

Proposed Burtonport Harbour Redevelopment - Phase 2

Report to accompany planning application made under Part 8 of
the Planning & Development Regulations 2001
(as amended) by Donegal County Council



**Comhairle Contae
Dhún na nGall**
Donegal County Council

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Introduction

This report should be read in conjunction with Drawing Ref No.s 6719/PL-01 to PL-12, Proposed Burtonport Harbour Redevelopment - Phase 2, by M H Associates Ltd.

Together they describe the proposed development of the "construction of a Harbour Building and Enterprise Retail Building (4 No. Units) to be located at Burtonport Harbour, Co. Donegal".

Associated ancillary works to include demolition of the existing buildings, site drainage, connection to the public water supply and other services, landscaping, appropriate boundary treatment, development related signage and connection & discharge to the public sewerage network.

All associated ancillary site works shall be located within the town land of Burtonport.

As per the Architectural Design Brief 'the new development of a harbour building and retail/commercial units presents an important opportunity to introduce regenerative physical development, a diversification of uses and quality architecture to the marine and harbour environment of the Town Centre. The project sits as an important physical element of a broader and linked regeneration project for Burtonport and Arranmore, which seeks to transform the harbour area to an attractive modern sustainable harbour capable of hosting multiple new diverse activities whilst strengthening the facilities available for traditional activities. The regeneration project will facilitate increasing visitor numbers to Arranmore and improve the overall experience of all those using the harbour. It will help create employment opportunities and stimulate entrepreneurship through the ancillary commercial units and increased tourism potential, strengthening the sustainability of the rural community in this area'.

Outline Brief - Harbour Building

In accordance with Donegal County Council project brief the development provides for:

- 2 no. Ferry company ticket offices (with equal prominence)
- 3 no. 'Operators' desks or booths
- Secure 0.1m³ - 0.2m³ secure storage lockers/facilities
- Public waiting area (for 15-30 people)
- Public facilities (toilets, baby change, showers) [internal/external access]
- Shared private kitchenette for staff e.g. ferry operators, tourist operators
- Harbour Masters quarters:
 - located at elevated/First Floor level (accessed directly from outside)
 - wide angled views of harbour
 - VHF and CCTV facilities
 - small kitchenette
 - Harbour Masters desk
 - Spare single desk
 - 4 person meeting desk
- Meeting Room for council/community meetings (8-12 people, 25m²)
- Dry room facilities
- Wet Room style bathroom (accessible by Harbour Master/Meeting members)

Outline Brief - 'Enterprise' Units building

- 4-5 units with small kitchenettes and toilets for each unit (or shared facilities)
- All units to have rear door accessing outdoor communal storage/utility area
- provision for communal external seating

Architectural Approach

Space at the harbour is limited as acknowledged by the Phase 1 provision for 2no. building unit Footprints of circa 20.0 x 6.0m (Harbour Building), and 20.0 x 7.0m ('Enterprise' Units).

It was our opinion that the building locations, as proposed in Phase 1, are appropriate, with the Harbour Building directly adjacent to the Ferry slipway, and the 'Enterprise' component further remote beside the new public carpark.

The architectural strategy for the Harbour Building was to design a building that allows for maximum appreciation of the immediate natural environment, which encompasses stunning panoramic views over the harbour and a craggy rocky outcrop forming a rugged natural backdrop behind.

The new Harbour Building is designed to stretch out to the horizon, with a linear geometry reflecting the surrounding rock strata. The building's plan form thus wraps around this rockface. All users enter the building via a shared main entrance facing the harbour. The entrance is generously glazed facilitating panoramic views of the seascape opposite. Operators desks/booths are sited directly inside, their serpentine, craggy form drawing inspiration from the rocky outcrop behind. Provision of glazing to the rear facilitates direct engagement with this rock strata.

The 2 no. Ferry company ticket offices are situated at opposing ends of the front elevation and accessed directly from the double-height central public Waiting Area. As per the Brief, ticket offices are given equal prominence, with a degree of distance separation afforded, subject to stakeholder engagement. Ticket offices are predominantly self-contained units with a glazed Reception, back-of-house office, staff kitchenette, toilet, and store to the rear. Completing the ground floor accommodation is a small Platform Lift and Internal Staircase providing access to the upper Floor, with Public facilities (Toilets, baby changing, showers) to the building's rear, in proximity to the Retail units and car park adjacent.

The 'Enterprise' Building (4 No. Units) is designed to recapture and celebrate the traditional character, scale and form of the original Fisherman's co-op building that once stood on the Harbour. A Zinc Metal Barrel Vaulted Roof, long linear plan form and controlled and restrained fenestration all contribute to reference the important structures that once played an intrinsic role in the day-to-day living and workings of the old Fishing Harbour at Burtonport.

Conclusion

The development proposed meets the needs as set out in the brief and will play an important role in contributing to regenerative physical development, a diversification of uses and quality architecture to the marine and harbour environment of the Town Centre of Burtonport.

It has been designed following consultation with both community representatives and the local authority. It is designed to integrate with the surrounding building environment whilst presenting a modern and contemporary aesthetic both outside and in.

It will contribute to the Harbour and surrounding streetscape as a new set of vibrant buildings replacing old delapidated structures of limited use.

In all it is hoped the elected members will approve the development as proposed.

M H Associates