

**NAVAN RAILWAY LANDS**

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URBAN DESIGN PLAN & CONSERVATION MANAGEMENT PLANS

November 2019

Prepared by  
**Shaffrey Architects**



Rialtas na  
hÉireann  
Government  
of Ireland

Tionscadal Éireann  
Project Ireland  
**2040**



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# 1. INTRODUCTION TO THE PROJECT AND CONTEXT

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## Brief and Scope

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Meath County Council proposes a transformative urban regeneration project in Navan, which will greatly enhance the social, economic and environmental assets of the town, the County, and the wider region.

Shaffrey Architects have been commissioned to prepare an Urban Design and Conservation Management Plan for the following sites:

- The former St. Patrick's Classical School
- The former County Council Offices

Both sites contain protected structures of important historic value. The proposed conservation management plan aims to restore and re-purpose the historic buildings, adding to the cultural offer of the town and region; redevelop brownfield and town centre, strategically located sites; and provide for future employment opportunities in the heart of the town.

Requirements for the Urban Design Plans:

- Provide for high quality mixed use development on site to include commercial, employment and cultural uses.
- Develop linkages/synergies between the former Classical School, the Solstice Arts Centre and the County Library as part of a Cultural Quarter.
- Compliment the Public Realm Strategy "Navan 2030" by developing connectivity between the existing town centre, urban spaces, improve the pedestrian network thus creating a strong pedestrian environment, which will improve social interaction.

### Acknowledgements:

This Plan is a result of many generous and helpful contributions which is greatly appreciated, in particular the following:

- Meath County Council:
  - Elected Representatives
  - Departments: Planning; Conservation; Heritage; Archaeology; Libraries/Archive; Arts Office; Creative Team; Engineers; Roads;
- Solstice Arts Centre
- Meath County Libraries
- Adjoining Landowners – Residents
- Key Community Groups and Associations
- -Navan Historical Society

## Structure of Report

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The report is set out in four sections which can be broadly categorised as follows:

### 1- Introduction :

This section sets out the brief and provides a series of context analysis for the site including historical analysis, land uses, protected structures, accessible public space and parking. The relevant Framework Plans are also set out in this section including the 2013-2019 development plan and the Public Realm Strategy for Navan 2030. The consultations held with Meath County Council and the various stakeholders are also outlined along with their outcomes.

### 2- Former St Patrick's Classical School :

This section sets out an outline appraisal of the building, its qualities; its challenges; where the opportunities lie for improving the physical character, fabric and place. The proposed scheme

to recover and adapt the building as County Archive and cultural/ educational event space is developed in-line with the objectives for the building and the wider urban setting.

### 3- Former County Council Offices :

This section sets out an outline appraisal of the protected former county council office building and its setting. Site study diagrams illustrate the character and constraints of Navan railway lands which in turn inform guidelines (height, materiality and sustainability) for a mixed-use development setting a number of options and approaches.

### 4- Wider Strategy :

This section includes studies illustrating access, connections and linkage between the two study sites and the wider context.



Navan aerial photograph - Outlining extent of sites. Image Source: Meath County Council.



## Context

Navan is the County town and administrative centre of County Meath located in the heart of the Boyne Valley and approximately 45km north west of Dublin City Centre. Navan is the largest town in Meath with a population of 31,689 people recorded in the 2016 census, and is one of the largest and fastest growing towns in Ireland.

Navan serves as a major transport node in the county. It is convenient to the M3 motorway connecting it to Dublin and Kells, and the N51 connects the town to Drogheda in the east and extends westwards to Trim and beyond to Mullingar.

Navan is an architecturally attractive town, with historic streetscapes and a more modern shopping centre with the town centre, and possesses a rich cultural and landscape heritage. Navan has a large population, and substantial growth is forecast in the coming years.

Navan town centre needs to build on its existing appeal to ensure it can accommodate future growth, and must also be able to position itself as an attractive location for retail, commercial, cultural, employment and amenity purposes that can attract additional investment and visitors to the town and its environs. A high quality and accessible town centre, offering a full range of services, facilities and experiences, will underpin Navan as a good place to live, work and to visit, and can drive economic growth in the town.

Navan plays an important role at a local, county and regional level. It is an attractive and historic town that is set within the rich landscape of the world renowned Boyne Valley.

A high standard of living, public life, movement and amenity in the town centre will allow Navan to develop a more compelling retail and amenity reputation for its own population, and also to compete as a town centre destination for visitors and tourists. A high quality town centre requires careful consideration and an integrated approach to the delivery of effective public realm and movement infrastructure <sup>1</sup>.

Opportunities to reinforce and consolidate the functional, architectural and cultural qualities of Navan exist within the central area. Developing these sites intensify reuse and ongoing use of important buildings can make a significant contribution to the long term sustainable development of Navan.

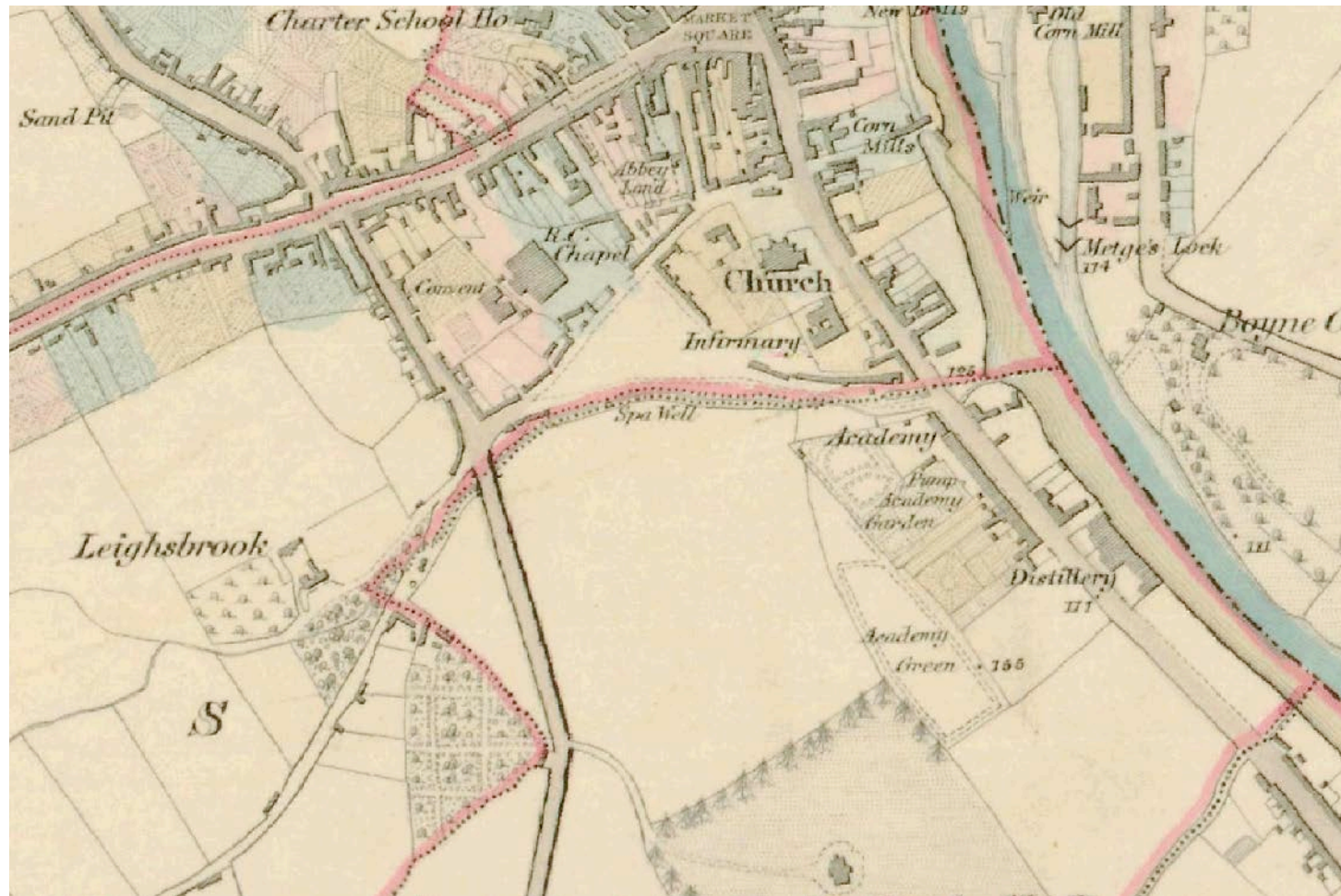


Navan OS map- outlining extent of site



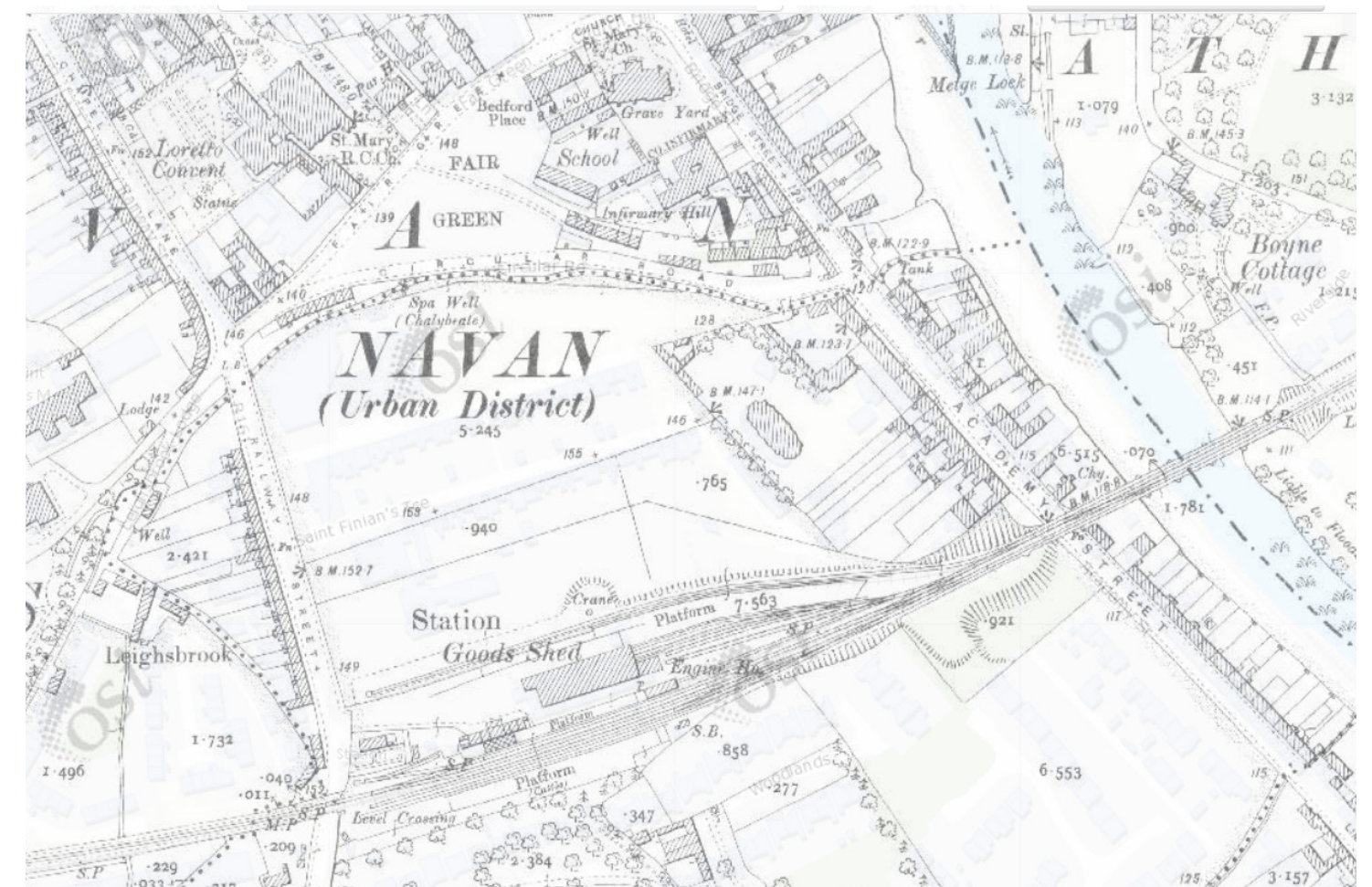
## Analysis

- Historical Maps illustrating development chronology of the site.



6 Inch map  
(1837-1842)  
Source: Meath County Council.

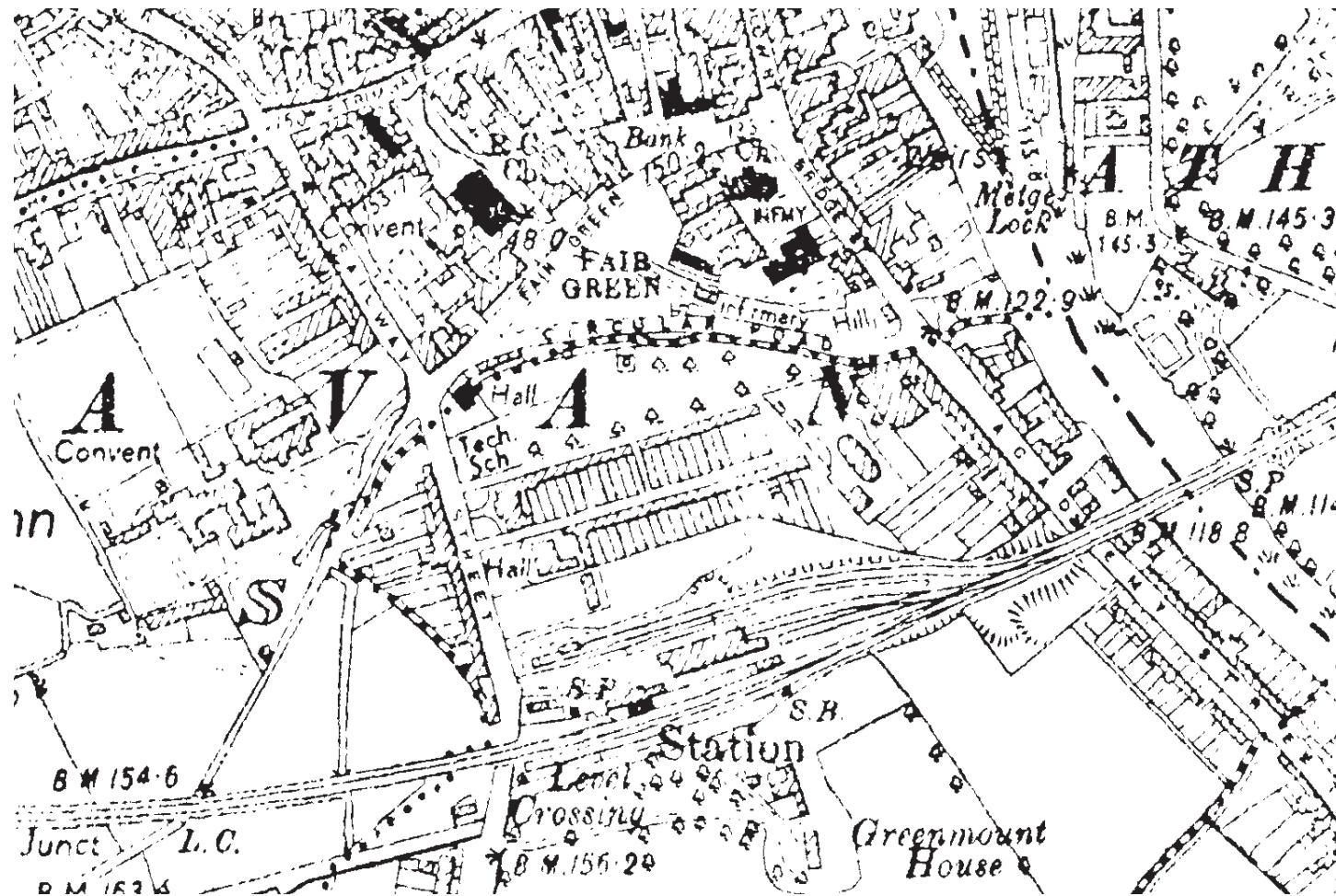
The Academy and Academy Street have been laid out by the time of the 1<sup>st</sup> Ordnance Survey maps. The Spa Well is also included on this map and the Academy Gardens are indicated as a designed setting.



25 Inch map  
(1888-1913)  
Source: www.osi.ie

By this time St. Finian's Study Hall has been constructed and the gardens visible on the 1<sup>st</sup> Edition OS Map has been cleared, though there is tree planting along the boundaries. The railway has been developed with bridge, station and goods shed. The Spa Well is now further identified as a 'Chalybeate'.





Cassini 6 Inch map  
(1830-1930)

Source: Meath County Council.

This map from the first half of the 20<sup>th</sup> Century shows St. Finian's Terrace laid out with its two long rows of terraced houses running parallel to each other. The County hall is constructed with a small detached building to the south of it. A number of structures are also visible around St. Finian's Study Hall although it is unclear if the handball alley was constructed at the this time.



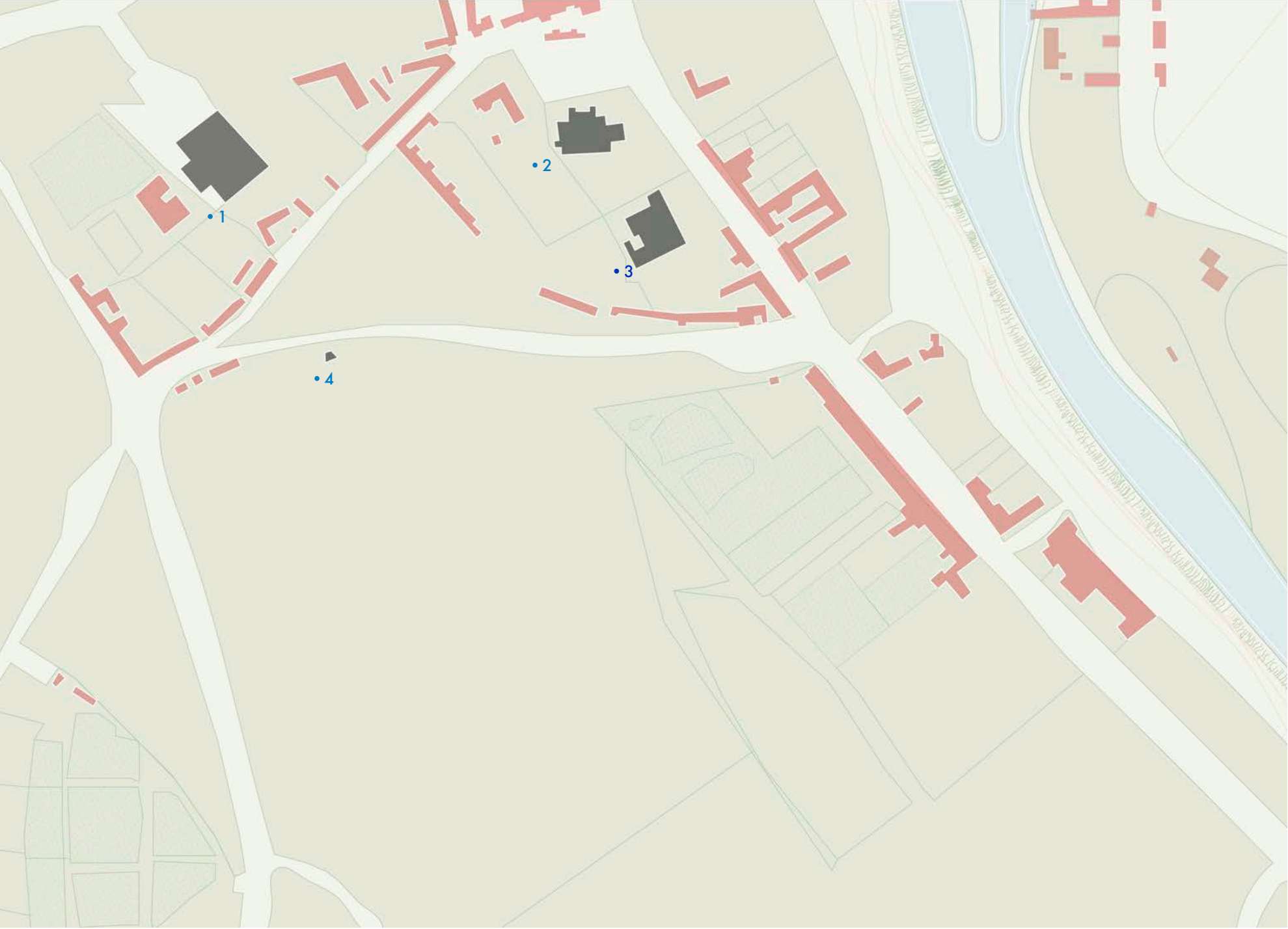
Aerial Map  
2019

Source: [www.osi.ie](http://www.osi.ie)

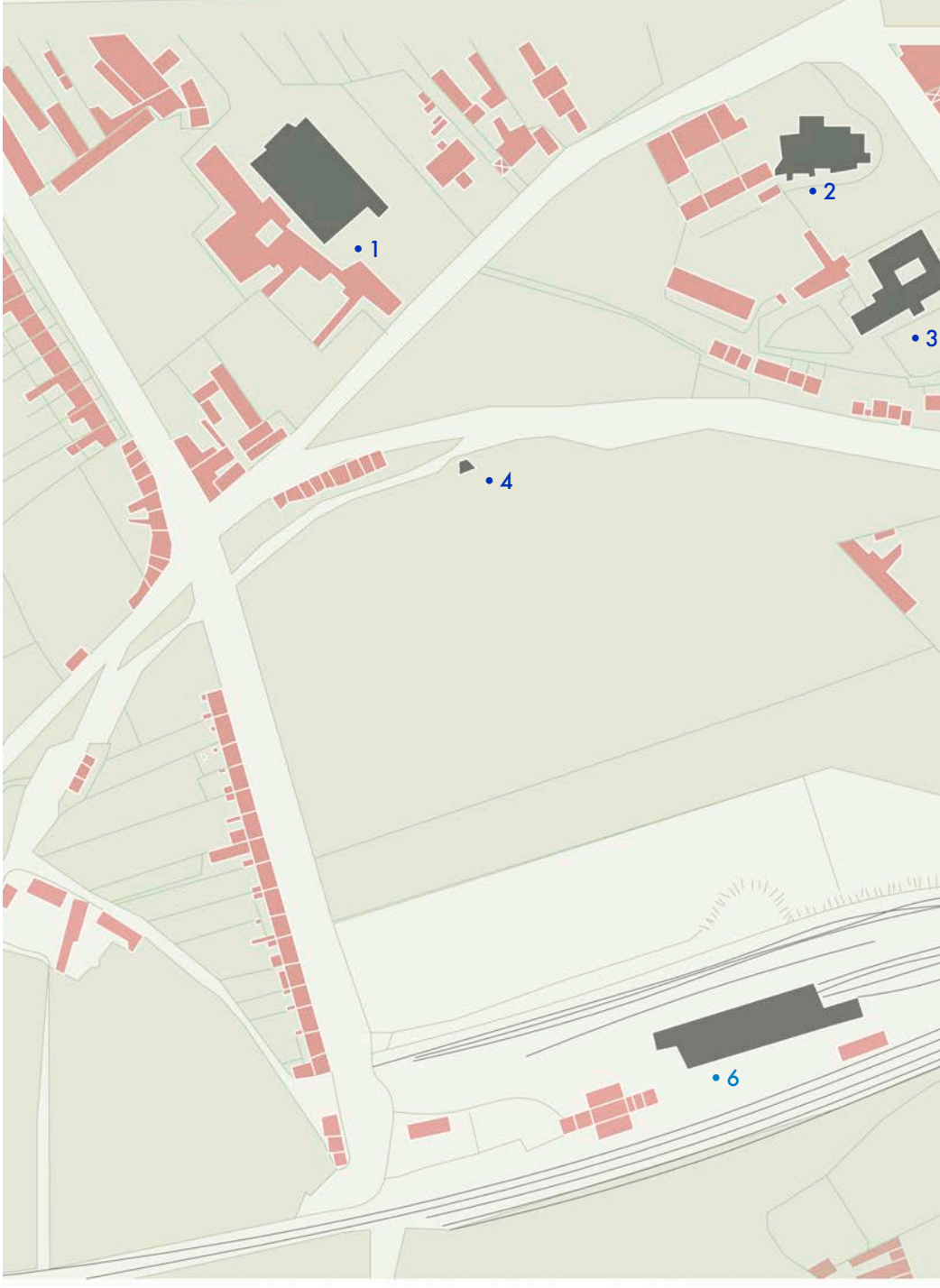
This aerial map shows current conditions with much growth around St. Finian's/St. Patrick's which is now derelict. The Council Offices site is paved as car parking with a number of mixed quality extensions and portal cabins



-Figure Ground Chronology



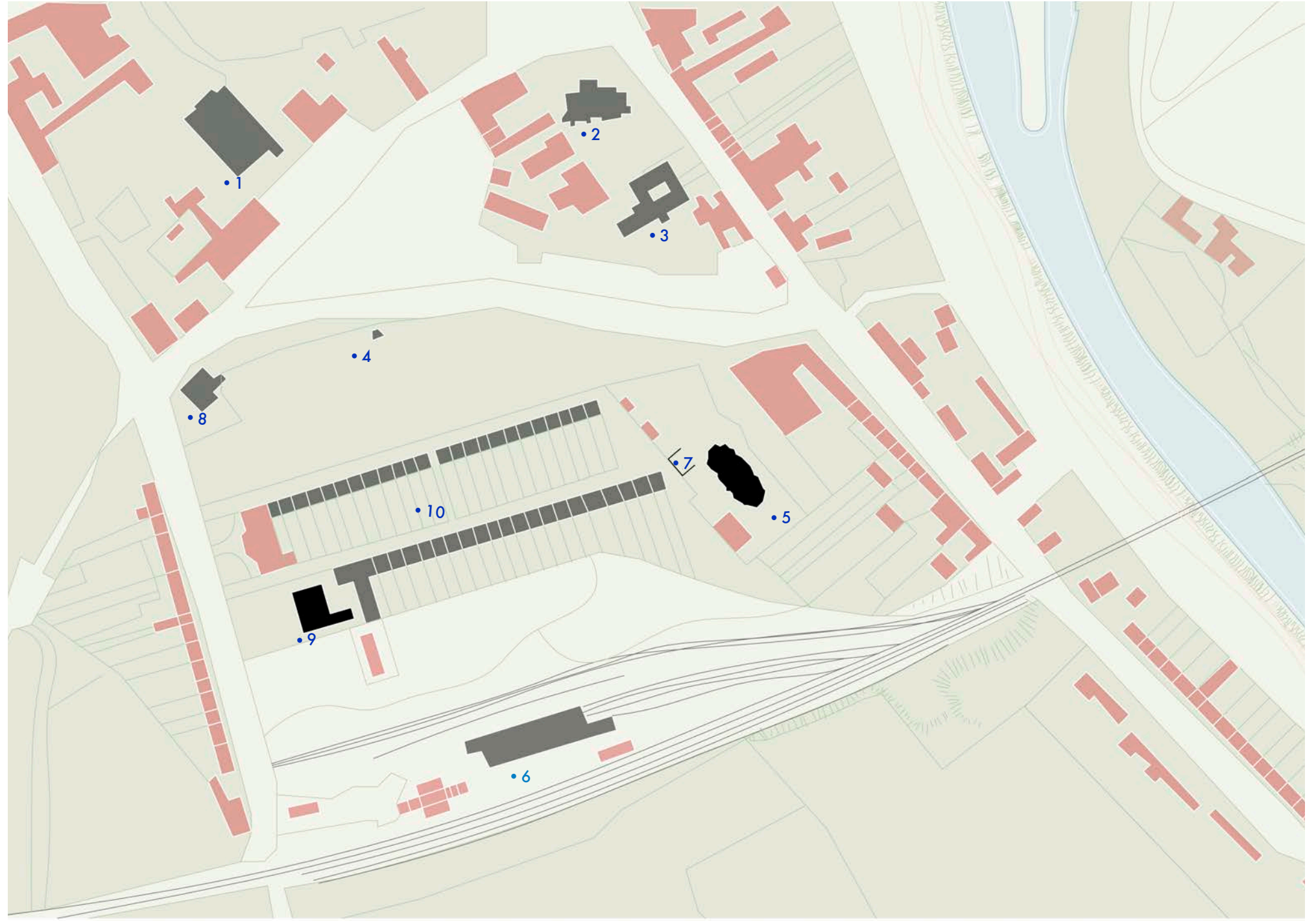
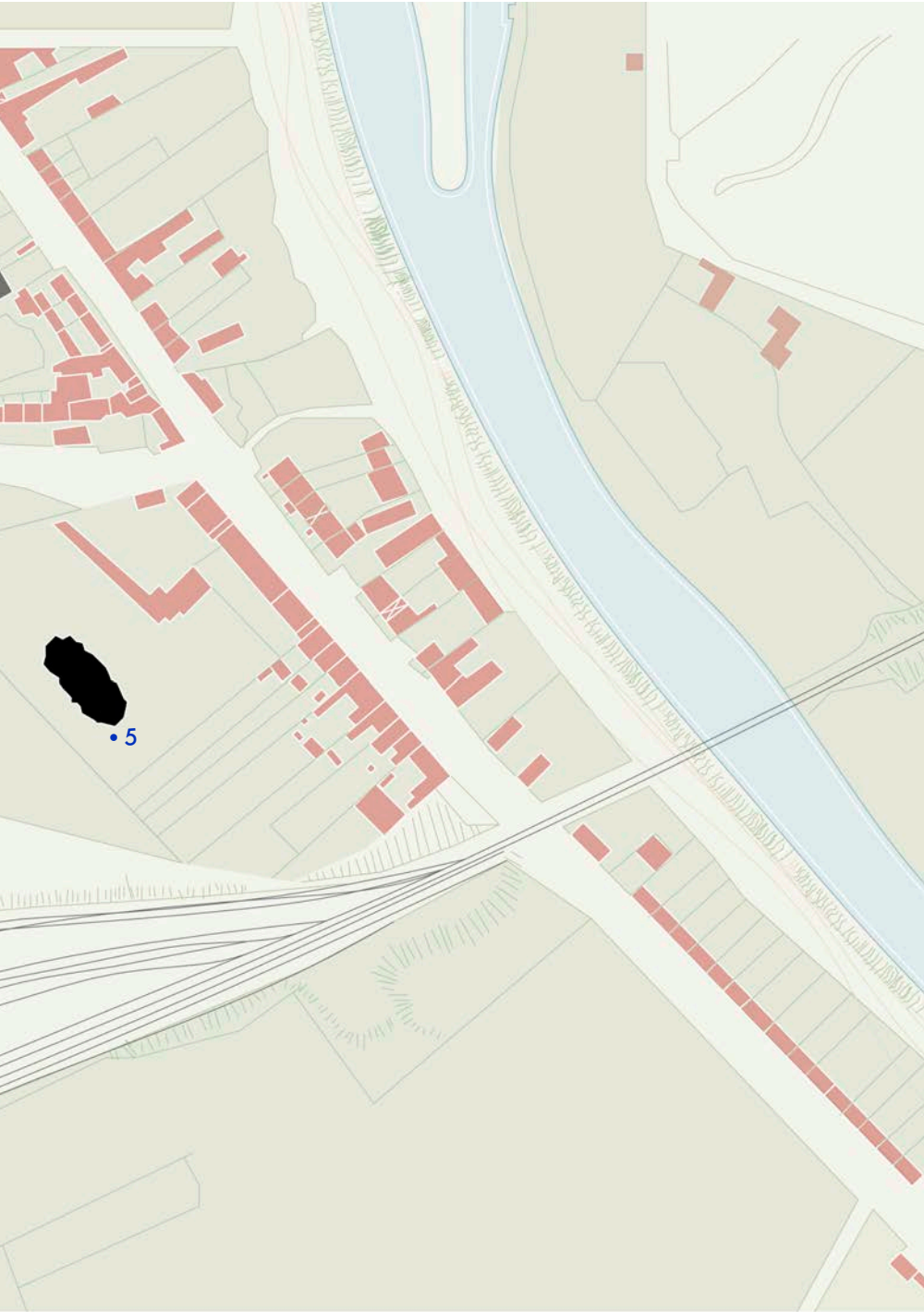
1837-1842



1888-1913

Figure Ground Site Plans showing the chronological development of Navan town.





1830-1930

Legend

- 1 • St Mary's Church
- 2 • St Mary's Church of Ireland + Graveyard
- 3 • Infirmary
- 4 • Spa Well
- 5 • St Finian's Study Hall
- 6 • Railway Station
- 7 • Handball Alley
- 8 • Irish National Foresters' Hall
- 9 • County Hall
- 10 • Two Rows of St. Finian's Terrace





- Land Use: Buildings

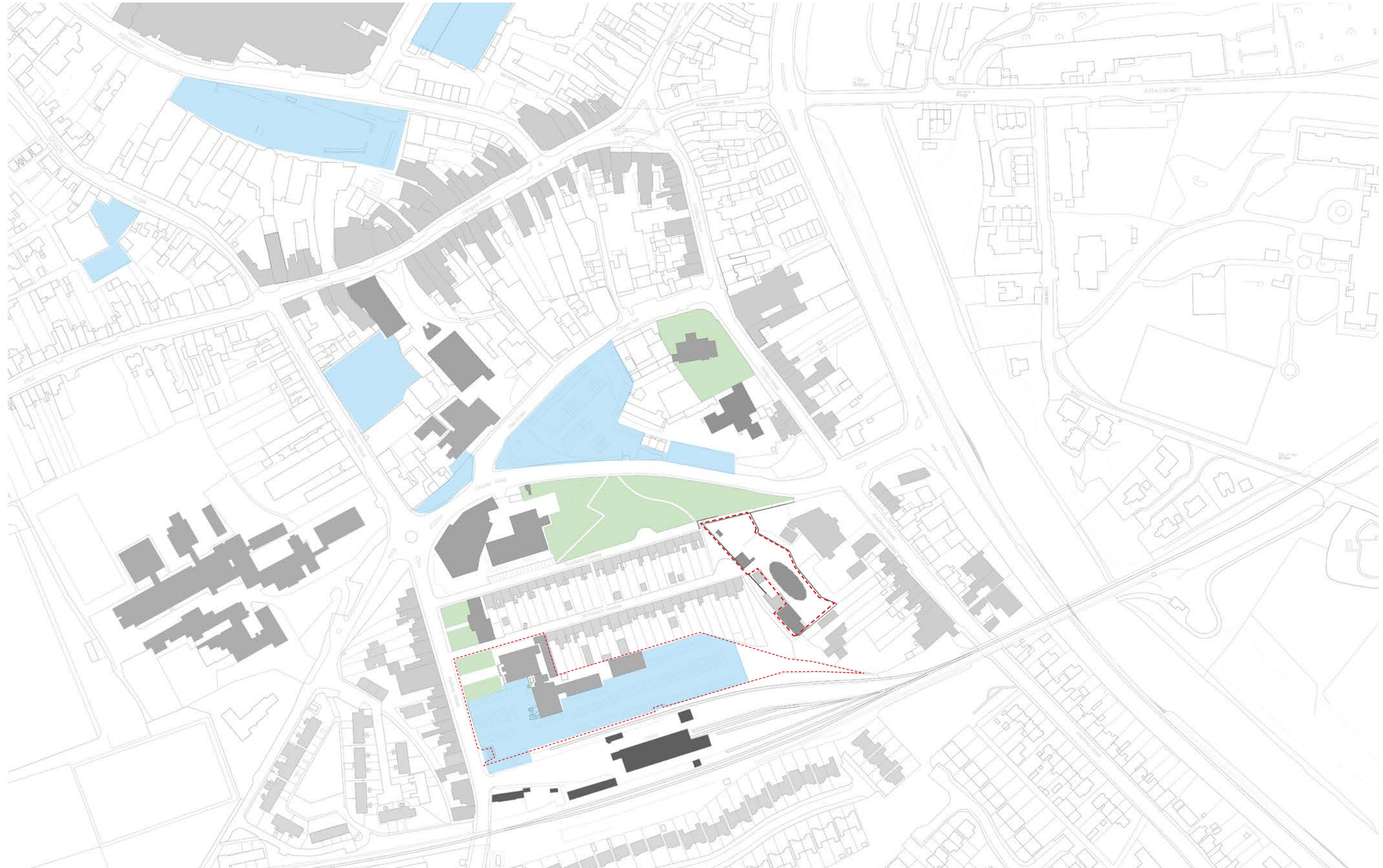


Legend

- Civic Cultural Community
- Retail Commercial (Primary Use)
- Education
- Industry
- Residential
- Vacant



- Land Use: Open Spaces



Legend

Publicly  
Accessible  
Green Space

Open Space used  
for Parking





- Land Use: Protected Structures



- Record of Protected Structures
- National Inventory of Architectural Heritage





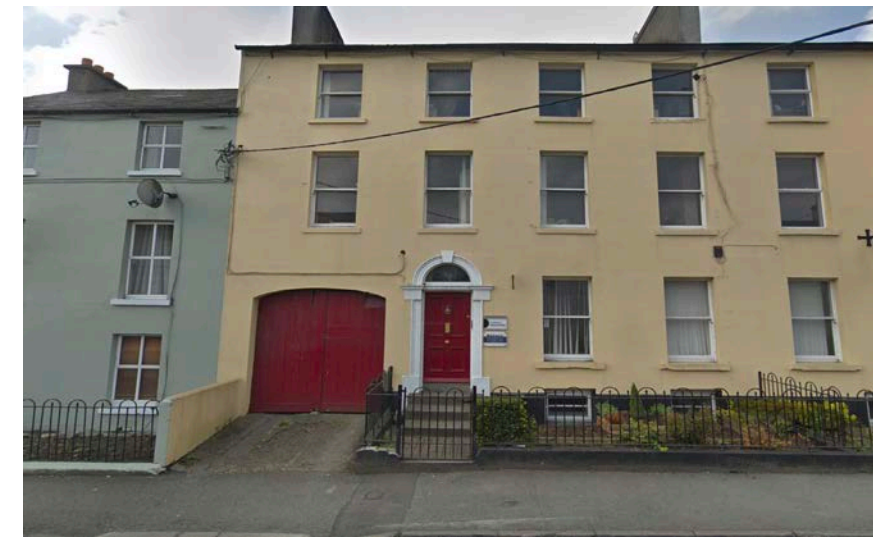
Seven arch railway viaduct over river c. 1849 of rock faced rusticated limestone .

Image Source: Architect's own.



Meath County Office

Image Source: Architect's own.



This building forms Part of the St Finian's Seminary Academy The street got its name from the Seminary for boys that was built in 1802. The building is a terraced four-bay three-storey house, c.1885, over basement, with integral carriage arch.

Source: NIAH Website.



End-of-terrace three-bay three-storey house over basement on Academy Street

Source: NIAH Website.



Former St. Patrick's Classical School

Image Source: Architect's own.



St. Mary's Church of Ireland Church

Image Source: ireland.anglican.org.



Railway warehouse.

Image Source: NIAH Website.



Detached nine-bay single storey Railway Station, 1885. Yellow brick facade with blue and redbrick strings at cill and impost levels.

Image Source: NIAH Website.

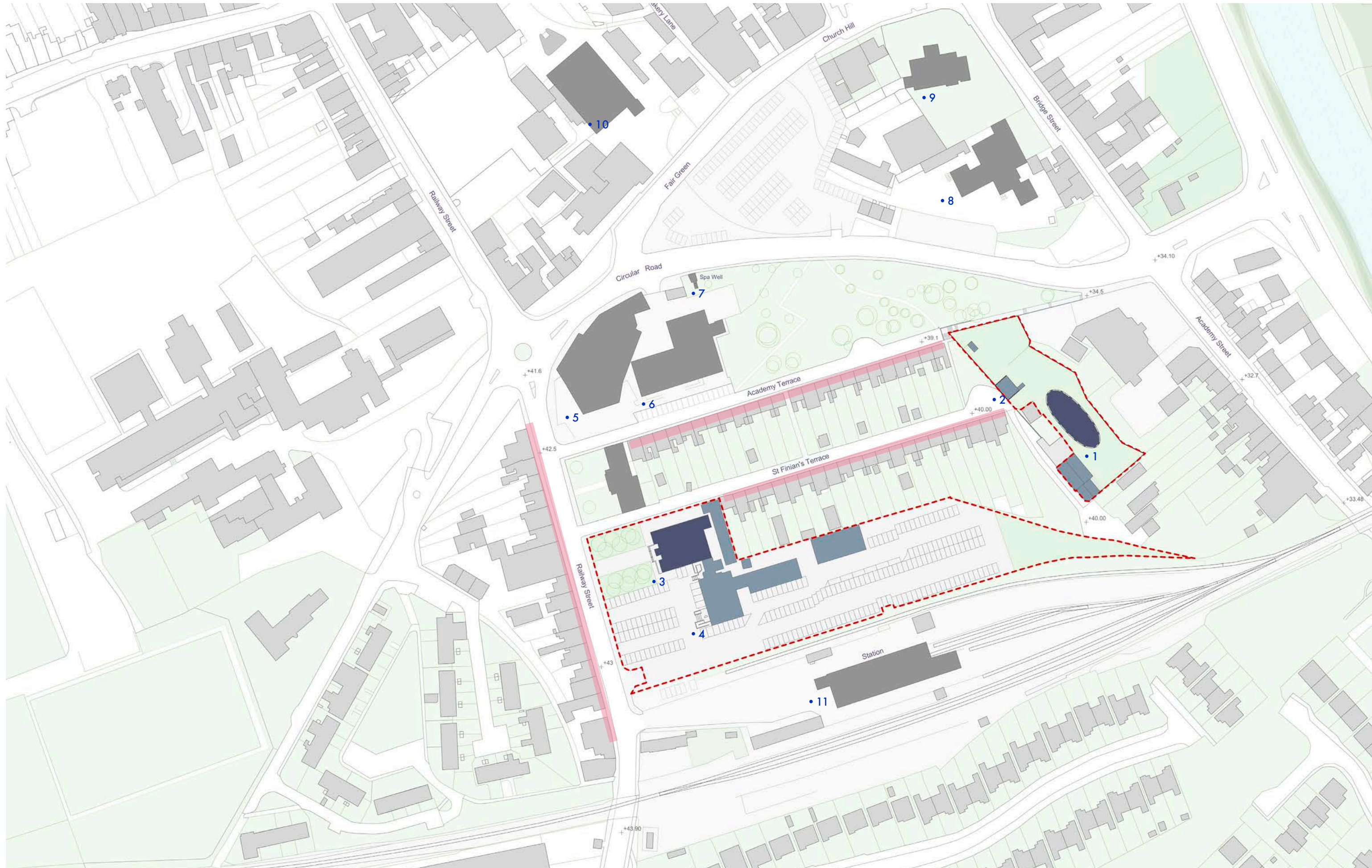


The County of Meath Infirmary

Image Source: Architect's own.

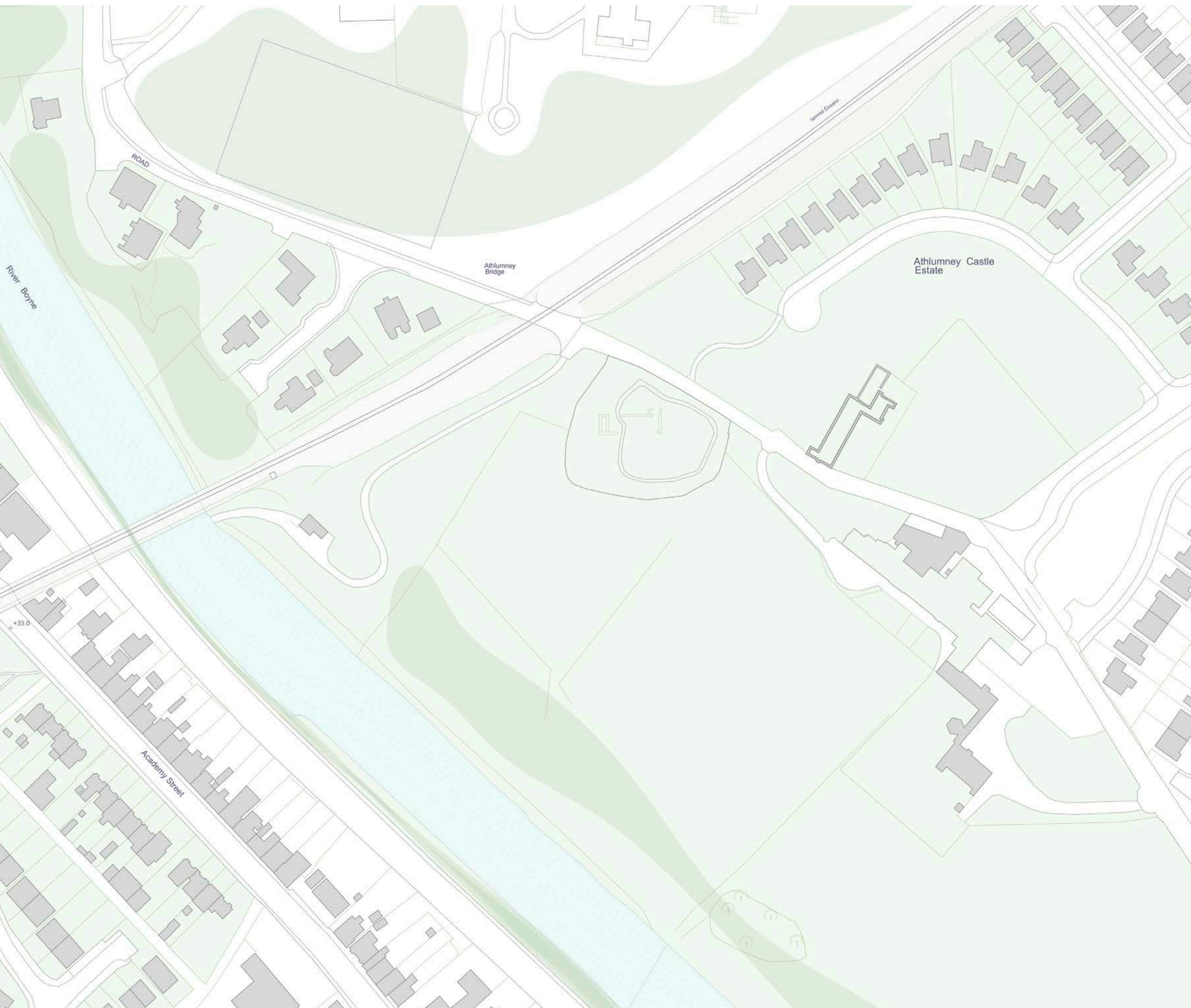


- Building, Structures and Urban Edge Assessment - Civic and Architectural Qualities









Existing Site Plan





Key

-  Site Boundary
-  Protected structure within site boundary to be retained
-  Buildings within site boundary to be removed
-  Significant Edge
-  Buildings of Significance
-  Existing buildings

Building Legend

- 1 • St Patrick's Classical School
- 2 • Handball Alley
- 3 • Former Meath County Council Offices
- 4 • Louth & Meath Education and Training Board
- 5 • Solstice Arts Centre
- 6 • Navan Library
- 7 • Spa Well
- 8 • Infirmary
- 9 • St Mary's Church of Ireland + Graveyard
- 10 • St Mary's Church
- 11 • Railway Station





## - Building and Structures of Significance

- Solstice Art Centre.



Solstice Art Centre.

Source: Grafton Architects.

The Solstice, Meath's state-of-the-art centre for the arts, stands on the site of the original Irish National Foresters Hall which was built in 1927. The Navan 'Dean Cogan' branch of the Irish National Foresters was established in March 1899 as a benefit society for working men and was dissolved in December 2003. The Solstice Arts Centre was launched in 2006 as a platform for the arts in Meath. The centre provides a 320-seat theatre, foyer, meeting and showcase space, a café, three galleries and a studio. The building design echoes the natural slope of the site, and at night the tall glass walls exude an atmospheric light.<sup>1</sup>

- Navan Library



Source: Meath County Council.

Adjacent to the Solstice is the main Library and headquarters for Meath County Library. The library is an active cultural hub for the community.

- Spa Well



Spa Well.

Source: Architect's own.

Leighsbrook Stream/Circular Road - Spa Well "Chalybeate"

Natural mineral springs containing iron salts. Probably from Latin chalybs steel, from Greek chalyb-, chalybs, from Chalybes, ancient people in Asia Minor (Merriam-Webster).

Wikipedia extract: Early in the 17th century, chalybeate water was said to have health-giving properties and many people once promoted its qualities. Dudley North, 3rd Baron North discovered the chalybeate spring at Tunbridge Wells in 1606.

Dudley North's physician claimed that the waters contained 'vitriol' and the waters of Tunbridge Wells could cure: "the colic, the melancholy, and the vapours; it made the lean fat, the fat lean; it killed flat worms in the belly, loosened the clammy humours of the body, and dried the over-moist brain."

He also apparently said, in verse:

*"These waters youth in age renew  
Strength to the weak and sickly add  
Give the pale cheek a rosy hue  
And cheerful spirits to the sad."*

<sup>1</sup> Extract from Meath.ie (Navan Points of Pride - Walking Tour of Navan, Ireland's Floral Town)



- St. Finian's Terrace



St Finian's Terrace Plaque

Source: Architect's own.

Across the street from the Solstice is a double row of houses called St. Finian's Terrace. In 1910 Navan UDC (Urban District Council) acquired the "Seminary Field", beside the now abandoned St. Finian's Academy. 46 houses were built in the summer and autumn of 1911.<sup>1</sup>

<sup>1</sup> Extract from Navan Historical Society Website.

- St. Mary's Church of Ireland



St. Mary's Church of Ireland

Source: Navan Historical society.

St. Mary's Church of Ireland Built with local limestone in the mid 18th century, St. Mary's Church of Ireland replaced an earlier medieval church on the same site. The tower, designed by the famous Irish architect, Francis Johnson, was added later. To the left of the church you can see a piece of a medieval cross from about 1500 with what is reputedly an image of St. Catherine of Alexandria, a favourite saint of the Normans in the east of Ireland. Inside, plaster corbels support an unusual star-shaped rib vault in both the nave and the chancel. Richly coloured stained glass windows date from the early 19th century, and the walls are adorned with interesting memorials of prominent Navan figures.<sup>1</sup>

<sup>2</sup> Extract from Meath.ie (Navan Points of Pride - Walking Tour of Navan, Ireland's Floral Town)

- St. Mary's Roman Catholic Church



St. Mary's Roman Catholic Church

Source: The National Inventory of Architectural Heritage (NIAH).

St. Mary's Roman Catholic Church was built between 1830 -1839 under the direction of Fr. Eugene O'Reilly. His long association with Navan, beginning as curate in 1797, founder and president of St. Finian's School for Boys in 1802 and parish priest from 1827-1852, makes him one of the founders of the modern town. To ensure good acoustics at mass, the church was modelled on the Cercle Metropolitan of Paris. Inside, some interesting features include a bust of Fr. O'Reilly to the left of the altar, and paintings of the four Evangelists above the altar, commissioned in 1950 from the artist Richard King. The crucifix over the altar was created by Edward Smith, the leading sculptor of the day. It was commissioned by the parishioners of the original church which stood on this site, as a public statement that the dark Penal Days were over. This is the only religious piece in wood by Edward Smith to have survived.<sup>1</sup>

<sup>3</sup> Extract from Meath.ie (Navan Points of Pride - Walking Tour of Navan, Ireland's Floral Town)



# Relevant Statutory, Non Statutory, Planning and Conservation Policy Guidance

## - International

### International Guidance and Charters

Conservation practice and development within historic urban areas is informed and influenced by a number of conventions, charters, declarations, etc., which relate to cultural heritage. Some of these have been ratified by Ireland, others have not. Either way, these provide an international basis for much contemporary practice and theory with regard to urban and architectural conservation.

#### Leipzig Charter:

on Sustainable European Cities (2007) - seeks integrated planning, improved public spaces, infrastructure and energy efficiency; recognises importance of distinctive character of cities and towns

#### Charter for the Conservation of Historic Towns and Urban Areas (Washington Charter 1987)

#### Burra Charter :

The Australia ICOMOS Charter for Places of Cultural Significance: 1988 and 1999. The Burra Charter provides guidance for the conservation and management of places of cultural heritage significance. It introduced the concept of the Conservation Plan which establishes the significance of a place and sets out policies aimed at protected that significance. This approach has been particularly useful where there may be several aspect, or layers, of cultural heritage significance pertaining to a place which require assigning degrees of significance, or importance, which enable prioritisation of values.

