

## **Cover**

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### **NEWBRIDGE TOWN HALL Refurbishment**

Main Street, Newbridge, Co. Kildare

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## **PART 8 Outline Description**

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DE BLACAM AND MEAGHER

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Prepared by de Blacam and Meagher Architects

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## 1.0 Context

The purpose of this document is to provide a synopsis of the Part 8 planning for the proposed works to Newbridge Townhall described as follows in the public notices:

*'Works to Newbridge Town Hall, Main Street, Newbridge, Co. Kildare.*

*The proposals will include:*

- a) The demolition of the existing sheds and boundary wall to the south of the site, the demolition of the existing porch, boundary wall and railings to the north of the site*
- b) The proposals include conservation works to the existing structure to include works to the roof, stone walling and windows and new services connections.*
- c) The proposals include the removal of all external paving and street furniture adjacent the town hall to be replaced with new stone paving and new lawns.*
- d) The proposals include the extension of the existing footpath to the north by 3m, the removal of 22 carparking spaces and the replacement of 2 lamp standards.*
- e) The proposals include all necessary services, utility and associated site works.'*

The document is supported by the following documentation:

- **Conservation Report** prepared by de Blacam and Meagher Architects
- **Appropriate Assessment Screening Report and Conclusion Statement** prepared by Kildare County Council
- **Architectural Drawings** prepared by de Blacam and Meagher Architects

- A-0 Site Location Map
- A-1 Existing Plans Demolitions Drawing
- A-2 Existing Sections and Elevations Demolitions Drawing
- A-3 Proposed Plans
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- A-5 Proposed Elevations and Sections 3, 4, 5 and 6
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## 2.0 Description of Newbridge Town Hall and its Environs

Newbridge Town Hall is located on the Southern side of Main Street, Newbridge. To the rear is a public carpark that backs onto the GAA grounds. To the west is an access lane to the carpark and to the east, the Town Hall is bounded by a late 20<sup>th</sup> century mixed use building.

The town hall is a former Methodist church built in 1859 on the grounds of the former cavalry barracks. The barracks have now been substantially demolished. The church was deconsecrated after the closure of the barracks in the 1920s and was subsequently used as a recreation hall, the Town hall, a community training workshop and the parking wardens office. It is currently unoccupied. The building is a 9 bay gable ended gothic revival church. To the south of the town hall are a shed and a wall constructed in the late 20<sup>th</sup> century. To the north are a porch and railings erected in the mid 20<sup>th</sup> century. The Town Hall is currently semi derelict. For a full description of the town hall, refer to Section 2.3 of the Conservation Report.

## 3.0 Purpose and Benefits of the Proposed Works

The town hall has been vacant for some time. The site investigations carried out by the design team have found that works are required to make the structure water tight and prevent further deterioration of the structure.

The Planning and Development Act 2000 charges building owners and Planning Authorities with responsibilities to protect listed buildings. Newbridge Townhall is listed as a protected structure. The proposed works will address the issues that are causing the building to deteriorate and safeguard the building for the future.

The proposed landscaping works will enhance the buildings context and improve the urban environment of Newbridge town centre consistent with the objectives of the Newbridge Local Area Plan.

#### 4.0 Description of the Proposed Development

There are two strands to the proposed works:

1. The conservation of the existing Town Hall building and
  2. The re-landscaping of the surrounding area to create a high quality public space.
- Refer to Section 3 of the Conservation Report for a detailed description.

##### Conservation of the Town Hall Building

It is proposed to arrest the decay of the building fabric and secure the building for future use using best conservation practice. It is not proposed to remove any fixtures or fittings that contribute to its special character. The works will include the removal of inappropriate 20<sup>th</sup> century additions and works to the roof and windows. The existing stone walling will be cleaned and repointed as necessary. The bellcote that had previously been removed will be rebuilt to a new design that will compliment the existing building by way of its design and materials.

##### Landscape

It is proposed to re-landscape the surrounding area using high quality granite paving to provide a setting appropriate to the stature of Newbridge Town Hall as a public building in the centre of the town. The existing footpath to the north will be extended to create a more generous space around the town hall.

The existing lane to the west of the Town Hall will be pedestrianised. This will require the reorganisation of the carpark to the rear. The works to the carpark will be the subject of a further Part 8 submission.

#### 5.0 Planning Context

The Town Hall and its curtilage is a protected structure under the provisions of the Planning and Development Act 2000. A detailed assessment of the impact of the proposed works to the protected structure is contained in Section 3 of the Conservation Report. It is proposed to use best conservation practice when carrying out the repairs to the existing building. The removal of 20<sup>th</sup> century additions will serve to restore the character of the building. The re-landscaping of the surroundings using high quality materials will enhance the setting of the town hall in the town. Therefore it is submitted that the proposed works will not have an adverse impact on the special characteristics of the town hall.

The Newbridge Local Area Plan 2003 has set out objectives for the creation of an attractive urban environment. (Note the objectives in the Draft Newbridge Local Area Plan 2013 are broadly similar):

- *Protecting and further developing the role of the town centre as the focal point for economic, cultural and social activity,*
- *Protecting and enhancing the unique built and natural heritage of the town,*
- *Making adequate provision for safe and convenient circulation around the town, by foot, bicycle, public transport and car.*
- *Ensuring all new development in the town, by the Council or by the private sector, is of the highest standard.*

The conservation of Newbridge Town Hall together with the creation of a high quality public space in the centre of the town all done to a high standard is consistent with these objectives.

#### 6.0 Site Specifics

Site Area – 2119sqm

Existing Buildings Retained – 420sqm

Existing buildings Removed – 137sqm

##### Services

It is proposed to upgrade the existing services connections. This will include a new gas connection and a new esb connection. The drainage will be retained and made good as necessary. The proposals will include a new lighting scheme for the town hall exterior.