



Tionscadal Éireann
Project Ireland
2040



Urban Regeneration
and Development
Fund (URDF)

CooneyArchitects

dhbarchitects



Comhairle Contae an Chabháin
Cavan County Council

CAVAN ABBAYLANDS DESIGN REPORT

JANUARY 2022



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01 INTRODUCTION

1.1 Proposed Development

- 1.1.1 Background
- 1.1.2 Scope
- 1.1.3 Historic Context
- 1.1.4 Methodology

01

1.1

PROPOSED DEVELOPMENT

01

The 'Abbeylands' is a significant back land site in the heart of Cavan Town. As identified in the masterplan completed by this Design Team, the Abbeylands area and adjacent lands highlighted in the masterplan study extends to approximately 7ha. The existing site includes a mix of publicly and privately-owned lands which present an opportunity for a significant urban renewal project to assist in the revitalization of the town and its centre.

1.1.1 Background:

Recent studies have shown a steady decline in the population of Cavan town over the last number of decades with a corresponding drop in town centre commercial activity. In order to improve the town centre's qualities as a place to live and work in, the Local Authority commissioned this team to prepare a masterplan for the site. This application represents the implementation of the first phase of this plan to rejuvenate the area. The team, led by Cooney Architects and dhb Architects, has developed the proposed works in line with the guiding principles as originally established in the masterplan study and proposals have been interrogated through the lens of architectural quality, potential financial and economic growth in the area and with respect for the existing historic fabric.

1.1.2 Scope:

This application, the first phase of the project, includes for a new civic realm at the heart of the scheme, associated linkages to the surrounding established streets, a community services building

on the rear of the former Donohoe's Food Fare site, a remote working centre on the former McIntyre's site, enabling and stabilizing works on the buildings to the rear of the Credit Union, a conservation led proposal for the former Coach House building and a proposed change of use from residential to commercial for the former Dwelling house located adjacent to the existing entrance to Abbeylands graveyard.

1.1.3 Historic Context:

Cavan town is almost unique in the history of Irish urbanism in that its existence as a recorded market town dates from the fourteenth century and was independent of Norman or Tudor influences. The town was the seat of the Gaelic chieftom of the O'Reillys who were the patrons of the Franciscan Abbey which occupied the site. A tower within a graveyard is all that remains of this period but the Abbeylands boundary is still clearly discernible within the town's morphology and the principal streets of this earlier settlement, Main Street and Abbey Street, still follow their medieval footprints. The site is of great historical importance but also of great strategic importance to the town and will be central to the plans for its urban regeneration.

1.1.4 Methodology:

As part of our design process we gathered information from a wide variety of sources. This included consultation with local stakeholders, both individually and collectively, including via a public workshop. We consulted the local, regional and national plans and projections for the region. The

team assessed the history and development of the site through map analysis and research and its current state through surveys and descriptions. We examined the surrounding town's capacity to support the site proposals through functional and retail amenities, connections and existing parking facilities. Potential contributions the site can provide include; a civic plaza, green spaces, connectivity to surrounding streets, employment and community infrastructure. Emanating from our knowledge of the site, we identified development options that take into account the site's capacity for change, while respecting its unique character. We took a realistic approach to the design of the proposals based on constructive and economic practicalities. These proposals are based on a site-specific approach tailored to the individual plot and its capacity and they have been

determined by the environment of the site itself, dominated by the presence of the Abbey tower and its historic graveyard.

The proposals are heritage led and include improved accessibility into the site as well as opening it up to the surrounding town centre by re-imagining existing and potential connections, developing the back land areas for use as public space, with a special emphasis on the Abbey enclosure area, prioritizing the pedestrian over the car and proposing a range of sustainable new uses within the block for local residents, business owners and visitors to the Town. It is the intention of this design team to embed the universal sustainable goals in the design and delivery of this project.



Sketch perspective of Abbeylands Civic Space

02 PROJECT TEAM

02

2.1

PROJECT
TEAM

02

CooneyArchitects

dhbarchitects



Urban Regeneration
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Cavan

Comhairle Contae an Chabháin
Cavan County Council



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Project Ireland
2040

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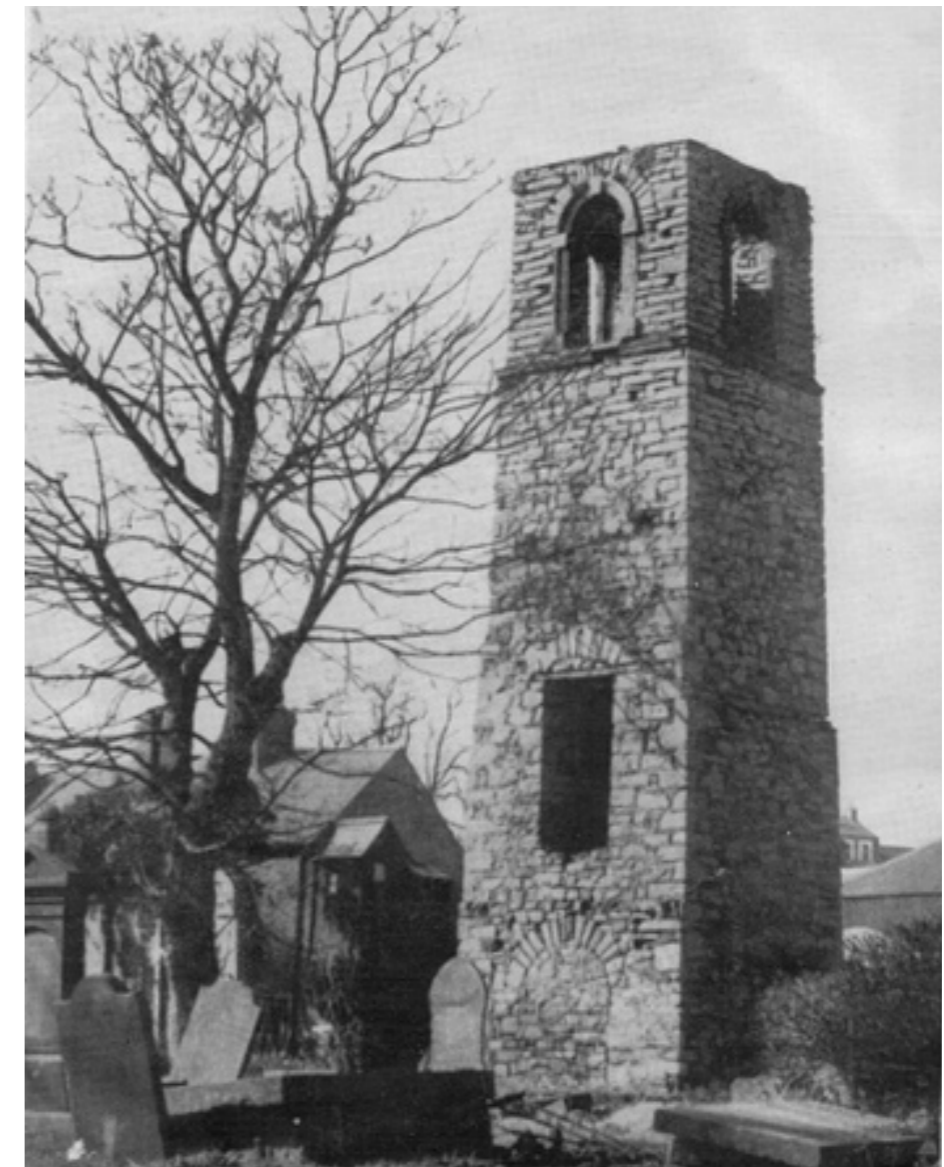
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Old photograph of the Abbey Tower of Abbeylands in Cavan Town.
Source: (<https://www.franciscans.ie/friaries/cavan-town-co-cavan/>)

03 SITE LOCATION + HISTORICAL BACKGROUND

3.1 Site Location and Context

3.2 Historic Context

03

3.1

SITE LOCATION & CONTEXT

03

SUMMARY

The Abbeylands site in Cavan is of significant archaeological, architectural and civic importance playing a vital role in the town for over seven centuries.

