

PROPOSED EXTENSION TO 'THE HIVE' - LEITRIM ENTERPRISE CENTRE, CARRICK-ON-SHANNON, CO. LETRIM

DESIGN STATEMENT REPORT
March 2020



Compiled by

CooneyArchitects

On Behalf of



In partnership with





The Design Team for the Proposed Extension to 'The Hive', in Carrick-on-Shannon, is composed of:

Client
(The Applicant)



DESIGN TEAM LEAD ARCHITECTS



QUANTITY SURVEYOR



MECHANICAL & ELECTRICAL ENGINEER



STRUCTURAL & CIVIL ENGINEERS
TRAFFIC
PSDP
FIRE SAFETY / DAC SPECIALIST



ECOLOGIST



JAPANESE KNOTWEED SPECIALIST



TOPOGRAPHICAL SURVEYOR





PRESENTATION OF PROPOSALS

FIRST CLIENT MEETING

03.09.2019



MEETING WITH CLIENT

FIRST CLIENT MEETING

24.10.2019



PRE-PLANNING MEETING

26.11.2019



BOARD MEETING

09.12.2019

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- 04 ARCHITECTURAL STATEMENT
- 05 SITE SERVICES
- 06 SUSTAINABILITY
- 07 MATERIALS



01 INTRODUCTION/OUTLINE

Description of Proposed Development

The development will consist of the provision of a new two storey extension to the front of the existing The Hive Building incorporating; alterations to existing reception and stairs, additional work spaces, circulation and new stairs together, alterations to existing elevation, new front entrance, new gate to commercial units access, alterations to existing car park, including additional car park spaces, additional cycling spaces and new future overflow car park, alterations to footpath access area, alterations to boundary treatment and connections to surface water and systems with all associated site development works.

Current Client Brief Schedule of Accommodation
Total floor area: 308 sqm



01 INTRODUCTION/OUTLINE

CLIENT'S LETTER

As the project relates to works being carried out in "Partnership with the Local Authority", a "statement of the partnership" forming the basis of the project, which must be signed by a representative, on behalf of the sponsoring directorate {Director of Services, Senior Engineer or cognate grade, or Senior Executive Officer} and also by a representative of the partnership organisation {group chairperson or secretary} must be submitted



**LEITRIM COUNTY
ENTERPRISE
FUND**

The Hive | Dublin Road
Carrick on Shannon | Co Leitrim

TEL: +353 71 9616275
EMAIL: info@leitrimenterprisefund.ie
WEB: www.leitrimenterprisefund.ie

Mr Joseph Gilhooly
Director of Services
Leitrim County Council
27.02.2020

Re Development of extension to the Hive and associated Car Park works at Attyrory Dublin Road Carrick-n-Shannon

Leitrim County Enterprise Fund has secured Funding through Enterprise Ireland and the national Town and Village Scheme to extend the Hive and provide additional Car Park spaces at Attyrory Carrick-on-Shannon. This development is in line with the Leitrim Economic plan of creating additional high quality workspace and the facilitating of additional employment within the County. Leitrim County Enterprise Fund wishes to progress this project in partnership with Leitrim County Council, resulting in job creation and additional economic benefit to the County and region.

Yours sincerely
Donal Fox

Leitrim County Council agree to proceed in partnership with Leitrim County Enterprise Fund to develop this important economic project.

Joseph Gilhooly
Director of Services

DIRECTORS D. Fox (Chair) E. McGloin S. Kerrigan
J. Lowe (Secretary) F. Gurn J. Warnock
G. Murtagh R. KIELTY F. Gilmartin
F. McElgunn D. Brennan L. Power
G. McGee M. Martin

REGISTERED OFFICE The Hive, Carrick on Shannon, County Leitrim
REGISTERED NO IE 129557 A company limited by guarantee
VAT NO IE 4783319P

02 SITE CONTEXT



Proposed Extension to 'The Hive' -
Leitrim Enterprise Centre,
Carrick-on-Shannon, Co. Leitrim

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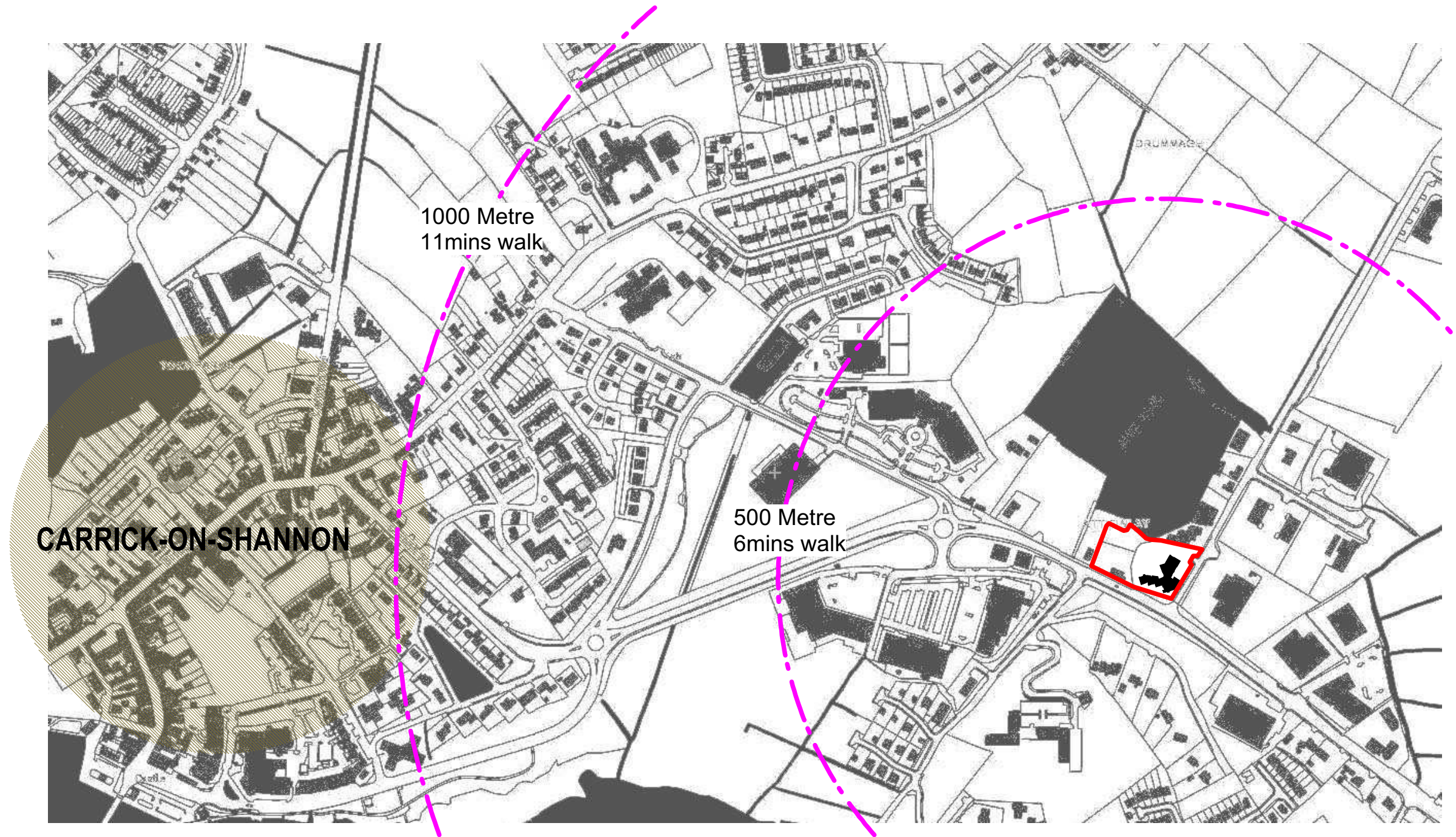
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Leitrim County Council



02 SITE CONTEXT

Existing Linkages

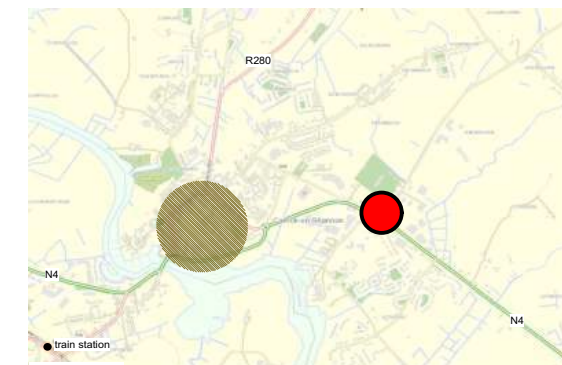
Maps
Not to scale



Regional



County



Town



Street

Proposed Extension To 'The Hive',
Carrick-on-Shannon, Co. Leitrim

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02 SITE CONTEXT

OSi Map
Not to scale



1 Existing THE HIVE Building

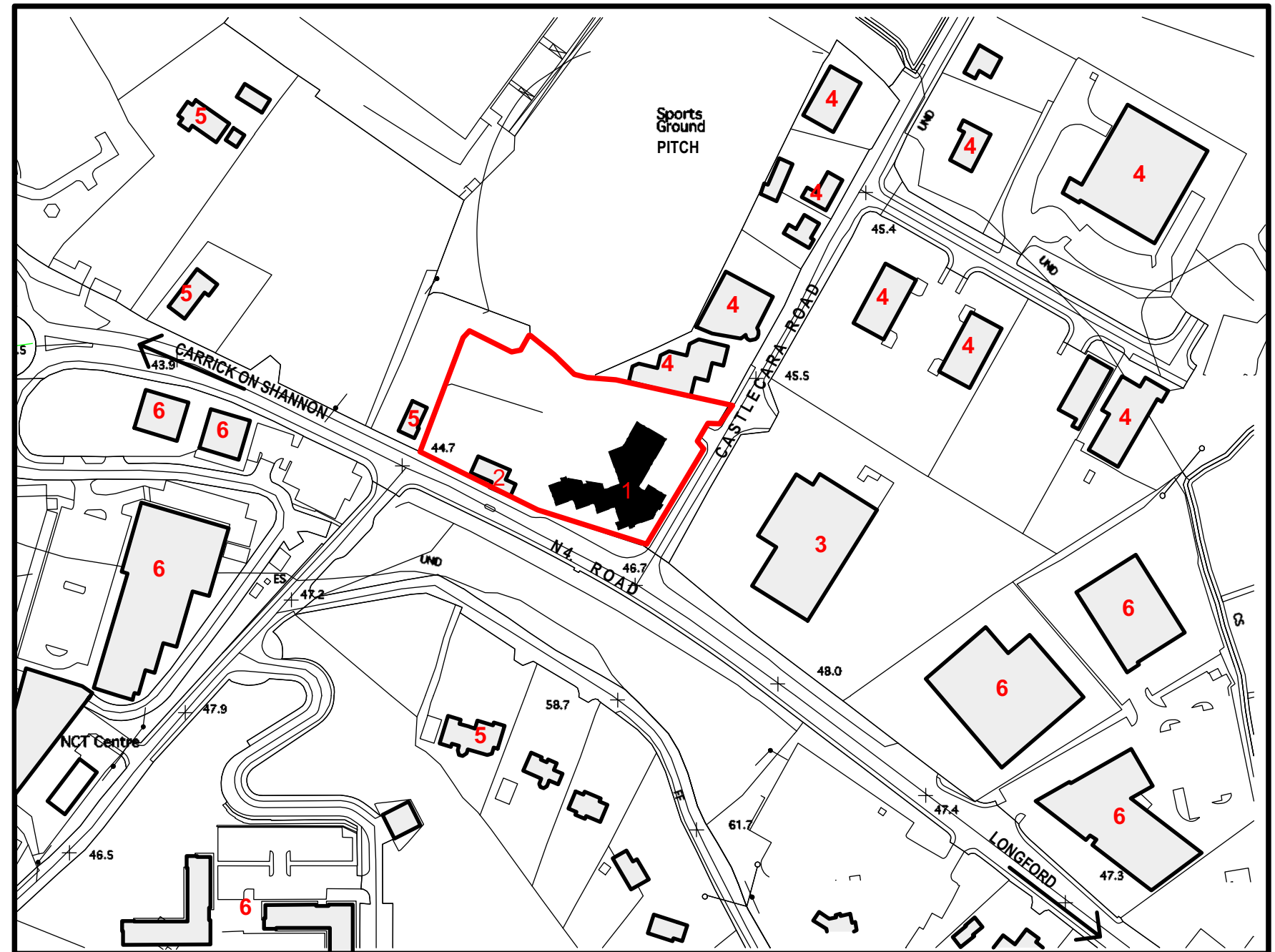


2 Existing Men's Shed Property
(located inside the boundary line; no proposed works)



3 ALDI Store Unit

- 4** Industrial Units
- 5** Residential Units
- 6** Commercial Units





02 SITE CONTEXT

LEGAL MAP

extracted from Landdirect

<https://www.landdirect.ie>



Property Details

> Back

Folio Number	LM10758
Title Level	Freehold
Plan Number	10758
Property Number	1
Area of selected plans	0.51 hectares.
Number of Plans on this folio:	1
Address	Not Available

Add to Basket Create Alert

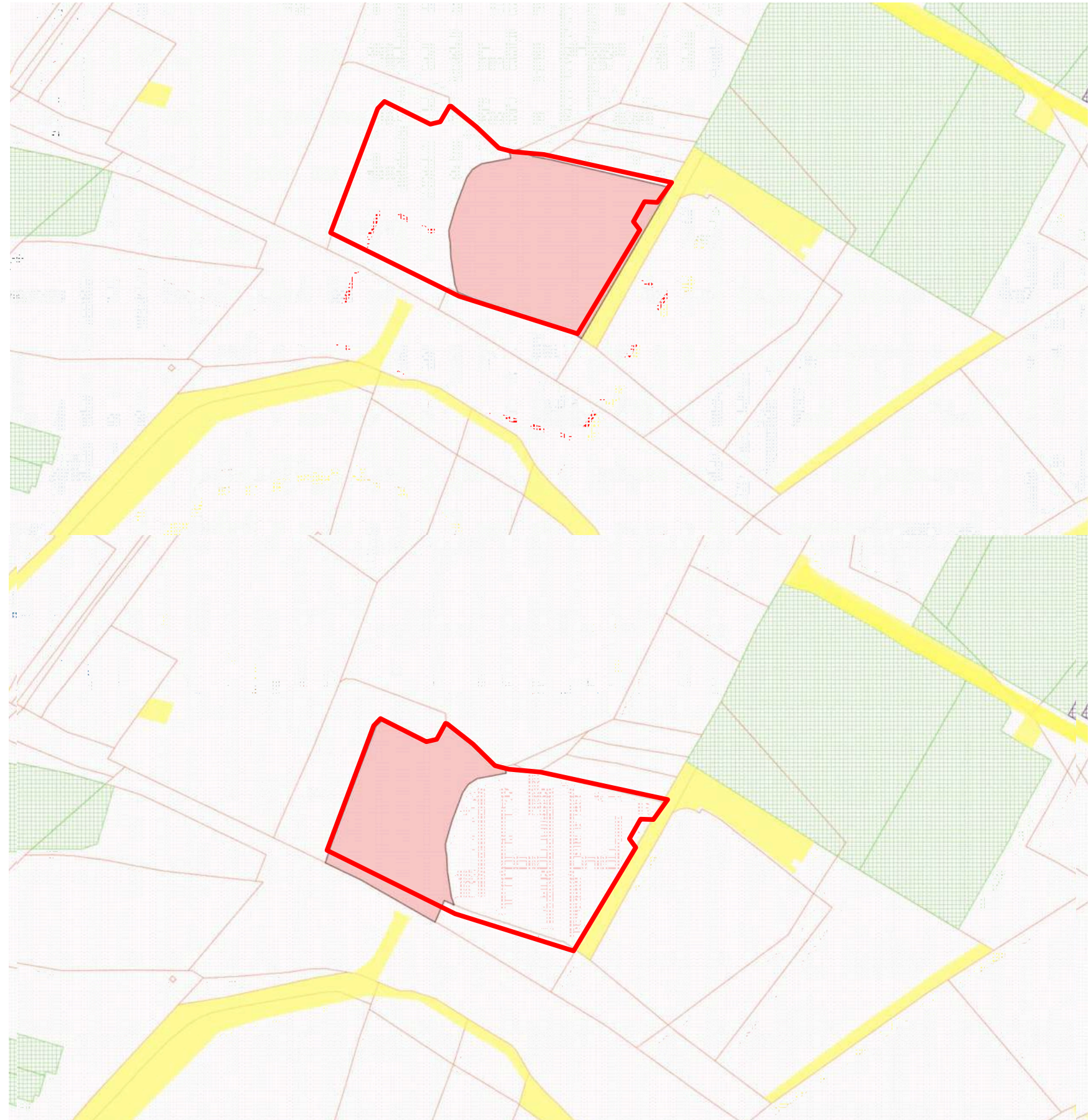
*PRA Boundaries and Plan Area **are not conclusive**. See [Section 62\(2\) of Registration of Title Act 2006](#) and [Rule 8\(3\) of the Land Registration Rules 2012](#).

> Back

Folio Number	LM10757
Title Level	Freehold
Plan Number	10757
Property Number	1
Area of selected plans	0.38 hectares.
Number of Plans on this folio:	1
Address	Irish Men's Sheds Association, Dublin Road, Attinlay, Carrick-On-Shannon, Co. Leitrim, N41 V212

Add to Basket Create Alert

*PRA Boundaries and Plan Area **are not conclusive**. See [Section 62\(2\) of Registration of Title Act 2006](#) and [Rule 8\(3\) of the Land Registration Rules 2012](#).



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Carrick-on-Shannon, Co. Leitrim

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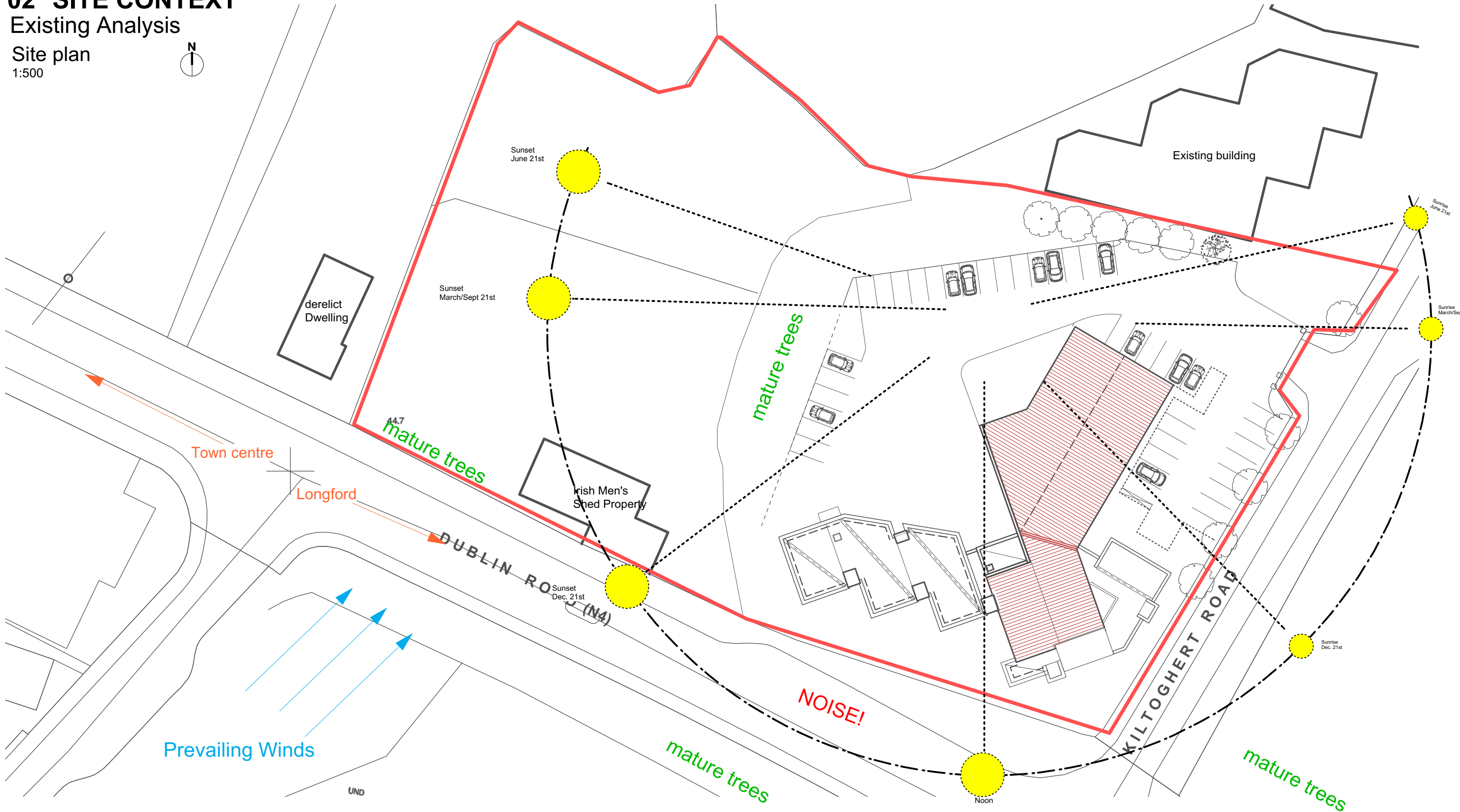
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02 SITE CONTEXT

