



Drogheda Thrive

Integrated Urban Strategy for Drogheda Heritage Quarter & West Street Area



Comhairle Contae **Lú**
Louth County Council

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INTRODUCTION

1.1 Context and Purpose of Integrated Urban Strategy

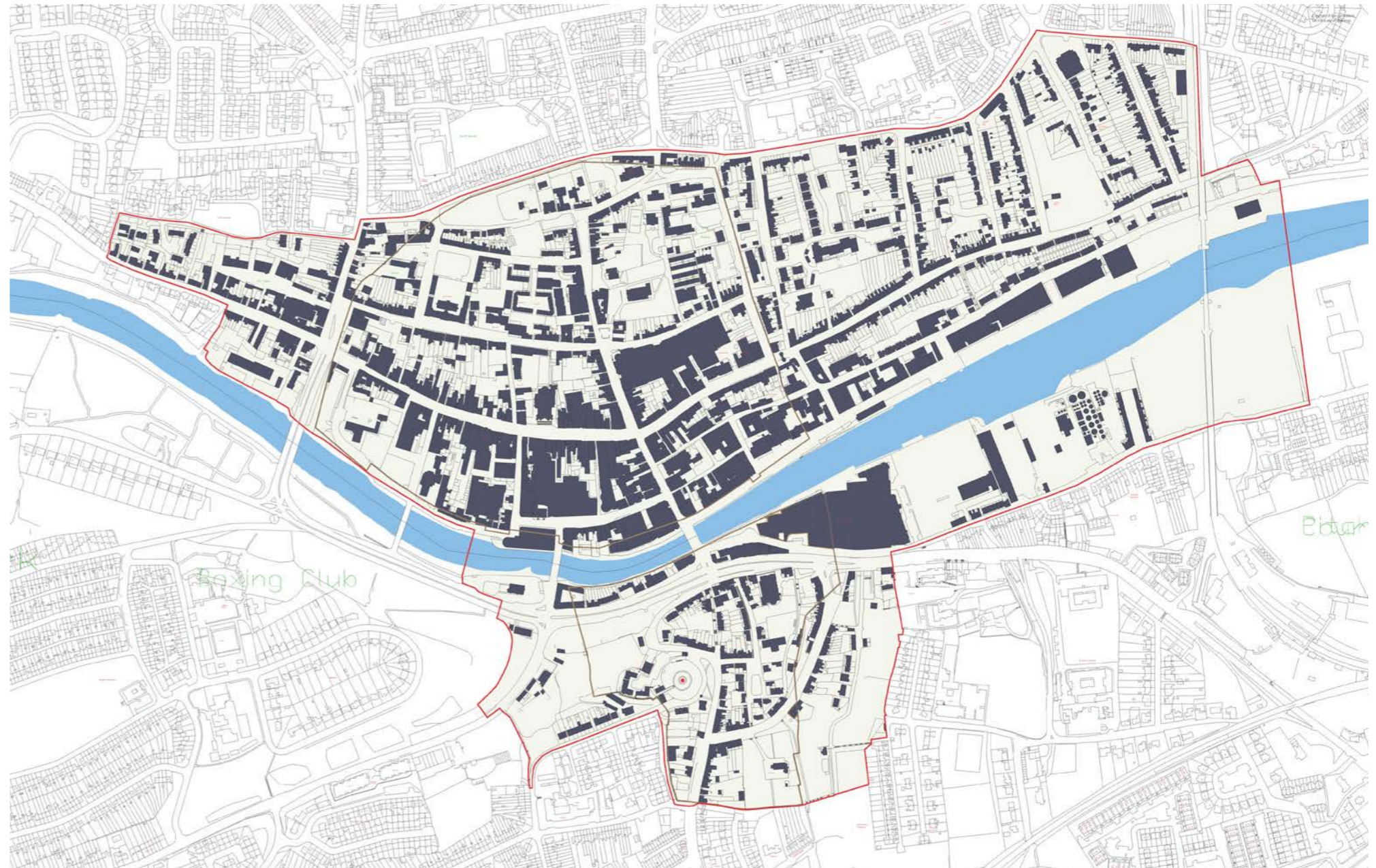
Louth County Council has commissioned this Integrated Urban Strategy (IUS) in order to provide the context for the selection and direction of a regeneration project for the West Street area of Drogheda, in an integrated, comprehensive and planned manner, in accordance with international best practice. There are three layers, or elements, to this study and report, with the main layer being the Integrated Urban Strategy for the West Street Area of Drogheda (B):

A. Integrated urban strategy for the Heritage Quarter: The [2013 Urban Design Framework Plan for the Heritage Quarter of Drogheda \(UDFP-HQD\)](#), provides a still relevant strategy for the historic centre of Drogheda. It has been reviewed as part of this Integrated Urban Strategy with a focus on the West Street Study Area, with changes noted. Also informing this is the [2018 Westgate Vision Townscape Recovery Guide \(Westgate VTRG\)](#). Both the 2013 and 2018 plans are non-statutory, advisory strategies referred to in the Louth County Development 2021-2027.

B. Focused Integrated Urban Strategy for the West Street Area of Drogheda which follows the Thrive approach, namely a locally developed plan that takes an integrated strategic approach to the regeneration of this part of Drogheda to identify locally selected projects – a pipeline of projects - that will assist in creating a viable, vibrant and attractive location for the people to live, work and visit while also functioning as a business, service, social, cultural and recreational hub for the local community.

C. From the pipeline of projects, a single project has been identified with designs and regeneration proposals developed for a new community use, which will be transformational. This scheme which has been submitted for Part 8 planning is incorporated in this report.

Driving and underpinning the above elements, in particular B and C, has been an open and focused programme of citizen, stakeholder and local community engagement. This engagement will continue through all phases of the regeneration project and is set out in detail in section 3.1.



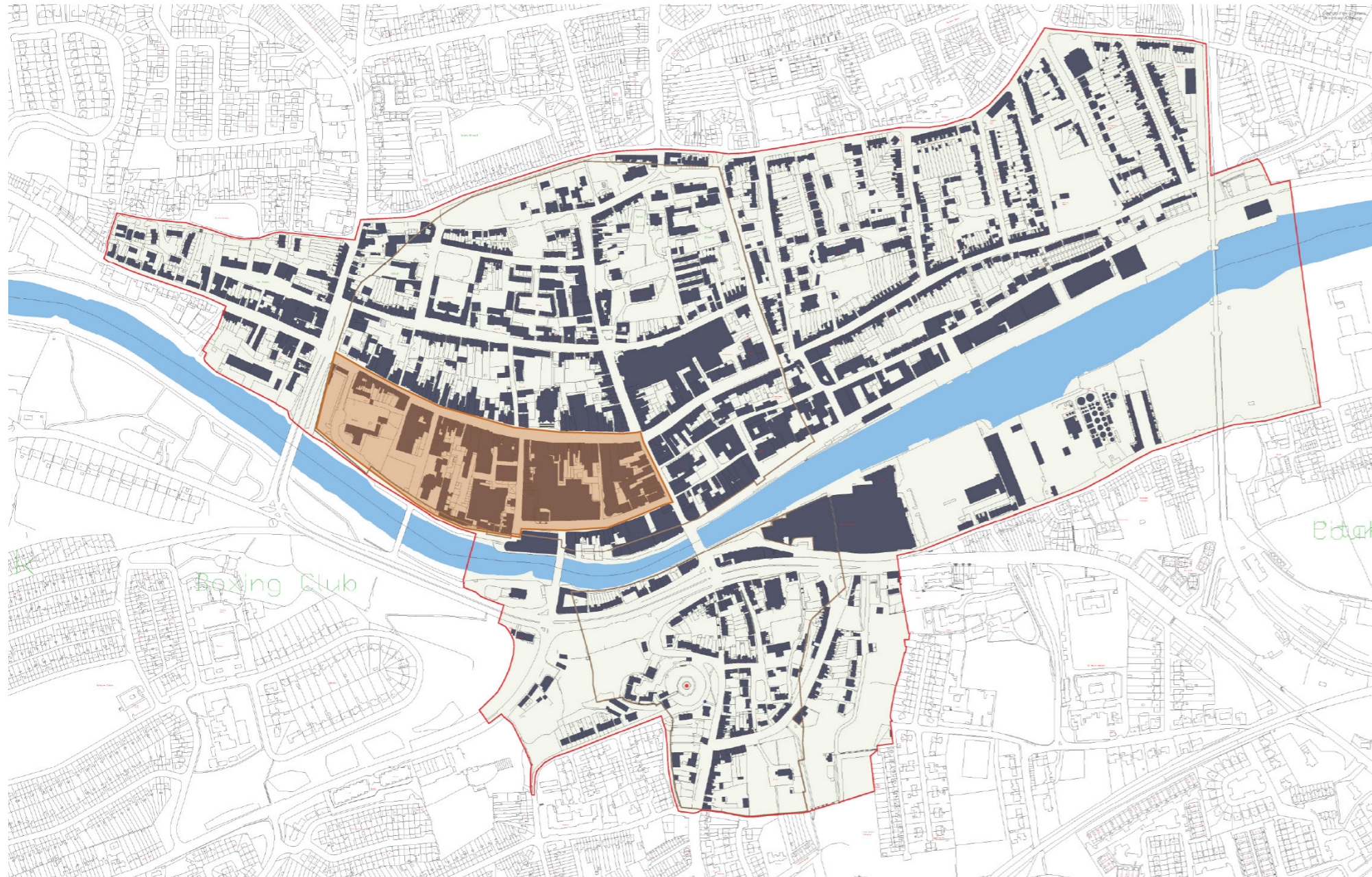
Integrated Urban Strategy Area for Heritage Quarter, Drogheda, outlined in red

1.2 Drogheda Heritage Quarter IUS Area + West Street IUS Area

The wider Integrated Urban Strategy Area aligns with the Heritage Quarter of Drogheda. It is a large area which comprises the entire area within the medieval town walls, both north and south of the River Boyne, and extending east and west of the medieval walled town. The [2013 Urban Design Framework Plan \(DHO-UDF\)](#) provided in Appendix 1 remains substantially applicable.

Louth County Council identified a section of the Heritage Quarter - the West Street Area - as the focus for this Integrated Urban Strategy. It is a large urban block bounded to the west by the historic Town Walls which run along Georges Street, to the north by West Street, to the east by Shop Street and to the south by the River Boyne.

This area contains Drogheda's foremost shopping street – West Street – and several notable buildings and places in regard to their cultural heritage interest and public value.



West Street Area IUS, shaded in orange



1.3 Methodology

This Integrated Urban Strategy (IUS) is the outcome of research, survey, citizen/community/stakeholder engagement, analysis, design, review and, critically, collaboration. The approach has been to apply evidence based research with on-site observation along with listening and active participation, to develop the IUS.

The IUS has involved a review of the 2013 Urban Design Framework Plan for the Heritage Quarter of Drogheda - also identified as the Heritage Quarter IUS. In tandem with this has been a more focused IUS approach on the West Street Area described in section 1.2.

The IUS has been carried out in line with the criteria as set out in Article 29 of Regulation (EU) 2021/10606, such that it contains the following elements:

- a. the geographical area covered by the strategy;
- b. an analysis of the development needs and the potential of the area, including economic, social and environmental interlinkages;
- c. a description of an integrated approach to address the identified development needs and the potential of the area;
- d. a description of the involvement of partners in accordance with Article 8 in the preparation and in the implementation of the strategy.

It also follows the Town Centre First (TCF) Framework and the guide on how to develop a strategy.

The approach has been to promote the importance of developing local heritage assets as a key element of the economic proposition and provide a **pipeline of heritage building and urban projects** that will act as a catalyst for revitalising Drogheda through a **heritage-led approach**.

The priority focus has been on developing strategies, and identifying projects which will individually, incrementally

and in combination, promote and improve the heritage quality of the historic town core of Drogheda through the conservation and re-use of existing heritage buildings, the care of public spaces and the provision of potentially new community facilities. The objective is for the sustainable use of the historic buildings that will have added benefits in increasing the quality of life for all by offering reduced commuting as these buildings are generally closer to amenities and services.

A key element, and driver, of the IUS, and in particular the identification of the pipeline of projects and the final selected project to be submitted for Thrive funding, has been a rigorous and open engagement process. This process helped identify suitable projects, the needs within Drogheda and of different sectors and community groups, the ambitions for the project, and, for some participants, very particular requirements for the selected project.

The IUS uses the New European Bauhaus principles and compass. It also aligns with the Davos Baukultur Quality Matrix and the EU Quality Principles for EU funded projects with potential to impact on cultural heritage (ICOMOS, 2nd edition 2019).



High Quality Baukultur Quality Matrix - 8 key principles

1.4 Abbreviations and Acronyms used in Report

DNSH	Do No Significant Harm
DHLGH	Department of Housing, Local Government and Heritage
DYD	Drogheda Youth Development
IUS	Integrated Urban Strategy
LCC	Louth County Council
NEB	New European Bauhaus
UDFP-DHQ	Urban Design Framework Plan for the Heritage Quarter, Drogheda (2013)
Westgate VTRG	Westgate Vision Townscape Recovery Guide (2018)



2 REVIEW AND UPDATE OF 2013 URBAN DESIGN FRAMEWORK PLAN (FOR THE HERITAGE QUARTER, DROGHEDA)

2.0 Review and Update of 2013 Urban Design Framework Plan for The Heritage Quarter, Drogheda

This chapter addresses changes to the 2013 UDFP-DHQ. This is addressed in two sections. Firstly notable changes 'on the ground' are described. These consider changes of note to the built environment, in particular any notable developments including to existing buildings and new buildings, or any noteworthy changes to the public realm. The second section sets out the current applicable policy and guidance, updating that which applied in 2013.

2.1 Notable Changes

The 2013 UDFP-DHQ stated: "Drogheda is a town of recognised urban quality, being amongst the more architecturally significant towns in the country...The strong presence of the historic urban form and structure of Drogheda has persisted over time and remains a dominant and distinctive part of its physical character. This is underscored by the many historic landmark structures and their location - for example, the church spires; Millmount Tower on its grassy mound; Magdalene Tower, St Laurence's Gate and the Abbey Transept Tower all part of a rich medieval inheritance and, the Boyne Viaduct. While it is the striking landmarks that most people often immediately notice in any town, the urban structure and form (its shape and the character of streets and squares) is the frame which people experience as they move through a place and by which they negotiate and understand a town. Where this is weak, the experience at street/ground level can be poor and unpleasant. Where it is strong and distinctive, it becomes enjoyable and memorable. Drogheda possesses a strong urban structure and form. This quality of form must be understood as an asset which has value beyond that of historic artefact but also as a fundamental component of good urban place making for now and the future."

This statement remains apt, however the intervening 12 years since has seen increasing vacancy, dereliction and, most recently, building collapse, within the Heritage Quarter area. And, while the population of Drogheda has continued to grow in this period, with an affluent commuting population settling in new developments on the periphery of the town, this has been matched by social and economic challenges for several communities in Drogheda, and many of these communities are also more concentrated in the residential suburbs. The population of Drogheda is made up of a larger number and range of non-Irish backgrounds and nationalities than in 2013, making for a diverse cultural and ethnic mix.

The commercial heart of Drogheda, which the UDFP-DHQ incorporates, remains active and busy. And while there has been some turnover of businesses, others remain and have consolidated. The area has several established cultural facilities and the demand for these has grown and with this, the need for more cultural/arts space in the Heritage Quarter.

The impact of vehicular traffic on the pedestrian environment, in particular within the walled town/town centre, is still considerable. With one notable exception at Peter's Hill, potentially attractive public spaces identified in the 2013 plan, are still used as surface car parks. Other than at Peter's Hill there is little evidence of new tree planting within the Heritage Quarter or other measures to enhance the public realm.

Some refurbishment of historic residential buildings within the area have been carried out. This includes houses at Paradise Place off William Street and the ongoing works to the former alms houses on Peters Hill.



The refurbishment and extension to the Council Offices on Fair Street, incorporating Francis Johnston's original Cornmarket building, is a very successful example of adaptive reuse and extension providing a civic building of quality to Drogheda. The internal entrance hall is a welcoming public space, accommodating a range of uses and activities. Its location, in the heart of the historic town, and reusing a historic building of importance represents an important symbolic statement by the local authority placing a value on the town centre and its historic buildings and public spaces.



Notable new buildings are the Courthouse building located adjacent to the Garda station on Fr Connolly Way and the recently completed Urban Life residential building on the west side of the Bridge of Peace, on Mill Lane. Both these buildings are landmarks by virtue of their scale and prominent location, the Courthouse also being a building of civic importance. The height of the Urban Life building responds to the Urban Development and Building Heights, Guidelines for Planning Authorities, 2018, although the guidance in the UDFP-DHQ, may, if applied, have suggested a lower scale building. The paved forecourt to the Courthouse responds to the strategy set out in the UDFP-DHQ, however it is only open to public use when the courthouse is operating. Opportunity for this space to stitch into the Westgate public realm project should be explored, including the potential for a direct pedestrian route via Patrickswell Lane to connect West Street to the riverside.



A new civic space has been created at Peter's Hill, exploiting the fan-shaped space formed between Peter's Hill and Magdalene St. This space was proposed in the UDFP-DHQ, which suggested the removal of a relatively small number of car spaces to create a new public space at this strategic location, with wonderful views south down Shop St and across the river to Millmount. It also provides a more appropriate setting at the entrance to St Peter's Church of Ireland and graveyard, a site of considerable heritage importance, as well as being a place of worship and burial.



The pedestrianisation of St Dominic's Bridge along with the low quay landscape works has created a rather special public space straddling and overlooking the river.



A number of modest scale interventions at Old Abbey Lane have transformed this special and unique place, making it attractive to visit and walk through, where previously it was somewhat of a backwater.

These works are the combined result of three different organisations: local community improvements to the 'lane'; sensitive and quality OPW repairs to the boundary elements at the south-east side, and a new Digital Hub and café (BruHub) which occupies the north-west area including existing buildings on the corner of West Street and Fr Connolly Way which house the Digital Hub, with the café operating out of adapted containers and using the rear yard of this building, opening onto Old Abbey Lane, and thus providing active use and passive surveillance on a previously 'no-go' area for many.



In conclusion, while the period between 2013 and 2025 has seen decline and deterioration of several buildings and streetscapes in Drogheda, there have been important developments and many of the more effective of these, in terms of aligning with the UDFP-DHQ guidance and strategies, have been relatively modest in scale. What this demonstrates, is that positive change can occur incrementally, though it requires ongoing commitment and momentum. It is intended that this IUS, with its primary focus on the West Street Area, can, with the support of funding programmes such as Thrive, and guided by the principles of the New European Bauhaus, can continue, expand and deepen the positive changes. Most critically, the aim is to assist in reversing the trend of vacancy and dereliction, to recover the architectural and urban quality of Drogheda and to create a pleasant and liveable place for the people of Drogheda and those who visit.

2.2 Relevant Guiding Policy and Plans Update

2.2.1 Local

- **County Development Plan 2021-2027 – guiding policy objectives and strategies:**

The following sets out policy objectives and content from selected chapters of the Development Plan which are directly relevant to the IUS and pipeline of projects.

Chapter 2: Core Strategy & Settlement Strategy

Drogheda and Dundalk, are the two Regional Growth Centres of Louth County Council.

2.13.3 Regeneration Areas

“There is significant potential for the town to deliver compact growth, with a number of vacant and under-utilised buildings and land situated within its core. This includes the Westgate area, where a development strategy, the ‘Westgate Vision’ has been published, and funding to commence its implementation provided through the Urban Regeneration and Development Fund. The Westgate area has the capacity to accommodate commercial, office, and residential uses in a part of the town that has experienced high levels of vacancy and dereliction.”

2.13.1 Joint Urban Area Plan

“In order for Drogheda to fulfil its economic potential it is acknowledged that a coordinated approach needs to be taken with regard to the future growth strategy and infrastructure investment. The Council therefore welcomes the requirement in the RSES to prepare a Joint Urban Area Plan for Drogheda between Louth and Meath County Councils. The UAP/LAP will be informed by the strategic objectives set out in this Plan and will provide for specific objectives and key actions to unlock the full potential of Drogheda as a Regional Growth Centre. The process of preparing this Joint Urban Area Plan has commenced. It is envisaged that this will include a detailed analysis of the preferred location for taller buildings. The strategy notes, however, ... In the interim the development of taller buildings, which are supported by appropriate design briefs and which are consistent with the provisions of the

Specific Planning Policy Requirements set out in the Urban Development and Building Heights, Guidelines for Planning Authorities, 2018, will be considered.”

2.13.5 Urban Design Framework Plan for the Heritage Quarter

“In 2013 an Urban Design Framework Plan for The Heritage Quarter, was published with the vision of building on the unique qualities of the Heritage Quarter of the town and its medieval walls and make it a focal point for cultural and business activities in the town. One of the main challenges facing the area is addressing the high levels of vacancy. The Framework Plan provides a strategy that aims to enhance and protect the qualities of the Heritage Quarter and guiding and enabling development in a changed and managed way. This Plan will continue to support the principles and implementation of this Urban Design Framework Plan.”

Policy Objective SS 3

“To support the preparation of a Joint Urban Area Plan for Drogheda in conjunction with Meath County Council in accordance with the requirements of Regional Policy Objective 4.11 in the RSES.”

Policy Objective SS 4

“To support high density sustainable development, particularly in centrally located areas and along public transport corridors and require a minimum density of 50 units/ha in these locations.”

SS 5

“To support increased building heights at appropriate locations in Drogheda, subject to the design and scale of any building making a positive contribution to its surrounding environment and streetscape.”

Policy Objective SS 7

“To support the progression and implementation of any projects in Drogheda funded by the Urban Regeneration and Development Fund including the Westgate Vision.”

Policy Objective SS 8

“To support the implementation of the Urban Design Framework Plan for the Heritage Quarter in Drogheda.”

Policy Objective SS 9

“To support and protect the role of Drogheda Port as a Port of regional significance and to facilitate any investment, upgrade, or maintenance works to the Port, subject to appropriate environmental considerations.”

Policy Objective SS 9

“To support and protect the role of Drogheda Port as a Port of regional significance and to facilitate any investment, upgrade, or maintenance works to the Port, subject to appropriate environmental considerations.”

Policy Objective SS 14

“To enhance the established role of Drogheda town centre and position it as a destination of choice for both visitors and residents alike with a special emphasis on the role played by the town walls.”

Policy Objective SS 15

“To work closely with business groups and stakeholders to revitalise and reduce vacancy in the town centre area.”

Policy Objective SS 16

“To promote and facilitate the sustainable development of key opportunity sites within the town centre.”

Policy Objective SS 17

“To work with the NTA, local landowners, and developers to implement an integrated pedestrian and cycle path network throughout Drogheda, recognising the highest priority to be given to cycling and walking over other modes of transport.”

SS 18

"To develop a network of green areas throughout the town including the delivery of a greenway along the north and southern banks of the River Boyne stretching from Townley Hall to Baltray and Oldbridge to Mornington in County Meath while maintaining the integrity of the Boyne Natura 2000 sites."

Chapter 6 Tourism

The Development Plan sets out the strong link between heritage and tourism, along with food and the arts. Drogheda is identified as a 'Destination Town' noting, "Research by Fáilte Ireland has consistently shown that attractive towns and cities are key motivators for overseas holidaymakers coming to Ireland. The 'Destination Towns' scheme will seek to enhance public spaces such as squares, streetscapes and markets in a way that will engage tourists and enhance their experience. This may include spaces for food and craft markets, areas for town centre events, public art displays as well as orientation and signage to help visitors explore a town's local heritage".

Policy Objective TOU 23

"To support and promote Drogheda as a designated 'Destination Town' and engage with Fáilte Ireland in developing and promoting the tourism potential of the town."

Chapter 7 Movement

The primary strategy for towns is the modal shift to sustainable transport along with integrated land use and transport planning which encourages greater development densities close to public transport links. The Development Plan references The National Cycle Policy Framework and National Cycle Manual, along with the Design Manual for Urban Roads and Streets (DMURS, 2019). It contains policy objectives requiring the preparation of Local Transport Plans in selected settlements, including Drogheda.

Policy Objective MOV 5

"To prepare a Local Transport Plan in consultation with the National Transport Authority, Transport Infrastructure Ireland and other relevant stakeholders¹ for Drogheda and Dundalk as part of the preparation of the Urban Area Plans / Local Area Plans for these settlements. The preparation of these Plans will be based on the guidance note on Area Based Transport Assessments published by the NTA/TII in 2019 and these Plans will be subject to screening for SEA and AA and full assessments will be undertaken if appropriate."

Policy Objective MOV 7

"To support a modal shift away from the private car to more sustainable forms of transport, such as public transport, cycling and walking and the attainment of any national targets relating to modal change published during the life of this Plan."

Chapter 8 Natural Heritage, Green Infrastructure and Biodiversity

Relevant policy objectives in this chapter relate to the protection and conservation of the River Boyne and Blackwater Special Area of Conservation (SACs), Reference Number 002299, which is shared with County Meath and extends on both sides of the River Boyne as it runs through Drogheda Town and the IUS area. There are several policy objectives seeking to protect and conserve biodiversity sites outside designated sites, addressing requirements regarding invasive species on development sites, and indicating need to liaise with NPWS regarding licenses, etc.

Policy Objective NBG 3

"To protect and conserve Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) designated under the EU Habitats and Birds Directives."

Policy Objective NBG 4

"To ensure that all proposed developments comply with the requirements set out in the DECLG 'Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities 2010'."

NBG 5

"To ensure that no plan, programme, or project giving rise to significant cumulative, direct, indirect or secondary impacts on European sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this Plan, either individually or in combination with other plans, programmes or projects¹."

Policy Objective NBG 6

"To ensure a screening for Appropriate Assessment (AA) on all plans and/or projects and/or Stage 2 Appropriate Assessment (Natura Impact Report/ Natura Impact Assessment) where appropriate, is undertaken to make a determination. European Sites located outside of the County but within 15km of the proposed development site shall be included in such screenings as should those to which there are pathways, for example, hydrological links for potential effects."

¹ "To ensure that no plan, programme or project giving rise to significant cumulative, direct, indirect or secondary impacts on European sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this Plan, either individually or in combination with other plans, programmes etc. or projects except as provided for in Article 6(4) of the Habitats Directive, where there must be no alternatives, imperative reasons of overriding public interest for the project to proceed and adequate compensatory measures are in place."

Chapter 9 Built Heritage and Culture

This chapter of the Development Plan includes several general policies regarding protection of the archaeological and built heritage, and also sets out several directly relevant policy objectives for the IUS area and the Thrive Study area, noted below:

Policy Objective BHC 7

"To require applicants seeking permission for development within Zones of Archaeological Potential and other sites as listed in the Record of Monuments and Places to include an assessment of the likely archaeological potential as part of the planning application and the Council may require that an on-site archaeological assessment is carried out by trial work, prior to a decision on a planning application being taken."

Policy Objective BHC 8

"To protect and preserve in situ all surviving elements of medieval town defences (both upstanding and buried) and associated features in accordance with the Conservation and Management Plans as applicable and with 'National Policy on Town Defences' (Department of Environment, Heritage and Local Government 2008)."

Policy Objective BHC 9

"To retain the surviving medieval street pattern, building lines and burgage plot widths in historic walled towns."

Policy Objective BHC 26

"To encourage the retention, sympathetic reuse and rehabilitation of protected structures and their settings where appropriate and where the proposal is compatible with their character and significance. In certain cases, development management guidelines may be relaxed in order to secure the conservation of the protected structure and architectural features of special interest."