In 2011 the urban population of the town fell from 3,934 people in 2006, to 3649 in 2011, rising slightly to 3780 in 2016. When compared with the county-wide figures, these statistics show that the county is expanding outside of Cavan town.

The proposed development consisting of phase 1 of the overall masterplan will unify existing connections to the core of the town and will enhance current relationships between landowners, developers and inhabitants.

The team are aware of the importance of the 'balanced development' approach that benefits all parts of the local economy equally through improvements to public and private urban environments, effective and sensitive redevelopments of brownfield sites, as well as the enhanced provision of social and physical infrastructure. The Abbeylands site in Cavan town provides an ideal opportunity to create a successful project of this type.

Located near the centre of the island of Ireland and within the province of Ulster, Cavan town is located 70 miles northwest of Dublin along two major national road connections; the N3 and the N55 respectively. The town is the largest in the County of Cavan and holds 'hub' status under the National Planning Framework. A market town from its origins, Cavan is the commercial centre of the region and a pivotal point on the east-west route between Dundalk and Sligo. It borders six counties, north and south of the border; Fermanagh, Leitrim, Longford, Meath, Monaghan and Westmeath. It is the administrative centre of the County and the Cavan County Council offices are located within the Town.

The county of Cavan has experienced an overall population increase of over 3,000 people to 76,176 inhabitants between 2011 and 2016 according to the CSO. The last recorded statistics from the 2016 census indicated that 10,914 of these lived in Cavan Town with this figure projected to increase to 12,800 by 2022. Although the county has experienced growth, the urban town core has entered a period of population decline.



The Northern and Western Regional Assembly's Regional, Spatial and Economic Strategies (2020-2032) identifies Cavan as a Key Town and in particular highlights the need to "Promote the development of the Abbeylands Cultural Quarter to regenerate this important town centre site with vibrant town centre uses, new pedestrian street and public spaces"

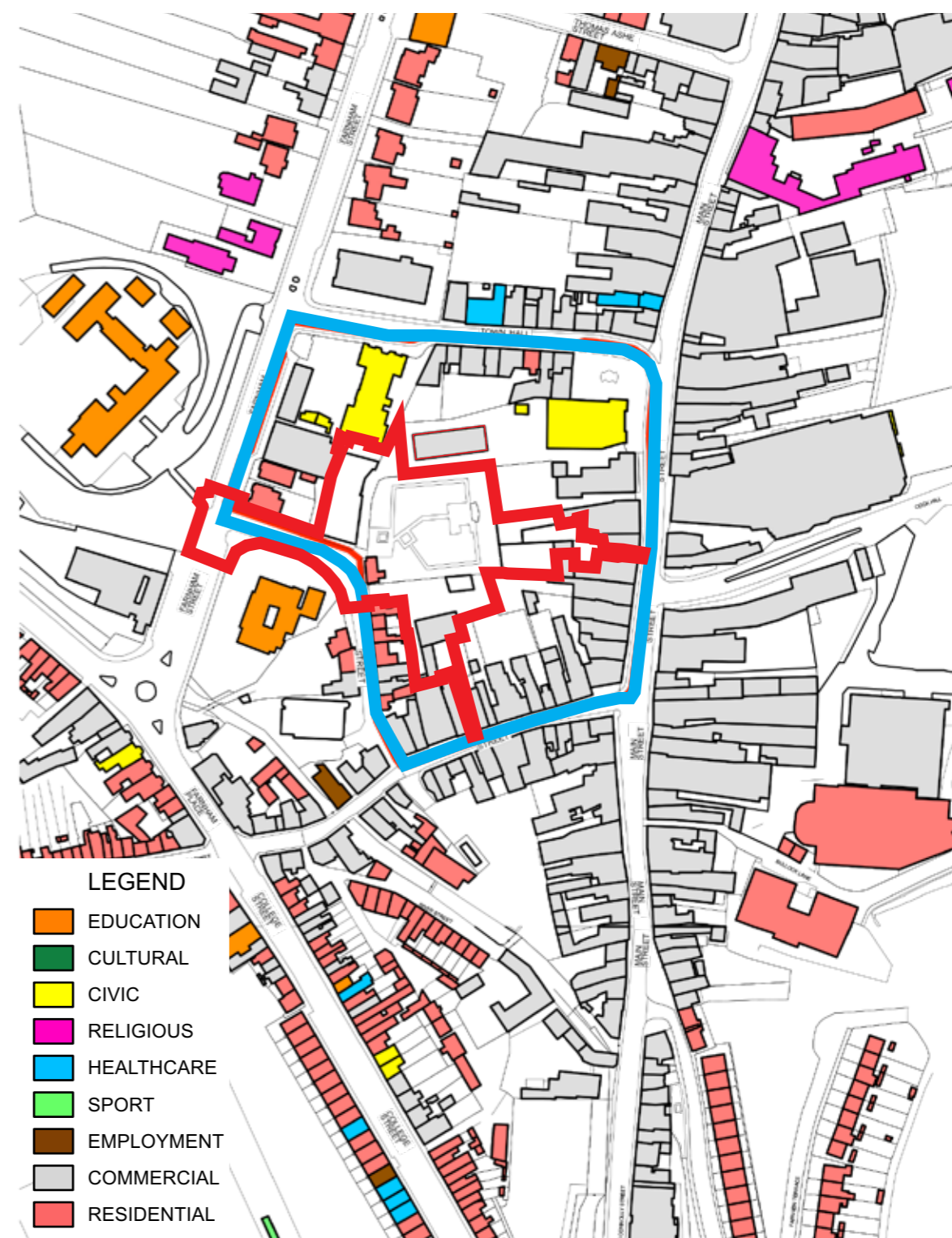
The Cavan County Development Plan 2022-2028 recognizes the importance of investing in redeveloping the Town's back lands, brownfield

and infill sites in an effort to curb this urban population decline. The development plan notes that one of its key objectives is to 'Promote the regeneration of back lands of Cavan town in a sustainable manner.' The team acknowledges the sensitivity involved in undertaking such a task.

It balances respect for historic fabric and urban grain with provision of increased sustainable access to the site via suitable pedestrian walkways, cycling and public transport. A cycling link to Abbeylands is currently under development. It is anticipated in future plans and the works will require the provision of secure parking facilities and traffic management for cyclists. The proposal will unify existing connections to the core of the town and will enhance permeability and increase 'footfall'.

The overall aim of the project is to create an urban environment that encourages public and private uses within the town core. The project aims to create an open, inclusive environment where everyone feels part of the community and the facilities of everyday life are within a short walk. Phase One of the Abbeylands development provides an ideal opportunity to create a stimulus area for a successful project of this type.

