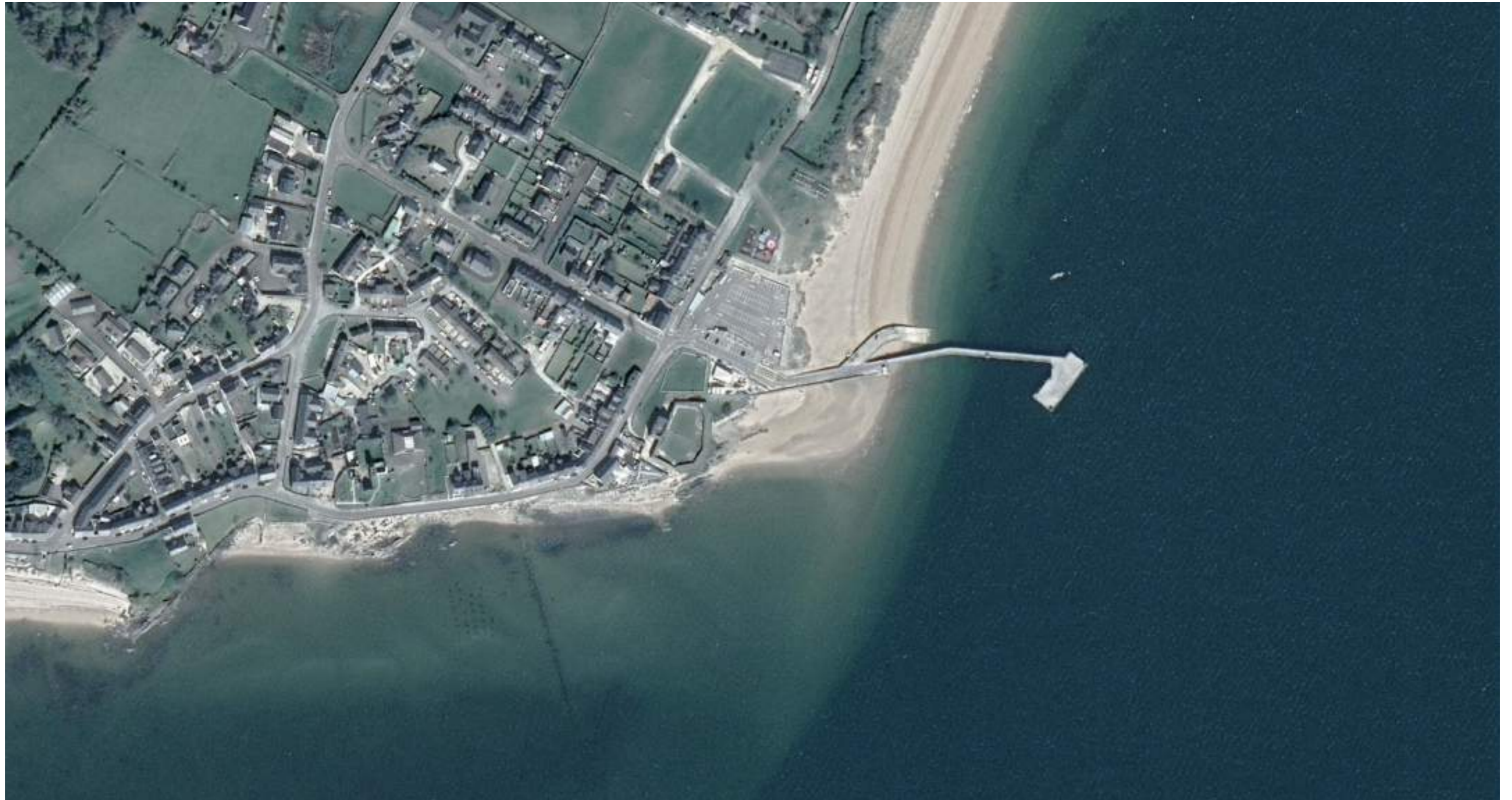


RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT



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



ARCHITECT'S DESIGN REPORT

NOVEMBER 2022

DRAFT DESIGN & DESIGN REPORT

CONTENTS

1.0 INTRODUCTION

1.1	Summary	5
1.2	Part VIII Application	6

2.0 SITE

2.1	Location - Historic Context	7
2.2	Location - Current Context	8
2.3	Heritage Assets	9
2.4	Historic Development of Rathmullan	10
2.5	Surrounding Context Aerial View	11
2.6	Site Context Aerial View	12
2.7	Geographic Project Scope	13

3.0 BRIEF

3.1	Final Project Brief	14
3.2	Work Areas	15
3.3	Stakeholder Consultation Record	16
3.4	Informal Consultation Event	17

4.0 PROPOSALS

4.1	Area 01 _ Rathmullan Battery Fort	18
4.1.1	Architect's Statement	19
4.1.2	Site Photographic Record	20
4.1.3	Historic Source Material	21
4.1.4	Ground Floor Plan As Existing	22
4.1.5	First Floor Plan As Existing	23
4.1.6	Second Floor Plan As Existing	24
4.1.7	Sections As Existing	25
4.1.8	Reference Images and Materiality	26
4.1.8	Site Analysis	27
4.1.9	Ground Floor Plan As Proposed	28
4.1.10	First Floor Plan As Proposed	29
4.1.11	Sections AA & BB As Proposed	30
4.1.12	Sections CC & DD As Proposed	31
4.1.13	Sections EE & FF As Proposed	32
4.1.14	Sections GG & HH As Proposed	33
4.1.15	Built Form In Context _ 01	34
4.1.16	Built Form In Context _ 02	35
4.1.17	Built Form In Context _ 03	36
4.1.18	Built Form In Context _ 04	37
4.1.19	Built Form In Context _ 05	38
4.1.20	Built Form In Context _ 06	39
4.1.21	Built Form In Context _ 07	40
4.1.22	Built Form In Context _ 08	41

	Glacis	42
4.1.23	Architect's Statement	43
4.1.24	Site Photographic Record	44
4.1.25	Historic Evidence	45
4.1.26	Site Plan As Existing	46
4.1.27	Reference Images and Materiality	47
4.1.28	Design Concept	48
4.1.29	Site Plan As Proposed	49
4.1.30	Section AA As Existing & Proposed	50
4.1.31	Section BB As Existing & Proposed	51
4.1.32	Section CC As Existing & Proposed	52
4.1.33	Section DD As Existing & Proposed	53
4.1.34	Section EE As Existing & Proposed	54
4.1.35	Section FF As Existing & Proposed	55
4.1.36	Section GG As Existing & Proposed	56
4.1.37	Section HH As Existing & Proposed	57
4.1.38	Built Form In Context _ 01	58
4.1.39	Built Form In Context _ 02	59
4.1.40	Built Form In Context _ 03	60
4.1.41	Built Form In Context _ 04	61
4.2	Area 02 _ Community Hub	62
4.2.1	Architect's Statement	63
4.2.2	Site Photographic Record	64
4.2.3	Historic Source Material	65
4.2.4	Context Elevations As Existing	66
4.2.5	Reference Images and Materiality	67
4.2.6	Context Elevations As Proposed	68
4.2.7	Ground Floor Plan As Proposed	69
4.2.8	First Floor Plan As Proposed	70
4.2.9	Second Floor Plan As Proposed	71
4.2.10	Third Floor Plan As Proposed	72
4.2.11	Roof Plan As Proposed	73
4.2.12	Street Elevations As Proposed	74
4.2.13	Section AA As Proposed	75
4.2.14	Section BB As Proposed	76
4.2.15	Section CC As Proposed	77
4.2.16	Section DD As Proposed	78
4.2.17	Section EE As Proposed	79
4.2.18	Section FF As Proposed	80
4.2.19	Section GG As Proposed	81
4.2.20	Section HH As Proposed	82
4.2.21	Built Form In Context _ 01	83
4.2.22	Built Form In Context _ 02	84
4.2.23	Built Form In Context _ 03	85
4.2.24	Built Form In Context _ 04	86
4.2.25	Built Form In Context _ 05	87
4.2.26	Built Form In Context _ 06	88
4.2.27	Built Form In Context _ 07	89
4.2.28	Built Form In Context _ 08	90
4.2.29	Built Form In Context _ 09	91
4.2.30	Built Form In Context _ 10	92

4.3	Area 03 _ Rathmullan Abbey	93
4.3.1	Architect's Statement	94
4.3.2	Site Photographic Record _ Exterior	95
4.3.3	Site Photographic Record _ Interior	96
4.3.4	Historic Source Material	97
4.3.5	Site Plan As Existing	98
4.2.6	Reference Images and Materiality	99
4.2.7	Reference Images and Materiality	100
4.3.8	Design Concept	101
4.3.9	Entrance / Approach	102
4.3.10	Site Plan As Proposed	103
4.3.11	Section AA & BB As Proposed	104
4.3.12	Section CC & DD As Proposed	105
4.3.13	Section EE & FF As Proposed	106
4.3.14	Section GG	107
4.3.15	Built Form In Context _ 01	108
4.2.16	Built Form In Context _ 02	109
4.4	Area 04 _ Public Realm	110
4.4.1	Architect's Statement	111
4.4.2	Site Photographic Record	112
4.4.3	Site Plan As Existing	113
4.4.4	Reference Images and Materiality	114
4.4.5	Design Concept	115
4.4.6	Site Plan As Proposed	116
4.4.7	Materials Details	117
4.4.8	Vehicle Movements	118
4.5	Area 05 _ Public Amenity Space	119
4.5.1	Architect's Statement	120
4.5.2	Site Photographic Record	121
4.5.3	Site Plan As Existing	122
4.5.4	Reference Images and Materiality	123
4.5.5	Design Concept	124
4.5.6	Site Plan As Proposed	125
4.5.8	Built Form In Context _ Overview	126
4.5.9	Built Form In Context _ 01	127
4.5.10	Built Form In Context _ 02	128
5.0	ACCESS	
5.1	Access & Parking	129
5.2	Universal Access Strategy	130
6.0	SAFETY & MAINTENANCE	
6.1	Fire Safety Strategy	131
6.2	Maintenance Principles	132
7.0	SIGNAGE, WAYFINDING & ART	
7.1	Design Approach	133
7.2	Reference Examples	134

End

1.0 INTRODUCTION

1.1 SUMMARY

Donegal County Council, in partnership with the local voluntary community group 'Rathmullan 'The Way Forward'', propose to develop a Community and Heritage Led Regeneration Project within the historic core of Rathmullan in the Letterkenny and Milford Municipal District, Co. Donegal.

The project will be a major community and heritage led transformational scheme that will implement a series of inter-related interventions designed to repurpose under-utilised and culturally significant architecture, heritage assets and landmark opportunities within the current village environment. The interventions will be connected by the simultaneous transformation of the associated public realm creating and restoring an historic shore front environment that will contribute to a more attractive place for residents and visitors, will support and incentivise existing and prospective business, enterprise, tourism, community and voluntary activities and animate private sector investment in the renewal of the town.

A Preliminary Project Brief was set out at project inception which developed in response to consultations with Donegal County Council and other stakeholders along with consequent design development by the Integrated Design Team. This led to the formulation of a Final Project Brief which forms the basis of this report.

1.2 PART V111 APPLICATION

Donegal County Council Proposal

The description of the development in accordance with the Notices of Proposed Development for Community & Heritage Led Regeneration Project, Rathmullan, County Donegal and in accordance with Part XI of the Planning and Development Act 2000 (as amended) and Part VIII of the Planning and Development Regulations 2001 (as amended) is as follows:

In accordance with the above regulations Donegal County Council proposes to carry out the following development on sites within the village of Rathmullan, County Donegal. The nature and extent of the proposed development is as follows:

The renewal, extension and repurposing of the Rathmullan Battery Fort and its attendant lands as key heritage asset providing flexible indoor and outdoor space with multi-functional capacities for: (i) interpretation, exhibitions, conferences, education & learning, and for (ii) civic, cultural, recreation and social gatherings and events. The extension will consist of a single storey contemporary intervention within the Battery Fort walls with a floor area of 287 sq.m and terrace over;

The renewal of the Glacis as an integral historical element of the Battery Fort inclusive of: de-cluttering, re-profiling and the development of boundary treatment, universal access and permeability interventions including an elevated bridge link across the defensive moat from the Glacis to the Battery Fort;

Construction of a new Community hub type building on a brownfield site at the junction of Kerrs Bay and Pier Road with flexible multi-user spaces and accommodation solutions including: (i) at Ground Floor: a community hall, office & reception; 2no. retail spaces; changing places facility & 2no. accommodation rooms including accessible accommodation; storage; (ii) at First Floor: a meeting room and 12no. twin accommodation rooms and 2no. triple accommodation rooms and communal space; (iii) at Second Floor: an office and flexible workspace, and (iv) at Third Floor: a flexible community hub space with a roof terrace over; and having a total floor area of approx. 1,585sq.m (17,060sq.ft);

The construction of access management, public interest controls and interpretation facilities at Rathmullan Abbey consisting of: an enhanced pathway to the site & structure and installation of a pedestal supported floor plate with a floor area of 292sq.m incorporating seating options, historical interpretation features and a bespoke lighting scheme, utilities and services (discreetly concealed in the sub-structure);

Material improvement of the existing road and pedestrian infrastructure at the junctions between Main Street and Wesleyan Street and Kerrs Bay and Pier Road including: modified junction and road kerb alignments, improved pedestrian infrastructure and level grade crossing points, and new high quality surface material finishes and street furniture;

The formation of a small public amenity space bounded by the sea wall on a site to the south of Rathmullan Abbey;

All associated ancillary works to include site drainage, connection to public water supply and other services, enhancements to public lighting, landscaping, development related signage & public art, connection & discharge to the public sewerage network.

A schedule of proposed uses for the Battery Fort, Community Hub and Abbey is provided with this Report.

2.0 SITE

2.1 LOCATION _ HISTORIC CONTEXT

Rathmullan is located approximately 11km north-east from the scenic village of Ramelton and 24km north-east from the regional town of Letterkenny.

The village of is located on the shore of Lough Swilly on the Fanad Peninsula in County Donegal. Lough Swilly is a glacial fjord or sea inlet that lies between the Inishowen Peninsula to the east and the Fanad peninsula to the west. It is one of three glacial fjords in Ireland, along with Carlingford Lough and Killary harbour. Towns on the lough include Buncrana on the east, Rathmullan on the west and Letterkenny to the south. Lough Swilly has been an important harbour for centuries, the departure point for the Flight of the Earls in 1607 and was used by the Royal navy as an anchorage for the Grand Fleet during the First World War. The lough remained as one of the Treaty Ports following the Irish War of Independence until finally being handed over to the state in 1938.

Rathmullan is linked historically to the Flight of the Earls which took place in the area in 1607 following the plantation of Ulster, changing the course of Irish history. A statue in the village amenity area by artist John Behan depicts the Irish chieftains about to embark on a ship bound for Normandy.



16th Century Map



1839 OS Map

2.2 LOCATION _ CURRENT CONTEXT

Rathmullan is a small village with a population of less than 500 that swells to several times that number in summer months with a long tradition of holidaymakers from Northern Ireland and Donegal, attracted by the fine 3km long sandy beach, as well as local restaurants and lively pubs. Watersports including sailing at Rathmullan Sailing School and angling are popular activities taking place from the large pier and marina area, adjacent to the Battery. There is parking at the pier along with new public toilets, changing rooms and cafes. The town of Buncrana on the eastern shore of Lough Swilly is linked to Rathmullan by the Lough Swilly Car Ferry which operates between the June Bank Holiday weekend to September.

Several islands in the lough are now wetlands that are associated with wildlife and birdwatching while the waters are known to host dolphins and porpoise.

In addition to self-catering holiday cottages the 4-star 34-bed Rathmullan House offers high quality luxury accommodation and has been in business for over 50-years.

The village hosts a local shop and resource centre as well as several cafes and pubs.

While a Flight of the Earls exhibition is offered above An Bonnan Bui using material from the 2007 exhibition celebrating the 400th anniversary, this does not offer as engaging an experience as could be provided.

In recent years the Pier Hotel closed and was demolished after a fire. The Fort Royal Hotel and the Water's Edge Restaurant have closed. Community group Rathmullan The Way Forward in conjunction with Donegal County Council are seeking a revitalisation of the village with increasing economic opportunity and a collection of additions and enhancements at strategic locations throughout the village for the community and for visitors that would provide useable activity space and allow the story of Rathmullan to be communicated in an engaging way.

2.3 HERITAGE ASSETS

Rathmullan Battery Fort

Rathmullan Battery Fort is an imposing stark granite structure, constructed in 1812-1813 during the Napoleonic Wars to help defend Ireland against a possible French invasion following Wolf Tone's interception in 1798 aboard a French ship near Malin Head. A range of defensive structures were built for the same defensive purpose around the Irish coast including:

Martello Towers - round 140 of these were built in the first half of the 19th Century around British territories, mostly along the south coast of England and Wales, with about fifty constructed around the Irish coastline from Drogheda to Bray. These were mostly concentrated around Dublin with twenty-six towers constructed in line of sight of each other to warn of attacks. At 12m high these would have housed 15-25 men and a single heavy artillery piece mounted on a flat roof with a 360-degree range. Two Martello Towers have been restored as museums at Sandycove and Seapoint, while others have been restored as private residences and as unique self-catering accommodation.

Batteries including Old Fort at Shannonbridge, Co. Offaly, and Dunree Fort, Co. Donegal. These batteries, which include Rathmullan, were sited in strategic locations that warranted significant artillery presence. Each were armed with a significant number of cannon and housed a large garrison presence.

Rathmullan Battery Fort is one of six such Napoleonic-era coastal fortifications established along Lough Swilly with others located at Knockalla and Macamish to the north, and across the Lough to the east at Neds Point, near Bunrana, Inch Island, and at Dunree. These batteries were designed to work in pairs, and Rathmullan Battery Fort was paired with the fortification at Inch Island to the east with the forts defending the channel between. The implemented design for Rathmullan consisted of five 24-pound cannon set on a D-shaped traversing platform adjacent to the coast protected by an austere two-storey barrack building to the west with two 5.5-inch howitzers of the roof. The large granite structure built from Scottish stone and designed to withstand cannon attack, was used as a barrack building with a magazine in the basement and artillery on the roof. The main structure includes a courtyard area, surrounded by a protective wall, within which was located a powder magazine, guard house and shot furnace.

Despite this significant defensive building programme, the threat declined significantly following Napoleons defeat at Waterloo in 1815 and due to significant maintenance costs and obsolescence many of the towers and forts were abandoned. Rathmullan Battery Fort remained in use until 1869 when the gunners stationed here were withdrawn. It was restored in 1990 as a museum and heritage centre focusing on the old Gaelic order and the Flight of the Earls. The Battery is owned by Donegal County Council and the community have a 99-year lease

While the building is currently closed in recent years visitors could enter through an arch in the outer walls, view the gun placements along the outer walls and visit a Flight of the Earls exhibition in the battery building run by the Rathmullan and District Local History Society – the exhibition was relocated in 2017 to An Stad. The two imposing gun placements can be seen on top of the battery building though the cannon are no longer in place. From this vantage point it is easy to understand the strategic nature of the fort's location in the past, and to imagine the Battery's potential as a visitor attraction with panoramic views over Lough Swilly.

Rathmullan Abbey

A further site of historic interest at Rathmullan is the Carmelite Friary, built by Eoghan Rua MacSweeney in 1516. The Friary was sacked by English soldiers from Sligo in 1595 and subsequently occupied by the Protestant Bishop of Raphoe in 1617. A later Bishop of Raphoe remodelled the friary as a fortified house in anticipation of a possible French invasion during the Napoleonic wars. The friary is undergoing a programme of conservation and there is an opportunity to link the friary and the friary as part the story of Rathmullan

2.4 HISTORIC DEVELOPMENT OF RATHMULLAN _ DOCUMENTARY EVIDENCE

Historic drawings and photographs of Rathmullan sourced via the National Library of Ireland illustrate the character and composition of the site and adjoining lands during the 19th century.

- | | | |
|----|--------------------------------|---|
| 1. | Pier Hotel and The White Harte | Robert French c. 1865-1914 (<i>Lawrence Photograph Collection, NLI - L_ROY_07665</i>) |
| 2. | Pier and Pier Hotel | Robert French c. 1865-1914 (<i>Lawrence Photograph Collection, NLI - L_ROY_09307</i>) |
| 3. | Glacis | Robert French c. 1865-1914 (<i>Lawrence Photograph Collection, NLI - L_ROY_09313</i>) |
| 4. | Rathmullan Beach | Robert French c. 1865-1914 (<i>Lawrence Photograph Collection, NLI - L_CAB_08179</i>) |
| 5. | Pier Hotel and Glacis | Robert French c. 1865-1914 (<i>Lawrence Photograph Collection, NLI - L_CAB_06119</i>) |
| 6. | General View | Robert French c. 1865-1914 (<i>Lawrence Photograph Collection, NLI - L_ROY_09308</i>) |
| 7. | Pier Hotel and Glacis | Robert French c. 1865-1914 (<i>Lawrence Photograph Collection, NLI - L_ROY_09306</i>) |
| 8. | Pier | Robert French c. 1865-1914 (<i>Lawrence Photograph Collection, NLI - L_ROY_09300</i>) |



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2.5 SURROUNDING CONTEXT _ AERIAL VIEW



Aerial views of Rathmullan and surrounding context.
© Ryan Paton

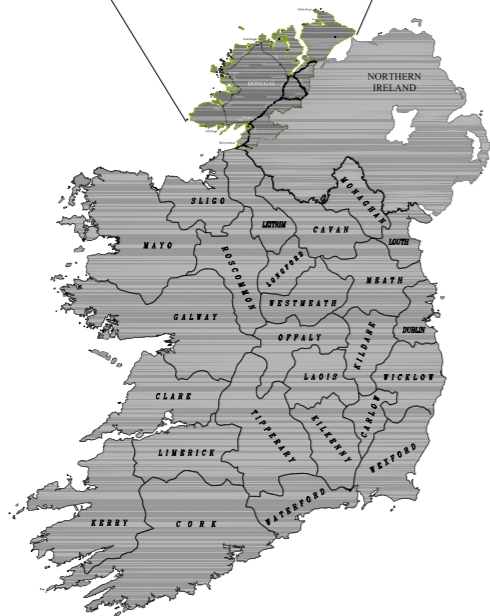
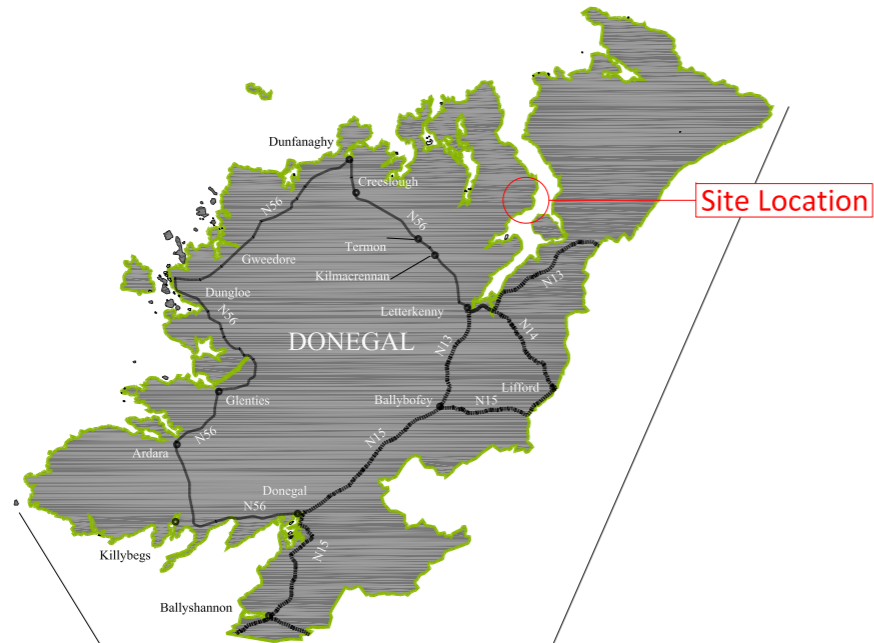
2.6 SITE CONTEXT _ AERIAL VIEW



Aerial views of Rathmullan village.
© Ryan Paton

2.7 GEOGRAPHIC PROJECT SCOPE

The geographic location and scope of the project is illustrated below.



Site Location - Ireland / Donegal Context

Site Location - Rathmullan Town Context



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 MECHANICAL & ELECTRICAL ENGINEER: DELAP & WALLER
 ECOLOGIST: GREENTRACK
 FIRE ENGINEER & ACCESSIBILITY: AFEC

Status Key
 R: Review
 S: Scheme Design
 I: Information
 P: Planning Part 8
 C: Check/Design
 F: Final/As Built
 C: Construction
 O: Other

Rev	Date	Description	Issued by
01	01.11.2022	PART 8 APPLICATION	RLA

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3.0 BRIEF

3.1 FINAL PROJECT BRIEF

As described in 1.1 Introduction, a Final Project Brief was developed in response to consultations with Donegal County Council and other stakeholders and consequent design development by the Integrated Design Team. Work Area descriptions and proposals outlined on the following pages demonstrate the outcome of the design response to the Final Project Brief.

The Final Project Brief sets out a series of 'Work Areas' as described below. The location and extent of these areas is illustrated in the following pages.:

WORK AREA 01 RATHMULLAN BATTERY FORT

The renewal and repurposing of the Rathmullan Battery Fort and its attendant lands to provide indoor and outdoor spaces for multi-functional uses ranging from community and cultural to educational and interpretation uses.

WORK AREA 02 COMMUNITY HUB

The development of a Community Hub to support a wide range of community needs including flexible multi-user community spaces and spaces suitable for retail use, start-ups and remote working.

WORK AREA 03 RATHMULLAN ABBEY

The introduction of interventions to the existing Rathmullan Abbey which: help manage public interest pressures; enhance the opportunity for public use and social purpose – performance, film, visitor experience etc; but which have the primary design purpose of achieving further restoration and long term preservation of the structure.

WORK AREA 04 PUBLIC REALM

The material improvement and enhancement of the existing road and pedestrian infrastructure between the junction at Main Street / Wesleyan Street and Kerrs Bay / Pier Road to create a new shared public realm, streetscape environment and synergy of heritage language connecting the Abbey and the Battery.

WORK AREA 05 PUBLIC AMENITY SPACE

The formation of a small public amenity space bounded by the sea wall on a site to the south of Rathmullan Abbey.

3.2 WORK AREAS

Work Areas 1 to 5, outlined on the previous page, are illustrated below within the overall Red Line, which defines the extent of the application area.



3.3 STAKEHOLDER CONSULTATIONS

A total of 21no. consultation meetings have been held since service commencement. Additionally 1no. informal 'drop-in' consultation event has been held in Rathmullan and open to the community and general public.

2021.11.04	Progress Update 01
2021.11.18	Progress Update 02
2021.12.16	Progress Update 03
2021.12.16	Planning & Heritage
2021.12.20	Roads & Marine
2021.12.20	Community
2021.12.20	Culture & Tourism
2021.12.20	Flooding & Environment
2022.01.19	Planning & Heritage
2022.02.11	Progress Update 04
2022.02.17	Community
2022.03.03	Planning & Heritage
2022.03.14	National Monuments Service
2022.04.04	Culture & Tourism
2022.04.06	National Monuments Service
2022.04.08	Roads & Marine
2022.04.28	Roads & Marine (Internal)
2022.05.23	Progress Update 05_Milestone B Draft
2022.06.02	Rathmullan Drop-in Consultation Event
2022.08.29	Progress Update 05
2022.09.23	Planning Update
2022.10.27	Roads

3.4 PUBLIC CONSULTATION

The draft design stage public consultation period commenced on Thursday 2nd June 2022 and ran until Thursday 16th June 2022.

The consultation period was advertised/communicated via:

- The Tirconail Tribune local newspaper,
- The Council's website and social media accounts,
- Press release, and
- Advance community notice at a pre-meeting of the Rathmullan TWFG CLG.

To assist the consultation process the Council published the draft designs, plans and particulars on its website at: www.donegalcoco.ie/services/planningservices/regenerationprojects.

A drop in event was also facilitated at the St.Vincent de Paul Centre in Rathmullan from 3pm to 8pm on Thursday 2nd June 2022. Members of the Design Team, RTFG and the Councils Regeneration Team were in attendance to provide information and address any queries arising. The Draft designs were available for viewing at this event and a facility for the making of submissions was provided.



4.1 WORK AREA 01

RATHMULLAN BATTERY FORT

RENEWAL AND REPURPOSING OF THE BATTERY FORT AND ATTENDANT LANDS .

4.1.1 ARCHITECT'S STATEMENT

PURPOSE

The repurposing of the Rathmullan Battery Fort is intended to create a series of places and spaces in which to learn about and celebrate the rich history and identity of Rathmullan along with its current and historic relationship to the sea. Enhancements and interventions within the walls of the Battery are designed to support the local area tourism by extending it into the shoulder season, increasing dwell-time within the village as a means to encourage activity and provide opportunity to support the local economy. In the off-season it is intended that the facilities will enable and encourage use by the local community so that this largely unused amenity at the heart of Rathmullan can become used all-year round and a valuable focal point. More widely, spaces available for events and bookings will enable use by schools and other groups to further encourage visitor use of Rathmullan while using revenue generation to support the business plan for the facility.

DESIGN APPROACH

The north-western edge of the fortified Battery enclosure was historically occupied with a range of facilities and activities. Through the latter half of the 19th century this was also an area subjected to physical change as the functional requirements changed. In the original configuration this edge was occupied by guardroom enclosures flanking the entrance from the moat, which was subsequently converted to soldiers quarters. At the northern end was an enclosed and detached powder magazine store. To the south were steps providing access to a raised upper gallery below the wall head of the Battery but enabling guards to have visibility over it. Over time most of these original features and structures have been lost, namely the majority of the guardroom structures, the magazine store, the stair and elevated gallery. In the 1990s a new set of external steps to the original first floor entrance opening to the Blockhouse was added and a new opening into the Blockhouse was formed at ground level.

Our design approach is make all new interventions within the zone of the Battery that was historically occupied with structures and within the zone most subject to change in the 200 years since its original construction, namely the north-western edge.

Our objective is to create a building with the minimal internal area sufficient to allow the range of educational and interpretation functions envisaged. We began by including the interior spaces of the Blockhouse in our space-evaluation and sought to maximise the potential of the existing structure to minimise the amount of new building required. This allowed us to determine the amount of new building area necessary to provide a range of educational and display spaces in open plan and cellular configurations, with staff and ticketing spaces essential toilets, circulation and entrance spaces.

Drawing influence from the historic elevated gallery used to afford soldiers visibility over the surrounding walls of the Battery we envisaged the new intervention as an elevated and expansive terrace spanning the entire width of the north-western edge and sitting above the functional spaces below. This creates two layers of public activity space – an enclosed one below and an open air one above. A full width canopy along the eastern edge of this ensemble provides all-year round shelter in inclement weather and shading to the glazed facade in the summer months to avoid over-heating.

This results in a long low building form as a backdrop to the generous open amenity space within the Battery walls. Building activity at ground level augmented by activity on the elevated terrace will give a dynamic feeling to this open space with multiple vantage points and perspectives enlivening the spaces. The open space is envisaged as a 'Village Square', a space for the local community to use all year round while seasonal and occasional events could be hosted year within a truly unique and dramatic setting. The elevated terrace will offer further opportunities for events and activities either linked to the community or linked to the educational programme delivered as part of the facility or simply enjoyed as a public amenity space available to visitors and the community alike.

AMOUNT

The proposal is for a new building within the walls of the historic Battery with an internal area of 287m².

This will enable a roof terrace / viewing platform of 388m².

A canopied area along the edge of the new building will create a covered area of 50m².

Between the new building and the enclosing walls of the Battery to the south an open public amenity space enclosed by the walls of the Battery Fort with an area of 770m² will be available as a public space which could be used as a community and event space during high and low seasons.

The historic Blockhouse will be repurposed as an interpretation space as part of the visitor and educational experience of the Battery will 47m² of display and interpretation space on the ground floor and the same amount on the first floor. A new stair and lift installation will occupy 20m² of space on each floor.

UNIVERSAL DESIGN

New facilities at ground floor will be level with the southern open amenity space giving universal access between inside and outside at this level. Extents of hard surfacing throughout the Village Square will enable and support universal access objectives. A new lift installed within the Blockhouse will allow visitors to move up to the upper level, which is level with the large roof terrace. In turn this hard-surfaced space will give expansive views across Lough Swilly and beyond.

SUSTAINABILITY

By creating a new facility within the existing Battery walls the proposal will enhance the usability of the historic structure. Historic Battery walls will be used as enclosing walls for the new facility minimizing the need for new structural walls or thermal enclosures. High performance insulation to the roof structure will be utilized to minimize heat loss and reduce energy consumption. Construction technology will consider pre-formed timber and CLT components relying on renewable resources.

REMEDIATION

The intention is to remediate detracting factors highlighted within the Heritage Impact Assessment:

- Recognition within the architectural and landscape design solutions of lost historic structures such as elevated galleries, location of the shot furnace, guns, magazine, etc.
- Removal of non-original concrete pathways.
- Lowering of the courtyard to its original level by removal of built up material to reveal original features.
- Removal of non-original steps, lean-to shed and interior elements within the Blockhouse.

4.1.2 SITE PHOTOGRAPHIC RECORD



01 View from the Lough looking west towards the Battery.

04 View of glacis and blockhouse from Kerrs Bay.

07 Internal view of first floor space with barrel vaulted ceiling and oculus rooflight.

02 Birdseye view of the Battery with village in background.

05 View along curvilinear entrance route towards portcullis style gate into courtyard.

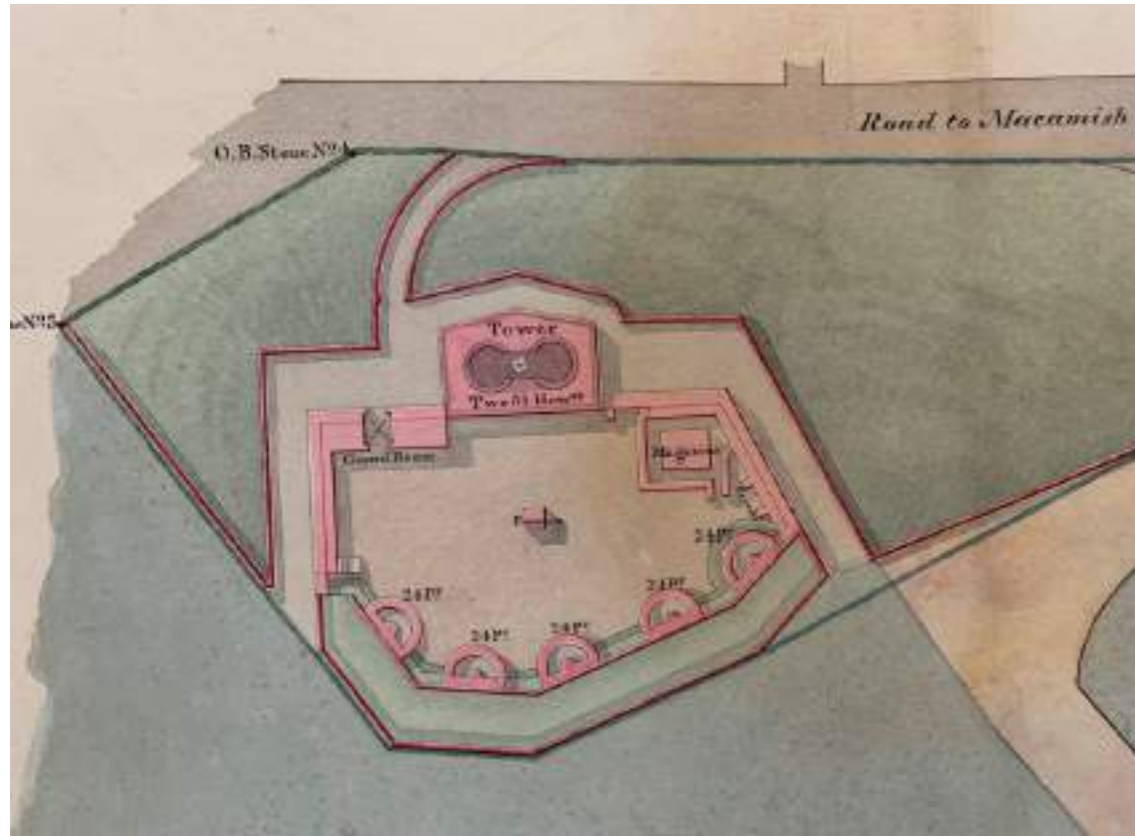
08 View of oculus rooflight.

03 View from outside White Harte looking south towards Battery site with glacis in foreground.

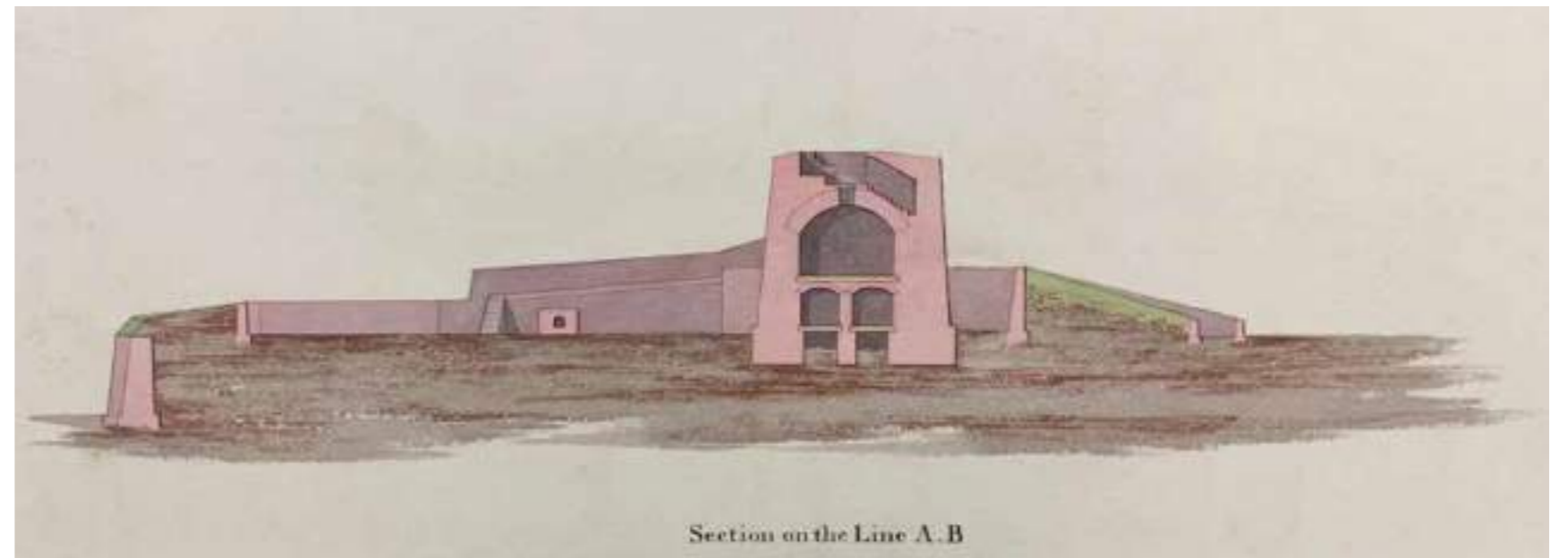
06 View from within moat of Blockhouse and portcullis style entrance gate to courtyard.

09 Aerial view of Blockhouse roofscape and perimeter moat.

4.1.3 HISTORIC SOURCE MATERIAL

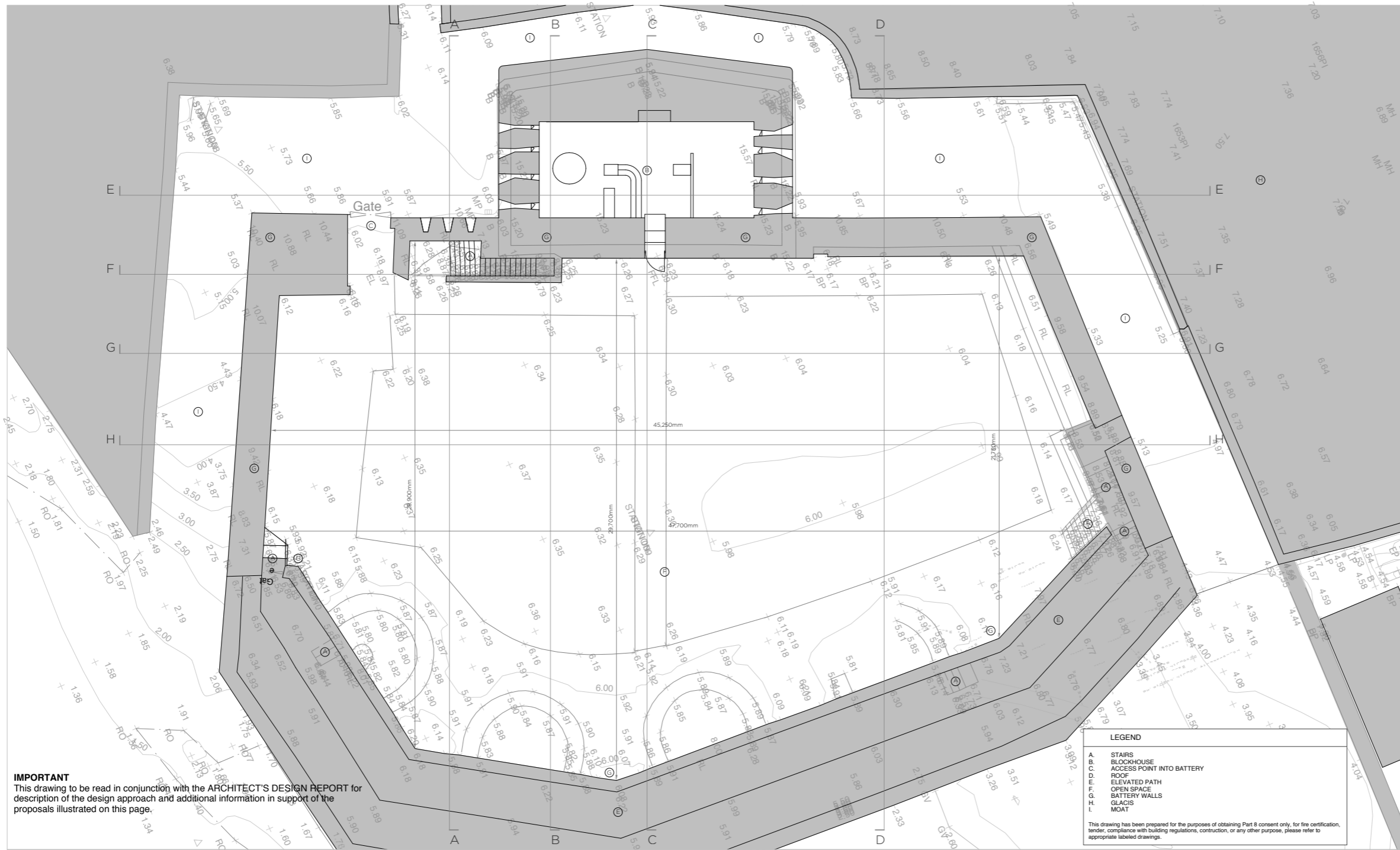


Plan of Ordnance Ground and Rathmullan Battery, 1851 (The National Archives)



Section drawing of Rathmullan Battery, 1851 (The National Archives)

4.1.4 GROUND FLOOR PLAN AS EXISTING



IMPORTANT
This drawing to be read in conjunction with the ARCHITECT'S DESIGN REPORT for description of the design approach and additional information in support of the proposals illustrated on this page.