Existing Analysis

Site plan
1:500



Proposed Extension To 'The Hive',
Carrick-on-Shannon, Co. Leitrim

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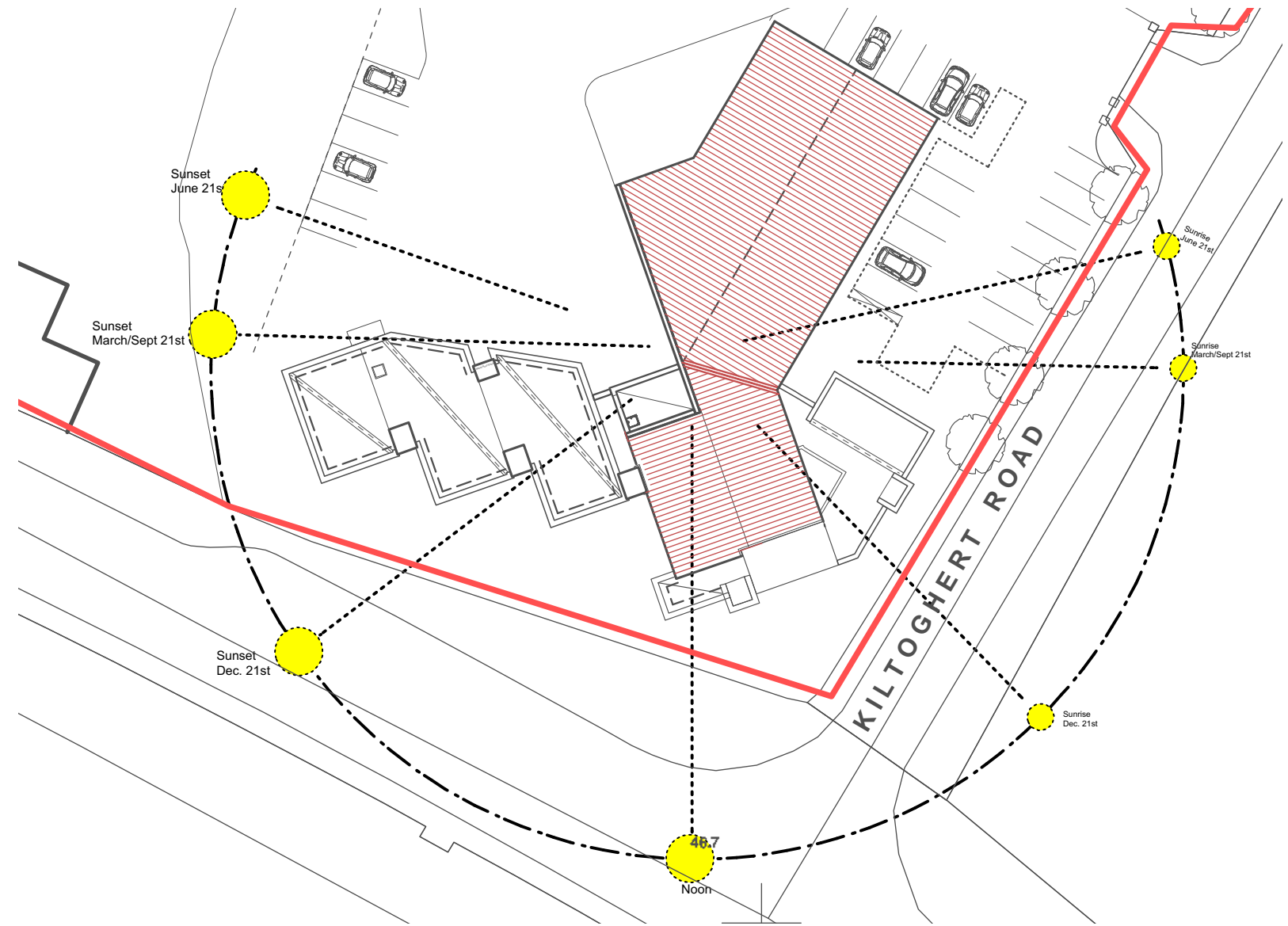


02 SITE CONTEXT

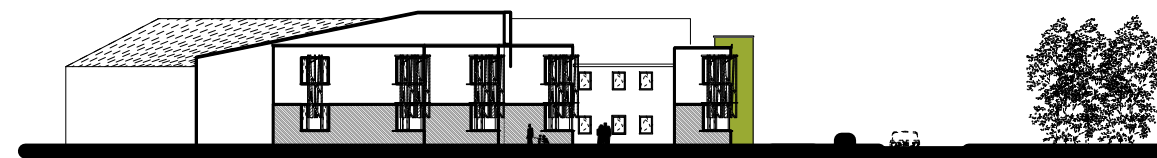
Existing Building

Existing drawings

1:500



EXISTING FRONT ELEVATION (SOUTH)



EXISTING SIDE ELEVATION (WEST)

Proposed Extension To 'The Hive',
Carrick-on-Shannon, Co. Leitrim

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02 SITE CONTEXT

FAUNA & FLORA

Please refer to Flynn Furney Environmental Consultants for

- Invasive Species Survey Report
- Invasive Species: Input to Construction Management Plan



EXISTING SITE PLAN - LOCATION OF INVASIVE PLANTS

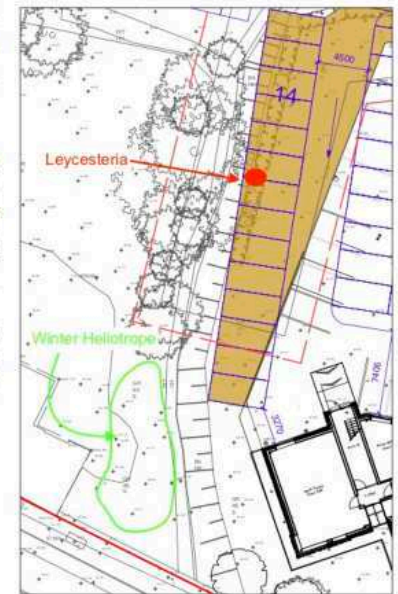
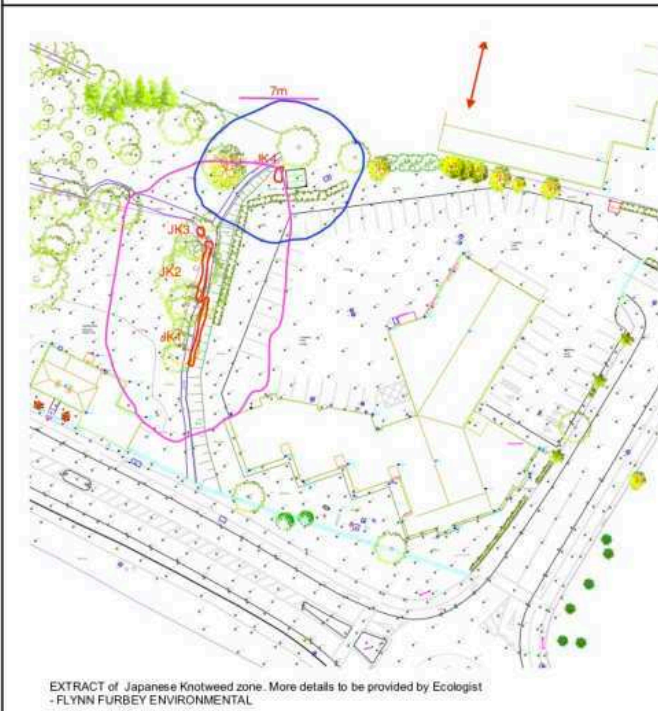
LEGEND

- Site Boundary Line
- Extent of Japanese Knotweed zone. More details to be provided by Ecologist - FlynnFurney Environmental
- Japanese Knotweed Exclusion zone, 7 metres. More details to be provided by Japanese Specialist.
- Extent of Leycesteria (Pheasant Berry). More details to be provided by Ecologist - FlynnFurney Environmental
- Extent of Winter Heliotrope (Petasites fragrans). More details to be provided by Ecologist - FlynnFurney Environmental

RELEVANT INFORMATION REGARDING INVASIVE SPECIE - JAPANESE KNOTWEED



- Area to be blocked off and not accessed to avoid further contamination;
- Treatment programme required by a specialist consultant; best time to treat is summer time while the invasive specie grows;
- It should be dealt with as soon as possible in order to avoid further contamination/spread.
- Client has to have a plan to demonstrate how to proceed and how to treat the invasive specie;
- Specialist contractor to carry out these treatment/works; Treating without disrupting is best option; treating while works are to be carried out can become relatively expensive as it will involve dig out a big hole and removing the all contaminated area of soil/specia off site to a certified landfill, required specialist supervision.



REVISION

NOTES

- All levels and dimensions to be checked onsite. Any discrepancies to be reported to Cooney Architects Do not scale off this drawing. Use figure dimensions only.
- This drawing is to be used in conjunction with all other relevant Engineering and Architectural drawings and specifications. General structure only. To be cross referenced with all associated Engineers drawings.
- This drawing and design is copyright, and may not be reproduced without Cooney Architects permission.

DESIGN TEAM

Cooney Architects

project: Car Park Works to The Hive Carrick On Shannon, Co Leitrim Leitrim County Enterprise Fund	drawing: 20-01-T-005	title: [Existing Site Plan-Japanese Knotweed]
author: LG	scale: 1:500 @ ISO A3	date: Feb 2020
checked by: FC		



02 SITE CONTEXT

ECOLOGICAL

Please refer to Openfield Ecological Services Reports for:

- Screening Report for Appropriate Assessment
- Ecological Impact Statement

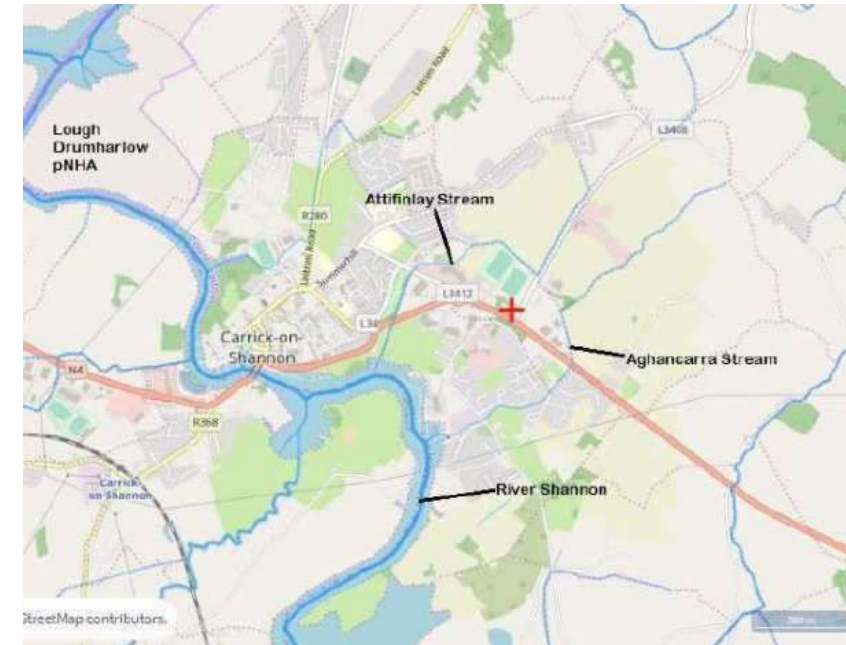
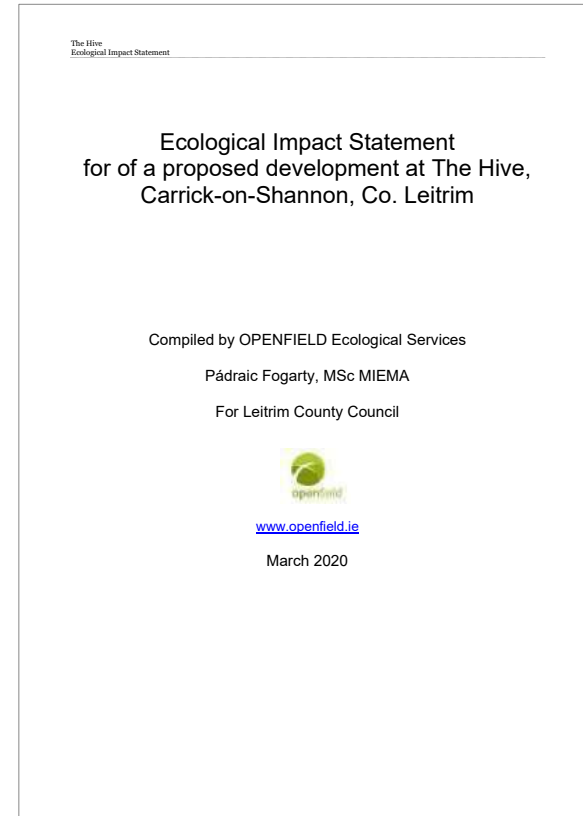


Figure 1 – Site location (red cross) in Carrick-on-Shannon with local water courses and nearby areas for nature conservation (from www.epa.ie).

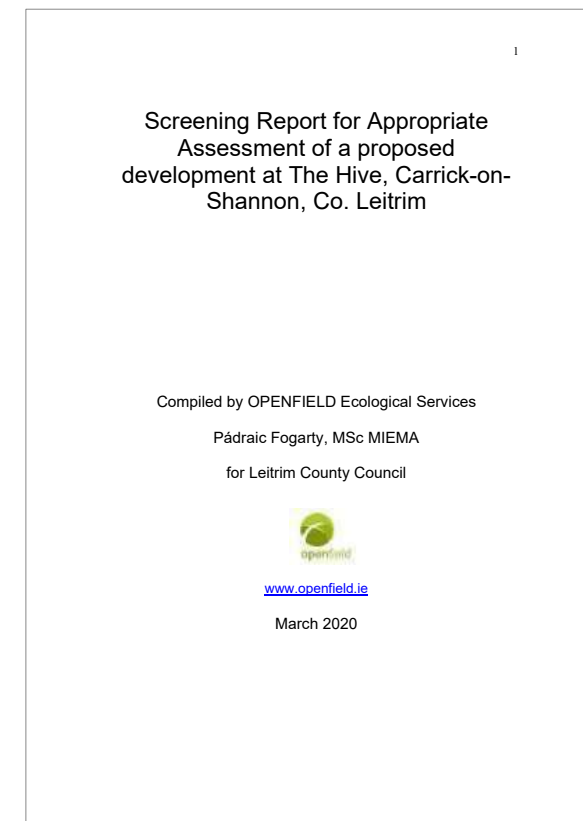


Figure 2 – Site boundary and habitat map (aerial photo from www.bing.com)

03 PLANNING CONTEXT



Proposed Extension to 'The Hive' -
Leitrim Enterprise Centre,
Carrick-on-Shannon, Co. Leitrim

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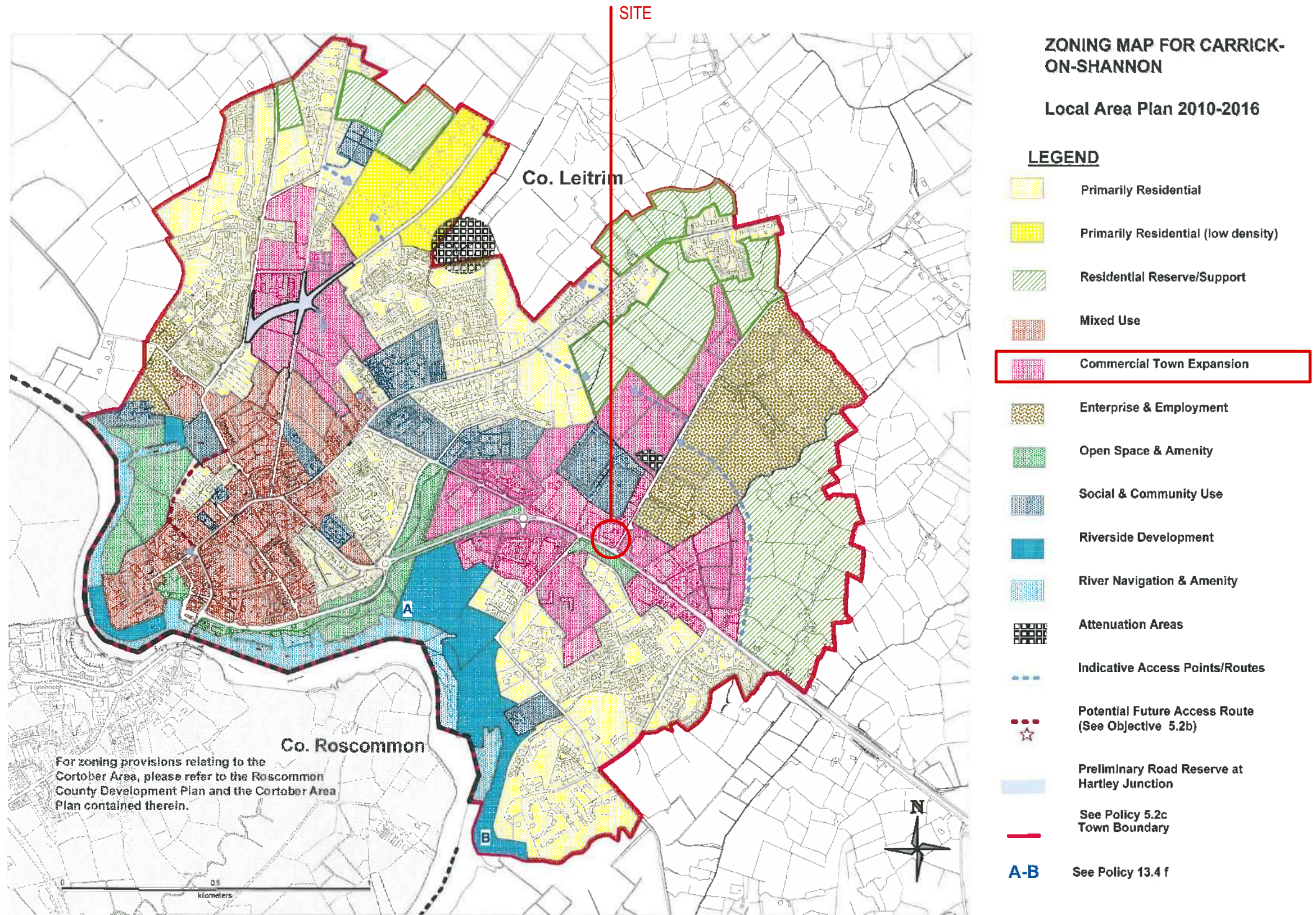
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03 PLANNING CONTEXT

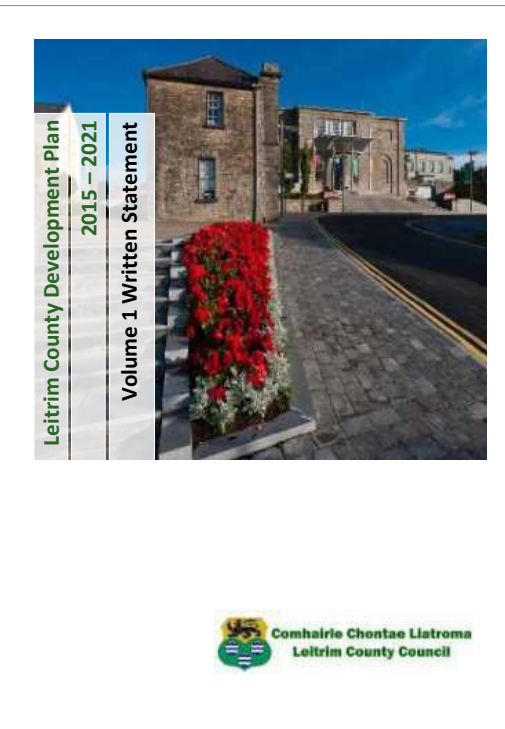
LEITRIM COUNTY DEVELOPMENT PLAN

ZONING



Carrick on Shannon Local Area Plan 2010 -2016
Zoning Map (including Variation No 1 1st April 2012)

