

# The Wonderful Barn

**Leixlip**



**Metropolitan  
Workshop**  
Architecture + Urbanism

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Design Statement - June 2024



# Metropolitan Workshop

Architecture + Urbanism



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Figure 1; Lands at the Wonderful Barn, Site Boundary In Red



## Executive Summary

This document was prepared by Metropolitan Workshop on behalf of Kildare County Council for the development of The Wonderful Barn, Barnhall House, ancillary buildings and surrounding site/parkland at Celbridge Road, Barnhall, Leixlip, County Kildare

Led by Metropolitan Workshop, in association with HowleyHayesCooney, Aecom, BB7, and MacCabe Durney Barnes, the multi-Disciplinary team were commissioned to prepare design proposals for the future development at the site. This document outlines the existing site, initial analysis of the constraints and opportunities present, and initial design options for the future development.

This Design Statement has been prepared by Metropolitan Workshop Architects on behalf of Kildare County Council to showcase the potentials for development of the lands for a new piece of community infrastructure.

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# 1. Introduction

## 1.1 Project Vision

The proposed Redevelopment of The Wonderful Barn comprises an area of c.19.8ha and incorporates the protected structure of the Wonderful Barn and its ancillary buildings, all protected structures, including Barnhall House, two dovecotes, a walled garden and two ranges of adjacent courtyards containing former farm buildings and the public parklands enclosed by the M4 motorway to the South, Celbridge Road R404 to the East and suburban residential developments to the North and West.

The proposed works will protect and enhance the architectural heritage and amenity of the Wonderful Barn and adjacent buildings and provide an integrated public amenity park and tourism destination at The Wonderful Barn and associated lands, informed by a detailed conservation and management plan.

## 1.2 Project Brief

Proposed works will comprise of the following:

- Repair, restoration and minor interventions within and to the Wonderful Barn, Barnhall House, two dovecotes, a walled garden and two ranges of adjacent courtyards and former farm buildings to improve and accommodate existing tourist and community amenities and facilities.
- Demolition of small quantum of existing fabric to reinstate integrity of protected structures and in order to bring the building complex back into use.
- Provision of a 115sqm extension to former farm buildings to provide a commercial kitchen and café with southern outlook into the historic walled working vegetable garden amenity.
- Redevelopment of the current 55 no. Allotments to realign the plots within the restored historical landscape axes and provide new and improved facilities for the local allotment users.
- Provision of a new 174sqm building to the East of the existing building complex which will provide a storage facility to replace an existing container on site, new toilets, kitchenette and workshop facilities for the local allotment user group as well as short term workplace facilities for the KCC Parks Department.



Figure 2; View towards the Wonderful Barn



- Provision of water and power outlet market facilities adjacent to the new building to accommodate weekly / monthly local markets.
- Improvements and upgrading of existing pedestrian footways and provision of new pedestrian footways and cycle pathways throughout the site.
- Development of a new shared pedestrian and cycle route within the Wonderful Barn site. The proposed internal route will link to the Celbridge/Backweston to Leixlip cycle route proposed (by others) to the south via the Kildare Innovation Campus (formerly the Hewlett Packard site) and via the M4 pedestrian/cycle overpass. The proposed internal route within the Wonderful Barn site allows for future connections to planned cycle infrastructure improvements along the R404 Celbridge Road towards Leixlip Town Centre, to be delivered by Kildare County Council.
- Protection and reinstatement the axial views between Castletown House and the Wonderful Barn and undergrounding of overhead cables as required to maintain uninterrupted views.
- Protection and reinstatement of the integrity of the historic landscape including the Southern and South-Western formal tree lined avenues and forecourt to Barnhall House, formal planting of the walled garden, formal planting of the historic orchard to the North West of the building complex and an historic treeline and hedgerow to the Northern boundary of the courtyards.
- Realignment and improvements to pedestrian, cycle and vehicular access to site.
- Provision of new carpark with 65 no. of car parking spaces and 28 no. of bike parking spaces.
- Provision of new street furniture, seating and public lighting throughout the parkland.
- Provision of new wayfinding and signage throughout the parkland.
- Provision of all utilities, necessary services, drainage works and associated site works.



Figure 3; Artists Impression of the Proposed Cafe and Walled Garden proposals at the Wonderful Barn



## 2. Context

### 2.1 Site Context

#### Strategic Context

Leixlip is a town situated in County Kildare, Ireland, approximately 17 kilometres west of Dublin city centre. Leixlip, derived from the Old Norse “Lax Hlaup” meaning “salmon leap,” reflects its origins dating back to the Viking era. The town’s strategic position at the confluence of the River Liffey and Rye Water has made it an important settlement through the ages. The notable landmarks, such as Leixlip Castle, built in 1172, highlight its historical importance. The castle, still inhabited today, serves as a living testament to the town’s medieval past.

Leixlip has a population of approximately 17,000 residents. The town has experienced steady growth, partly due to its proximity to Dublin and the development of technology and pharmaceutical industries in the region. Leixlip’s demographic is diverse, with a healthy mix of young families, professionals, and a growing number of expatriates attracted by employment opportunities and the town’s quality of life.

Leixlip is well-connected by various modes of transport, making it an attractive location for both residents and businesses. The town is served by two railway stations, Leixlip Confey and Leixlip Louisa Bridge, both part of the Dublin to Maynooth commuter line, ensuring efficient rail connectivity to Dublin city centre and beyond. Additionally, Leixlip is conveniently located near the M4 motorway, providing quick access to Dublin and other major cities in Ireland. Bus services are frequent, with several routes connecting Leixlip to neighbouring towns and Dublin. For international travel, Dublin Airport is easily accessible via the M50 motorway.

Leixlip’s strategic location, coupled with its rich historical heritage and robust transport links, makes it an appealing town for residents and businesses alike. The town’s continuous growth in population and infrastructure development reflects its evolving character while maintaining a deep connection to its historical roots.

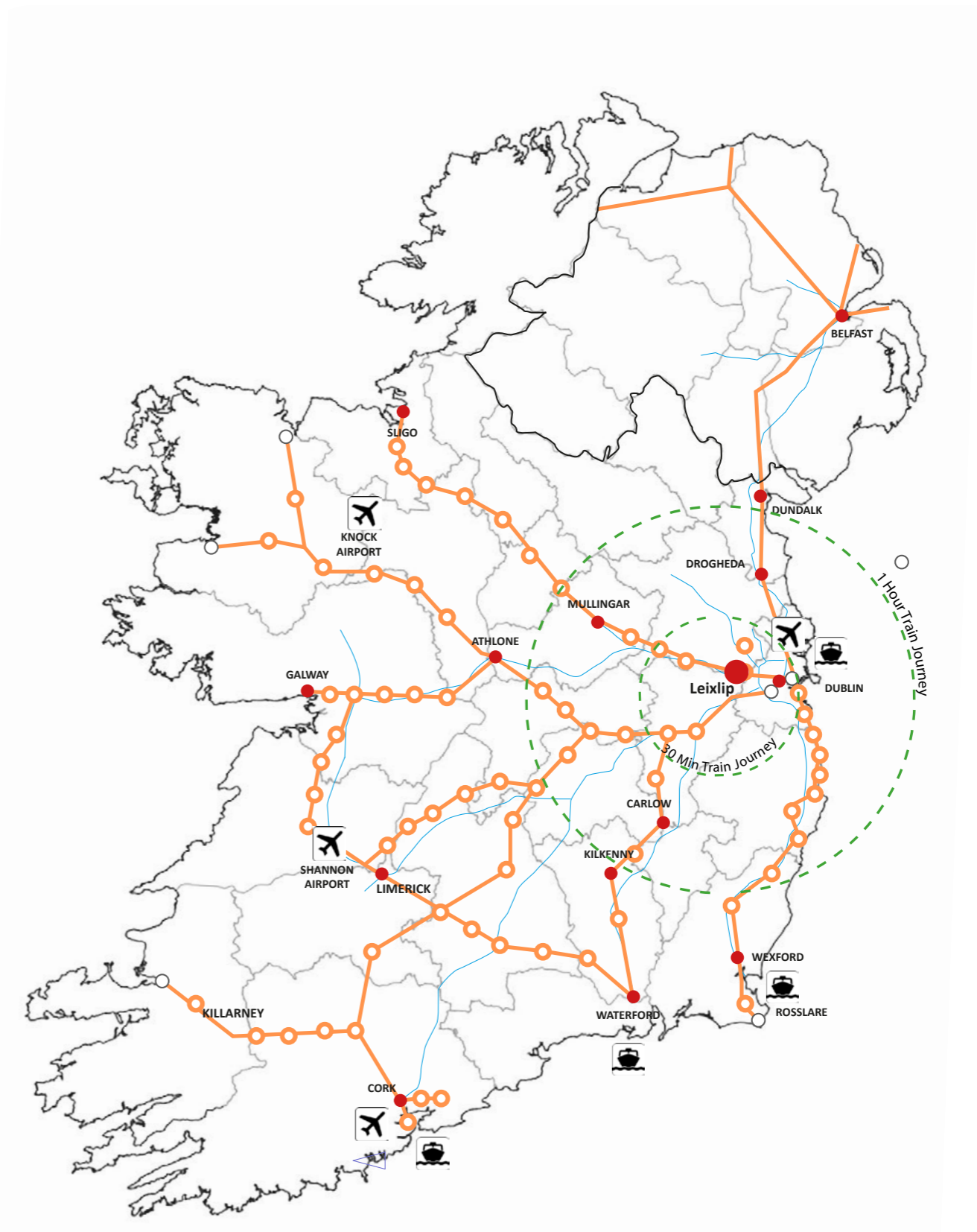


Figure 4; Leixlip in Ireland, Strategic Context



## The Wonderful Barn in Leixlip

The Wonderful Barn, Barnhall House, ancillary buildings, walled garden and surrounding parkland is located at Celbridge Road, Barnhall, Leixlip, County Kildare. Leixlip is a town situated at the confluence of the River Liffey and the Rye Water. It has a rich history dating back to Viking times and is known for its blend of old-world charm and contemporary development.

*'Kildare is one of the three fastest growing counties in Leinster with a population of 250,000 in 2021 and there is a growing need for recreational and leisure facilities with a modern range of resources and spaces. The redeveloped site will be a landmark development and a key cultural catalyst within the County's overall development strategy.'*

*'Kildare County Council sees cultural and community buildings and the opportunities they provide as a means of improving the quality of life of the County's citizens of all ages. The Council is particularly conscious of the need for more cultural and recreational centres in order to significantly increase access to the cultural and historical legacy of the County, outdoor and indoor recreational facilities, information and knowledge, ideas and opportunities that are generated by such facilities and to enhance access to the rich heritage of the County at a time of unprecedented social and economic challenge. Kildare County Council envisages that the buildings form part of a space that ties into and enhances the existing facilities of Leixlip and fulfils the cultural needs of the town and surrounding areas.'*

- Text extracted from Kildare County Council briefing document



Figure 5; Lexilip Town Map - The Wonderful Barn in Context

— Site Boundary



## 2.2 Existing Site Analysis

### Background

Completed in 1743 the Wonderful Barn served several different purposes.

“The primary use was as a grain store, the construction of which created employment as part of a famine relief scheme after some hard winters in the early 1740s. It also served the purpose of pleasure through its high-level vantage point, making it an impressive prospect tower.” Please refer to HowleyHayesCooneys Stage 1 Report for further information and historical analysis.

Kildare County Council acquired the complex and surrounding lands in 2005 and is the current owner. Unfortunately in the last number of years, Barnhall House was subject to arson attack(s) and was badly damaged, particularly the roof structure, with much of the interior scorched and some timber floors also suffering structural damage. Subsequently, programmes of work were completed to re-roof the house, carry out other emergency repairs and install anti-vandalism security.



Figure 6; Wonderful Barn



Figure 7; View from top of barn (looking east)



Figure 8; Barnhall House



Figure 9; Walled Garden



Figure 10; Dovecote



### Site Location

The Wonderful Barn structure fulfilled the purpose as closing the great vista on the eastern axis of Castletown.

Today the Wonderful Barn complex and associated lands are bounded to the south by the M4, to the east by the Celbridge Road and to the west and north by a suburban housing development known as Barnhall Meadows. The vista is somewhat now obscured by the M4 and overgrown treelines. However, the survival of some trees at the west end of the former avenue still links the site somewhat visually with Castletown. The design intention would be to acknowledge the historic avenue in some form.



Figure 11; Lands at Old Connell in context

— Site Boundary



### Historical Development

Metropolitan Workshop generated this diagram building on figure ground studies carried out by the Conservation Architects. It is an amalgamation of structures erected historically, some of which are still extant. This study helped inform the design team of possible locations for any proposed new structures developed as part of this project.

Please refer to Conservation Architects information for further detail on the site history.

- Added Structures
- Removed Structures
- 1. Potato House
- 2. Wonderful Barn
- 3. Barnhall House
- 4. West Stable
- 5. East Stable
- 6. North Dovecote
- 7. Privy
- 8. South Dovecote
- 9. Barn Yard
- 10. Stable Yard
- 11. Walled Garden

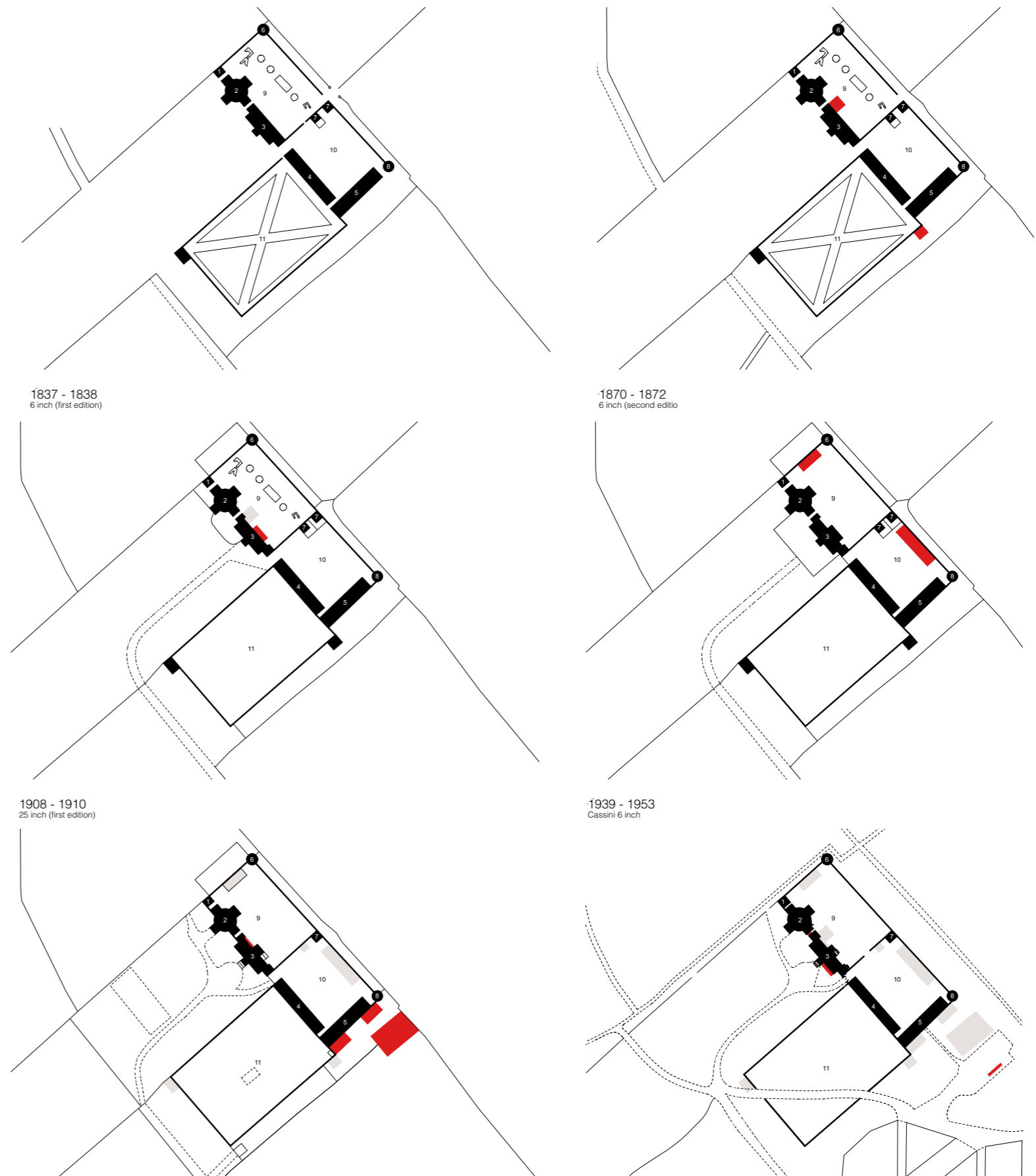


Figure 12; Diagram showing an amalgamation of extensions and structures overtime



### Existing Buildings

The two conical pigeon houses (dovecotes) connected to the barn by two walled courtyards are almost certainly contemporaneous to the barn. In the outer of the two walled courtyard there are two ranges of two-storey outbuildings that once contained stables. These probably date from the nineteenth century and directly to the south of the southern range is a large walled garden. Barnhall House stands adjacent to the Wonderful Barn and appears to date from the early to mid-eighteenth century, albeit some internal details suggest an earlier date of construction.