WORK AREA 01_ RATHMULLAN BATTERY FORT
GROUND FLOOR PLAN _ EXISTING

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Donegal County Council

Community Development & Planning Services
Regeneration & Development Team

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L. Ward, Director of Community Development & Planning Services



Role	Name
LEAD CONSULTANT / ARCHITECT	ROBIN LEE ARCHITECTURE
ARCHITECT	PASPARAKIS FRIEL
CONSTRUCTION ARCHITECT	DONALD RUSSELL ASSOCIATES
LANDSCAPE ARCHITECT	BERNARD SEMOUR LANDSCAPE ARCHITECTS
QUANTITY SURVEYOR	SAMMON
STRUCTURAL ENGINEER	CORNA
Mechanical & Electrical Engineer	DELAIR & WALLER
ECOLOGIST	GREENTRACK
FIRE ENGINEER & ACCESSIBILITY	AFEC

Status Key

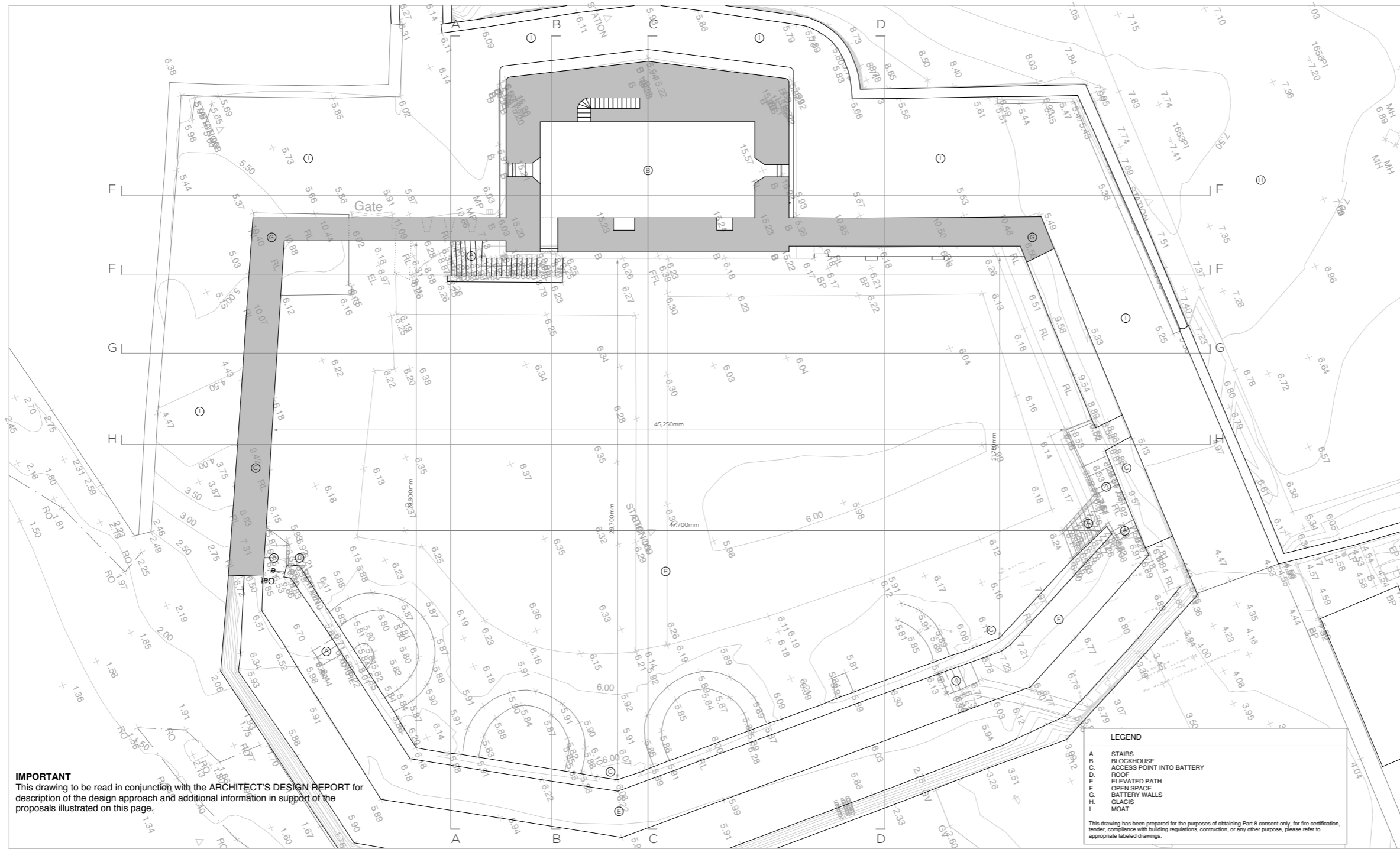
RL	Survey
BL	Block Design
IL	Information
PL	Planning - Part 8
CD	Detailed Design
FC	Final Safety Case
DC	Dis. Acc. Cert.
T	Tender
CO	Construction
CP	CRP
SA	Safety File
OT	Other

Rev	Date	Description	Issued by
-	01.11.22	PART 8 APPLICATION	RLA

Project Title:	RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT	First Issue Date:	01.11.2022	Status:	PL
Location:	RATHMULLAN, CO. DONEGAL	Drawing No.:	D.BF.010	Revision:	-
Drawing Title:	LEVEL 00 PLAN_EXISTING	Project No.:	21021		
Scale:	1:100 / A1	Drawn By:	DC	Checked By:	DC / RL
		Approved By:	RL		



4.1.5 FIRST FLOOR PLAN AS EXISTING



IMPORTANT
This drawing to be read in conjunction with the ARCHITECT'S DESIGN REPORT for description of the design approach and additional information in support of the proposals illustrated on this page.

WORK AREA 01 _ RATHMULLAN BATTERY FORT
FIRST FLOOR PLAN _ EXISTING



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LEAD CONSULTANT - ARCHITECT: **ROBIN LEE ARCHITECTURE**
ARCHITECT: PÁSPÁRÁKAS FRIEL
CONSTRUCTION ARCHITECT: DONALD INSHALL ASSOCIATES
LANDSCAPE ARCHITECT: BERNARD TENNENOUR LANDSCAPE ARCHITECTS
QUANTITY SURVEYOR: SAMMON
STRUCTURAL ENGINEER: COIRA
MECHANICAL & ELECTRICAL ENGINEER: DELAP & WALLER
ECOLOGIST: GREENTRACK
FIRE ENGINEER & ACCESSIBILITY: AFEC

Status Key
RL Survey
S1 Site Design
S2 Information
P1 Planning - Part 8
P2 Detailed Design
F1 Final Safety Cert
D1, A1, C1 Cert
T1 Tender
C10 Construction
C11 Safety File
Other

Rev	Date	Description	Issued by
-	01.11.22	PART 8 APPLICATION	RLA

LEGEND

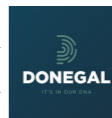
- A. STAIRS
- B. BLOCKHOUSE
- C. ACCESS POINT INTO BATTERY
- D. ROOF
- E. ELEVATED PATH
- F. OPEN SPACE
- G. BATTERY WALLS
- H. GLACIS
- I. MOAT

This drawing has been prepared for the purposes of obtaining Part 8 consent only, for fee certification, tender, compliance with building regulations, construction, or any other purpose, please refer to appropriate labeled drawings.

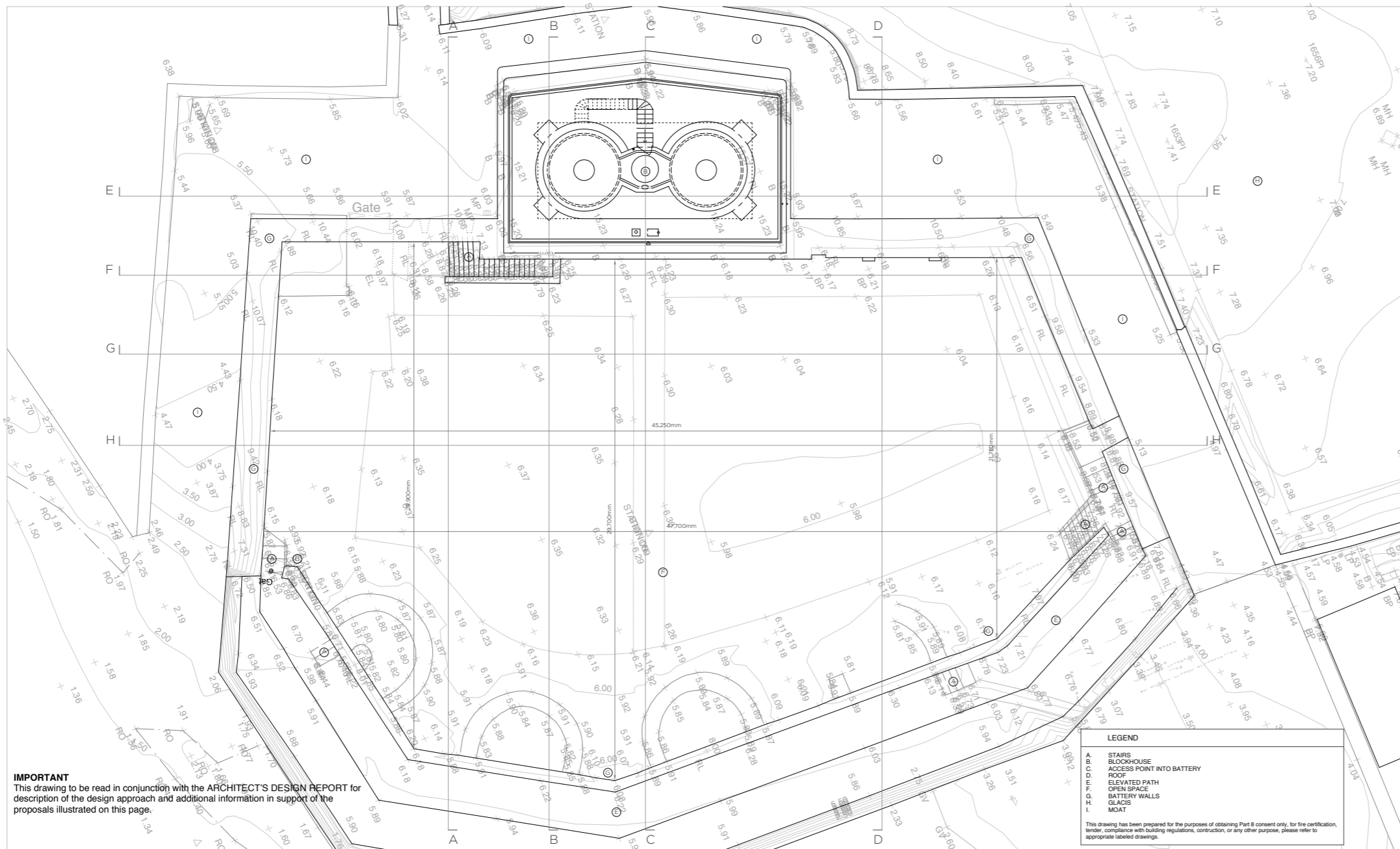


Project Title: RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT
Location: RATHMULLAN, CO. DONEGAL
Drawing Title: LEVEL 01 PLAN_EXISTING
Scale: 1:100 / A1
Drawn By: OC
Checked By: OC / RL
Approved By: RL

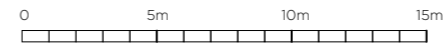
First Issue Date: 01.11.2022
Status: PL
Drawing No.: D.BF.011
Revision:
Project No.: 21021



4.1.6 SECOND FLOOR PLAN AS EXISTING



WORK AREA 01_ RATHMULLAN BATTERY FORT
SECOND FLOOR PLAN _ EXISTING



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LEAD CONSULTANT ARCHITECT: ROBIN LEE ARCHITECTURE
ARCHITECT: PAUL/DAVID FREE
CONSULTANT ARCHITECT: DONALD DEWALL ASSOCIATES
LANDSCAPE ARCHITECT: BERNARD BENOIR/LANDSCAPE ARCHITECTS
QUANTITY SURVEYOR: SAMSON
STRUCTURAL ENGINEER: CORA
MECHANICAL/ELECTRICAL ENGINEER: SOLAP & WALLER
ECOLOGIST: GREENTRACK
FIRE ENGINEER & ACCESSIBILITY: AFEC

Status Key
S: Survey
D: Design
M: Model
P: Part
A: Application
R: Revise
O: Other

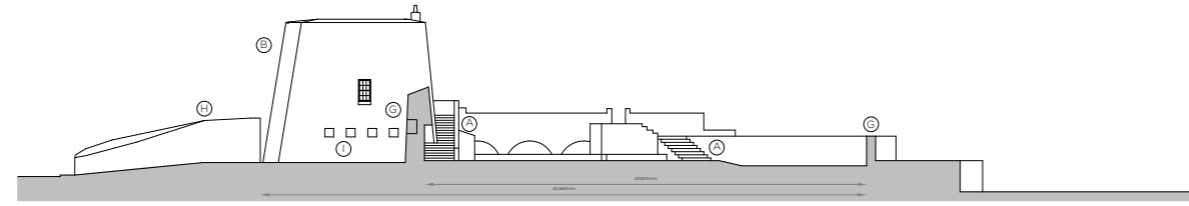
Rev	Date	PART & APPLICATION	Description	Issued By
1	02.11.22	PART 8 APPLICATION		RLA

Project Title: RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT
Location: RATHMULLAN, CO. DONEGAL
Drawing Title: LEVEL 02 PLAN, EXISTING
Scale: 1:100 / A1
Drawn By: OC
Checked By: OC / RL
Approved By: RL
Project No: 21021
Final Issue Date: 01.11.2022
Status: PL
Revision: D.BF.012

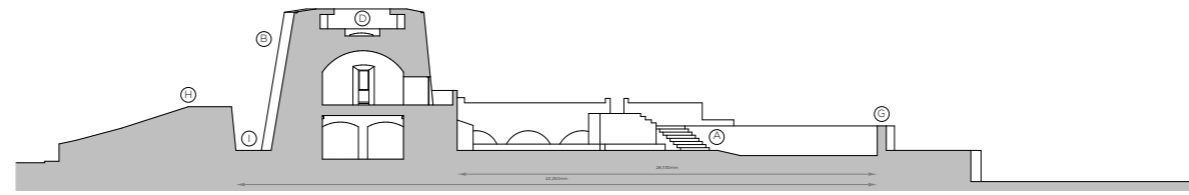


4.1.7 SECTIONS AS EXISTING

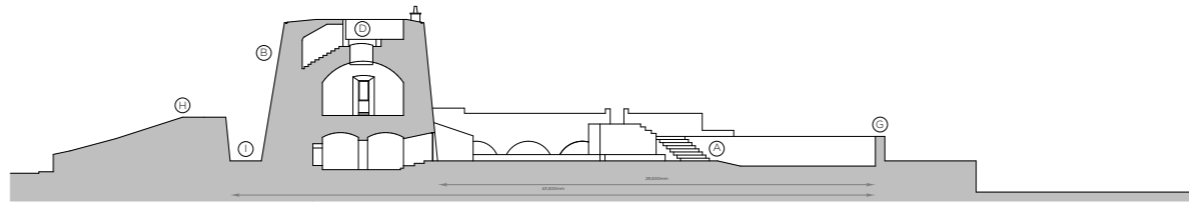
SECTION AA



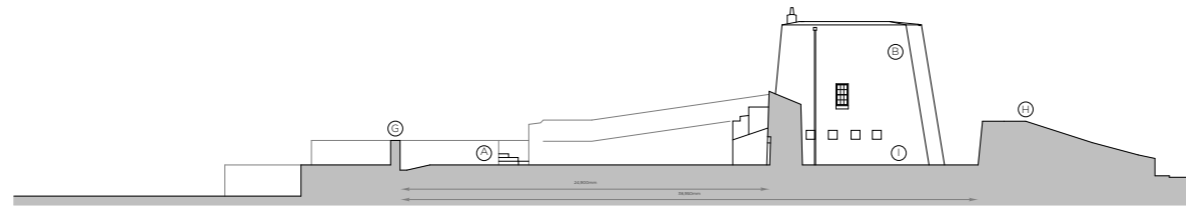
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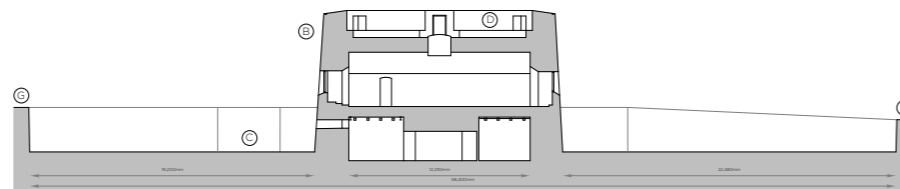
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SECTION DD



SECTION EE

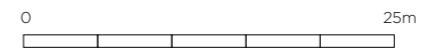


IMPORTANT
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WORK AREA 01 _ RATHMULLAN BATTERY FORT
SECTIONS _ EXISTING

LEGEND	
A.	STAIRS
B.	BLOCKHOUSE
C.	ACCESS POINT INTO BATTERY
D.	ROOF
E.	ELEVATED PATH
F.	OPEN SPACE
G.	BATTERY WALLS
H.	GLACIS
I.	MOAT

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CONSERVATION ARCHITECT	DONALD RUSSELL ASSOCIATES
LANDSCAPE ARCHITECT	BERNARD SEMMOUR LANDSCAPE ARCHITECTS
QUANTITY SURVEYOR	SAMMON
STRUCTURAL ENGINEER	CORA
MECHANICAL & ELECTRICAL ENGINEER	DELEP & WALLER
ECOLOGIST	GREENTRACK
FIRE ENGINEER & ACCESSIBILITY	AFEC

Status Key	
RL	Survey
RD	Design
RD/	Design Information
RD/	Part 8 Planning - Part 8
RD/	Part 8 Detailed Design
RD/	Part 8 For Safety Cert
RD/	Dis. Acc. Cert.
RD/	Tender
RD/	Construction
RD/	CPD
RD/	Safety File
RD/	Other

Rev	Date	Description	Issued by
-	01.11.22	PART 8 APPLICATION	RLA

Project Title:	RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT	First Issue Date:	01.11.2022	Status:	PL
Location:	RATHMULLAN, CO. DONEGAL	Drawing No.:	D.BF.013	Revision:	-
Drawing Title:	SECTIONS_EXISTING	Project No.:	21021		
Scale:	1:200 / A1	Drawn By:	DC / RL	Checked By:	RL
		Approved By:			



4.1.8 REFERENCE IMAGES AND MATERIALITY

Below are images of the adaptive re-use of a historic fort in France. The building has been brought back into active life to create a focal point for the local community in a manner similar to the intentions for the redevelopment and re-visioning of Rathmullan Battery Fort. Discrete interventions are intended to allow a clear understanding of new elements in counterpoint to the heavy stone enclosure of the host building.

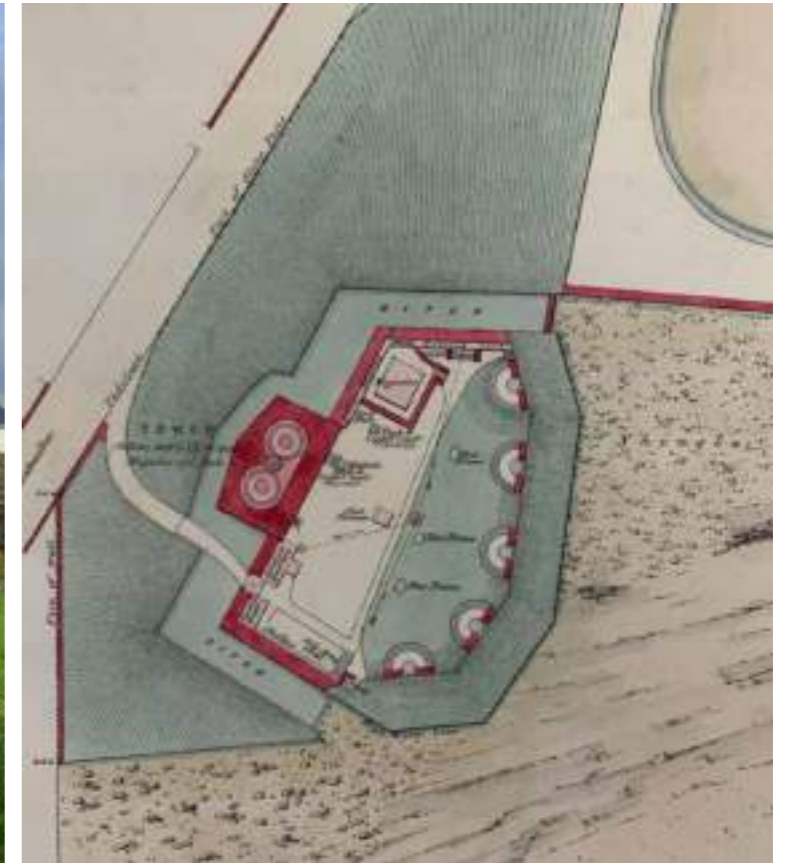
A further description of the project is provided below:

'The fortress, the origins of which date back to the 13th century, has a strong iconic identity because of its walled precinct wrapped around a large parade ground. Along this line, the intervention in the castle emphasises the original layout, attaching the pieces in the program to three of its four sides, to in this way free up the central space and revitalise it as a point of connection and an activity stage for the whole town. The intervention, almost imperceptible from the exterior, minimizes its impact on the interior through the homogeneity of the materials used: glass and Corten steel. The access to the precinct is through the west, through a porticoed front of steel cut out of the stone wall and leading directly to the parade ground. The north side contains a room for cooking lessons, an exhibition hall and another screening or lecture room, while the workshops and administration spaces face south.'

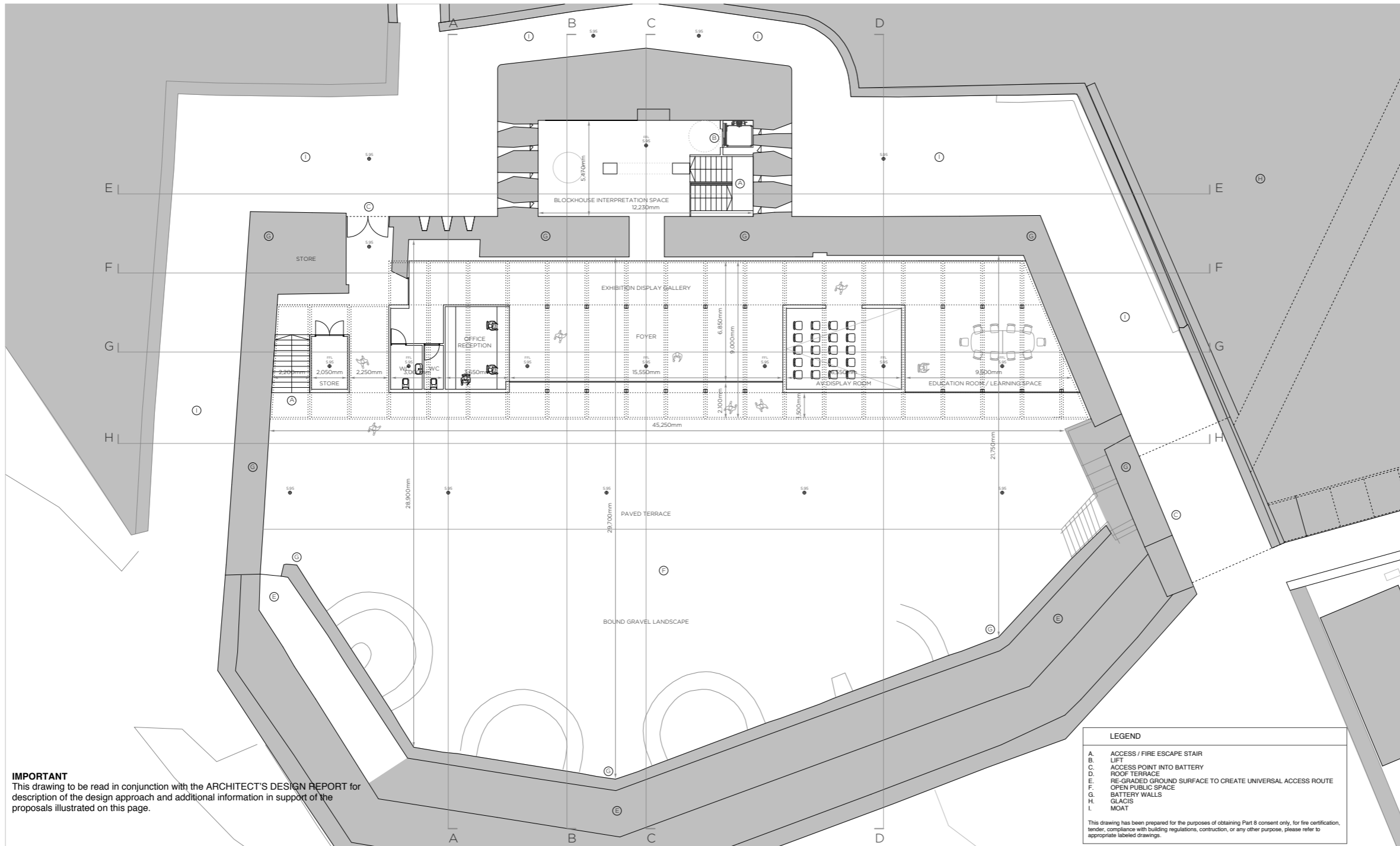


4.1.9 SITE ANALYSIS

- A Original guardhouse structure, partially retained.
- B Original entrance from moat.
- C Non-original stair constructed in 1990's.
- D Non-original opening in Blockhouse formed in 1990's.
- E Non-original lean-to structure built against original arch, possibly late-19th century.
- F Original arches.
- G Location of 19th century magazine store.



4.1.10 GROUND FLOOR PLAN AS PROPOSED



IMPORTANT
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WORK AREA 01 _ RATHMULLAN BATTERY FORT
GROUND FLOOR PLAN _ PROPOSED



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ARCHITECT: PASPARAKIS FRIEL
CONSULTATION ARCHITECT: DONALD RUSSELL ASSOCIATES
LANDSCAPE ARCHITECT: BERNARD SEMMOUR LANDSCAPE ARCHITECTS
QUANTITY SURVEYOR: SAMMON
STRUCTURAL ENGINEER: COPIA
MECHANICAL & ELECTRICAL ENGINEER: DELAP & WALLER
ECOLOGIST: GREENTRACK
FIRE ENGINEER & ACCESSIBILITY: AFEC

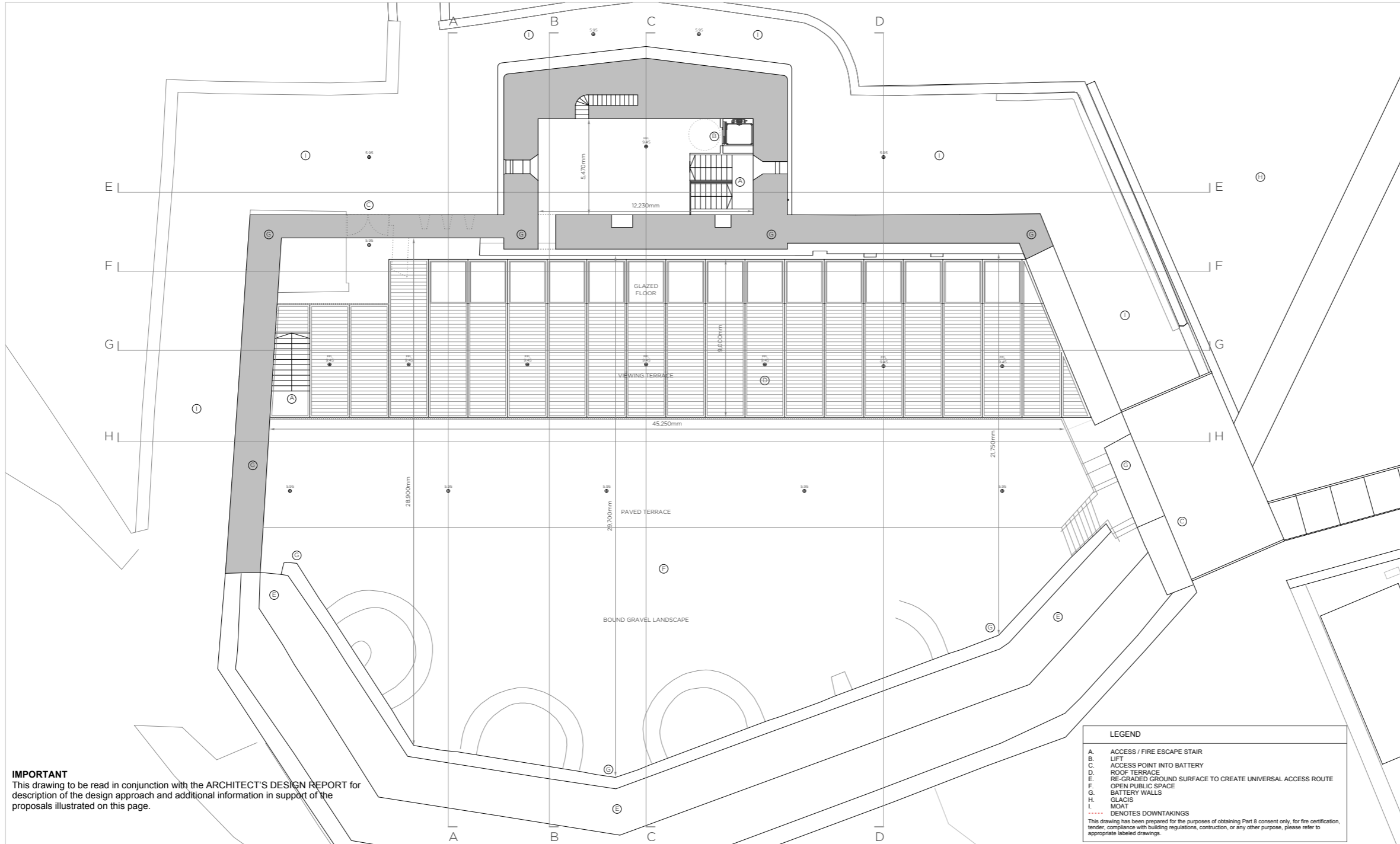
Status Key
S: Series Design Information
P: Part 8 Application
C: Checked Design
F: Fire Safety Cert
D: Dis. Acc. Cert
T: Tender
C: Contribution
CPO: CPO
S: Safety File
O: Other

Rev	Date	Description	Issued by
-	01.11.22	PART 8 APPLICATION	RLA

Project Title: RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT
Location: RATHMULLAN, CO. DONEGAL
Drawing Title: LEVEL 00 PLAN, PROPOSED
Scale: 1:100 / A1
Drawn By: OC
Checked By: OC / RL
Approved By: RL
First Issue Date: 01.11.2022
Status: PL
Drawing No: D.BF.100
Revision: -
Project No: 21021

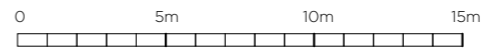


4.1.11 FIRST FLOOR PLAN AS PROPOSED



IMPORTANT
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WORK AREA 01 _ RATHMULLAN BATTERY FORT
FIRST FLOOR PLAN _ PROPOSED



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LEAD CONSULTANT / ARCHITECT	ROBIN LEE ARCHITECTURE
ARCHITECT	PASPARAKIS FRIEL
CONSTRUCTION ARCHITECT	DONALD RUSSELL ASSOCIATES
LANDSCAPE ARCHITECT	BERNARD SCHMOUR LANDSCAPE ARCHITECTS
QUANTITY SURVEYOR	SAMMON
STRUCTURAL ENGINEER	CDRA
MECHANICAL & ELECTRICAL ENGINEER	DELAIR & WALLER
ECOLOGIST	GREENTRACK
FIRE ENGINEER & ACCESSIBILITY	AFEC

Rev	Date	Description	Issued by
-	01.11.22	PART 8 APPLICATION	RLA

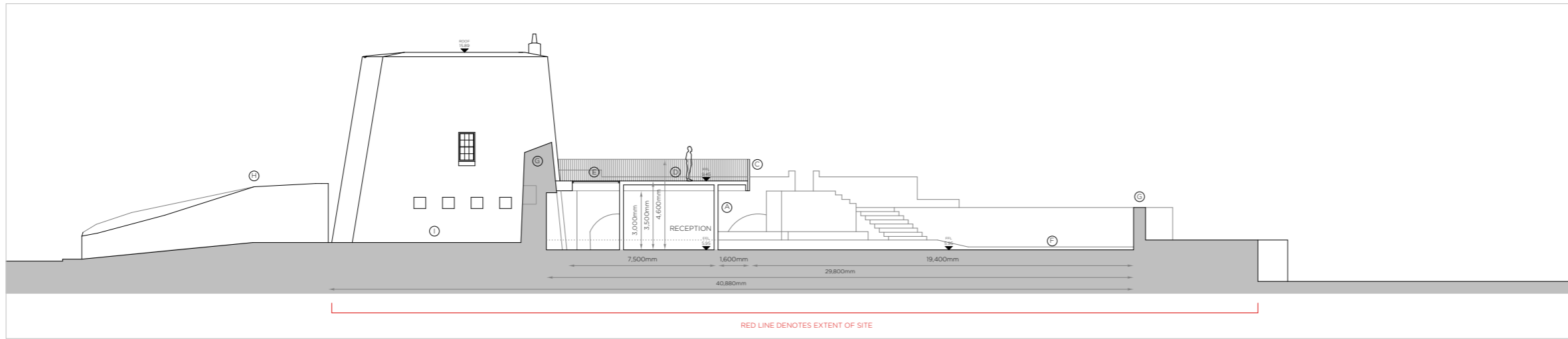
Rev	Date	Description	Issued by
-	01.11.22	PART 8 APPLICATION	RLA

Project Title:	RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT	First Issue Date:	01.11.2022	Status:	PL
Location:	RATHMULLAN, CO. DONEGAL	Drawing No.:	D.BF.101	Revision:	-
Drawing Title:	LEVEL 01 PLAN_PROPOSED	Project No.:	21021		
Scale:	1:100 / A1	Drawn By:	OC	Checked By:	OC / RL
		Approved By:	RL		

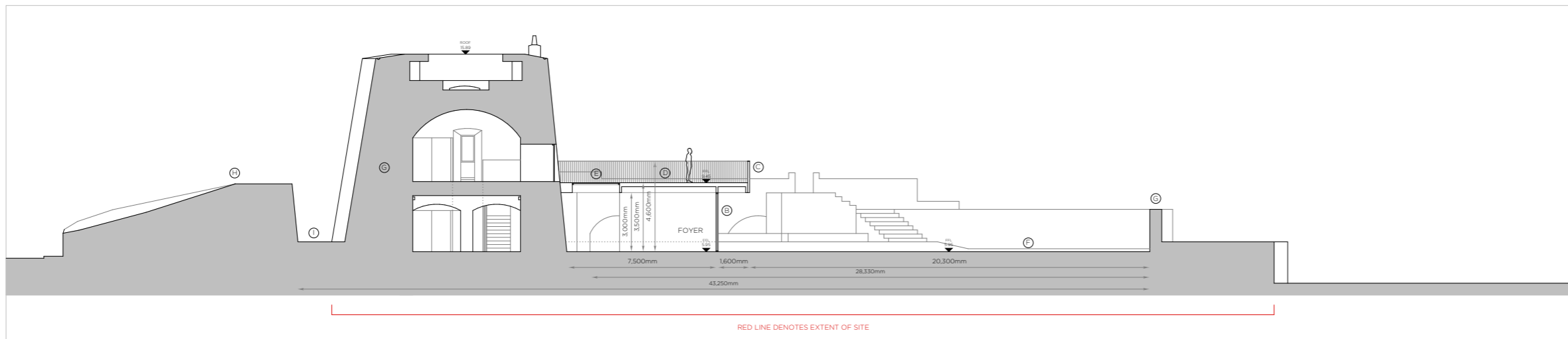


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4.1.12 SECTIONS AA & BB AS PROPOSED



SECTION AA _ PROPOSED



SECTION BB _ PROPOSED

IMPORTANT
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WORK AREA 01 _ RATHMULLAN BATTERY FORT
PROPOSED SECTIONS

LEGEND	
A.	ACCESS / FIRE ESCAPE STAIR
B.	LIFT
C.	ACCESS POINT INTO BATTERY
D.	ROOF TERRACE
E.	RE-GRADED GROUND SURFACE TO CREATE UNIVERSAL ACCESS ROUTE
F.	OPEN PUBLIC SPACE
G.	BATTERY WALLS
H.	GLACIS
I.	MOAT
----	DENOTES DOWNTAKINGS

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L. Ward, Director of Community Development & Planning Services

RATHMULLAN THE WAY FORWARD

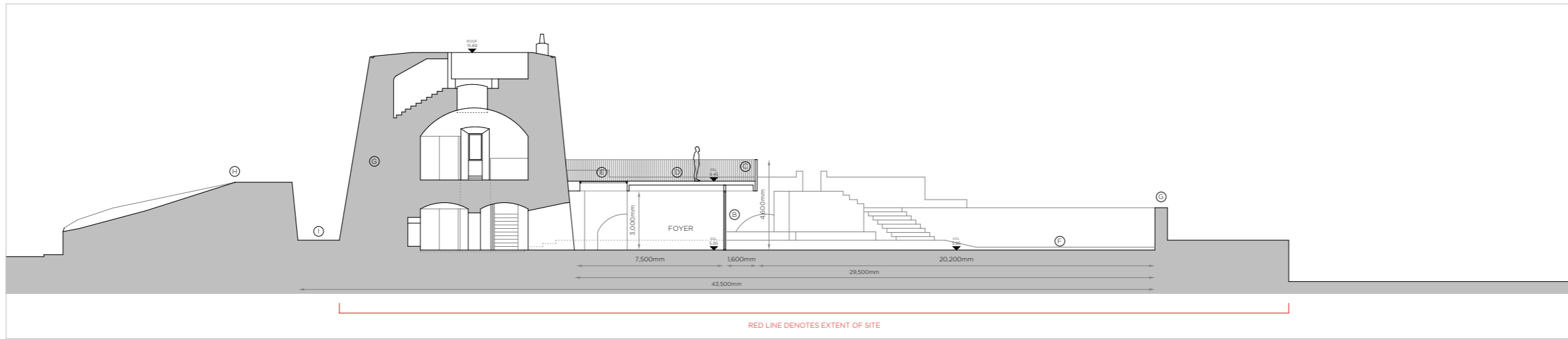
LEAD CONSULTANT / ARCHITECT	ROBIN LEE ARCHITECTURE
ARCHITECT	PASPARAKIS FRIEL
CONSTRUCTION ARCHITECT	DONALD RUSSELL ASSOCIATES
LANDSCAPE ARCHITECT	BERNARD TENIMOUR LANDSCAPE ARCHITECTS
QUANTITY SURVEYOR	SAMMON
STRUCTURAL ENGINEER	CDRA
MECHANICAL & ELECTRICAL ENGINEER	DELANEY & WALLER
ECOLOGIST	GREENTRACK
FIRE ENGINEER & ACCESSIBILITY	AFEC

Rev	Date	Description	Issued by
-	01.11.22	PART 8 APPLICATION	RLA

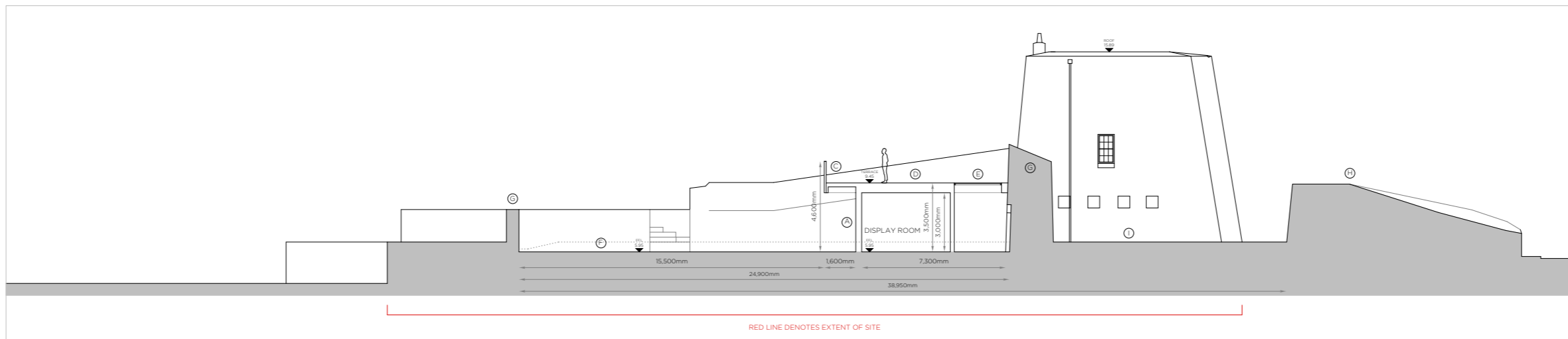
Project Title: RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT	First Issue Date: 01.11.2022	Status: PL
Location: RATHMULLAN, CO. DONEGAL	Drawing No: D.BF.200	Revision: -
Drawing Title: SECTION AA & BB_PROPOSED	Project No: 21021	
Scale: 1:100 / A1	Drawn By: OC	Checked By: OC / RL
		Approved By: RL



4.1.13 SECTIONS CC & DD AS PROPOSED



SECTION CC _ PROPOSED



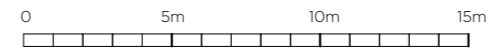
SECTION DD _ PROPOSED

IMPORTANT
This drawing to be read in conjunction with the ARCHITECT'S DESIGN REPORT for description of the design approach and additional information in support of the proposals illustrated on this page.