Policy Objective BHC 28

"To ensure the protection of architectural features of special interest as part of any proposed re-development where there is conflict with other development plan requirements such as open space, car parking etc."

Policy Objective BHC 37

"To retain surviving medieval plots and street patterns in the Architectural Conservation Areas and other towns and villages where in evidence and in the course of development, to record and mark evidence of ancient boundaries and layouts etc."

Chapter 13 Development Management Guidelines

Development Management Guidelines are set out in Chapter 13 with development standards and processes required for any development. It sets out the permitted and open for consideration uses relating to the land use zoning objectives. There is provision for relaxing some management guidelines where they make involve adverse impact on the archaeological and built heritage. Of note for Drogheda are some specific objectives

SPOT Objective No 7, Drogheda

"To provide a mixed use development which will reinvigorate this underutilised site and deliver significant physical, economic, social, and conservation benefits. Any planning application on these lands shall include proposals for the reuse and restoration of the Protected Structures on the site. The total number of residential units on these lands shall not exceed 80. Any application for residential development shall include proposals for the restoration of the Protected Structures, which shall take place in a timely manner alongside the delivery of any residential development."

2.2.2 Regional

• Eastern & Midlands Regional Assembly RSES
The Regional Spatial & Economic Strategy 2019-2031 for the Eastern & Midlands Region contains a number of Regional Policy Objectives for Drogheda as a Regional Growth Centre. These include:

RPO 4.11: A cross boundary statutory Joint Urban Area Plan (UAP) for the Regional Growth Centre of Drogheda shall be jointly prepared by Louth and Meath County Councils in collaboration with EMRA. The UAP will support, the development of Drogheda as an attractive, vibrant and highly accessible Regional Centre and economic driver. The Joint UAP will identify a functional urban area and plan boundary for the plan area and strategic housing and employment development areas and infrastructure investment requirements to promote greater coordination and sequential delivery of serviced lands for development.

RPO 4.13: Promote and enhance cross-border interactions to realise the growth potential of Drogheda-Dundalk-Newry as an important crossborder network for regional development.

RPO 4.14: Promote self-sustaining economic and employment-based development opportunities to match and catch-up on rapid phases of housing delivery in recent years to provide for employment growth and reverse commuting patterns.

RPO 4.15: Promote Drogheda as an urban tourism destination while protecting its natural and built heritage resources with a particular focus on capitalising on the following assets:

- The town's role as a gateway to the Boyne Valley heritage sites and World Heritage site at Brú Na Bóinne
- Amenity potential of the River Boyne including the Boyne Greenway
- Fáilte Ireland's Ancient East designation.

RPO 4.16: Support social inclusion measures including the revitalisation of areas by physical regeneration, planning, investment and community development and measures to improve educational attainment levels, up skilling in key competencies and skills acquisition.

RPO 4.17: Support the proposed Drogheda Flood Relief Scheme, subject to the outcome of the planning process and appropriate environmental assessment.

RPO 4.18: Enhance Drogheda's role as a strategic employment centre on the Dublin-Belfast Economic Corridor and provide for employment opportunities through identification of suitable sites for new industry including FDI.

2.2.3 National

The following sets out some key National Policy which the IUS and the Pipeline of Projects have regard to:

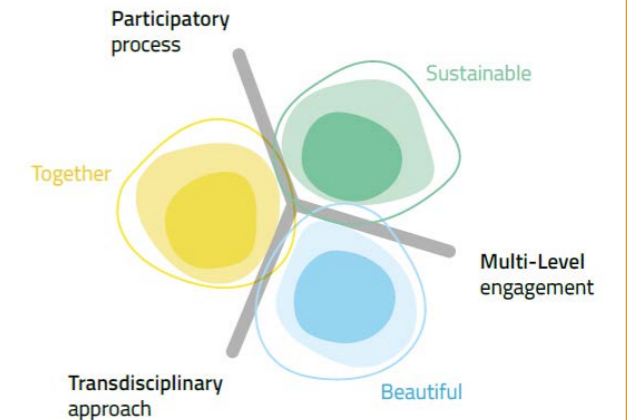
- Planning and Development Acts 2000-2024
- Historic and Archaeological Heritage and Miscellaneous Provisions Act 2023
- National Monuments Acts 1930 - 2004
- Wildlife Acts
- National Disability Act, 2005
- Building Regulations
- Project Ireland 2040 - National Planning Framework and National Development Plan
- Architectural Heritage Protection Guidelines, 2011
- Places for People, National Policy on Architecture, 2022
- Integrated National Energy and Climate Plan 2021
- Climate Action Plan and Roadmap 2023
- National Sustainable Mobility Policy, 2022
- Design Manual for Urban Roads and Streets 2019
- Urban Design Manual – Best Practice Guide 2009
- National Biodiversity Plan, 2023
- National Waste Management Plan for a Circular Economy 2024-2030
- Town Centre First Implementation Plan 2024
- Town Centre First Policy 2022
- Town Centre First Annual Implementation Plan 2023
- Housing for All 2024
- Heritage Ireland 2030
- Digital For Good: Ireland's Digital Inclusion Roadmap, 2023
- National Implementation Plan for the Sustainable Development Goals 2022-2024

2.2.4 International and EU

- UN Sustainable Development Goals
- **New European Bauhaus**
- **EU Taxonomy Regulation - Do No Significant Harm (DNSH)**
- **EU Action Plan for the Circular Economy**
- EU Environmental Impact Assessment Directive
- SEA Directive (2001/42/EC)
- Energy Performance of Buildings Directive
- European Green Deal
- EU Action Plan for the Circular Economy
- New Leipzig Charter - The transformative power of cities for the common good
- Davos Baukultur Declaration and Quality System
- UNESCO Recommendations on Historic Urban Landscapes (2011)
- ICOMOS Charters and reference texts relating to management of cultural heritage, noting in particular:
 - EU Quality Principles, 2nd edition 2019 (prepared by ICOMOS under mandate of EU)
 - International Charter for the Conservation and Restoration of Monuments and Sites (Venice Charter)
 - Charter on the Interpretation and Presentation of Cultural Heritage Sites
 - ICOMOS International Cultural Heritage Tourism Charter
 - Charter for the Conservation of Historic Towns and Urban Areas
 - Valletta Principles for Safeguarding and Management of Historic Cities, Towns, Urban Areas
 - International Charter and Guidance of Sites with Intangible Cultural Heritage
 - Nara Document on Authenticity
 - Charter for the Conservation of Places of Cultural Significance ('Burra' Charter)

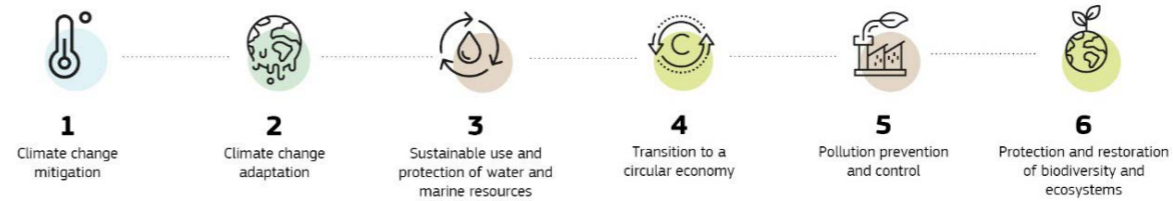
New European Bauhaus

- Ambition I: to activate**
Context re-activation • Sensory experience • Aesthetics
- Ambition II: to connect**
Connection across contexts • Collective experience • Sense of belonging
- Ambition III: to integrate**
Enabling creation • Restructuring of values • Long-lasting movement

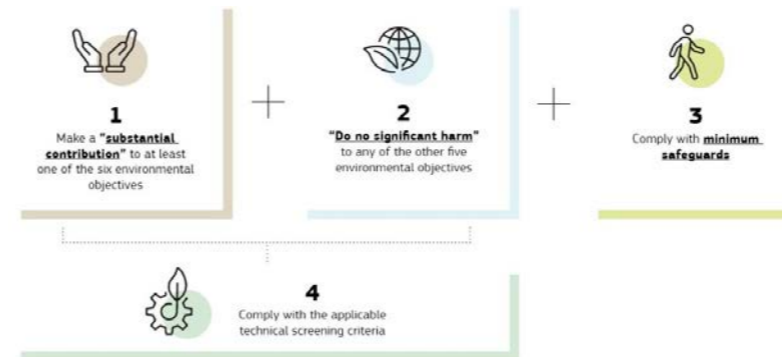


EU Taxonomy Regulation - DNSH

The EU taxonomy is a classification system, establishing a list of environmentally sustainable economic activities adhering to the following principles and objectives:



The EU Taxonomy Regulation also sets out **4 overarching conditions** that an economic activity must meet in order to qualify as environmentally sustainable:



EU Action Plan for the Circular Economy

Less raw material, Less waste, Fewer emissions

The circular economy is a model of production and consumption, which involves sharing, leasing, reusing, repairing, refurbishing and recycling existing materials and products as long as possible. In this way, the life cycle of products is extended.

In practice, it implies reducing waste to a minimum. When a product reaches the end of its life, its materials are kept within the economy wherever possible thanks to recycling. These can be productively used again and again, thereby creating further value.



3 INTEGRATED URBAN STRATEGY FOR WEST STREET AREA (THRIVE STUDY AREA) - UNDERSTANDING THE PLACE TODAY

3.1 Describing the Area

Louth County Council identified a section of the Heritage Quarter as the focus for this Thrive Study Area Integrated Urban Strategy – a large, c.xx ha urban block bounded to the west by the historic Town Walls which run along Georges Street, to the north by West Street, to the east by Shop Street and to the south by the River Boyne.

The Integrated Urban Strategy for West Street Area of Drogheda provides a focused area approach and aligns with the Urban Design Framework Plan for the Heritage Quarter Drogheda, promoting the importance of developing local heritage assets as a key element of the economic proposition with heritage buildings and urban projects acting as a catalyst for revitalising Drogheda through a heritage-led approach. It is informed by a citizen-centred community-led approach to planning and design providing a strategy that outlines how an urban area will be developed and managed to enhance its functionality, liveability, and sustainability, encompassing aspects like transportation, green spaces, and inclusive practice in line with current best practice.

This area contains Drogheda’s foremost shopping street – West Street – and several notable buildings and places in regard to their cultural heritage interest and public value.

- The Tholsel at the corner of West Street and Shop St, an important and distinctive landmark building. Owned by LCC, it is partially occupied with a tourist office at ground floor level. The upper floors warrant a civic/cultural use which allows citizens and visitors to enjoy this remarkable building
- The former Abbey Church and Abbey Lane
- The former Dominican Church and priory
- West Gate House – built onto the medieval town wall, this building is a palimpsest of Drogheda’s urban evolution. Currently empty and inaccessible it nonetheless retains a charming character as a grouping of historic structures. With the former Drogheda Youth Development building (the DYD building) it forms and important street frontage onto West Street adjacent to

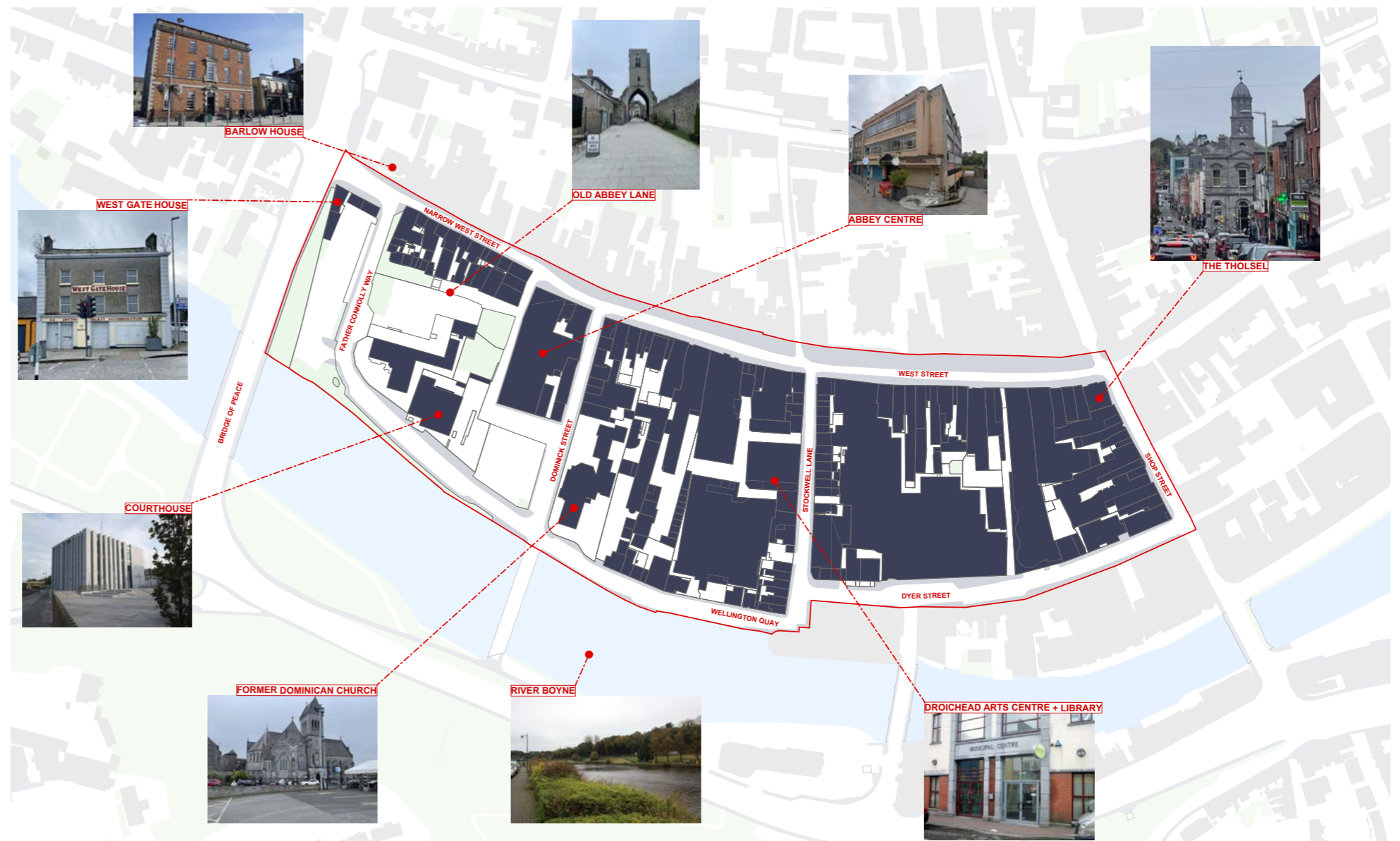
the location of the former West Gate bastion, and to the south, opens onto the lower level former Murdocks Yard, which extends almost to the river, and is now used as a car park for the adjacent Garda station. Running along the western boundary is the upstanding medieval defence wall which, at West Gate House retains sections of the medieval wall walk – a tantalising survival calling out for sensitive repair.

- Post Office, West Street PHOTO
- Several distinctive shopfronts PHOTO

Several buildings of less architectural value, however carrying cultural importance include:

- Library and Droichead Arts Centre, Stockwell Lane
- Former Abbey Shopping Centre
- Just outside the IUS area are two notable buildings –
- St Mary’s Catholic Church on West Street PHOTO
- Barlow House – an arts centre use in this important early 18th century Georgian House

As a general observation the extent of dereliction and vacancy increases westwards, with the eastern half of this block in reasonably sound, active condition. Nonetheless there is upper floor vacancy and underuse throughout.



West Street Area IUS, outlined in red

3.2 What we have learnt from the Engagement Process so far

At the core of preparing this IUS and Pipeline of Projects has been an extensive citizen/community/stakeholder engagement process. This section provides a report on this process. Alongside this process other technical, planning and information gathering consultation was held which has also informed the preparation of the IUS, the pipeline of projects and, the more detailed development of the selected project to Part 8 Planning process. Comments and feedback were incorporated into the developing proposals throughout the process.

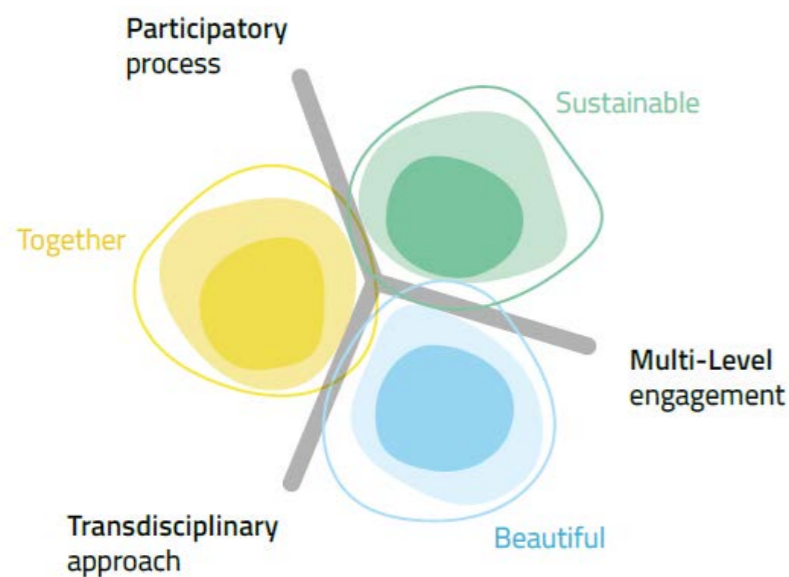
Citizen/community/stakeholder engagement Summary
Prepared by Workhouse Union, April 2025

The Drogheda Thrive citizen/community/stakeholder engagement process included two public workshops and a series of focus group meetings to invite local community and stakeholders to meaningfully engage with the Drogheda Thrive West Street area heritage regeneration plan led by Shaffrey Architects on behalf of Louth County Council.

Over 150 participants attended the initial public engagement workshop over five hours at the Drogheda Civic Offices on November 28th. Participants included a broad range of community, cultural, heritage, and business stakeholders (including a youth group, members of intercultural/migrant groups, older residents, cultural practitioners, arts and heritage organisations, civic/social organisations and business community members). A welcoming, creative, and inclusive workshop approach was taken by the Workhouse Union facilitation team, who, along with Shaffrey Architects and Louth County Council planning department members, were able to guide and support participants in engaging meaningfully.



The citizen co-creation workshops were designed around the principles of the New European Bauhaus - beautiful, together and sustainable.



It included various ways for people to interact and respond through several engagement stations:

- interactive mapping workshop focused on town centre regeneration plan
- creative printing station focused on heritage
- written survey
- gallery-style walk-through with question boards



A series of 38 focus groups and discussions with community stakeholders followed up on community needs and how West Gate House can accommodate cultural and community space/resource needs in Drogheda, and how the Integrated Urban Strategy can meaningfully engage with the economic/heritage/cultural and social inclusion needs of the wider civic organisations in the town (see full list of engagement). A snapshot of these conversations include:

- The Drogheda Thrive team conducted three meetings with Culture Connects (2 online and 1 in person) to explore how their existing project and lease of the adjacent DYD building) can be incorporated into the overall renovation project in a mutually beneficial way, respectful and cognisant of Culture Connect's mission and needs as an intercultural organisation focused on facilitating culturally appropriate services that ensure ongoing support for ethnic minorities and promote intercultural awareness.
- A meeting with Little Duke Theatre, who are currently renting a former shop unit and are looking for a more secure home - needing a modest rehearsal and learning space.
- An online meeting with a Louth Development Company SICAP team member was an opportunity to further understand the town's broader community needs and challenges and the importance of taking a trauma-informed approach in the engagement process and planning.

Through this initial engagement phase, West Gate House was identified as the key heritage building in local authority ownership and in need of urgent care and repair and clear uses for the restored and adapted West Gate House emerged. The restoration of this iconic building has the potential to enhance civic pride and connection to the town/historic centre. The engagement process identified the primary need for flexible cultural and community space (multi-purpose makers/studio/skills share/gathering

space, smaller workshop and learning spaces, meeting rooms, community kitchen and cafe) with shared resources across multiple activities and groups. This cultural and community need for creating and exchanging work rather than performance/exhibition provides a strong resource and partnership with the established and existing cultural organisations in the area - Barlow House, Droichead Arts Centre, Highlanes Gallery and Drogheda Library.

The workshop highlighted the need for community spaces in Drogheda, emphasising the importance of inclusivity and support across various demographics. West Gate House's previous use as a guesthouse provides the atmosphere for its future use as a place of welcome and exchange. Its location at the threshold of the town centre and the west of the town also makes it unique as a building that can bridge diverse communities. The rich architectural/archaeological layers within the West Gate House building need to be uncovered and shared with future users and visitors to experience and enjoy.

The second public/citizen engagement workshop took place on April 10th and invited participants to review and respond to the West Street Area Integrated Urban Strategy and the West Gate House design. Close to 30 people attended the workshop and it was an excellent opportunity to take a deeper look at the Integrated Urban Strategy plans and valuable further feedback was gathered.

The repair and revival of West Gate House, with its modest new addition, will not only provide community uses which the engagement process has identified as needed in the town, but also bring back into active use a long-standing vacant building which is of great archaeological/historic/architectural importance. This initiative will not only reactivate a historically significant building, currently in a precarious state, but also foster improved attitudes and beliefs about the town centre among both long-established and new residents. Additionally, it will create shared opportunities for creative learning, recreation, and cultural experiences for the diverse communities and creative practitioners in Drogheda.

Beautiful

1. What is your connection to the West Street area of Drogheda?

The responses at the public engagement workshops made clear that the West Street area of Drogheda holds a rich tapestry of memories and potential, reflecting its vibrant past as a hub of art, culture, and community life. Residents fondly recall its bustling atmosphere during events like the Fleadh, highlighting its role as a gathering place for shopping, socialising, and celebrating local heritage. However, concerns about neglect and safety persist, particularly regarding derelict buildings and inaccessible pathways. There is a sense of a hollowing out of the town centre, with facilities out of town leaving the town centre feeling unsafe.

2. How would you describe the history and culture of the area?

Participants shared their deep connection to Drogheda as a town steeped in rich history and culture, showcasing noteworthy landmarks that reflect its medieval past and diverse heritage. However, people’s experience of the cultural and built heritage of the town centre is often overshadowed by vacancy and deflection, which leads to a lack of joined-up decision-making among decision-makers and the community. It was acknowledged that there’s a strong sense of cooperation in the town and an opportunity to utilise buildings better to foster local artistic and community initiatives. The improvements in laneways and impacts of public art were highlighted as significant. However, more focus on the laneways and the medieval significance of the town’s built heritage (with Kilkenny used as an example) could be better harnessed, with overall more information and focus on heritage throughout the town centre.

3. Which buildings offer the best potential for regeneration?

The feedback at the engagement highlighted various buildings and areas within the town centre, including the Abbey Centre and Narrow West Street, which were repeatedly identified as needing regeneration and attention. At the same time, ideas ranged from creating pedestrian-friendly streets to revitalising old shop fronts and incorporating residential spaces above diverse businesses— living in the town centre has the potential to bring activities and life (housing for older people, families, and students). West Gate House was identified as the key heritage building in local authority ownership and in need of urgent care and repair.



Together

1. What local groups or organisations need a space to hold their activities and what are their needs?

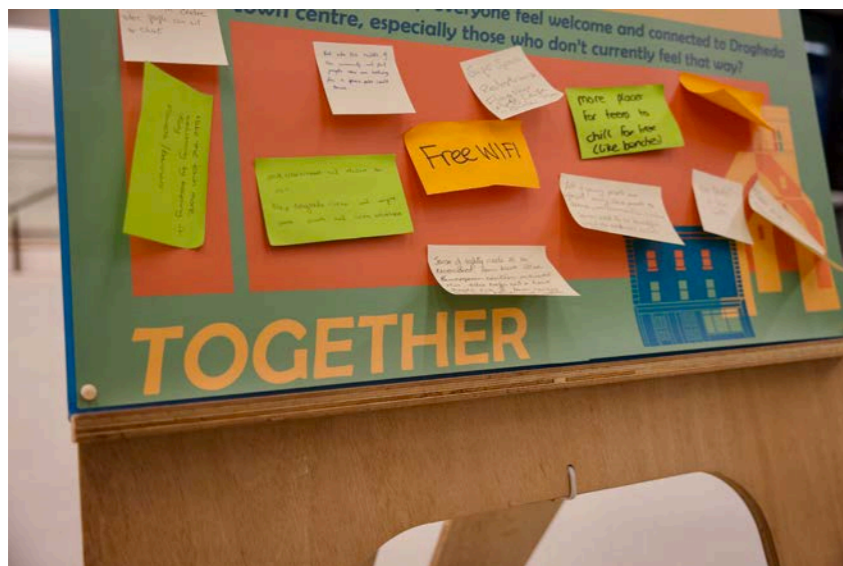
The workshop highlighted the need for community spaces in Drogheda, emphasising the importance of inclusivity and support across various demographics. Local organisations such as Hands 4 Unity seek dedicated areas for workshops, artistic endeavours, and social integration, catering to women, migrants, and vulnerable populations. There is a notable call for spaces that foster youth engagement, including clubs and cafes, as well as facilities for older adults and support groups. Suggestions include artist studios and venues for cultural exchange and support integration. Existing groups and established organisations such as Drogheda Cycling and Development Perspectives would value the community-focused, shared resources focus of a collective building. Overall, the demand for multifunctional spaces underscores a collective desire for a vibrant, connected community that welcomes all residents and fosters collaboration and creativity.

2. How can different community needs come together to share space and resources?

The workshop responses highlighted various ways community needs can converge to foster shared spaces and resources, emphasising the importance of collaboration and communication among local groups. It highlighted the role of events such as festivals, outdoor eateries, and initiatives like the Scariff co-op in bringing people together. The suggestions include creating more spaces for youth activities, promoting events more effectively and utilising derelict buildings. The need for cross-group cooperation and networks that engage resident input was also underscored, alongside the potential for a creative hub to support local artists and promote cultural unity. Participants advocated for innovative uses of vacant spaces and a collective effort to ensure that the community thrives through shared initiatives and resources. Some examples of where sharing space and community needs can be problematic was highlighted in the workshops- especially around drug use, homelessness and vulnerable communities. The need for shared meeting spaces for various club/group meetings was highlighted.

3. How can we help everyone feel welcome and connected to Drogheda town centre, especially those who don't currently feel that way?

Various suggestions aimed at fostering a sense of welcome and connection for all individuals in Drogheda town centre, particularly for those who currently feel excluded. Key proposals include enhanced policing to address safety concerns, pedestrianisation to create a more inviting atmosphere, and initiatives to promote multicultural engagement through community volunteering and cultural events to create vibrant, safe spaces for youth and cultural expression while also advocating for improved facilities and safety measures such as better street lighting and a stronger Garda presence. The overall goal is to ensure that Drogheda feels welcoming and supportive for all residents and visitors. Accessibility and universal design was highlighted as a need - including more disabled parking. Inclusion is essential; the need to engage diverse communities, to invest in and improve Drogheda was discussed, as was the fact that Drogheda has a rich diversity of cultural groups. Exclusion leads to disenfranchisement. Kindness is important. Fundamental issues are restricting life and activity in Drogheda. By addressing problems like dereliction, housing—the town and community can thrive.



