

Henry J Lyons

Proposed Monaghan County Council Civic Offices

MONAGHAN COUNTY COUNCIL

Architectural Design Statement - Rev A



# CIVIC OFFICES



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### **APPENDIX 3** **HENRY J LYONS**

## EXECUTIVE SUMMARY

This design report has been prepared by Henry J Lyons Architects on behalf of Monaghan County Council for the development of the Civic Offices on the site of Roosky Lands, Monaghan Town Centre.

The project for the new Civic Offices Building for Monaghan County Council will provide the executive, elected members and staff with a modern, inclusive building which engages with the town and serves its population through quality of service, enhanced public realm design and high quality architecture.

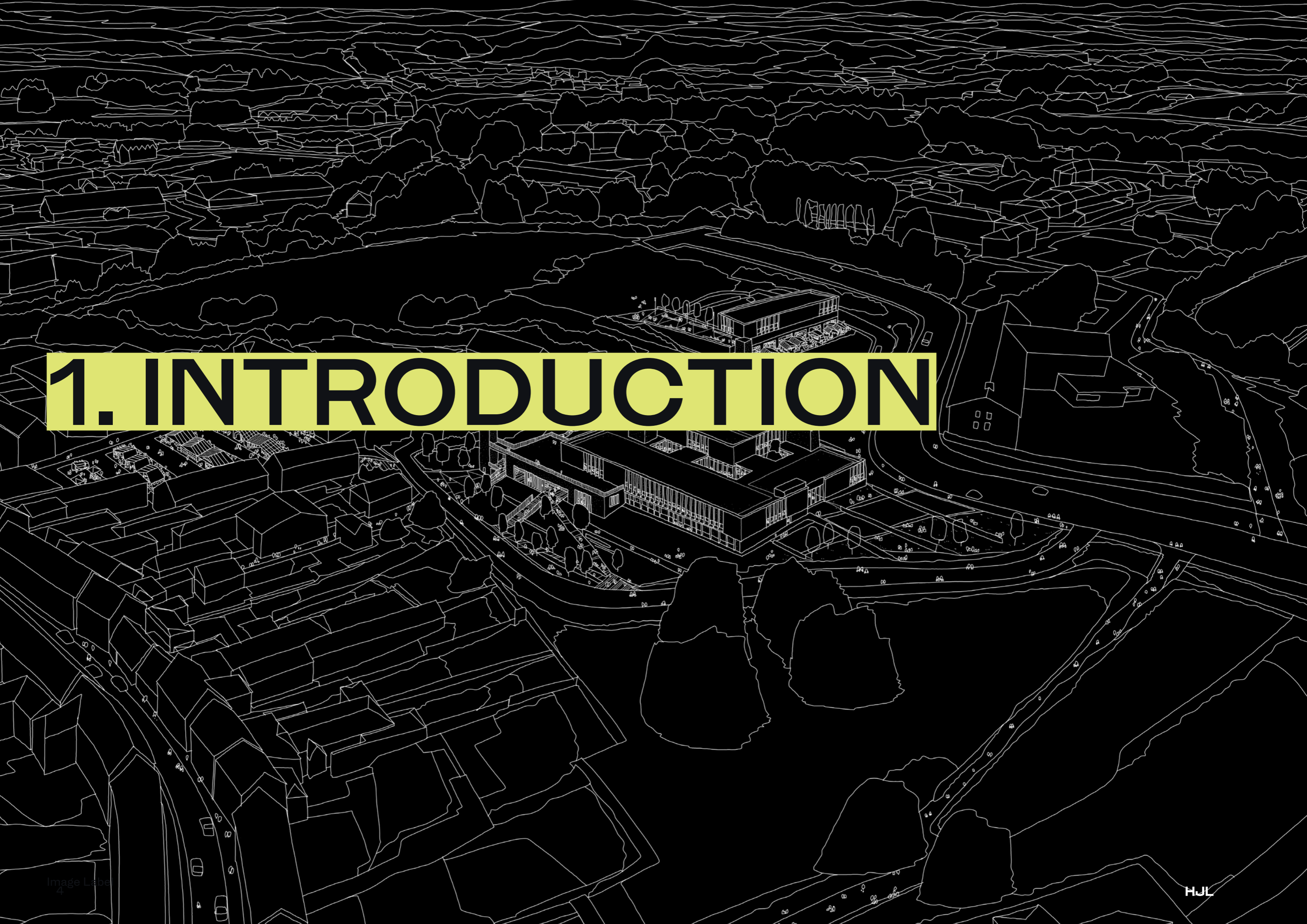
Alongside the design of the Civic Office Building, Monaghan County Council have also commissioned DBFL Consulting Engineers (DBFL) to develop and provide access and active travel infrastructure links as part of the larger Roosky lands development project.

The objectives of the Civic Offices Building include improving collaboration between departments, decreasing operational costs and improving overall service delivery of the council to the public. The project brief has been developed by the HJL workplace strategy team based on the input provided by Monaghan County Council through interviews and the steering committee.

A Civic Centre of Administration must be of its time, and exemplify the highest quality of urban and architectural design excellence without flamboyance. Through its siting, layout and architecture, Monaghan Civic Offices has the opportunity to create an urban fulcrum which promotes new, sustainable and attractive development in its immediate vicinity. This civic complex has a responsibility to both neighbouring masterplans, Roosky and Dublin Street North, to address the public realm in an intelligent and considerate manner whereby both future developments benefit and thrive, therefore exponentially increasing the value of the development without increasing the cost of it.

With a unique history of urban design and a highly varied network of public spaces, plazas and squares, this project provides a very special opportunity to build on this culture. With a simple but distinctive proposal that transforms, extends and physically as well as qualitatively elevates the town, this development has extremely high value potential to the people of Monaghan.





# 1. INTRODUCTION

# DESIGN TEAM

This report has been prepared by Henry J Lyons Architects under the appointment of the applicant: Monaghn County Council.

This statement forms part of a Planning Application to Monaghan County Council for an office project at Roosky Lands, Monaghan Town Centre.

This report will briefly describe the scheme and provide information on the brief and objectives prescribed by the client.

Architecture

**Henry J Lyons**

Consulting Engineers

**CORA**

LVIA Consultants

the **paul hogarth** company

Planning Consultants

 **McCutcheon Halley**  
CHARTERED PLANNING CONSULTANTS

Services Consultants

**HOMAN O'BRIEN**  
Engineering Excellence.

Landscape Architecture

the **paul hogarth** company

Fire Consultants

 **Maurice Johnson & Partners**  
FIRE SAFETY ENGINEERING & ACCESS CONSULTANTS

Environmental Consultants

 **Transsolar  
KlimaEngineering**

Cost Consultant

 **COGENT**  
ASSOCIATES

Project Management

 **COGENT**  
ASSOCIATES

## CIVIC OFFICES BRIEF

Monaghan County Council staff currently report to a number of buildings throughout the county depending on the department they are assigned to. An office accommodation working group established in 2018 undertook a review of Monaghan County Council's civic buildings and it was found that the current buildings did not provide quality and inclusive customer services, some buildings have poor accessibility and are spread out at different locations within the town. The purpose of the development is to bring all of Monaghan County Council staff under one roof in a modern energy efficient building to improve departmental collaboration, decrease operational costs and improve the service delivery to Monaghan County Council's customers, the public.

Monaghan County Council have sought to design a new Civic Office building for Monaghan County Council staff including the provision of a council chamber, public reception, access, carparking and ancillary siteworks.

The following is a non-exhaustive list of the desired characteristics of the new facility as described by the end users:

- Functionality is the overriding deliverable,
- Efficient layout / use of space and wayfinding,
- Innovative and inspiring whilst keeping to local architectural character, while acknowledging the location and limitations on site,
- Sustainable, renewable, energy efficient and environmentally friendly building to NZEB standards,
- Respectful to residential neighbours in Monaghan Town.

The design will consist of a welcoming space providing a safe and secure environment for the customers and users with community amenities. It should be a collaborative space with an urban identity to encourage interaction and social engagement. The spaces shall be designed to be secure while setting a welcoming tone and approach through landscaping. Universal accessibility is a key requirement for all areas and adherence to Irish and EU Health and Safety regulations. It is intended that the proposed Civic Building Headquarters shall provide a modern facility for Monaghan County Council.



# ACTIVE TRAVEL LINK

Alongside the design of the Monaghan County Council Civic Office Building, Monaghan County Council have also commissioned DBFL Consulting Engineers (DBFL) to develop and provide access and active travel infrastructure links as part of the larger Roosky lands development project.

This infrastructure project is being submitted for planning in combination with the proposed Civic Office Building, the Active Travel Links Project will have a separate Infrastructure design report that will be submitted with this application. The Roosky Lands active travel links project covers the area to the north-eastern area of the existing roundabout at Old Cross Square.

A comprehensive Roosky lands master plan has been developed by MCC for the Roosky Lands area, which includes future development of vacant lands, the establishment of active travel connections to Monaghan Town centre, the Ulster Canal Greenway, Monaghan Harps GAA grounds, and the integration of existing informal active travel routes within the Roosky Lands area.

In summary, the proposed works relevant to the Roosky lands active travel links project, as discussed previously involves the provision of active travel links, a vehicular link to the Roosky Lands and active travel linkages to and from the Roosky lands. The proposed works will involve:

Improvement works to existing road infrastructure and the provision of pedestrian, cycle and vehicular links comprising:

- Extension (approx. 120m in length) to existing vehicular route on Slí Ógíe Uí Dhufaigh along the route of the existing Ulster Canal Greenway;
- Realignment of portion of the existing greenway;
- Construction of a priority junction on existing roadway serving Roosky Vale at the interface with the extended Slí Ógíe Uí Dhufaigh;
- Provision of a new 13m clear span bridge over the River Shambles;
- Provision of new combined vehicular/pedestrian link, 'Quarry

Walk' (approx. 460m in length) comprising a 5.5m vehicular carriageway, two-way cycle track, footpaths, and roadside SuDs swale;

- Provision of a replacement vehicular access to Monaghan Harps GAA club and associated pedestrian links;
- Upgrade of existing pedestrian route (Davnet's Row) to Diamond Centre; and
- Upgrades to the existing Infirmary Hill Path to improve link to Old Cross Square.



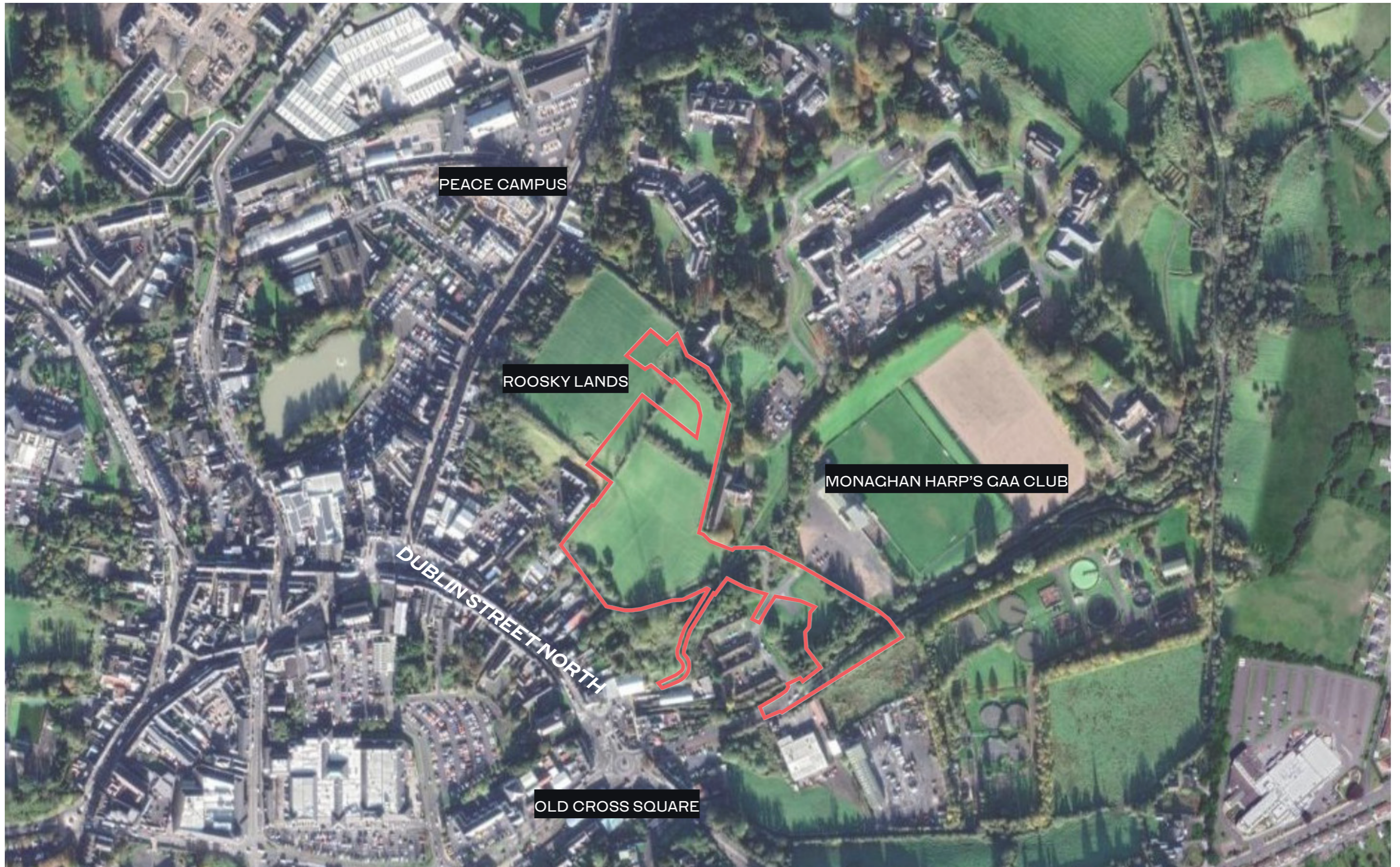


# 2. SITE & PLANNING

## CONTEXT



**EXISTING SITE**



# SITE CONTEXT

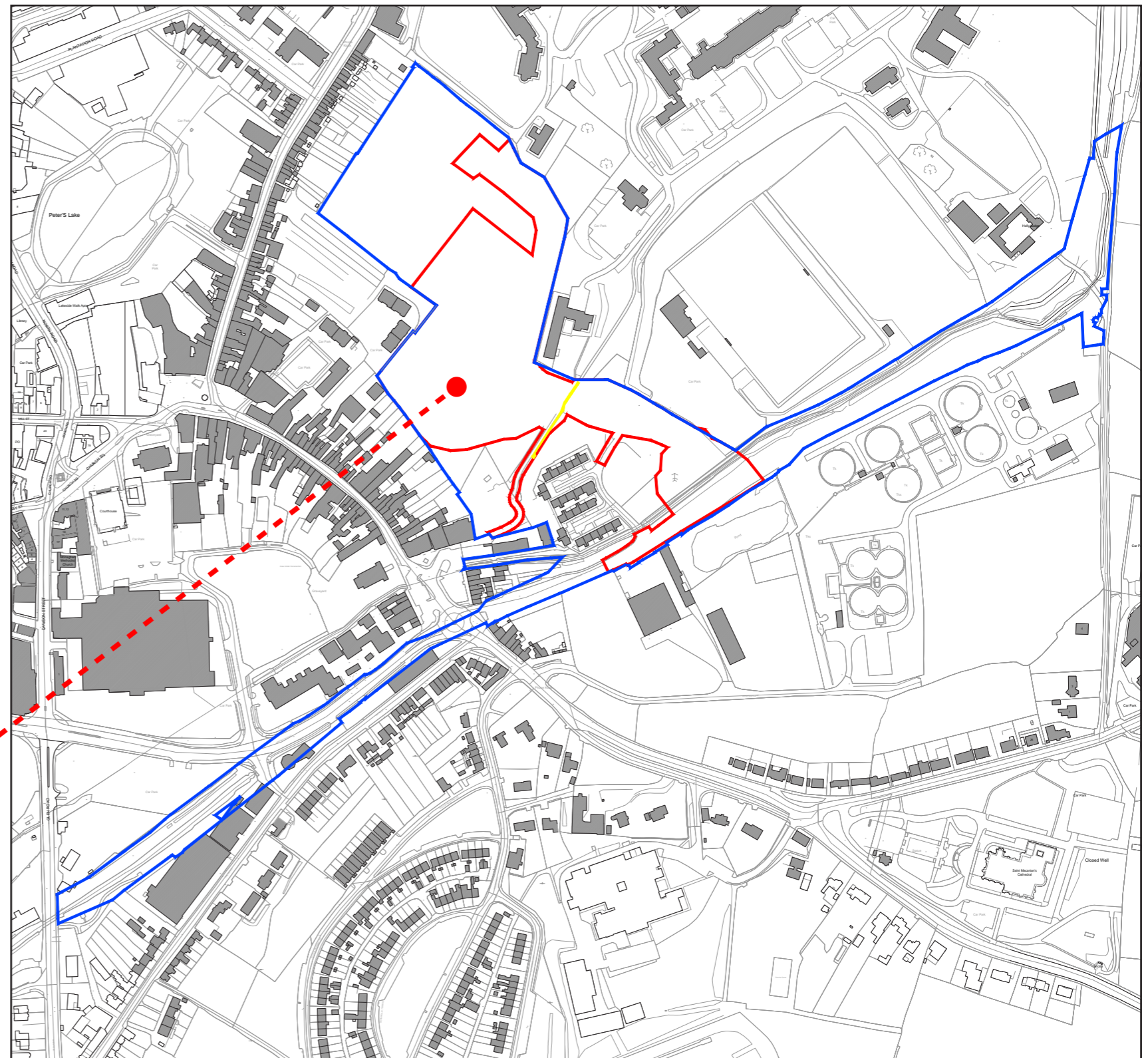
The site is bounded by Dublin Street to the south, Monaghan Harps GAA Club to the east and Caslough Street to the west. To the north sits the Roosky Regeneration Masterplan Area.

The site hosting the proposed new civic offices is a circa 3.9 ha. green field site located to the rear of Dublin Street North and bound by Monaghan Harps GAA club to the East and an existing residential development to the West. The lands to the North of the site are proposed to be redeveloped as part of the Roosky masterplan in the future and will be served by a new access road which is currently being developed.

The subject site is envisaged as a “gateway” site between Monaghan town and future development, with the primary access from the North and opportunities to link with the town to the South.

Located on the hillside of a drumlin, the site is characterised by its steep topography, with changes in levels likely. The challenges presented by the topography, including accessibility issues, also provide the opportunity to exploit the commanding views from the hilltop.

The Southern boundary of the site is characterised by existing dense vegetation and has the potential to become an amenity open space linking Old Cross square with the new civic offices.



<b>Site</b>	.....
Planning Scheme	
Plot Division -	TOWN CENTRE
Plot Area	3.9 HA
.....	

- LANDS IN THE EXTENT OF THE APPLICATION
- LANDS IN THE CONTROL OF THE APPLICANT

# LAND USE ZONING

## TOWN CENTRE ZONING

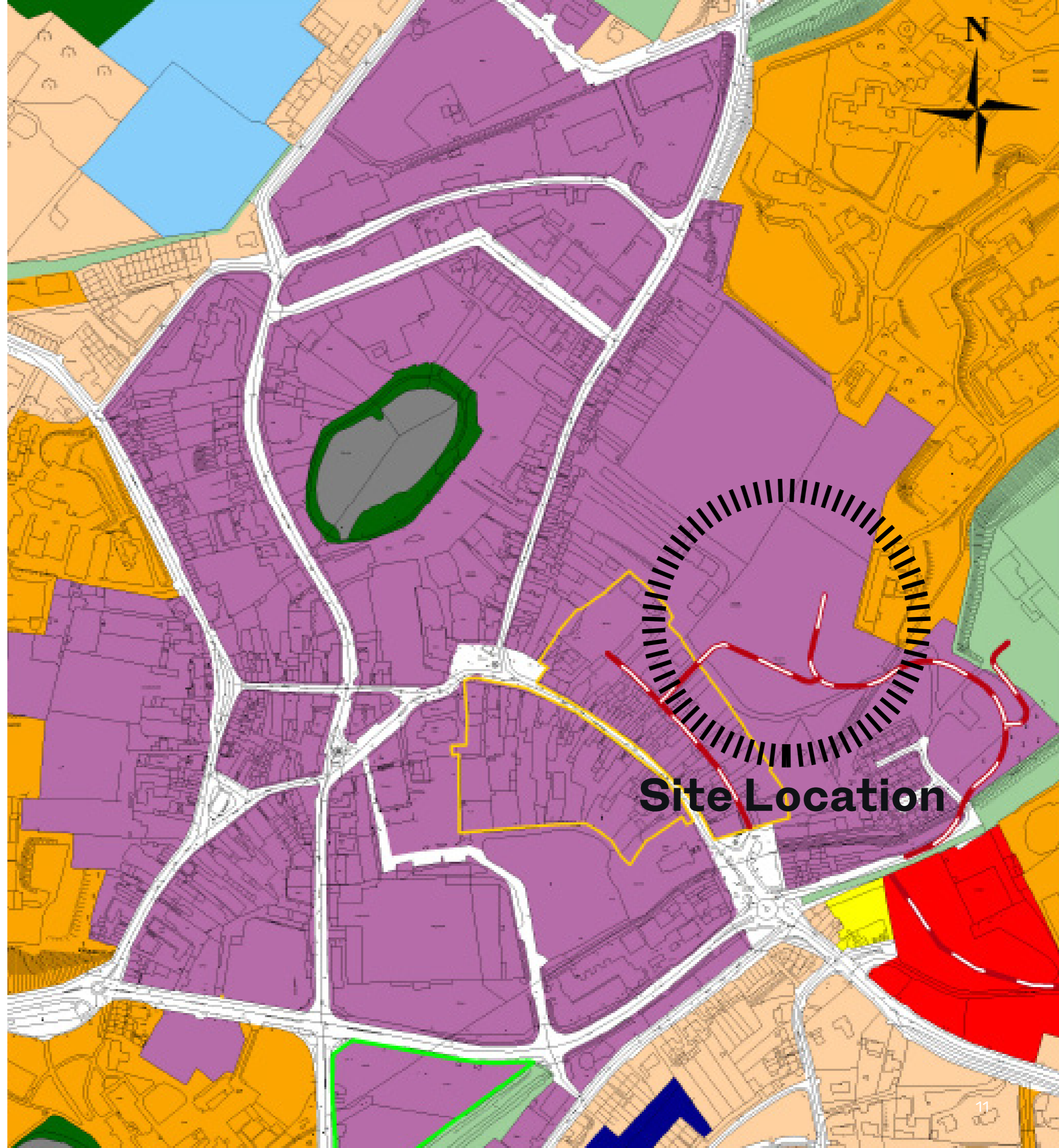
The Development Plan outlines that land use permitted zoning is for town centre purposes;

“Principal permitted land use will be town centre related uses including retail, residential, commercial, social uses, cultural uses, medical/health uses, hotels, pubs, restaurants and other similar type uses”.