Please refer to Conservation Architects information for further detail on the sites existing buildings

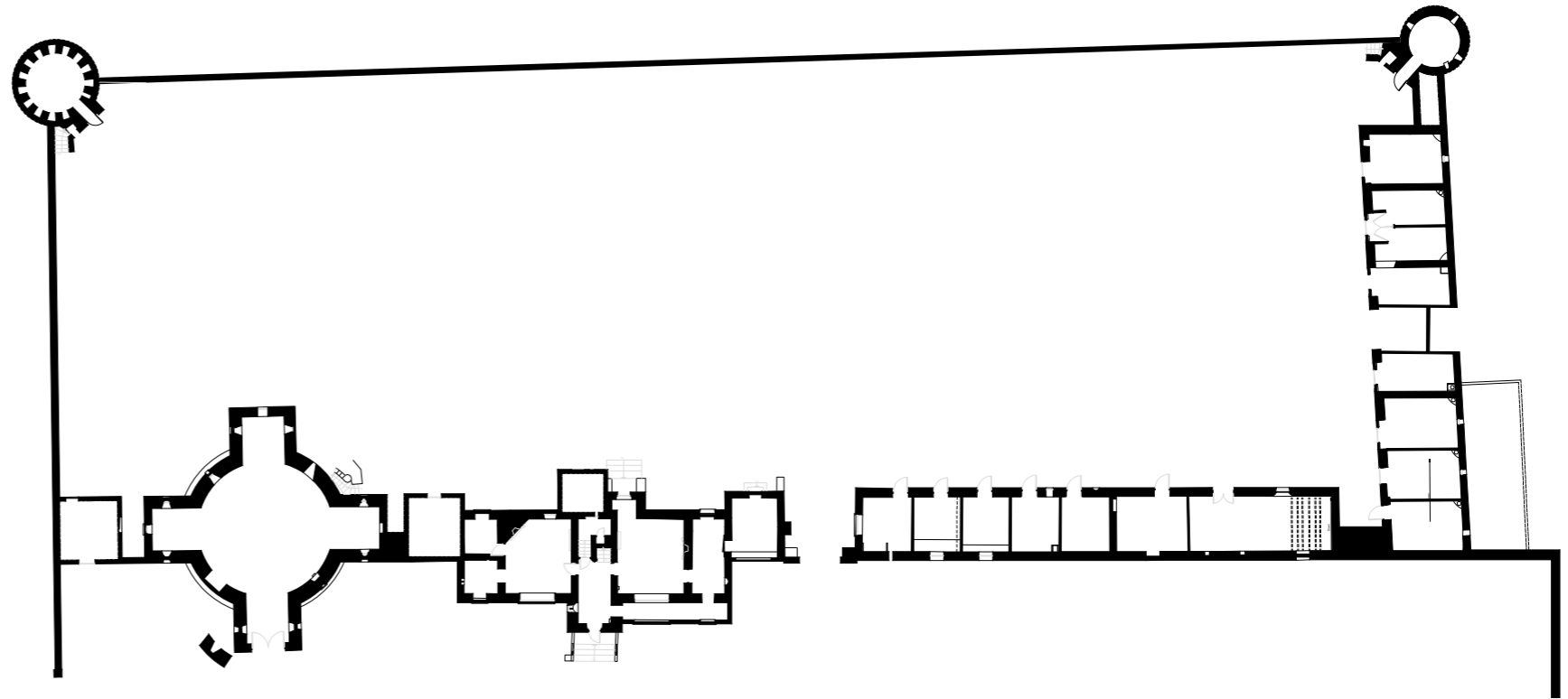


Figure 13; Existing Ground Floor Plan\_1:500

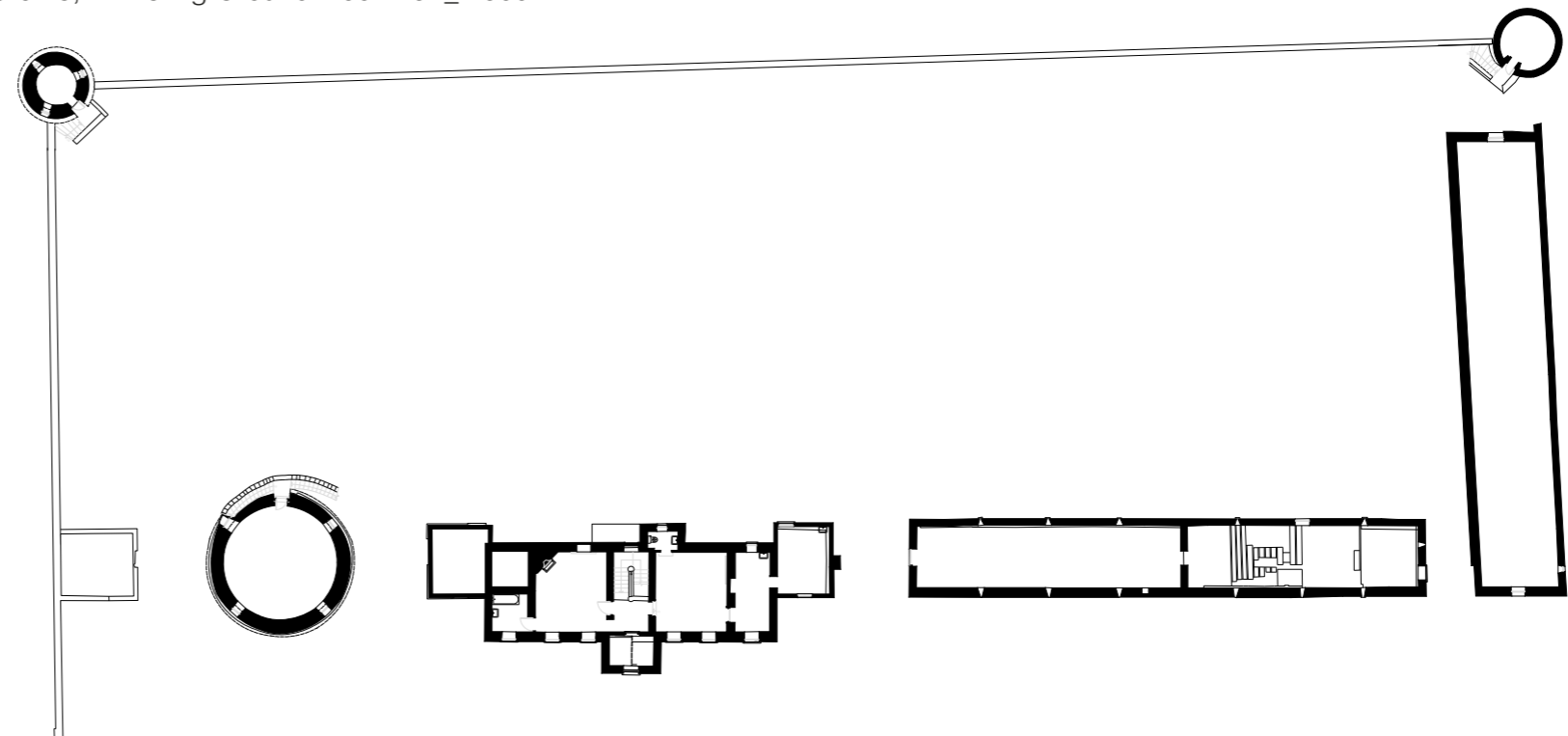


Figure 14; Existing First Floor Plan\_1:500



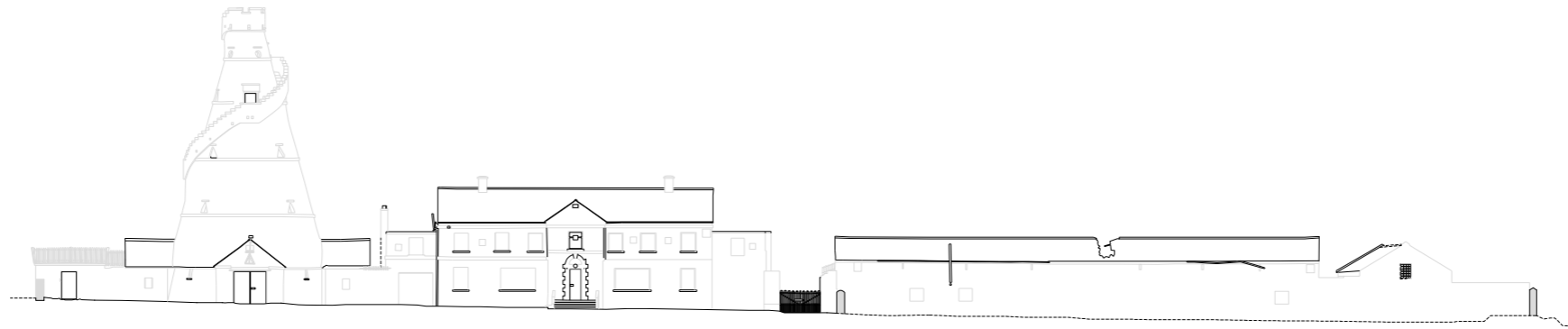


Figure 15; Existing Front Elevation\_1:500



Figure 16; Existing Rear Elevation\_1:500

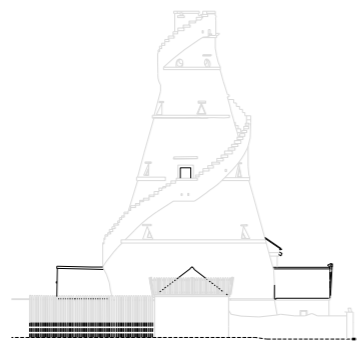


Figure 17; Existing Side Elevation\_1:500

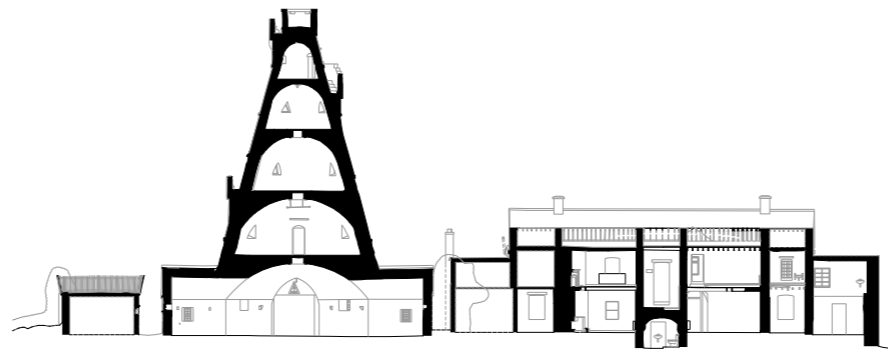


Figure 18; Existing Long Section\_1:500



Figure 19; Existing Cross Section\_1:500





Figure 20; View towards the Dovecoats



Figure 21; Barnhall House



Figure 22; Walled Garden



Figure 23; The Wonderful Barn



## 2.3 Opportunities and Constraints

There are several planned concurrent third-party projects adjacent to/interacting physically with the overall site during the duration of this project including:

- a major project for a pedestrian and cycle overpass over the M4 to link The Wonderful Barn at Leixlip to Castletown Demesne between Kildare Innovation Campus Masterplan
- Active Travel programme of works that is currently delivering quality pedestrian/cycle schemes and permeability openings to the surrounding estates and catchment, to link the site to Confey station.
- A Town Renewal Plan for Leixlip is adopted.
- A new County Development Plan will become available during the lifetime of this project
- Noise mitigation measurements are being considered for the M4 motorway both within and along the site boundary
- Maintenance and reinstatement of the view corridor
- The connection between Castletown House and the Wonderful Barn needs to be discussed and coordinated with all parties involved to ensure the view is maintained.

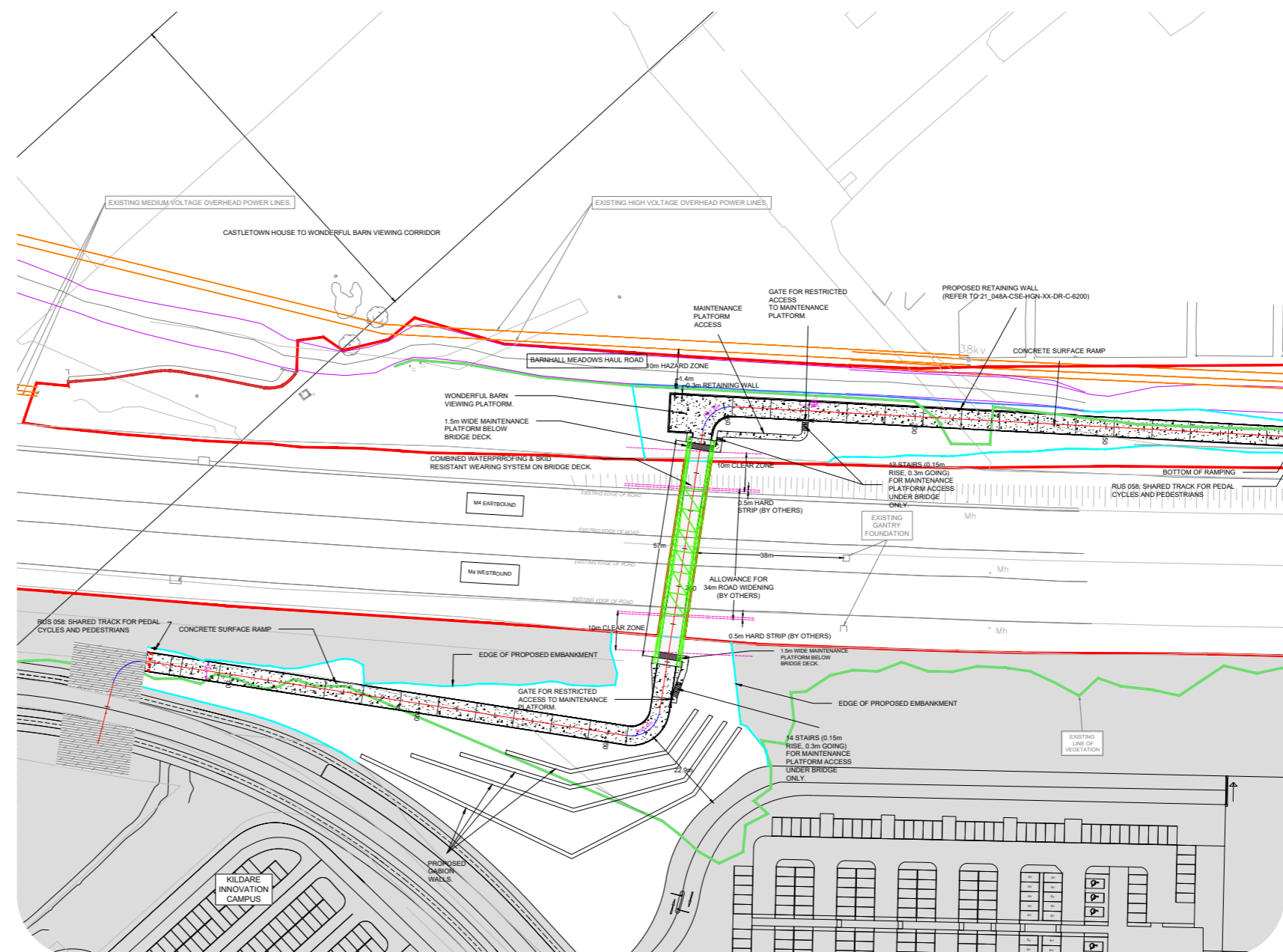


Figure 24; M4 Pedestrian Cycle Bridge Plan Connecting the Innovation Campus to the Wonderful Barn