#### Valetta Principles on the Safeguarding and Management of Historic Cities, Towns and Urban Areas (ICOMOS, 2011)

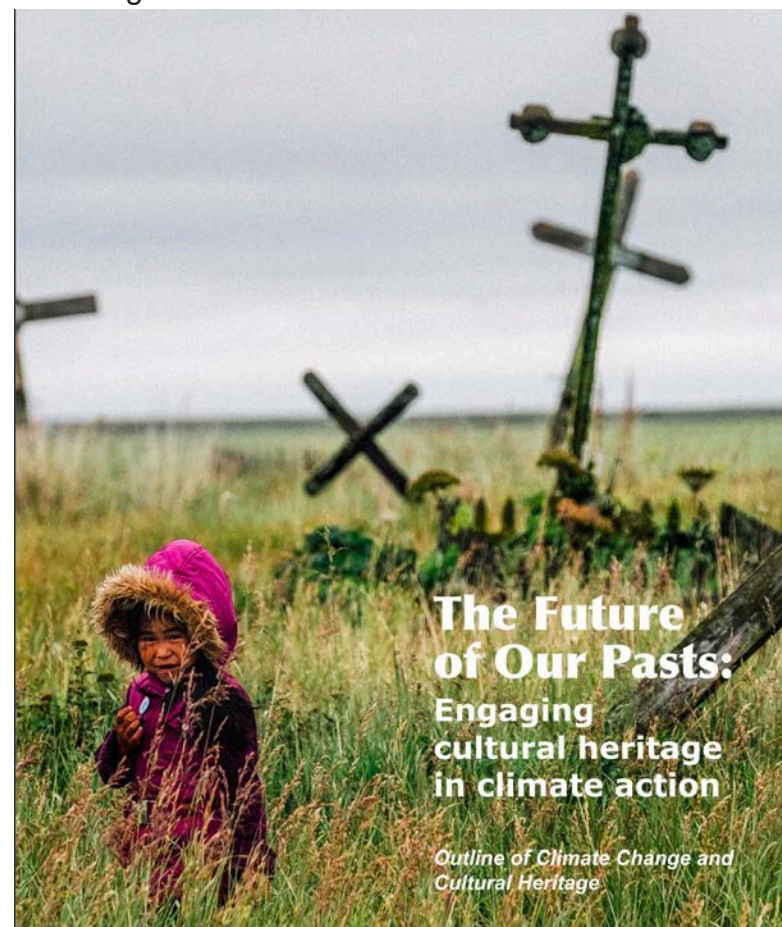
#### UNESCO Recommendations on the conservation of the Historic urban landscape (2011):

- a voluntary charter. This takes a landscape approach recognising the “dynamic nature of living cities” and places with emphasis on the integration of urban heritage conservation within general policy planning and practices The historic urban landscape is defined as “the urban area understood as the result of a historic layering of cultural

and natural values and attributes....” It thus extends beyond the “monument” and its setting (primarily understood as its physical setting), to embrace a wider context which includes

*“... The site’s topography, geomorphology, hydrology and natural features; its built environment, both historic and contemporary; its infrastructures above and below ground; its open spaces and gardens, its land use patterns and spatial organisation; perceptions and visual relationships; as well as all other elements of the urban structure. It also includes social and cultural practices and values, economic processes and the intangible dimensions of heritage as related to diversity and identity.”*

This landscape approach is grounded in the local and aimed at preserving the quality of the human environment, allowing for cultural diversity and creativity and ensuring that “contemporary interventions are harmoniously integrated with heritage in a historic setting...”



### Climate Action

#### Bringing embodied carbon upfront. Coordinated action for the building and construction sector to tackle embodied carbon:

By 2030, all new buildings, infrastructure and renovations will have at least 40% less embodied carbon with significant upfront carbon reduction, and all new buildings must be net zero operational carbon.

By 2050, new buildings, infrastructure and renovations will have net zero embodied carbon, and all buildings, including existing buildings, must be net zero operational carbon.

#### Statement of the Architects’ Council of Europe (ACE) Designing for a Circular Economy (2019)

In the context of the World Circular Economy Forum (WCEF), that took place in early June in Helsinki, the Architects’ Council of Europe (ACE) published a Statement highlighting the importance of design achieving more circularity in the construction and buildings sector, as well the solutions that architecture can bring. The Statement presents different architectural solutions promoting circularity, focusing on preserving and enhancing the value of resources. It also puts forward some policy recommendations to support the architectural approach to circularity.

#### ICOMOS - Future of Our Pasts (2019)

report released to increase engagement of cultural heritage in climate action. Climate change is already impacting communities and heritage globally, and these trends are rapidly worsening. The report provides a framework for systematically cataloguing the impacts of climate change drivers on six main categories of cultural heritage, in order to aid in evaluating and managing both climate risks to cultural heritage and the positive role it can play as a source of resilience.



## - National

### Architectural and Built Heritage Protection under Planning and Development Act 2000 (as amended) Part IV Architectural Heritage:

#### Section 51 Record of protected Structure

1) For the purpose of protecting structures, or parts of structures, which form part of the architectural heritage and which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, every development plan shall include a record of protected structures, and shall include in that record every structure which is, in the opinion of the planning authority, of such interest within its functional area.

Section 52—(1) of the Planning and Development Act 2000 obliges the Minister to issue guidelines to planning authorities concerning development objectives (i.e. protecting structures ), and Section 28 of the Act requires planning authorities (including An Bord Pleanála) to have regard to them in the performance of their functions

#### Published Guidelines:

Architectural Heritage Protection Guidelines for Planning Authorities,

Guidance on Part IV of the Planning and Development Act 2000 (DoAHG [DCHG] 2012)

Planning authorities have an obligation to create a record of protected structures.

This record forms part of the authority's development plan. Planning authorities preserve the special heritage character of places and townscapes by designating them Architectural Conservation Areas.

Specific, statutory, Objectives and Policies for the protection of structures and preservation of the character of areas are included in the Local Authority Development Plan.

### Ireland 2040:

Project Ireland 2040 is the Government's overarching policy initiative to make Ireland a better country for all of us, a country that reflects the best of who we are and what we aspire to be. Project Ireland 2040 is informed by the Programme for a Partnership Government 2016, which recognises that economic and social progress go hand in hand, and is made up of the National Planning Framework to 2040 and the National Development Plan 2018-2027. Project Ireland 2040 seeks to achieve **ten strategic** outcomes, building around the overarching themes of well-being, equality and opportunity.

These ten shared priorities will ensure a consistent approach between planning objectives under the National Planning Framework and investment commitments under the National Development Plan. They are:

1. Compact Growth
2. Enhanced Regional Accessibility
3. Strengthened Rural Economies and Communities
4. Sustainable Mobility
5. A Strong Economy, supported by Enterprise, Innovation and Skills
6. High-Quality International Connectivity
7. Enhanced Amenity and Heritage

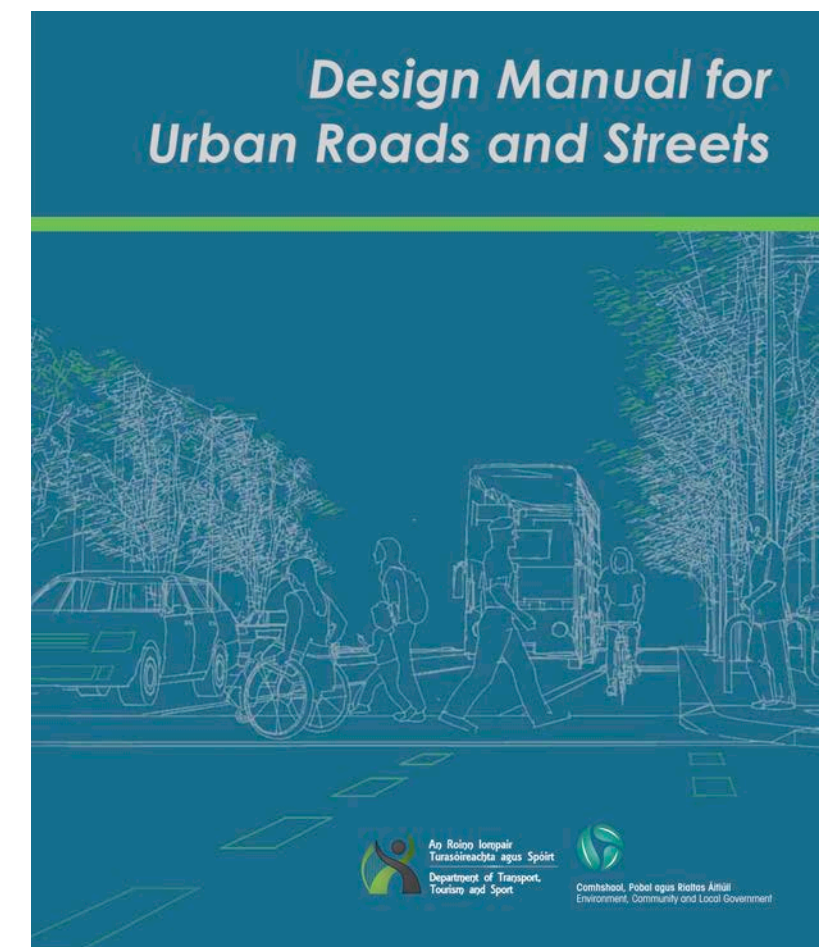
*'Cultural heritage is a key contributor to the sustainability of our cities, towns, villages and rural areas. Living space, including streets, public areas, built heritage and natural amenity areas, cultural and sporting opportunities, sustainable transport networks, all play a central part in defining the character and attractiveness of places. Plans for investment in culture and heritage recognise that high quality infrastructure is critical for a vibrant culture and heritage sector and that urban living spaces must have the cultural, civic, recreational, sporting and other amenities that will make them self-sustaining centres of social cohesion.'*

8. Transition to a Low Carbon and Climate Resilient Society  
*'The capital investment priorities will represent a step-change in Ireland's delivery climate-action objectives, providing a significant reduction in carbon emissions over the period to 2030.'*
9. Sustainable Management of Water and other Environmental Resources
10. Access to Quality Childcare, Education and Health Services

### Design Manual for Urban Roads and Streets:

This Manual offers a holistic approach to the design of urban streets in cities, towns, suburbs and villages in Ireland for the first time and promotes a collaborative and consultative design process. It requires professionals of different disciplines to work together to achieve better street design. We welcome this Manual and look forward to the added value and improvements in quality of life that will be achieved through implementation of this integrated and progressive approach.

*'It is beyond doubt that the streets of our cities and towns, suburbs and villages, should be safe, attractive and comfortable for all users. As well as cars and other vehicles this encompasses pedestrians, cyclists, and those using public transport. It also includes people of all ages and abilities and is equally relevant to residents and visitors.'*





## - Site Specific

### General Guidelines for Existing Buildings, Structures and Elements

The following guidelines are general and will apply when works are to be carried out to existing buildings, structures or elements within the site.

#### Building Repairs

- While the adaptation of the buildings to be retained will require intervention and alteration to meet specific use requirements, a considerable portion of the works involved will require repairs to historic structure and fabric. This work will be carried out in line with the following principles for the repair of historic structures:
- Department of Environment, Heritage and Local Government Guidelines for the Protection of Architectural Heritage and current conservation principles and techniques.
- All works are to be carried out under the professional supervision of an architect or expert with specialised architectural conservation experience and expertise.
- The extent and scale of works to the buildings will be carried out in a manner sympathetic to the intrinsic quality and architectural significance of the structure.
- Retain and repair authentic architectural structure and fabric. Respect for the existing architectural integrity of the building is to be a priority, and works will be carried out with reference to historic authenticity.
- All existing fabric which is sound is to be protected. Generally a minimum interventionist approach is to be taken with an emphasis on repair, with replacement only of decayed or missing parts, rather than outright replacement.
- Repairs and alterations will be carried out without attempt to disguise or artificially age, but shall also be carried out so that they are sympathetic with the architectural and aesthetic integrity of the building, or building element.
- All existing features and decorative work to be retained will be protected during the works. Any addition, whether reconstruction or repair, is to be implemented in a manner which will not damage existing fabric or features, and will not obliterate existing authentic work. In as far as possible, repairs should take place in situ.
- Materials used for repairs will be compatible with and, in as far as is possible, match the historic materials. Work to be carried out using traditional or appropriate methods. The aim is to

use natural and traditional materials in preference to synthetic materials which will, in general, be avoided.

- Salvage materials will only be used where of proven provenance and will only be used in a manner that will not confuse the understanding or appreciation of the historic structure. As a general principle it will be the intention to salvage and re-use all sound material arising from modifications or removal of existing structure where feasible and appropriate.
- Loose debris/rubbish resultant from the works will be removed from the building and disposed of in accordance with waste management disposal requirements of the Local Authority and waste strategy for this Planning scheme. This operation is to be supervised to ensure no important building fabric is removed.
- Reversibility or substantial reversibility will be a guiding principle to repair, alterations and additions to protected structures. As genuine reversibility cannot always be appropriately applied it should not be used to justify inappropriate interventions in these instances.

#### Interventions and Additions

There is considerable guidance policy available on this aspect in particular the DoEHLG Architectural Heritage Protection Guidelines for Planning Authorities which is a statutory guidance document. Due regard should be had in all applications for development within the curtilage of a protected structure to current or subsequent Government Guidance and to the current City Development Plan policies and objectives contained therein regarding additions or works within the curtilage of protected structures. In addition, reference should be made to the Conservation Advice Series also published by the DoEHLG.

The following points are particularly relevant to the likely projects to be carried out within the proposed Navan Railway Lands:

- Informed intervention: Successful interventions and additions to protected structures arise from a good understanding of a structure and the aspects which make it significant. This requires up-front research, analysis and the ability to interpret. A well-informed research-led approach will be taken in preparing design proposals for alterations, interventions and additions. The lead architect is to be experienced and skilled

in conservation and adaptation of historic buildings or such expertise will be embedded in the design team and design process from the outset to completion.

- Scale: In developing detailed proposals for additions to the protected structures, these will address the particular scale of the existing building. This does not necessarily mean that the additions/extension should be similar in scale to the existing buildings, but that there should be a coherent relationship between the form, massing and proportion of the existing building and any additions.
- Plan Form: The original plan form and physical envelope of the existing protected structure will be legible following any intervention.
- Retention of original/historic fabric: Interventions will, so far as is practicable, retain as much original/historic fabric as possible and where fabric is to be removed it will be re-used on site or, where this is not feasible, an appropriate reuse elsewhere will be identified. Designs and planning applications will demonstrate how any negative impact on the historic fabric will be minimised.
- Junctions between new and old: New extensions and additions will engage with the historic buildings. Junctions between new and old should relate to primary architectural features of the historic buildings.
- New basements adjacent to existing buildings: A number of basements/sub-ground floor levels may be proposed under the new development. Where these will be close to, or abutting, existing buildings and structures, these will be set back/detailed in a manner which does not compromise the structural integrity and weathering of the protected structures and any design proposals/planning application will include sufficient details to show how this will be achieved.
- Cultural and Historic Archiving: The Agency aims to recognize and have regard to the cultural and historic aspects of the site. This will include developing a strategy for the archiving, interpreting and displaying as appropriate material relating to the conservation and restoration of the built environment.



### Setting, Public Realm & Landscape

The new development will significantly alter the existing setting of the protected structures. In line with the Master-plan proposals, new buildings, additions and public realm/landscaping works will be planned and designed in such a way as to enhance the architectural and spatial quality of the setting of the protected structure. This will include views to and from the protected structures at ground and upper floor levels. In the siting of new buildings and the design of additions, the changes to natural light, sun, shade, wind and any other micro-climate conditions will be such as to minimise negative impacts on the qualities, character and fabric of the protected structures, both externally and internally and to maximize opportunities to improve these qualities through removal of unsympathetic later additions to protected structures, where appropriate.

New buildings which provide a backdrop to a protected structure, particularly where there is an identified view corridor, will need to demonstrate a considered architectural relationship.

### Sustainability objectives

It has been stated that generally the most sustainable building is an already existing building, due primarily to its embodied energy. The cultural heritage value – collective memory, associations, etc – also contribute to the social sustainability (identity) of place and needs to be included in any sustainability assessments.

### Use

Within the Strategic Plan and its Master-plan proposals there is a general objective to encourage uses which promote public access to protected structures.

### Accessibility

The protected buildings are important for their intrinsic cultural heritage value but they are also important because of their future, and, in some cases, current, use as places where people will work, learn, live and enjoy everyday activities.

For some people with disabilities, barriers exist which make visiting and using historic buildings and places difficult or impossible. In adapting the historic buildings and landscape for improved access, it will be important to design and develop appropriate strategies and solutions to improve the accessibility of the buildings, while protecting the particular character, significance and aspects of special interest.

Regard shall be given to existing and future guidance on improving access to historic buildings and sites.

### Monitoring and Maintenance

Maintenance plans are to be provided for all protected structures. This will include provision for monitoring condition both in advance of any refurbishment/ redevelopment works and during the ongoing lifetime of the building. Where current building condition is causing deterioration of structure and fabric, appropriate protection measures, temporary or permanent, should be put in place as a priority, subject to necessary approval by/agreement with the Planning Authority.

### Building Project Design Briefs

Design Briefs for all building projects within the Navan Railway Lands area will direct design teams to have regard to respond to and take on board the architectural heritage assessment and research.

### Documents and Information Required for Planning Compliance

Design Briefs for all building projects within the Navan Railway Lands area will direct design teams to have regard to respond to and take on board the architectural heritage assessment and research.

- Condition Surveys : A condition survey of the protected existing structure should accompany any planning application for the re-use and development of the buildings to be retained. A comprehensive assessment of the current condition of the relevant existing structures will inform the strategy for re-use of those structures, and will potentially inform any strategy for the dismantling of any parts of these structures which are to be removed, including an approach for the recovery and re-use of salvageable materials. In some cases it may be necessary to put temporary measures in place in order to permit safe access to carry out the condition report. The report should also identify other essential stabilisation works required in order to secure structures against the weather/ water penetration. However, it should be stressed that costly temporary works should be avoided wherever possible by the incorporation of the necessary repairs into the programme of development works at the earliest possible stage. These works would be carried out by a team led by an appropriately qualified conservation architect and including a structural engineer with expertise in historic structures.
- Proposal Drawings and Supporting Information: Submitted design drawings should include an appropriate level of detail to allow for a full and proper assessment of proposals. The information should clearly show the existing situation and details and describe—in drawing and text formats—

the rationale behind the proposal and how any new works relate to or are informed by the existing architecture and the conservation strategies and general and specific guidelines within this Planning Scheme. This rationale should also include material specification. Also to be included are construction methodologies for significant or material interventions which set out clearly the works proposed, sequencing and an outline of likely temporary works required. Fire strategies and building services strategies should be provided as part of a planning scheme compliance submission relating to protected structures.

- Recording Prior to Material Alteration: Where material alterations are proposed to protected structures or where it is proposed to demolish an existing structure, the structure should be fully recorded in photographic and drawing format prior to alteration or demolition. Copies of these records should be lodged with the GDA and, where requested, other archive bodies, such as the Irish Architectural Archive, the Dublin City Archive etc.
- Maintenance Strategies: A maintenance strategy is to be provided as part of the planning documentation which will set out the key monitoring and maintenance requirements to be implemented during the ongoing lifetime of the building.



## - Regional

### Meath Development Plan 2016-2019

(Meath Development Plan 2020-20125 Retains these objectives)

### Zoning Objectives:

Both the St Patrick Classical School and Former County Council sites fall under the B1 zoning objectives

*B1 Commercial / Town or Village Centre.*

*Objective: To protect, provide for and / or improve town and village centre facilities and uses*

#### Guidance:

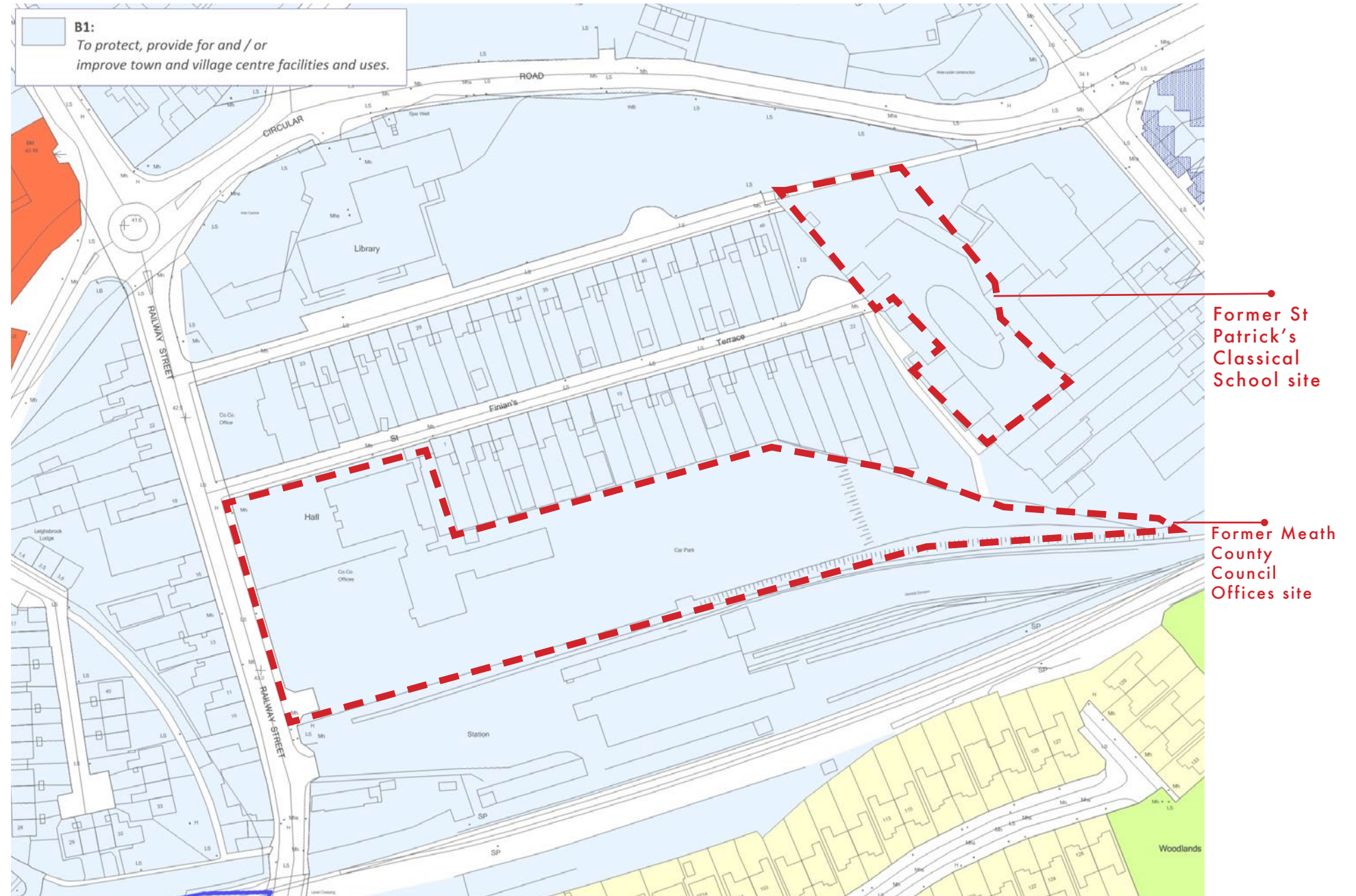
Former Town Development Plans (Navan, Kells and Trim) and Local Area Plans for Higher Tier Centres (Moderate Growth Towns and upwards as provided for in the Core Strategy) may include local objectives:

- Providing for the sequential expansion of the existing town centre
  - Providing for neighbourhood centres in which the nature and scale of appropriate retail and other uses may be specified.
- It is intended to accommodate the majority of new commercial and retail uses in towns and villages within B1 lands identified for B1 land use zoning objective.

#### Permitted Uses:

B & B / Guest House, Bank / Financial Institution, Betting Office, Bring Banks, Cinema, Community Facility / Centre, Conference/ Event Centre, Convenience Outlet, Childcare Facility, Children Play / Adventure Centre, Cultural Facility, Dance Hall / Night Club, Education (Primary or Second Level), Education (Third Level), Funeral Home, Health Centre, Healthcare Practitioner, Home Based Economic Activities, Hotel / Motel / Hostel, Leisure / Recreation / Sports Facilities, Research & Development, Offices <100sq. m., Offices 100 to 1,000 sq.m., Offices >1,000sq. m., Place of Public Worship, Public House, Residential / Sheltered Housing, Restaurant / Café, Supermarket / Superstore, Shop, Take-Away / Fast Food Outlet, Telecommunication Structures, Veterinary Surgery, Water Services / Public Services.

Open for Consideration Uses: Agri – Business, Amusement Arcade, Car Park (incl. Park and Ride), Drive Through Restaurant, Enterprise Centre, Garden Centre, Hospital, Motor Sales / Repair, Petrol Station, Plant & Tool Hire, Retail Warehouse, Retirement Home / Residential Institution / Retirement Village, Science & Technology Based Enterprise.<sup>1</sup>



Map and Key Extracts from Meath County Council Navan Development Plan  
Source: Meath County Council

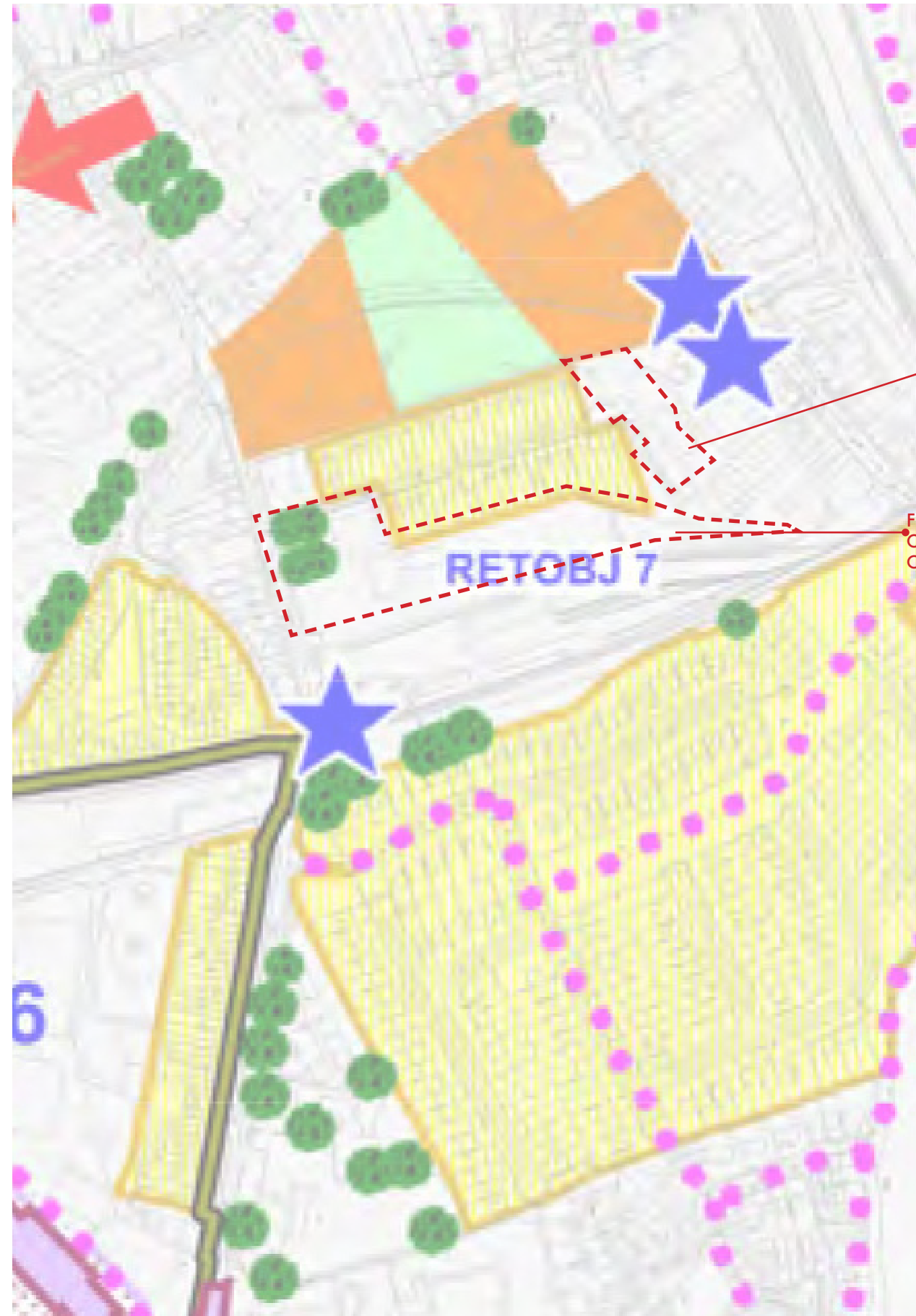


Zoning Objectives Plan illustrating the following

- Two rows of St Finian's Terrace zoned under Housing Protection Area.
- Individual trees to be reserved in the forecourt of the Former County Council
- Gateway Site marked at the bottom of railway Street. This site is currently a car park .


Density:

In town centre locations, in order to encourage and facilitate the development of a compact business district, and to achieve desirable massing and heights of buildings, a plot ratio and site coverage of 1.5 and 70% respectively will generally be the norm. Moreover, for a development to be acceptable, it must not be prejudicial to the amenities of adjoining properties and must show appropriate provision for access, parking, storage and space for off loading and air circulation. The indicative site coverage for industrial/commercial development on greenfield sites is 50% coverage unless the design characteristics of the scheme, proposed uses and mobility management/travel plan indicate support for a higher site coverage.



Former St Patrick's Classical School site

Former Meath County Council Offices site


















comhairle chontae na mí  
meath county council

### Navan Development Plan 2009-2015 Map No. 2 Development Objectives Incorporating Variation No. 1


**VARIATION MADE 19th May 2014**

**LEGEND**

-  Town Council Administrative Boundary
-  Navan Development Plan Boundary
-  Framework Plan Boundary, Map Ref. FP
-  Masterplan Boundary, Map Ref. MP
-  Local Distributor Road Corridors (Diagrammatic Only)
-  Proposed Access Points, Map Ref. AP
-  Possible Access Road Linking Railway Street with Brews Hill
-  Pedestrian Access / Amenity Walkways
-  Rail Route Reservation Corridor (R1)
-  Interface with Detailed Design of Navan Rail Line Phase II
-  Proposed Civic Space / Environmental Improvements
-  Proposed Town Park
-  Stand of Trees to be Preserved.
-  Individual Trees to be Preserved.
-  Housing Protection Areas (HPPOL1)
- NC** Location of Neighbourhood Centre (Diagrammatic) Map Ref. NC
-  Location of Gateway Site
-  Access to National Roads Exceptional Circumstances

Note: Details shown on this map is for information purposes only. Further details on any item should be clarified with Meath County Council. This map has been produced by Meath County Council with available Local Authority and Ordnance Survey base data.  
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**Scale - NTS**  **Mapinfo File:**  
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Navan\_Development\_Plan\_2009\_Variation\_1  
Produced By: S.K. [05/14]



## Navan 2030 public Realm Strategy

Navan 2030 public Realm Strategy sets a vision for the town centre. The following are key extracts from this strategy.

Meath County Council is developing a strategy to enhance the role and function of Navan both as the County Town, and also as great place to live, work and visit.

The Public Realm Strategy sets out the strengths and opportunities of Navan, and a range of integrated and centralised interventions that will support and enhance the future of Navan as a vibrant and attractive County Town.

Navan is a great town to live and work in. It has a vibrant local population, quality homes and excellent schools. It is the primary centre of employment in the county with a population of over 30,000. Residents of Navan have easy access to shops, restaurants, leisure activities and a range of community buildings.

The town centre has substantial heritage character, a good range of retail and commercial services, and a wealth of established assets. These include:

- Historic buildings and vernacular architecture.
- A strong historic urban grain with interesting and distinctive streets and spaces.
- A historic market square.
- Medieval laneways that are important features of the town centre pedestrian network.
- Successful cultural, retail and leisure assets that are already well established.
- A compact and walkable town centre.
- Access and excellent parking provision.
- Number of recently completed successful regeneration projects.

These existing and distinct assets are the starting point for the Public Realm Strategy for the town centre. The strategy will build on and enhance existing assets, and establish greater and more meaningful connections between them, so that the overall town centre, old and new, works together as a more connected urban centre offering greater vitality, economy and town centre experience.<sup>1</sup>

## 01 Introduction

### Purpose of the Plan & Study Area

Meath County Council is developing a strategy to enhance the role and function of Navan both as the County Town, and also as great place to live, work and visit.

**The Public Realm Strategy** sets out the strengths and opportunities of Navan, and a range of integrated and centralised interventions that will support and enhance the future of Navan as a vibrant and attractive County Town.

Meath County Council has appointed a multi-disciplinary team comprising Brady Shipman Martin and Clifton Scannell Emerson Associates to prepare the **Integrated Public Realm and Movement Plan**. The team brings expertise in the areas of planning, public realm and urban design, transportation and civil engineering, and environmental design, which are required to ensure an integrated long term strategy for Navan.



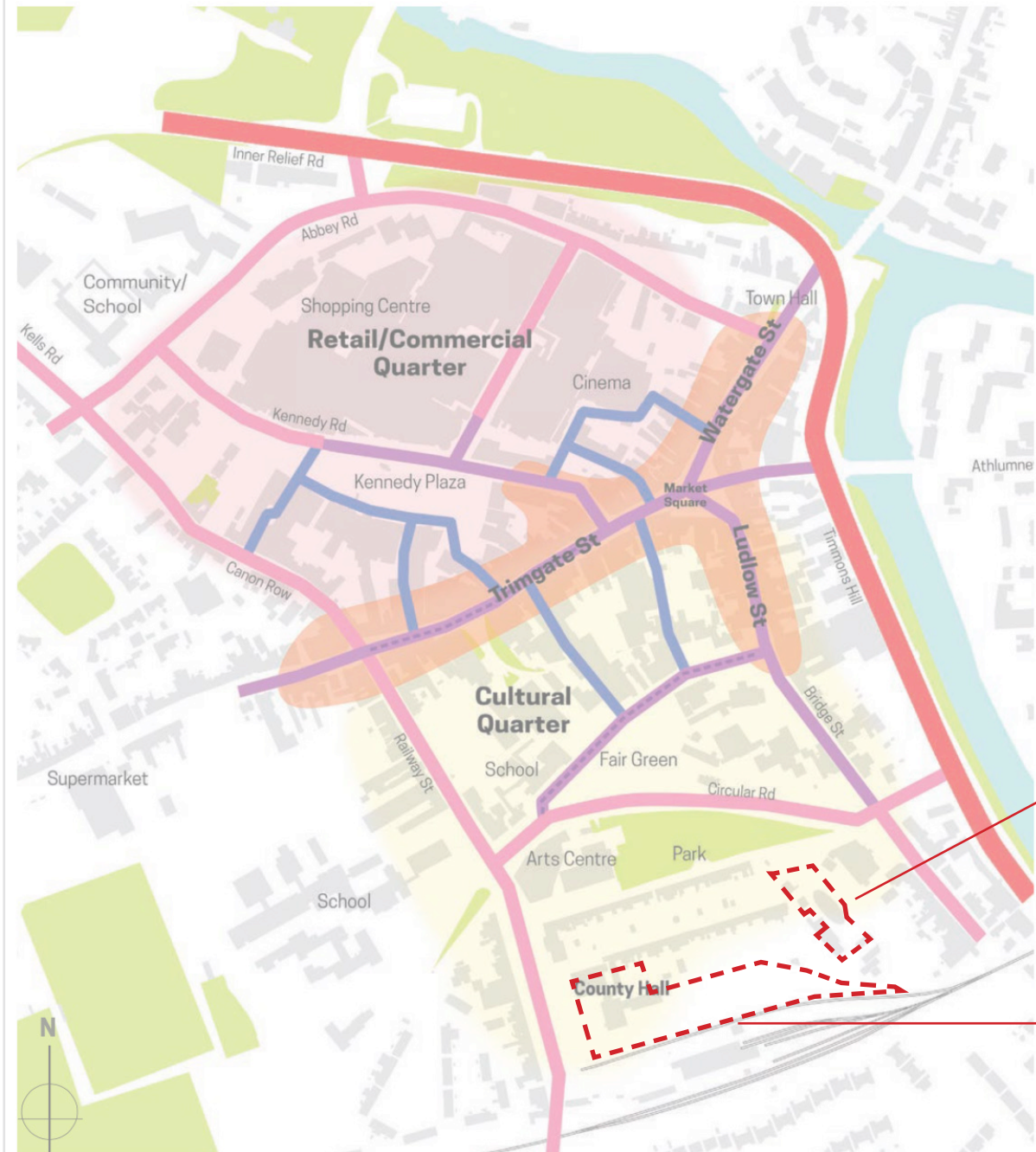
Navan Town Centre Study Area

<sup>1</sup> Extract from 'Navan Public Realm Strategy 2030'



# Public Realm Strategy

## Street Character



- | Street Hierarchy |                            | Character |                          |
|------------------|----------------------------|-----------|--------------------------|
|                  | Bypass Road                |           | Kennedy Plaza Quarter    |
|                  | Urban Street               |           | Town Centre Streetscapes |
|                  | Town Centre Street         |           | Fair Green Quarter       |
|                  | Pedestrian Laneway         |           |                          |
|                  | Paved (Shared) Carriageway |           |                          |

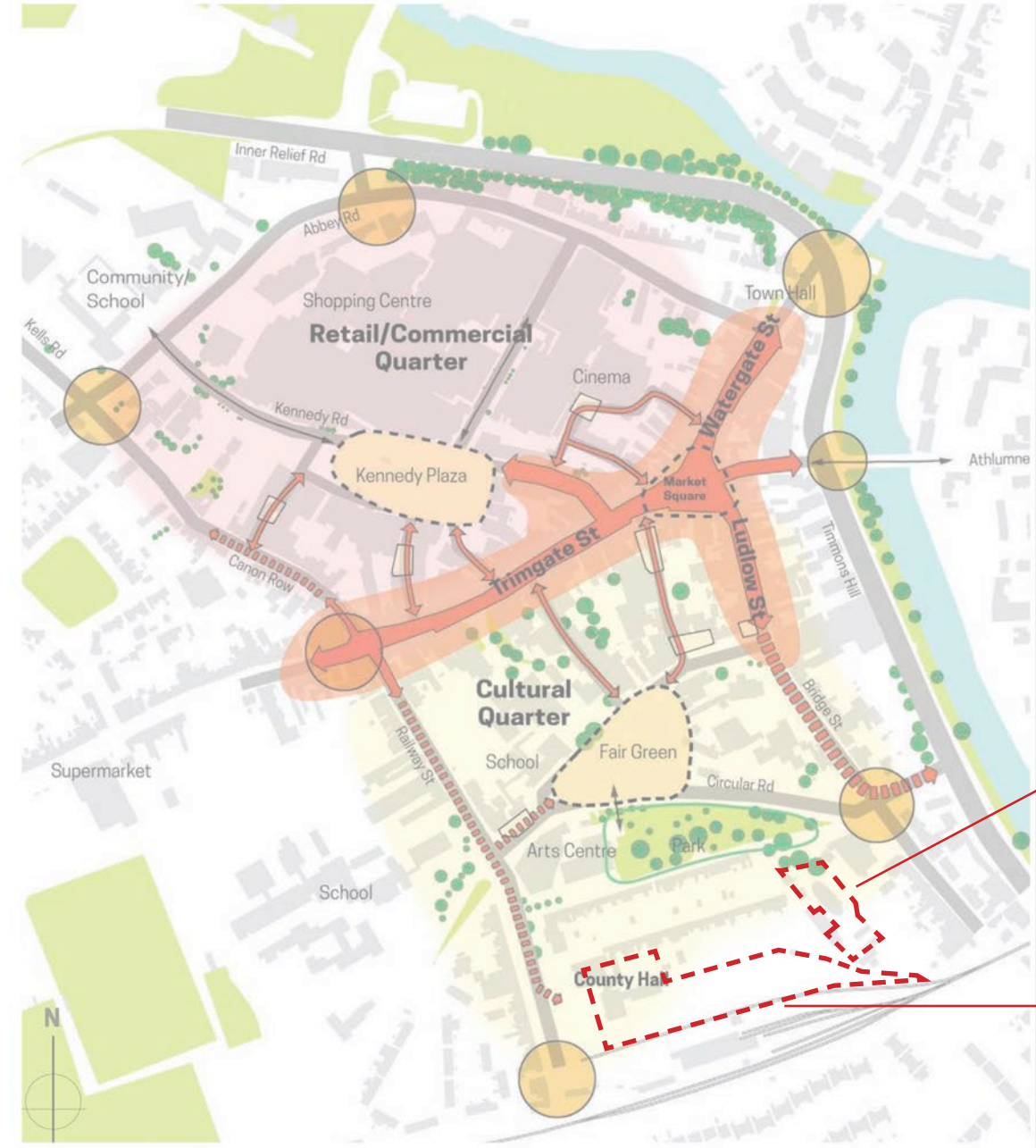
Navan Town Centre - Public Realm Strategy

Former St Patrick's Classical School site

Former Meath County Council Offices site

# Public Realm Strategy

## Overall Strategy



- Retail/Commercial Quarter, including Kennedy Plaza
- Historic Town Centre, including Market Square
- Cultural Quarter, including Fair Green
- Strong Connections
- Key Focal Areas
- Public Spaces
- Welcoming Gateways

Navan Town Centre - Public Realm Strategy

Former St Patrick's Classical School site

Former Meath County Council Offices site



## Consultation

Several meetings were carried out with Meath County Council and stakeholders,

- Meeting with Irish Rail to ascertain the constraints on railway lands.
- Two presentations to Navan Municipal District.
- Briefing Consultations with Navan Libraries to discuss County Archive requirements.
- Consultations with Meath County Councils - Steering Group.
- Public consultation attended by residents from St. Finian's Terrace, railway Terrace, Navan Historical Society.
- Meeting with former headmaster St. Patrick's School.



Photograph from public consultation.

## -Public Consultation

A consultation workshop was held on the evening of 22<sup>nd</sup> May 2019 at Meath County Library

The consultation is a process of communicating the project and proposals under consideration and gathering the feedback and ideas from the various stakeholders.

Invite flyers were sent out to the residents of St. Finian's Terrace. The workshop attendees included residents along with the members of Navan's Historical Society, Meath County Library and Officials from Meath County Council.

Shaffrey Architects introduced the evening with presentation with historical maps, site analysis and emerging findings followed by an informal round table discussion.

The participants discussed challenges, opportunities and reasonable ideas for both the former St. Patrick's Classical School and the former County Council Offices.

### Former St. Patricks Classical School & the Former County Council Office Lands Urban Design & Conservation Management Plans Early Consultation Event



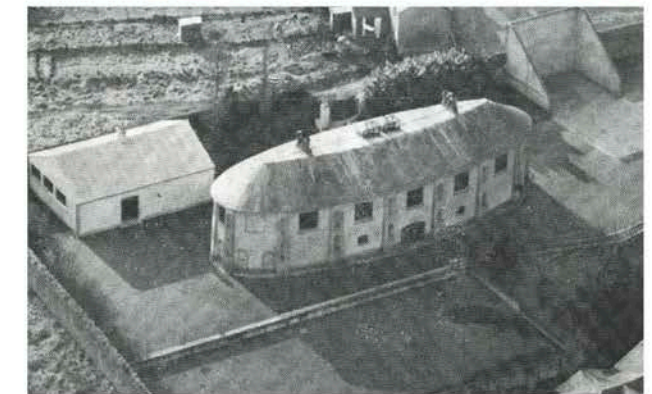
How do we best achieve the potential of these sites?  
Pop in, meet the team and have your say.

### WHEN?

Wednesday 22nd May  
Anytime between:  
6:30pm - 8:30 pm

### WHERE?

Meath County Library  
Railway Street,  
Dillonsland, Navan,  
Co. Meath



Shaffrey Architects



Consultation flyer.







## Challenges and Opportunities

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Arising from preliminary research, site survey, analysis and consultation.

### FORMER ST. PATRICK'S CLASSICAL SCHOOL

---

#### CHALLENGES

- Condition
- Hidden/lack of visibility
- Protected Structure
- Geometry and size
- Topography and connections
- Adjacent uses
- Consider the residential neighbours
- Access

#### OPPORTUNITIES

- Recover and discover a unique building
- A dedicated County Archive and associated facilities
- An expanded cluster of cultural uses
- Connections with library, Solstice, Park and Fairgreen – physical and functional relationships
- Making a palimpsest of cultural layers accessible to the citizens of the town, county and region
- Wonderful views and a new distinct public realm – aligning with Navan 2030



## FORMER COUNTY COUNCIL OFFICES

---

### CHALLENGES

- Loss of Employment
- Hidden site constraints
- Geometry of site - Narrow
- Parking expectations and demands
- Entrance and set-backs
- Connectivity and permeability of site
- Public realm
- Sustainable approach to development

### OPPORTUNITIES

- New Employment
- Consolidation of form and streetscape
- Greening of site and linkages
- Enhanced use of town centre site
- Connectivity
- Align with Public Realm Plan (Navan 2030) – set up Gateway conditions
- Accommodate Navan cycle route

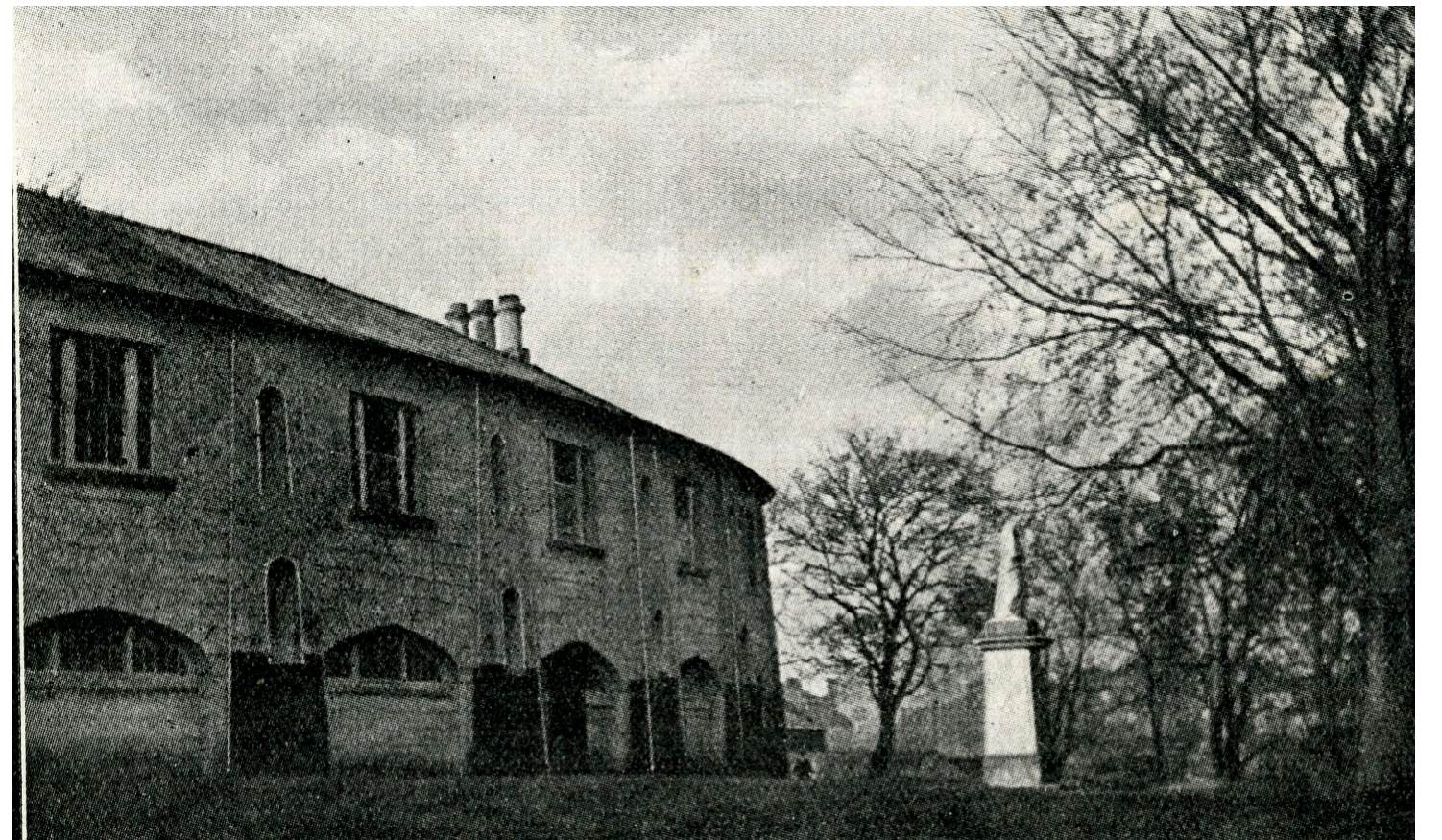






## 2. ST PATRICK'S CLASSICAL SCHOOL

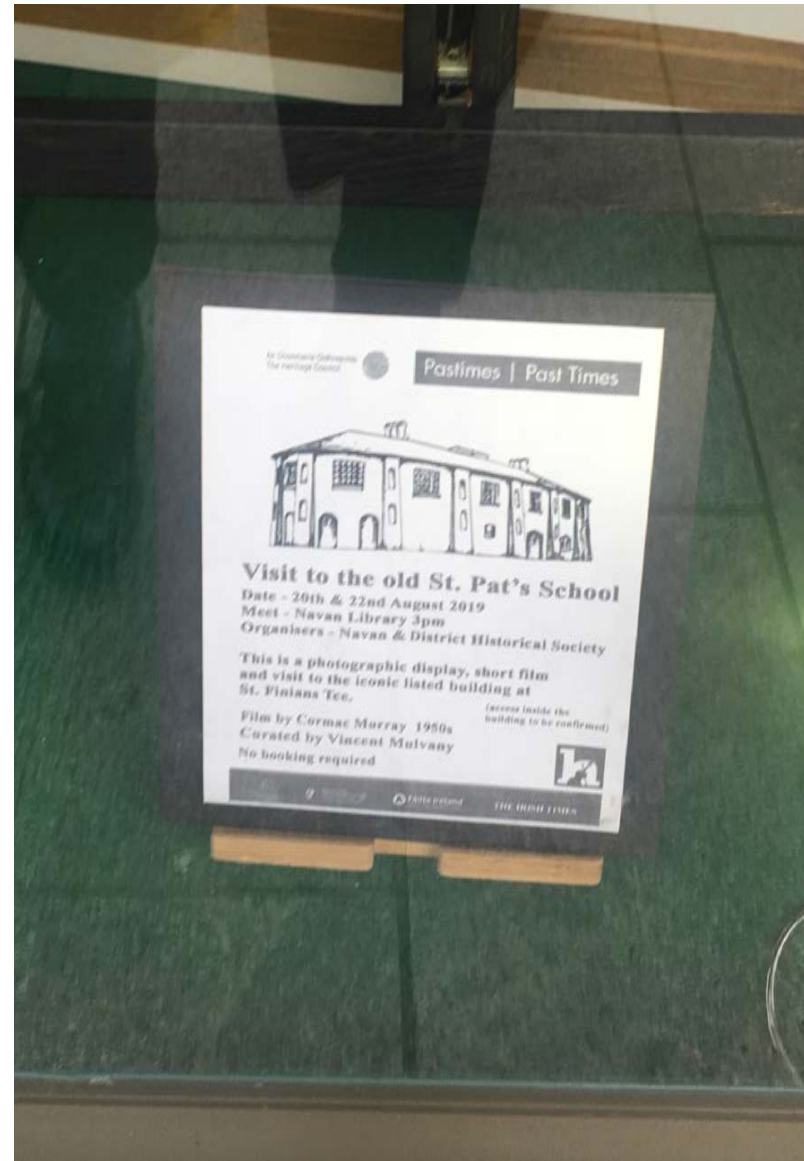
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## Statement of Significance

- The building which was formerly St. Patrick's classical school has an architecturally unique form which is unmatched in the Irish context, suggesting some European influence worthy of further research.
- The building has a distinct setting, sitting on top of a hill and benefiting from 360-degree views over the town.
- The building has been historically associated with education.
- A living community of former students and teachers have associations with the building. This has recently increased in significance by the discovery of Cormac Murray's film depicting life at the school.
- The building has a civic quality and its connection to other civic and cultural buildings such as Navan Library and The Solstice Art Centre would greatly enhance the Navan Cultural Quarter.
- The existing handball alley is an icon of early-mid century culture and sport.



A window shop sign reads 'photographic display, short film and visit to the iconic listed building at St. Finian's Terrace' as part of Navan Heritage Week 2019.

## - NIAH Record of St. Patrick's Classical School

Reg. No.	: 14009007
Date	: 1835 - 1850
Previous Name	: N/A
Townland	: Dillonsland
County	: County Meath
Coordinates	: 287166, 267492
Categories of Special Interest	: Architectural, Social
Rating	: Regional
Original Use	: School
In Use As	: Factory

Detached seven-bay two-storey former school, c.1840, with elliptical plan, inclined buttresses, classical niches, eaves course of paired timber brackets and tripartite sash windows. Converted to furniture factory, c.1975. Double-pitched roof, natural slates, two rendered chimney stacks with tall triple-flues, paired timber eaves brackets, lead rolled lead ridges, no gutters. Rough cast rendered walls with inclined nap rendered buttresses with inset aedicules, metal tie bar plate, brick structure. Limestone cills, ground floor openings, round and point-headed - some altered first floor Wyatt-style sash windows and eight over eight pane sash window openings. Rubble stone boundary wall to south-east with concrete buttresses, low concrete block wall to north-east.<sup>1</sup>

<sup>1</sup> Extract from Buildings of Ireland: National Inventory of Architectural heritage County Meath.



## Concise History

St. Finian's Seminary was established in Navan in 1802 by the Bishop of Meath Most Rev. Patrick Plunkett. It was the first Catholic Boy's School in the northern half of the country. The school educated young men for the priesthood and the professions. Father Eugene O'Reilly directed the establishment up to 1827 when he became parish priest of Navan, and was succeeded by Fr. O'Connor and Fr. Power.

The Oval shaped study hall was built in the 1840's and was originally known as St. Finian's Study Hall, but quickly became colloquially known as "Power's Duck Egg" after the headmaster who built it. In February 1908 St. Finian's moved to a new premises in Mullingar, and the Study Hall was converted into St. Patrick's Classical School in 1930 where it continued to run as a school until 1968. Over this period a number of internal alterations were made to the building to better facilitate the use of the building as a school including the addition of partition walls to define separate class-rooms. Following the relocation of St. Patrick's School the building was converted into a furniture factory.

Following a review of the building's condition in the early 2000's, it was deemed unsafe and the furniture factory closed.

In 2003 Navan Town Council purchased the building with the intention to restore/adapt the existing protected structure as a cultural component Navan Town.



The 2 rows of St. Finian's Terrace on the right, with the oval shaped St. Finian's Study Hall (later the old St. Pat's School) in front of the Viaduct in the right background.  
Source: Navan Historical Society.