The site is located within the administrative area of Monaghan County Council and its zoned objective ‘MTCO 1’ (Monaghan County Development Plan 2019-2025) states that:

*‘To facilitate the development of Monaghan to maintain its position as the principal town in the County at the top of the settlement hierarchy and to ensure that its expansion takes place in an orderly and sustainable fashion that will not detract from the vitality and viability of the town centre.’*

**Refer to MH Planning Consultants Report**



# PUBLIC REALM

## SPECIFIC OBJECTIVE UDP 1

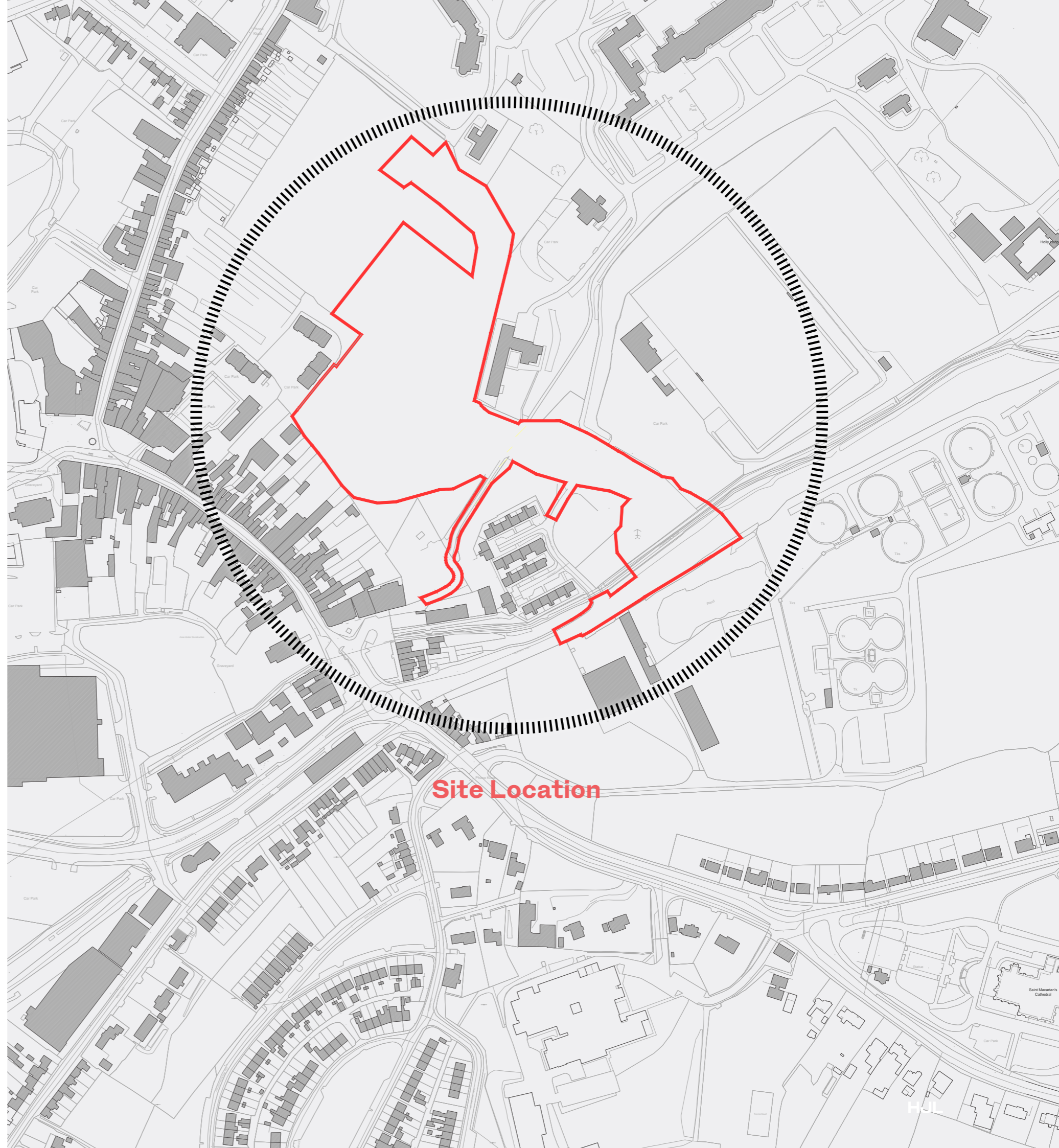
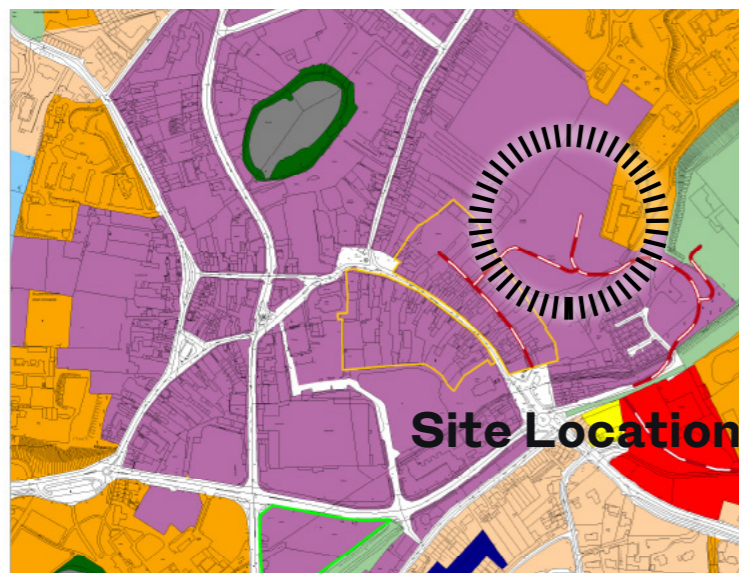
To promote the development of backland and infill sites and the reuse and regeneration of brownfield sites within the urban areas in accordance with the principles set out in Section 15.2 of Chapter 15 (Development Management Standards) of the Monaghan County Development Plan 2019-2025 unless otherwise provided for within the plan

## SPECIFIC OBJECTIVE UDP 2

To require development within all urban areas to comply with the assessment criteria and guidance and principles set out in Section 15.2 Chapter 15 (Development Management Standards) of the Monaghan County Development Plan 2019-2025 unless otherwise provided for within the plan.

The public realm of a town or village includes all the outside spaces that are used and seen by people. A high-quality public realm is a place that is pleasant to use and easy to access. All new developments will be required to enhance and complement the public realm of the area comprising of facades buildings, shop fronts, signage, lighting fixtures on buildings, lamp posts, bollards, footpaths, squares, parks etc.

Minimal measures for improving public realm include reducing visual clutter, harmonising signage and adopting a consistent approach in terms of street furniture, lighting and paving. A public realm plan should be prepared for any urban area where significant improvements are being proposed.



# ROOSKY LANDS MASTERPLAN

## PLANNING OBJECTIVE MPO 16

The Roosky Lands Masterplan Strategy addresses the sloping topography to form new urban spaces of varying hierarchy and use. The urban spaces are connected with pedestrian, cycle and vehicular access routes. The development areas of these urban spaces are linked with access projects and routes from the Dublin Street North Regeneration Plan area, with potential future links to Glaslough Street, Old Cross Square and St. Davnet's Campus.

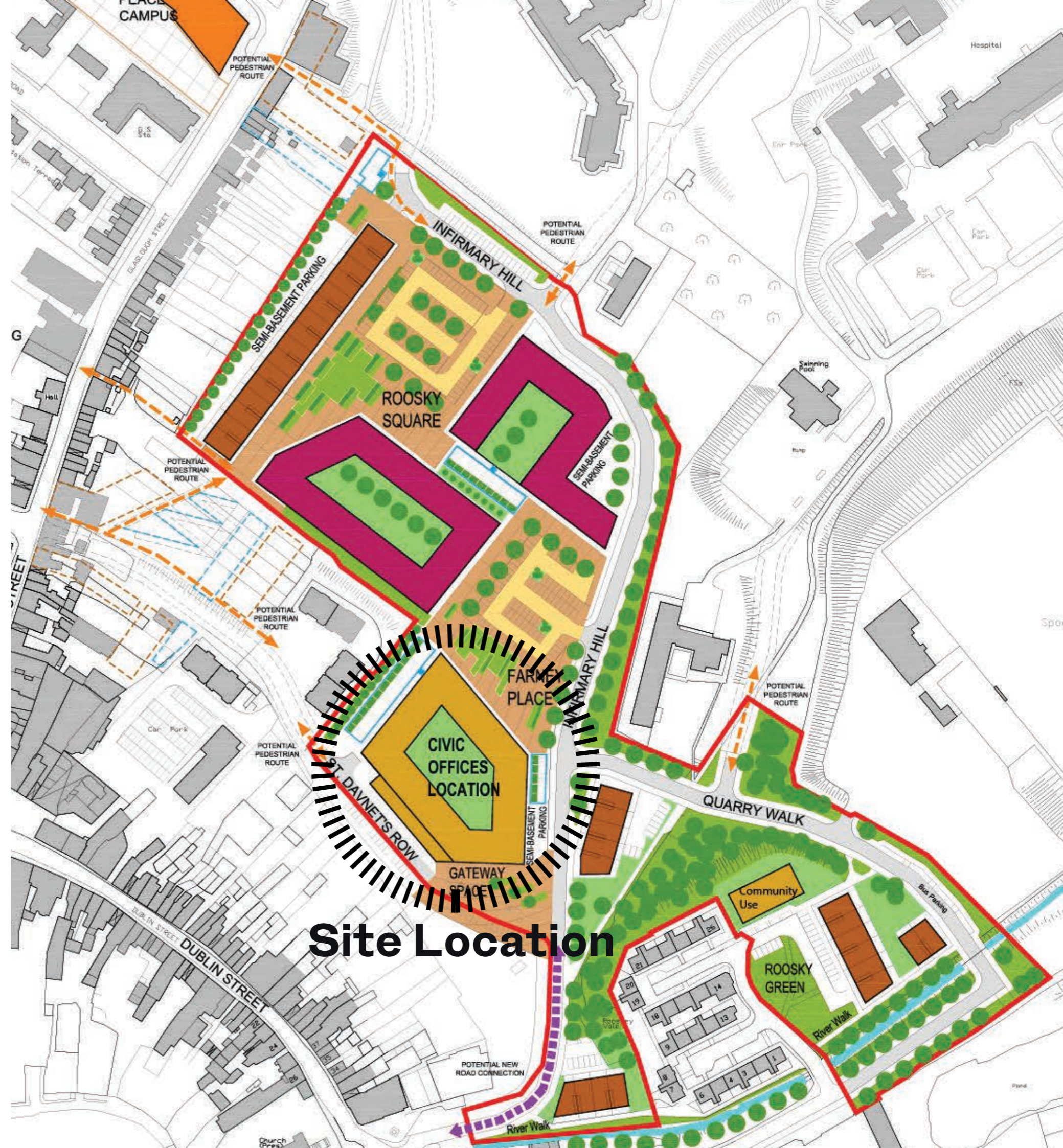
The plan incorporates the Monaghan Civic Offices at its centre to act as a catalyst for the development of the wider lands.

The masterplan was adopted on 4th April 2022 as a variation No. 4 of The Monaghan County Development Plan 2019 - 2025 under Section 13 of the Planning and Development Act 2000 as amended.

The variation includes a new objective within the Settlement Plan for Monaghan Town within the Monaghan County Development Plan 2019 - 2025.

The Objective MPO 16 is to, 'Ensure that all development proposals within the Roosky Lands Masterplan area have regard to the masterplan strategy and development objectives of the Roosky Lands Masterplan.'

Reason: To provide a vision for a place making approach that makes use of this sustainable town centre area to create a desirable and convenient place to live, work and thrive, in an area that has considerable development potential.



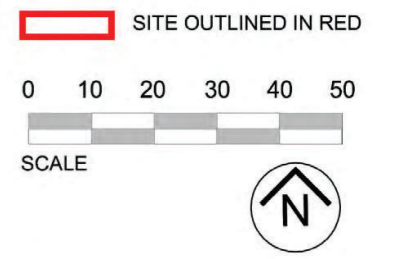
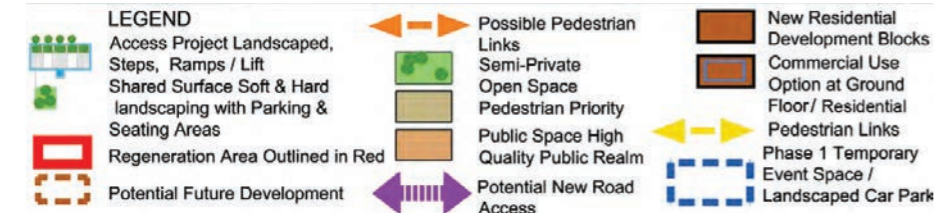
# DUBLIN STREET NORTH REGENERATION PLAN

The Dublin Street Regeneration Plan area is located to the northeast of the town core, extending from The Diamond to the northwest, south eastwards along Dublin Street, and is defined to the southeast by Old Cross Square. The Regeneration Plan Strategy Vision:

*'The strategy proposes a consolidated development form to create an identifiable urban quarter with a strong sense of place and identity, to include the reuse adaption and infill of existing structures and new perimeter urban blocks, new streets and spaces that integrate and connect with the existing street network.'*

The masterplan was adopted on 4th April 2022 as a variation No. 4 of The Monaghan County Development Plan 2019 - 2025 under Section 13 of the Planning and Development Act 2000 as amended.

The variation includes a new objective within the Settlement Plan for Monaghan Town within the Monaghan County Development Plan 2019 - 2025.



## ARCHITECTURAL HERITAGE

An archaeological, architectural and cultural heritage assessment report has been prepared by Archaeology and Built Heritage (ABH) on the proposal. The report sought to investigate the proposed development in relation to:

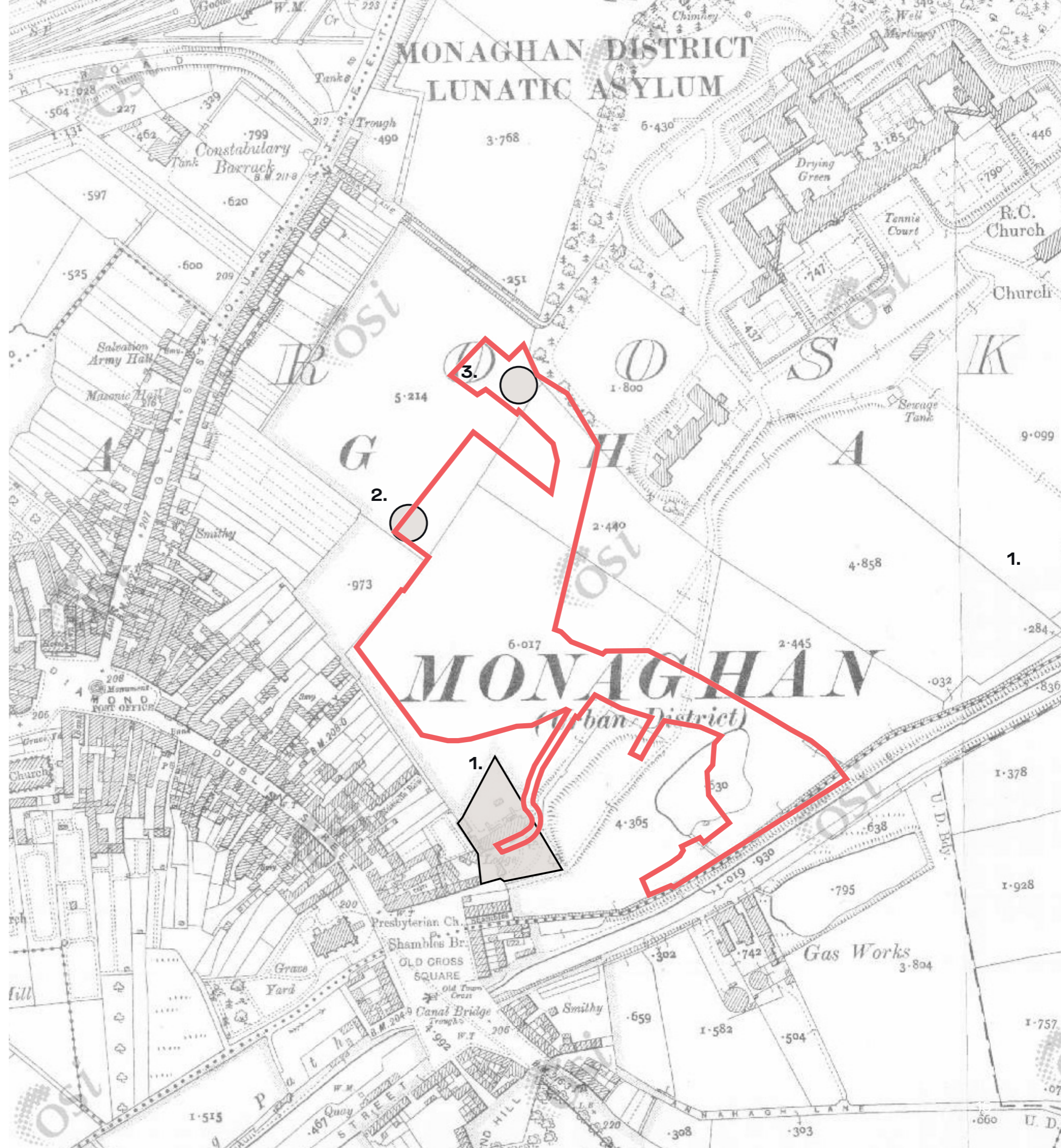
### 1. The Old Infirmary

The County Infirmary site is within the area designated for the development of the Civic Offices. The Record of Protected Structures for County Monaghan does not list the site of the former County Infirmary, which was established in 1768 on a sloping site off Old Cross Square.

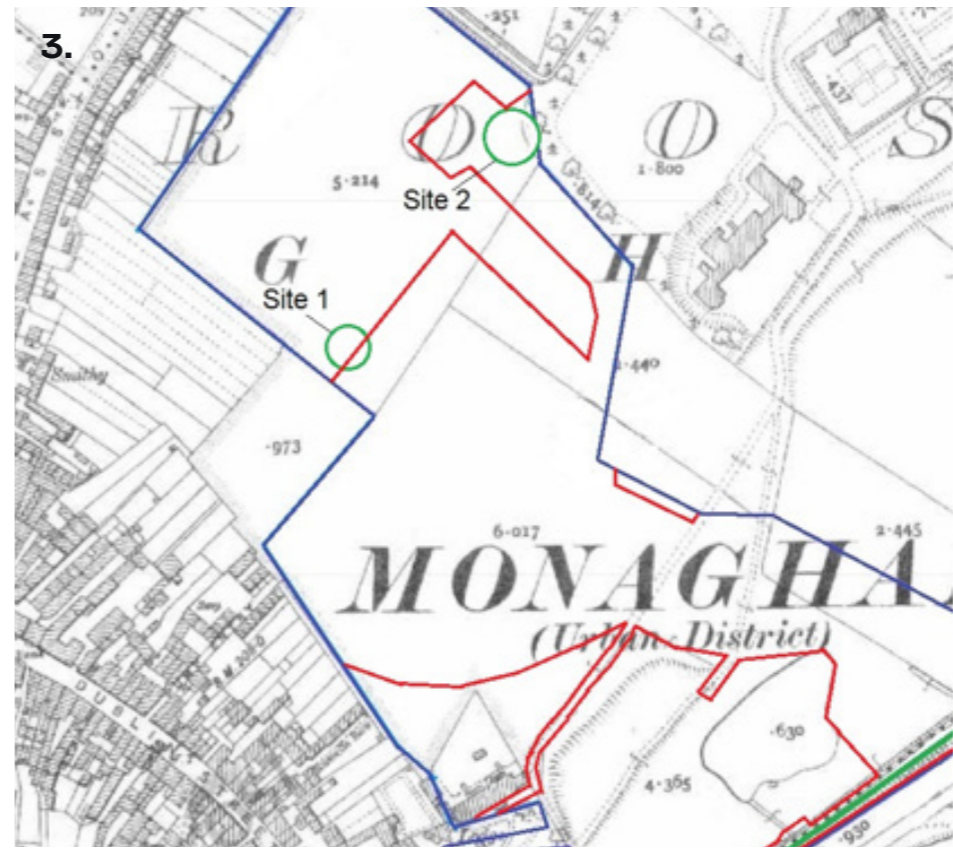
2. The site is located at the break of slope and comprised a raised, slightly curvilinear bank, approximately 25m in length, with the ground level considerably lower to the interior (south). The ovoid plan, partially formed was truncated by the cut stone wall which demarcated the asylum lands. The slope appears to be considerably steeper on the southern side of the wall. Subsequent inspection found it to be non- archaeological in nature.

3. The site is located on level ground just below a local spot height. Again, it presented as an ovoid, uncultivated area, with a slightly raised area towards the centre. Measuring approximately 25m in diameter. The archaeological testing of this feature under licence ref. 22E0956 established categorically that this was not an archaeological feature, but rather an uncultivated area where a concrete built shed structure had previously stood.

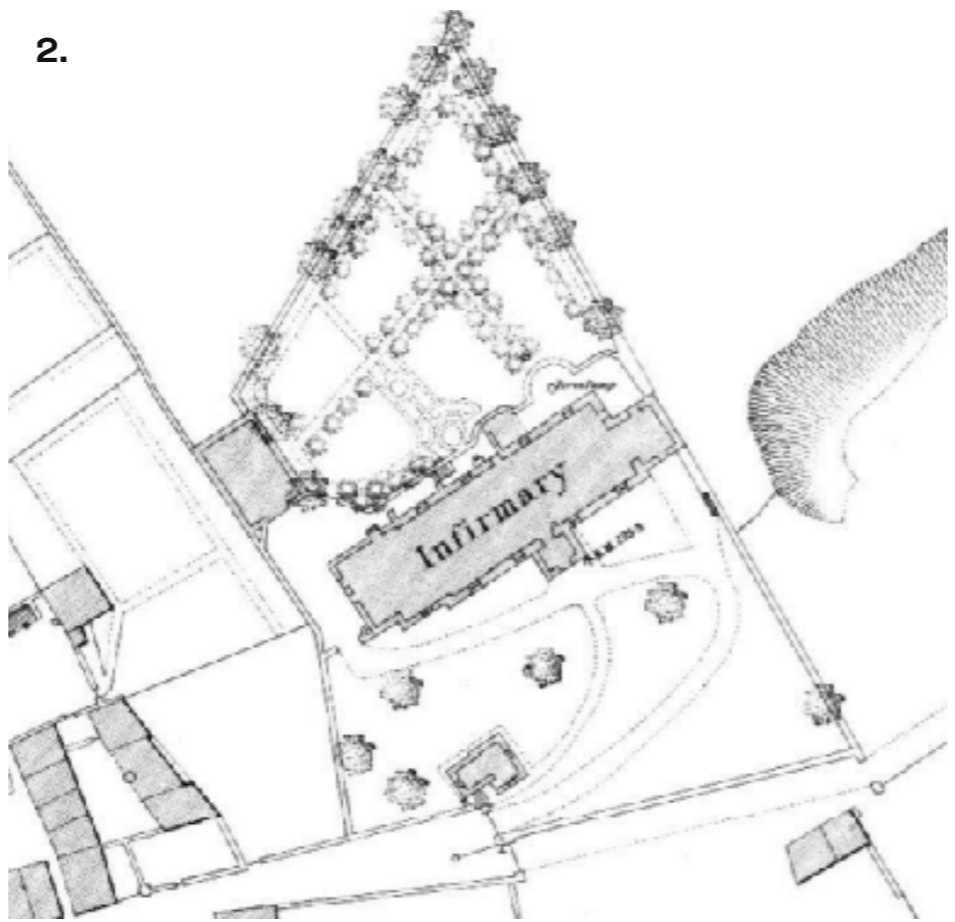
For further information please refer to ABH's archaeological, architectural and cultural heritage assessment report.



# ARCHITECTURAL HERITAGE



- 1. Market Cross
- 2. The Old Infirmary, Ordnance Survey Map 1860
- 3. Extract of 25 Inch Map
- 4. Location of Possible Archaeological Sites





# SITE ECOLOGY

NM Ecology visited the site on the 28th July 2022 and reported the following.

The habitats are broadly of low value, and there was no sign of any protected species within the site boundaries. The broadleaved woodland is of moderate ecological value, the hedgerow is of low value, and the improved agricultural grassland, dry meadow and existing road are of negligible value.

A bat survey was subsequently undertaken in August 2022 and the following is a high level synopsis of the findings;

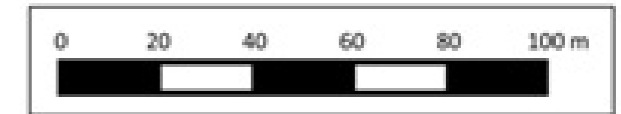
- a) No bats were recorded emerging from the mature trees at the southern point of the site. This confirms that there are no bat roosts.
- b) Some bats were recorded feeding within the site, notably around the mature trees in the south, and the hedgerow in the north-east corner of the site. The activity would be best described as ‘moderate’ and expected for this undeveloped site.
- c) It would be intended to retain the vegetation in the south and north-east of the site, where possible and plant new hedgerows along the site’s boundaries where opportunities exist.
- d) Lighting in these areas and generally at the periphery of the site will be minimised and where it is proposed it will need to be sensitively designed.