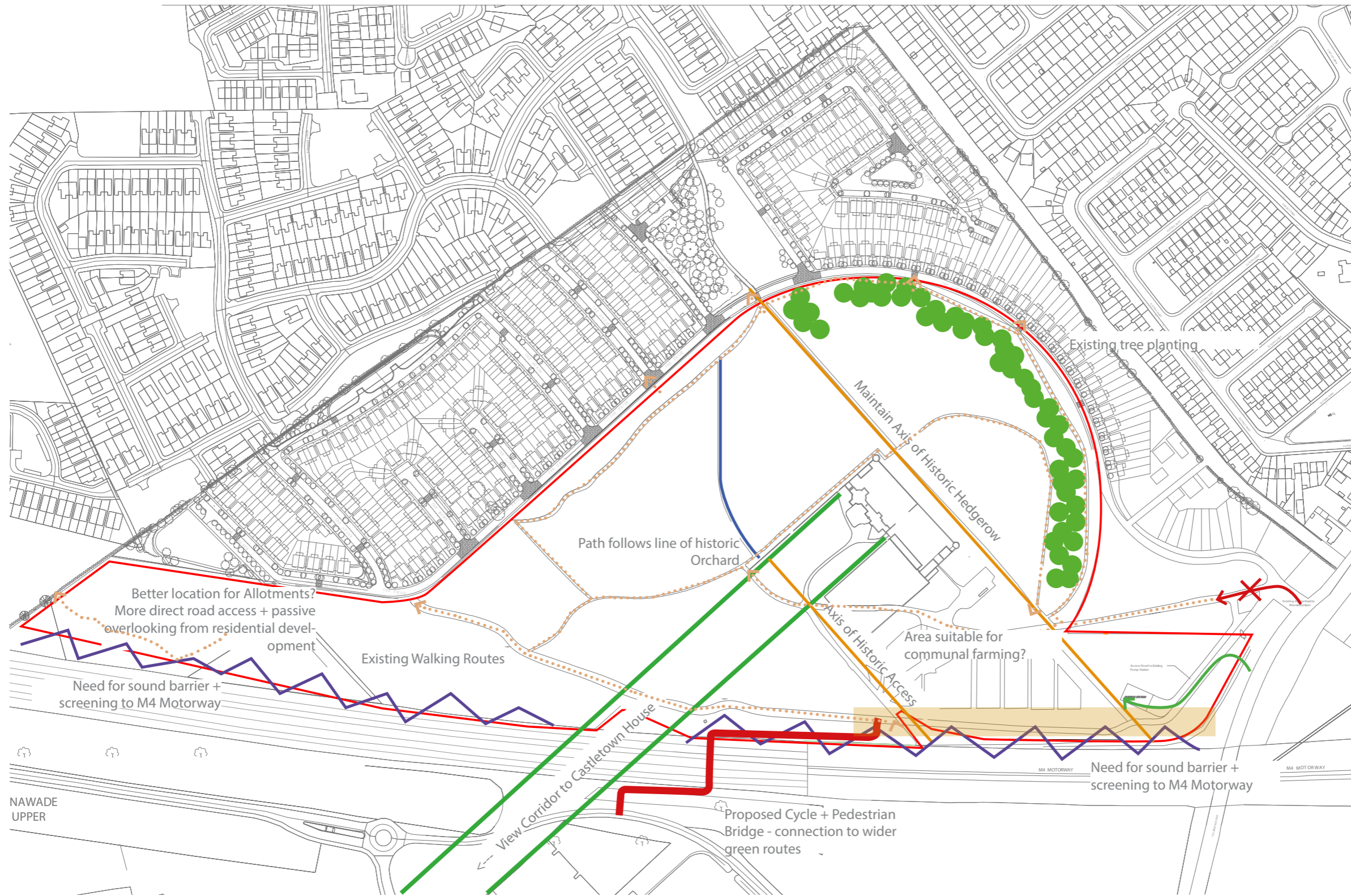


Figure 25; Opportunities and Constraints Drawing



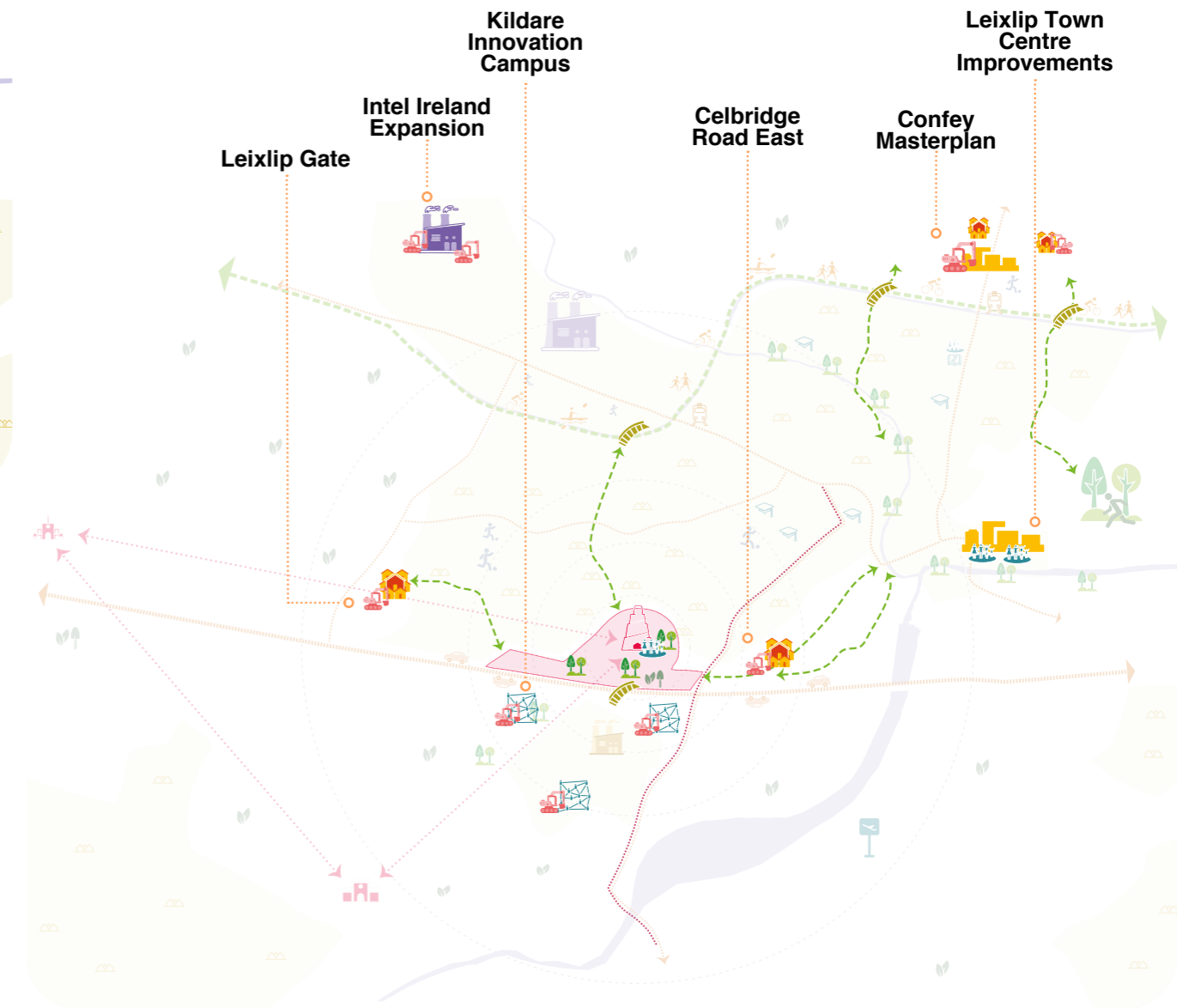
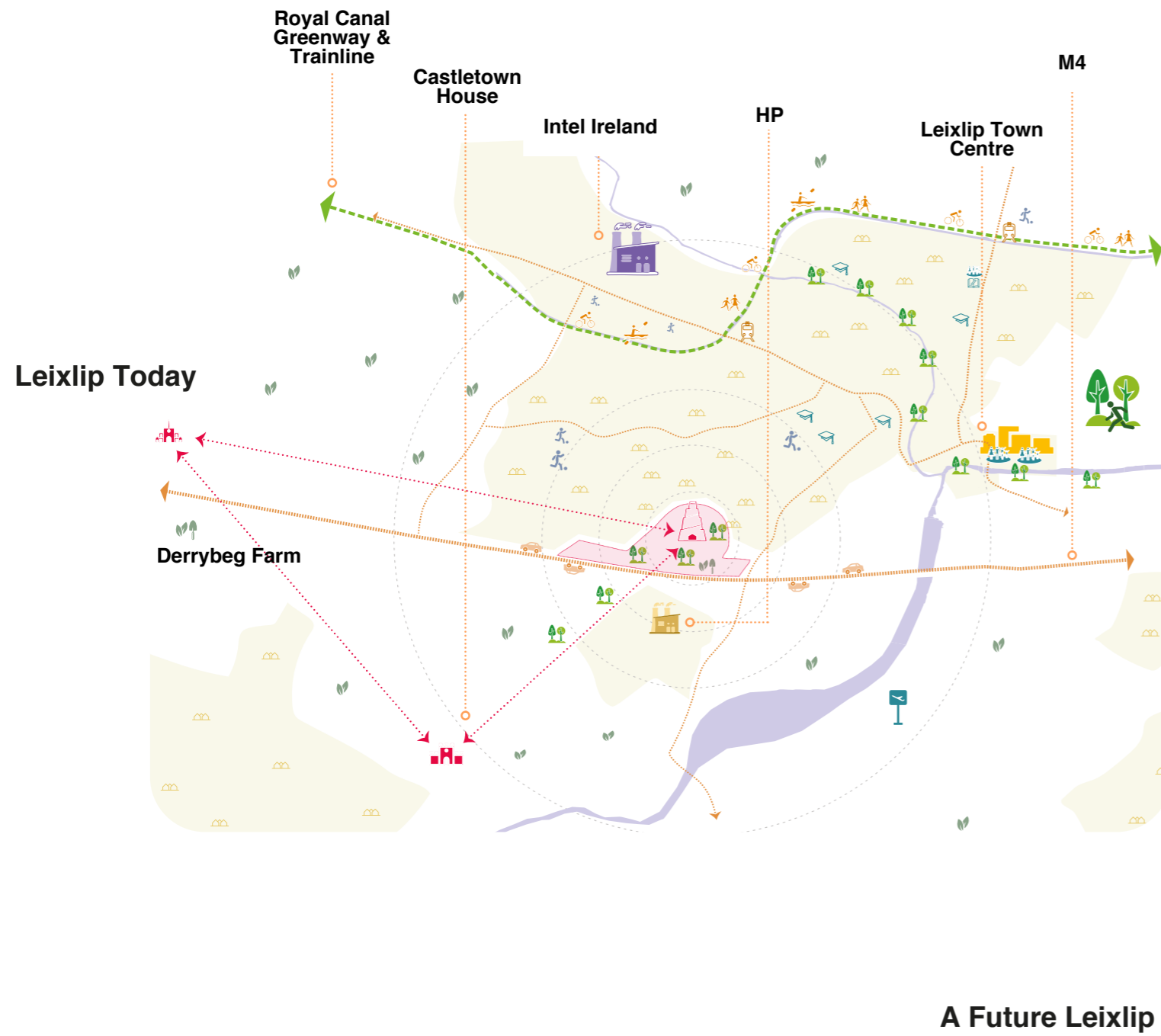


Figure 26; Diagrams indicating the current and future context to the Wonderful Barn



### Wonderful Barn Connections

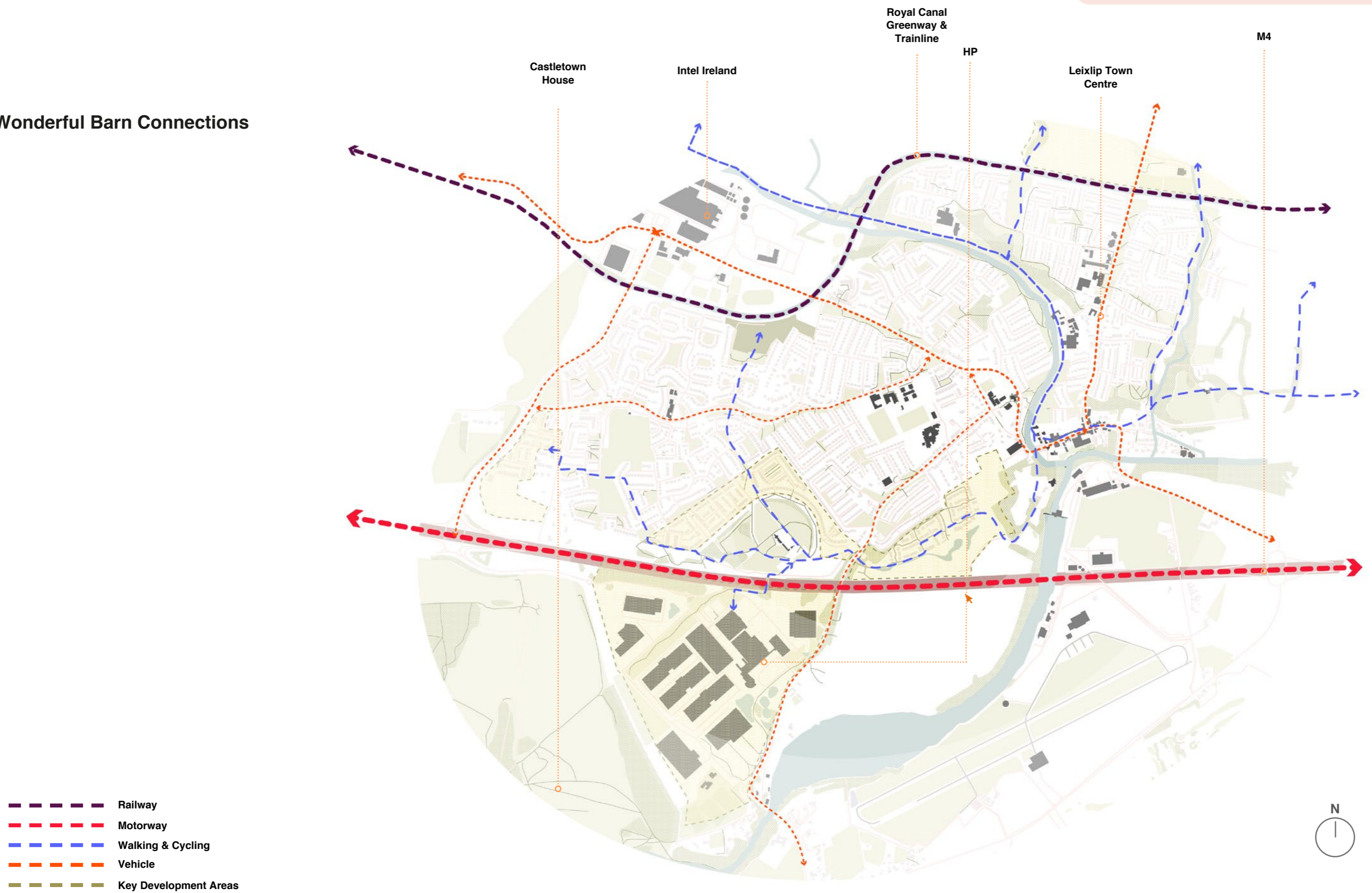


Figure 27; Diagram Showing both present and future connections to the lands at the Wonderful Barn



## 2.4 Planning Context

### Kildare County Development Plan 2023 - 2029

The Kildare County Development Plan 2023 - 2029 sets out a number of guiding principles. Some of which have informed the development of proposals at the Wonderful Barn, these are;

- To develop a county that is resilient to climate change, plans for and adapts to climate change and flood risk, facilitates a low carbon future, supports energy efficiency and conservation, and enables the de-carbonisation of our lifestyles and economy
- To protect local assets by preserving the quality of the landscape, open space, recreational resources, natural, architectural, archaeological, and cultural heritage and the material assets of the county.
- To promote co-ordinated spatial planning to conserve and enhance the biodiversity of our protected habitats and species including landscape and heritage protection.

### Sustainable Mobility Transport

Objectives -

- Develop a new pedestrian and cycle link from Celbridge/ Backweston to Leixlip, via Castletown House, through Kildare Innovation Campus (former Hewlett Packard site), across the M4 to the Wonderful Barn and onto Leixlip Town Centre and Leixlip Louisa Bridge Station, in accordance with the requirements of TII publications.
- Examine the feasibility of delivering a pedestrian and cycle overpass of the M4 to link the Wonderful Barn at Leixlip to the Kildare Innovation Campus (the former Hewlett Packard site) and Castletown Demesne in Celbridge in consultation with Transport Infrastructure Ireland, while being sensitive to the heritage sensitivities of both sites.

The Celbridge Road (R404) has also been highlighted for improvements

### Community Infrastructure Creative Places

Objectives -

- Support inclusive social, community and cultural events in the county, such as outdoor concerts and annual festivals at appropriate locations and at an appropriate type and scale, in accordance with planning regulations and health and safety requirements.
- Liaise with relevant stakeholders to develop and improve public realm spaces throughout Kildare that can facilitate cultural, social and community events.

### Biodiversity & Green Infrastructure

Objectives -

- Actively support the implementation of national biodiversity initiatives such as the All-Ireland Pollinator Plan 2021-2026
- Promote increased public participation in biodiversity conservation by supporting and encouraging community-led initiatives such as native tree planting, the removal of invasive species and the continued preparation of Local Biodiversity Actions Plans for settlements in County Kildare.
- Move towards no net loss of biodiversity through strategies, plan, mitigation measures, appropriate offsetting and/or investment in Blue-green infrastructure.
- Require all applications for new developments to identify, protect and sensitively enhance the most important ecological features and habitats, and incorporate these into the overall open space network, keeping free from development and to provide links to the wider Green Infrastructure network as an essential part of the design process and by making 394 provision for local biodiversity (e.g. through provision of swift boxes or towers, bat roost sites, hedgehog highways<sup>2</sup>, green roofs, etc.).

- Promote a network of paths and cycle tracks to enhance accessibility to the Green Infrastructure network across the County, while ensuring that the design and operation of the routes respect, and where possible, enhance the ecological potential of each site.

### Landscape Recreation & Amenity

Objectives -

- Ensure that local landscape features, including historic features and buildings, hedgerows, shelter belts and stone walls, are retained, protected and enhanced where appropriate, so as to preserve the local landscape and character of an area.
- Facilitate additional non-mainstream facilities for the youth and sport facilities that lend themselves to lifelong participation for older persons through the provision of suitable facilities in all towns and villages.
- Prepare an integrated public amenity park and tourism destination at the Wonderful Barn and associated lands, to be informed by a detailed conservation and management plan.
- Derrybeg Farm, in Celbridge, operates under the model of a Community Supported Agricultural (CSA) and is part of a national and international network that serves residents in the Celbridge, Leixlip and Maynooth Area. The farmers work the land and the consumers/members commit to pay a sum of money in advance to cover the day to day running of the farm in return for a box of seasonal vegetables each week over a nine-month season. The model could be extended to other communities in County Kildare



**Urban Design, Placemaking and Regeneration**

Objectives -

- Provide for the effective presentation, development and management of a people-centred and universally accessible public realm within settlements, through the preparation and implementation of Public Realm Strategies.
- Support the establishment of alternative uses and functions for buildings within town centres and facilitate the implementation of the ‘meanwhile use’ concept to allow for temporary uses to be established in vacant units, subject to the appropriate planning and environmental considerations.

**Insights**





## Leixlip Local Area Plan 2020 - 2023 as Extended to 2026

The estate farm complex of Barnhall House, The Wonderful Barn and the pigeon towers at Barnhall, built in 1743, are very important built heritage assets in Leixlip. The dramatic form and visual landmark of the barn and pigeon houses, in particular, offer significant potential for sensitive adaptive re-use as a key tourism/amenity destination.'

'The Council will also seek to protect and preserve key natural and built environment assets in Leixlip and work with Fáilte Ireland, other government and local bodies to ensure the sustainable development of the tourism industry within Leixlip having regard to the impact of tourism on the environment and on local communities.'

### Policy EDT3 - Tourism

It is the policy of the Council to support and facilitate existing amenities and the development of sustainable tourism infrastructure, attractions, activities and facilities in Leixlip.

Objectives -

- To identify opportunities to improve the tourist product in Leixlip, including an information/tourist office, and to co-operate with the appropriate statutory agencies, private tourism sector and community groups.
- To encourage the development of tourism activities such as waterways activities, agri-tourism, green/ecotourism, niche retailing, food markets, local and other craft type activities so as to diversify the tourism product in Leixlip.
- To support development of linkages between the historical demesne lands within and around the town to promote amenity linkage.
- To support the development of a heritage trail through the town, linking the town centre to The Wonderful Barn, Castletown House and other historical demesne lands within and around the town.
- To promote The Wonderful Barn as an integrated tourism and

amenity destination with complementary commercial uses to be informed by a detailed conservation and management plan.

- To support the preparation of an integrated tourism and amenity destination on The Wonderful Barn site, that accommodates a range of day and evening time uses.

### Policy MT1 - Walking and Cycling

It is the policy of the Council to promote enhanced permeability for pedestrians and cyclists within the urban environment in order to improve access to the town centre, local schools, recreational facilities, shops, public transport services and other amenities.

Objectives

- To support the delivery of a pedestrian and cycle overpass of the M4 to link The Wonderful Barn at Leixlip to Castletown Demesne in Celbridge in consultation with Transport Infrastructure Ireland (TII).

### Policy BH1 - Protected Structures

It is the policy of the Council to preserve and enhance the buildings identified on the Record of Protected Structures and to carefully consider any proposals for development that would affect the special value of such structures, including their historic curtilage, both directly and indirectly.

Objectives

- To promote The Wonderful Barn as an integrated tourism attraction including the restoration of the main features of the complex and its historical landscape: (i) The re-arrangement of the existing access way. (ii) The integration of car parking facilities, (iii) The consolidation and eventual restoration of the historic buildings. (iv) The reinstatement of the walled garden and rear courtyard; (v) The insertion of complementary commercial uses to ensure a sustainable future for the project. The feasibility of a Discovery Park including play facilities and a picnic area shall be investigated.

### Policy OS1- Open Space

It is the policy of the Council to provide for a hierarchy of high quality multi-functional public open spaces within Leixlip, and to preserve and protect such spaces through the appropriate zoning of lands.

Objectives

- To facilitate and promote the provision of a public park at The Wonderful Barn.
- To promote and provide amenities features such as picnic tables, playgrounds or outdoor gym equipment facilities in existing open spaces within the plan area.

### Policy MT3 - Roads

It is the policy of the Council to maintain, improve and extend the local road network in and around Leixlip to ensure a high standard of connectivity and safety for all road users.