Sustainable



1. How can we ensure that the renovation of West Street buildings meets the needs of future users?

The workshop highlighted a wish for the sustainable regeneration of a town, emphasising the need for improved cleanliness, innovative urban design, and enhanced social spaces. People advocated for reducing car dependency by promoting public transport and pedestrian-friendly areas and incorporating green spaces and community gardens to reconnect residents with nature. Key proposals include restoring historical buildings, creating vibrant public squares, and developing mixed-use spaces that cater to diverse demographics, including youth and families. The suggestions highlight the importance of community involvement and funding for projects that balance modern amenities with preserving the town's heritage. Prioritise Narrow West Street and build from that foundation, as it's important to start with something and develop a positive outcome. It's encouraging to see Westgate, LCC, architects, and property owners collaborating on this initiative. We should involve local shops and organise workshops, as our young people have many great ideas and a strong love for Drogheda.

Additionally, we should use sympathetic signage and implement a ban on neon lights, which are not suitable for a heritage town. Public and active transport are essential; reducing short car journeys in cities and towns will free up roads for those who truly need to drive. However, it's important to acknowledge that Drogheda also relies on shoppers from rural communities.

2. How can we ensure regeneration plans consider environmental and climate issues?

Participants shared their concerns about the need that the regeneration plans effectively incorporate environmental and climate issues—conducting thorough assessments of the local ecosystem, engaging with community stakeholders to understand their perspectives, and prioritising green infrastructure and renewable energy solutions. Adopting a holistic approach that balances economic growth with environmental stewardship, regeneration projects can contribute to healthier communities and a more sustainable future. Adhere to best practices. Enhance the safety of medieval laneways. Integrate the sustainable development goals (SDGs) into the project. Leverage the river, particularly at Fr Connolly Way and along the Port.



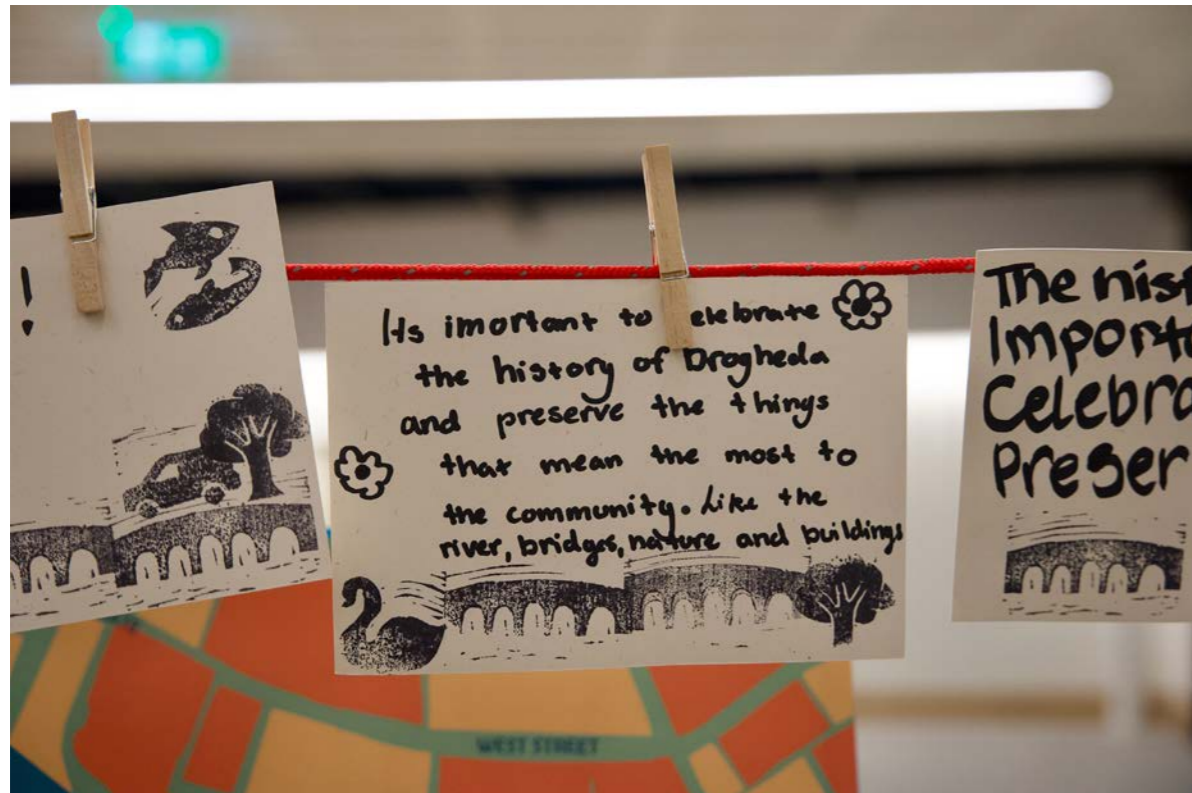
3. How would you describe the relationship of the West Street area to the natural environment (river, etc.)?

Participants in the workshop expressed their concerns about the need for revitalisation and enhancement of the northwest street and river area in the town. They emphasised the importance of renovating a 16th-century medieval building and improving the riverbank to make it more inviting. Currently, the area feels neglected and unsafe, with a disconnect between West Street and the River Boyne. There are calls for cleaning up the riverbank, planting flowers, adding seating, and involving volunteers in community efforts. The Father Connolly Way has been identified as particularly neglected. A vision for improved walkways leading to Newgrange was shared, along with the need to integrate the Boyne vision into the project. Workshop participants suggested that nature preservation is essential and proposed organising community cleaning events to foster engagement. Ideas include transforming the riverside into a vibrant public space featuring cafés, parks, and opportunities for boating and other activities. Overall, there is a strong emphasis on developing the river as a focal point for socialising and recreation while ensuring that water quality is prioritised in future plans. Suggestions included establishing a kayak centre and hosting events and festivals centred around this historic river.



What is important to celebrate and preserve in Drogheda?

- “Recognising the past will guide us to a better future.”
- “It’s important to celebrate the history of Drogheda and preserve the things that mean the most to the community. Like the river, bridges, nature, and buildings.”
- “Our culture and history.”
- “All of the history that went on in Drogheda.”
- “The river and surrounding walkways.”
- “Our history is very important to celebrate and preserve.”
- “Walkable centre.”
- “Make Drogheda great again!”
- “It’s important for us to have the space we need for events and activities.”
- “Reclaim the river!”
- “Preserve what we have while shaping our future. #LoveDrogheda”



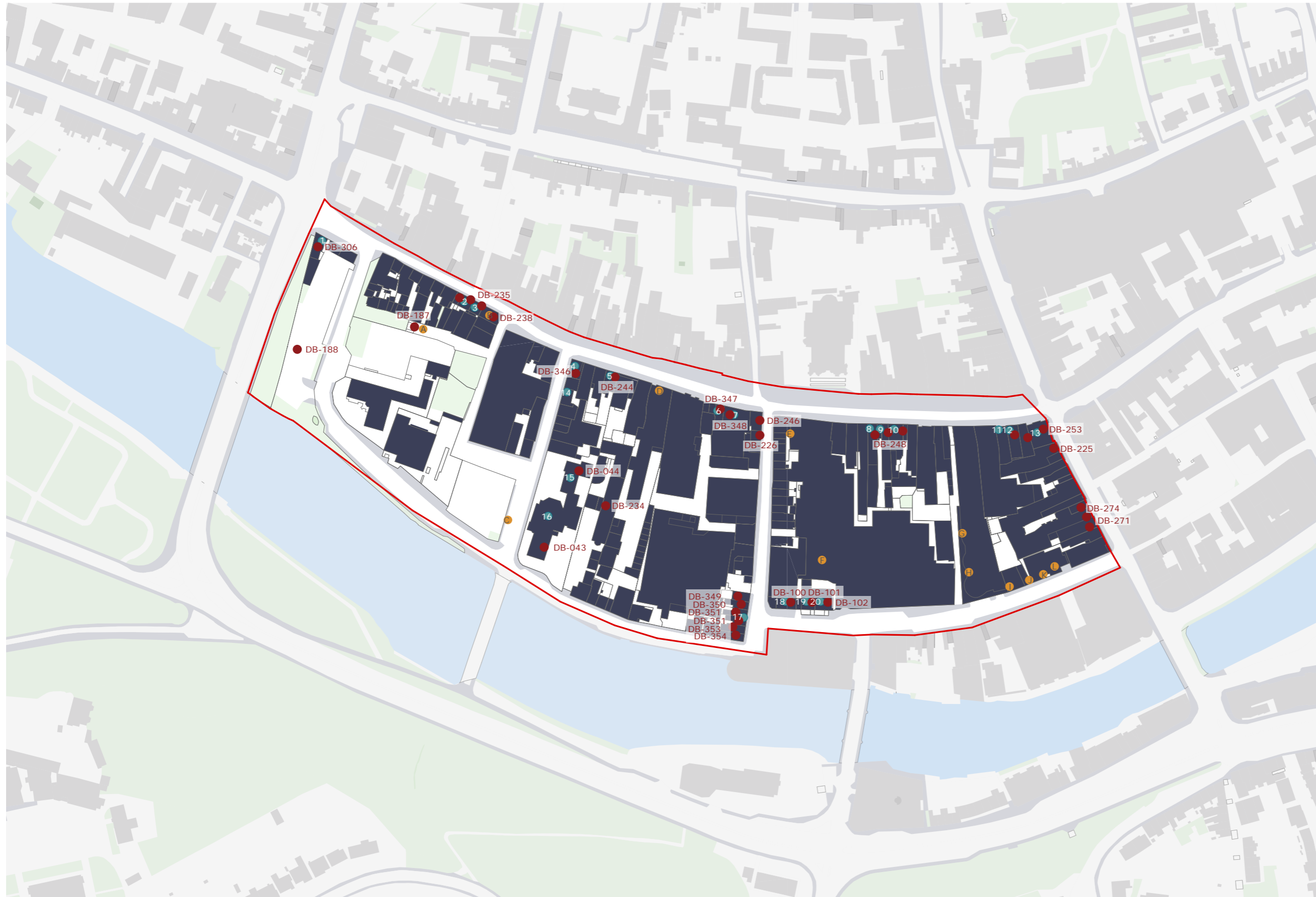
Conclusion

The citizen engagement workshops and stakeholder conversations illuminated several key priorities for the Integrated Urban Strategy and the redevelopment of West Gate House. There is a clear demand and community need for flexible cultural and community spaces that can accommodate a variety of activities and gatherings, ensuring inclusivity for diverse demographics, including youth, intercultural and migrant communities, and artists.

The preservation of heritage sites, particularly West Gate House, emerged as a pivotal concern, with participants recognising its potential to enhance civic pride and connect residents to their shared history. The need for additional cultural resources that facilitate creativity and collaboration was also emphasised, alongside the importance of employing a trauma-informed approach in community engagement efforts.

Furthermore, discussions around the adaptive reuse of West Gate House highlighted its potential to serve as a welcoming space for exchange, in line with its former use as a guesthouse - a place of welcome and exchange. The building’s strategic location offers a unique opportunity to foster connections among various community groups. Finally, participants expressed a strong desire for a feedback mechanism, indicating their commitment to being actively involved in the ongoing development process. Overall, the insights gathered reflect a community eager to create inclusive, vibrant spaces that nurture creativity and heritage while fostering deeper connections among residents in Drogheda.

3.3 Built and Archaeological Assets (Recorded and National Monuments; Protected Structures + structures and sites recored on NIAH)



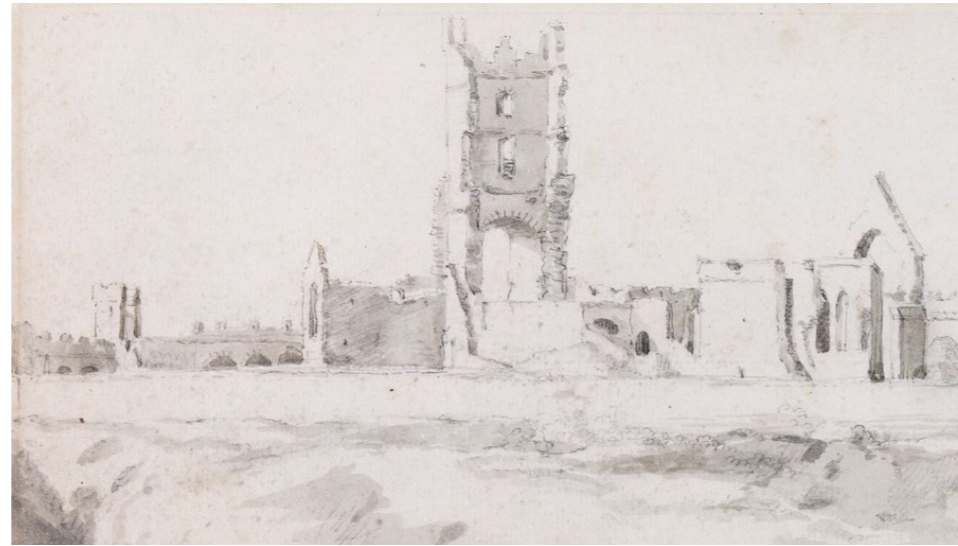
- NIAH Regional Rating
- Record of Protected Structures
- RMP/SMR

No.	Address	The National Monuments Act, 1930	RMP/SMR No.	Record of Protected Structures Ref No.	NIAH Rating	NIAH Description	Categories of Special Interest	NIAH Reference No.
1	Westgate House, 62-63 West Street			DB-306	Regional	Corner-sited attached three-bay three-storey former house, built c. 1790, with shopfront inserted to ground floor and now used as guest house.	Architectural, Artistic, Social	13618009
2	46 West Street			DB-235	Regional	Attached three-bay two-storey house, built c. 1780, as a pair with the adjoining house to east.	Architectural, Artistic	13618012
3	45 West Street			DB-236	Regional	Attached three-bay two-storey house, built c. 1780, as a pair with the adjoining house to west.	Architectural	13618013
4	38 West Street, Dominick Street			DB-346	Regional	Corner-sited attached three-bay four-storey former house built c. 1800, now in commercial use.	Architectural	13621008
5	35-35A West Street			DB-244	Regional	Attached three-bay three-storey house, built c. 1800, now also in commercial use.	Architectural, Artistic	13621009
6	29 West Street (NIAH 29 - RPS -28)			DB-347	Regional	Attached two-bay two-storey former house, built c. 1800, now in commercial use.	Architectural	13621010
7	27-28 West Street			DB-348	Regional	Attached six-bay three-storey building, built c. 1900, formerly pair of two-bay and four-bay houses.	Architectural	13621011
8	15 West Street			DB-248	Regional	Attached three-bay three-storey house, built c. 1840, as a pair with building to east.	Architectural, Artistic	13622035
9	14 West Street			DB-281	Regional	Attached two-bay three-storey former house, built c. 1840, as a pair with building to west.	Architectural	13622034
10	Munster and Leinster Bank, 13 West Street			DB-249	Regional	Attached five-bay three-storey with attic bank, built c. 1900, to designs by Walter G Doolin.	Architectural, Artistic, Historical, Social	13622033
11	3 West Street			DB-277	Regional	Attached two-bay three-storey former house, built c. 1860, now in use as building society.	Architectural, Artistic, Social	13622032
12	2 West Street			DB-276	Regional	Attached two-bay four-storey former house and shop, built c. 1880, now in use as shop and offices.	Architectural	13622031
13	The Tholsel, West Street, Shop Lane			DB-253	Regional	Attached three-bay (four-bay deep) two-storey over basement tholsel, built 1765-70	Architectural, Artistic, Historical, Scientific, Social	13622030
14	1 Dominick Street				Regional	Attached seven-bay three-storey building, built c. 1860, formerly a pair of three- and four-bay houses	Architectural	13621017
15	Dominican Friary, Dominick Street			DB-044	Regional	Attached four-bay three-storey convent, dated 1881, designed by architect George Ashlin.	Architectural, Artistic, Historical, Social	13621016
16	Dominican Church, Dominick Street			DB-043	Regional	Attached Roman Catholic gable-fronted church, built 1878, designed by architect George Ashlin.	Architectural, Artistic, Historical, Social	13621014
17	1-6 Leyland Place, Stockwell Lane			DB-349	Regional	Terrace of six two-bay two-storey houses, built, c. 1890.	Architectural	13621012
18	Dyer Street			DB-100	Regional	Attached four-bay two-storey over raised basement former house with integral carriage arch, built c. 1770	Architectural	13621013
19	Farney Villa, Dyer Street			DB-101	Regional	Attached three-bay three-storey over basement house, built c. 1780, now disused.	Architectural, Artistic	13622047
20	Distillery House, Dyer Street			DB-102	Regional	Attached four-bay three-storey over basement house, built c. 1780, now disused.	Architectural, Artistic	13622046

No.	Address	The National Monuments Act, 1930	RMP/SMR No.	Record of Protected Structures Ref No.	Record of Protected Structures Description	NIAH Rating	Categories of Special Interest	NIAH Reference No.
	Town Wall, Old Abbey Lane			DB-188	100m section of Town Wall marking western boundary of Medieval Town.	N/A		
A	Old Abbey, Tower and Arch Old Abbey Lane		LH024-041011	DB-187	Remains of nave, chancel and 15thC central tower of 14thC Abbey of St. Mary d'Urso.	N/A		
B	43 West Street		LH024-041063	DB-238	Five-bay, three-storey house with high pitched roof. Structure from C 17. Plaque, 1583, from Elcock house.	N/A		
	The Mall			DB-234	Three-bay, four-storey building with late 19th Century rendered façade.	N/A		
	31 Stockwell Street			DB-226	Shopfront with fluted pilasters.	N/A		
	26 West Street			DB-246	Two-bay, three-storey house with shopfront.	N/A		
	2 Leyland Place			DB-350	Terrace of six two-bay two-storey houses, built, c. 1890. Designed as set piece, shouldered gablefronted bays to north and south of east elevations. Red brick walling laid in Flemish Bond. Street fronted.	N/A		
	3 Leyland Place			DB-351	Terrace of six two-bay two-storey houses, built, c. 1890. Designed as set piece, shouldered gablefronted bays to north and south of east elevations. Red brick walling laid in Flemish Bond. Street fronted.	N/A		
	4 Leyland Place			DB-352	Terrace of six two-bay two-storey houses, built, c. 1890. Designed as set piece, shouldered gablefronted bays to north and south of east elevations. Red brick walling laid in Flemish Bond. Street fronted.	N/A		
	5 Leyland Place			DB-353	Terrace of six two-bay two-storey houses, built, c. 1890. Designed as set piece, shouldered gablefronted bays to north and south of east elevations. Red brick walling laid in Flemish Bond. Street fronted.	N/A		
	6 Leyland Place			DB-354	Terrace of six two-bay two-storey houses, built, c. 1890. Designed as set piece, shouldered gablefronted bays to north and south of east elevations. Red brick walling laid in Flemish Bond. Street fronted.	N/A		
	1 Shop Street			DB-225	Four storey building with late 19thC timber frontispiece on first floor.	N/A		
	8 Shop Street			DB-274	Two-bay, four-storey house c.1800 with georgian windows.	N/A		
	10 Shop Street			DB-271	Three-bay, four storey, c.1890 red brick house with gable to street. Retains sliding sash windows.	N/A		

Historic Resources

There is a considerable amount of valuable historic documentary resources that provide important understanding of the town's historic development. Study of this material has been invaluable in developing the strategies and proposals contained in this report. This page includes a small selection of material reviewed and analysed. As each of the pipeline projects are brought forward, further study of this and other material is recommended. Design development of the selected Thrive project (ref 6.0) has benefited from such study and analysis.



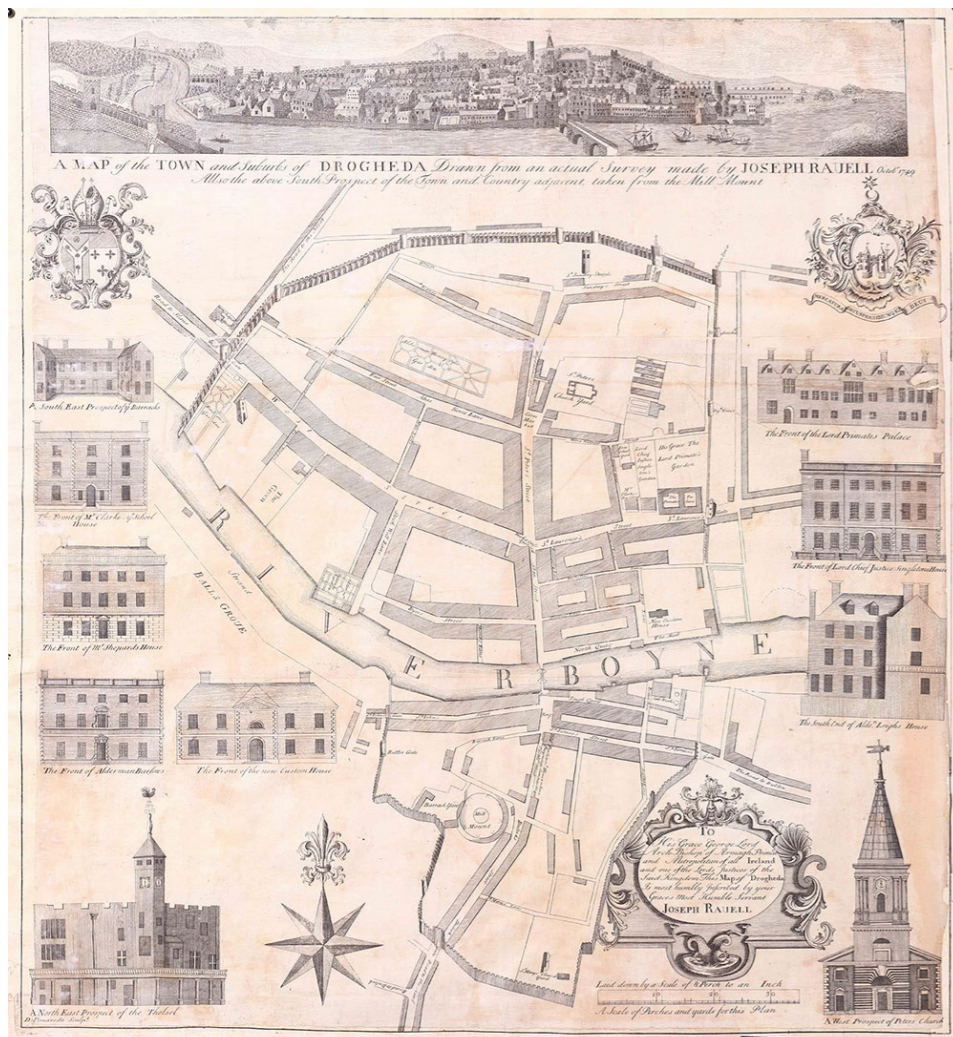
Francis Place 1647-1728 Abbey view (source National Gallery of Ireland)

64	John Day.	Thomas Ennis.	House (in rere).	1	7	0	1	7	0
65	Patrick Henly.	Thomas Ennis.	House (in rere).	1	13	0	1	13	0
66	James Lynch.	Rev. J. D. Berrill.	Ho. (dilapidated) & yard	5	0	0	5	0	0
67	Vacant.	Rev. J. D. Berrill.	Ho., offices, (dilapidated), and yard,	5	10	0	5	10	0
68	Thomas Carty, Esq.	Rev. John Smith.	Ho., offices, yard, & gar.	0	0	22	0	15	0
69	John Walsh.	Francis Wm. Leland, Esq.	House, offices, & sm. yard	10	10	0	10	10	0
70	Francis Wm. Leland, Esq.	Corpn. of Drogheda.	Caretaker's house, shed, and timber yard.	24	0	0	24	0	0
71	Mary M'Callough.	James Gernon.	House, offices, & sm. yard	21	0	0	21	0	0
72	Thomas Carty, Esq.	Rev. John Smith.	Office, salt works, and timber yard.	44	0	0	44	0	0
73	Pat Sheridan.	Wm. Campbell, Esq.	House, office, and yard.	5	10	0	5	10	0
74	John M'Nalle.	Wm. Campbell, Esq.	House.	3	0	0	3	0	0

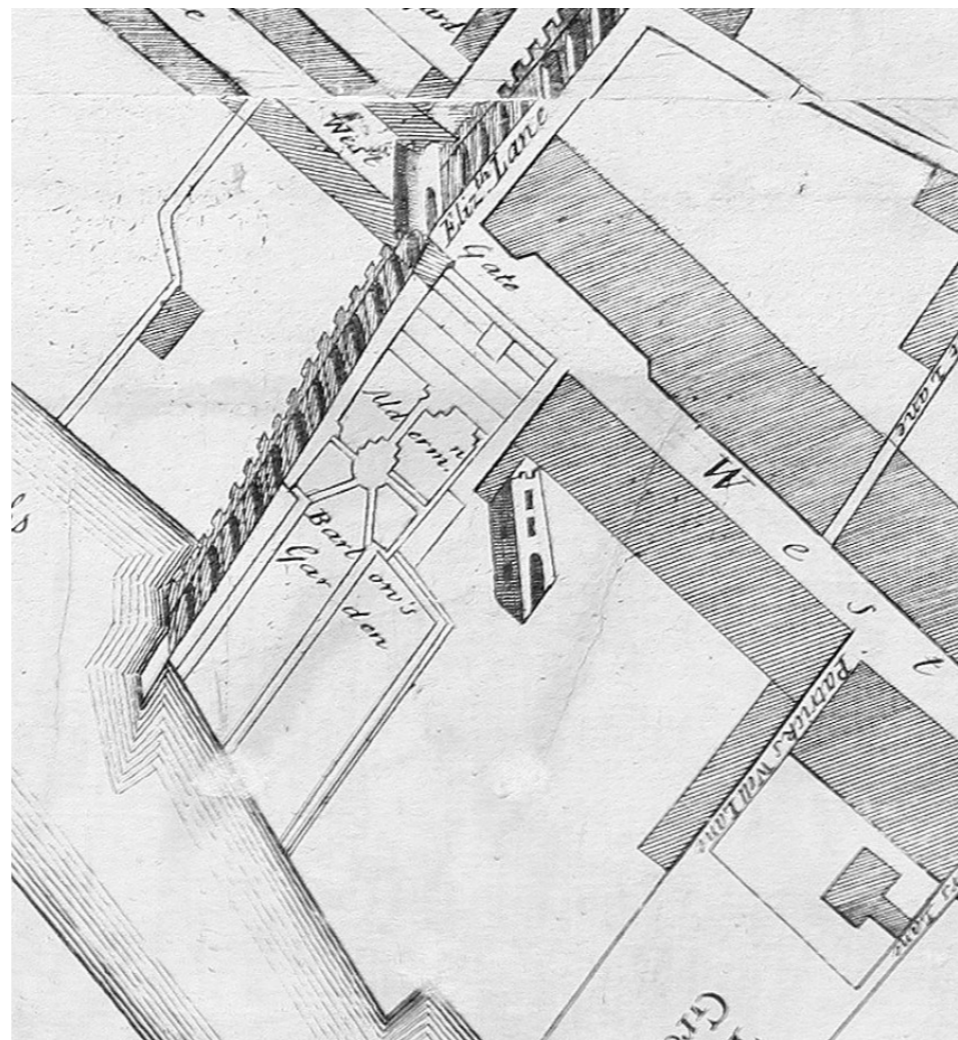
Griffith 1851

FORM B. 1.—HOUSE AND BUILDING RETURNS—continued.													
No. of House	Name of Occupier	No. of Families	No. of Inhabitants	PARTICULARS OF INHABITED HOUSES									
				Walls	Roofs	Windows	Doors	Staircases	Basement	Attic	Cellar	Garage	Other
12	Bull	Yards	1	1	1	1	1	1	1	1	1	1	1
13	De	Yards	1	1	1	1	1	1	1	1	1	1	1
14	Ac	Ac	1	1	1	1	1	1	1	1	1	1	1