Map 1a





03 PLANNING CONTEXT

LEITRIM COUNTY DEVELOPMENT PLAN

ZONING

Land Use	Mixed Use	Primarily Residential	Residential Reserve Support	Commercial Town Expansion	Enterprise & Employment	Open Space & Amenity	Riverside Development	Social & Community	Riverside Navigation
Dwelling	y	y	n ⁱ	o	n	n	n	o	n
Guest house/hotel/hostel	y	y	y	o	o	n	n	o	n
Restaurant	y	o	o	y	o	n	o	o	n
Pub	y	o	o	y	o	n	o	o	n
Shop (convenience)	y	y	y	y	o	n	n	n	n
Shop (comparison)	y	n	n	y	n	n	n	n	n
Retail warehouse	n	n	n	y	o	n	n	n	n
School	y	o	o	y	o	n	n	y	n
Medical and Related Consultant	y	y	y	y	o	n	n	y	n
Health centre	y	o	o	y	o	n	n	y	n
Nursing home	y	y	y	o	n	n	n	y	n
Community hall & Sports halls	y	o	o	y	o	o	o	y	n
Recreational buildings/marina	y	o	o	y	o	o	y	y	o
Cultural uses, library	y	y	y	y	o	o	o	y	n
Offices	y	o	o	y	y	n	n	o	n
Garages, panel beating and car repairs	n	n	n	y	y	n	n	n	n
Petrol station	o	n	n	y	y	n	n	n	n
Motor sales	o	n	n	y	y	n	n	n	n
Car parks	y	y	y	y	y	o	y*	o	n
Heavy commercial vehicle parks	n	n	n	o	y	n	n	n	n
Cinema, dancehall, disco	y	n	n	y	o	n	n	o	n
Warehouse (wholesale)	n	n	n	o	y	n	n	n	n
Repository, store, depot	o	n	n	o	y	n	n	n	n
Industry	n	n	n	n	y	n	n	n	n
Industry (light)	n	o	o	y	y	n	n	n	n
Workshops	o	y	y	y	y	n	o ⁱⁱ	o	n
Playing fields	o	y	y	y	y	y	y	y	n
Place of worship	y	y	y	y	o	o	n	y	n
Park/playground	y	y	y	y	o	y	y	y	n
Tourist camping site	n	o	o	y	o	o	o	n	n
Tourist caravan park	n	o	o	y	o	o	n	n	n
Halting site	n	y	y	y	y	o	n	y	n
Cattleshed/slatted unit	n	n	n	n	n	n	n	n	n
Broiler house	n	n	n	o	n	n	n	n	n
Stable yard	n	n	n	o	n	o	n	n	n
Amusement Arcade	o	n	n	o	n	n	n	n	n
Hot food take-away	o	n	n	o	o	n	n	n	n
Utility structures	y	y	y	y	y	y	y	y	y
Funeral homes	o	o	o	y	o	n	n	n	n
Crèche/playschool	y	y	y	y	o	o	n	y	n

Table 2.1 Land Use Zoning Matrix

y = acceptable in principle, o = open for consideration, n = not acceptable * = car parking ancillary to permitted uses only, located within this zone

Note:

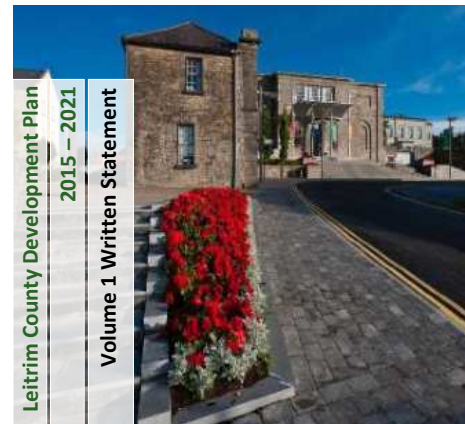
Where zoning for Mixed Use occurs beside zoning for Riverside Development, the Planning Authority will curtail the types of developments in these areas to those that will enhance the riverside development.

With regard to determining the suitability of retail developments, applications will be assessed having due regard to the current County Retail Strategy and the Retail Planning Guidelines for Planning Authorities.

In the case of lands at risk of flooding, the types of uses mentioned above may be further constrained having regard to the policies, objectives and guidelines of this Plan and in particular the guidelines outlined in the document: "The Planning System and Flood Risk Management - Guidelines for Planning Authorities" Nov. 2009.

ⁱ For exceptions refer to Section 2.01.03 Residential Reserve/Support

ⁱⁱ Riverine related only





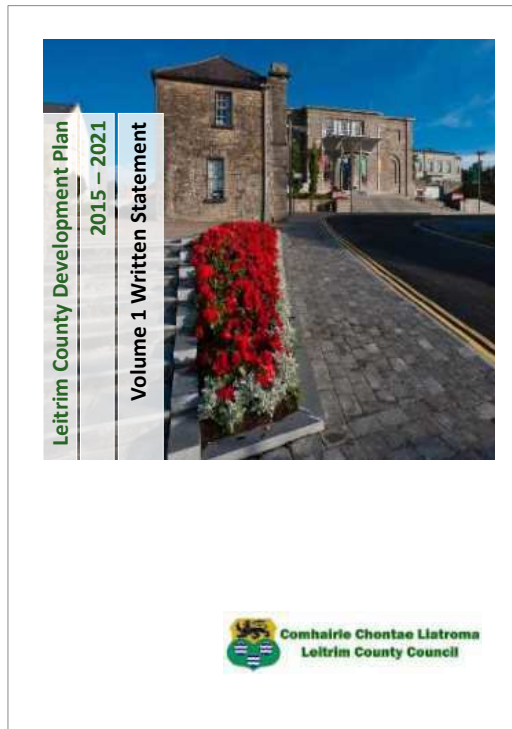
03 PLANNING CONTEXT

LEITRIM COUNTY DEVELOPMENT PLAN

PARKING

BICYCLE PARKING

CAR PARKING



See the below extract from the leirim development plan attached.

4.5.6 BICYCLE PARKING

The Council will require the provision of a minimum level of cycle parking facilities in association with new development and a change of use. Where the provision of cycle parking facilities are intended for use by the staff of that particular development, stands should be located within the curtilage of the development to ensure effective security and supervision. Cycle stands for use by visitors should be located to maximise convenience to the entrance of buildings, and positioned so as to ensure safety, security and supervision.

The Council will also encourage the provision and enhancement of cycle-parking facilities where possible at the railway station, public buildings, retail centres and leisure facilities.

Table 25 Bicycle Parking Standards

Type of Development	Relevant Cycle Parking Standards
House and flats	1 stand per dwelling
Student Residences	1 stand per bedroom
Shops	1 stand for every 200 m ² of gross floorspace
Supermarkets & Large Stores	1 stand for every 200 m ² of gross floorspace
Offices	1 stand for every 200 m ² of gross floorspace
Industry	1 stand for every 200 m ² of gross floorspace
Warehousing	1 stand for every 250 m ² of gross floorspace
Theatre, Cinema, Church & Stadium	1 stand for every 20 seats
Hotels & Guesthouses	1 stand for every 4 bedrooms
Lounge/Bars	1 stand for every 30 m ² of public floorspace
Restaurants	1 stand for every 30 m ² of public floorspace
Function-room, Dance Halls & Clubs	1 stand for every 30 m ²
Playing Fields	4 stands per pitch
Schools	1 stand per 10 pupils
Nursing Homes	1 stand per 8 members of staff

Note: Large complex developments may be assessed separately with regard to the circumstances.

4.5 ROADS AND PARKING DEVELOPMENT MANAGEMENT STANDARDS

4.5.1 GENERAL ROADS AND PARKING STANDARDS

In all developments the Planning Authority will normally require the provision of car parking spaces within or convenient to the site of the development. The provision should be based on the extent to which the development is likely to generate demand for additional parking spaces. The parking standards given in Table 24 below shall apply.

Table 24 Car Parking Standards

LAND USE	MINIMUM CAR-PARKING REQUIREMENTS
Residential	
Apartments	1.5 spaces per apartment
Dwellings	2 car spaces per unit
Commercial	
Banks/Financial Institutions	1 car space per 20 m ² gross floor area
*Bars/Lounges/Function Rooms (including such uses in Hotels etc)	1 car space per 5 m ² of public floor space
Car Wash	5 waiting spaces without interference to other spaces or to the public road
Caravan/Camping Site	1 car space per pitch
Cash & Carry	1 car space per 50 sq.m. gross floor area
*Cinemas, Theatres, Stadium	1 car space per 4 seats (0.25 space per seat)
Conference Centre	1 car space per 10 m ² of public floor space
Guest House/B&B	1 car space per bedroom & 2 spaces for owners
Hotel	1 car space per bedroom
*Hot Food Takeaways	1 per unit subject to max. 10 m ² of public floor space
Hostel	1 car space per 2 bedrooms or 1 car space per 10 bed dormitory
*Motel	1 car space per bedroom
*Night Club/Dance Hall/ Discos	1 car space per 10 m ² of dance floor, seating area & bar
Offices (town centres)	1 car space per 25 m ² of gross floor space
Office Park	1 car space per 20 m ² of gross floor space
*Petrol Station	2 car spaces per pump plus requirements for any other uses on site
*Restaurants/Cafes	1 car space per 6 m ² of public floor space
Retail (<250 m ² gross)	1 car space per 24 m ² of gross floor space
Retail (250 - 1000 m ² gross)	1 car space per 18 m ² of gross floor space
Retail (>1000 m ² gross)	1 car space per 12 m ² of gross floor space
Retail Warehousing > 1000 m ² gross	3 per 100 m ² gross floor space
Community & Health	
Bowling	3 car spaces per lane
Church	1 car space per 4 seats
Clinics & Group Medical Practices	2 car spaces per consulting room + 1 additional space for reception area
Community Centre	1 car space per 10 m ² of public floor space
Creche/ Pre-School Facility	1 car space per employee & 1 per 8 children & 1 set down

DESIGN

- Car parking spaces should be 5.0m x 2.5m.
- Allow 6m width for two way traffic & 4.5m for one way traffic.
- 1 space per 25m² of gross floor area as per Leitrim Development plan.
- Allow for DAC car parking minimum 5% of total.
- Is there a requirement for a bicycle shed or motorbike parking spaces.
- E-Car charge point locations.



03 PLANNING CONTEXT

LEITRIM COUNTY DEVELOPMENT PLAN

PARKING

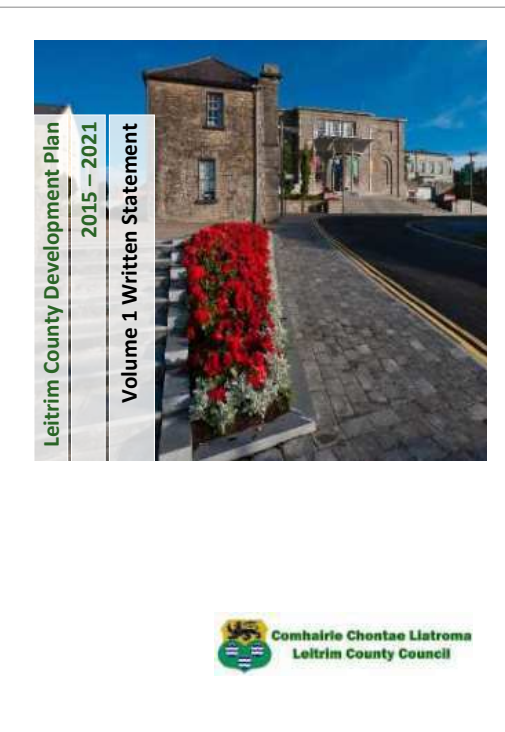
CAR PARKING CALCULATION

Development Plan Zoning Area:

Commercial Town Expansion

PARKING REQUIREMENTS	CAR	BIKE
	per floor space (sq.m)	per floor space (sq.m)
Office (Town Centre)	1 car space per 25sq.m floor space 25	1 stand every 200sq.m of gross floorspace 200
Cash & Carry	1 per 50 sq.m gross floor space 50	
Warehousing		1 stand every 250sq.m of gross floorspace 250

	Total Area	No. Spaces	
		Car	Bike
Area of Existing Warehouse	601	12	2
Area of Existing Office Area	1045	42	5
Area of Proposed Extension	267	11	1
Total Car Parking REQUIRED		64	9
Total Car Parking EXISTING		56	6
Total Car Parking PROPOSED	OPTION 4	70	9



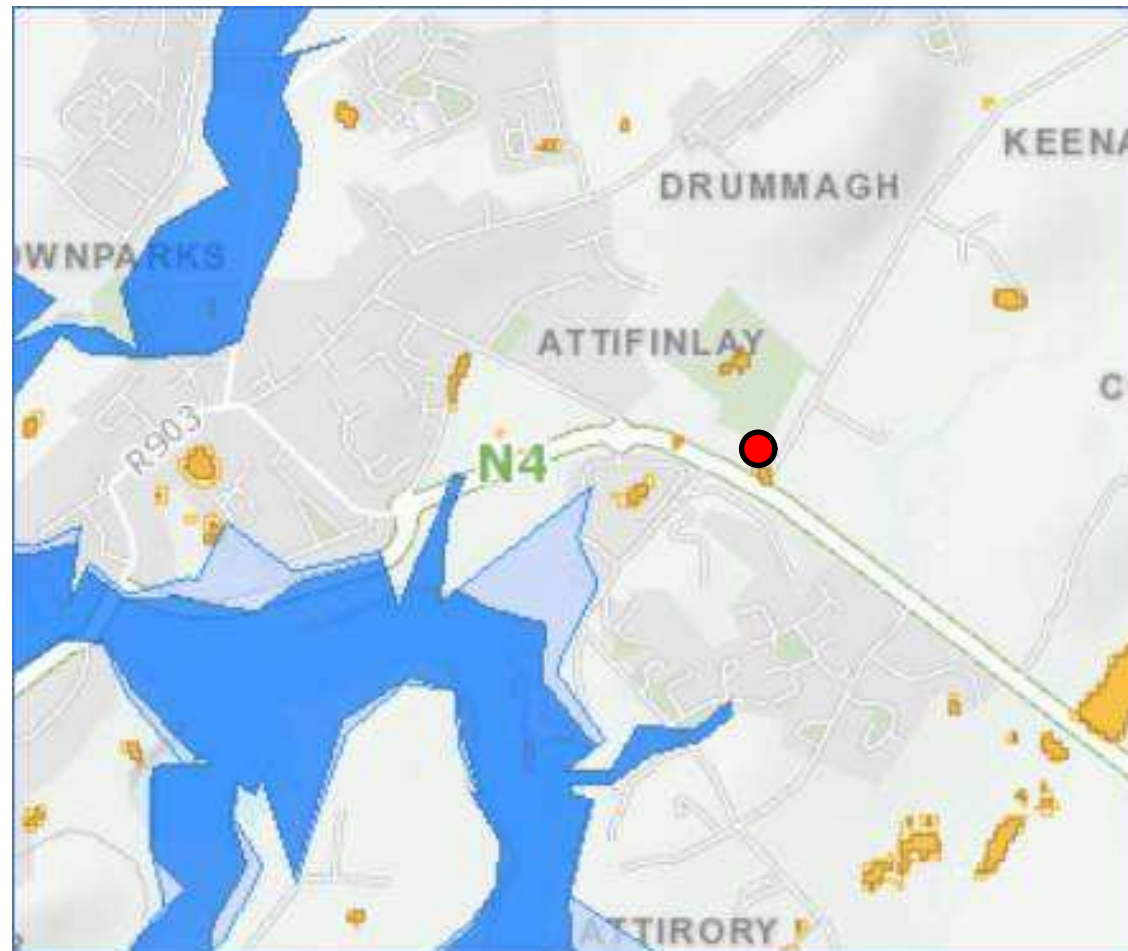


03 PLANNING CONTEXT

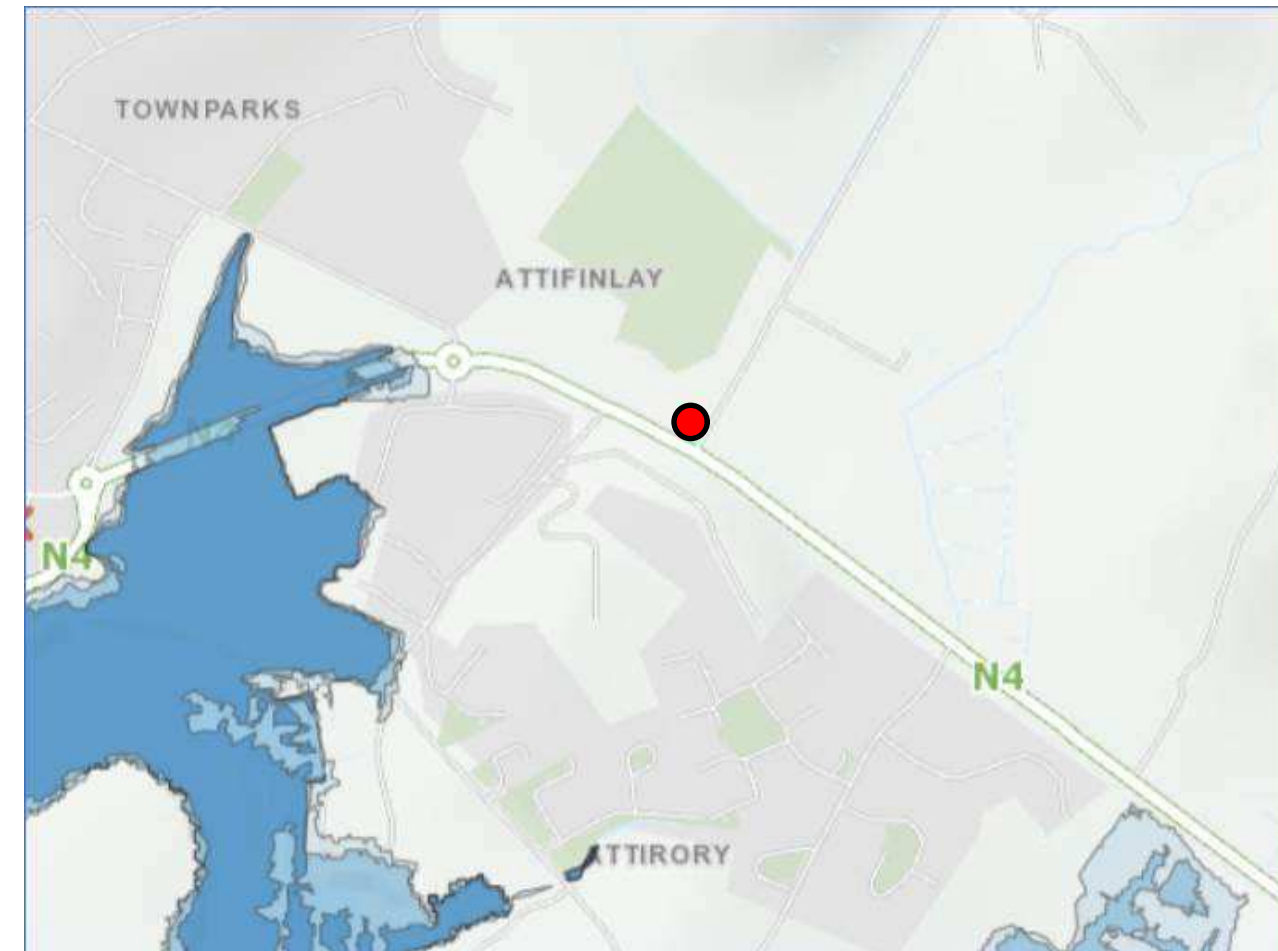
LEITRIM COUNTY DEVELOPMENT PLAN

FLOODING ASSESSMENT

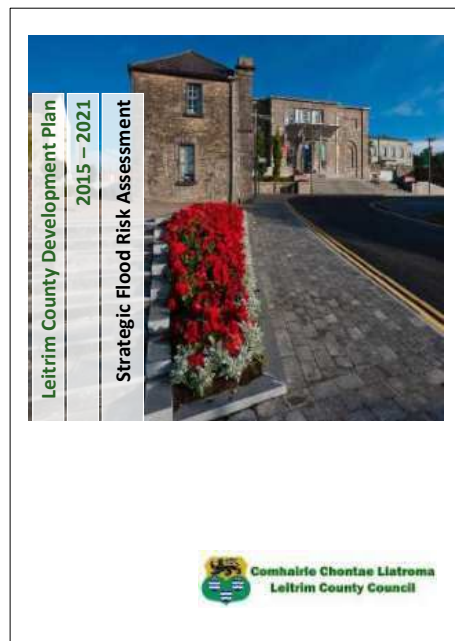
REFER TO ORS ENGINEERING PLANNING REPORT



Pluvial maps suggests there is a risk of flooding on site form intense rainfall



The river flooding map suggest there is a low probability of flooding from the Shannon



3 Recommendations

This SFRA considers Leitrim county towns and villages for which a specific development framework is included in the *County Development Plan*.

