



# Architectural Design Statement

for  
St. Coleman's Church Macroom  
Former Church of Ireland  
Community Hub Project

Prepared by Mary O'Brien,  
Cork County Council Architects  
Department 07.12.2021



## Table of Contents

- 1.0 Introduction
- 2.0 Site Location
- 3.0 Historical Context
- 4.0 Development Description
- 5.0 Compliance with Building Regulations
- 6.0 Planning Policy

## 1.0 Introduction

CCC Architects Department were sought to prepare a planning application submission, for the development of a new community, tourism and enterprise hub.

Refurbishment of protected structure (NIAH 20852022, CO071-050002) St. Coleman's, the former Church of Ireland, Castle Street Macroom into a community enterprise facility. Retention of partially completed 1994 rear extension. The proposal includes:

Ground floor: entrance and multi-purpose room associated with community and enterprise uses, with the potential to facilitate recitals and events; ancillary facilities including toilets, storage, new stairs to both tower and rear extension.

First and second floor: café/tea station and meeting area in rear extension with mezzanine to large open nave space, provision of a new staircase in the tower to offer viewing landing area with a view to the town centre to the south and east, town park and the River Sullane to the west.

Provision for all vertical and horizontal circulation, stairs, ramps etc. Ancillary services areas to provide storage, plant, toilets and general circulation.

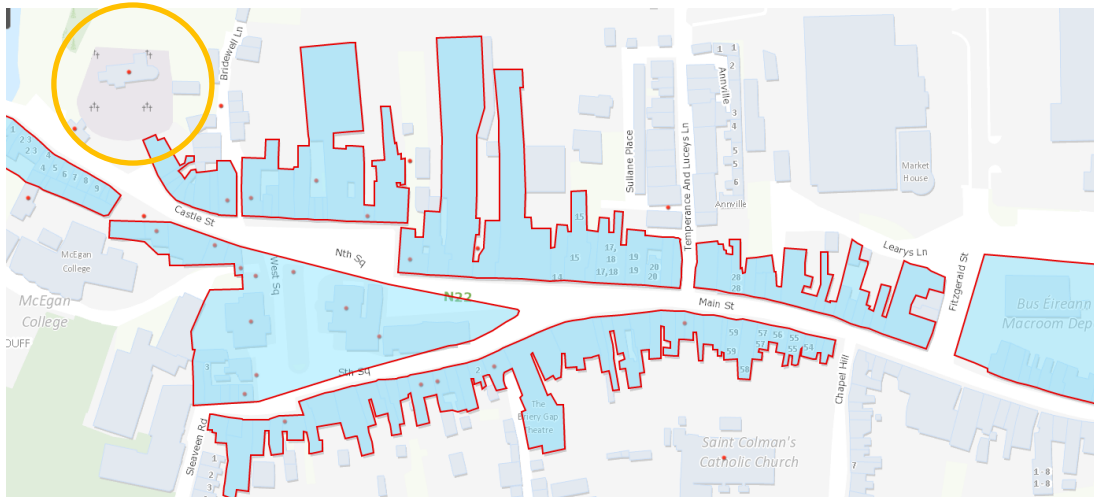
Site development works to surrounding recorded monument and burial ground (CO071-050001) include minimal external hard and soft landscaping to allow for the sensitive installation of universal accessible platform lift with level threshold access entrance to main entrance, lighting, and all associated site services above and below ground. On street bike parking spaces and bin storage to Church gate entrance. Associated Foul/Fresh Water & ESB Connections and Fibre Optic Communications Connections.

