

# Architectural Heritage Impact Assessment

Refurbishment & Extension

to

Trim Town Hall (Former Market House)

Trim, Co. Meath



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Site Location  
(Google Maps)

Date of issue: February 2023

# Section 01

## Architectural Heritage Impact Assessment

## 1.1 Introduction

Shaffrey Architects RIAI Grade I Conservation Architects have prepared this Architectural Heritage Impact Assessment as part of a planning application submission by Meath County Council under the Planning and Development Act 2000-2021 (Part XI) and Planning and Development Regulations 2001-2023 (Part VIII).

for development works proposed to

Trim Town Hall [RPS No. 91253] former Market House Castle Street, Trim, Co. Meath, C15 TXA5 a protected structure, is located in Trim Historic Core Architectural Conservation Area.

This Report was prepared to assess the impact of proposed works on the heritage special interest values of Trim Town Hall and its contextual setting. The Report forms part of the documentation for the public consultation process to be carried out under Part 8 of the Planning & Development Regulations.

Trim Town Hall is located within the zone of archaeological potential for the historic town of Trim (ME036-048) and in an archaeological zone of notification adjacent to Trim Castle a medieval Anglo-Norman Stone Castle which is a national monument (Nat. Mon. No. 514; RMP ME036-048004-) of national and international significance. In addition Trim Castle is also a Protected Structure (RPS 91261).

The protected structure consists of the Town Hall and is listed within the National Inventory of Architectural Heritage (NIAH) Ref No: 14328035. The building is a former market house, built c.1850, remodelled and extended c.1925 with a single storey ballroom added to the rear in the 1950's.

The development works proposed to refurbish Trim Town Hall to create a Visitor centre for Trim Castle include the following

1. Demolition of 1950's ballroom extension and lean-to annexe structures abutting the Castle curtain wall fortification.
2. Provision of new two storey extension to rear
3. Internal reordering including alterations and modifications to interior.
4. Alteration to external facades.
5. Public realm landscape works including refurbishment of historic railings.

The proposed scheme design response is informed by a Conservation Development Strategy (Reference SECTION 2)

The Conservation Development strategy provided a framework to ensure the appropriate protection, conservation, enhancement and management of all elements of the historic environment and allow the impact of proposed devel-

opment on the historic environment and its setting to be assessed.



Fig 1. Trim Town Hall - Early Twentieth century reconstruction with mid century extension to the rear

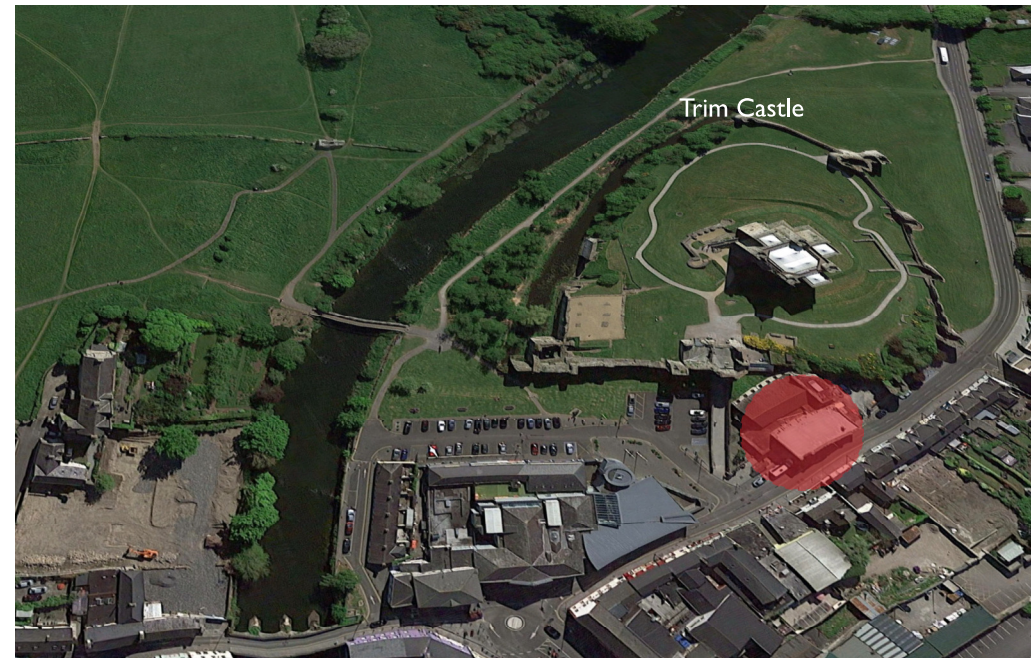


Fig 2. Trim town Hall contextual relationship to Trim Castle - Google Map. ●

## 1.2 Statutory Heritage Protection

### General

All development should be assessed on consistency with statutory heritage policies, designations and guidelines.

Ireland has ratified several European and International conventions in relation to the protection of its built heritage. This large body of conservation charters and associated conventions, declarations, documents etc., are an essential framework for good practice in the protection and enhancement of the historic environment.

The legal framework upon which the protection of Architectural Heritage is based stems from UNESCO “Convention Concerning the Protection of the World Cultural and Natural Heritage” ratified by Ireland in 1991 and the “Granada Convention” ratified by Ireland in 1997. The Granada convention in particular formed the basis for our national commitment to the protection of our architectural heritage. The legislative provisions for protection are contained in Part IV of the Planning and Development Act 2000 (as amended).

The principal means by which the historic urban environment is protected, is set out in the Planning and Development Acts 2000 (as amended) and comprises principally the

1. Record of Protected Structures (Section 51)
2. Architectural Conservation Areas (Section 81)

The Planning and Development Act 2000 (as amended) requires each planning authority to compile and maintain a Record of Protected Structures (RPS). The RPS is a mechanism for the statutory protection of the architectural heritage. A protected structure is a structure that a local authority includes in its Record of Protected Structures because of its special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view.

The Record of Protected Structures, is part of the Development Plan for the Local Authority’s functional area. Each owner and occupier of a protected structure is legally obliged to ensure that the structure is maintained and protected from endangerment.

Protected structure designation extends the protection to include its ‘Curtilage’, the area of ground that is directly connected with the functioning or inhabitation of the structure.

The extent of protection is determined by the extent of the curtilage which may or may not have been defined by the Planning Authority. The only circumstance where the protection can extend beyond the curtilage is where the “attendant grounds” provision is used by the planning authority at the time of inclusion of a structure in the Record of Protected Structures.

The attendant grounds of a structure are lands outside the curtilage of the structure but which are associated with the structure and are intrinsic to its

function, setting and/or appreciation. In many cases, the attendant grounds will incorporate a designed landscape deliberately laid out to complement the design of the building or to assist in its function.

The notion of curtilage is not defined by legislation, but the Architectural Heritage Protection Guidelines for Planning Authorities guidelines states that for the purpose of the guidelines

‘It can be taken to be the parcel of land immediately associated with that structure and which is (or was) in use for the purposes of the structure. It should be noted that the meaning of ‘curtilage’ is influenced by other legal considerations besides protection of the architectural heritage and may be revised in accordance with emerging case law.’

The following three considerations are used to determine the extent of curtilage:

1. A functional connection between the structures.
2. A historical relationship between the main structure and the structure.
3. And the ownership past and present of the structures.

The protected structure designation imposes responsibilities and obligations on property owners and occupants to safeguard the structure. They also require consents and permissions for certain works to the designated structure which might otherwise normally be exempt from such consents.

An Architectural Conservation Area (ACA) is a place, area, group of structures or townscape that is of special architectural, historical, archaeological, technical, social, cultural, or scientific, interest, or that contributes to the appreciation of a Protected Structure. It is a mechanism, which aims to identify and protect areas of special significance and promote an awareness of this significance.