Objectives

- To secure improved access to The Wonderful Barn and the Celbridge Road (east) lands from the R404 (Celbridge Road) as part of the future development of these lands.
- To investigate the feasibility of a new link road from the Celbridge Road (R404) to the south of the M4 connecting to the M4 Leixlip/Celbridge Interchange in consultation with TII, NTA and other stakeholders



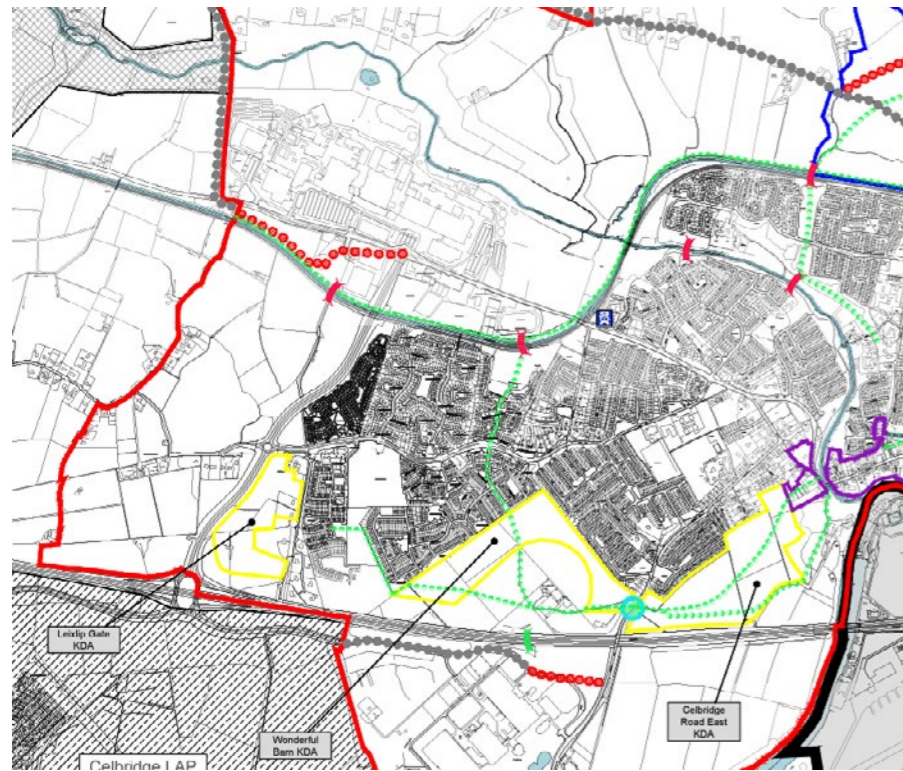


Figure 28; Local Area Plan extract

### Policy NH1 – Natural Heritage

It is the policy of the Council to support the protection of species and habitats that are designated under the Wildlife Acts 1976 and 2000, the Birds Directive 1979 and the Habitats Directive 1992 as well as areas of high local biodiversity value and to ensure developments with potential to impact the integrity of the Natura 2000 network will be subject to Appropriate Assessment

#### Objectives

- To identify, protect, conserve and enhance wherever possible, wildlife habitats and species of local importance, not otherwise protected by legislation. Such habitats would include woodland, river, grassland areas and field boundaries (hedgerows, stone walls and ditches). Such features form part of a network of habitats and corridors, which allow wildlife to

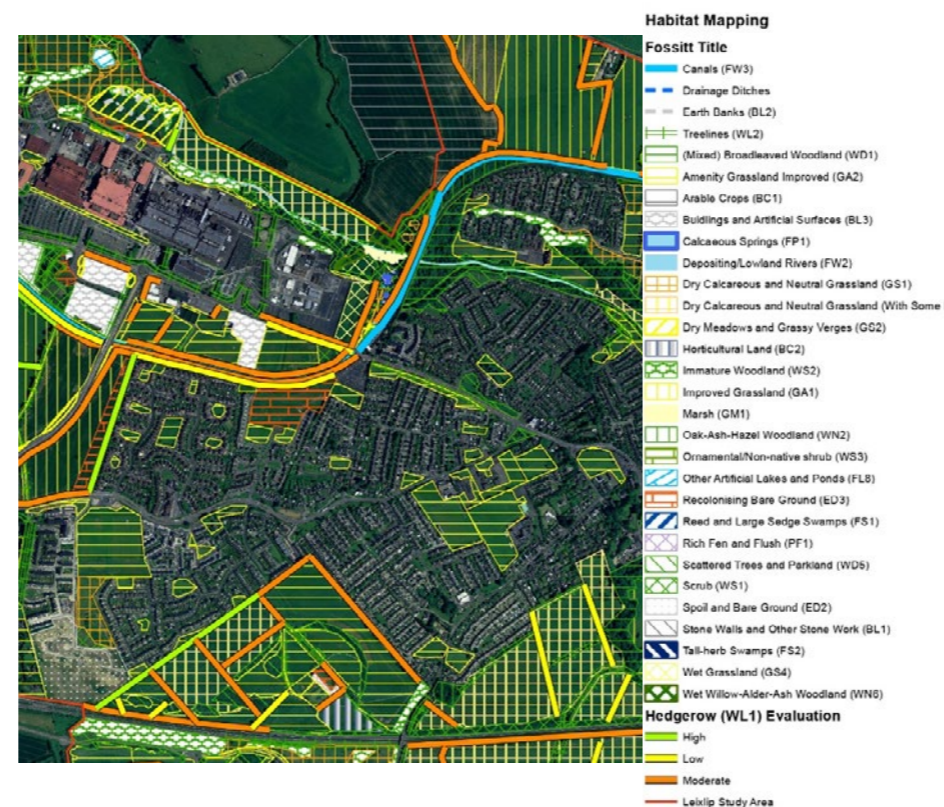


Figure 29; Local Area Plan extract of habitat mapping around the Wonderful Barn area

exist and flourish and contribute to compliance with Article 10 of the Habitats Directive.

- To protect and conserve the integrity of soils that supports the rich biodiversity and ecological networks in Leixlip.

### Social Infrastructure Needs

- Social and Community

The projected population increase will generate demand for an additional 2 community services/facilities. Whilst there might currently appear to be a sufficient number and type of community services, the provision of future services should also take account of locational circumstances, quality of provision, and proximity to target user groups.

- Arts and Culture

A review of public submissions received during the preparation of the Leixlip Local Area Plan 2017- 2023 indicated the presence of a vibrant arts and community sector with Irish dancing, choir, theatre and writers' groups and a community band. Other than the two facilities on Main Street, there is no specific 'Arts and Culture' facility in Leixlip. Local groups use existing social and community services such as the library, community centre and parish centre to meet or host events.

- Equipped Play Spaces

The provision of one single equipped play area within the study area (at Leixlip Amenities Centre) falls substantially short of benchmark guidance in terms of quantity, location and provision for all age groups. Areas capable of accommodating equipped play spaces will therefore need to be identified to accommodate the long term needs of the plan area.



### Development Lands

Approx 600 homes to be developed to the east and west of the wonderful barn at the Celbridge Road East Development Area and Leixlip Gate Key Development Area within 5 min walk to Wonderful Barn lands.

Within the development plan the Wonderful Barn lands are Zoned F

Land Uses this zone include:

- Community / Recreational / Sports buildings
- Park / Playground
- Playing Fields

Land Uses open for consideration include:

- Cultural Uses / Library
- Medical Consultant / Health Centre
- School
- Stable Yard
- Tourist Related Facilities
- Utility Structures

### Insights





## Leixlip Town Renewal Plan 2023

The key objectives are to deliver a new vision for the town with pedestrian focused public spaces and liveable streets. The aim is to put the pedestrian and cyclist at the heart of the design solution for the towns and to create fully accessible, inclusive and age-friendly public spaces.

As part of the development of the town renewal plan extensive consultation was undertaken with feedback from local residents and the community

*'Rather than just being an area for tourists, the Wonderful Barn should be a meeting place for all Leixlip residents young and old – families with young children using a playground, teenagers kicking a ball, adults meeting for tea or coffee, older people going for a walk, people taking visitors for a tour of the barn. A children's playground should be created, along with plenty of open space. We would love to see a community café and regular farmers' market. The Barn itself makes a wonderful exhibition or performance space, and local groups should be encouraged to stage events here and use it in the evening.'*

*'I'd love to see the Wonderful Barn used more for tourists and locals alike. A cafe / coffee truck would be a great start and I agree that markets could be a great way to celebrate the space.'*

## Leixlip Social Infrastructure Audit

The function of the Social Infrastructure Audit (SIA) is to examine and analyse the availability and capacity of existing social infrastructure facilities in Leixlip, and to determine future requirements, and make recommendations based on anticipated settlement growth. The audit concluded with a number of recommendations;

1. There may be a requirement for an additional 2 no. community services in the town in order to satisfy population increases.  
- there is significant population increase to the south of leixlip town in and around the wonderful barn
2. Kildare County Council should investigate opportunities to enhance the existing cycle infrastructure network and pedestrian routes.
  - Design feasibility concepts should be considered that seek to encourage sufficient pathway infrastructure to facilitate access to and through the Wonderful Barn for the purpose of improving connectivity and the quality of this amenity environment. Any peripheral development on suitably zoned land should seek to take a similar approach and provide a responsive infrastructure design approach.
  - New and/or enhanced pathway linkages through the town which seek to connect with built and amenity heritage features including the canal and adjacent walkways, St Catherine's Park, The Wonderful Barn and Connolly's Folly.
3. Best Practice Measures in the Provision of Community Services & Infrastructure

In addition to the above specific community and social infrastructure requirements, this study recommends the following practices in the provision of social infrastructure consistent with best practice and the sustainable and effective use of resources:

- Co-location

Co-location and clustering of complementary community services thus facilitating coordination, convenience and access for service users;

- Multi-purpose and multi-function

Facilities and spaces such as Leixlip library should offer flexible and diverse space and uses over a range of times to maximise efficiency, utilisation and adaptability of physical assets.

- Place making and community identity

Promotion and encouragement of community facilities that create a sense of place and identity, that have a civic quality, and level of amenity that can foster community ownership, offer a focus to support community engagement and the strong 'informal community network' that exists in Leixlip.

- Partnership

Encourage delivery of infrastructure services and facilities through partnerships between different bodies for maximum efficiency and co-ordination.

- Community Asset Management

For the local authority to maintain and enhance their strategic role in co-ordination and engagement between different service providers to ascertain up to date information of community infrastructure and facilities for the benefit of the community and service providers.



## 3. Consultation & Engagement

### 3.1 Public Consultation

An informal open day was held in Summer 2022 at the Wonderful barn with an overwhelming attendance from the local community. This public consultation event formed an important milestone for the design team to gain crucial and important feedback from the local community

A questionnaire was available on the day and all visitors were asked to take the time to complete the it on the day or online where it was available as a QR code with an excellent volume of responses and engagement both on the day during the event and through the questionnaire

Presentations were made during the day by the design team, Kildare County Council and a local historian. Boards curated by the design team were exhibited in the barn where many interesting discussions took place about the future of the complex.

A total of 345 completed questionnaires were received from members of the public with about 70% of these responses coming from respondents who were within 1km or a 5-10minute walk from the site.



Figure 30; Discussions with community in front of the display boards



Figure 32; Local community viewing the boards on display



Figure 33; Discussions between local councillors and community



Figure 31; Discussions with community in front of the 1:200 site model





Those that participated in the open day consultation were invited to place coloured pins that represented various activities such as eating, resting, play, workshops, music, gardening. People began to place handwritten notes in the model as the day progressed with their own ideas and thoughts for the future development of the barn, outside of the themes represented by the pins.



**Have your Say!**  
Please share with us how you use the site at the moment and how you would like to see it used in the future.  
Fill in the comment sheet today or email -  
[wonderfulbarn@kildarecoco.ie](mailto:wonderfulbarn@kildarecoco.ie)

Figure 34; Consultation Model as engaged with at the Public Consultation Event



## Outcomes and Findings

Through the questionnaire and on the day conversations some important findings informed development of the proposals at the Wonderful Barn. A selection of quotes from the day can be seen on this page.

Key themes and discussion points also emerged on the days that has informed the brief development over the course of the project. On the following page this has been highlighted.

Some initial questions gained an idea of how the park is currently used;

### 'How often do you currently visit the park?'

Daily	Weekly	Monthly	Rarely- only for special events
<b>103</b>	<b>116</b>	<b>55</b>	<b>54</b>
31%	35%	17%	16%

### 'How do you current access the Park?'

Walk/ Run	Cycle / scoot	Drive	Public Transport
<b>271</b>	<b>53</b>	<b>69</b>	<b>0</b>
69%	13%	18%	0%

### 'Have you attended any of the organised events in recent years hosted in the Wonderful Barn?'

Yes- every event possible	Yes- a few	Yes- just once	No
<b>27</b>	<b>126</b>	<b>70</b>	<b>106</b>
8%	38%	21%	32%

"Really need a local hot desk with good wifi, longer opening hours and flexible rents."

"With an ageing population we need more open community spaces where friends can keep in touch. No focus in Leixlip Town suitable. This could become that space. Walking with my children throughout their childhood to young adults through different season, cycling in a safe environment when they were younger, seeing the Wonderful Barn in all seasons"

"...would love anything nature related such as educational classes/displays for kids. Beehives would be lovely and other initiatives that promote the local wildlife." dis very little for them in Leixlip at the moment."

"Lots of great ideas for the space. It would be great to have an event space, ...Events in the Barn to date have been great .."

"My priority would be to ensure that the Barn remains a space rich in biodiversity that is free/accessible to all. We have lost so many trees and green spaces with recent development in Leixlip. Facilities for young people should be prioritised. A playground, plus facilities for teenagers as there is very little for them in Leixlip at the moment."

Figure 35; Selected Quotes on the consultation day



Respondents were also asked,

**‘Please rank in order which of the following facilities or activities would encourage you to visit the wonderful Barn and Park more often?’**

As seen in the table, right, respondents ranked each suggested use with a weighting given to the rankings provided.

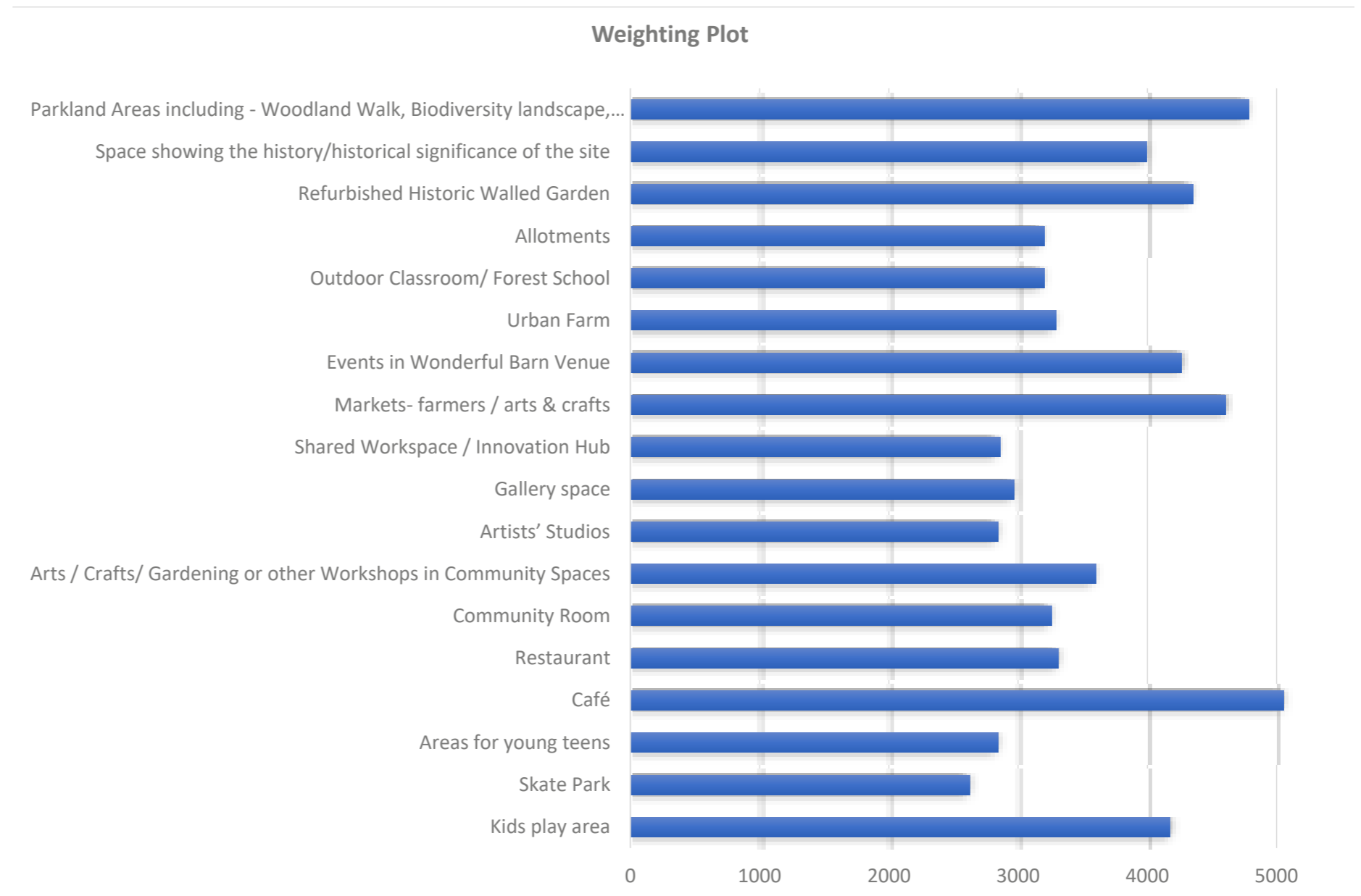


Figure 36; Weighting provided by respondent preference for use at the future development of lands at the Wonderful Barn

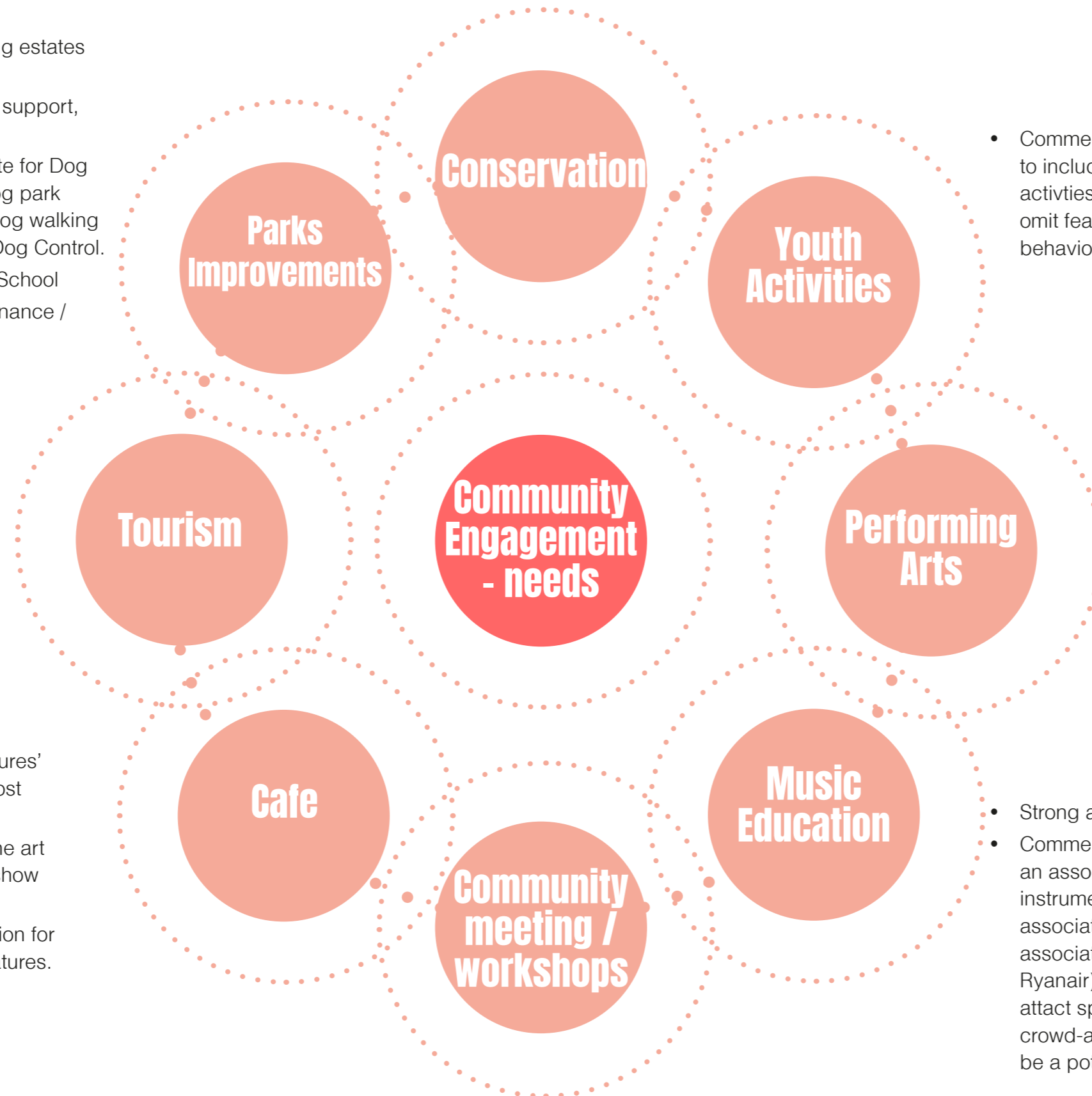


**Themes and Suggestions**

- Permeability from surrounding estates needs to be completed
- Playgrounds: Overwhelming support, essential facility
- Dog facilities - Heavy appetite for Dog Facilities -dog waste bins, dog park (enclosure with Dog runs), Dog walking paths. Rest-seating areas. Dog Control.
- Outdoor Classroom / Forest School
- Workshop/Storage of maintenance / frequently used paraphernalia

- Tourist Destination
- Camper Van Pitching Site
- Museum

- Scored well in the 'New Features' question- it's a given that most people want same.
- Cafe could feature state of the art recycling as an example to show leadership from LA.
- Café to include outdoor section for dog owners /dog friendly features.