For Carrick-on-Shannon functional area where strategic land-use decisions will be made through future revisions to the Local Area Plan, it is recommended that detailed flood risk assessments are carried out in respect of this area during review of the Local Area Plan.

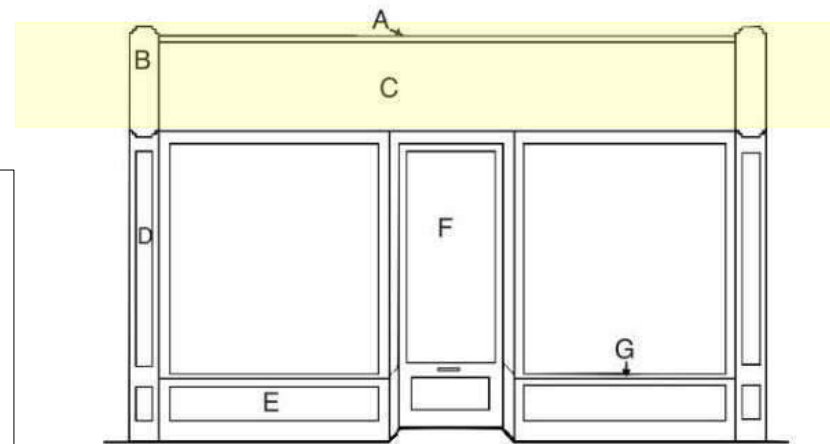
For the areas identified through this SFRA that contain flood risk indicators, text will be included in the *County Development Plan* to ensure that development proposals shall, where appropriate, be subject to a site-specific Flood Risk Assessment, appropriate to the type and scale of the development being proposed and shall be carried out in line with the relevant Policies and Guidelines.



03 PLANNING CONTEXT

LEITRIM COUNTY DEVELOPMENT PLAN

SIGNAGE



Fascia

The design of the fascia is a key element in shopfront design. In traditional shopfronts the depth of the fascia, i.e. from the cornice to the top of the window, is always quite small. In the main streets of the town centre, the overall height of the shopfront is frequently between 4 and 5 metres. The potential for elegance and verticality can be exploited by running the window high up to the underside of a narrow fascia band.

The existence of an over-deep fascia area can completely spoil shopfront proportion. Overall fascia panels should be provided as an integral part of the shopfront, and should be of a depth appropriate to the size of the building and the proportion and the length of the shopfront. The construction of fascias extending above the level of first-floor window sills, and the obscuring and defacing of windows or other architectural details, such as string courses, friezes, cornices, is unacceptable.

Fascia Lettering

The fascia contains the main shop name, and the design of the lettering should be an integral part of the shopfront design. The use of Irish in shop names is encouraged by the Council. Generally, individually mounted lettering or hand-painted lettering is required.

Letters of more than 400 mm in height will not normally be acceptable. Letter design should be simple and legible. If spotlights are used, the arms should be short and the hoods of the lights treated to match with the background. The advertisement of brand products on the fascia is not encouraged. Any other corporate advertising signage will be strictly controlled and where permitted must be discreetly integrated into the overall design of the building.

4.4.5 SHOP FRONT DESIGN STANDARDS

The Council requires a high standard of shop front design and advertising. Existing traditional shop fronts should be retained where possible, especially in the town centre.

The Council will encourage good shop front design, either of traditional or modern design, provided that they are constructed of appropriately robust materials and are in scale and proportion to the building and neighbouring buildings. The design must be approached in an integrated way, including signage, advertising and lighting.

Building and plot divisions should be retained externally, even when the internal divisions have been removed.

The use of external roller shutters and the permanent removal of shop fronts leaving the shop open to the pavement are unacceptable. Security shutters should be mounted behind the

2 3 2

window glazing, be of the open grill type and coloured to blend with the overall shop front. Alternatives to roller shutters, such as removable timber shutters or open grills are preferred.

Externally mounted loudspeakers are unacceptable.

Internally lit neon signs, flashing, reflectorised or glitter type signs located on or visible from the exterior are unacceptable. Signs and advertising of excessive size or number, or projecting above the parapet/eaves height or outside the bulk of the building are unacceptable.

Plastic/Vinyl banner-type signs will be discouraged. Projecting signs, banners and flagpoles will be restricted in size and number to prevent clutter.

Where brand or corporate signage is permitted it will be expected to be in a form and design which is compatible with the streetscape. Compatibility with the streetscape and individual buildings will be considered more important than the uniformity between branches of a company. Projecting brand signs, of whatever type or design, are unacceptable.

Modern Shopfronts

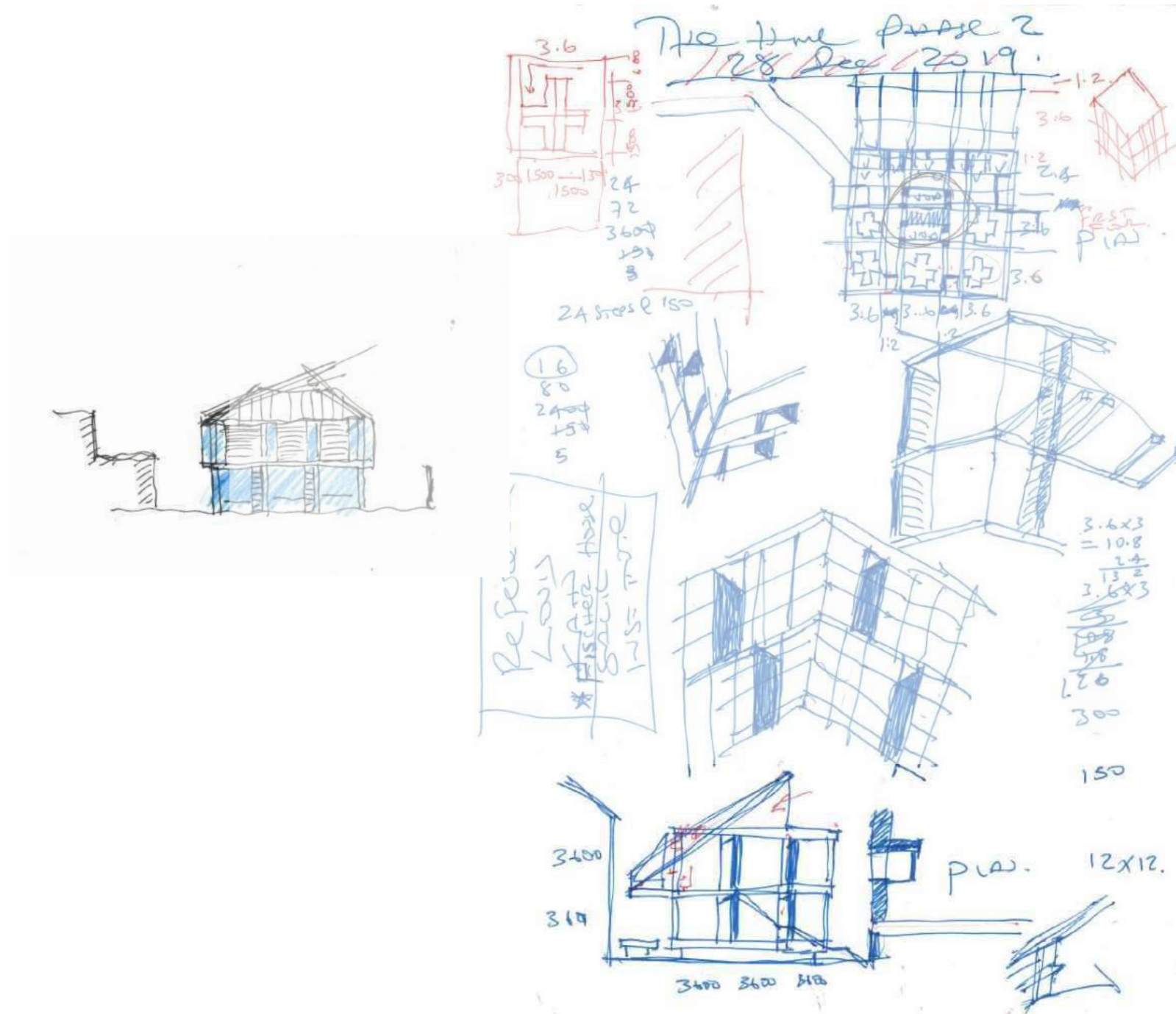
In the case of modern shopfronts, creative interpretation of traditional design principles can create innovative designs, so generating visual interest whilst not detracting from the property or area generally. While it is accepted that some retailers wish to trade on the basis of a retailer's corporate identity, this should be balanced against the need to enhance the quality of an individual property or shopping area.

General

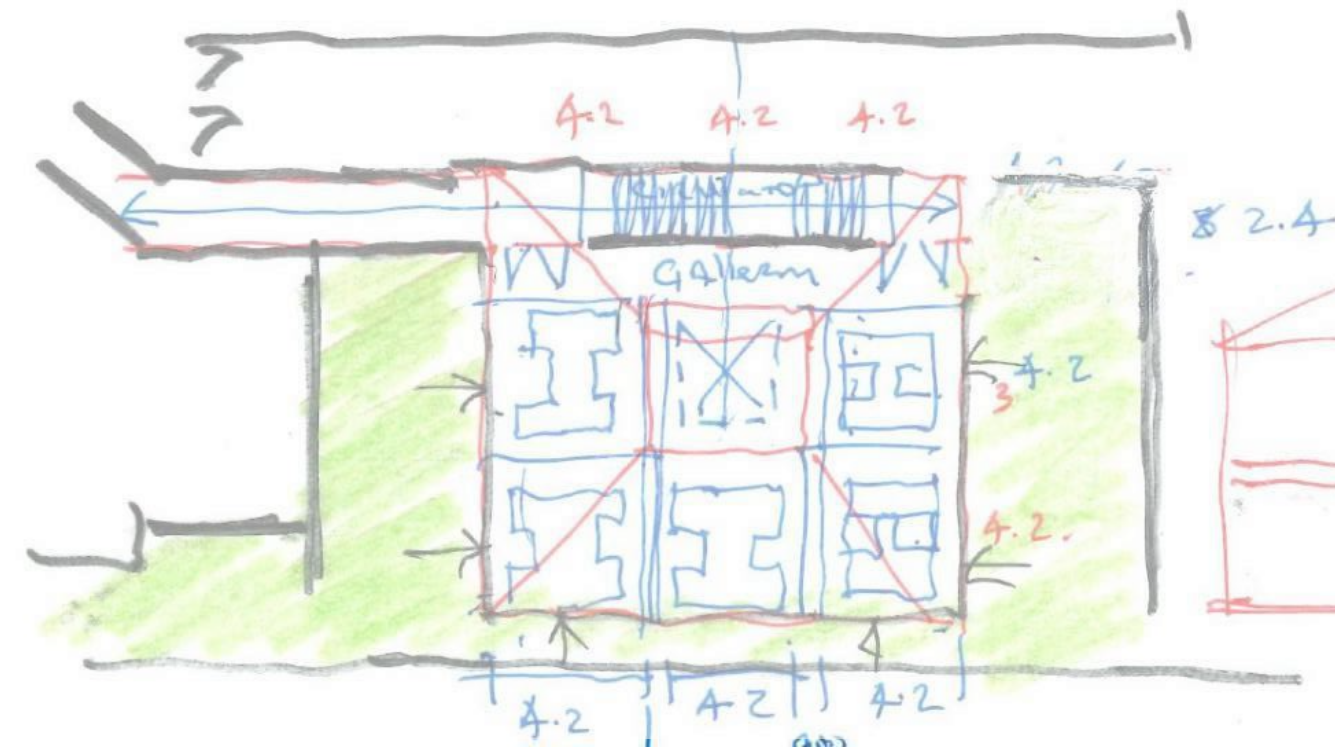
The following is a set of guidelines to ensure that all shop fronts are of a high-quality design and that they can make a positive contribution to the street scene. It is not intended to stifle original design, but aims to establish general principles, which, if followed, should result in an attractive, well-designed frontage.

Particular attention to design is required in the treatment of shop fronts on listed buildings and within conservation areas. The design of the Shopfront should be derived from, reflect and harmonise with the character age and materials of the building as a whole as well as seen in the wider context of the area within which it is located.





04 ARCHITECTURAL STATEMENT



Proposed Extension to 'The Hive' -
 Leitrim Enterprise Centre,
 Carrick-on-Shannon, Co. Leitrim

Compiled by

CooneyArchitects

For



In Partnership with





04 ARCHITECTURAL STATEMENT

Building from an award winning structure, proudly located at the entrance of the town of Carrick on Shannon

The Hub
 A Stack-effect cross-ventilation with natural lighting
 B Natural lighting to work spaces
 C Collaborative working

The Hive
 D Healthy work spaces, night time cooling and natural lighting
 E Glazed ventilation chimney
 F Building reuse, brownfield site, ecology
 G Passive design principles



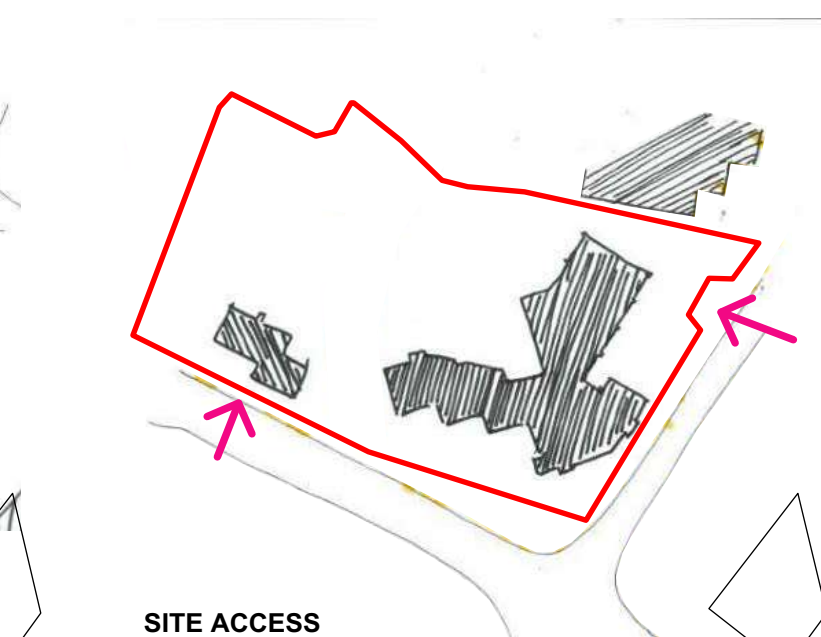
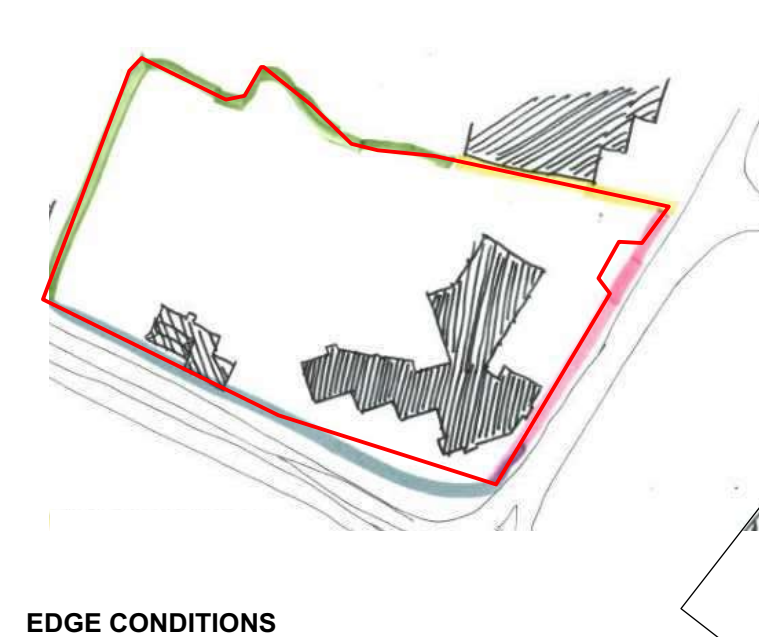
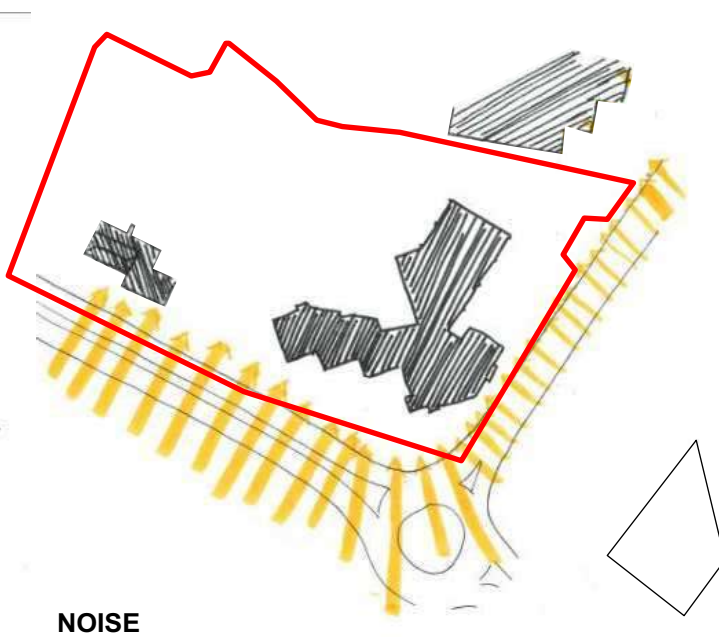
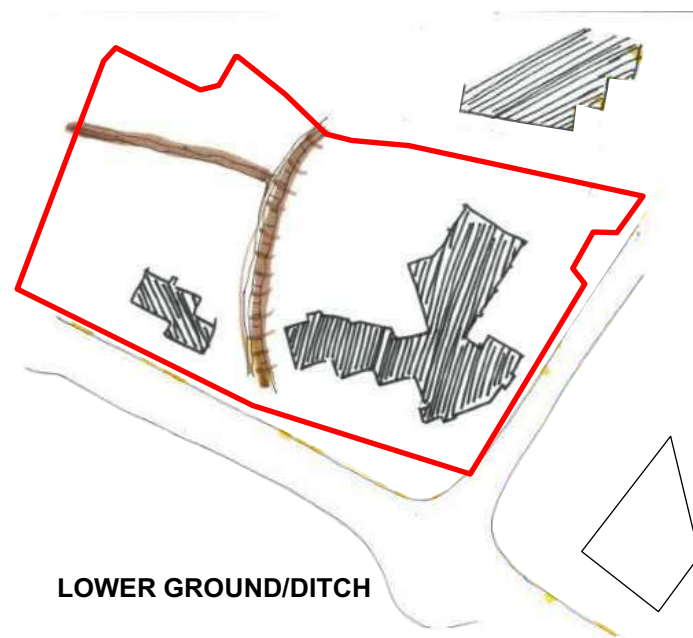
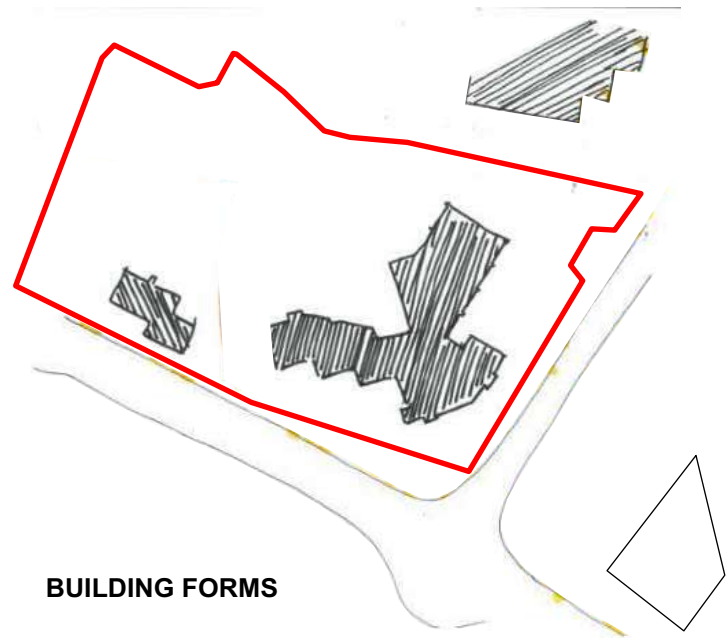
Leitrim Innovation and Growth Centre

Best Sustainable Project



04 ARCHITECTURAL STATEMENT

RE-UNDERSTANDING THE SITE



- BUTT EDGE / NEIGHBOURING BUTT EDGE
- VERTICAL EDGE (ACCESS TO INDIVIDUAL BLDG)
- GREEN AREA BOUNDARY
- VERTICAL EDGE (MAJOR ARTERIAL ROAD)