### Policy Context

#### Government Policy on Architecture 2009-2015:

The Government Policy on Architecture 2009-2015 and beyond recognises the place of architecture in society as an expression of cultural, aesthetic and social values both past and present.

#### The Architectural Heritage Protection Guidelines 2011:

These Guidelines are issued under Section 28 and Section 52 of the Planning and Development Act 2000, as amended. Under Section 52(1) the Minister is obliged to issue guidelines to planning authorities concerning development objectives,

a) for protecting structures, or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical

interest,

b) for preserving the character of architectural conservation areas. Guidelines issued under Section 28 of the Act require planning authorities to have regard to them in the performance of their functions.

### National Inventory of Architectural Heritage

The National Inventory of Architectural Heritage (NIAH) is a state initiative under the administration of the Department of Housing, Local Government and Heritage and established on a statutory basis under the provisions of the Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999.

The purpose of the NIAH is to identify, record, and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently as an aid in the protection and conservation of the built heritage. NIAH surveys provide the basis for the recommendations of the Minister for Housing, Local Government and Heritage to the planning authorities for the inclusion of particular structures in their Record of Protected Structures (RPS). The Minister for Housing, Local Government and Heritage may recommend structures to the local authorities for inclusion on the RPS. Sites/structures/groups of structures given a Regional, National or International Rating by the NIAH are included in the Minister’s recommendations.

### Heritage Protection under Planning and Development Act 2000 (as amended) Part IV Architectural Heritage:

The principal means by which the historic urban environment is protected, is set out in the Planning and Development Acts 2000 (as amended) and comprises principally the Record of Protected Structures (Section 51).

#### Record of Protected Structures:

The Planning and Development Act 2000, as amended (Part II, Section 10) places an obligation on all Local Authorities to include in their Development Plan objectives for the protection of structures, or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest within its functional area. These buildings and structures are compiled on a register known as the Record of Protected Structures (RPS). The RPS is a mechanism for the statutory protection of the architectural heritage

#### Works affecting character of protected structures or proposed protected structures:

Each owner and occupier of a protected structure is legally obliged to ensure that the structure is maintained and protected from endangerment.

Section 57 (1) Notwithstanding section 4(1)(a), (h), (i), (ia), (j), (k), or (l) and any regulations made under section 4(2) of the planning and development act the carrying out of works to a protected structure, or a proposed protected structure, shall be exempted development only if those works would not materially affect the character of—

- (a) the structure, or
- (b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

Duty of owners and occupiers to protect structures from endangerment:

Section 58

(1) Each owner and each occupier shall, to the extent consistent with the rights and obligations arising out of their respective interests in a protected structure or a proposed protected structure, ensure that the structure, or any element of it which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, is not endangered.

Architectural Conservation Areas:

81.—(1) A development plan shall include an objective to preserve the character of a place, area, group of structures or townscape, taking account of building lines and heights, that,

- (a) is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or
- (b) contributes to the appreciation of protected structures,

If the planning authority is of the opinion that its inclusion is necessary for the preservation of the character of the place, area, group of structures or townscape concerned and any such place, area, group of structures or townscape shall be known as and is in this Act referred to as an “architectural conservation area”.

(2) Where a development plan includes an objective referred to in subsection (1), any development plan that replaces the first-mentioned development plan shall, subject to any variation thereof under section 13 , also include that objective.

Local Government Statutory Heritage Protection Provisions:

Meath County Development Plan 2017-2027

The application site lies within the administrative functional area of Meath County Council where development is guided by the provisions of the Meath County Development Plan 2017-2027.

The Meath County Development Plan 2017-2027 sets out the statutory framework for land use planning and sustainable development in County Meath. Detailed policies and objectives for the protection of archaeological and architectural heritage area are set out in Chapter 08 Cultural and Natural Heritage Strategy of the Development Plan.

The Meath County Development Plan 2021-2027 also contain policies and objectives relating to Archaeology.

Statutory Heritage Protection Status:

The Town Hall is included the Record of Protected Structures and is located within the Trim Historic Core Architectural Conservation area (ACA)

Protected Structure

LA RPS ID : 91253 (Previous reference MH036-049)

Address: Castle Street, Manorland (1st division) Trim

Building Type: Town Hall

Description: Detached five bay two storey former market house, built c.1850 with three-bay projecting central breakfront, comprising of three-bay single-storey market house , remodeled and flanked by single-bay extensions, c.1925.

Architectural Conservation Area:

The Trim Historic Core Architectural Conservation Area (ACA) was designated in the Trim Development Plan 2002 and has continued to be included, with minor modifications to its boundaries, in all subsequent plans.

Trim Town Hall (Market House) is included in the National Inventory of Architectural Heritage,

NIAH No.: I4328035

Rating: Regional

Categories of special heritage interest :

- Historical

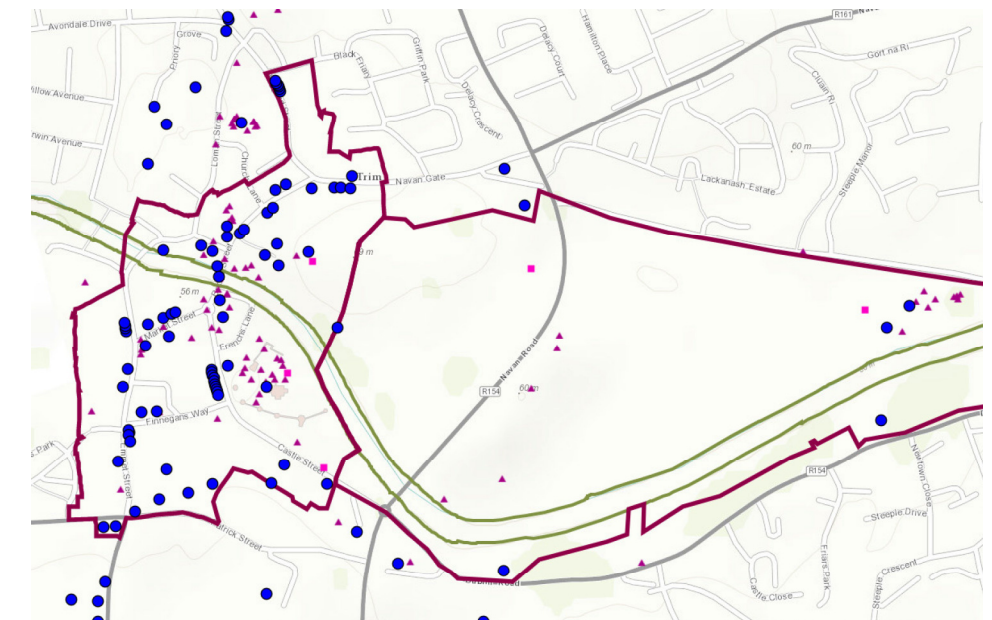


Fig 3. Extract Development Plan Maps - Heritage sites

## Meath County Development Plan 2021-2027:

## Policies &amp; Objectives relevant to Heritage Protection

- 8.6 Archaeological Heritage - Policies & Objectives.
- 8.6.5 Walled Towns - Policies & Objectives.
- 8.7.1 Record of Protected Structures- Policies & Objectives.
- 8.7.2 Architectural Conservation Areas- Policies & Objectives.