-  Proposed development site boundary
-  Masterplan boundary



Map showing Uses within the vicinity of Abbeylands

3.2

HISTORIC
CONTEXT

03

SUMMARY

- Cavan Town is a Gaelic Medieval town, its name coming from An Cabhán, the Irish word for “The Hollow”. The town was founded by Giolla Íosa Ruadh O’Reilly. The town’s urban origins are associated with the Tullymongan Castle, the Friary and its Abbey both founded by Giolla Íosa, and the bridge at Bridge Street.

- Eoghan Ruadh O’Neill is reputedly buried within the Abbey grounds.

- Cavan is one of only a few Irish pre-plantation towns whose existence can be attested to with certainty and whose origins were not purely ecclesiastical.

- The form of the town that exists today was laid out by the prominent Maxwell family in the early 18th century.

Cavan Town is a Gaelic Medieval town located at a confluence of rivers between drumlins from whence it takes its name: An Cabhán, the Irish for The Hollow. It is the oldest inland town within the northern half of the state. The town was founded by Giolla Íosa Ruadh O’Reilly, a native clan leader and lord of Breifne c. 1300. The O’Reilly’s were prominent in the region during this time and helped establish Cavan as a bustling market town. They founded Tullymongan castle, their stronghold, overlooking the Town, as well as the Franciscan Abbey (c. 1300), within the area of the Abbeylands site. The town’s urban origins are associated with the Castle, the Friary and its Abbey and the Bridge at Bridge Street. A market cross, now gone, marked the centre of the Town. Giolla Íosa Ruadh O’Reilly, as well as Eoghan Ruadh O’Neill, the victor of Benburb, along with many other prominent O’Reilly family members, are reputedly buried within the Abbey grounds.

Cavan Town grew up around the intersection of two ancient routes and it is one of only a few pre-plantation towns whose existence can be attested to with certainty. This is even more atypical in the Gaelic context in that its origins were not purely ecclesiastical. The town shown in 1591 is a fascinating vignette of what was then the only recorded urban settlement in the whole county: Entitled ‘The Cavan’, it shows a collection of buildings along part of the current Main Street and the southern side of Bridge Street, under the watchful eye of a castle on the crest of a hill, the seat of the ‘Aurellies’ (O’Reilly). This was most likely Tullymongan castle (at the top of Bullock Lane) although no trace of this structure is to be found today.

The historical records abound in accounts of the destruction of the Town and Abbey. The last recorded razing of Cavan occurred in 1690 following a battle between Williamite forces and those of James II. It is unlikely that any buildings of significance survived these onslaughts. The post-reformation history of Cavan therefore can be taken to begin from this period: The Farnham Papers record that the Maxwell family were busy acquiring land in and around the Town from the 1720s-1760s or so, including the Abbeylands in its entirety. Thus the foundations were laid for the Town of Cavan as we know it today.

Evolution of the Town of Cavan

The maps at our disposal consist of the First Edition Ordnance Survey, published in 1837, the Cavan ‘Town map’, surveyed in 1881 and the Revised Ordnance Survey from 1909. Along with these surveys is a late-Elizabethan view of the Town, dated 1591, which shows its pre-plantation layout consisting of two streets, Main Street and Bridge Street. At the intersection of these streets is shown a market cross [3.] on a stepped base and behind a wall along the northern side of Bridge Street, a church and tower [1.], with an entrance through a gateway close to the current bridge. A street with houses on both sides is shown extending to the west beyond the bridge, along the line of the current Barrack Hill. Two castellated structures can be seen among the line of houses on the western side of Main Street, perhaps the ‘Brady stone house’ [2.] And the (other) ‘O’Reilly Castle’ [4.] Referred to in early accounts of the town by O’Connell.



Historic fabric
The earliest depiction of the layout of Cavan town is this 1591 map (right). The illustration shows the origins of Main Street, Bridge Street, the presence of the Abbey [1.], The market cross [2.], The O’Reilly Castle [4.] overlooking the town from Tullymongan Hill and the bridge at Bridge Street [5.].
The 1591 configuration of the town is shown in red its presumed location, superimposed on the 1837 version of the town (overleaf).

Detail of 1591 Plan map of Cavan Town core, notice Tullymongan Castle, the Market Cross and the Abbey. Source: yet to be confirmed.

04 MASTERPLAN

4.1 Masterplan Methodology

4.2 Guiding Principles

04

SUMMARY

- The masterplan was derived from the desire of the Local Authority to regenerate this place of historical importance, and considerable area, in the town of Cavan.
- The masterplan proposes to develop and implement a scheme of works to create a public and civic space in the town core with the Abbeylands site as its core and create the first pedestrianized area in the town.
- The masterplan proposes to find new uses that can be accommodated in the Abbeylands, in keeping with scale and character of the surroundings.
- The properties surrounding the Abbeylands park/plaza area would in turn be developed as new street front properties. These would include substantial key sites both in private and public ownership.
- In developing the masterplan the design team engaged in a lengthy and detailed consultation with local stakeholders and Ca- van County Council within the context of the Project Ireland 2040 National Development Plan.

The Abbeylands site is a specific place with specific qualities associated with it. This Place has ‘special interest’ according to Section 52(a) of the Planning and Development Act 2002 under the following qualities:

Architectural, Historical, Archaeological, Cultural, Social.

Architectural qualities (embodied in the following elements):

A) The Tower is the most significant architectural element on the Place because of its strong formal presence and surviving architectural detail (the dressing to the opes). It is the only visible remains of the former Abbey. It includes the (now blocked-up) former entrance in the wall onto the current Lane, having the same detailing as the upper stage opes of the Tower. The Tower defines the site’s character and serves as a reference point within the site and town. It is a key element of the site’s setting.

B) The cut-limestone gate piers are a significant remnant of the site’s post-medieval importance as the centre of a religious community, in the absence of any visible remains of the church itself. They are a high-quality architectural element which is integral to the site and form part of its character.

C) The existing built fabric of the Abbeylands area embodies a range of architectural elements contributing to the urban fabric of the Town. These consist of buildings forming streetscape which have residential and commercial functions, and

structures to the rear of these frontages, including sheds and walls. This collective fabric ranges in age from the eighteenth century to the present day and encompasses many periods and styles.

Historical qualities: Abbeylands holds strong familial and historical bonds with many people. Records indicate that many historical figures have been buried here as well as the history of the shaping of the town in later times by the Maxwell family.

Archaeological qualities: The site’s history of continuous occupation since the earliest times makes the presence of a rich archaeological record likely. Although the existing buildings, gravestones and stone walls are all that is visible on the surface, a rich archaeological history also lays undiscovered below the ground.

Cultural qualities: History of the place is crucial to the identity of Cavan Town. The associations it holds with pivotal members and events in history establish it as a crucial cultural anchor to the towns fabric.

Social: As well as carrying social significance to the many families who have relatives laid to rest here, Abbeylands graveyard stands out as the ideal location for a centralized social space for the town to enjoy.



Aerial View showing area of Masterplan Study



Masterplan boundary

4.2

GUIDING PRINCIPLES

04

These guiding principles form the basis of the design approach and have been compiled based on our fieldwork, site analysis and public consultation workshops.