1911 Census



Drogheda, Joseph Rauell, 1749



Francis Place 1647-1728 Abbey view (source National Gallery of Ireland)



1835 Survey



Gate Cinema which made way for the Bridge of Peace

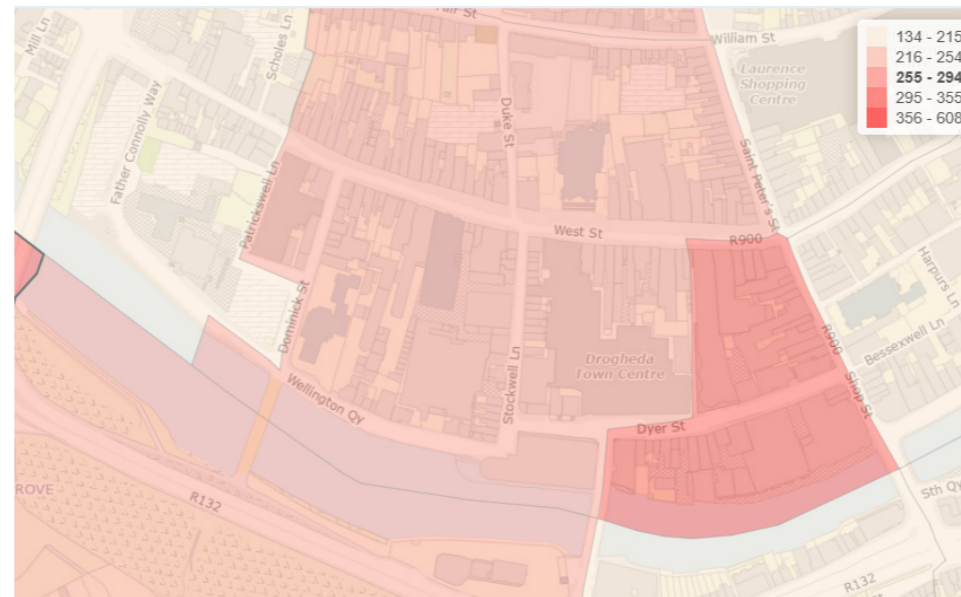
3.4 Census 2022

The Census provides useful background data for small areas across a range of themes. The West Street Area IUS study area lies within three small areas, as defined by the CSO, however all three extend beyond the IUS study area. Nonetheless a number of observations can be made in reviewing the Census 2022 statistics:

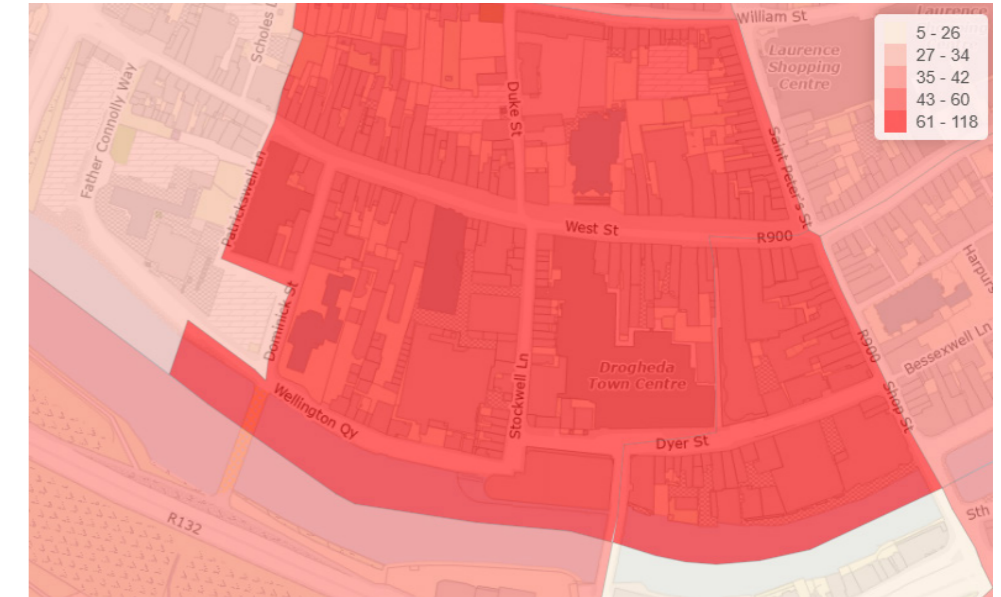
- For most themes mapped, there is variability between the three areas with a changing profile east to west
- Population density reduces east to west across the study area
- There is proportionally more pre-1919 housing stock in the western part of the study area
- Age profile also varies across the area, average population age increases from west to east
- Numbers commuting to work by car is relatively low within the entire area, though there are slightly more car commuters in the eastern section
- There is a notable percentage of people who don't own a car living within the area, the numbers being relatively higher in the middle and eastern section.

The Pobal small area deprivation index maps also show a change in profile across the study area – the western area was marginally below average in 2022 (and also in 2016); the central area was marginally above average across both 2016 and 2022, and the eastern section changed from affluent in 2016 to marginally above average in 2022. The Fair Gate electoral area, which incorporates the entire IUS area lying within a larger area north of the River Boyne, has remained marginally below average since 2016 and while the population has increased and the % with post primary education increasing, the deprivation index has gone down by over 18%.

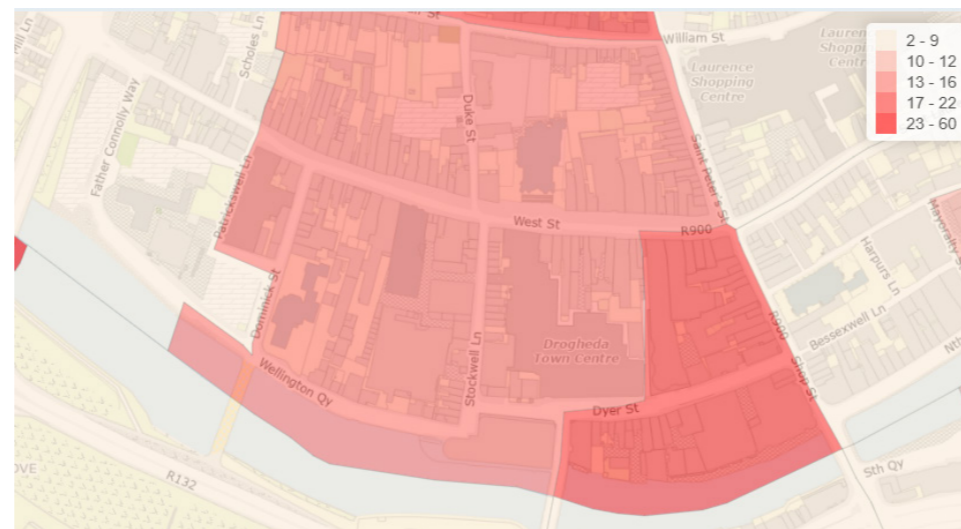
Comparison between 2006 and 2022, indicates the eastern section has changed from very affluent to marginally above average; the central area has remained marginally above average through this period, and the western section has mchanged from disadvantaged to marginally below average.



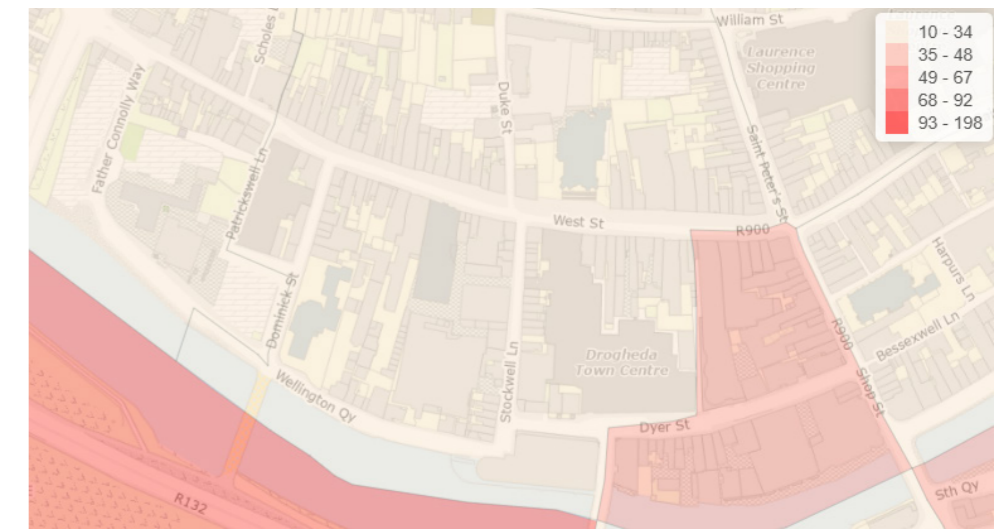
Census 2022 Population Map



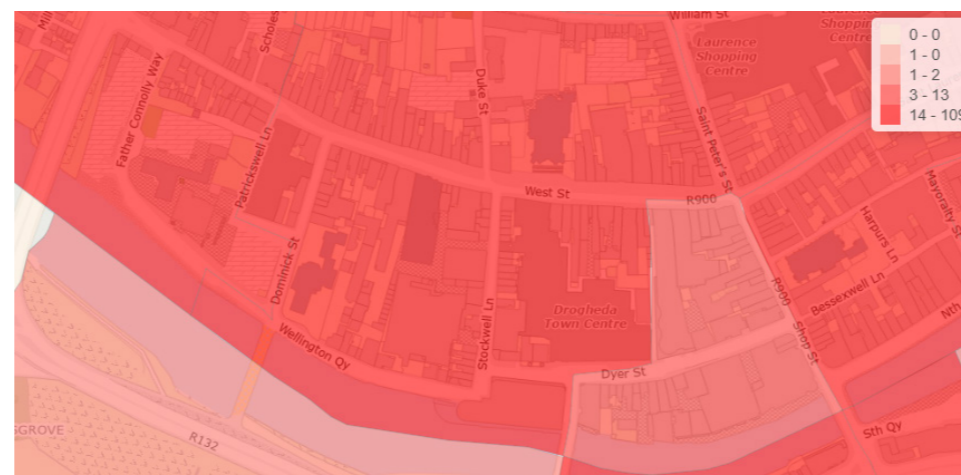
Census 2022 Commuting on foot



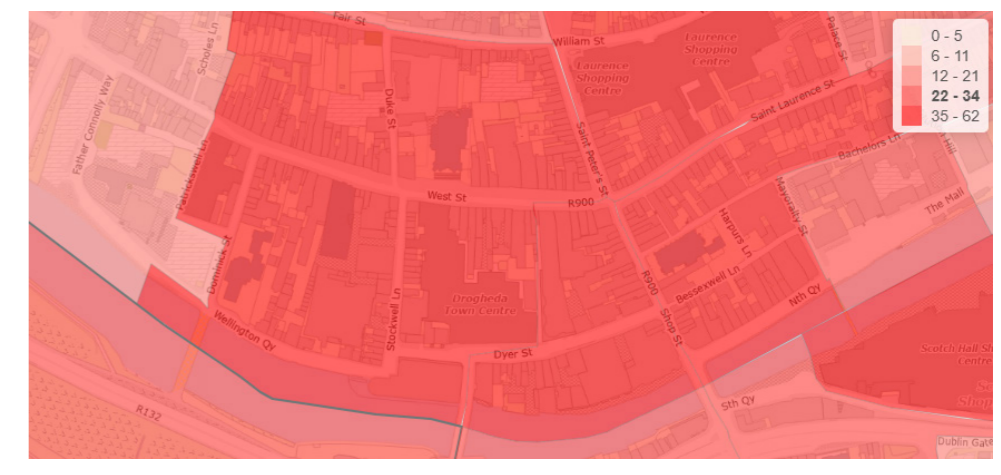
Census 2022 population ages



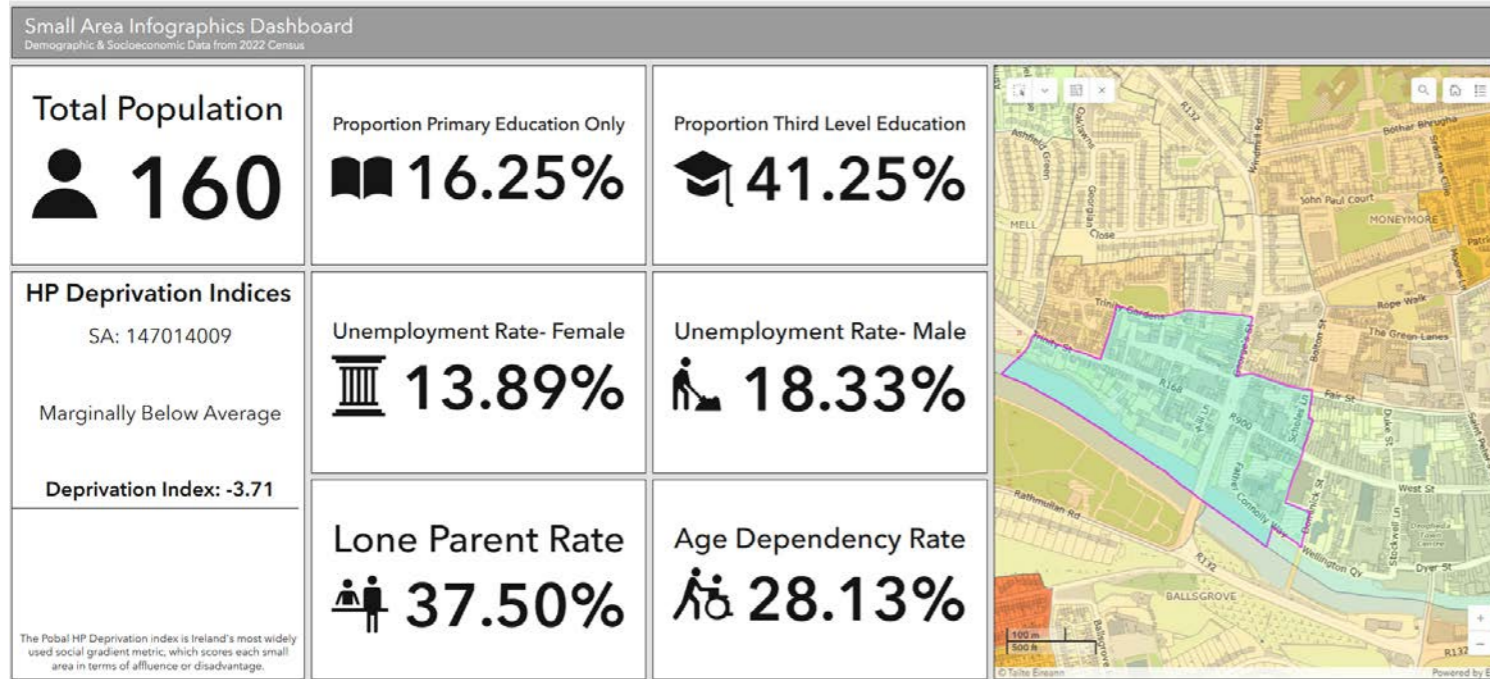
Census 2022 Commuting by car



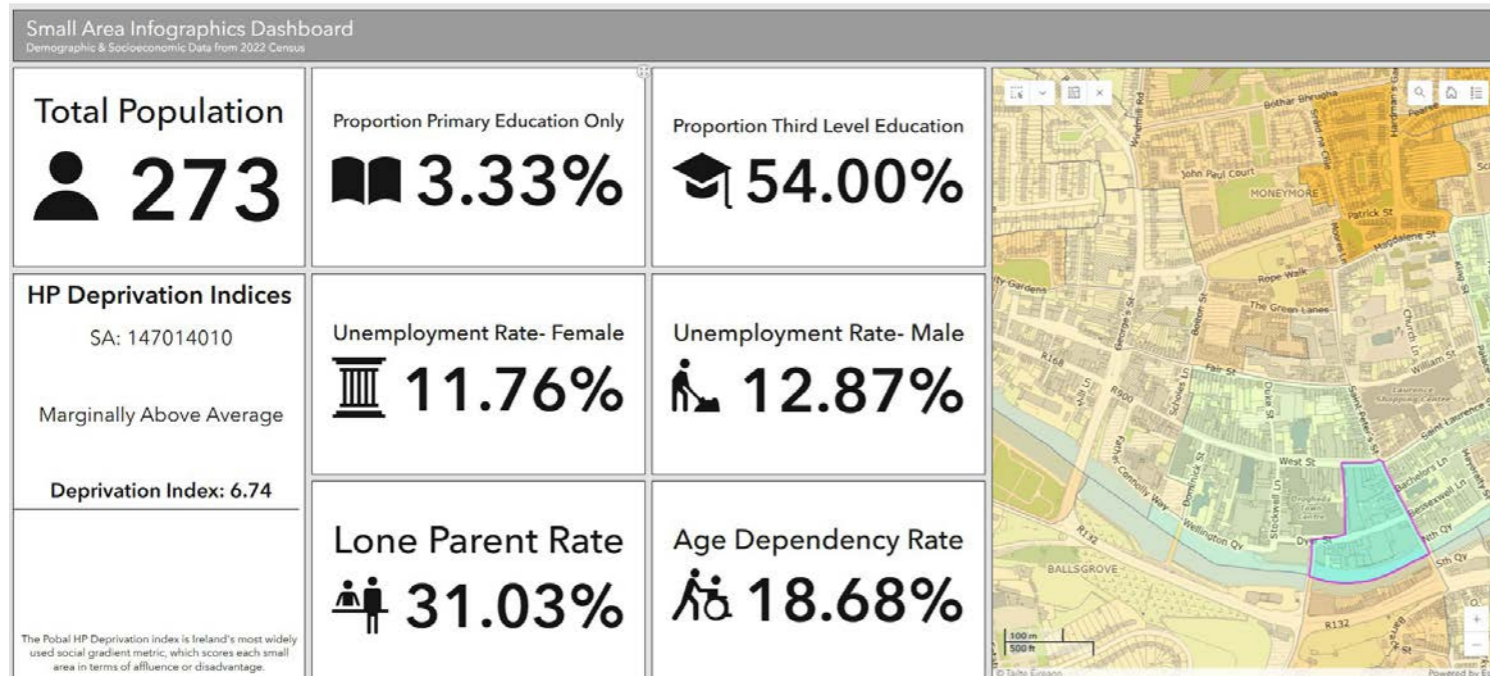
Census 2022 - pre-1919 housing stock



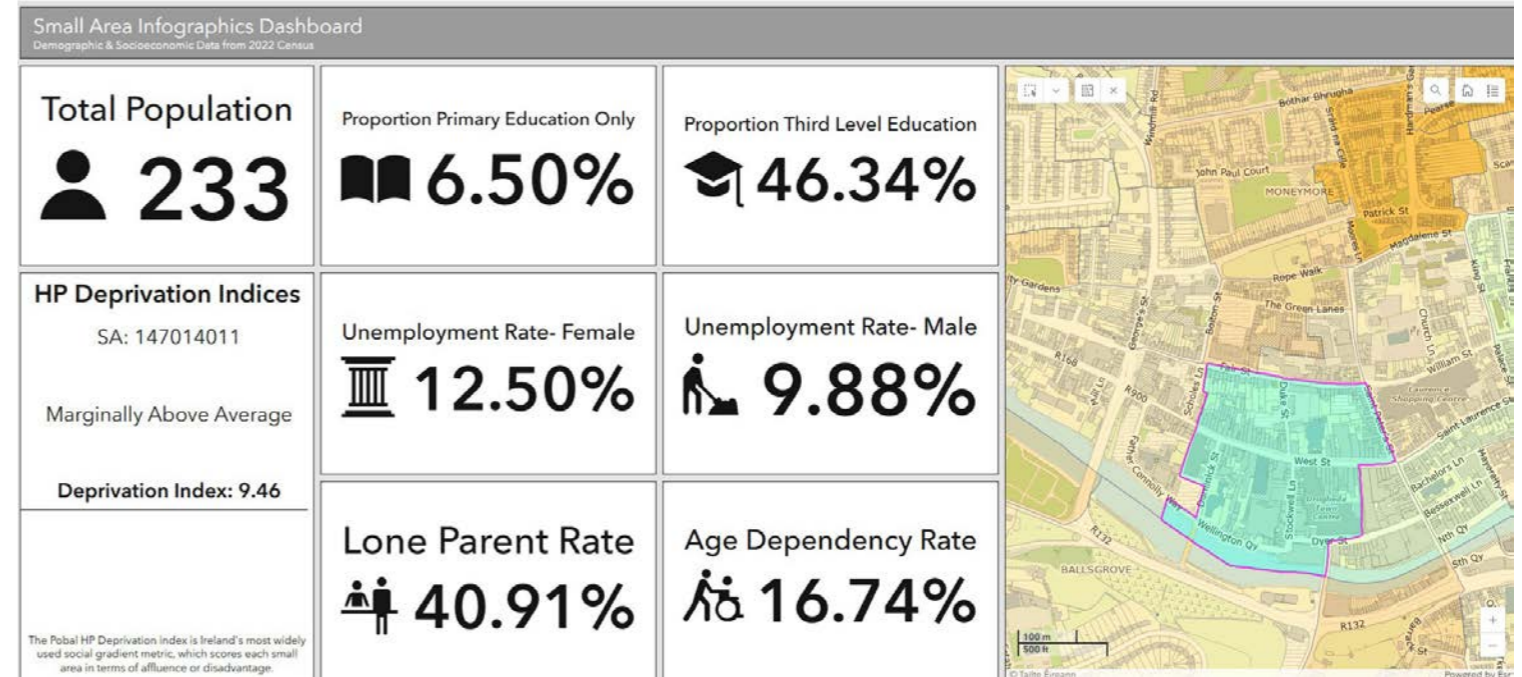
Census 2022 No motor car owners



Pobal Small Area Infographics Dashboard for the western area (Ref 147014009) which extends west of Patrickswell Lane. The part which lies within the IUS area is less than 20% of this Small Area and has little, if any, residential population being primarily characterised by two important national monument structures, institutional buildings, vacant/derelict buildings and two surface car parks.



Pobal Small Area Infographics Dashboard for the eastern area (Ref 147014010), which extends east of Meatmarket Lane to Shop Street, and from the river north to West Street. The part lying within the IUS is approx 50% of this area. It comprises typical mixed use town centre uses with some larger apartment complexes outside the IUS area.



Pobal Small Area Infographics Dashboard for the area lying in the central section of the IUS area (ref 147014011), which runs from Patrickswell Lane to the west to Meatmarket Lane to the east. Again, the Small Area extends beyond the IUS area which is a little over 50% of the entire Small Area. It contains mixed use buildings typical of a town centre

3.5 Strengths , Challenges, Opportunities, Threats (SCOT Analysis)

Strengths

- Architectural and urban qualities – coherence; legibility; diversity
- Strong history and heritage – widely appreciated
- Vibrant contemporary culture
- Engaged local communities and groups with strong commitment to Drogheda
- Growing, young and diverse population.
- Landscape – topography and river
- Connectedness – local, regional, national.
- Permeability - lanes
- Variety of retail/commercial capacity - West Street remains a vibrant shopping street
- Compactness
- Proactive local groups ready to engage – note recent improvements to Abbey Lane.

Challenges

- Systemic Urban blight –persistent dereliction along Narrow West Street leading to significant building deterioration of building condition and, recent building collapse (just outside IUS area). An increasingly urgent issue which demands priority focus.
- Insufficient accurate survey information and research for several challenging sites/buildings.
- Allied to the urban blight is considerable vacancy within the IUS area. This includes whole buildings, parts of buildings and groups of buildings.
- Palpable link between the persistent vacancy and a belief amongst many citizens of the town centre as an unsafe place, to be avoided. Challenge in how to arrest this effectively.
- Architectural and urban heritage of the IUS area is compromised by current condition and presentation, examples being the Town Wall and West Gate/George's Square
- Pedestrian environment – localised problematic conditions: e.g. crossing points; some lanes;
- Some important open spaces compromised by nature of use and underuse
- Surface car parking
- Riverfront currently underplays its potential
- Limited options for outdoor amenity and recreation in town centre, including the river
- Challenges of landscape/topography – accessibility & visibility
- Ensuring greater and effective coordination and integration between various bodies/departments involved in project development, implementation and general management within the IUS.

Opportunities

- A well selected and developed Thrive project can have a transformative impact, not only physical and through new uses, but also helping change attitudes to the town centre.
- Large population – and growing
- Westgate Public Realm works (granted planning permission) can greatly improve the public realm environment and linkages between adjacent cultural and natural heritage places
- Many strong community groups, some well-established and based in, or near, the IUS area. Some working effectively in cultural integration. Some of these needing secure accommodation.
- Potential to create pleasant homes in many of the vacant buildings, is adapted sensitively.
- Increasing access to funding for heritage-led and urban regeneration funding for historic towns such as Drogheda– EU and National funding
- Capacity for greater use of off-street parking within the IUS area to allow reduction in amount of surface parking.
- River – and river linkages, opportunity to improve
- Green links – biodiversity and public amenity
- Lanes – and pedestrian linkages
- Walking and Cycle strategy
- Synergies with other active projects which align with IUS Vision and Objectives – Westgate public realm (recently approved by ABP); proposed new library in former Dominican Church (with funding)
- Rich archaeological and architectural heritage, currently somewhat dormant – ref town walls and former Abbey/Abbey Lane in particular

Threats

- Urban blight and decay persists leading to more building collapse and serious losses
- Flight of residential and retail to the edge/suburbs
- Continuing lack of confidence in the town centre, with parts of the IUS continuing as ‘no go’ areas.
- Constraining statutory restrictions – e.g. development plan policies and standards; building regulations
- Continued decay through lack of investment in existing built fabric
- Perception of heritage as a constraint to development/growth
- Lack of integrated planning, management and decision making leading to inappropriate development and missed opportunities.
- Inappropriate development on key sites, particularly where not aligned to an integrated urban vision/strategy
- Lack of upfront survey/research resulting in protracted and problematic planning/building processes and potentially inappropriate expectations.



4 WEST STREET AREA VIUS VISION AND OBJECTIVES

4.1 Vision

The vision for the West Street Area has been developed out of the engagement process alongside the observations and learnings from research, survey and analysis carried out.

To re-establish West Street Area as a welcoming, well cared for, well used and stimulating place to be, that puts Drogheda's architectural beauty and heritage back on the map; a clean, green, safe and liveable place that connects past and future and protects energy and environmental resources.

Out of this vision statement a number of guiding objectives have been developed to inform identification of the projects for the pipeline of projects. These objectives will further inform which project is taken forward as the selected Thrive project for Drogheda.

4.2 Objectives

These are the objectives which inform selection and guidance of the Pipeline of Projects, and ultimately the selected Thrive project.

- Include built-heritage refurbishment, repair and reuse
- Add to existing knowledge about the Study Area, in particular elements of the historic built and urban fabric which may be insufficiently understood or known. In this way, to fill critical knowledge gaps to support feasibility and effective delivery of projects
- Reactivate vacant, derelict, 'at risk' and underused buildings and spaces
- Contribute to the proper conservation, improved presentation and, where appropriate, access to the historic town wall defences within the Study Area
- Include Public realm enhancements
- Provide new civic and community facilities
- Provide new uses to reinforce Drogheda's internationally significant historic centre as a quality and safe place in which to live, visit, work, enjoy
- Provide an inclusive, integrated, sustainable heritage-led strategy for the transformation of this currently underperforming area of the historic centre, and to reveal its impressive and important architectural, historical and urban heritage as well as create a distinctive, durable, and beautiful environment.
- Consider and include genuinely sustainable strategies which enable circular economy and low/zero carbon solutions; propose uses and approaches which are viable and affordable in the long-term; enhance nature and biodiversity in the urban environment; support identified community needs.