8.6 Archaeological Heritage - Policies & Objectives  
(Extract from MDP 2021-2027)

## HER POL 1

“To protect site, monuments, places, areas or objects of the following categories:

- Sites and monuments include in the Sites and Monuments Record as maintained by the National Monuments Service of the department of Culture, Heritage and the Gaeltacht :Monuments and places included in the Record of Monuments and Places as established under the National Monuments Acts;
- Historic monuments and archaeological areas included in the Register of Historic Monuments as established under the National Monuments Acts;
- National Monuments subject to Preservation Order under the National Monuments Acts and national monuments which are in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht<sup>1</sup> or a local authority ;
- Archaeological object within the meaning of the National Monuments Acts; and Wrecks protected under the National Monuments Acts or otherwise include in the Shipwreck Inventory maintained by the National Monument Service of Department of Culture, Heritage and the Gaeltacht.

## HER POL 2

To protect all sites and features of archaeological interest discovered subsequent to the publication of the Record of Monument and Places, in situ (or at a minimum preservation by record) having regard to the advice and recommendations of the National Monuments Service of the Department of Culture, Heritage and the Gaeltacht and The Framework and Principles for the Protection of the Archaeological Heritage (1999).

## HER POL 3

To require, as part of the development management process, archaeological impact assessments, geophysical survey, test excavations or monitoring as appropriate, for development in the vicinity of monuments or in areas of archaeological potential. Where there are upstanding remains, a visual impact assessment may be required.

## HER POL 4

To require, as part of the development management process, archaeological impact assessments, geophysical survey, test excavations or monitoring as appropriate, where development proposals involve ground clearance of more than half a hectare or for linear developments over one kilometre in length; or developments in proximity to areas with a density of known archaeological monuments and history of discovery as identified by a licensed archaeologist.

## HER POL 5

To seek guidance from the National Museum of Ireland where an unrecorded archaeological object is discovered, or the National Monuments Service in the case of an unrecorded archaeological site.

## HER OBJ 2

To ensure that development in the vicinity of a Recorded Monument or Zone of Archaeological Potential is sited and designed in a sensitive manner with a view to minimal detracton from the monument or its setting.

## HER OBJ 3

To seek to protect important archaeological landscapes from inappropriate development.

<sup>1</sup> The National Monuments Service is now part of the Department of Housing, Local Government and Heritage.

## 8.6.5 Walled Towns - Policies &amp; Objectives

## HER POL 13

To protect and preserve in situ all surviving elements of medieval town defences.

## HER OBJ 13

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

8.7.1 Record of Protected Structures- Polices & Objectives

**HER POL 14**

To protect and conserve the architectural heritage of the County and seek to prevent the demolition or inappropriate alteration of Protected Structures.

**HER POL 15**

To encourage the conservation of Protected Structures, and where appropriate, the adaptive re-use of existing buildings and sites in a manner compatible with their character and significance. In certain cases, land use zoning restrictions may be relaxed in order to secure the conservation of the protected structure .

**HER POL 16**

To protect the setting of Protected Structures and to refuse permission for development within the curtilage or adjacent to a protected structure which would adversely impact on the character and special interest of the structure, where appropriate.

**HER POL 17**

To require that all planning applications relating to Protected Structures contain the appropriate accompanying documentation in accordance with the Architectural Heritage Protection Guidelines for Planning Authorities (2011) or any variation thereof, to enable the proper assessment of the proposed works.

**HER POL 18**

To require that in the event of permission being granted for development within the curtilage of a protected structure, any works necessary for the survival of the structure and its re-use should be prioritised in the first phase of development.

**HER OBJ 17**

To promote best conservation practice and encourage the use of appropriately qualified professional advisors, tradesmen and craftsmen, with recognised conservation expertise, for works to protected structures or historic buildings in an Architectural Conservation Area.

8.7.2 Architectural Conservation Areas- Polices & Objectives

**HER POL 19**

To protect the character of Architectural Conservation Areas in Meath.

**HER POL 20**

To require that all development proposals within or contiguous to an ACA be sympathetic to the character of the area, that the design is appropriate in terms of height, scale, plot density, layout, materials and finishes and are appropriately sited and designed with regard to the advice given in the Statements of Character for each area, where available

**HER POL 21**

To avoid the demolition of structures and the removal of features and street furniture which contribute to the character of an ACA. The Council will require that any planning application for demolition or alteration within an ACA be accompanied by a measured and photographic survey, condition report and architectural heritage assessment.



Fig 4. Extract Meath County Development Plan 2021-2027 - Land Use Zoning Map -

Meath County Development Plan 2021-2027  
Trim Development Strategy:

The Meath County Development Plan 2021-2027 contains a written statement that provides a brief description and development strategy for Trim. A detailed Local Area Plan for the town will be prepared during the life of the Development Plan.

There are two Architectural Conservation Areas in the settlement:

1. Trim Historic Core ACA.
2. Trim Porchfield ACA.

The Town Hall is located within the Trim Historic Core ACA.

The written statement for Trim includes a Land Use Strategy which supports the development of the Tourism product that includes the Visitor Centre proposal at the Market House.

The promotion of Trim and the wider Boyne Valley as a tourism destination has been successful and same is dependent on maintaining the intrinsic character and heritage of the town. Key to this is continued investment in high quality town centre concentrated around the Market Street, Watergate Street, Emmet Street, Castle Street, Finnegan’s Way and High Street with a strong services offer accommodating visitor and leisure demand such as visitor centre to serve the Castle and the reuse of town hall on Castle St.

High quality public realm and access to the grounds of the Castle and river banks give the town significant environmental value and amenity.

The site is located with B1 Commercial/Town or Village Centre.

Implementation:

Section 4 Contains general development standards and criteria that arise out of the policies and objectives of the County Development Plan to be applied all development types in the assessment of planning applications to ensure that development takes place in an orderly manner and meets design standards to ensure that development occurs in an orderly and efficient manner and that it is in accordance with proper planning and sustainable development. Proposals for development will need to take account of all of the standards and criteria that apply to the particular development, in addition to being assessed for consistency with the policies and objectives set out in the in the Plan and compliance with relevant legislative requirements.



## Meath County Development Plan 2021-2027 Trim Development Strategy - Objectives

The Policies and Objectives set out below are in addition to those included in the Written Statement in Volume One of the County Development Plan. These Policies and Objectives should therefore be read in conjunction with the Policies and Objectives and Development Standards in Volume One of the County Development Plan.

### TRM OBJ 4

To facilitate infill and backland development with the town centre in the context of their contribution towards the enhancement of the existing streetscape, the ACA and the visual amenities of the central part of Trim.

### TRM OBJ 8

To facilitate the improvement of visitor centre facilities in Trim having regard to the provisions of the Boyne Valley Tourism Strategy 2016-2020.

### TRM OBJ 9

To support the reuse of the former Town Hall on Castle Street as a Visitor Centre for Trim Castle.

### TRM OBJ 15

To carry out public realm improvements throughout the town and along Market Street and at the junction of Watergate Street.

## Trim Historic Core Architectural Conservation Area:

The Trim Historic Core ACA was designated in the Trim Development Plan 2002 and has continued to be included, with minor modifications to its boundaries, in all subsequent plans.

The following streets or thoroughfares are wholly or partly located within the Historic Core ACA:

Haggard Street, Navan gate Street, High Street, Abbey Lane, Mill Street, Mill Lane, Bridge Street, French's Lane, Watergate Street, Market Street, Emmet Street, Finnegan's Way, Castle Street, Wellington Place, Patrick Street.

## Objectives

- To preserve, protect and enhance the architectural heritage of Trim for future generations.
- To preserve the historic street pattern within the core of the town,
- To require that all new developments shall observe the existing scale of the town.
- To protect the character of the existing streetscape by giving consideration to the suitability of style, construction materials, colour and decoration to be used in any proposals for development taking place within this area.
- To encourage appropriate new uses for empty and under-utilised buildings.
- To avoid the destruction of minor historic elements whose cumulative loss would severely erode the cumulative cultural significance of the town.
- To require good quality design for new buildings, works to exteriors of the existing buildings including shopfronts, signage, and public realm works.