## 2.0 Site Location

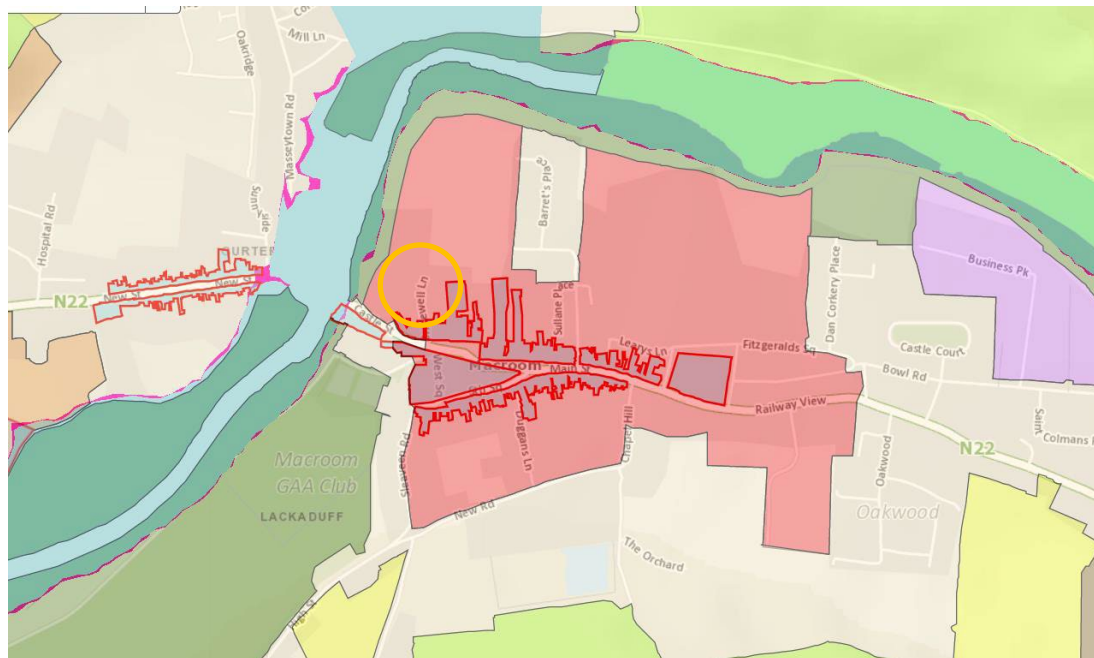
The site is located west of the main town centre core but within the town centre zone, north of Castle Street and east of the River Sullane. The development site is not located within an ACA. The development boundary consists of both protected structure and recorded burial grounds.



Macroom Town Centre Core, south east of the site location.



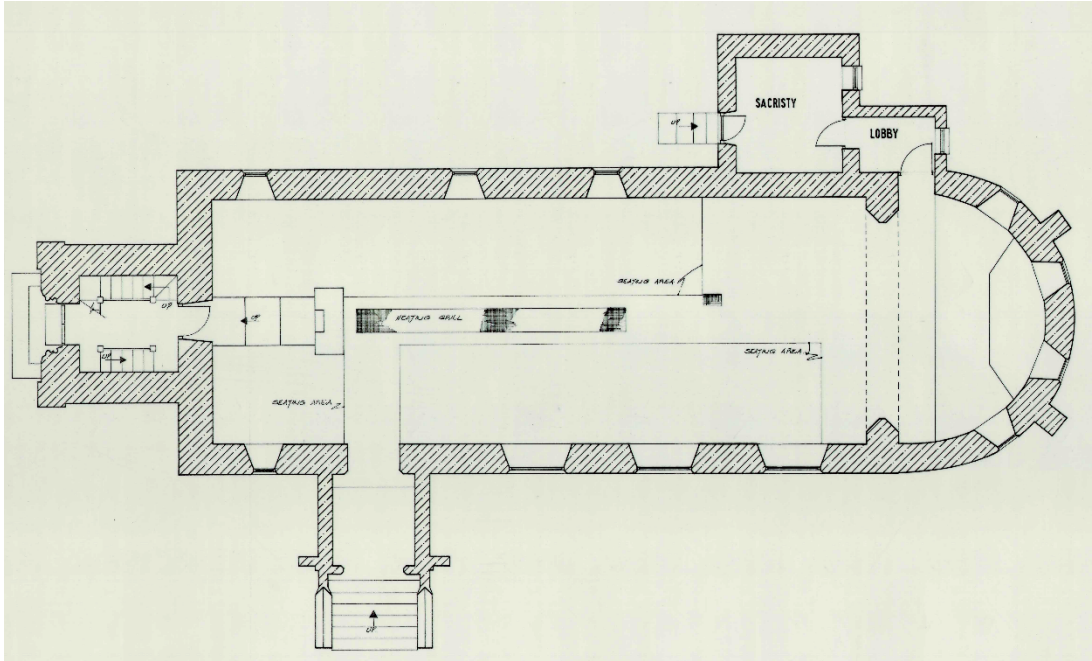
Macroom Town Centre Architectural Conservation Area (Red highlight).