*'A truly startling design of which any post-modernist architect might be proud. Lying derelict on a low hillside of Navan, this neglected building must be one of the most unusual pieces of historic architecture in the country- a good instance of the experimental spirit abroad in the regency period. In plan, an elongated oval with a gently curved hipped roof and the usual pegged eaves. The long curved side walls are of six bays, with big tripartite windows set over round-headed door cases or squat geometric windows on the ground floor. The bays are defined by simple tapering buttresses, which are themselves decorated with two round-headed niches. Stripped of any Gothic connotations these buttresses are most curious elements of the design.'*

*'Navan, Co. Meath: the former Classical School, An enigmatic building, apparently of the early nineteenth century, with an elliptical plan and tapering buttresses with classical niches in them. The eaves have paired brackets so that there was probably never a regular cornice. Would that more were known of its genesis.'*

*Described as "a little gem" by Fingal Co. Council architect David O'Connor.*

*The 1842 building was also hailed by Professor of Fine Arts in U.C.C. Alistair Rowan who said "This neglected building must be one of the most unusual buildings in the country. The Weekender, Sat, April 5th 2008.*



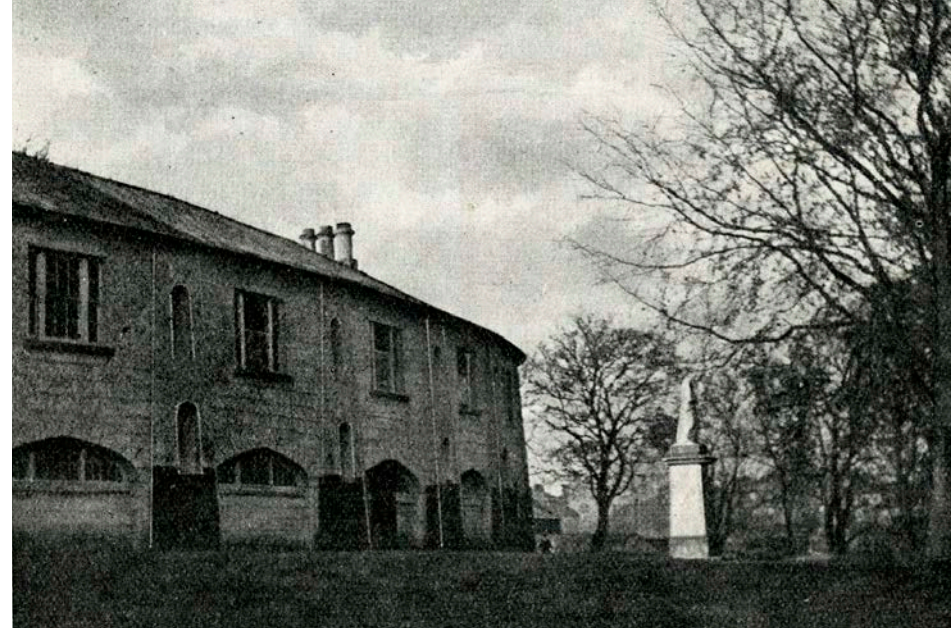
## - Building Timeline



1867

Under the direction of Fr. Power the Oval shaped study hall was designed and constructed. Colloquially known as "Power's Duck egg" due to its distinctive shape. The photograph shows The teaching staff of St. Finian's Seminary.

Note the original lined stucco exterior.



1904

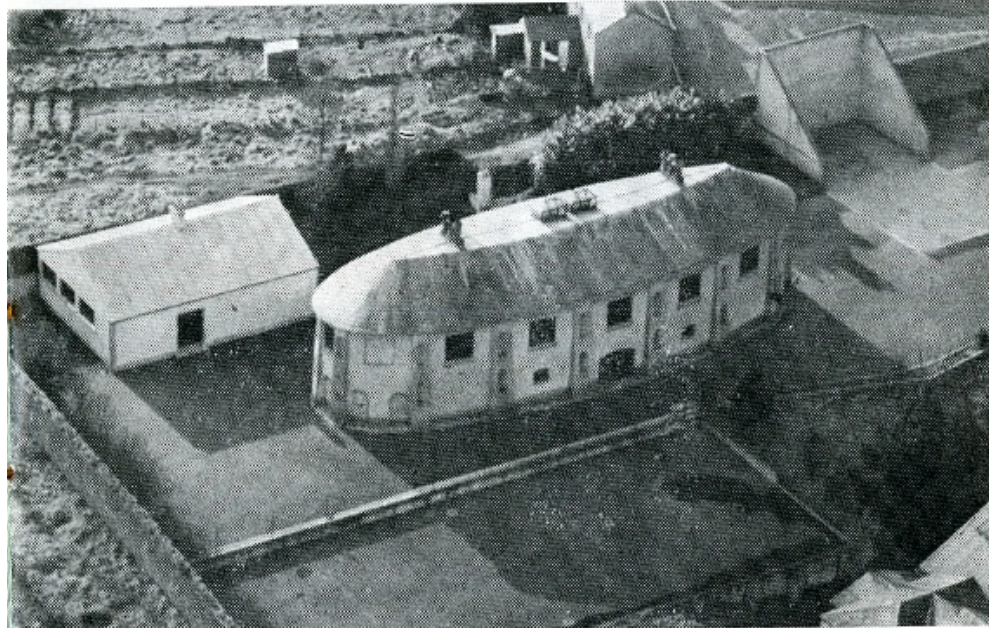
*St. Finian's study hall with Thomas Curry's statue of the Blessed Virgin outside in 1904 before its closure in 1908. That year St. Finian's moved to a new premises in Mullingar.*



1950

*St. Finian's Study Hall was converted into St. Patrick's Classical School 1930. The building and the handball alley are shown in Cormac Murray's film about the school. In this photograph the building appears to be re-rendered with a cementitious render finish that survives today, albeit in poor condition.*





1960

*The Study Hall along with the handball alley and the science building. The small lanterns are visible on the roof*



1970

*In 1968 St. Patrick's Classical School relocated and the building became used as a Furniture factory leased to John Orr Co. Ltd. textile producers. A small single storey lean to shed is visible against the external wall and the two roof lanterns remain.*



2000- TODAY

- *Following a review of the buildings condition it was deemed unsafe and the furniture factory relocated.*
- *Meath County Council acquired the building and is currently investigating the restoration/adaptation of the existing protected structure as a cultural asset for Navan Town.*



- Condition :2006



North Elevation

West Elevation



South Elevation

East Elevation

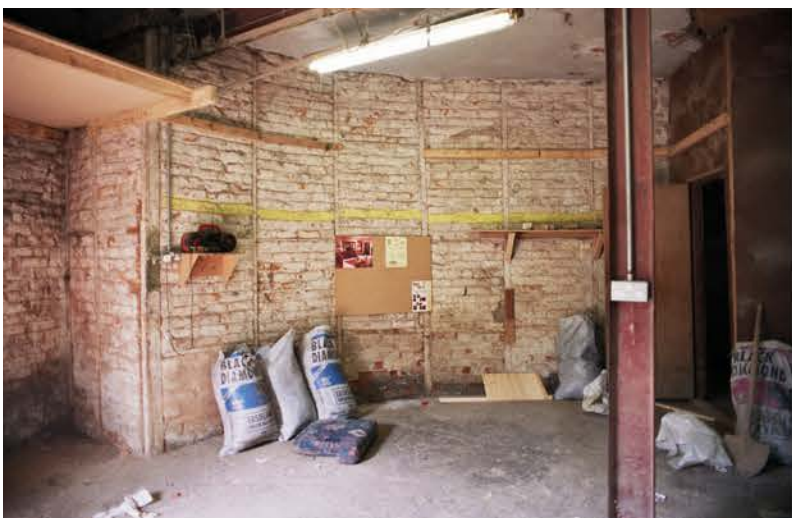




Attic Floor



First Floor



Ground Floor





# Current Condition and Presentation







1-Approach from Academy Street.



2- View from Circular Road.



3- View from St. Finian's Terrace towards Railway Street.



4- View from St. Finian's Terrace towards St. Pats.



5- St Finian's terrace and St Pat's Entrance.



6- Existing site gate and handball Alley.



7- Mechanics parking adjacent to S. Patrick's Classical School.



8- View from former county council offices car park.



9- View from St. Finian's Terrace.



10-View towards St. Finian's Terrace.



11- Steps leading to Academy Street.



11- Steps leading to Academy Street.



- Site Photographs



Current Condition of St. Patrick's Classical School.



View from First Floor of St. Patrick's Classical School towards St. Finian's Terrace.



Current Condition of St. Patrick's Classical School.



View from First Floor of St. Patrick's Classical School towards Fairgreen.





Poor roof condition.



Two openings in the roof that would have accommodated lanterns in the past .



Rafters supporting the Slate roof.



The cement Pebble dash render covering brickwork.



Decorated roof trusses.



Large decorated motifs similar in style to the roof trusses.



Decorated Cornice.



Original cast iron columns encased in concrete (Source: Con Kehely Study)



## - Handball Alley

The handball alley has an inherent architectural, sculptural and aesthetic beauty, possessing a striking form unarticulated or adorned in any architectural sense. Purpose-built alleys first emerged in the late 1700s; though seem to have remained the exception for at least a further 100 years. These early purpose-built alleys typically comprised two short side walls either side of a wide front wall. A small proportion of alleys were later internalised by the addition of a roof. Interestingly, the size of the floor space remained relatively consistent from the outset.

The handball alley was significant in the cultural and political life of the surrounding community. For the most part it was built by voluntary local labour, though alleys were sometimes gifted by landlords and patrons. Throughout its history playing handball was associated with large, often day-long, gatherings; people waiting for a game, those spectating, those engaged in betting and match-making activities. The introduction of high enclosing walls resulted in such gatherings became more formalised and a socio-political role emerge.

The handball alley was built on shared community sites often attached to schools, lime kilns or religious ruins. Construction methods paralleled the evolution of construction techniques in Ireland. Early examples were constructed from timber planks, cut stone, rough stone or rubble, with cement, mass concrete, precast concrete and brick used in later examples.

Interest in the game went through a period of decline in the early decades of the 20th century as people began to move to towns and cities and transportation advances made it easier to assemble teams of people for the increasingly popular hurling and football games.

Attitudes regarding the value of these alleys have changed in the years since their decline as a focus of rural community life, resulting in their ongoing demolition. Some of them are used as garages, animal pens, and dumping places, but most are truly abandoned.<sup>1</sup>



Glimpses of St. Patrick's Classical School seen through the lens of Cormac Murray. 1950





An aerial photograph showing the St. Patrick Classical School site. The handball alley is visible in this picture (marked in red).

Image Source: Navan Historical Society

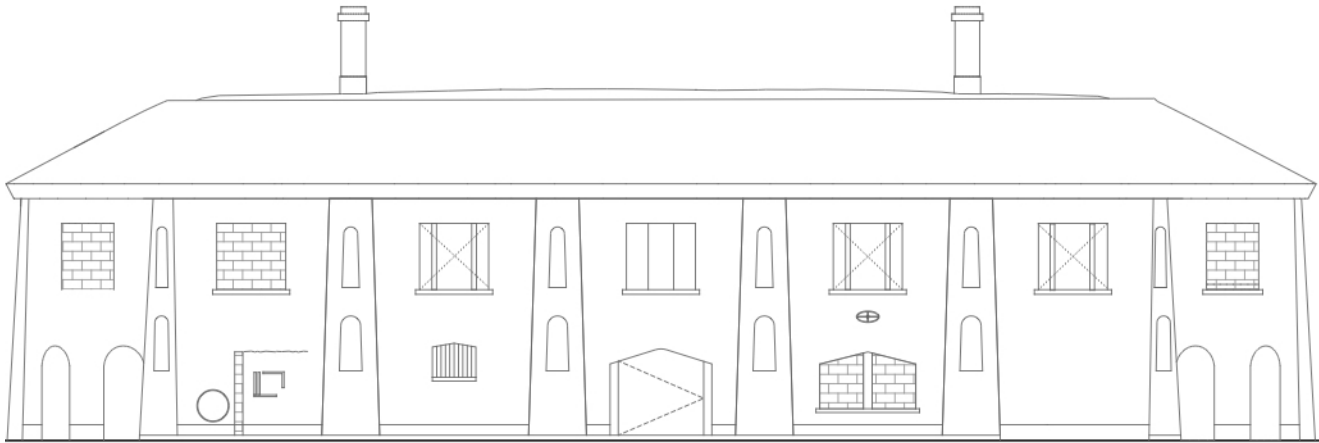


Current Condition of Handball Alley.

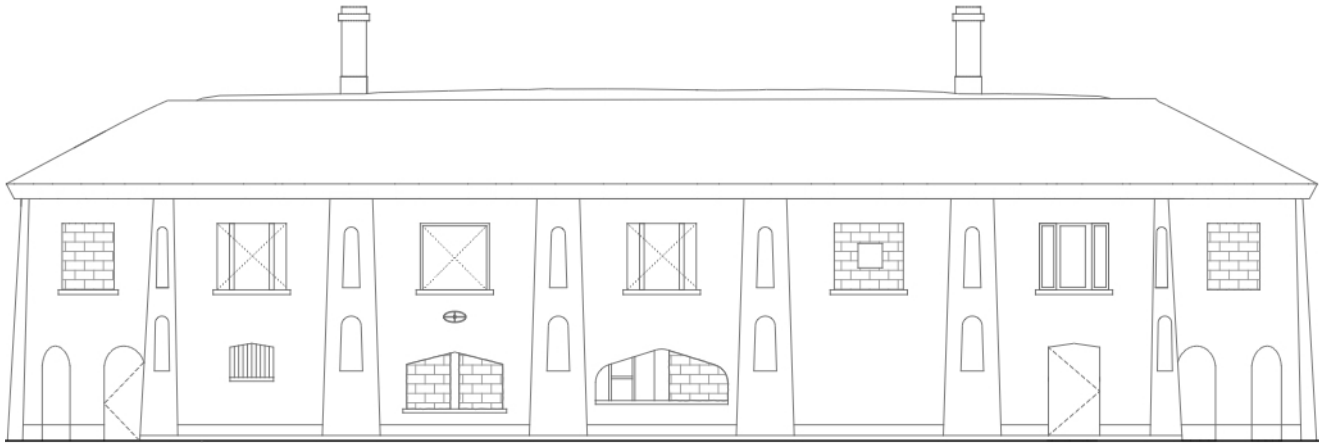




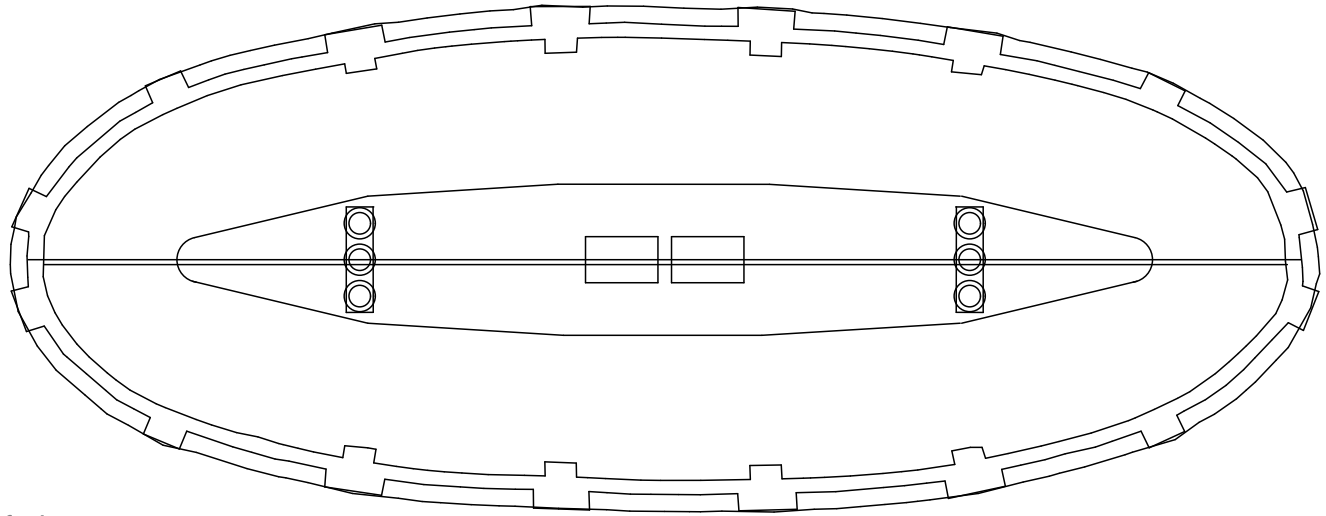
- Survey Drawings



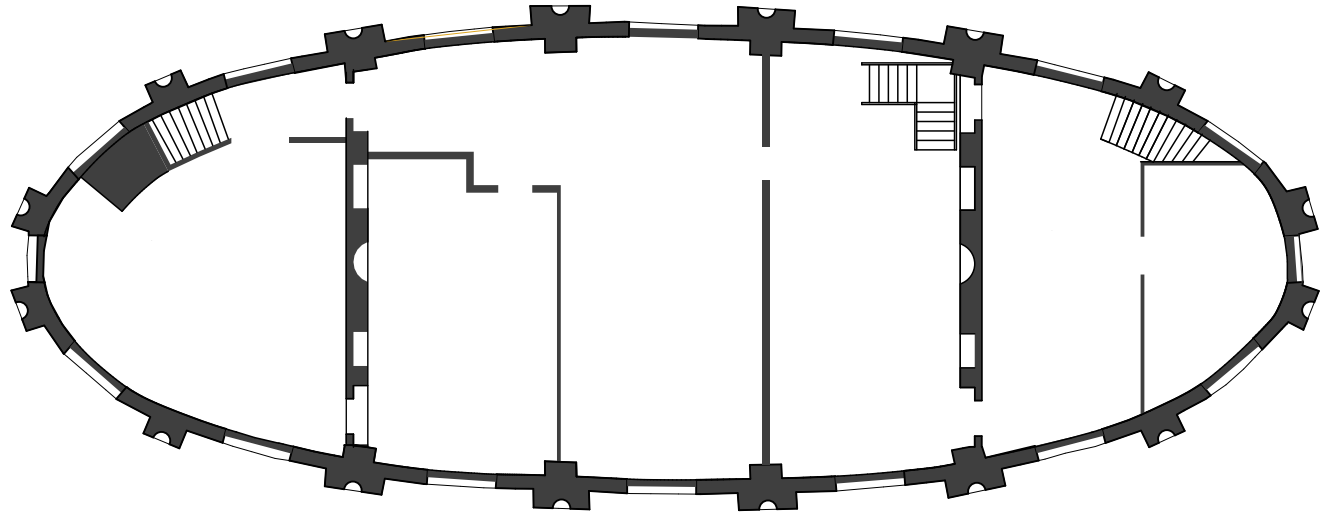
East Elevation



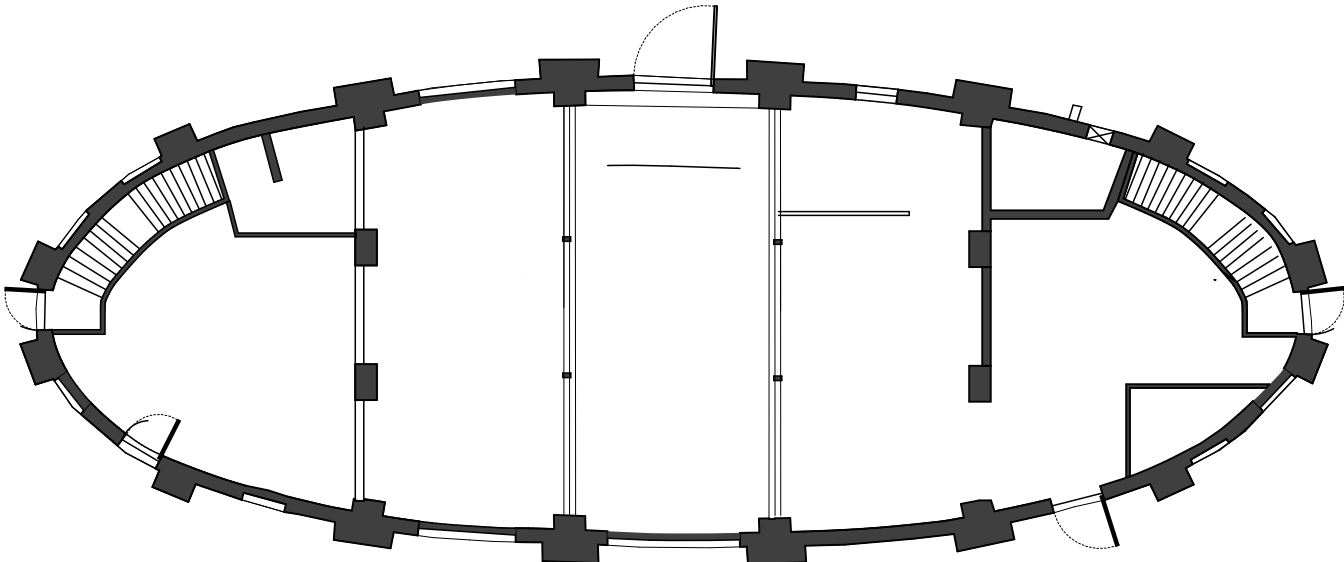
West Elevation



Roof Plan



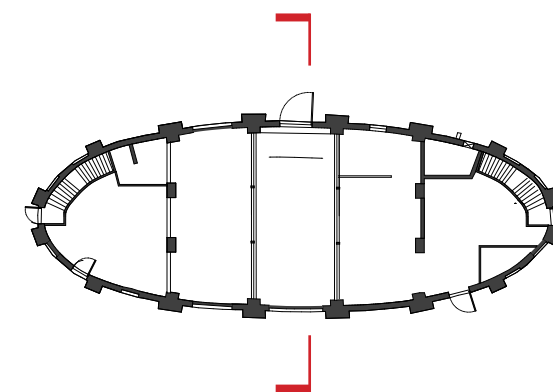
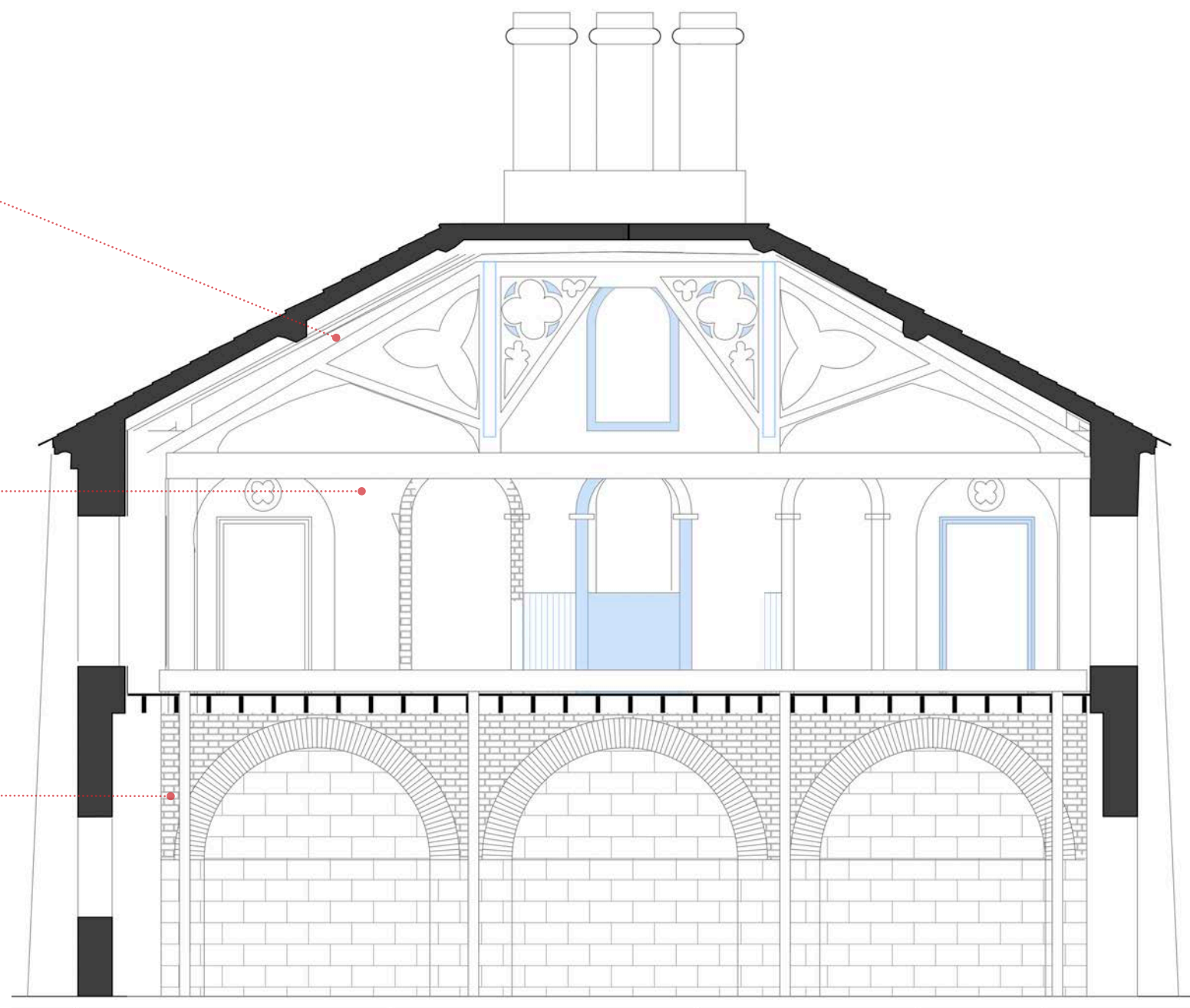
First Floor Plan



Ground Floor Plan

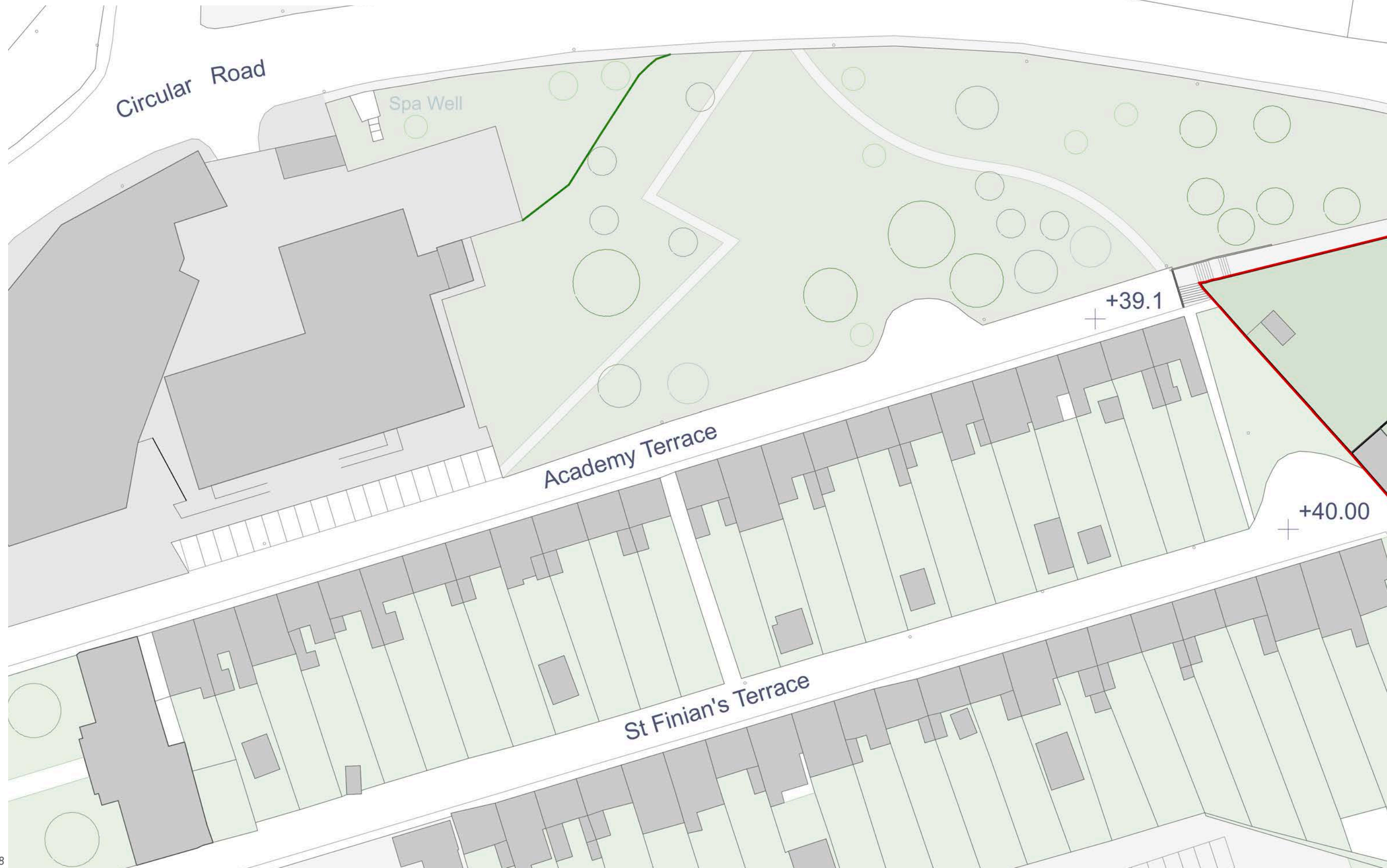








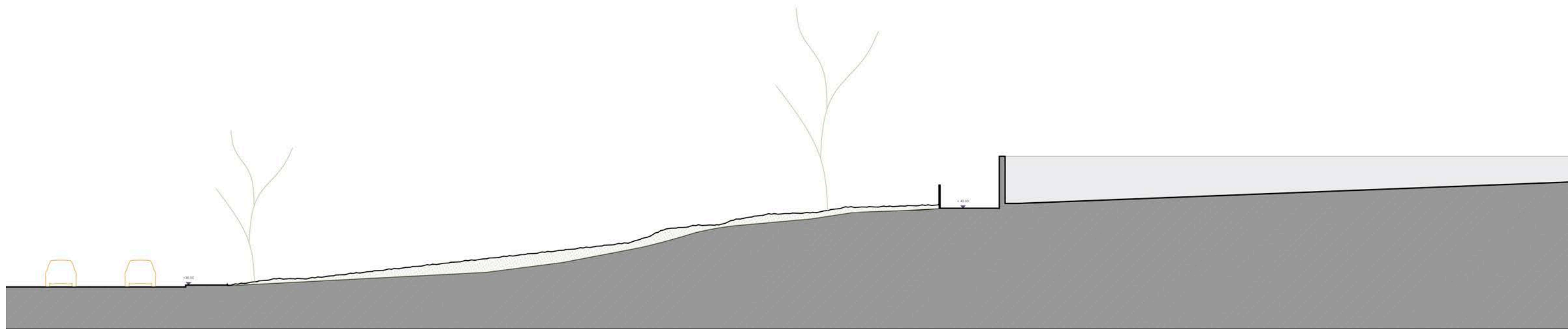
- Existing Site Condition







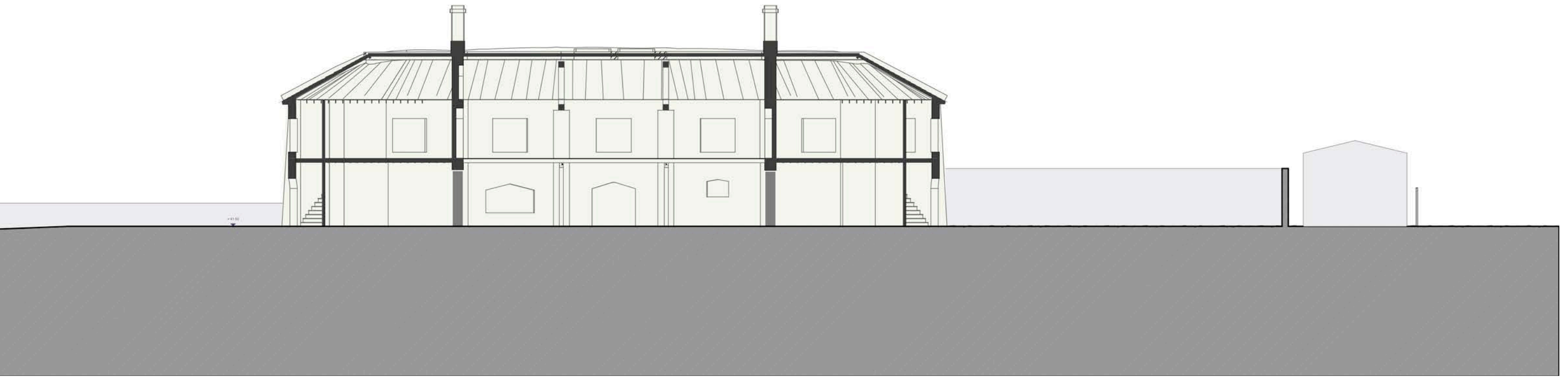




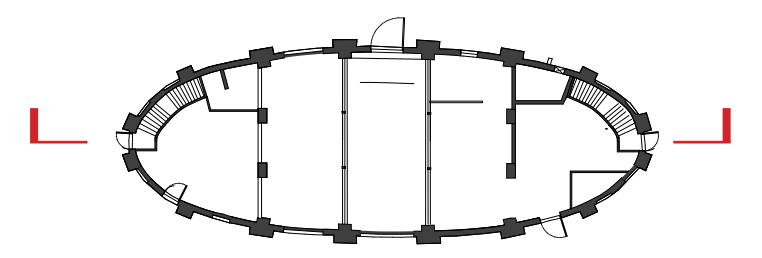
← Circular Road →



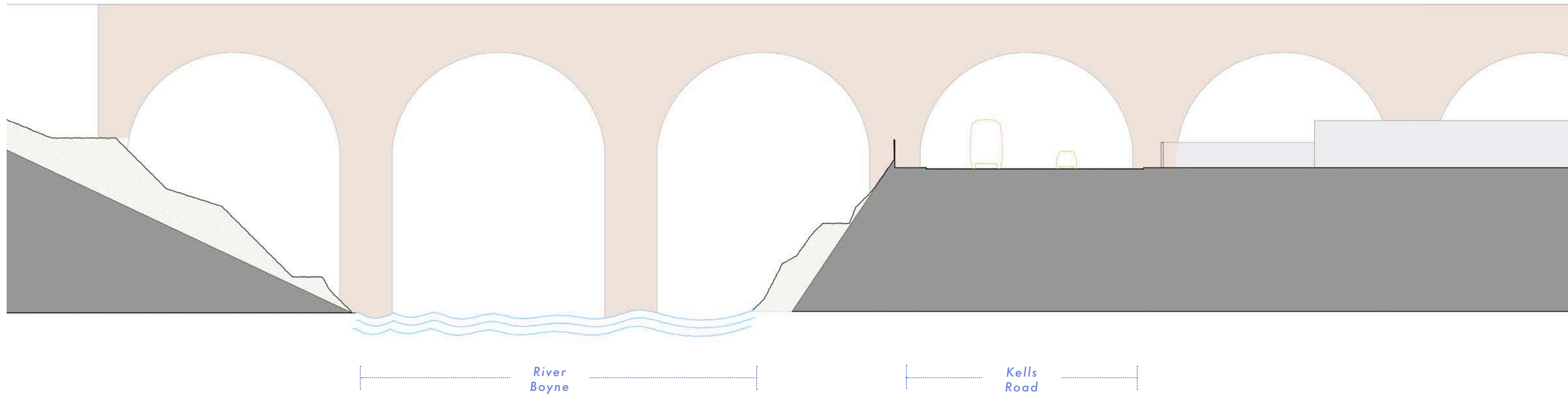




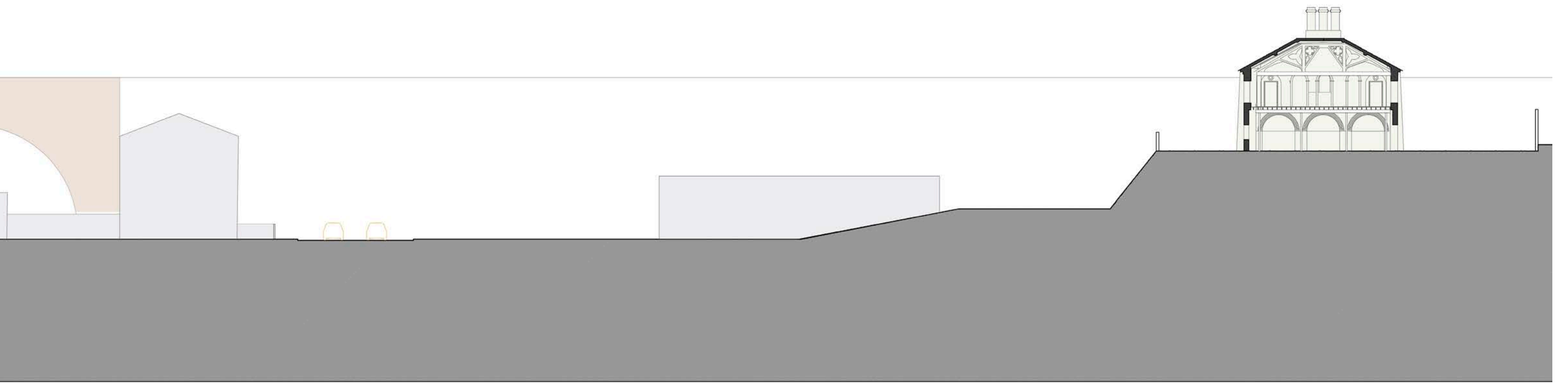
St. Patrick's  
Classical  
School Site





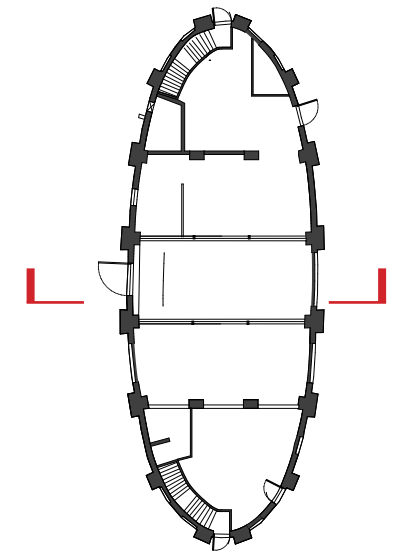






Academy Street

St. Patrick's Classical School Site





## Vision for Reuse

### - Brief

- Restore the derelict former St. Patrick's classical school for use as **County Archive**
- Include **genealogy research** centre for lecture and study
- Include **Public/ Educational/ Cultural Event/Lecture/ Exhibition** space

The current county archives is housed at the basement of Navan Library. The collection contains some material dating back to the 17th century (Trim corporation minute books), Board of Guardians minute books, Rural District Council minute books, Town Commission material and Urban District Council material, Board of Health and Public Assistance records and a large amount of Meath County Council records. In addition, the archive service also houses business archives (Clayton's woollen mills, still to be processed), and several private collections of significant interest (Mountainstown Estate ... ), and a few correspondence collections (Kennedy/Moorhead and Weir). The bulk of the collection is paper-based, however a large amount of legal document are parchments (animal skin, generally sheep).

Currently there is no designated exhibition area at the library, exhibition materials are often displayed in the local study room.

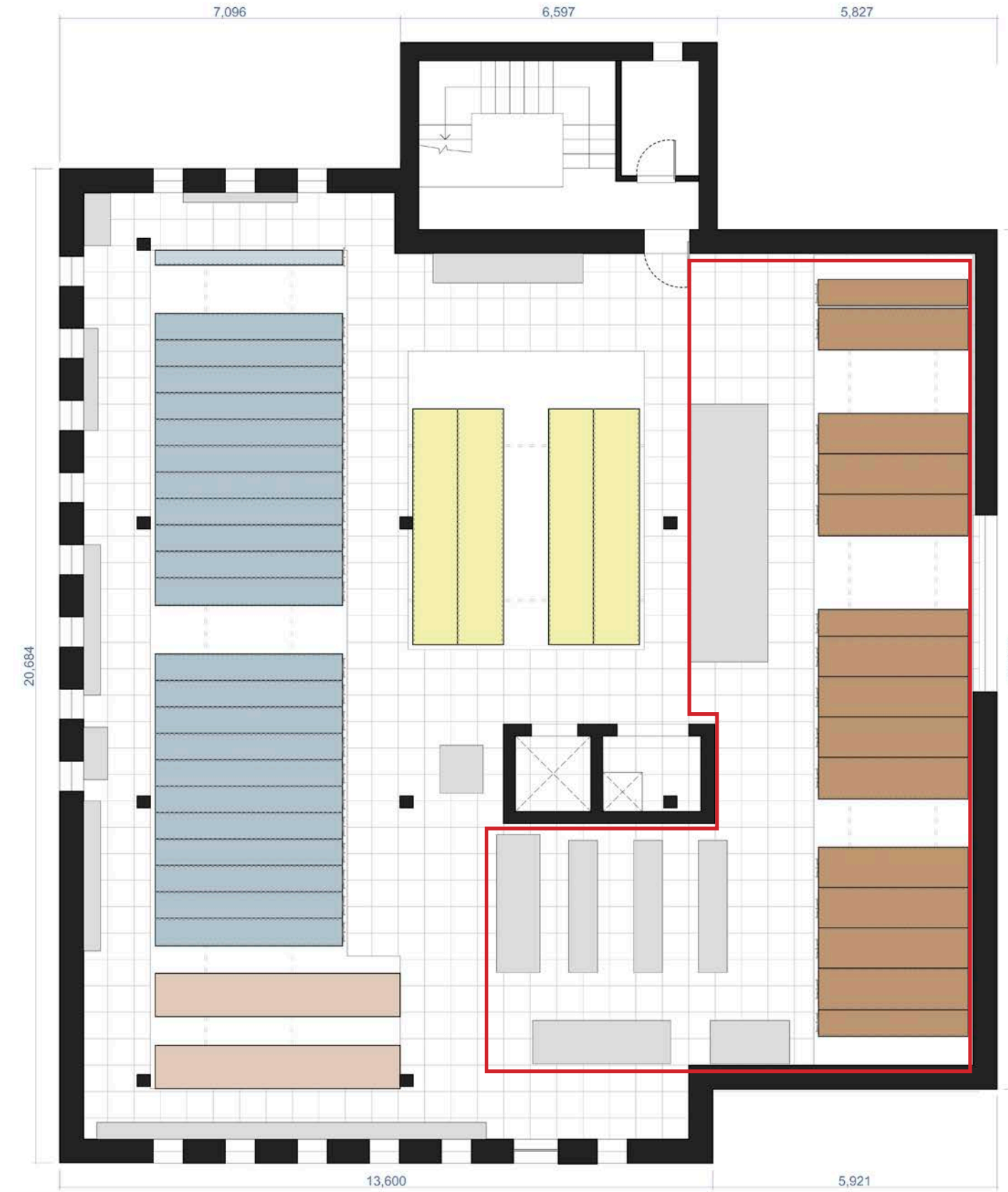


Existing condition of the Archive and local study room in Navan Library.

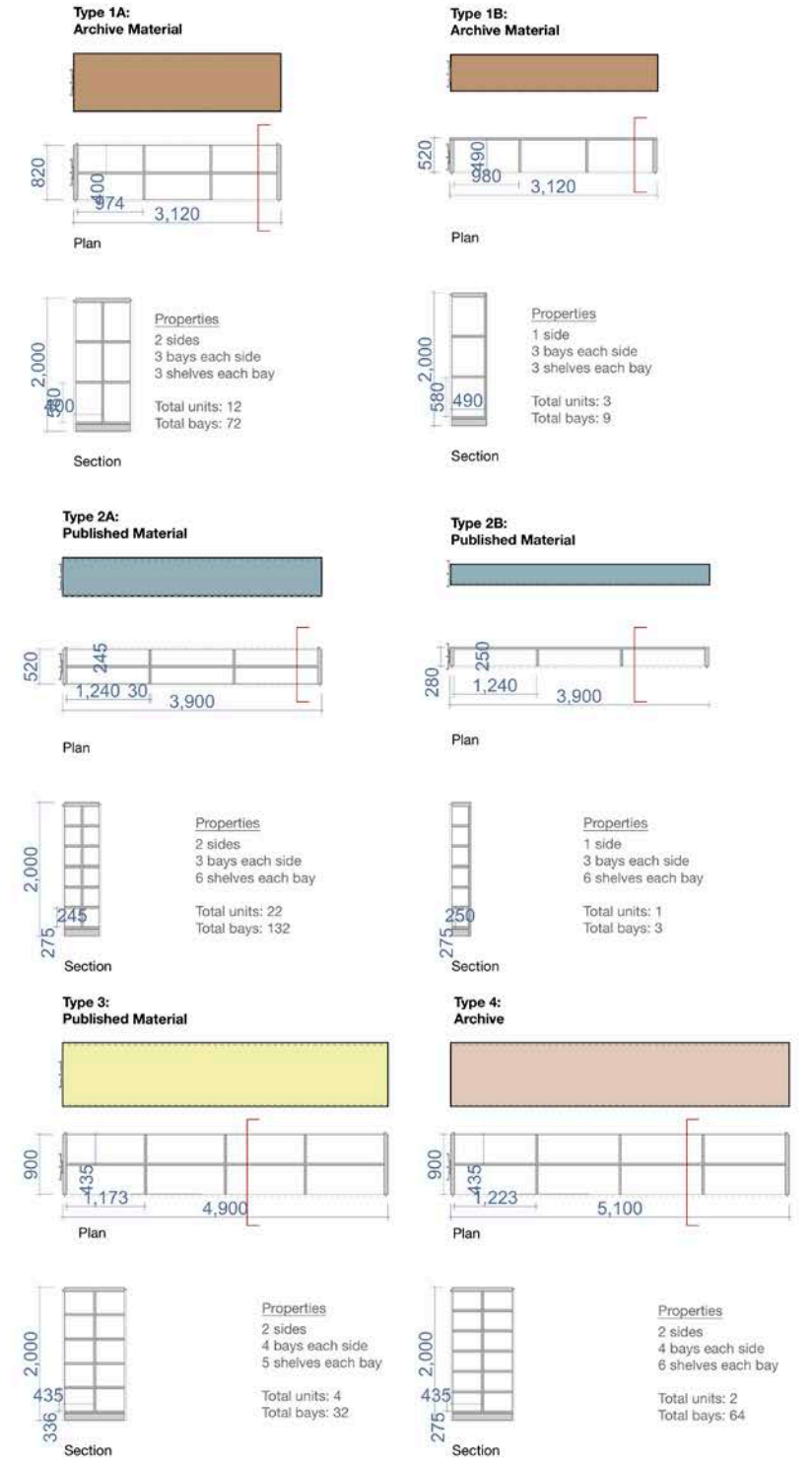


## - Current Archive

Basement plan at Meath County Library includes book store and limited archive storage (outlined in red).