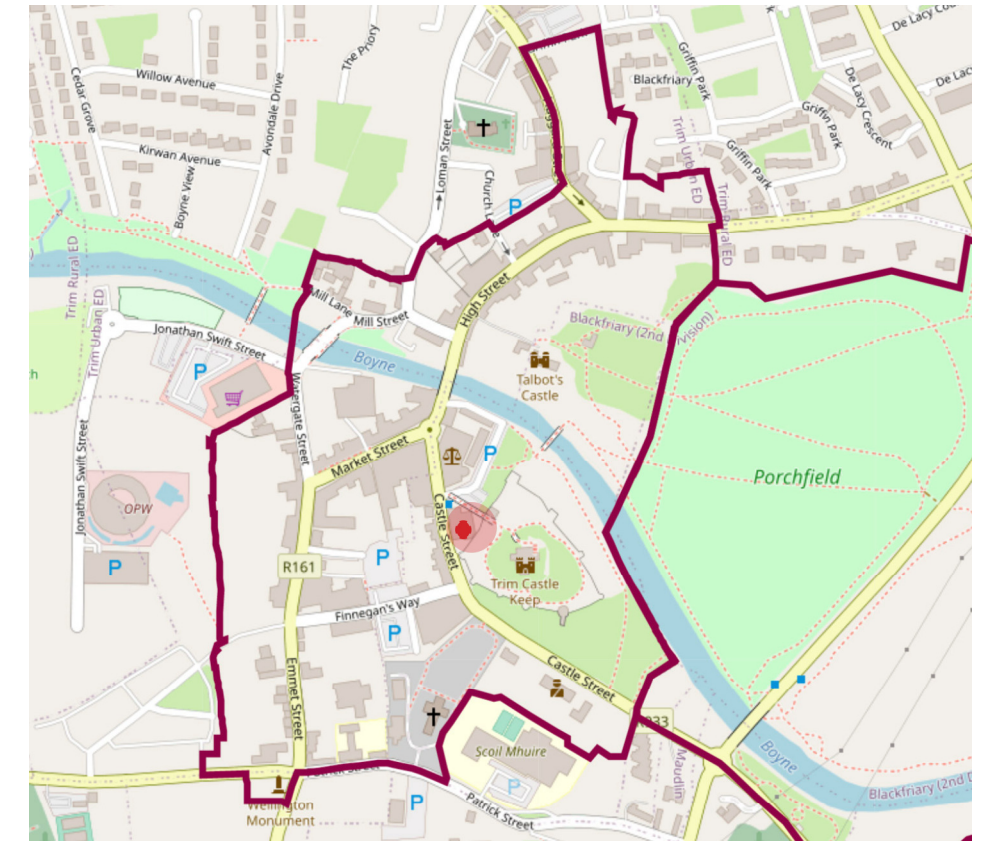


Fig 5. Trim Historic Core Architectural Conservation Area

Town Hall Site ●

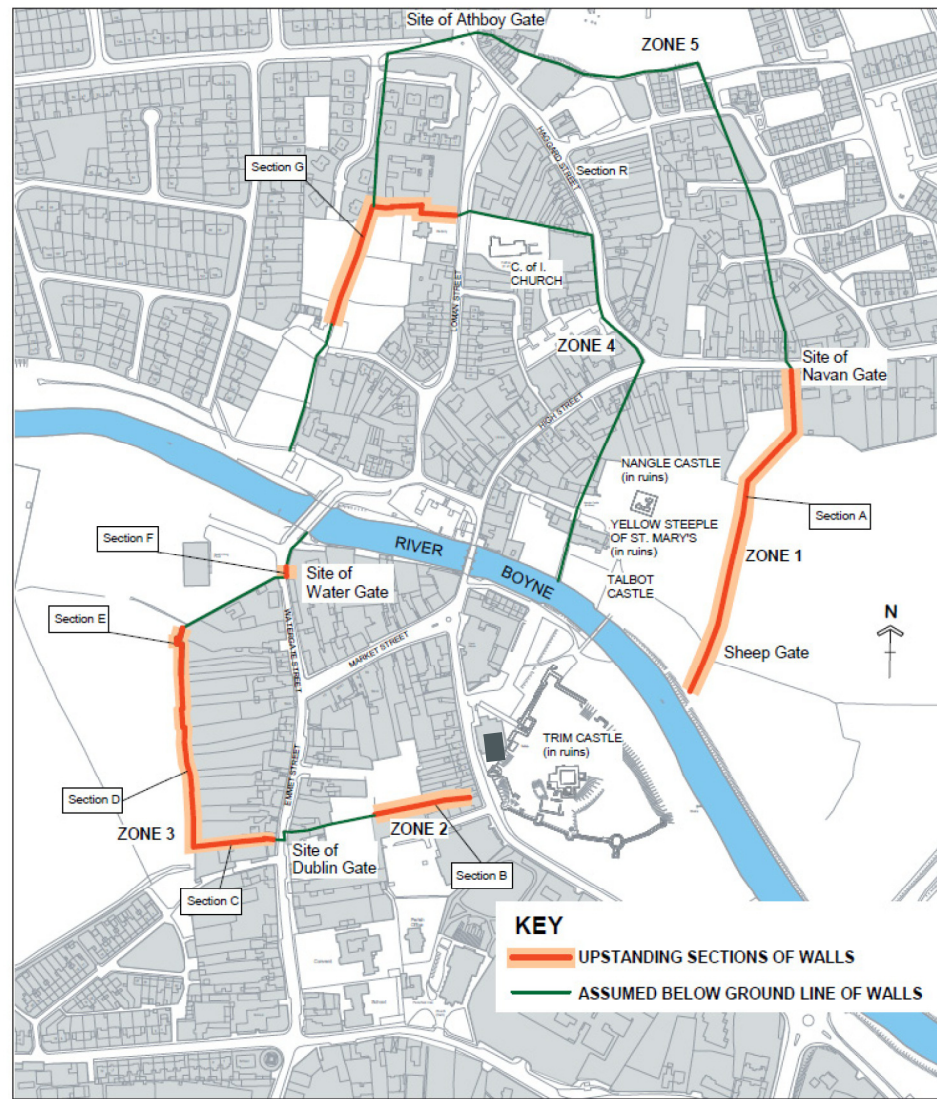
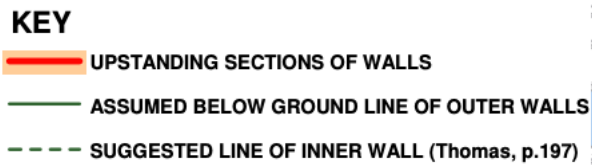


Figure 2: Map of Trim showing upstanding sections of walls



Map of Trim showing upstanding sections of walls  
Trim Town Hall Market House

Fig 6. Extracts Trim Town Walls Conservation Plan.