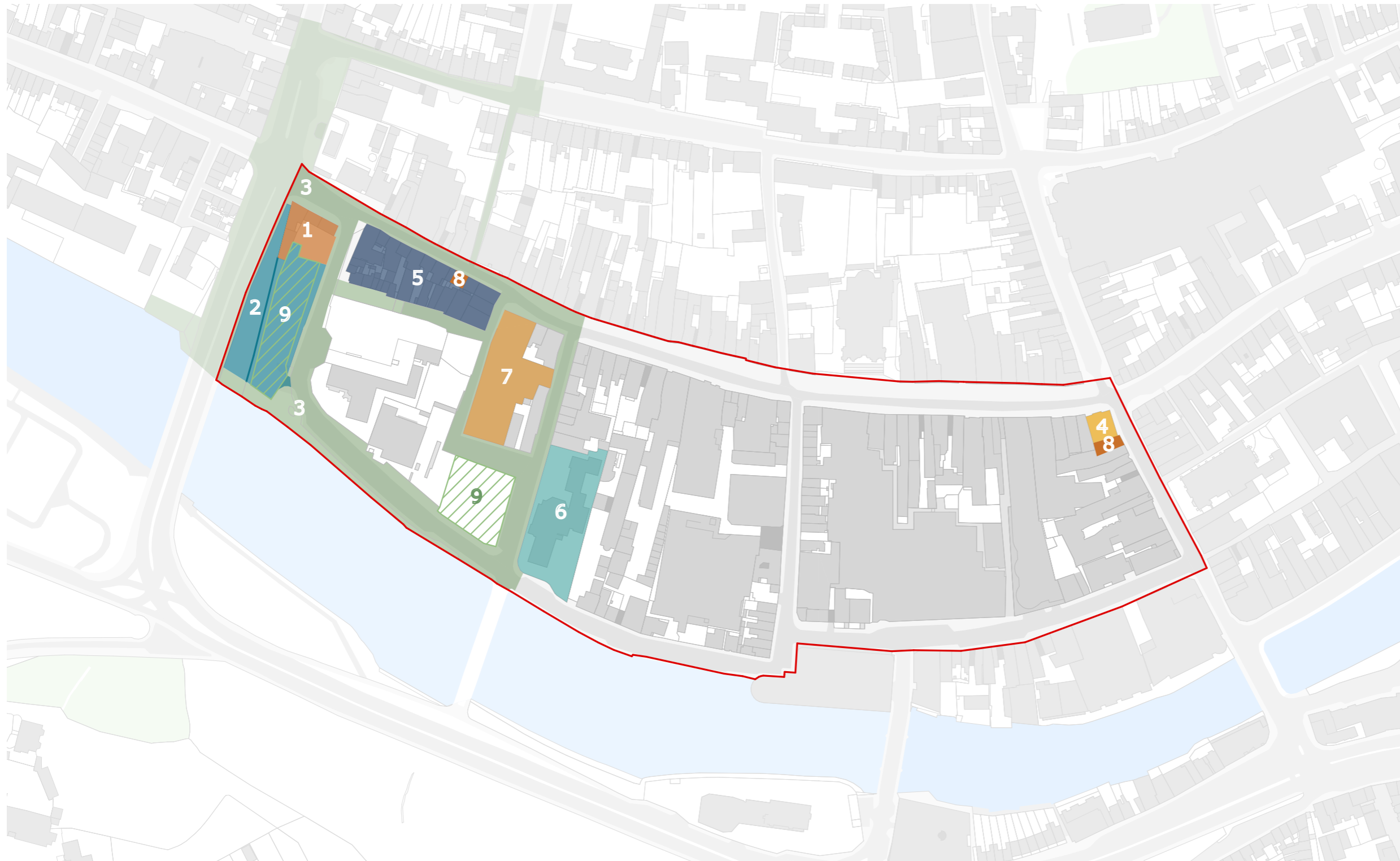


5

THE PIPELINE OF PROJECTS

5.0 The Pipeline of Projects

A Pipeline of 9 main Projects has been developed with the collective collaboration of community groups, NGOs, local institutions, other stakeholders and individuals. Guiding and informing the identification of these projects has been a study and analysis of physical, social and economic factors affecting the area, along with an assessment of the architectural and urban development of the West Street area. These projects are realistic and necessary to support the regeneration and recovery of the area. Several are well advanced in preparation for implementation. A phased approach is proposed for a number. All can proceed individually but cumulatively they will deliver significant and transformative impact for Drogheda and stimulate other positive projects in the area.



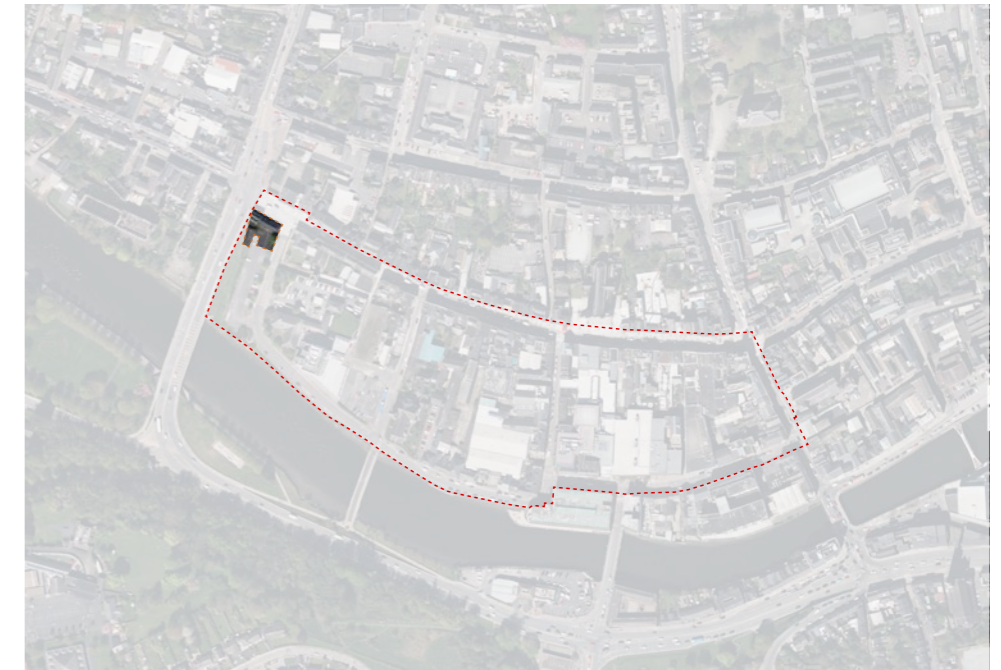
- 1. Westgate House Complex
- 2. Town Wall & Murdock's Yard
- 3. Westgate 2040 Public Realm Projects
- 4. The Tholsel
- 5. Narrow West Street
- 6. New Library/
Dominican Church
- 7. Abbey Centre Renewal
- 8. Traditional Shopfront Repairs
- 9. Greening the Carparks

Current Context

- West Gate House complex comprises West Gate House and the adjoining former DYD building.
- Site of significant heritage
- Vacant/derelict buildings - 'at risk'
- Public ownership

Project Proposal + Potential

- Recovery and reuse of significant heritage
- Transformative project – turning around vacancy trend in this part of Drogheda – confidence and pride as well as physical transformation
- Providing spaces and uses which respond to identified community needs
- Exemplar for NEB Principles
- Can become a beacon for Drogheda



Location on Aerial Map



Sketch view of proposed project from George's Street



View from West Street



Sketch view of proposed project from Father Connolly Way



View from Murdock's Yard Carpark

Integration of the New European Bauhaus Principles: Westgate House Complex



Beautiful

Ambition I: to activate
Context re-activation • Sensory experience • Aesthetics

Ambition II: to connect
Connection across contexts • Collective experience • Sense of belonging

Ambition III: to integrate
Enabling creation • Restructuring of values • Long-lasting movement

Design Response

Will reactive the street edge on to West Street to enliven the public realm, with active use and provide pocket garden space. Design will use traditional materials of the place and adopt familiar forms and scale. Create strong civic presence in the streetscape

Provide community use spaces that will be attractive and comfortable . The project offers opportunity to engage with archaeology of the Town wall.

Recovery of heritage resonates with community , place with meaning to community



Sustainable

Ambition I: to re-purpose
Preservation • Repair, re-use, reduce upgrade, renew

Ambition II: to close the loop
(Industrial) system circularity • Waste transformation

Ambition III: to regenerate
Carbon storing • Enhancing biodiversity • Restoration and expansion of natural landscapes • Paradigm shift, behavioural change

Design Response

The project will repair and adapt an existing building, upgrade it to be more sustainable, energy efficient in use. Use low embodied carbon materials. Reduce carbon footprint of new interventions

The principle of Circular economy will be applied to the project to maximise reuse, recovery and recycling Enhance local biodiversity , native planting for pollinators in the Public pocket garden



Together

Ambition I: to include
Equality • Accessibility • Prioritising disadvantaged people

Ambition II: to consolidate
Overcoming segregation • Representation and social stability • Sharing resources and opportunities

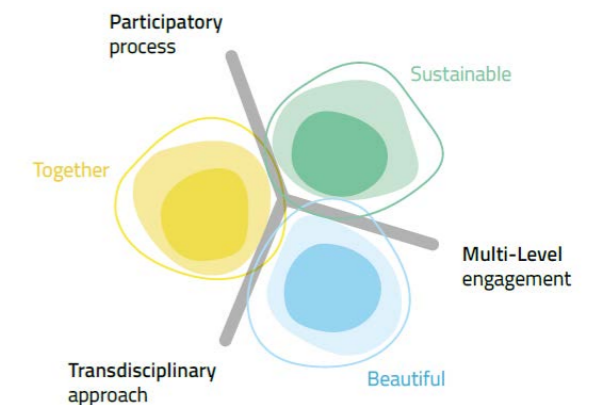
Ambition III: to transform
Fostering shared social values • Societal development and collective growth • New ways of living together

Design Response

The project will provide a building that is universally accessible, with facilities open for use by all sectors of the community

Provision of shared spaces to promote community interaction and exchange

Community engagement has identified inter-cultural organisation that provide support services who will benefit from use



Project Context

- Substantial section of the historic Town Wall, National Monument
- Drogheda walled town one of largest in Ireland
- Drogheda part of Irish Walled Towns Network
- Wall and wall walk integrated within West Gate House
- Wall in poor condition and needs repairs
- Detailed survey and analysis required to develop appropriate repair methodology
- Setting of wall is poorly presented and compromised by car park use
- Limited access to view and enjoy wall
- Limited interpretation of wall and urban/historical significance
- Public ownership



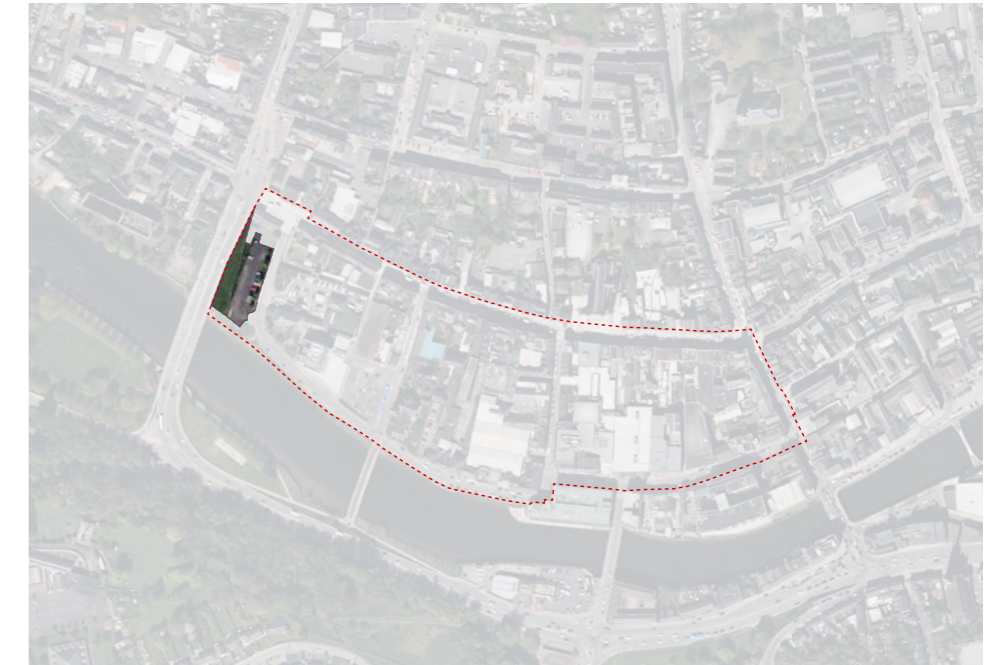
View of Town Wall from George's Street

Project Proposal + Potential

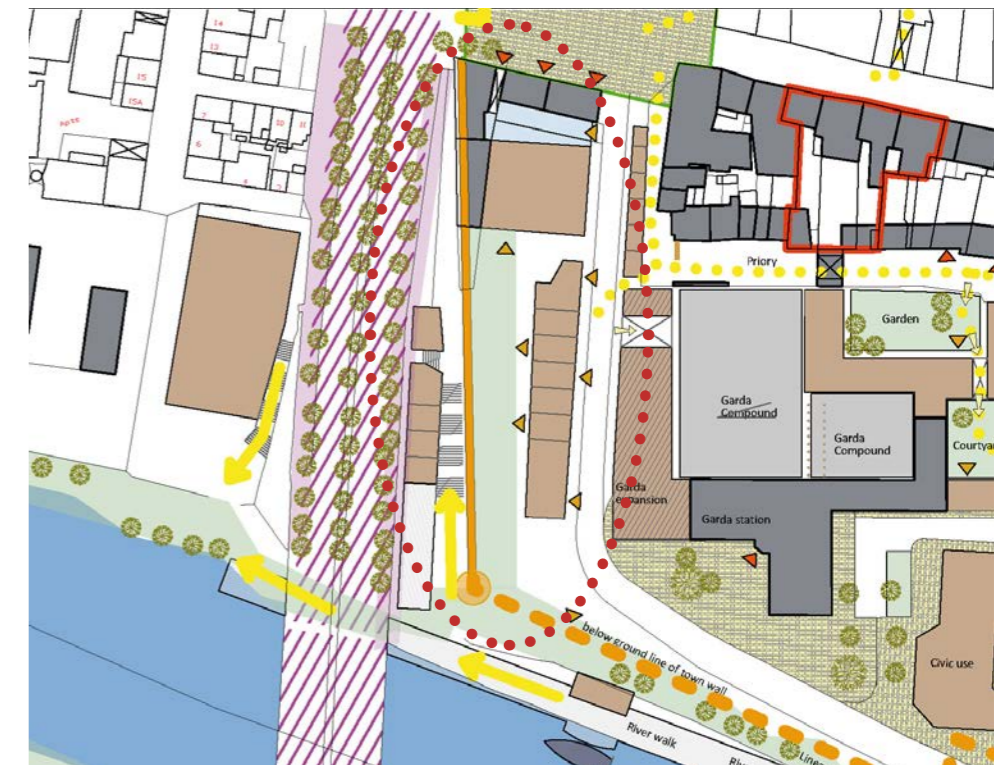
- Study, survey and assess the wall
- Develop informed methodology for repairs, presentation and interpretation. Consider biodiversity benefits of vegetation alongside wall and on wall, balancing these benefits against structural damage
- Repair and present the wall
- Reimage and enhance public space and setting of Town Wall and West Gate House
- Transform car park to a) a park with limited parking & b) extended public realm for West Gate House complex & c) potential new building to activate edge to Fr Connolly Way, and which relates to West Gate House complex, as proposed in 2013 UDFP
- Coordinate with wider Westgate Vision
- Coordinate with wider repair and presentation strategy for Drogheda Town Walls (Ref Conservation Plan for Drogheda Town Walls and Defences)



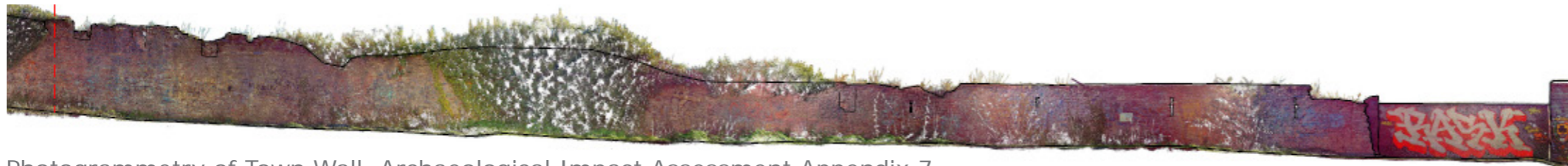
View of Town Wall from Carpark



Location on Aerial Map



Abbey Lands Strategy, 2013 Urban Design Framework Plan



Photogrammetry of Town Wall, Archaeological Impact Assessment Appendix 7

Integration of the New European Bauhaus Principles: Town Wall & Murdock's Yard



Beautiful

Ambition I: to activate
Context re-activation • Sensory experience • Aesthetics

Ambition II: to connect
Connection across contexts • Collective experience • Sense of belonging

Ambition III: to integrate
Enabling creation • Restructuring of values • Long-lasting movement

Design Response

Will repair and restore integrity and coherence of this significant part of Drogheda's urban heritage. Will enhance identity of Drogheda as a 'walled town. Will show how historic fabric and biodiversity can be protected in a complimentary way. Will transform present poor quality and use of car park space
Recovery of heritage resonates with community, place with meaning to community with direct engagement with the archaeology of the Town Wall.



Sustainable

Ambition I: to re-purpose
Preservation • Repair, re-use, reduce upgrade, renew

Ambition II: to close the loop
(Industrial) system circularity • Waste transformation

Ambition III: to regenerate
Carbon storing • Enhancing biodiversity • Restoration and expansion of natural landscapes • Paradigm shift, behavioural change

Design Response

The project will repair an existing, historic structure. Repair materials will be generally low carbon, including reuse of stone, local sands/aggregates and lime mortars.
Enhance local biodiversity, native planting for pollinators in the vegetation alongside Town Wall and within the reimagined car park space. New non-toxic materials/ surfaces to public realm interventions – controlling quality and collection of surface water.



Together

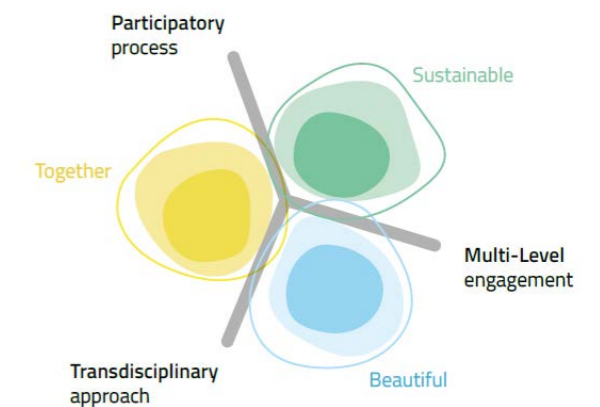
Ambition I: to include
Equality • Accessibility • Prioritising disadvantaged people

Ambition II: to consolidate
Overcoming segregation • Representation and social stability • Sharing resources and opportunities

Ambition III: to transform
Fostering shared social values • Societal development and collective growth • New ways of living together

Design Response

Provide public and special interest events/workshops during repairs to engage with local and other communities of interest. Providing enhance accessibility and community uses to the area. Town Wall of shared value to communities of Drogheda.



This is an active project of Louth County Council, which has been granted planning permission (ABP Reference JA15.318758) and relates to the western part of the West Street Area IUS. Within the pipeline of projects, 3 priority sections of the scheme have been identified. These could proceed together or be phased.

- a. West Street/George's Street junction
- b. Abbey Lane & Fr Connolly Way connections
- c. Riverside park

Project Context

- The Westgate vision public realm project, consented by An Bord Pleanála (ABP Reference JA15.318758)
- Present public realm environment lacks coherence with a limited quality pedestrian environment, impacted by dominance of vehicular traffic
- Poor connections and access to and between some key elements of the public realm e.g., George's Square; the Town Wall; the Riverside; St. Dominic's Bridge; Old Abbey Lane.
- Underperforming quality of these key elements.
- Public ownership

Project Proposal + Potential (3 priority sections)

- Reduce vehicular carriageway and widen pavements at junction between West Street and George's Street
- New paving, street furniture and planting with markers of the former West Gate and Town Wall where no longer present above ground.
- Revitalise the northern embankment of the River Boyne with strong focus on improved connectivity and permeability in the area and wider town centre. The rich natural and built heritage in the area will be celebrated and new public realm improvements will create an attractive riverfront setting with enhanced functionality and amenity.
- Natural soft landscaped areas enlarged with existing trees retained and new trees planted to enhance biodiversity value. New high quality hard landscaping improvements including a shared surface treatment along Father Connolly Way
- Improve connection between Old Abbey Lane and Fr Connolly Way, and through Project 1 (West Gate House complex), to West Gate area. This involves partial removal of section of stone wall on Fr Connolly Way and making pedestrian crossing path to connect with the West Gate House complex pocket roof garden.



Image from Westgate 2040 Design Statement



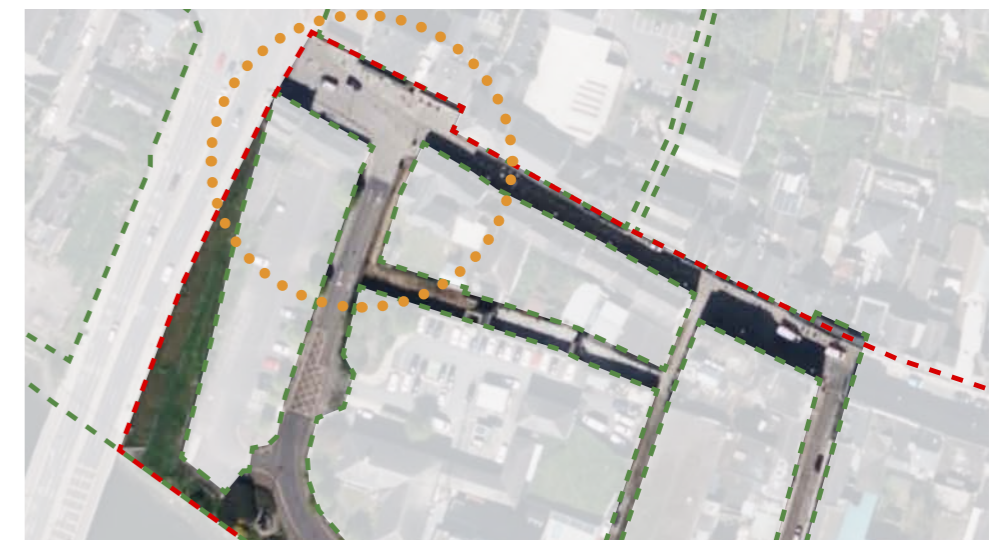
Image from Westgate 2040 Design Statement



Location on Aerial Map



Image from Westgate 2040 Design Statement



●●●●● West Street/George's Street Junction and Fr Connolly Way Traffic Calming

Integration of the New European Bauhaus Principles: Westgate 2040 Public Realm Projects



Beautiful

Ambition I: to activate
Context re-activation • Sensory experience • Aesthetics

Ambition II: to connect
Connection across contexts • Collective experience • Sense of belonging

Ambition III: to integrate
Enabling creation • Restructuring of values • Long-lasting movement

Design Response

Will deliver innovative public realm areas with a unique sense of identity and place. Will enhance connectivity of the area with the wider town centre and the riverfront and improve permeability for both pedestrians and cyclists. Will integrate public realm with access, transport and parking network including Drogheda's active travel scheme. Will use high quality materials and distinctive design elements which are 'of Drogheda' and ensure durability of material and design. Will apply contemporary design approach to bring the rich spatial and architectural quality of Drogheda to light and recover the coherence and integrity of historic elements of note. Recovery of heritage resonates with community, place with meaning to community



Sustainable

Ambition I: to re-purpose
Preservation • Repair, re-use, reduce upgrade, renew

Ambition II: to close the loop
(Industrial) system circularity • Waste transformation

Ambition III: to regenerate
Carbon storing • Enhancing biodiversity • Restoration and expansion of natural landscapes • Paradigm shift, behavioural change

Design Response

The project will develop highly sustainable and durable public realm areas which align with climate change and sustainability targets. Enhance local biodiversity retaining and augmenting native planting for pollinators. Will increase the number of native species trees, enhancing carbon capture, shading and biodiverse benefits. Will support shift to sustainable modes of transport by delivering safe, accessible and connected systems integrated within the public realm proposals.



Together

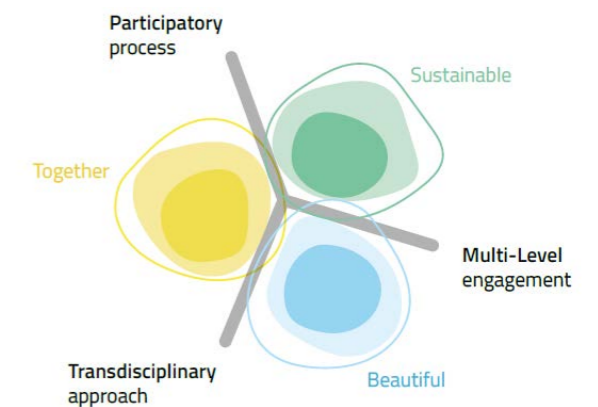
Ambition I: to include
Equality • Accessibility • Prioritising disadvantaged people

Ambition II: to consolidate
Overcoming segregation • Representation and social stability • Sharing resources and opportunities

Ambition III: to transform
Fostering shared social values • Societal development and collective growth • New ways of living together

Design Response

Create more and better public space which is welcoming, inclusive and accessible for all. Create spaces which can support a variety of activities, which respond to social needs and interests, as well as providing animation and direct and passive surveillance opportunities which help enhance safety. Create spaces which can act as extended accommodation for cultural/civic uses within the area, e.g., the future library in the former St Dominic's Church (project 6) and West Gate House complex (project 1).



The Tholsel at the corner of West Street and Shop St, an important and distinctive landmark building. Owned by LCC, it is partially occupied with a tourist office at ground floor level. The upper floors warrant a civic/cultural use which allows citizens and visitors to enjoy this remarkable building. A Part 8 planning permission was granted in 2019 (Planning No 19163) for the refurbishment of the Tholsel to include a new universal access internal lift and restoration of the historic first floor meeting rooms. Development and implementation of this permission would enable the building to be used to the full. Providing a meeting room for civic use would address identified needs (ref Engagement Process learnings), as well as augment the status and impact of the Tholsel on the towns image.