Navan Library - Basement Floor Archive Room Area: 350m<sup>2</sup>

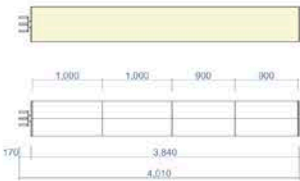


Storage Types



## Compactus Mobile Shelving

Type 1A:  
Archive Material



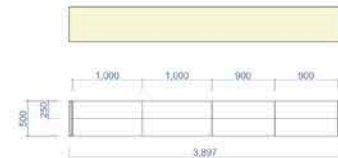
Plan



Section

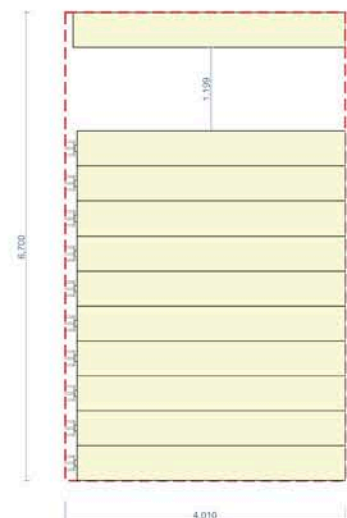
**Properties**  
2 sides - Mobile  
4 bays each side  
7 shelves each bay  
  
Total units: 10  
Total bays: 80

Type 1B:  
Archive Material



**Properties**  
2 sides - Static  
4 bays each side  
7 shelves each bay  
  
Total units: 1  
Total bays: 8

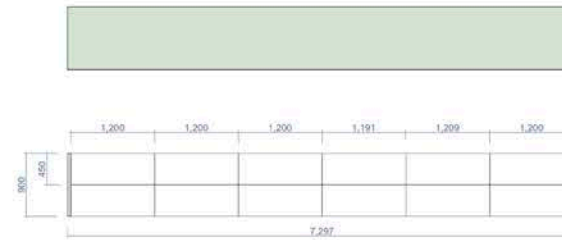
Arrangement



The arrangement would comprise of **88 bays**

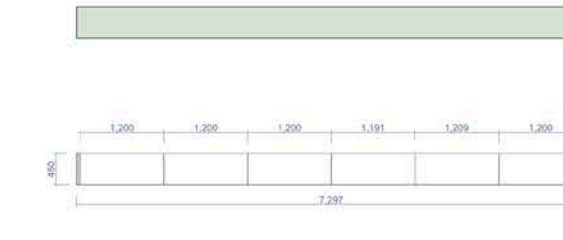
## Compactus Electro Mobile Shelving

Type 2A:  
Archive Boxes



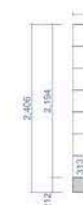
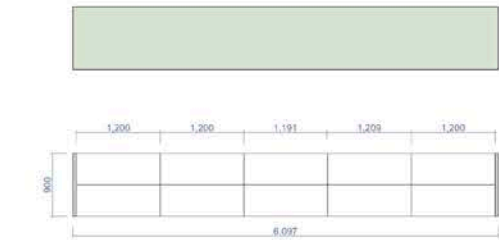
**Properties**  
2 sides - Mobile  
6 bays each side  
7 shelves each bay  
  
Total units: 9  
Total bays: 108

Type 2A:  
Archive Boxes



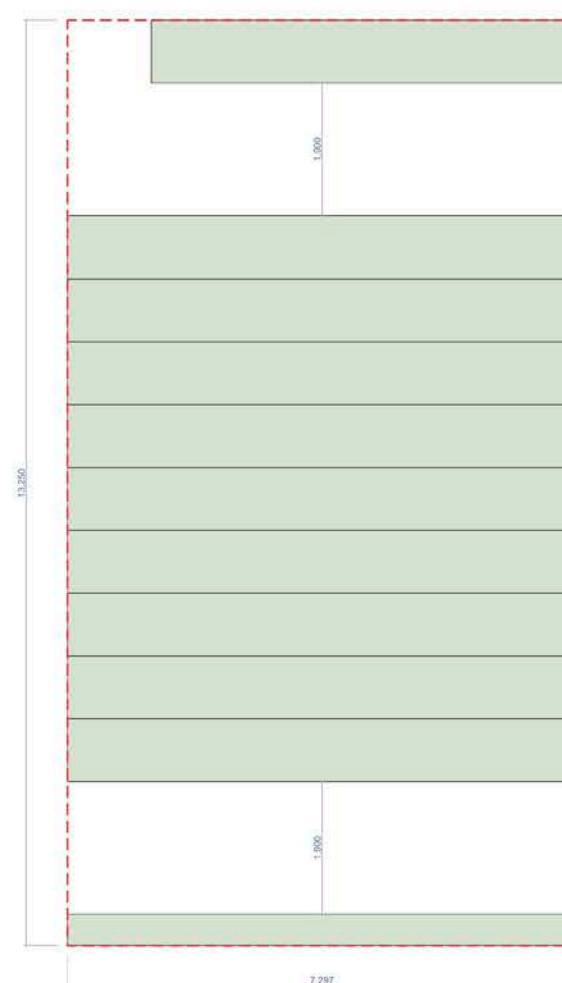
**Properties**  
1 side - Static  
6 bays each side  
7 shelves each bay  
  
Total units: 1  
Total bays: 6

Type 2C:  
Archive Boxes



**Properties**  
2 sides - Static  
6 bays each side  
7 shelves each bay  
  
Total units: 1  
Total bays: 10

Arrangement



The arrangement would comprise of **124 bays**



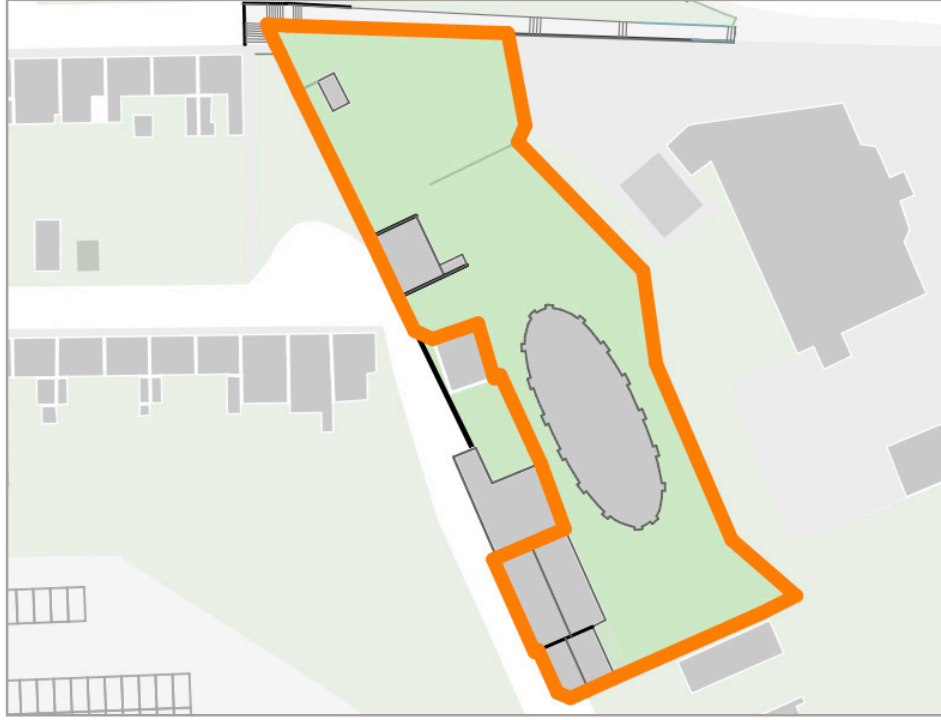




# Challenges



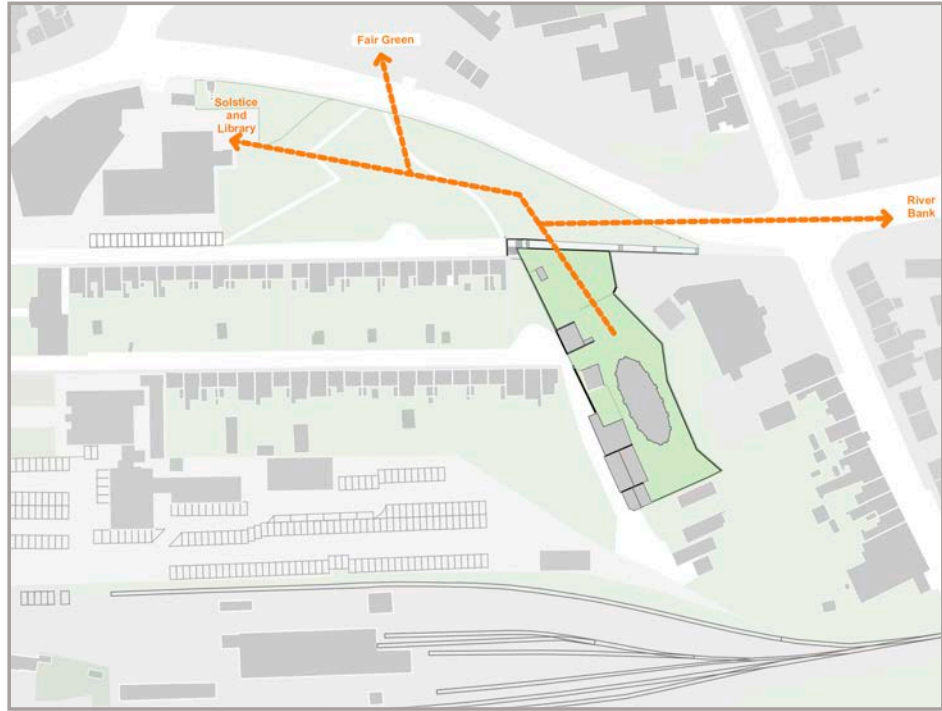
· GEOMETRY/PURE FORM



· HIDDEN/LACK OF VISIBILITY



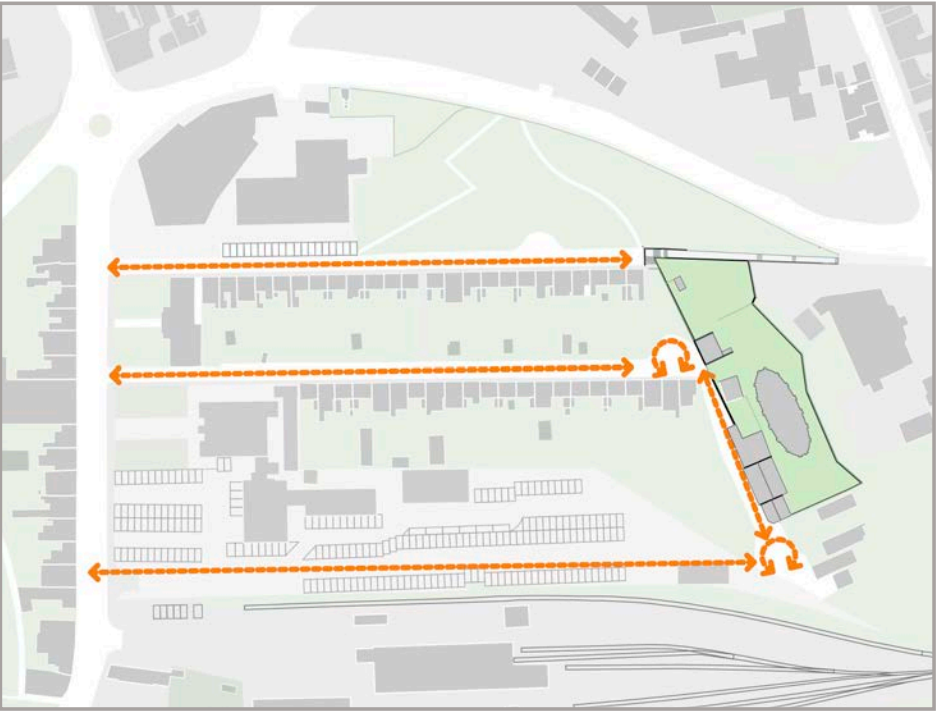
· INAPPROPRIATE ADJACENT USES



· TYPOGRAPHY AND CONNECTIONS



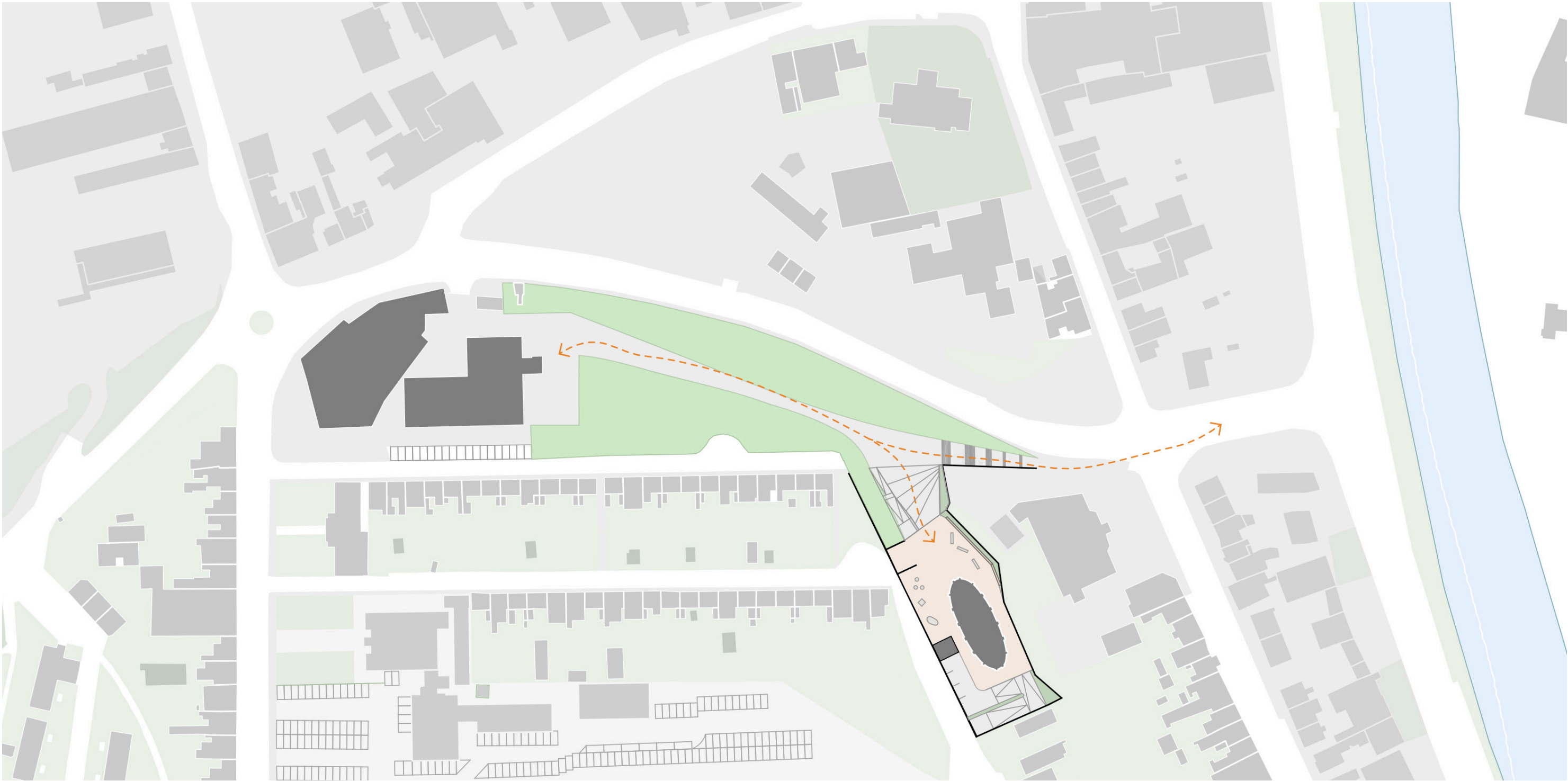
· RESIDENTIAL ADJACENCY



· ACCESS



# Opportunities

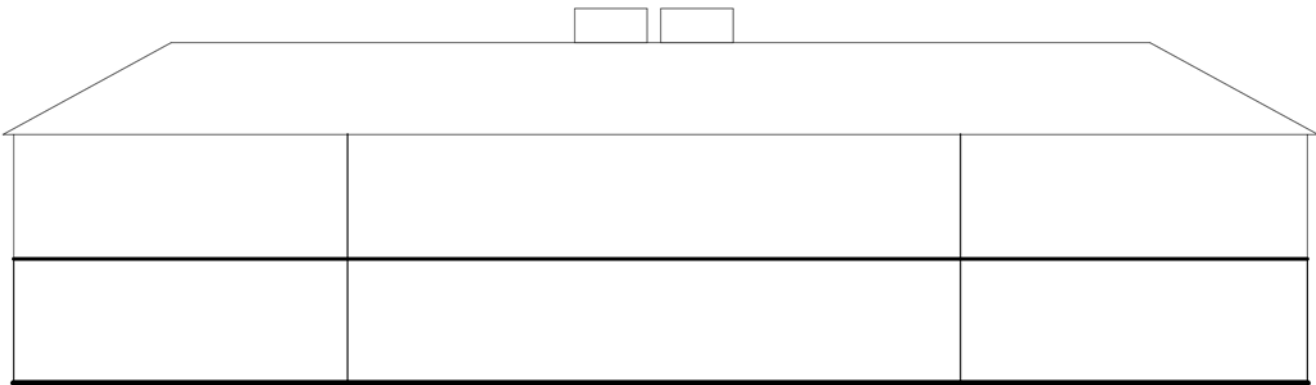


- Recover and discover a unique building
- A dedicated County Archive and associated facilities
- Opportunity to restore full extent of site and control happening uses
- An expanded cluster of cultural uses
- Connections with library, Solstice, Park and Fairgreen – physical and functional relationships
- Making a palimpsest of cultural layers accessible to the citizens of the town, county and region
- Wonderful views and a new distinct public realm – aligning with Navan 2030



# Proposed Strategy

## - Existing Diagram



## -Proposal Diagram



- Introduction of half a basement would provide for two levels of archive storage that meets the brief requirement.
- The large room at first-floor level remains free for public/cultural/educational use.



- Existing Area (Gross Internal Area)

00 Ground	304 m <sup>2</sup>
+1 First	290 m <sup>2</sup>
<b>TOTAL</b>	<b>594 m<sup>2</sup></b>

- Proposal Area (Gross Internal Area)

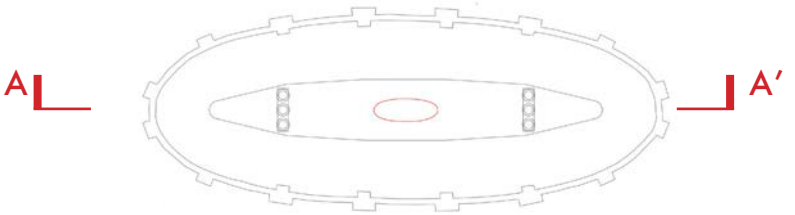
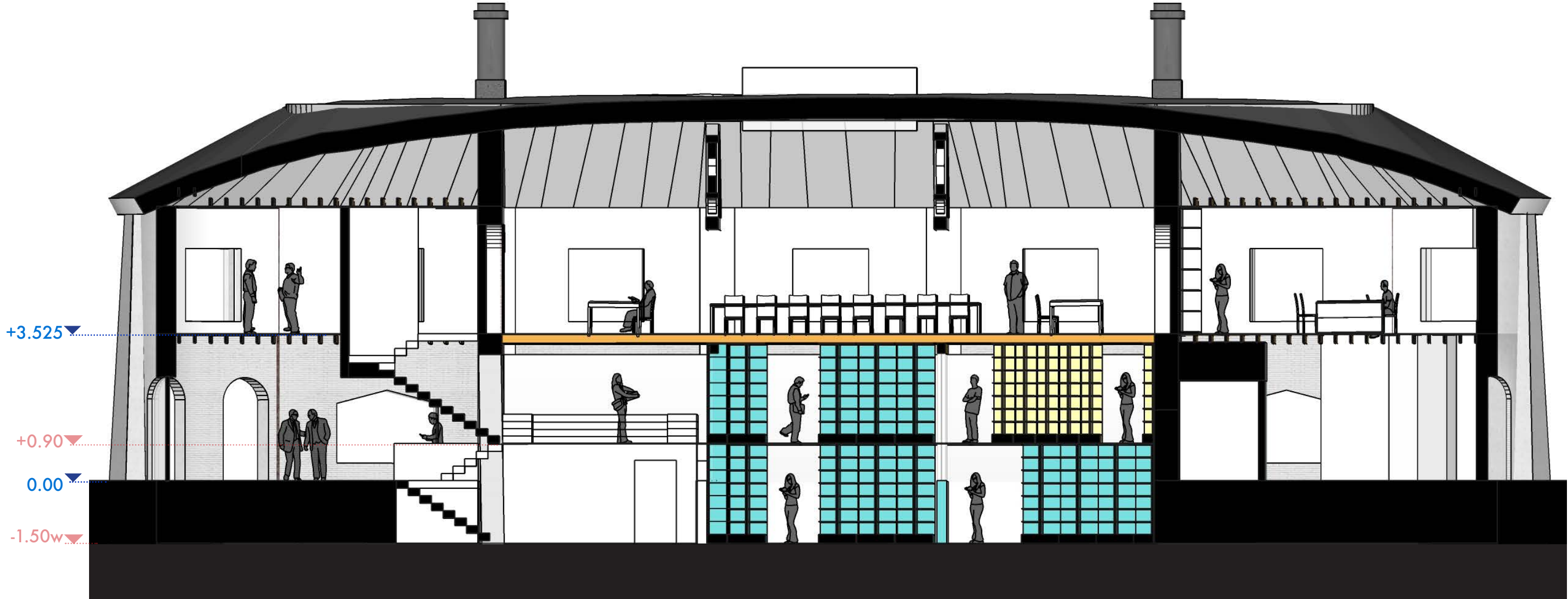
	Public	Archive	Staff
-1 Basement		137 m <sup>2</sup>	
00 Ground	97 m <sup>2</sup>	137 m <sup>2</sup>	62 m <sup>2</sup>
+1 First	240 m <sup>2</sup>		58 m <sup>2</sup>
<b>TOTAL</b>	<b>337 m<sup>2</sup></b>	<b>274 m<sup>2</sup></b>	<b>120 m<sup>2</sup></b>

**Requires 17 car parking spaces**

Library car parking provisions : 1 car parking per 20m<sup>2</sup>  
 (337/20 = 16.8)



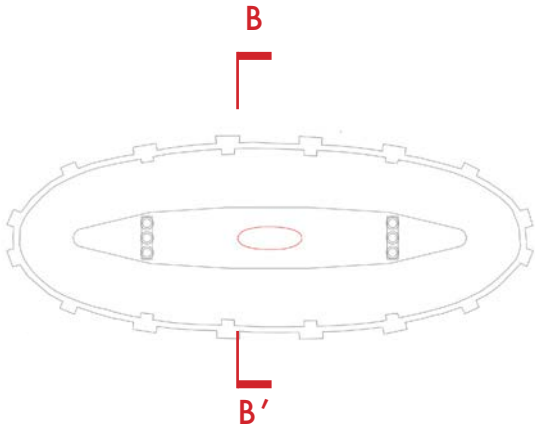
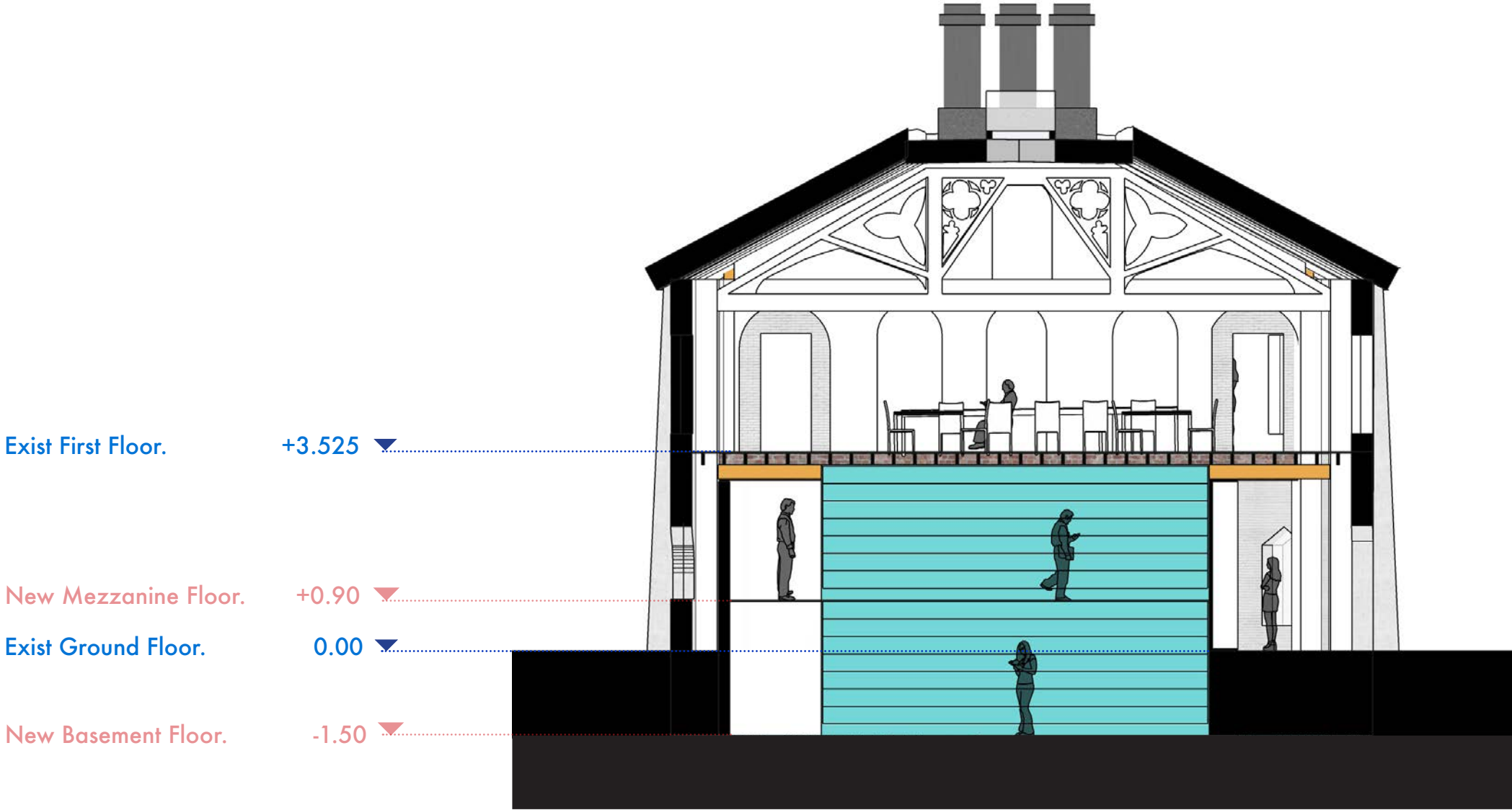
- Long Section



Long Section AA'



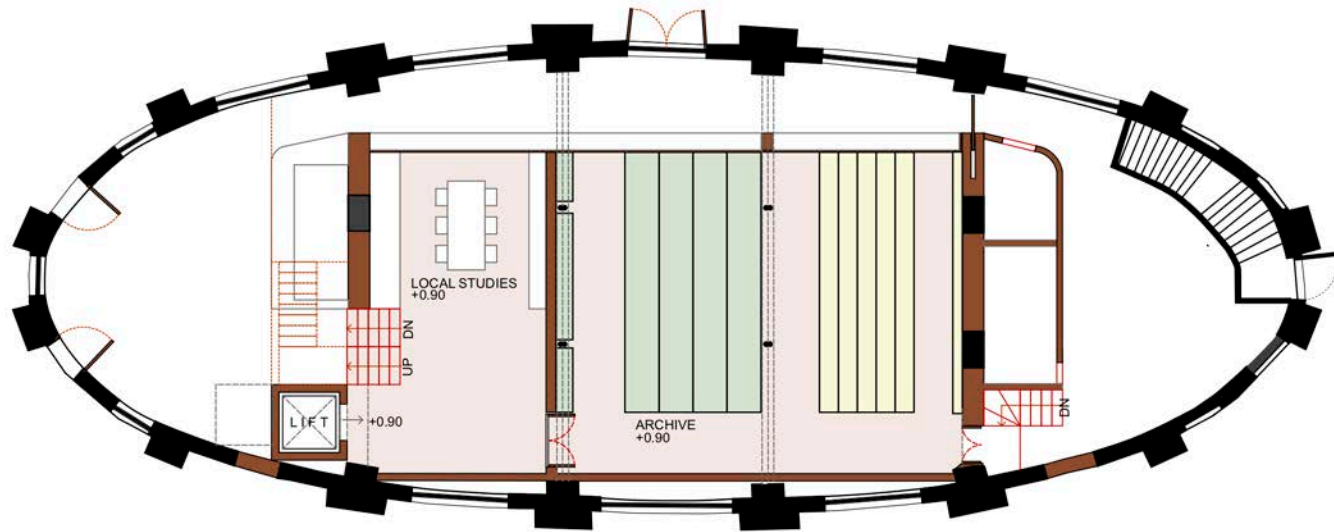
- Short Section



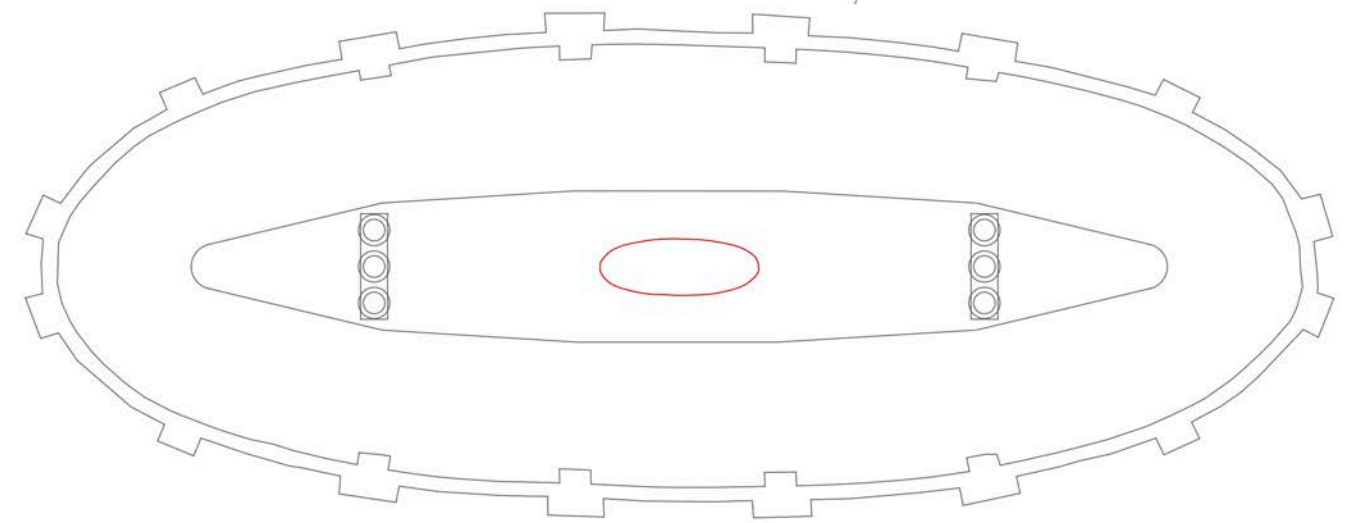
Short Section BB'



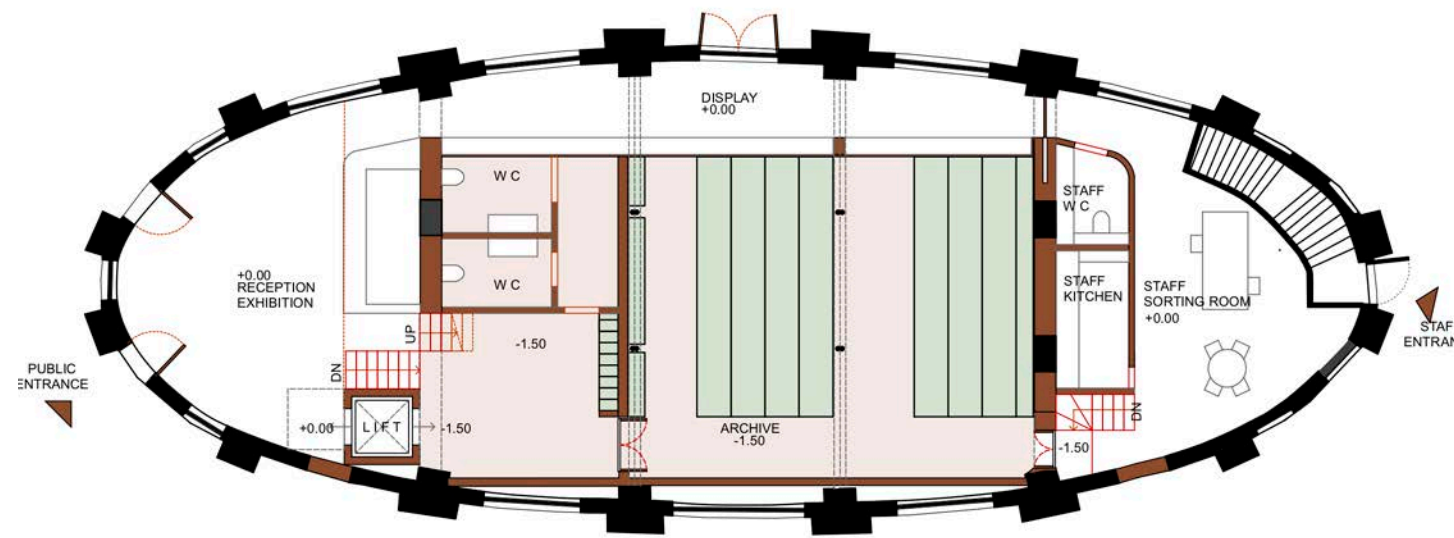
- Option 1



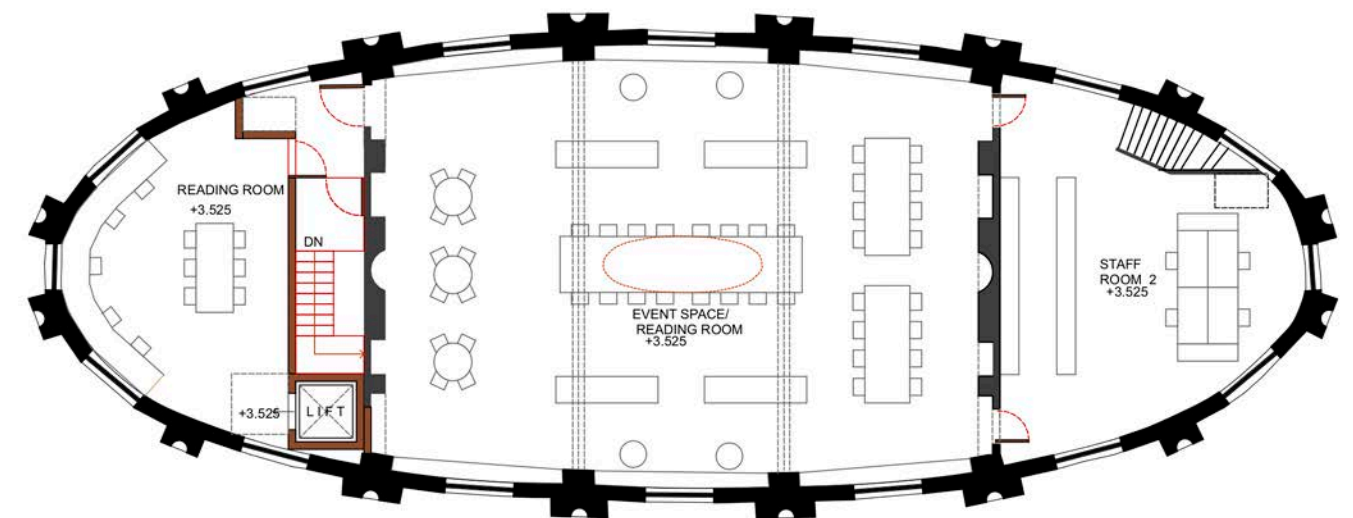
00 Ground Floor Plan



+2 Roof Plan



-1 Basement Floor Plan



+1 First Floor Plan

Showing reading room arrangement

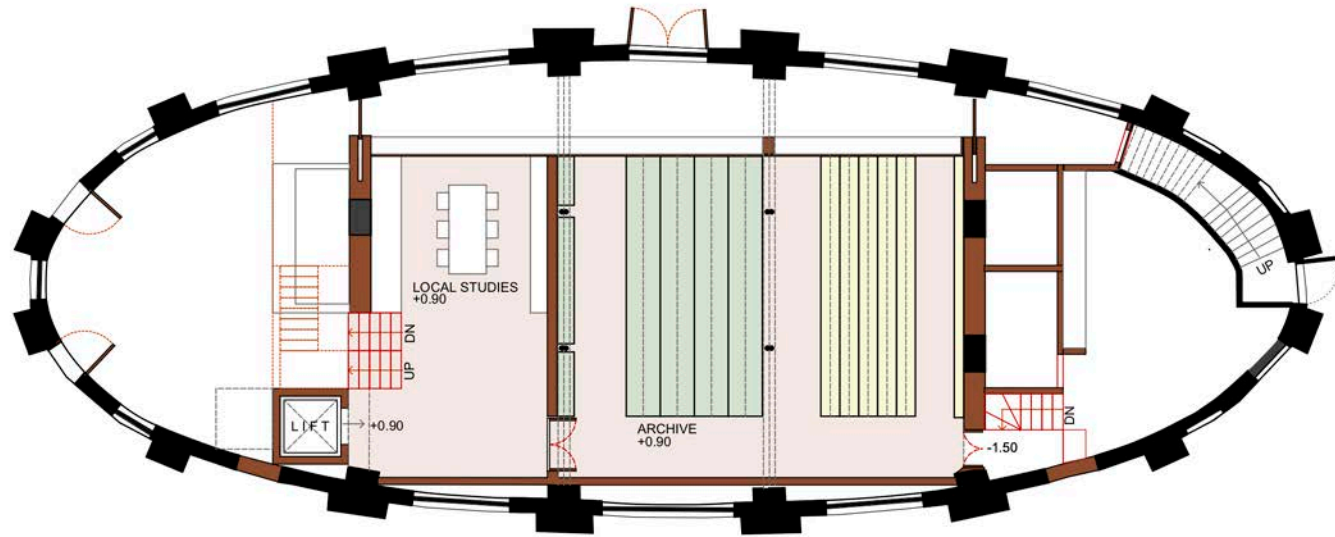
- Existing fabric
- New
- Archive Storage Type A
- Archive Storage Type B

Option 1 NOTE: Option 1 meets the archive requirements of the brief

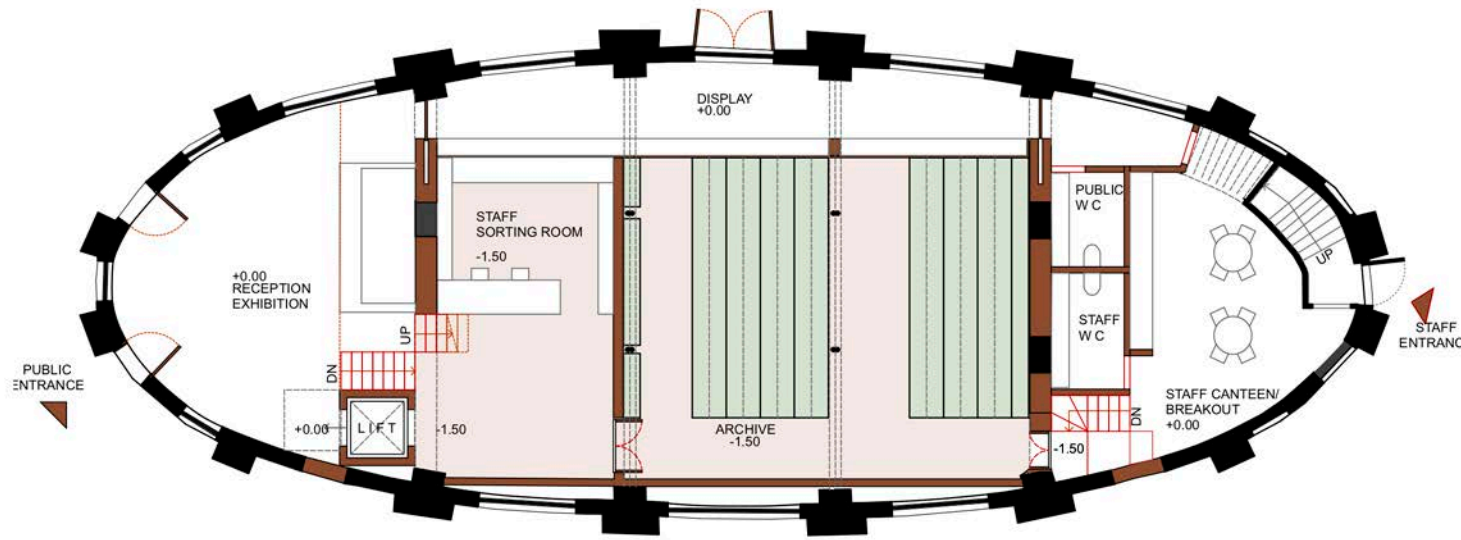
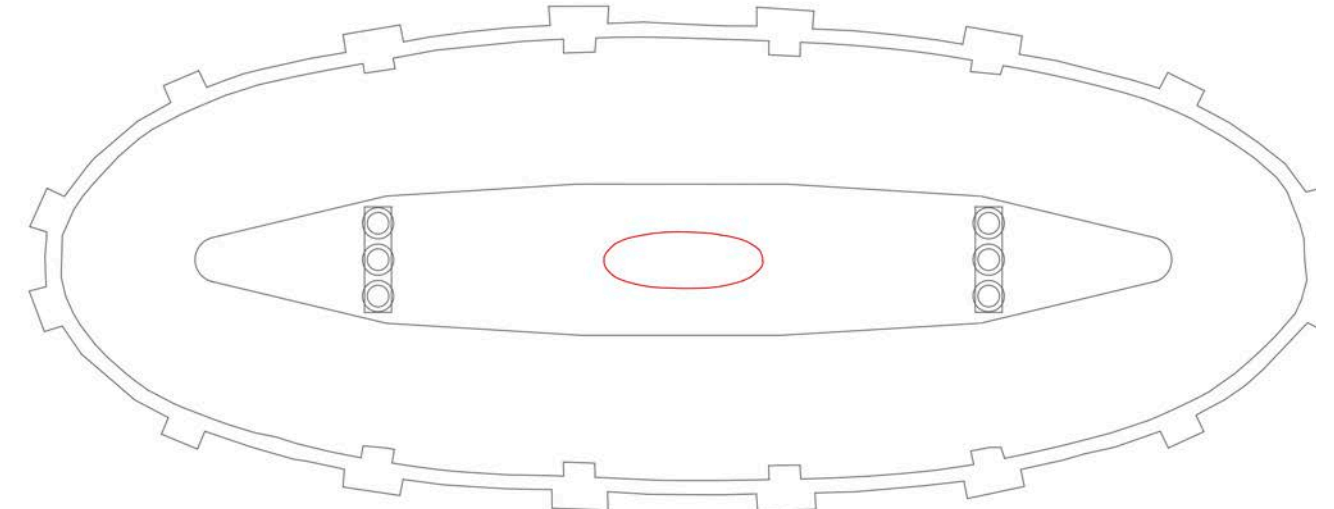




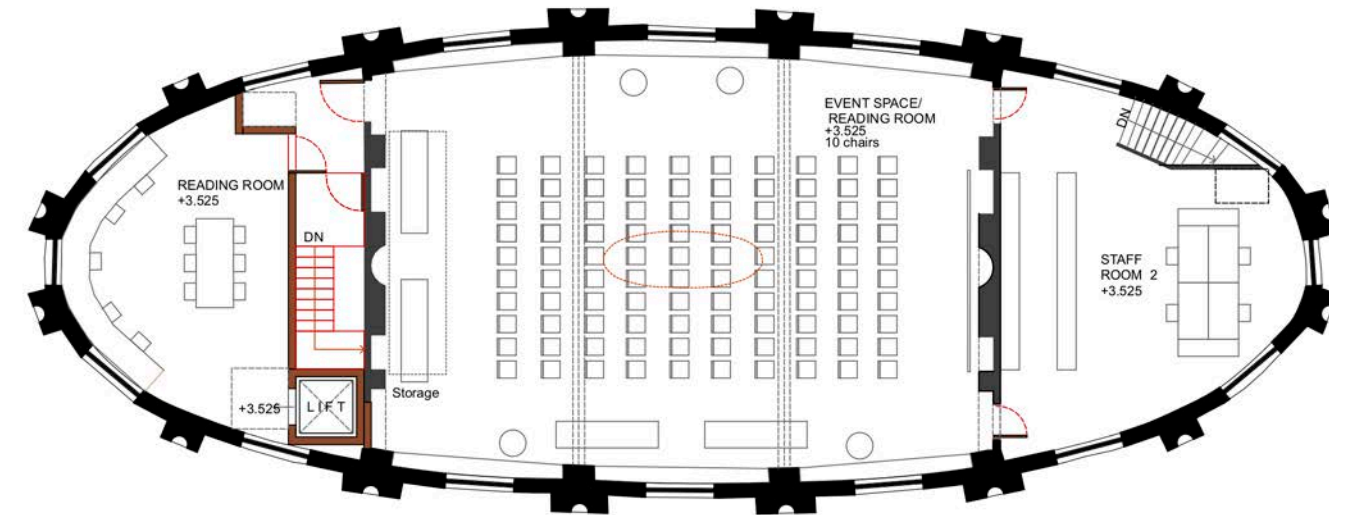
- Option2



00 Ground Floor Plan



-1 Basement Floor Plan



+1 First Floor Plan

Showing lecture hall arrangement

- Existing fabric
- New
- Archive Storage Type A
- Archive Storage Type B

Option 2 NOTE: Option 1 meets the archive requirements of the brief

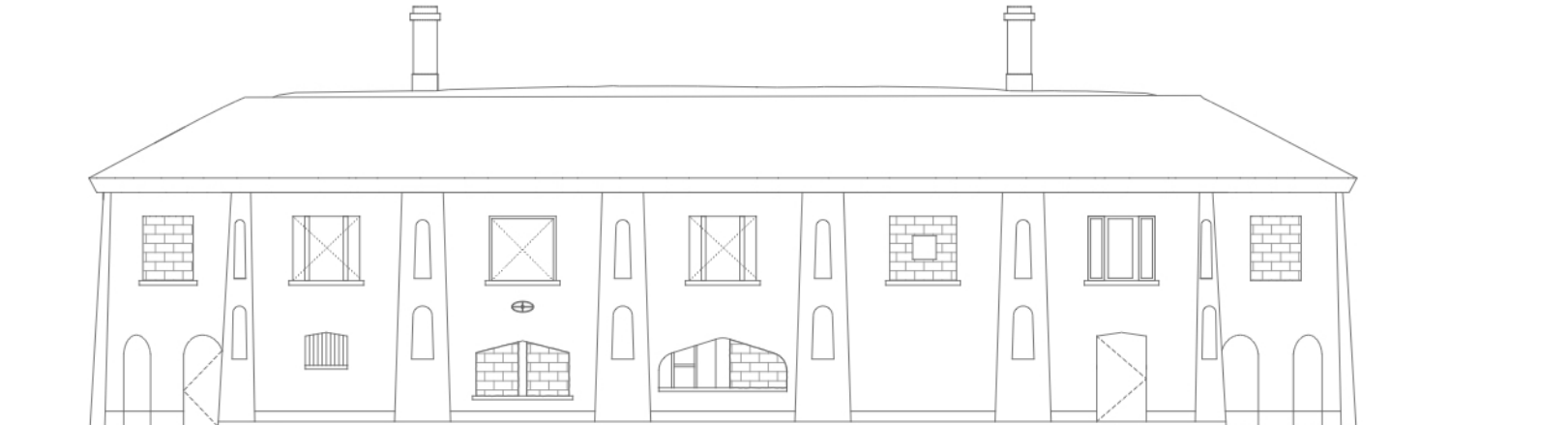




- Existing Long Elevations



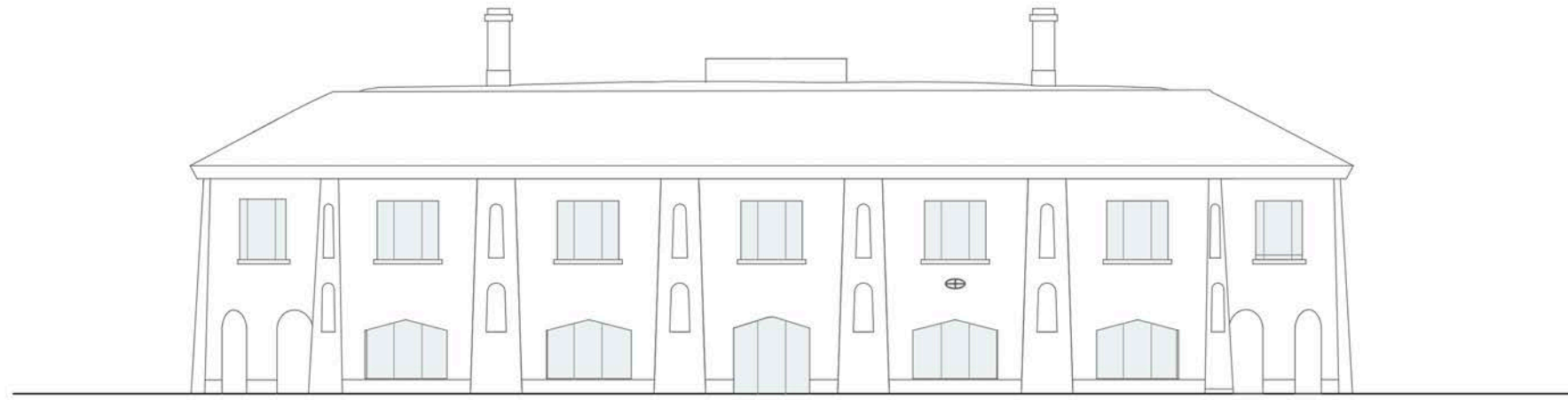
East Elevation



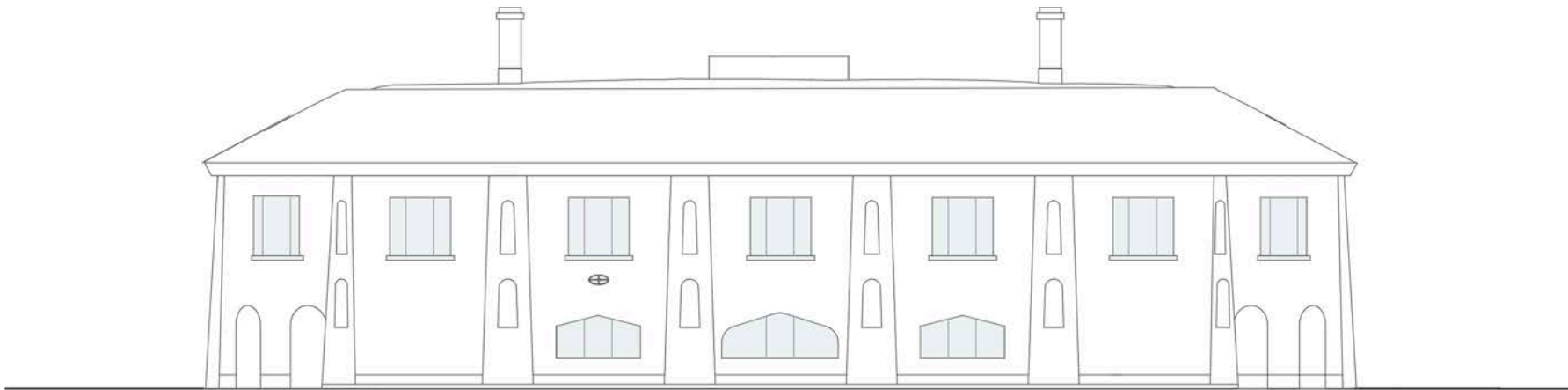
West Elevation



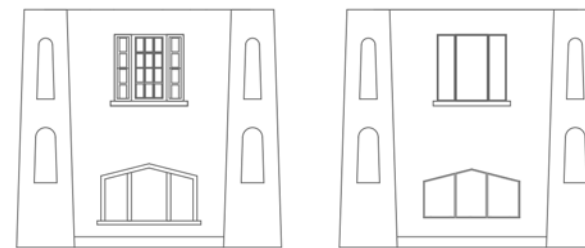
## - Proposed Long Elevations



East Elevation



West Elevation



Historic Windows

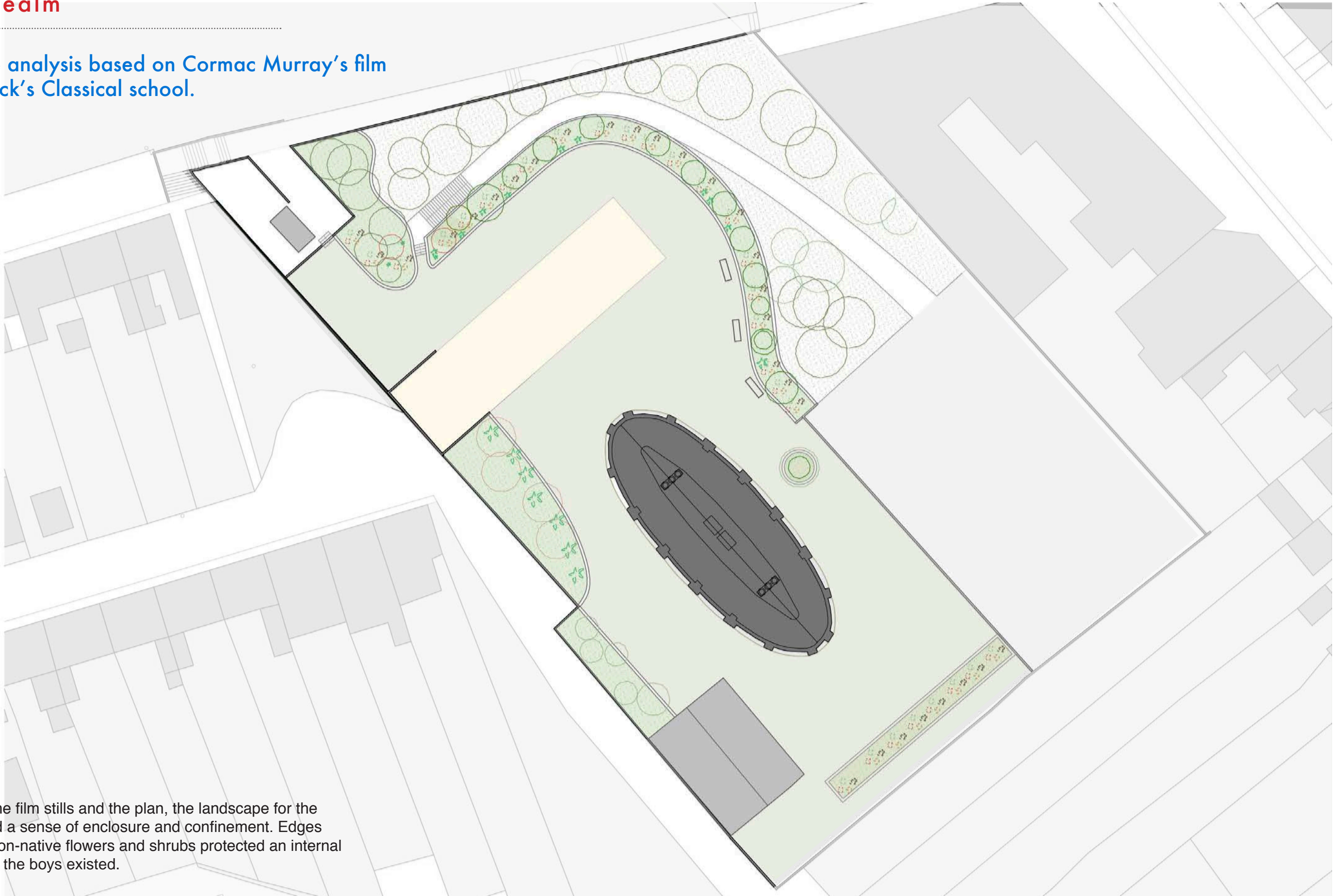
New Windows

Introduce contemporary slim metal profile tripartite windows to echo the original tripartite Wyatt window. Drop window cills and maintain the large opening on the eastern elevation to allow better visibility of display wall along the achieve.



# Public Realm

Landscape analysis based on Cormac Murray's film of St. Patrick's Classical school.



As shown in the film stills and the plan, the landscape for the school created a sense of enclosure and confinement. Edges planted with non-native flowers and shrubs protected an internal world in which the boys existed.