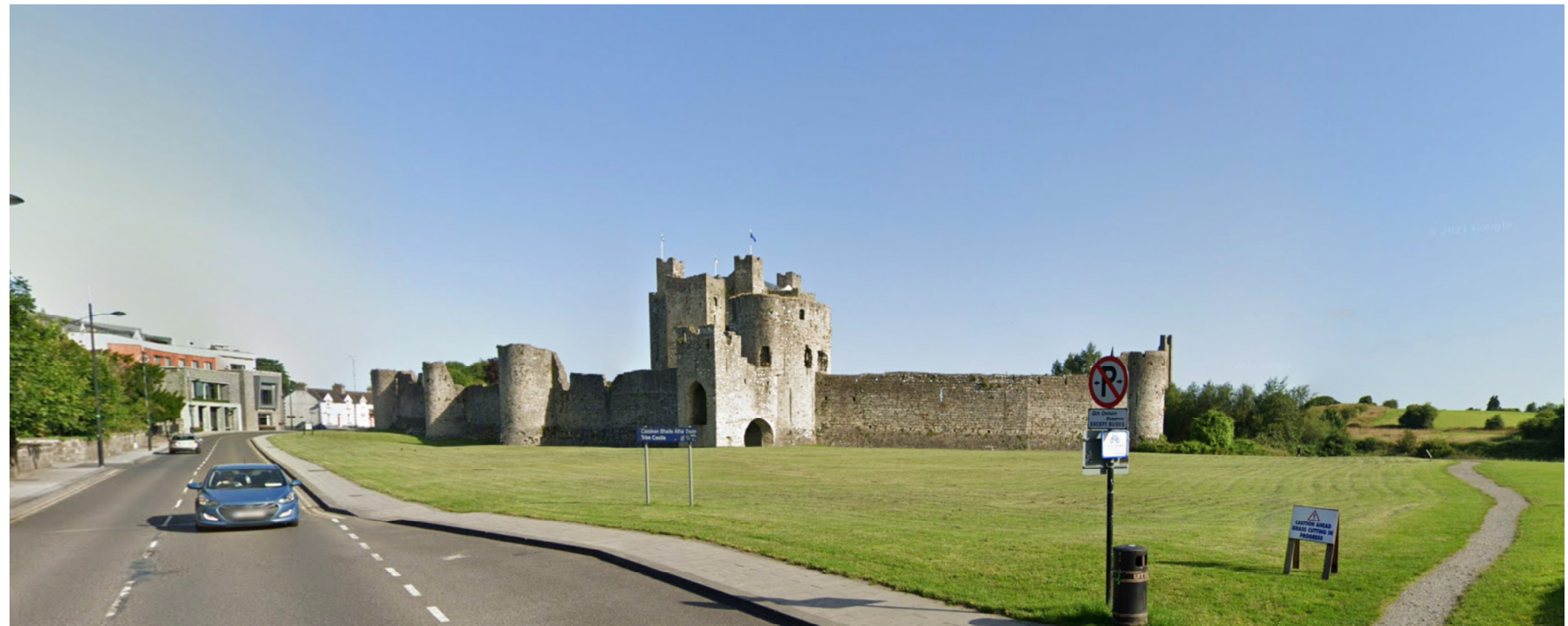


Fig 7. View towards Trim Castle - marks entry point to the historic town.

### Trim Castle

Trim Castle is the oldest, largest and finest Anglo-Norman stone castle in Ireland Built by Hugh De Lacy during the medieval period in the twelfth century

Trim Castle is a national monument in state care.  
National Monument No. 514---  
RMP ME036-048  
SMR ME036-048004-

National monuments in State care include those which are in the ownership or guardianship of the Minister for Housing, Local Government and Heritage. Other owners of national monuments are empowered under Section 5 of the National Monuments Act (1930) to appoint the Minister for the Environment, Heritage and Local Government as guardian of such monuments. This means in effect that while the property of such a monument remains vested in the owner, its maintenance and upkeep are the responsibility of the State.

### Trim Town Walls Conservation Plan:

The remains of Trim Town Walls lie within a Zone of Archaeological Potential, which is a national designation included in the Record of Monuments and Places, conferring protection under the terms of the National Monuments Acts 1930-2004 and the Planning and Development Act 2000.

### National Policy on Town Defences

The known and expected circuits of the defences (both upstanding and buried whether of stone or embankment construction) and associated features of all town defences are to be considered a single national monument and treated as unit for policy and management purposes. There should be a presumption in favour of preservation insitu of archaeological remains and preservation of their character, setting and amenity.

## 1.3 Building & Site Context

### Historic Context Overview:

#### Trim Town Context

#### Extract Trim Historic Core ACA:

*The site of Trim was known from the earliest times as a fording point of the river Boyne, at the upper limits of navigation. It is thought that the Watergate Street crossing is the original ford point. The first clear evidence of settlement is described in the Book of Armagh which details the foundation of a monastery by St Loman in 432 A.D.*

*At the time of the foundation of the church, Ath Truimm (Trim) was the location of the royal residence of the King of Brega. This placename ‘ford of the elder tree’ indicates that this residence was located with a view to controlling a folding point on the river.*

*When Hugh de Lacy was granted the lordship of Meath by Henry II, the site of the castle was selected in 1172 and fortified and the town became the centrepoint of a lordship that stretched from the Shannon to the Irish Sea. The castle was previously thought to have been built in the first half of that century, however it is now established that it is substantially a late 12th Century building, most of it probably finished by about 1200. The earliest reference to Trim as a borough is in the early years of the 13th C.*

*The dissolution of the Abbey and Friaries in 1539 and 1540 had far reaching impacts on the economic, social and political powers in Trim and by 1584 the town was a substantial and well-fortified city and recommended as the site for Trinity College.*

*In the 18th C Trim acted as the County town for Meath and a thriving market centre until overtaken by Navan in the 19th C.*

*At the beginning of the 19th C the plan of Trim had hardly changed from the pattern of the 13th C with the exception of an expansion to the south and the building of St Marys Catholic Church. The construction of Wellington Place in 1817 added a monumental element to the townscape.*

*In 1835 the corporation was replaced by town commissioners who brought about major improvements in the form and fabric of the town. In 1852-3, two major projects were commenced – the building of a Town Hall, and installation of gas lighting.”*

*Trim did not grow to any great extent during the 20th Century. The workhouse was converted into a hospital and a number of large schools were established. In the latter half of the 20th century small suburban districts were developed but the greatest changes in the town occurred as a result of the growth of the commuter hinterland of Dublin in the last 10 years.*

Samuel Lewis Topographical Dictionary of Ireland (1838) records,

*TRIM, an incorporated market, assize, and post-town, (formerly a parliamentary borough), and a parish, partly in the barony of UPPER NAVAN, but chiefly in that of LOWER MOYFENRAGH, county of MEATH and province of LEINSTER, 10- miles (N. W.) from Kilcock, and 25 (N. W. by W.) from Dublin ; containing 5926 inhabitants, of which number, 3282 are in the town*

*The environs are pleasingly diversified, and abound with much interesting scenery. The trade is inconsiderable, being chiefly for the supply of the immediate neighbourhood. There are in the town a small flour-mill, a brewery, and a tannery ; and on the river Boyne, about a mile to the west, are very extensive mills, called New Haggard Mills, the property of Mr. Nangle, producing annually about 40,000 barrels of flour and oat-meal. The market is on Saturday, and the fairs on March 27th, May 8th, Wednesday after Trinity-Sunday, Oct. 1st, and Nov. 16th. An extension of the navigable communication between Drogheda and Navan to this town has been long contemplated, but has not yet been carried into effect.*

*The charter of incorporation granted to the burgesses by Walter de Lacy was confirmed and extended by Edw. III., and Rich. II. granted to the corporation certain tolls for 20 years for the fortification of the town, in which “ all the fideles of the county of Meath congregated.” Hen. IV. and VI. confirmed the original charter ; and Elizabeth, in the 13th of her reign, reciting and confirming all previous grants, conferred the charter under which the town is now governed. By this charter the corporation consists of a portreeve and an indefinite number of burgesses and freemen, assisted by a recorder, town-clerk, two serjeants-at-mace and other officers. The portreeve, who is a justice of the peace within the borough, is annually chosen from the burgesses on the 29th of June ; the burgesses are generally chosen from the freemen by the corporation at large ; and the freemen are admitted either as of right, which is confined to the Sons and sons-in-law of freemen, or by favour of the corporation.*

#### Trim Town Hall:

Prior to the passing of the The Municipal Corporations Act (Ireland) 1840, an Act for the Regulation of Municipal Corporations in Ireland there were 68 borough corporations in Ireland. The Act dissolved all but 10 of the corporations including Trim. Many of the extinguished boroughs had an additional form of local government in place, in the form of commissioners appointed under the Lighting of Towns (Ireland) Act, 1828. Where such a body existed, it was deemed to be the successor to the corporation. The Towns Improvement (Ireland) Act 1854 allowed electors of populous places to choose to establish town commissioners. Many of the towns governed by the 1828 act replaced this with the new legislation as it provided the commissioners with greater powers. Trim the then county and assize town of trim formed the Town Commission consisting of nine Town Commissioners.