WORK AREA 01 _ RATHMULLAN BATTERY FORT
PROPOSED SECTIONS

LEGEND	
A.	NATURAL STONE CLADDING
B.	ALUMINIUM FRAMED DOORS & WINDOWS
C.	STEEL BALUSTRADE
D.	ROOF TERRACE
E.	GLAZED FLOOR
F.	OPEN PUBLIC SPACE
G.	BATTERY WALLS
H.	GLACIS
I.	MOAT
----	DENOTES DOWNTAKINGS

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Donegal County Council

Community Development & Planning Services
Regeneration & Development Team

Three Rivers Centre, Lifford, Co Donegal

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L. Ward, Director of Community Development & Planning Services

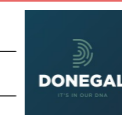


LEAD CONSULTANT / ARCHITECT	ROBIN LEE ARCHITECTURE
ARCHITECT	PASPARAKIS FRIEL
CONSTRUCTION ARCHITECT	DONALD RUSSELL ASSOCIATES
LANDSCAPE ARCHITECT	BERNARD TENIMOUR LANDSCAPE ARCHITECTS
QUANTITY SURVEYOR	SAMMON
STRUCTURAL ENGINEER	CDRA
MECHANICAL & ELECTRICAL ENGINEER	DELAIR & WALLER
ECOLOGIST	GREENTRACK
FIRE ENGINEER & ACCESSIBILITY	AFEC

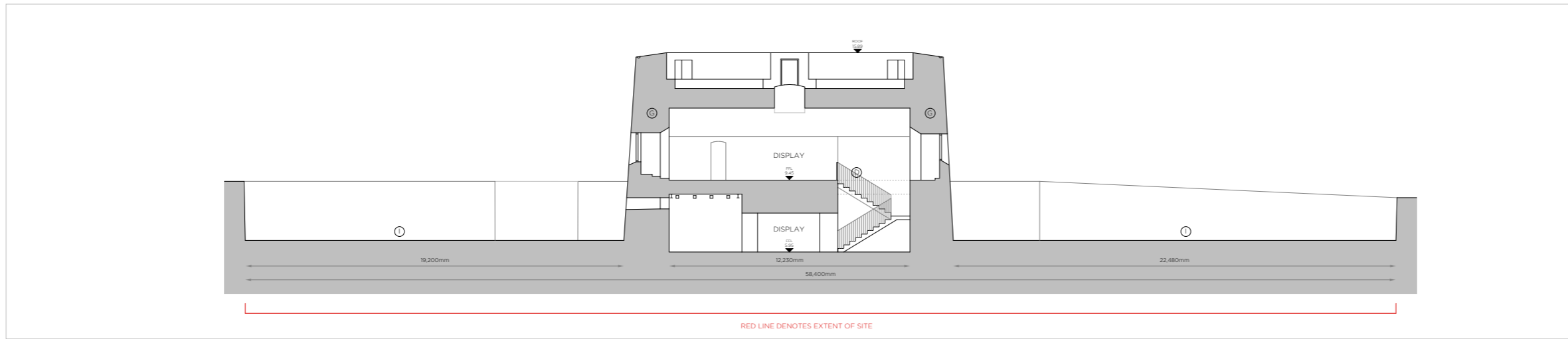
Rev	Date	Description	Issued by
1	01.11.22	PART 8 APPLICATION	RLA

Rev	Date	Description	Issued by
1	01.11.22	PART 8 APPLICATION	RLA

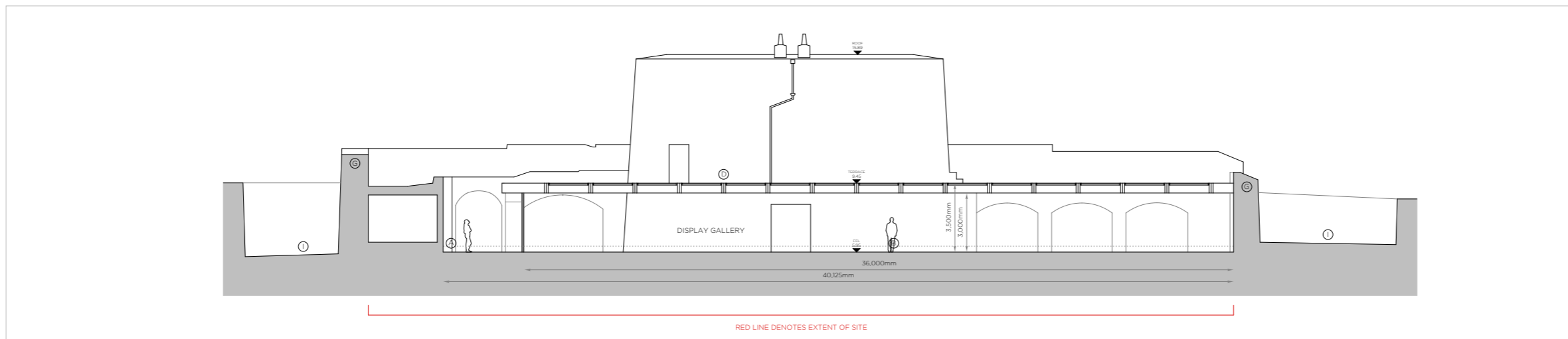
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Location:	RATHMULLAN, CO. DONEGAL	Drawing No.:	D.BF.201	Revision:	-
Drawing Title:	SECTION CC & DD_PROPOSED	Project No.:	21021		
Scale:	1:100 / A1	Drawn By:	OC	Checked By:	OC / RL
		Approved By:	RL		



4.1.14 SECTIONS EE & FF AS PROPOSED



SECTION EE _ PROPOSED



SECTION FF _ PROPOSED

IMPORTANT
This drawing to be read in conjunction with the ARCHITECT'S DESIGN REPORT for description of the design approach and additional information in support of the proposals illustrated on this page.

WORK AREA 01 _ RATHMULLAN BATTERY FORT
PROPOSED SECTIONS

LEGEND	
A.	NATURAL STONE CLADDING
B.	ALUMINIUM FRAMED DOORS & WINDOWS
C.	STEEL BALUSTRADE
D.	ROOF TERRACE
E.	GLAZED FLOOR
F.	OPEN PUBLIC SPACE
G.	BATTERY WALLS
H.	GLACIS
I.	MOAT
----	DENOTES DOWNTAKINGS

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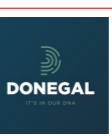
L. Ward, Director of Community Development & Planning Services

RATHMULLAN THE WAY FORWARD

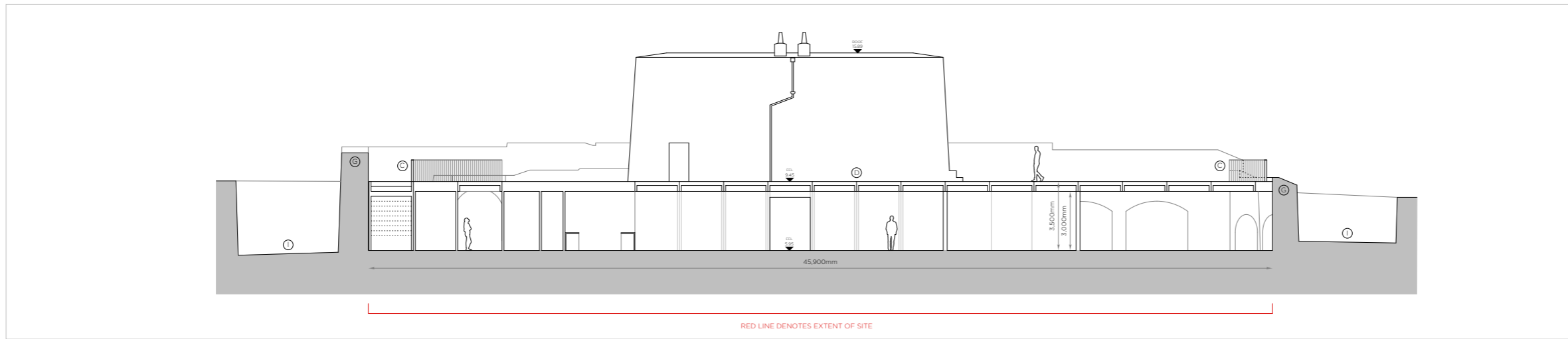
LEAD CONSULTANT / ARCHITECT	ROBIN LEE ARCHITECTURE
ARCHITECT	PASPARAKIS FRIEL
CONSERVATION ARCHITECT	DONALD INALL ASSOCIATES
LANDSCAPE ARCHITECT	BERNARD TENDOUR LANDSCAPE ARCHITECTS
QUANTITY SURVEYOR	SAMMON
STRUCTURAL ENGINEER	CORNA
MECHANICAL & ELECTRICAL ENGINEER	DELAIR & WALLER
ECOLOGIST	GREENTRACK
FIRE ENGINEER & ACCESSIBILITY	AFEC

Rev	Date	Description	Issued by
1	01.11.22	PART 8 APPLICATION	RLA

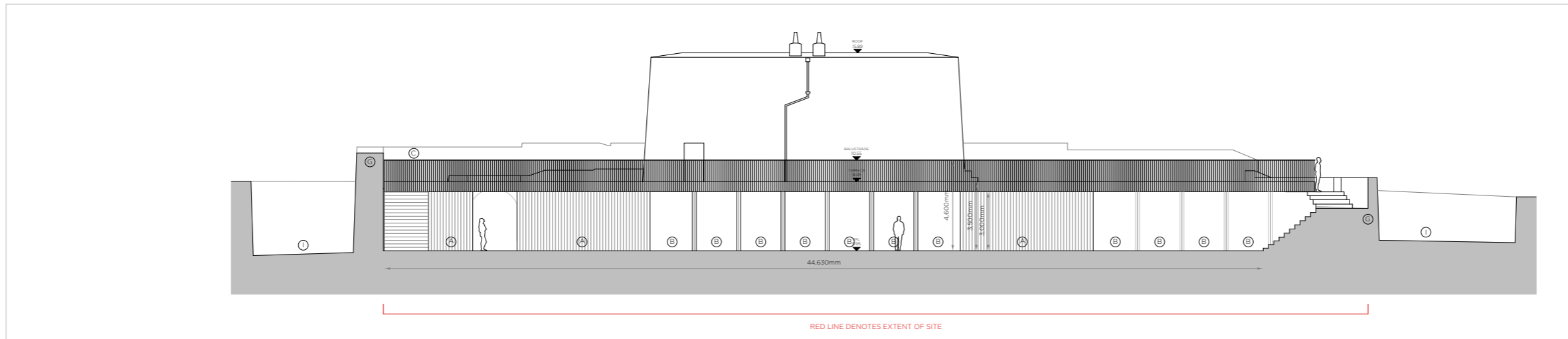
Project Title: RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT	First Issue Date: 01.11.2022	Status: PL
Location: RATHMULLAN, CO. DONEGAL	Drawing No. D.BF.202	Revision: -
Drawing Title: SECTION EE & FF, PROPOSED	Project No. 21021	
Scale: 1:100 / A1	Drawn By: OC	Checked By: OC / RL
	Approved By: RL	



4.1.15 SECTIONS GG & HH AS PROPOSED



SECTION GG _ PROPOSED



SECTION HH _ PROPOSED

IMPORTANT
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WORK AREA 01 _ RATHMULLAN BATTERY FORT
PROPOSED SECTIONS

LEGEND	
A.	NATURAL STONE CLADDING
B.	ALUMINIUM FRAMED DOORS & WINDOWS
C.	STEEL BALUSTRADE
D.	ROOF TERRACE
E.	GLAZED FLOOR
F.	OPEN PUBLIC SPACE
G.	BATTERY WALLS
H.	GLACIS
I.	MOAT
----	DENOTES DOWNTAKINGS

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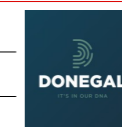
L. Ward, Director of Community Development & Planning Services

RATHMULLAN THE WAY FORWARD

LEAD CONSULTANT - ARCHITECT	ROBIN LEE ARCHITECTURE
ARCHITECT	PASPARAKIS FRIEL
CONSERVATION ARCHITECT	DONALD RUSSELL ASSOCIATES
LANDSCAPE ARCHITECT	BERNARD SEMMOUR LANDSCAPE ARCHITECTS
QUANTITY SURVEYOR	SAMMON
STRUCTURAL ENGINEER	CDRA
MECHANICAL & ELECTRICAL ENGINEER	DELAIR & WALLER
ECOLOGIST	GREENTRACK
FIRE ENGINEER & ACCESSIBILITY	AFEC

Rev	Date	Description	Issued by
-	01.11.22	PART 8 APPLICATION	RLA
RL		Survey	
RD		Structural Design	
RI		Information	
RP		Planning - Part 8	
RS		Detailed Design	
RT		Fire Safety Cert.	
SA		Dis. Acc. Cert.	
SB		Tender	
SC		Construction	
SD		CDD	
SE		Safety File	
SI		Other	

Project Title: RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT	First Issue Date: 01.11.2022	Status: PL
Location: RATHMULLAN, CO. DONEGAL	Drawing No. D.BF.203	Revision: -
Drawing Title: SECTION GG & HH, PROPOSED	Project No. 21021	
Scale: 1:100 / A1	Drawn By: OC	Checked By: OC / RL
	Approved By: RL	



4.1.16 BUILT FORM IN CONTEXT _ 01



4.1.17 BUILT FORM IN CONTEXT _ 02



4.1.18 BUILT FORM IN CONTEXT _ 03



4.1.19 BUILT FORM IN CONTEXT _ 04



4.1.20 BUILT FORM IN CONTEXT _ 05



4.1.21 BUILT FORM IN CONTEXT _ 06



4.1.22 BUILT FORM IN CONTEXT _ 07



4.1.23 BUILT FORM IN CONTEXT _ 08



GLACIS

DEVELOPMENT OF HISTORIC GLACIS TO IMPROVE USE AND COMMUNITY INTERACTION.

4.1.23 ARCHITECT'S STATEMENT

HISTORIC SIGNIFICANCE

A glacis ([/'gleɪ.sɪs/](#); French: [\[glasi\]](#)) in [military engineering](#) is an artificial slope as part of a medieval castle or in [early modern fortresses](#).

More generally, a glacis is any slope, natural or artificial, which fulfils the above requirements. The etymology of this French word suggests a slope made dangerous with ice, hence the relationship with [glacier](#).

Early modern European fortresses were so constructed as to keep any potential assailant under the fire of the defenders until the last possible moment. On natural, level ground, troops attacking any high position have a degree of shelter from its fire when close up to it; the glacis consists of a slope with a low grade inclined towards the top of the wall. This gave defenders a direct line of sight into the assaulting force, allowing them to efficiently sweep the field with fire from the [parapet](#). Additionally, but secondarily, the bank of earth would shield the walls from being hit directly by cannon fire.

Though defenders on high ground already have a direct line of sight, a glacis allows the [field of fire](#) to be swept more efficiently by minimising changes to the angle of their guns while firing. Furthermore, the glacis prevents attacking cannon from having a clear shot at the walls of a fortress, as usually these cannot be seen until the glacis is crossed and the ditch, bounded on either side by the smooth, masoned scarp and [counterscarp](#), is reached.

PURPOSE

The repurposing of the Glacis is intended to restore the status of this important historic feature as an essential component in the reading and understanding of Rathmullan Battery Fort, as outlined above. Non-essential clutter has accumulated over decades of use changing and obscuring the character of this historic green space. Demarcation of the space, by virtue of perimeter barriers and level changes, has conspired to separate it from surrounding spaces and the community at the heart of which it sits.

The sketches and outline designs presented consider the opening up the Glacis for public use and amenity to create an open, green community space at the heart of the village. The proposals do not prescribe use nor do they limit use, rather the intention is to create a flexible space that could accommodate events, local activities and other recreational use. Outside the summer months it is intended that an open flexible space would enable and encourage use by the local community so that this largely unused amenity in the off-season can become used all-year round and a valuable focal point.

DESIGN APPROACH

An appraisal would be undertaken of signage, barriers, utility cabinets and other structures to minimise and remove them within a comprehensive de-cluttering scheme.

New routes across and through the space would be prioritised to encourage use but to enable important linkages between the proposed Community Hub and repurposed Battery project areas. Enhancing connectivity between historic and natural assets within Rathmullan is a project aim and the Glacis sits at the heart of this due to its location in the heart of the village and its strategic position adjacent to the car park. In this physical context the Glacis is an important space, which gives identity to Rathmullan – a signifier for the village and the community of an inclusive and welcoming place underpinned by historic significance.

To enable direct route from the car park direction to the Battery a stepped ramp is proposed along the eastern edge of the Glacis. This will involve a minimal loss of green space but with tangible benefits in creating a new public route to the eastern edge of the Battery with elevated views across Lough Swilly with improved accessibility.

A 1:21 slope directly linking the proposed Community Hub entrance to Rathmullan Battery Fort would allow these assets and facilities to be used in conjunction with one another and supporting the universal access objectives of the project for the benefit of all in the community.

A level access route from the car park direction could be created to provide a direct public route to the Battery moat. This would allow a direct link between the car park and the extent of beach immediately south of the pier while also allowing access to the existing gated entrance to the Battery courtyard thereby further improving area-wide connectivity.

AMOUNT

The proposal would enable the creation of a public amenity space with an approximate area of around 900m².

UNIVERSAL DESIGN

Universal design is central to our approach to the Glacis with sloped access provided in preference to ramps with handrails to enable access to all in the community from families with young children to elderly members of the village community. Improving connectivity and access from the car park would allow people with mobility difficulties a barrier-free route to the Battery via adjustments to the Glacis.

SUSTAINABILITY

The Glacis will be restored an uncluttered green space within the heart of the village.

Re-grading of the Glacis to achieve access-compliant slopes will be required however existing quantities of earth would remain on site to avoid topsoil disposal or the importing of the new material.

REMEDICATION

The intention is to remediate detracting factors highlighted within the Heritage Impact Assessment:

- Removal of non-original structures and components including fencing, hut, utility boxes, signage, etc..
- Reinstatement of the northern Glacis as a single uninterrupted green embankment.

4.1.24 SITE PHOTOGRAPHIC RECORD



01 View of glacis from Coastguard Station road.

04 View from White Harte pub towards glacis.

07 View along western edge of glacis.

02 Looking between public conveniences and glacis towards the Battery.

05 Looking along Pier Road towards glacis.

08 Looking down into northern moat from glacis.

03 View from entrance to carpark towards glacis.

06 View towards blockhouse with glacis in foreground.

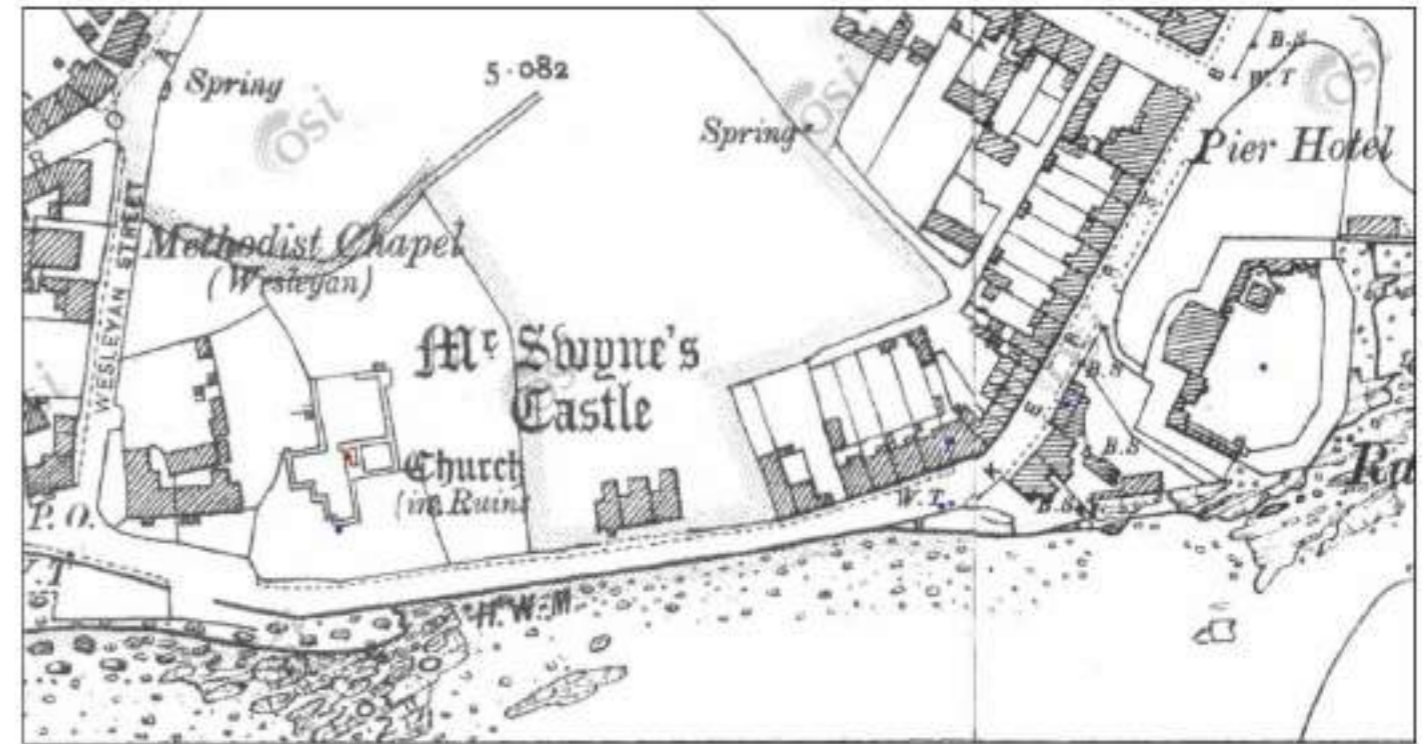
09 View across glacis and area currently used as putting green.

4.1.25 HISTORIC EVIDENCE

Historic mapping illustrated below suggests the Glacis extended northwards to a greater extent than is currently evidenced. The c1900 map indicates the Glacis extending beyond the White Harte pub. This implies that the original Glacis boundary has been altered over time.



Ordnance Survey Map c. 1838



Ordnance Survey Map c.1900



Aerial photograph showing current extent of the Glacis to the north of Rathmullan Battery Fort.

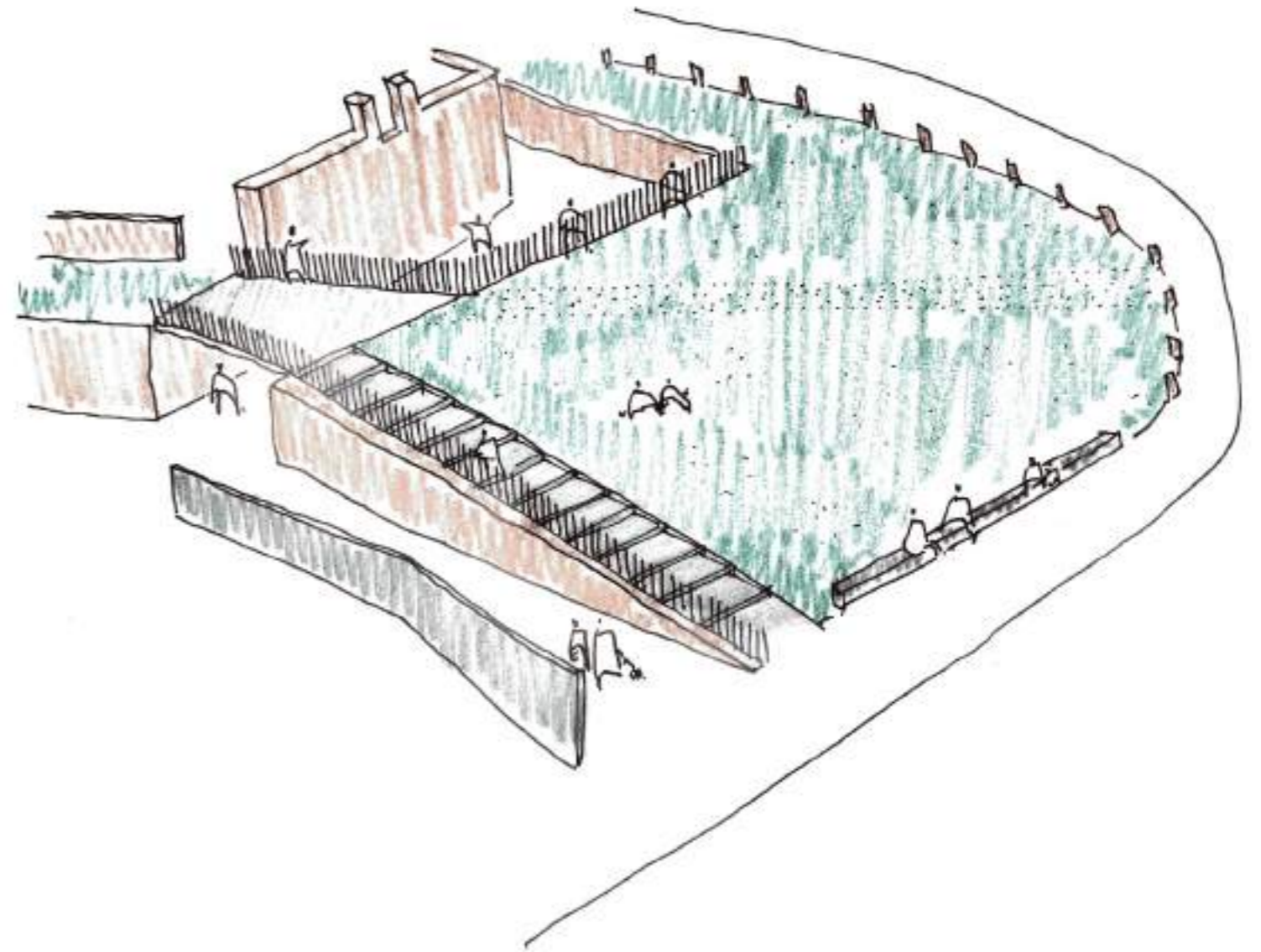
4.1.27 REFERENCE IMAGES AND MATERIALITY

Reference projects below illustrate a range of solutions to adding new steps to historic and landscape settings.

Projects in the top row show minimal steel balustrades giving edge protection to a stepped ramp and to elevated access and viewing terraces similar to those proposed at the interface between the Glacis and Rathmullan Battery Fort.. In the bottom row the incorporation of solid stone steps and pathways within soft landscaping balances the need for access and wayfinding with the desire to maximise the visual perception of a green space.

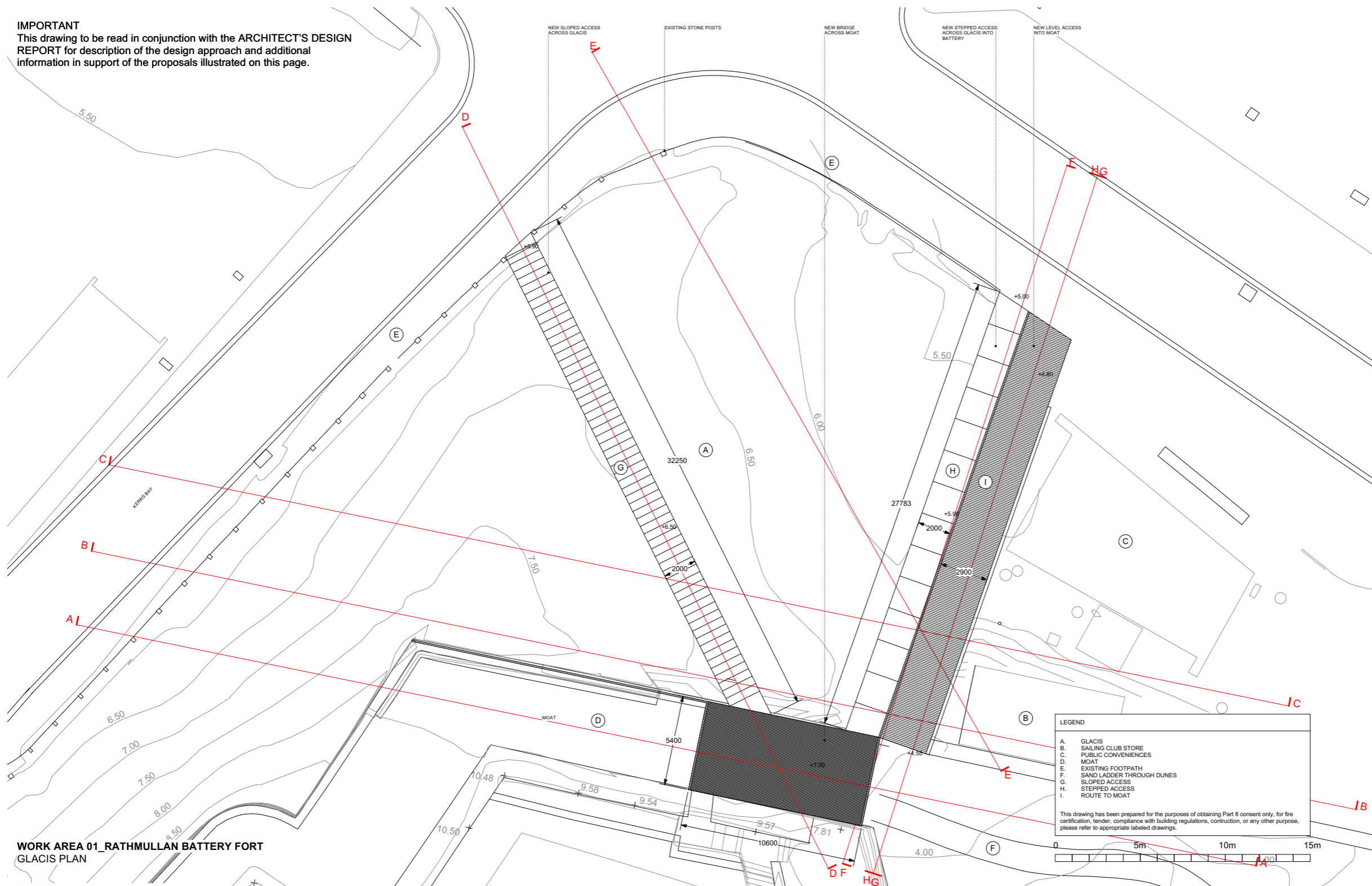


4.1.28 DESIGN CONCEPT



4.1.29 SITE PLAN AS PROPOSED

IMPORTANT
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WORK AREA 01_RATHMULLAN BATTERY FORT
GLACIS PLAN



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QUANTITY SURVEYOR	SAMMON
STRUCTURAL ENGINEER	CORMA
MECHANICAL & ELECTRICAL ENGINEER	DELANEY & WALLER
ECOLOGIST	GREENTRACK
FIRE ENGINEER & ACCESSIBILITY	AFEC

Rev	Date	Description	Issued by
1	26.09.22	PART 8 APPLICATION	RLA

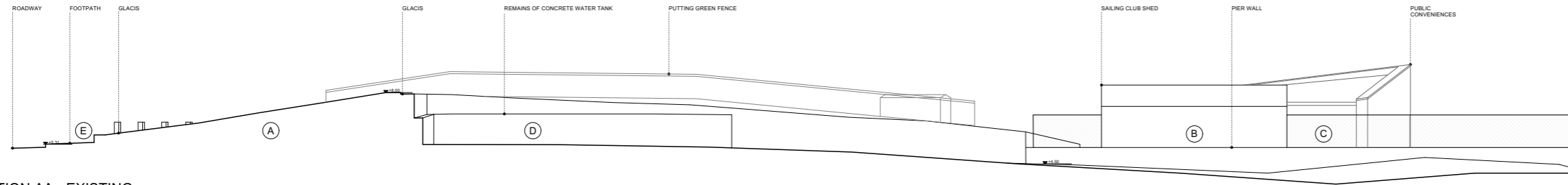
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2	Initial Design		
3	Information		
4	Planning - Part 8		
5	Detailed Design		
6	Final Safety Cert.		
7	Site. Ass. Cert.		
8	Tender		
9	Construction		
10	CPD		
11	Safety File		
12	Other		

Project Title:	RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT	First Issue Date:	01.11.2022	Status:	PL
Location:	RATHMULLAN, CO. DONEGAL	Drawing No.:	D.BF.105	Revision:	-
Drawing Title:	RATHMULLAN BATTERY FORT GLACIS PLAN	Project No.:	21021		
Scale:	1:100 / A1	Drawn By:	RF	Checked By:	SP / RF
		Approved By:	SP		

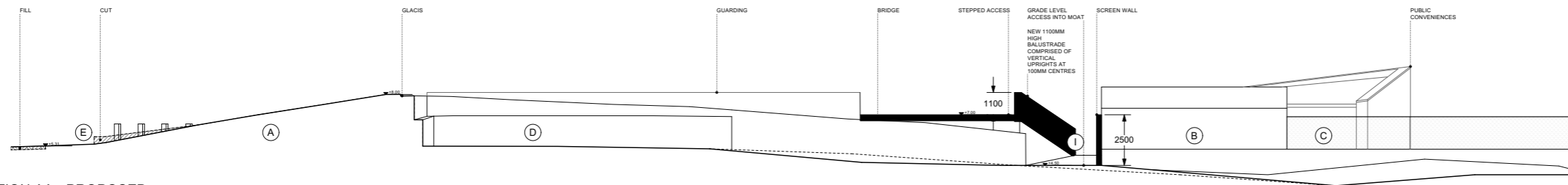


4.1.30 SECTION AA AS EXISTING & PROPOSED

IMPORTANT
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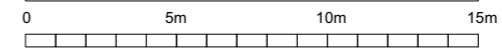
SECTION AA - EXISTING



SECTION AA - PROPOSED

LEGEND	
A.	GLACIS
B.	SAILING CLUB STORE
C.	PUBLIC CONVENIENCES
D.	MOAT
E.	EXISTING FOOTPATH
F.	SAND LADDER THROUGH DUNES
G.	SLOPED ACCESS
H.	STEPPED ACCESS
I.	ROUTE TO MOAT
///	CUTFILL

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WORK AREA 01_RATHMULLAN BATTERY FORT
GLACIS SECTIONS

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MECHANICAL & ELECTRICAL ENGINEER	DELRIP & WALLER
ECOLOGIST	GREENTRACK
FIRE ENGINEER & ACCESSIBILITY	AFEC

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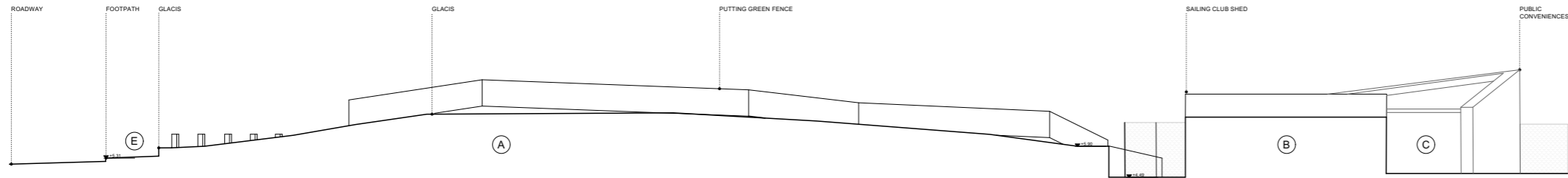
Rev	Date	Description	Issued by
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Project Title: RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT	First Issue Date: 01.11.2022	Status: PL
Location: RATHMULLAN, CO. DONEGAL	Drawing No. D.BF.205	Revision: -
Drawing Title: RATHMULLAN BATTERY FORT GLACIS SECTION AA	Drawn By: RF	Checked By: SP / RF
Scale: 1:100 / A1	Approved By: SP	Project No. 21021

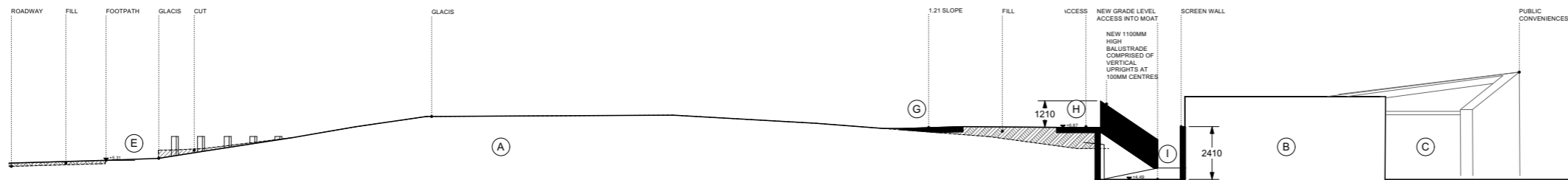


4.1.31 SECTION BB AS EXISTING & PROPOSED

IMPORTANT
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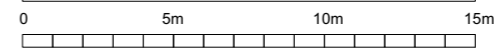
SECTION BB - EXISTING



SECTION BB - PROPOSED

LEGEND	
A.	GLACIS
B.	SAILING CLUB STORE
C.	PUBLIC CONVENIENCES
D.	MOAT
E.	EXISTING FOOTPATH
F.	SAND LADDER THROUGH DUNES
G.	SLOPED ACCESS
H.	STEPPED ACCESS
I.	ROUTE TO MOAT
///	CUTFILL

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GLACIS SECTIONS



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QUANTITY SURVEYOR	SAMMON
STRUCTURAL ENGINEER	CORA
MECHANICAL & ELECTRICAL ENGINEER	DELANE & WALLER
ECOLOGIST	GREENTRACK
FIRE ENGINEER & ACCESSIBILITY	AFEC

Rev	Date	Description	Issued by
-	26.09.22	PART 8 APPLICATION	RLA

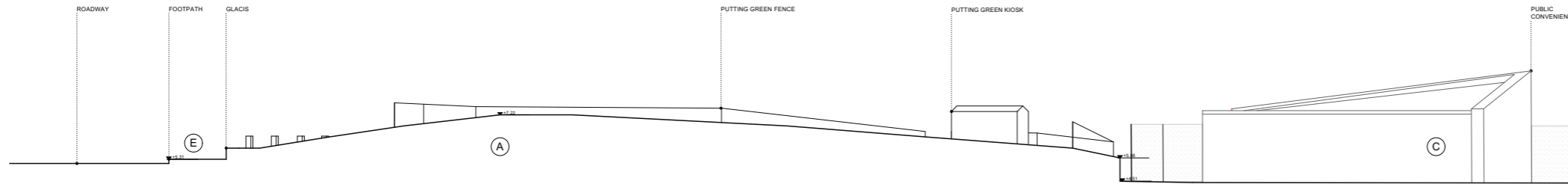
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-	26.09.22	PART 8 APPLICATION	RLA

Project Title: RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT	First Issue Date: 01.11.2022	Status: PL
Location: RATHMULLAN, CO. DONEGAL	Drawing No: D.BF.206	Revision: -
Drawing Title: RATHMULLAN BATTERY FORT GLACIS SECTION BB	Drawn By: RF	Checked By: SP / RF
Scale: 1:100 / A1	Approved By: SP	Project No: 21021

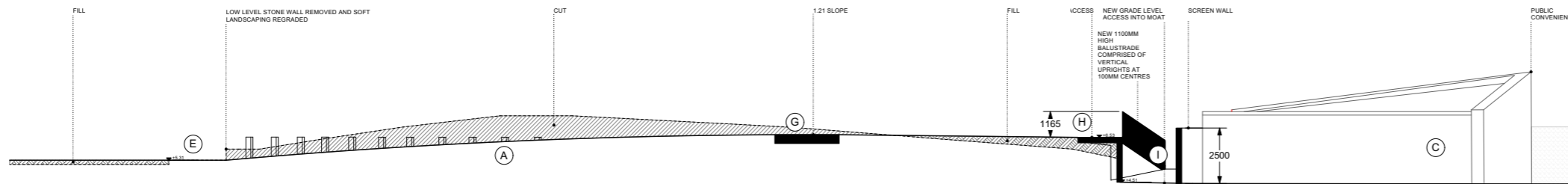


4.1.32 SECTION CC AS EXISTING & PROPOSED

IMPORTANT
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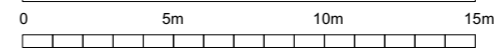
SECTION CC - EXISTING



SECTION CC - PROPOSED

LEGEND	
A.	GLACIS
B.	SAILING CLUB STORE
C.	PUBLIC CONVENIENCES
D.	MOAT
E.	EXISTING FOOTPATH
F.	SAND LADDER THROUGH DUNES
G.	SLOPED ACCESS
H.	STEPPED ACCESS
I.	ROUTE TO MOAT
///	CUTFILL

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GLACIS SECTIONS



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ECOLOGIST	GREENTRACK
FIRE ENGINEER & ACCESSIBILITY	AFEC

Rev	Date	Description	Issued by
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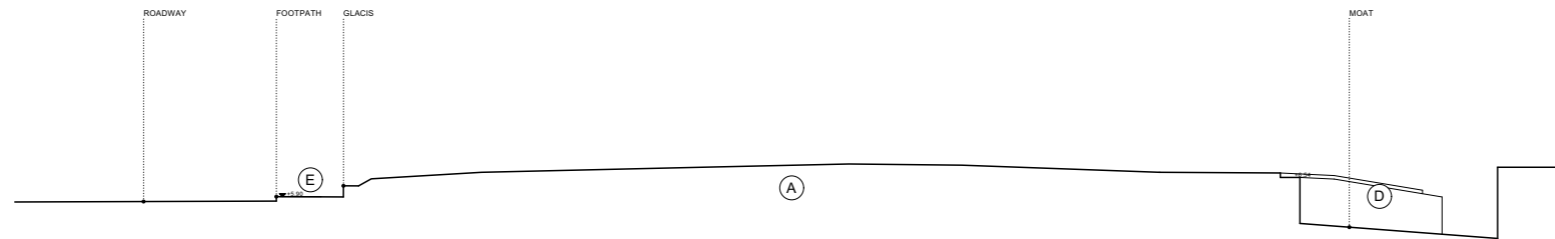
Rev	Date	Description	Issued by
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Project Title: RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT	First Issue Date: 01.11.2022	Status: PL
Location: RATHMULLAN, CO. DONEGAL	Drawing No. D.BF.207	Revision: -
Drawing Title: RATHMULLAN BATTERY FORT GLACIS SECTION CC	Drawn By: RF	Checked By: SP / RF
Scale: 1:100 / A1	Approved By: SP	Project No. 21021

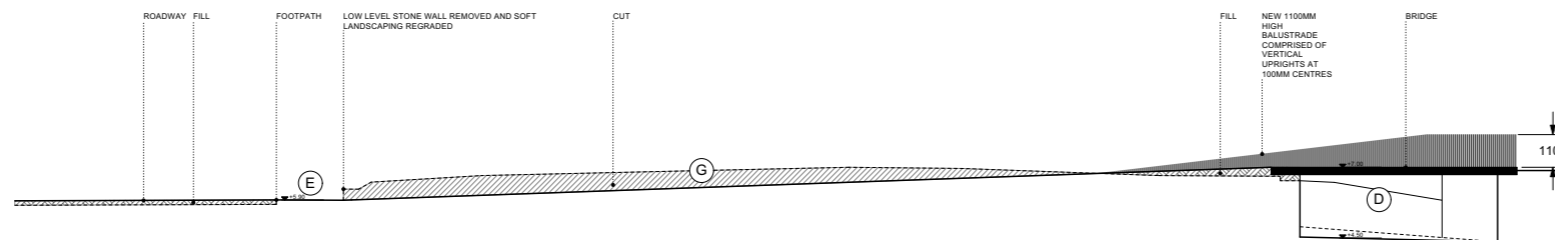


4.1.33 SECTION DD AS EXISTING & PROPOSED

IMPORTANT
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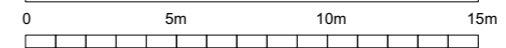
SECTION DD - EXISTING



SECTION DD - PROPOSED

LEGEND	
A.	GLACIS
B.	SAILING CLUB STORE
C.	PUBLIC CONVENIENCES
D.	MOAT
E.	EXISTING FOOTPATH
F.	SAND LADDER THROUGH DUNES
G.	SLOPED ACCESS
H.	STEPPED ACCESS
I.	ROUTE TO MOAT
///	CUTFILL

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GLACIS SECTIONS

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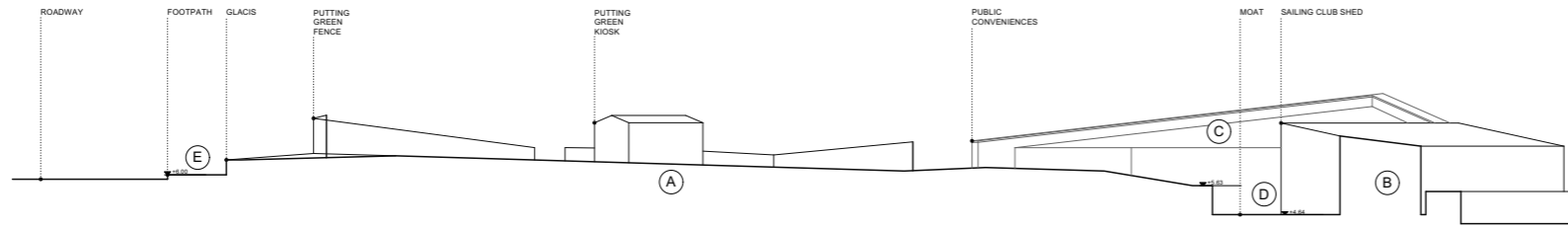
Rev	Date	Description	Issued by
-	26.09.22	PART 8 APPLICATION	RLA

Project Title: RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT	First Issue Date: 01.11.2022	Status: PL
Location: RATHMULLAN, CO. DONEGAL	Drawing No. D.BF.208	Revision: -
Drawing Title: RATHMULLAN BATTERY FORT GLACIS SECTION DD	Drawn By: RF	Checked By: SP / RF
Scale: 1:100 / A1	Approved By: SP	Project No. 21021

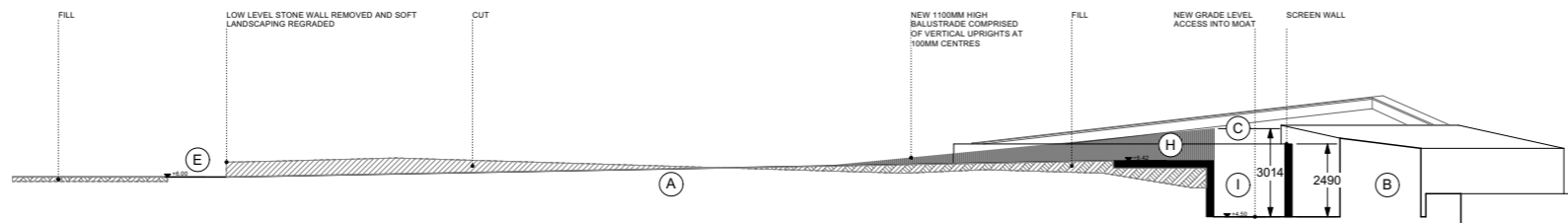


4.1.34 SECTION EE AS EXISTING & PROPOSED

IMPORTANT
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SECTION EE - EXISTING

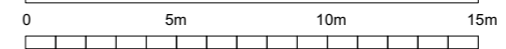


SECTION EE - PROPOSED

LEGEND

- A. GLACIS
- B. SAILING CLUB STORE
- C. PUBLIC CONVENIENCES
- D. MOAT
- E. EXISTING FOOTPATH
- F. SAND LADDER THROUGH DUNES
- G. SLOPED ACCESS
- H. STEPPED ACCESS
- I. ROUTE TO MOAT
- /// CUT/FILL

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WORK AREA 01_RATHMULLAN BATTERY FORT
GLACIS SECTIONS



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CONSERVATION ARCHITECT	DONALD INEAL ASSOCIATES
LANDSCAPE ARCHITECT	BERNARD SEYMOUR LANDSCAPE ARCHITECTS
QUANTITY SURVEYOR	SAMMON
STRUCTURAL ENGINEER	COHA
MECHANICAL & ELECTRICAL ENGINEER	DELP & WALLER
ECOLOGIST	GREENTRACK
FIRE ENGINEER & ACCESSIBILITY	AFEC

Status Key

SK	Sketch Design
MD	Information
PL	Planning - Part 8
DD	Detailed Design
PC	Fire Safety Cert.
DC	Dis. Ass. Cert.
T	Tender
CO	Construction
OP	OPD
SP	Safety File
A	Other

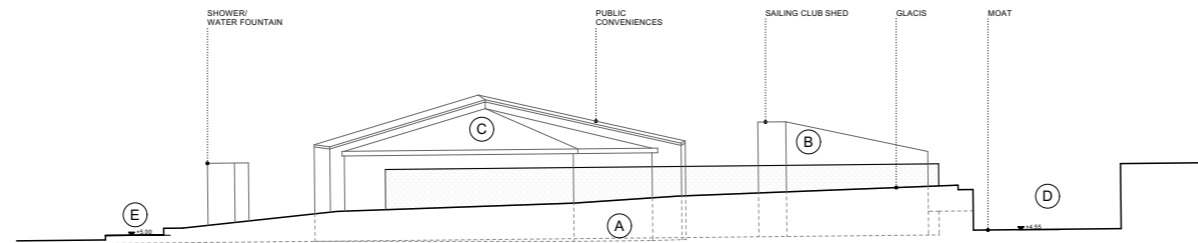
Rev	Date	Description	Issued by
-	26.09.22	PART 8 APPLICATION	RLA

Project Title: RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT	First Issue Date: 01.11.2022	Status: PL
Location: RATHMULLAN, CO. DONEGAL	Drawing No. D.BF.209	Revision: -
Drawing Title: RATHMULLAN BATTERY FORT GLACIS SECTION EE	Project No. 21021	
Scale: 1:100 / A1	Drawn By: RF	Checked By: SP / RF
		Approved By: SP

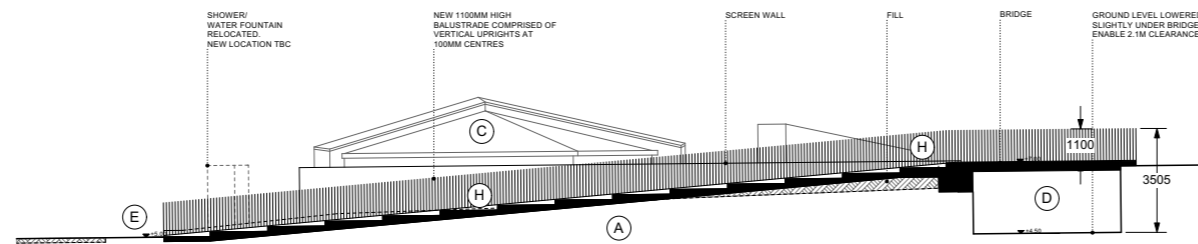


4.1.35 SECTION FF AS EXISTING & PROPOSED

IMPORTANT
This drawing to be read in conjunction with the ARCHITECT'S DESIGN REPORT for description of the design approach and additional information in support of the proposals illustrated on this page.