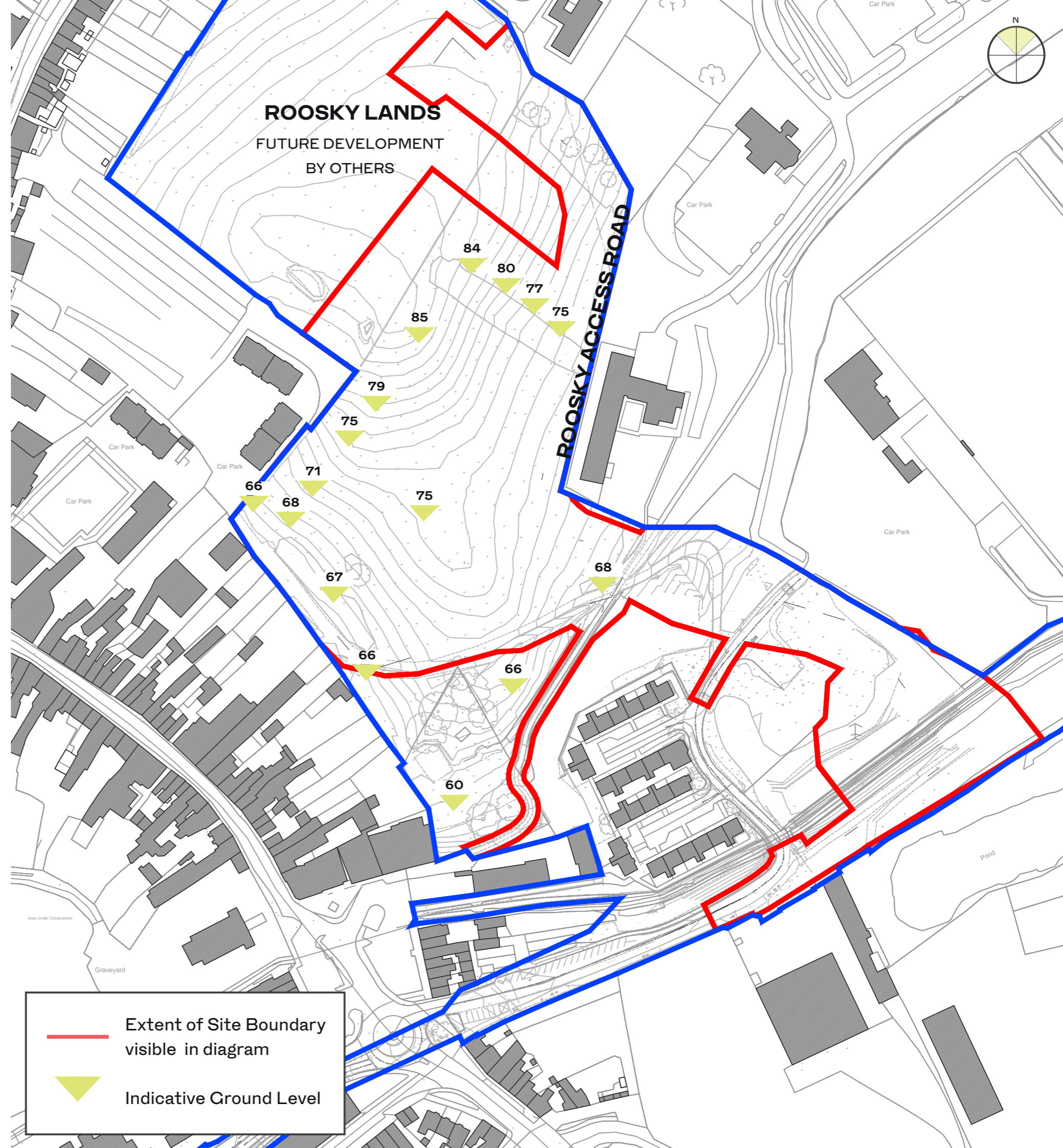
Map Extract: MH Planning - Location of Protected Trees

<b>Figure 1</b>	Habitat map
<b>Location</b>	Monaghan Civic Offices
<b>Applicant</b>	Monaghan County Council
<b>Date</b>	03 Sep 2022
<b>NM Ecology Ltd - Ecological Consultants</b> Website: <a href="http://www.nmecology.com">www.nmecology.com</a> Email: <a href="mailto:info@nmecology.com">info@nmecology.com</a> Tel: 087-6839771	

Habitats	
	Existing road
	Improved agricultural grassland
	Dry meadow
	Hedgerow
	Broadleaved woodland













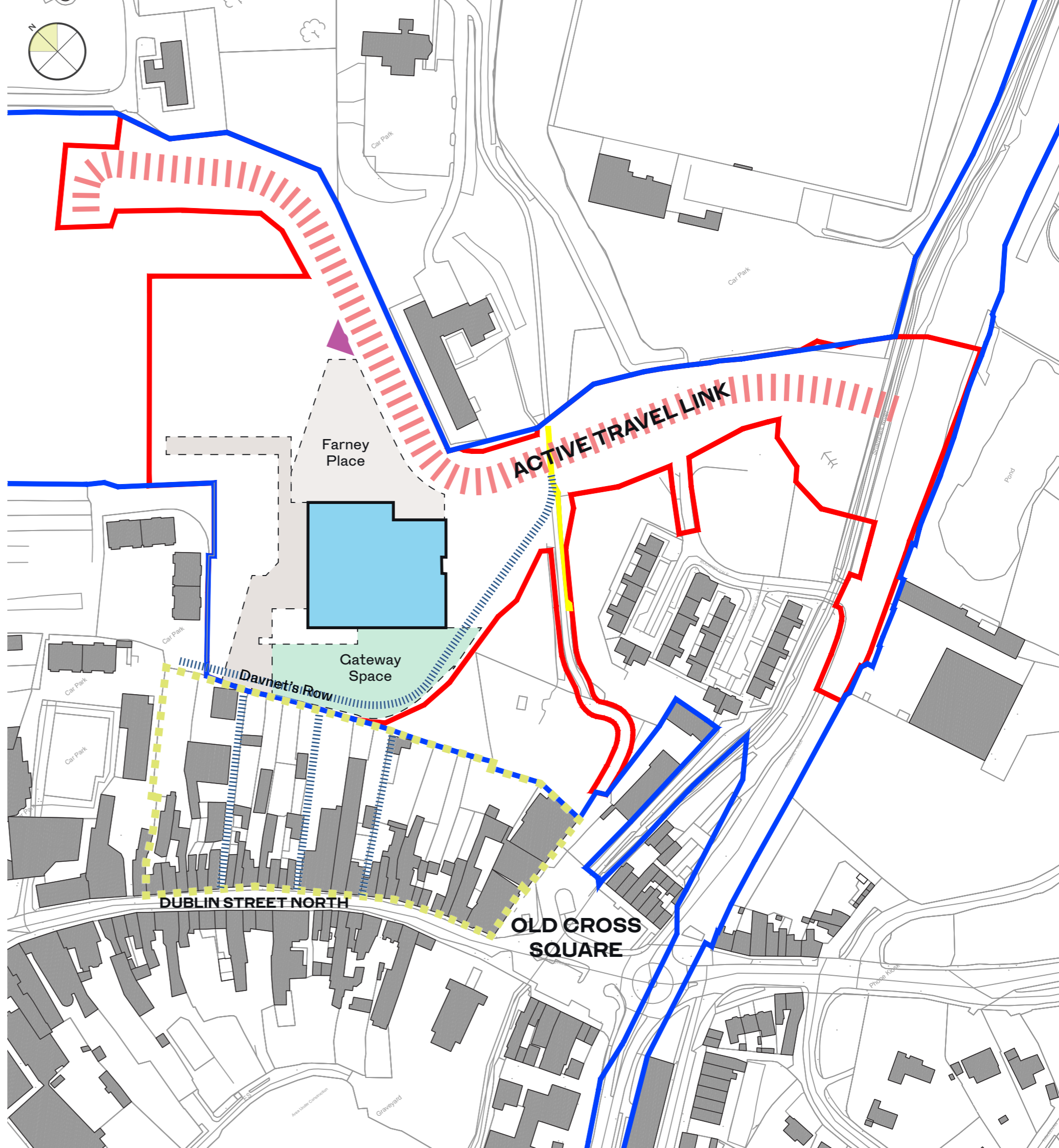
# SITE LEVELS



# SITE CONSTRAINTS

TOWN CENTRE SITE  
PLOT AREA = 3.9HA

-  Extent of Site Boundary visible in diagram
-  The Specific Objective MPO 16 is to, 'Ensure that all development proposals within the Roosky Lands Masterplan area have regard to the masterplan strategy and development objectives of the Roosky Lands Msterplan.'
-  Soft Landscaping Infrastructure to form part of legible, accessible and pleasant outdoor environment to Comply with Specific Objective MPO 16
-  Hard Landscaping Infrastructure to form part of legible and accessible outdoor environment to Comply with Specific Objective MPO 16
-  The Specific Objective MTSO 1 is to, 'facilitate the development of Monaghan to maintain its position as the principal town in the County at the top of the settlement hierarchy and to ensure that its expansion takes place in an orderly and sustainable fashion viability of the town centre.'
-  Proposed New Road Layout to Achieve the Specific Objective MTSO1
-  The Specific Objective UDP1 is to, promote the development of backland and infill sites and the reuse and regeneration of brownfield sites within the urban areas in accordance with the principles set out in Section 15.2 of Chapter 15 (Development Management Standards) of the Monaghan County Development Plan 2019-2025.
-  Local Area Plan; Dublin Street North Regeneration
-  Proposed New Pedestrian Routes to Achieve the Specific Objectives of the North Dublin Regeneration Plan
-  Indicative Vehicular Access Point



An aerial line-art map of a city, rendered in white lines on a black background. The map shows a dense urban layout with various building footprints, streets, and green spaces. A central area is highlighted with a yellow rectangular overlay, containing the text '3. DESIGN PROPOSAL'. The highlighted area shows a large, modern building complex with a curved facade and a central courtyard. The surrounding city is depicted with a mix of residential and commercial buildings, interspersed with trees and open spaces. The overall style is architectural and technical, resembling a site plan or a conceptual urban design drawing.

# 3. DESIGN PROPOSAL

# SITE CONNECTIVITY

## CREATING AN ANCHOR POINT

*“To adopt a placemaking approach that strengthens the role of the Masterplan Area as a new civic quarter, and a place to live, work, shop and do business.”*

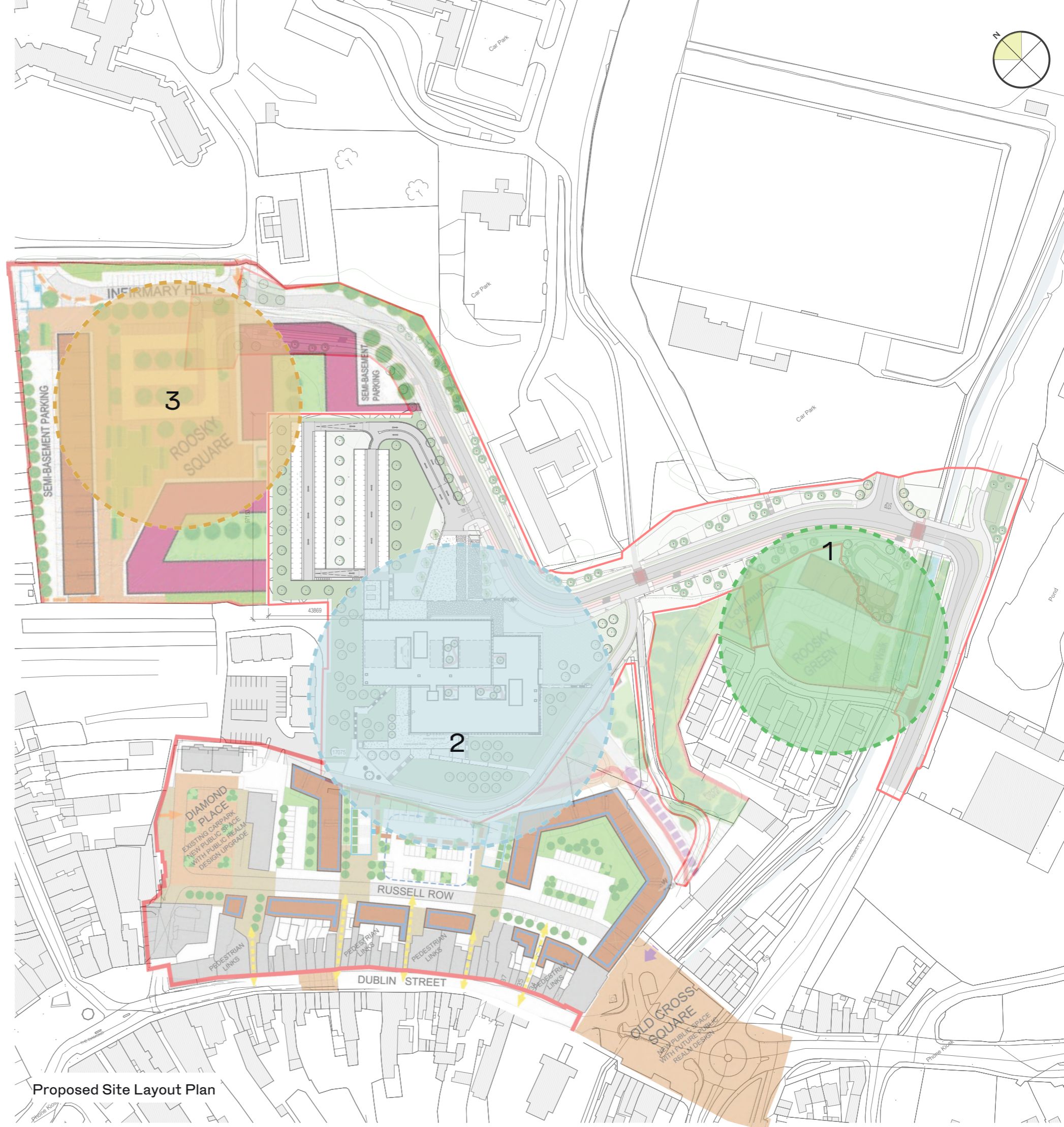
As per the Roosy Masterplan Objective 1, the location of the Monaghan County Council Civic Offices serves as an anchor and catalyst for the new Civic Quarter, promoting and place to live, work, shop and do business.



**Area 1** - Roosy Vale / Roosy Green

**Area 2** - Infirmary Place and Farney Place

**Area 3** - Roosy Square



Proposed Site Layout Plan

# SITE CONNECTIONS

## STREETS, ROUTES AND LINKS








Pedestrian movement and cycling is a defining principal of the site strategy reflected in the formation of pedestrian and cycle routes across the site which link to opportunities for connections to public roads in the Roosky Masterplan. These links improve the connections between the town centre and the proposed development within the masterplan.

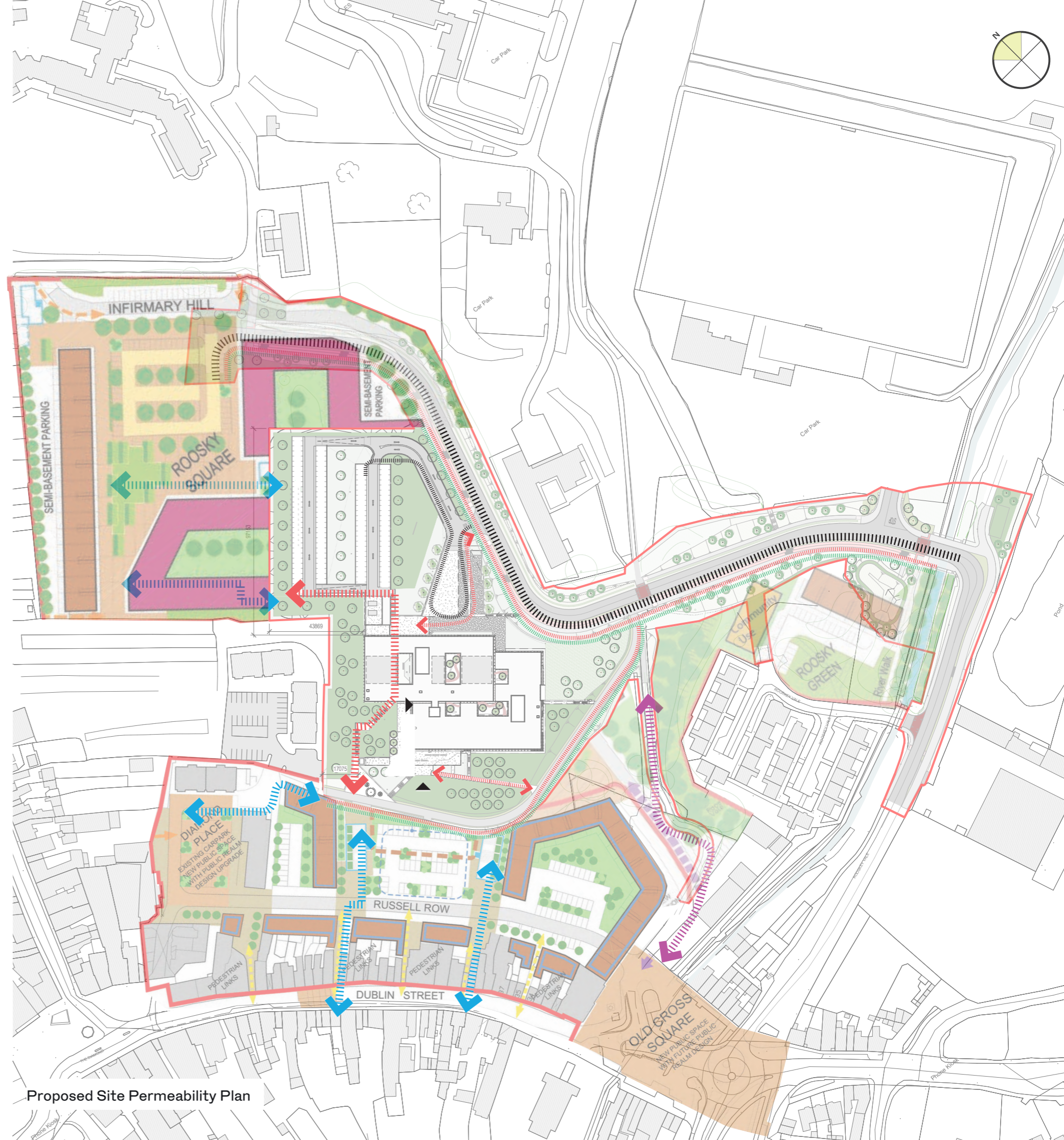
As stated in MCC's Roosky Masterplan; the design of the street network and public spaces has a strong focus on sustainable modes, with priority given to the design of pedestrian and cycling facilities, thereby contributing to the achievement of the target modal splits set-out in the Roosky Masterplan.

### ST. DAVNET'S ROW / FARNEY PLACE ROUTE

The St. Davnet's Row/Farney Place Access Route will provide an important connection between the proposed Dublin Street Regeneration Plan Area to the new civic space at Farney Place. This will provide links to Roosky Square, and thence to the route at St. Davnet's.

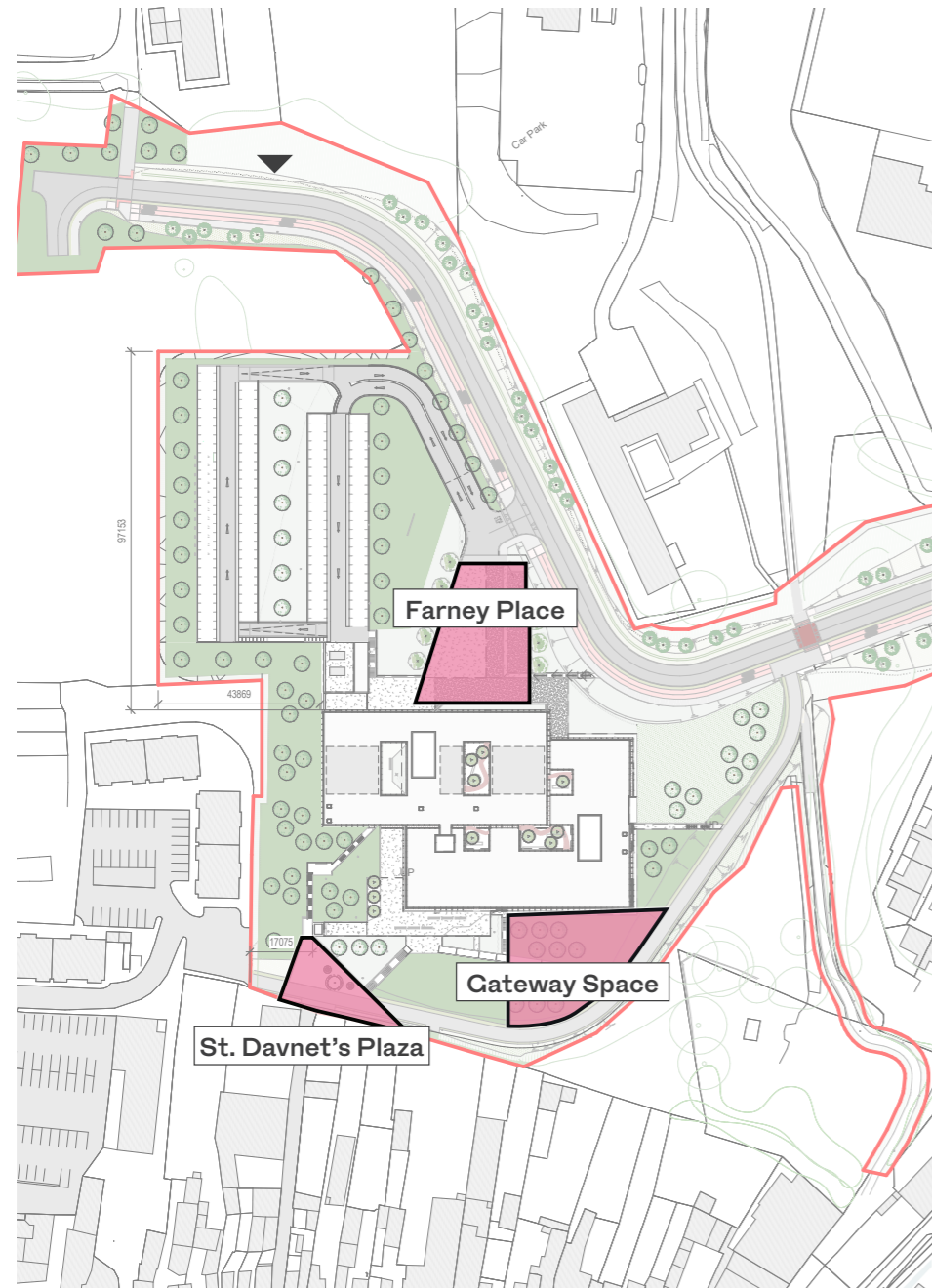
Key:

	Proposed Vehicular Access Route
	Proposed Pedestrian Access
	Proposed Bicycle Access
	Future Potential Pedestrian Routes
	Existing Pedestrian Route
	Existing Bicycle Route
	Entrance



Proposed Site Permeability Plan

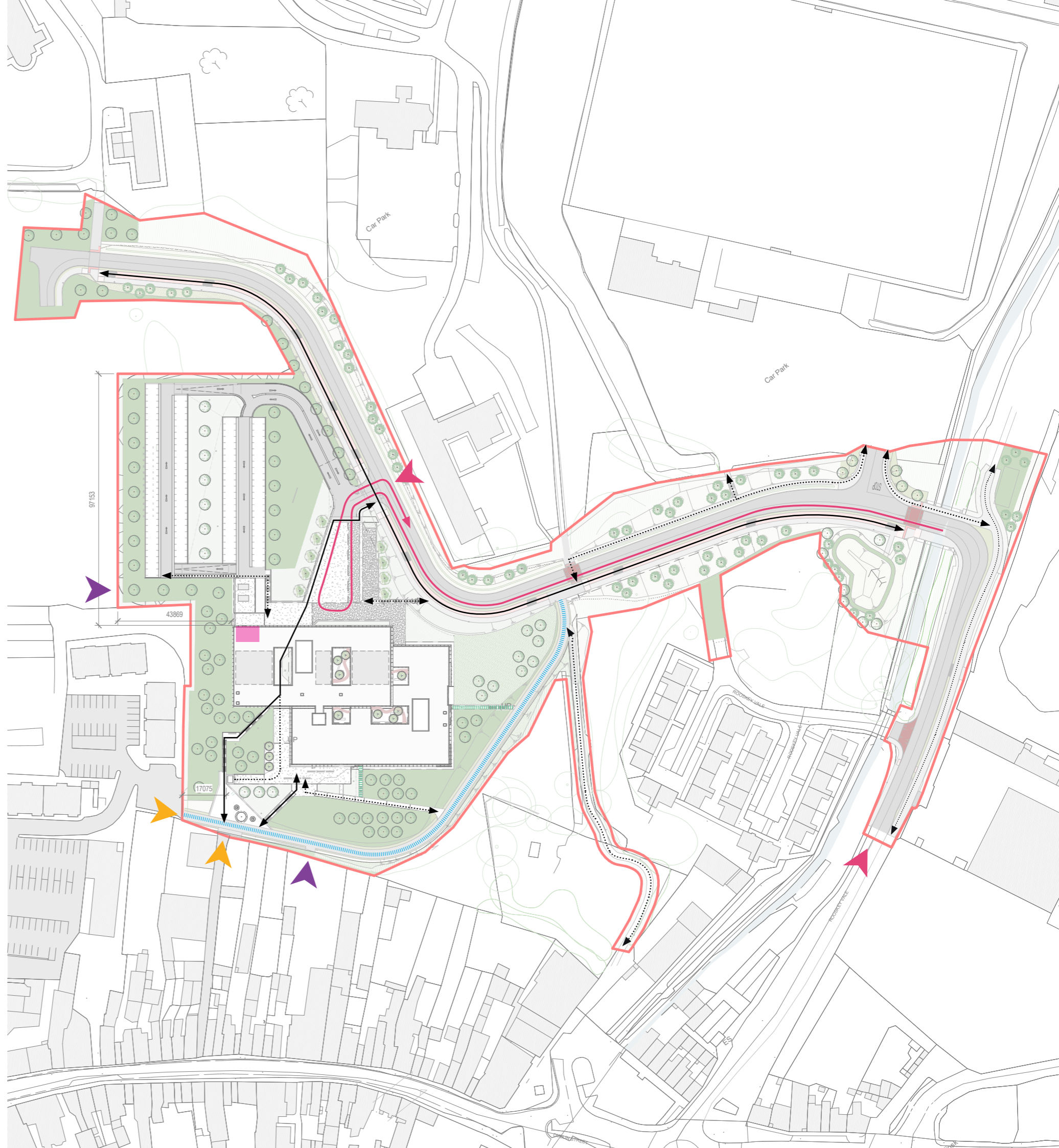
# SITE ACTIVATION












# SITE ACTIVATION

Site permeability is a defining principal of the site strategy reflected in the formation of pedestrian and cycle routes across the site which link to opportunities for connections to public lands. These links improve the connections between the town and the future development of the Roosky Lands.