Site plan showing planting and landscaping on view in Cormac Murray film (1950)





Film Stills - Building and Landscaping



Film Stills - Planting



Magnolia



Tulips



English Quince - Cydonia Japonica



Rhododendron



Berberis Stenophylla



Cherry Blossom/ Prunus Serrulata  
Sekiyama Hisakura Kanzan

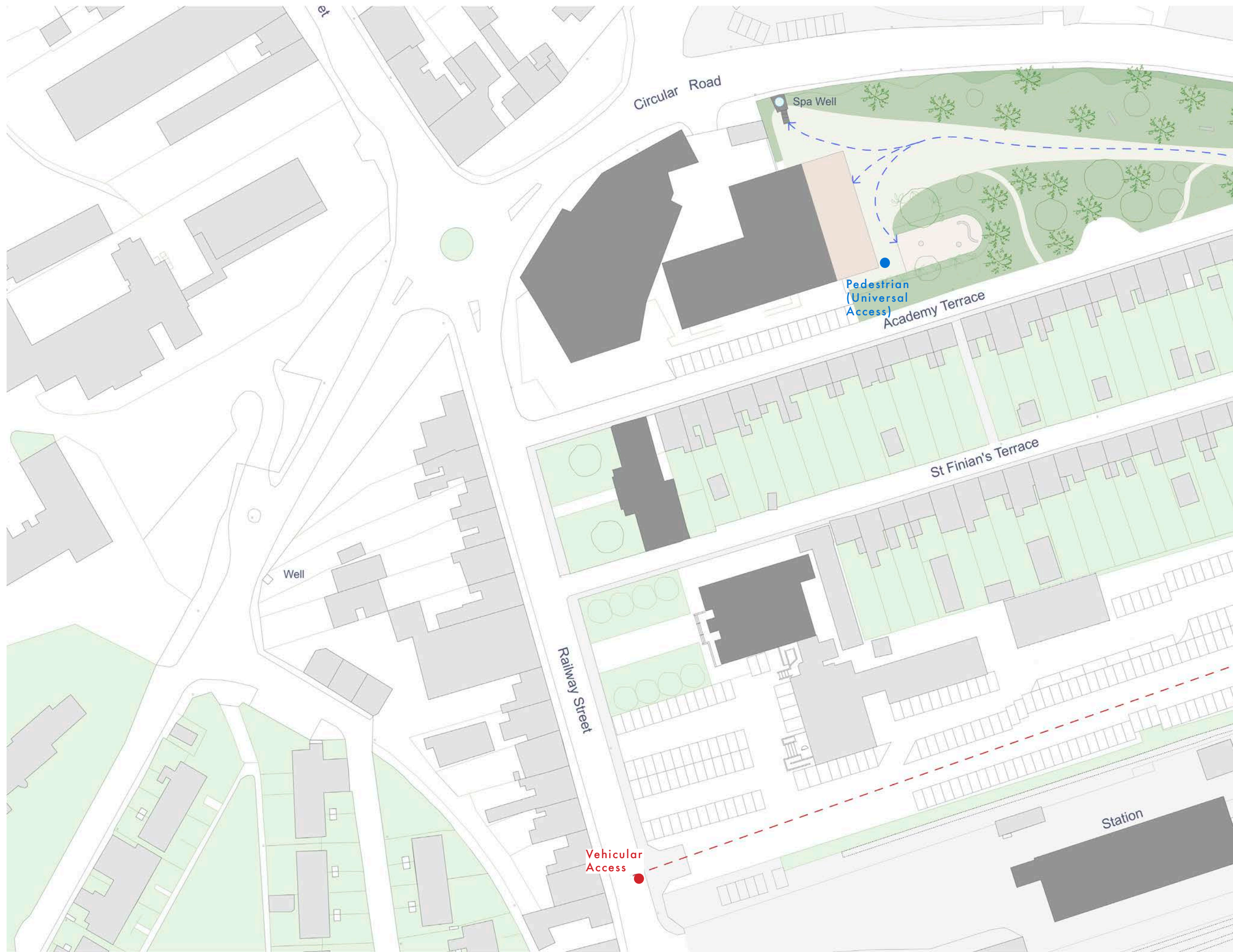


Japanese maple/ Acer palmatum  
astropurpeum



Pyrus Eleyi











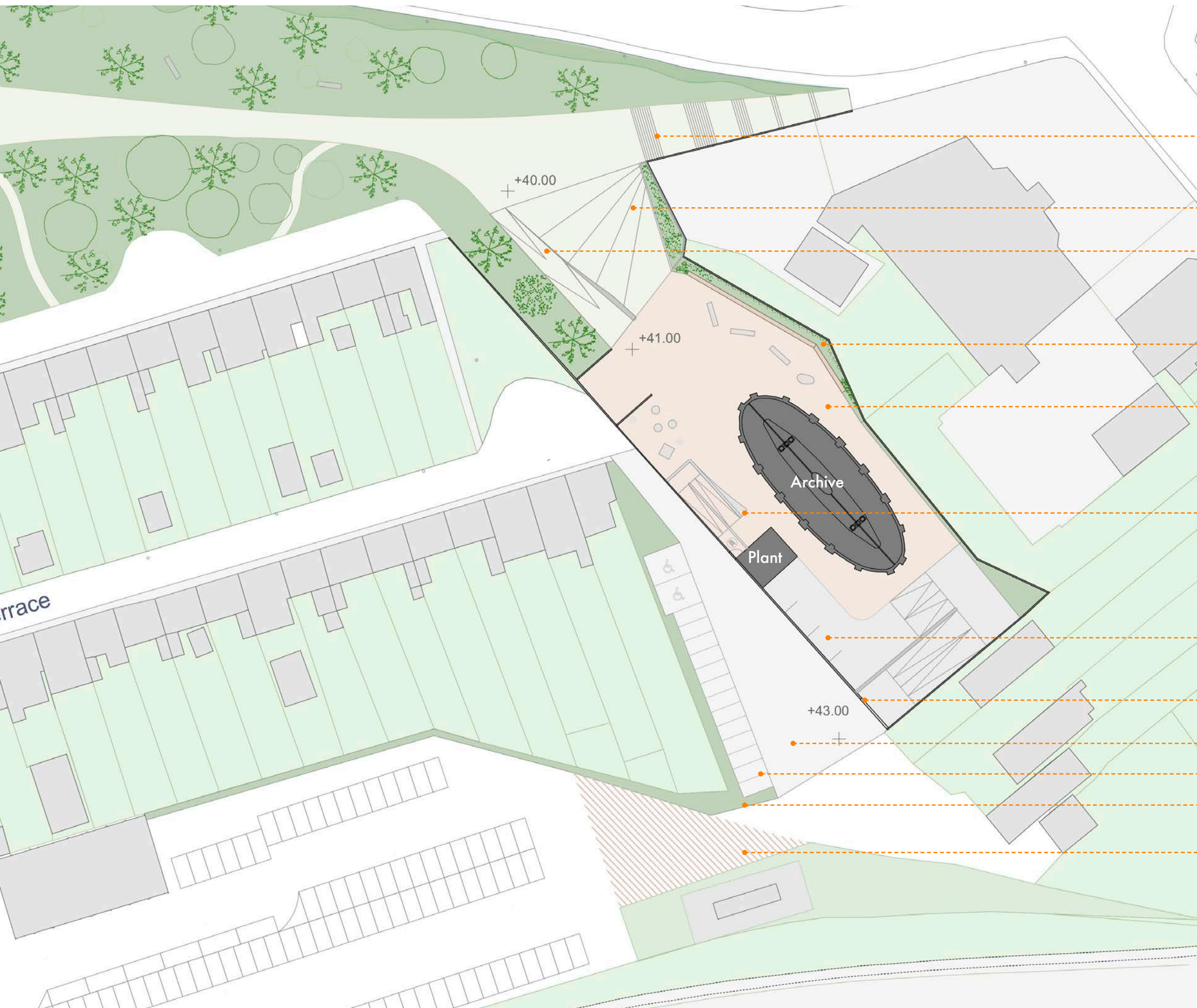
## - Proposed Public Realm Plan

The proposed public realm objectives:

- Create a new attractive public Space for the town.
- Create a green link with planting and trees between the County Archive and the existing cultural buildings Solstice Art Centre, Navan Library and the Spa Well.
- Creating a platform on which the building sits on and objects and planting are placed to animate the new public space
- Create planted edges with incorporated seating



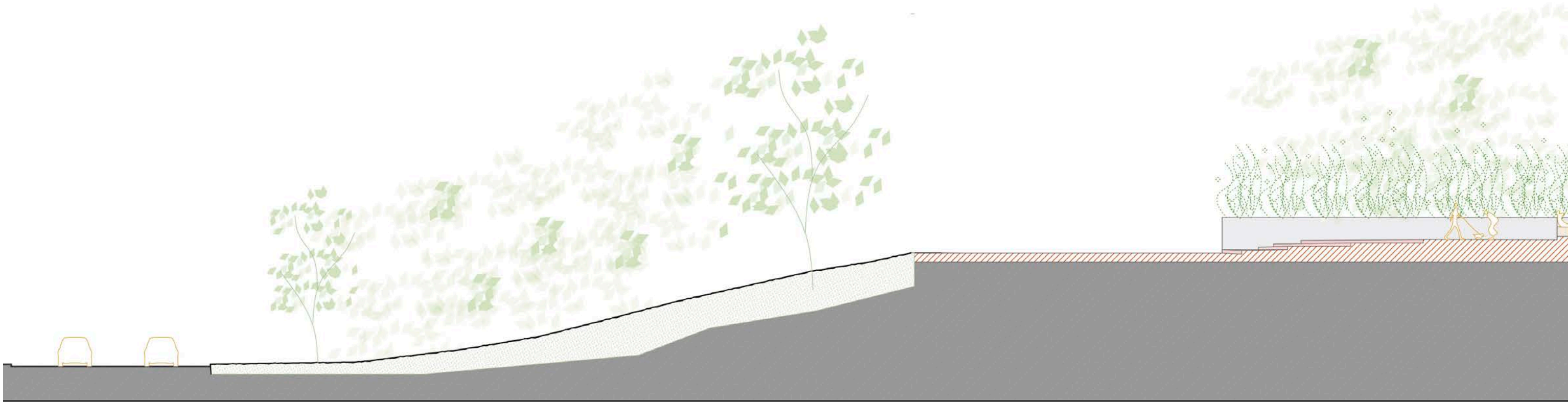




- Pedestrian Access (Stepped)
- Tiered Plaza
- Pedestrian Access (Ramped)
- Planted edge with incorporated seating
- Platform
- Ramped Access
- Staff parking
- Vehicular Entrance for deliveries and staff
- Paved Shared Surface
- Dedicated Archive parking spaces
- Planted edge
- Area to be cleared to allow Vehicular access from Railway Street.



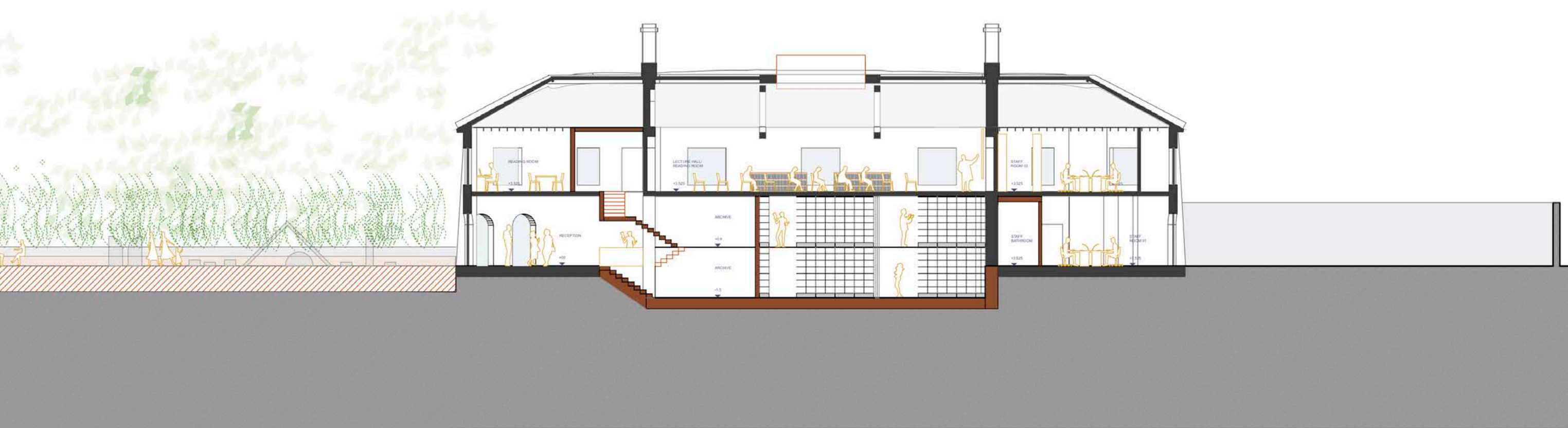
- Proposed Long Section



Circular Road

Long Section AA'



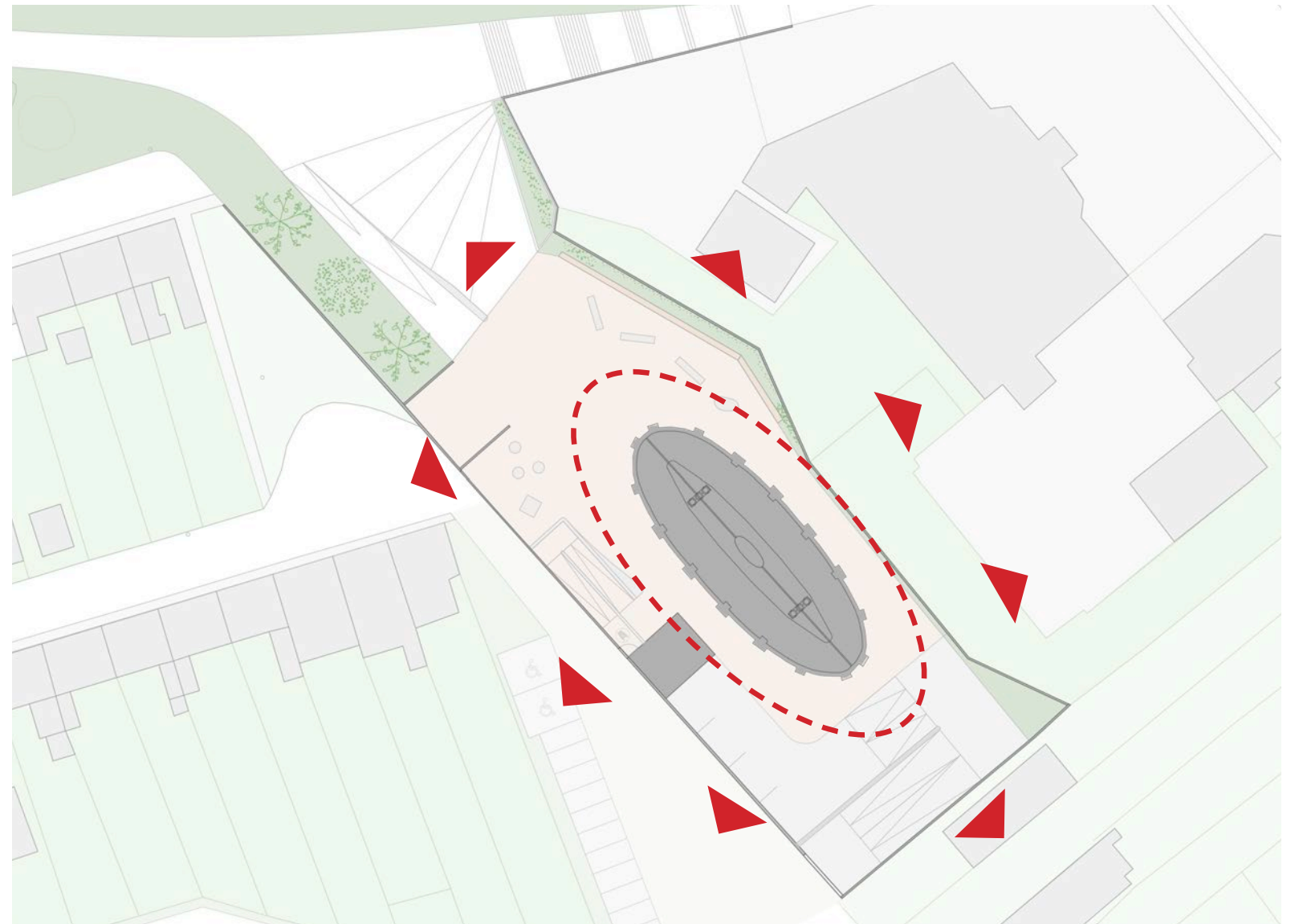


Site



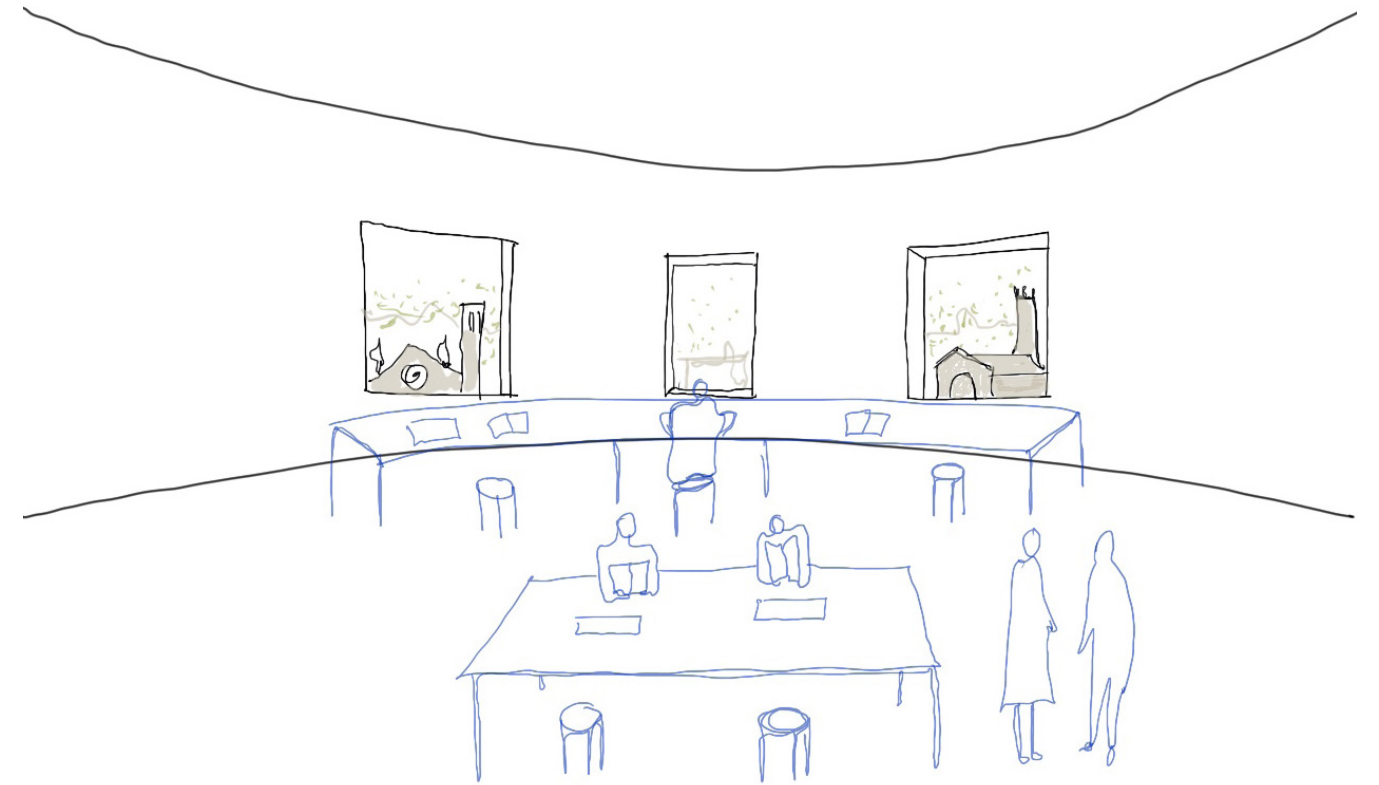
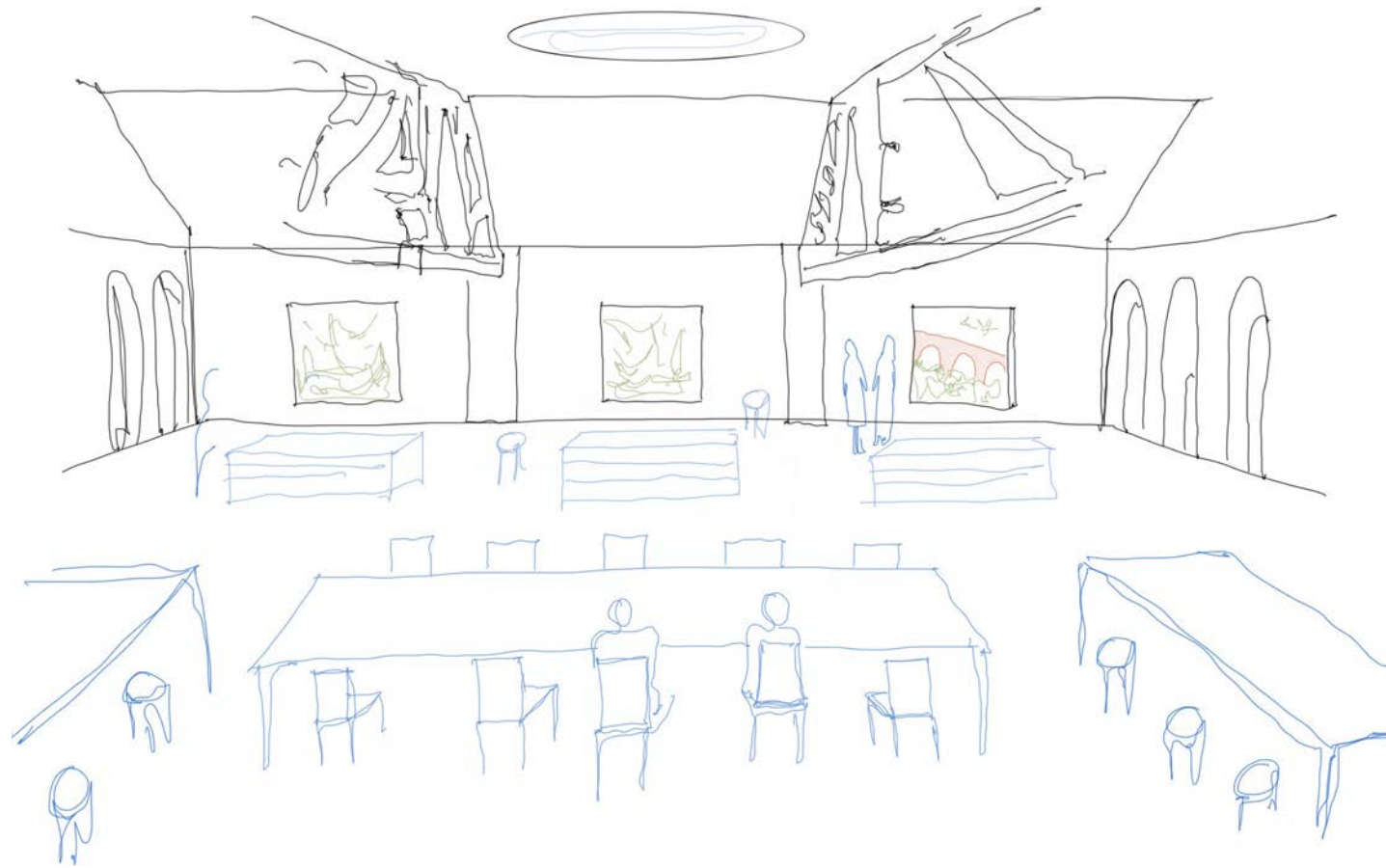
- 360-Degree Views from Building over the Town

The building has a distinct setting, sitting on top of a hill and benefiting from 360-degree views over the town.



A photograph showing St. Patrick's Classical school on top of a hill with the 2 rows of St. Finian's Terrace in the foreground and Viaduct in the right background.  
Source: Navan Historical Society.





Sketches of Proposed Internal Views over the town.



View from St. Patrick Classical School looking over Handball Alley, St. Finian's Row houses and St. Mary's Church.



View from St. Patrick Classical School looking over St. Mary's Church and St. Mary's Church of Ireland.



View from St. Patrick Classical School looking over Fair Green.



View from St. Patrick Classical School, the Viaduct is visible through the trees.



# Precedents

## - Platform



Isamu Noguchi Playground Model  
Image Source: [www.noguchi.org](http://www.noguchi.org)

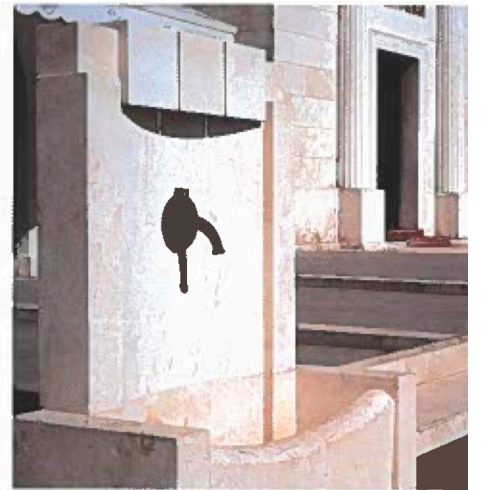
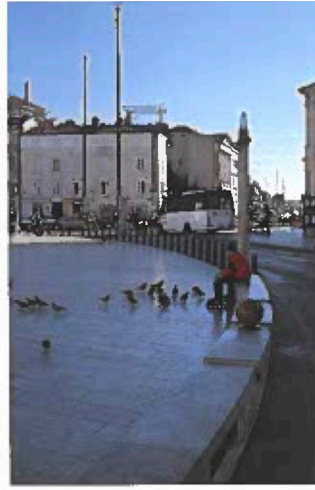
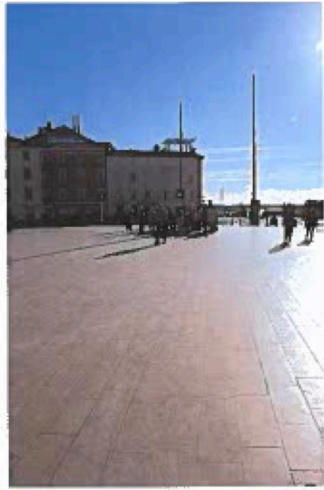
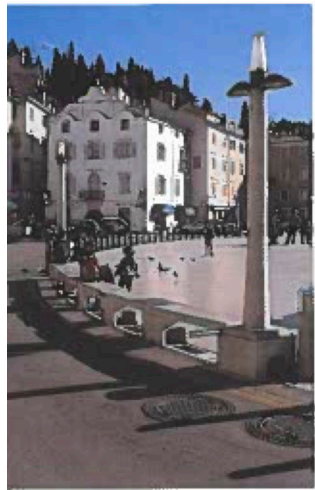


Astronomical observatory Jantar  
Mantar in Jaipur  
Image Source: H el ene Binet



Tiered public realm  
Image Source: New City Spaces





Piazza Tartini  
Image Source: New City Spaces



- Play



Isamu Noguchi Playground Model  
Image Source: [www.noguchi.org](http://www.noguchi.org)



Outdoor Gym by Johan Kaupp  
Image Source: [www.designboom.com](http://www.designboom.com)





Play ground by Aldo van Eyck & Joost van Roojen  
Image Source: <http://www.sikkensprize.org>



Playground by Gonzalo Fonseca  
Image Source: [www.architektur fuer kinder.ch](http://www.architektur fuer kinder.ch)



Elephant slid Girona by Francesc Català-Roca  
Image Source: [www.designboom.com](http://www.designboom.com)



- Archive



University Library by OFFICE Kersten Geers David Van Severen - Ghent  
Image Source: Architect Website





Tapio Wirkkala Rut Bryk Foundation's collection and archive by WANDERLUST - Helsinki  
Image Source: Architect Website

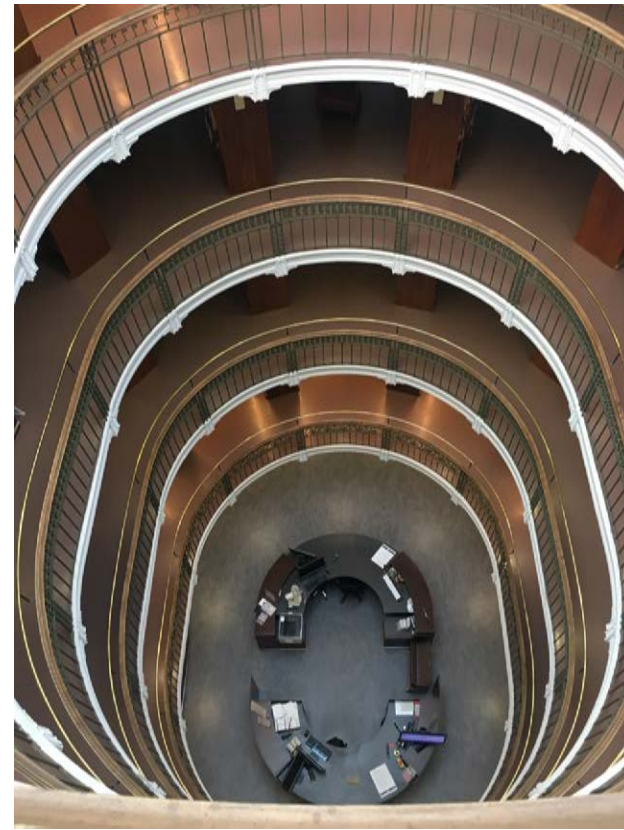


- Architecture



Bishop Edward King Chapel by Níall McLaughlin Architects - Oxford  
Image Source: Architect Website





The National Library of Finland  
Image Source: Architect's Own



# Conservation Management Plan

## Conservation Development Strategy is informed by:

- The Brief and Vision for former St Patrick's Classical School as a County Archive and civic/cultural/education facility for Navan connected with the emerging Cultural Quarter
- Architectural and Historic significance
- Building and site condition
- Statutory context, Guidance and Best Practice

## The Strategy:

This project is understood as incorporating conservation and adaptive reuse. The approach to designing for the new use, taking into account the significance and various aspects of special interest pertaining to the building and site, adopt a number of strategies, or tactics:

- *Conservation:* Actions aimed at safeguarding the cultural heritage value which includes actions to safeguard fabric.
- *Preservation:* Actions taken to maintain an element in its existing condition, minimise the rate of change, and slow down further deterioration and/or prevent damage.
- *Restoration:* Actions taken to modify the existing material and structure of an object in order to return it to a known earlier condition
- *Intervention:* Interventions range from alteration of existing structure and fabric to plan form and setting. Some may be modest in scale but with potential for significant impact, other interventions are more significant – such as the insertion of an archive zone within the core of the building to facilitate the scale of archive provision required. Interventions also include the works proposed to facilitate full access to all levels.
- *Insertion:* The introduction of new permanent elements within an existing context. Such as the new archive element, lift and main stairs
- *Installation:* A sub-set of insertions, installations can be understood to be more readily reversible than insertions and would include elements such as the fitted furniture which is considered part of the architectural approach to integrate and unify new elements such as building services
- *Addition:* It is not intended to add any new buildings to the existing as this would compromise the very defined geometric character of the historic structure. A new lantern, adopting

a contemporary language, though expressive of the refined internal decorative elements, is a new element of modest scale but important impact.

Each of the above is deployed with an overall objective to retain the significant heritage character and values. All design decisions have been led by the balancing of the objective to present the heritage value of special interest with consideration of the capacity for change to meet the requirements, objectives and vision of the project brief.

There is no objective to restore the building to its original, early 19th century condition. It is considered appropriate that the history of uses and the cultural layers are presented and that the new layer of use - the new archive/cultural facility use, is presented as another layer. This involves alterations to what is existing, sometimes removing physical elements as well as adding new elements. There is a further objective to achieve an overall architectural coherence for the new archive facility, while also ensuring a visual clarity/distinction between old and new.

The strategy below could be carried out as a single project or in two phases subject to resources.

## 1- PHASE 1 Essential Works to Safeguard Structure and commence initial repairs:

### The Works:

- To safeguard structure, weather building and aid the drying out processes.
- To avoid works which may pre-empt future layouts and interventions which will be subject to a Part 8 planning process.
- To investigate finishes and other aspects which may inform phase 2 works.
- Temporary Works – to prop building and allow for safe access to investigate, record and carry out phase 1 works
- The interior of the building is considered unsafe to enter in its present condition, requiring a comprehensive assessment to determine the full extent of areas of risk. Securing the building may require a two pronged approach of dismantling from roof down externally and internal propping. Dismantling externally will consist of removal of slate for reuse, removal of roofing timbers (battens/rafters) , roof trusses, purlins for reuse. Roof structure to be recorded during dismantling .Once roof structure removed internal propping of floors carried out, sections of floor may also need to be removed dependent on condition. Render renewal will be required to brick chimneys above roof plane, requirement to dismantle and extent of dismantling below roof plane will be assessed once render is removed and access available to carry out visual inspection
- Walls: Window heads to be inspected, requiring localised removal external render. It is envisaged that a certain amount of arch head stitching will be required to first floor brick arches, internal timber heads may require replacement. Crack stitching to be carried out at cracking evident in external walls, localised rebuilding may be required dependent on what is observed on removal of render. Stabilisation consolidation works to internal walls. Rebuild top of wall to stabilise loose masonry providing firm base for roof structure. Localised dismantling and reconstruction of wall will be required at truss bearings and purlins.



First Floor Reinstatement:

Dependent on structural assessment it is envisaged that internal floor will be reinstated through combination of repair and replacement to provide lateral restraint to external walls. Reinstatement of floor may require restraint anchor to external walls. Temporary flooring to be provided through out. Provide temporary access stairs internally

- Roof Reinstatement:

Roof to be reinstated to original profile.

Roof works include repair of original trusses by splicing to repair decayed ends. Dependent on condition, intention will be to repair and reuse the existing purlins. Sound rafter timbers will be reused where feasible.

Roof to be clad with existing slate and matching slate with new vapour permeable underlay and battens.

Method of insulating roof requires further consideration but may be carried out during roof renewal.

Reform eaves over hang with brackets introducing ventilation to roof voids. Provide rainwater goods, gutters and downpipes. Ensure rainwater is directed away from building if permanent connection not feasible. Remove decayed embedded timbers internally replacing with masonry. Stabilise/secure internal decorative plaster and other finishes/decoration that can be retained.

Carry out full roof renewal works to chimneys (take for dismantling and rebuilding; flashings and rainwater goods.

Retaining, repairing all sound surviving fabric and replacing like for like where necessary).

Lantern – temporary block up opening – new lantern to form part of Part 8 approval and Phase 2 works

- Clear out debris – careful sifting to retain any items for reuse, templates for repair/replacement; research and display
- Remove vegetation: Externally treatment and removal of ivy growth. Removal of vegetation and cleaning of wall tops.
- Temporary lighting, fire detection system, background heating (ideal but will require building to be sealed)
- External public realm and existing structure
- Investigative Works including CCTV investigation of drainage
- Record all surviving detail once safe access available

**2-PHASE 2 Main Contract Works:** Subject to planning, carry out interventions, further restorations and repairs, and necessary installations to allow for new uses. Complete public realm and

landscaping works including works to retained structures.

The Works:

- Complete Roof
  - i- Lantern: contemporary interpretation of lantern
- Demolitions
- External Doors and Windows
- External finishes
- Stairs
- New partitions, screens and internal archive
- Services installations, including lift; heating; environmental system for archives; water/plumbing; IT/data; power; lighting; emergency and fire safety systems
- Fire and acoustic -using floor voids for horizontal barriers where feasible.
- Floor, wall and ceiling finishes
- Furniture and fit-out
- New plant structure







### 3. FORMER COUNTY COUNCIL OFFICES

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## Statement of Significance

- Building form
- Civic use: building was built as county council offices.
- External setting with its forecourt, mature trees and historic railings.

## - NIAH Record of the Former County Council Offices

Reg. No.	: 14009060
Date	: 1910 - 1915
Previous Name	: N/A
Townland	: Dillonsland
County	: County Meath
Coordinates	: 286979, 267433
Categories of Special Interest	: Architectural, Artistic
Rating	: Regional
Original Use	: Office
In Use As	: Office

County Council Offices, built 1913, consisting of a three-bay central block flanked by projecting and gabled outer bays. Ashlar and banded rusticated limestone façades and curved pedimented door case. Porch added c.2000. Double pitched roof and hipped, natural slates, cast-iron ogee gutters, small louvred dormer housing. Banded rusticated and ashlar limestone, plain quoins, carved stone eaves cornice, nap render to side elevations, channelled to ground floor. Entablatures and pediments above first floor openings, uPVC casement windows, large segmental pedimented doorcase, stained glass window over inner entrance door. Wrought-iron railings with ashlar piers, rubble stone boundary wall to north.<sup>1</sup>

## Concise History

The original Meath County Council Offices were built 1913 on former St. Finian's School lands. Originally, consisting of a three-bay central block flanked by projecting and gabled outer bays, the original building was extended to the side and rear to provide greater office space, with a new entrance porch added circa 2000. In 2017, Meath county council staff moved to a new building located in Johnstown. Which resulted in loss of employment.



Laying of foundation stone for the County Hall, Navan 1911  
Note the railway building at the back. Image Source: Navan Historical Society website.



The building and forecourt.

Image Source: NIAH website.



Historic Photography showing the County Council Offices, the two rows of St. Finian's terrace and the Irish National Foresters' Hall (site now occupied by Solstice Art Centre). Source: Navan Historical Society

<sup>1</sup> Extract from Buildings of Ireland: National Inventory of Architectural Heritage County Meath.



## Current Condition and Presentation



View looking back towards car parking from former County Council Offices.



View towards Railway station.



View looking towards former County Council Offices from car park.



View looking towards former County Council Offices from vacant lands

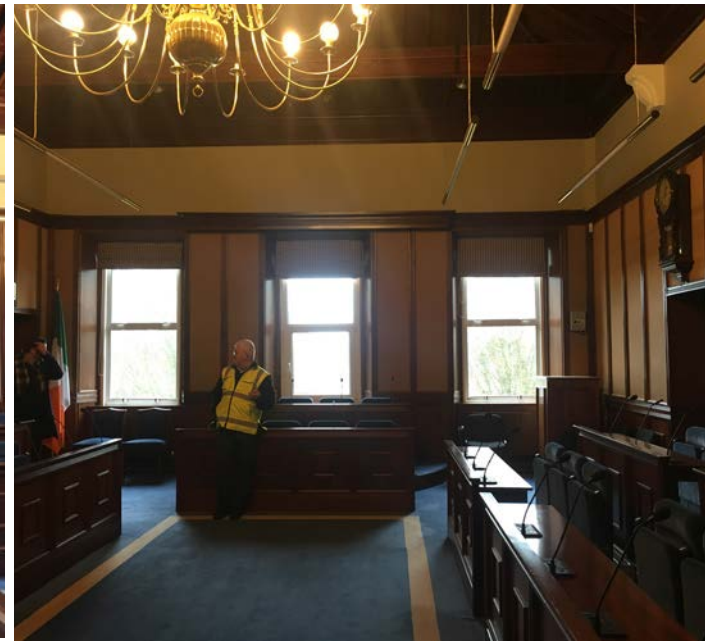


Former County Council Offices  
 A protected Structure.
  Modern Extension to Former County  
 Council Offices.
  Prefabs.

Existing Condition - Former County Council Offices



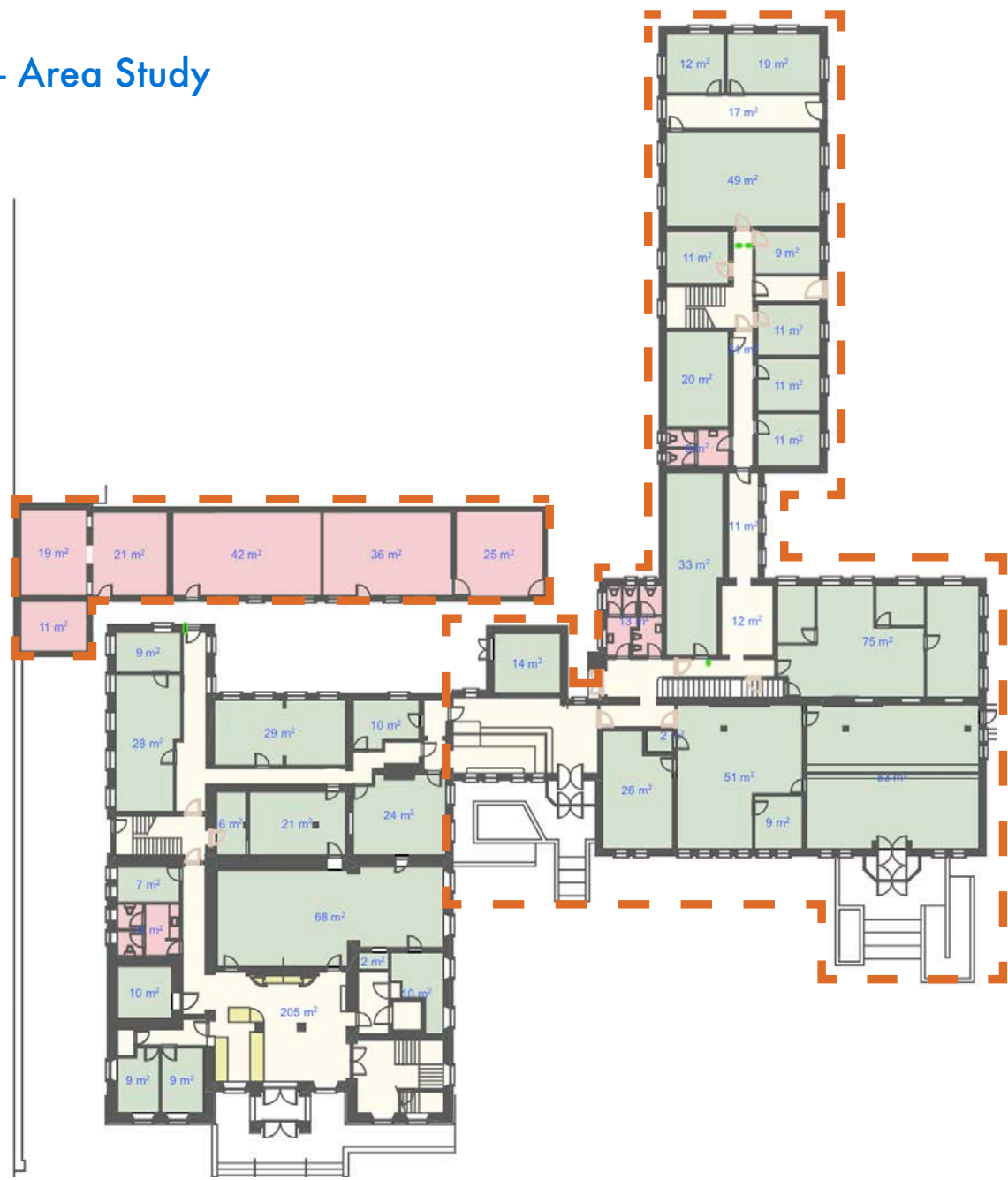




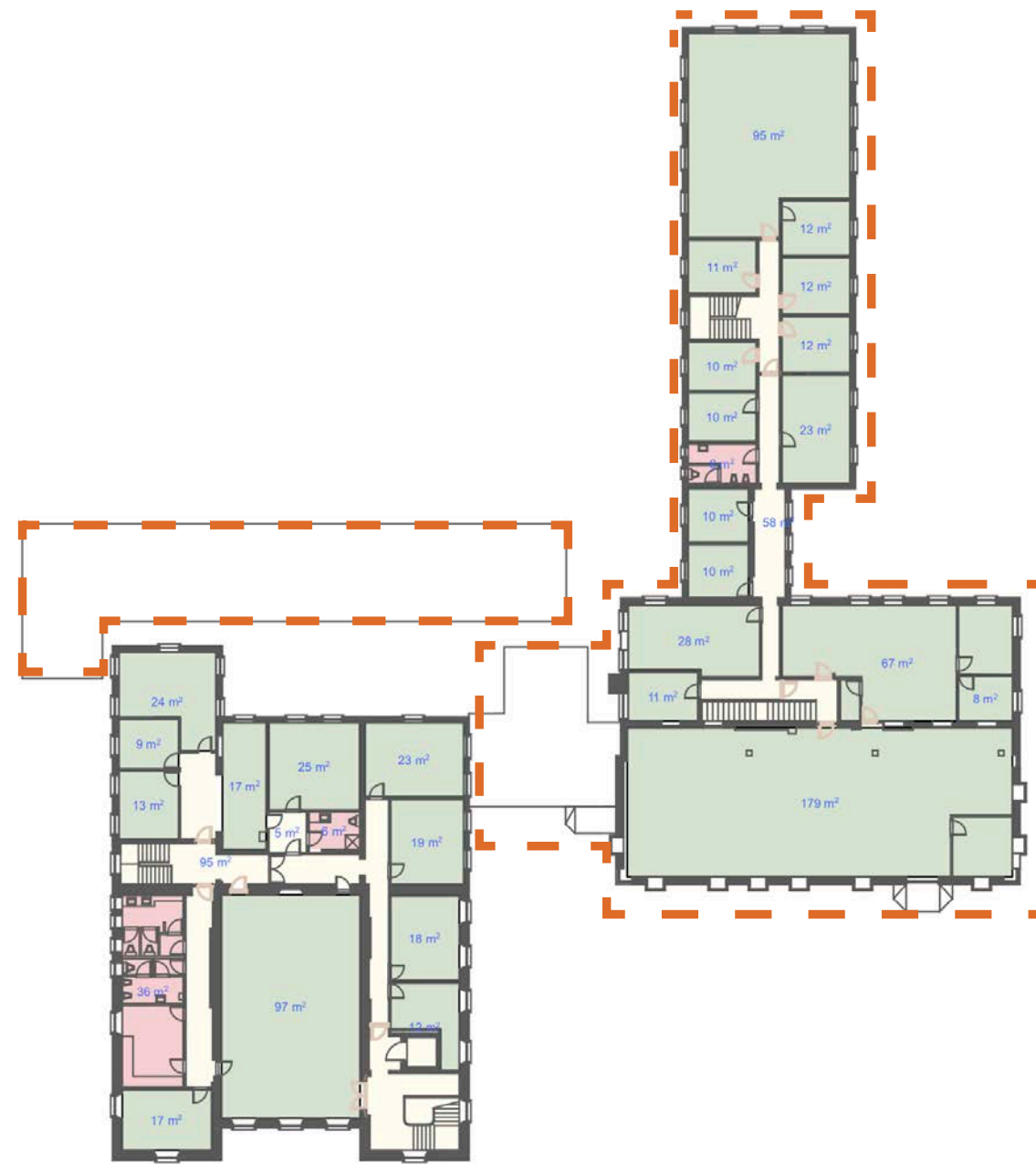
Photographs of the Former County Council Offices original building, later extensions and site. Source : Navan Architect's own.



# - Area Study



Former County Council Offices - Ground Floor Plan



Former County Council Offices - First Floor Plan

## Legend



Office



Circulation



Facility



Structure deemed appropriate to remove based on analysis and studies

	Level	Offices	Circulation	Facilities
Total area of site	-	-	-	-
Gross floor space	Site	-	-	-
	Ground Floor	685.00	275	31.75
	First Floor	775	155	50.75
	Second Floor	-	-	-
Total		1,460.00	430	82.5

Former County Council Offices - Area breakdown

AREA DESCRIPTION	AREA 1		AREA 3
	Level	County Council Offices	PreFabs Units
Total area of site	-	-	-
Gross floor space of any existing building(s)	Site	11,217.50	0
	Ground Floor	1,260.00	295
	First Floor	1,055	295
	Second Floor	-	0
Gross floor space of work to be retained	Site	11,217.50	0
	Ground Floor	695.5	0
	First Floor	504.75	0
	Second Floor	-	0
Gross floor space of any demolition	Site	0	0
	Ground Floor	564.5	295
	First Floor	550.25	295
	Second Floor	0	0
Areas of Use	Site	Cultural	Vacant
	Ground Floor		353
	First Floor		353
	Second Floor		353
Total		0	1059



## Challenges and Opportunities

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### CHALLENGES

- Loss of Employment
- Hidden site constraints
- Geometry of site
- Parking expectations and demands
- Entrance and set-backs
- Connectivity and permeability of site
- Public realm
- Sustainable approach to development

### OPPORTUNITIES

- New Employment
- Consolidation of form and streetscape
- Greening of site and linkages
- Enhanced use of town centre site
- Connectivity
- Align with Public Realm Plan (Navan 2030) – set up Gateway conditions
- Accommodate Navan cycle route



## Conservation Management Guidance for Former Council Office (protected structure):

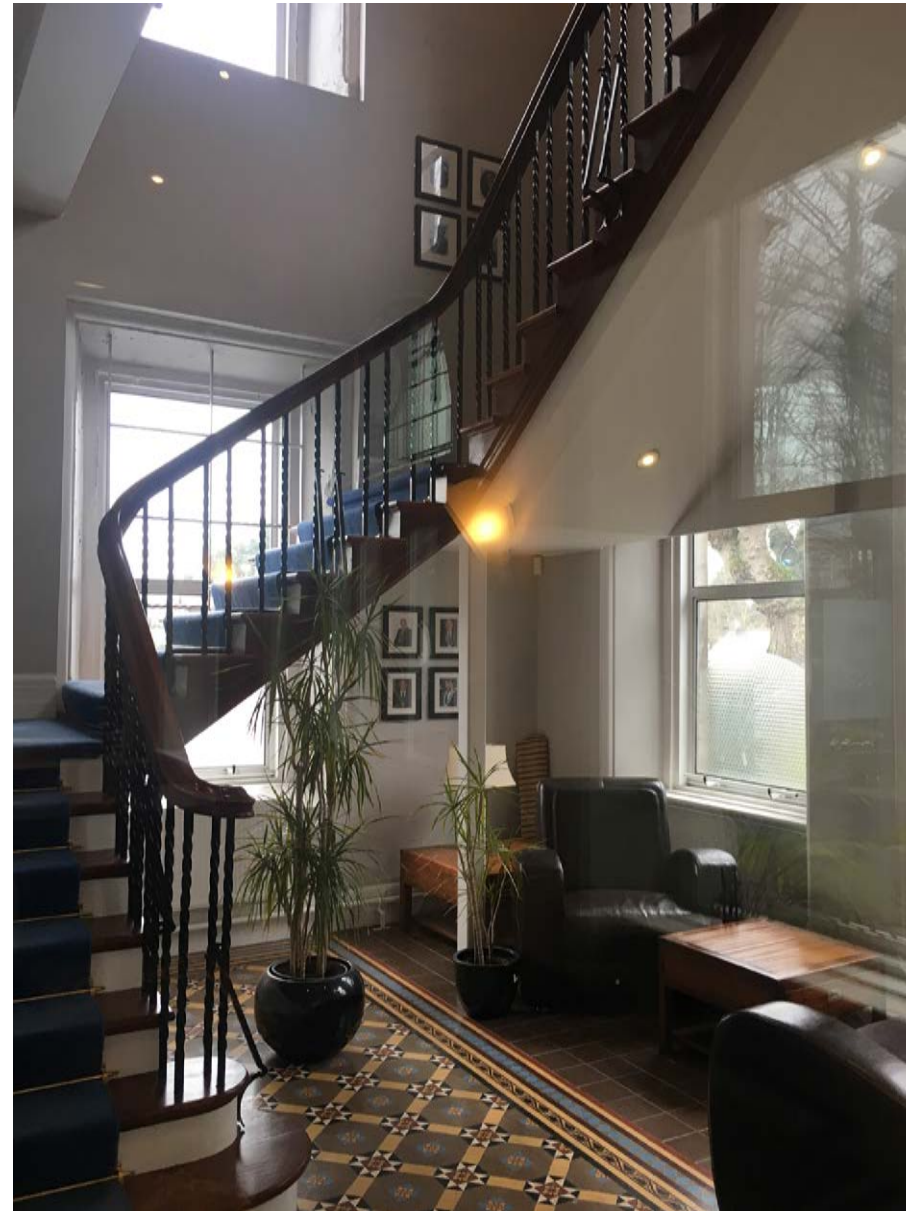
- Keep existing Town Hall building in use; and maintained : this is a key reason why building is in generally good condition currently
- Future maintenance works to follow best conservation practice
- Note the curtilage of the Protected Structure includes the front open space and setting, historic boundary walls and railings and mature tree plantings.



Photograph of the building, forecourt and mature trees.  
Source : Architect's own.



Photograph showing the wrought-iron railings and piers surrounding the forecourt of the former county offices  
Source : Architect's own.

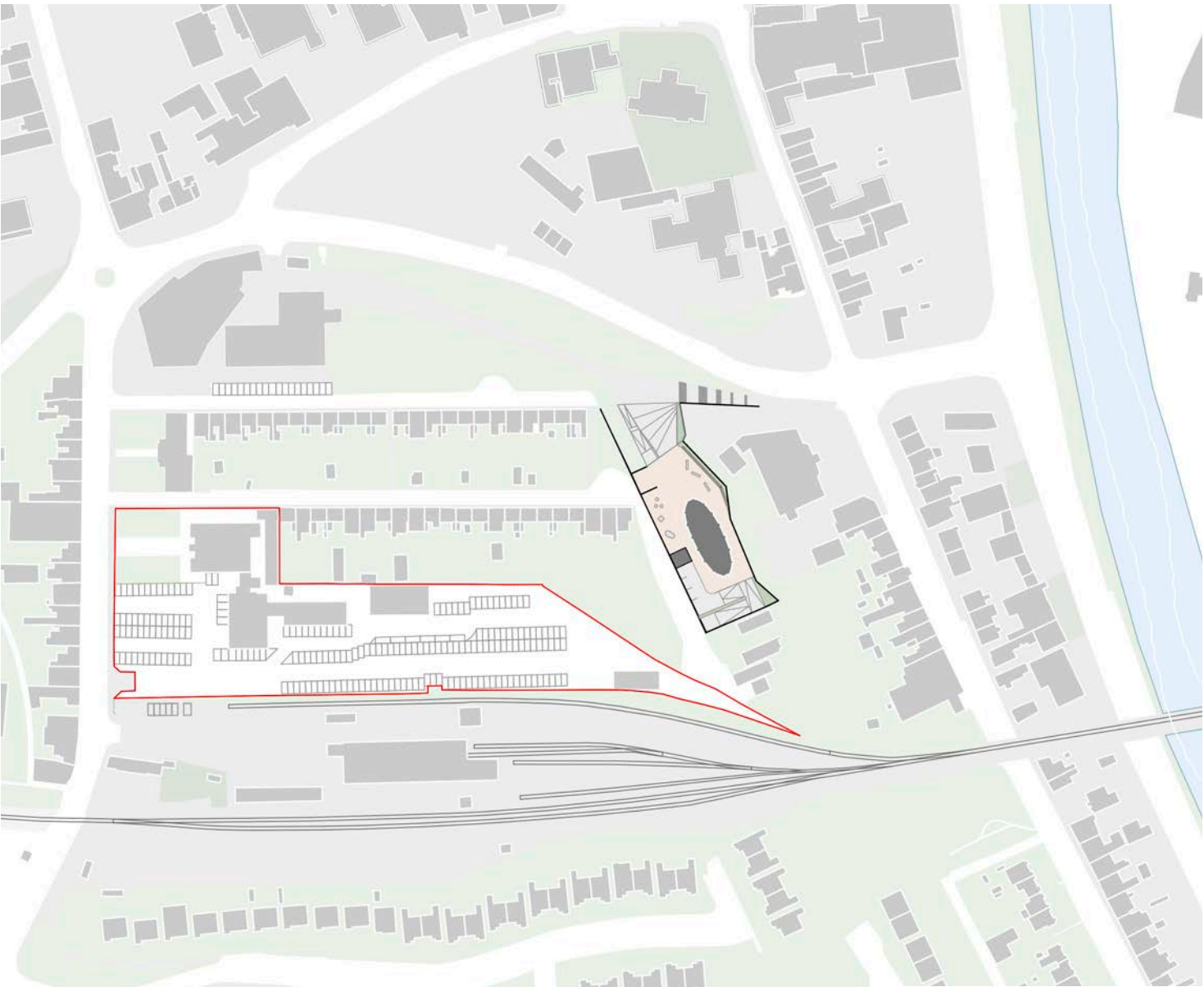


Photograph showing the main stairs and town hall chambers which is still in use by Meath County Staff (now located in Johnstown)  
Source : Architect's own.