SECTION FF - EXISTING

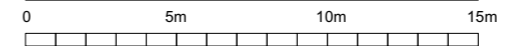


SECTION FF - PROPOSED

LEGEND

- A. GLACIS
- B. SAILING CLUB STORE
- C. PUBLIC CONVENIENCES
- D. MOAT
- E. EXISTING FOOTPATH
- F. SAND LADDER THROUGH DUNES
- G. SLOPED ACCESS
- H. STEPPED ACCESS
- I. ROUTE TO MOAT
- /// CUTFILL

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RATHMULLAN
THE WAY FORWARD

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LANDSCAPE ARCHITECT	BERNARD SEMOUR LANDSCAPE ARCHITECTS
QUANTITY SURVEYOR	SAMMON
STRUCTURAL ENGINEER	COIRA
MECHANICAL & ELECTRICAL ENGINEER	DELAN & WALLER
ECOLOGIST	GREENTRACK
FIRE ENGINEER & ACCESSIBILITY	AFEC

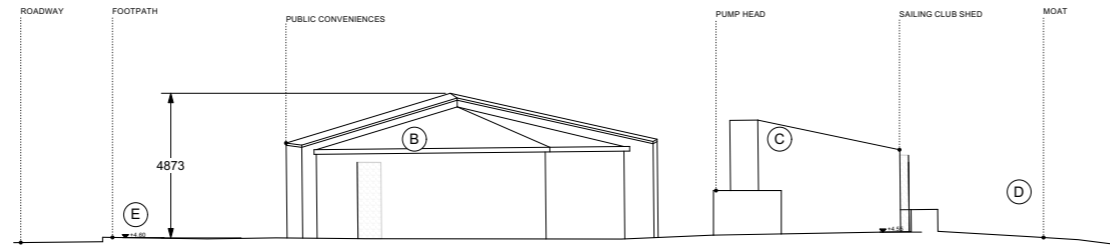
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Project Title: RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT	First Issue Date: 01.11.2022	Status: PL
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Drawing Title: RATHMULLAN BATTERY FORT GLACIS SECTION FF	Scale: 1:100 / A1	Drawn By: RF
Checked By: SP / RF	Approved By: SP	Project No. 21021

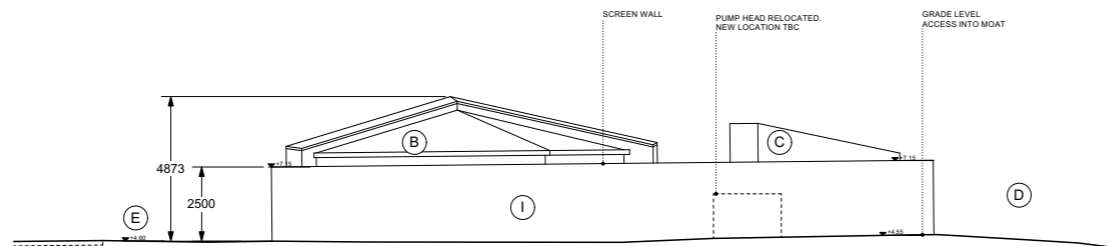


4.1.36 SECTION GG AS EXISTING & PROPOSED

IMPORTANT
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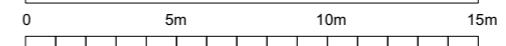
SECTION GG - EXISTING



SECTION GG - PROPOSED

LEGEND	
A.	GLACIS
B.	SAILING CLUB STORE
C.	PUBLIC CONVENIENCES
D.	MOAT
E.	EXISTING FOOTPATH
F.	SAND LADDER THROUGH DUNES
G.	SLOPED ACCESS
H.	STEPPED ACCESS
I.	ROUTE TO MOAT

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QUANTITY SURVEYOR	SAMMON
STRUCTURAL ENGINEER	CDMA
MECHANICAL & ELECTRICAL ENGINEER	DELAN & WALLER
ECOLOGIST	GREENTRACK
FIRE ENGINEER & ACCESSIBILITY	AFEC

Rev	Date	Description	Issued by
1	26.09.22	PART 8 APPLICATION	RLA

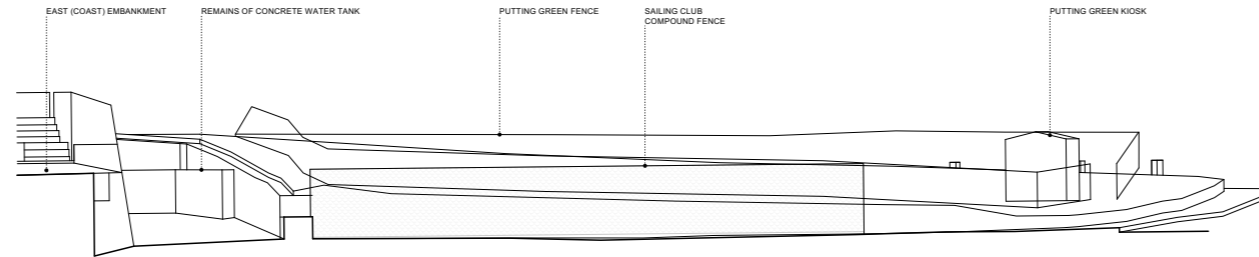
Rev	Date	Description	Issued by
1	26.09.22	PART 8 APPLICATION	RLA

Project Title: RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT	First Issue Date: 01.11.2022	Status: PL
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Drawing Title: RATHMULLAN BATTERY FORT GLACIS SECTION GG	Project No. 21021	
Scale: 1:100 / A1	Drawn By: RF	Checked By: SP / RF
	Approved By: SP	

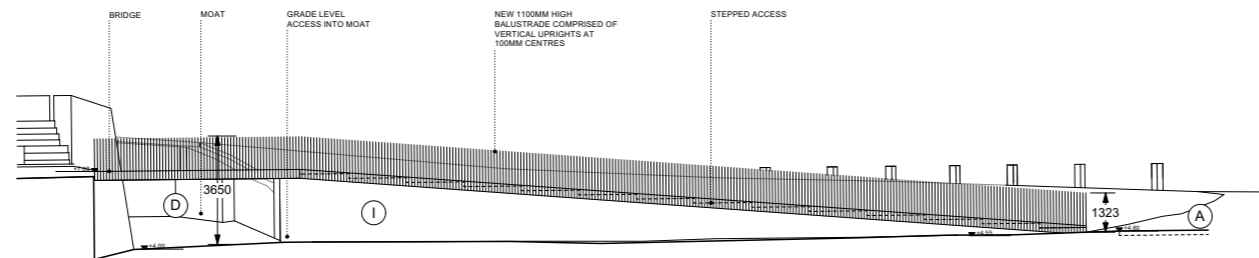


4.1.37 SECTION HH AS EXISTING & PROPOSED

IMPORTANT
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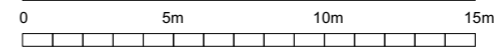
SECTION HH - EXISTING



SECTION HH - PROPOSED

LEGEND	
A.	GLACIS
B.	SAILING CLUB STORE
C.	PUBLIC CONVENIENCES
D.	MOAT
E.	EXISTING FOOTPATH
F.	SAND LADDER THROUGH DUNES
G.	SLOPED ACCESS
H.	STEPPED ACCESS
I.	ROUTE TO MOAT
///	CUTFILL

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ECOLOGIST	GREENTRACK
FIRE ENGINEER & ACCESSIBILITY	AFEC

Rev	Date	Description	Issued by
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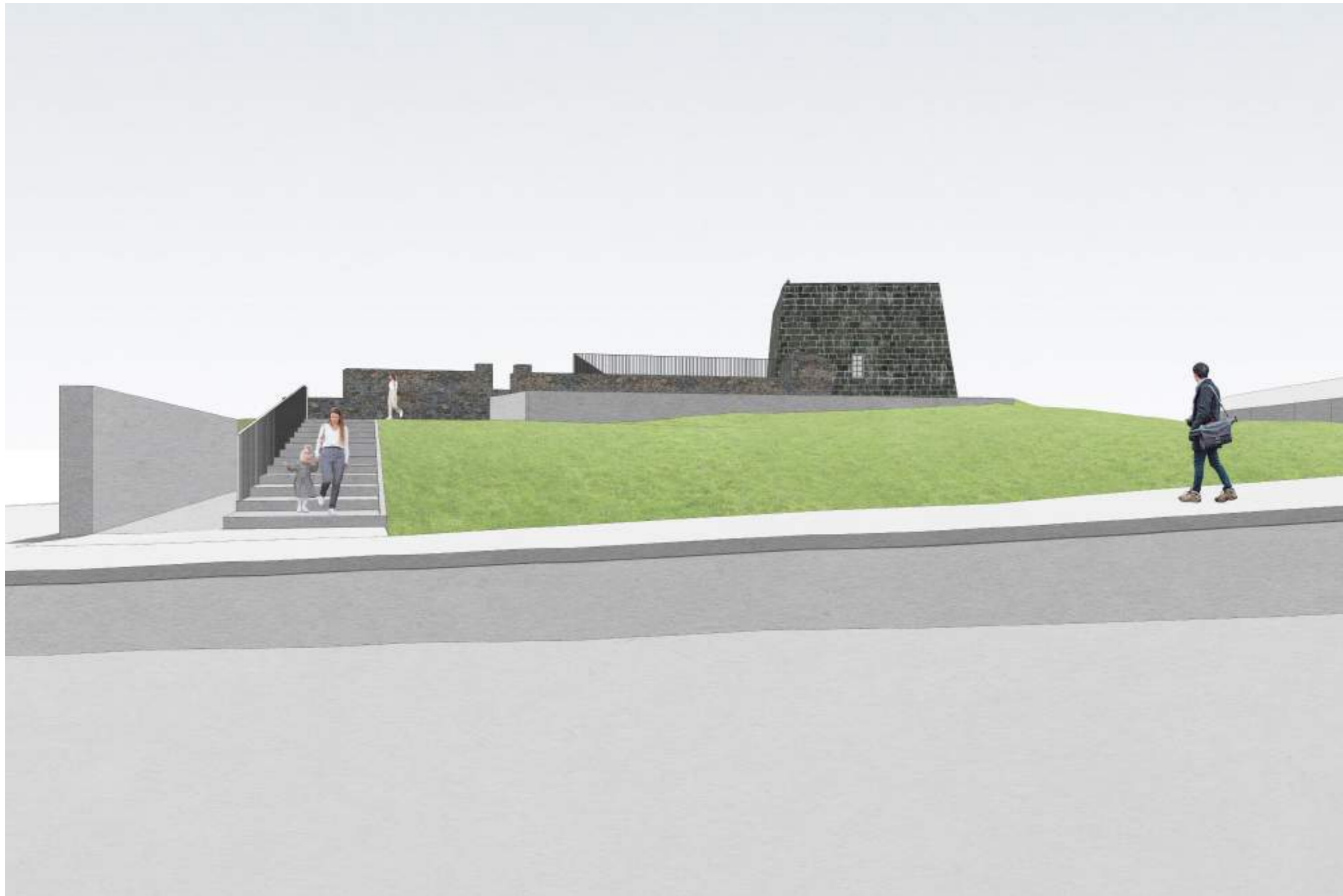
Project Title: RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT	First Issue Date: 01.11.2022	Status: PL
Location: RATHMULLAN, CO. DONEGAL	Drawing No. D.BF.212	Revision: -
Drawing Title: RATHMULLAN BATTERY FORT GLACIS SECTION HH	Drawn By: RF	Checked By: SP / RF
Scale: 1:100 / A1	Approved By: SP	Project No. 21021



4.1.38 BUILT FORM IN CONTEXT _ 01



4.1.39 BUILT FORM IN CONTEXT _ 02



4.1.40 BUILT FORM IN CONTEXT _ 03



4.1.41 BUILT FORM IN CONTEXT _ 04



COMMUNITY HUB

TO SUPPORT A WIDE RANGE OF COMMUNITY NEEDS INCLUDING FLEXIBLE MULTI-USER COMMUNITY SPACES AND SPACES SUITABLE FOR RETAIL USE, START-UPS AND REMOTE WORKING.

4.2.1 ARCHITECT'S STATEMENT

PURPOSE

The Community Hub is intended as a flexible facility that provides a broad range of rooms and spaces to support multi-faceted community activity. The provision of spaces varying in size and character is intended to cater for varying local needs while recognising that these needs and occupational demands may change over time.

Additionally the building is designed to support the local area tourism offer extending it into the shoulder-season through the provision of spaces suitable for retail use, rooms for short-term let, visitor use and flexible working spaces for hot desking that may suit longer-stay visitors to Rathmullan.

The Community Hub will support increased dwell-time within the village by offering a range of facilities, encouraging activity and helping to support the local economy. The building is proposed at the heart of Rathmullan village creating a valuable focal point at the junction between Kerrs Bay and Pier Road.

A hierarchy of spaces is proposed with the primary offering being a large Community Hall, accessibly located at ground floor which can fulfil a wide variety of activities ranging from film screenings and performances to recreational activities and weekend markets. Robust finishes will allow this range of activities to be catered for. Flexibility is a key consideration and the incorporation of a mobile screen wall would allow the Hall to be subdivided to allow more than one activity to take place at the same time. In counterpoint to this 'everyday' community space a large Community Hub space is provided at the upper level with more refined finishes and an expansive, panoramic view southwards across the Battery and Lough Swilly. This space could enable use for community meetings, as a place for local clubs and groups to meet or as a highly serviced digital hub for use by community and visitors alike.

Tourism accommodation rooms are proposed as an integral part of the Community Hub providing simple, compact en-suite rooms to help satisfy visitor demand. Provision of accessible facilities at ground floor would ensure all needs are catered for ensuring the facilities are inclusive and welcoming to all. Rooms may be targeted towards individual visitors, private activity groups such as the cycling or water sports community or larger organised groups such as school groups on educational, activity or Transition Year visits to the local area. Bookings will further encourage visitor use of Rathmullan while revenue generation will support the business plan for the facility.

A range of rooms at the upper levels is provided that would be suitable for smaller group meetings, remote working, office use and to support local businesses. Digital capabilities would be prioritised to ensure these spaces are well serviced for their purpose.

DESIGN APPROACH

Our design approach is focused on the scale of buildings within the heart of Rathmullan due to the objective to create a relatively large community building within a small-scale setting. Our objective is to create a building with the maximum internal area that the site can accommodate to allow the range of community functions envisaged without overburdening the village-scale setting. The resolution of the potentially conflicting demands is at the forefront of our design approach.

Our proposed design solution consists of a low building form fronting onto Kerrs Bay and Pier Road with a larger volume rising up centrally within the site, minimising street-fronting scale and respecting existing building heights and datums that exist in the immediate vicinity.

This results in a clear, bold volumetric arrangement with the building composed of a low 'plinth' volume and a high 'block' volume. The 'plinth' height matches the height of the Kerrs Bay facing cottages and the pronounced string-courses evident on the elevations of The White Harte and An Bonnan Bui properties. The 'block' height matches the height of The White Harte.

An expansive rooftop terrace with potential for stunning views of Rathmullan and across Lough Swilly crowns the Community Hub. This is an outdoor space for the local community and visitors alike creating a unique amenity space with interpretation and educational potential to celebrate local history and geography. The elevated terrace will offer further opportunities for events and activities either linked to the community or linked to the educational programme delivered as part of the facility or simply enjoyed as a public amenity space available to visitors and the community.

Large openings in the building facades are provided to express its community and civic purpose in contrast to the otherwise residential character of the village centre. Large openings at ground floor present the internal activities to the street faces, like large shopfronts giving the building a welcoming and open identity while animating the streetscapes. A deep-set opening at the corner of Pier Road and Kerrs Bay provides shelter and clear wayfinding to the main public entrance. An elevated terrace dominates the eastern face of the 'block' affording dramatic panoramic views across the Lough.

Pale-toned natural stone is considered for the building envelope giving it a harmonious appearance, in keeping with and complementary to the surrounding wet cast rendered and stone buildings within the village.

AMOUNT

The Community Hall has an internal area of 285m², subdivisible into two smaller halls with an upper level Community Hub of 150m². Meeting rooms and workspaces range between 30m² and 60m². Accommodation rooms are a compact 10m² suitable for two to four persons each with ensuite provision.

UNIVERSAL DESIGN

Access is central to our design approach with all internal spaces from entrance up to the roof terrace being universally accessible with lift access and generous circulation spaces.

Accessible accommodation is provided to ensure the facility is able to cater for all needs.

4.2.2 SITE PHOTOGRAPHIC RECORD



01 Elevated view from glacis across Kerrs Bay towards existing cottages.
 04 Looking south west across the site.
 07 View of north east corner of site with gable of existing cottages in background.

02 Elevated view of site framed by the existing cottages and the White Harte pub.
 05 View from carpark area towards site.
 08 Looking south east along Pier Road towards site.

03 Elevated view of site and existing cottages from glacis.
 06 View looking south along Kerrs Bay.
 09 Looking along access laneway with site on right hand side and Pier Road at end of laneway.

4.2.3 HISTORIC SOURCE MATERIAL



Pier Hotel and The White Hart
Robert French c. 1865-1914 (Lawrence Photograph Collection, NLI - L_ROY_07665)



Rathmullen Beach
Robert French c. 1865-1914 (Lawrence Photograph Collection, NLI - L_CAB_08179)

4.2.4 CONTEXT ELEVATIONS AS EXISTING



IMPORTANT
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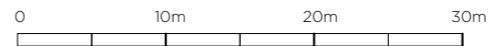
WORK AREA 02 _ COMMUNITY HUB
CONTEXT ELEVATIONS _ EXISTING

LEGEND

- A. EXISTING FENCE
- B. EXISTING COTTAGE (PART OF APPLICATION SITE)
- C. ADJACENT BUILDING (NOT PART OF APPLICATION SITE)
- D. EXISTING GABLE WALL
- E. EXISTING UTILITY POLE
- F. PEDESTRIAN FOOTWAY
- G. ACCESS LANE
- H. GLACIS
- I. MOAT
- J. EXISTING LOW WALL
- K. EXISTING CARRIAGEWAY

DENOTES DOWNTAKINGS

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Comhairle Contae Dhún na nGall
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L. Ward, Director of Community Development & Planning Services

RATHMULLAN THE WAY FORWARD

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CONSULTATION ARCHITECT: DONALD RUSSELL ASSOCIATES
LANDSCAPE ARCHITECT: BERNARD TENNOUR LANDSCAPE ARCHITECTS
QUANTITY SURVEYOR: SAMMON
STRUCTURAL ENGINEER: CDRA
MECHANICAL & ELECTRICAL ENGINEER: DELAP & WALLER
ECOLOGIST: GREENTRACK
FIRE ENGINEER & ACCESSIBILITY: AFEC

Rev	Date	Description	Issued by
-	01.11.22	PART 8 APPLICATION	RLA

Project Title: RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT	First Issue Date: 01.11.2022	Status: PL
Location: RATHMULLAN, CO. DONEGAL	Drawing No. D.CH.012	Revision: -
Drawing Title: CONTEXT ELEVATIONS_EXISTING	Project No. 21021	
Scale: 1:200 / A1	Drawn By: OC	Checked By: OC / RL
		Approved By: RL



4.2.5 REFERENCE IMAGES AND MATERIALITY

Examples on this page show the integration of civic and community buildings designed as bold landmarks within historic settings. The buildings are characterised by clear geometric forms creating uncluttered compositions that convey their civic purpose. Large scale window and door openings are carefully composed within otherwise solid and sculptural elevations, framing the civic and community activities within. Solid facades offer protection and give the buildings a robust, permanent quality



4.2.6 CONTEXT ELEVATIONS AS PROPOSED



EAST ELEVATION / KERRS BAY _ PROPOSED



NORTH ELEVATION / PIER ROAD _ PROPOSED

IMPORTANT
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WORK AREA 02 _ COMMUNITY HUB
CONTEXT ELEVATIONS _ PROPOSED

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LANDSCAPE ARCHITECT	BERNARD TENNOUR LANDSCAPE ARCHITECTS
QUANTITY SURVEYOR	SAMMON
STRUCTURAL ENGINEER	CORNA
MECHANICAL & ELECTRICAL ENGINEER	DELAIR & WALLER
ECOLOGIST	GREENTRACK
FIRE ENGINEER & ACCESSIBILITY	AFEC

SL	Survey
SD	Site Design
SI	Information
PL	Planning - Part 8
SD	Detailed Design
SD	Final Safety Cert.
SD	Dis. Acc. Cert.
TD	Tender
CO	Construction
CR	CRD
SR	Safety File
OT	Other

Rev	Date	Description	Issued by
-	01.11.22	PART 8 APPLICATION	RLA

LEGEND

- A. NATURAL STONE CLADDING
- B. ALUMINIUM FRAMED DOORS & WINDOWS
- C. FLAT ROOF
- D. ROOF TERRACE
- E. PITCHED ROOF TO COTTAGE (EXISTING)
- F. PEDESTRIAN FOOTWAY (NEW SURFACING)
- G. ACCESS LANE
- H. GLACIS
- I. MOAT
- J. UNCONTROLLED PEDESTRIAN CROSSING
- K. NEW RAISED CARRIAGEWAY AND SURFACING
- DASHED LINE DENOTES EXISTING GROUND LEVEL

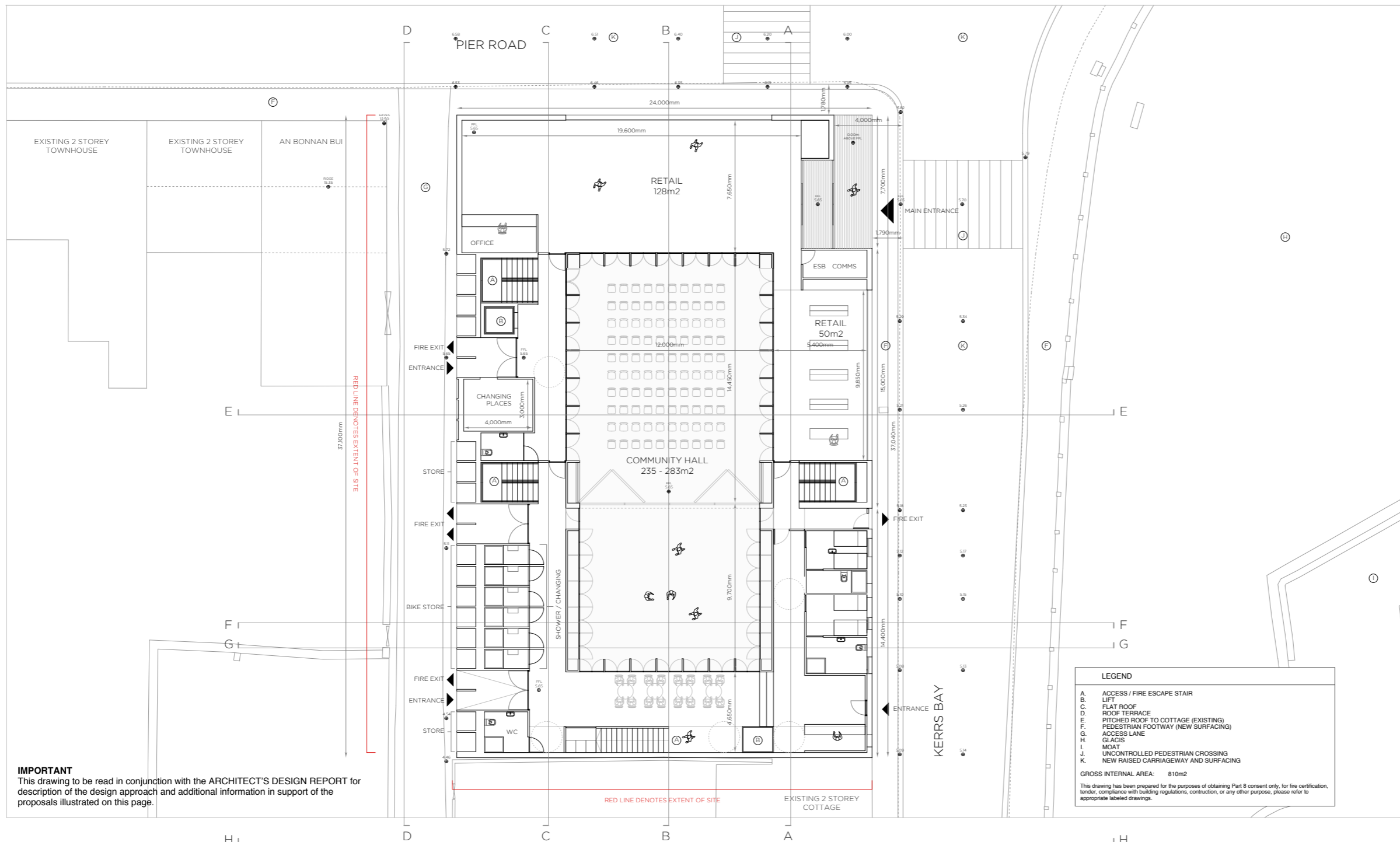
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Project Title:	RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT	First Issue Date:	01.11.2022	Status:	PL
Location:	RATHMULLAN, CO. DONEGAL	Drawing No.:	D.CH.300	Revision:	-
Drawing Title:	CONTEXT ELEVATIONS_PROPOSED	Project No.:	21021		
Scale:	1:200 / A1	Drawn By:	OC / RL	Checked By:	OC / RL
		Approved By:	RL		



4.2.7 GROUND FLOOR PLAN AS PROPOSED



LEGEND

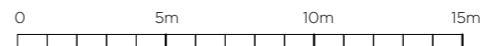
- A. ACCESS / FIRE ESCAPE STAIR
- B. LIFT
- C. FLAT ROOF
- D. ROOF TERRACE
- E. PITCHED ROOF TO COTTAGE (EXISTING)
- F. PEDESTRIAN FOOTWAY (NEW SURFACING)
- G. ACCESS LANE
- H. GLACIS
- I. MOAT
- J. UNCONTROLLED PEDESTRIAN CROSSING
- K. NEW RAISED CARRIAGEWAY AND SURFACING



GROSS INTERNAL AREA: 810m²

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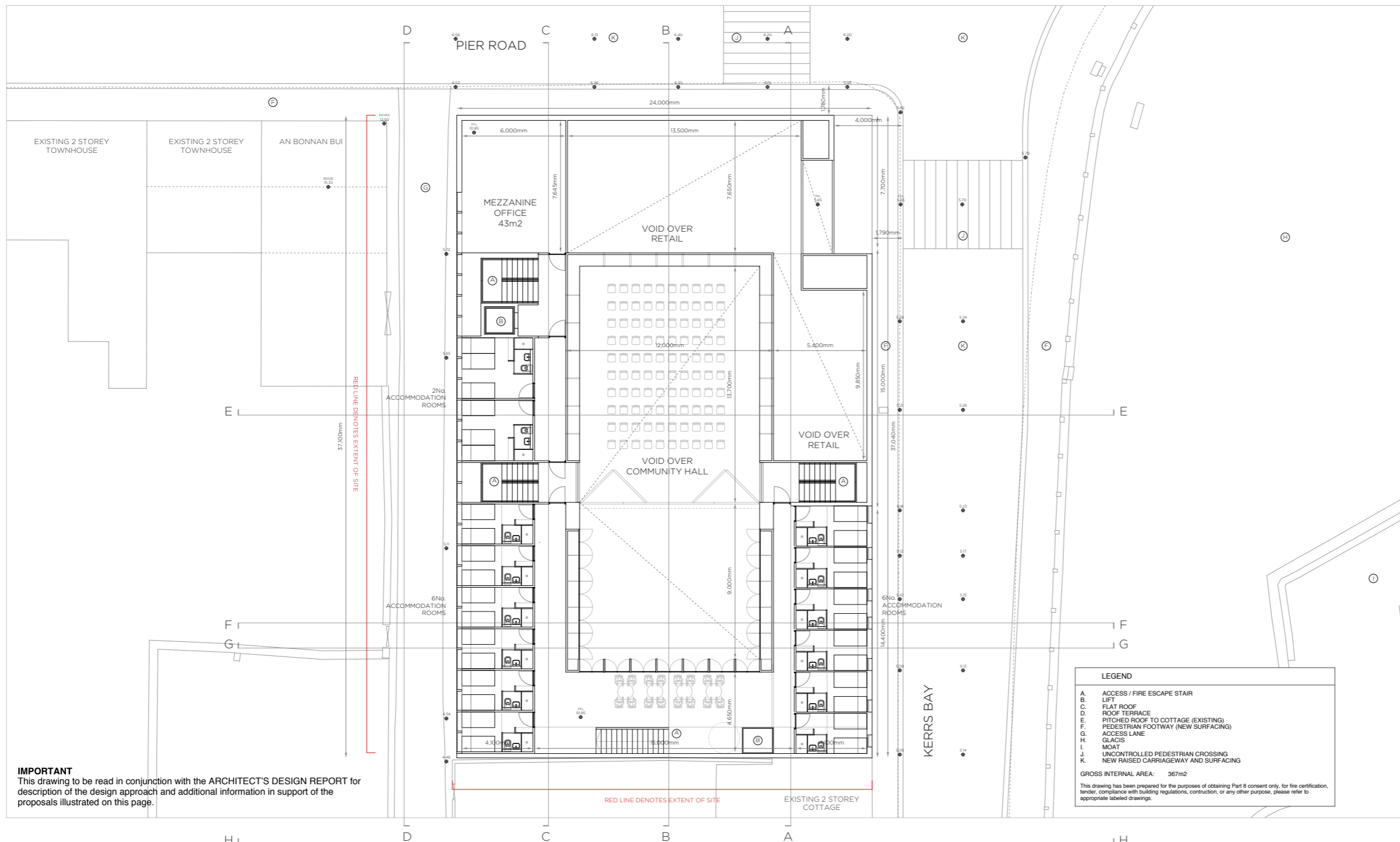
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WORK AREA 02_ COMMUNITY HUB
LEVEL 00 PLAN _ PROPOSED



 Comhairle Contae Dhún na nGall Donegal County Council	Community Development & Planning Services Regeneration & Development Team Three Rivers Centre, Lifford, Co Donegal Tel: (074)9153900 Fax: (074)9141793 www.donegalcoco.ie L. Ward, Director of Community Development & Planning Services	 RATHMULLAN THE WAY FORWARD	<table border="0" style="font-size: 8px;"> <tr> <td>LEAD CONSULTANT / ARCHITECT</td> <td>ROBIN LEE ARCHITECTURE</td> </tr> <tr> <td>ARCHITECT</td> <td>PASPARAKIS FRIEL</td> </tr> <tr> <td>CONSTRUCTION ARCHITECT</td> <td>DONALD RUSSELL ASSOCIATES</td> </tr> <tr> <td>LANDSCAPE ARCHITECT</td> <td>BERNARD TEMONIER LANDSCAPE ARCHITECTS</td> </tr> <tr> <td>QUANTITY SURVEYOR</td> <td>SAMMON</td> </tr> <tr> <td>STRUCTURAL ENGINEER</td> <td>CDMA</td> </tr> <tr> <td>MECHANICAL & ELECTRICAL ENGINEER</td> <td>DELAIR & WALLER</td> </tr> <tr> <td>ECOLOGIST</td> <td>GREENTRACK</td> </tr> <tr> <td>FIRE ENGINEER & ACCESSIBILITY</td> <td>AFEC</td> </tr> </table>	LEAD CONSULTANT / ARCHITECT	ROBIN LEE ARCHITECTURE	ARCHITECT	PASPARAKIS FRIEL	CONSTRUCTION ARCHITECT	DONALD RUSSELL ASSOCIATES	LANDSCAPE ARCHITECT	BERNARD TEMONIER LANDSCAPE ARCHITECTS	QUANTITY SURVEYOR	SAMMON	STRUCTURAL ENGINEER	CDMA	MECHANICAL & ELECTRICAL ENGINEER	DELAIR & WALLER	ECOLOGIST	GREENTRACK	FIRE ENGINEER & ACCESSIBILITY	AFEC	<table border="0" style="font-size: 8px;"> <tr> <td>Rev</td> <td>Date</td> <td>Description</td> <td>Issued by</td> </tr> <tr> <td>-</td> <td>01.11.22</td> <td>PART 8 APPLICATION</td> <td>RLA</td> </tr> </table>	Rev	Date	Description	Issued by	-	01.11.22	PART 8 APPLICATION	RLA	<table border="0" style="font-size: 8px;"> <tr> <td>Project Title:</td> <td>RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT</td> <td>First Issue Date:</td> <td>01.11.2022</td> <td>Status:</td> <td>PL</td> </tr> <tr> <td>Location:</td> <td>RATHMULLAN, CO. DONEGAL</td> <td>Drawing No.:</td> <td>D.CH.100</td> <td>Revision:</td> <td>-</td> </tr> <tr> <td>Drawing Title:</td> <td>LEVEL 00_PROPOSED</td> <td>Project No.:</td> <td>21021</td> <td></td> <td></td> </tr> <tr> <td>Scale:</td> <td>1:100 / A1</td> <td>Drawn By:</td> <td>OC / RL</td> <td>Checked By:</td> <td>OC / RL</td> </tr> <tr> <td></td> <td></td> <td>Approved By:</td> <td>RL</td> <td></td> <td></td> </tr> </table>	Project Title:	RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT	First Issue Date:	01.11.2022	Status:	PL	Location:	RATHMULLAN, CO. DONEGAL	Drawing No.:	D.CH.100	Revision:	-	Drawing Title:	LEVEL 00_PROPOSED	Project No.:	21021			Scale:	1:100 / A1	Drawn By:	OC / RL	Checked By:	OC / RL			Approved By:	RL		
LEAD CONSULTANT / ARCHITECT	ROBIN LEE ARCHITECTURE																																																												
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Scale:	1:100 / A1	Drawn By:	OC / RL	Checked By:	OC / RL																																																								
		Approved By:	RL																																																										

4.2.8 FIRST FLOOR PLAN AS PROPOSED



IMPORTANT
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LEGEND

- A. ACCESS / FIRE ESCAPE STAIR
- B. LIFT
- C. FLAT ROOF
- D. ROOF TERRACE
- E. PITCHED ROOF TO COTTAGE (EXISTING)
- F. PEDESTRIAN FOOTWAY (NEW SURFACING)
- G. ACCESS LANE
- H. GLACIS
- I. MOAT
- J. UNCONTROLLED PEDESTRIAN CROSSING
- K. NEW RAISED CARRIAGEWAY AND SURFACING

GROSS INTERNAL AREA: 367m²

This drawing has been prepared for the purposes of obtaining Part 8 consent only, for fire certification, tender, compliance with building regulations, construction, or any other purpose, please refer to appropriate labeled drawings.