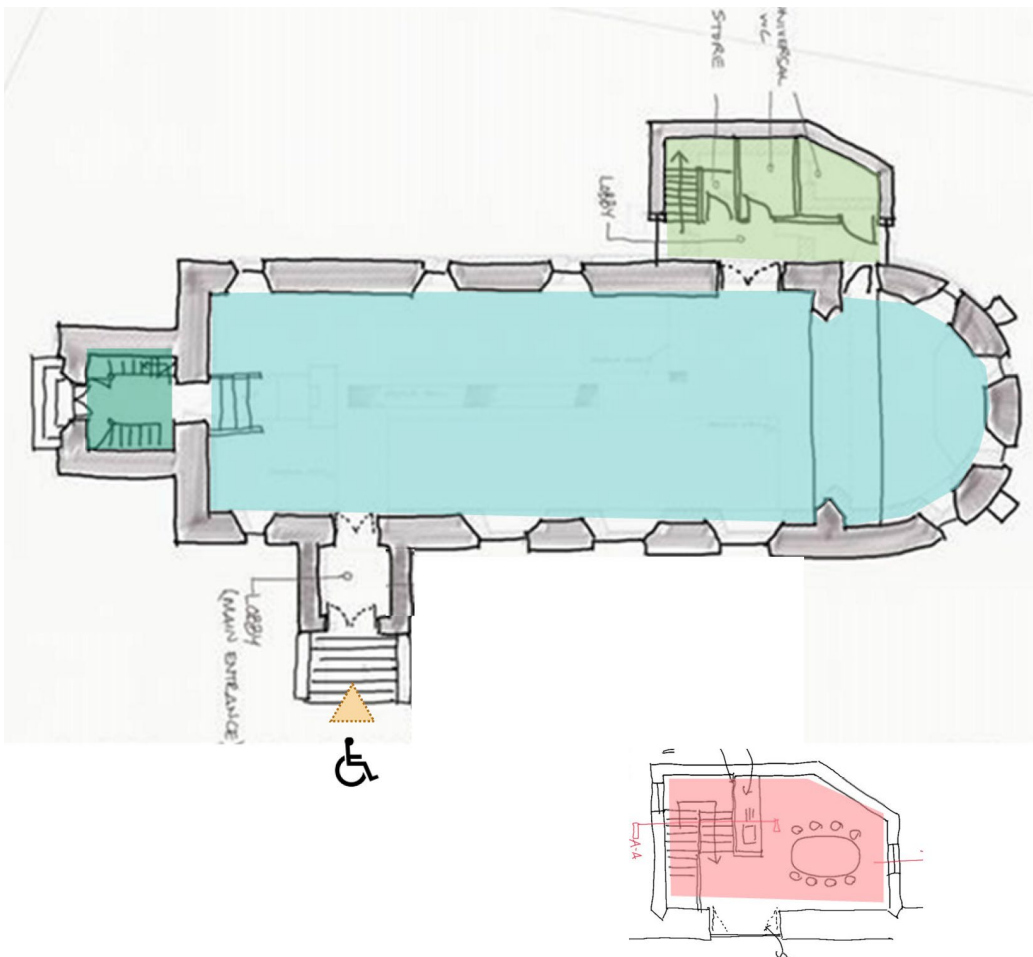
Macroom Town Centre (Pale Red shading)

### 3.0 Historical Context

- 1835      The first evidence of original plans.
- c.1850      Addition of the Vestry to the north.
- 1869      Welland and Gillespie rear Chancel (Apse) extension and possibly the embellishments to the tower.
- 1994      Demolition of rear vestry and rear extension (annex) was constructed and partially completed.



1989 Survey - St. Colemans Church plan before commencement of 1990's work.



Proposals for rear replacement Annex stairs and landing for new Mezzanine floor within Church.