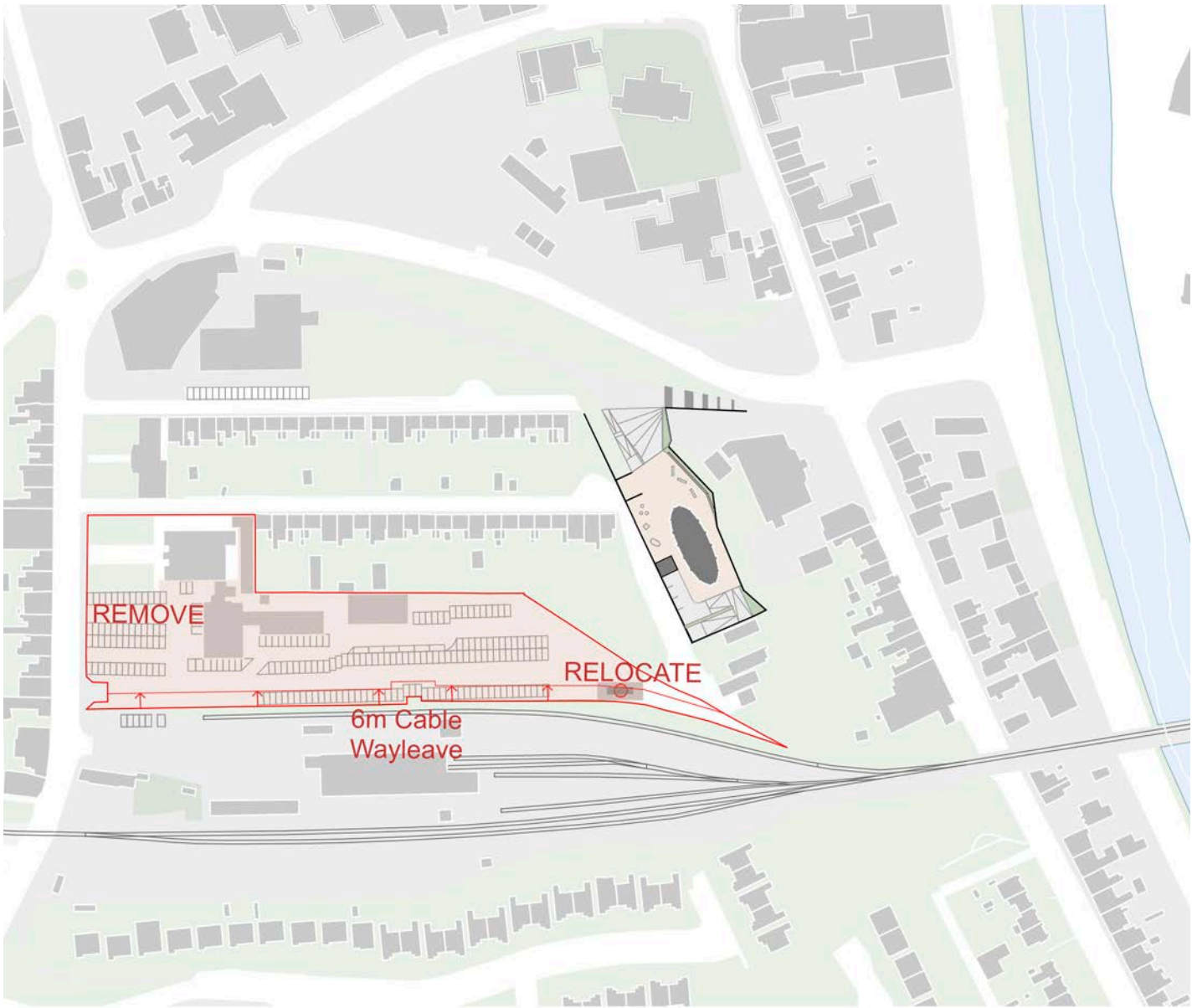


# Analysis and Site Constraints



— Site Boundary

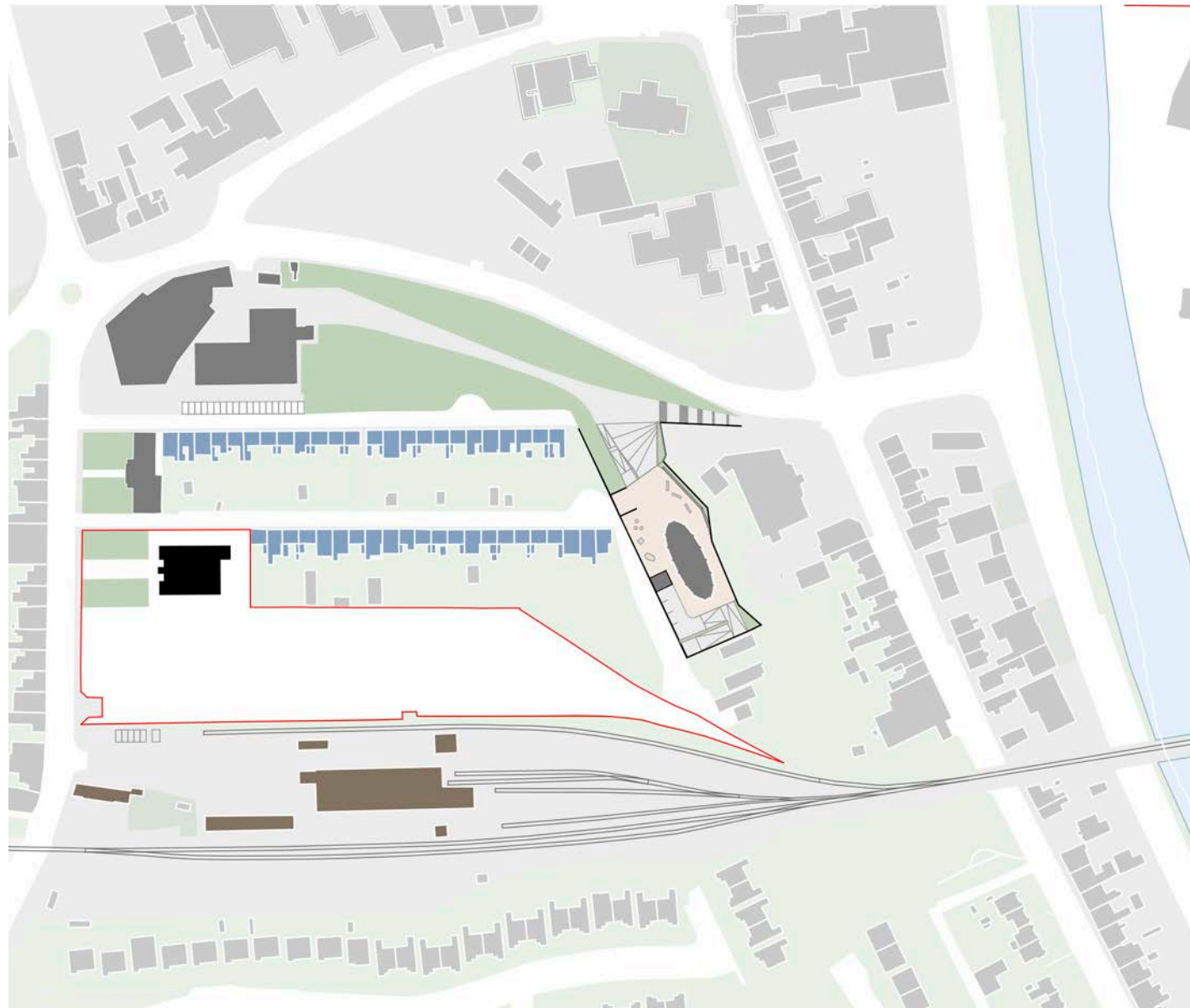
- Existing Site



— Site Boundary  
Removed Area

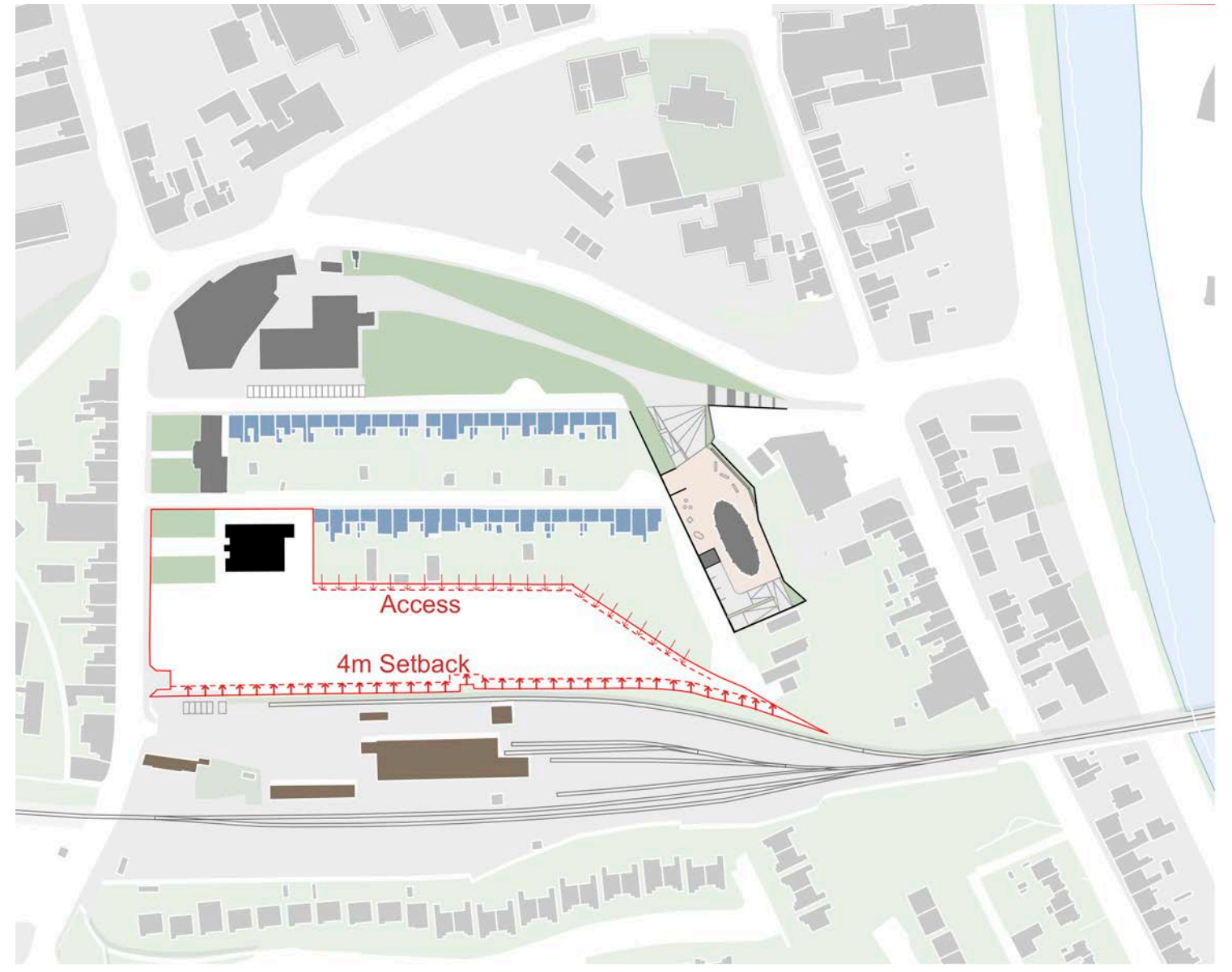
- Remove Parking
- Relocate Optical Fibre Plant





· Identified Building Uses

- Civic/Community/ Cultural
- Residential
- Industry
- Office
- Public green Spaces
- Site Boundary



· Site Access Constraints

- Civic/Community/ Cultural
- Residential
- Industry
- Office
- Public green Spaces
- Site Boundary



- Existing Parking

**FAIR GREEN PARKING** 200 Spaces

**STAFF** 19 Spaces

**FORMER COUNTY OFFICES** 207 Spaces





## - Parking Provision

### SOLSTICE ART CENTRE

**CINEMA/THEATRE Development Plan Parking Provision.**  
1 per 3 seats. Where gross floor area exceeds 1000 sq.m., 1 space per 5 seats.

Solstice Art Centre - **320 Seats**  
Parking Requirement - (320/5) **64 Spaces**

Available Parking  
Fairgreen + Former County Council Office Parking. Total **407 spaces**

### FORMER COUNTY OFFICES

**OFFICE Development Plan Parking Provision.**  
1 per 25 sq. gross floor area. Where the floor area exceeds 1,500 sq.m. gross floor area, 1 space per 50sq.m. gross floor area.

County offices Area - **3152 m<sup>2</sup>**  
Parking Requirement - (3152/50) **63 Spaces**

Available Parking  
Former County Council Office Parking. Total **207 spaces**





## Strategy for Use and Development

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The following is a list of issues that have to be taken in consideration regarding the

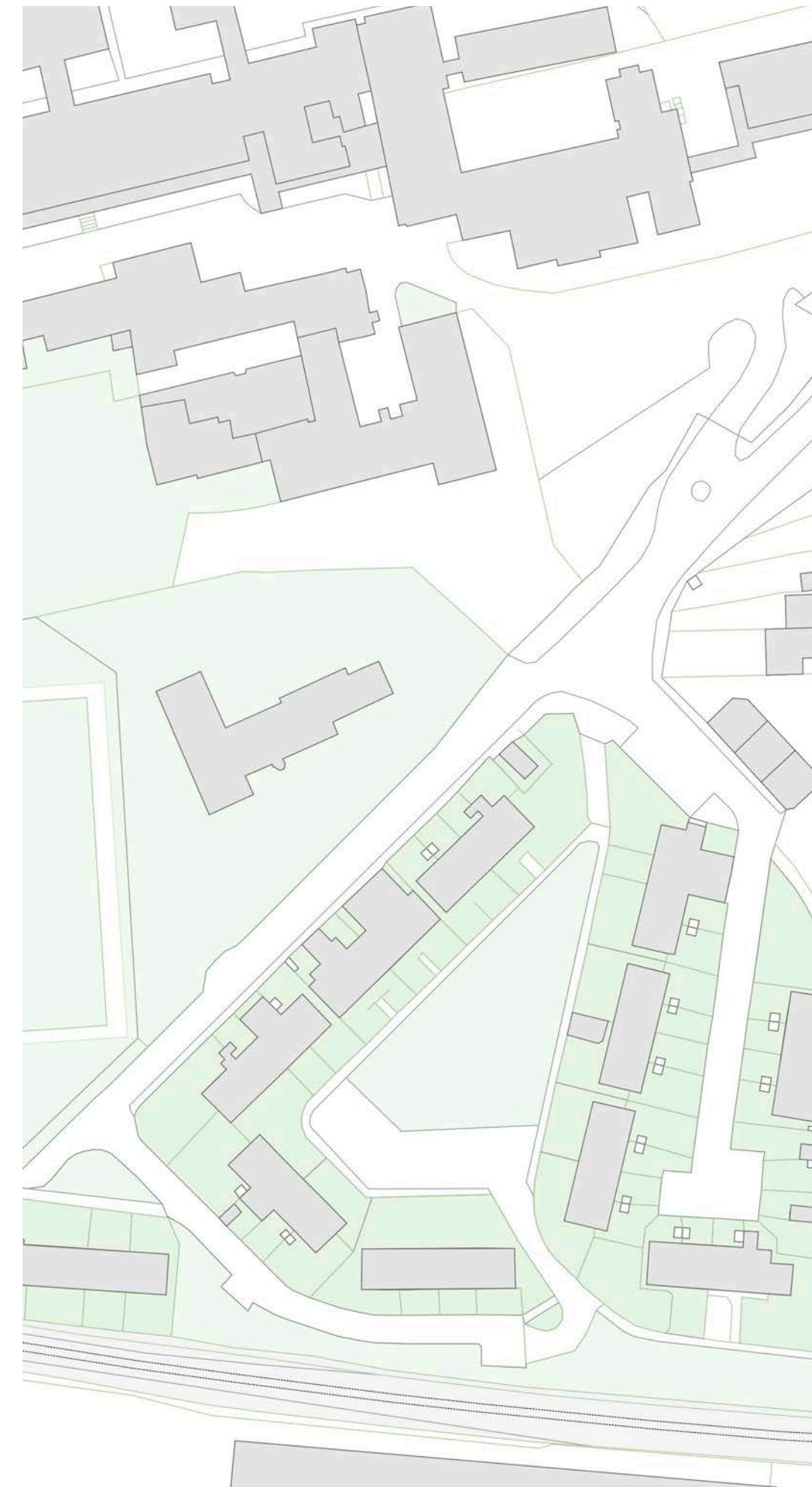
### New Building:

- Building lines.
- Materiality.
- Form and massing of new building.
- Building Heights (reference context for establishing these is impact and relationships with adjacent protected structures; views from historic town centre and in regard to distinctive topography of Navan and potential impacts on skyline. Height and form/massing should ensure any impact on skyline considers scale and relationships and avoid excessive bulk.
- Design of roof profiles require considered architectural treatment and avoid adverse impacts of plant, telecom /service infrastructure etc.

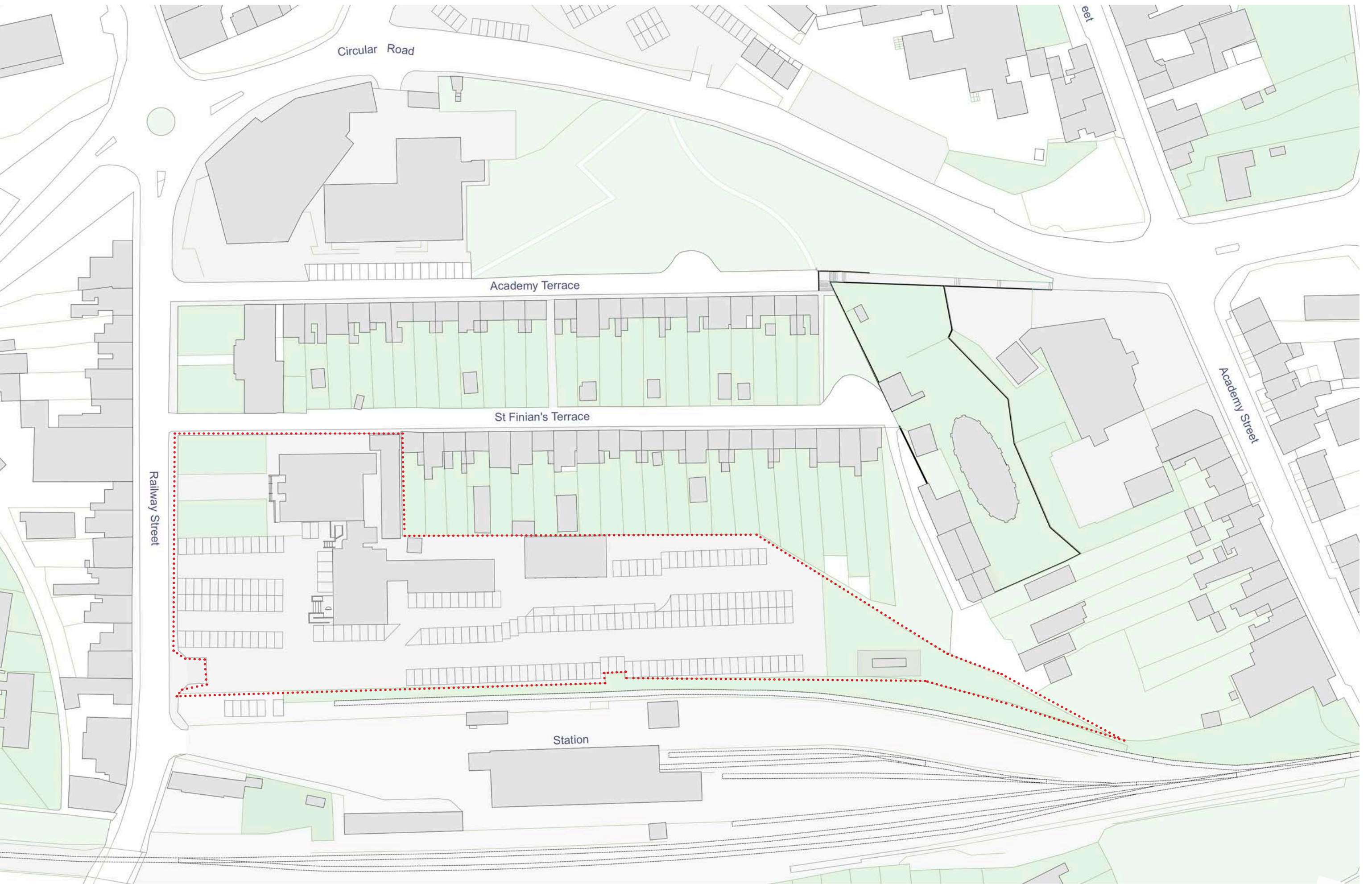
and how it suits within the

### Public Realm:

- Connectivity.
- Public realm and landscape.
- Sustainability - objectives for an overall area approach which should include energy reduction, biodiversity; linkages with wider municipal objectives (green infrastructure) etc. of public realm as well as buildings. So, development should consider permeable pavement; tree planting; appropriate plant species; responsible specification and procurement strategies; reduced embodied energy objectives.
- Relationship of new building to adjacent protected structure.
- Welcome hub - alignment with Navan Public realm plan : this is reflected in making public space (Welcome Garden) and architectural quality of building and its presence onto Railway Street.
- Parking - explain approaches and requirements but also state that location, design planting, materials etc. of parking needs to be high quality and a coherent approach integrated with entire master-plan area.

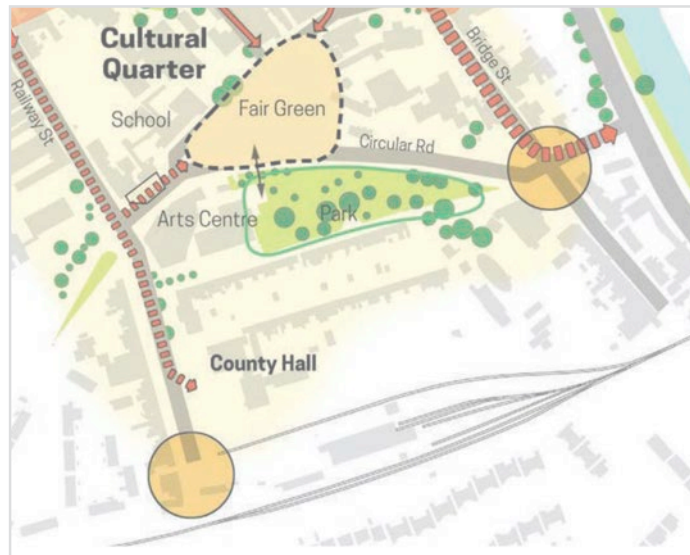




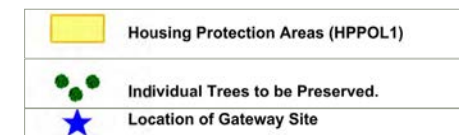
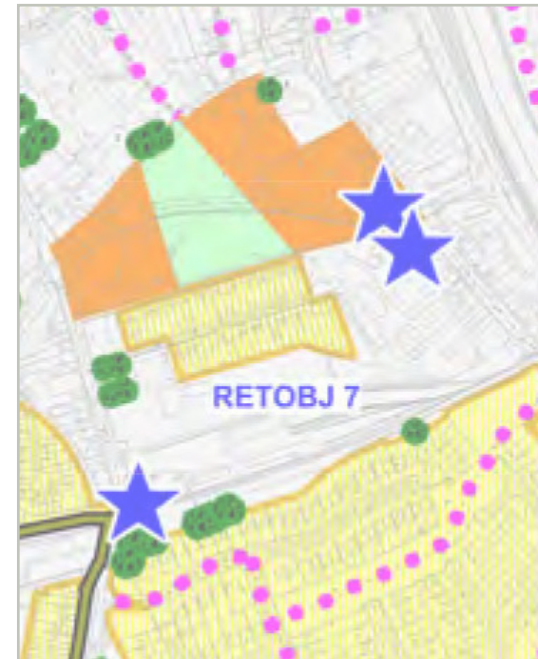




## - Existing Public Realm/Landscaping



Navan 2030 Public Realm Plan

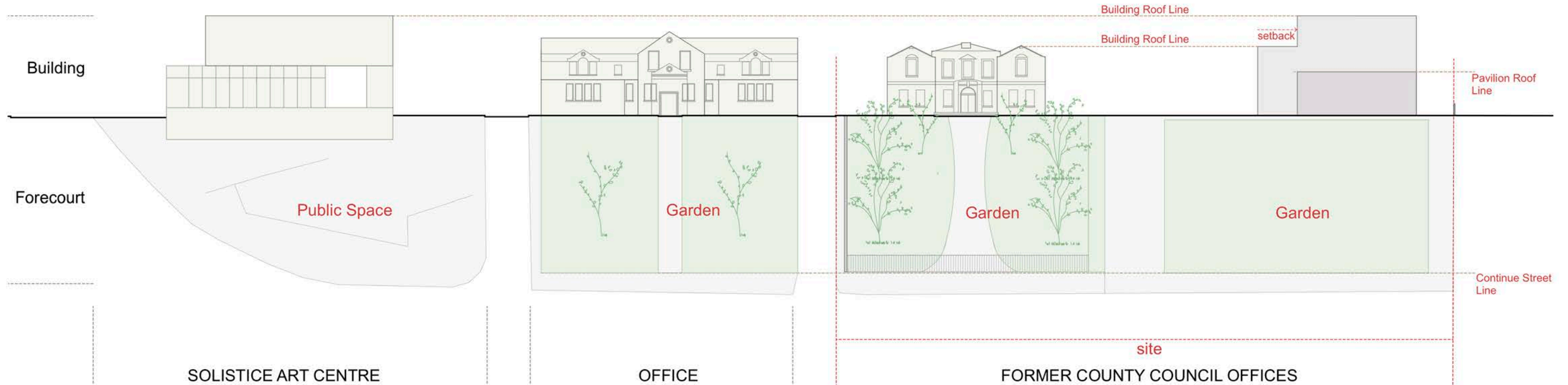


Navan Development Plan Zoning Objectives

Site Area	= 11,577 m <sup>2</sup>
of that The Former County Council office and Forecourts occupies	= 1,660 m <sup>2</sup>
	= <b>9,917 m<sup>2</sup> Usable Area</b>
Parking + Vehicular Access (2way Aisles)	= 6,590m <sup>2</sup> ( <b>66.4%</b> of usable area)
Louth & Meath Education and Training Board Prefabs Site Coverage	= 1,208m <sup>2</sup> ( <b>12%</b> of usable area)
Inaccessible part of site	= 1,024m <sup>2</sup> ( <b>10%</b> of usable area)



## - Public Realm/Landscaping



- The Former county council site sits at a welcoming gateway to the Town Centre, as zone-marked in both Meath County Development Plan and Navan 2030 Public Realm Plan. The usable portion of the site is occupied mainly by parking (66%).
- Considering the strategic location of the site, it is important to create a positive welcoming space. There is also the opportunity to link to adjacent public spaces to create a necklace of publicly accessible green spaces. A connected network of open green spaces have a potential to directly support biodiversity in the area and wider context.
- 
- It is also important that the new building to occupy the site has an edge that engages with this new green necklace. That is a place that invites people to stop, come in, sit and look onto interesting outdoor life

- An essential part of sustainable urban development is the conservation of biodiversity. Green space networks are used to protect wildlife and threatened habitats. Green space networks also contribute to climate change adaptation by cooling and improving air quality, and can act as a good example of 'Green Infrastructure'. Green Infrastructure is a key tool to address the ecosystem services dimension of biodiversity which links various ecosystems into a network to maximise their functions.<sup>1</sup>

<sup>1</sup> 'Planning green space networks for urban biodiversity'  
Document by the European Commission



## - Proposed Welcoming Garden

## - Trees



- Create welcoming garden with planted mature trees to maintain the tree line across the three sites ( Office, Town Hall, Proposed Office building)



Existing trees on Railway Street



- Public Art



- An opportunity rises to accommodate public art on Railway Street in the welcoming garden. A sculpture by Richard King stands on Dublin Road as a gateway marker to Navan.



Richard King - The Fifth Province Sculpture Navan



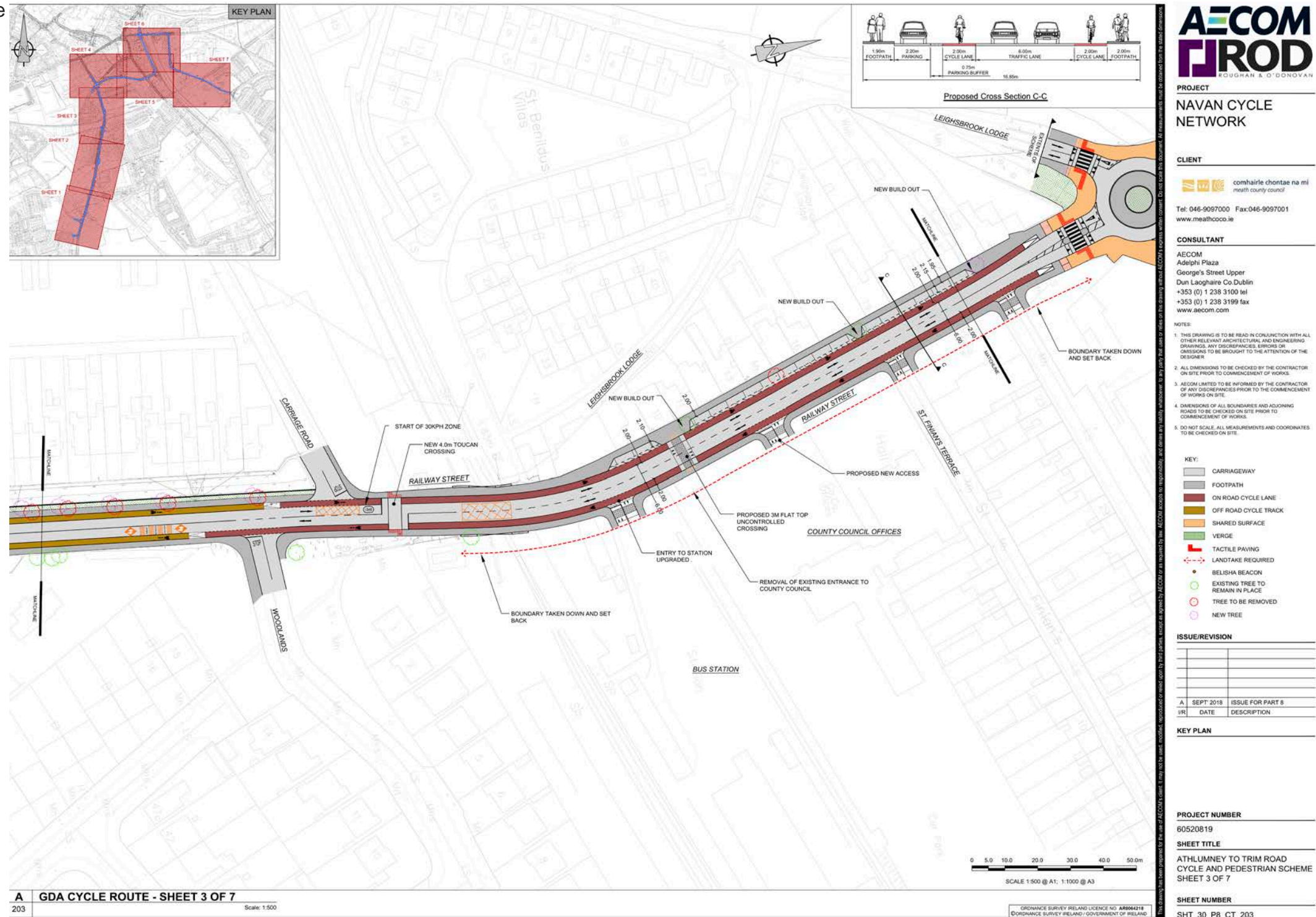
Example of public sculpture in a garden. Eva Rothschild's- Someone and Someone - Merrion Square.

Source:Irish Times



# -Cycle Way Network Plan Impact at Railway Street

The following is an Extract from Archaeological and Built Heritage Assessment of the Navan GDA Cycle Network Plan prepared by IAC Archaeology



**Mitigation**  
 Given the above, there are a number of impacts that could be mitigated by taking a conservation-led approach to the proposed intervention:

- The railings and gate piers along the council offices are in poor condition. Their realignment is an opportunity to repair these historic features. The metalwork is badly corroded, especially along the base which is set directly on the ground. Given the extent of corrosion, they should be raised off the ground. The fine gate piers may be built using Ardbraccan stone, a limestone that can be prone to serious decay such as in this case where the natural fissures have washed out leaving the stone fragmented. These stones may need to be stabilised in-situ prior to their removal and resetting.
- The proposals will require the alteration of the wall along St Finian's Terrace to bring it back in line with the railings. This could be carried out by a skilled mason, using lime mortar. The existing quoins at the jamb should be relocated to the new face of the wall, and the gaps carefully infilled with salvaged stone. Any surplus stone should be set aside for use on neighbouring walls as part of the works.
- The limestone cappings to the gate piers into the carpark should be retained and set back on the realigned wall.
- The tall limestone wall and capping should be rebuilt on a new alignment, using only the salvaged stone bedded and pointed using lime mortar. The demolition of the flat roof extension should be carried out to best conservation practice, ensuring that any replacement will not detract from the historic character of the house.
- The low limestone wall at the green area to the south of the gate crossing should also be rebuilt using lime mortar.
- While the widening of the footpath in the location of the spa well at Circular Road will not be placed directly over the well, it does have the potential to make it less visible. In order to mitigate the impact, and to draw attention to this feature that is hidden below current road levels, the new surface and guarding should be carefully designed using steel grille decking and well-designed guarding to allow views of the well below.
- While Railway Street and Circular Road are outside the Navan Town ACA, the proposals should seek to minimise visual clutter in relation to signage and street furniture, and maintain the settings for the historic buildings through sensitive design.

Mitigation Extract  
 Source: Meath County Council

Railway Street Cycleway Proposed Plan  
 Source: Meath County Council

**AECOM FROD**  
 ROUGHAN & O'DONOVAN

**PROJECT**  
 NAVAN CYCLE NETWORK

**CLIENT**  
 comhairle chontae na mí  
 meath county council  
 Tel: 046-9097000 Fax: 046-9097001  
 www.meathcoco.ie

**CONSULTANT**  
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 www.aecom.com

**NOTES:**

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTURAL AND ENGINEERING DRAWINGS. ANY DISCREPANCIES, ERRORS OR OMISSIONS TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
- ALL DIMENSIONS TO BE CHECKED BY THE CONTRACTOR ON SITE PRIOR TO COMMENCEMENT OF WORKS.
- AECOM LIMITED TO BE INFORMED BY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORKS ON SITE.
- DIMENSIONS OF ALL BOUNDARIES AND ADJOINING ROADS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.
- DO NOT SCALE. ALL MEASUREMENTS AND COORDINATES TO BE CHECKED ON SITE.

**KEY:**

- CARRIAGEWAY
- FOOTPATH
- ON ROAD CYCLE LANE
- OFF ROAD CYCLE TRACK
- SHARED SURFACE
- VERGE
- TACTILE PAVING
- LANDTAKE REQUIRED
- BELISHA BEACON
- EXISTING TREE TO REMAIN IN PLACE
- TREE TO BE REMOVED
- NEW TREE

**ISSUE/REVISION**

NO.	DATE	DESCRIPTION
A	SEPT 2018	ISSUE FOR PART 8

**KEY PLAN**

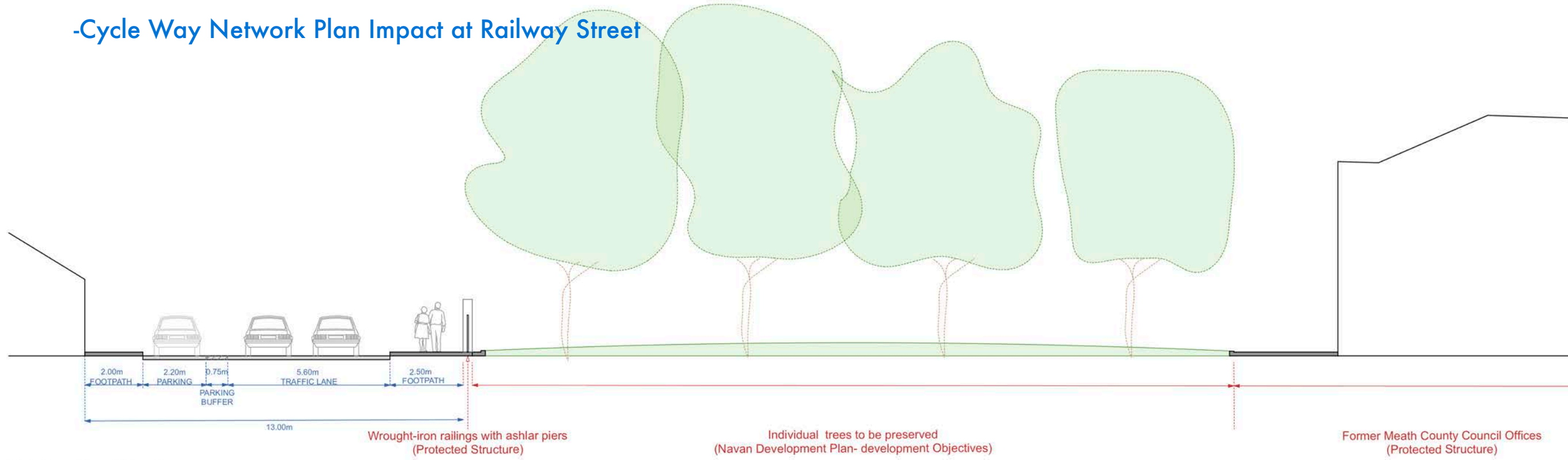
**PROJECT NUMBER**  
 60520819

**SHEET TITLE**  
 ATHLUMNEY TO TRIM ROAD  
 CYCLE AND PEDESTRIAN SCHEME  
 SHEET 3 OF 7

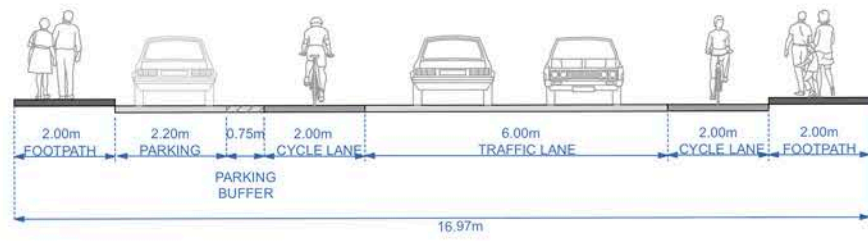
**SHEET NUMBER**  
 SHT\_30\_P8\_CT\_203



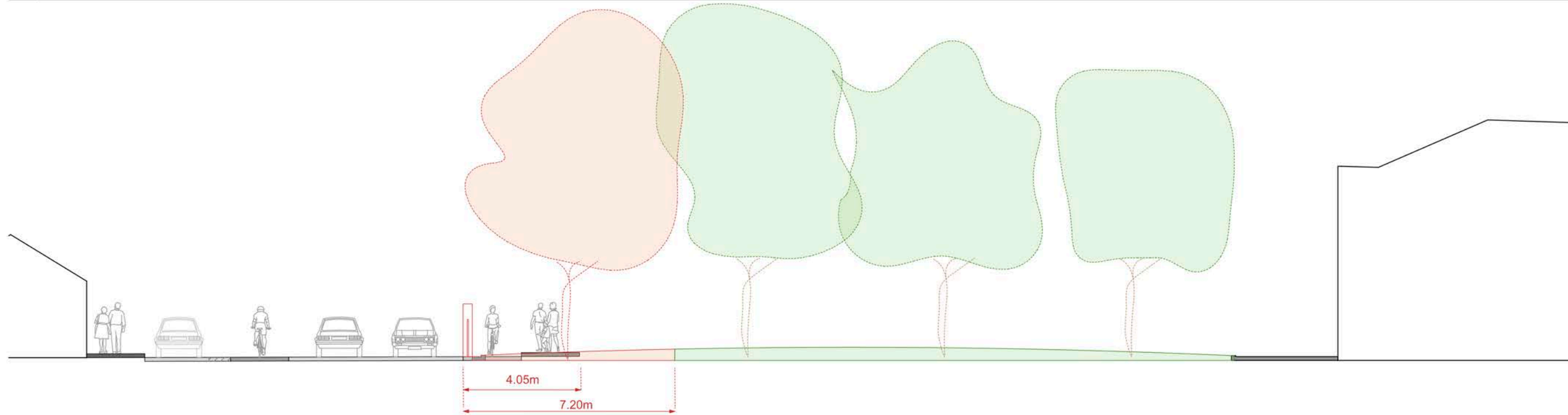
# -Cycle Way Network Plan Impact at Railway Street



Existing Short Section



Proposed Short Section

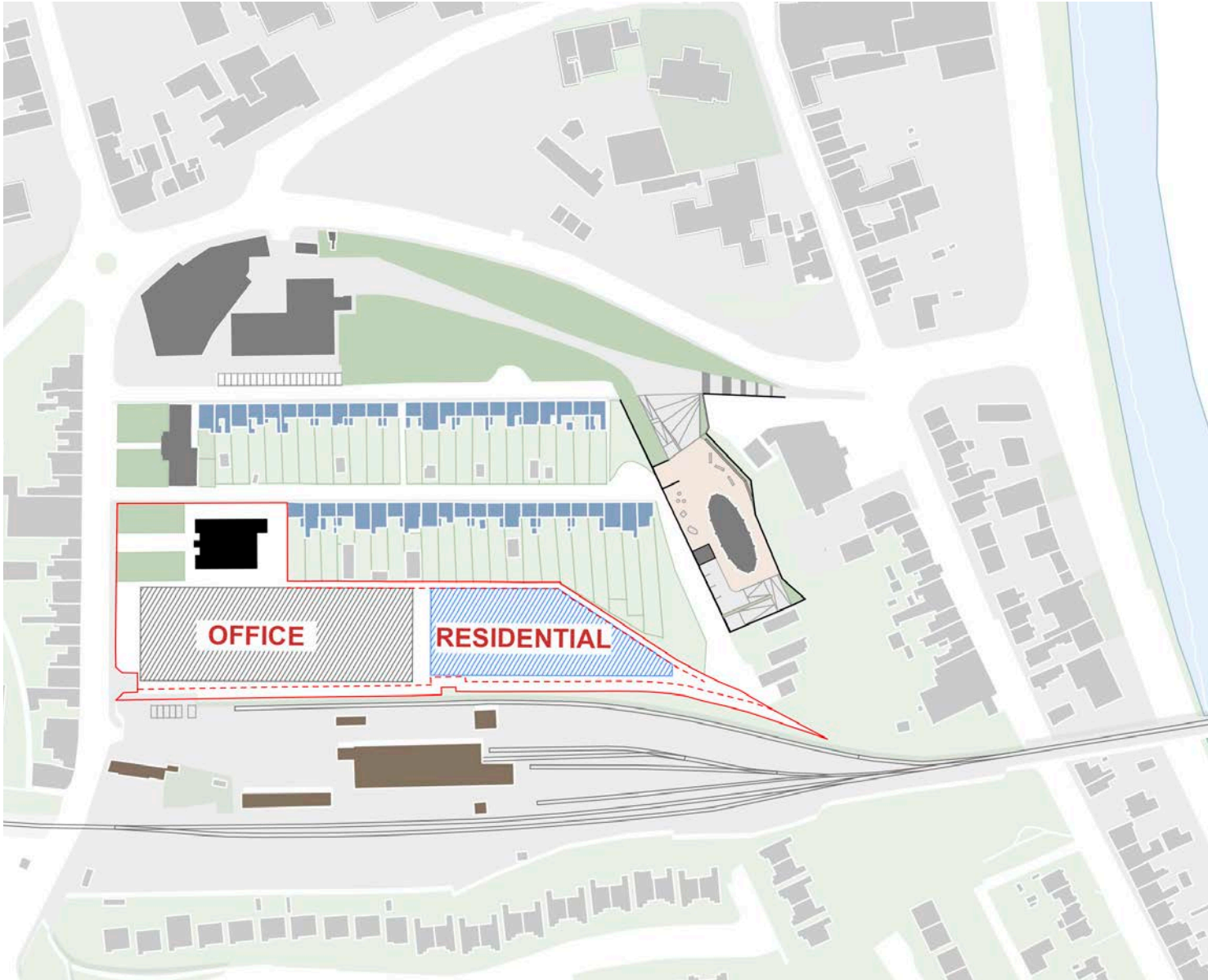


Proposed Short Section - Impact

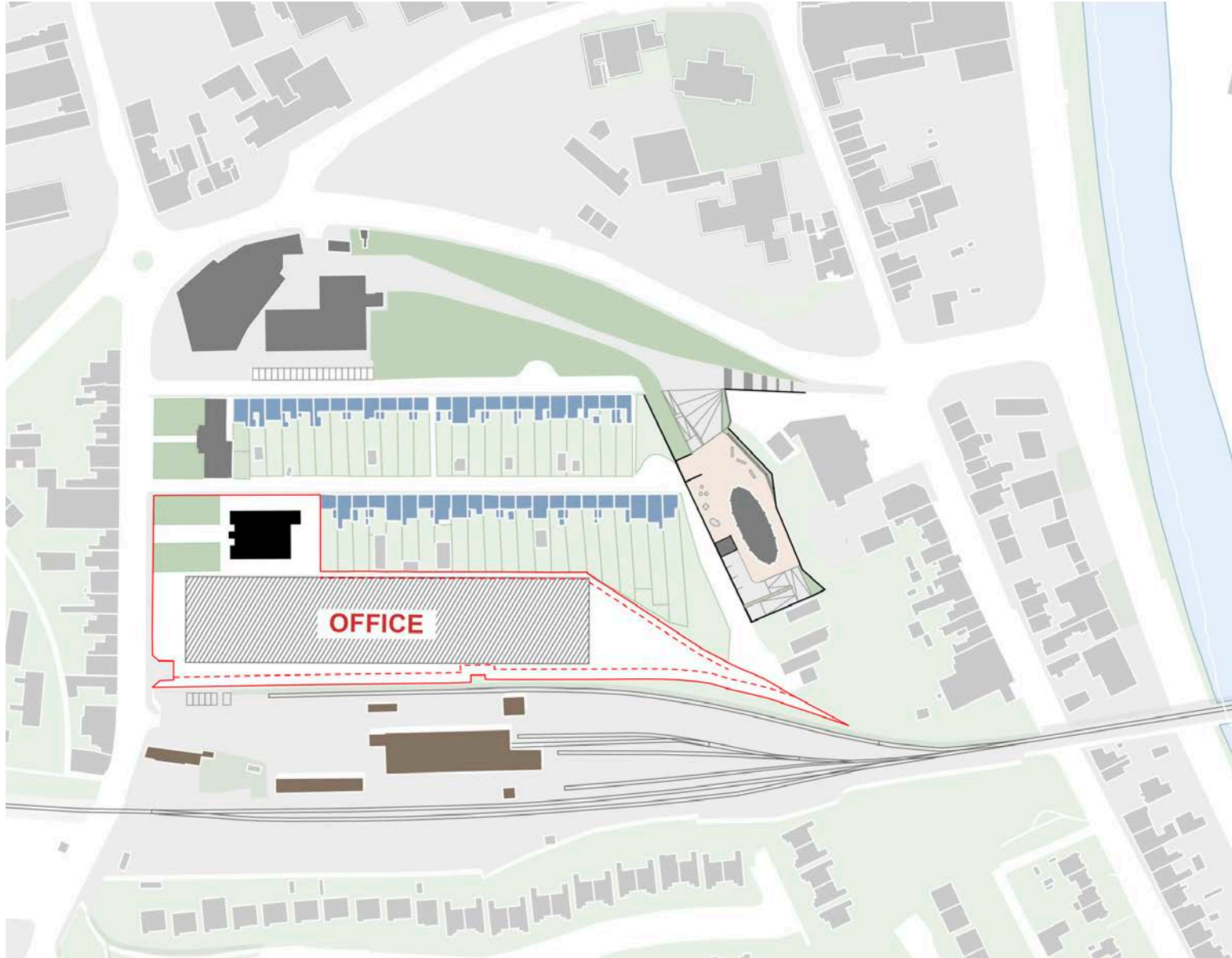


# Development Typologies

1- RESIDENTIAL beside OFFICE /COMMERCIAL

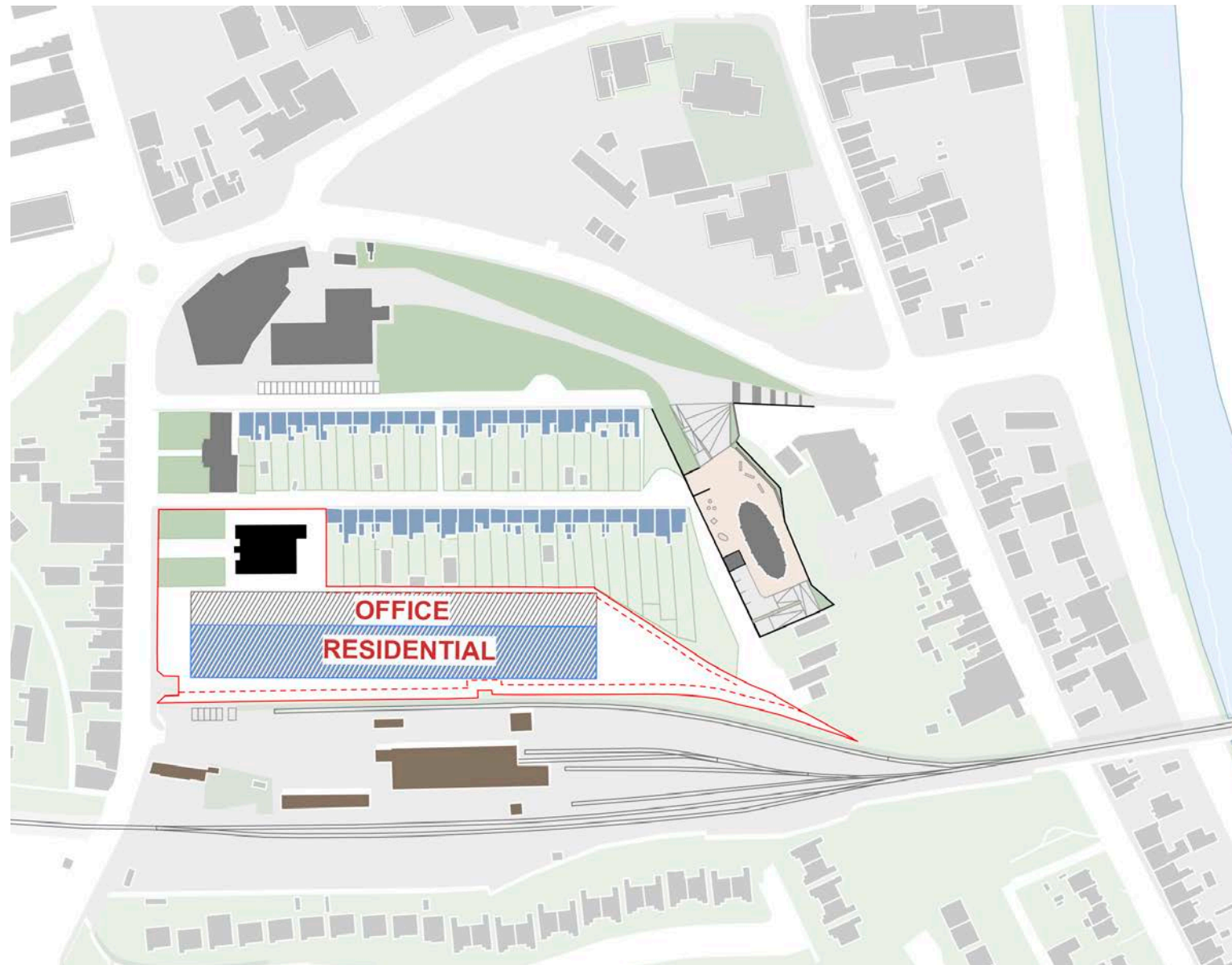


2- OFFICE /COMMERCIAL





### 3- RESIDENTIAL above OFFICE /COMMERCIAL



#### KEY

	Civic/Community/ Cultural
	Residential
	Industry
	Office
	Public green Spaces
	Site Boundary





# Option 1 - RESIDENTIAL beside OFFICE /COMMERCIAL



### Office/Commercial building compromises of :

- Gateway- 1 storey
- Flexible commercial Space whit a volume that relates to the County Hall (3 stories)
- Flexible commercial space (3 stories in total -2 stories above parking)

### Residential :

- Provide a new row of 10 3-storey units with private gardens to the rear and parking to the side.
- Linking the site to adjacent cultural sites requires the creation of new inhabited edges that would provide surveillance and care to the new urban realm. we propose providing pockets of housing to mix between the commercial and cultural functions so that the personal quality of the households and house-building activities gives energy to the workshops and offices and services.

### Garden :

- Public: Provide ample publicly accessible green space. Allow access and visibility from the street. Design outdoor spaces to sit and rest.
- Private: Provide small garden spaces to front of housing units and large gardens to the rear.
- Make part of roof system usable as roof gardens. Make these parts flat, perhaps terraced for planting, with places to sit.

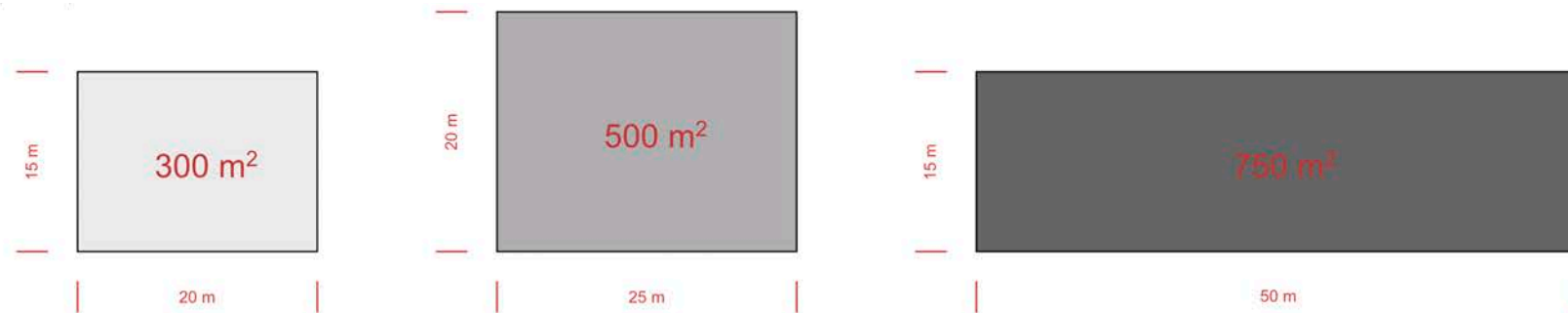
### Parking :

The requirement for parking is prescribed in the Meath County Development Plan as follows:

- Office: 1 space per 50m<sup>2</sup> gross floor area where the floor area exceeds 1,500 m<sup>2</sup>
- Residential: 2 spaces per conventional dwelling.