WORK AREA 02_ COMMUNITY HUB
LEVEL 01 PLAN _ PROPOSED



Community Development & Planning Services
Regeneration & Development Team
Three Rivers Centre, Lifford, Co Donegal
Tel: (074)9153900 Fax: (074)9141793 www.donegalco.co.ie
L. Ward, Director of Community Development & Planning Services



LEAD CONSULTANT / ARCHITECT	ROBIN LEE ARCHITECTURE
ARCHITECT	PASPARAKIS FRIEL
CONSERVATION ARCHITECT	DONALD RUSSELL ASSOCIATES
LANDSCAPE ARCHITECT	BERNARD SEMMOUR LANDSCAPE ARCHITECTS
QUANTITY SURVEYOR	SAMMON
STRUCTURAL ENGINEER	CORNA
MECHANICAL & ELECTRICAL ENGINEER	DELSIP & WALLER
ECOLOGIST	GREENTRACK
FIRE ENGINEER & ACCESSIBILITY	AFEC

Status Key

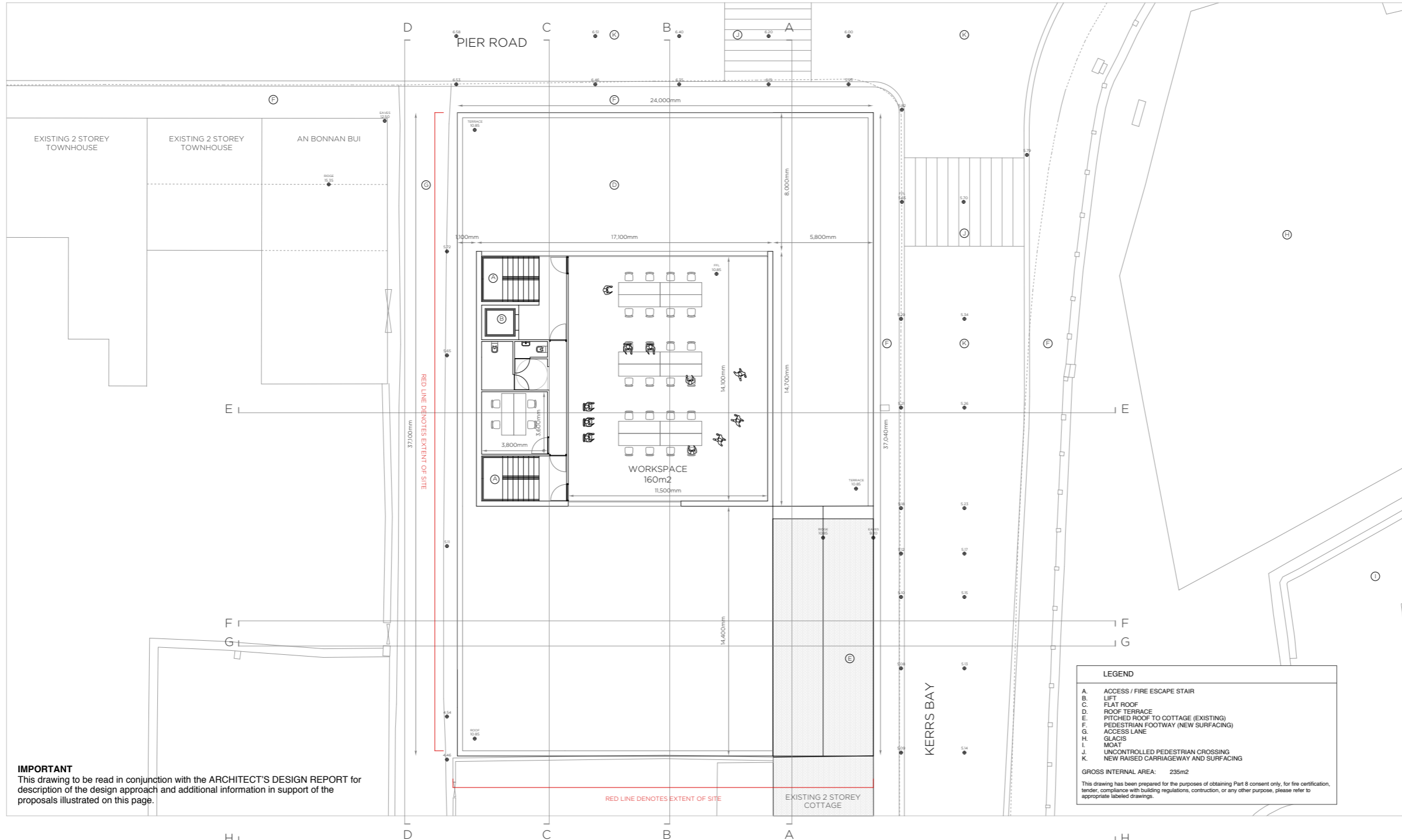
SL	Survey
SD	Site Design
SI	Information
SP	Planning - Part 8
SD	Detailed Design
SD	Fire Safety Cert.
SD	Dis. Acc. Cert.
SD	Tender
SD	Construction
SD	CRD
SD	Safety File
SD	Other

Rev	Date	Description	Issued by
-	01.11.22	PART 8 APPLICATION	RLA

Project Title:	RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT	First Issue Date:	01.11.2022	Status:	PL
Location:	RATHMULLAN, CO. DONEGAL	Drawing No.:	D.CH.101	Revision:	-
Drawing Title:	LEVEL 01 _PROPOSED	Project No.:	21021		
Scale:	1:100 / A1	Drawn By:	DC	Checked By:	DC / RL
				Approved By:	RL



4.2.9 SECOND FLOOR PLAN AS PROPOSED



IMPORTANT
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LEGEND

- A. ACCESS / FIRE ESCAPE STAIR
- B. LIFT
- C. FLAT ROOF
- D. ROOF TERRACE
- E. PITCHED ROOF TO COTTAGE (EXISTING)
- F. PEDESTRIAN FOOTWAY (NEW SURFACING)
- G. ACCESS LANE
- H. GLACIS
- I. MOAT
- J. UNCONTROLLED PEDESTRIAN CROSSING
- K. NEW RAISED CARRIAGEWAY AND SURFACING

GROSS INTERNAL AREA: 235m²

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WORK AREA 02_ COMMUNITY HUB
LEVEL 02 PLAN _ PROPOSED



Community Development & Planning Services
Regeneration & Development Team
Three Rivers Centre, Lifford, Co Donegal
Tel: (074)9153900 Fax: (074)9141793 www.donegalcoco.ie
L. Ward, Director of Community Development & Planning Services



Role	Name
LEAD CONSULTANT / ARCHITECT	ROBIN LEE ARCHITECTURE
ARCHITECT	PASPARAKIS FRIEL
CONSTRUCTION ARCHITECT	DONALD RISALL ASSOCIATES
LANDSCAPE ARCHITECT	BERNARD SEMMOUR LANDSCAPE ARCHITECTS
QUANTITY SURVEYOR	SAMMONS
STRUCTURAL ENGINEER	CORRA
MECHANICAL & ELECTRICAL ENGINEER	DELAPE & WALLER
ECOLOGIST	GREENTRACK
FIRE ENGINEER & ACCESSIBILITY	AFEC

Status Key

SL	Survey
SD	Sketch Design
SI	Information
SP	Planning - Part 8
SD	Detailed Design
SP	Fire Safety Cert.
SP	Dis. Acc. Cert.
SP	Tender
SP	Construction
SP	CRD
SP	Safety File
SP	Other

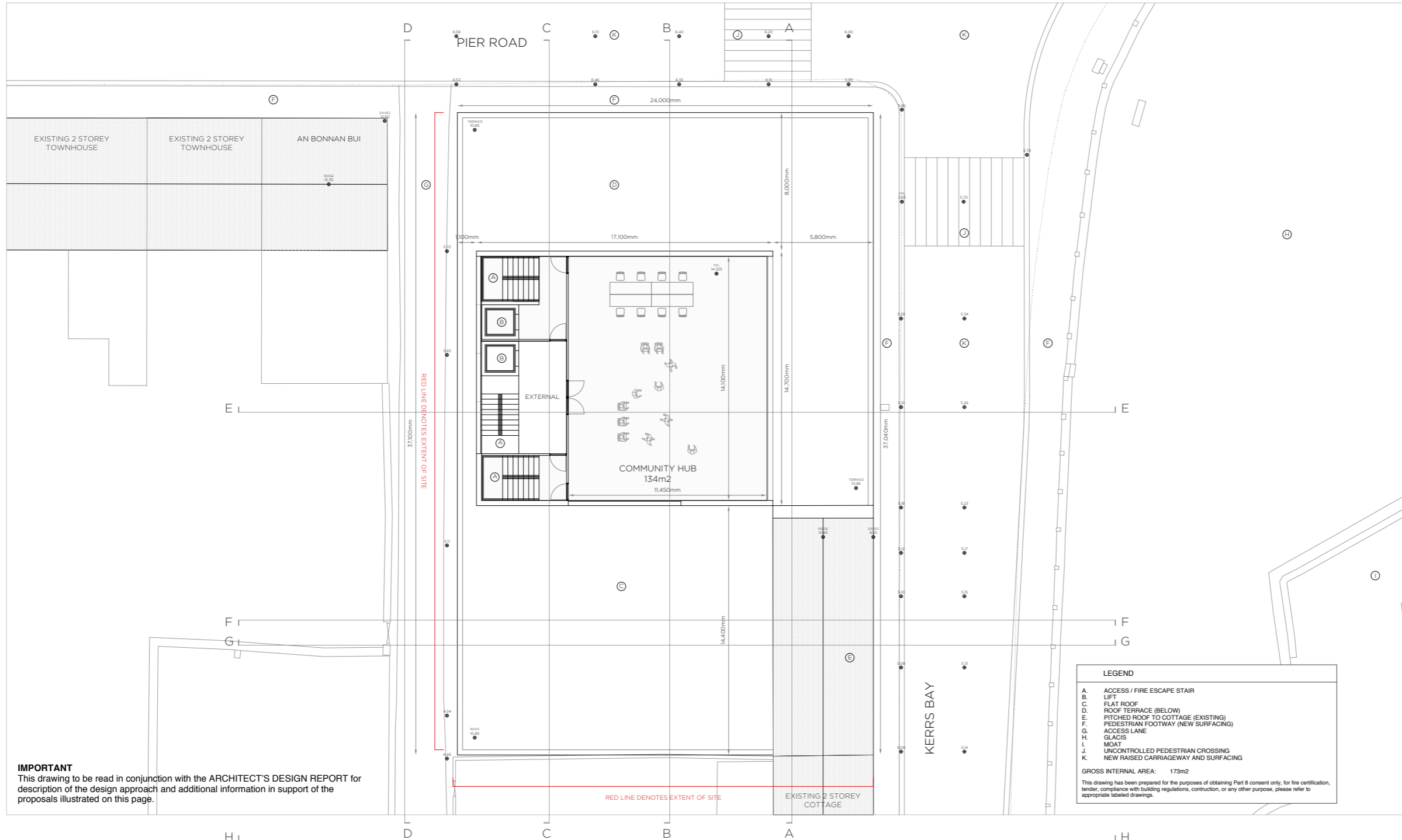
Rev	Date	Description	Issued by
-	01.11.22	PART 8 APPLICATION	RLA



Project Title: RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT	First Issue Date: 01.11.2022	Status: PL
Location: RATHMULLAN, CO. DONEGAL	Drawing No. D.CH.102	Revision: -
Drawing Title: LEVEL 02_ PROPOSED	Checked By: OC / RL	Approved By: RL
Scale: 1:100 / A1	Drawn By: OC	Project No. 21021





4.2.10 THIRD FLOOR PLAN AS PROPOSED

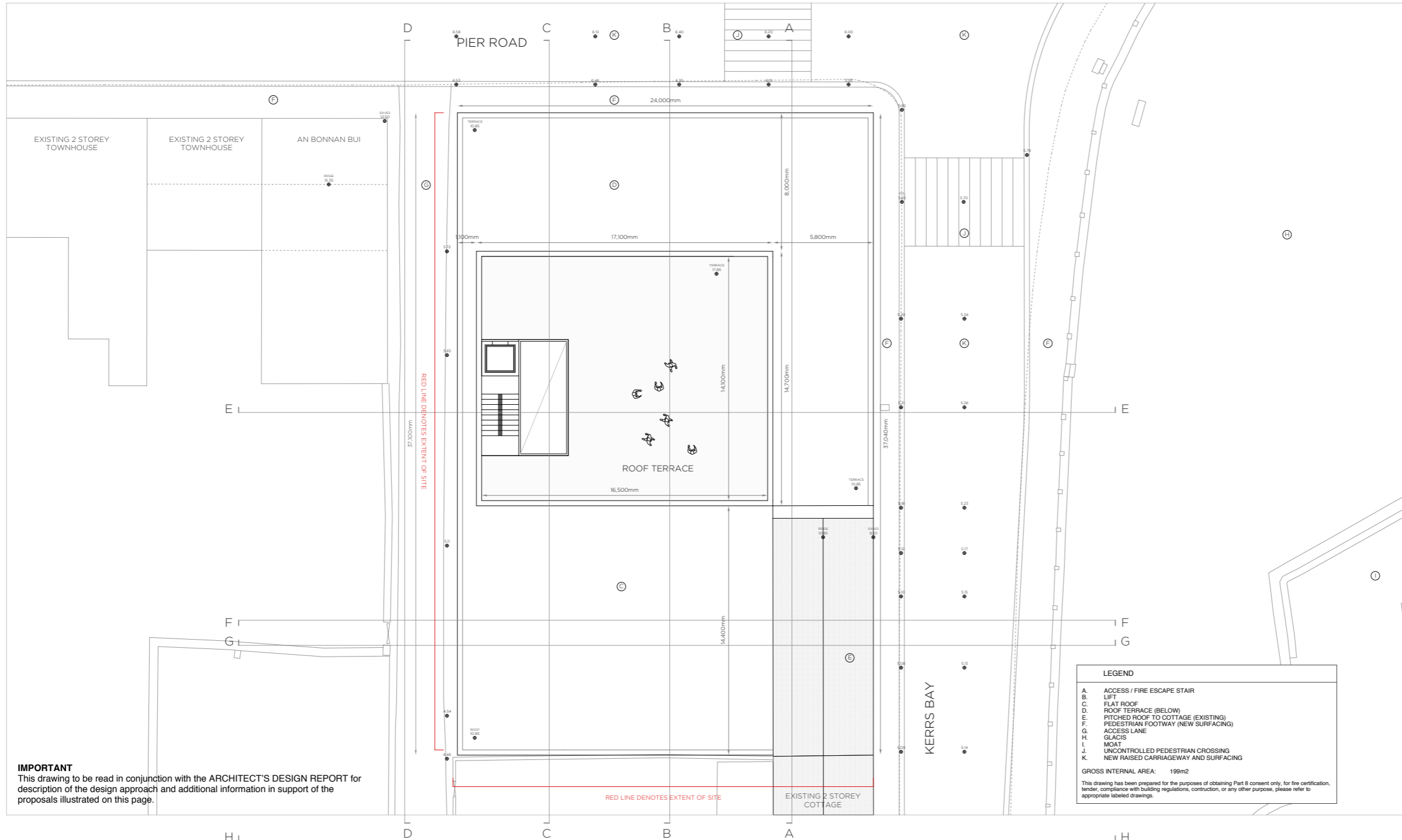


IMPORTANT
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WORK AREA 02 _ COMMUNITY HUB
LEVEL 03 PLAN _ PROPOSED

 <p>Comhairle Contae Dhún na nGall Donegal County Council</p>	<p>Community Development & Planning Services Regeneration & Development Team</p> <p>Three Rivers Centre, Lifford, Co Donegal</p> <p>Tel: (074)9153900 Fax: (074)9141793 www.donegalcoco.ie</p> <p>L. Ward, Director of Community Development & Planning Services</p>	 <p>RATHMULLAN THE WAY FORWARD</p>	<table border="0"> <tr> <td style="font-size: 8px;">LEAD CONSULTANT / ARCHITECT</td> <td>ROBIN LEE ARCHITECTURE</td> </tr> <tr> <td style="font-size: 8px;">ARCHITECT</td> <td>PASPARAKIS FRIEL</td> </tr> <tr> <td style="font-size: 8px;">CONSULTATION ARCHITECT</td> <td>DONALD RISALL ASSOCIATES</td> </tr> <tr> <td style="font-size: 8px;">LANDSCAPE ARCHITECT</td> <td>BERNARD SEMOUR LANDSCAPE ARCHITECTS</td> </tr> <tr> <td style="font-size: 8px;">QUANTITY SURVEYOR</td> <td>SAMMON</td> </tr> <tr> <td style="font-size: 8px;">STRUCTURAL ENGINEER</td> <td>CDRA</td> </tr> <tr> <td style="font-size: 8px;">MECHANICAL & ELECTRICAL ENGINEER</td> <td>DELRAP & WALLER</td> </tr> <tr> <td style="font-size: 8px;">ECOLOGIST</td> <td>GREENTRACK</td> </tr> <tr> <td style="font-size: 8px;">FIRE ENGINEER & ACCESSIBILITY</td> <td>AFEC</td> </tr> </table>	LEAD CONSULTANT / ARCHITECT	ROBIN LEE ARCHITECTURE	ARCHITECT	PASPARAKIS FRIEL	CONSULTATION ARCHITECT	DONALD RISALL ASSOCIATES	LANDSCAPE ARCHITECT	BERNARD SEMOUR LANDSCAPE ARCHITECTS	QUANTITY SURVEYOR	SAMMON	STRUCTURAL ENGINEER	CDRA	MECHANICAL & ELECTRICAL ENGINEER	DELRAP & WALLER	ECOLOGIST	GREENTRACK	FIRE ENGINEER & ACCESSIBILITY	AFEC	<table border="0"> <tr> <td style="font-size: 8px;">Rev</td> <td style="font-size: 8px;">Date</td> <td style="font-size: 8px;">Description</td> <td style="font-size: 8px;">Issued by</td> </tr> <tr> <td style="font-size: 8px;">-</td> <td style="font-size: 8px;">01.11.22</td> <td style="font-size: 8px;">PART 8 APPLICATION</td> <td style="font-size: 8px;">RLA</td> </tr> </table>	Rev	Date	Description	Issued by	-	01.11.22	PART 8 APPLICATION	RLA	<table border="0"> <tr> <td style="font-size: 8px;">Project Title:</td> <td>RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT</td> <td style="font-size: 8px;">First Issue Date:</td> <td>01.11.2022</td> <td style="font-size: 8px;">Status:</td> <td>PL</td> </tr> <tr> <td style="font-size: 8px;">Location:</td> <td>RATHMULLAN, CO. DONEGAL</td> <td style="font-size: 8px;">Drawing No.:</td> <td>D.CH.103</td> <td style="font-size: 8px;">Revision:</td> <td>-</td> </tr> <tr> <td style="font-size: 8px;">Drawing Title:</td> <td>LEVEL 03_PROPOSED</td> <td style="font-size: 8px;">Project No.:</td> <td>21021</td> <td></td> <td></td> </tr> <tr> <td style="font-size: 8px;">Scale:</td> <td>1:100 / A1</td> <td style="font-size: 8px;">Drawn By:</td> <td>OC / RL</td> <td style="font-size: 8px;">Checked By:</td> <td>OC / RL</td> </tr> <tr> <td></td> <td></td> <td style="font-size: 8px;">Approved By:</td> <td>RL</td> <td></td> <td></td> </tr> </table>	Project Title:	RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT	First Issue Date:	01.11.2022	Status:	PL	Location:	RATHMULLAN, CO. DONEGAL	Drawing No.:	D.CH.103	Revision:	-	Drawing Title:	LEVEL 03_PROPOSED	Project No.:	21021			Scale:	1:100 / A1	Drawn By:	OC / RL	Checked By:	OC / RL			Approved By:	RL		
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Scale:	1:100 / A1	Drawn By:	OC / RL	Checked By:	OC / RL																																																								
		Approved By:	RL																																																										

4.2.11 ROOF PLAN AS PROPOSED



IMPORTANT
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LEGEND

- A. ACCESS / FIRE ESCAPE STAIR
- B. LIFT
- C. FLAT ROOF
- D. ROOF TERRACE (BELOW)
- E. PITCHED ROOF TO COTTAGE (EXISTING)
- F. PEDESTRIAN FOOTWAY (NEW SURFACING)
- G. ACCESS LANE
- H. GLACIS
- I. MOAT
- J. UNCONTROLLED PEDESTRIAN CROSSING
- K. NEW RAISED CARRIAGEWAY AND SURFACING

GROSS INTERNAL AREA: 199m²

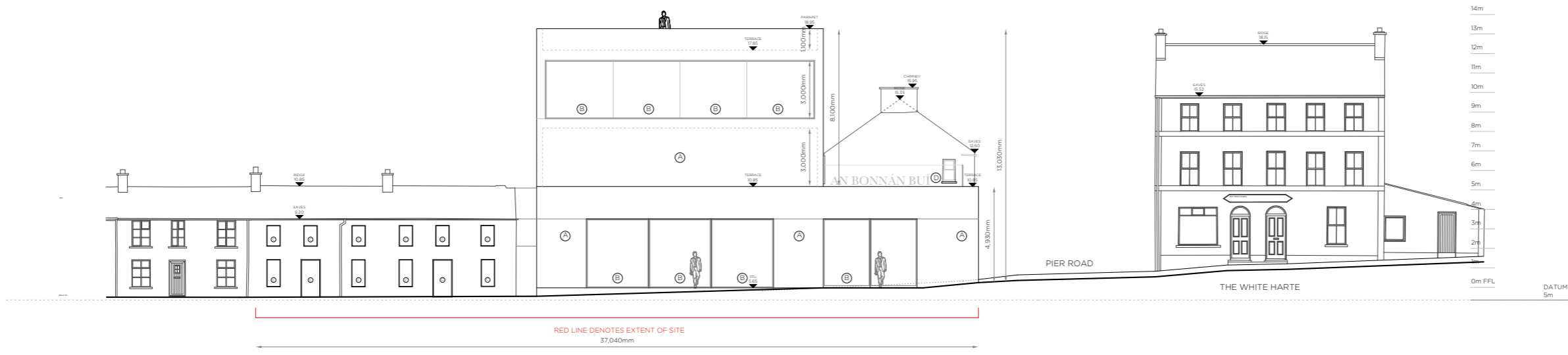
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WORK AREA 02 _ COMMUNITY HUB
LEVEL 04 ROOF PLAN _ PROPOSED



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4.2.12 STREET ELEVATIONS AS PROPOSED



EAST ELEVATION / KERRS BAY ELEVATION _ PROPOSED



NORTH ELEVATION / PIER ROAD ELEVATION _ PROPOSED



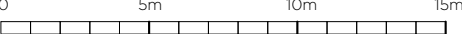

LEGEND

- A. NATURAL STONE CLADDING
- B. ALUMINIUM FRAMED DOORS & WINDOWS
- C. TIMBER WINDOWS AND DOORS OPENINGS ADJUSTED TO SUIT LAYOUT
- D. ROOF TERRACE
- E. PITCHED ROOF TO COTTAGE (EXISTING)
- F. PEDESTRIAN FOOTWAY (NEW SURFACING)
- G. ACCESS LANE
- H. GLACIS
- I. MOAT
- J. UNCONTROLLED PEDESTRIAN CROSSING
- K. NEW RAISED CARRIAGEWAY AND SURFACING
- DASHED LINE DENOTES EXISTING GROUND LEVEL

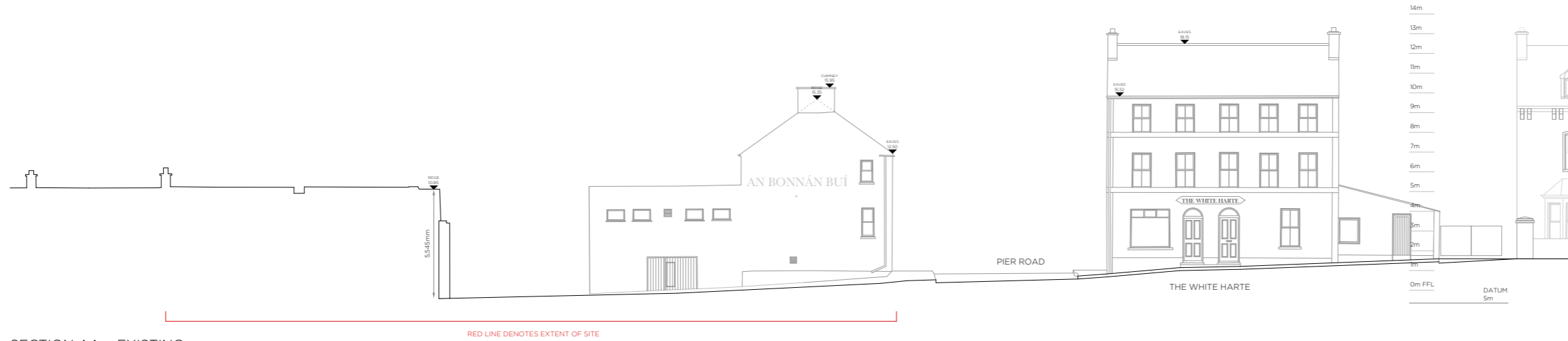
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IMPORTANT
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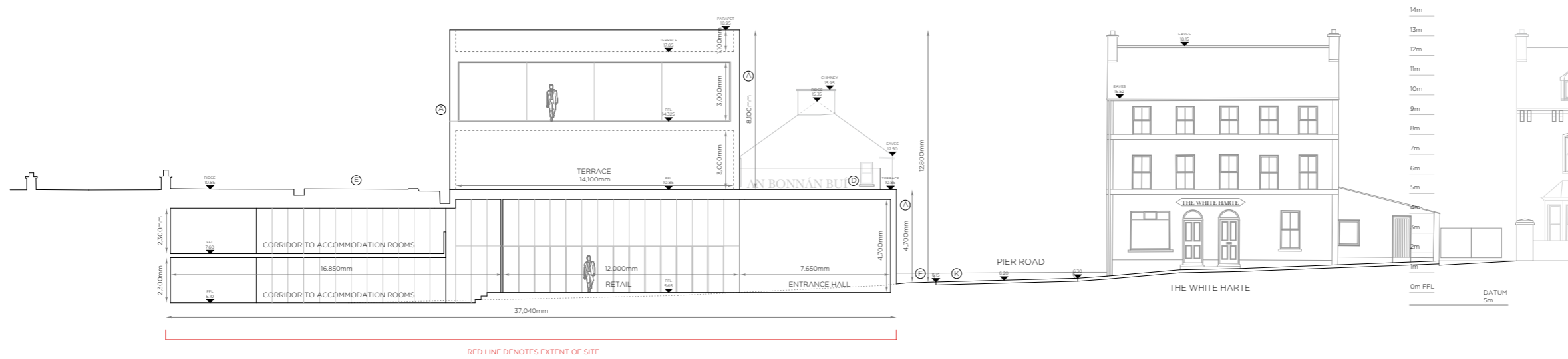
WORK AREA 02 _ COMMUNITY HUB
EAST / NORTH ELEVATIONS

 Comhairle Contae Dhún na nGall Donegal County Council	Community Development & Planning Services Regeneration & Development Team Three Rivers Centre, Lifford, Co Donegal Tel: (074)9153900 Fax: (074)9141793 www.donegalcoco.ie L. Ward, Director of Community Development & Planning Services	 RATHMULLAN THE WAY FORWARD	LEAD CONSULTANT / ARCHITECT: ROBIN LEE ARCHITECTURE ARCHITECT: PÁSPÁRAGS FRIEL CONSTRUCTION ARCHITECT: DONALD RUSSELL ASSOCIATES LANDSCAPE ARCHITECT: BERNARD SEMMOUR LANDSCAPE ARCHITECTS QUANTITY SURVEYOR: SAMMON STRUCTURAL ENGINEER: CDRA MECHANICAL & ELECTRICAL ENGINEER: DELAP & WALLER ECOLOGIST: GREENTRACK FIRE ENGINEER & ACCESSIBILITY: AFEC	Status Key SA: Scheme Design AR: Approval PL: Planning - Part 8 CD: Checked Design FSC: Fire Safety Cert. SAC: Str. Acc. Cert. T: Tender CO: Construction CPO: CPO SF: Safety File O: Other	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Rev</th> <th>Date</th> <th>Description</th> <th>Issued by</th> </tr> </thead> <tbody> <tr> <td>-</td> <td>01.11.22</td> <td>PART 8 APPLICATION</td> <td>RLA</td> </tr> </tbody> </table>	Rev	Date	Description	Issued by	-	01.11.22	PART 8 APPLICATION	RLA	Project Title: RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT Location: RATHMULLAN, CO. DONEGAL Drawing Title: SECTION AA_EXISTING & PROPOSED Scale: 1:100 / A1 Drawn By: OC Checked By: OC / RL Approved By: RL Project No: 21021	0 5m 10m 15m 	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>First Issue Date: 01.11.2022</td> <td>Status: PL</td> </tr> <tr> <td>Drawing No: D.CH.301</td> <td>Revision: -</td> </tr> </table> 	First Issue Date: 01.11.2022	Status: PL	Drawing No: D.CH.301	Revision: -
Rev	Date	Description	Issued by																	
-	01.11.22	PART 8 APPLICATION	RLA																	
First Issue Date: 01.11.2022	Status: PL																			
Drawing No: D.CH.301	Revision: -																			

4.2.13 SECTION AA AS EXISTING AND PROPOSED



SECTION AA _ EXISTING



SECTION AA _ PROPOSED

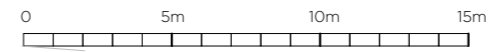
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LEGEND

- A. NATURAL STONE CLADDING
- B. ALUMINIUM FRAMED DOORS & WINDOWS
- C. FLAT ROOF
- D. ROOF TERRACE
- E. PITCHED ROOF TO COTTAGE (EXISTING)
- F. PEDESTRIAN FOOTWAY (NEW SURFACING)
- G. ACCESS LANE
- H. GLACIS
- I. MOAT
- J. UNCONTROLLED PEDESTRIAN CROSSING
- K. NEW RAISED CARRIAGEWAY AND SURFACING
- DASHED LINE DENOTES EXISTING GROUND LEVEL

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WORK AREA 02 _ COMMUNITY HUB
SECTION AA _ EXISTING & PROPOSED



Community Development & Planning Services
Regeneration & Development Team
Three Rivers Centre, Lifford, Co Donegal
Tel: (074)9153900 Fax: (074)9141793 www.donegalcoco.ie
L. Ward, Director of Community Development & Planning Services



LEAD CONSULTANT / ARCHITECT	ROBIN LEE ARCHITECTURE
ARCHITECT	PASPARAKIS FRIEL
CONSERVATION ARCHITECT	DONALD RUSSELL ASSOCIATES
LANDSCAPE ARCHITECT	BERNARD TENNOUR LANDSCAPE ARCHITECTS
QUANTITY SURVEYOR	SAMMON
STRUCTURAL ENGINEER	CDRA
MECHANICAL & ELECTRICAL ENGINEER	DELRAP & WALLER
ECOLOGIST	GREENTRACK
FIRE ENGINEER & ACCESSIBILITY	AFEC

Status Key

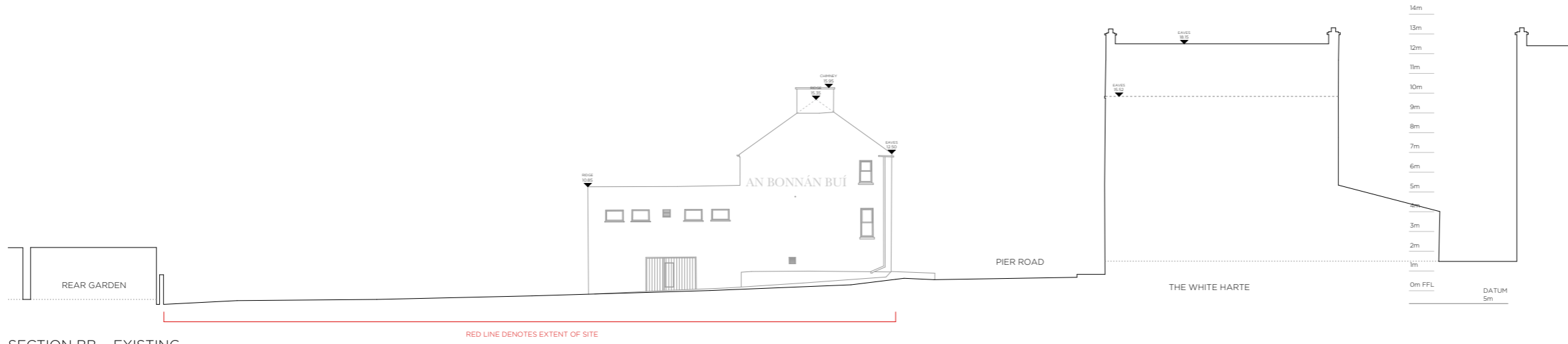
sk	Sketch
sd	Site Design
id	Information
pl	Planning - Part 8
pd	Part 8 Design
pc	Part 8 Consent
td	Tender
co	Construction
coo	Construction Over
sf	Safety File
o	Other

Rev	Date	Part & Application	Description	Issued by
-	01.11.22	PART 8 APPLICATION		RLA

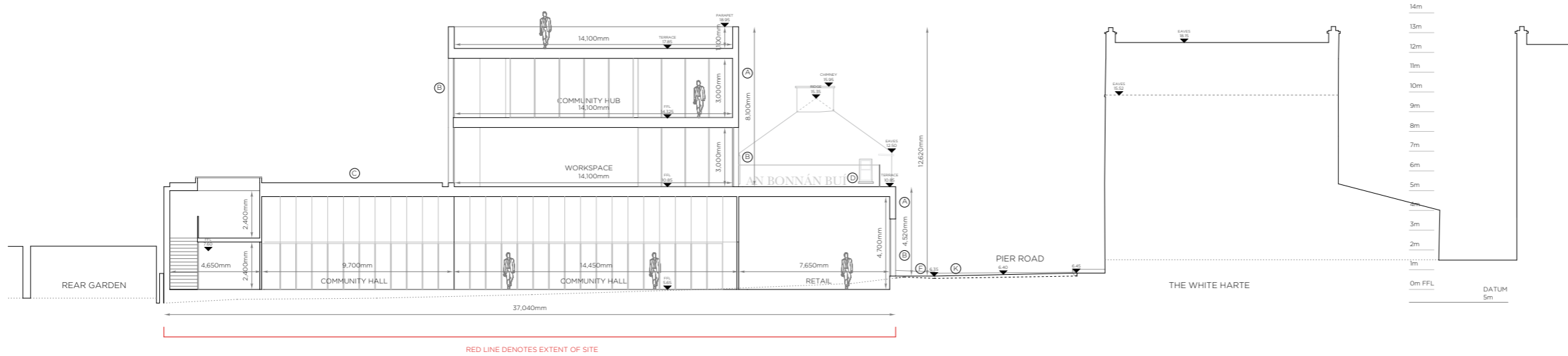
Project Title:	RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT	First Issue Date:	01.11.2022	Status:	PL
Location:	RATHMULLAN, CO. DONEGAL	Drawing No.:	D.CH.200	Revision:	-
Drawing Title:	SECTION AA_EXISTING & PROPOSED	Project No.:	21021		
Scale:	1:100 / A1	Drawn By:	OC	Checked By:	OC / RL
		Approved By:	RL		



4.2.14 SECTION BB AS EXISTING AND PROPOSED



SECTION BB _ EXISTING



SECTION BB _ PROPOSED

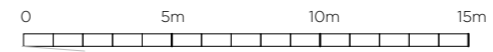
LEGEND

- A. NATURAL STONE CLADDING
- B. ALUMINIUM FRAMED DOORS & WINDOWS
- C. FLAT ROOF
- D. ROOF TERRACE
- E. PITCHED ROOF TO COTTAGE (EXISTING)
- F. PEDESTRIAN FOOTWAY (NEW SURFACING)
- G. ACCESS LANE
- H. GLACIS
- I. MOAT
- J. UNCONTROLLED PEDESTRIAN CROSSING
- K. NEW RAISED CARRIAGEWAY AND SURFACING
- DASHED LINE DENOTES EXISTING GROUND LEVEL

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IMPORTANT
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WORK AREA 02 _ COMMUNITY HUB
SECTION BB _ EXISTING & PROPOSED



Comhairle Contae Dhún na nGall
Donegal County Council

Community Development & Planning Services
Regeneration & Development Team

Three Rivers Centre, Lifford, Co Donegal

Tel: (074)9153900 Fax: (074)9141793 www.donegalcoco.ie

L. Ward, Director of Community Development & Planning Services

RATHMULLAN THE WAY FORWARD

LEAD CONSULTANT / ARCHITECT: ROBIN LEE ARCHITECTURE
ARCHITECT: PÁSPARÁMÁS FRIEL
CONSULTANT ARCHITECT: DONALD RUSSELL ASSOCIATES
LANDSCAPE ARCHITECT: BERNARD SEMMOUR LANDSCAPE ARCHITECTS
QUANTITY SURVEYOR: SAMMON
STRUCTURAL ENGINEER: CDRA
MECHANICAL & ELECTRICAL ENGINEER: DELAP & WALLER
ECOLOGIST: GREENTRACK
FIRE ENGINEER & ACCESSIBILITY: AFEC

Rev	Date	PART & APPLICATION	Description	Issued by
-	01.11.22			RLA

Project Title: RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT

Location: RATHMULLAN, CO. DONEGAL

Drawing Title: SECTION BB _ EXISTING & PROPOSED

Scale: 1:100 / A1

Drawn By: DC / RL

Checked By: RL

Approved By: RL

First Issue Date: 01.11.2022

Status: PL

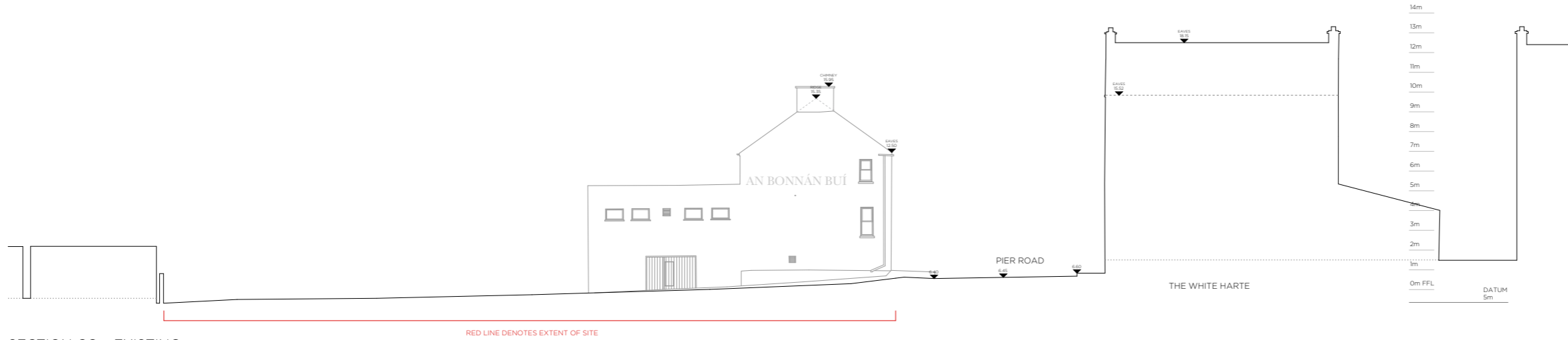
Drawing No.: D.CH.201

Revision: -

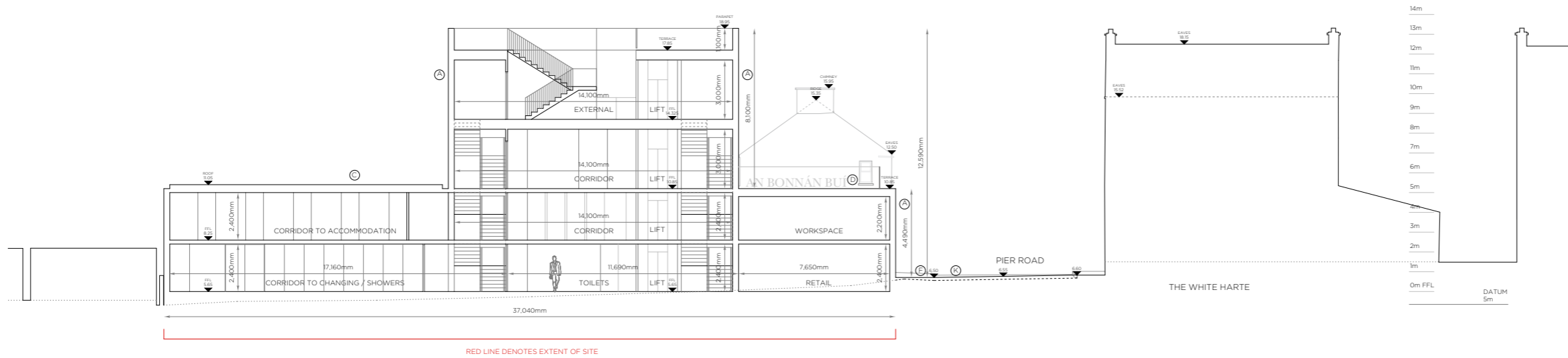
Project No.: 21021



4.2.15 SECTION CC AS EXISTING AND PROPOSED



SECTION CC _ EXISTING



SECTION CC _ PROPOSED

LEGEND

- A. NATURAL STONE CLADDING
- B. ALUMINIUM FRAMED DOORS & WINDOWS
- C. FLAT ROOF
- D. ROOF TERRACE
- E. PITCHED ROOF TO COTTAGE (EXISTING)
- F. PEDESTRIAN FOOTWAY (NEW SURFACING)
- G. ACCESS LANE
- H. GLACIS
- I. MOAT
- J. UNCONTROLLED PEDESTRIAN CROSSING
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IMPORTANT
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WORK AREA 02_ COMMUNITY HUB
SECTION CC _ EXISTING & PROPOSED



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L. Ward, Director of Community Development & Planning Services



LEAD CONSULTANT / ARCHITECT: **ROBIN LEE ARCHITECTURE**
ARCHITECT: PÁSPARÁMÁS FRIEL
CONSERVATION ARCHITECT: DONALD INALL ASSOCIATES
LANDSCAPE ARCHITECT: BERNARD TENNOUR LANDSCAPE ARCHITECTS
QUANTITY SURVEYOR: SAMMON
STRUCTURAL ENGINEER: COIRA
MECHANICAL & ELECTRICAL ENGINEER: DELAP & WALLER
ECOLOGIST: GREENTRACK
FIRE ENGINEER & ACCESSIBILITY: AFEC

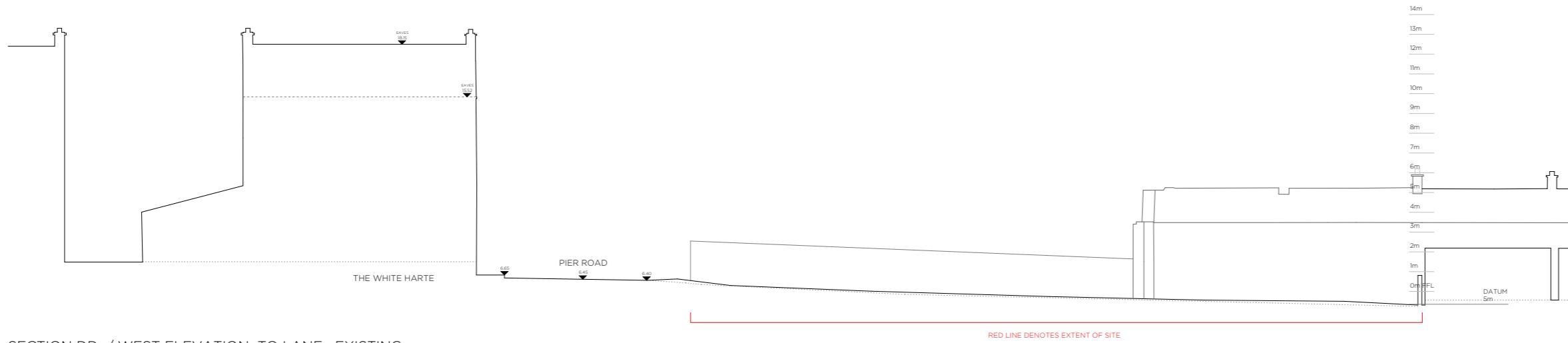
Status Key
RL Survey
RD Detailed Design
RI Information
RP Planning - Part 8
RS Detailed Design
RSC Final Safety Cert.
RSE Dis. Acc. Cert.
RTE Tender
RTO Construction
RCP Construction
RSP Safety File
RO Other

Rev	Date	PART & APPLICATION	Description	Issued by
-	01.11.22			RLA

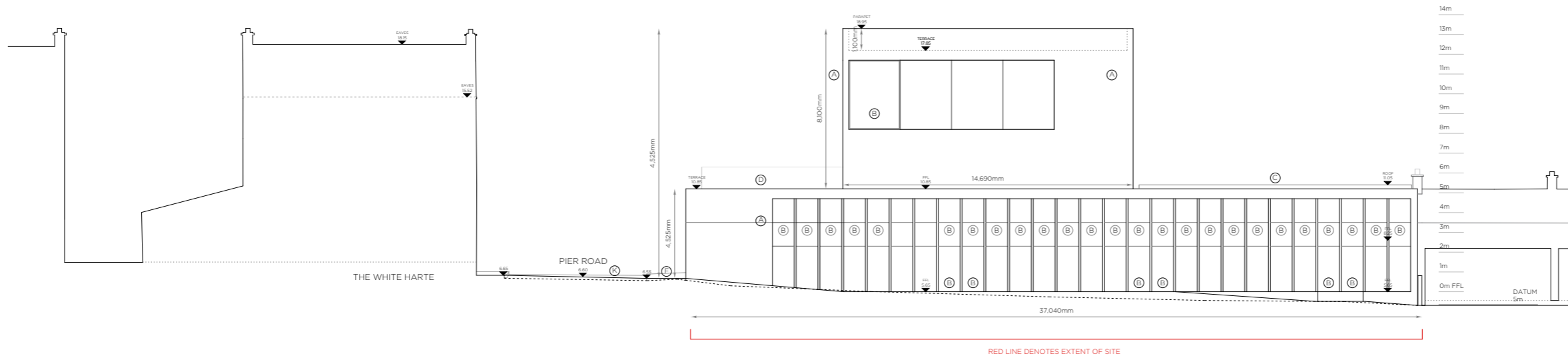
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Location: RATHMULLAN, CO. DONEGAL	Drawing No. D.CH.202	Revision: -
Drawing Title: SECTION CC _ EXISTING & PROPOSED	Project No. 21021	
Scale: 1:100 / A1	Drawn By: OC	Checked By: OC / RL
	Approved By: RL	



