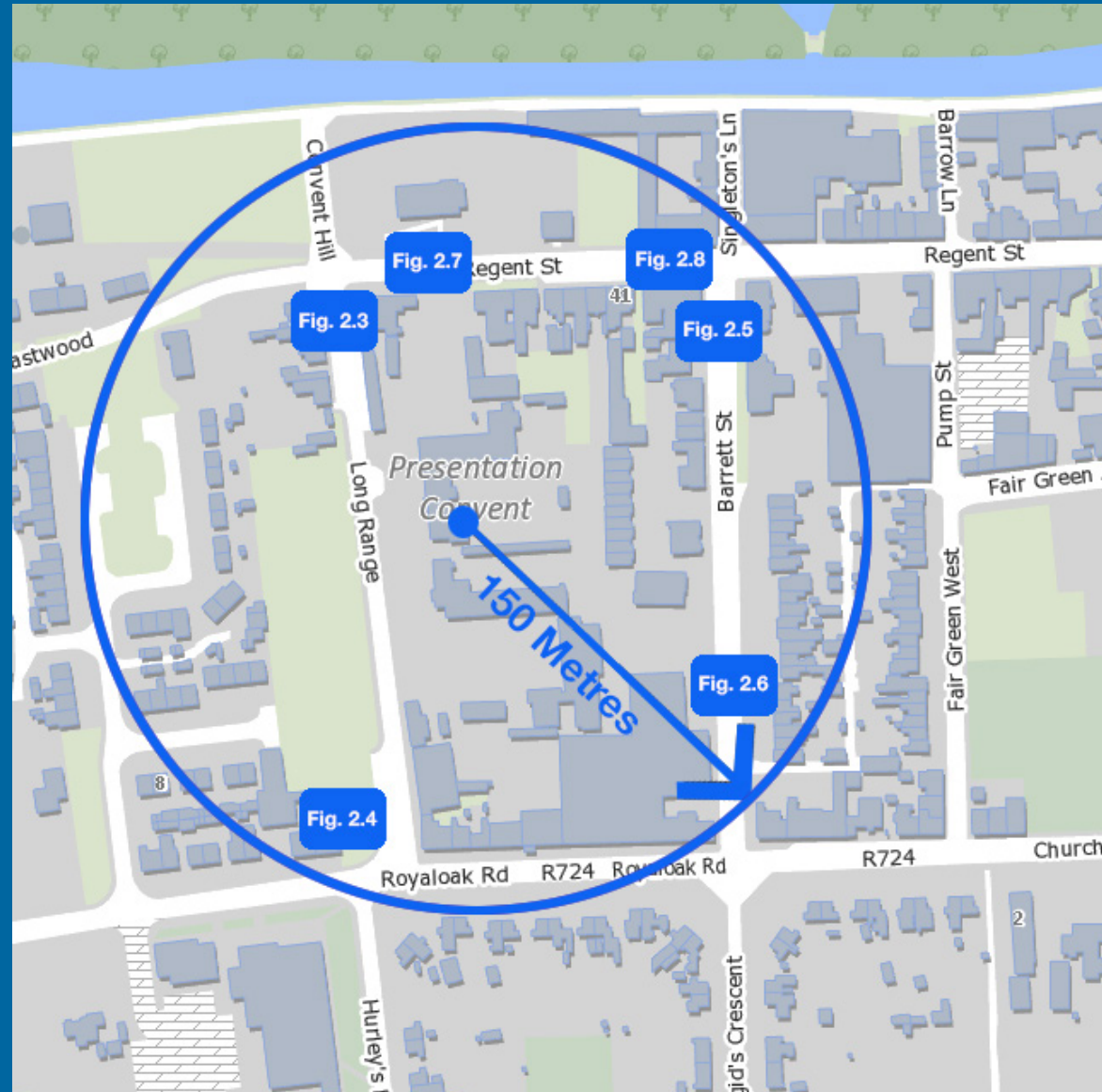


Fig 2.2- Map showing proximity of adjacent on street parking



Parking Policies

Car Parking – Policy  
 It is the policy of the Council to:

*CP. P2:  
 Allow for the reduction in car parking requirements for commercial developments in suitable town centre locations where a detailed parking analysis demonstrates adequate supply of proximate car parking spaces thereby encouraging a modal shift away from the private car to more sustainable forms of transport, such as public transport, cycling and walking.*

Given the available provision of parking on the surrounding public road network we would consider the proposed parking numbers adequate for the proposed Community and Enterprise Centre.

Photos showing extent of on street parking in vicinity of proposed Community Enterprise Centre



Fig 2.3 On Street Parking -Long Range looking South



Fig 2.4 On Street Parking -Long Range looking North



Fig 2.5 On Street Parking -North end of Barrett Street looking South



Fig 2.6 On Street Parking -South end of Barrett Street looking North



Fig 2.7 On Street Parking -Regent Street Between Long Range and Barrett looking East



Fig 2.8 On Street Parking -Regent Street at junction with Barrett Street looking West

Images extracted from Google Maps

# 3. Design Strategy



## Design Strategy

The Design strategy for change of use of the Presentation Convent to a Community and Enterprise Centre was to retain as much of the existing building fabric and building interior layout as possible.

We are proposing minimal work to the building exterior. A 30 sq. m. section of the building at the South East corner is proposed to be demolished to facilitate traffic movements to the rear parking area.

The existing exterior finishes are to be retained however the windows and doors will be replaced for improved energy performance. We propose to match the new window design with existing design.

The interior spaces are also to be maintained with minimal intervention except where the new functions require alterations.

We are proposing new raised letter signage to identify the main entrance and the secondary entrance to Barrow Hall.



Fig 3.1 3D View showing existing western elevation of Presentation House with proposed raised letter signage at main entrance



Fig 3.2 3D View showing existing western elevation of Presentation House with proposed raised letter signage at Barrow Hall and showing stain glass windows retained.





Fig 3.3 Interior View showing existing Chapel space re-purposed as a Conference Centre



Fig 3.4 Interior View showing existing Chapel space re-purposed as a Conference Centre



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