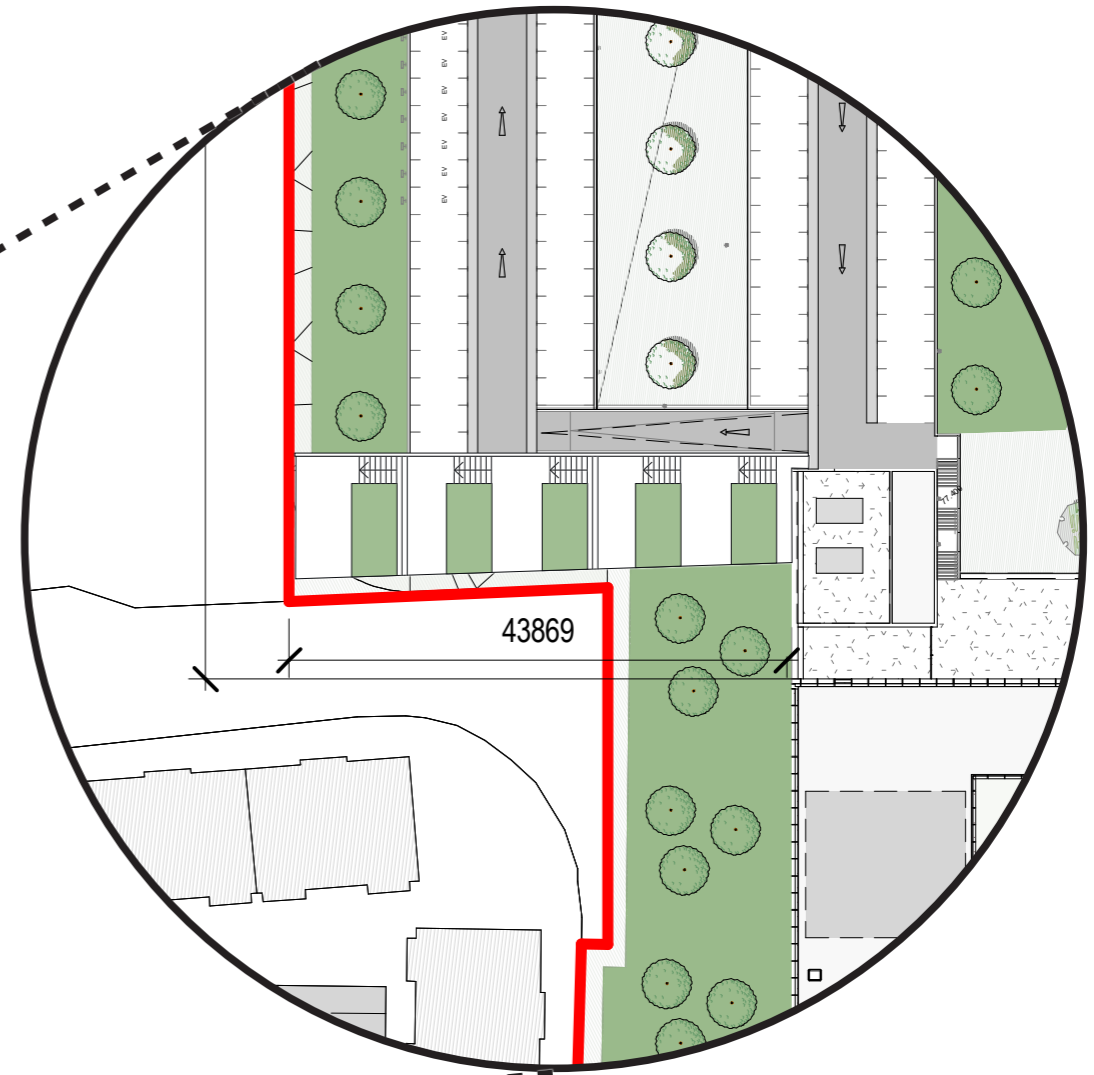
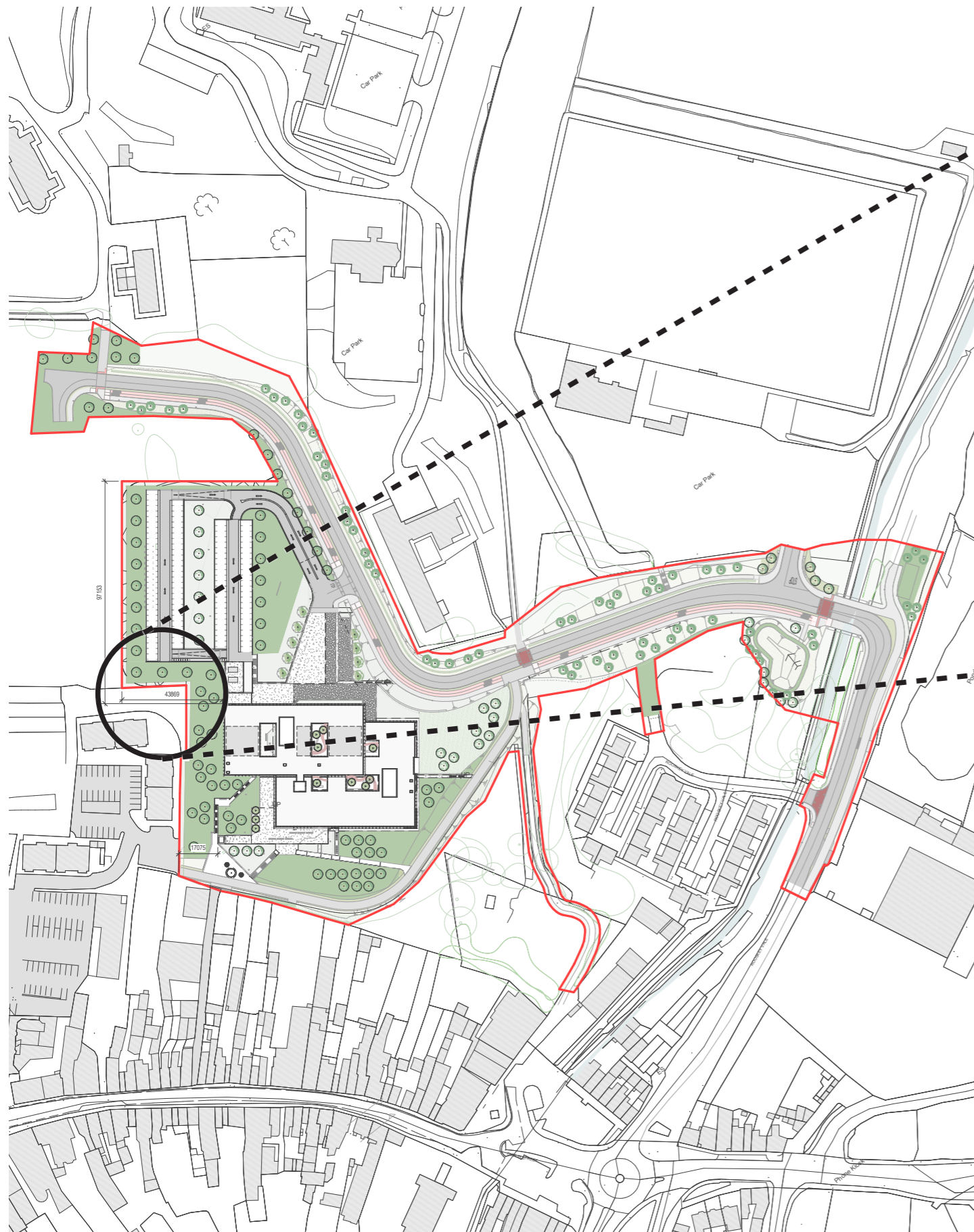
Finding a balance between the needs of people using the space whilst also remaining sympathetic to the sites environmental context has been a challenge. The overarching objectives and design principles have served as a framework and informed the development of the landscape proposals.



-  Primary Pedestrian Circulation
-  Secondary Pedestrian Circulation
-  Shared Visitor Cycle and Pedestrian Route
-  Vehicular Circulation
-  Proposed Pedestrian & Cycle Entrance
-  Fire Escape Only
-  Main Vehicular Access
-  Potential Future connection to Roosky Lands
-  ESB Substation

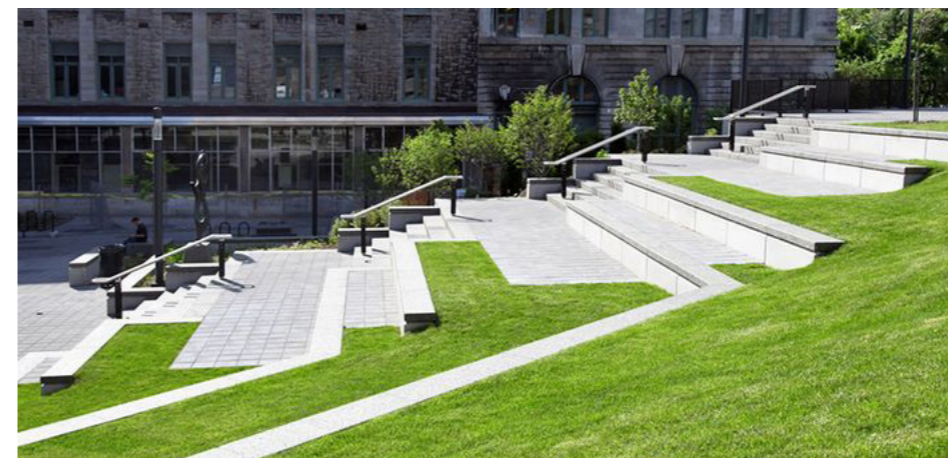


# FUTURE CONNECTIVITY

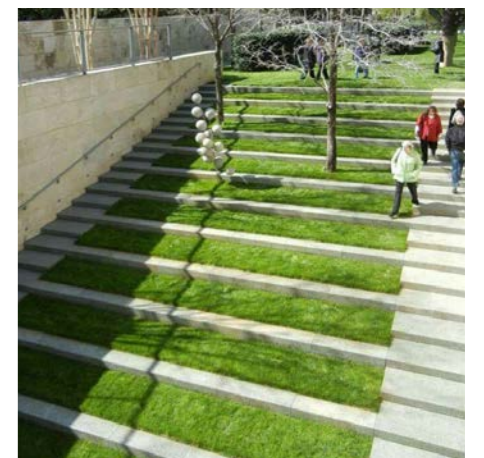


## FARNEY PLACE / ROOSKY SQUARE ROUTE

The Farney Place/Roosky Square Access Route will provide an important connection between the proposed Farney Place and the proposed Roosky Square. This future access will comprise of a terraced landscape of steps and will allow for access to the future development of Roosky Square, subject to detail design and integration with the mixed use development.



Terraced Steps- Landscape Inspiration

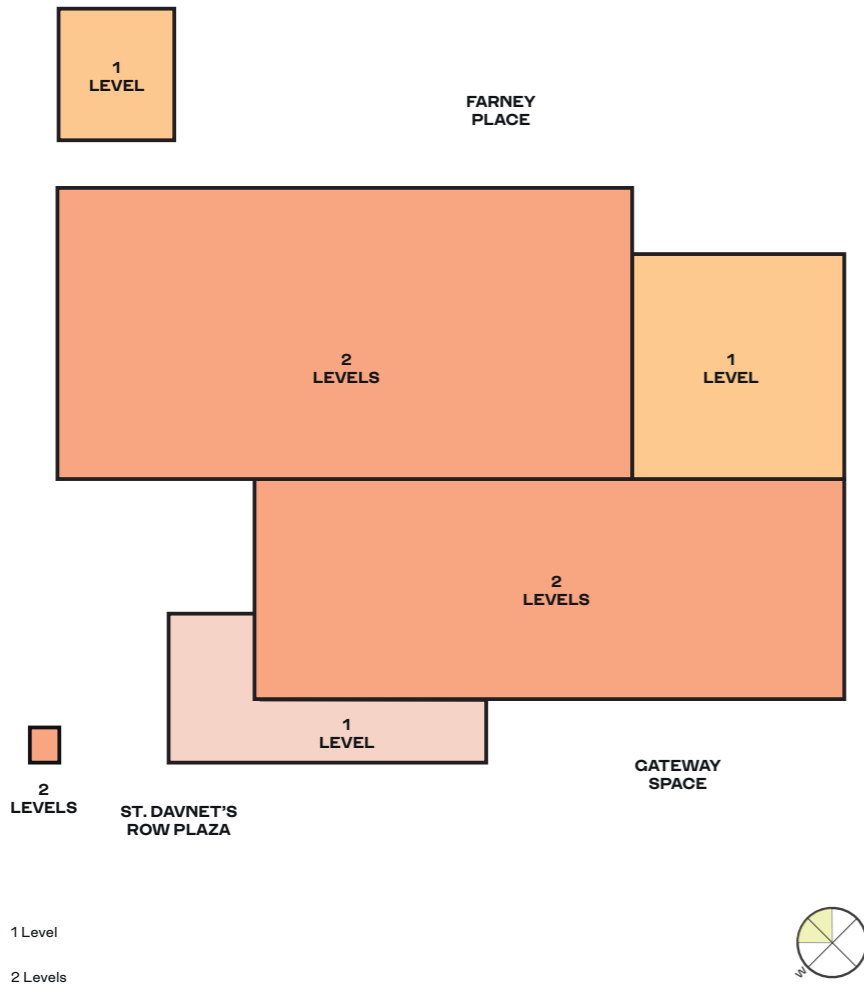
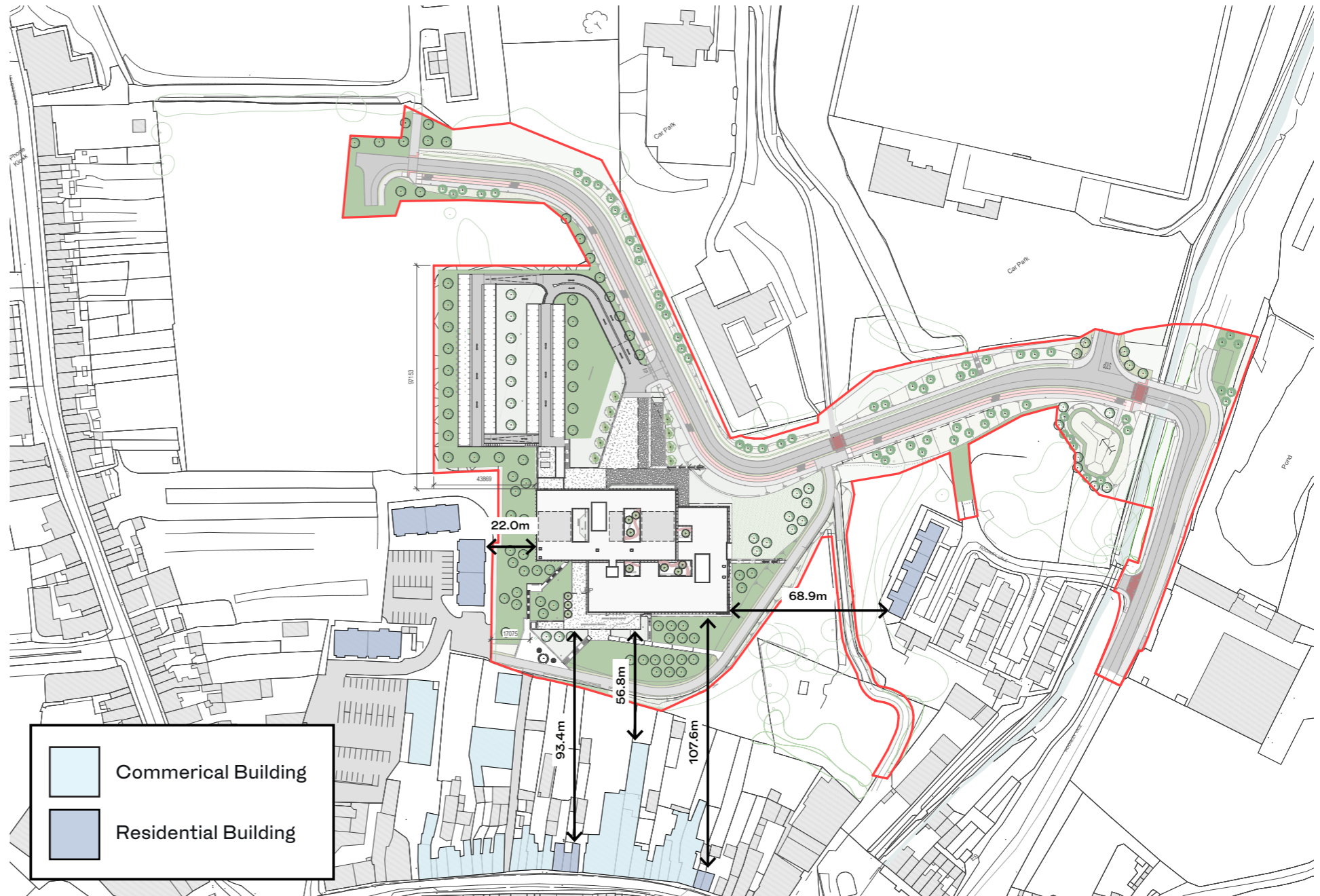
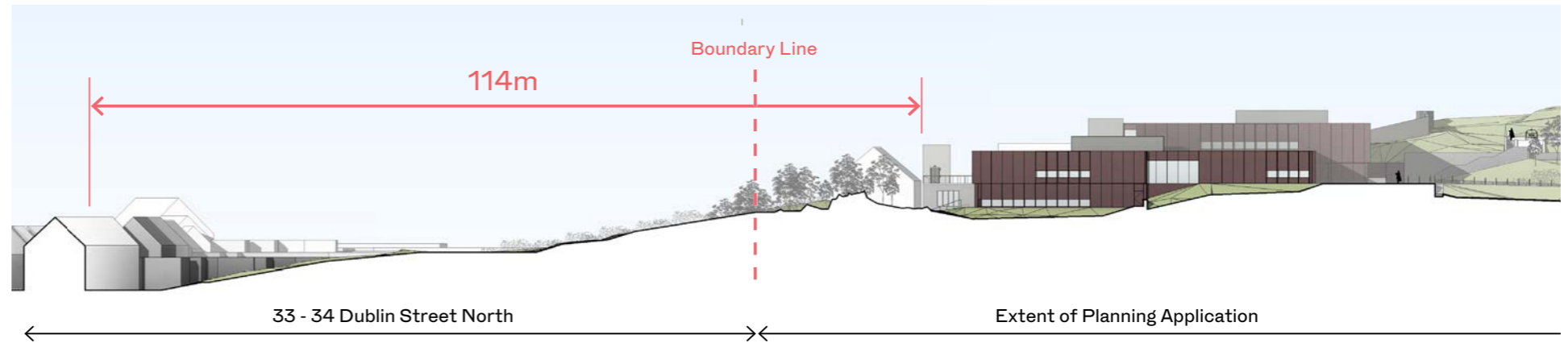


Steps- Landscape Inspiration

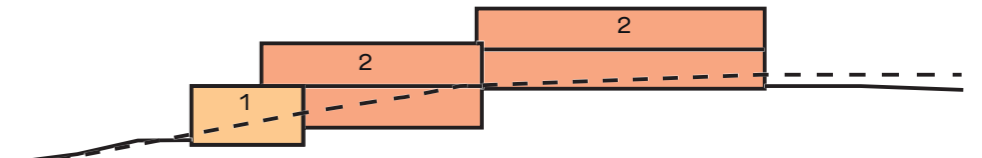
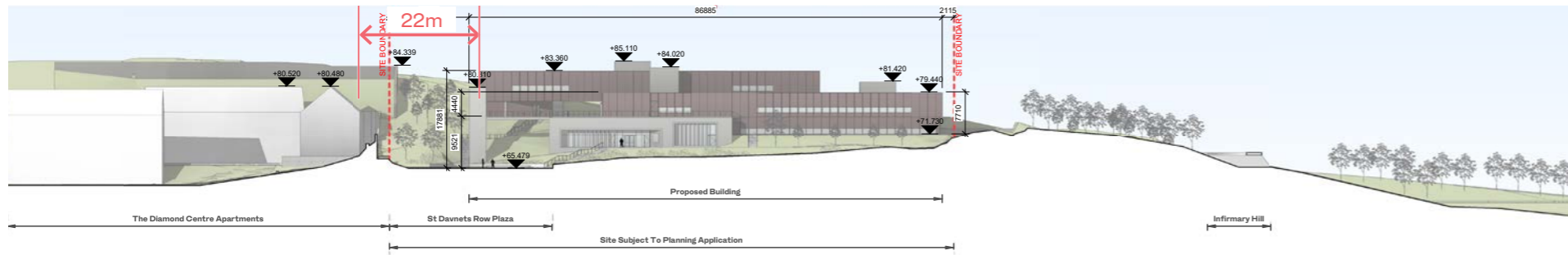
# SCALE AND MASSING

The scale and massing of the Proposed Civic Offices has been carefully considered to provide an appropriate and sympathetic interface between the proposed site and existing properties of Dublin Street North and the Apartments of The Diamond Centre. By maintaining a wide separation distance of between the Proposed Civic Offices and the existing buildings, a Civic grassland landscape is formed around the entire site.

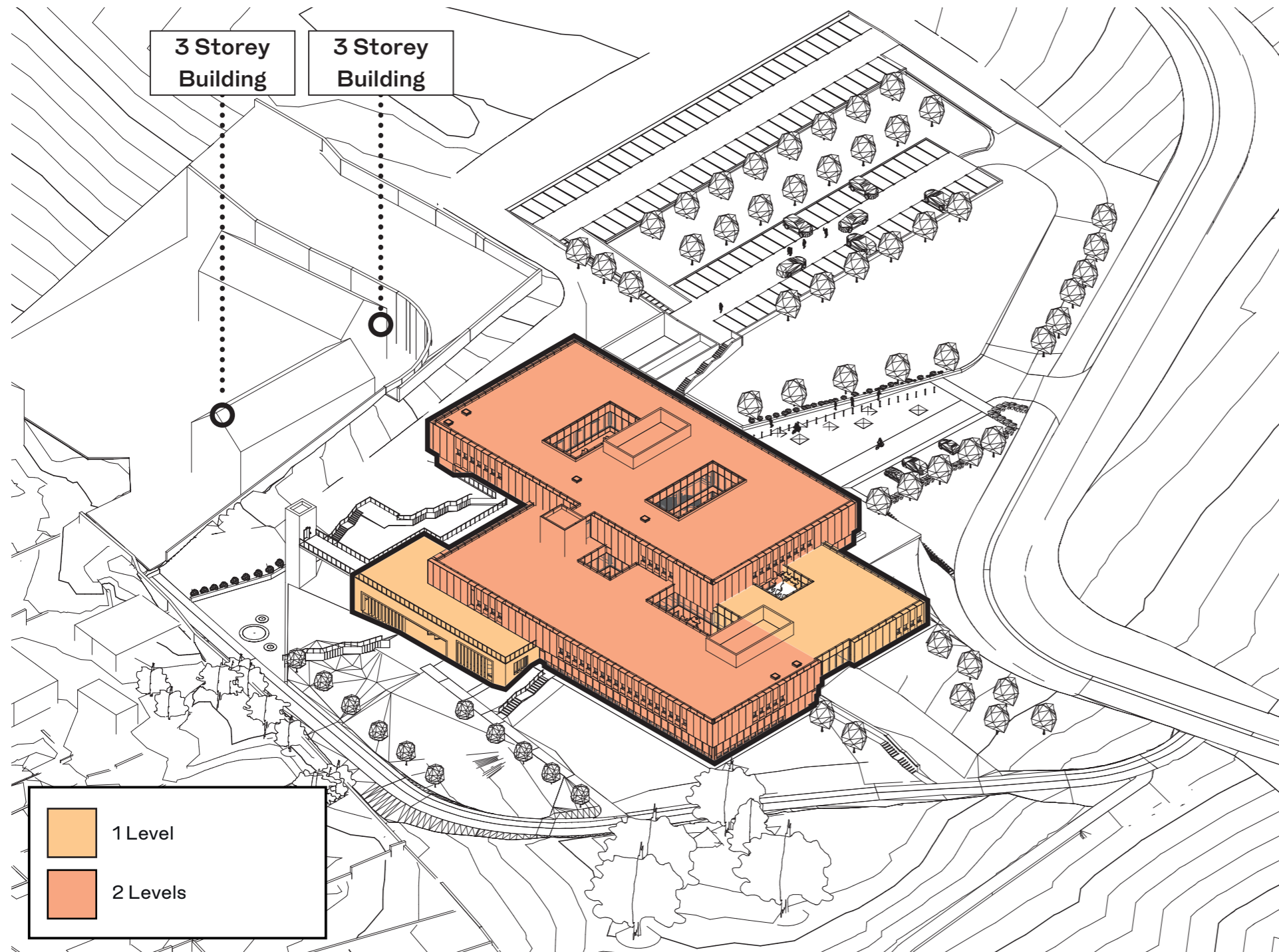
The consideration of scale started at the site edges and perimeters with the concept of three volumes being placed centrally on the site. These three volumes are interlinked and overlap each other to sit comfortably on the site, framed by a series of landscaped spaces. The composition of volumes is never greater than two storeys above ground level. The series of volumes are concluded with a large multi purpose civic space to the north.