1. Respecting Layers of Historical Context

- Tower
- Surrounding walls
- Graveyard
- Abbey St. gateway
- Headstones
- Tree
- Urban Grain

2. Civic Space in the heart of Cavan Town

- Tower as focal point in Abbeylands plaza
- Paving over graveyard area
- Enhancing flora/fauna ecology
- Minimum intervention below ground (archaeology)
- New layer being applied on top of existing, minimum impact/can be removed
- Enhanced public realm at Market House Square, a gateway to the Abbeylands

3. Linking New Square to Heart of Town

- Nodes + Desire Lines
- Bridge St.
- Abbey St.
- Main St.
- Town Hall St.
- Farnham St.

4. Nature and Character of Linkages

- All linkages should make new mews streets
- Robust, durable and accessible and accessible surface finishes
- Avoidance of clutter
- Pedestrian & cycle priority
- Vehicular servicing & emergency access only
- Car parking provision for residential (1 per resident)
- Car parking priority services, doctor surgery
- Active frontage at ground floor level
- Security by design/overlooking upper levels

- Height & scale appropriate to context
- Optimising micro-climate/solar gain/thermal
- Apply Universal Access Principles for pedestrian comfort
- Building materials to be contemporary

5. Streetscape Principles

- Active frontages at ground floor
- Security by design at upper floor
- Scale appropriate
- Sun path/micro climate
- Retaining existing stone walls
- Appropriate interventions at existing ground levels
- Incorporate headstones in stone walls
- Appropriate heights
- South & west elevations – 4 storey (subject to & over shadowing analysis)
- North & east elevations – 3 storey (subject to ensuring minimal overshadowing new civic space)
- No building higher than top string course of existing tower
- Details of thresholds

6. Respecting existing Urban Grain

- Allowing for each back land site to develop as stand-alone building respecting overall guiding principles
- Allowing for coherent streetscapes
- 2 or more existing footprints combining subject to guidelines
- Facilitating phased delivery

7. Sustainability

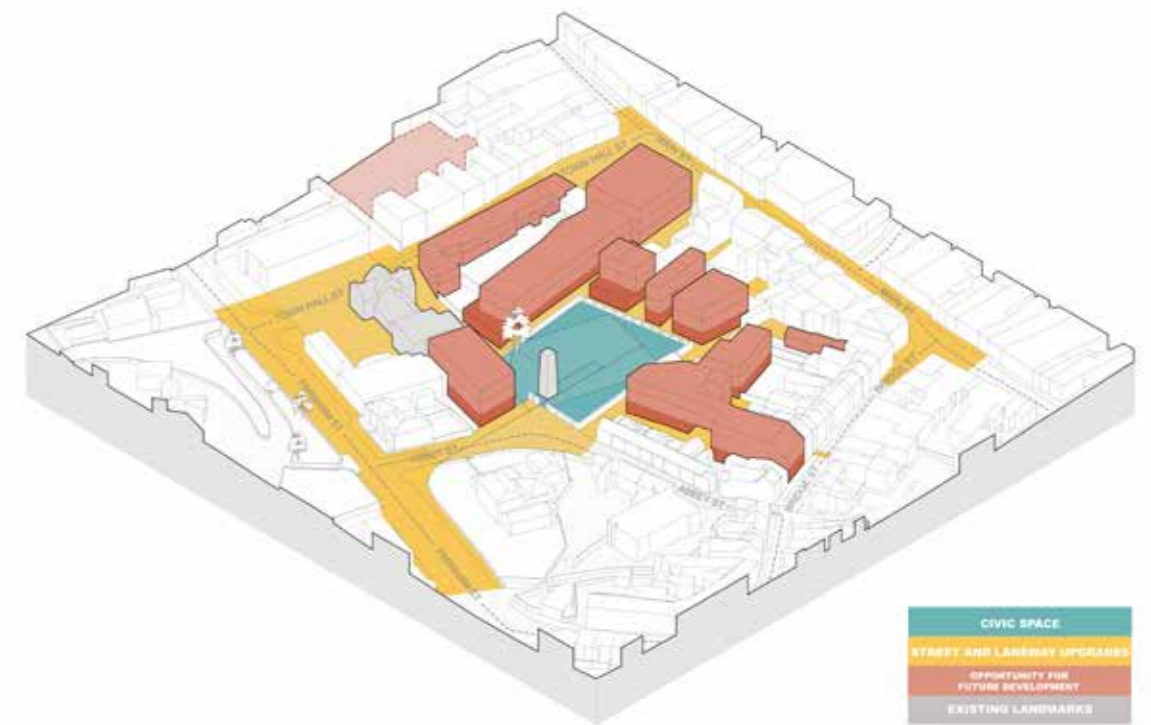
- Mixed use development that creates town centre atmosphere, day time, evening time and appropriate night time
- Encouraging mixed use development
- Encouraging & promoting reasonable mix of residential development
- Apply DMURS guidelines including the prioritisation of pedestrian use & cycling
- Large areas of car parking to be accommodated elsewhere in town - priority in Abbeylands is for residents & essential services

8. Placemaking

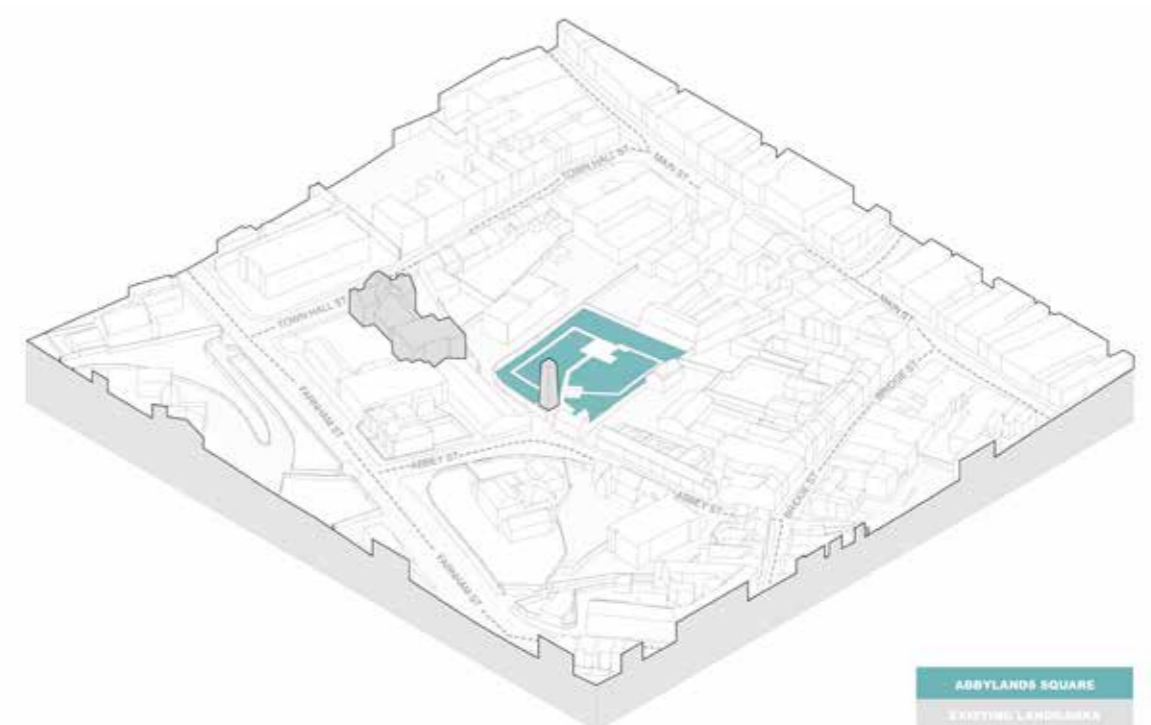
- Conservation & adaptive reuse will be prioritised

9. A Phased Approach to Delivery

- Allows for unified composition when complete respecting guiding principles



Axonometric of Masterplan Layout



Axonometric of Current site

05 PROJECT SCOPE + CLIENT BRIEF

5.1.1 Public Realm + Plaza

5.1.2 Linkages

5.1.3 Former McIntyre's Building

5.1.4 Former Donohoe's Building

5.1.5 Former Credit Union Building

5.1.6 Former Coach House

5.1.7 Former Dwelling House

05

The design team has been tasked with examining the opportunities for improvement and redevelopment within the Abbeylands area of Cavan.