The Tholsel

Project Context

Heritage building and important architectural and civic landmark - the 'centre' of Drogheda

- Partially vacant and in need of repair works
- Subject to a Part 8 permission which sets out the works necessary to return Tholsel to full use and provide a Part M compliant lift for universal access to all floors
- Public ownership

Project Proposal + Potential

- Implement the Part 8 planning permission and restore unused and underperforming parts of the building
- Provide universal access to all floors of building
- Identify civic/cultural use for the first floor which allows it to become a 'public room' for the people of Drogheda
- Potential to enhance visitor experience and information facilities by upgrading the existing tourist office currently accommodated at ground level.
- To recover an interior of quality with fine views over the historic centre of Drogheda



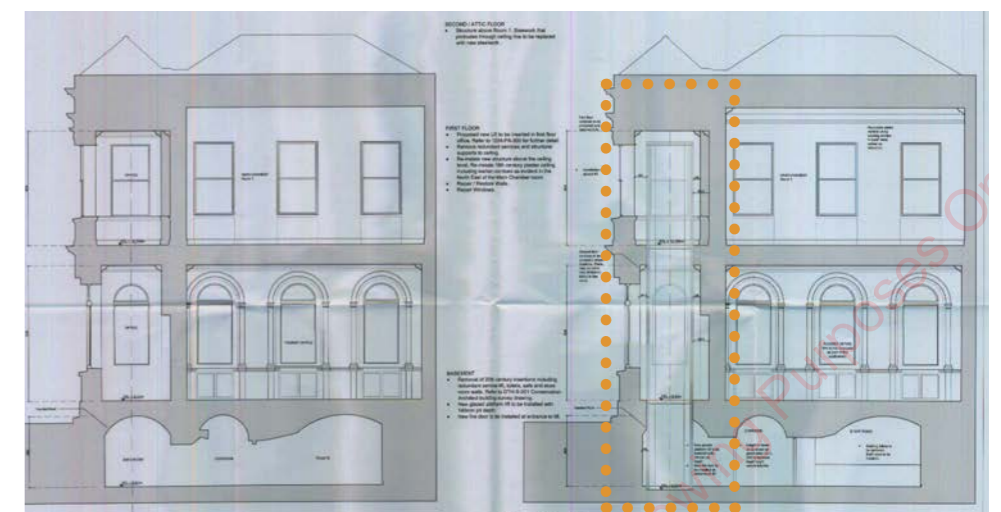
Upper Yard Views from Murcia Town Hall (Rafael Moneo Architects)



Location on Aerial Map



Source: discoverboynevalley.ie



Section showing proposed lift (Van Djik Architects)

Integration of the New European Bauhaus Principles: The Tholsel



Beautiful

Ambition I: to activate
Context re-activation • Sensory experience • Aesthetics

Ambition II: to connect
Connection across contexts • Collective experience • Sense of belonging

Ambition III: to integrate
Enabling creation • Restructuring of values • Long-lasting movement

Design Response

Will restore one of Drogheda’s most important historic buildings to full and public use. Will recover the integrity and landmark status of the Tholsel a symbol of meaning for the people of Drogheda. Will recover the important interior spaces and volumes.



Sustainable

Ambition I: to re-purpose
Preservation • Repair, re-use, reduce upgrade, renew

Ambition II: to close the loop
(Industrial) system circularity • Waste transformation

Ambition III: to regenerate
Carbon storing • Enhancing biodiversity • Restoration and expansion of natural landscapes • Paradigm shift, behavioural change

Design Response

The project will repair an existing, historic structure. Repair materials will be generally low carbon, and envisage interventions required are minimal. Opportunity to introduce measures to improve energy efficiency in the restoration works. Will bring a partially used building into full use. Will accommodate uses for the long term, thus ensuring durability of function.



Together

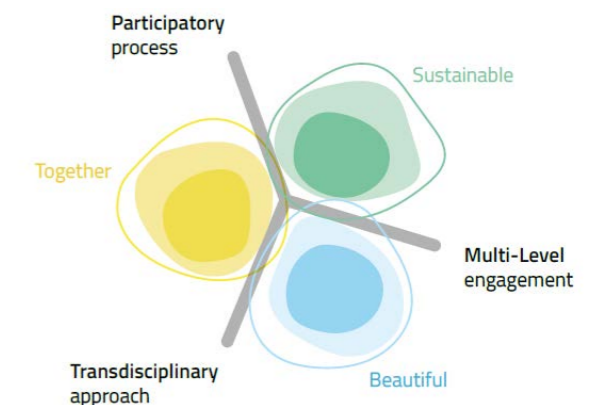
Ambition I: to include
Equality • Accessibility • Prioritising disadvantaged people

Ambition II: to consolidate
Overcoming segregation • Representation and social stability • Sharing resources and opportunities

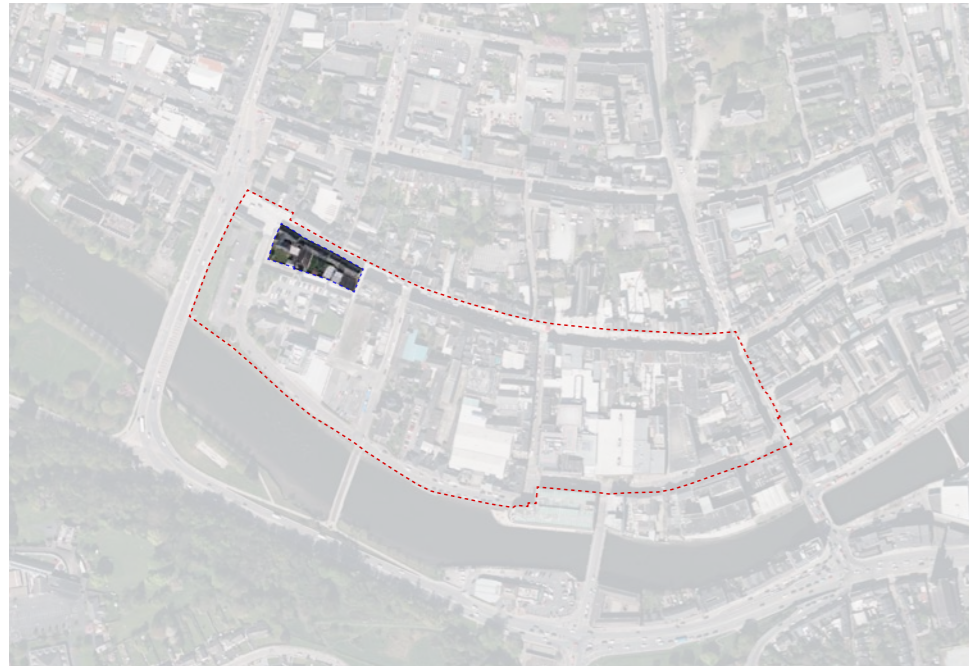
Ambition III: to transform
Fostering shared social values • Societal development and collective growth • New ways of living together

Design Response

Upgrade and extend accessibility within the historic building to meet current standards. Provide a new public room for people of Drogheda. Restore a landmark building which forms an important part of Drogheda’s civic pride and identity. Potential to engage with local communities in how the restored first floor can function and be used.



This vacant/derelict section of historic street has become somewhat of a sad symbol for the dereliction challenges in Drogheda. Its potential transformation and revitalisation would not only address the direct problems associated with its current condition but could be talismanic for the entire town and others suffering similar challenges. This project acknowledges that 'Narrow West Street' needs an area



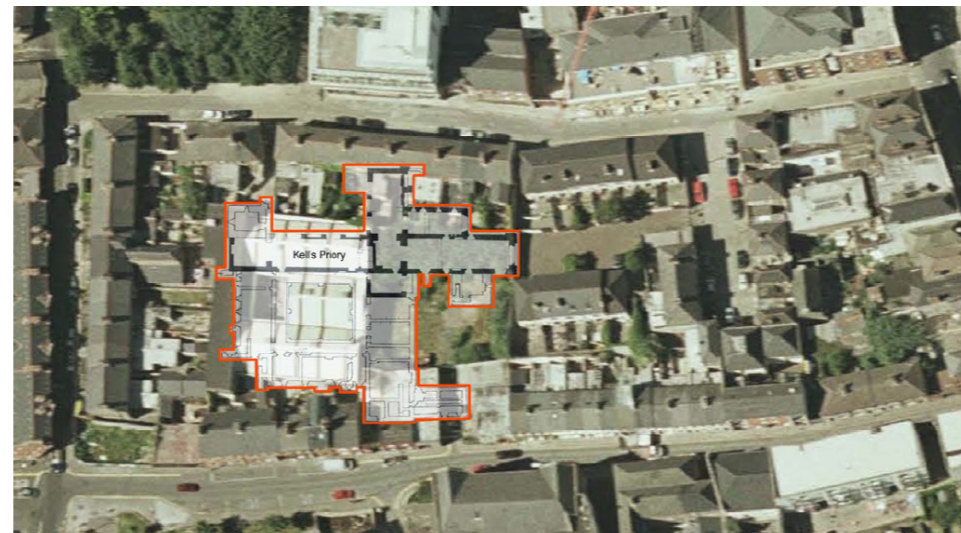
Aerial Site Map



Narrow West Street

Project Context

- This project focusses on the west end of Drogheda's main commercial street – West Street, commonly known as Narrow West Street
- This street retains its medieval width and early morphology, comprises 13 historic plots, a mix of one, two and three bays wide and two or three storeys over basement
- This section of street contains early fabric and historic plot layouts, however the full extent and condition is insufficiently understood and surveyed, as is the relationship with the adjoining former Abbey
- Some narrow burgage plot widths and facades indicating originally gable fronted 'Dutch Billy' facades.
- There is a steep, one storey, drop in level from north to south (street front to rear outbuildings/gardens) with access to rear of plots off the Old Abbey Lane running parallel to Narrow West Street.
- With few exceptions the street is mostly vacant and building condition of many appears poor to precarious.
- Vacancy/dereliction is long-standing and has defied previous attempts to regenerate.
- The buildings on Narrow West Street are in several private ownerships



Thomas' Abbey design overlay study (Shaffrey Architects)

Project Proposal + Potential

Two stages are proposed:

1. Survey and Research project with feasibility study for reuse/redevelopment options
2. Implementation – potential public + private sector phased approach

Stage 1 proposes comprehensive research, survey, interpretation and feasibility study to ascertain what remains of archaeological and architectural historic significance, the condition of same and recommends what to keep and how to integrate within a development project to recover the street buildings and bring them back to active use. Feasibility study to explore options for redevelopment/adaptive reuse and potential replacement buildings including possible linkage to Old Abbey Lane. This study would involve engagement with building owners and statutory bodies.

Stage 2 involves implementation of preferred options maximising retention and integration of significant historic elements and providing active uses across all floors. Potential for connection, through use and design, to Old Abbey Lane. Potential to create residential accommodation at upper levels which can provide quality homes and living spaces. Could be carried out as separate phases/projects.



Fenns Quay Cork - Repair of 18th Century Buildings and Streetscape

Integration of the New European Bauhaus Principles: Narrow West Street



Beautiful

Ambition I: to activate
Context re-activation • Sensory experience • Aesthetics

Ambition II: to connect
Connection across contexts • Collective experience • Sense of belonging

Ambition III: to integrate
Enabling creation • Restructuring of values • Long-lasting movement

Design Response

Will restore one of Drogheda’s most important historic buildings to full and public use. Will recover the integrity and landmark status of the Tholsel a symbol of meaning for the people of Drogheda. Will recover the important interior spaces and volumes.



Sustainable

Ambition I: to re-purpose
Preservation • Repair, re-use, reduce upgrade, renew

Ambition II: to close the loop
(Industrial) system circularity • Waste transformation

Ambition III: to regenerate
Carbon storing • Enhancing biodiversity • Restoration and expansion of natural landscapes • Paradigm shift, behavioural change

Design Response

The project will repair an existing, historic structure. Repair materials will be generally low carbon, and envisage interventions required are minimal. Opportunity to introduce measures to improve energy efficiency in the restoration works. Will bring a partially used building into full use. Will accommodate uses for the long term, thus ensuring durability of function.



Together

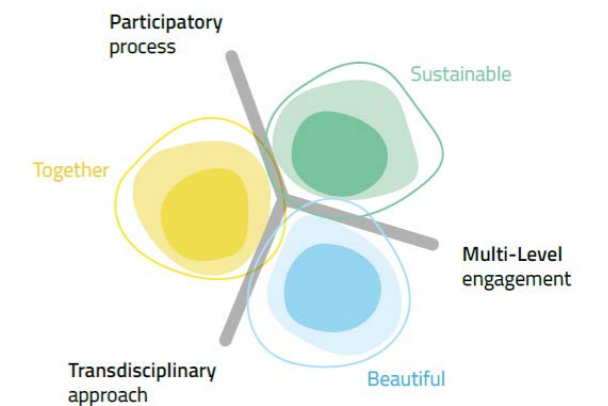
Ambition I: to include
Equality • Accessibility • Prioritising disadvantaged people

Ambition II: to consolidate
Overcoming segregation • Representation and social stability • Sharing resources and opportunities

Ambition III: to transform
Fostering shared social values • Societal development and collective growth • New ways of living together

Design Response

Upgrade and extend accessibility within the historic building to meet current standards. Provide a new public room for people of Drogheda. Restore a landmark building which forms an important part of Drogheda’s civic pride and identity. Potential to engage with local communities in how the restored first floor can function and be used.



Project Context

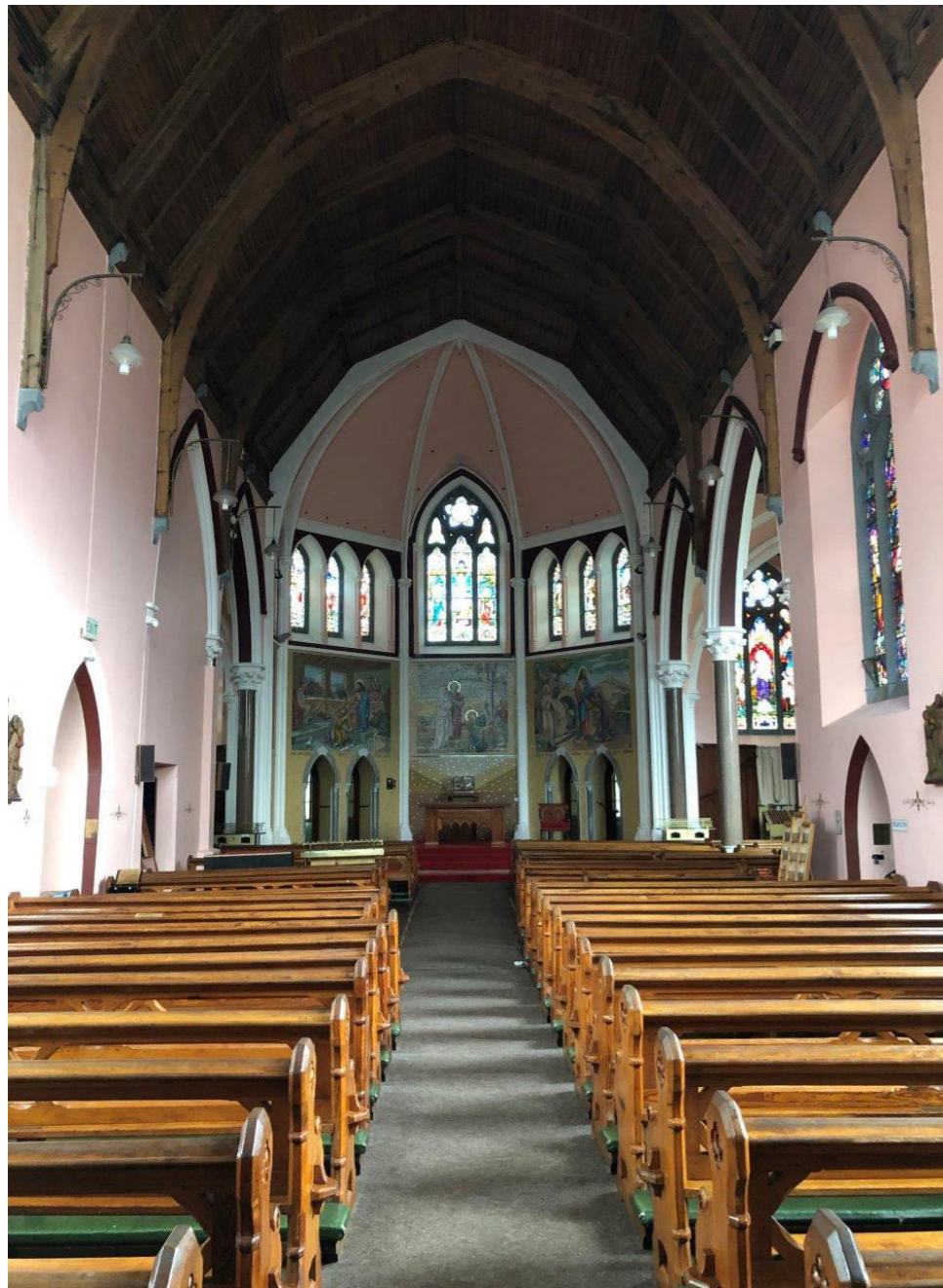
- This church is no longer in use as a place of worship and has been acquired by LCC
- Funding for a new library
- Project underway to advance restoration and adaptation of the church and priory to a new central library for Drogheda

Project Proposal + Potential

- To restore and adapt the church and priory to a new central library for Drogheda
- Ambition to make this a flexible space fit for a 21st century library in a large and expanding urban centre with a diverse demographic
- Potential to engage with public spaces adjacent to the library, in particular the Dominic St car park/former Linen Hall site, the riverside public realm at Wellington Quay, St Dominic's Bridge, and a revitalised/reimagined Abbey Centre.



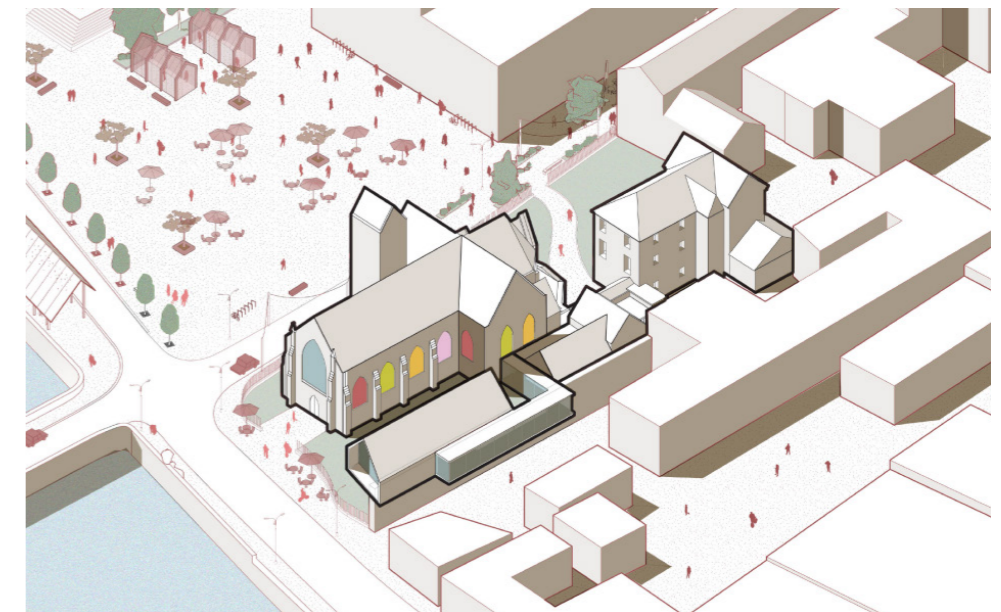
Location on Aerial Map



Dominican Church Interior



Dominican Church



Excerpt from Turley Arrow Design Feasibility Study



Excerpt from Turley Arrow Design Feasibility Study

Integration of the New European Bauhaus Principles: New Library / Dominican Church



Beautiful

Ambition I: to activate
Context re-activation • Sensory experience • Aesthetics

Ambition II: to connect
Connection across contexts • Collective experience • Sense of belonging

Ambition III: to integrate
Enabling creation • Restructuring of values • Long-lasting movement

Design Response

Restoration and adaptive new use of an important heritage building whose former use (place of worship) is now obsolete. Reuse and creative adaptation of a distinctive building typology and interior to provide flexible multi-use spaces which respect and respond to the spatial qualities and decorative elements of the historic interior. Externally, enabling the building's interior functions to spill out into a new garden, and the adjacent, revitalised and enhances, public realm spaces. Creating places to respond to different users' needs.



Sustainable

Ambition I: to re-purpose
Preservation • Repair, re-use, reduce upgrade, renew

Ambition II: to close the loop
(Industrial) system circularity • Waste transformation

Ambition III: to regenerate
Carbon storing • Enhancing biodiversity • Restoration and expansion of natural landscapes • Paradigm shift, behavioural change

Design Response

The project will repair, adapt and provide new interventions to allow a new, civic, public use, upgrading existing fabric to be more sustainable, energy efficient in use. Use low embodied carbon materials. Reduce carbon footprint of new interventions. The principle of Circular economy will be applied to the project to maximise reuse, recovery and recycling.

Enhance local biodiversity, native planting for pollinators in potential green garden spaces.

Will accommodate uses for the long term, thus ensuring durability of function.



Together

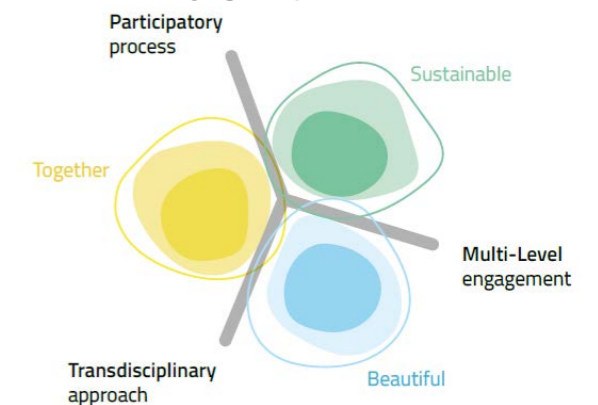
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Ambition II: to consolidate
Overcoming segregation • Representation and social stability • Sharing resources and opportunities

Ambition III: to transform
Fostering shared social values • Societal development and collective growth • New ways of living together

Design Response

As a public library, this will be highly accessible, inclusive, and easy and welcoming to use for everyone. Libraries are perhaps the most democratic spaces in contemporary society. They are all about accessibility and learning. They provide opportunities to learn, make, listen, read in pleasant and well serviced environments. It will provide essential facilities for long standing residents of Drogheda and very new arrivals. Through collective activities they also provide opportunities for sharing and integration across age groups and community groups.



Project Context

The Abbey Centre is a qualified landmark in Drogheda. Although current presentation is undistinguished, there is fond association with the building and its historic uses.

Originally built in 1930 and contained Drogheda’s first cinema ‘The Abbey’ and a garage. In 1960 the Abbey Ballroom opened hosting many famous stars of the sixties with a state-of-the-art dancefloor.

Substantially rebuilt in 1973, after a fire in 1969, as Drogheda’s first shopping centre. The front section onto West Street may incorporate some of the earlier structure and further investigation would help establish this.

In private ownership

A comprehensive survey and assessment of the structure and the adjoining buildings along Dominic Street can inform the optimal option from the three suggested approaches arising from the IUS engagement process.



Abbey Shopping Centre



Apartment Store project Taunton Somerset, Studio Saar

Project Proposal(s) + Potential

Three approaches emerging from engagement process.

Repurpose existing building – do not demolish

This option seeks to minimise carbon footprint by retaining and adapting rather than demolish. Survey and assessment will establish what elements can be retained, upgraded and adapted to provide new uses. Partial demolition and replacement may go hand in hand with retention and adaptation. Facades to Patrickswell Lane and fronting on Dominic St car park to be ‘remade’. The buildings onto Dominic Street might be substantially redeveloped to provide a stronger street edge and urban enclosure. Careful manipulation of site topography might allow for limited car and bicycle parking.

Remove and redevelop

The 2013 UDFP-DHQ presented an urban strategy for the Abbey area which proposed an approach to redeveloping the Abbey Centre block. This envisages new buildings to create street edges on all sides enclosing series of raised courtyards within the block. Upper levels of provide new apartment accommodation opening onto the planted courtyards. Basement/sub-basement car parking in the body of the block behind active uses at street level. Concept is to provide strong and active urban edge to surrounding streets and use the depth of the block to provide green, biodiverse-supporting roof gardens serving upper level residential use.

Remove and create an urban park

This scenario envisages complete removal of the Abbey Centre and the creation of a new landscaped park. This deviates from post-medieval morphology of Drogheda within the walled enclosure. Implementation of the recently approved Westgate 2040 public realm project in combination with increased urban tree planting, may provide sufficient landscaped public realm spaces of the type envisioned in this scenario.



Location on Aerial Map



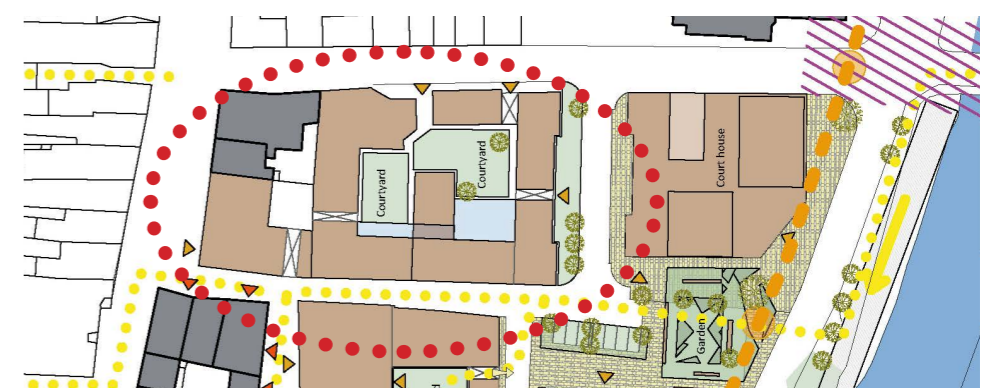
Abbey Shopping Centre



M&S store London reimagined (Jestico + Whiles)



FIG 3.9 Potential Re-imagining of the Abbey Shopping Centre



Extract from 2013 UDFP & Westgate Vision 2040

Integration of the New European Bauhaus Principles: Abbey Centre Renewal



Beautiful

Ambition I: to activate
Context re-activation • Sensory experience • Aesthetics

Ambition II: to connect
Connection across contexts • Collective experience • Sense of belonging

Ambition III: to integrate
Enabling creation • Restructuring of values • Long-lasting movement

Design Response

Transformation of one of Drogheda’s social landmarks which is currently underused and poorly presented.

Opportunity to either take an innovative approach to retain, upgrade and adapt - following the ‘do not demolish’ prerogative – or to replace with a new urban block insertion which would provide coherence, street definition and enclosure, nzeb (or better) new construction, and provide accommodation footprint and volumes to meet current standards, while ensuring its compatibility and coherence with the surrounding urban context and townscape.

Both these first two options would share objective for high quality design.



Sustainable

Ambition I: to re-purpose
Preservation • Repair, re-use, reduce upgrade, renew

Ambition II: to close the loop
(Industrial) system circularity • Waste transformation

Ambition III: to regenerate
Carbon storing • Enhancing biodiversity • Restoration and expansion of natural landscapes • Paradigm shift, behavioural change

Design Response

Option 1 would represent a paradigm shift in treating buildings of this vintage and apparently lacking in architectural quality. It could be a showcase for the principles of retain and reuse, exemplifying circularity and minimising waste. It could adopt and test innovative approaches to improving energy efficiency for modern construction and large scale urban development of this type. The large roof renewal could integrate renewable energy technologies, along with pockets of biodiverse rich planting and bee hives.

Option 2 would adopt zero carbon construction solutions, maximise local materials and adopt circularity. The project will repair, adapt and provide new interventions to revitalize an existing street of buildings, Will accommodate uses for the long term, thus ensuring durability of function.