# SCALE AND MASSING



Design Concept Cross Section - Heights



Building in a Landscape - Architectural Inspiration

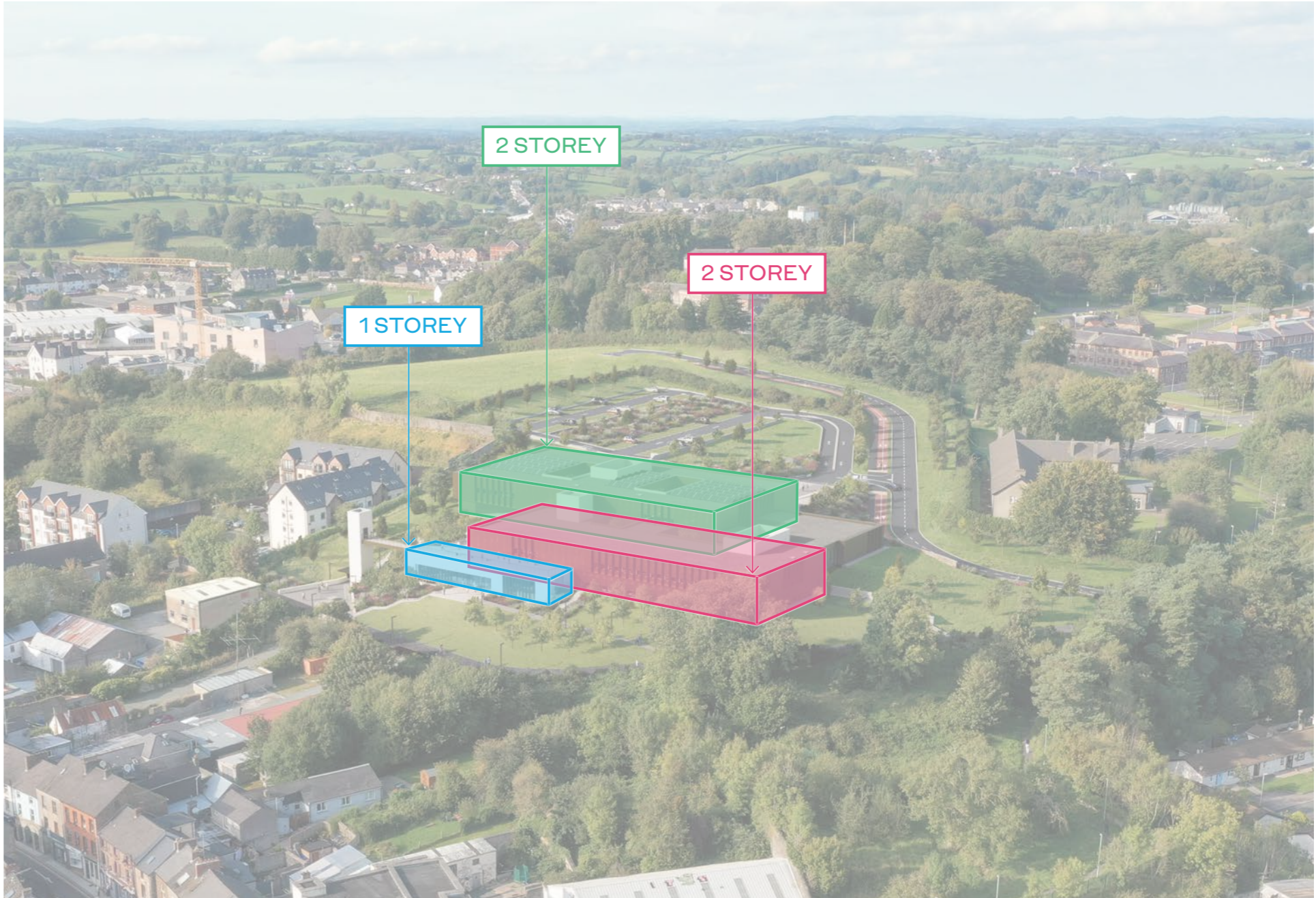
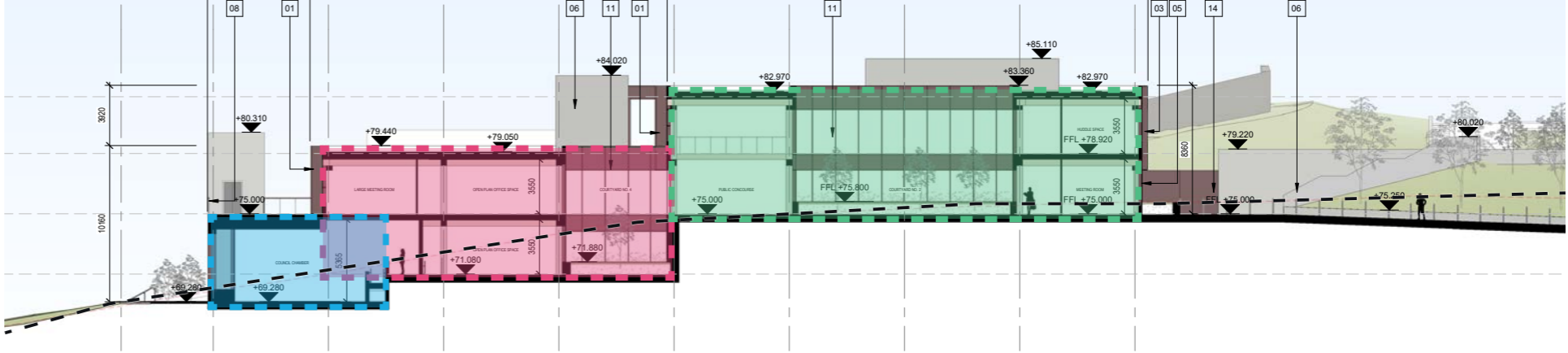


Building in a Landscape - Architectural Inspiration

# SCALE AND MASSING



Building in a Landscape - Architectural Inspiration



# DAYLIGHT AND SUNLIGHT

A Daylight, Sunlight and Overshadowing Study analysis report has been prepared by Integrated Environmental Solutions (IES) on the proposal. The report sought to investigate the proposed development in relation to:

- Shadow Analysis
- Sunlight to Amenity Spaces
- Sunlight to Existing Buildings
- Daylight to Existing Buildings

## DIAMOND APARTMENTS

Minimal additional shading visible from the proposed development on these buildings during March (0800-1000) and December (1000-1200), with no additional overshadowing during the rest of the year.

## HSE BUILDING ADJACENT TO INFIRMARY ROAD

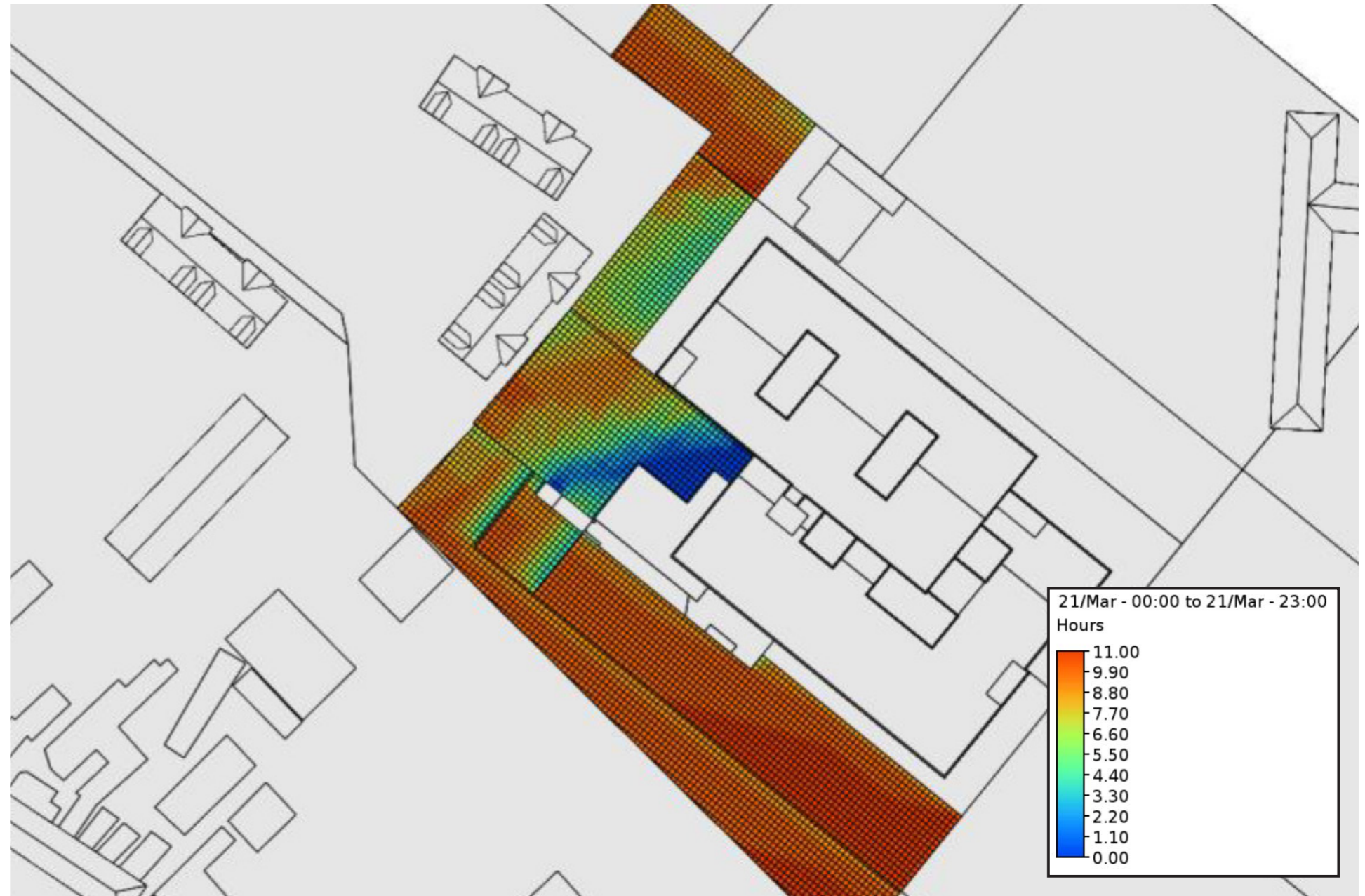
No additional shading visible from the proposed development on this building throughout the year.

## EXISTING AMENITY SPACES

On March 21st the existing amenity spaces will continue to receive the same levels of sunlight with the proposed development in place when compared to the existing situation. In all cases the results comply with the recommendations in the BRE Guide outlined above.

## IMPACT TO SURROUNDING PROPERTIES

The analysis also shows that the proposed building has imperceptible daylight, sunlight or overshadowing impact to neighbouring properties.



Amenity spaces hours of sunlight on March 21st





# 4. ARCHITECTURAL EXPRESSION

# MATERIAL PALETTE

## MATERIALITY

The proposed material palette is kept simple and clear to create order between the elements and to create a connection to its context.

The material selection of dark brown aluminium clad volumes with a select stone cladding plinth has been chosen with care to enhance the soft landscape and to create a scheme that has a civic quality that is pleasant and visually balanced.

The facade articulation is a striking architectural language of verticality whose expression is a result of a series of radiation analysis and thermal simulations to determine the appropriate shading strategies for the facades.

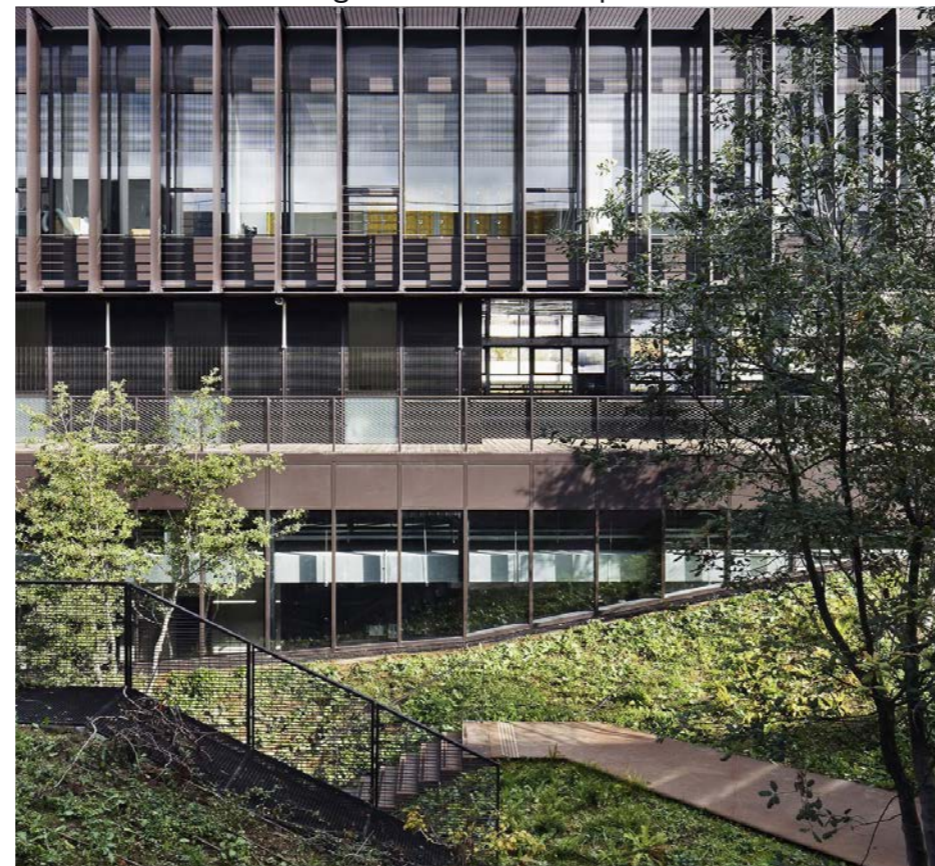
## MODULE DESIGN

One of the fundamental elements of successful workspace is the character of the windows. Windows moderate inside and out, they control the level of daylighting within each space as well as being fundamental to the degree in which the occupant engages with the landscape.

Consideration was given to the windows as a key component in the modulation of the facade design. These tall windows allow light deep into the space while wider expanse of uninterrupted glass allowed connection to the outside. Tall glazing creates a comfortable distribution of light while balancing the amount of glass required to achieve the required lighting levels against the higher thermal performance of the perforated aluminium mesh cladding.



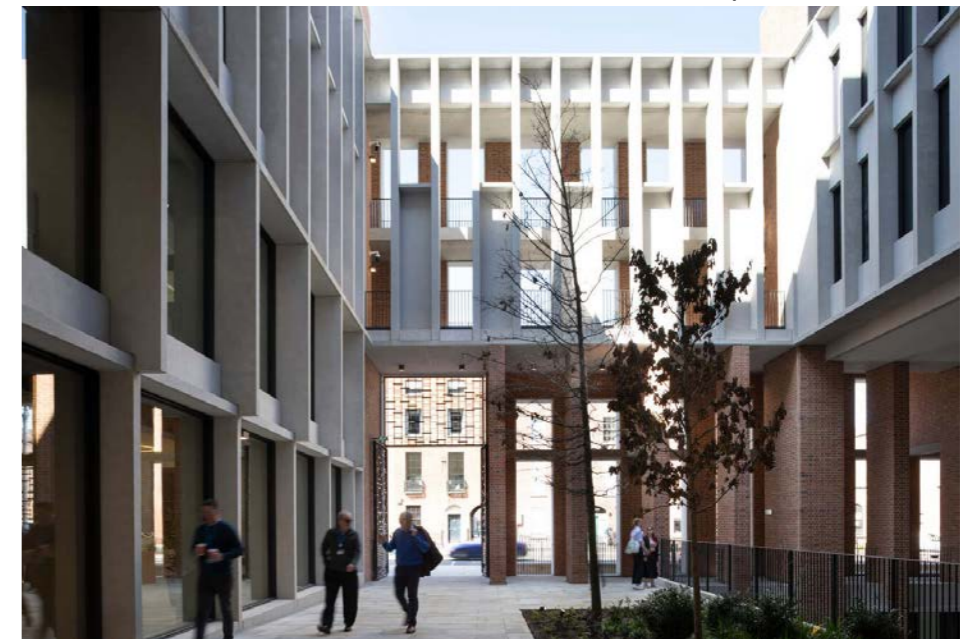
Selected Stone Cladding - Architectural Inspiration



Perforated Mesh Panels Between Vertical Fins - Architectural



Anodised Aluminium Vertical Fins - Architectural Inspiration



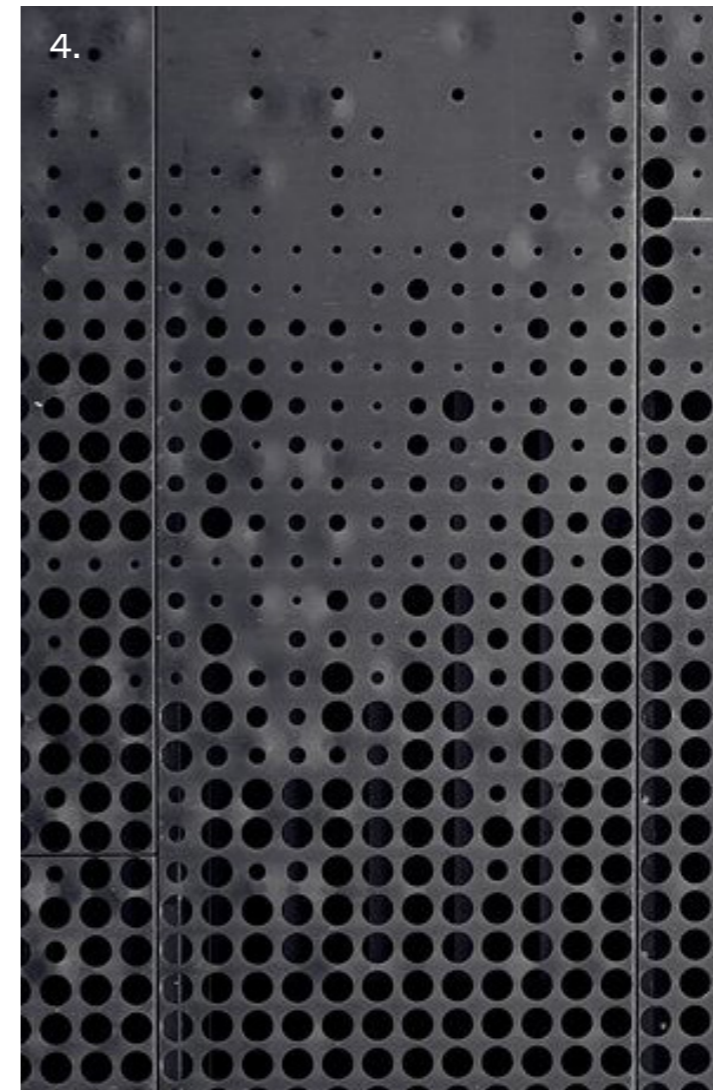
Defined Public Spaces - Architectural Inspiration



# MATERIALS AND FINISHES

The materials have been carefully chosen to project a warm, inviting presence. This engagement is achieved through the use of pale stone and bronze toned perforated cladding, which project a sense of durability and are in character with the context.

1. Selected Powder Coated Aluminium Cladding
2. Selected Stone Cladding
3. Selected Cast In-Situ Concrete with Varying Level of Abrasive Finish
4. Selected Powder Coated Perforated Aluminium Rainscreen
5. Railings in Selected Powder Coated Aluminium Finish



# MATERIALS AND FINISHES



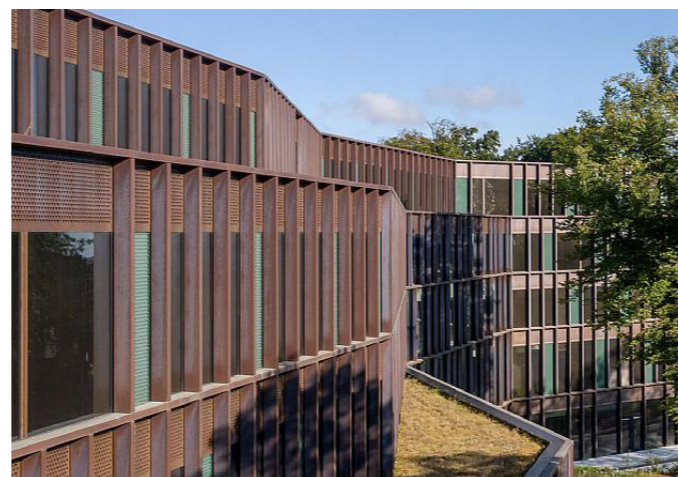
Proposed South - West Elevation



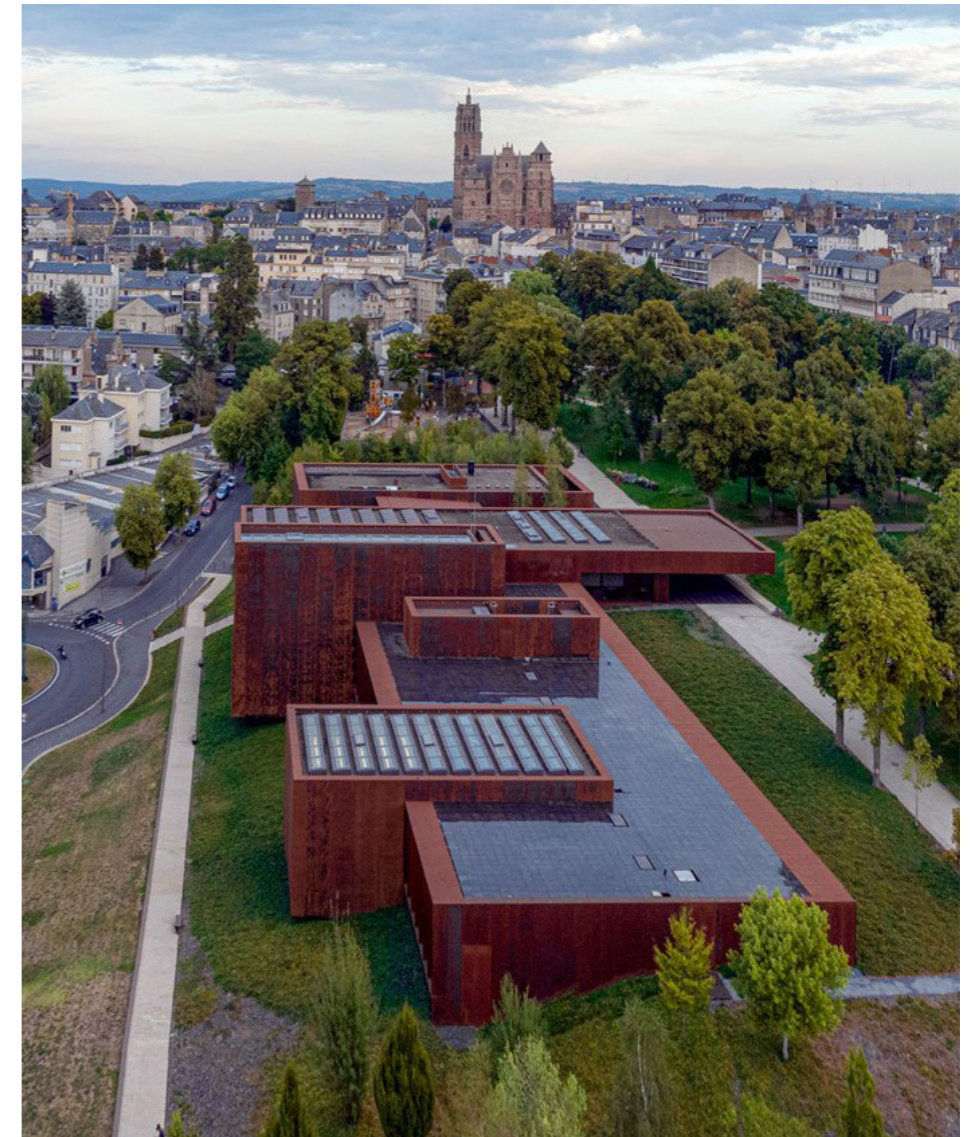
Proposed South - East Elevation



Vertical Fins - Architectural Inspiration



Perforated Rainscreen Cladding - Architectural Inspiration



## Building in a Landscape - Architectural Inspiration

An ensemble of dark brown powder coated aluminium clad volumes are placed within the landscape. The volumes are carefully composed and articulated to allow sunlight in and allow for views out. The articulation of deep fins accentuates an expression of verticality.