The commissioners were drawn mainly from the merchant and professional classes in the town and from both the Catholic and the Protestant communities. Despite the limited franchise, this was a representative and accountable government for the town. The commissioners quickly brought about major improvements in the form and fabric of Trim. In 1852-3 two major projects were initiated the building of a Town Hall and the installation of a gas works and gas lighting.

The Town Hall also functioned as a Market House . The Irish market house has its origins in the classical tradition and was typically arranged in a classical motif, with an arcaded ground floor and a enclosed upper level. The original building at Trim comprised a three bay two storey building, arcaded at ground level with pilasters and pedimented projecting central breakfront with rendered facades and cut stone front with pitched hipped roof. A market yard to the rear was enclosed by lean-to structures built against the Castle curtain wall & ramped entrance. The ground floor was for market trade ,while the upper floor provided space for administrative functions (Town Commissioners) creating a hybrid of Town Hall and Market house . The open arcade abutting the Castle outer wall fortification provided a semi-public-semi-private space with direct access to the market yard.

A newspaper article in Carlow Post 1857 has the following description,

*“ It is an excellent market-place with a large assembly room and shed at the sides”*

British reprisals for the destruction of Trim Royal Irish Constabulary barracks by Irish Republican Army Volunteer Battalion during the war of independence in 1920 resulted in the Market house /Town Hall being sacked amongst a number of other building in the town of Trim. A photograph of the burnt building from 1921 provides a visual record of the extensive damage caused.

A newspaper article in the Drogheda Independent on court proceedings reported that a Mr Kelly (architect ) estimated the rebuilding cost of the Town Hall at £2,800 13s. Vincent Kelly a native of Trim had been appointed as temporary architect to Trim Urban District Council in 1919, who latterly was to become a distinguished architect in early 20th century Ireland.

The building was remodeled and extended in 1925 with two flanking single bay side extensions. The decorative interior features that survive today date from the 1925 remodeling as it unlikely any of the original interior survived intact after it was sacked as evidenced by the extent of damage seen in the historic photograph (1921). Considerable alterations were carried out during the 1925 remodeling that included the addition of a single bay extensions to either end, formation of new openings, addition of chimneys and new interior decoration.

The exterior was finished with rough cast render with plain plastered pilasters and entablature embellishment. The roof reinstated as a flat roof.

Three lunettes were introduced at ground floor with a render panel beneath in the 1850's retained building, a new door with lunette is provided at either side in the new flanking bay extensions. The first floor has square-headed openings with continuous rendered sill course. A new stair was located in the new northern extension serving a number of cellular rooms at first floor level including a council chamber room. The ground floor included a new concert room; the large opening formed in the south wall of the original 1850 building likely acted as the proscenium to a stage located in the new southern bay extension.

In 1952 a new large ballroom hall to the rear by James M Brennan Architect (of 39 Westmoreland St. Dublin) was opened after being tendered in November 1950. The extension is in a vernacular style with mid-twentieth century modernist influences. Most of Ireland's best known show bands played there in the era of ballroom dancing.

In recent years it was home to Trim Drama Group and the Trim Musical Society until its closure in 2011. The ballroom extension is now in disrepair, whilst the main building accommodates the Trim Visitor Centre and the upper floor continues to provide administrative offices.