- Comment on possible solution: Approach will be to include Youth activities in the cross-agegroup activities facilities proposed (Arts/Music groups) and omit features that are known attractions of anti-social behaviour.

- Large appetite for these features.
- Comment: Small music groups /gigs will be accommodated in the Ground-floor of the Barn, a ready made suitable and unique space for 'One-man' 'small group' eg Bradan Players , Leixlip play / theatre performances with 70 approx. strong audience space. Comment: It may be possible to utilize the Courtyard for certain type of events, eg summer (good weather) with temporary seating laid out plus any potential outdoor cafe section seating. Removable elevated stage area. (Motorway) Noise abatement would be critical to allow this alongside other courtyard (eg walled garwould have to be installed so as not to obstruct such an event space.

- Strong appetite - include spaces for such
- Comment: Specific suggestion to theme the venue with an association with the theme of the Harp as a musical instrument with a historic association with Kildare/historic association of harp with Ireland/ Historical Guinness association (and other non-Kildare associations eg Ryanair) with the instrument/national emblem - may attract sponsorship etc. LEO are strongly suggesting a crowd-attracting main theme for the venue - this could be a potential theme with a small t.





Figure 37; View from the Wonderful looking back towards Leixlip



### 3.2 Stakeholder Engagement

A key focus on the public consultation was to engage with and hear from a number of local stakeholders.

Listed below, a number of community Groups were represented at the Community Engagement Day:

Arts and Culture:

1. Theatre/ Drama/ Variety Group
2. Youth Theatre
3. Local Artists group
4. Amateur theatre. Bradan players and insight theatre
5. Theatre groups
6. Leixlip Musical Variety Group
7. Red Embers Theatre Company - Salmon Eile Theatre Company
8. leixlip variety and musical group
9. Local musical society LMVG -no performance space for professional productions
10. DMG Media - Photography, sketches
11. Naionra Léim an Bhradáin
12. Vocal Academy, LMVG, Bradan Players, Theatreworx, Brennans, Dance LA
13. Local musical society LMVG -no performance space for professional productions
14. LCYB - leixlip community youth band
15. Camera club

Community and Sports Activity Groups

1. Leixlip tennis club
2. Leixlip Tidy Towns Committee
3. Parent teacher association
4. Lokra - Yoga/meditation
5. mens shed at leixlip amenities
6. Regenerative Travel/Recreation Social Enterprise
7. Residents association, tidy towns
8. Leixlip line dance group
9. Carers support group north Kildare
10. leixlip scouts
11. 25th Kildare Kildangan Scout Group
12. Social Spanish Conversation Group
13. Ceann Sásta, yoga plus wellness
14. Residents Association
15. Financial Education Workshops and also a RPG group
16. Fishing group
17. Westfield Resident's Association



What kind of activity would you host?	Analysis							
	Seated meeting / discussion	No. of groups	Presentation s/ talk/events	No. of groups	Active physical activity class (yoga, dance, martial arts etc)	No. of groups	Music (eg trad, choral, rehearsal, other)	No. of groups
How many people would you need a space for?	0 - 10	12	0 - 10	7	0 - 10	6	0 - 10	6
	10 - 20	11	10 - 20	10	10 - 20	13	10 - 20	5
	20 - 40	9	20 - 40	11	20 - 40	10	20 - 40	9
	40 - 80	3	40 - 80	5	40 - 80	3	40 - 80	8

Figure 38; Extract from Community engagement analysis



Engagement also separately took place with the allotment users and those with an interest in the proposals for the allotments on 29th November 2022. The adjacent image highlights the needs and concerns discussed during the evening.

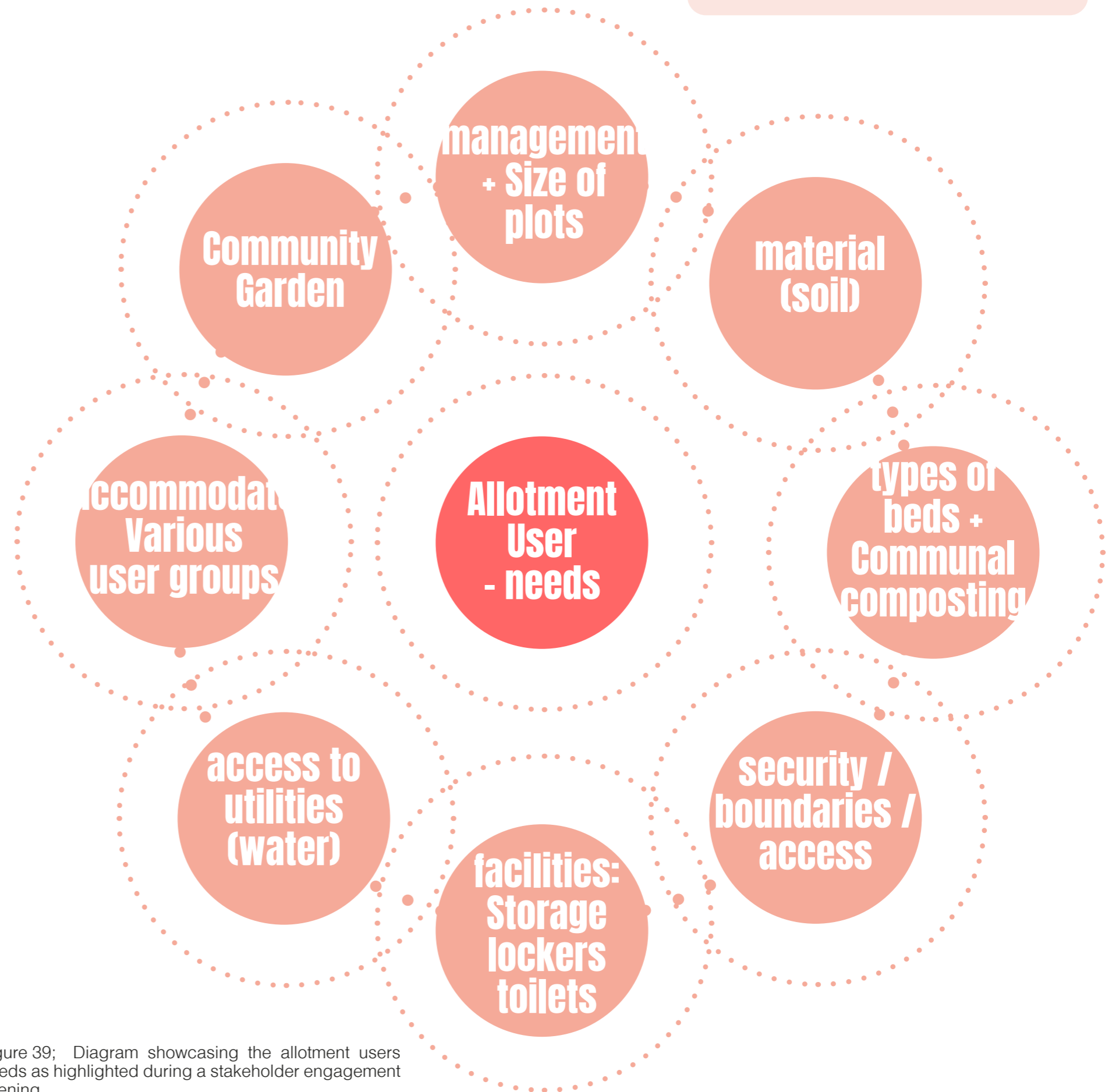


Figure 39; Diagram showcasing the allotment users needs as highlighted during a stakeholder engagement evening



## 4. Proposal

### 4.1 Establishing Community

#### Design Statement

The Wonderful Barn, rich in history, is envisioned as a national recognised tourism and community facility. The design strategy has been carefully considered so that it responds to its historical, social and environmental context to enhance and improve what is already a significant attraction and amenity in Leixlip and its wider context.

The subsequent design decisions will follow this intent. Discussed further in section 5.

#### Sustainable neighbourhood and communities.

- Enhanced, multi faceted green open space that is easily accessible with planting, walkable and cyclable areas
- Promoting healthy and happy living through extensive biodiversity and sustainable greening strategies
- Incorporating useful areas for the local community such as a cafe, allotments and play space
- Providing seating and play infrastructure making inclusive neighbourhoods for all ages.
- Successfully integrating with existing structures, local and future context while improving existing green space networks and links for all.



Figure 40; Artists Impression of the Proposed Cafe and Walled Garden proposals at the Wonderful Barn



## 4.2 Development Concept

Proposals at the Wonderful Barn follow key sustainable conservation principles;

- Detailed surveys and studies were undertaken of the existing structures and the grounds that surround them. records of past inventions and repair formed the foundation for all improvements and interventions being proposed.
- All proposal in and around the Wonderful and its ancillary structures are retained and refurbished through best practice conservation
- New complimentary buildings are proposed to enable effective and sustainable use into the future. These also connect elements of the site together. The proposed structures have been designed to modern building standards and regulations allowing the proposal to be as accessible as possible while staying true to the existing character of the area.
- Extensive landscape works are proposed to bring life back to historic gardens such as the walled garden to the south of the stables and also existing courtyards to the rear of both the stables, The Wonderful Barn and Barnhall House.
- Historic boundary walls framing the lands around the Barn will be retained and repaired

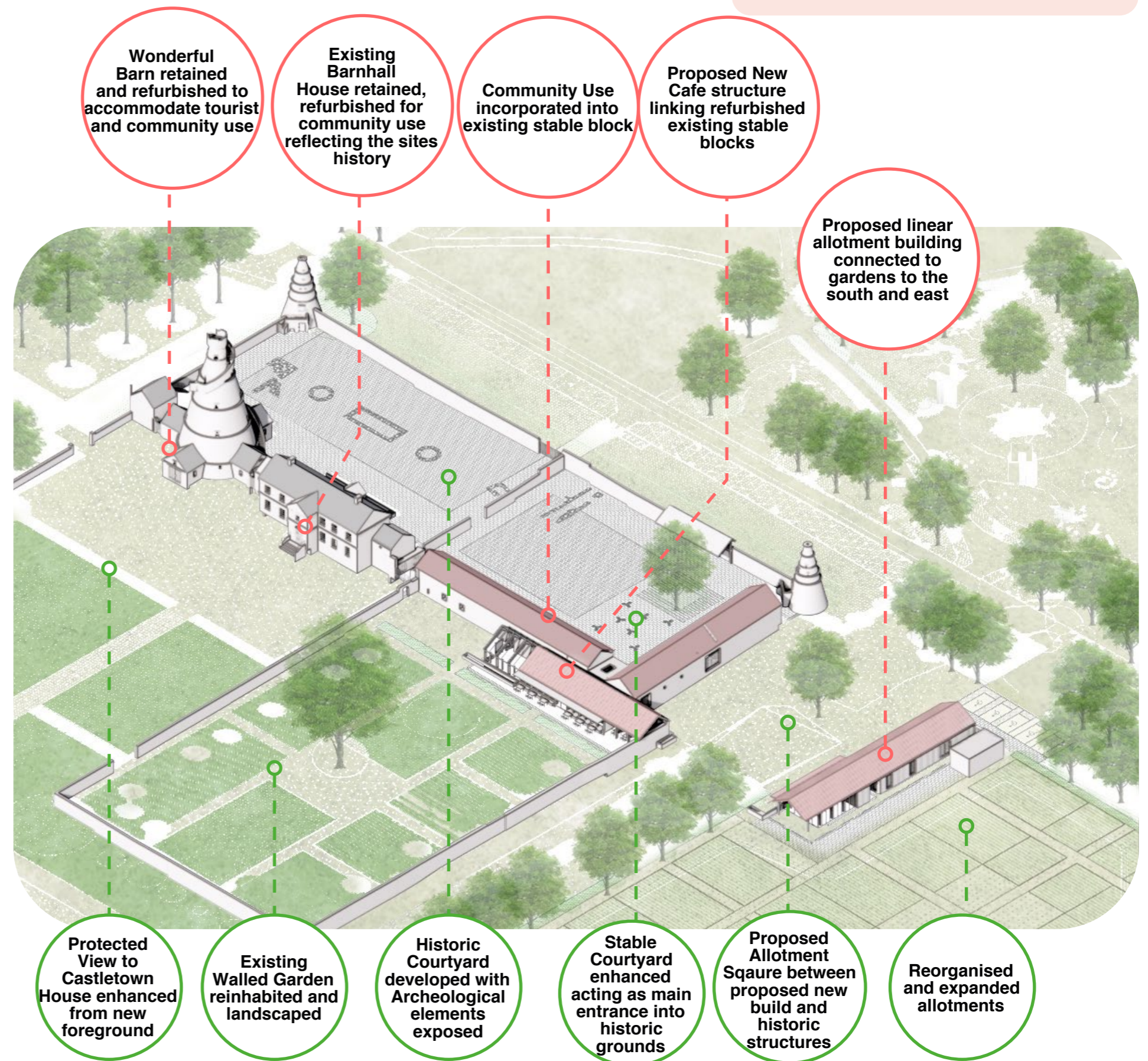


Figure 41; Isometric View of the Proposals in and around the Wonderful Barn



## 4.3 Proposal

At the Wonderful Barn proposals centred around the barn focus on reinvigorating and bring life back to the historically significant site. The proposed works will protect and enhance the architectural heritage and amenity of the Wonderful Barn and adjacent buildings and provide an integrated public amenity park and tourism destination at The Wonderful Barn and associated lands, informed by a detailed conservation and management plan.

Proposed works to the structures in and around the Wonderful Barn comprise of the following:

- Repair, restoration and minor interventions within and to the Wonderful Barn, Barnhall House, two dovecotes, a walled garden and two ranges of adjacent courtyards and former farm buildings to improve and accommodate existing tourist and community amenities and facilities.
- Demolition of small quantum of existing fabric to reinstate integrity of protected structures and in order to bring the building complex back into use.
- Provision of a 115sqm extension to former farm buildings to provide a commercial kitchen and café with southern outlook into the historic walled working vegetable garden amenity.
- Redevelopment of the current 55 no. allotments to realign the plots within the restored historical landscape axes and provide new and improved facilities for the local allotment users.
- Provision of a new 174sqm building to the East of the existing building complex which will provide a storage facility to replace an existing container on site, new toilets, kitchenette and workshop facilities for the local allotment user group as well as short term workplace facilities for the KCC Parks Department.

All lands within the red line boundary are to be taken in charge as part of the development of the lands at the Wonderful Barn

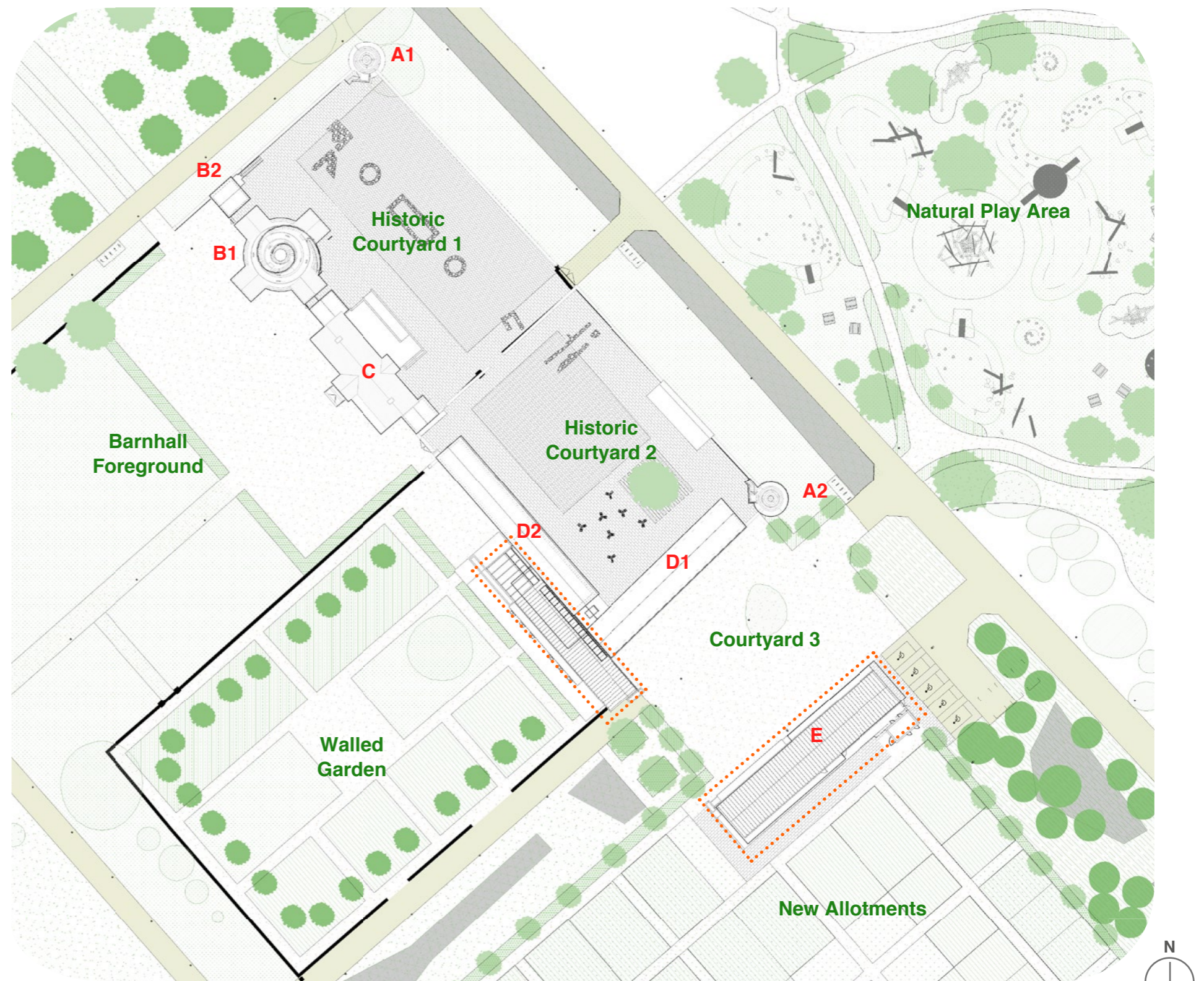


Figure 42; Site Plan of Proposed Works at and around the Wonderful Barn. Block names in Red, Public Spaces in Green. New Structures with Orange Outline



## Block Naming

As noted on the drawing on the previous page the structures on site and proposal have been broken down in blocks named as below;

- A1 - North Dovecote
- A2 - South Dovecote
- B1 - The Wonderful Barn
- B2 - The Potato House
- C - Barnhall House
- D1 - East Stables
- D2 - West Stables
- E - Allotment Facilities

Detail proposals for each block are discussed in further detail in section 5.2



Figure 43; Artists Impression of the Allotments and Allotment Building looking back towards the Wonderful Barn



## 4.4 Site Strategy

As detailed on the diagrams in the following pages the sites overall strategy has been detailed within the site layout for the lands at the Wonderful Barn;

### Sustainable Pedestrian and Cycle Priority Movement

The site has a good network of vehicle routes and pathways. Some of these reflect the historical axis and garden boundaries etc. The Barnhall Meadows Boulevard from the main access runs along the southern periphery, primarily used as works access to the new development site.