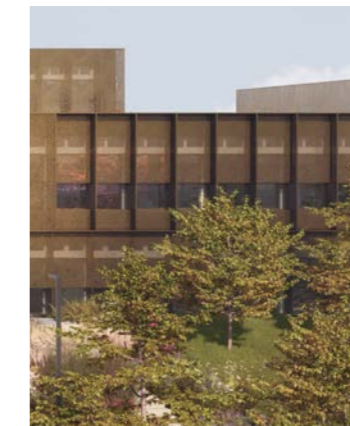
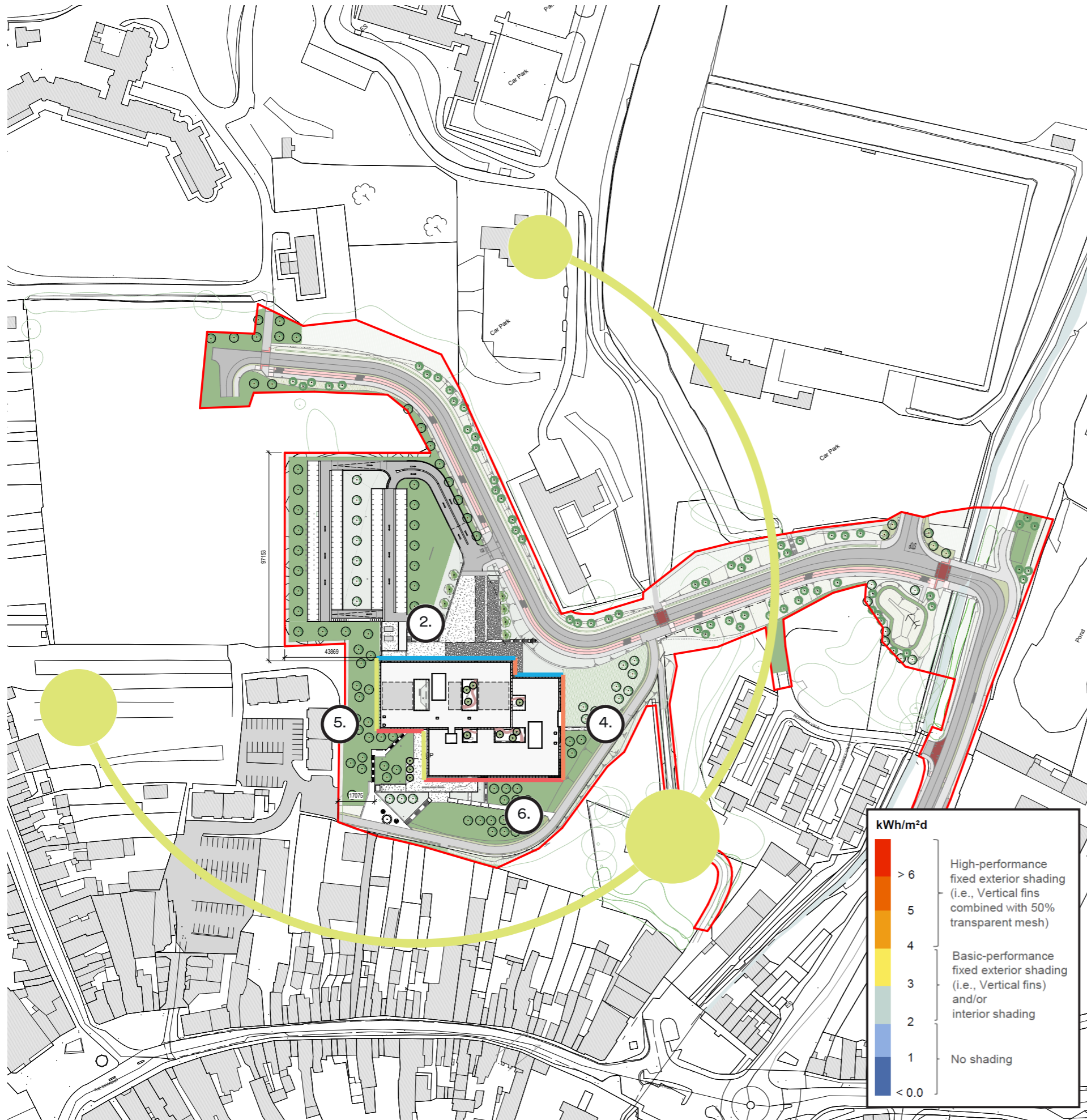
The use of highly specified, robust factory finished windows, doors and balustrade railings will also reduce ongoing maintenance costs. All of the mentioned materials will help create a building that resists deterioration and which is easily maintained and managed.

# ARCHITECTURAL EXPRESSION

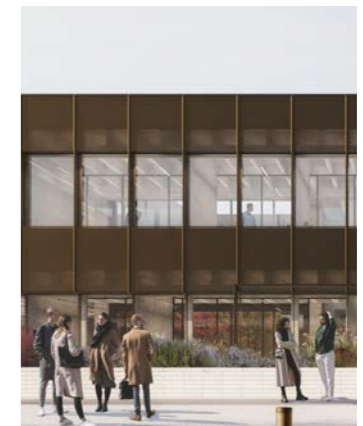
The architectural expression is a result of a series of radiation analysis and thermal simulations to determine the appropriate shading strategies for the facades.

The design of the facades follows principles including:

- Designed to reflect the Civic status of Monaghan County Council, while also acknowledging the immediate context,
- Designed to be the main source of natural ventilation, with operable windows, ventilation panels and blinds,
- Designed to provide the necessary solar shading to reduce glare and heat gain, resulting in a comfortable internal environment for staff and visitors.



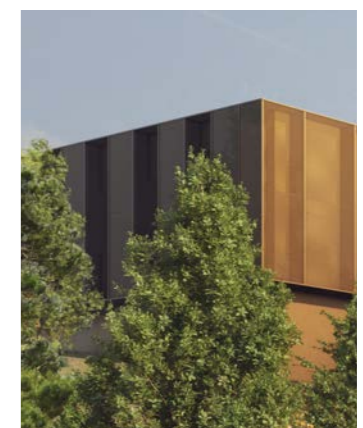
6. South Facade - High-performance fixed exterior shading



2. North Facade - No shading



4. East Facade - Basic-performance fixed exterior shading



5. West Facade - Basic-performance fixed exterior shading

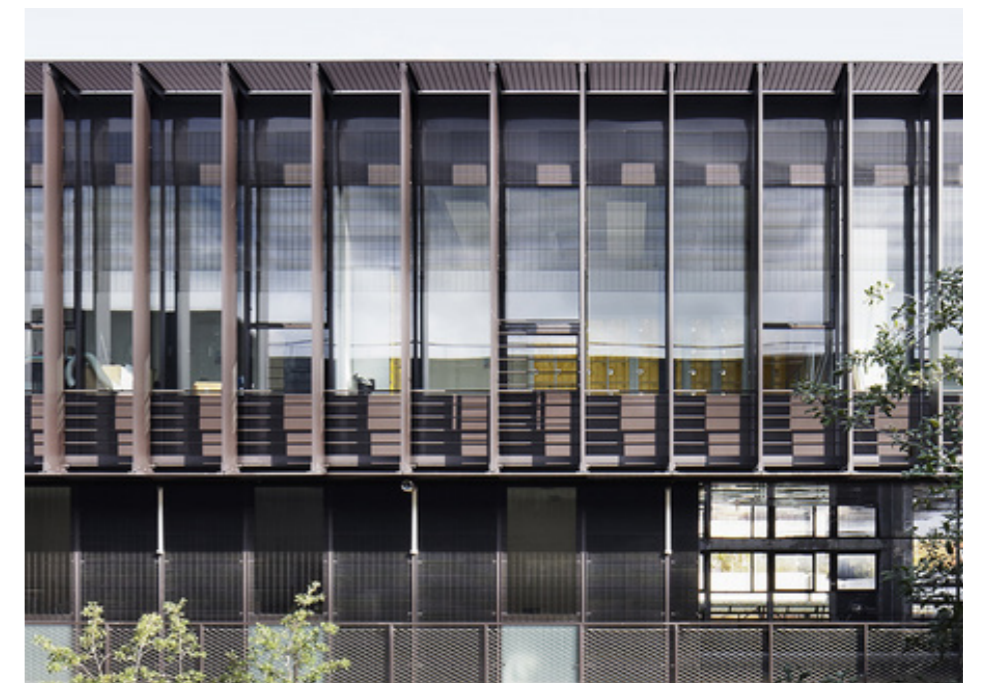


## SOUTH FACADE

A two storey volume fronts onto St. Davnet's Row. The building providing a natural point of interaction with the public route and future development of Dublin Street North.

The architectural design is restrained and of a civic scale linking to the heights of Dublin Street North nearby.

The materials have been carefully chosen to project a warm, inviting presence. This engagement is achieved through the use of pale stone and bronze toned perforated cladding, which project a sense of durability and are in character with the context.



Architectural Design Reference

## NORTH FACADE

A two storey volume fronts onto the Multi Purpose Civic Space; Farney Place. The building providing a natural point of interaction with the civic space and future development to the north on Rosky land.

The architectural design is restrained and of a civic scale linking to the heights of Dublin Street North nearby.

The materials have been carefully chosen to project a warm, inviting presence. This engagement is achieved through the use of pale stone and bronze toned perforated cladding, which project a sense of durability and are in character with the context.

The ground floor plane is highly activated through the use predominantly of glazed office space and public concourse addressing the scheme entrance. This materiality and openness promote interaction with the development and passive surveillance of the public space.



Architectural Design Reference



## DEFINING THE ENTRANCE



Proposed St. Davnet's Row Plaza



Proposed Multi Purpose Civic Space, Farney Place

The Project establishes a Civic Quarter within a masterplan for Monaghan Town; acting as an anchor and catalyst for future development.

Pedestrian movement, cycling and the creation of public spaces are a defining principal of the site strategy to improve the connections with the exiting network of streets and the future connections within the masterplan.

Farney Place is one of these key public spaces; connecting between the proposed Dublin Street Regeneration Plan and the future development of the Roosky Square to the North. The civic space is designed to be flexible to allow for community events while also catering to the daily needs of visitors to the new Civic Offices Building. The space has a consistent and high quality palette of hard materials and street furniture that will define the civic character.

The space has been designed to enable emergency and service vehicle access while also relocating staff car parking elsewhere on the site. Disabled parking is provided to allow direct accessibility to the building entrance.

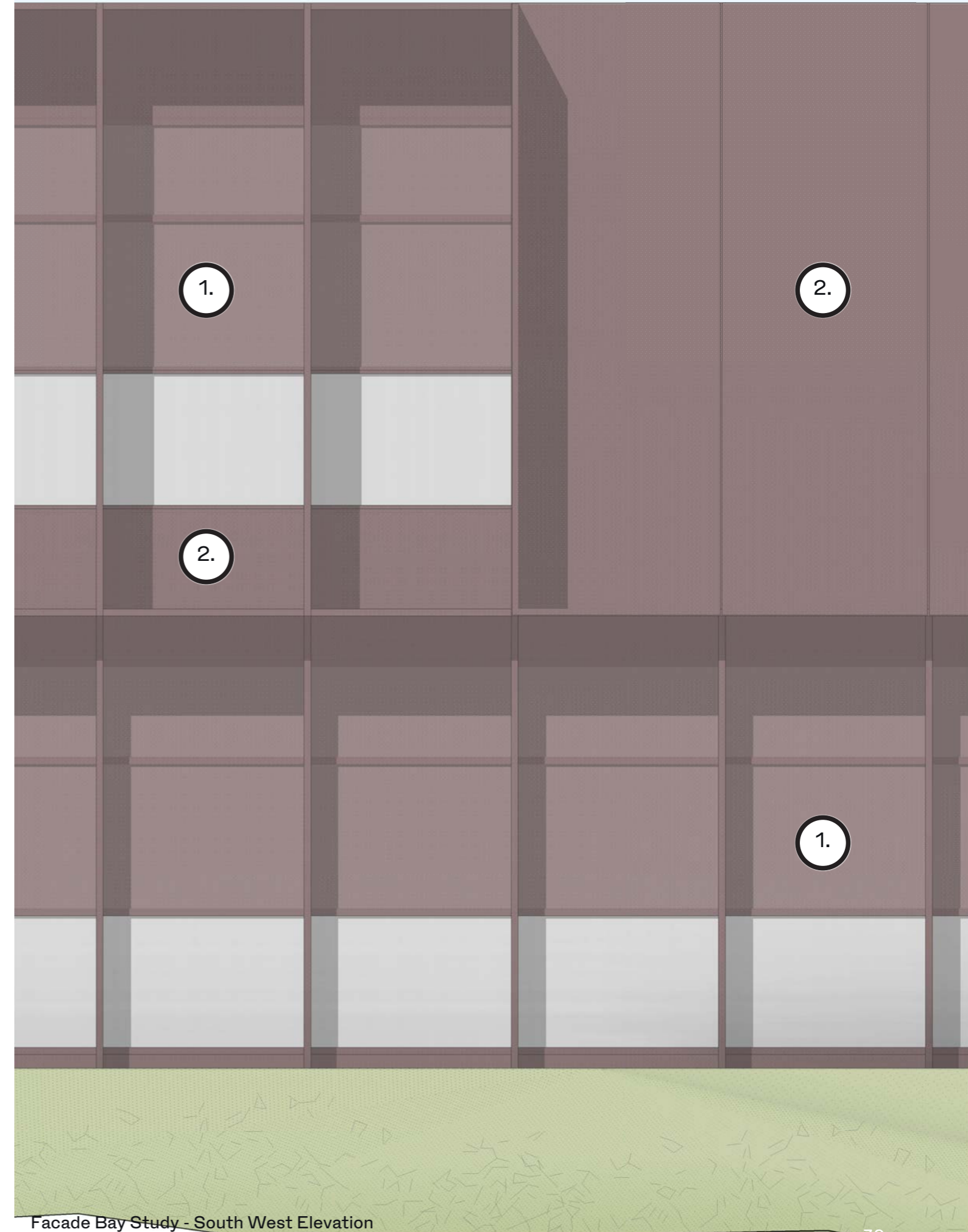
The new Civic Offices Building for Monaghan is also an exercise in placemaking, the Public Concourse, Support Spaces and Office Space will provide the executive, elected members and staff with modern, inclusive spaces which engages with the town and serves its population.



Architectural Design Reference

# FACADE BAY MATERIAL STUDY

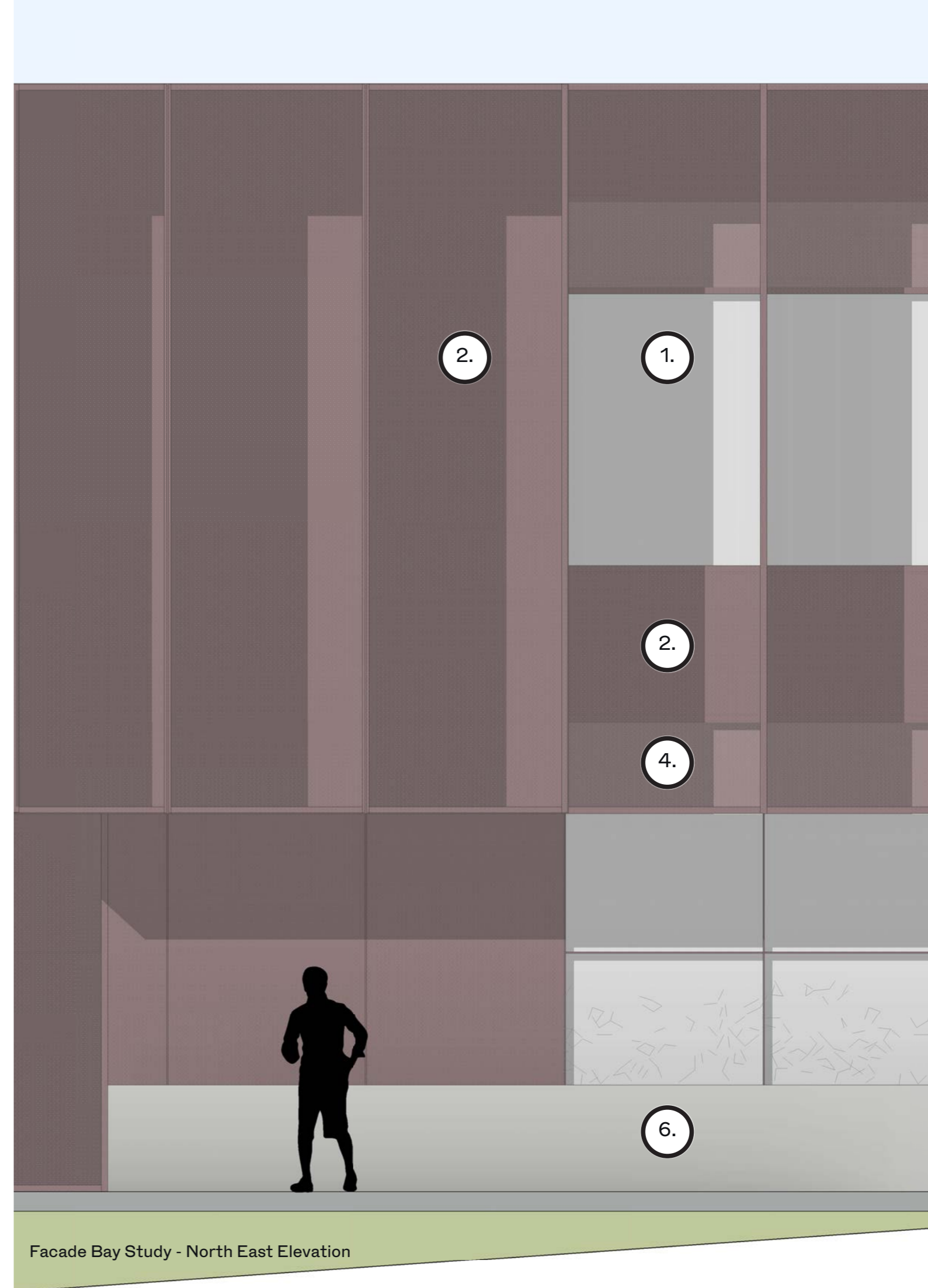
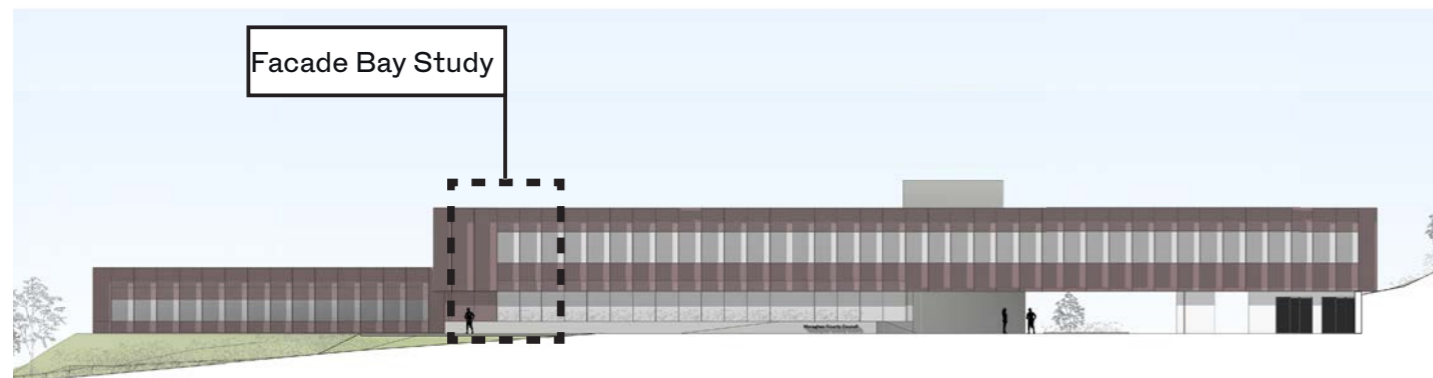
1. DOUBLE GLAZED CURTAIN WALLING SYSTEM WITH POWDER COATED ALUMINIUM COLOURED FINS AND PERFORATED POWDER COATED MESH IN SELECTED COLOUR
2. COMPOSITE WALL PANEL WITH PERFORATED MESH RAINSCREEN CLADDING IN SELECTED POWDER COATED ALUMINIUM COLOUR
3. DOUBLE GLAZED CURTAIN WALLING SYSTEM WITH SELECTED POWDER COATED ALUMINIUM COLOURED FINS AND PERFORATED POWDER COATED MESH IN SELECTED COLOUR
4. PERFORATED MESH RAINSCREEN CLADDING IN SELECTED POWDER COATED ALUMINIUM COLOUR
5. STRUCTURALLY GLAZED CURTAIN WALLING SYSTEM
6. SELECTED NATURAL STONE CLADDING
7. DOUBLE GLAZED DOOR WITH POWDER COATED ALUMINIUM FRAME TO SELECTED COLOUR
8. POWDER COATED ALUMINIUM RAILINGS TO SELECTED COLOUR
9. GLASS REVOLVING DOOR WITH POWDER COATED ALUMINIUM FRAME IN SELECTED COLOUR
10. A DOUBLE GLAZED GLASS DOOR WITH POWDER COATED ALUMINIUM FRAME TO SELECTED FINISH
11. DOUBLE GLAZED CURTAIN WALLING SYSTEM WITH SELECTED POWDER COATED ALUMINIUM FINS IN SELECTED COLOUR
12. EXTERNAL RENDER SYSTEM IN SELECTED COLOUR
13. EXPOSED EXTERNAL SOFFIT IN SELECTED POWDER COATED ALUMINIUM FINISH
14. PERFORATED MESH GATE IN POWDER COATED ALUMINIUM TO SELECTED COLOUR
15. 2.1 x 2.1m BACKLIT SIGNAGE PANEL IN SELECTED FINISH TO INCLUDE MONAGHAN COUNTY COUNCIL LOGO