#### 4.0 Development Description

The development is described in more detail below, broken up into the following areas:

##### A. Internal Works

- a. Main nave space
- b. Apse
- c. Tower
- d. Roof
- e. Rear Extension (Annex)

##### B. External Works

- a. Rear Extension (Annex)
- b. Tower
- c. Universally Access Platform Ramp
- d. External Windows and Storm Glazing
- e. General External Works – connections, RWOs, roof and wall repairs

#### Internal Works

The main nave space will remain as a pure open space, linked to the apse. The existing concrete floors will be retained to avoid and further fabric disturbance, with provisions allowed for underfloor heating within a polished screed throughout the ground floor. The internal walls will be repointed where necessary with lime mortar and all the walls will receive a lime wash finish.



Main nave space looking east



Main nave space looking west

#### Apse

There are no changes proposed to the Apse save for light handed restoration works of plaster and crack repair and investigation of source of water ingress resulting in staining of some plasterwork and repair/repainting of same.

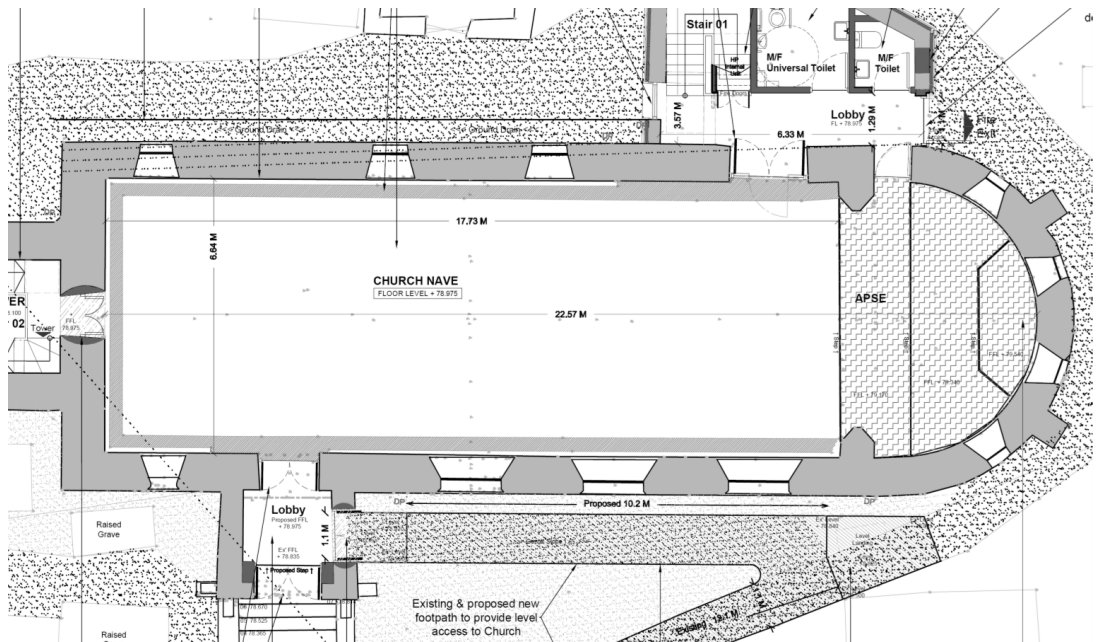


The encaustic floor tiles of the apse, closest to the nave, are in good condition however many tiles are missing. Original tiles appear to be in a pile of rubble in the existing