4.2.16 SECTION DD AS EXISTING AND PROPOSED



SECTION DD / WEST ELEVATION TO LANE_ EXISTING



SECTION DD / WEST ELEVATION TO LANE_ PROPOSED

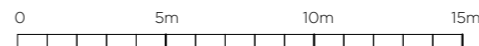
LEGEND

- A. NATURAL STONE CLADDING
- B. ALUMINIUM FRAMED DOORS & WINDOWS
- C. FLAT ROOF
- D. ROOF TERRACE
- E. PITCHED ROOF TO COTTAGE (EXISTING)
- F. PEDESTRIAN FOOTWAY (NEW SURFACING)
- G. ACCESS LANE
- H. GLACIS
- I. MOAT
- J. UNCONTROLLED PEDESTRIAN CROSSING
- K. NEW RAISED CARRIAGEWAY AND SURFACING
- DASHED LINE DENOTES EXISTING GROUND LEVEL

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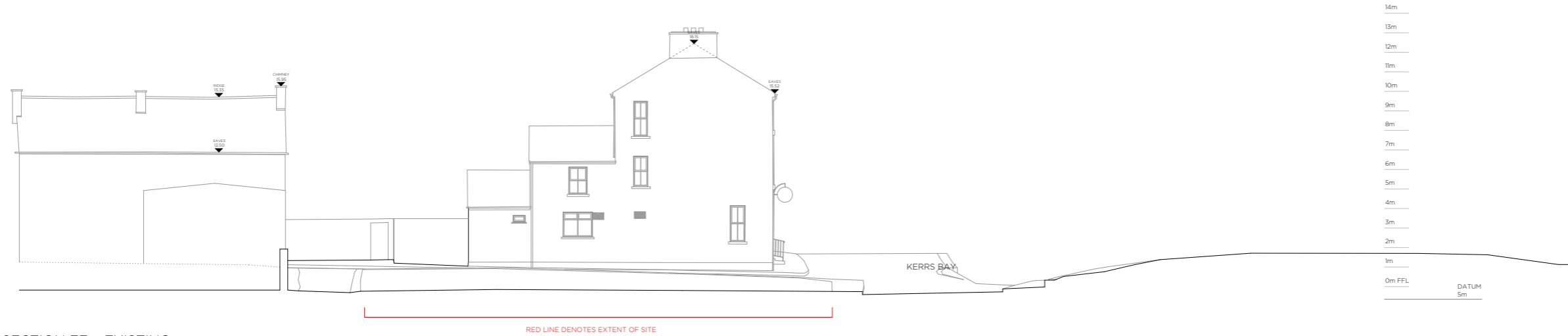
IMPORTANT
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WORK AREA 02_ COMMUNITY HUB
SECTION DD_ EXISTING & PROPOSED

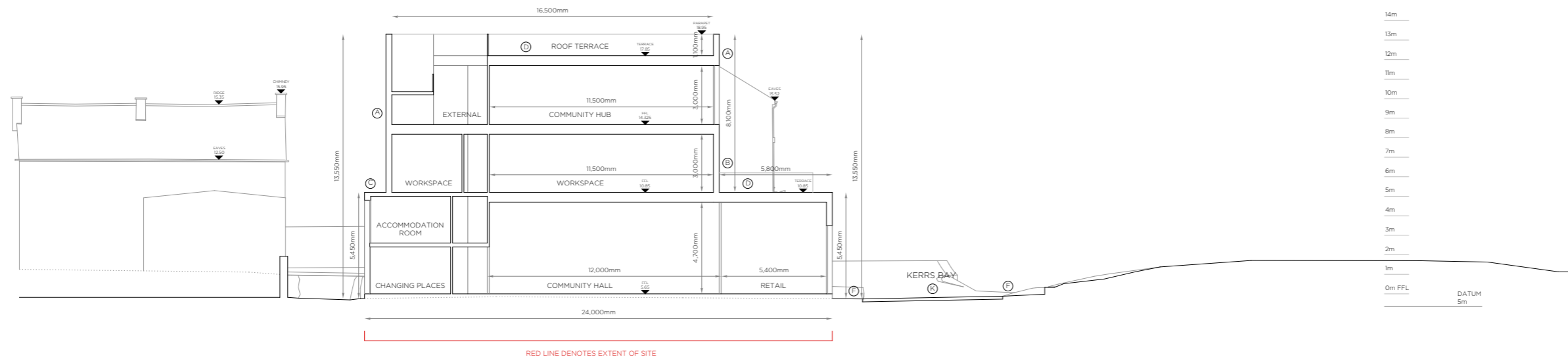


<p>Comhairle Contae Dhún na nGall Donegal County Council</p>	<p>Community Development & Planning Services Regeneration & Development Team</p> <p>Three Rivers Centre, Lifford, Co Donegal</p> <p>Tel: (074)9153900 Fax: (074)9141793 www.donegalcoco.ie</p> <p>L. Ward, Director of Community Development & Planning Services</p>	<p>RATHMULLAN THE WAY FORWARD</p>	<p>LEAD CONSULTANT / ARCHITECT: ROBIN LEE ARCHITECTURE PASPARRAGS FRIEL</p> <p>ARCHITECT: DONALD INSHALL ASSOCIATES</p> <p>CONSERVATION ARCHITECT: BERNARD TENNENOUR LANDSCAPE ARCHITECTS</p> <p>LANDSCAPE ARCHITECT: SAMMON</p> <p>QUANTITY SURVEYOR: CDRA</p> <p>STRUCTURAL ENGINEER: DESAR & WALLER</p> <p>MECHANICAL & ELECTRICAL ENGINEER: GREENTRACK</p> <p>ECOLOGIST: AFEC</p> <p>FIRE ENGINEER & ACCESSIBILITY: AFEC</p>	<p>Status Key</p> <ul style="list-style-type: none"> RL Survey RD Detailed Design RI Information RP Planning - Part 8 RS Detailed Design RT Fire Safety Cert. SAC Dis. Acc. Cert. T Tender CO Construction CRD CDD SF Safety File Other 	<table border="1"> <thead> <tr> <th>Rev</th> <th>Date</th> <th>PART & APPLICATION</th> <th>Description</th> <th>Issued by</th> </tr> </thead> <tbody> <tr> <td>-</td> <td>01.11.22</td> <td></td> <td></td> <td>RLA</td> </tr> </tbody> </table>	Rev	Date	PART & APPLICATION	Description	Issued by	-	01.11.22			RLA	<p>Project Title: RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT</p> <p>Location: RATHMULLAN, CO. DONEGAL</p> <p>Drawing Title: SECTION DD_ EXISTING & PROPOSED</p> <p>Scale: 1:100 / A1</p> <p>Drawn By: OC / RL</p> <p>Checked By: OC / RL</p> <p>Approved By: RL</p>	<p>First Issue Date: 01.11.2022</p> <p>Status: PL</p> <p>Drawing No. D.CH.203</p> <p>Revision: -</p> <p>Project No. 21021</p>	
	Rev		Date	PART & APPLICATION	Description	Issued by												
-	01.11.22			RLA														
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4.2.17 SECTION EE AS EXISTING AND PROPOSED



SECTION EE _ EXISTING



SECTION EE _ PROPOSED

IMPORTANT
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WORK AREA 02_ COMMUNITY HUB
SECTION EE _ EXISTING & PROPOSED



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L. Ward, Director of Community Development & Planning Services



LEAD CONSULTANT / ARCHITECT: ROBIN LEE ARCHITECTURE
ARCHITECT: PÁSPARAKIS FRIEL
CONSTRUCTION ARCHITECT: DONALD INALL ASSOCIATES
LANDSCAPE ARCHITECT: BERTRAND SEMYMOUR LANDSCAPE ARCHITECTS
QUANTITY SURVEYOR: SAMMON
STRUCTURAL ENGINEER: CDRA
MECHANICAL & ELECTRICAL ENGINEER: DELAP & WALLER
ECOLOGIST: GREENTRACK
FIRE ENGINEER & ACCESSIBILITY: AFEC

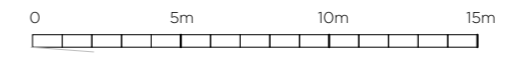
Status Key
RL Review
S&D Sketch Design
I Information
P Planning - Part 8
SD Detailed Design
S&C For Safety Cert.
S&C Dis. Acc. Cert.
T Tender
C Construction
COO COO
S&F Safety File
O Other

Rev	Date	PART & APPLICATION	Description	Issued by
-	01.11.22			RLA

LEGEND

- A. NATURAL STONE CLADDING
- B. ALUMINIUM FRAMED DOORS & WINDOWS
- C. FLAT ROOF
- D. ROOF TERRACE
- E. PITCHED ROOF TO COTTAGE (EXISTING)
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- J. UNCONTROLLED PEDESTRIAN CROSSING
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- DASHED LINE DENOTES EXISTING GROUND LEVEL

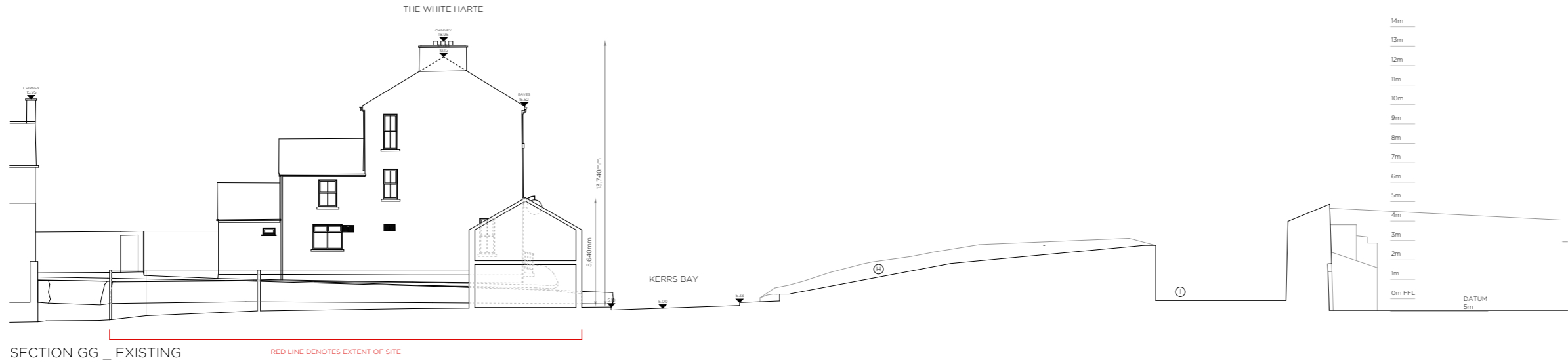
This drawing has been prepared for the purposes of obtaining Part 8 consent only, for fire certification, tender, compliance with building regulations, construction, or any other purpose, please refer to appropriate labeled drawings.



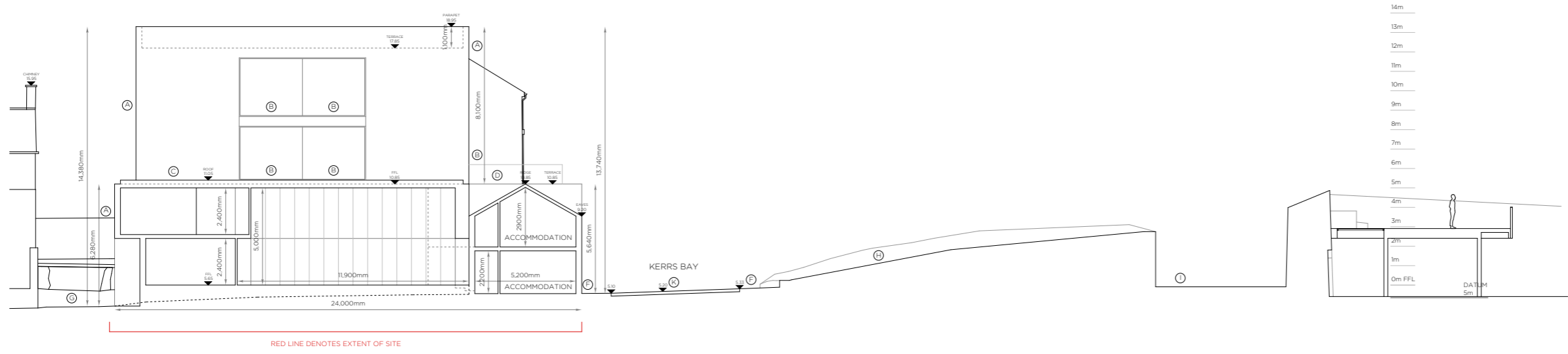
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Location: RATHMULLAN, CO. DONEGAL	Drawing No. D.CH.204	Revision: -
Drawing Title: SECTION EE, EXISTING & PROPOSED	Project No. 21021	
Scale: 1:100 / A1	Drawn By: DC	Checked By: DC / RL
	Approved By: RL	



4.2.19 SECTION GG AS EXISTING AND PROPOSED



SECTION GG _ EXISTING RED LINE DENOTES EXTENT OF SITE



SECTION GG _ PROPOSED

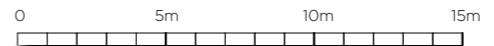
IMPORTANT
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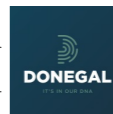
LEGEND

- A. NATURAL STONE CLADDING
- B. ALUMINIUM FRAMED DOORS & WINDOWS
- C. FLAT ROOF
- D. ROOF TERRACE
- E. PITCHED ROOF TO COTTAGE (EXISTING)
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- K. NEW RAISED CARRIAGEWAY AND SURFACING
- DASHED LINE DENOTES EXISTING GROUND LEVEL

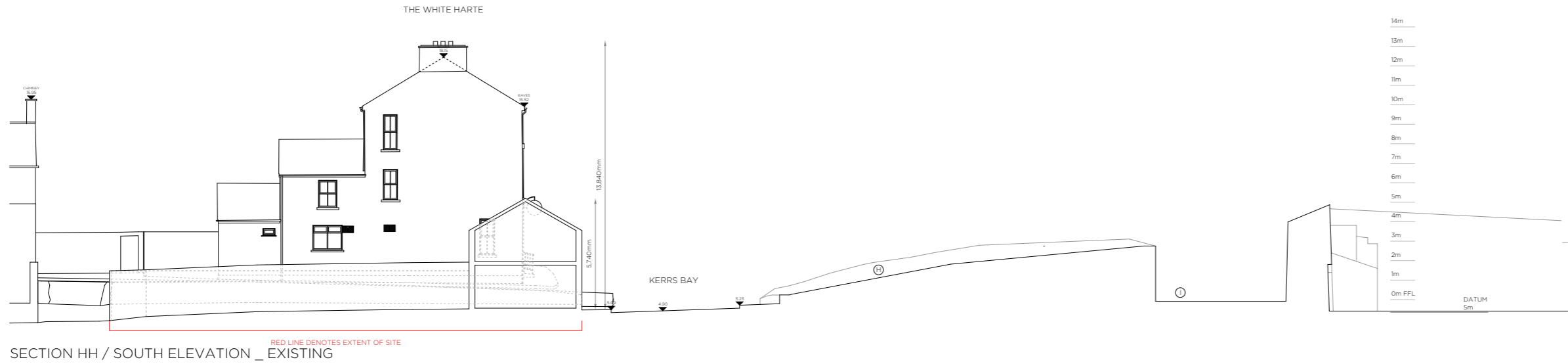
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WORK AREA 02 _ COMMUNITY HUB
SECTION GG _ EXISTING & PROPOSED

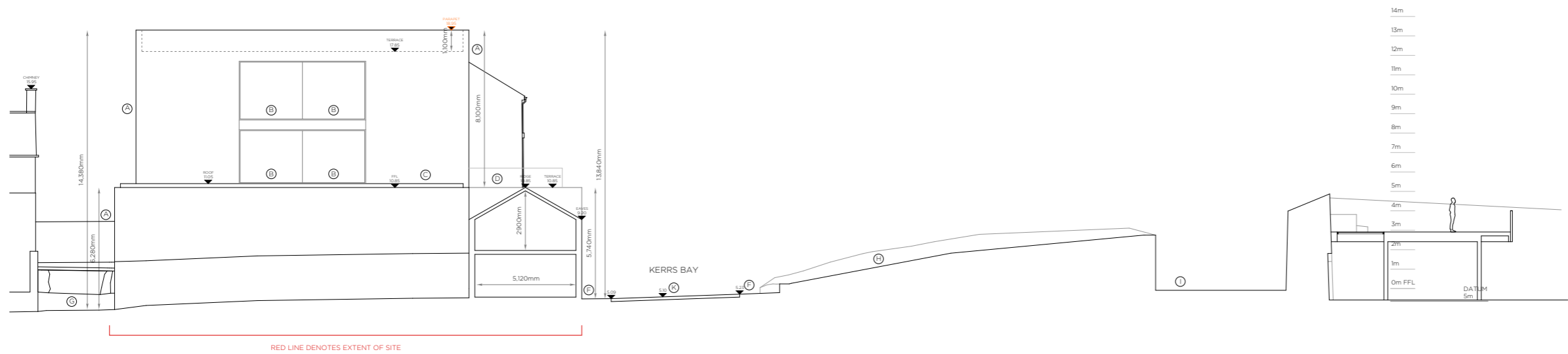


 <p>Comhairle Contae Dhún na nGall Donegal County Council</p>	<p>Community Development & Planning Services Regeneration & Development Team</p> <p>Three Rivers Centre, Lifford, Co Donegal</p> <p>Tel: (074)9153900 Fax: (074)9141793 www.donegalcoco.ie</p> <p>L. Ward, Director of Community Development & Planning Services</p>	 <p>RATHMULLAN THE WAY FORWARD</p>	<p>LEAD CONSULTANT / ARCHITECT: ROBIN LEE ARCHITECTURE</p> <p>ARCHITECT: PASPAPAKIS FRIEL</p> <p>CONSTRUCTION ARCHITECT: DONALD RISALL ASSOCIATES</p> <p>LANDSCAPE ARCHITECT: BERNARD SEMOUR LANDSCAPE ARCHITECTS</p> <p>QUANTITY SURVEYOR: SAMMON</p> <p>STRUCTURAL ENGINEER: COIRA</p> <p>MECHANICAL & ELECTRICAL ENGINEER: DELAP & WALLER</p> <p>ECOLOGIST: GREENTRACK</p> <p>FIRE ENGINEER & ACCESSIBILITY: AFEC</p>	<p>Status Key</p> <p>SA: Scheme Design</p> <p>RD: RIBA</p> <p>AP: Approval</p> <p>PL: Planning - Part 8</p> <p>CD: Detailed Design</p> <p>FC: Final Safety Cert.</p> <p>DC: Dis. Acc. Cert.</p> <p>T: Tender</p> <p>C: Construction</p> <p>CO: COO</p> <p>SF: Safety File</p> <p>OT: Other</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Rev</th> <th>Date</th> <th>PART 8 APPLICATION</th> <th>Description</th> <th>Issued by</th> </tr> </thead> <tbody> <tr> <td>-</td> <td>01.11.22</td> <td></td> <td></td> <td>RLA</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Rev	Date	PART 8 APPLICATION	Description	Issued by	-	01.11.22			RLA																																									<p>Project Title: RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT</p> <p>Location: RATHMULLAN, CO. DONEGAL</p> <p>Drawing Title: SECTION GG, EXISTING & PROPOSED</p> <p>Scale: 1:100 / A1</p> <p>Drawn By: OC</p> <p>Checked By: OC / RL</p> <p>Approved By: RL</p>	<p>First Issue Date: 01.11.2022</p> <p>Status: PL</p> <p>Drawing No: D.CH.206</p> <p>Revision: *</p> <p>Project No: 21021</p> 
Rev	Date	PART 8 APPLICATION	Description	Issued by																																																					
-	01.11.22			RLA																																																					

4.2.20 SECTION HH AS EXISTING AND PROPOSED



SECTION HH / SOUTH ELEVATION _ EXISTING



SECTION HH / SOUTH ELEVATION _ PROPOSED

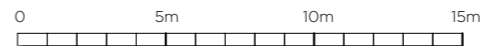
IMPORTANT
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LEGEND

- A. NATURAL STONE CLADDING
- B. ALUMINIUM FRAMED DOORS & WINDOWS
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- DASHED LINE DENOTES EXISTING GROUND LEVEL

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WORK AREA 02 _ COMMUNITY HUB
SECTION HH _ EXISTING & PROPOSED



<p>Comhairle Contae Dhún na nGall Donegal County Council</p>	<p>Community Development & Planning Services Regeneration & Development Team</p> <p>Three Rivers Centre, Lifford, Co Donegal</p> <p>Tel: (074)9153900 Fax: (074)9141793 www.donegalcoco.ie</p> <p>L. Ward, Director of Community Development & Planning Services</p>	<p>RATHMULLAN THE WAY FORWARD</p>	<p>LEAD CONSULTANT / ARCHITECT: ROBIN LEE ARCHITECTURE</p> <p>ARCHITECT: PÁSPARAKIS FRIEL</p> <p>CONSERVATION ARCHITECT: DONALD RUSSELL ASSOCIATES</p> <p>LANDSCAPE ARCHITECT: BERNARD SEMOUR LANDSCAPE ARCHITECTS</p> <p>QUANTITY SURVEYOR: SAMMON</p> <p>STRUCTURAL ENGINEER: CORMA</p> <p>MECHANICAL & ELECTRICAL ENGINEER: DELAP & WALLER</p> <p>ECOLOGIST: GREENTRACK</p> <p>FIRE ENGINEER & ACCESSIBILITY: AFEC</p>	<p>Status Key</p> <ul style="list-style-type: none"> sk Scheme Design inf Information pl Planning - Part 8 cd Detailed Design For Safety Cert. clm Clm. Ass. Cert. t Tender co Construction cpd CPD sf Safety File o Other 	<table border="1"> <thead> <tr> <th>Rev</th> <th>Date</th> <th>PART & APPLICATION</th> <th>Description</th> <th>Issued by</th> </tr> </thead> <tbody> <tr> <td>-</td> <td>01.11.22</td> <td></td> <td></td> <td>RLA</td> </tr> </tbody> </table>	Rev	Date	PART & APPLICATION	Description	Issued by	-	01.11.22			RLA	<p>Project Title: RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT</p> <p>Location: RATHMULLAN, CO. DONEGAL</p> <p>Drawing Title: SECTION HH_EXISTING & PROPOSED</p> <p>Scale: 1:100 / A1</p> <p>Drawn By: OC</p> <p>Checked By: OC / RL</p> <p>Approved By: RL</p>	<p>First Issue Date: 01.11.2022</p> <p>Status: PL</p> <p>Drawing No: D.CH.207</p> <p>Revision: *</p> <p>Project No: 21021</p>	
	Rev		Date	PART & APPLICATION	Description	Issued by												
-	01.11.22			RLA														

4.2.21 BUILT FORM IN CONTEXT _ 01



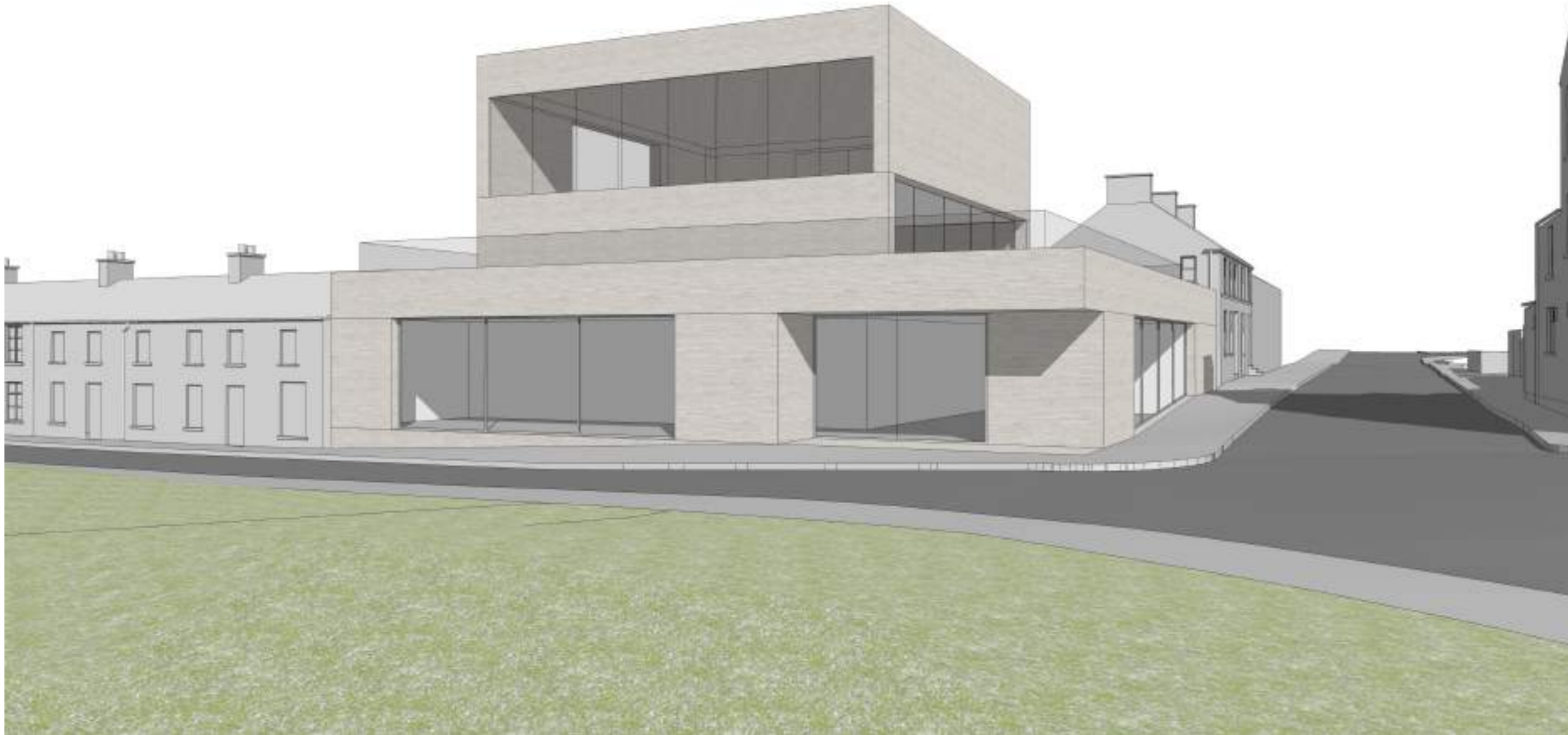
4.2.22 BUILT FORM IN CONTEXT _ 02



4.2.23 BUILT FORM IN CONTEXT _ 03



4.2.24 BUILT FORM IN CONTEXT _ 04



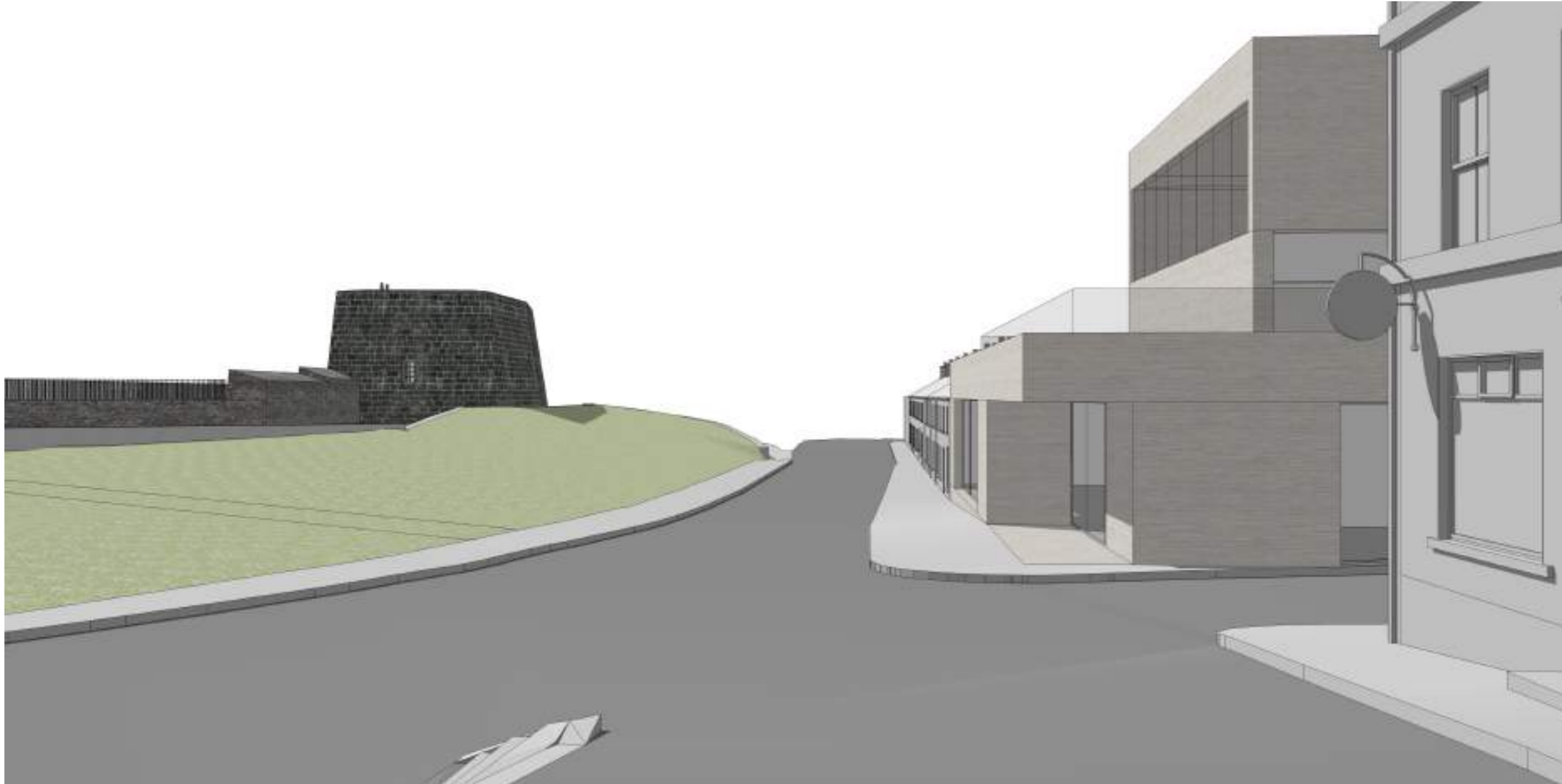
4.2.25 BUILT FORM IN CONTEXT _ 05



4.2.26 BUILT FORM IN CONTEXT _ 06



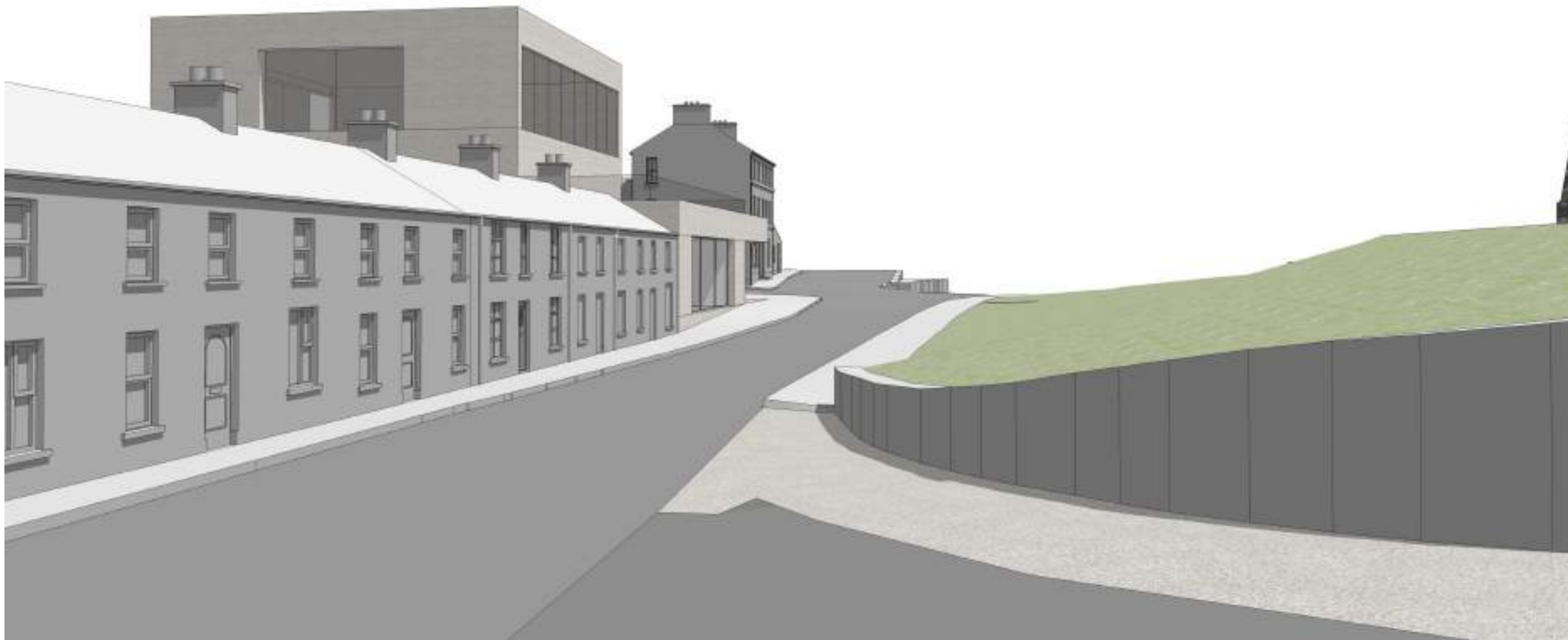
4.2.27 BUILT FORM IN CONTEXT _ 07



4.2.28 BUILT FORM IN CONTEXT _ 08



4.2.29 BUILT FORM IN CONTEXT _ 09



4.2.30 BUILT FORM IN CONTEXT _ 10



4.3 WORK AREA 03

RATHMULLAN ABBEY

INTRODUCTION OF INTERVENTIONS TO THE EXISTING RATHMULLAN ABBEY WHICH: HELP MANAGE PUBLIC INTEREST PRESSURES; ENHANCE THE OPPORTUNITY FOR PUBLIC USE AND SOCIAL PURPOSE - PERFORMANCE, FILM, VISITOR EXPERIENCE ETC; BUT WHICH HAVE THE PRIMARY DESIGN PURPOSE OF ACHIEVING FURTHER RESTORATION AND LONG TERM PRESERVATION OF THE STRUCTURE.

4.3.1 ARCHITECT'S STATEMENT

PURPOSE

The proposed enhancement of the Abbey is intended to improve accessibility to and within the historic monument thereby enabling and encouraging its public use and purpose.

The principle intervention will consist of a new level floor plane which will occupy and give access to the key spaces within the Abbey, namely the Nave, Transept, Chancel and Cloister.

Improving accessibility and the enabling opportunities for events and other forms of group gathering will support the local area tourism offer in the shoulder season, increasing dwell-time within the village as a means to encourage activity and provide opportunity to support the local economy.

Information and interpretation content integrated into the design of the floor plane will allow opportunities to learn about the chronology and rich history of Rathmullan Abbey along with its place within the history of Rathmullan as a whole. By making this history available to visitors the intention is to make legible the significance of the Abbey as a national monument and to strengthen the identity of Rathmullan, helping to define its place within a local and national context.

In conjunction with other enhancements proposed for Rathmullan the wider aim of the proposals for the Abbey is to link this historic structure more fully into the community as an amenity space to support activity. Opportunities for public events in tandem with the Battery, for example, could be considered to support seasonal activities or festivals as mechanisms for social, cultural and community expression.

DESIGN APPROACH

Our design approach is to introduce a crisp, geometric floor plane that allows the characterful and ruinous walls of the Abbey to be enjoyed through counterpoint with new and historic contrasting and complementing one another.

Our objective is to create a minimal, light-touch intervention that does not compete or in any way dominate the experience of the historic Abbey walls and the vestiges of the spaces that remain. Excellent work has been carried out in recent years to attend to these walls, safeguarding and restoring them, and so our approach has been to consider what other enhancements can be made to the experience of the Abbey. The proposal is therefore focused on clearing much of the existing undergrowth and creating an easily navigable ground plane. The intention is to give access to all parts of the Abbey and to allow the ruinous walls to be presented as history-laden artefacts through which the history of the monument can be experienced at close proximity. The proposed floor plane therefore allows physical access but also will enable access to the history of the Abbey through the incorporation of interpretation content integrated into the design. The floor plane might be considered as the floor of a museum gallery, able to display information via inscriptions, texts or graphic material embedded into the floor or into benches and monoliths positioned at key locations. Historic features such as the steps to the vault, headstones or the location of the historic open Cloister would be celebrated via large 'apertures' in the floor which would frame these important features with complementary interpretation information provided to allow an appreciation of significance.

AMOUNT

The proposal is for a floor surface within the walls of the historic Abbey with an internal area of 292m² (useable space).

UNIVERSAL DESIGN

Generous extents of level surfacing throughout the Abbey will enable and support the important universal access objective for the Abbey. Existing pathways linking the original entrance gate to the Abbey will be enhanced through the upgrade of gravel surfacing to self binding gravel to enhance access to the monument. Interpretation content using audible and QR technology could be considered to ensure access to information for people with hearing or other sensory difficulties.

SUSTAINABILITY

By enabling and improving accessibility to and within the historic Abbey the proposal will enhance the usability of the historic structure. The structural solution for adding a new floor plane within the Abbey walls will avoid the use of concrete by providing a loose-laid grid of paving support pedestals over a crushed stone base. Modular loose laid stone pavers and proprietary pedestals will allow for off-site preparation, minimising installation time and site disruption while allowing for future reversibility and re-use of materials. Consideration will be given to locally sourced stone minimising the carbon effects of transportation.

REMEDICATION

The intention is to remediate detracting factors highlighted within the Heritage Impact Assessment:

- Removal of modern telegraph poles and overhead cables.
- Removal of ground covering vegetation and undergrowth to facilitate improved access.
- Removal of banked areas of ground at edges of the Abbey interior to better reveal historic fabric and facilitate improved access.

4.3.2 SITE PHOTOGRAPHIC RECORD _ EXTERIOR



01 View from slipway landing looking towards entrance into Abbey site.
04 View from southwest showing former south Transept.
07 View within Transept looking across steps down to Vault (filled in).

02 View from Lough looking towards southern elevation of Abbey.
05 Looking along entrance path and over graveyard.
08 View within Transept looking towards Cloister.

03 View from Kerrs Bay.
06 View from within graveyard with path towards entrance doorway to Chancel in foreground.
09 Internal view of east elevation of Chancel.

4.3.3 SITE PHOTOGRAPHIC RECORD _ INTERIOR



01 Looking south from Cloister towards Transept and Nave with headstones.



02 View from within Cloister with raised ground at the eastern and western edges,



03 View from the Cloister towards the Friar's Quarters.



04 Raised ground along western edge of Cloister with headstones.



05 Raised ground to to the northern edge of the Chancel.



06 View through arched opening at the base of the crossing tower.



07 View from the Chancel looking towards Lough Swilley.



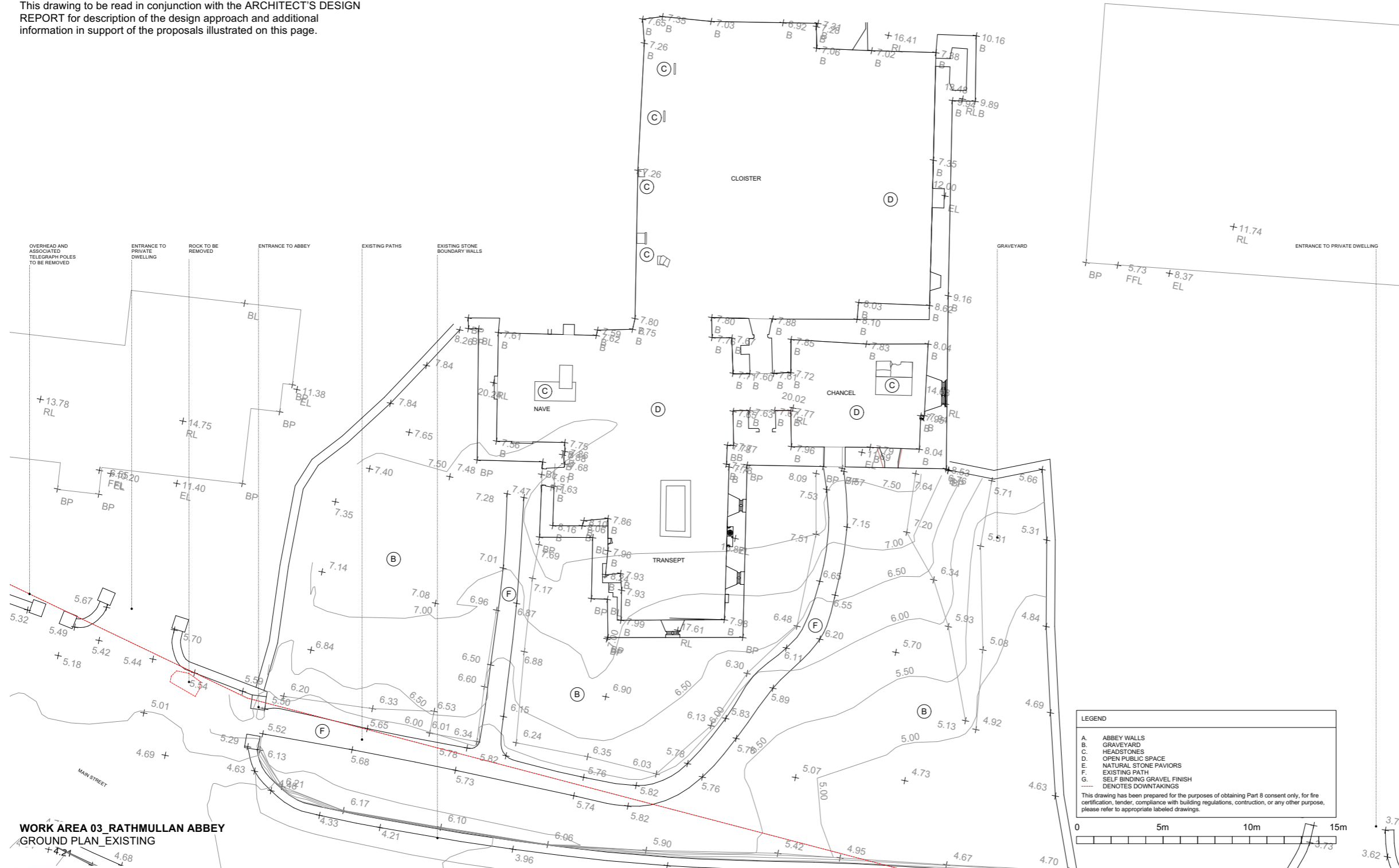
08 View towards entrance doorway.