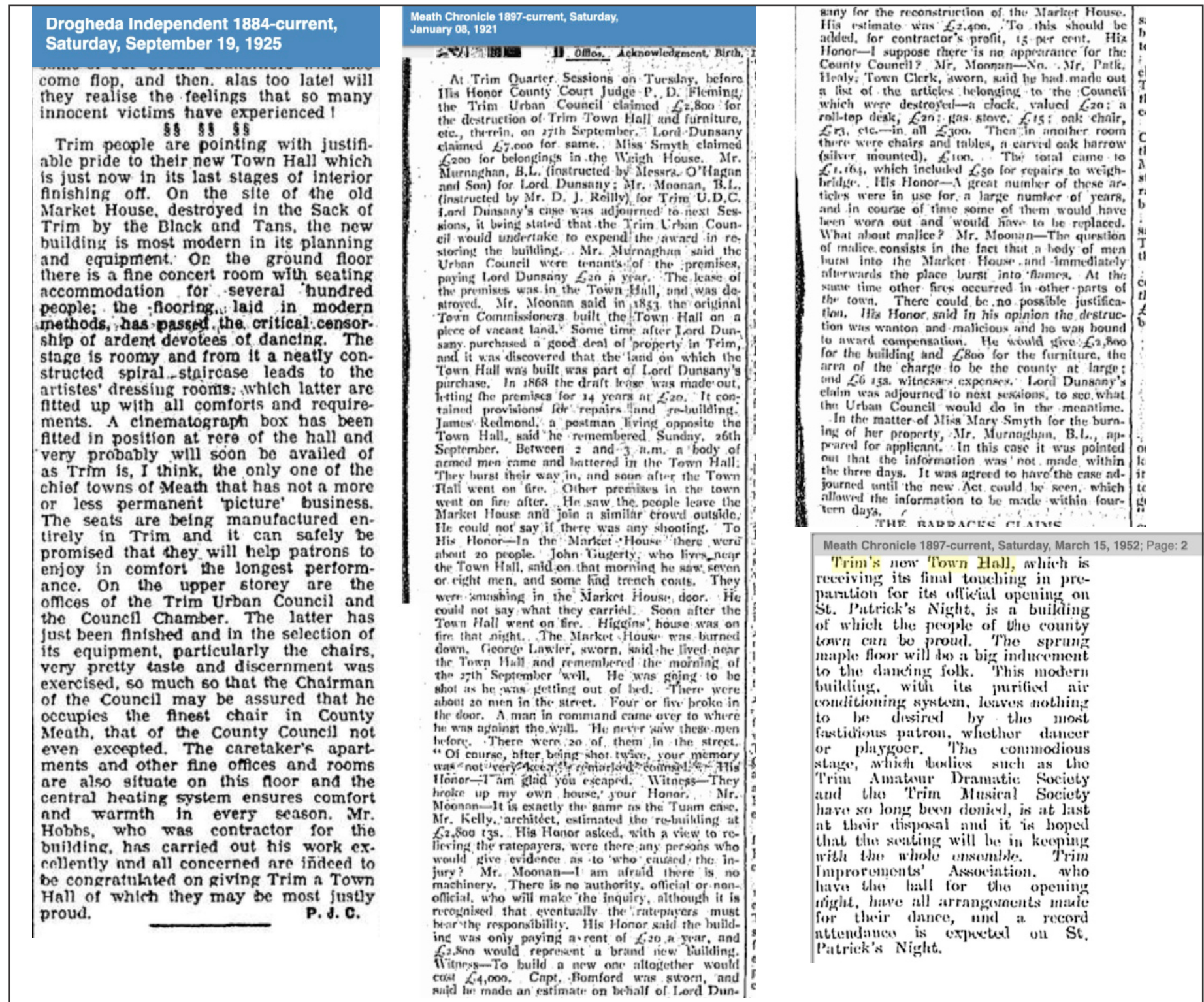
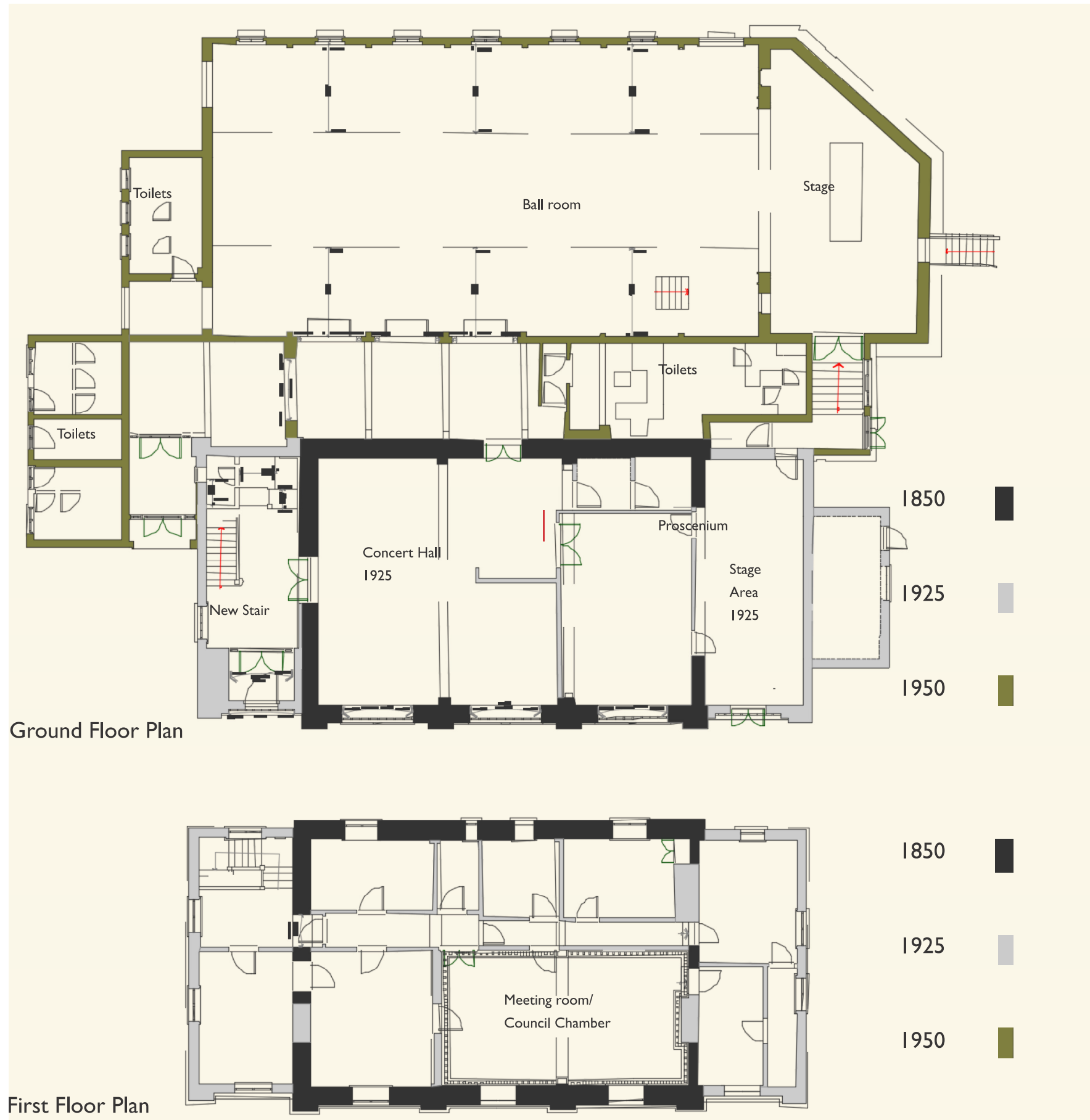


Fig 8. Newspaper extracts.



1850

1925

1950

2022



Fig 9. Building Phase's Analysis.



Fig 10. Ruins of the Town Hall. Sacked by the Constabulary September 27th 1920 - interior gutted



Fig 11. Photo of Trim at turn of the twentieth century showing the Town hall/Market House prior to it being sacked.



Fig 12. C 1950 General View Trim : Oblique Aerial Photo taken from East - prior to 1950's rear extension being added showing the extent of the 1925 remodelling with market yard to rear.



Fig 13. 1685 - Meath William Petty Trim depicted as a fortified town.



Fig 14. 1812 - A Map of the County of Meath by William Larkin.



Fig 15. Part of the 1836 5:1 mile Ordnance Survey Map of Trim - source Griffin Evaluation- The site contains a number of structures prior to the building of the new Town Hall.

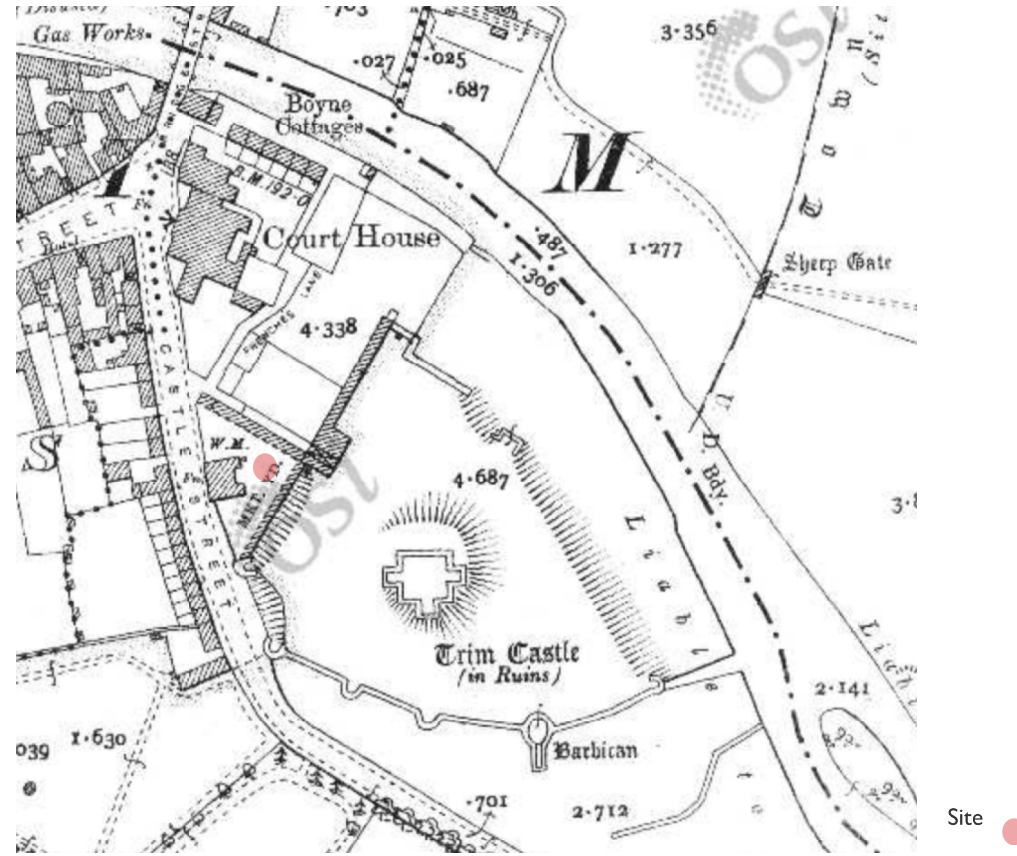


Fig 16. OS Historic 25 inch Map 1897-1913, the Market House/Town Hall with market yard containing weigh machine. A series of open lean-to buildings form enclosure to the market yard. New street has been renamed Castle Street.