04 ARCHITECTURAL STATEMENT

ANALYSING EXISTING CONDITIONS & LEARNING FROM THE PAST

FLEXIBLE LAYOUTS

HOT DESKS

NEO-DOT COM CULTURE

MODULAR SPACES

IMPROMPTU MEETINGS

BUZZ SESSIONS

CHANCE ENCOUNTERS

COLLABORATION

NOMADIC WORK ZONES

HUDDLE SPACES

QUIET ROOMS

ACTIVITY USES

RESIDENT STATIONS

FUTURE PROOF

WORK SETTING

-Resident type work space

-Hot desking

-Flexible furniture layout

-Modular layout to accomodate joining other offices for bigger teams

ACTIVITY SETTING

-Active nomadic work zones

-Impromptu team collaboration

-Visitor work area

-Impromptu meeting area

-Focused area for collaboration

-Prentation/white board capabilities

-Chance encounters and collaborations

-Breakout/recreational spaces

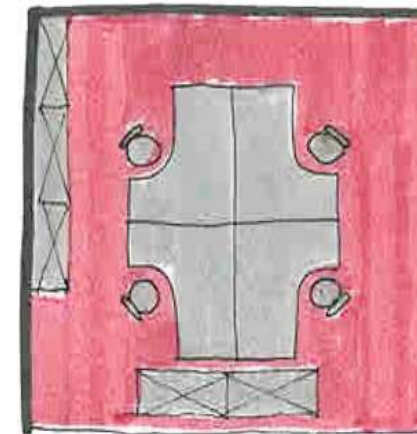
-Buzz sessions

-Quiet rooms

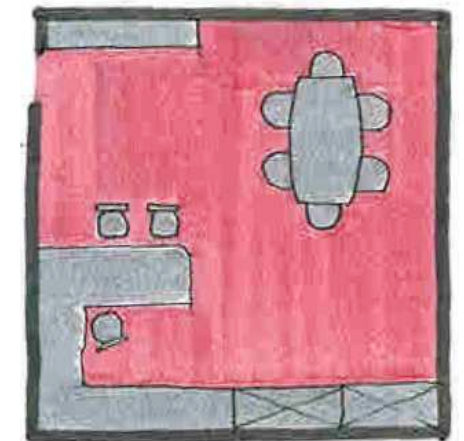
-Flexible layout



PLAN SETTINGS



Work station



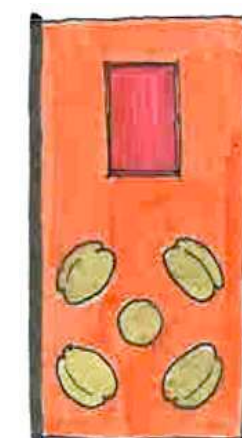
Work room



ibar



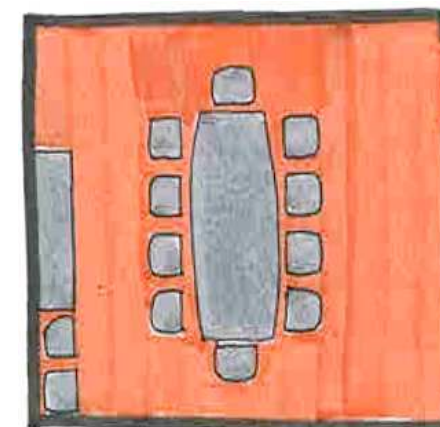
Meeting



Breakout



Library



Conference/Boardroom



Huddle room/
War room



04 ARCHITECTURAL STATEMENT

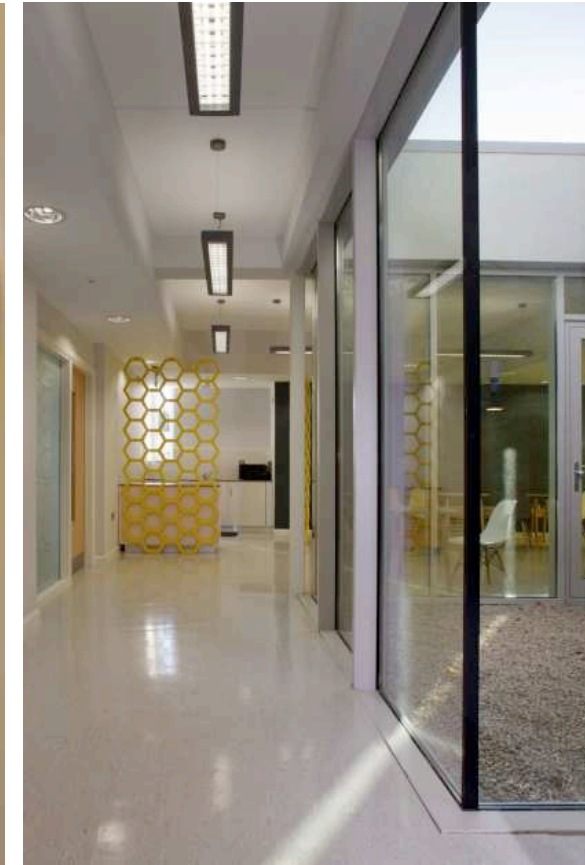
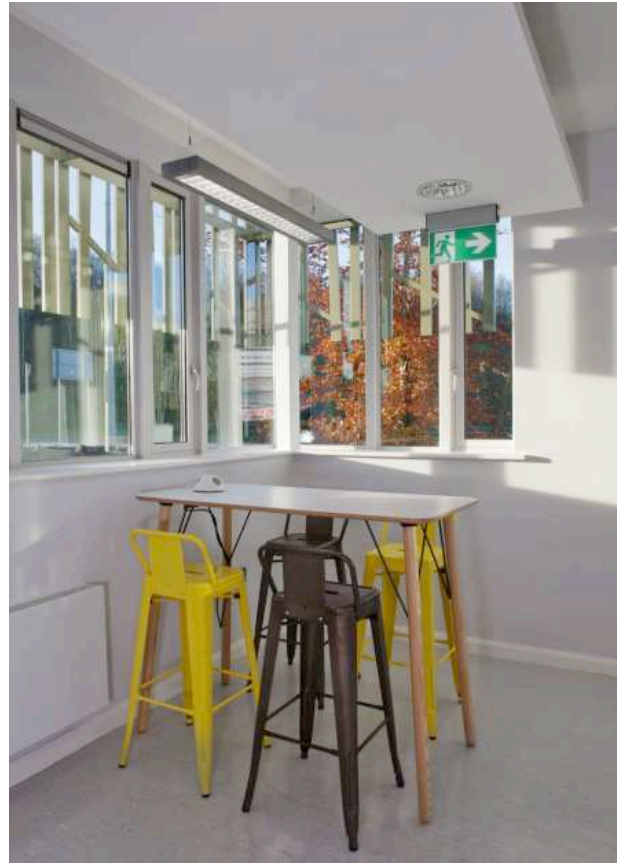
ANALYSING EXISTING OFFICE CONDITIONS & LEARNING FROM THE PAST

- Internal Views

Existing Building



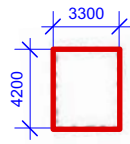
- Main Facade fronting N4 ROAD



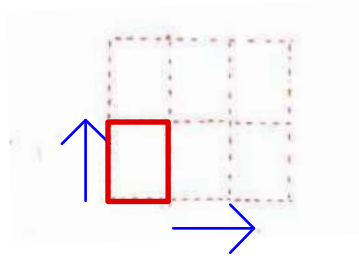


04 ARCHITECTURAL STATEMENT

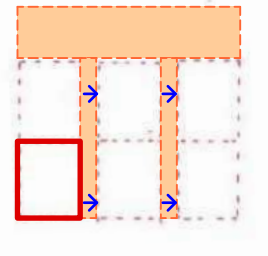
CONCEPT BUILD ANALYSIS



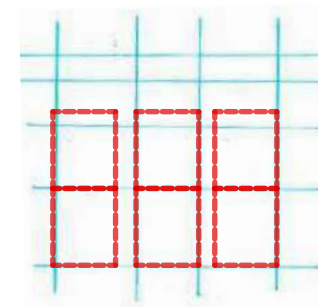
USES AREA BASE GRID
4.2m x 3.3m (based on 4 work desks)



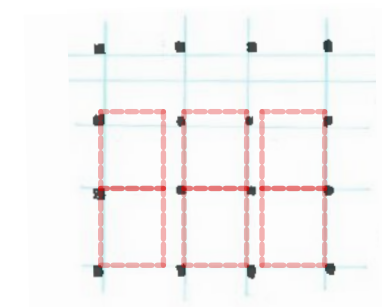
SETTING UP EFFICIENT
USES GRID (24 ppl)



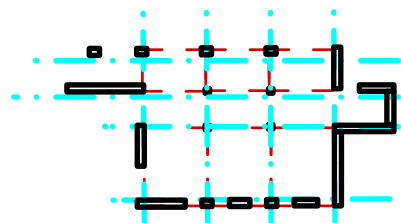
INTRODUCING
CIRCULATION AREA
WITHIN THE USE GRID



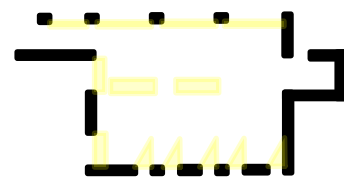
SETTING UP RATIONAL GRID



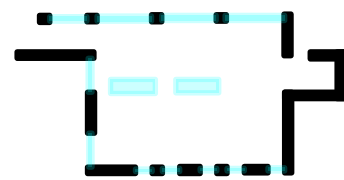
SETTING UP STRUCTURAL GRID



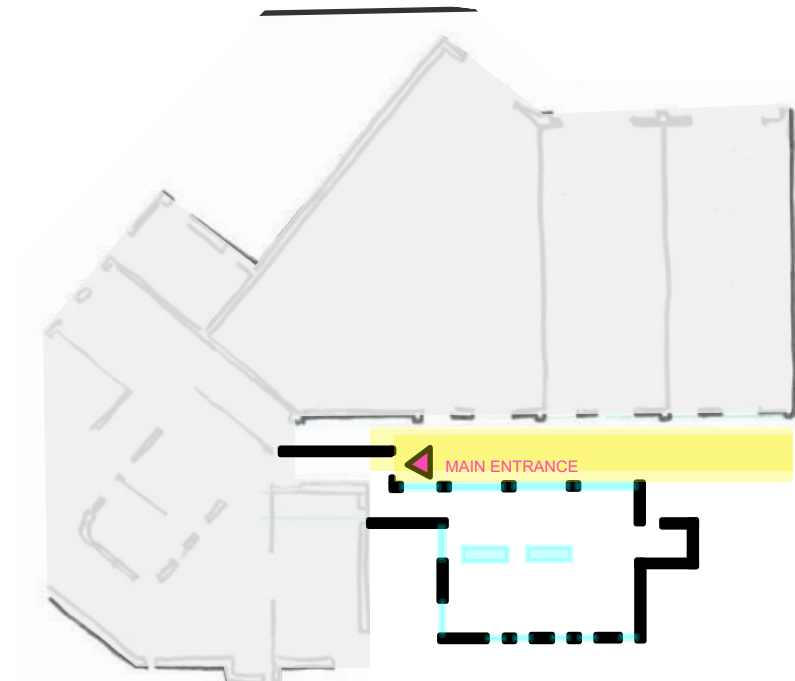
JOINING THE DOTS /
ENCLOSING THE FORM



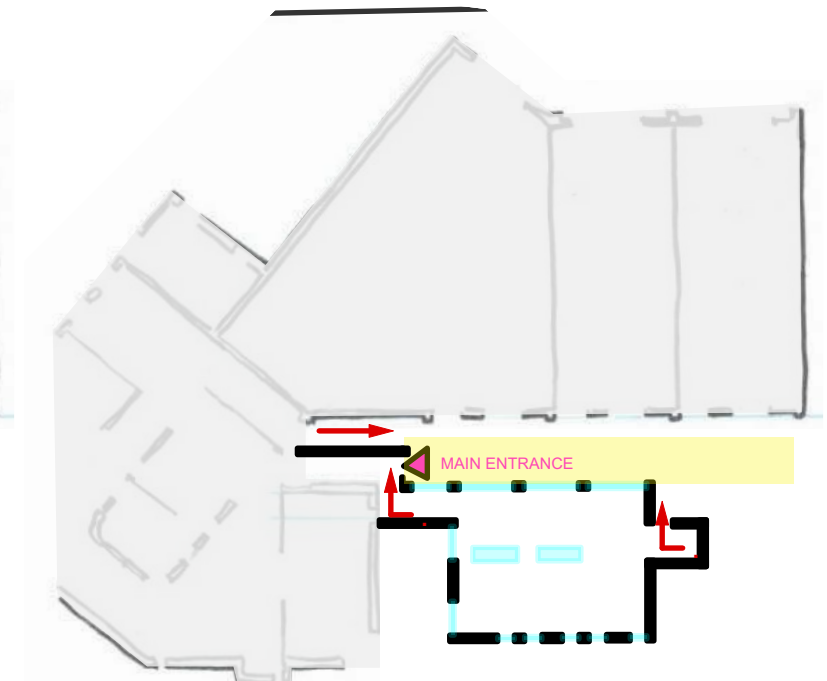
OPENING UP TO
NATURAL LIGHT



GLAZING AREAS



LINKING WITH
EXISTING



MEANS OF ESCAPE

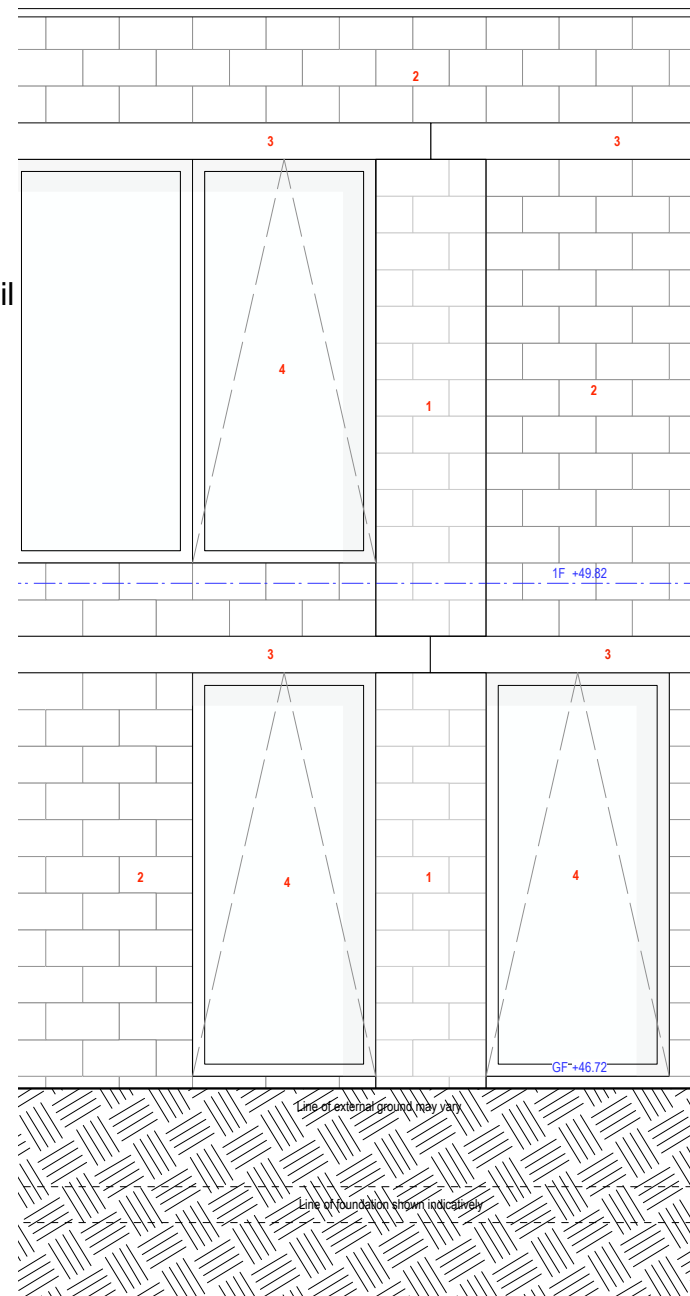


04 ARCHITECTURAL STATEMENT

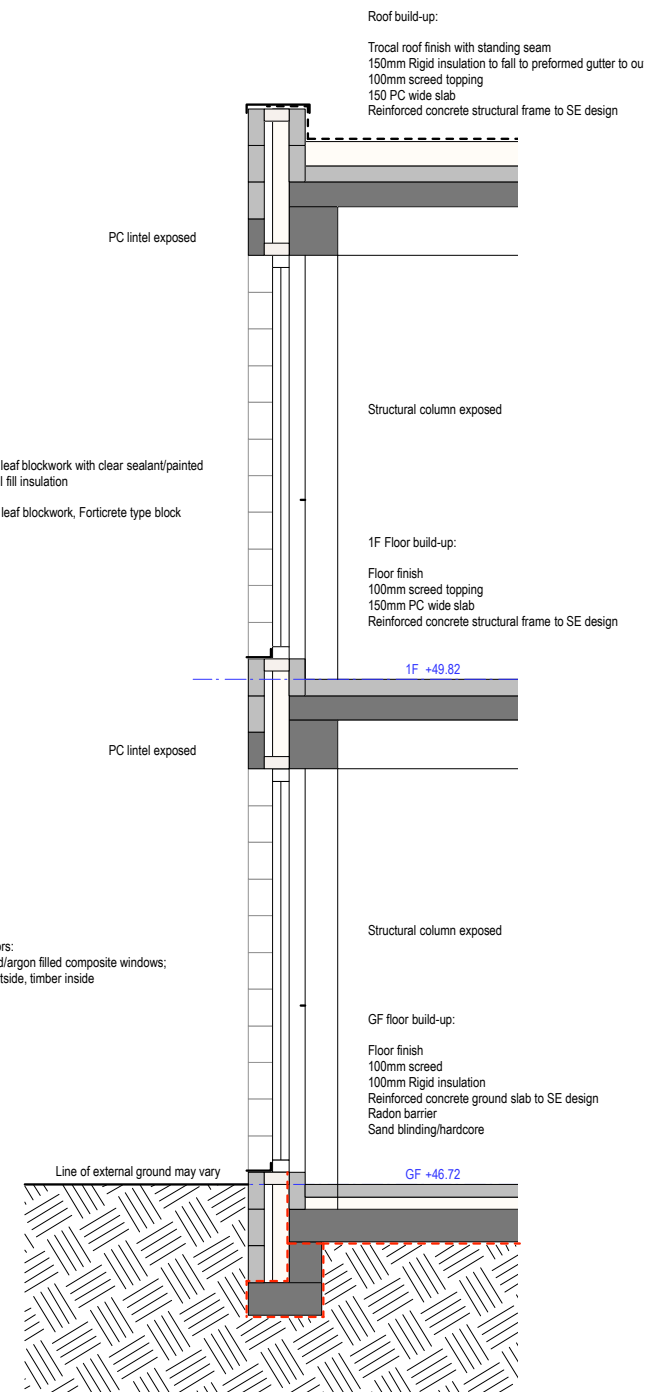
ELEVATION STUDY

DETAILED ELEVATION

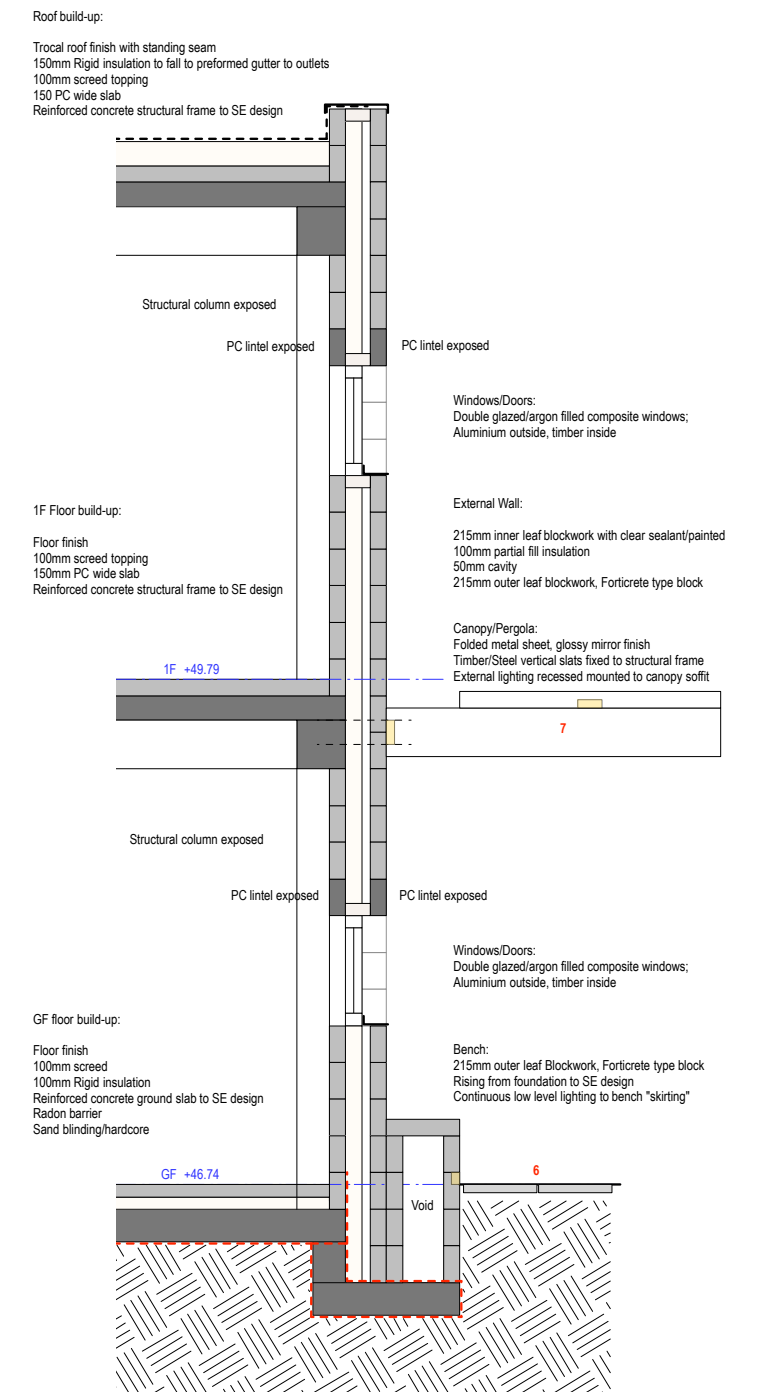
- Moving of main entrance point and signage to front of new extension ;
- Gate to reinterpret existing brise soleil louvres from existing The Hive Elevation;
- Provide seating areas to promote interaction and networking between users/visitors and expand on the Hive's internal space already offered;