### Parking Note :

- The area of the proposed commercial building is restricted by the parking standards as provided by the development plan.
- To meet the standards, a large portion of the surface area of the site is given to parking. however, this area should be seen as 'area bank' so that in future circumstance when the reliance on the car is reduced, the identified area is freed up to be developed as residential



- PUBLIC

- SEMI PUBLIC

- PRIVATE

- GATEWAY

- MEETING/ OFFICE

- OFFICE above PARKING

- GARDEN CAFE

1 Floor (300 m<sup>2</sup>)

3 Floors (1500 m<sup>2</sup>)

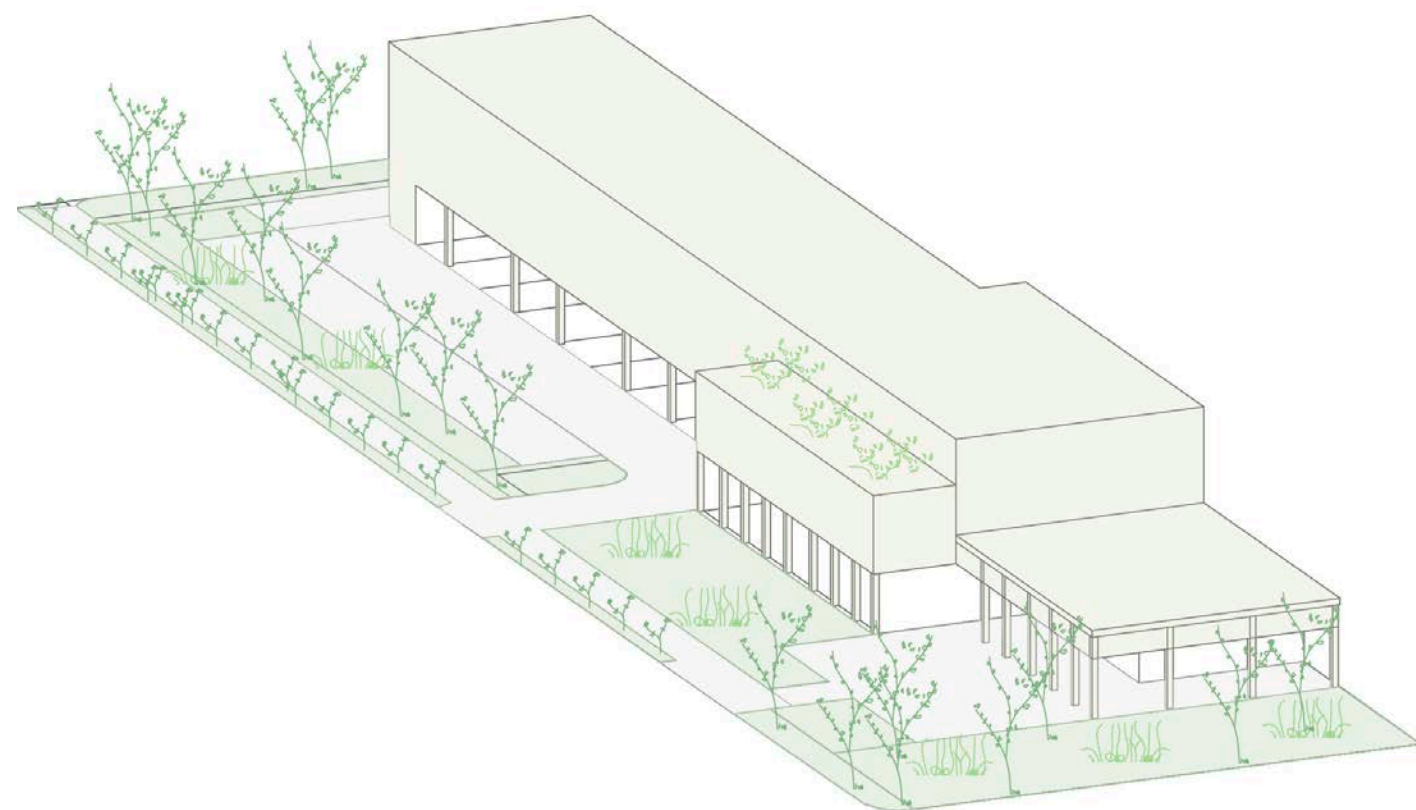
2 Floors (1500 m<sup>2</sup>)

Total (3300 m<sup>2</sup>)

Parking 3300/50 = 66

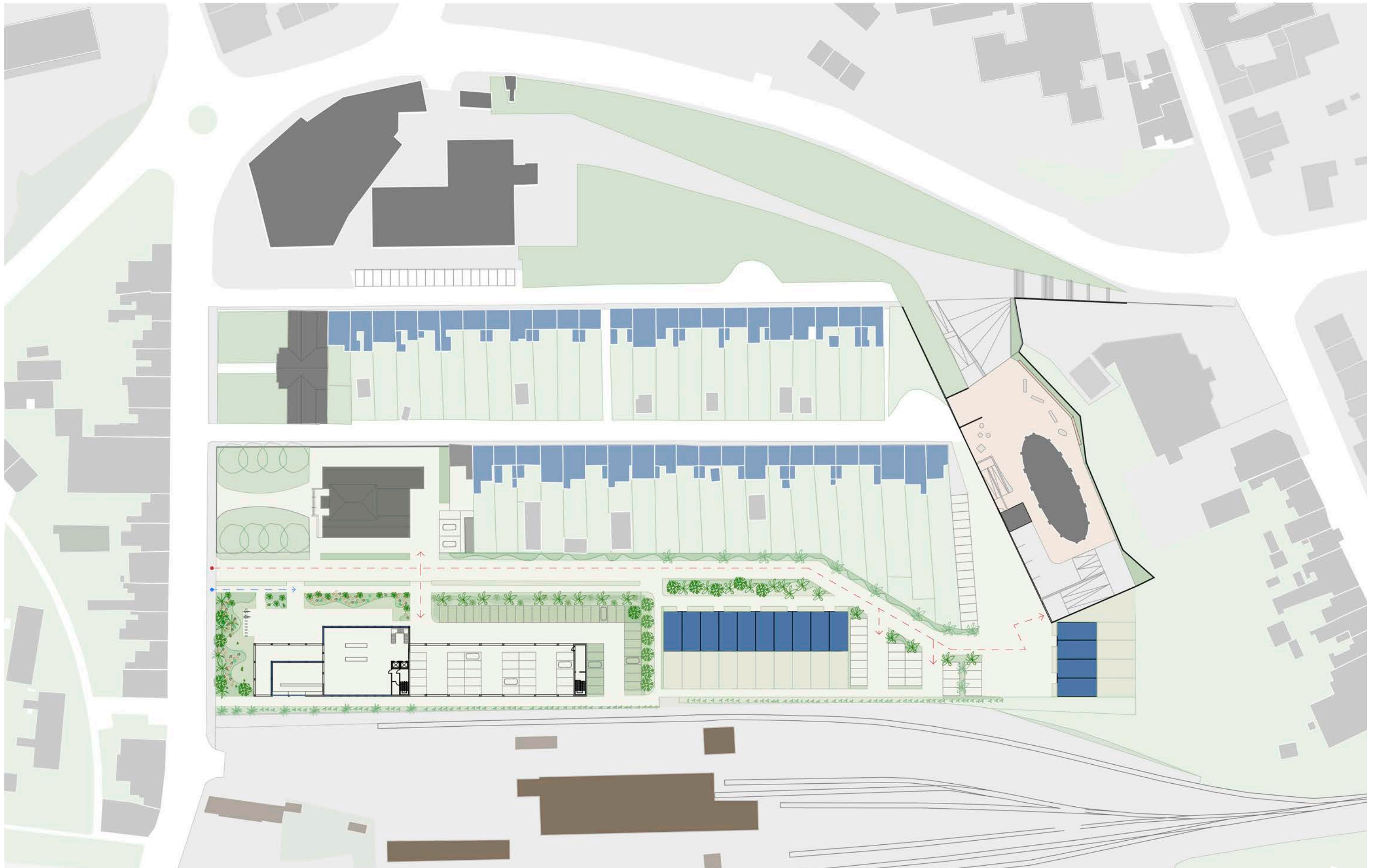






Site Area	=	11,577 m <sup>2</sup>
of that The Former County Council office and Forecourts occupies	=	1,660 m <sup>2</sup>
	=	<b>9,917 m<sup>2</sup> Usable Area</b>
<b>BUILT</b>		
• Office/Commercial Built Coverage	=	1,550 m <sup>2</sup> ( <b>15.5%</b> of usable area)
• Residential	=	650 m <sup>2</sup> ( <b>6.5%</b> of usable area)
<b>GREEN</b>		
• Public Green	=	2,600 m <sup>2</sup> ( <b>26%</b> of usable area)
• Private Green (Residential)	=	625 m <sup>2</sup> ( <b>6.3%</b> of usable area)
<b>PARKING (including access between aisles)</b>		
• Public	=	1,611 m <sup>2</sup> ( <b>16.2%</b> of usable area)
• Private(Residential)	=	278 m <sup>2</sup> ( <b>2.8%</b> of usable area)
<b>ROAD</b>		
• New two-way vehicular road	=	1,225 m <sup>2</sup> ( <b>12.3%</b> of usable area)

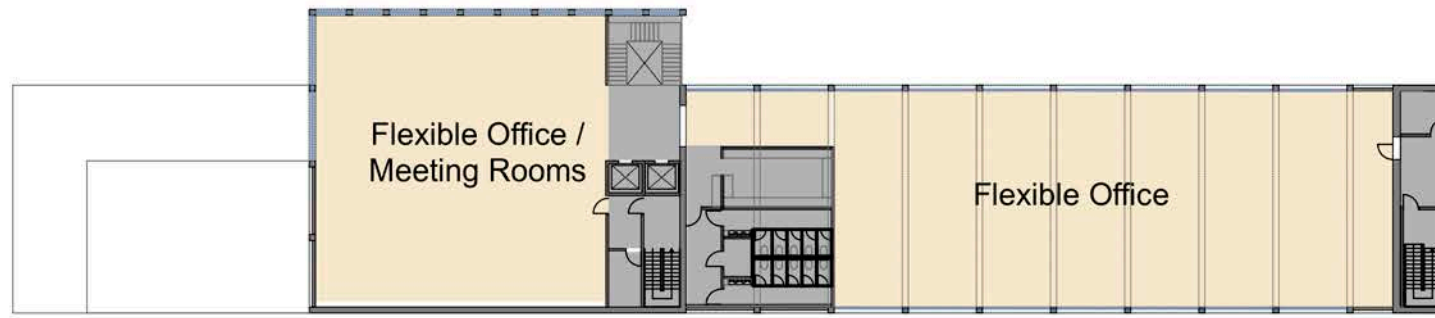




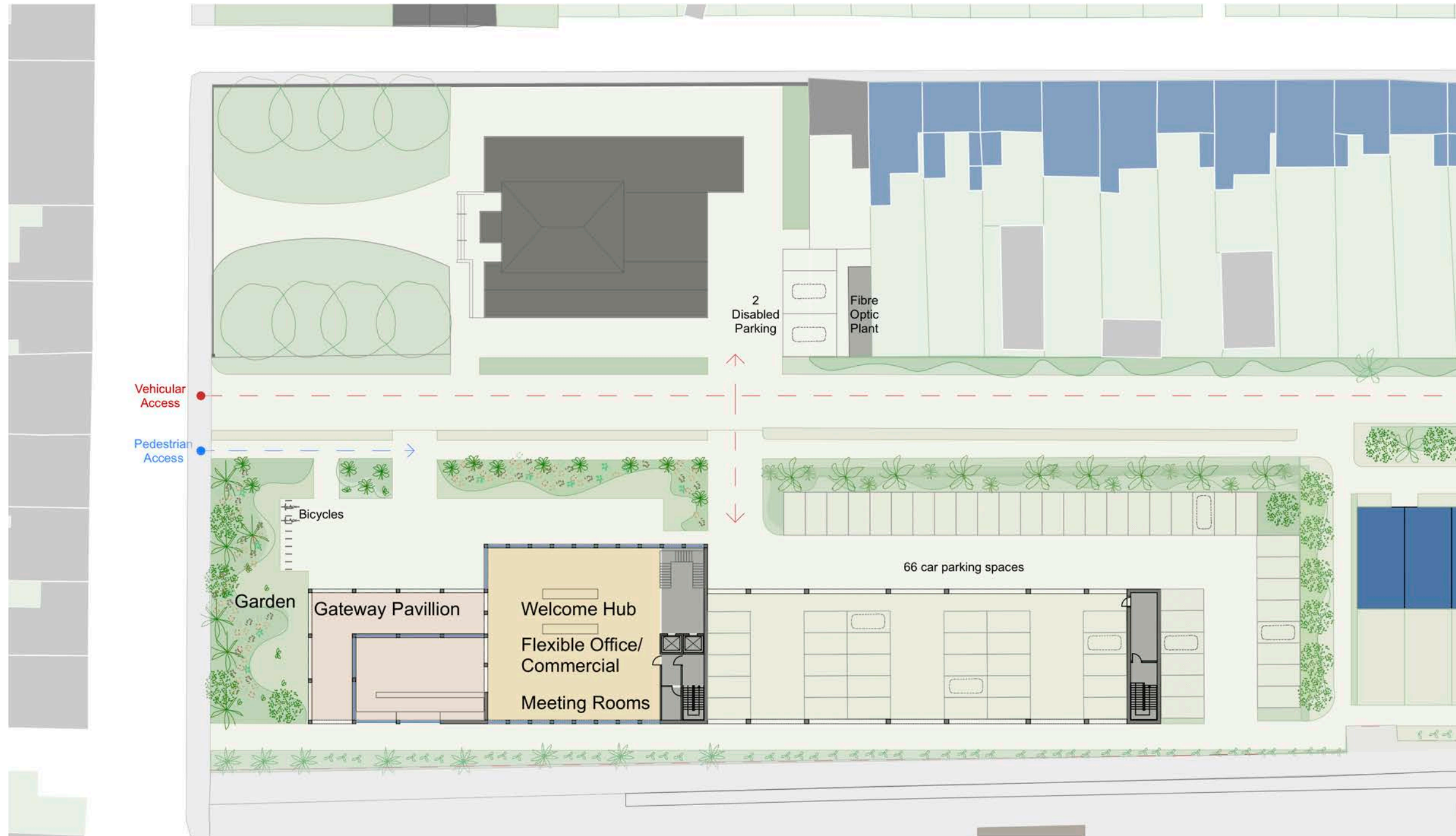
Option 1 Site Layout



- Office / Commercial layout



Option 1 Typical Upper Floor Layout



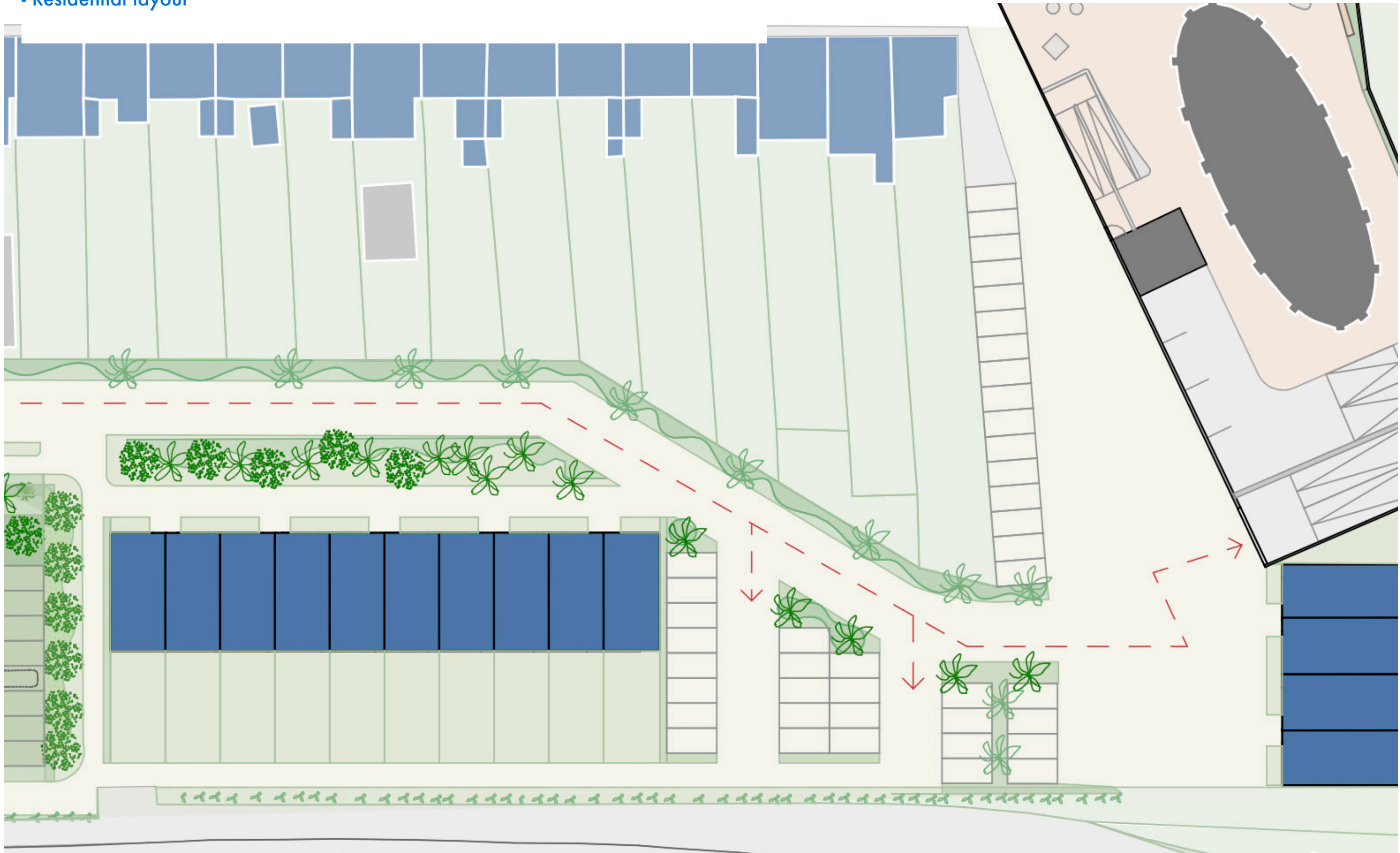
Option 1 Typical Ground Floor Layout

- Gateway
- Flexible Office / Commercial
- Core / Stairs / Lift / WC / Service
- Residential
- Residential

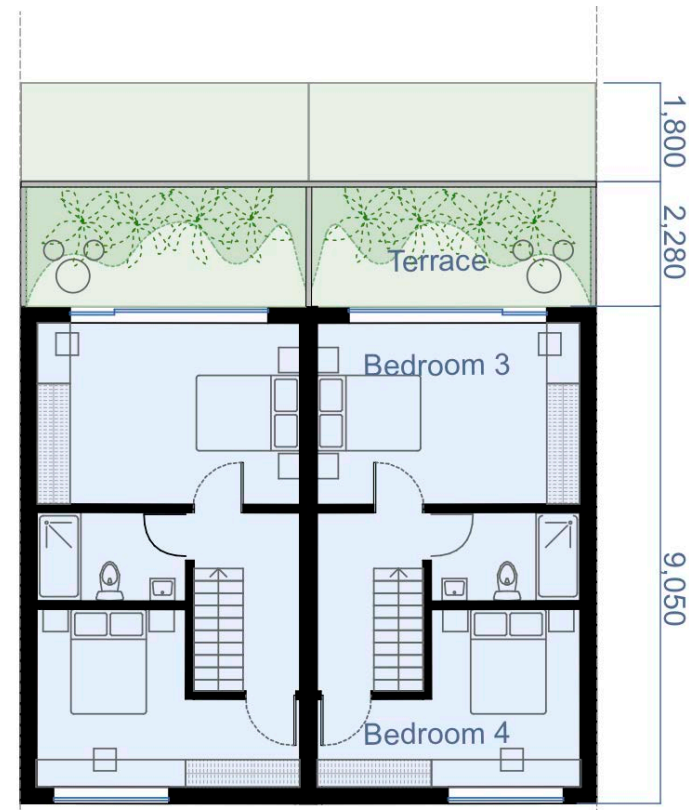
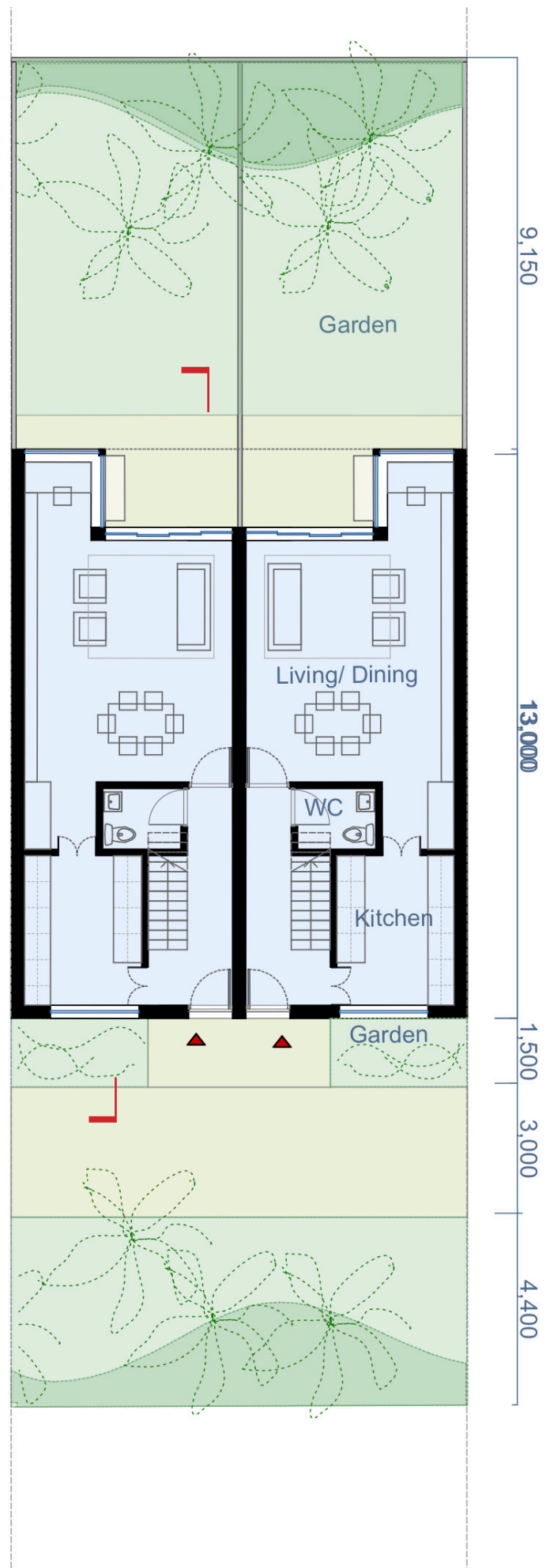




- Residential layout







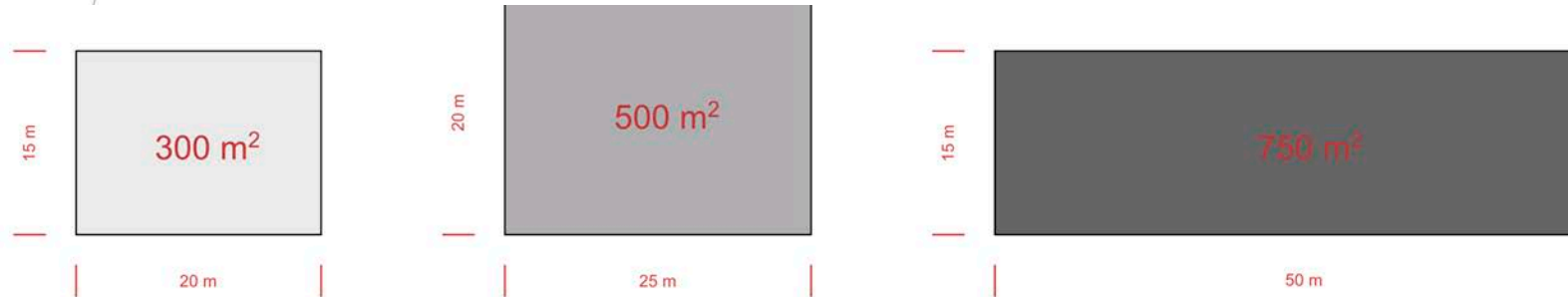
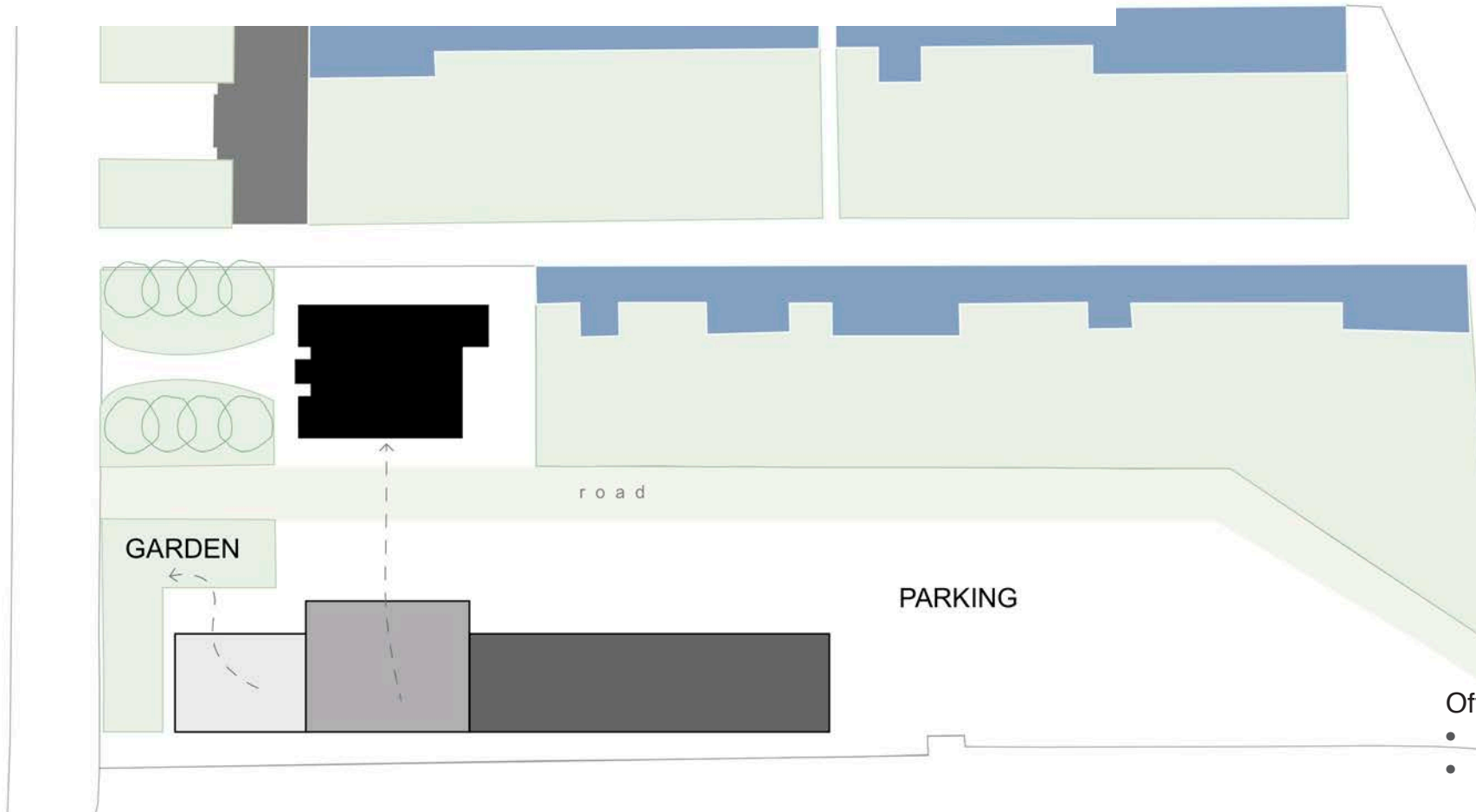
Ground Floor Layout

Cross Section





Option 2A - OFFICE /COMMERCIAL (short)



- PUBLIC
- GATEWAY
- GARDEN PAVILION
- SEMI PUBLIC
- MEETING/ OFFICE
- PRIVATE
- OFFICE above PARKING

1 Floor (300 m<sup>2</sup>)      3 Floors (1500 m<sup>2</sup>)      3 Floors (2250 m<sup>2</sup>)

Total (4050 m<sup>2</sup>)  
 Parking 4050/50 = 81  
 Total on site 134 (53 surplus)  
 Provide 32 for Solstice  
 Provide 20 for County Hall

Total required 133(1surplus)

Office/Commercial building compromises of :

- Gateway- 1 storey
- Flexible commercial Space whit a volume that relates to the County Hall (3 stories)
- Flexible commercial space (4 in total - 3 stories above parking)

Garden :

- Provide ample publicly accessible green space. Allow access from the street and provide places to sit and rest.
- Make part of roof system usable as roof gardens. Make these parts flat, perhaps terraced for planting, with places to sit.

Parking :

The requirement for parking is prescribed in the Meath County Development Plan as follows:

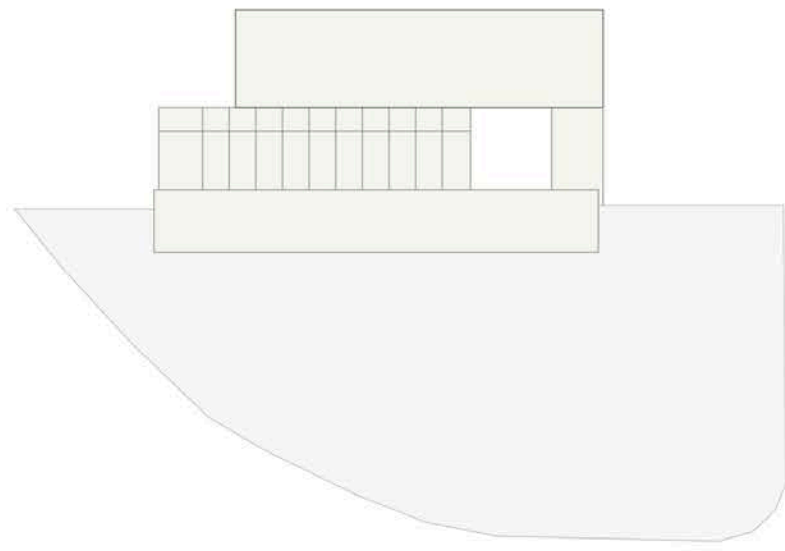
- Office: 1 space per 50m<sup>2</sup> gross floor area where the floor area exceeds 1,500 m<sup>2</sup>
- Residential: 2 spaces per conventional dwelling.

Parking Note :

- The area of the proposed commercial building is restricted by the parking standards as provided by the development plan.
- To meet the standards, a large portion of the surface area of the site is given to parking. However, this area should be seen as 'area bank' so that in future circumstance when the reliance on the car is reduced, the identified area is freed up to be developed as residential



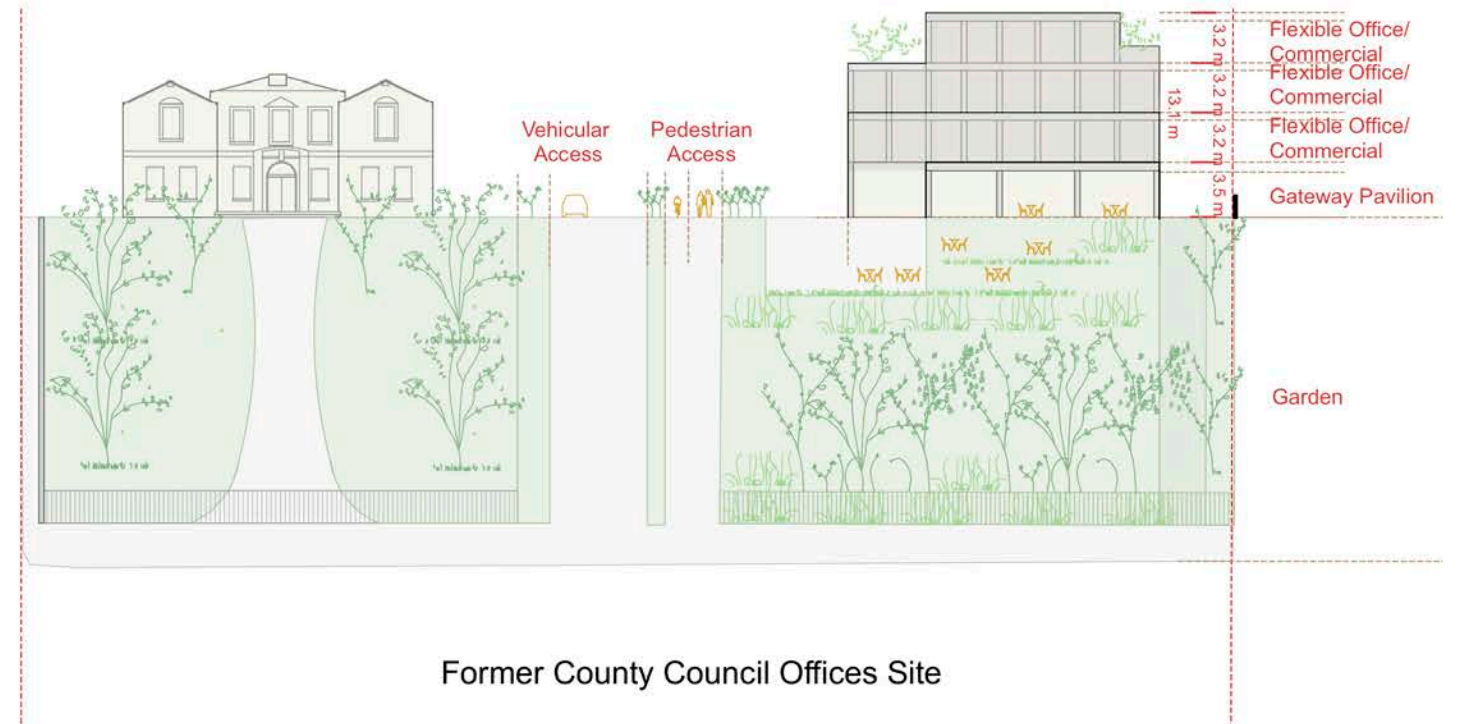




Solstice Art Centre

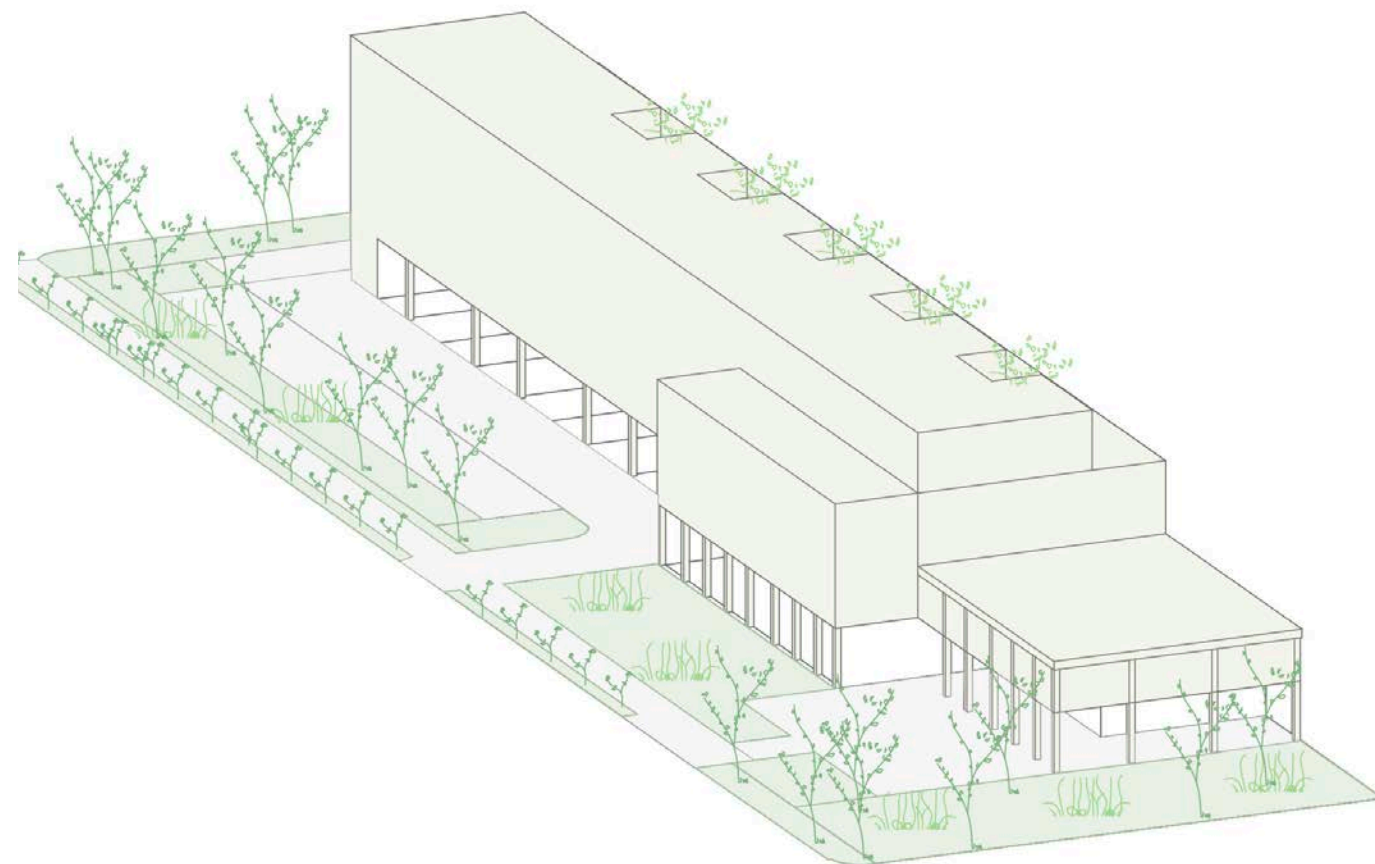


Office



Former County Council Offices Site

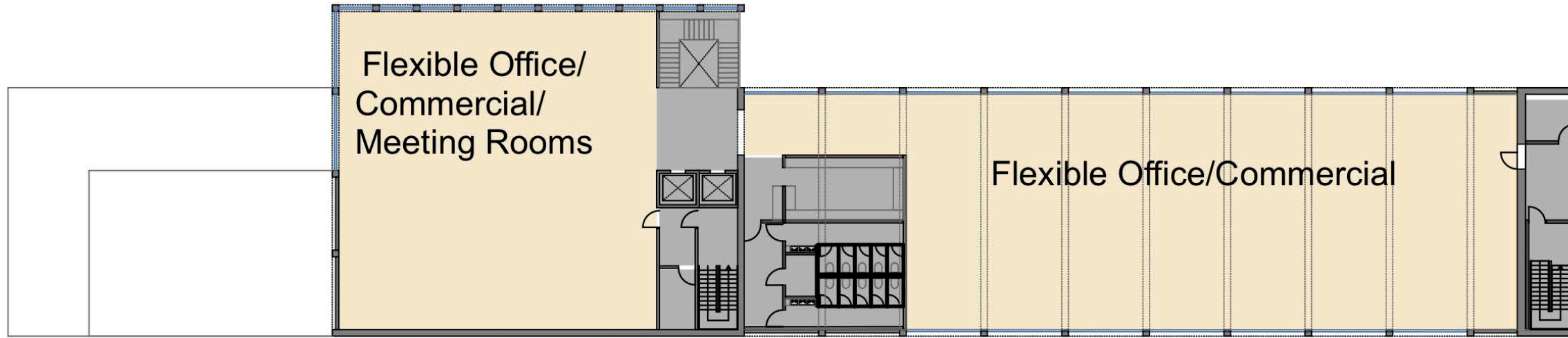
Site Elevation



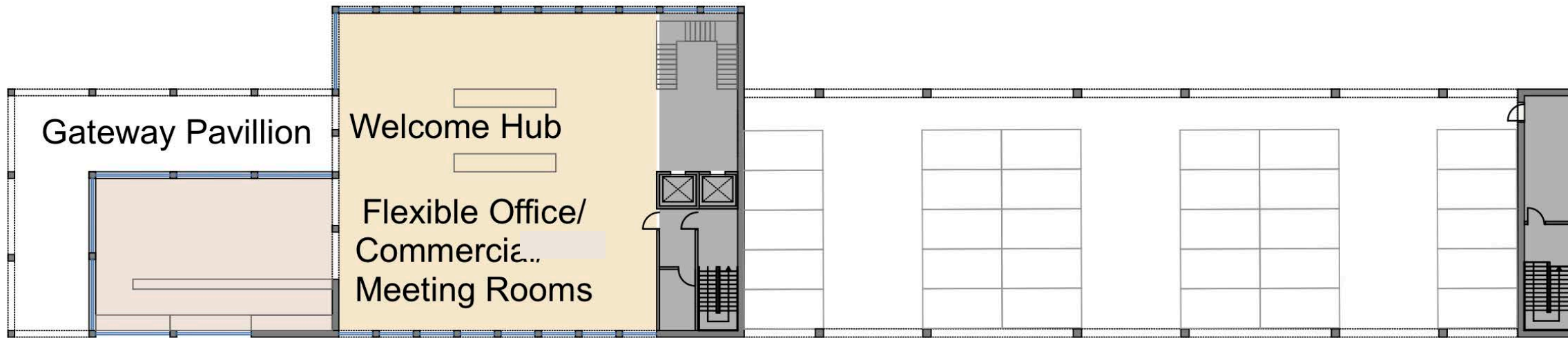
Option 2 Axo

Site Area	=	11,577 m <sup>2</sup>
of that The Former County Council office and Forecourts occupies	=	1,660 m <sup>2</sup>
	=	<b>9,917 m<sup>2</sup> Usable Area</b>
<b>BUILT</b>		
• Office/Commercial Built Coverage	=	1,550 m <sup>2</sup> ( <b>15.5%</b> of usable area)
<b>GREEN</b>		
• Public Green	=	2,262 m <sup>2</sup> ( <b>22.8%</b> of usable area)
<b>PARKING</b>		
• Public	=	2,600m <sup>2</sup> ( <b>26.2%</b> of usable area)
<b>ROAD</b>		
• New two-way vehicular road	=	1,225m <sup>2</sup> ( <b>12.3%</b> of usable area)





Option 2A Typical Upper Floor Layout

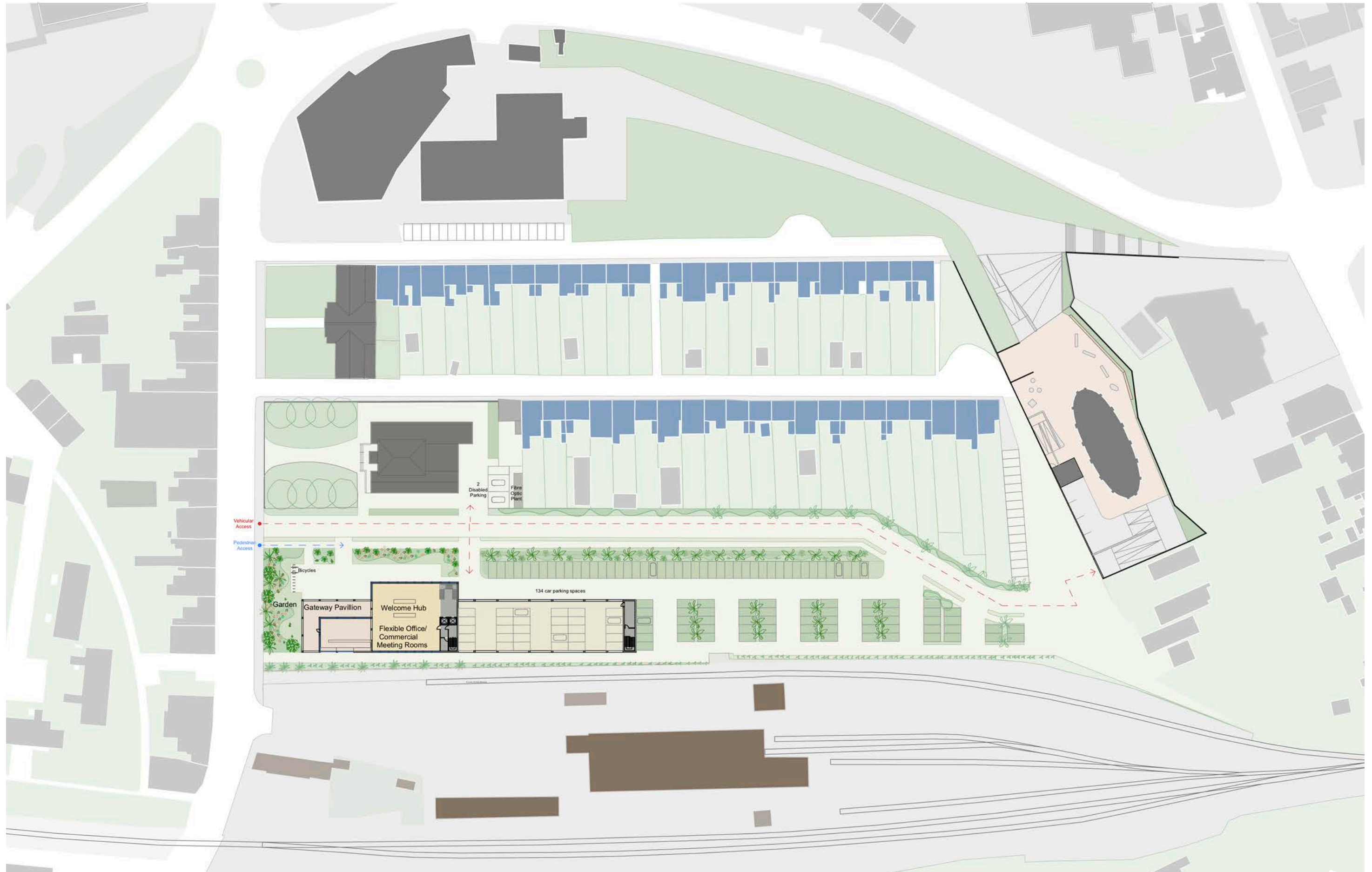


- Gateway
- Flexible Office/ Commercial
- Core / Stairs/ Lift/ WC/ Service
- Residential
- Residential

Option 2A Typical Ground Floor Layout





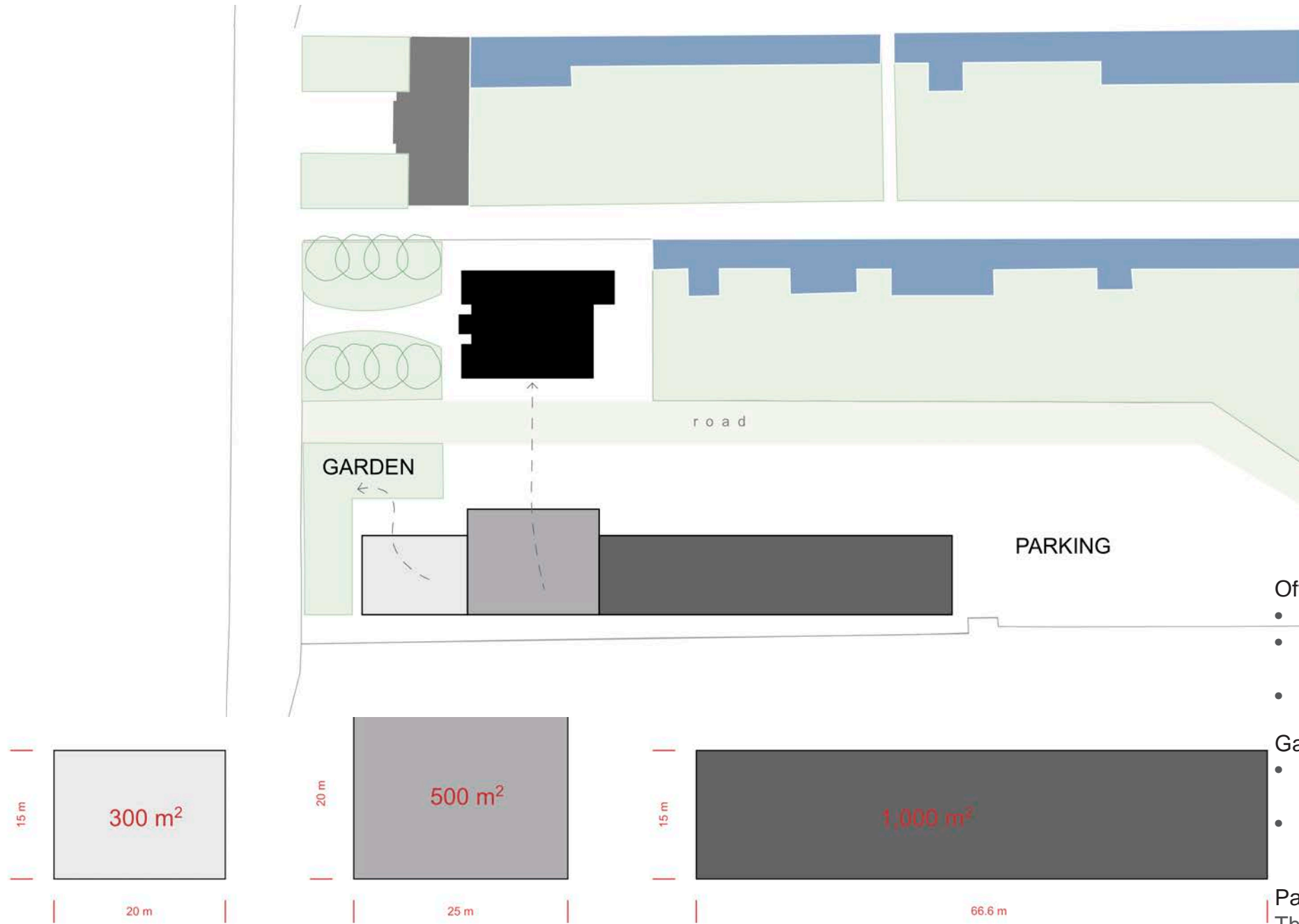


Option 2A Site Layout





Option 2B - OFFICE /COMMERCIAL (long)



- Office/Commercial building compromises of :
- Gateway- 1 storey
  - Flexible commercial Space whit a volume that relates to the County Hall (3 stories)
  - Flexible commercial space (4 in total - 3 stories above parking)

- Garden :
- Provide ample publicly accessible green space. Allow access from the street and provide places to sit and rest.
  - Make part of roof system usable as roof gardens. Make these parts flat, perhaps terraced for planting, with places to sit.

- Parking :
- The requirement for parking is prescribed in the Meath County Development Plan as follows:
- Office: 1 space per 50m<sup>2</sup> gross floor area where the floor area exceeds 1,500 m<sup>2</sup>
  - Residential: 2 spaces per conventional dwelling.

