

DESIGN CONCEPT STATEMENT

PROPOSED REMOTE WORKING HUB AT KINGSCOURT, CO. CAVAN.

Kingscourt Public Enhancement Scheme



Architectural/3d Render of Front of Proposed Remote Working Hub

Proposed Works – The Proposed Refurbishment works to Protected Structure (RPS: CV35015), formerly Bank of Ireland/Hibernia Bank building located on Main Street, Kingscourt and adaptation as a new “remote working hub”, with demolition of rear extension and replacement with new extension for universal accessibility and associated works.

Description And Appraisal of Existing Bank of Ireland

Description

Attached five-bay two-storey bank, built 1922. Pitched slate roof with clay ridge tiles, smooth rendered chimneystacks to party walls, overhanging eaves with paired brackets between bays to soffit, and cast-iron rainwater goods. Ruled-and-lined rendered walls, continuous sill course to first floor windows above render fascia. One-over-one timber sliding sash windows to first floor with stucco architraves. Elliptical-headed window openings to ground floor with stucco surrounds, keystones, and stone sills. Replacement timber casements, with Wedgwood-style stucco panels to arch heads having swag and urn motifs. Stone pediment above central doorcase supported on

console brackets. Door opening with moulded architrave and rectangular overlight with wrought-iron grille and 'HB' insignia for Hibernian Bank. Timber panelled door.

Appraisal

The Kingscourt branch of the Hibernian Bank opened in 1909 in an adjacent property and was moved to this building, designed by Dublin architect Ralph Henry Byrne (1877-1946), in 1922. It is a well-proportioned building that is distinguished in the streetscape by its decorative stucco design and unusual overlight and strict symmetrical composition. The elegant pediment is also noteworthy. Much of the building's original detailing survives and is well-maintained. Its classism refers to the largely classical eighteenth-century character of the streetscape, and allows the building to complement its neighbours and make a harmonious addition to the streetscape.



Architectural/3d Render of Front of Proposed Remote Working Hub



Proposal

The former Bank building is a landmark building on the Main Street of Kingscourt, it is a protected structure built in classical style and detail. It ceased operating as a bank and was acquired by the local authority with a view to creating a Remote working/digital hub in Kingscourt. The new building will provide a vibrant co-working space for incubator/innovative start up businesses and new entrepreneurs in the local area.

Works will include the extensive renovation and upgrade of the existing building as per heritage statement, the 1950/60 extension to the rear of the building is to be demolished and a new modern extension constructed to the rear of the building will provide for universal accessibility, toilets, lift, training room, offices and access to rear patio and garden area.

The aim of the Remote Working Hub is to stimulate economic growth in the locality, providing the latest technological advances allowing people to return to work in their community, increase spending in the local economy and strike a better work/life balance. The facility provides multi-functional space providing High-Speed Broadband, hot-desk facilities, dedicated desks, office suites, business training, mentoring and facilities for people to develop ideas and businesses.

Refurbishment works to the existing building include the upgrade of the thermal fabric of the building and the incorporation of new technologies creating visually impressive, bright and spacious contemporary workspaces.

Schedule of refurbishment works to be carried out as part of the overall works proposed in this application.

To create the best opportunity for the Building to survive it is essential that its new use is compatible with the structure itself but also uses the building to its full capacity. While the commercial section of the building has been in use until relatively recent times the upper floors have largely been unused for many years. The application seeks to change this and bring about full use of the building once again albeit for different uses than it was first intended. The new uses are entirely compatible with the building and it is hoped that in time the Building can once again become a focal point in the town providing a service that enhances its location.

The proposed methodology of the proposed works and the Architectural impact Assessment of this development is covered in the Heritage impact assessment prepared by ACP Group.

Objective of the Proposed Development:

In order to facilitate the future use of the building the proposed works are essential to the further deterioration of this important building within the Main Street and fabric of Kingscourt. If the building remains unused the condition is such that unless urgent remedial works are carried out the building will sharply deteriorate with the risk of the building suffering from irreplaceable structural problems.

Therefore it is vitally important and very appropriate to retain this building of architectural and technical significance and of regional importance in the town of Kingscourt.

Designing the works:

Careful consideration has been given to the proposed internal works and treatment of the building. The proposed works to the roofs, lead flashings/valleys, chimneys, rainwater goods, external walls, windows and ceilings designed as to restore the fabric of the original building.

Architectural Heritage Impact Assessment:

The proposed restoration and extension works have been carefully designed and detailed, the proposed works will have a very minimal impact on the architectural character of the building as most of the works are to the rear of the building and the Front building which is the main protected structure will retain all its architectural features. The materials are replacing like for like restoring and enhancing the building’s architectural quality and fabric. The works will have a positive impact as they allow for the continued use of building within the town of Kingscourt and the surrounding area.



Architectural/3d Render of Rear Extension of the Proposed Remote Working Hub



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		2022	G3	P