01 PROPOSED TYPICAL EXTERNAL ELEVATION
250



02 PROPOSED TYPICAL EXTERNAL SECTION 01
250



03 PROPOSED TYPICAL EXTERNAL SECTION 02
250

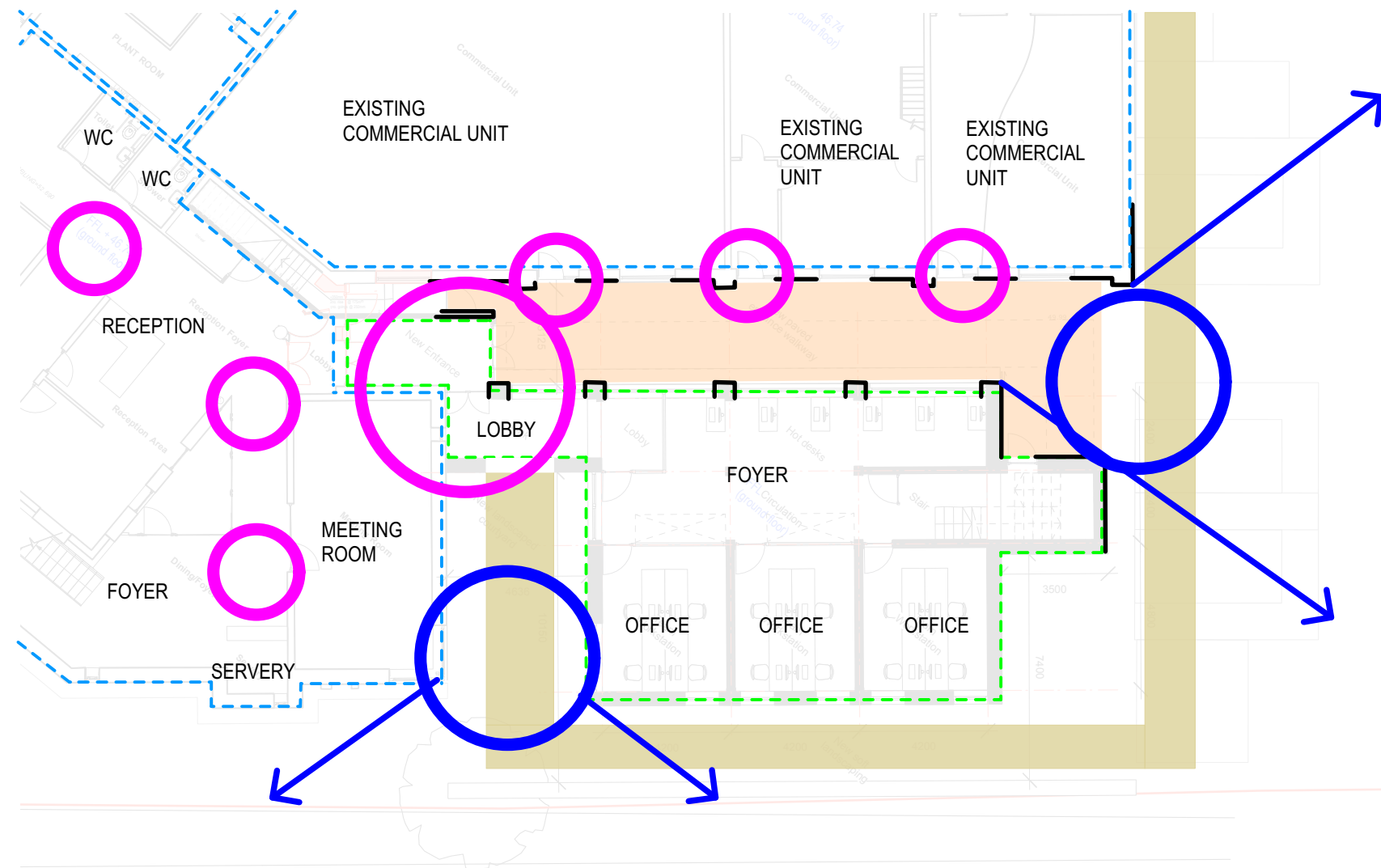
LEGEND

- 1 Forticrete blockwork Type 01
- 2 Forticrete blockwork Type 02
- 3 Precast concrete lintel quality finish, left exposed
- 4 Composite Aluclad windows/doors frames, double glazed/argon filled
- 5 Bench in Forticrete blockwork
- 6 External paving
- 7 Canopy

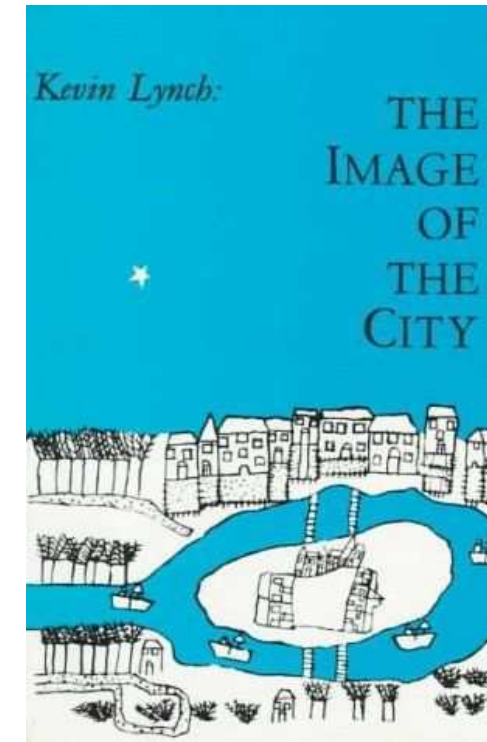


04 ARCHITECTURAL STATEMENT



UNDERSTANDING EXISTING NODES AND GATEWAYS



GROUND FLOOR PLAN 



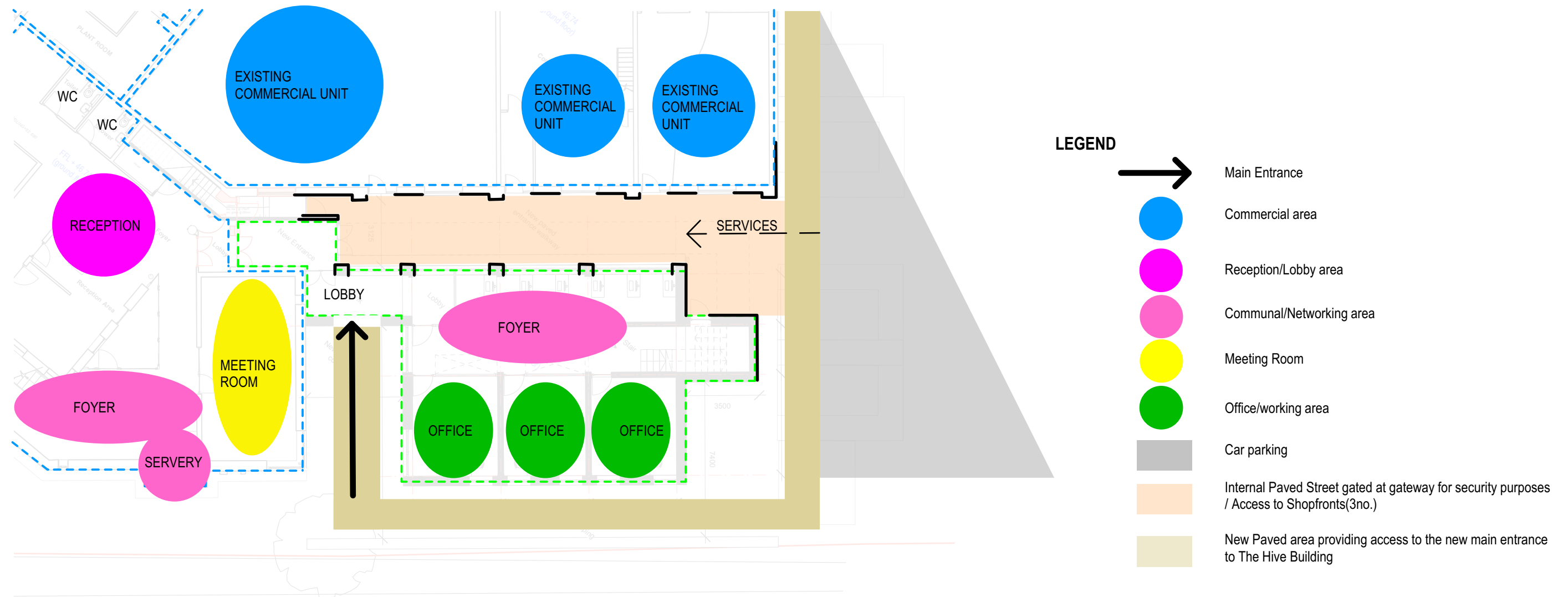
Designing urban setting, framing points and desired lines creating gateways

- LEGEND**
-  Gateway
 -  Note



04 ARCHITECTURAL STATEMENT

UNDERSTANDING EXISTING AND PROPOSED CHARACTER AREAS

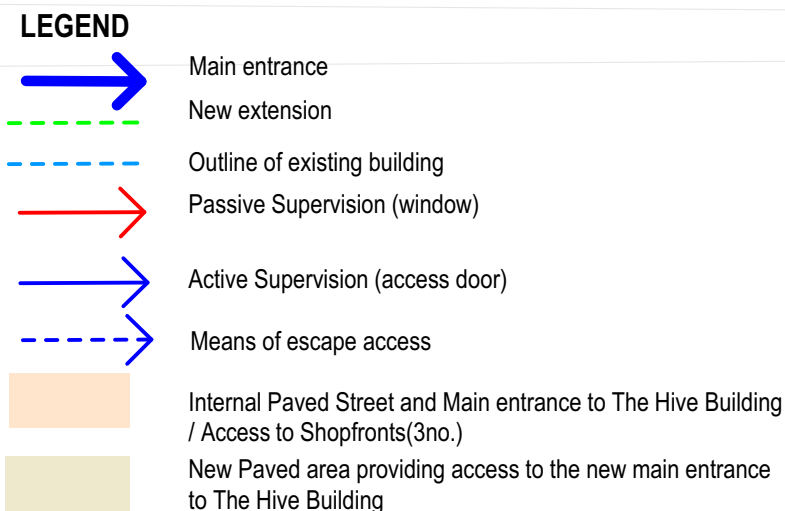
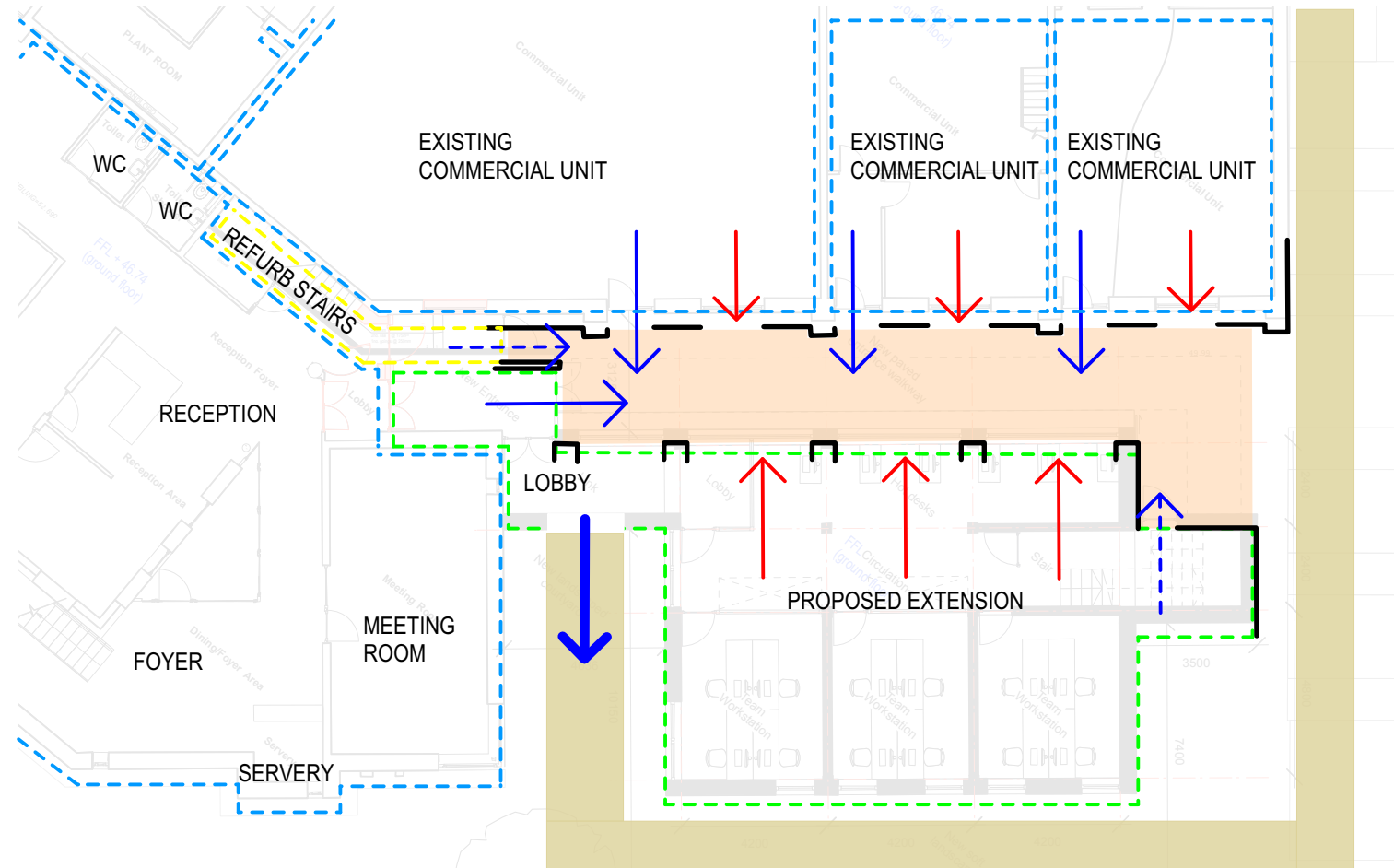


GROUND FLOOR PLAN



04 ARCHITECTURAL STATEMENT

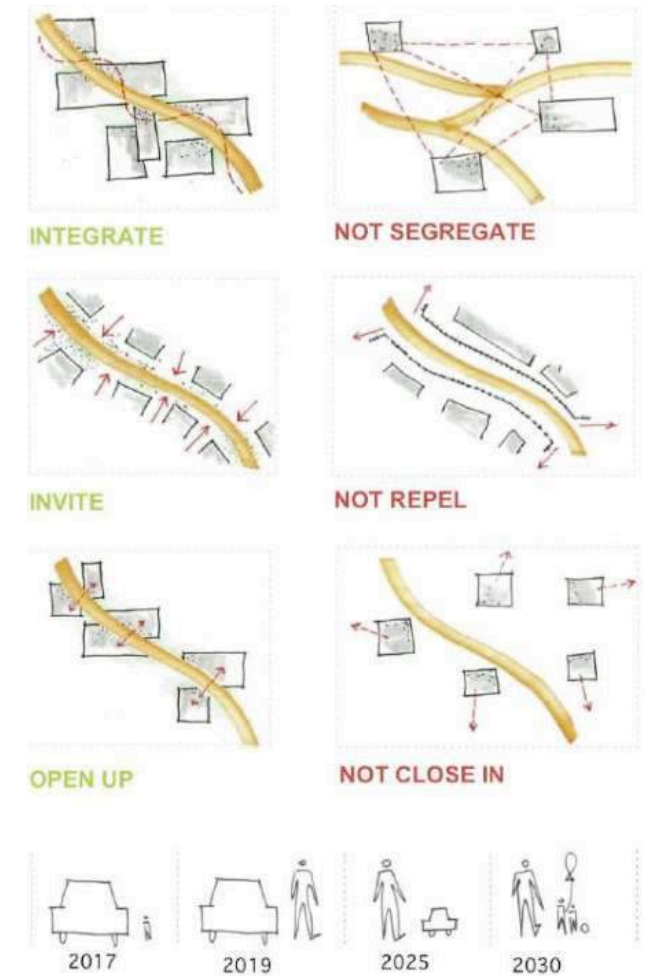
UNDERSTANDING AND DESIGNING AN INTERNAL STREET



GROUND FLOOR PLAN



DESIGN POTENTIAL



SEMI EXTERNAL /ENCLOSED SPACE



CLASSICAL REFERENCES

- CLOISTER
- PROMENADE
- COLUMNNADE

ENCLOSED SPACE



CONTEMPORARY REFERENCES

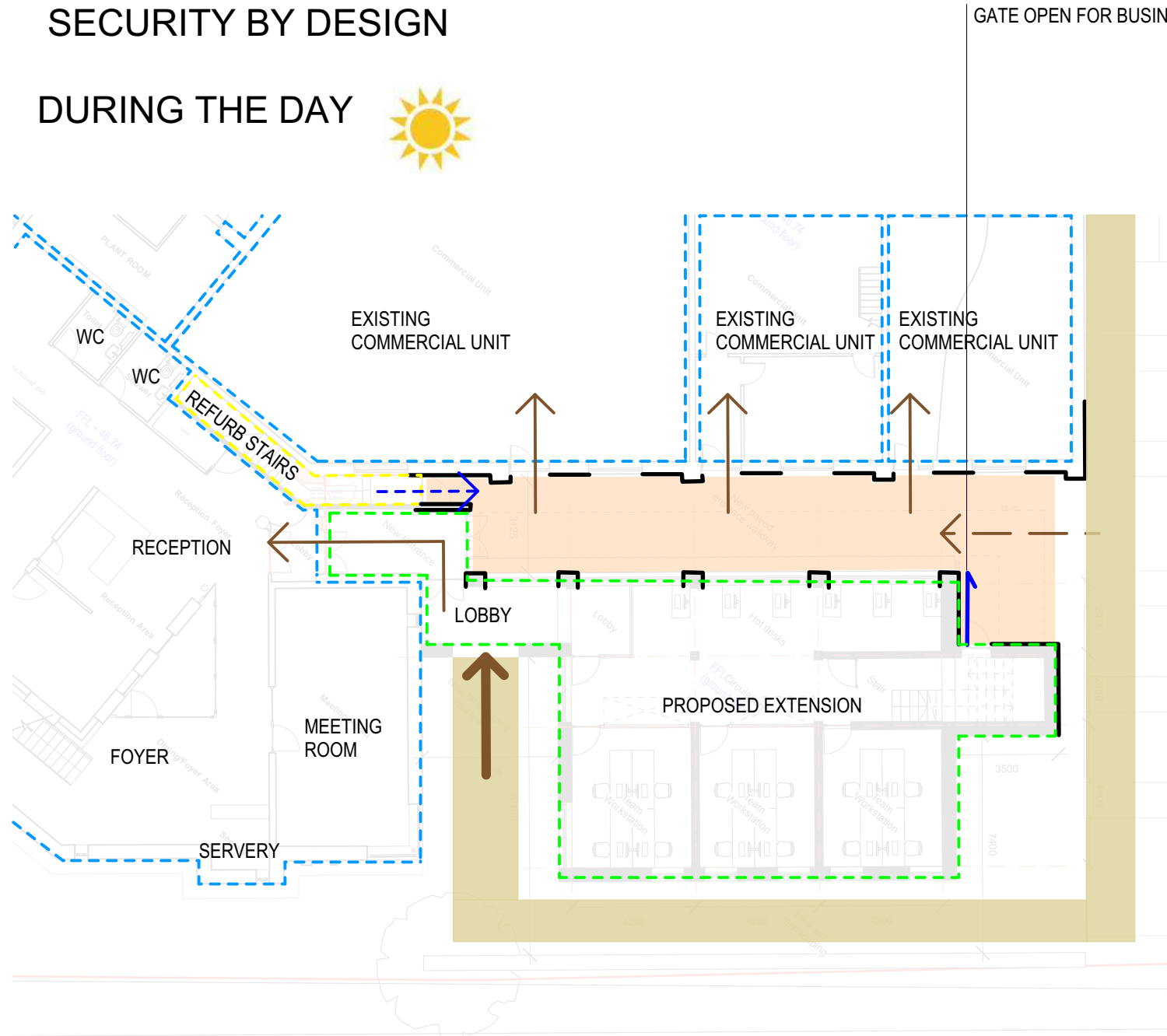
- Irish Language Cultural Centre, Londonderry, Northern Ireland