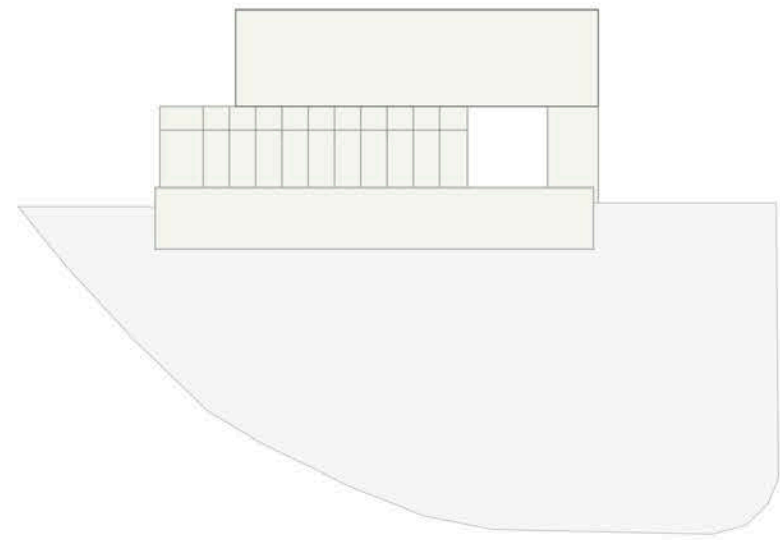
- Parking Note :
- The area of the proposed commercial building is restricted by the parking standards as provided by the development plan.
  - To meet the standards, a large portion of the surface area of the site is given to parking. However, this area should be seen as 'area bank' so that in future circumstance when the reliance on the car is reduced, the identified area is freed up to be developed as residential

- PUBLIC	- SEMI PUBLIC	- PRIVATE
- GATEWAY	- MEETING/ OFFICE	- OFFICE above PARKING
- GARDEN PAVILION		
1 Floor (300 m <sup>2</sup> )	3 Floors (1500 m <sup>2</sup> )	3 Floors (3000 m <sup>2</sup> )

Total (4800 m<sup>2</sup>)  
 Parking 4800/50 = 96  
 Total on site 128  
 Total on site 32 surplus



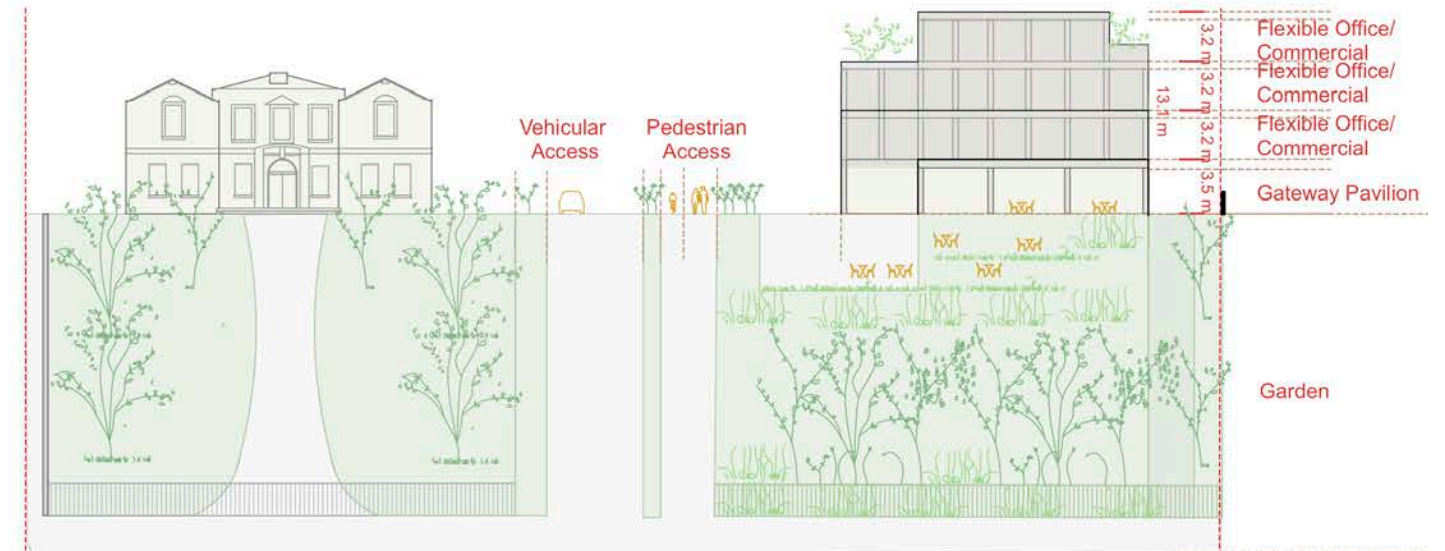




Solstice Art Centre



Office

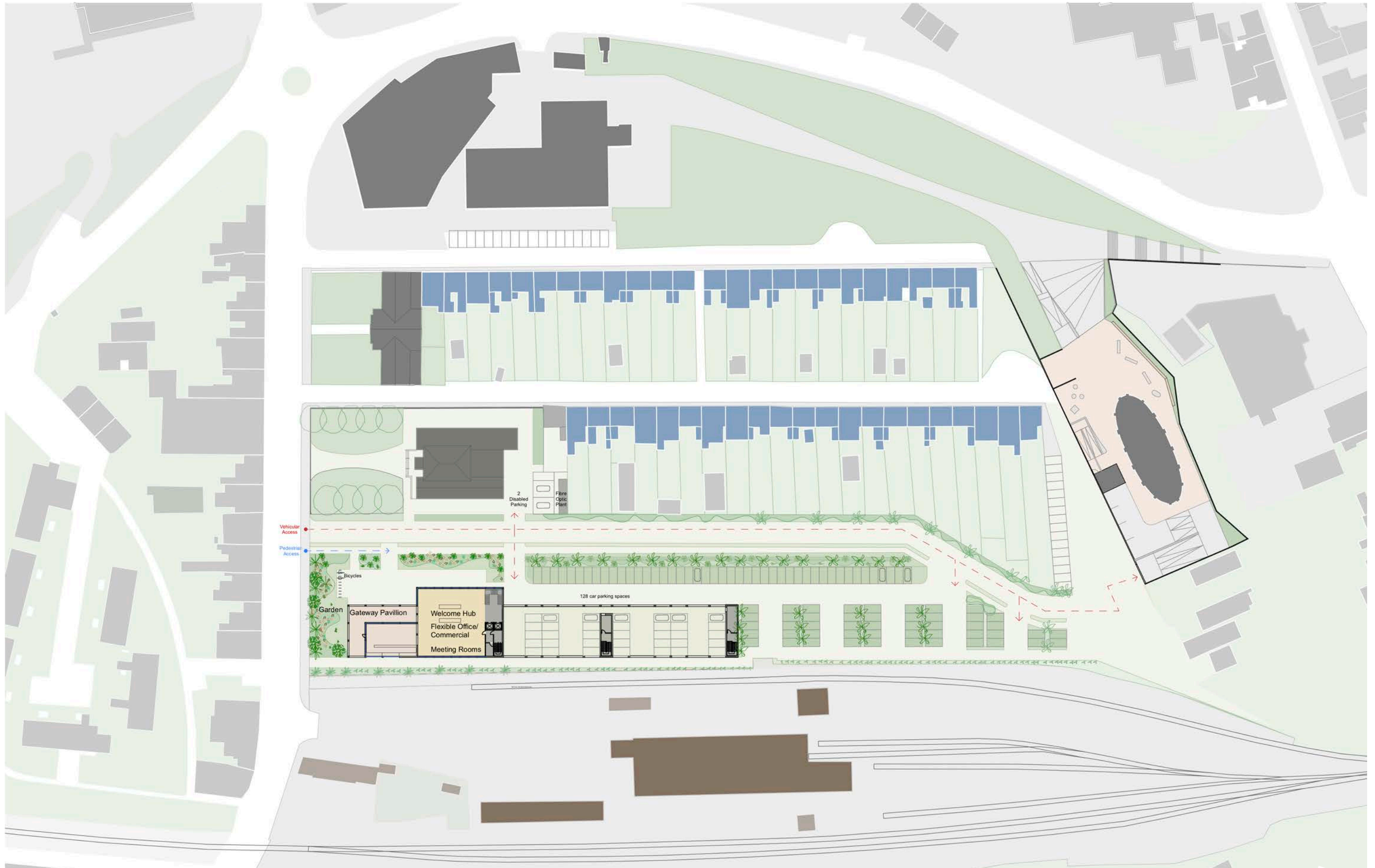


Former County Council Offices Site

Site Elevation

Site Area	=	11,577 m <sup>2</sup>
of that The Former County Council office and Forecourts occupies	=	1,660 m <sup>2</sup>
	=	<b>9,917 m<sup>2</sup> Usable Area</b>
<b>BUILT</b>		
• Office/Commercial Built Coverage	=	1,790 m <sup>2</sup> ( <b>18%</b> of usable area)
<b>GREEN</b>		
• Public Green	=	2,262 m <sup>2</sup> ( <b>22.8 %</b> of usable area)
<b>PARKING</b>		
• Public	=	2,330m <sup>2</sup> ( <b>23.5 %</b> of usable area)
<b>ROAD</b>		
• New two-way vehicular road	=	1,225m <sup>2</sup> ( <b>12.3 %</b> of usable area)

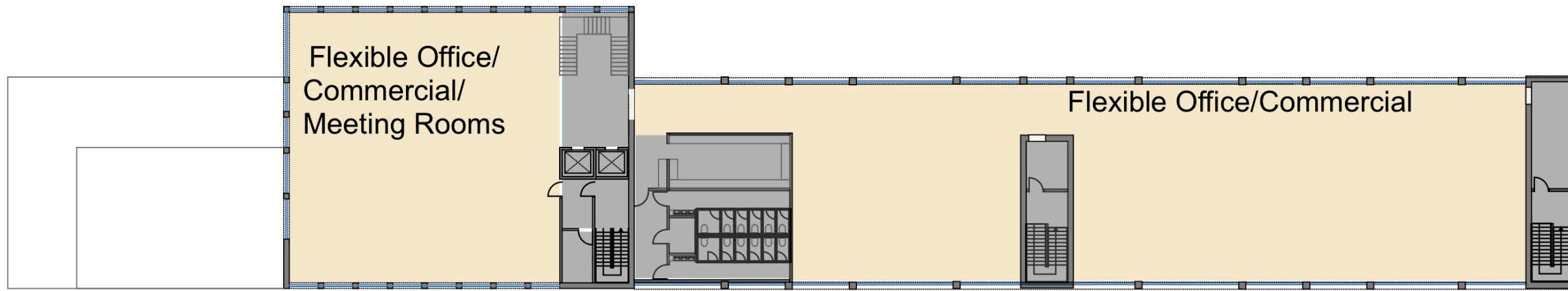




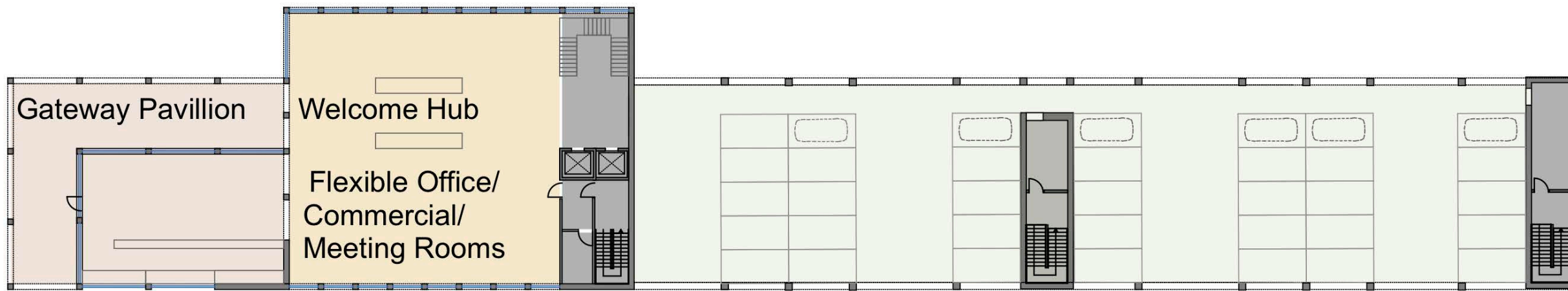
Option 2B Site Layout







Option 2A Typical Upper Floor Layout



- Gateway
- Flexible Office/Commercial
- Core / Stairs/ Lift/ WC/ Service
- Residential
- Residential

Option 2A Typical Ground Floor Layout





## Option 3 - RESIDENTIAL above OFFICE /COMMERCIAL



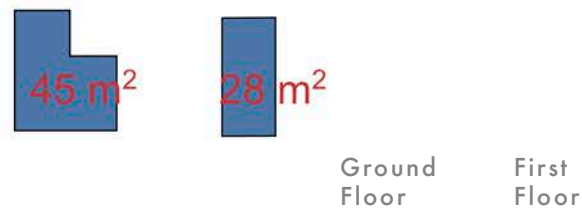
### Office

2 Floor (1425 m<sup>2</sup>) each

Total (**2850 m<sup>2</sup>**)

Parking Required  $2850/50 = 57$

+



### Maisonette

Total Number **10**

Parking Required 1.25 per 1/2 bedrooms.

( $1.25 \times 10 = 12.5$ )

**13 parking spaces**

### Parking

Total Requirements  $13 + 57 = 70$

On Site **103**

(33 surplus)

### Office/Commercial building comprises of :

- Office: 2 Floors of Office/Commercial. Building could be leased for one tenant or divided into two independent office units with separate entrances and cores.

### Residential :

- Provide a new row of 10 maisonettes with private gardens to the rear and roof gardens
- Provide two residential corners for access and fire.

### Garden :

- Public: Provide ample publicly accessible green space. Allow access and visibility from the street. Design outdoor spaces to sit and rest.
- Private: Provide small garden spaces to front of housing units and large gardens to the rear.
- Make part of roof system usable as roof gardens. Make these parts flat, perhaps terraced for planting, with places to sit.

### Parking :

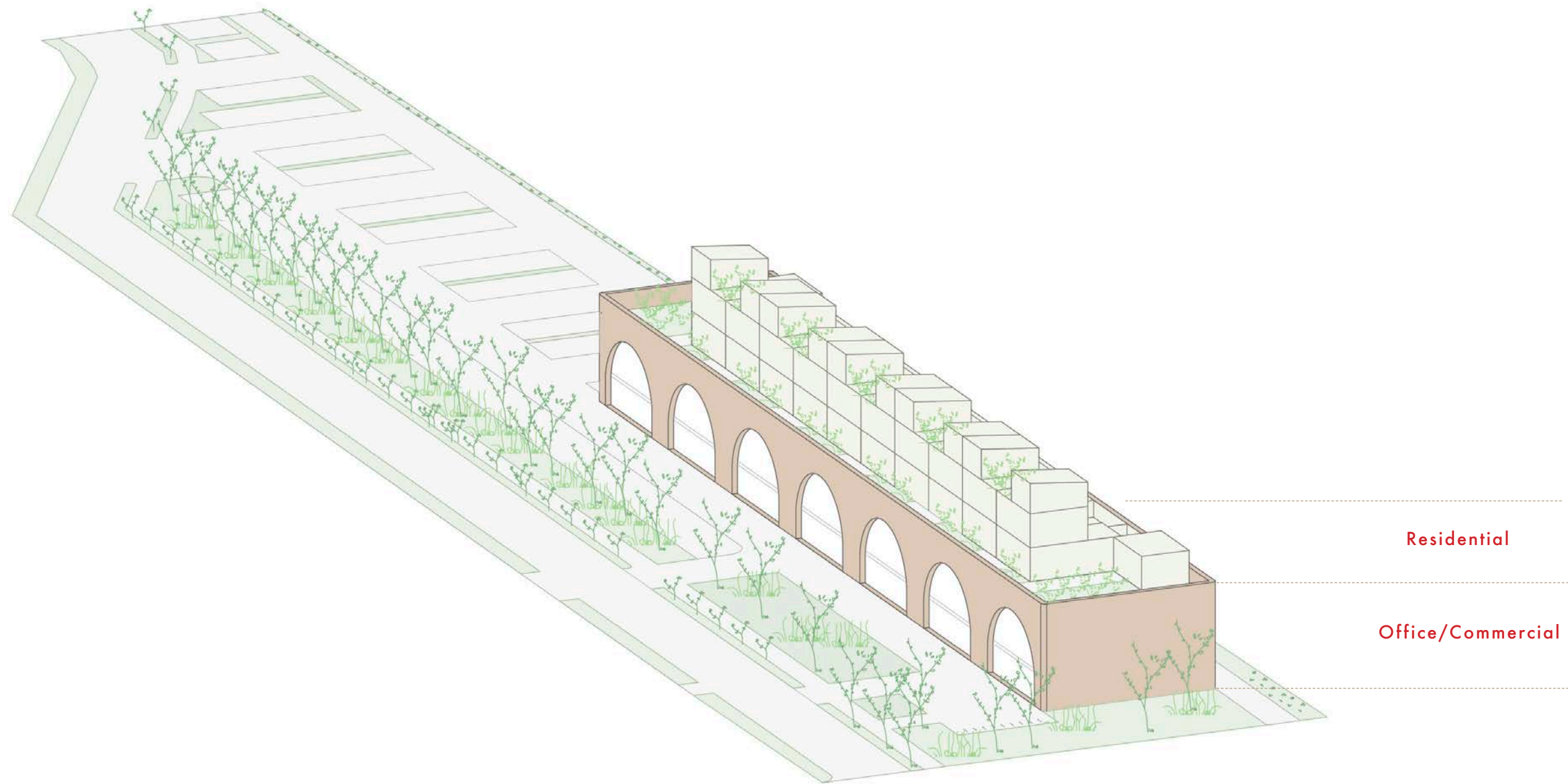
The requirement for parking is prescribed in the Meath County Development Plan as follows:

- Office: 1 space per 50m<sup>2</sup> gross floor area where the floor area exceeds 1,500 m<sup>2</sup>
- Residential Flats: 1.25 per 2 bedroom units. 2 per 3-4 bedroom units.

### Parking Note :

- The area of the proposed commercial building is restricted by the parking standards as provided by the development plan.
- To meet the standards, a large portion of the surface area of the site is given to parking. However, this area should be seen as 'area bank' so that in future circumstance when the reliance on the car is reduced, the identified area is freed up to be developed as residential





Site Area	=	11,577 m <sup>2</sup>
of that The Former County Council office and Forecourts occupies	=	1,660 m <sup>2</sup>
		<hr/>
		= <b>9,917 m<sup>2</sup> Usable Area</b>
<b>BUILT</b>		
• Mixed Use Building	=	1,515 m <sup>2</sup> ( <b>15.2 %</b> of usable area)
<b>GREEN</b>		
• Public Green	=	2,262 m <sup>2</sup> ( <b>22.8 %</b> of usable area)
<b>PARKING</b>		
• Public	=	2,330m <sup>2</sup> ( <b>23.5 %</b> of usable area)
<b>ROAD</b>		
• New two-way vehicular road	=	1,225m <sup>2</sup> ( <b>12.3 %</b> of usable area)

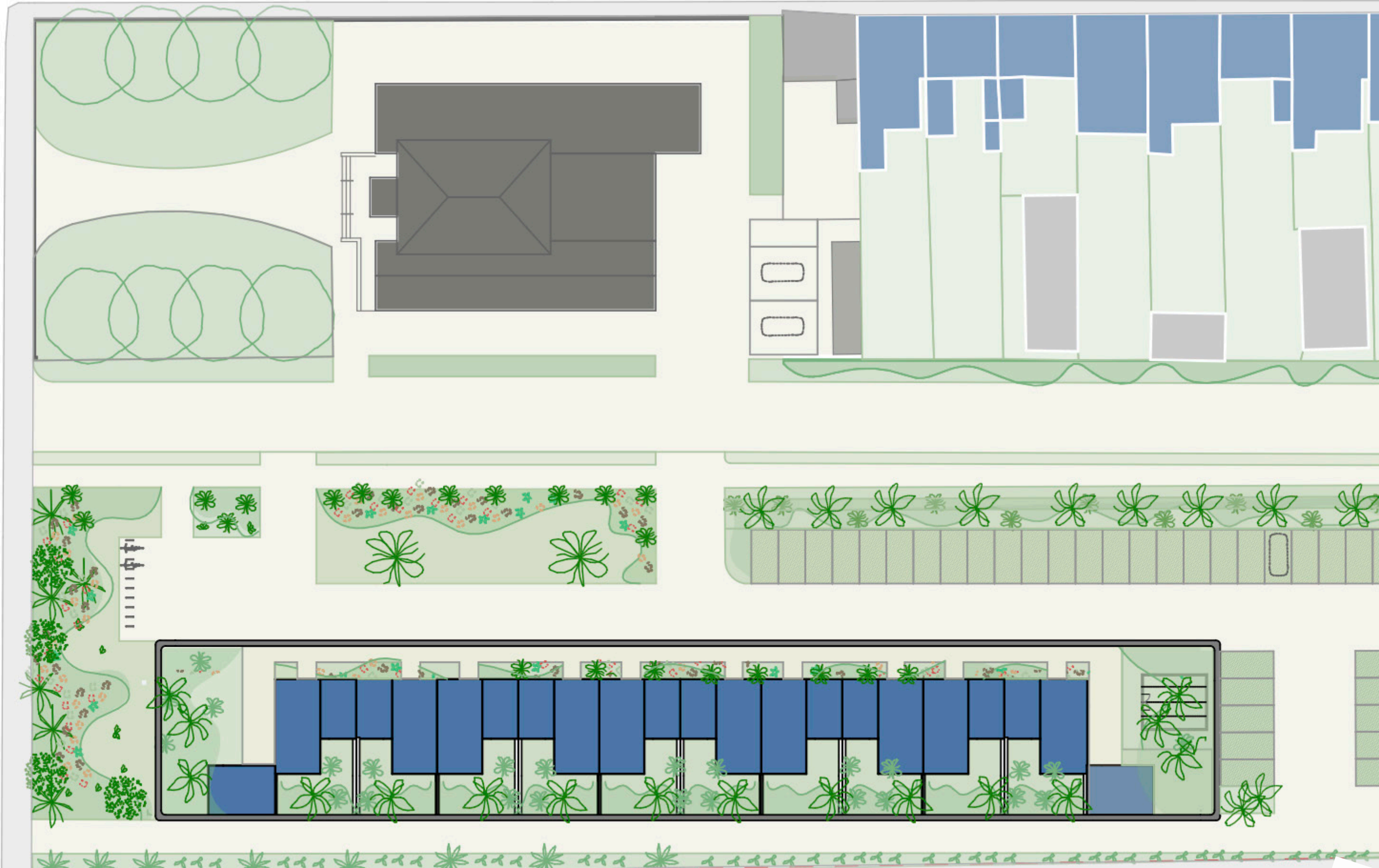




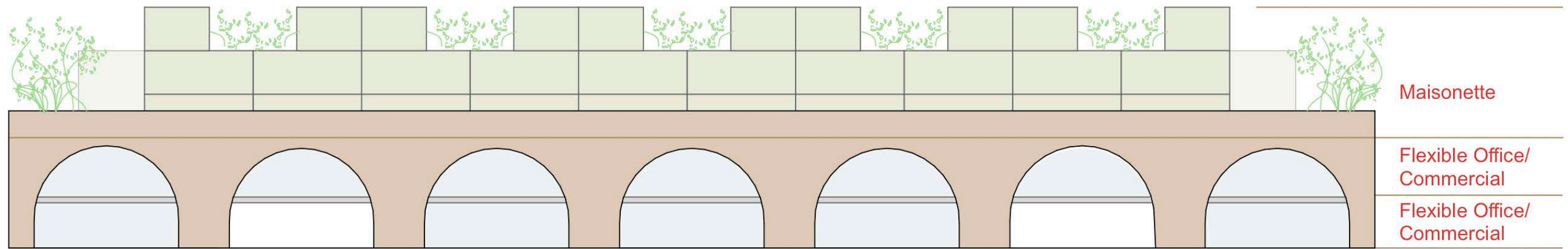
Option 3 Site Layout



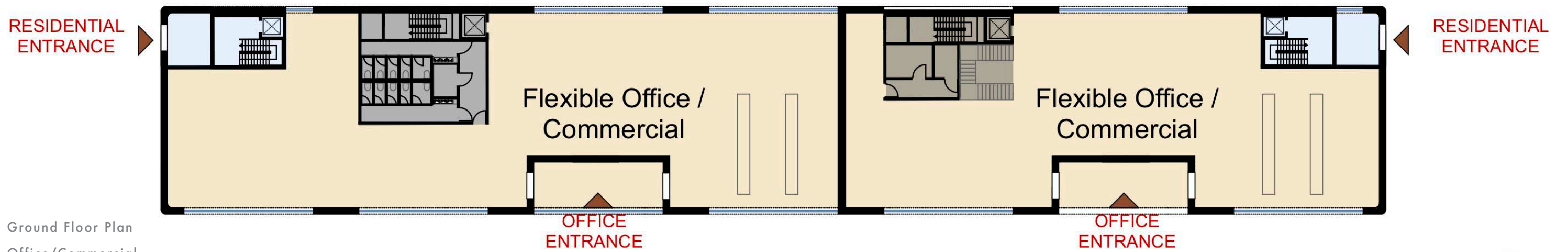








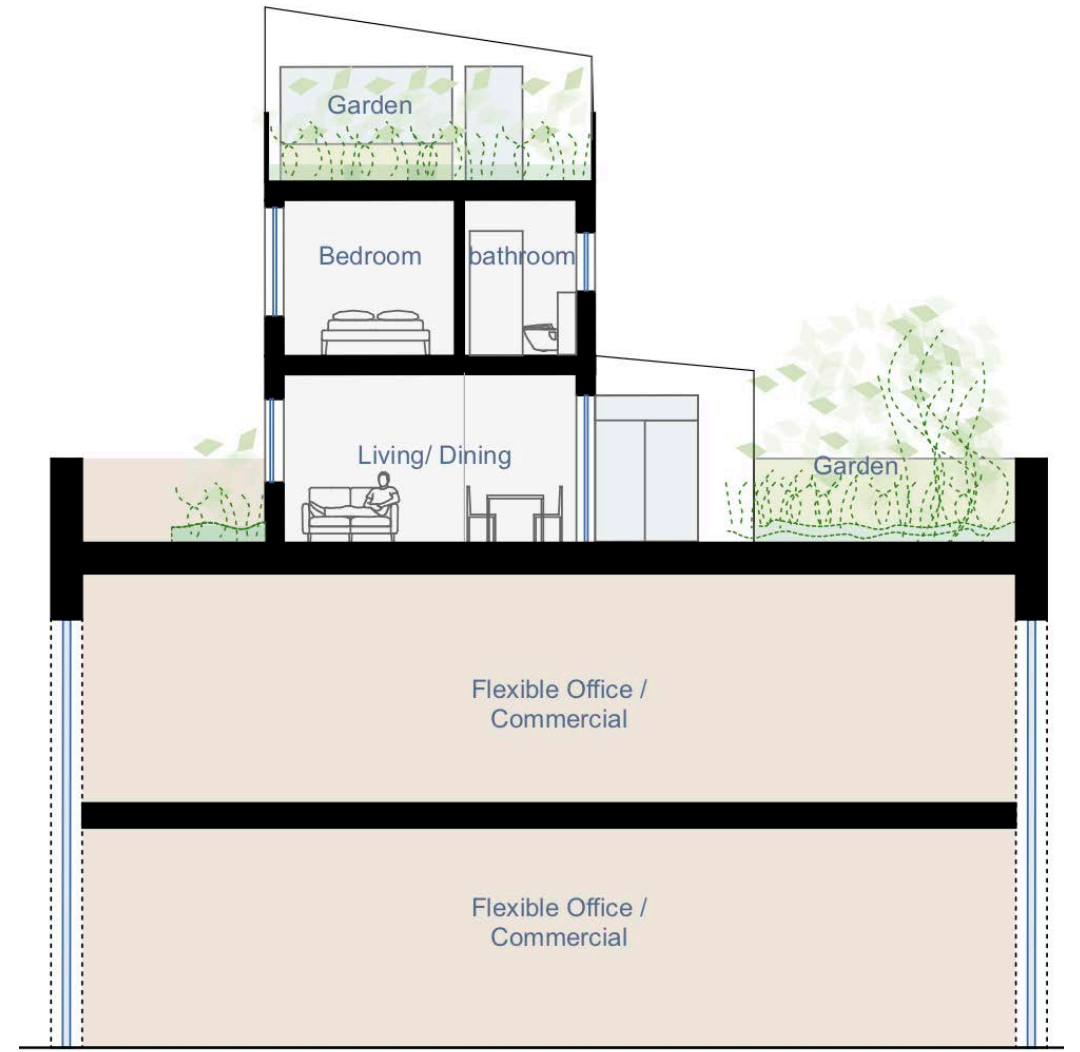
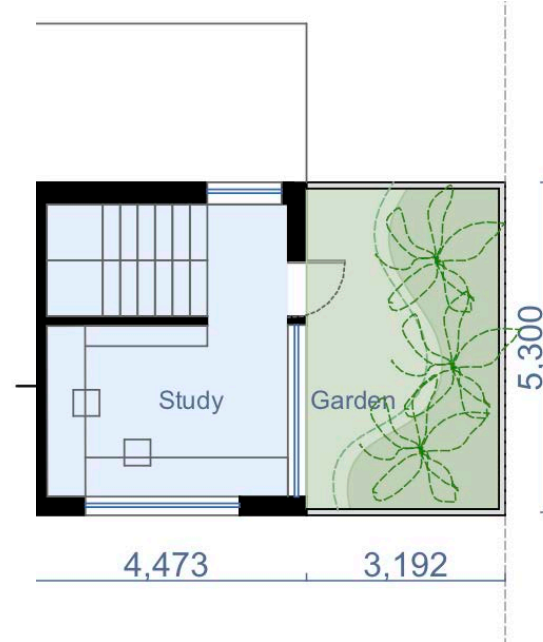
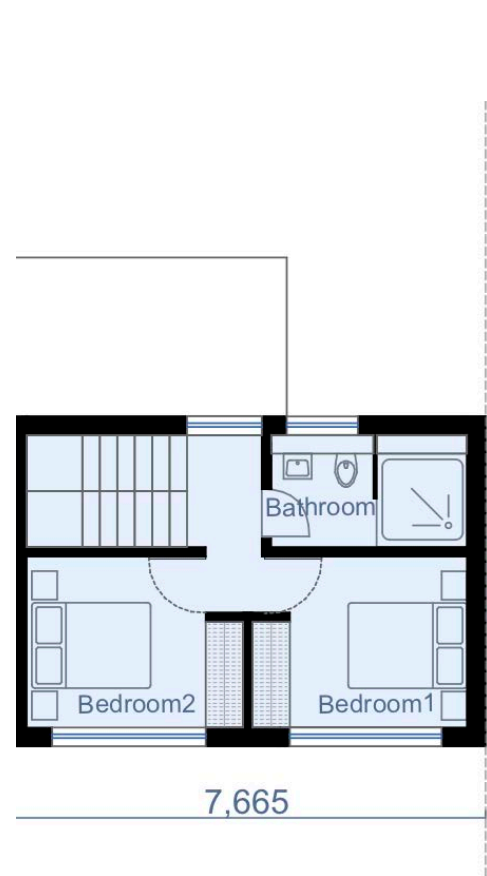
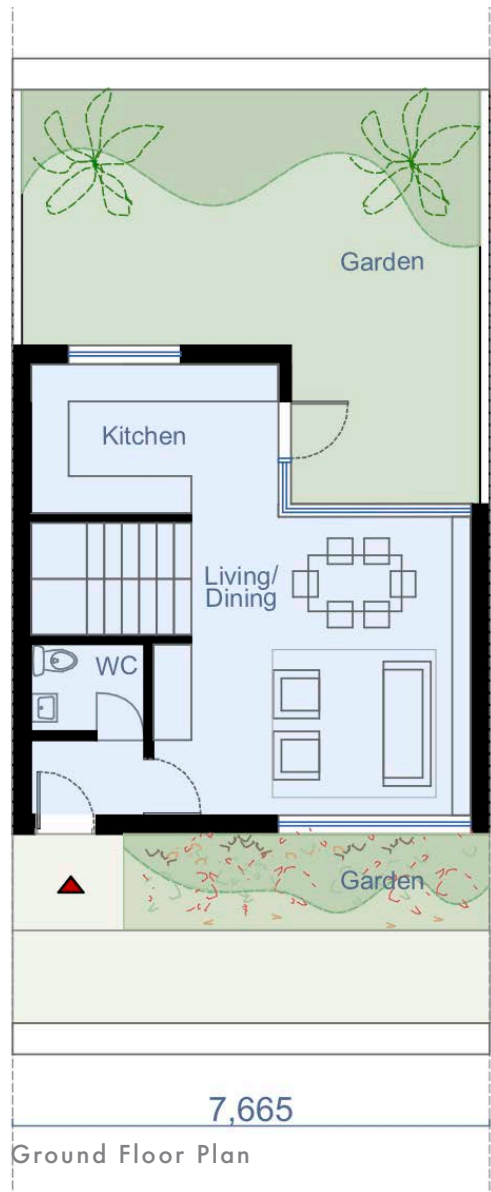
Building Elevation



Ground Floor Plan  
Office/Commercial

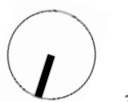






Apartment Layouts

Cross Section





# Precedents

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## -Housing



Abode at Great Kneighton by Proctor and Matthews Architects  
Image Source: Architect Website



Ordnance Road Terrace by Peter Barber Architects  
Source: Architect Website



-Offices



Library and Council offices by ABK Architects- kilmallock  
Source: Archiseek website



TERENEO Offices by Béal & Blanckaert- Lille  
Source: Architect Website

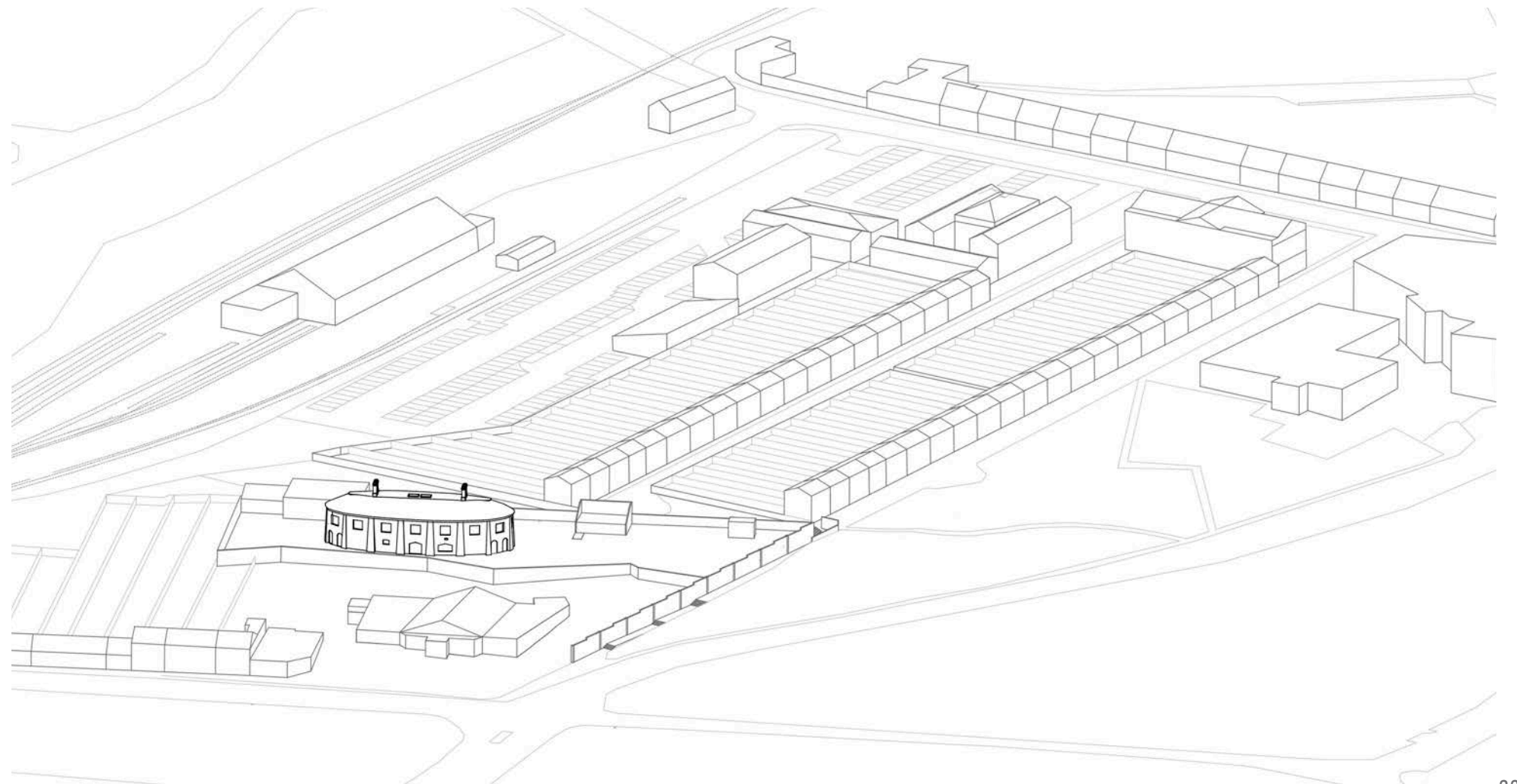






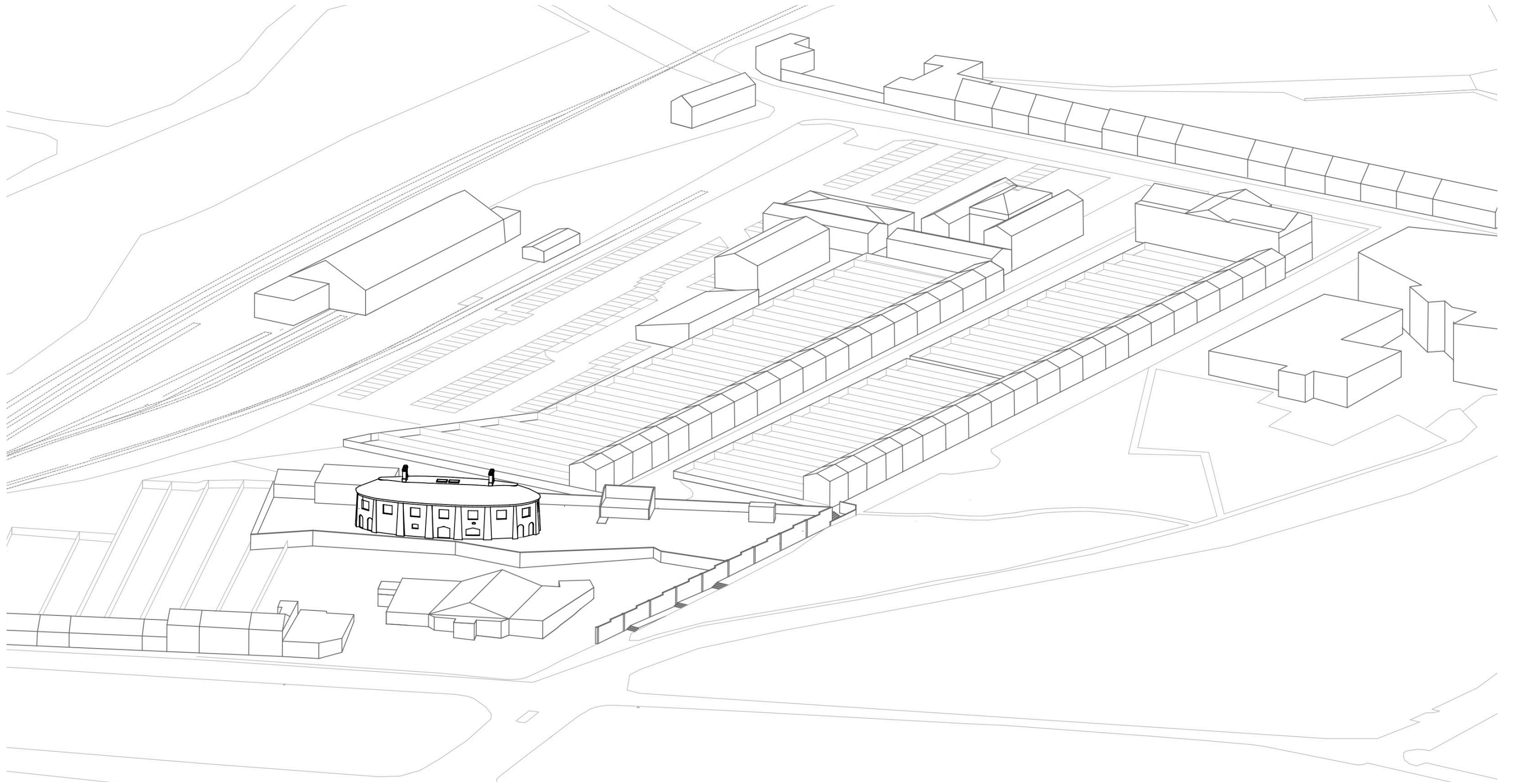
## 4. A CONNECTED VISION

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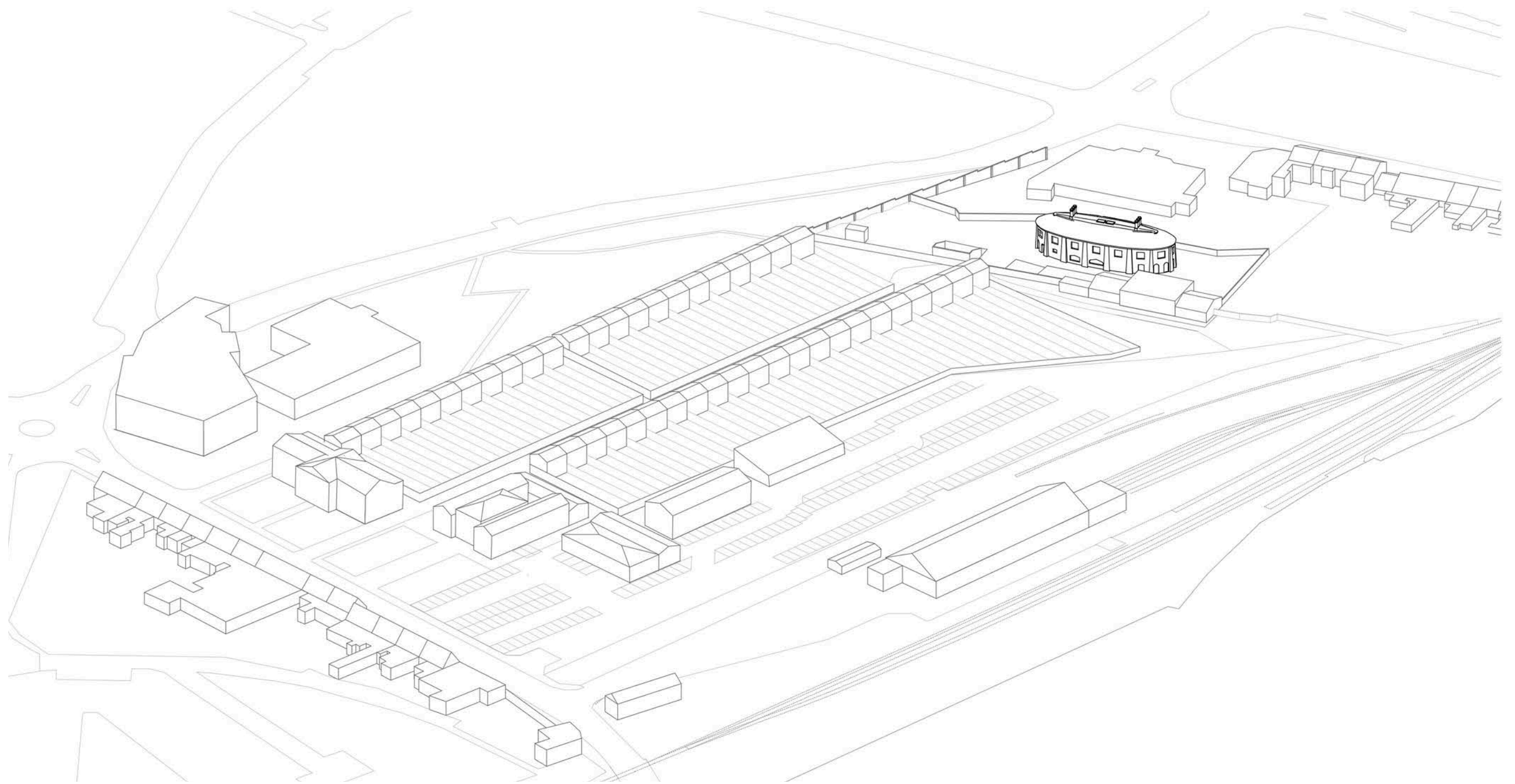




# Existing Condition









-Future Connections



NAVAN  
RAIL

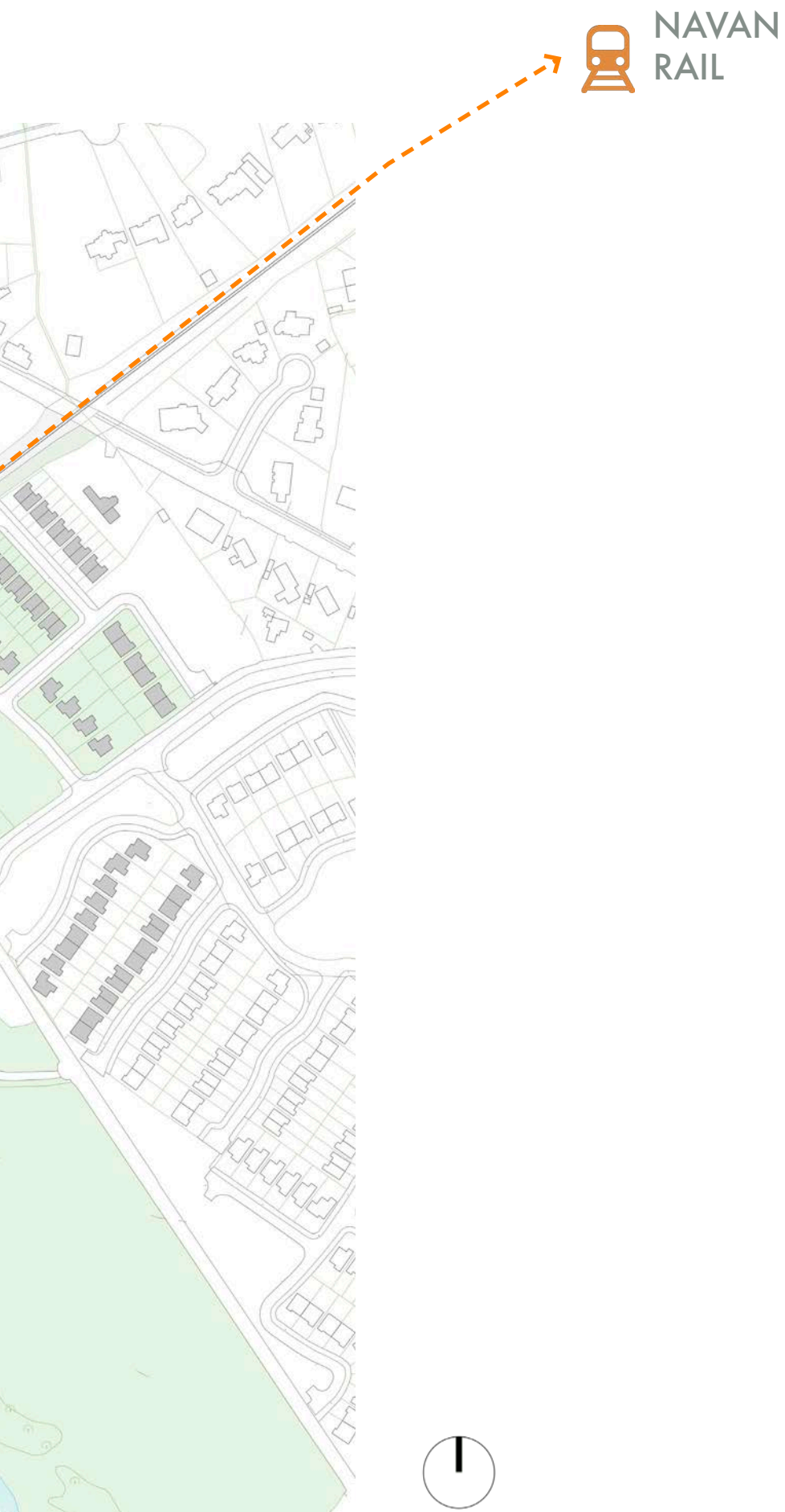


CYCLEWAY



CYCLEWAY





## -CYCLEWAYS

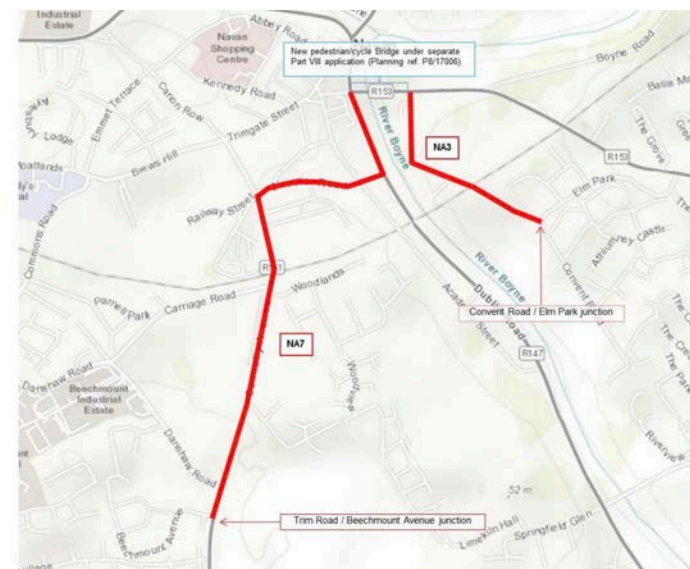


Figure 1.1: Scheme Route

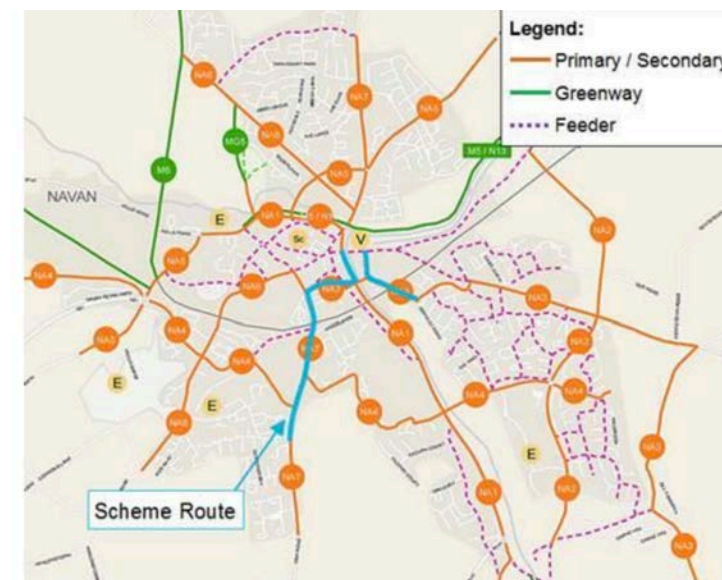


Figure 1.2: GDA Cycle Network Map of Navan

Plans for the new cycle and pedestrian scheme from Athlumney to the Trim Road in Navan, have gone on public display. The route extends from the Beechmount Avenue junction on the Trim Road to Railway Street, connecting with the recently constructed roundabout at the Solstice Arts Centre and onto Circular Road. The proposed cycle scheme is based on the National Transport Authority’s published Greater Dublin Area Network Plan, which includes a network of cycle routes for Navan.<sup>1</sup>

<sup>1</sup> Extract and Images form Navan Cycle Network (Athlumney to Trim Road Cycle and Pedestrian Scheme) Transport Assessment

## -NAVANRAIL

The Navan Rail Link Project was originally included under the Transport 21 Initiative and was to be developed in two Phases. Phase 1 comprised the Dunboyne Rail Line project and involved the reopening of 7.5km of a railway line running off the Maynooth line, at Clonsilla, to the M3 interchange at Pace near Dunboyne. This was opened in September 2010 with Park and Ride facilities for 1,200 at Pace and for 300 at Dunboyne. The plan for Phase 2 involved the extension of the Dunboyne Line between Clonsilla and M3 Parkway Station, onwards to north Navan. This development together with a number of other transport projects was postponed in 2011 due to the economic and fiscal crisis.

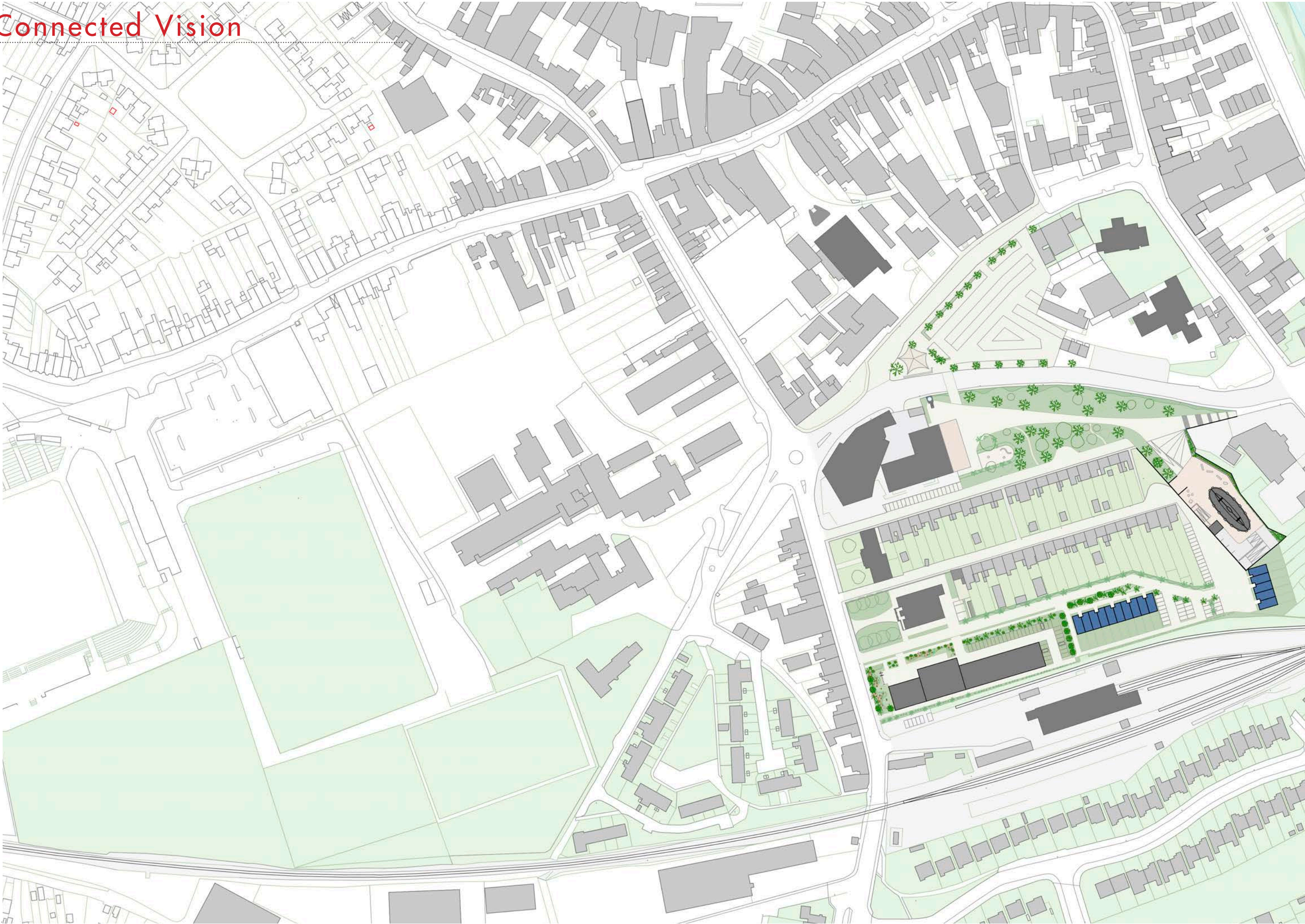
The National Transport Authority (NTA), which has statutory responsibility for development of Public Transport in the Greater Dublin Area (GDA), included an examination of the Navan to City Centre Rail Corridor in the preparation of its “Transport Strategy for the GDA for the period 2016-2035”. At that time the NTA concluded that, based on population and employment forecasts, the level of travel demand between Navan, Dunshaughlin and various stations to the city centre was insufficient to justify the development of a high-capacity rail link. Instead it proposed that an enhanced bus service would be provided along the corridor in conjunction with the development of a bus hub by the local authority in Navan. This position will be kept under review by the NTA and will be reassessed as part of the next review of its GDA Transport Strategy which is due before the end of 2021.

The Government’s recently published Project Ireland 2040, comprising the National Planning Framework (NPF) and the National Development Plan (NDP), confirms a number of key public transport investment priorities. It also recognises that over the period of the plan it will be very important to examine the role that the interurban rail network can play in enhancing regional connectivity. In this regard, the NDP notes that the NTA is required to review its Greater Dublin Area Transport Strategy every six years and by the end of 2021. This review will include a reappraisal of the proposed extension of the Dunboyne/M3 Parkway line to Navan taking into account the scale of new and planned development along the route, and this will allow for its consideration during the NDP Mid-Term Review.<sup>1</sup>

<sup>1</sup> Extract from Rail Network Expansion Dáil Éireann Debate



# A Connected Vision











- Fair Green Proposed Plan
- Pedestrian Crossing
- Spa Well
- Solstice Art Centre
- Library Extension + Children Garden
- County Library

- Park
- New Pathway
- Vista
- Navan Archive

- Publicly Accessible Green Space
- County Hall
- Publicly Accessible Green Space
- Gateway
- Publicly Accessible Green Space

- Residential
- Commercial





ROAD

Athlumney Bridge

Athlumney River

Athlumney Castle Estate

Academy Street











# NAVAN RAILWAY LANDS

## URBAN DESIGN PLAN & CONSERVATION MANAGEMENT PLANS

November 2019

Prepared by  
**Shaffrey Architects**



Rialtas na  
hÉireann  
Government  
of Ireland

Tionscadal Éireann  
Project Ireland  
**2040**