Together

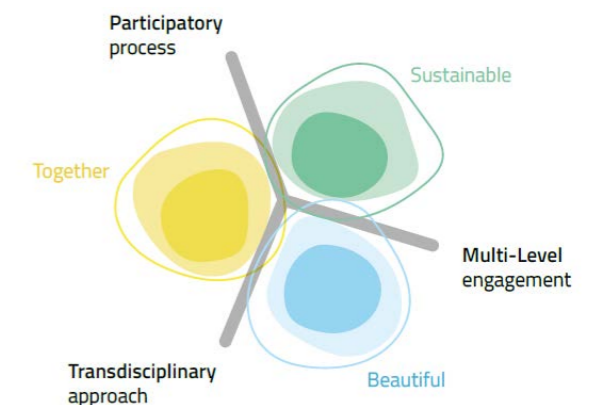
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Ambition II: to consolidate
Overcoming segregation • Representation and social stability • Sharing resources and opportunities

Ambition III: to transform
Fostering shared social values • Societal development and collective growth • New ways of living together

Design Response

Recover, repurpose and uplift a building/place of important social memory for many people of Drogheda, and many others with memories of the Abbey Cinema, Ballroom and Shopping Centre. Ensure accessibility to meet current standards. Transform a building considered by many to be an urban blight, to one of active use and usefulness.



Project Context:

- Several traditional shopfronts within IUS area would benefit from careful repairs
- Funding schemes in place to support conservation and repair of traditional shopfronts
- Shopfront repairs will enhance the streetscape and support business community in improving presentation
- These repairs support the practice and transmission of craft skills, an important element of intangible heritage

Project Proposal + Potential

- Identify shopfronts within the West Street IUS area that will benefit from traditional shopfront repairs
- Conduct promotional and advocacy campaign for shopfront repairs including provision of advise on funding support and the necessary skills.
- Potentially advance a pilot shopfront project
- Host skills training workshop



View of West Street, 1865, NLI.ie



Current View of West Street



Traditional Shopfront Repair in Westport, Co. Mayo (source: Siobhán Sexton)



Shop Street, 1865, NLI.ie



Shop Street 2025, Potential surviving upper level of historic shopfront



Traditional shopfront on Narrow West Street



Traditional Shopfront in Callan, Co. Kilkenny

Integration of the New European Bauhaus Principles: Traditional Shopfront Repairs



Beautiful

Ambition I: to activate
Context re-activation • Sensory experience • Aesthetics

Ambition II: to connect
Connection across contexts • Collective experience • Sense of belonging

Ambition III: to integrate
Enabling creation • Restructuring of values • Long-lasting movement

Design Response

Repairing, restoring and enhancing a quintessential element of Drogheda’s streetscape, its traditional shopfronts. Promote quality and skills. Impact of project will permeate area, in particular West Street, the commercial centre of Drogheda. Communicating beauty through care for this heritage.



Sustainable

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Preservation • Repair, re-use, reduce upgrade, renew

Ambition II: to close the loop
(Industrial) system circularity • Waste transformation

Ambition III: to regenerate
Carbon storing • Enhancing biodiversity • Restoration and expansion of natural landscapes • Paradigm shift, behavioural change

Design Response

Principle of repair rather than replace, and reuse, align with principles of circularity. Minimising waste and enabling continuity of the larger element. Sustaining craft skill through opportunities to apply skills and transmission through workshops.



Together

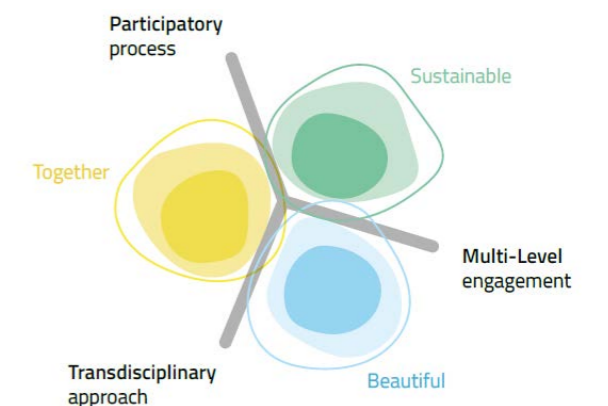
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Ambition III: to transform
Fostering shared social values • Societal development and collective growth • New ways of living together

Design Response

Supporting craft skills and learning opportunities. Providing open workshops for public engagement. Enhancement of main shopping streets and historic centre of Drogheda – supports businesses and general civic pride.



Judiciously remove some car parking and plant trees and 'de-pave and plant'

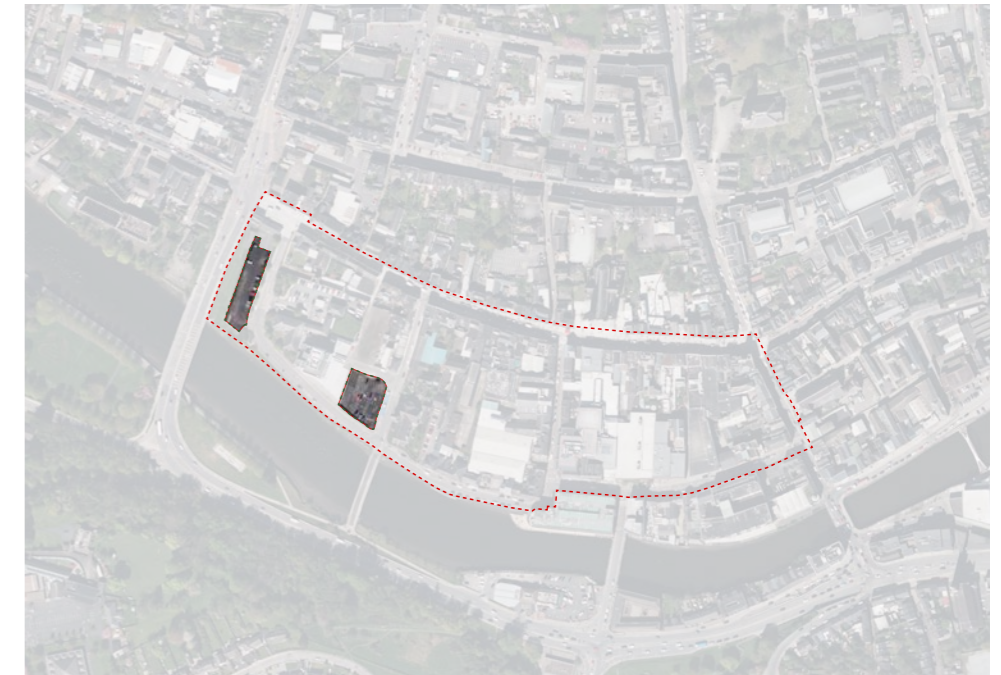
- A. Murdock's Yard
- B. Linen Hall/Dominic St car park;

Project Context

- These are two large surface car parks within the West Street IUS area while serving the needs of vehicular users, these do not make a positive contribution to the public realm, as currently presented.
- Surfaces are hard, impermeable and lacking in soft landscape
- Little or no biodiversity is supported
- Murdock's Yard car park abuts the medieval Town Wall, a national monument and compromises its presentation and access (Ref Project 2 also)
- There are several multi-storey and off-street car parks within the area and other car parks outside the IUS area, but close by.

Project Proposal + Potential

- Identify suitable locations within the car parks which would be suitable to plant trees and other soft landscaping to enhance the environment and biodiversity
- In a phased way, remove the impermeable tarmac pavement and introduce tree and other planting in areas deemed suitable
- Each phase may remove a small number of car spaces, so the impacts can be tested and reviewed.
- Murdock's Yard project would target areas adjacent to West Gate House complex, the Town wall and the Riverside
- Dominic St car park would target the perimeter areas, possibly creating a double line of trees to each side.
- Both spaces can be further enhanced to facilitate temporary events, such as the Lú, Drogheda Festival of Light which currently uses the Dominic St car park. Current use of Murdock's Yard for Garda car park may restrict such uses.
- This concept can be extended to incorporate biodiverse supporting surface water drainage systems.



Location on Aerial Map



Carpark Greening



Carpark at Dominican Church



Tree canopy over a carpark in Munster, Germany, area of the carpark can also be used as a market space



Community Greening

Integration of the New European Bauhaus Principles: Greening the Carparks



Beautiful

Ambition I: to activate
Context re-activation • Sensory experience • Aesthetics

Ambition II: to connect
Connection across contexts • Collective experience • Sense of belonging

Ambition III: to integrate
Enabling creation • Restructuring of values • Long-lasting movement

Design Response

Low-key initiative with potential big impact effect on public realm. A project of careful incision of tree and other planting to immeasurably improve immediate environment. Can help to soften currently harsh settings.



Sustainable

Ambition I: to re-purpose
Preservation • Repair, re-use, reduce upgrade, renew

Ambition II: to close the loop
(Industrial) system circularity • Waste transformation

Ambition III: to regenerate
Carbon storing • Enhancing biodiversity • Restoration and expansion of natural landscapes • Paradigm shift, behavioural change

Design Response

Introduction of tree and other planting supports nature in the urban environment, will improve conditions to support biodiversity, will bring shade during hotter weather conditions. The concept can be extended also to assist in more environmental ways of dealing with surface water drainage. The benefits of initial investment will increase over time.



Together

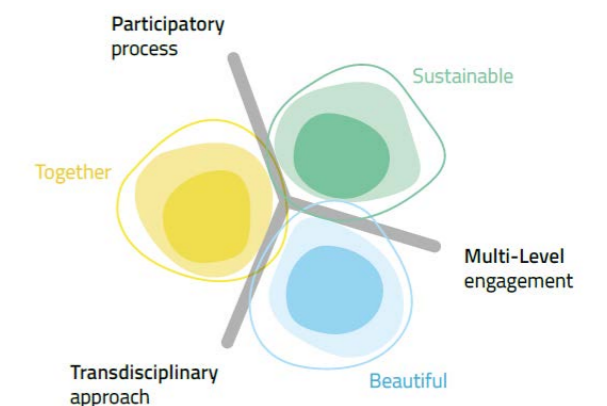
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Overcoming segregation • Representation and social stability • Sharing resources and opportunities

Ambition III: to transform
Fostering shared social values • Societal development and collective growth • New ways of living together

Design Response

Improve the environment for Drogheda residents and visitors. Benefits of enhanced environment can be enjoyed by everyone.



Objectives

These are the objectives which inform selection and guidance of the Pipeline of Projects, and ultimately the selected Thrive project.

- ✓ Include built-heritage refurbishment, repair and reuse
- ✓ Add to existing knowledge about the Study Area, in particular elements of the historic built and urban fabric which may be insufficiently understood or known. In this way, to fill critical knowledge gaps to support feasibility and effective delivery of projects
- ✓ Reactivate vacant, derelict, 'at risk' and underused buildings and spaces
- ✓ Contribute to the proper conservation, improved presentation and, where appropriate, access to the historic town wall defences within the Study Area
- ✓ Include Public realm enhancements
- ✓ Provide new civic and community facilities
- ✓ Provide new uses to reinforce Drogheda's internationally significant historic centre as a quality and safe place in which to live, visit, work, enjoy
- ✓ Provide an inclusive, integrated, sustainable heritage-led strategy for the transformation of this currently underperforming area of the historic centre, and to reveal its impressive and important architectural, historical and urban heritage as well as create a distinctive, durable, and beautiful environment.
- ✓ Consider and include genuinely sustainable strategies which enable circular economy and low/zero carbon solutions; propose uses and approaches which are viable and affordable in the long-term; enhance nature and biodiversity in the urban environment; support identified community needs.

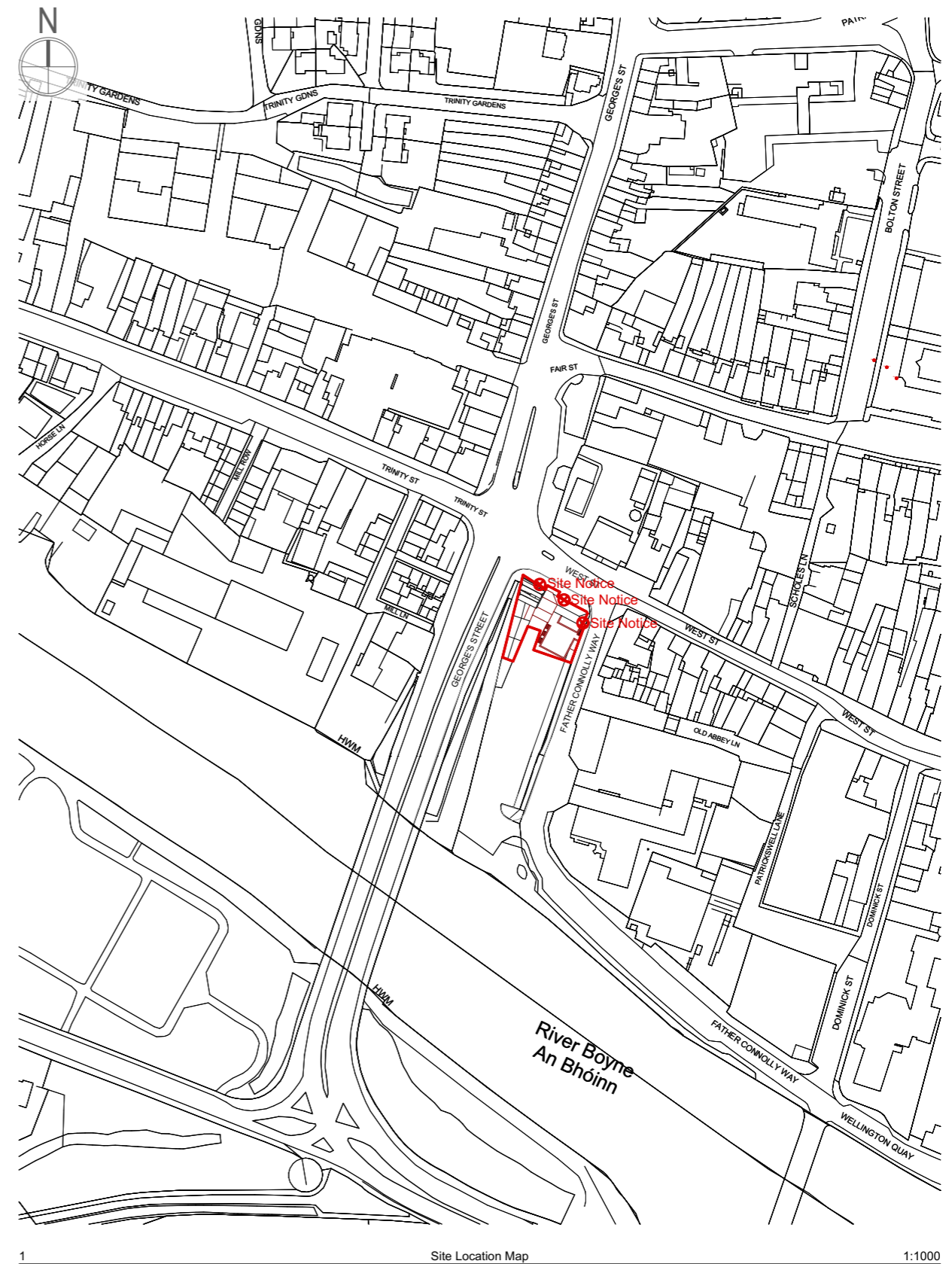


6

IDENTIFYING THE THRIVE PROJECT - WESTGATE HOUSE

6. Identifying the Thrive Project

The locally project selected as the Drogheda Thrive project is the West Gate House complex. It has been selected based on its alignment with the objectives established to inform selection and guide the Pipeline of Projects for Drogheda (ref 4.2 and below). It also embeds the principles and values of the New European Bauhaus. The need, ambition and expectation to recover, reuse and reinvigorate West Gate House complex was identified at the initial engagement event and further endorsed at the most recent event in early April. The project is subject to a current [Part 8 process](https://consult.louthcoco.ie/en/consultation/part-8-west-gate-house-and-drogheda-youth-development-building-refurbishment-and-extension-west) (<https://consult.louthcoco.ie/en/consultation/part-8-west-gate-house-and-drogheda-youth-development-building-refurbishment-and-extension-west>) with comprehensive planning documentation. A selection of planning drawings are included in this section to describe the scheme.





Sketch view of proposed project from West Street



Sketch view of proposed project from George's Street



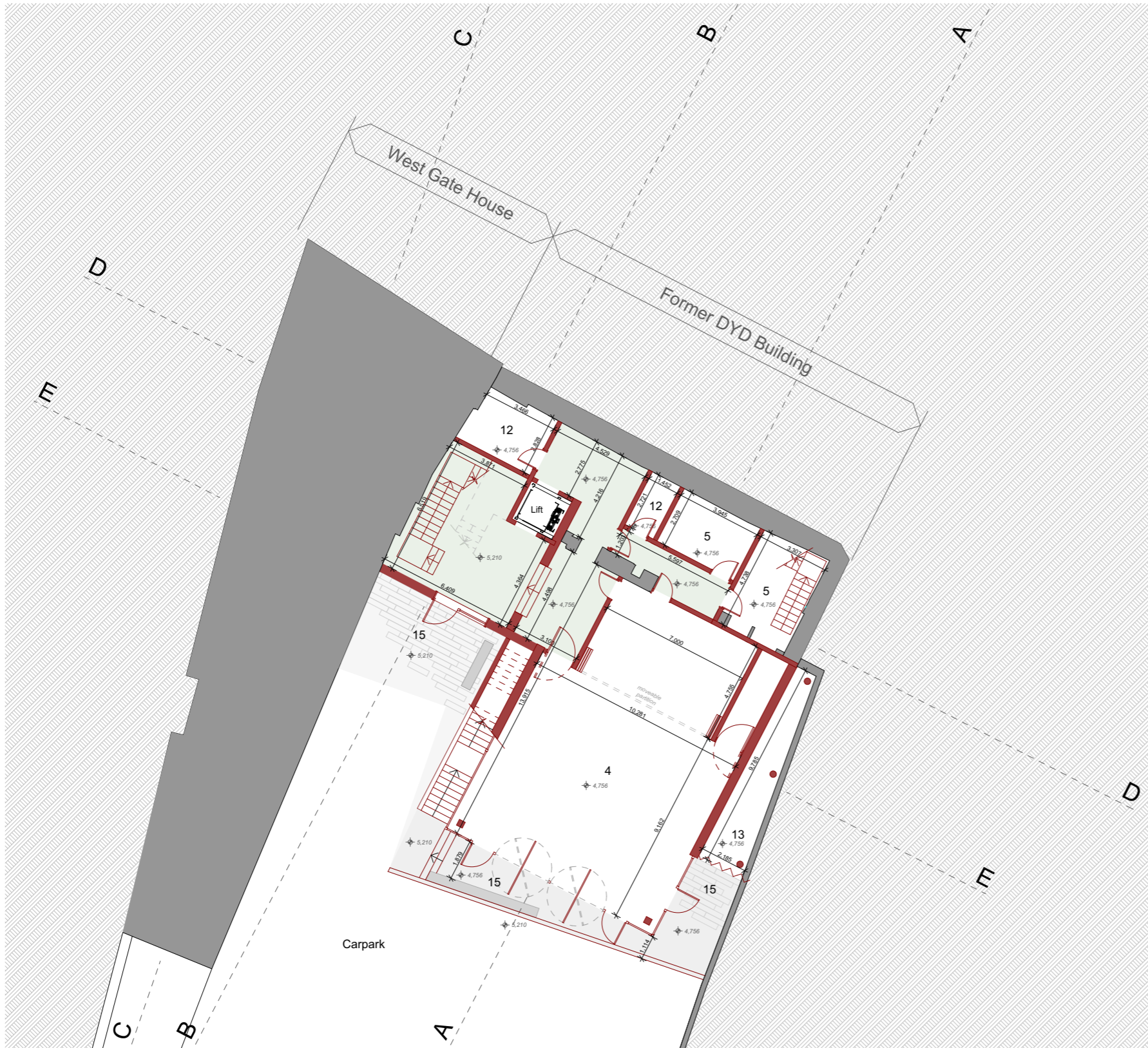
Sketch view of proposed project from Father Connolly Way



Sketch view of proposed project from Bridge of Peace



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KEY

- Existing Fabric
- New Fabric
- Circulation Spaces
- Site Boundary

KEY

1. Entrance Hall
2. Café/Reception
3. Community / Makers Space / Education Space
4. Event / Workshop / Performance Space
5. Ancillary Support Space
6. Podium Roof Garden
7. Terrace
8. Void
9. Consultation / Meeting Room
10. Office
11. Staff
12. WC
13. Plant
14. Storage
15. External paved area with integrated bench seat

1

Proposed Basement Plan

1:100



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KEY

- Existing Fabric
- New Fabric
- Circulation Spaces
- Site Boundary

KEY

1. Entrance Hall
2. Café/Reception
3. Community / Makers Space / Education Space
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7. Terrace
8. Void
9. Consultation / Meeting Room
10. Office
11. Staff
12. WC
13. Plant
14. Storage
15. External paved area with integrated bench seat

1

Proposed Podium Level Plan

1:100









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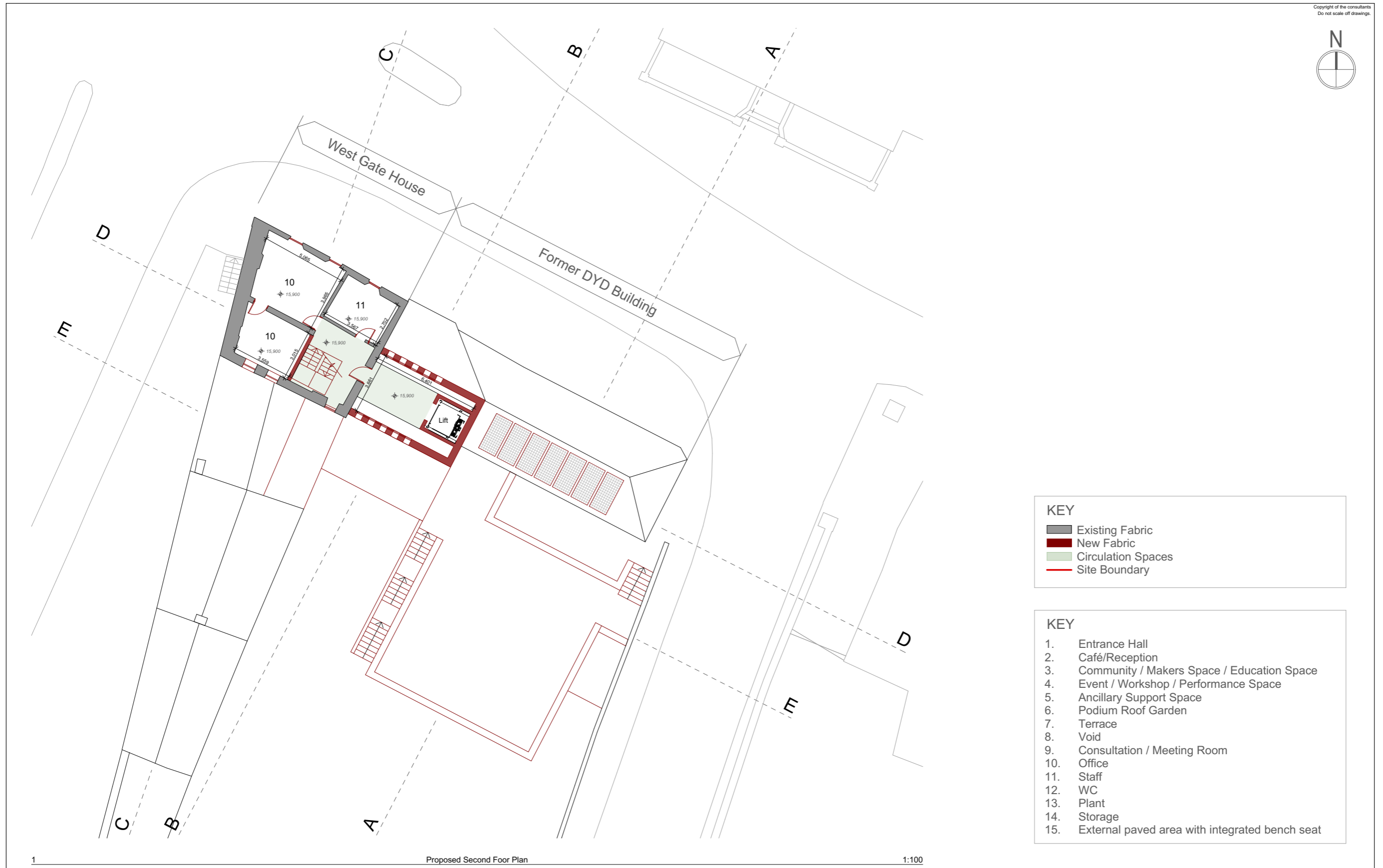
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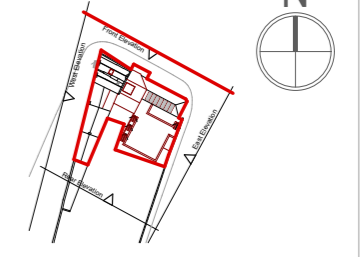
KEY

- A. Exposed Stone Masonry
- B. Render
- C. Slate
- D. Timber Window
- E. Plaster Shopfront
- F. Vegetation
- G. Sign
- H. Brick
- I. Masonry Buttress

KEY

- Existing Fabric
- Enabling Alterations to Existing Building Fabric
- Site Boundary

KEY PLAN



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KEY

- | | |
|---|--|
| 1. Entrance Hall | 9. Consultation / Meeting Room |
| 2. Café/Reception | 10. Office |
| 3. Community / Makers Space / Education Space | 11. Staff |
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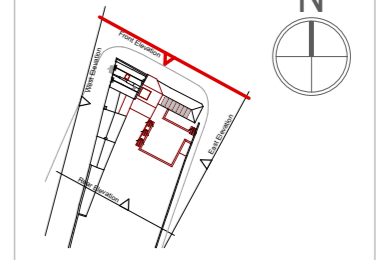
KEY

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|---|--|
| A. Formation of new opening with new glazed window system | I. Metal/timber glazed entrance screen |
| B. Raised roof with roof renewal works | J. Window refurbishment |
| C. Render renewal | K. Window glazing system |
| D. Shopfront repair and conservation | L. Exposed masonry refurbishment |
| E. Render refurbishment | M. Metal railing |
| F. Roof renewal/refurbishment | N. Perforated/louvred metal screen |
| G. Chimney stack refurbishment | O. Exposed masonry |
| H. External masonry cladding | P. Render renewal and/or masonry refurbishment |

KEY

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|--|
|  Existing Fabric |
|  New Fabric |
|  Enabling Alterations to Existing Building Fabric |

KEY PLAN



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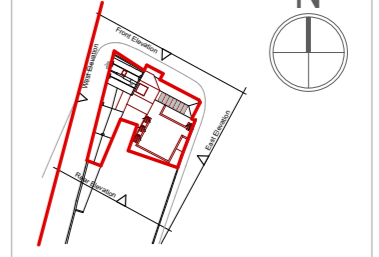
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KEY PLAN



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1 Proposed West Elevation 1:100

KEY

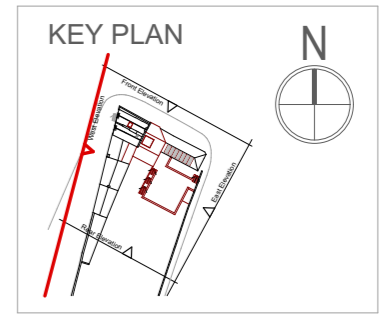
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8. Void	