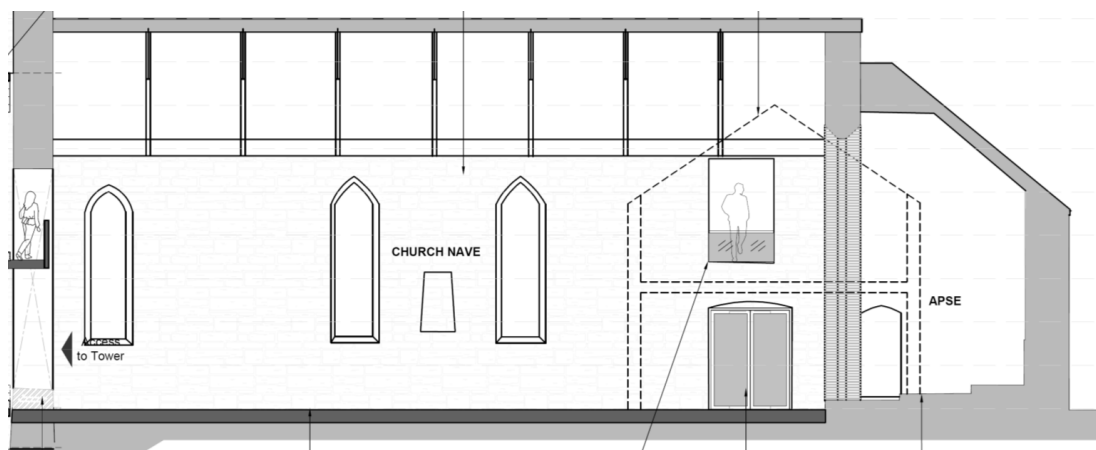
extension, perhaps from the 1994 works. The development intends to salvage these tiles and conserve the tiling in the apse as best as possible and as close to the original pattern, the large marble edge tiles will be replaced with as close to like for like as possible/ available. In general, the apse space will remain as is – open and directly connected to the nave with door connection through to the rear extension (annex).



Apse floor tiles, missing floor tiles, marble edging absent



Nave and Apse to remain as a pure, open and flexible space in support of multiple community end users



Proposed Section showing annex and tower balconies



### Rear Extension (Annex)

The rear extension was construction in 1994 in a manner which does not align to best practice both in terms of design and construction, it appears.



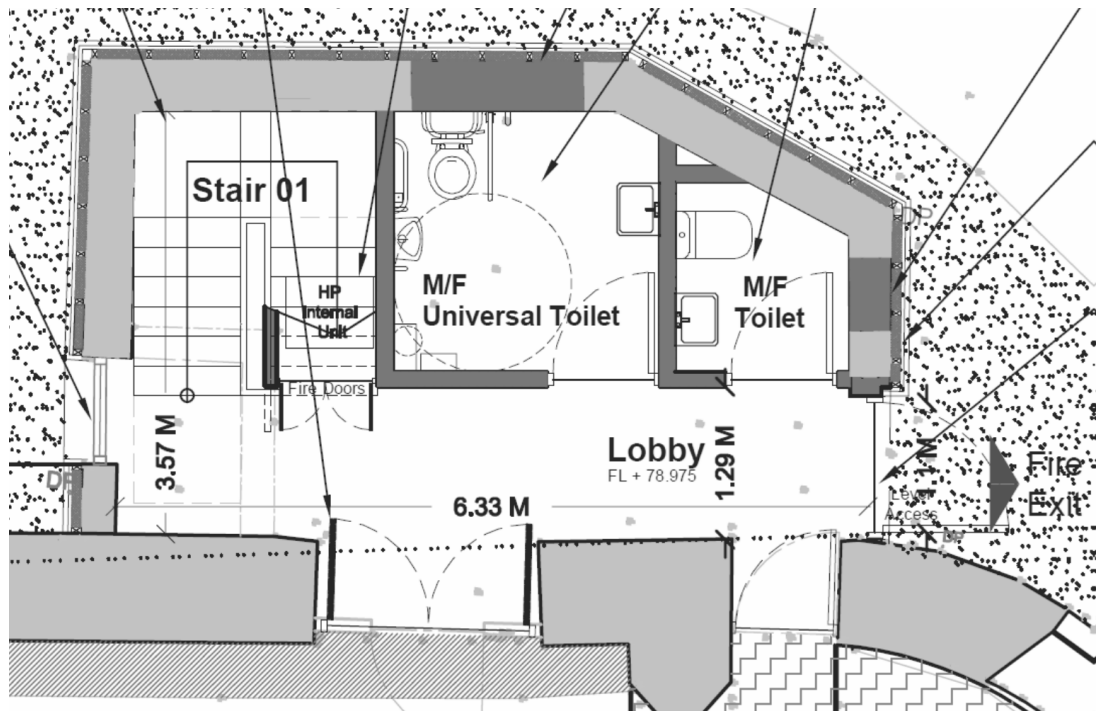
Partially completed Annex building with mezzanine access landing.