During the initial study the guidelines as described in section 4.2 were set out following careful consideration of the nuances and uniqueness of the site. Key to these was the fundamental idea that a phased approach to delivery would be taken to ensure the viability of the project in line with available funding. From an early stage the importance of the first phase was established as being key to creating a solid core for the redevelopment of the area as a whole. The first phase was thus established to be comprised of the following areas:

- Public Realm
- Plaza
- Former McIntyre’s Building
- Former Donohoe’s Building
- Former Credit Union Building
- Former Coach House Building
- Former Dwelling House
- Surrounding streets/Wider context
- Linkages

Existing Condition

Following a full and comprehensive series of surveys, including topographic, archaeological, test trenching and structural condition survey, the existing condition of all the elements in phase 1 was established.

5.1.1 Public Realm + Plaza

The existing Abbeylands graveyard is located

above a historical graveyard with a number of burials having been established within the last century. This means that the archaeological significance of the area is high and any interventions which include significant ground works have to be heavily considered. The historic walls enclosing the graveyard are to be restored and any modern additions to be removed. Any repairs are to be made with stone sourced from demolition works on site to maintain visual congruency.

5.1.2 Linkages

The proposed linkages have not previously been fully accessible as or treated as public streets. Linking the new public realm with the surrounding context creates an incredible opportunity to integrate the proposal with its wider context. Safety and visual connection is a significant design consideration.

5.1.3 Former McIntyre’s Building

The building is no longer in use and in full ownership of the client. The area underneath has previously been excavated and thus the risk of damaging archaeological sites is low. The building itself is no longer fit for use and demolition of said structure allows for additional urban scale to be added to this site.

5.1.4 Former Donohoe’s Building

The former Donohoe’s Building sits in an area where significant archaeological may be present. To mitigate the risk of damage it is proposed to very sensitively excavate in this area and for an archaeologist to be present while doing so. The existing shop front and building is to be retained and redeveloped at a later stage, the design for

the proposed building takes this in consideration and allows for the front and back to be linked during later works.

5.1.5 Former Credit Union Building

The Former Credit Union Building is in poor condition and as part of phase 1 our proposal is for stabilisation works to the structure to ensure that it can be utilised in a future phase. Any modern additions to the masonry walls are to be removed and an ambulatory formed. It is proposed to create a new opening into the graveyard here which will link Abbeylands graveyard to main street.

5.1.6 Former Coach House

The Former Coach House building currently stands as a shell. One of the external walls is made up of partly by the graveyard walls. This building has huge architectural importance and any proposed intervention on this structure is to be conservation led. Where any penetration is to be made in the walls of the graveyard these are to be minimal and highly considered.

5.1.7 Former Dwelling House

The Former Dwelling House located directly adjacent to the existing entrance to Abbeylands Graveyard on Abbey Street is a crucial piece of streetscape. It acts as a ‘bookend’ to the existing urban block and encloses the entrance to the site. Removing this would leave the park overly exposed on this front and thus our proposal is to carry out some remedial works and apply for a change of use from residential to commercial to ensure that this building has the potential to house a small business in the future.



Aerial image of Abbeylands



The Abbey Tower

5.2

CLIENT BRIEF

05

SUMMARY

Extract from Abbeylands Design Brief by Cavan County Council

“It is proposed to develop and implement a scheme of works to create a public and civic space in the town core with the Abbeylands site as its core and create the first pedestrianised area in the town. The site would be opened up for development by constructing pedestrian access routes to this central point (Abbeylands) from the surrounding streets. The properties surrounding the Abbeylands park/plaza area would in turn be developed as new street front properties. These would include substantial key sites both in private and public ownership. Cavan County Council already owns a number of key properties in the Abbeylands area. This project requires a collaborative approach to be taken as many of the properties surrounding Abbeylands are privately owned”

Further site analysis and continual discussions with relevant stakeholders and the client as well as public consultation guided the design team to further interrogate the brief. The brief was thus clearly defined as being comprised of the following key design elements:

- New remote working and cultural building
- New Community Services Building
- An Eatery
- Change of use of existing residential building to commercial premises
- A Public Plaza
- Improvements to surrounding streets and wider context
- Creation of key linkages

Developing the brief

The centre piece of the scheme is to be the redevelopment of the Abbeylands graveyard, with improved existing connections and new connections to the surrounding streets, facilitating new public and private development sites on its peripheral edges. This includes a central plaza in which a multitude of potential activities are envisaged. These include public events such as markets, musical and theatrical performances. This plaza is linked to the surrounding streets and the wider context of Cavan Town via a vital network of linkages. These linkages are comprised of backstreets and alleys which have been previously inaccessible to the public and which we propose are opened up and altered to create clear visual links to the square from the external streets.

Through our analysis of Cavan Town the

requirements for a Remote Working building with a cultural level were agreed and further considered. The site of the former McIntyre’s building provided an excellent set of conditions for this. The very public nature of its northern facade facing Abbey Street and the potential to create a meaningful connection to the proposed plaza along its eastern facade as well as its strong position on the corner of the block made this site ideal for this use.

Study of the former Donohoe’s Food Fare building and its existing frontage onto Bridge Street led us to propose that this site host the Community Services building. The existing abattoir holds no cultural or architectural importance which allows for the removal of this semi-temporary structure in lieu of our proposal. The existing Food Fare shopfront and building does hold architectural and cultural merit and is being retained for redevelopment in a later phase.

The requirement for an eatery due to the very public nature of the area is clear. The Former Coach House structure provides an ideal space to house this function. The nature of the buildings fabric provides a clear direction for the design of this; a conservation led design which ensures the existing historic character is respected and promoted. Similarly, the change of use for the Former Dwelling House from residential to commercial is influenced by the CADHB belief that for the regeneration of the area to be successful the existing urban grain, heritage and culture is to be conserved where possible.



Sketch plan of option 1.



Sketch proposal of option 1.



Sketch plan of option 2.



Sketch proposal of option 2.



Sketch plan of option 3.



Sketch proposal of option 3.