KEY

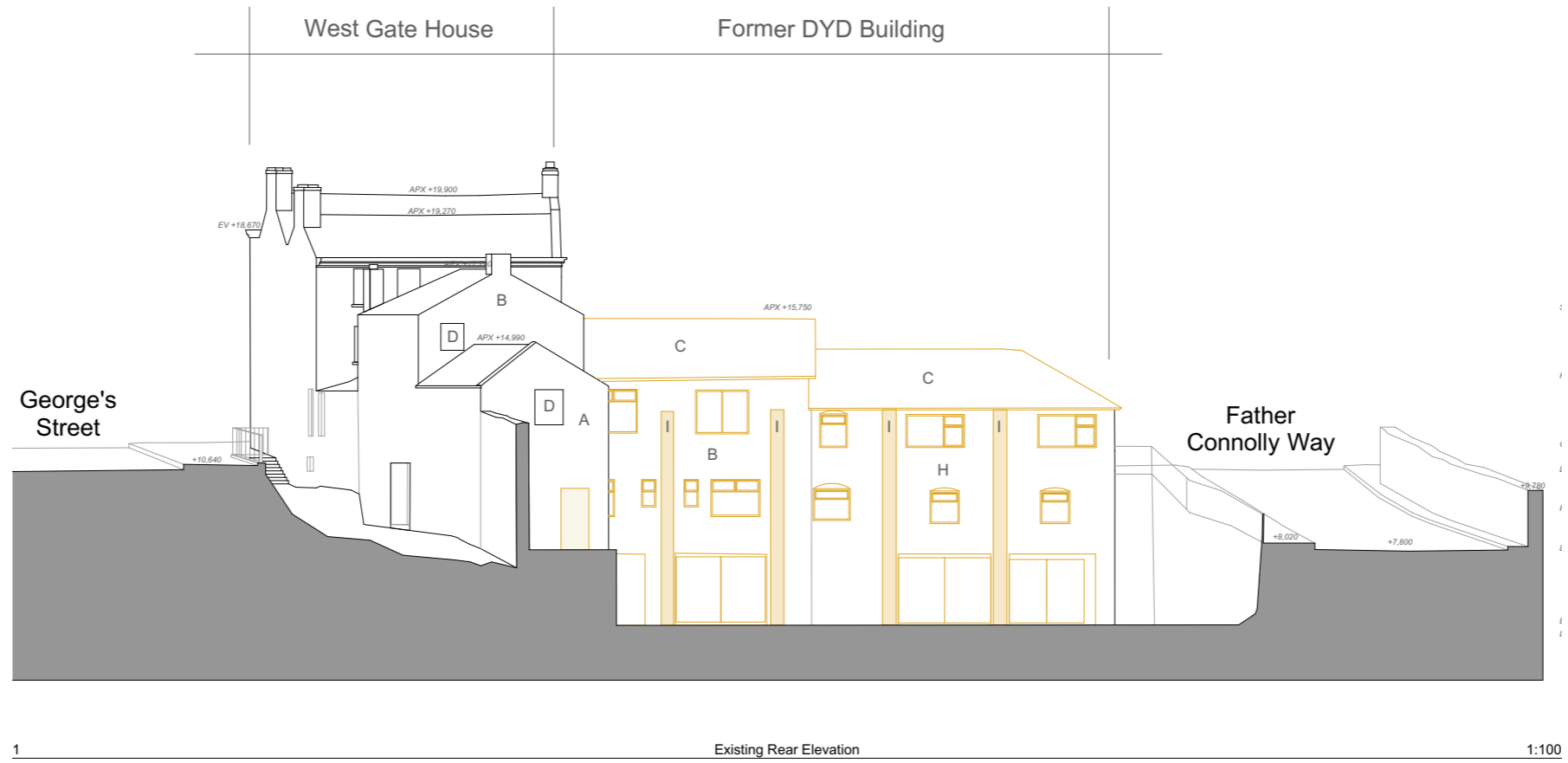
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H. External masonry cladding	P. Render renewal and/or masonry refurbishment

KEY

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	New Fabric
	Enabling Alterations to Existing Building Fabric



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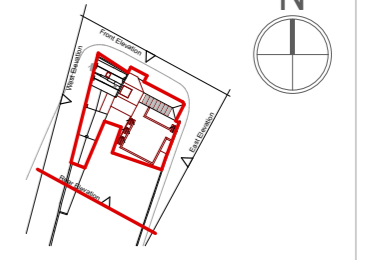
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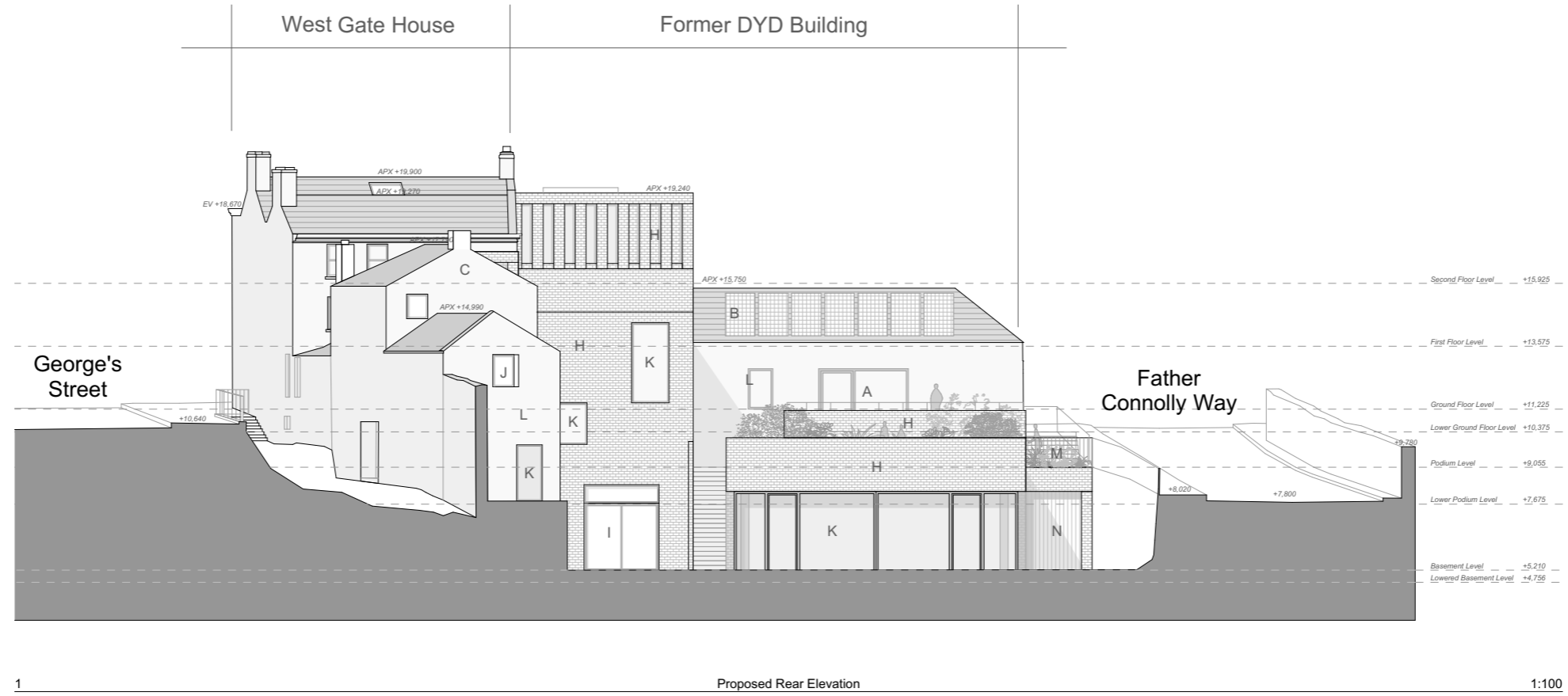
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| 8. Void | |

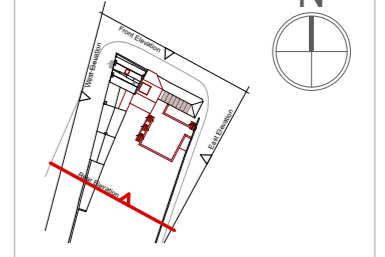
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KEY

- | |
|--|
|  Existing Fabric |
|  New Fabric |
|  Enabling Alterations to Existing Building Fabric |

KEY PLAN





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Do not scale off drawings.

Existing East Elevation 1:100

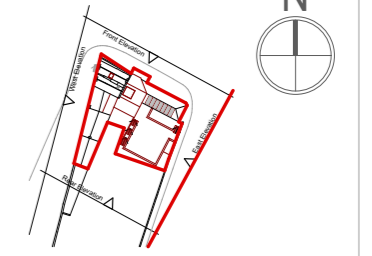
KEY

- A. Exposed Stone Masonry
- B. Render
- C. Slate
- D. Timber Window
- E. Plaster Shopfront
- F. Vegetation
- G. Sign
- H. Brick
- I. Masonry Buttress

KEY

- Existing Fabric
- Enabling Alterations to Existing Building Fabric
- Site Boundary

KEY PLAN



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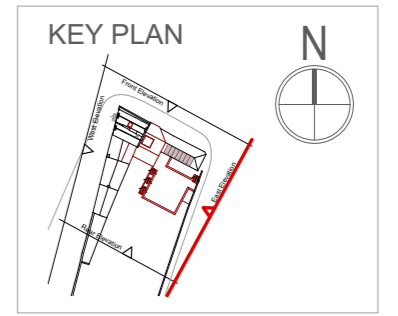


1 Proposed East Elevation 1:100

- KEY**
- | | |
|---|--|
| 1. Entrance Hall | 9. Consultation / Meeting Room |
| 2. Café/Reception | 10. Office |
| 3. Community / Makers Space / Education Space | 11. Staff |
| 4. Event / Workshop / Performance Space | 12. WC |
| 5. Ancillary Support Space | 13. Plant |
| 6. Podium Roof Garden | 14. Storage |
| 7. Terrace | 15. External paved area with integrated bench seat |
| 8. Void | |

- KEY**
- | | |
|---|--|
| A. Formation of new opening with new glazed window system | I. Metal/timber glazed entrance screen |
| B. Raised roof with roof renewal works | J. Window refurbishment |
| C. Render renewal | K. Window glazing system |
| D. Shopfront repair and conservation | L. Exposed masonry refurbishment |
| E. Render refurbishment | M. Metal railing |
| F. Roof renewal/refurbishment | N. Perforated/louved metal screen |
| G. Chimney stack refurbishment | O. Exposed masonry |
| H. External masonry cladding | P. Render renewal and/or masonry refurbishment |

- KEY**
- Existing Fabric
 - New Fabric
 - Enabling Alterations to Existing Building Fabric



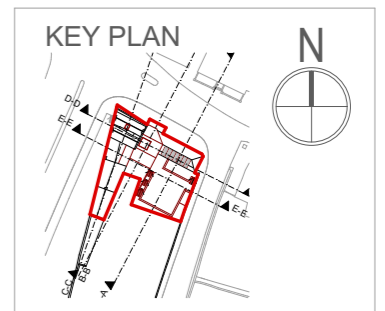


KEY

- A. Exposed Stone Masonry
- B. Render
- C. Slate
- D. Timber Window
- E. Plaster Shopfront
- F. Vegetation
- G. Sign
- H. Brick
- I. Masonry Buttress

KEY

- Existing Fabric
- Enabling Alterations to Existing Building Fabric
- Site Boundary





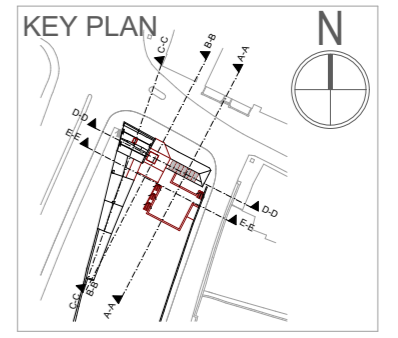
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1 Proposed Building Section A-A 1:100

- KEY**
- | | |
|---|--|
| 1. Entrance Hall | 9. Consultation / Meeting Room |
| 2. Café/Reception | 10. Office |
| 3. Community / Makers Space / Education Space | 11. Staff |
| 4. Event / Workshop / Performance Space | 12. WC |
| 5. Ancillary Support Space | 13. Plant |
| 6. Podium Roof Garden | 14. Storage |
| 7. Terrace | 15. External paved area with integrated bench seat |
| 8. Void | |

- KEY**
- | | |
|---|--|
| A. Formation of new opening with new glazed window system | I. Metal/timber glazed entrance screen |
| B. Raised roof with roof renewal works | J. Window refurbishment |
| C. Render renewal | K. Window glazing system |
| D. Shopfront repair and conservation | L. Exposed masonry refurbishment |
| E. Render refurbishment | M. Metal railing |
| F. Roof renewal/refurbishment | N. Perforated/louved metal screen |
| G. Chimney stack refurbishment | O. Exposed masonry |
| H. External masonry cladding | P. Render renewal and/or masonry refurbishment |

- KEY**
- Existing Fabric
 - New Fabric
 - Enabling Alterations to Existing Building Fabric
 - Circulation Spaces





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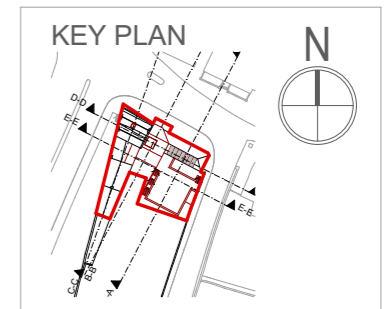
1 Existing Building Section B-B 1:100

KEY

- A. Exposed Stone Masonry
- B. Render
- C. Slate
- D. Timber Window
- E. Plaster Shopfront
- F. Vegetation
- G. Sign
- H. Brick
- I. Masonry Buttress

KEY

- Existing Fabric
- Enabling Alterations to Existing Building Fabric
- Site Boundary





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1 Proposed Building Section B-B 1:100

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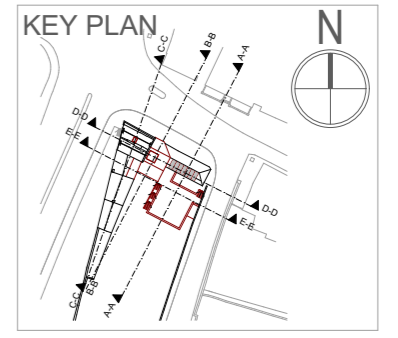
1. Entrance Hall	9. Consultation / Meeting Room
2. Café/Reception	10. Office
3. Community / Makers Space / Education Space	11. Staff
4. Event / Workshop / Performance Space	12. WC
5. Ancillary Support Space	13. Plant
6. Podium Roof Garden	14. Storage
7. Terrace	15. External paved area with integrated bench seat
8. Void	

KEY

A. Formation of new opening with new glazed window system	I. Metal/timber glazed entrance screen
B. Raised roof with roof renewal works	J. Window refurbishment
C. Render renewal	K. Window glazing system
D. Shopfront repair and conservation	L. Exposed masonry refurbishment
E. Render refurbishment	M. Metal railing
F. Roof renewal/refurbishment	N. Perforated/louved metal screen
G. Chimney stack refurbishment	O. Exposed masonry
H. External masonry cladding	P. Render renewal and/or masonry refurbishment

KEY

	Existing Fabric
	New Fabric
	Enabling Alterations to Existing Building Fabric
	Circulation Spaces

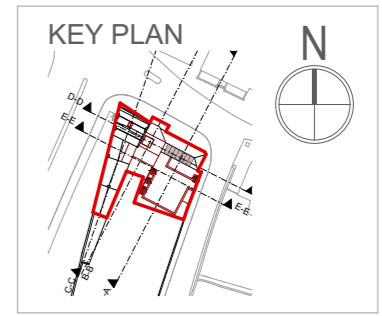


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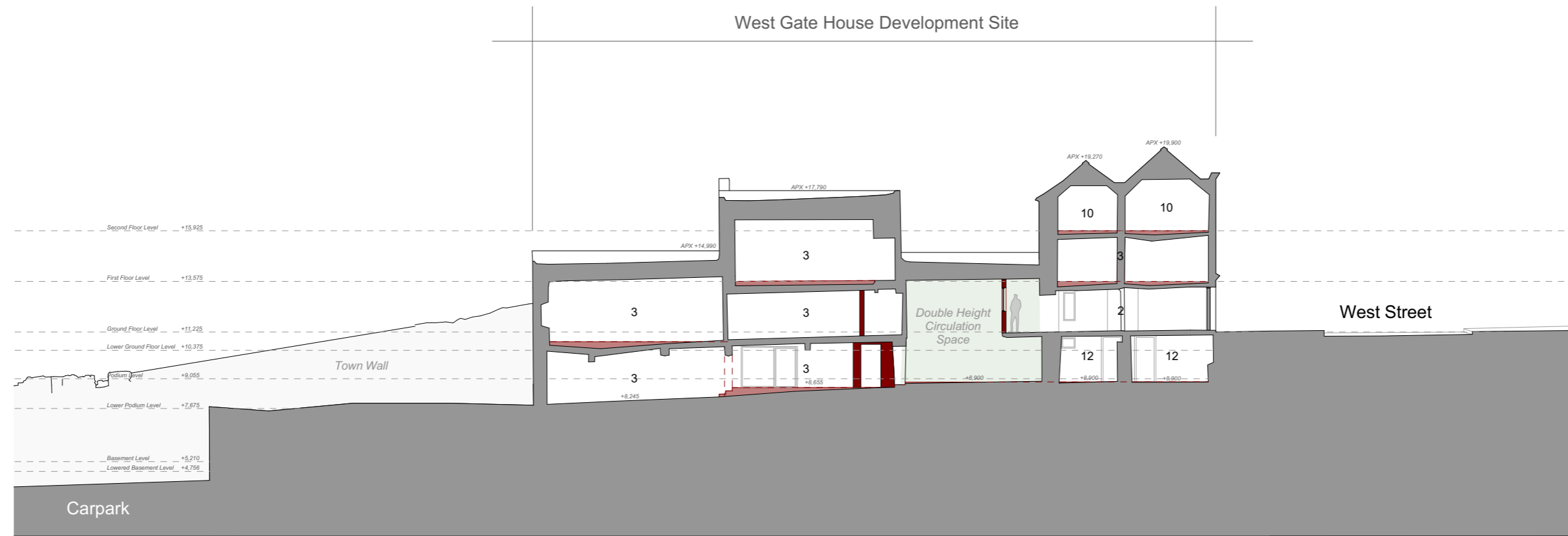


- KEY**
- A. Exposed Stone Masonry
 - B. Render
 - C. Slate
 - D. Timber Window
 - E. Plaster Shopfront
 - F. Vegetation
 - G. Sign
 - H. Brick
 - I. Masonry Buttress

- KEY**
- Existing Fabric
 - Enabling Alterations to Existing Building Fabric
 - Site Boundary



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1

Proposed Building Section C-C

1:100

KEY

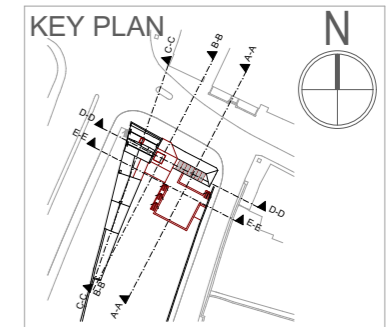
- | | |
|---|--|
| 1. Entrance Hall | 9. Consultation / Meeting Room |
| 2. Café/Reception | 10. Office |
| 3. Community / Makers Space / Education Space | 11. Staff |
| 4. Event / Workshop / Performance Space | 12. WC |
| 5. Ancillary Support Space | 13. Plant |
| 6. Podium Roof Garden | 14. Storage |
| 7. Terrace | 15. External paved area with integrated bench seat |
| 8. Void | |

KEY

- | | |
|---|--|
| A. Formation of new opening with new glazed window system | I. Metal/timber glazed entrance screen |
| B. Raised roof with roof renewal works | J. Window refurbishment |
| C. Render renewal | K. Window glazing system |
| D. Shopfront repair and conservation | L. Exposed masonry refurbishment |
| E. Render refurbishment | M. Metal railing |
| F. Roof renewal/refurbishment | N. Perforated/louved metal screen |
| G. Chimney stack refurbishment | O. Exposed masonry |
| H. External masonry cladding | P. Render renewal and/or masonry refurbishment |

KEY

- Existing Fabric
- New Fabric
- Enabling Alterations to Existing Building Fabric
- Circulation Spaces



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1. Existing Section D-D 1:100

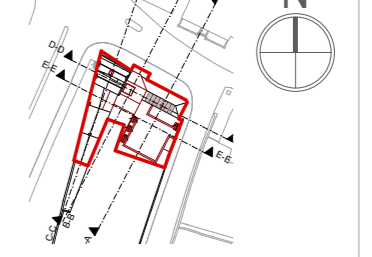
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- A. Exposed Stone Masonry
- B. Render
- C. Slate
- D. Timber Window
- E. Plaster Shopfront
- F. Vegetation
- G. Sign
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KEY

- Existing Fabric
- Enabling Alterations to Existing Building Fabric
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KEY PLAN



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KEY

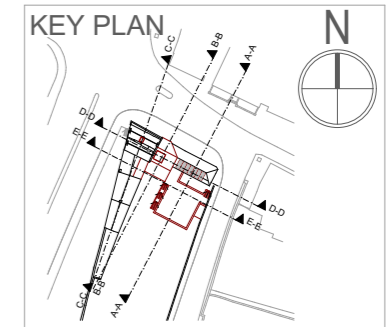
- | | |
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| 6. Podium Roof Garden | 14. Storage |
| 7. Terrace | 15. External paved area with integrated bench seat |
| 8. Void | |

KEY

- | | |
|---|--|
| A. Formation of new opening with new glazed window system | I. Metal/timber glazed entrance screen |
| B. Raised roof with roof renewal works | J. Window refurbishment |
| C. Render renewal | K. Window glazing system |
| D. Shopfront repair and conservation | L. Exposed masonry refurbishment |
| E. Render refurbishment | M. Metal railing |
| F. Roof renewal/refurbishment | N. Perforated/louvred metal screen |
| G. Chimney stack refurbishment | O. Exposed masonry |
| H. External masonry cladding | P. Render renewal and/or masonry refurbishment |

KEY

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|--|--|
| | Existing Fabric |
| | New Fabric |
| | Enabling Alterations to Existing Building Fabric |
| | Circulation Spaces |



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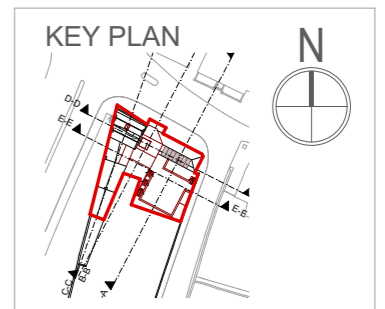


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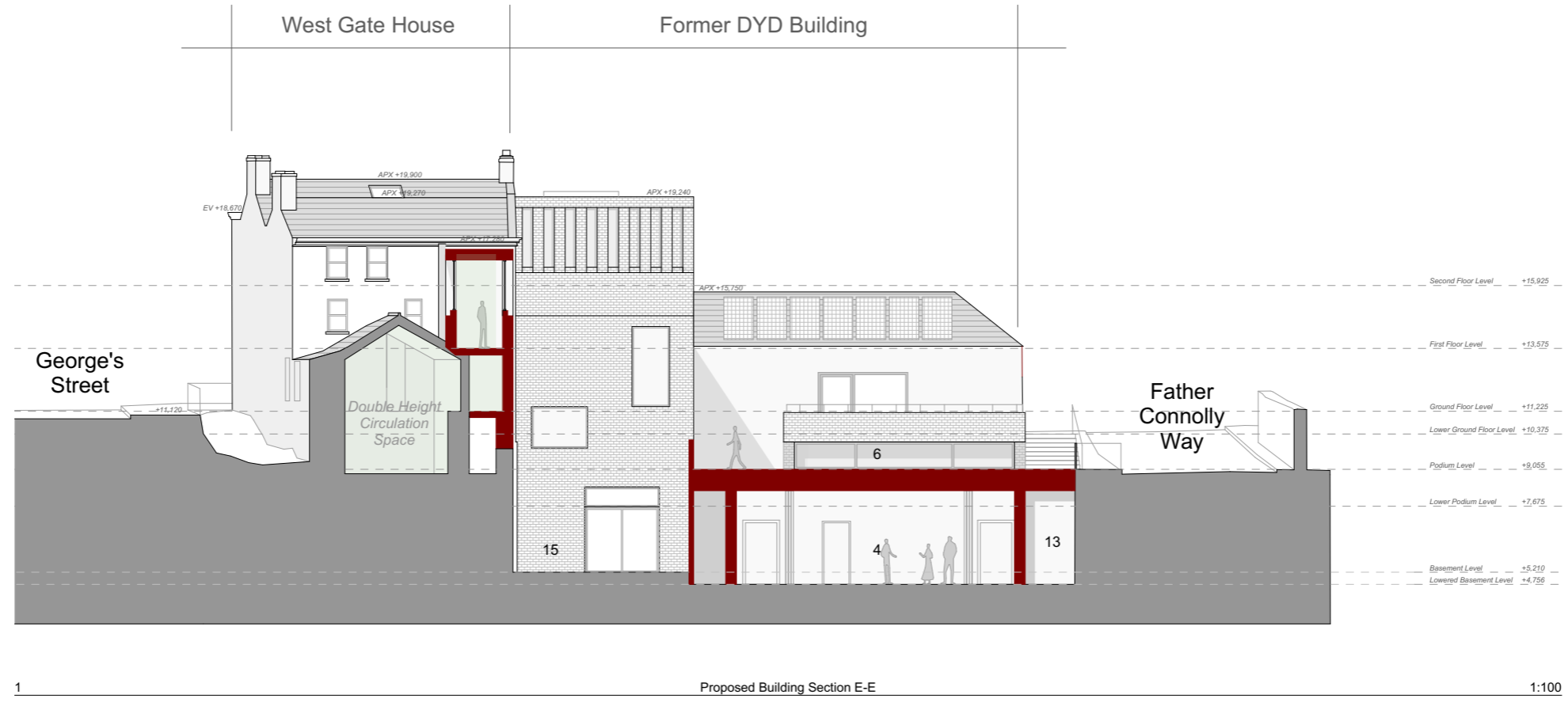
- A. Exposed Stone Masonry
- B. Render
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- D. Timber Window
- E. Plaster Shopfront
- F. Vegetation
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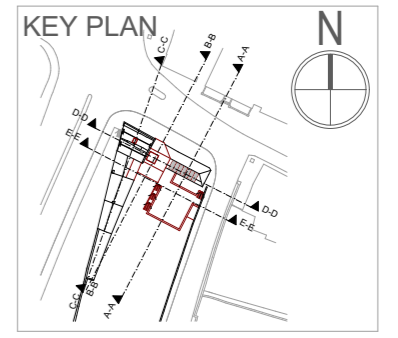
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| 8. Void | |

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- KEY**
- Existing Fabric
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 - Circulation Spaces





APPENDICES

Westgate Vision

<https://www.louthcoco.ie/en/services/planning/westgate-vision-a-townscape-recovery-guide-june-2018.pdf>

Urban Design Framework Plan for the Heritage Quarter, Drogheda

<https://www.louthcoco.ie/en/publications/development-plans/drogheda-development-plan-/urban-design-framework-plan-drogheda-heritage-quarter.pdf>



Drogheda Thrive

**Integrated Urban Strategy for
Drogheda Heritage Quarter & West Street Area**