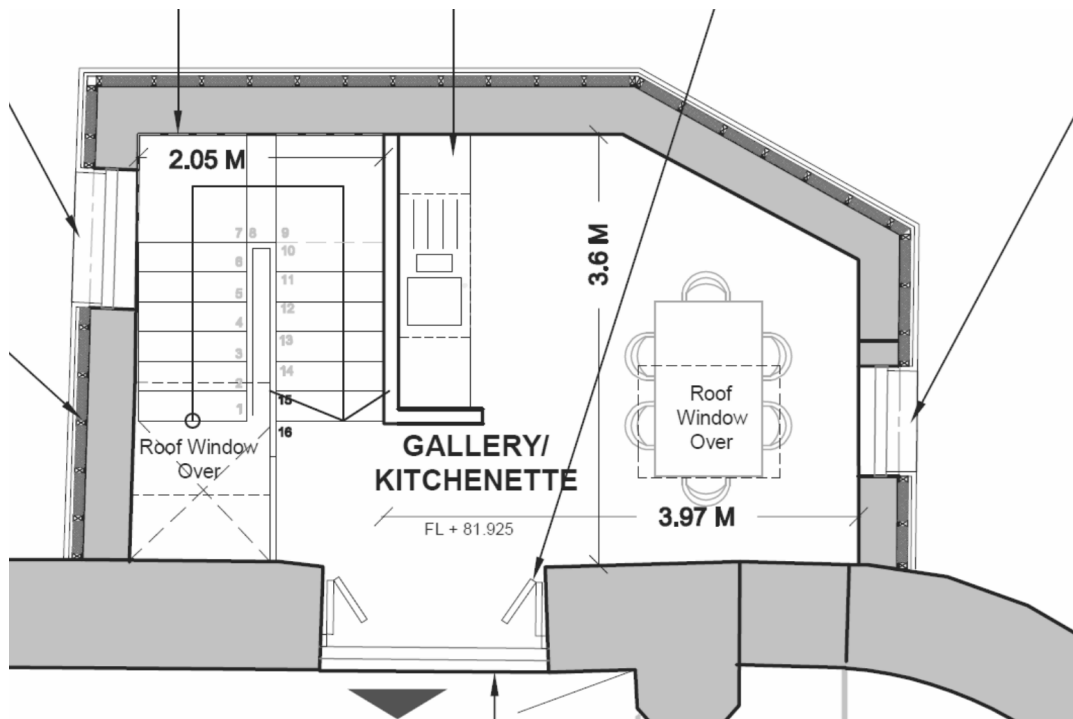
Partially completed Annex building looking East.

Discussions with the Heritage Unit of CCC, it was agreed that considering the damage already caused by the development, acceptance of same might be more appropriate in lieu of demolition and reconstruction of a new design. The development seeks to reconfigure

the original internal layout to provide for new stairs, store and toilets on the ground floor, with tea station and meeting area on the upper floor which offers a view from a balcony down into the nave space.



Ground floor annex reconfiguration proposal



First floor annex reconfiguration proposal

## External Works

Provision of new entrance, external door and footpath to east of existing Porch to enable level access. Provision of a new recessed external Front door to existing Porch entrance and new external door to existing Tower. Provision of ground Floor Toilets, Stairs & first floor Kitchenette to existing 1990's Extension to North of church. Alterations to existing window/door openings, provision of new windows/doors & skylights and cladding of external walls & roof of existing 1990's extension. Works shall also include remedial works where required to Church of Ireland building including the provision of external protective storm proof glazing to existing windows. External works shall include the provision of a Bin Store, Bike Stands, drainage, lighting and all associated site works.

Site development works to surrounding recorded monument and burial ground (CO071-050001), including external hard and soft landscaping to allow for installation of universal accessible access with level threshold access entrance to new entrance, lighting, and all associated site services above and below ground - Foul/Fresh Water & ESB Connections and Fibre Optic Communications Connections . On street bike parking spaces and bin storage to Church gate entrance.