09 Looking west from within the centre of the Nave with undergrowth throughout.

4.3.5 SITE PLAN AS EXISTING

IMPORTANT
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WORK AREA 03_RATHMULLAN ABBEY
GROUND PLAN_EXISTING



Community Development & Planning Services
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L. Ward, Director of Community Development & Planning Services

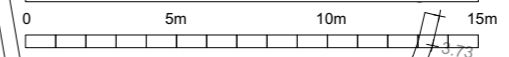


LEAD CONSULTANT / ARCHITECT: ROBIN LEE ARCHITECTURE
ARCHITECT: PASPAPAKIS FRIEL
CONSERVATION ARCHITECT: DONALD INSHALL ASSOCIATES
LANDSCAPE ARCHITECT: BERNARD SEMOUR LANDSCAPE ARCHITECTS
QUANTITY SURVEYOR: SAMMON
STRUCTURAL ENGINEER: COIRA
MECHANICAL & ELECTRICAL ENGINEER: GELAP & WALLER
ECOLOGIST: GREENTRACK
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LEGEND
A. ABBEY WALLS
B. GRAVEYARD
C. HEADSTONES
D. OPEN PUBLIC SPACE
E. NATURAL STONE PAVIERS
F. EXISTING PATH
G. SELF BINDING GRAVEL FINISH
--- DENOTES DOWNTAKINGS
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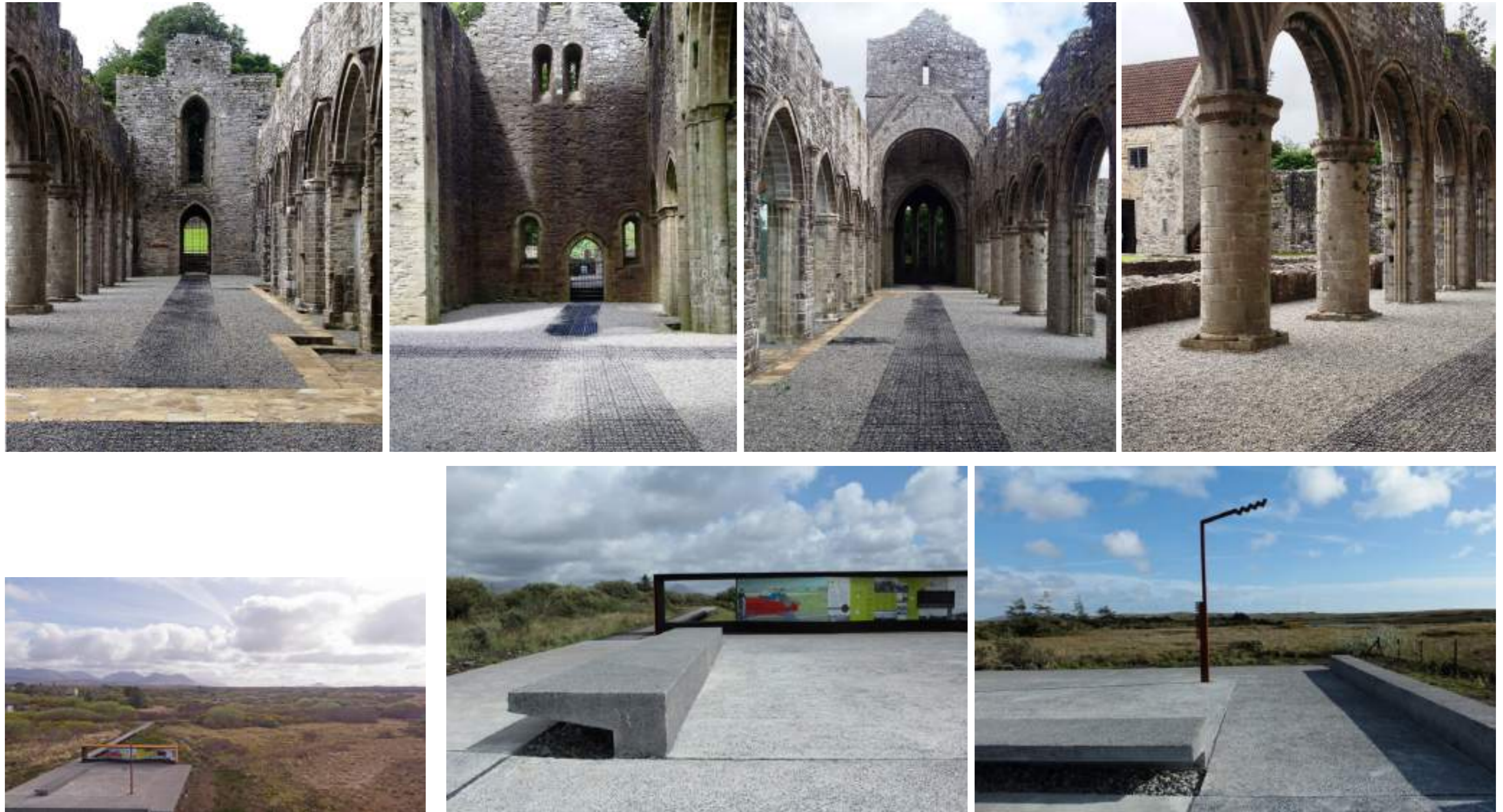
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Location: RATHMULLAN, CO. DONEGAL	Drawing No: D.RA.010	Revision: -
Drawing Title: RATHMULLAN ABBEY GROUND PLAN_EXISTING	Drawn By: RF	Checked By: SP / RF
Scale: 1:100 / A1	Approved By: BP	Project No: 21021



4.3.6 REFERENCE IMAGES AND MATERIALITY

Images in the top row show the enhancement of Boyle Abbey in Roscommon in which undergrowth and the ruinous interior were cleared to create a more open and accessible experience of the historic structure. A level floor surface was introduced to make the Abbey more accessible and to give access to the historic walls and architectural features. This neutral ground plane acts in counterpoint to the historic architecture allowing for an enhanced appreciation of the setting.

Images in the bottom row show the Marconi Station in Connemara in which a new granite floor plate was introduced into the untamed landscape creating a new open air interpretation space. Onto this granite plate elements to enable use and interpretation were added including seating, lighting, inscriptions and interpretation panels. The clear geometry of the new intervention allows for an appreciation of the surrounding landscape through contrast and counterpoint.



4.3.7 REFERENCE IMAGES AND MATERIALITY

The entrance threshold to a historic place is an important point in the arrival sequence that can be heightened through physical interventions that create a moment of pause. The reference projects below illustrate the idea of an 'entrance matt' - a device that informs our design proposal for the entrance to Rathmullan Abbey.



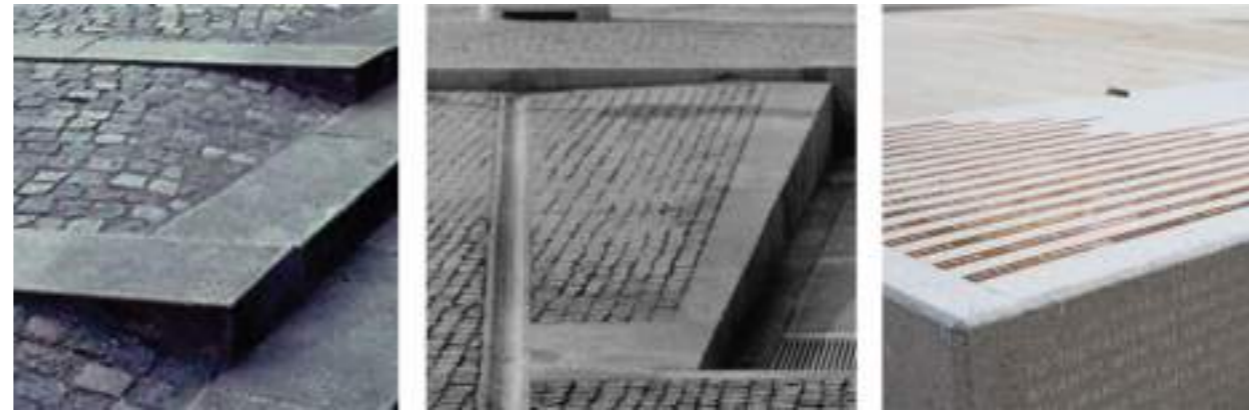
4.3.8 DESIGN CONCEPT



Concept diagrams above show the potential for the historic spaces to have their status as interior rooms subtly reinstated by the re-introduction of a floor plane. 'Lost' features such as the cloister are made evident while existing features such as the steps to the vault are framed by the new intervention to enable interpretation and comprehension of the historic form and layout of the building.

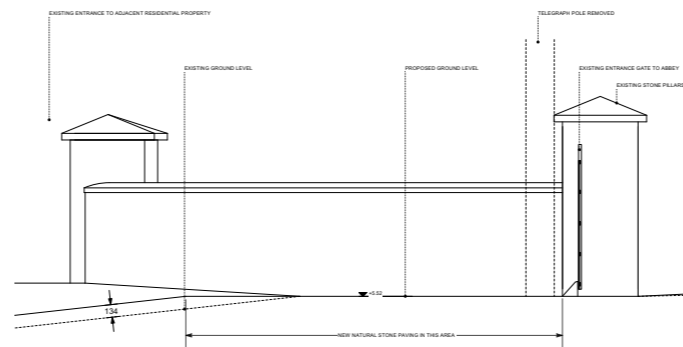
4.3.9 ENTRANCE / APPROACH

At the entrance to the grounds of Rathmullan Abbey an opportunity exists to create a defined entrance threshold that announces the importance and historic significance of the National Monument. The a site topography is ameliorated by the introduction of a low retaining 'plinth' that moderates the level change and creates a seat, an 'entrance matt' and a place for text inscriptions, that provides a brief introduction to Rathmullan Abbey.

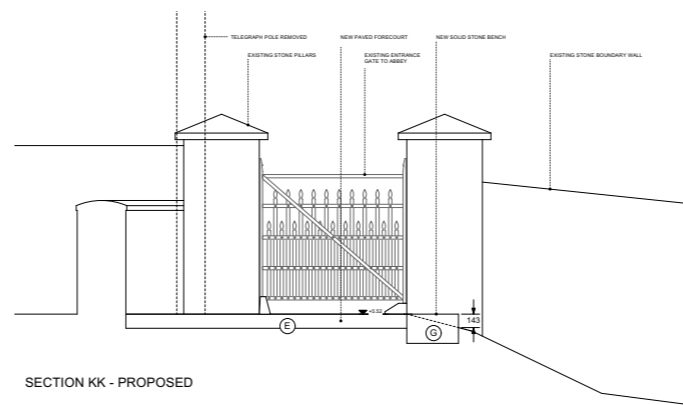


Reference examples showing incorporation of text within granite steps and seating.

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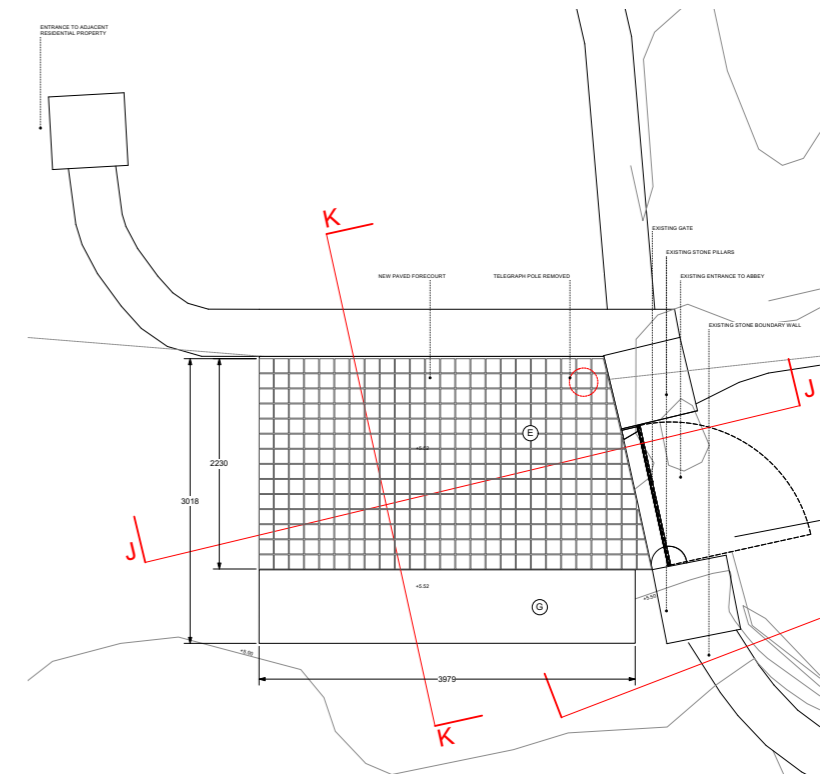


SECTION JJ - PROPOSED



SECTION KK - PROPOSED

WORK AREA 03_RATHMULLAN ABBEY
PROPOSED SECTIONS



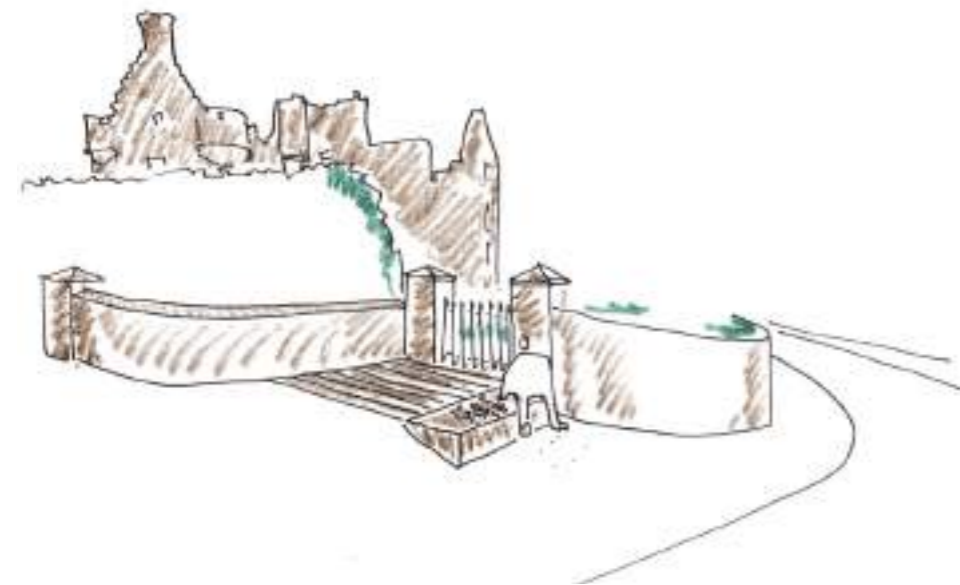
PLAN - ENTRANCE GATE

LEGEND

- A. ABBEY WALLS
- B. GRAVEYARD
- C. HEADSTONES
- D. OPEN PUBLIC SPACE
- E. NATURAL STONE PAVINGS
- F. EXISTING PATH
- G. SOLID STONE BENCH
- DENOTES DOWNDRAUGHTS

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0 5m 10m 15m

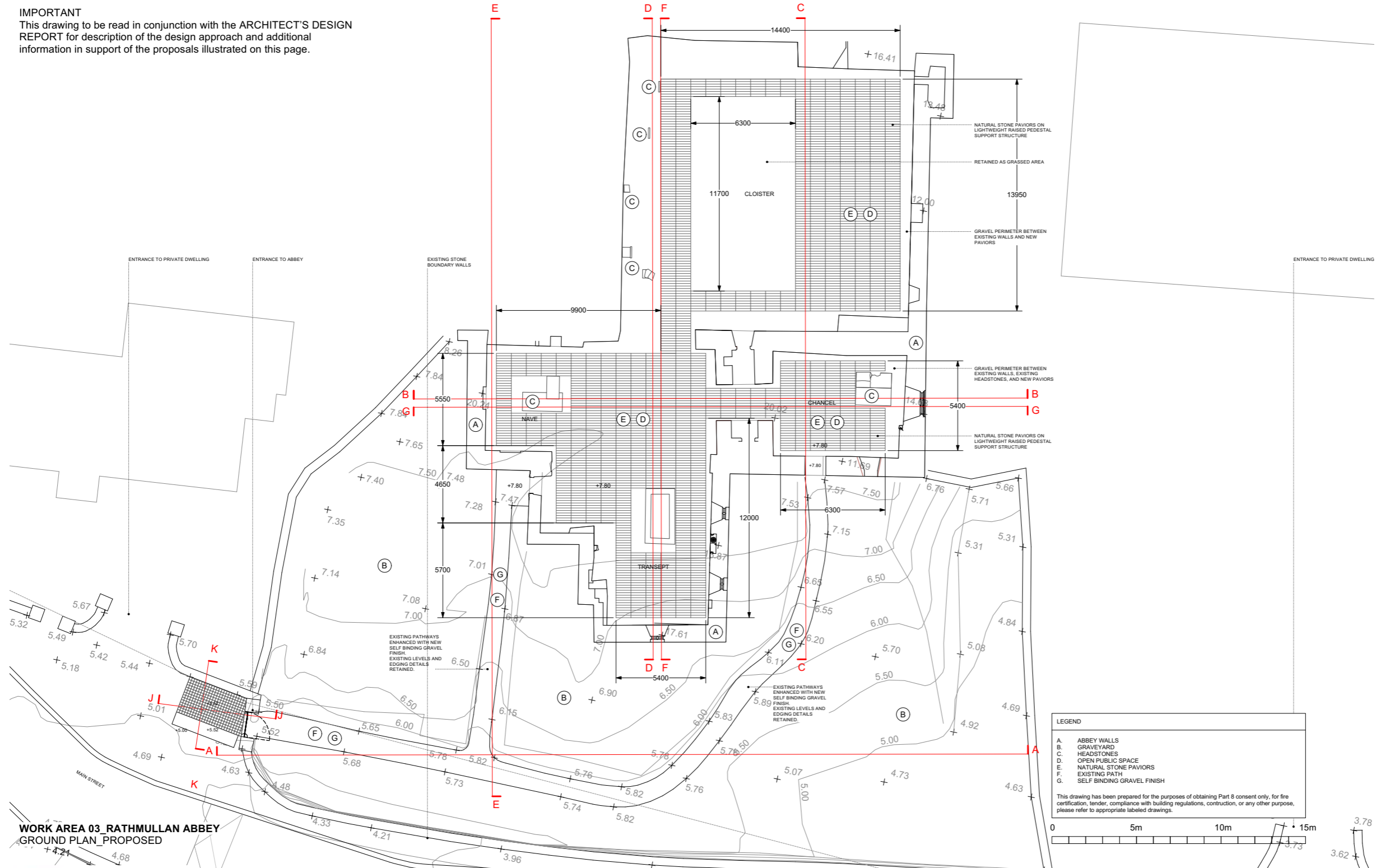


Sketch of entrance approach from Main Street.

<p>Comhairle Contae Donegal County Council</p>	<p>Community Development & Planning Services Regeneration & Development Team</p> <p>Three Rivers Centre, Lifford, Co Donegal</p> <p>Tel: 0749133600 Fax: 0749141793 www.donegalcoo.ie</p> <p>L. Ward, Director of Community Development & Planning Services</p>	<p>RATHMULLAN THE ABBY REGEN</p>	<p>DATE: 11/11/2023</p> <p>PROJECT: RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT</p> <p>LOCATION: RATHMULLAN, CO. DONEGAL</p> <p>DRAWING NO: D RA-004</p> <p>SECTION: SECTION JJ & KK</p> <p>SCALE: 1:100 (A1)</p>	<p>DATE: 11/11/2023</p> <p>PROJECT: RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT</p> <p>LOCATION: RATHMULLAN, CO. DONEGAL</p> <p>DRAWING NO: D RA-004</p> <p>SECTION: SECTION JJ & KK</p> <p>SCALE: 1:100 (A1)</p>	<p>DATE: 11/11/2023</p> <p>PROJECT: RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT</p> <p>LOCATION: RATHMULLAN, CO. DONEGAL</p> <p>DRAWING NO: D RA-004</p> <p>SECTION: SECTION JJ & KK</p> <p>SCALE: 1:100 (A1)</p>
	<p>Community Development & Planning Services Regeneration & Development Team</p> <p>Three Rivers Centre, Lifford, Co Donegal</p> <p>Tel: 0749133600 Fax: 0749141793 www.donegalcoo.ie</p> <p>L. Ward, Director of Community Development & Planning Services</p>		<p>DATE: 11/11/2023</p> <p>PROJECT: RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT</p> <p>LOCATION: RATHMULLAN, CO. DONEGAL</p> <p>DRAWING NO: D RA-004</p> <p>SECTION: SECTION JJ & KK</p> <p>SCALE: 1:100 (A1)</p>	<p>DATE: 11/11/2023</p> <p>PROJECT: RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT</p> <p>LOCATION: RATHMULLAN, CO. DONEGAL</p> <p>DRAWING NO: D RA-004</p> <p>SECTION: SECTION JJ & KK</p> <p>SCALE: 1:100 (A1)</p>	<p>DATE: 11/11/2023</p> <p>PROJECT: RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT</p> <p>LOCATION: RATHMULLAN, CO. DONEGAL</p> <p>DRAWING NO: D RA-004</p> <p>SECTION: SECTION JJ & KK</p> <p>SCALE: 1:100 (A1)</p>

4.3.10 SITE PLAN AS PROPOSED

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WORK AREA 03_RATHMULLAN ABBEY
GROUND PLAN_PROPOSED



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L. Ward, Director of Community Development & Planning Services



LEAD CONSULTANT / ARCHITECT: ROBIN LEE ARCHITECTURE
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STRUCTURAL ENGINEER: COIRA
MECHANICAL & ELECTRICAL ENGINEER: DELAP & WALLER
ECOLOGIST: GREENTRACK
FIRE ENGINEER & ACCESSIBILITY: AFEC

Status Key

SK	Sketch
SD	Site Design
SI	Information
PA	Planning Part 8
DD	Detailed Design
PC	Pre Safety Cert
SA	Site Ass. Cert
T	Tender
C	Construction
CO	COO
U	Utility File
O	Other

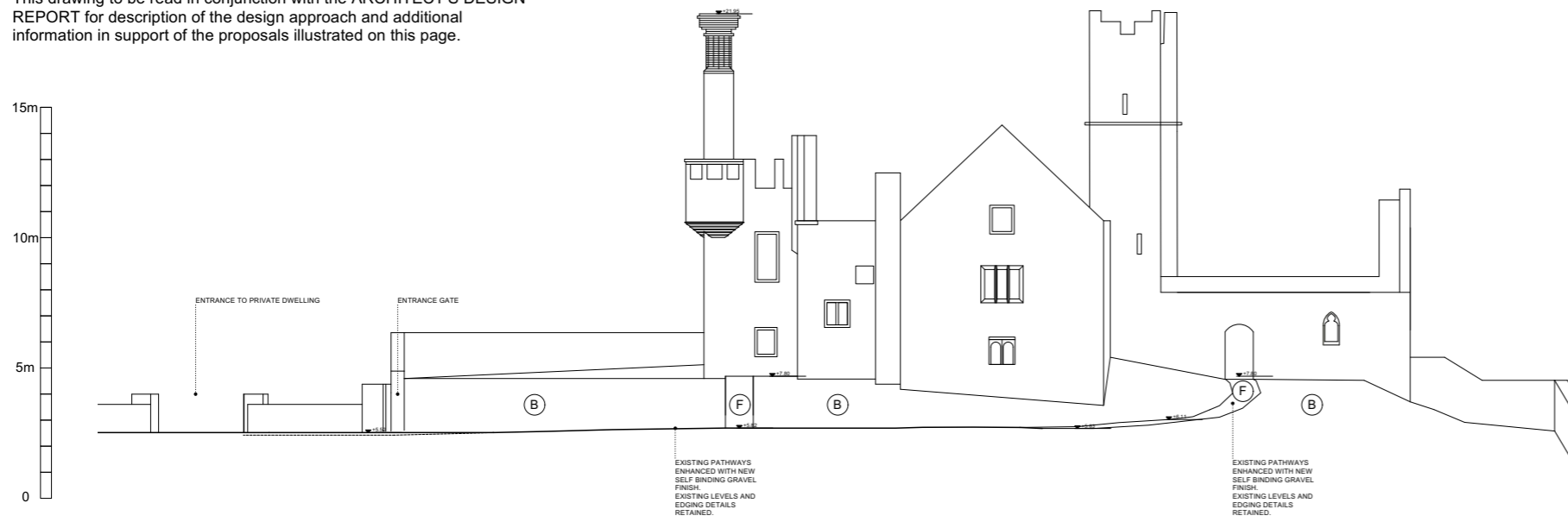
Rev	Date	Description	Issued by
-	01.11.22	PART 8 APPLICATION	RLA

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Location: RATHMULLAN, CO. DONEGAL	Drawing No: D.RA.100	Revision: -
Drawing Title: RATHMULLAN ABBEY GROUND PLAN_PROPOSED	Approved By: SP / RF	Project No: 21021
Scale: 1:100 / A1	Drawn By: RF	Checked By: SP

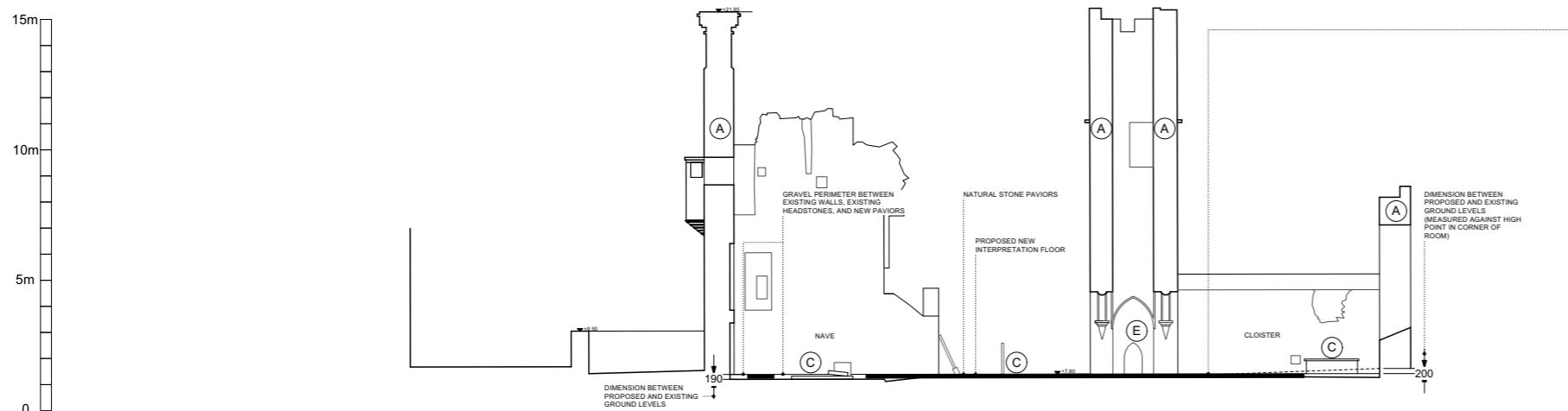


4.3.11 SECTION AA & BB AS PROPOSED

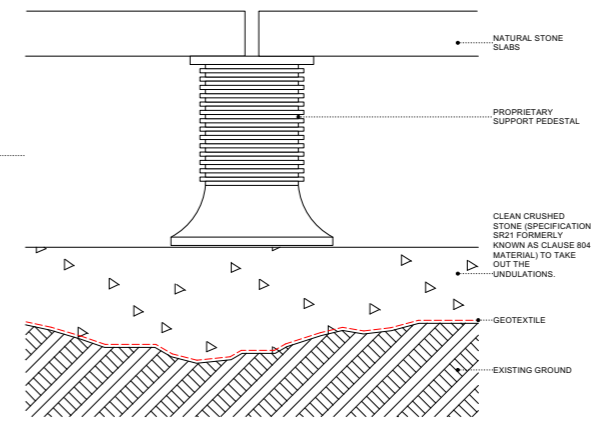
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SECTION AA - PROPOSED



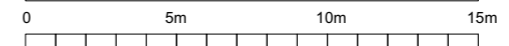
SECTION BB - PROPOSED



TECHNICAL DETAIL SHOWING FLOOR BUILD UP (NOT TO SCALE)

LEGEND	
A.	ABBEY WALLS
B.	GRAVEYARD
C.	HEADSTONES
D.	OPEN PUBLIC SPACE
E.	NATURAL STONE PAVIORS
F.	EXISTING PATH
G.	SELF BINDING GRAVEL FINISH

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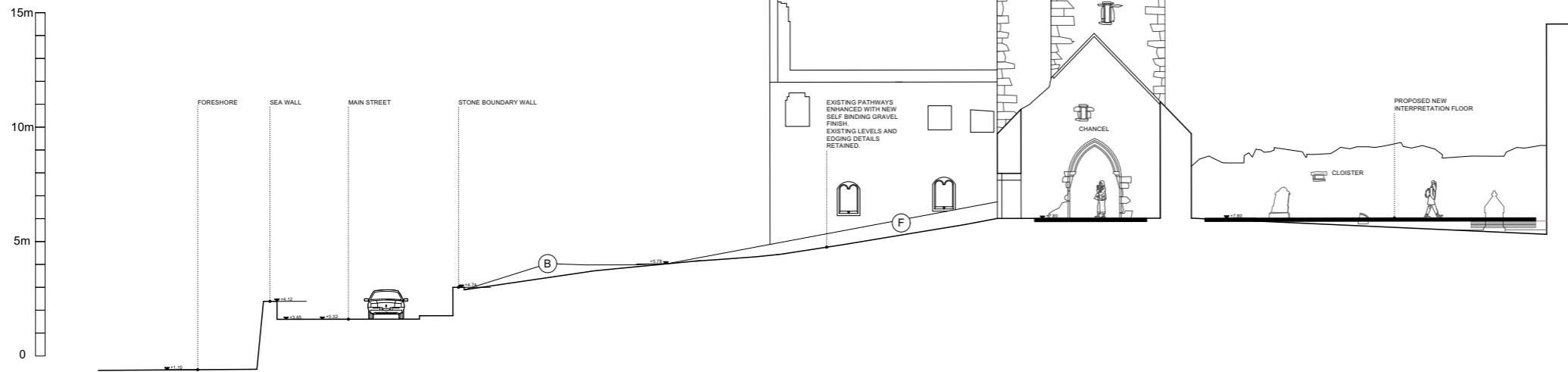


WORK AREA 03_RATHMULLAN ABBEY
PROPOSED SECTIONS

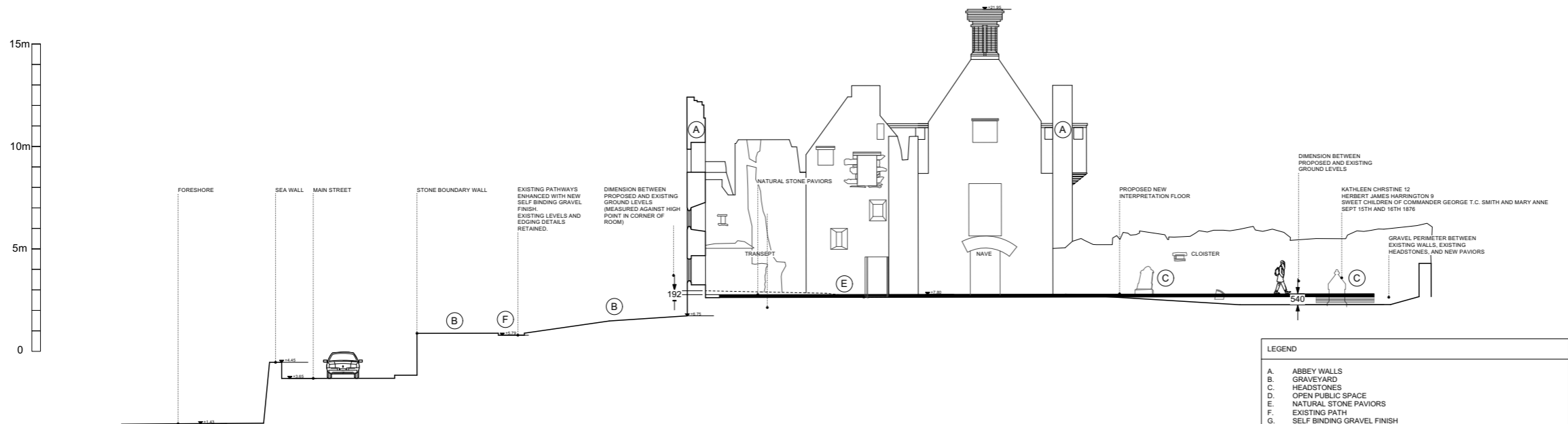
<p>Comhairle Contae Dhún na nGall Donegal County Council</p>	<p>Community Development & Planning Services Regeneration & Development Team</p> <p>Three Rivers Centre, Lifford, Co Donegal</p> <p>Tel:(074)9153900 Fax:(074)9141793 www.donegalcoco.ie</p> <p>L. Ward, Director of Community Development & Planning Services</p>	<p>RATHMULLAN THE WAY FORWARD</p>	<p>LEAD CONSULTANT / ARCHITECT: ROBIN LEE ARCHITECTURE</p> <p>ARCHITECT: PÁSPARAKIS FRIEL</p> <p>CONSERVATION ARCHITECT: DONALD INALL ASSOCIATES</p> <p>LANDSCAPE ARCHITECT: BERNARD SEMOUR LANDSCAPE ARCHITECTS</p> <p>QUANTITY SURVEYOR: SAMMON</p> <p>STRUCTURAL ENGINEER: CORA</p> <p>MECHANICAL & ELECTRICAL ENGINEER: DELAP & WALLER</p> <p>ECOLOGIST: GREENTRACK</p> <p>FIRE ENGINEER & ACCESSIBILITY: AFEC</p>	<p>Status Key</p> <table border="1"> <tr><td>SK</td><td>Survey</td></tr> <tr><td>DD</td><td>Design</td></tr> <tr><td>IN</td><td>Information</td></tr> <tr><td>PL</td><td>Planning - Part 8</td></tr> <tr><td>ED</td><td>Detailed Design</td></tr> <tr><td>FG</td><td>Fire Safety Cert.</td></tr> <tr><td>SA</td><td>Site. Ass. Cert.</td></tr> <tr><td>T</td><td>Tender</td></tr> <tr><td>CO</td><td>Construction</td></tr> <tr><td>CP</td><td>Construction</td></tr> <tr><td>SP</td><td>Safety File</td></tr> <tr><td>O</td><td>Other</td></tr> </table>	SK	Survey	DD	Design	IN	Information	PL	Planning - Part 8	ED	Detailed Design	FG	Fire Safety Cert.	SA	Site. Ass. Cert.	T	Tender	CO	Construction	CP	Construction	SP	Safety File	O	Other	<table border="1"> <thead> <tr> <th>Rev</th> <th>Date</th> <th>Description</th> <th>Issued by</th> </tr> </thead> <tbody> <tr> <td>-</td> <td>01.11.22</td> <td>PART 8 APPLICATION</td> <td>RLA</td> </tr> </tbody> </table>	Rev	Date	Description	Issued by	-	01.11.22	PART 8 APPLICATION	RLA	<p>Project Title: RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT</p> <p>Location: RATHMULLAN, CO. DONEGAL</p> <p>Drawing Title: RATHMULLAN ABBEY SECTION AA/BB</p> <p>Scale: 1:100 / A1</p> <p>Drawn By: RF</p> <p>Checked By: SP / RF</p> <p>Approved By: SP</p>	<table border="1"> <thead> <tr> <th>First Issue Date:</th> <th>Status</th> </tr> </thead> <tbody> <tr> <td>01.11.2022</td> <td>PL</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>Drawing No.</th> <th>Revision</th> </tr> </thead> <tbody> <tr> <td>D.RA.200</td> <td>-</td> </tr> </tbody> </table> <p>Project No. 21021</p>	First Issue Date:	Status	01.11.2022	PL	Drawing No.	Revision	D.RA.200	-	
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4.3.12 SECTION CC & DD AS PROPOSED

IMPORTANT
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SECTION CC - PROPOSED

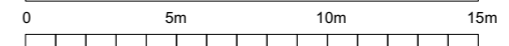


SECTION DD - PROPOSED

WORK AREA 03_RATHMULLAN ABBEY
PROPOSED SECTIONS

LEGEND	
A.	ABBAY WALLS
B.	GRAVEYARD
C.	HEADSTONES
D.	OPEN PUBLIC SPACE
E.	NATURAL STONE PAVIORS
F.	EXISTING PATH
G.	SELF BINDING GRAVEL FINISH

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RATHMULLAN THE WAY FORWARD

LEAD CONSULTANT / ARCHITECT	ROBIN LEE ARCHITECTURE
ARCHITECT	PASPARAKIS FRIEL
CONSERVATION ARCHITECT	DONALD INSHALL ASSOCIATES
LANDSCAPE ARCHITECT	BERNARD TENMOUR LANDSCAPE ARCHITECTS
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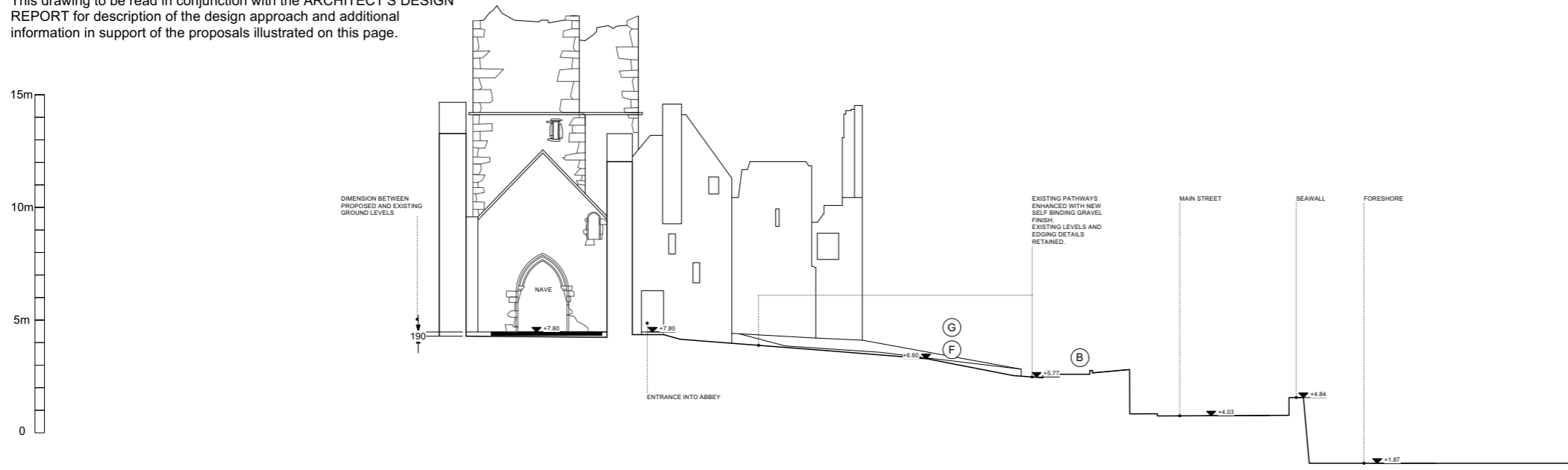
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Drawing Title:	RATHMULLAN ABBEY SECTION CC/DD	Project No.:	21021		
Scale:	1:100 / A1	Drawn By:	RF	Checked By:	SP / RF
		Approved By:	SP		

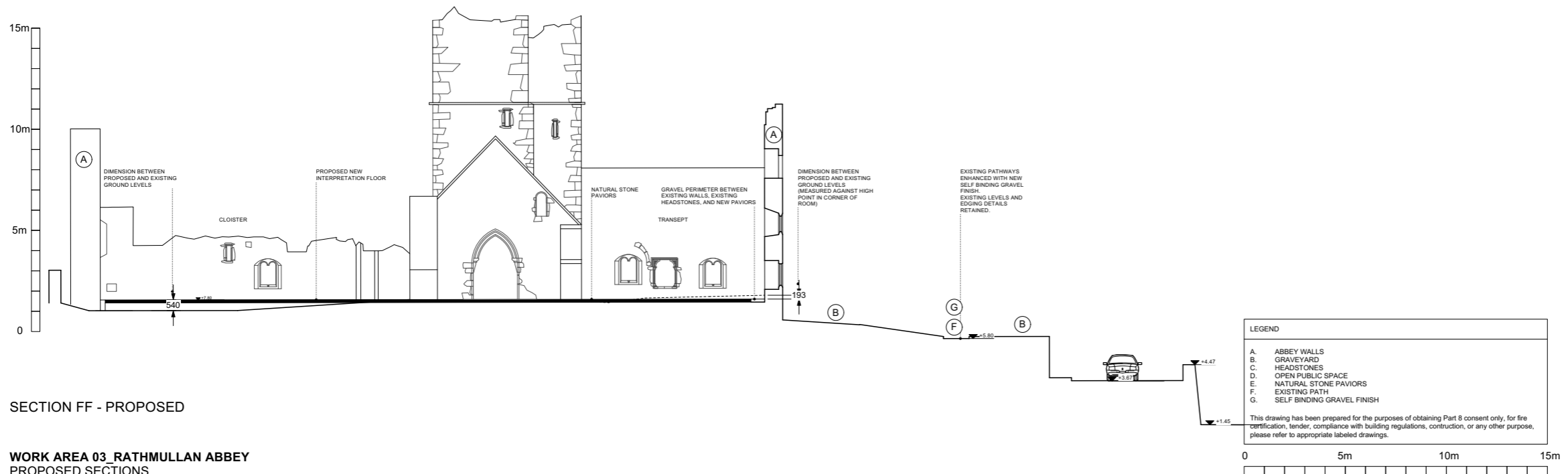


4.3.13 SECTION EE & FF AS PROPOSED

IMPORTANT
This drawing to be read in conjunction with the ARCHITECT'S DESIGN REPORT for description of the design approach and additional information in support of the proposals illustrated on this page.



SECTION EE - PROPOSED



SECTION FF - PROPOSED

WORK AREA 03_RATHMULLAN ABBEY
PROPOSED SECTIONS

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RATHMULLAN THE WAY FORWARD

Role	Name
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ARCHITECT	PASPARAKIS FRIEL
CONSERVATION ARCHITECT	DONALD RUSSELL ASSOCIATES
LANDSCAPE ARCHITECT	BERNARD TENNOUR LANDSCAPE ARCHITECTS
QUANTITY SURVEYOR	SAMMON
STRUCTURAL ENGINEER	CORNA
MECHANICAL & ELECTRICAL ENGINEER	DELRIP & WALLER
ECOLOGIST	GREENTRACK
FIRE ENGINEER & ACCESSIBILITY	AFEC

Rev	Date	Description	Issued by
-	01.11.22	PART 8 APPLICATION	RLA
01		Survey	
02		Site Design	
03		Information	
04		Planning Part 8	
05		Detailed Design	
06		Fire Safety Cert.	
07		Dis. Acc. Cert.	
08		Tender	
09		Construction	
10		CPD	
11		Safety File	
12		Other	

Project Title:	RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT	First Issue Date:	01.11.2022	Status:	PL
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Drawing Title:	RATHMULLAN ABBEY SECTION EE/FF	Project No.:	21021		
Scale:	1:100 / A1	Drawn By:	RF	Checked By:	SP / RF
		Approved By:	SP		



4.3.14 SECTION GG AS PROPOSED

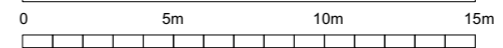
IMPORTANT
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SECTION GG - PROPOSED

LEGEND	
A.	ABBEY WALLS
B.	GRAVEYARD
C.	HEADSTONES
D.	OPEN PUBLIC SPACE
E.	NATURAL STONE PAVIORS
F.	EXISTING PATH
G.	SELF BINDING GRAVEL FINISH

This drawing has been prepared for the purposes of obtaining Part 8 consent only, for fire certification, tender, compliance with building regulations, construction, or any other purpose, please refer to appropriate labeled drawings.



WORK AREA 03_RATHMULLAN ABBEY
 PROPOSED SECTIONS



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STRUCTURAL ENGINEER	CORA
MECHANICAL & ELECTRICAL ENGINEER	DELAIP & WALLER
ECOLOGIST	GREENTRACK
FIRE ENGINEER & ACCESSIBILITY	AFEC

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Drawing Title:	RATHMULLAN ABBEY SECTION GG	Project No.:	21021		
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4.3.15 BUILT FORM IN CONTEXT _ 01



4.3.16 BUILT FORM IN CONTEXT _ 02



4.4 WORK AREA 04

PUBLIC REALM

MATERIAL IMPROVEMENT AND ENHANCEMENT OF THE EXISTING ROAD AND PEDESTRIAN INFRASTRUCTURE BETWEEN THE JUNCTION AT MAIN STREET / WESLEYAN STREET AND KERRS BAY / PIER ROAD TO CREATE A NEW SHARED PUBLIC REALM, STREETScape ENVIRONMENT AND SYNERGY OF HERITAGE LANGUAGE CONNECTING THE ABBEY AND THE BATTERY.