The existing site entrance location is maintained and existing pedestrian paths all improved as part of the proposal. Primary and secondary shared pedestrian and cycle routes around the site have been set up to connect different areas of the site to one and other. Carefully positioned accessible parking is integrated into the proposal while emergency service access is also provided as part of the movement network. Here, importance has been given to carefully location all vehicular routes within the landscape in order to maximise accessibility but also maintain the green sustainable landscape & heritage focussed nature of the area.



Figure 44; Access and Movement Diagram







## Parking

Given the site's proximity to existing residential areas, several bus services that connect with nearby train stations and cycle infrastructure, a 'decide and provide' and moderate approach to car parking has been applied for The Wonderful Barn site. A total of 65 car parking spaces are proposed, comprising 55 standard 2.5m x 5m bays, 5 disabled parking bays, and 5 enlarged bays for families.

Disabled parking spaces will be located within 25m of the main access as noted below. All parking areas will also be equipped for EV charging provision



Figure 45; Parking



-  **Parking Court**
-  **Accessible Parking Areas**
-  **Large Vehicle Drop Off**
-  **Bike Parking**

## Refuse

Alongside the proposed allotment structure, a proposed ancillary structure will house a bin store catering for the development with collection happening within the area also catered for accessible parking.



Figure 46; Refuse Diagram





-  **Refuse Routes**
-  **Refuse Store**

## Landuse

As previously discussed a series of use have been developed in consultation with the local community and stakeholders. The below highlights the proposed use classes within the red line boundary



Figure 47; Landuse Diagram

-  **Architectural Heritage / Tourist Facility**
-  **Community Amenity**
-  **Ancillary Building**
-  **Retail / Commercial**



## 4.5 Landscape Strategy

### Concept Development

The conceptual development progressed after looking at the existing conditions and context, different land-use typologies, activities on-site, landscape approaches and landscape features were brainstormed to form the site. These formed the basis for the spatial layout in the design options.

To create the structure of the site we drew from the historic axis on-site, utilising the existing views and tree line to orient the site and ground the Wonderful Barn as the focus whilst taking into account historic landscape features.

### Key concepts:

1. The Barn and main house as a focus for the new landscape design.
2. Retain and enhance key views and consider the historical uses of the site.
3. Retain and strengthen existing green and blue infrastructure.
4. Opportunities for creation of new spacial arrangement for new uses.
5. Minimising vehicle movement though the park.
6. Opportunities for new pathway routes, cycle routes (and shared routes) through site to external links and trails.

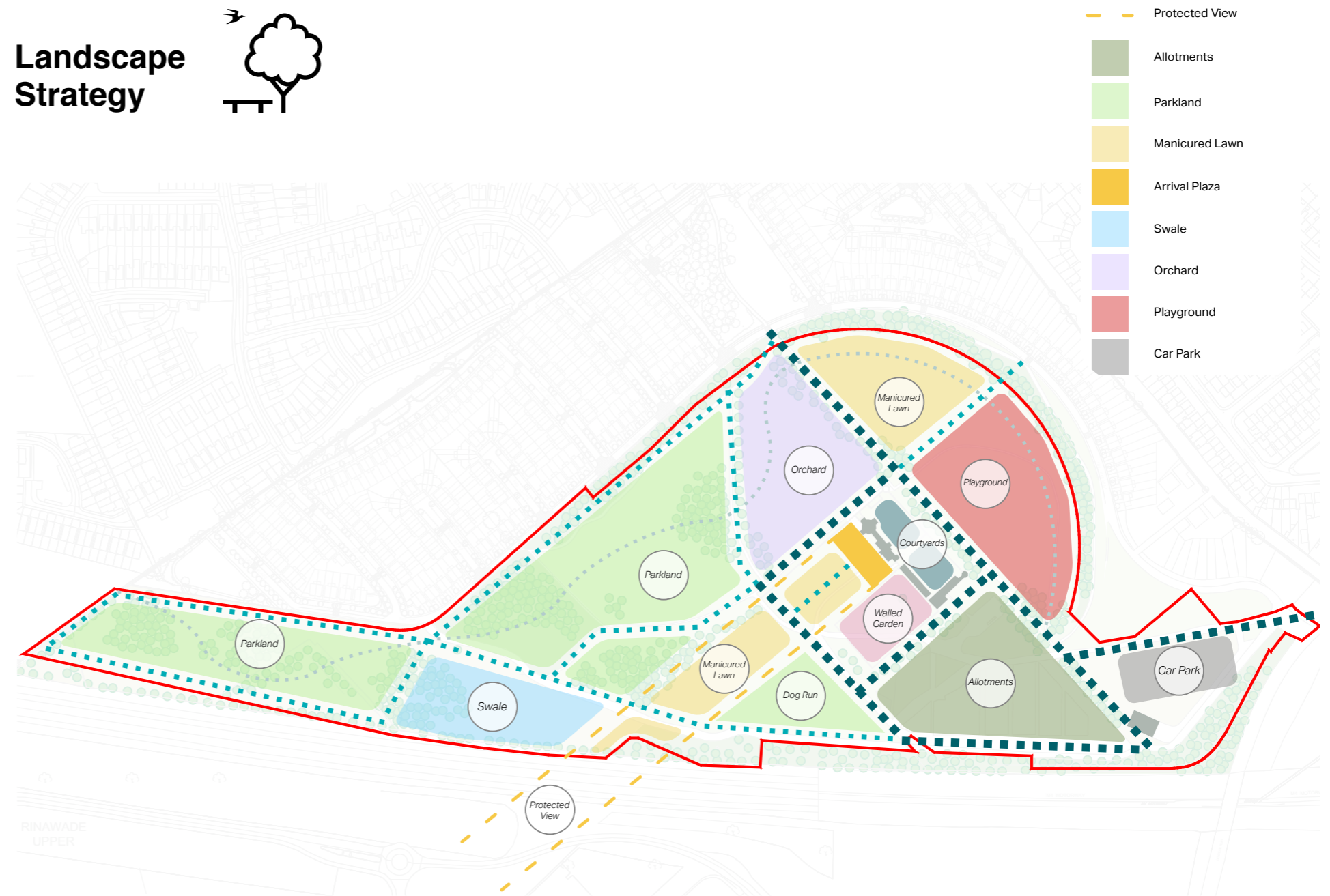


Figure 48; Proposed Landscape Strategy See Landscape Architect Info for further detail



## Working with the Landscape

The site is well stocked with semi-mature trees of native species. Their uses range from pathway avenue type planting, periphery planting, groups of formal planted trees and woodland blocks. Views into the park are sporadic where occasional breaks in tree groups around the periphery allow.

### Constraints

- Historical alignments and species selection to be considered.
- Trees define spaces, historical field edges, pathway avenues, periphery planting and woodland belts.
- In retaining the majority of trees, these mixed age trees retain the alignments and groupings that will need to be considered and avoid conflict with a new landscape design.
- Any potential desired views may be hampered by existing trees.

### Opportunities

- The existing trees provide a valuable site asset and an established basis for additional planting opportunities, such as strengthening periphery planting and woodland belts and blocks, individual specimen arboretum style planting and urban orchard trees, which may have some spacial connection with a potential urban farm and allotment spaces.
- In particular there is opportunity to significantly enhance the green corridor / tree belt along the M4 boundary to aid screening motorway traffic, attenuate noise and reduce pollution.
- Additional woodland belts and groups can provide can emphasise key views, new views and create a continuous green infrastructure as a linear park.
- The introduction of a wider range of tree species, would provide a more diverse and resilient tree strategy.

### LEGEND

- TREE CONDITION CATEGORIES**
- A TREES OF HIGH VALUE AND QUALITY
  - B TREES OF MODERATE VALUE AND QUALITY
  - C TREES OF LOW QUALITY AND VALUE
  - U
- TREE CONSTRAINTS  
— SITE BOUNDARY

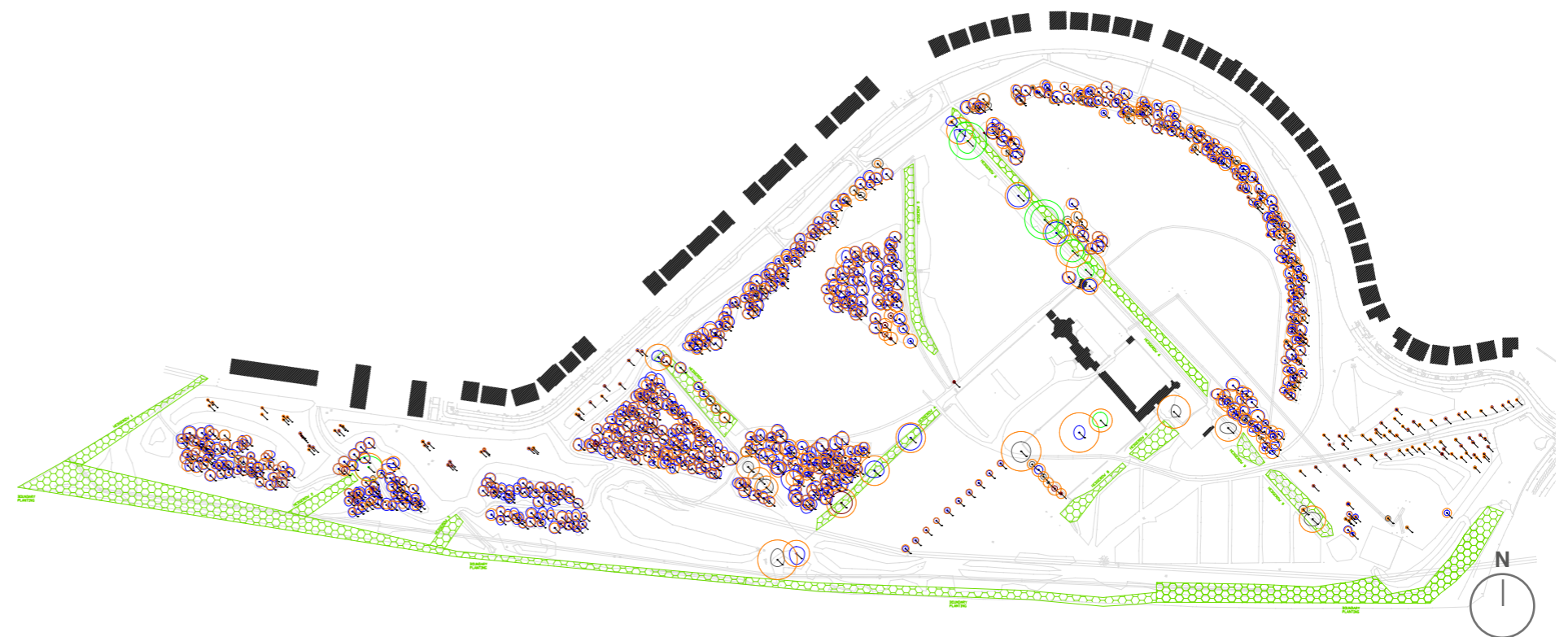


Figure 49; Existing Tree Plan



Sitewide Landscape Layout

1. AMENITY COURTYARD
2. OPEN PARKLAND
3. ALLOTMENTS
4. PARKS DEPT
5. EXISTING SERVICE DEPOT
6. CAR PARK
7. PEDESTRIAN AND CYCLIST ROUTE
8. NATURAL PLAYGROUND
9. WALLED GARDEN
10. MANICURED LAWN
11. ARRIVAL SPACE
12. SHARED ACCESS ROUTE
13. SKATE PARK
14. MUGA
15. INFORMAL KICKABOUT AREA
16. MEADOW AREA
17. SHARED SURFACE PLAZA
18. DOG RUN
19. FRUIT TREE BORDER PLANTING
20. TREE PLANTING REFERRING TO HISTORIC LAYOUT
21. EXISTING MOUNDED LANDSCAPE
22. ADDITIONAL BUFFER PLANTING
23. EXISTING ATTENUATION AREA
24. M4 PEDESTRIAN BRIDGE CONNECT
25. PRIMARY SITE ENTRANCE
26. MEMORIAL GARDEN
27. EXISTING FOOTPATH RETAINED



Figure 50; Proposed Landscape Plan, See Landscape Architect Info for further detail





Figure 51; View from the Wonderful Barn looking towards the existing allotments



## 5. Detailed Design

### 5.1 Building Approach

#### **Building A1 - North Dovecote & Building A2 - South Dovecote**

These structures are for the most part surprisingly intact, although suffering from the effects of unmanaged vegetation growth.

A programme of repair works is being undertaken which do not form part of this Part 8 Planning Application.



Figure 52; Existing Photo of the North Dovecote current condition



Figure 53; Existing Photo of the South Dovecote current condition



### Building B1 - The Wonderful Barn & Building B2 - Potato House

A programme of repair works is being undertaken which do not form part of this Part 8 Planning Application.

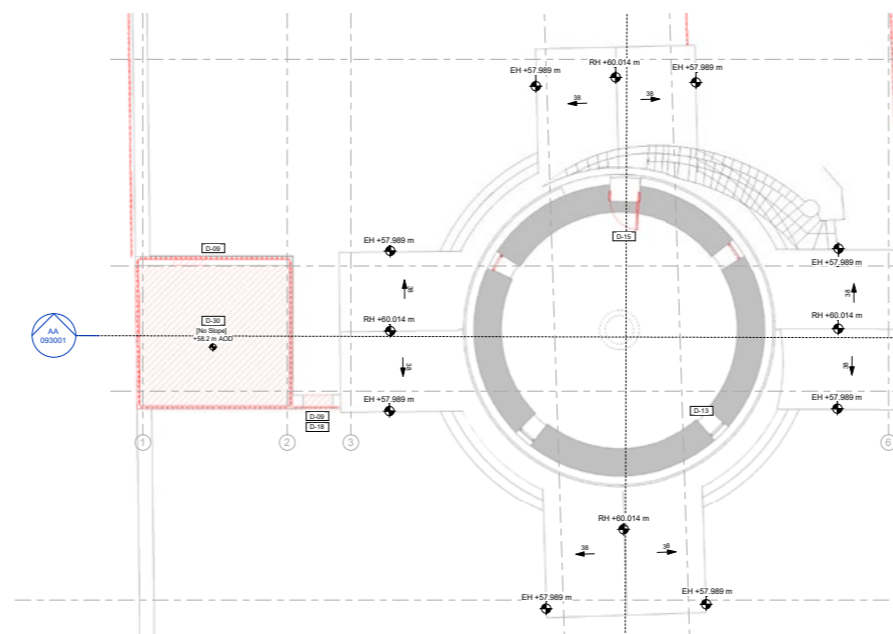
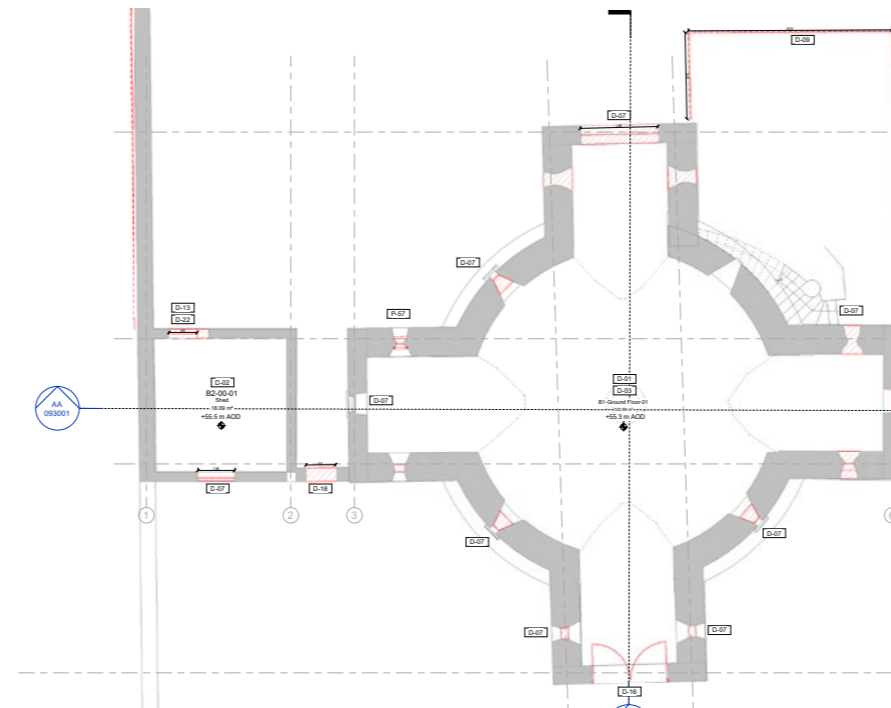


Figure 54; Existing Ground and First Floor Plan. Removals in Red

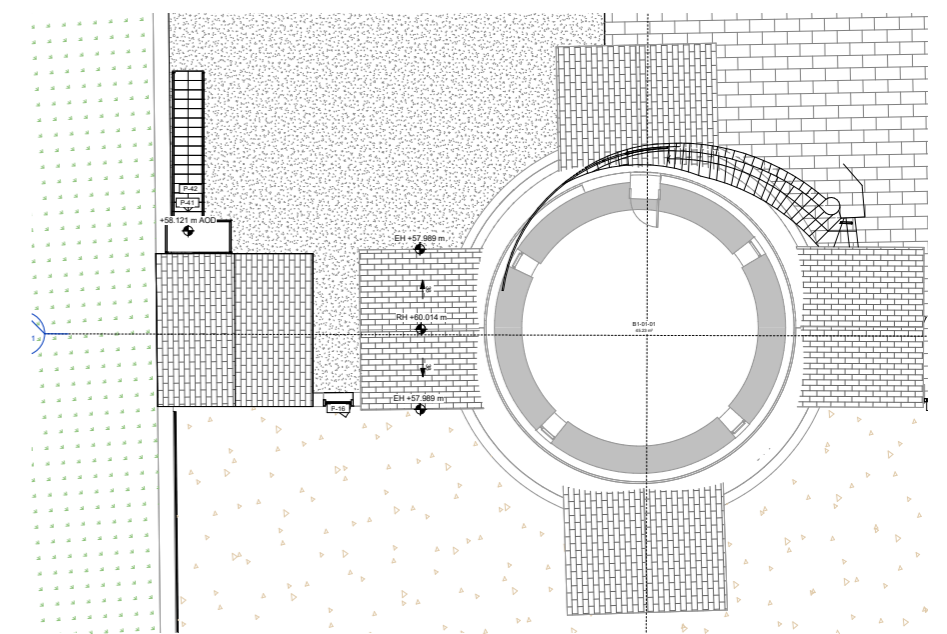
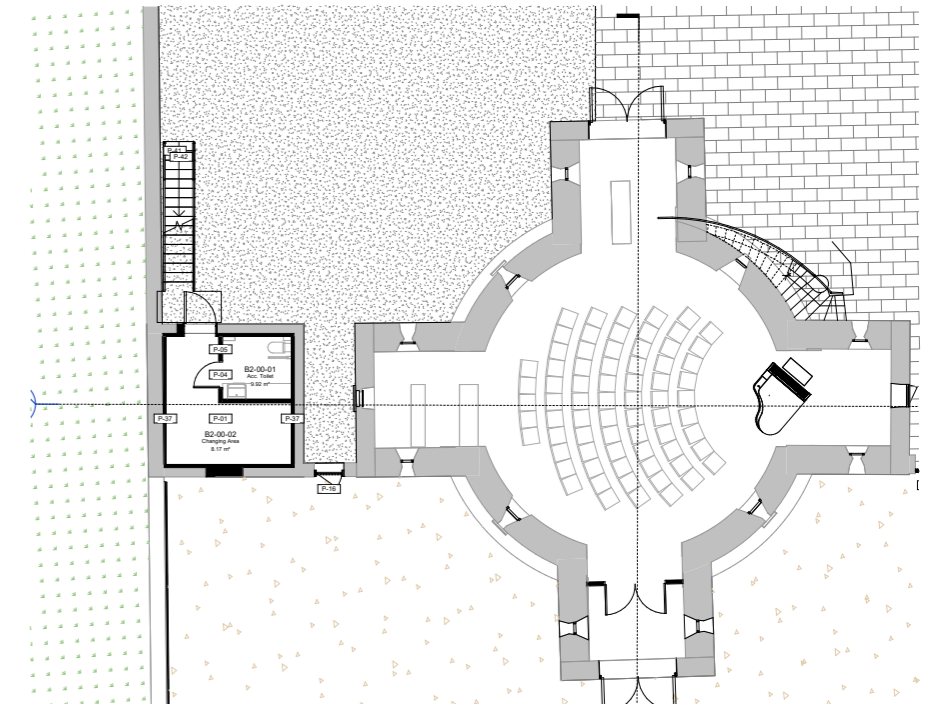


Figure 55; Proposed Ground and First Floor Plan. Interventions in Black



### Building C - Barnhall House

Having been subjected to an arson attack, was badly damaged, particularly to the roof structure, while much of the interior was scorched with some timber floors also suffering structural damage. A major programme of works was completed in 2005 to re-roof the house and to undertake an initial “clean and sweep” operation for a preliminary clear out of the house.