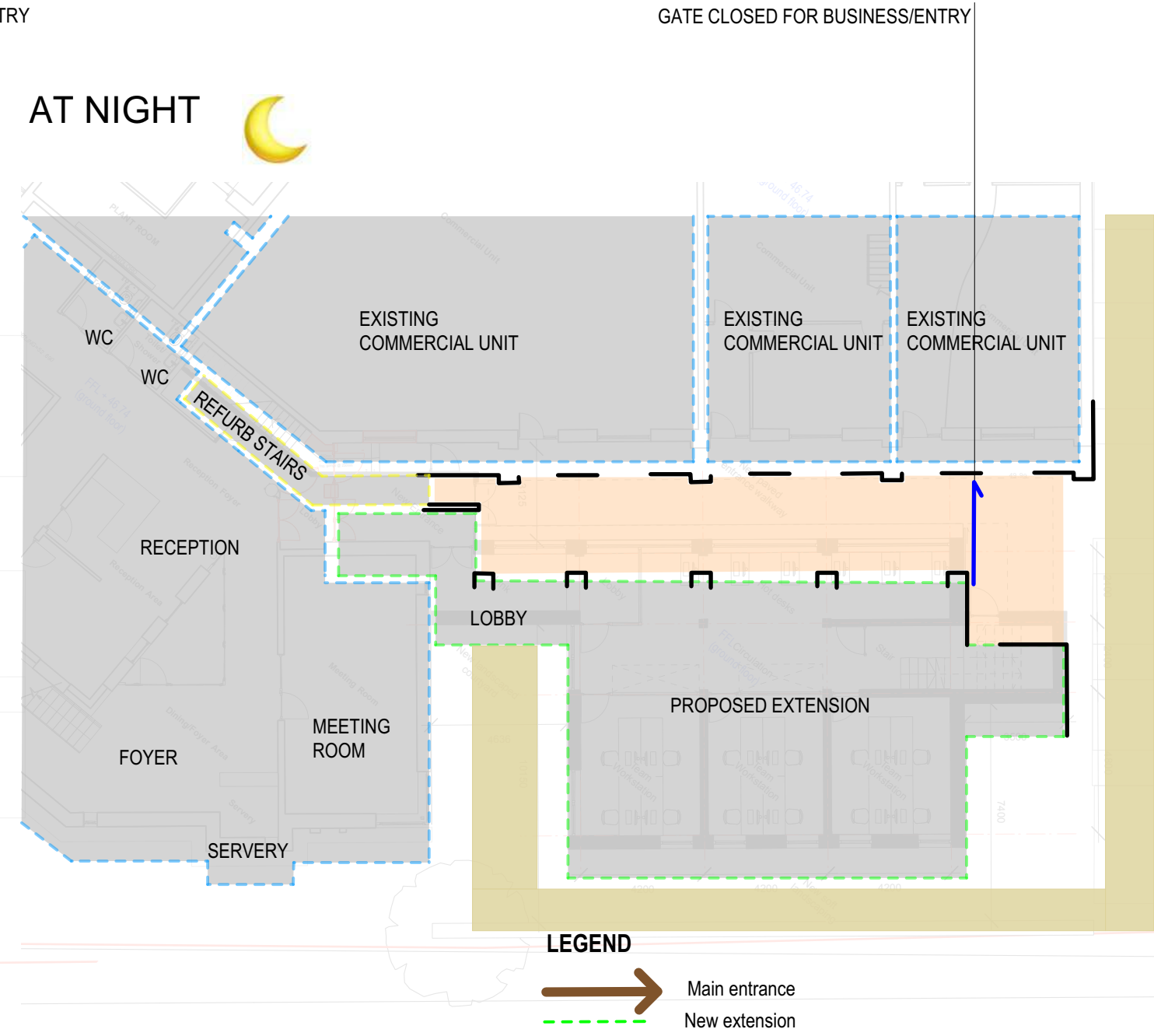
04 ARCHITECTURAL STATEMENT

SECURITY BY DESIGN

DURING THE DAY










AT NIGHT



GROUND FLOOR PLAN



LEGEND

-  Main entrance
-  New extension
-  Outline of existing building
-  Entrance routes
-  Gate
-  Internal Paved Street and Main entrance to The Hive Building / Access to Shopfronts(3no.)
-  New Paved area providing access to the new main entrance to The Hive Building



04 ARCHITECTURAL STATEMENT

SIGNAGE

Shop Front Type



Main Entrance Point Type



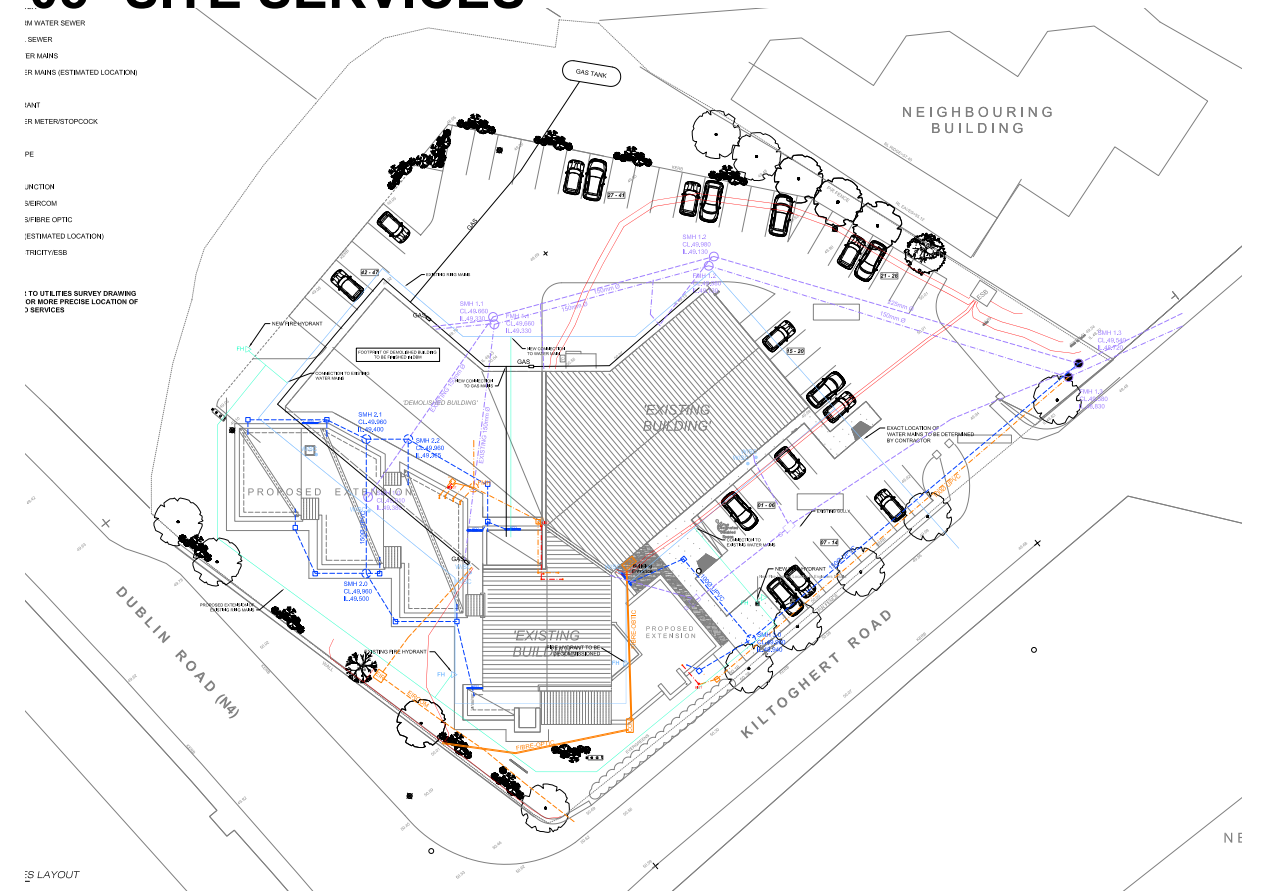


04 ARCHITECTURAL STATEMENT

BRANDING
Site Signage



05 SITE SERVICES



Proposed Extension to 'The Hive' -
Leirim Enterprise Centre,
Carrick-on-Shannon, Co. Leitrim

Compiled by

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For



In Partnership with

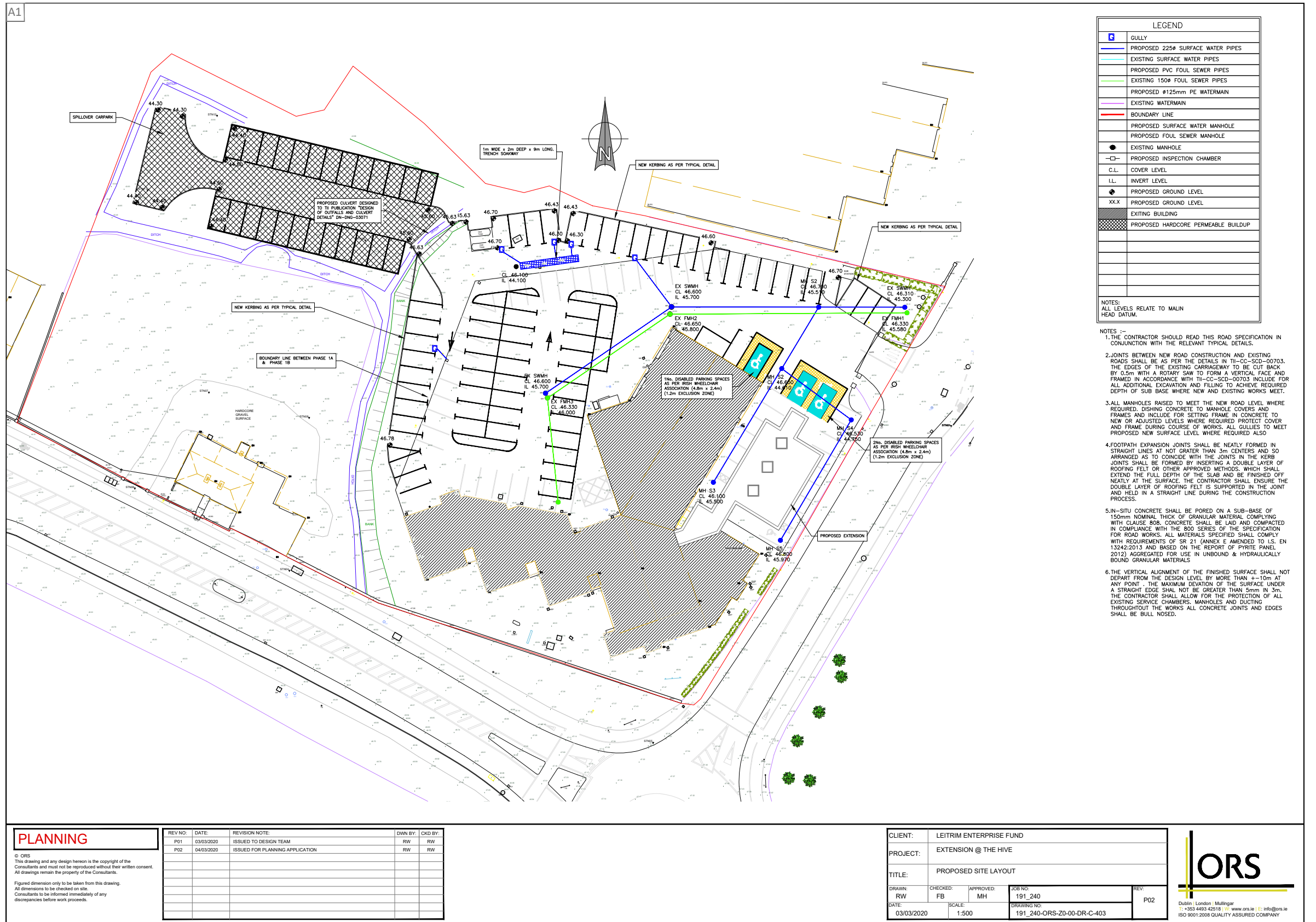




05 SITE SERVICES

DRAINAGE STRATEGY

Refer to Engineering Planning Report for Site Services



Tel: +353 4493 42518 | Email: info@ors.ie

Engineering Planning Report
The Hive, Dublin Road, Carrick on Shannon, Co. Leitrim, N41 FD83.
March 3rd 2020



EXTRACT FROM BS 6465-1:2006+A1:2009

05 SITE SERVICES

SANITARY FACILITIES

6.4 Workplaces

6.4.1 General

The design of sanitary facilities in the workplace should be in accordance with Clause 5 and the following recommendations.

- a) Minimum provision of sanitary appliances should be in accordance with Table 3 or Table 4.

Table 3 Minimum scale of provision of sanitary appliances for staff toilets in offices, shops, factories and other non-domestic premises used as place of work

Sanitary appliances for female staff, and for male staff where urinals are not installed		
Number of persons at work	Number of WCs	Number of washbasins
1 to 5	1	1
6 to 15	2	2
16 to 30	3	3
31 to 45	4	4
46 to 60	5	5
61 to 75	6	6
76 to 90	7	7
91 to 100	8	8
Above 100	8, plus 1 WC and washbasin for every unit or fraction of a unit of 25 persons	

BS 6465-1:2006+A1:2009

Table 4 Alternative scale of provision of sanitary appliances for use by male staff only

Number of males at work	Number of WCs	Number of urinals	Number of washbasins
1 to 15	1	1	1
16 to 30	2	1	2
31 to 45	2	2	2
46 to 60	3	2	3
61 to 75	3	3	3
76 to 90	4	3	4
91 to 100	4	4	4
Above 100	4, plus 1 WC urinal and washbasin for every unit or fraction of a unit of 50 males		

- b) The likely gender ratio of the workforce should be taken into account when determining the number of persons requiring sanitary provision. Once the numbers of persons have been estimated, Table 3 and Table 4 can be used to determine the minimum number of appliances needed.

If the gender ratio of occupants is not known at the design stage, or there are likely to be similar numbers of men and women, a ratio of 60% male and 40% female toilets may be provided, i.e. 120% provision where separate sex facilities are used.

- c) The population of normal offices may be calculated by assuming a population of 1 person per 12 m² net area. The population for high density office uses such as dealing floors or data centres may be calculated by assuming a population of 1 person per 6 m² net area. Unless more specific data is available for the particular location, a utilization factor of 80% may be assumed. This would give a population of 1 person per 12 m² for normal offices. A utilization factor should not be applied to high density office use.
- NOTE: Net area is usable office area excluding areas used for stairs, toilets, plant rooms etc. Detailed measurement rules can be found in Code of Measuring Practice – A guide for property professionals produced by Royal Institute of Chartered Surveyors 5th edition 2007 [35].*

- d) Where office sanitary facilities are designed for 1 person per 10 m² net floor area or lower densities, it is possible that a greater number of staff may need to be accommodated in the future. To facilitate greater numbers without having to undertake major building work, consideration should be given to designing to incorporate one of the following features:
- 1) toilet areas designed with adequate piping and ducts and/or the layout arranged to allow future extension to incorporate additional appliances; or
 - 2) service riser duct space defined that will allow for future additional sanitary provision or toilet areas.
- e) Where unisex toilets are provided, WCs should be in self-contained toilets with full height walls and doors. Provision may be calculated on 100% of the population. The number of toilets does not need to be increased as recommended by 5.3.3.

TOILET PROVISION CALCULATION

Unless more specific data is available for the particular location, a utilization factor of 80% may be assumed

1 person per 12 sq.m net area

Utilization Factor of 80%

EXISTING BUILDING

EXISTING BUILDING				PROPOSED EXTENSION			
	Utilization Factor	Person	sq.m		Utilization Factor	Person	sq.m
	80%	1	12		80%	1	12
	NET AREA Persons/sqm				NET AREA Persons/sqm		
First Floor	268.224	22.352		First Floor	82.411	6.867583333	
Ground Floor	250.62	20.885		Ground Floor	82.411	6.867583333	
Total		43.237		Total		13.73516667	

Total persons	57
Total toilets required, as per BS 6465-1:2006+A1:2009	5
Total washbasins required, as per BS 6465-1:2006+A1:2009	5

EXISTING SANITARY FACILITIES

	Male	Female	DAC (Universal Toilet)
First Floor	1	2	
Ground Floor	1	2	2
Total toilets per gender	2	4	2
Total toilets excluding DAC unit	6		
Total toilets including DAC unit	8		

06 SUSTAINABILITY



Proposed Extension to 'The Hive' -
Leitrim Enterprise Centre,
Carrick-on-Shannon, Co. Leitrim

Compiled by

CooneyArchitects

For



In Partnership with





06 SUSTAINABILITY

INTEGRATED DESIGN APPROACH

Sustainability is not a layer which can be applied successfully to an already designed building. We have analysed the building throughout the development of the proposal, under the following headings, allowing the analysis to inform the evolving design;

- Site, including how this informs the layout, & generates external spaces.
- Location
- Linkages / Transport
- Habitat / Flora & Fauna (Existing Japanese Knotweed)
- Future Potential of Site & Context

MICROCLIMATE ANALYSIS

The site layout, including the relationship with the existing building layout, has been generated from a detailed study of the following non exhaustive list of items;

- Orientation
- Sunpath / Passive Solar Gain
- Prevailing Winds / Shelter
- Overshadowing
- Active frontage

These informed the layout of the proposed extension building, where we take a passive house design approach, locating the circulation and services elements on the north of the plan, with open plan elements located to the south.