4.4.1 ARCHITECT'S STATEMENT

PURPOSE

The aim is to improve the pedestrian experience and ensuring that best design practices are applied to prepare a public realm scheme that integrates the many strands of civil, social and cultural aspects of Rathmullan village centre.

This will include reorientation of the spatial focus towards the pedestrian via a suite of subtle adjustments such as widening footways where possible, using high quality surface materials and raised tables to signal pedestrian priority, in particular at the entrance thresholds at the southern and northern ends of Kerrs Bay.

DESIGN APPROACH

The exterior ground plane of the coastal sequence from Kerrs Bay to Pier road is largely defined by tarmacadam with segments of intermittent footways where the width permits. The Design Manual for Urban Roads and Streets (DMURS) identifies the minimum permitted width for two way traffic as 5.5m and this is a consideration when evaluating the existing road network and two-way system currently in operation. Generally the existing two-way roads are in excess of this designated width.

The project scope will seek to improve two key junctions, namely the Wesleyan Street / Kerr's Bay junction and the Pier Road / Kerrs Bay junction.

At these key locations the proposal is for the tarmac carriageway surface to be substituted for high quality paving to signal pedestrian priority and encourage the driver to exercise caution. Examples of this approach have been shown to be successful in encouraging the calming of traffic. This gesture also reads as a "welcome mat" to punctuate moments along the coastal sequence such as the Abbey, the Rathmullan Battery Fort and the proposed Community Hub.

Overall the aim is to create more designated pedestrian space within and throughout the village, making pedestrian movement easier and improving connectivity between assets and facilities. The intended effect is to create a cohesive public realm environment that helps to unify and bind together the constituent parts of the village

Natural stone setts would replace tarmacadam in the identified locations to improve the visual quality of the external scene while maintaining a suitable surface for vehicles to traverse.

By facilitating transversal movement across the streets the road environment is perceived to have a minimised impact encouraging a sense of a pedestrian-friendly place.

While proposals would not alter the existing traffic movement infrastructure which consists of two-way traffic regime throughout the project area, they do take consideration of a potential future plan to create a one-way road system within Rathmullan, which could be developed by Donegal County Council to alleviate local traffic congestion. Should this plan come forwards the proposals made within the current project scope of work would not be compromised and indeed would complement the future plans. Furthermore the look and feel of the current proposals along with the material palette is intended to inform the future plans so that the implemented projects would seamlessly fit together even if not delivered at the same time.

AMOUNT

The coastal sequence along Kerrs Bay to Pier Road is approximately 400 linear metres.

UNIVERSAL DESIGN

In designing this place, we are conscious that it should instinctually feel welcoming, where access for the car is present but spatially laid out to be deferential to the pedestrian. A place where it is as easy to navigate if blind, in a wheelchair or pushing a buggy as it is for everyone else to get about. The theme of being protected, as afforded by the space being not dominated by vehicular lanes, controlled by raised tables and tight turn ins, with proportionally generous pedestrian only space is assisted by a quiet paved treatment, where the emphasis is on providing quality without showiness. The balance of new paving, tactile slabs, kerbs, cut setts and street furniture are managed towards this end.

SUSTAINABILITY

While the constrained streetscape may not afford the space to plant street trees in its current configuration, a new Public Amenity Space offers the opportunity to enhance the greening of the public realm by developing a planted meadow with native and adaptive species to ensure seasonal interest and suitable hardiness to endure the relatively exposed conditions.

It is envisaged that natural stone and concrete products will be sourced from local suppliers to reduce the carbon footprint associated with foreign import and quarrying.

4.4.2 SITE PHOTOGRAPHIC RECORD



01 View of arrival into village upon passing post office.

04 View east along Main Street and Kerrs Bay.

07 View of Kerrs Bay with Beachcomber Bar on right hand side of road.

02 View looking east at junction of Wesleyan Road and Main Street.

05 View looking east along Main Street and Kerrs Bay.

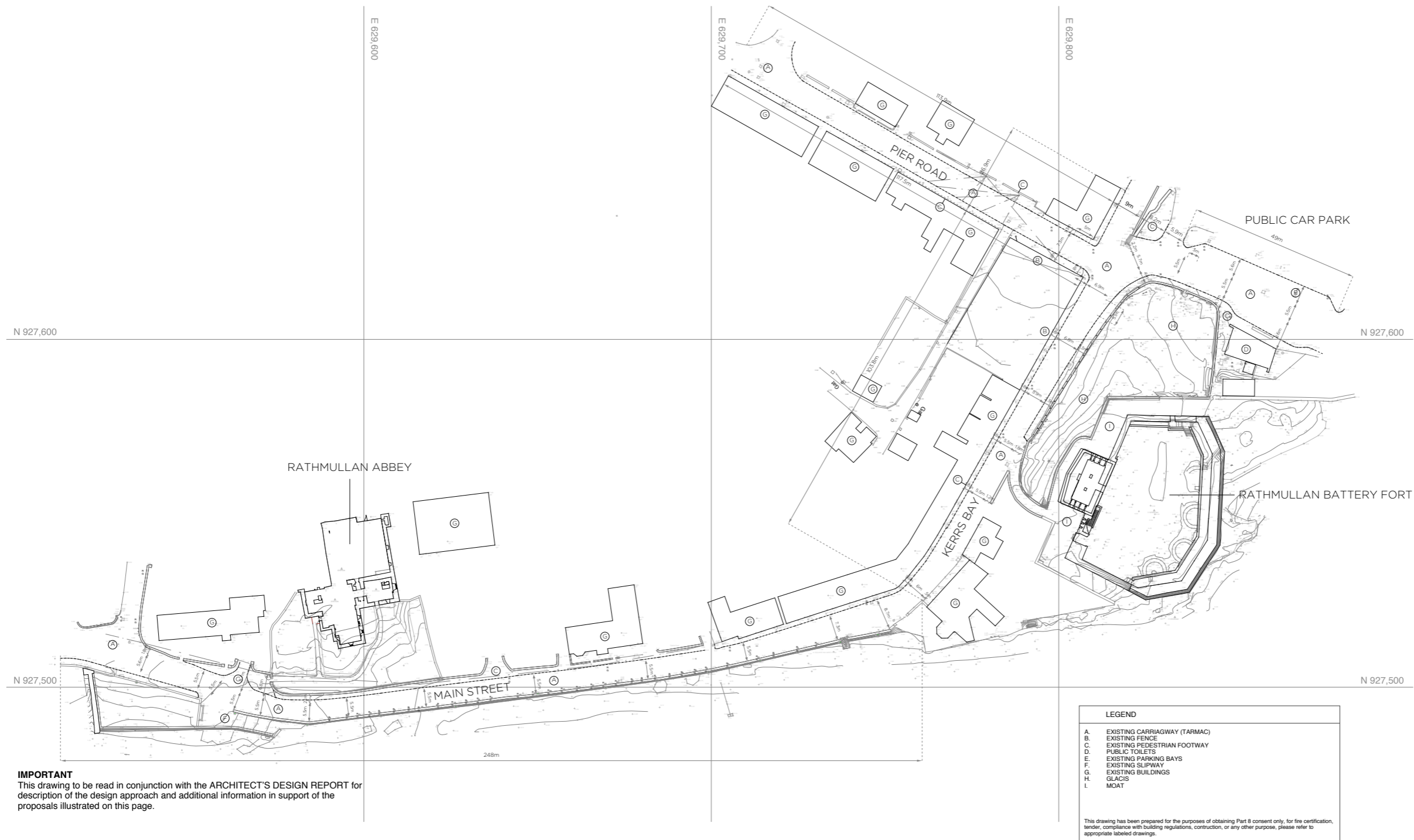
08 View of terrace of cottages on Kerrs Bay.

03 Looking east along Main Street/Kerrs Bay with Abbey in background.

06 Looking across Kerrs Bay with Beachcomber Bar in background.

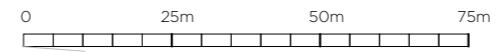
09 Elevated view of Kerrs Bay-Pier Road-Coastguard Station junction from Battery Glacis.

4.4.3 SITE PLAN AS EXISTING



IMPORTANT
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WORK AREA 04 _ PUBLIC REALM
PUBLIC REALM PLAN _ EXISTING



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QUANTITY SURVEYOR	SAMMON
STRUCTURAL ENGINEER	CDRA
MECHANICAL & ELECTRICAL ENGINEER	DELAIR & WALLER
ECOLOGIST	GREENTRACK
FIRE ENGINEER & ACCESSIBILITY	AFEC

Status Key	
RL	Survey
SL	Site Design
IP	Information
PL	Planning - Part 8
DD	Detailed Design
DDC	Final Safety Cert
DDC	Dis. Acc. Cert
T	Tender
C	Construction
CO	CRD
SF	Safety File
OT	Other

Rev	Date	Description	Issued by
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Project Title: RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT	First Issue Date: 01.11.2022	Status: PL
Location: RATHMULLAN, CO. DONEGAL	Drawing No. D.PR.010	Revision: -
Drawing Title: PUBLIC REALM PLAN_EXISTING	Project No. 21021	
Scale: 1:500 / A1	Drawn By: DC	Checked By: DC / RL
		Approved By: RL



4.4.4 REFERENCE IMAGES AND MATERIALITY

Prioritisation of the pedestrian experience while allowing existing vehicular movements is the common theme of the projects illustrated below. The approach is to make the urban environment more pedestrian-friendly, improving local area connectivity and linking local assets and facilities by raising carriageways to footway level and introducing similar materials for both pedestrian and vehicular zones. In these examples granite is selected for robustness and long lifespan.

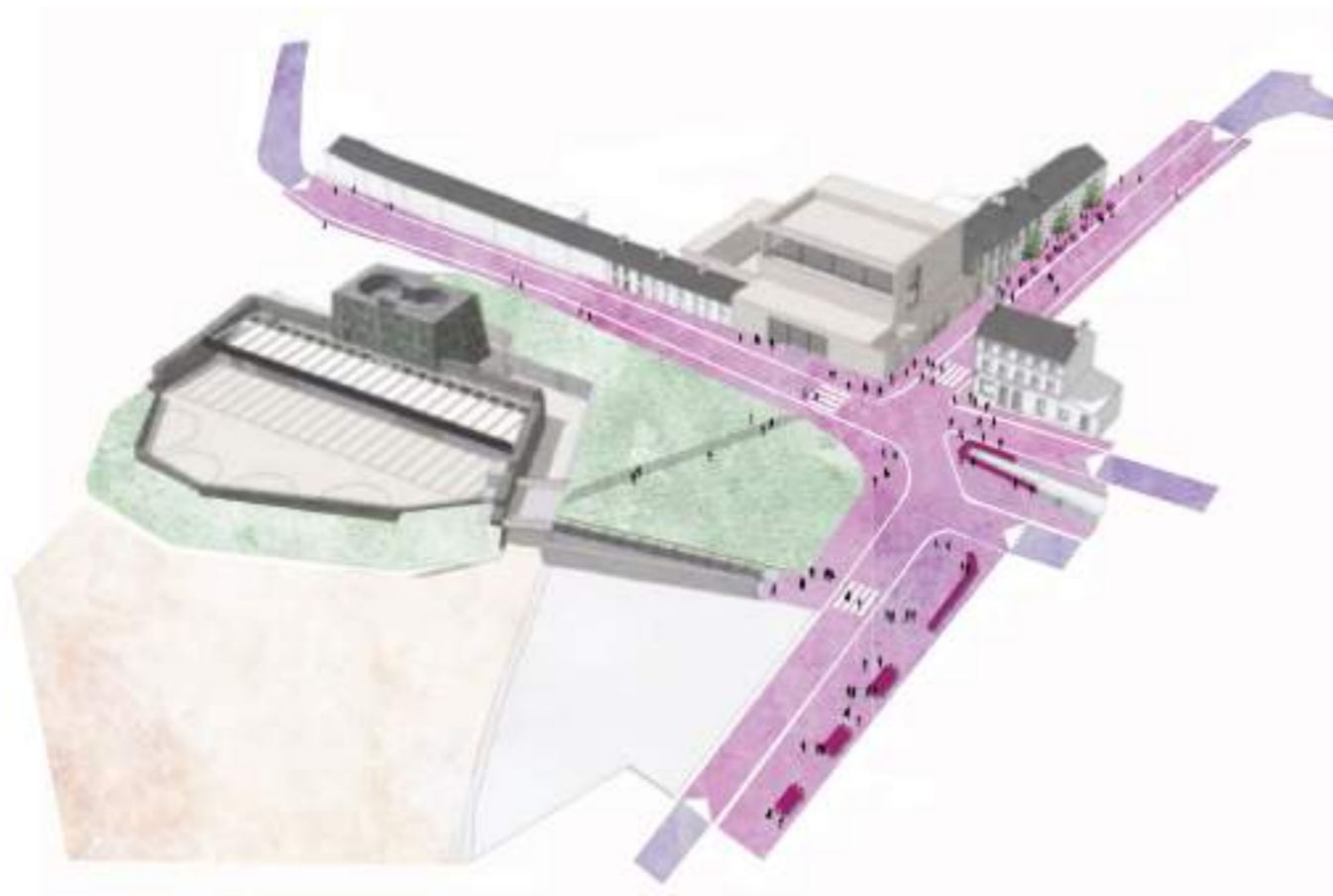


4.4.5 DESIGN CONCEPT

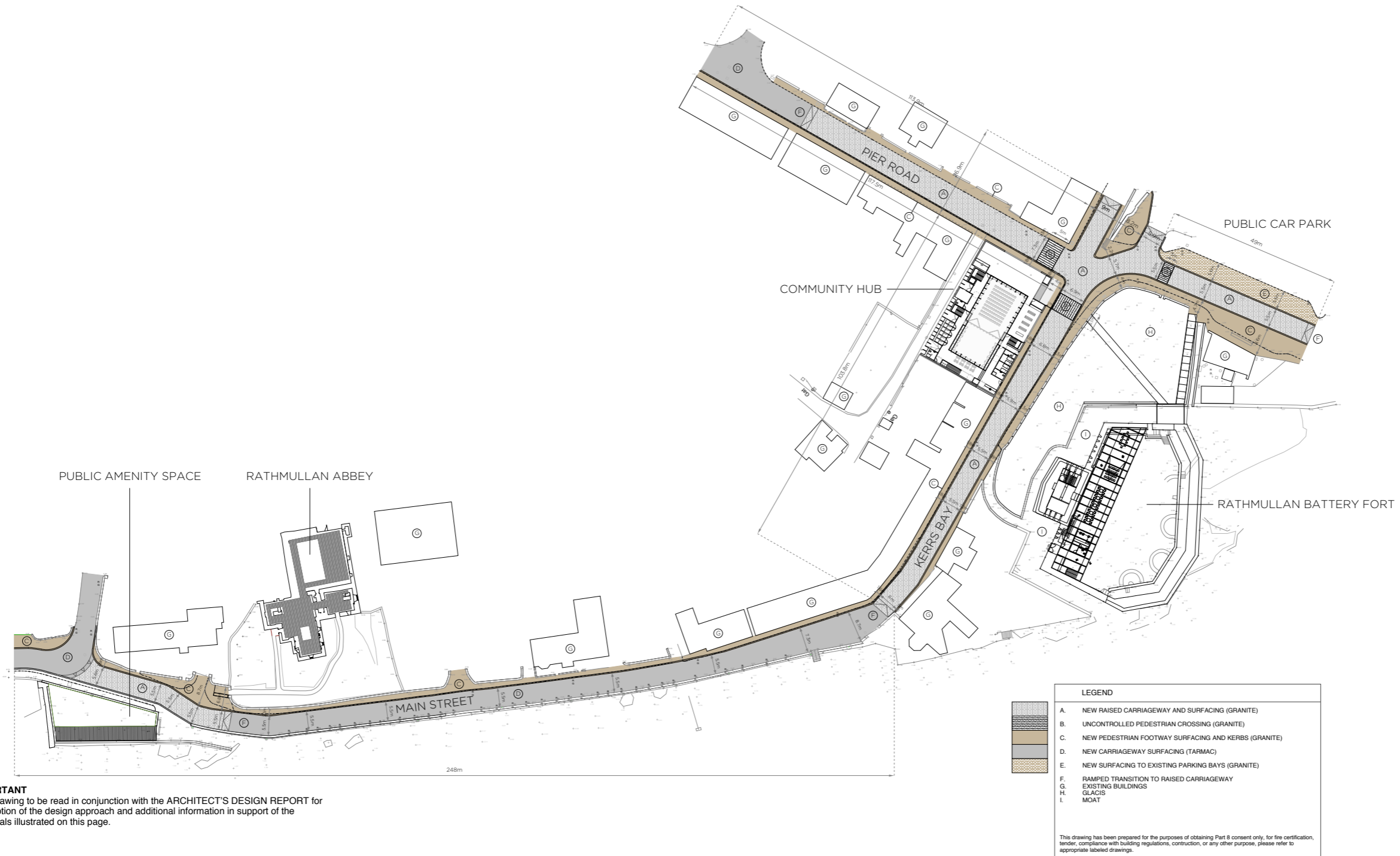


Above: Public Realm improvements at the interface between the Wesleyan Street / Main Street junction, the Public Amenity Space and Rathmullan Abbey. Creating a sense of pedestrian priority at this important entrance point to Rathmullan village is intended to calm traffic speeds and make pedestrian movements easier between key historic and amenity assets in the local area.

Below: Similarly at the Kerr's Bay / Pier Road junction the Public Realm improvements are intended to create a more cohesive streetscape environment enabling historic and community-based assets to be more connected and accessible. Here Public Realm creates a defined centre point to the village around which the Battery Fort, new Community Hub and local assets such as The White Harte and An Bonnan Bui form a cluster of uses.

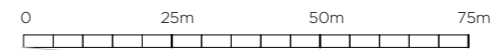


4.4.6 SITE PLAN AS PROPOSED



IMPORTANT
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WORK AREA 04 _ PUBLIC REALM
 PUBLIC REALM PLAN _ PROPOSED



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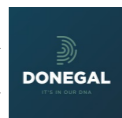


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LANDSCAPE ARCHITECT	BERNARD SEYMOUR LANDSCAPE ARCHITECTS
QUANTITY SURVEYOR	SAMMON
STRUCTURAL ENGINEER	CORA
MECHANICAL & ELECTRICAL ENGINEER	DEEPA & WALLER
ECOLOGIST	GREENTRACK
FIRE ENGINEER & ACCESSIBILITY	AFEC

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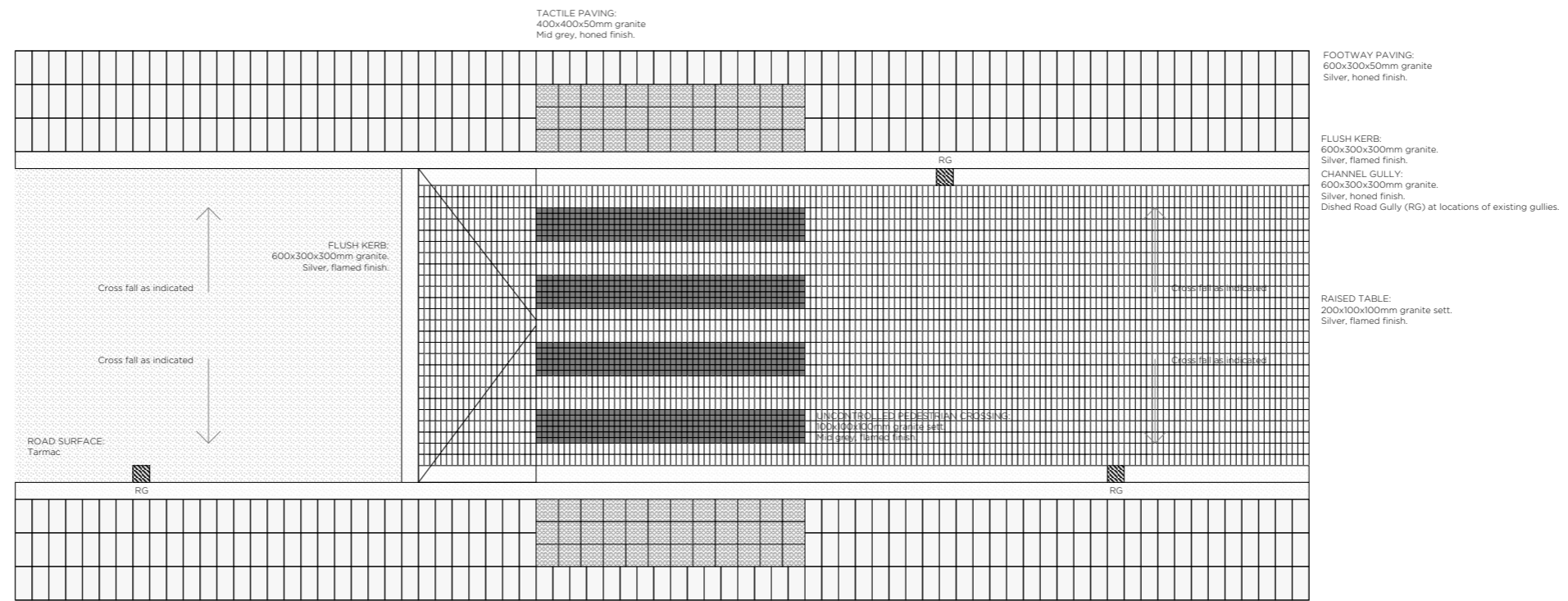
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Project Title:	RATHMULLAN (COMMUNITY & HERITAGE) REGENERATION PROJECT	First Issue Date:	01.11.2022	Status:	PL
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Drawing Title:	PUBLIC REALM PLAN, PROPOSED	Project No.:	21021		
Scale:	1:500 / A1	Drawn By:	DC / RL	Checked By:	DC / RL
		Approved By:	RL		



4.4.7 DETAILS

Drawings below illustrate the material selection and arrangements proposed for footways, carriageways, kerbs and pedestrian crossings throughout the Public Realm.



GRADIENT TO RAISED TABLE:
1100mm Minimum
3000mm Maximum

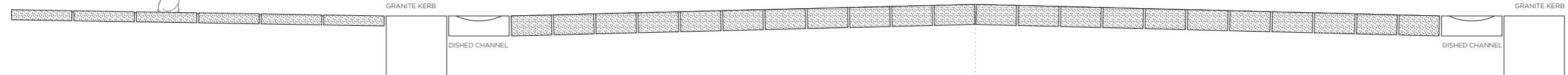
PLAN 1:50



FOOTWAY:
1:60 Cross Fall

CARRIAGEWAY:
1:40 Cross Fall

CARRIAGEWAY:
1:40 Cross Fall



SECTION 1:10

4.4.8 VEHICLE MOVEMENTS

Autotracking motions were carried out to verify the proposals to adjust kerb lines and rationalise carriageway widths at the Wesleyan Street / Main Street and Pier Road / Kerr's Bay junctions. All vehicle types relevant to Rathmullan were tested as noted below:

- 12m Coach
- Fire Tender
- Public Bus
- Rigid HGV
- Articulated HGV

The last vehicle listed above (Articulated HGV) was demonstrated to be the most onerous vehicle for the motions required, in particular the left turn from Kerr's Bay into Pier Road and the right turn from Pier Road into Kerr's Bay. Below is the output of this auto tracking exercise demonstrating no wheel or vehicle paths would cross over the proposed new and adjusted kerb lines.



IMPORTANT
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WORK AREA 05 _ PUBLIC REALM
PUBLIC REALM PLAN _ PROPOSED

4.5 WORK AREA 05

PUBLIC AMENITY SPACE

FORMATION OF A SMALL PUBLIC AMENITY SPACE DIRECTLY CONNECTED TO THE COASTAL WALKWAY (AT ITS TERMINATION).

4.5.1 ARCHITECT'S STATEMENT

PURPOSE

Located towards the south of the village it is proposed that an existing green space currently bounded by a low stone perimeter wall on three sides and the sea wall on the south facing edge is enhanced and repurposed for community benefit. With limited access currently it is proposed that it is strategically opened to enable access and for use as a public amenity space closely connected with the sea.

A portion of the space adjacent to the sea wall is appropriated as a hard-surfaced public space accessible from the footway opposite the entrance to Rathmullan Abbey. Enhancements to the public realm at this location including the resurfacing of the road in natural stone setts raised to footway level to allow seamless transverse access across the carriageway to allow better linkages between the Abbey and the sea and to effectively create an 'entrance mat' to these historic and natural assets at the entrance to the village. The scale of this public space is intended to support opportunities for events and gatherings, educational groups such as Transition Year student visitors or to create welcome resting point for cyclists or sea-swimmers.

The remainder of the space is retained as a green space and it is proposed that this be enhanced as a 'biodiversity garden', offering ecological and educational benefits to the local community and visitors.

DESIGN APPROACH

Formally, and in terms of materials, this public space would be linked to interventions and enhancements proposed for the Abbey and Battery. In each case clearly defined and geometrically simple public spaces are proposed within loosely defined historic and natural settings.

The public space is positioned at the southern edge of the existing green area such that it can act as a generous viewing platform from which to comprehend and enjoy the unique setting of Rathmullan and its significant relationship with the sea.

It is now widely accepted that McSwine's Castle, contrary to historic mapping, was actually located on the opposite (shoreside) of the road from Rathmullan Abbey and to the south of the Public Amenity Space site. Interpretation content provided within the detail design of the Public Amenity Space could be used to convey the history of this part of Rathmullan and its relationship to the sea.

AMOUNT

The proposal would enable the creation of a public amenity space with an approximate area of 120m².

UNIVERSAL DESIGN

Universal design is central to our approach to this public amenity space with the level of the public space set to enable access to all in the community from families with young children to elderly members of the village community. Improving access from the Abbey would allow people with mobility difficulties a barrier-free route between historic and natural assets.

SUSTAINABILITY

It is envisaged that natural stone and concrete products will be sourced from local suppliers to reduce the carbon footprint associated with foreign import and quarrying. The biodiversity garden would be a unique local opportunity to educate and to celebrate the natural environment with the public space situated between 'garden' and sea.

4.5.2 SITE PHOTOGRAPHIC RECORD



01 Looking east across Area 06 and out over Lough Swilly.

04 View of bottom of slipway from foreshore.

07 Break in stone wall providing access to Area 06 and stepped access to beach below.

02 Looking west across Area 06 and towards Hilly Head.

05 Looking north from foreshore with Abbey in background.

08 View south across Area 06 and over Lough Swilly

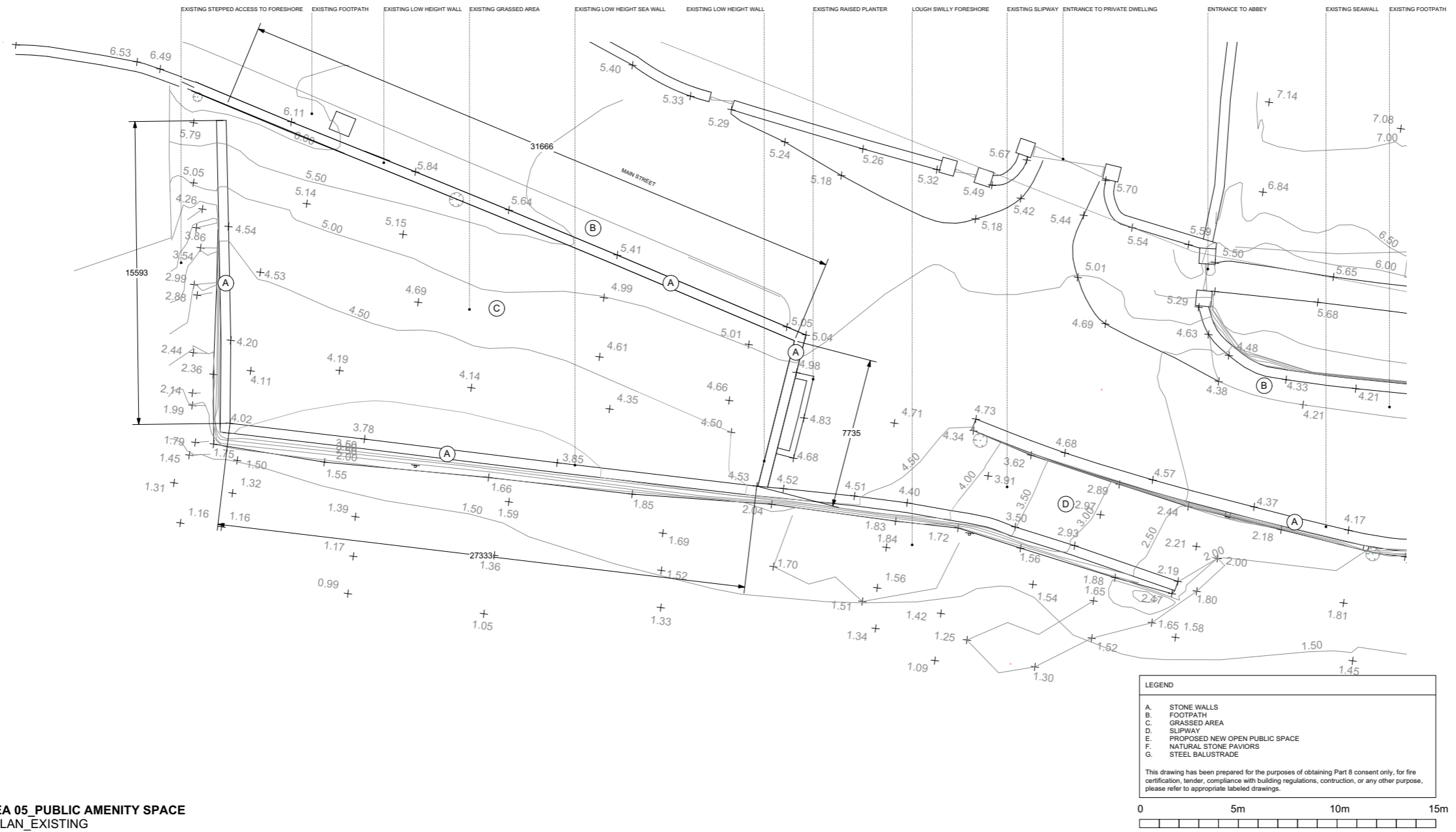
03 View from slipway landing looking across Area 06.

06 View from within Area 06 looking down towards shore below.

09 View of western entrance point into Area 06.

4.5.3 SITE PLAN AS EXISTING

IMPORTANT
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WORK AREA 05 PUBLIC AMENITY SPACE
 GROUND PLAN_EXISTING



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LANDSCAPE ARCHITECT	BERNARD SEYMOUR LANDSCAPE ARCHITECTS
QUANTITY SURVEYOR	SAMMON
STRUCTURAL ENGINEER	COGA
MECHANICAL & ELECTRICAL ENGINEER	DELAJ & WALLER
ECOLOGIST	GREENTRACK
FIRE ENGINEER & ACCESSIBILITY	AREC

SL	Survey
SD	Sketch Design
INFO	Information
PL	Planning - Part 8
DD	Detailed Design
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DAC	Dis. Acc. Cert.
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C	Construction
CPO	Construction
SP	Survey File
O	Other

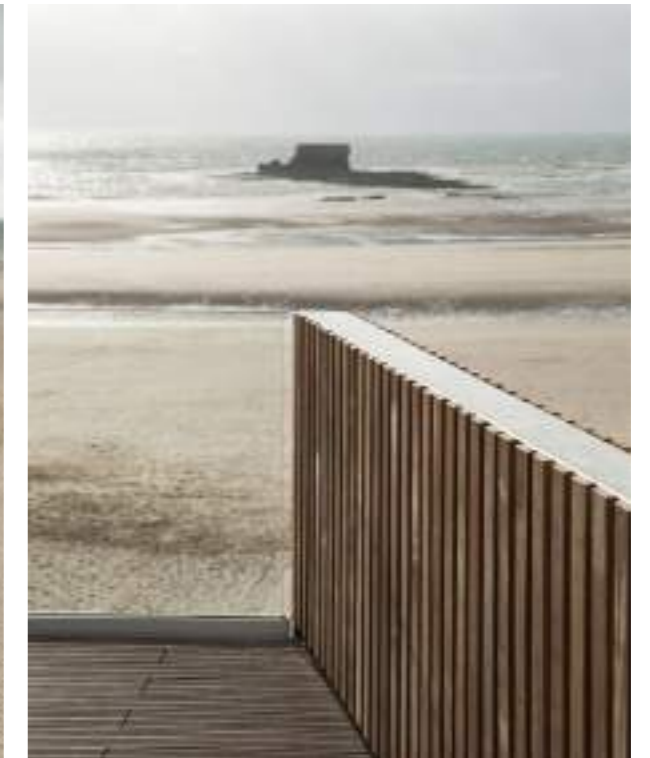
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				Approved By:	SP



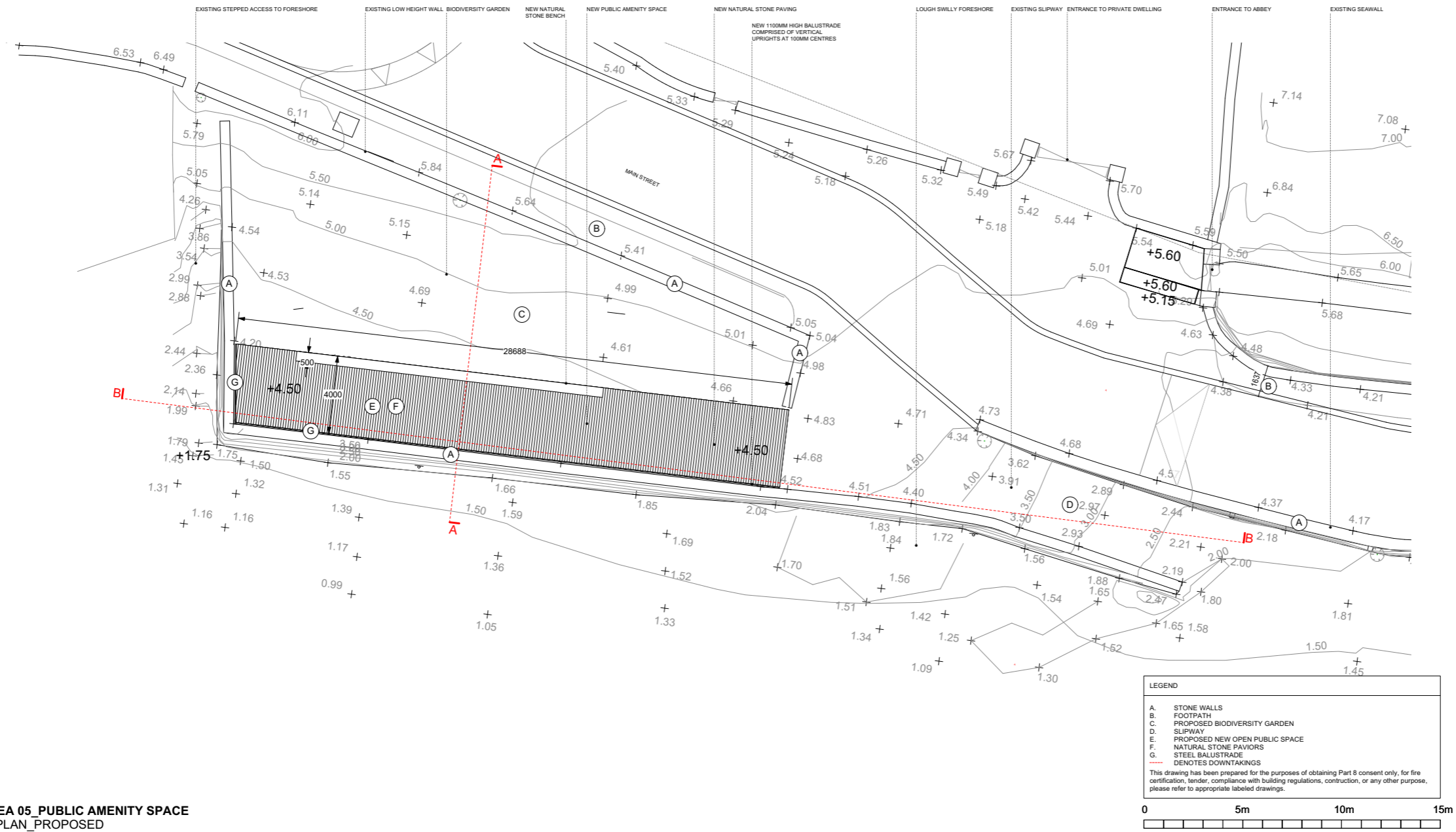
4.5.4 REFERENCE IMAGES AND MATERIALITY

Images on this page show the creation of public terraces in coastal settings as places to appreciate the natural environment. Simple ensembles of decking, low walls, integrated seating and simple balustrades are intended to act as a geometric counterpoint to the otherwise untouched natural setting.



4.5.6 PLAN AS PROPOSED

IMPORTANT
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WORK AREA 05_PUBLIC AMENITY SPACE
 GROUND PLAN_PROPOSED



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QUANTITY SURVEYOR	SAMMON
STRUCTURAL ENGINEER	COXA
Mechanical & Electrical Engineer	DELAJ & WALLER
ECOLOGIST	GREENTRACK
FIRE ENGINEER & ACCESSIBILITY	AFEC

Rev	Date	Description	Issued by
-	01.11.22	PART 8 APPLICATION	RLA

SL	Survey		
SD	Sketch Design		
MD	Masterplan		
PL	Planning - Part 8		
DD	Detailed Design		
FC	Fire Safety Cert.		
DDC	Dis. Acc. Cert.		
T	Tender		
C	Construction		
CPD	Completion		
SP	Survey File		
O	Other		

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Scale:	1:100 / A1	Drawn By:	RF	Checked By:	SP / RF
		Approved By:	SP		



4.5.7 BUILT FORM IN CONTEXT _ OVERVIEW



4.5.8 BUILT FORM IN CONTEXT _ 01



4.5.9 BUILT FORM IN CONTEXT _ 02



5.0 ACCESS

5.1 ACCESS & PARKING

Existing parking arrangements within the village will remain with no loss of available public parking as a consequence of the proposals.

On-site bicycle parking for public and staff use will be provided in west (lane) elevation of the Community Hub.

Access for deliveries to facilitate the Community Hub will catered for, also by means of the existing laneway to the west of the site.

Access is to be enabled by the provision of a raised carriageway with kerbs flush with adjacent footways around the Kerrs Bay and Pier Road junction to create a safe and secure threshold.

A Stage 1 Road Safety Audit has been carried out on the proposed scheme and the audit document is included within this application.

5.2 UNIVERSAL ACCESS STRATEGY

The design proposal has been developed in consultation with Access Consultants for the Design Team.

This process has included an assessment of the proposed layout plans for the building and the public realm proposals including access between the 'Work Areas'.

The design has been developed according to the principles of universal access and the provisions of the Building Regulations Part M Access for people with Disabilities (2010).

A Disability Access Compliance Report drawings, will prepared and application submitted to Donegal County Council in due course.

6.0 SAFETY AND MAINTENANCE

6.1 FIRE SAFETY STRATEGY

The design proposal has been developed in consultation with the Fire Safety Consultants for the Design Team.

This process has included an assessment of building occupancy, stair location and arrangements including provision of refuges, escape route and width criteria, final exit provisions and travel distances.

A Fire Safety Compliance Report and fire plan drawings, will prepared and application submitted to Donegal County Council in due course.

6.2 MAINTENANCE

Natural stone is selected as the predominant external finish of the proposed buildings throughout. While it is intended that the natural stone will be of a pale tone, as illustrated in this document, the final selection of products and finishes will be subject to a rigorous selection process to ensure compatibility with the exposed coastal conditions in Rathmullan. Limestones and granite stones have been identified that are suitably hard, durable and robust for the site conditions. Depending on the final products selected it may be advisable to apply a clear sealer to ensure the stone stays clean and avoiding future maintenance requirements.

Extents of clear glass are proposed on the building elevations. To minimise the maintenance regime self-cleaning glass specifications will be considered at detail design stage. Self-cleaning glass has a thin layer of titanium dioxide which breaks down organic dirt in two stages. The first stage of cleaning is photocatalytic (light activating) and occurs via reaction between UV light and the titanium dioxide coating. Electrons generated convert water molecules from the air into hydroxyl radicals which break down organic dirt into tiny pieces which are washed away by rainwater. The second stage of cleaning is hydrophilic (water activating) and occurs as rainwater hitting the glass spreads out in an even sheet that removes dirt evenly across the whole surface without leaving streaks.

Anodised aluminium will be used for window and door assemblies to mitigate against the impact of the marine environmental conditions of the site. Similarly 316-grade stainless steel will be used in lieu of 304-grade due to its increased corrosion resistance.

Roof access would be provided via public access stairs due to the proposal to create accessible public roof terraces. This will give safe and secure access to the roof for service and maintenance personnel.

For any non-publicly accessible flat roof areas Fall Prevention Cables will be installed set back 2.5m from all exposed roof edges. These cables will allow restrained access to all roof edges for general maintenance (gutter cleaning, roof inspections etc.) while wearing a standard 2m lanyard and prevent operatives getting into a position where they could fall. Any support posts would be set back from exposed roof edges along the perimeter of the roof, the posts will not be visible when viewing the building elevation.

7.0 SIGNAGE, WAYFINDING & ART

7.1 DESIGN APPROACH

We enjoy well worn paths, visual marks, and distant points on the horizon as an alternative to the visually intrusive traditional forms of Signage and Wayfinding. From 'afar' we like to use high points on buildings to direct people, i.e. flag atop the gun battery. When 'close' perhaps we use materials or motifs on the ground. When 'near' we enjoy using carefully composed and curated interpretation points. We are interested in how Public Art might be baked into the fabric of the village. We should utilise every opportunity to elevate the ordinary to have artistic value and create a sense of civic-ness.

ROBIN LEE ARCHITECTURE / PASPARAKIS FRIEL design statement

A range of signage and wayfinding devices could be employed across the Work Areas to allow homogeneity in look and feel but within a loose framework to avoid a corporate or commercial feel to the elements introduced. The design approach favours subtle interventions that allow way finding but which do not dominate the experience in a manner that would detract from the rural / village character.

Devices and infrastructure could include the following:

The signs can include QR codes which visitors can scan with their smartphones to access an auditory history of the location or a trail guide.

Integrated signage within the hard landscaping to announce gateways and thresholds.

Monoliths incorporating maps and directional guidance.

Finger posts at key junctions.

Building-mounted map diagrams and lettering.

Signage considered as public art including texts, patterning, etc.

Markers dispersed throughout the village create points of reference that encourage exploration and discovery.

Road Signage

The key point on approach to Rathmullan from the south is the Wesleyan Street / Kerrs Bay junction. In addition to decluttering of overhead cables and traffic engineering signage it is proposed to create a legible signage solution that announces the entry point to the village centre while encouraging traffic flow in the direction of Wesleyan Street encouraging Kerrs Bay to be used for local traffic and improved pedestrian use.

Public Art

Our approach would be to combine public artwork with the signage and way finding strategy with graphic and text content developed in conjunction with artists and designers to create a cohesive installations. Examples on the following page show examples of this approach with bespoke components offering opportunities for the integration of patterning and text content combining to express local identity and provide engaging insight into local cultures and histories.

7.2 REFERENCE EXAMPLES



This report and its contents is authored by the following team, except where noted otherwise:

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