Careful demolition of all modern extensions to the house including the external corridor to first floor rear facade, the single storey extension to front, and first floor extensions to rear flankers should be undertaken. This would bring the house back to its historic configuration and allow for the reinstatement of the historic windows across the front façade alongside further works to preserve the legacy of the house.

New sanitary installations, mechanical and electrical installations and new or refurbished doors and windows. A new hard landscape terrace and ramp is proposed to the rear to providing universal access to the ground floor of Barnhall house for community and heritage use. The upstairs will be accessed via the existing stairs with accessible access provided to the rear with a ramp to a raised platform entrance



Figure 56; Existing Photo of current conditions

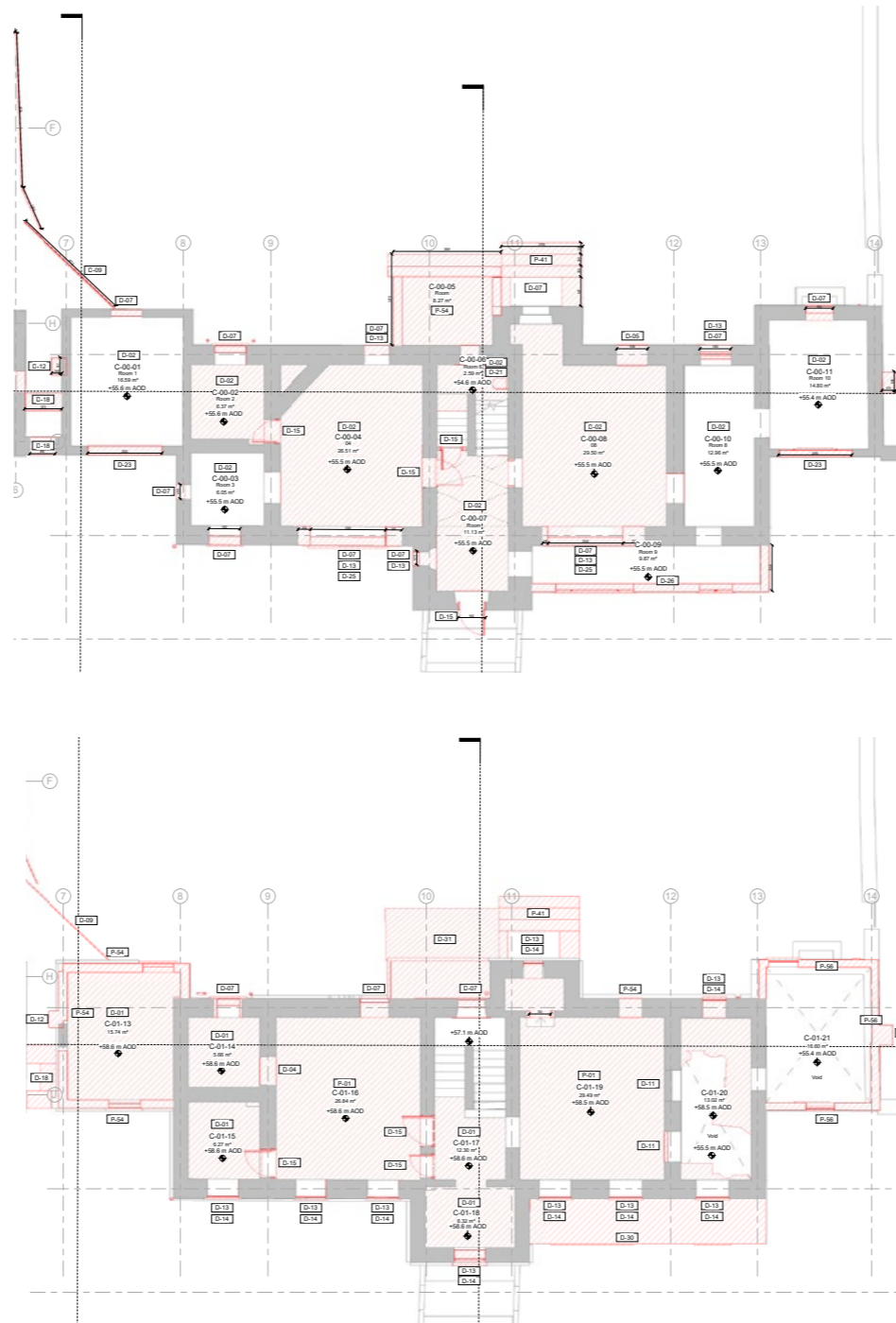


Figure 57; Existing Ground and First Floor Plan. Removals in Red

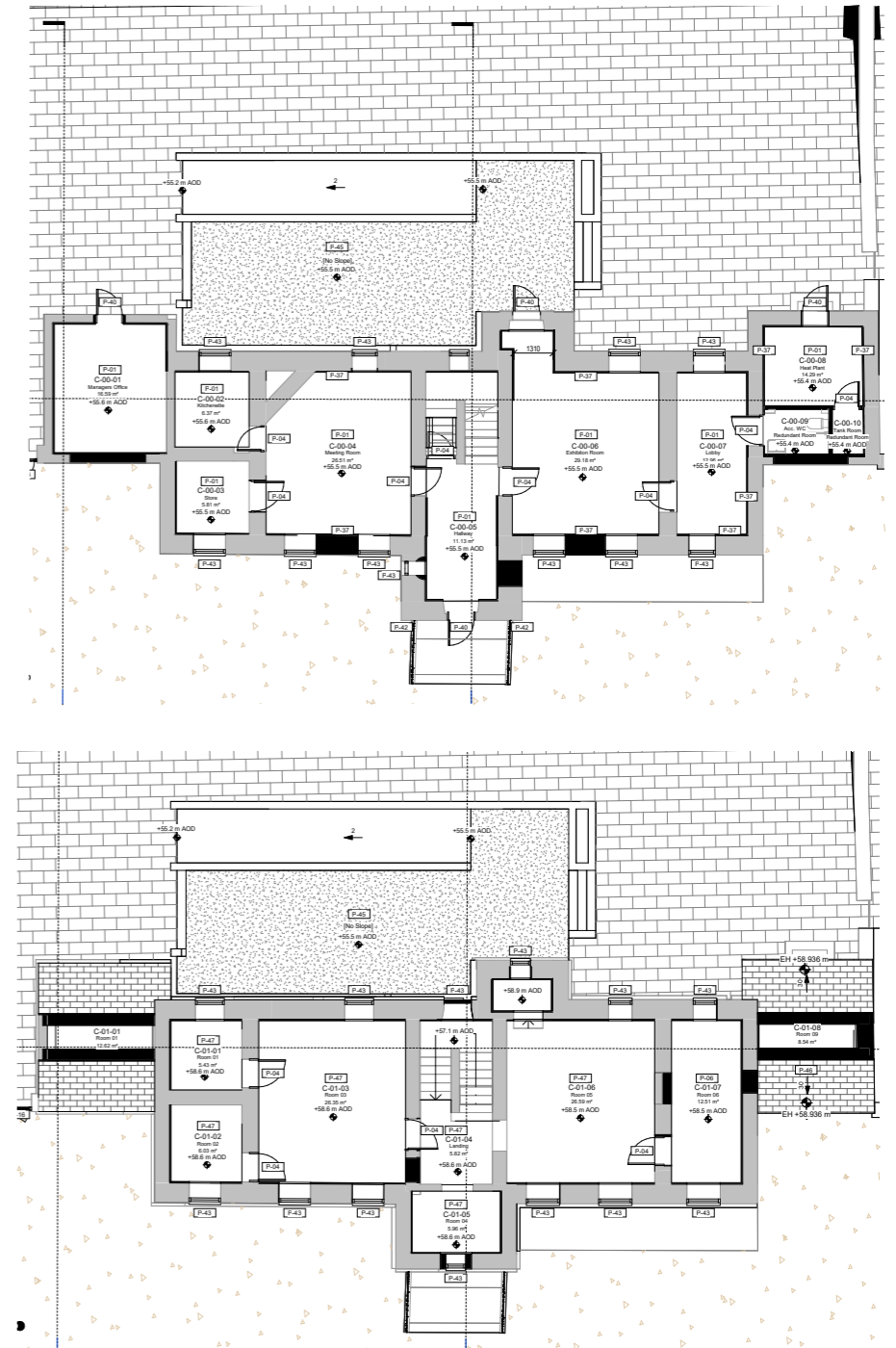


Figure 58; Proposed Ground and First Floor Plan. Interventions in Black



### Building D1 - East Stable & Building D2 - West Stable

These historic structures have changed little since the three phases of works to the barn and the house, with the exception of the two ranges of out-buildings in the western courtyard, the roofs of which had deteriorated badly.

All works are to be undertaken with care and any salvageable materials reused where appropriate. After repairs have been carried out to roof structure, either the reinstatement of traditional slate roofs over new treated timber battens and breathable membrane should be considered, or there is potential to explore a contemporary roof treatment, which would contrast but compliment the historic walls, and perhaps speak to other interventions across the site in terms of materiality and form. New robust cast iron or aluminium rainwater goods will be provided throughout.



Figure 59; Existing Photo of current conditions

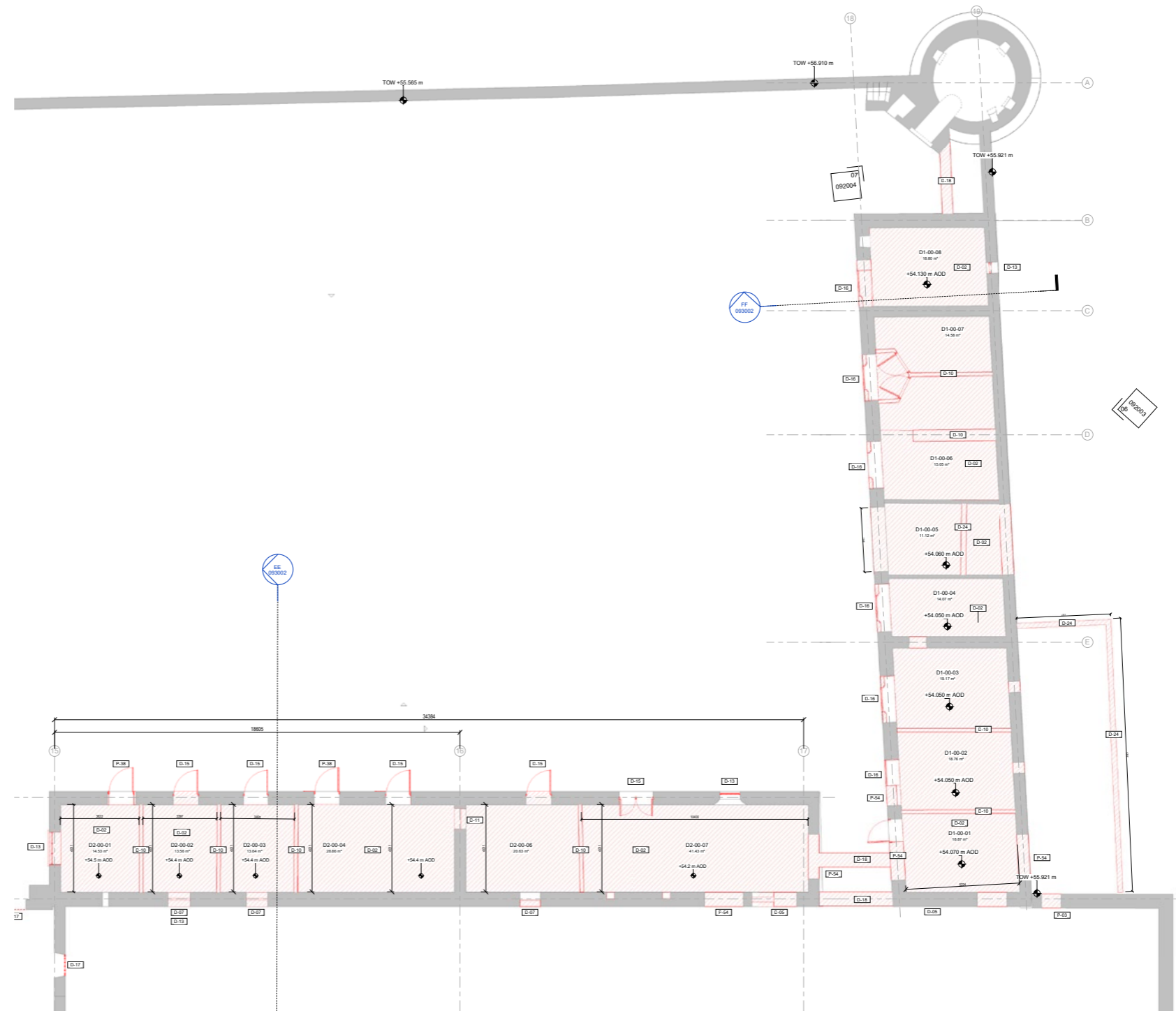


Figure 60; Existing Ground and First Floor Plan. Removals in Red



Internally the existing concrete slabs could be removed, to allow for the insertion of insulated limecrete floors, and any historic timbers, in the roof or loft levels should be retained and reused if in acceptable condition.

The 2 stables will then be linked via the proposed single storey timber frame structure housing the new cafes seating and a greenhouse. External seating will also be provided with the stables housing the ancillary rooms and kitchen area servicing the cafe.

D1 will contain a toilet block with male and female toilets as well as an accessible toilet. The cafe and kitchen are contained in the new build extension and the southern part of D 1 where the entrance, servery and kitchen will be located.

In D2 there is a community / gallery space and a series of plant and store spaces as well as further WCs.

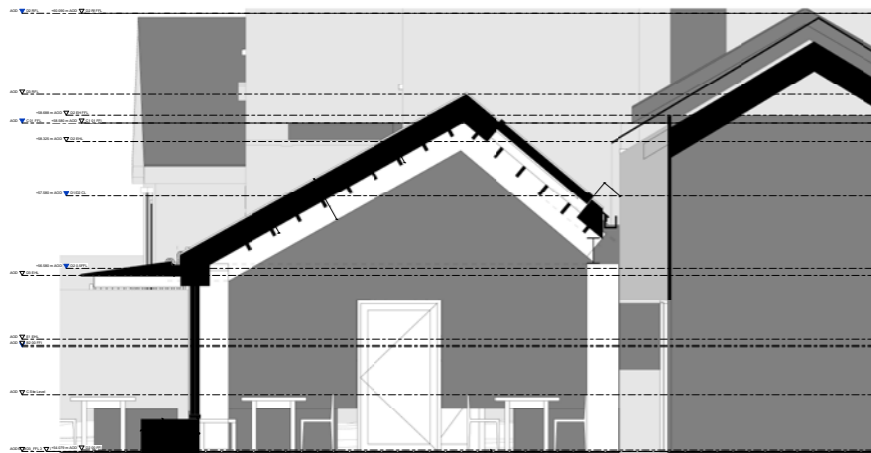


Figure 61; Proposed Section through the cafe showcasing the interface between the cafe and stables

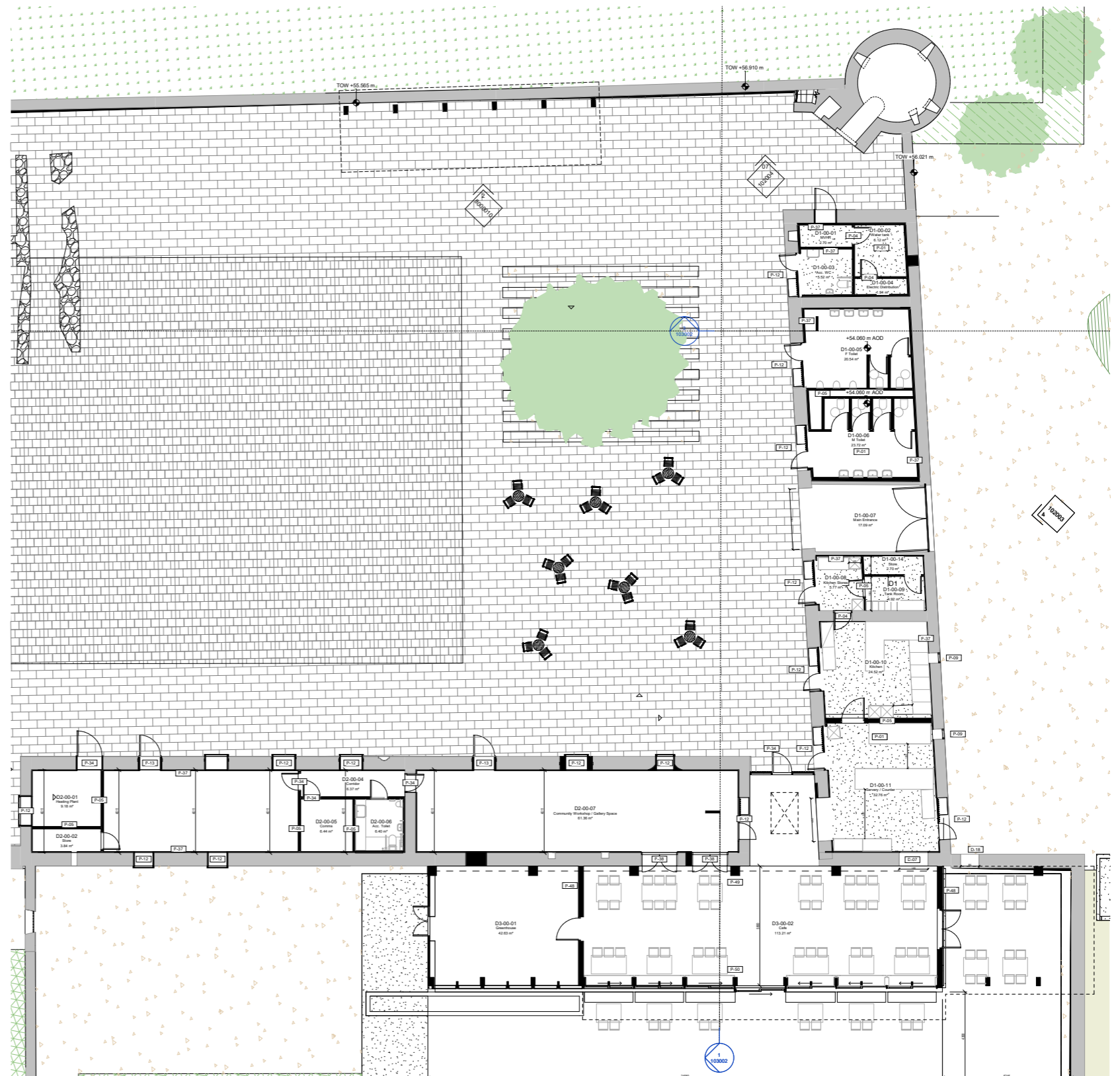


Figure 62; Proposed Ground and First Floor Plan. Interventions in Black



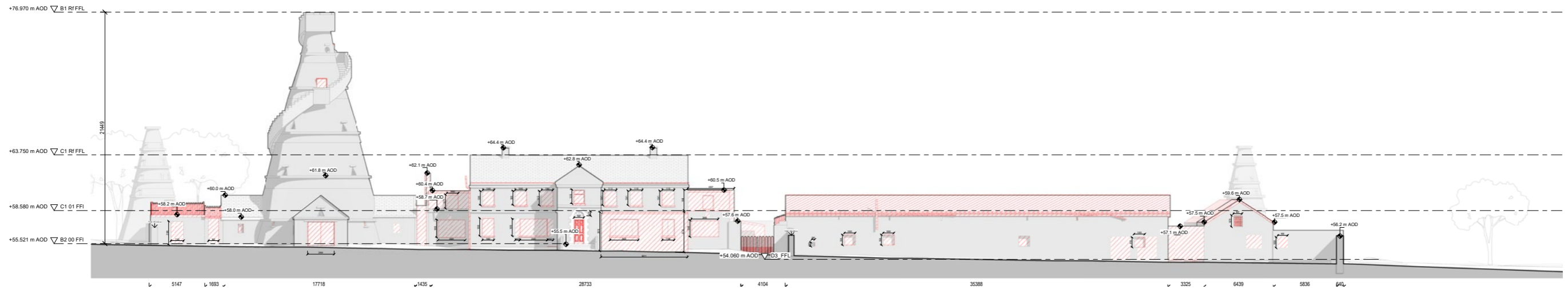


Figure 63; Existing Elevation. Removals in Red



Figure 64; Proposed Elevation. Additions in Dark Grey



## Building E - Allotment Building

The allotment building proposed has arrived through engagement with the local community and existing allotment users. Proposed to serve the proposed expansion of the allotments the building will be developed in a style similar to the new cafe structure with an expansive roof.