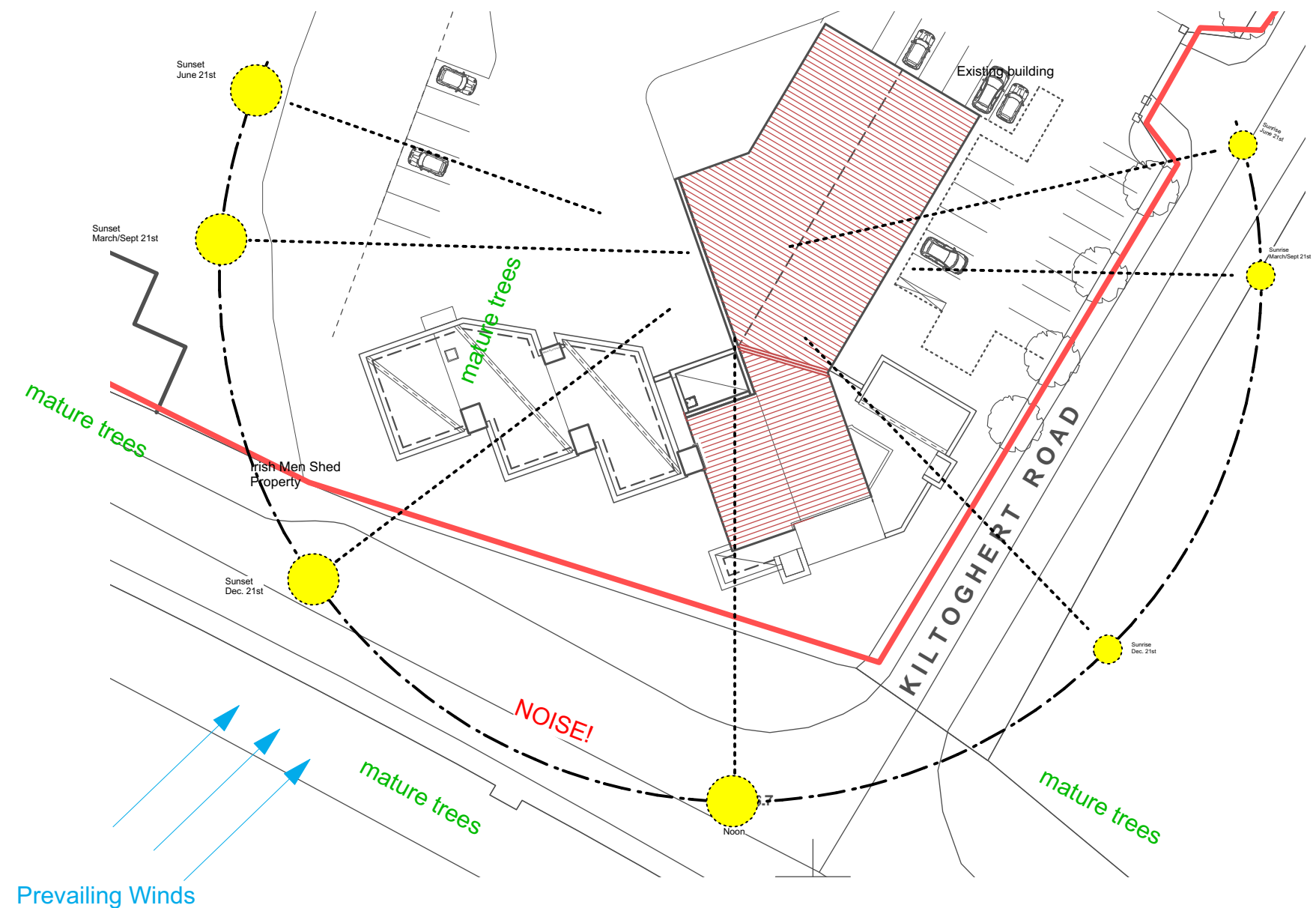
ENERGY CONSERVATION

The first principle of energy conservation is to lay out the building to optimise solar gain, with larger glazed elements to the south, and smaller elements to the north.

A highly insulated building fabric, in excess of the requirements of Part L, and an airtight construction, with optimal natural lighting and natural ventilation are the basis for reducing the demand for energy in the first instance.

BUILDING ENERGY RATING

It is proposed that the building will achieve an A3 Building Energy Rating.





06 SUSTAINABILITY

NATURAL VENTILATION

The building is designed to utilise controlled natural ventilation, with opening windows, and stack effect natural ventilation to opening rooflight, to provide a building with healthy air. User control of their spaces is encouraged, with openable windows provided, and minimal Building Energy Management System (BEMS) input.

NATURAL LIGHTING

Glazing is positioned and specified to reduce the need for artificial lighting, providing a healthier building, with a lower energy demand. The use of full height windows, to ceiling, enables sunlight to penetrate deep into the plan of the building. Where natural lighting is reduced, the proposed electrical specification will incorporate the optimum energy efficiency of artificial lighting and layout to maximise it.

PRIMARY ENERGY STUDY

The proposed extension is being serviced with existing LPG onsite the proposed routes connecting to the proposed extension.

WATER USE

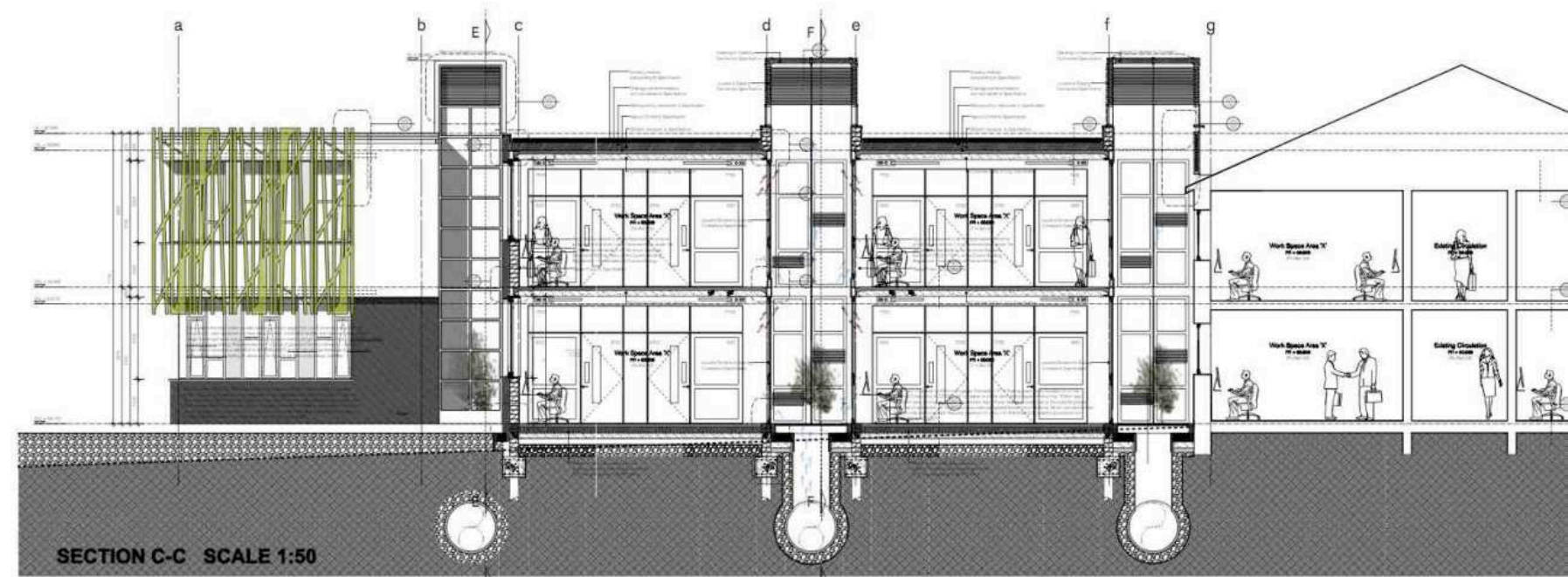
The proposed extension is not comprising further sanitary units or servery, relying on the existing facilities. Therefore, no water use is being proposed under this application.

BEAUTY

The Beauty of the proposal lies in the spirit of the design, responding to thorough analysis of the People, Places, and Processes involved, creating a healthy, civilised, democratic, and identifiable centre for the community of Carrick on Shannon. The detail design and materiality are considered and will be presented with an clarity about how they are assembled, and honest expression of their functionality. The democratic nature of the design process; needs identifying the needs of each user, learning from the previous work carried out on the existing building, what spaces work better and responding to it has led to a centre which has responded to many diverse users individual needs, providing an identifiable centre for the community of Carrick On Shannon.

LIFE CYCLE

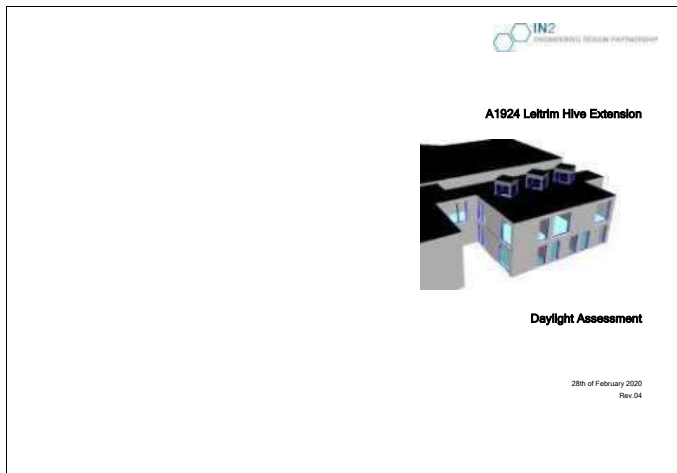
The life cycle of the cThe Hive is considered throughout the design process, to provide a centre which gives exceptional value for money. The multifunctional nature of the main spaces in the centre allow for huge flexibility, for future adaptability, developing technology, and changing social demographics. The building will be assembled for ease of construction, and future deconstruction, with materials specified considering their durability, life span, and future recyclability.





06 SUSTAINABILITY

DAY LIGHT ANALYSIS



A1924 Initial Daylight Analysis
Initial Daylight Assessment
Rev.00 01/10/19



1.0 INITIAL DAYLIGHT ASSESSMENT

1.1 Methodology

Daylighting analysis was undertaken using a dynamic simulation model (Tas Software). The daylight analysis accounts for building form, orientation, adjoining buildings along with detailed framing, cill depth and glazing properties in accordance with the architectural design drawings. Simulation results are displayed as colour images contour plots showing the achieved values for average daylight factors.

Internal daylighting for all internal spaces were assessed by undertaking lighting simulations, enabling both quantification and visualisation of predicted illumination levels (lux) and uniformity. This enabled Average Daylight Factor (ADF) values to be determined for each floor space. Internal Lighting levels were determined for a CIE Overcast Sky of 10,000 Lux. This CIE sky is uni-directional, so façade orientation does not affect daylight factors.

Best practice guidelines recommend the following ADF:

- >5% well daylit space
- 2-5% partly daylit space
- <2% poorly daylit space

These theoretical internal ADF can then be related to the actual external daylight values for Ireland, i.e. if a space achieves a 2.0% internal ADF, then when external daylight is 25,000 lux or higher, the space will achieve 500 lux and artificial lighting would not be required, fig 1.1.2 illustrates that this would represent 45% (blue) of annual office hours. Similarly, a space achieving an internal ADF of 5% could avail of natural light for 70% (green) of annual office hours.

The daylighting model were calculated based on the following assumptions:

- Glazing Transmission = 70%
- Ceilings: 82% reflectance (BS 00E55 White)
- Walls: 62% reflectance (BS 08B15 Off White)
- Floors: 36% reflectance (BS 00A05 Platinum Grey)

The visual results overleaf illustrate the daylight contours assessed for each applicable space.

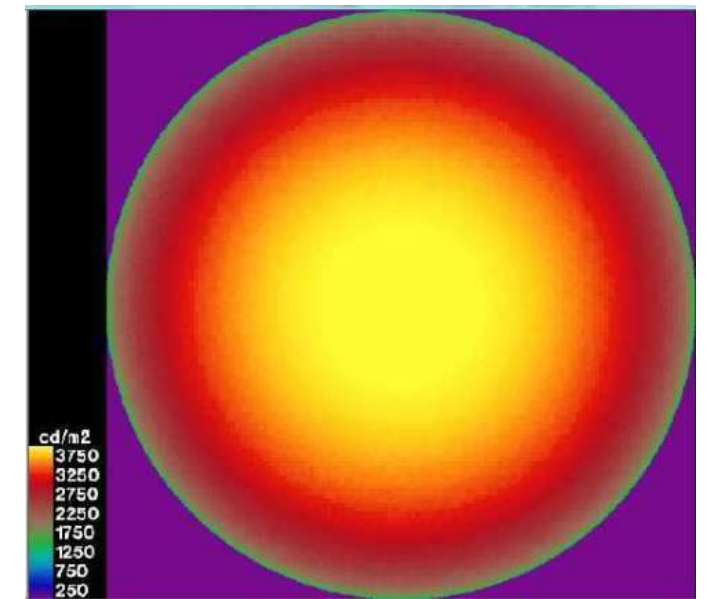


Fig 1.1 - CIE Overcast Sky

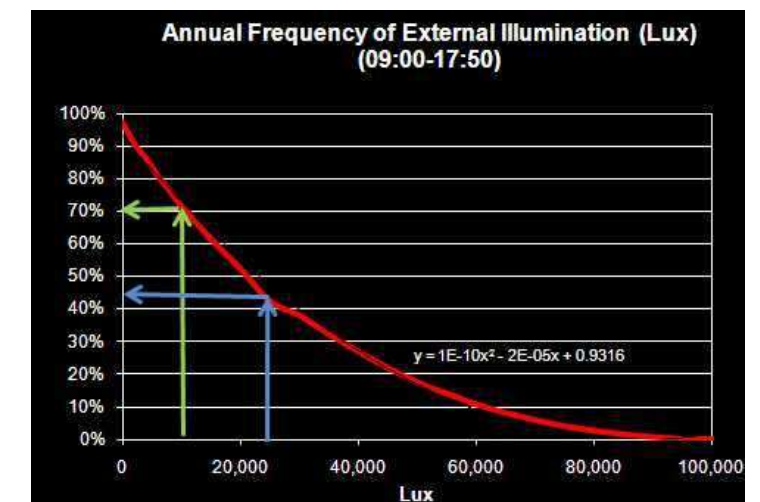
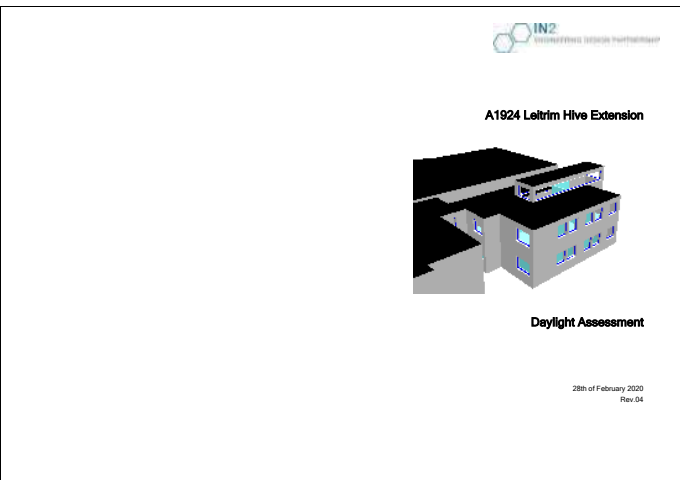


Fig 1.2 - Actual Daylight Availability



06 SUSTAINABILITY

DAY LIGHT ANALYSIS



1

A1924 Initial Daylight Analysis
Daylight Assessment
Rev.04-28/02/20



1.0 INITIAL DAYLIGHT ASSESSMENT

1.2 Results -

Daylighting analysis, as illustrated in figures 1.2.2 & 1.2.3, identifies the potential daylight availability for each space. The percentage area of each space achieving a 2% or greater daylight factor is shown below. The standard stipulates > 50% of space should achieve this value, i.e. medium daylight factor of 2%.

Ground Floor spaces does not meet the requirement.

MDF	@2%
FAIL	<50%
PASS	>50%

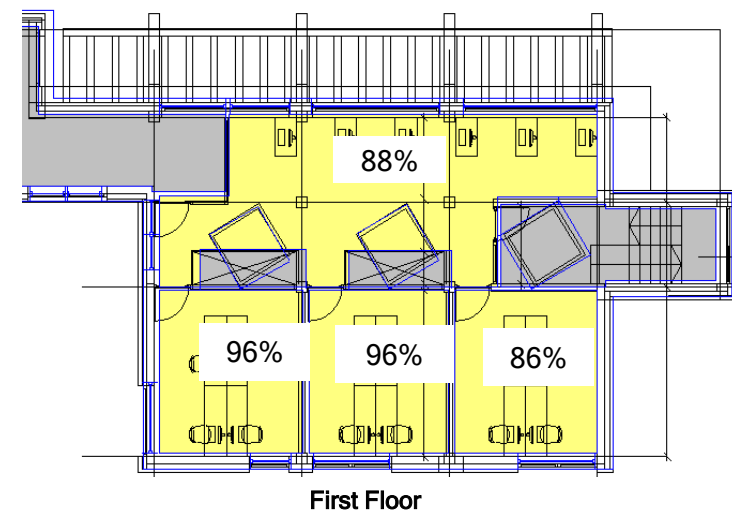
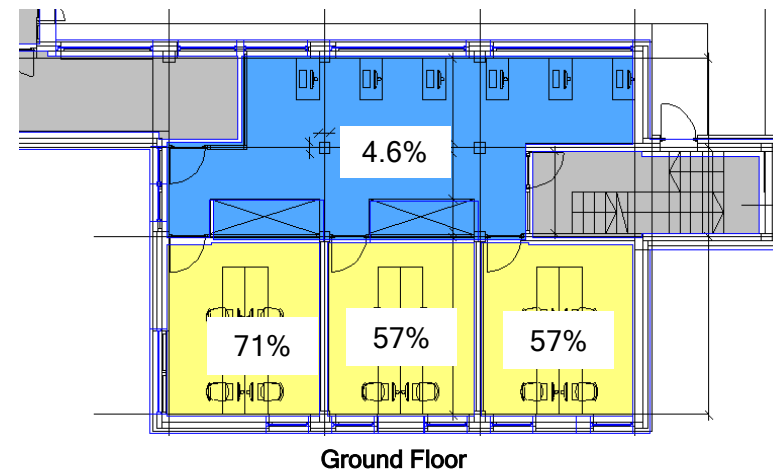


Fig 1.2.1 - Layout

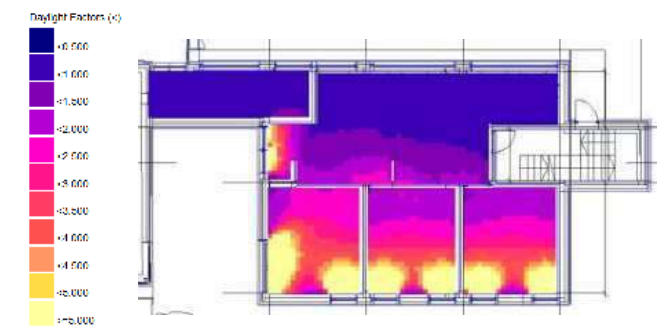


Fig 1.2.2 - Ground Floor

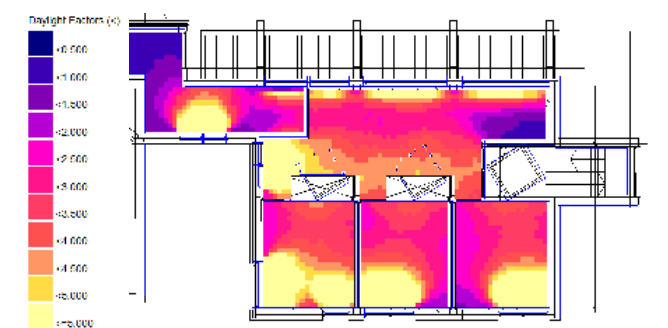


Fig 1.2.3 - First Floor

07 MATERIALS



Proposed Extension to 'The Hive' -
Leitrim Enterprise Centre,
Carrick-on-Shannon, Co. Leitrim

Compiled by

CooneyArchitects

For



In Partnership with





07 MATERIALS

The building is designed, with durable, robust, long life, and recyclable materials specified. It is our intention to analyse the materials of the building under the following headings;

- Red List
- Embodied Carbon Footprint - Responsible Industry - Appropriate Sourcing
- Conservation + Reuse

(1) RENDER/EXTERNAL BLOCKWORK

Render and external brickwork are chosen for the facade of the building, reflecting the need for a high quality finish to an important civic building.

(2) GLAZING

Natural Ventilation, Passive Solar Gain, and Thermal Control play an important part in the overall sustainable strategy for the community centre. Specialist double or triple glazing is proposed for the community centre, with suitable glazing for each facade. Proposed rooflights to be part of the ventilation system and to provide natural lighting within the plan.

(3) CONCRETE

Concrete is an important structural element in the building. It is also an important element in increasing the thermal mass of the building, with provision also for night time cooling.

(4) ALUMINIUM / ZINC (POWDER COATED-LIGHT)

Aluminium is highly resistant to corrosion. It is light-weight, strong and easily recycled. It's dulled reflective quality has the added benefit of blending into the Irish skyline, reducing the apparent scale of the building. As part of an holistic approach to design and materiality, aluminium gates, screens and canopy are considered in the part of proposal.

(5) TIMBER

The use of natural timber will aid in reducing CO2 emissions, as trees naturally absorb Carbon Dioxide, and emit Oxygen as they grow. Timber is a natural CO2 sink, retaining the CO2 it absorbs during its lifetime. It is proposed to use timber to internal elements of the building also.

(6) ROOF

It is proposed to use a flat roof, with robust detailing and highly insulated fabric.



(1)



(1) (2) (5)



(1) (3)



(1)



(1) (6)



(3)



(3)



(4)



CooneyArchitects

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Carrick-on-Shannon, Co. Leitrim

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For
 LEITRIM COUNTY
ENTERPRISE
FUND

In Partnership with
 **Comhairle Chontae Liatroma**
Leitrim County Council