### Rear Extension (Annex)

The extension is currently unfinished with fair faced, un-weathered blockwork to the exterior. A slate roof was installed but with no ridge tiles and so also remains in an unfinished state. The development seeks to clad the external walls and roof with seamless and minimal larch timber cladding to aesthetically and sympathetically detach it from the historic fabric which forfeits any further construction disturbance. The exterior works seek to block up structural opes where they are no loner required and increase structural opes where appropriate in order to balance the external proportions of the external façade of the annex.



Existing extension – partially unfinished



Proposed contemporary burnt larch cladding to walls and roof of existing extension



Example of timber larch cladding on walls and roof with concealed gutters and high-quality detailing

### 5.0 Compliance with Building Regulations

The works shall be carried out in accordance with the guidance set in Technical Guidance Documents (TGD) which will, prima facie indicate compliance with Building Regulations.



Below is a non-exhaustive list of compliance related issues:

Part A – Structure – stabilisation of the structure (works proposals will align with the structural condition report.

Part B – Fire – Re-installation of vertical circulation routes – compartmentalisation required between tower and nave space and extension (annex) and main nave space.

Part C – Site Preparation and Resistance to Moisture

Part D – Materials and Workmanship

Part E – Sound – the new/proposed floor build-ups will allow for compliance with current requirements regarding acoustic performance and sound separation

Part G – Hygiene

Part H – Drainage and Wastewater Disposal – new connections are required.

Part J – Heat Producing Appliances

Part K – Stairways, Ladders, Ramps and Guards Compliance – 2 no. new stairs will be installed (annex and tower)

Part M – Access and Use – The proposed design comprises of vertical circulation which is classified as semi-public. The ground floor is desired to be universally accessible. WC's suitable for ambulant disabled people.



## 6.0 Planning Policy

### Local Planning Policy:

The Macroom Development Plan identifies opportunities for regeneration and enhancement, designating three ‘Town Centre Character Areas’, each with its own distinctive character, that are to be the focus for regeneration efforts: The Mart Area; Macroom Square; and, The River Quarter. It is the policy of the plan to “promote the assembly of lands and to consider CPO powers where necessary in order to secure appropriate and integrated development”. This Part VIII proposal is the third of many proposals to address and satisfy the Macroom Development Plan.

The architectural approach to the town has considered the Macroom Development Plan and Policies in particular:

County Development Plan Objective: Macroom MD General Objectives for Macroom		
Objective No.		
MM-GO-01	Plan for development to enable Macroom to achieve its target population of 4,980 persons and to support Macroom’s development as an integrated live/work destination.	
MM-GO-06	Prepare a Movement and Urban Renewal Framework for the Town over the lifetime of the plan which would include consideration of; <ul style="list-style-type: none"> <li>• Redevelopment of Regeneration Sites</li> <li>• Pedestrianisation</li> <li>• The provision of a network of designated walking and cycling routes to provide safe, convenient and pleasant connectivity between the town’s main residential areas, schools and the town centre</li> <li>• The long and short stay parking needs of the town including an assessment of the requirement for a multi storey car park</li> <li>• Road improvements and widening schemes along local and regional approach roads to the town</li> <li>• Road improvements and upgrades along local routes within the town</li> <li>• Consideration of the Masseytown Relief Road and other new access roads</li> <li>• Consider the possibility of providing two pedestrian bridges over the Sullane River</li> </ul>	
MM-GO-07	Encourage the refurbishment and reuse of the historical, residential and retail element of the character of Macroom along Cork Street, Main Street, New Street and Castle Street.	
MM-GO-10	All development should contribute to improved, safe pedestrian and cyclist connectivity and should include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities or cyclists, as appropriate.	
Business		
MM-B-01	Business Development suitable for small to medium sized light industrial units. The development of this site should demonstrate achievable pedestrian linkages to the town centre. This site is also contiguous to an area identified to be of local biodiversity value, the Coolyhane Valley, which includes part of the northern part of the site and this needs to be reflected and protected in the overall layout for the development of the site. There is a stream on the western boundary of this zone which should be retained and protected. *	4.2