06 PROJECT BRIEF DEVELOPED FROM MASTERPLAN

6.1.1 Site Characteristics

6.1.2 Existing Buildings

6.1.3 Site Boundaries

6.1.4 Site restrictions + Opportunities

6.1.5 Appropriate assessment + Screening

6.1.6 Access

6.1.7 Existing Services

6.1.8 Design Strategy

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6.1.11 Sun path Analysis

6.1.12 Materials + Finishes

6.1.13 Universal Design

06

6.1

DEVELOPED
BRIEF

06

Developing the project brief following the completion of the over all masterplan study was crucial in further interrogating the design approach for the scheme. We looked at the project as a whole and at each element as a component of a much larger scheme to create a coherent approach. Crucial at this stage was input from our extensive design team which included Fire and DAC, Mechanical and Electrical, Civil and Structural, Ecology, Traffic, Archaeological, Grade 1 Conservation, PSDP and Quantity Surveying specialists. Each team member was required to undertake a series of reports and studies to fully evaluate the site's strengths and weaknesses.

Weaknesses were then evaluated to find agile design solutions which would negate them. An example of this includes the discovery of potential archaeologically important materials when completing the test trenches. This led us to innovative structural designs for the foundations of the Donohoe's building and the rationale that informs the location, depth and placement of the in-ground site services such as mains, foul and surface water.

During our development of the brief following completion of the masterplan the following topics were further interrogated:

6.1.1 Site Characteristics

Abbeylands is a unique place. It is made up of both historic and cultural elements which come together to create an excellent visitor experience, both to locals and tourists. See above map highlighting potential views of the tower from the wider area.



6.1.2 Existing Buildings

Abbeylands graveyard makes up the heart of the urban block. The uses of the buildings that make up the edge are diverse and include commercial, residential and vacant.



6.1.3 Site Boundaries

Abbeylands graveyard is enclosed by historic walls constructed from local stone. Modern additions to these are also present which we propose are carefully removed. Also present as elements of historic value are the two cut-stone gate piers at the entrance off Abbey Street. These are likely to have survived from the

eighteenth-century as an earlier formal entrance to the graveyard.



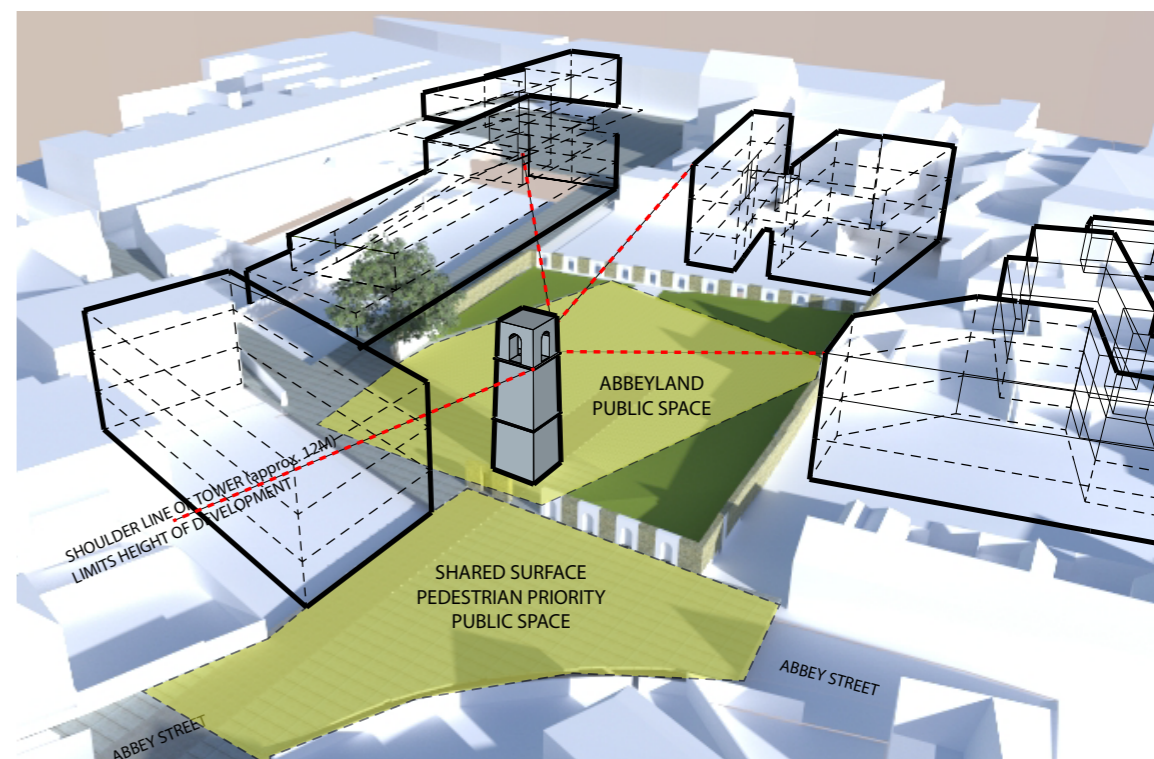
6.1.4 Site restrictions + Opportunities

Currently, the biggest restriction on the site is its single point of access from Abbey Street. Creating a more permeable and accessible scheme represents a genuine opportunity to create a meaningful intervention for the town.



6.1.5 Appropriate assessment + Screening

An Appropriate Assessment Screening Report has been compiled by Flynn Furney Environmental Consultants in support of a part 8 planning application.



Sketch perspective showing maximum volumes permitted surrounding the Abbeylands civic space



Sketch perspective showing potential character of new linkages

6.1.6 Access

Abbeylands at present is inward looking and impermeable, it offers little opportunity to access its interior, save a single entry and exit point to the Abbeylands Graveyard. The proposals will open up new pedestrian routes through the Abbeylands Quarter. At Bridge Street and the Credit Union and will allow opportunities for future routes to Town Hall Street, Main Street and Bridge Street.



6.1.7 Existing Services

An Engineering Services Report has been compiled by Clifton Scannell Emerson Associates and a Mechanical and Electrical Services Report has been compiled by Douglas Carroll Consulting Engineers in support of a part 8 planning application.

6.1.8 Design Strategy

The design strategy for the layout of the site was influenced through review of historic maps. The grain of the site has been strengthened and enforces the practices as outlined by the guiding principles set out in the masterplan. Later private developments will also be expected to exercise these guidelines.

6.1.9 Boundary Heights

The height of the existing graveyard walls provides a datum at the human scale. The buildings (as exercised by the diagram above) have been designed with the intention of providing a new urban scale to the area. This additional height serves to ensure that the internal spaces have generous access to natural light while also creating a strong built edge to the new public plaza.

6.1.10 Public Realm

The new public realm at Abbeylands graveyard is designed to be a flexible public space for a variety of civic functions with the Tower as focal point. Ensuring that this space has scope to be facilitate the needs of the diverse community it serves to represent is crucial. Thus we have designed the space to be permeable and passively surveilled by the adjacent buildings while also affording itself the ability to become closed off and easily maintained and serviced by the Local Authority.



6.1.11 Sun path Analysis

The new civic square presents an opportunity to provide a sheltered south and west facing civic

square with spaces for civic events; sitting, resting, activities and biodiversity. The proposed development of the Former McIntyre's site and the rear of the Former Donohoe's Site will provide further shelter without limiting the opportunity for passive solar gain.