Facade Bay Study - South West Elevation

# FACADE BAY MATERIAL STUDY

1. DOUBLE GLAZED CURTAIN WALLING SYSTEM WITH POWDER COATED ALUMINIUM COLOURED FINS AND PERFORATED POWDER COATED MESH IN SELECTED COLOUR
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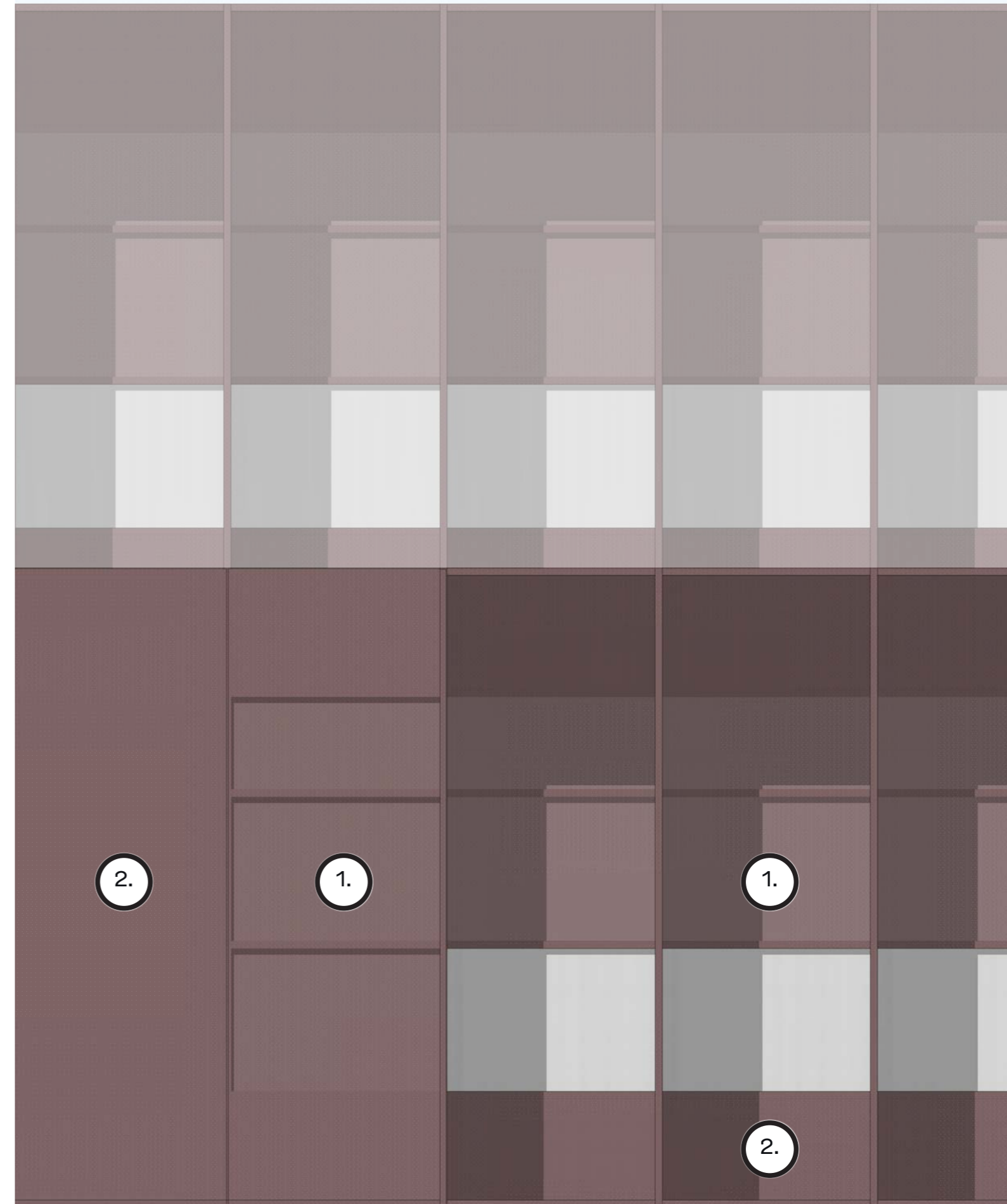
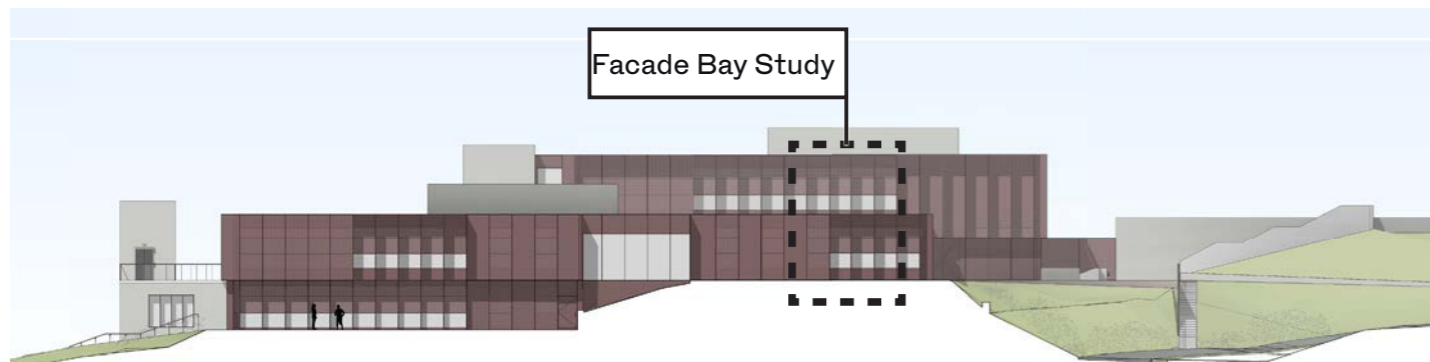


Facade Bay Study - North East Elevation



# FACADE BAY MATERIAL STUDY

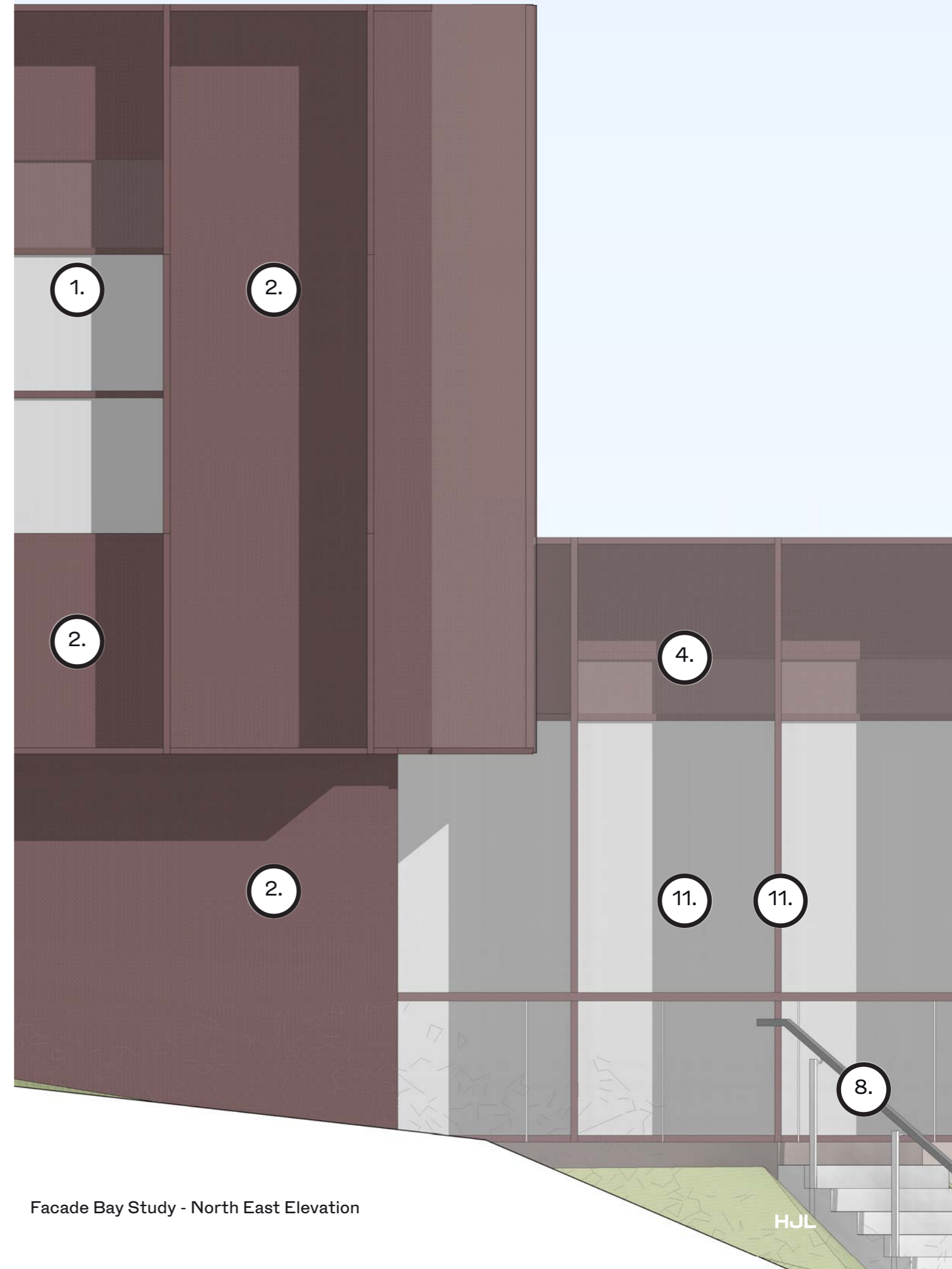
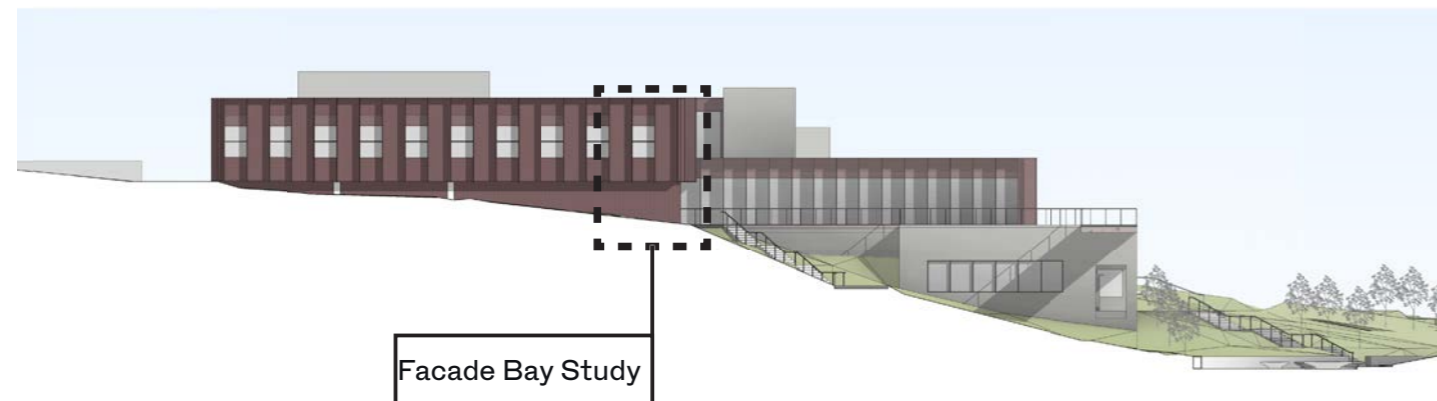
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Facade Bay Study - South West Elevation

# FACADE BAY MATERIAL STUDY

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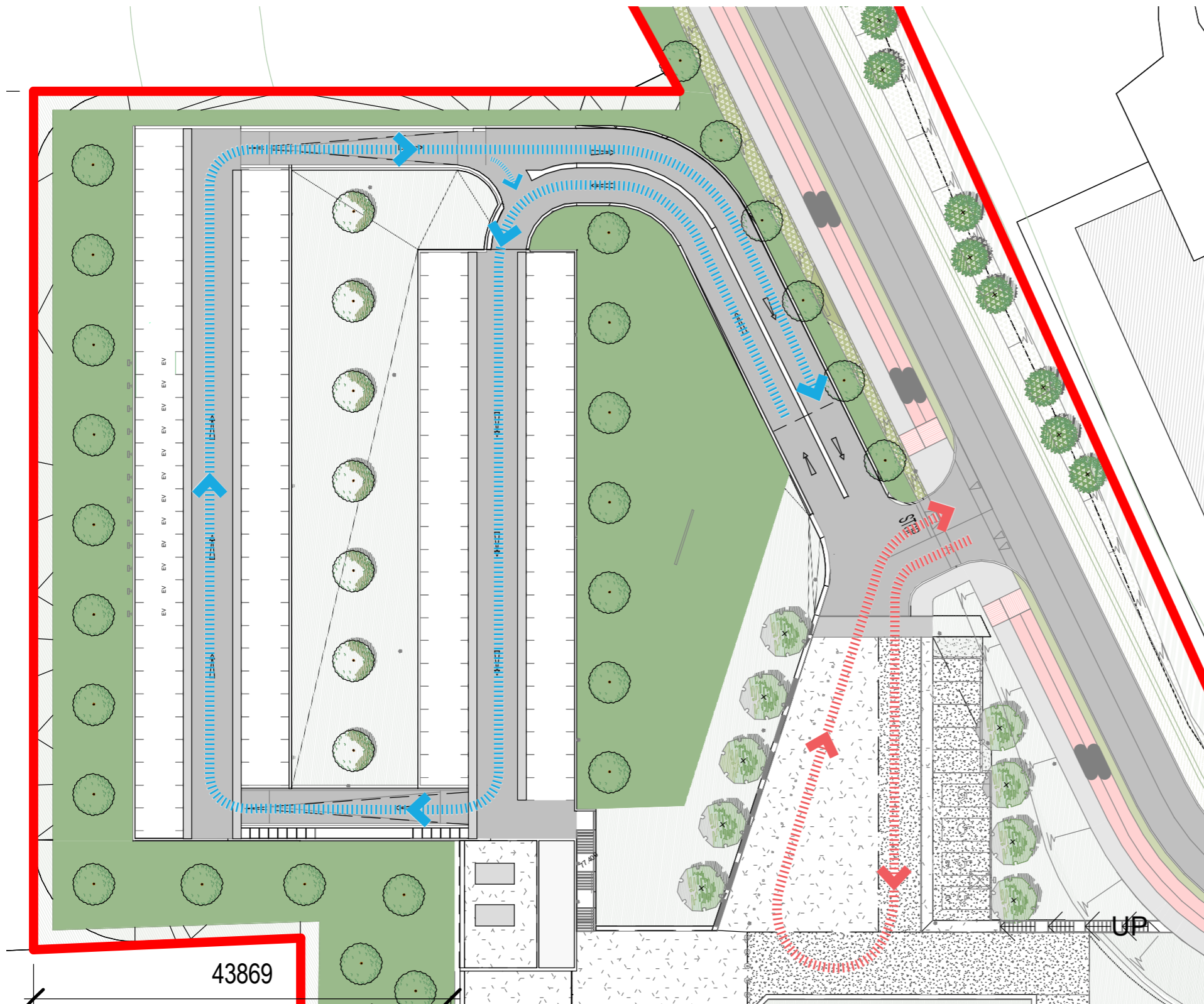


Facade Bay Study - North East Elevation



# 5. ANCILLARY SPACES

# CAR PARKING



- ||||| Staff Car Parking Route
- ||||| Short Stay Visitor Car Parking Route

The carparking provision is based on the following assessment.

***“To provide car parking to meet the car parking demand generated by the proposed development... New developments are to integrate car parking within in the building wherepossible through the use of topography and changes in levels. Surface parking must incorporate high quality landscaping and pedestrian routes to ensure pedestrian priority.”***

The County Development Plan Table 15.6 - Carparking Standards requires Office/ Financial & Professional Services to have 1 space per 25m2 GFA.

However, the proposed car parking strategy has been guided by the policies and objectives contained in the Roosky Masterplan document. Surface level car parking is provided across a series of terraced spaces which adapt to the unique topographical conditions of the site. Wheelchair Accessible, Drop-Off and Short Stay Visitor Car Parking spaces are provided for within the Multi Purpose Civic Space of Farney Place as shown adjacent to the main entrance. The remaining staff car parking spaces are provided across two terraced landscaped spaces.

***“To provide for a reduction of up to 50% of the standards as required in Table 15.9 of the Monaghan County Development Plan 2019-2025 for developments or redevelopment of infill/brownfield/ derelict sites located within the designated town centres, where appropriate.”***

Based on Table 15.6 of the County Development Plan, Gross Floor Area of 5,601m2 at a ratio of 1 space per 25m2 requires 224 spaces. A 50% reduction on this figure is 112 spaces.

The car parking is accessed via Infirmary Road.

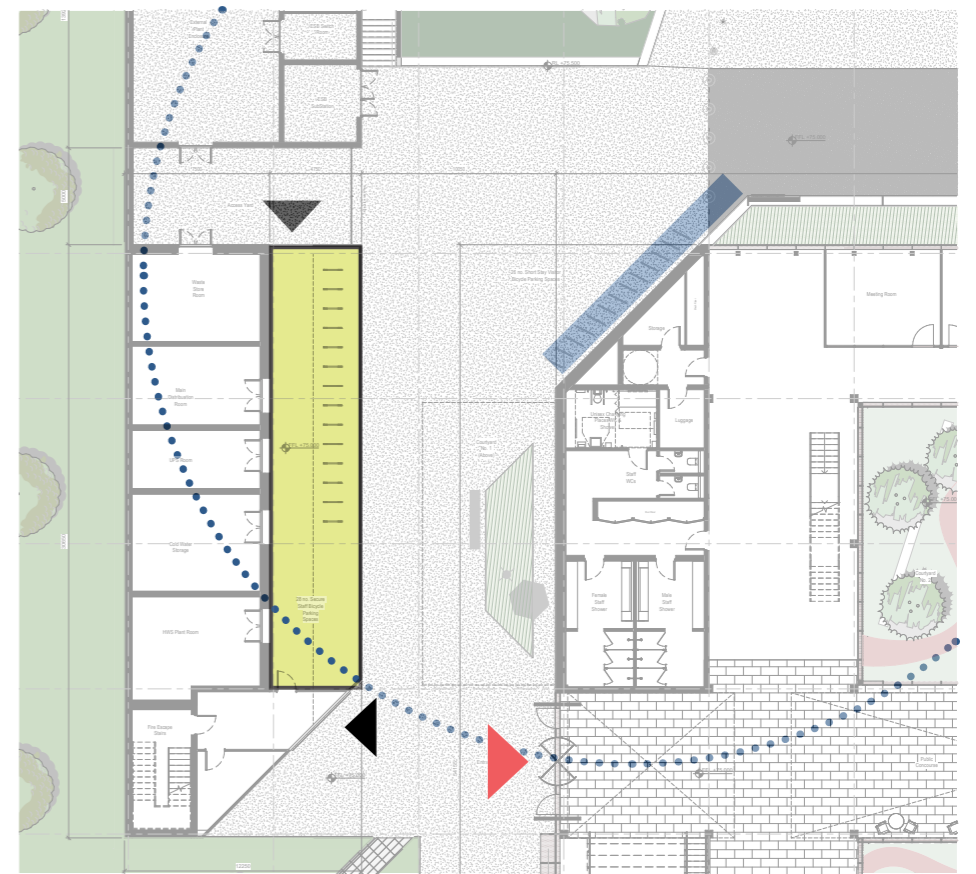
<b>Total Car Spaces -</b>	<b>112 spaces</b>
<hr/>	
<b>Surface Car Parking inclusive of:</b>	
Staff Car Spaces-	91 Spaces
EV Staff Charging Spaces -	12 Spaces
Part M Spaces -	4 Spaces
Visitor Spaces -	5 Spaces
<hr/>	

# BICYCLE PARKING



- Long Term Staff Bicycle Storage Spaces
- Short Stay Visitor's Bicycle Parking Spaces
- Staff Long Term Bicycle Storage Access Point
- Building Entrances
- 25m Catchment Zone - Short Stay Bicycle Store

<b>Total Bike Spaces -</b>	<b>80 spaces</b>
On-grade Short Stay-	52 Spaces
Secure Long Stay-	28 Spaces



Facade Bay Study - North East Elevation

# BICYCLE PARKING

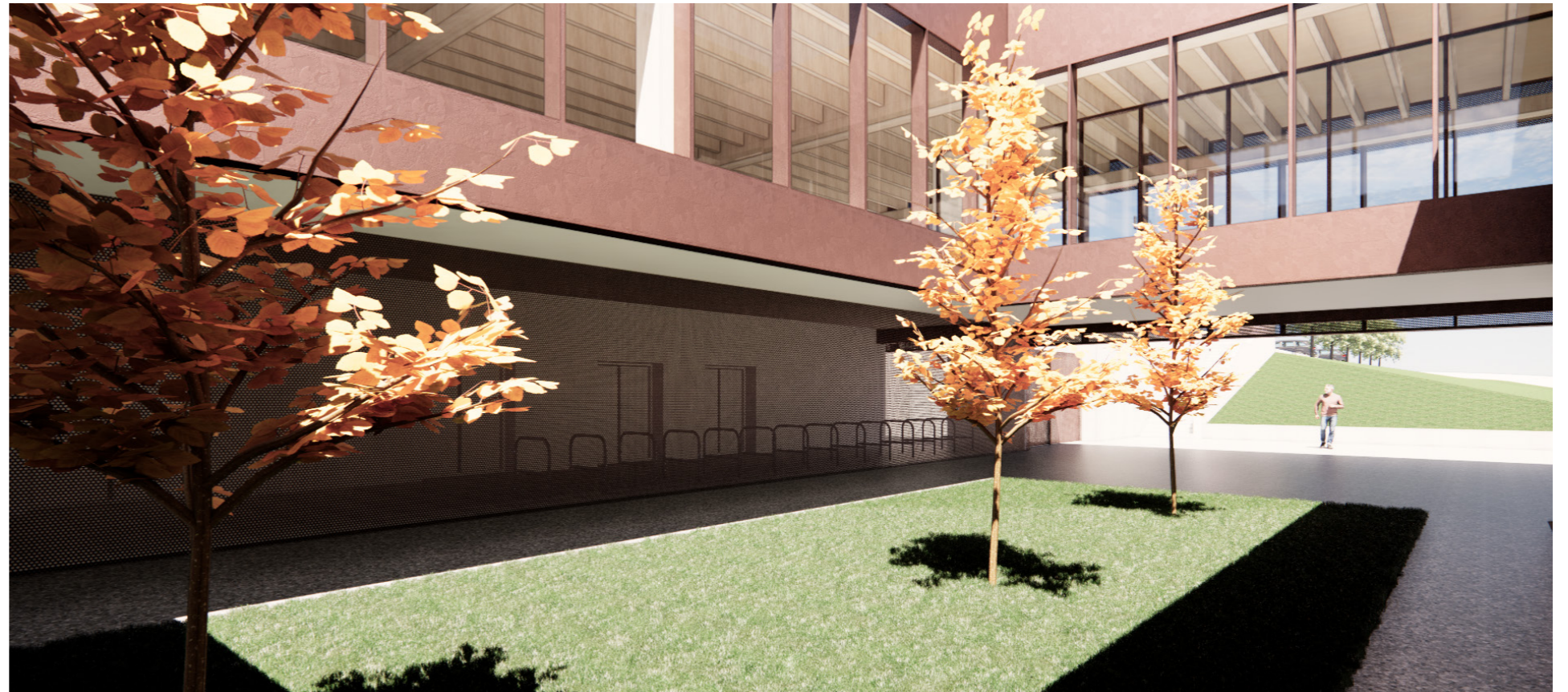
## BICYCLE PARKING PROVISIONS

The proposal includes 28 long-term and secure bicycle spaces located adjacent to the main entrance and within 50m of the main entrance. Maintenance areas, provision for cargo bikes stands and sheffield stands bicycle storage is provided. This bicycle storage area is secure and only accessed by staff. The proposed perforated screen has been developed to create passive activation within the courtyard as a connecting node for the development within its context and a social connector between the different levels of the site.

52 additional short-stay visitor bicycle spaces are provided at various points around the site within 25m of the entrances.



Short Stay Visitor Bicycle Parking Adjacent to St. Davent's Row



Perforated Metal Clad Bicycle Parking Spaces within the Entrance Courtyard to articulate the open space.

# REFUSE STORAGE



## WASTE STORAGE AREA DESIGN

Each Department area shall have a dedicated communal bin storage area located at designated areas across the building.

## WASTE COLLECTION STRATEGY

All communal waste bins shall be brought by the Facilities Management staff from the communal bin areas to the designated Bin Staging Area for collection at the dedicated roadside location on the Shared Street. Provision has been made on the Shared Street for refuse vehicle turning movements adjacent to Bin Staging Area. Emptied bins shall be returned to the bin storage areas.

## WASTE STRATEGY

There will be several bin types in the the Waste Store Room:

- 1 - Recycling
- 2 - General Waste
- 3 - Organic Waste
- 4 - Glass
- 5 - Printer Cartridges and Batteries



An aerial line-art map of a city, rendered in white lines on a black background. The map shows a dense urban layout with various building footprints, streets, and green spaces. A specific building complex in the center-right of the image is highlighted with a yellow rectangular background. The text '6. SUSTAINABILITY' is overlaid on this yellow background in a large, bold, black sans-serif font.