Town Centre		
MM-T-01	<p><b>Town Centre Core Area</b></p> <p>Promote the town centre as the primary area for retail and mixed use development, encourage sensitive refurbishment/redevelopment of existing sites while respecting the heritage character of the built fabric of the town and wherever possible to promote public realm improvements.</p> <p>Any new proposals will need to create a positive edge onto the street with active frontages and provide a mix of uses compatible with its town centre location. Proposals for new development within this overall core area will also need to retain the historic fabric of the town's urban grain. Any new proposed developments will also need to make provision for linkages particularly pedestrian and cycleways within the core area. *</p>	
Special Policy Area		
MM-X-01	<p>The redevelopment of this area is largely based on the development of sites behind New Street. The aim is to develop a vibrant mixed-use quarter with attractive high quality residential and office uses.</p> <p>This area benefits from considerable frontage overlooking the River Sullane which presents an opportunity to optimise integration with the amenity value associated with the river and surrounding open space, which can form an integral element of the distinctive character of this area. Development sites in this area will require the development of linkages (both vehicular and pedestrian) to New Street and to the proposed secondary school to the east of the site. Consideration also needs to be given to protection and retention of habitats of biodiversity value within and adjoining the site.</p>	6.4

#### National Planning Framework: Project Ireland 2040

Project Ireland 2040 is the overarching, long-term strategy, setting out this Government's infrastructure priorities for future growth and development. The strategy reforms how public investment is planned and delivered, explicitly

aligning Ireland's spatial planning with a capital investment plan, in order to provide the right infrastructure in the right places to cater to our growing population. By 2040, there will be an extra one million people living in our country. Project Ireland 2040 aims to accommodate this growth in a balanced and sustainable way and put in place the investment required to enable prosperity. It is promoting compact growth in our regions throughout the country, ensuring that people are living close to the infrastructure and services that they need. Project Ireland 2040 is particularly focused on promoting the growth of our regional cities and urban centres outside of Dublin, in order to counteract the unrestrained growth of the capital and spread the effects of economic strength more evenly throughout Ireland.

Cultural heritage is a key contributor to the sustainability of cities, towns, villages and rural areas. The ambition outlined in the Creative Ireland Programme is being pursued and supported with targeted investment. There is also investment through the Sport Capital Programme. In this way, we will ensure that our cities, towns and villages are attractive and can offer a good quality of life. The NPF recognises the value of cultural heritage as a key component of, and contributor to, the attractiveness and sustainability of our cities, towns, villages and rural areas in

terms of developing cultural creative spaces, private inward investment, and attracting and retaining talent and enterprise. This includes all elements of living space including streets, public spaces, built heritage and natural amenity areas, cultural and sporting opportunities and sustainable transport networks, all of which play a central part in

defining the character and attractiveness of places. Ireland's national parks and nature reserves showcase some of Ireland's most beautiful landscapes and precious habitats. These settings are important reserves for nature conservation and biodiversity and provide quality opportunities for sustainable recreational tourism and eco-tourism.

Investment is underway delivering well-designed public realm including public spaces, parks and streets, as well as recreational infrastructure. It also includes amenities in rural areas, such as national and forest parks, activity-based tourism and trails such as Greenways, Blueways and Peatways. This is linked to and must integrate with our built, cultural and natural heritage, which has intrinsic value in defining the character of urban and rural areas and adding to their attractiveness and sense of place.



Cork County Development Plan:

Key elements of the County Development Plan that feed into the reconfiguration of Macroom Church of Ireland are:

- a) Enhanced quality of life for all, based on high quality residential, working and recreational environments and sustainable transportation patterns;
- b) Sustainable patterns of growth in urban and rural areas, that are well balanced throughout the county reflecting the need to reduce energy consumption and greenhouse gas emissions, reduce use of non-renewable resources while taking account of the need to plan for the effects of climate change;
- c) Sustainable and balanced economic investment, in jobs and services, to sustain the future population of the County together with wise management of the County's environmental, heritage and cultural assets;
- d) An effective physical and community infrastructure supporting living, economic recovery, enterprise and social integration;
- e) A quality-built environment integrating the conservation of County Cork's built heritage with best practice modern architecture and urban design;
- f) A network of enhanced natural resources of clean water, biodiversity, nature conservation areas, landscape, coastline, greenbelts, parks and open spaces, and agricultural land;
- g) Responsible guardianship of the County so that it can be handed on to future generations in a healthy state.

**Report End.**