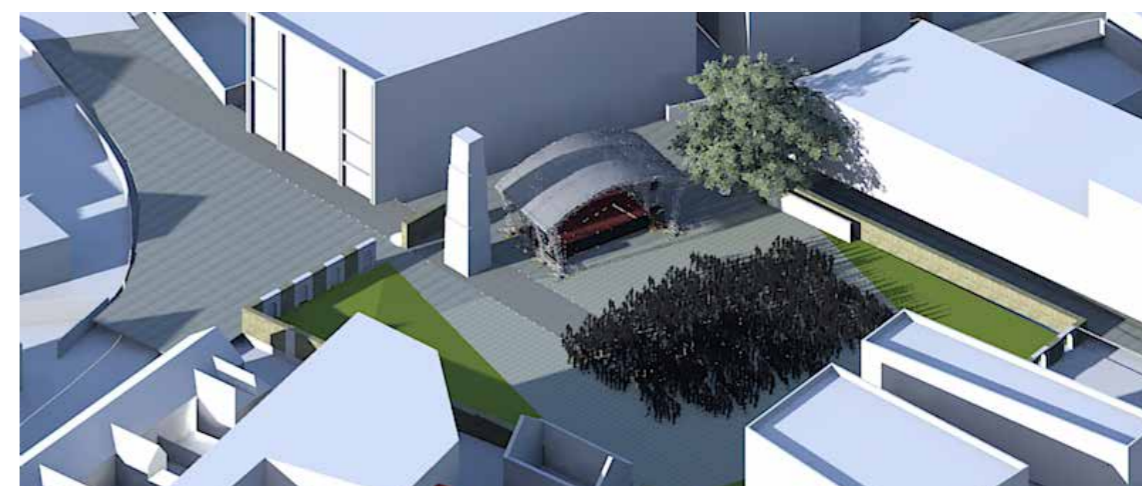


6.1.12 Materials + Finishes

Careful consideration has been put into the selection of materials for the scheme. The intention is to provide a high quality stone finish to paved areas which extends upwards, terminating at the first floor level of the buildings. This is influenced by the historic walls themselves. Street furniture is similarly to be of a very high standard and is placed to not impede pedestrian movement while also facilitating pockets for discussion, rest and amenity.

6.1.13 Universal Design

The proposals have all been designed with the practice of Universal design at their core. Our intention is to address common barriers to participation by creating a scheme that can be utilised by everyone regardless of age or ability. This has been achieved by careful consideration of material, site lines, lighting and layout.



CGIs showing the plaza in use for various events, i.e. a market, religious service and a concert dramatic performance

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7.1.1 Layout

7.1.2 Bulk and Mass

7.1.3 Elevational Treatment

7.1.4 Treatment of Ground plane

7.1.5 Universal Design

7.1.6 Sustainability

7.1.7 Ecology

07

The following learning outcomes were established following our development of the clients brief :

- Importance of respecting the historic fabric
- Importance of respecting the Presence of the Tower
- Requirement to tailor functions to fit the site
- Requirement to ensure adequate connections are in place
- Requirement to suitably orientate spaces and buildings within the site fabric
- Requirement to ensure a consistent quality of materials, buildings and finishes is applied
- Requirement to introduce a new urban scale

These critical learning outcomes were instrumental to guiding our design proposals and were further expanded on under the below design consideration:

7.1.1 Layout

The proposed for the layout of the site was heavily influenced through review of historic maps, records and establishment of the guiding principles at an early stage. Although it no longer exists, the Franciscan Abby that was originally housed on the site has been alluded to in the texture of the main plaza and the existing tower which the area is so well known for has been taken of advantage of. The strong visual presence of the tower and its key central location have allowed us to harness this built form as a visual focal point both in its immediate context and from key points in the surrounding streetscape.

The existing grain of the site has been maintained and strengthened via informed placement and orientation of new buildings proposed on the Former McIntyre’s site, Former Donohoe’s site and via the alteration of the existing buildings on

the Former Credit Union site. Our hope is that this scheme will trigger further private development in the area and that the re-establishment and amplification of the sites natural grain will be furthered by proposals in the future.

7.1.2 Bulk and Mass

The footprint and form of the Remote Working Building, is heavily influenced by the presence of its historical surroundings. Its elevation onto Abbey street has been cut back to allow views of the tower from the intersection of Farnham Street and Abbey Street. At ground floor level, the wall facing the square has been set out on the line of the previous stone wall that made this boundary. The corner of these two facades have been chamfered at ground floor level to allow for an improved vehicular access point.

The Community Services Building on the other hand is more complex, its form steps. This is to allow the new proposed structure to have a domestic scale where it faces the rear of the residential properties on Abbey Street and introduces a new urban scale where it addresses the new plaza.

7.1.3 Elevational Treatment

The elevations of the two new proposed buildings, the remote working and cultural building on the Former McIntyre’s site and the Community Services building on the Former Donohoe’s site, have been treated as modern interpretations of the sites existing character. Stone cladding is proposed for the ground floor of each, terminating at first floor level. It is proposed that this stone is sourced from the site to establish a visual continuity between the existing graveyard walls and the new built edges. This terminates at the first floor plane where a high quality stone

cladding is proposed, the new stone is visual recognition of the addition of new urban scale to the area.

The windows are generous, deep punch hole openings through which activity can be seen. The ground floor of the McIntyre’s building is laid out on the line of the wall that previously stood in its place and is completely glazed, linking it visually and physically to he new public plaza. When the doors are open we hope that the inside and outside spaces marry, allowing for pedestrians to flow between internal and external seamlessly. The upper floors of the buildings have strong, vertical linear elements which emphasize their height and proportion.

7.1.4 Treatment of Ground plane

The ground plane is an integral component of the project. Its importance was originally highlighted during our initial studies of potential access and linkage points and furthered as we developed the brief. Large areas of stone are permeable to allow for no invasive attenuation and green areas have been included for biodiversity, ecological improvement and softening of the hard landscaping.

7.1.5 Universal Design

The proposals have all been designed with the practice of Universal design at their core. Our intention is to address common barriers to participation by creating a scheme that can be utilised by everyone regardless of age or ability. This has been achieved by careful consideration of material, site lines, lighting and layout.

7.1.6 Sustainability

CADHB and the extended design team were heavily influenced by the SDGs during the process



CGI View from Abbey Street



CGI View from Former McIntyre’s building



CGI View from Abbey Street



CGI View from Bank of Ireland side of public plaza

7.1
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of designing our proposals. The Sustainable Development Goals (SDGs), also known as the Global Goals, were adopted by United Nations Member States in 2015 as a universal call to action to end poverty, protect the planet and ensure that all people enjoy peace and prosperity by 2030.