The allotment and Parks Building contains the following accommodation:

- Allotment Building:
- entrance lobby
- WC
- wet room
- kitchenette
- store
- classroom / workroom for circa 10 people
- covered secure storage area

Park Services:

- workspace for three people
- Changing room and WC

in addition there are:

- Mechanical and Electrical Plant spaces
- Bin store

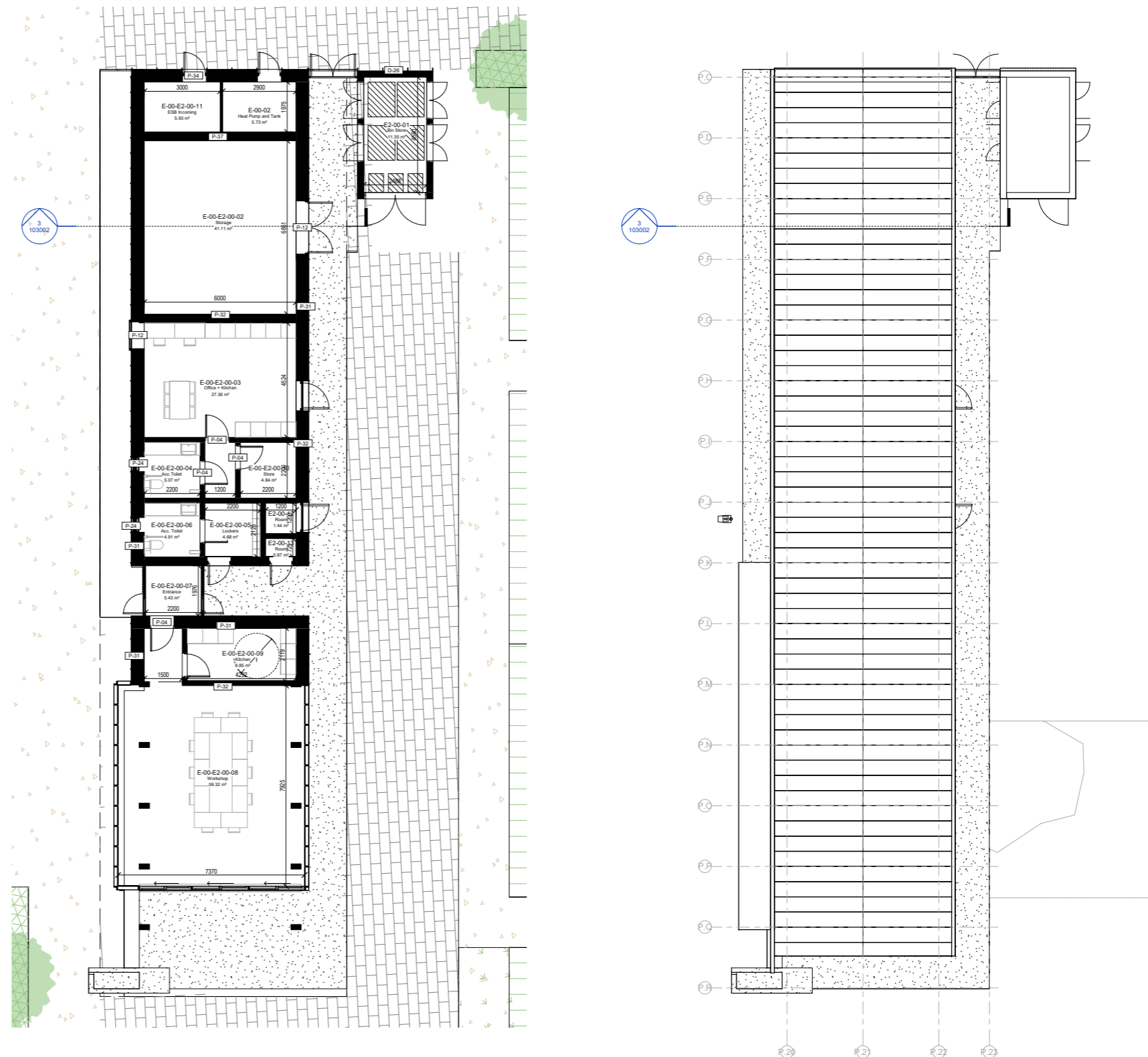


Figure 65; Proposed Ground and Roof Plan.



## 5.2 Expression and Materials Strategy

### Architectural Character of the Wonderful Barn and the Surrounding Structures

All interventions being proposed at the Wonderful Barn seek to compliment the existing structures on site with all enhancement works being developed with best practice conservation principles discussed in the supported report by Howley Hayes Cooney. The proposed materials and expression for the proposed new cafe and allotment structures are sympathetic in scale to the stables with a contemporary expression that complement the original nature of the stables and walled garden.

Repointing where appropriate to maintain the character of the Walled Garden and Dovecotes with any existing masonry walls mortars where not lime raked out and repointed.

When servicing the existing buildings sympathetic measures are being proposed to maintain their character and significantly reduce levels of intrusion to these buildings. Cement renders where present are to be carefully removed and replaced with breathable alternatives. Underfloor heating is introduced throughout to reduce reliance on any wall mounted heating systems with only the upper levels of Barnhall House contain space heaters.

### Materials

As previously discussed all existing materials and finishes where possible will be retained. The application of a new lime and sand wet dash to all external surfaces is proposed, taking care to protect exposed stone elements such as window sills, door and window surrounds.

The existing roof of the Barnhall House is retained and insulated at ceiling level. The stables roof being in poor condition is to be replaced in its entirety with proposed terracotta or similar tiles with the cafe roof being a complimentary standing seam zinc or similar roof. The timber structure for the cafe and allotments is exposed in areas with infill timber partitions where necessary.

New high quality timber and metal windows and doors are proposed throughout with some units within the Wonderful Barn retained and repaired where possible. Traditional timber sash windows are to be reinstated throughout the Barnhall House. All doors are also to be replaced with high quality timber or aluclad alternatives. Proposed curtain wall glazing to areas of the cafe and allotments buildings enhances the views to the allotments and re-imagined walled garden while also maintain a visual connection to the existing structures behind.

High quality hard and soft scape surfaces are proposed to compliment the structures forming varying character areas within the extensive landscape. Please refer to Landscape Architects information for further detail.

### Existing



### Proposed

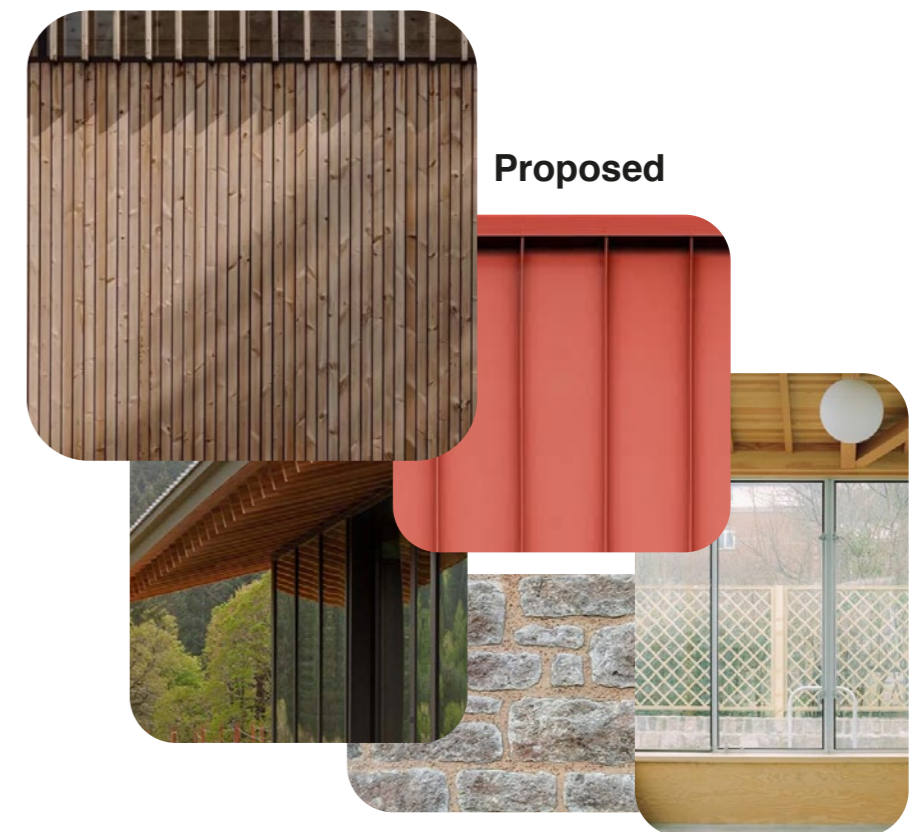


Figure 66; Materials Palette



## 6. Preliminary Operational Waste Management Plan

### Introduction

The proposed Redevelopment of The Wonderful Barn comprises an area of c.19.8ha and incorporates the protected structure of the Wonderful Barn and its ancillary buildings, all protected structures, including Barnhall House, two dovecotes, a walled garden and two ranges of adjacent courtyards containing former farm buildings and the public parklands enclosed by the M4 motorway to the South, Celbridge Road R404 to the East and suburban residential developments to the North and West.

This section presents the initial Preliminary Operational Waste Management Plan (OWMP) for the control, management and monitoring of waste associated with the proposed development to maximise the quantity of waste recycled by providing sufficient waste recycling infrastructure, waste reduction initiatives and waste collection and waste management information to the development.

The proposed development has been designed to comply with the following relevant legislation, relevant Best Practice Guidelines and Kildare County Council's Waste Management Policies and Objectives.

- Waste Management Acts 1996-2023.
- Waste Management (Collection Permit) (Amendment)(No.2) Regulations 2023 (SI No. 104 of 2023)
- The National Waste Management Plan for a Circular Economy 2024-2030.
- Kildare County Development Plan 2023-2029

### The Circular Economy

This Preliminary Operational Waste Management Plan has been prepared with regard to the Waste Management Plan for a Circular Economy 2024-2030. This is Ireland's national waste strategy published in March 2024 that will replace the existing regional waste management plans across provincial and local regional authorities and places the emphasis on more waste prevention and increased recycling, reusing and repair practices.

The National Waste Management Plan for a Circular Economy 2024-2030 intends to move Ireland toward a circular economy in which focus is shifted away from waste disposal, favouring circularity and sustainability by identifying and maximising the value of material through improved design, durability, repair and recycling. By extending the time resources are kept within the local economy, both environmental and economic benefits are foreseen.

On site composting is to be provided for use by the allotment users providing further amenity and circularity toward waste at the Wonderful Barn

### Waste Collection Strategy

Highlighted in section 4.4 refuse collection for the site is located by the proposed allotment building. KCC will engage appropriately permitted Waste Collection Service providers who shall provide a bin emptying service. They will have valid Waste Collection Permit Numbers displayed on all waste collection vehicles in accordance with and operate in compliance with the Waste Management (Collection Permit) (Amendment)(No.2) Regulations 2023 (SI No. 104 of 2023).

All buildings within the complex will also have at source waste disposal units for the segregation and storage of general unrecyclable waste, green recyclable waste and organic waste in a 3-bin system.

### Construction

The Contractor shall establish a procedure to identify and classify all waste arising at the site in accordance with the European Waste Catalogue (EWC) Code. For each waste stream identified by the Contractor, and for each additional waste stream that may arise during the course of the works, the Contractor shall identify the following:

- The appropriate EWC Code;
- A suitable Waste Collection Contractor in possession of a valid Waste Collection Permit for the collection of the particular waste;
- The waste recovery or disposal site, including the transfer station where the waste may be transferred to upon leaving the site, in possession of a valid Waste Facility Permit or Waste License, as appropriate; and,
- The recovery or disposal method for the waste.

Only contractors in possession of a valid Waste Collection Permit shall collect wastes from the site. The Contractor responsible for the waste shall ensure that the Waste Collection Contractor:

- Is permitted to collect the particular waste;
- Uses a waste collection vehicle identified on the Waste Collection Permit; and,
- Transfers the waste to a waste facility identified on the Waste Collection Permit.

Prior to the commencement of the proposed development, the Contractor shall determine the quantity of waste expected to arise from its works, and KCC or its representatives shall be advised accordingly.

The Contractor shall advise KCC or its representatives in advance if it proposes to act as the Waste Collection Contractor, subject to agreement. In the event that the Contractor acts as the Waste Collection Contractor, it shall ensure that it has the relevant Waste Collection Permit(s) in place prior to commencement of the proposed development



# 7. Universal Access Statement

## Statement of Intent

All proposed new structures (the cafe and the allotment building) comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability).

The proposed development must meet the requirements of Part M of the Building Regulations. Part M 2010 came into operation on the 1st January 2012 and the requirements of Part M 2010 must be followed subject to certain Transitional arrangements. The requirements of Part M 2010 are as follows:

Access and Use	M1	Adequate provision shall be made for people to access and use a building, its facilities and its environs.
Application of the Part	M2	Adequate provision shall be made for people to approach and access an extension to a building.
	M3	If sanitary facilities are provided in a building that is to be extended, adequate sanitary facilities shall be provided for people within the extension.
	M4	Part M does not apply to works in connection with extensions to and material alterations of existing dwellings, provided that such works do not create a new dwelling.

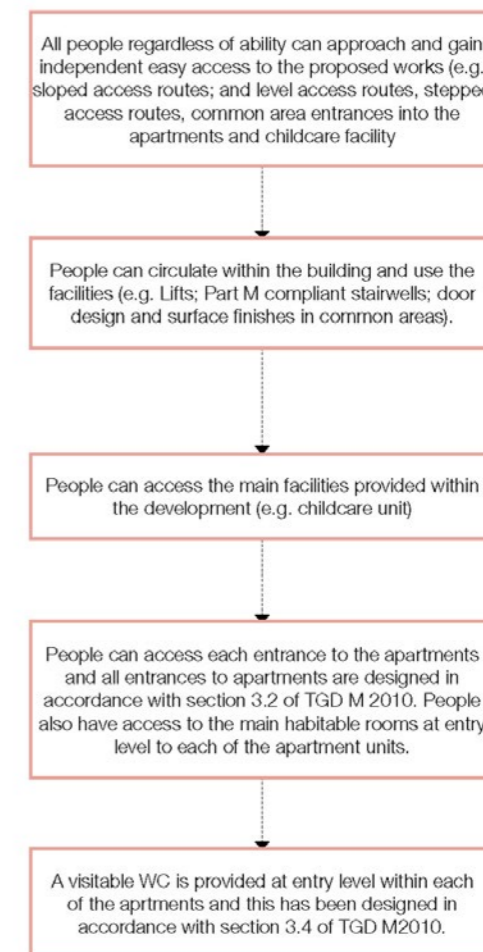
Figure 67; Part M Extract

The Design Team recognises that since the introduction of the Disability Act in 2005 Irish Building Regulations (See Figure 1 above) have been revised with Universal Design in mind and a more comprehensive technical guidance document is now in place. This document is known as the Building Regulations 2010 Technical guidance Document M - Access and Use' or alternatively TgD M 2010.

TgD M 2010 provides guidance in relation to meeting the requirements of Part M of the Second Schedule to the Regulations and focuses on Access and Use. It is important to note that the introduction of TgD M 2010 states:

*“The materials, methods of construction, standards and other specifications (including technical specifications) which are referred to in this document are those which are likely to be suitable for the purposes of the Regulations. Where works are carried out in accordance with the guidance in this document, this will, prima facie, indicate compliance with Part M of the Second Schedule to the Building Regulations (as amended). However, the adoption of an approach other than that outlined in the guidance is not precluded provided that the relevant requirements of the Regulations are complied with. Those involved in the design and construction of a building may be required by the relevant building control authority to provide such evidence as is necessary to establish that the requirements of the Building Regulations are being complied with”.*

The Design Team notes that TgD M 2010 is the minimum guidance to show compliance with the requirements of the Part M of the Building Regulations. The Design Team is also firmly committed to achieving universal access in the building and are committed to ensuring that:



The proposal will be subject to a DAC application (Disability Access Certificate) to the local BCA (Building Control Authority). The requirements of the application as well as any additional requirements/conditions raised by the BCA will be implemented in full in the course of construction of the proposal.



## 8. Appendix









# Metropolitan Workshop

Architecture + Urbanism

## **Dublin**

Tower 2, Fumbally Court  
Fumbally Lane  
Dublin D08 N2N8  
Ireland

+353 (0)1 531 4889  
info@metwork.ie

## **London**

14-16 Cowcross Street  
London EC1M 6DG  
United Kingdom

+44 (0)20 7566 0450  
info@metwork.co.uk