# 6. SUSTAINABILITY

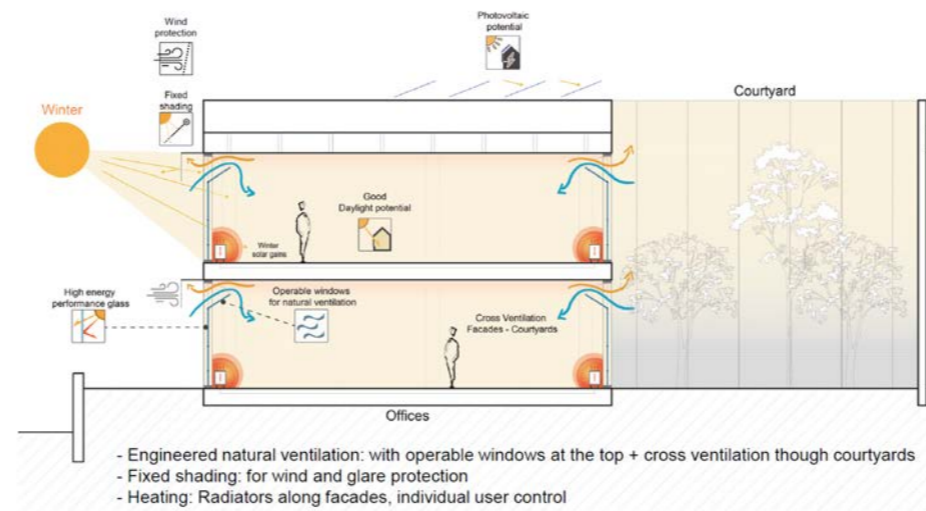
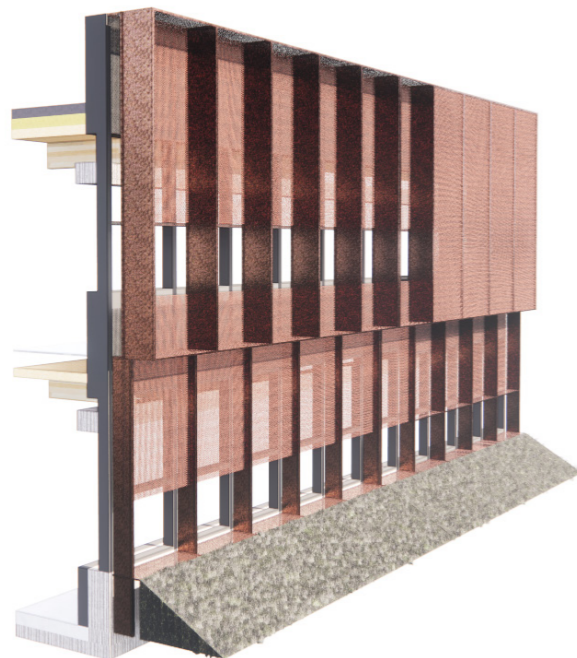


# INTEGRATED DESIGN STRATEGIES

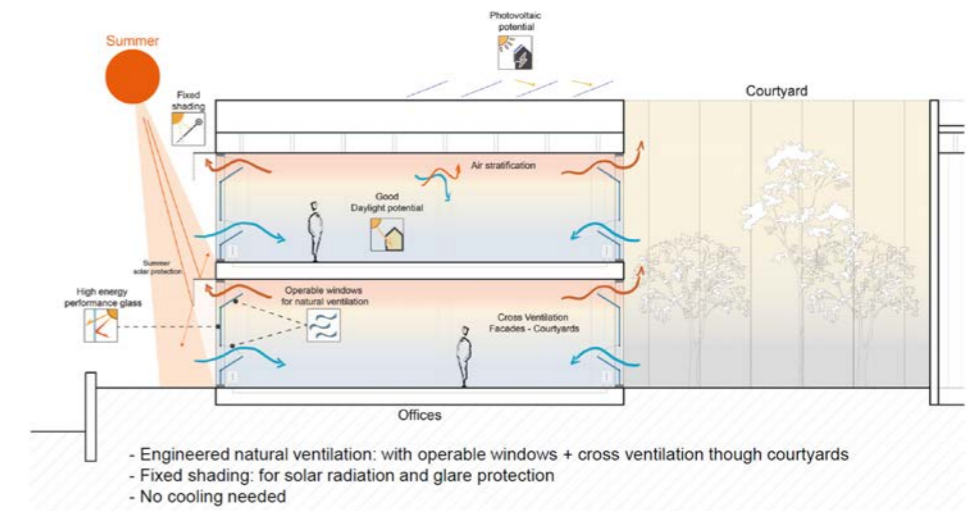
The Civic Offices are designed to reduce both the operational and embodied carbon footprint of the development. Operational carbon is reduced by a design that optimises natural daylight and ventilation of the internal environment, whilst meeting NZEB requirements as a minimum.

Consideration has been given to balancing access to daylight with solar gain in the façade design, which is refined according to its orientation to the sun. A passive low energy environmental strategy has informed the development of the massing and façade articulation of the proposed building.

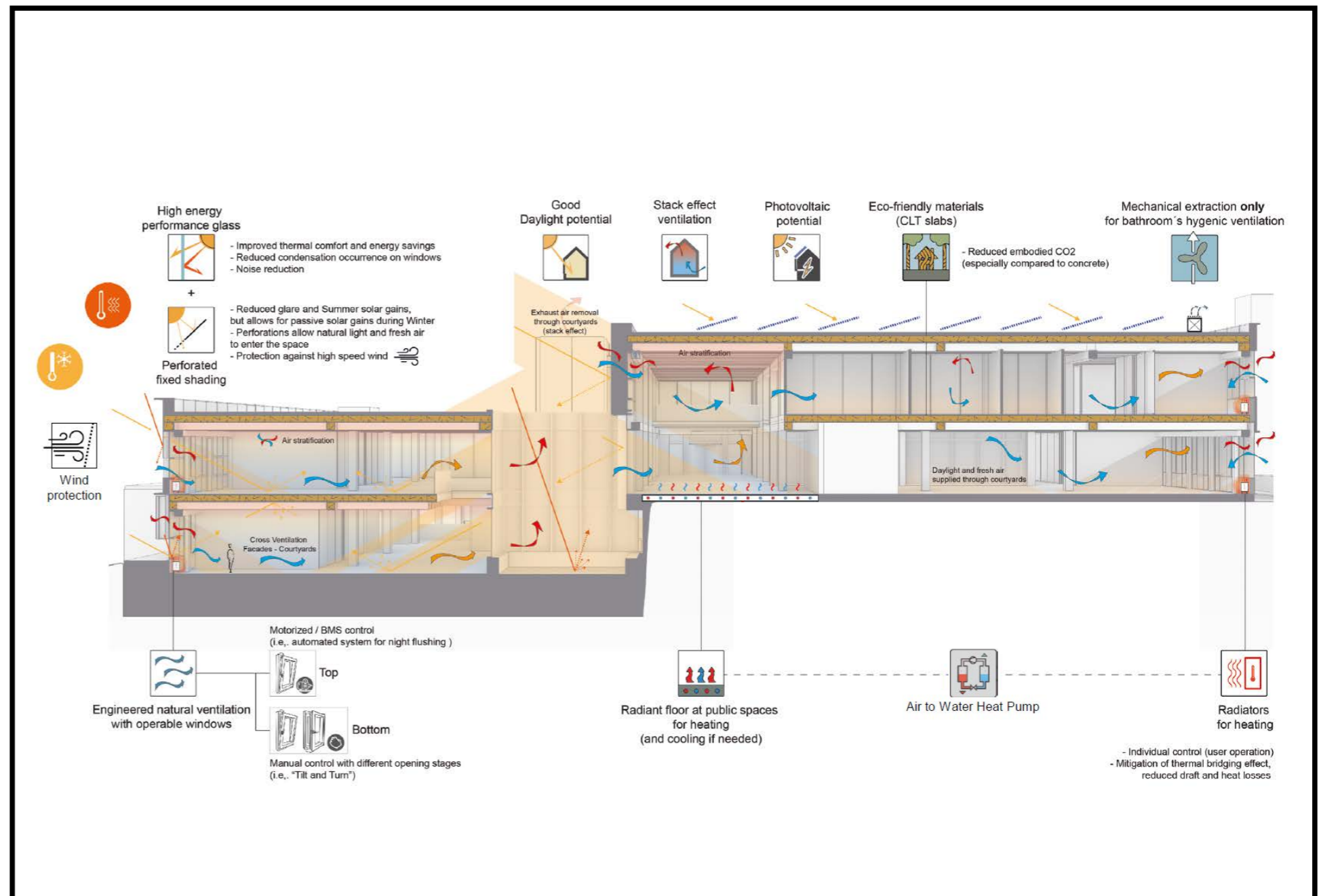
- High ceilings and facades as designed allowing access to natural daylight and ventilation; creating a pleasant and healthy working environment
- The orientation and proportions of the building are designed to optimise natural daylighting and minimise the reliance on artificial lighting.
- The facades and massing of the building are designed to optimise natural ventilation and minimise the reliance on mechanical ventilation
- The building heating system is driven by a heat-pump, minimising the use of fossil fuel
- Photovoltaic panels are integrated into grey roof on top of the office building generating electricity.



Climate Concept - Winter



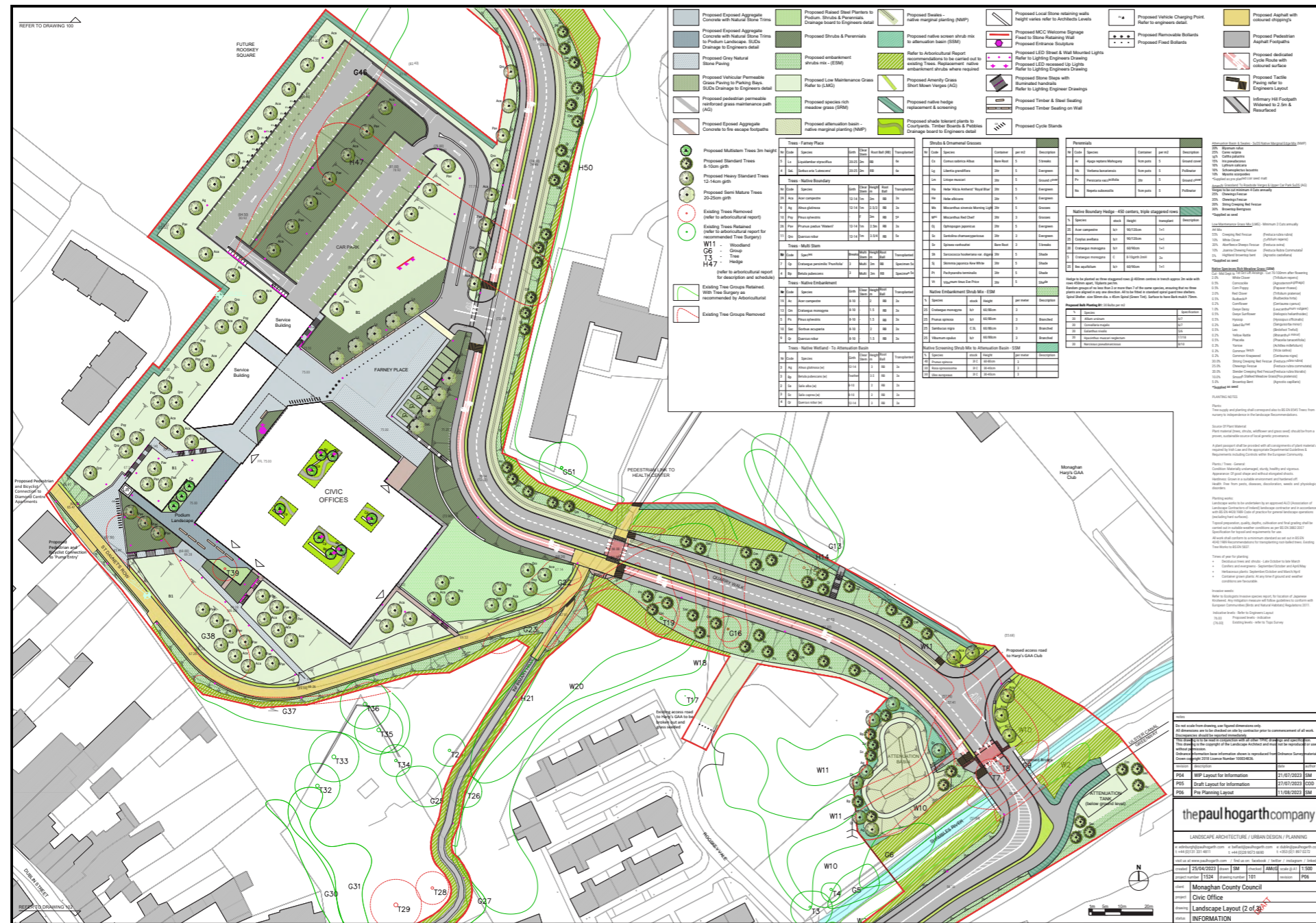
Climate Concept - Summer





# 7. LANDSCAPE DESIGN

# LANDSCAPE STRATEGY



## LANDSCAPE DESIGN OPPORTUNITIES

The landscape proposals are designed to be aligned with the principles outlined in the Roosky Masterplan and future development of Dublin Street North Regeneration Plan, in that they will provide seamless links to future and existing developments by using a high-quality external environment that is defined by legible stimulating spaces, utilising a range of hard and soft materials, reflective of the immediate environment, its heritage and the architectural proposals.

By developing an environment that is meaningful, accessible to all and adaptable for the community to benefit from Events is central to ensure the continuing enrichment of the Civic Space, associated directly with the Civic Offices.

The aim is an external environment that is:

- Practical and distinctive
- Sensitive to the sites location, gradients, views and heritage
- Considerate of high quality soft and hard materials which are appropriate to long term maintenance and sustainability
- Rich in terms of its biodiversity
- Adaptable to activation and flexibility
- Low in terms of embodied carbon

## CONNECTIVITY AND WIDER LANDSCAPE OPPORTUNITIES

The site is located to the North of Dublin Street, Monaghan Town at the mid-point of the rising ground, on a South facing slope, with views of the Town's rooftops and glimpses of agricultural countryside beyond. The location is currently improved grassland with tractor access via St Davnet's Row. A narrow footpath, Infirmary Hill, connects the site from Old Cross Square to St Davnet's Hospital to the North. St Davnet's Row is currently closed from the apartments to the West of the site. To the South of St Davnet's Row the site abuts the backs of Dublin Street properties, with groups of storage buildings and yards arranged along narrow passageways.

Key features of the existing site demonstrate the role landscape can provide in wider connectivity and flexibility of use. These opportunities have influenced the layout of the scheme and dynamic earth modelling has been implemented to improve accessibility and encourage users to approach the building on foot or cycle. Given the challenging topography, resting points with seating and cycle stands have been located along the main approach at Quarry Walk and wheelchair and buggy access have been provided to public approaches to the building ensuring level access. Farney Place provides direct accessible parking alongside opportunities to stage events within a generous shared space directly associated with the Civic Offices.

# LANDSCAPE PROPOSAL

## LANDSCAPE DESIGN PROPOSAL

Through sensitive and considered treatments, a series of interlinked public spaces will contribute positively to Monaghan's strong sense of place. The overarching strategic concepts for the site that have influenced the design of the external environment include:

The transition in character from the north to the south across the site being markedly distinct. To the south of the site St Davnet's Row indicates the divide between the urban back-lands of Dublin Street and the agricultural / rural character of the site to the north.

The site is flanked on the west by residential apartments and to the east by a stand of mixed deciduous and evergreen woodland, providing screening to the adjacent residential development at Roosky Vale and Monaghan Harps GAA Club.

The Ulster Canal Greenway sits to the southeast of the site providing a safely lit dedicated pedestrian / cycleway adjacent to the site.

The landscape spaces have been categorised by the following character areas:

- Links & Connectivity
- St Davnets Row - Gateway Space
- Farney Place
- Podium Landscape
- Civic Formal Soft Landscape
- Native Species Rich Landscape
- SUDs - Swales & Attenuation

The character of these areas will be managed sensitively along with the transitions in character, ensuring the hard and soft landscape are reflective of the hierarchy of their locations, while being cognisant of future developments ensuring landscape resilience is built in to adapt to climate change.





**4.5** Soft Landscape Grasses - Amenity & Naturalised

There are three distinct species mix of grasses designed to perform different functions. Grassland has a vital role to play in habitat creation, not only increasing insect and pollinator habitats but also by improving soil health and sequestration of carbon. The design intention is to increase habitat diversity, the grassland mixes have been divided into the 3 following categories.

**Amenity Grassland to Roadside Verges & Car Park SUDs**

Amenity grassland is generally associated with frequently mown and managed parklands. Typically amenity grassland is mown between 20-30 cuts in a growing season, and managed with fertilizer and pesticides, to create a monoculture grassland. The specific species mix proposed is slow growing and robust, reducing the mowing regime significantly to reduce carbon emissions and costs. This grass mix is limited to roadside verges and within the permeable parking bays 'grass-crete'. Aesthetically the mown verges will contrast with the less frequently mown species rich grass mixes proposed, providing a managed appearance on the approaches to the civic offices.

**Low Maintenance Grass Mix**

This grass mix is specified with white clover, to elevate this less frequently mown amenity grass to benefit pollinators and improve soil health. Grass cutting should be limited to when the clover is not in flower. Grass height should not exceed 150mm and cut to 50mm approx. 10 cuts annually. This approach prevents clovers from being out competed by grass species. Fertiliser and pesticide would not be used and all grass clippings would be removed and composted. Clover is also beneficial in fixing nitrogen into the soil. Aesthetically the longer grass will contrast with the frequently mown verges to provide a naturalised appearance.

**Native Species Rich Meadow Grass**

The species rich meadow will be cut once a year in late autumn to maintain a diversity of grasses and wildflowers. Similar to the low maintenance grass mix, fertiliser and pesticide would not be used and all grass clippings would be removed and composted. During the growing seasons there would be opportunity to encourage cut short mown pathways through the Meadow to promote engagement with nature and the benefits of biodiversity. The species mix proposed has a long season of pollinator abundance to prolong habitat diversity and assist the prevalence of birds and mammals.

**Bulb Mix**

Seasonal interest is further enhanced by the addition of native perennial bulb planting, within bulb drifts located alongside the approaches to the civic offices (refer to layout and schedule B1). Bulbs are also beneficial to soil health and assist with preventing soil erosion. Native bulbs not only benefit early pollinators but also announce the beginning of Spring.



Short Mown Verges Adjacent to Low Maintenance Grass



Indicative image showing variation in mowing regimes



Native Species Rich Meadow Grass with informal cut pathways



Bulb Mix - Refer to landscape layout 101 for locations

Fig12. Plan Showing Civic Formal Soft Landscape Areas



 Civic Formal Soft Landscape



Ophiopogon japonica



Verbena bonariensis

## 4.2 Soft Landscape - Civic Formal

Shrub planting adjacent to the building entrance approaches from Quarry Walk and St Davnet's Row will be a combination of none-native ornamental evergreens and perennial species. Tree species are primarily Native with none-native chosen to Farney Place to strengthen the edges of the space and to frame views toward the civic offices. Clear views of the building at the approach from Quarry Walk will be maintained to further assist with directing the visitor to their destination. On entering Farney Place the planting provides a sense of arrival and enclosure with colourful species and architectural forms enlivening the space. A seasonal colour palate will enhance the visual aesthetic providing a dynamic impact on arrival. The formal ornamental species have been chosen to prolong the pollinator season increasing the attraction to wildlife.



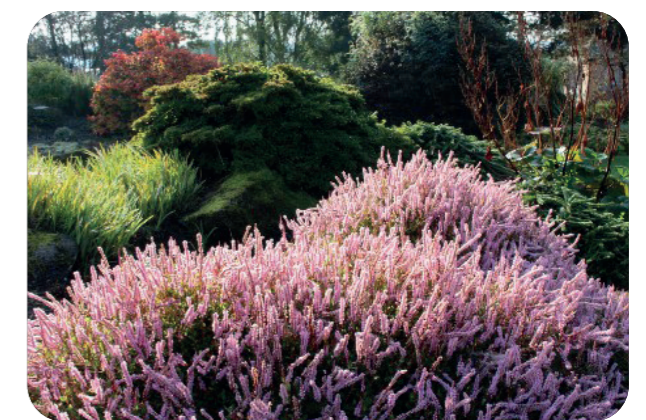
Nepeta subsessilis



Libertia grandiflora



Miscanthus sinensis 'red chief'



Persicaria v



Fig15. Plan Showing Location and Size of Proposed Trees



● Trees- Heavy Standard   
 ● Trees-Standard   
 ● Trees-Semi Mature   
 ● Trees-Multi Stem



Acer campestre



Alnus glutinosa



Sorbus aria Lutescens



Carpinus betulus



Liquidamber styraciflua



Prunus padus 'Waterii'



Salix Alba



Salix Caprea



Pinus sylvestris



Quercus robur

### 4.6 Soft Landscape - Examples of Proposed Trees



Courtyard Landscape Atmospheric Image



Courtyard Landscape Internal configuration



Courtyards - Crataegus persmiliis 'Prunifolia'



Courtyards & Podium - Betula pubescens



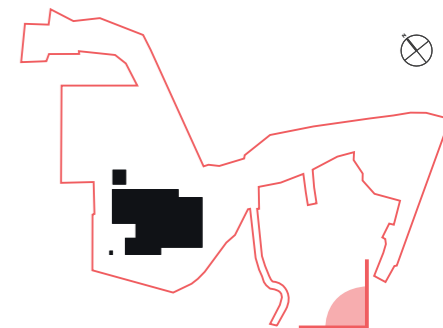




# 7. VISUALISATIONS

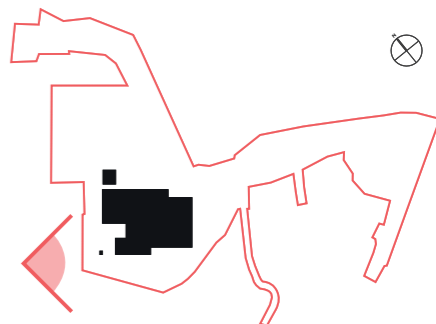


**Bird's Eye View from Old Cross Square**



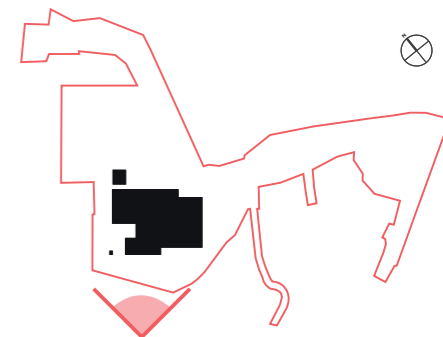


**Approach from Diamond Square**



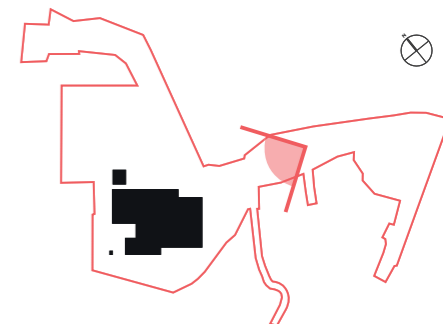


**Aerial View from Dublin Street North**



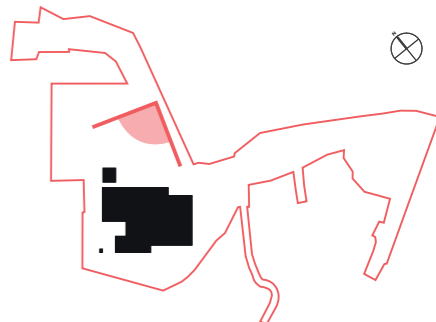


**Approach from Infirmary Road**



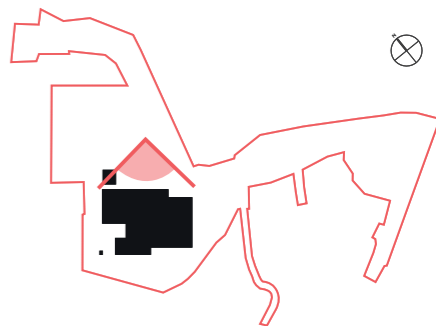


**Approach from Infirmary Road**





**Approach from Farney Place**



The background is a detailed architectural site plan or topographic drawing. It features a complex network of lines representing buildings, roads, and terrain. A prominent feature is a large, multi-story building complex in the center-right, surrounded by parking areas and smaller structures. The drawing is rendered in white lines on a black background, with a yellow text overlay.

# APPENDIX 1 - ARCHITECTURAL DRAWINGS





# APPENDIX 2- SCHEDULE OF ACCOMMODATION

# SCHEDULE OF ACCOMMODATION

MCC		Office		Office	
Level		Gross m <sup>2</sup>	Gross ft <sup>2</sup>	Net m <sup>2</sup>	Net ft <sup>2</sup>
<b>Basement Floor</b>		0	0	0	0
<b>Lower Ground</b>		1,425	15,349	1,333	14,348
<b>Ground Floor</b>		2,763	29,741	2,290	24,650
<b>First Floor</b>		1,413	15,210	1,317	14,176
<b>Total</b>		<b>5,601</b>	<b>60,300</b>	<b>4,940</b>	<b>53,174</b>

\* All areas area measured in accordance to the RICS Property Measurement Standards



# APPENDIX 3- HENRY J LYONS

# INTRODUCTION TO HENRY J LYONS

Over the past 100 years, Henry J Lyons has gained an in-depth working knowledge of many building types and how to deliver them. Workplace, retail, cultural, hospitality, educational and residential buildings, often in mixed-use developments and complex urban contexts, form the cornerstones of our output. Most projects span every aspect of scale from strategic planning and urban regeneration to interior design and detailing.

Henry J Lyons has been engaged in commercial office projects across Ireland for many years. As such we have an in-depth understanding of the issues and constraints associated with office developments and has a strong portfolio of workplace schemes. We have a rich legacy characterised by our collaborative, aspirational, and evidence-based approach to design. With expertise in architecture, interior design, masterplanning and heritage projects, our design teams create environments that are vibrant, sustainable, and uplifting for both the end user and the public.

*We listen carefully, we explore ideas and we deliver strongly formed buildings that respond directly to client needs and the project's particular surroundings.*

We believe that buildings should be centered around people. We also believe that collaborating with clients and other design specialists in an open way allows the design process to be enhanced. Architecture should always be particular to its surroundings and carefully considerate of its functions and social context. Thus making a positive contribution to the built environment, to the city, to the landscape, and to the community it serves.

We work openly and collaboratively with client project teams to interrogate and identify opportunities for innovation during all stages of the project cycle. We are an open, flexible organisation, established to realise the ideas and the intentions of our clients, assisting them to navigate through the highly regulated environment in which buildings

are created. The quality of our work often exceeds client expectations and has been recognised by multiple awards from both the design and construction communities.

At Henry J Lyons, we are collectively driven by shared ambitions. This culture permeates our Dublin and Cork studios and contributes to the ongoing success of our practice.

It is within this environment and atmosphere that our architectural, design and support staff can develop to reach their professional potential, hone their skills and become collaborative team members. It is through these shared ambitions that our studios find unity and can function at the level demanded by our clients.