The 17 SDGs are integrated—that is, they recognize that action in one area will affect outcomes in others, and that development must balance social, economic and environmental sustainability. They are set out as follows:

- GOAL 1: No Poverty
- GOAL 2: Zero Hunger
- GOAL 3: Good Health and Well-being
- GOAL 4: Quality Education
- GOAL 5: Gender Equality
- GOAL 6: Clean Water and Sanitation
- GOAL 7: Affordable and Clean Energy
- GOAL 8: Decent Work and Economic Growth
- GOAL 9: Industry, Innovation and Infrastructure
- GOAL 10: Reduced Inequality
- GOAL 11: Sustainable Cities and Communities
- GOAL 12: Responsible Consumption and Production
- GOAL 13: Climate Action
- GOAL 14: Life Below Water
- GOAL 15: Life on Land
- GOAL 16: Peace and Justice Strong Institutions
- GOAL 17: Partnerships to achieve the Goal

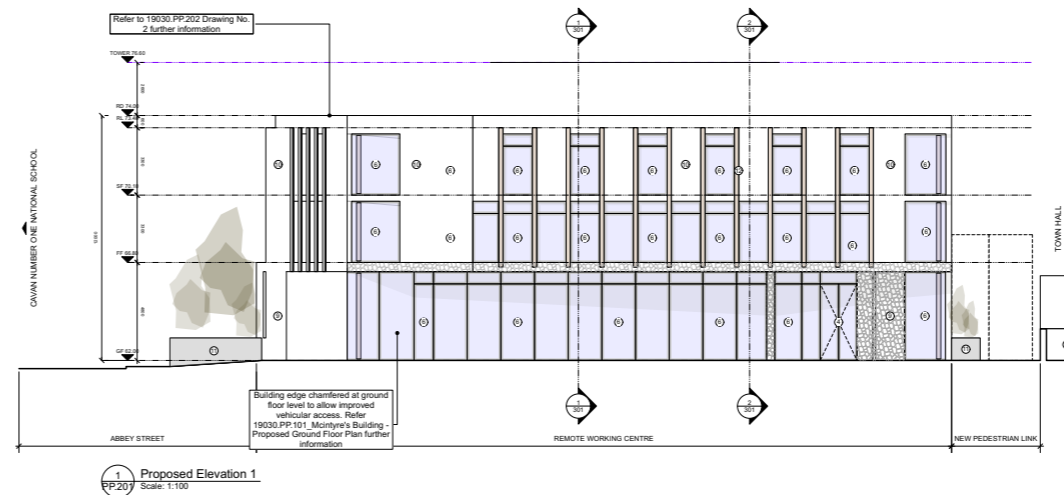
Design team integration and buy in is needed to reach these ambitious targets. The creativity, knowhow, technology and financial resources from all of society is necessary to achieve the

SDGs in every context. CADHB and the extended design team are fully committed to ensuring we reach this challenging target.

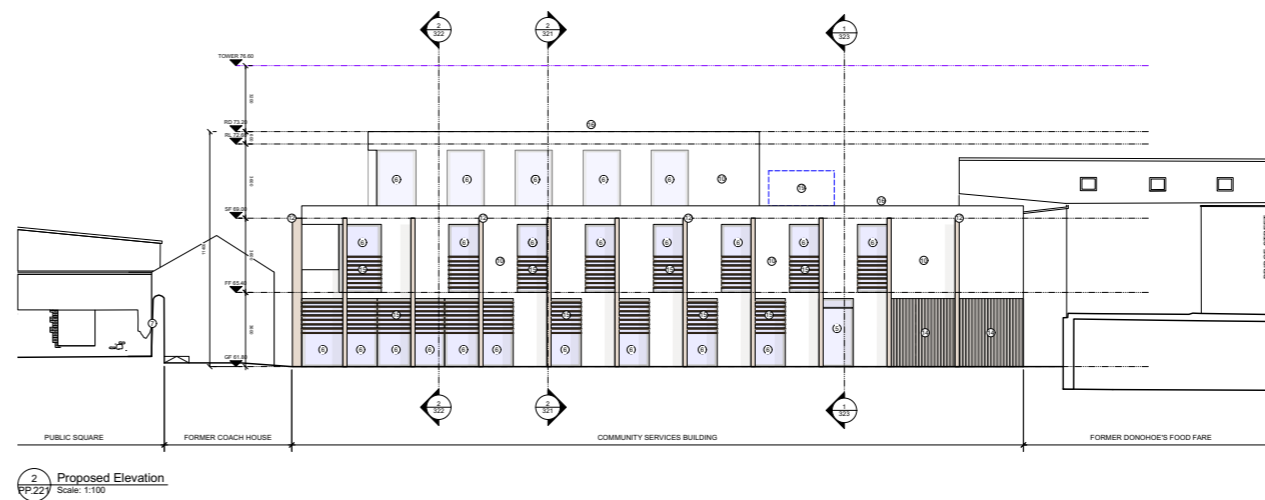
7.1.7 Ecology

A limited number of habitat types occur within the area under survey. All of these have been substantially modified and do not represent natural or semi-natural habitat types. There are no sites dedicated for the conservation of nature within the area proposed for works. An Appropriate Assessment Screening Report and Environmental Impact Assessment Screening report were compiled by Flynn Furney as part of this application and concludes that neither an appropriate assessment or Environmental Impact Assessment is required for this scheme.

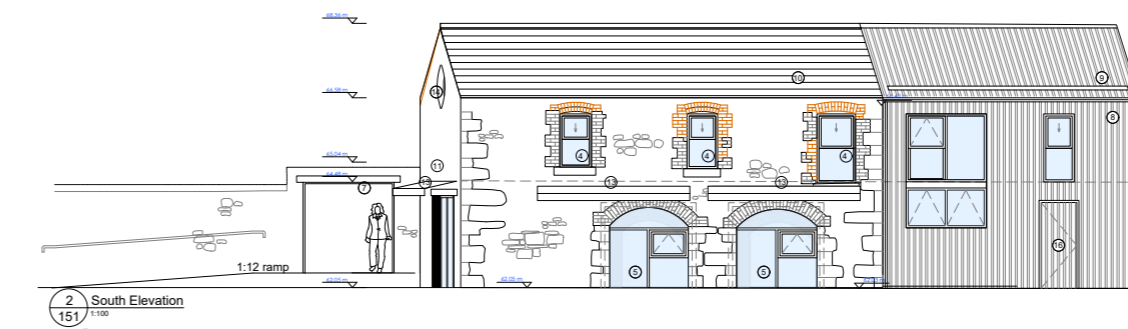
There are a number of suitable sites for bat roosts within the Abbeylands Project area due to the nature and condition of many of the existing structures present on site. A Bat Survey was compiled by Flynn Furney Environmental Consultants as part of this application and no evidence of bat roosts in any of the buildings on the site was confirmed. To mitigate the risk of bats roosting prior to commencement of works on site, the buildings should be resurveyed for bats prior to any proposed demolition works by a relevant specialist. Similarly, Flynn Furney Environmental Consultants completed an invasive species report in which no invasive species were identified as being present within the confines of the site. We propose that bio-security measures are implemented prior to commencement of any works on site to prevent potential infestation.



Proposed eastern elevation of the Remote Working and Cultural building on the Former McIntyre's building site.



Proposed western elevation of the Community Services building on the Former Donohoe's building site.



Proposed southern elevation of the Eatery building in the Former Coach House building.

SUMMARY

Following our intensive research and development of the clients brief our proposal can be summed up under the following points:

- Strengthening the site's permeability to movement, particularly pedestrian movements through the opening to public access of existing passageways from the street and where necessary, creating new ones.
- Avoiding the ingress of vehicles and particularly of car parking within the site boundary.
- Removing poor-quality and redundant structures to the rear of the properties (while retaining their stone where available)
- Adding quality architectural infill insertions to strengthen existing street frontages.
- Provision for a flexible public space within and around the Abbey enclosure.
- Creating active frontages overlooking these public spaces, incorporating a mix of 'active' uses.
- Gesture towards the loss of Farnham Gardens and the trees that once covered the graveyard.
- Creating links along the view corridors to encourage movement towards the Tower and Abbeylands from other parts of the Town.
- Creating strong entrance nodes at major historical entrances to the site.