MANORLAND (as assessed)			A	E	P	£	s.	d.	£	s.	d.	£	s.	d.	
<b>TOWN OF TRIM (part of KNEW ROAD—continued.)</b>															
13	Richard Shaw,	Edward E. Chambers,	Ho., off., yd., & garden,	0	0	10	0	5	0	1	5	0	2	0	0
13	James Parker,	Same,	Ho., off., yd., & garden,	0	0	13	0	5	0	1	5	0	1	10	0
14	John Wallace,	Same,	Ho., off., yd., & garden,	0	0	13	0	5	0	1	5	0	1	10	0
15	Jane Hughes,	Benjamin Allen,	Ho., off., yd., & sm. gar.	—	—	—	—	—	—	—	—	—	—	—	—
16	Benjamin Allen,	Edward E. Chambers,	Ho., off., yd., & garden,	1	2	35	4	10	0	2	0	0	6	10	0
17	Co. of Meath Grand Jury,	Charles P. Leslie,	County gaol, offices, yards, and land,	4	5	0	5	0	0	230	0	0	235	0	0
18	Charles P. Leslie,	As Lessor,	Half rent rateable, & Ho., off., yard, & garden,	0	0	16	0	5	0	3	5	0	3	10	0
21	John O'Reilly, M.D.,	Margaret Devey,	House, offices, and land,	1	3	37	4	10	0	10	10	0	15	0	0
22	Terence Murphy,	Edward E. Chambers,	Ho., off., yard, & garden,	0	2	13	1	0	0	2	10	0	3	10	0
23	Vacant,	Terence Murphy,	House,	—	—	—	—	—	—	1	0	0	1	0	0
24	John Connor,	Bridget Kiernan,	Office (no value),	—	—	—	—	—	—	1	10	0	1	10	0
25	Bridget Kiernan,	Edward E. Chambers,	House and office,	—	—	—	—	—	—	—	—	—	—	—	—
26	Moses Donohoe,	Same,	Land (surrounding Trim Castle),	2	2	10	4	10	0	—	—	—	4	10	0
27	Town Commissioners,	In fee,	Market-house and yard,	—	—	—	—	—	—	30	0	0	30	0	0
28	Patrick M'Manus,	Edward E. Chambers,	Ho., off., yard, & garden,	0	0	19	0	5	0	5	15	0	6	0	0
29	Patrick Nulty,	Patrick M'Manus,	House,	—	—	—	—	—	—	1	5	0	1	5	0
<b>BACK ROAD.</b>															
1	Christopher Fitzsimon,	George Mooney,	House, yard, & garden,	0	1	0	0	15	0	0	15	0	1	10	0
2	Charles F. Leslie,	Workhouse, off., yards, and land,	5	0	0	7	10	0	200	0	0	207	10	0	
<i>(For 3, see Townland of Mauldin. For 4, see Townland of Commons, 4th Division.)</i>															
5	Thomas Bohan,	Reps. John Thompson,	House and yard,	—	—	—	—	—	—	1	10	0	1	10	0
6	Vacant,	Same,	House,	—	—	—	—	—	—	1	10	0	1	10	0
7	Reps. John Thompson,	In fee,	Garden,	0	1	25	0	15	0	—	—	—	—	—	—
8	Margaret Devey,	Edward E. Chambers,	Land,	0	1	31	1	0	0	—	—	—	—	—	—
9	Rev. John O'Connell,	Same,	House, offices, & land,	1	1	5	2	10	0	20	0	0	22	10	0
10	Rev. John O'Connell,	Rev. John Thompson,	House and office,	—	—	—	—	—	—	3	0	0	3	0	0
	Rev. John O'Connell,	Edward E. Chambers,	Land,	0	3	30	1	5	0	—	—	—	—	—	—
			Waste of houses, yards, & garden,	—	—	—	—	—	—	—	—	—	—	—	—

Fig 17. Griffith Valuation record 1854 The Town Commissioner is occupier and also the legal owner of the property ("in fee") of the Market House & Yard.

**CENSUS OF IRELAND, 1901.**  
**FORM B. 1.—HOUSE AND BUILDING RETURN.**  
 Parliamentary Division: *Southern* Poor Law Union: *Trim* District Electoral Division: *Trim Urban* Townland: *Trim*  
 Street: *Castle St* Barony: *Trim* Parish: *Trim*

**CENSUS OF IRELAND, 1901.**  
**FORM B. 2.—RETURN OF OUT-OFFICES AND FARM-STEADINGS.**  
 County: *Meath* Parliamentary Division: *Southern* Poor Law Union: *Trim* District Electoral Division: *Trim Urban* Townland: *Trim*  
 Street: *Castle St* Barony: *Trim* Parish: *Trim*

**CENSUS OF IRELAND, 1901.**  
**FORM A.—RETURN OF THE MEMBERS OF THIS FAMILY AND THEIR VISITORS, BOARDERS, SERVANTS, &c., who slept or abode in this House on the night of SUNDAY, the 1st of MARCH 1901.**

NAME AND SURNAME	RELATION to Head of Family	RELIGIOUS PROFESSION	EDUCATION	AGE	SEX	DATE, PROFESSION OR OCCUPATION	MARRIAGE	WHERE BORN	IRISH LANGUAGE
<i>George Smyth</i>	<i>Head of Family</i>	<i>Catholic</i>	<i>Read &amp; write</i>	<i>40</i>	<i>M</i>	<i>Weightmaster</i>	<i>Married</i>	<i>Trim</i>	<i>Speaks Irish</i>
<i>Margaret Smyth</i>	<i>Wife</i>	<i>Catholic</i>	<i>Read &amp; write</i>	<i>38</i>	<i>F</i>	<i>Housewife</i>	<i>Married</i>	<i>Trim</i>	<i>Speaks Irish</i>
<i>John Smyth</i>	<i>Son</i>	<i>Catholic</i>	<i>Read &amp; write</i>	<i>12</i>	<i>M</i>	<i>Schoolboy</i>	<i>Single</i>	<i>Trim</i>	<i>Speaks Irish</i>

Fig 18. Census Record 1901- George Smyth recorded as Weighmaster occupying 3 rooms in the Market House. Record indicates 7-9 rooms in total in the Market House.





Fig 19. View along Castle Street showing ramped entry to Trim Gate. Flat roofed toilet block extension to north gable of Town Hall/Market House in foreground with ballroom hall to rear.



Fig 20. West facing front facade onto Castle Street - advanced three breakfront corresponds to earlier 1850 building.



Fig 21. South gable facade with lean-to structure and 1950's fly-tower of ballroom to rear .



Fig 22. View north along Castle street with mural tower on castle curtain wall in foreground.

Photographic Record  
Exterior Views



Fig 23. Flat-roofed fly tower terminates south end of the extension .



Fig 24. Rough cast rendered 1950's extension with corrugated asbestos sheeted roof.



Fig 25. Toilet block - built as part of the 1950's extension.

Photographic Record  
1950's Extension Exterior



Fig 26. View to rear of 1950's extension.



Fig 27. View to rear of 1950's extension.



Fig 28. View to ramped causeway enclosing wall.



Fig 29. Lean-to structure part of former market yard enclosure.

Photographic Record  
Exterior



Fig 30. Lean -to outbuilding abutting curtain wall adjacent to Trim gate.



Fig 32. Interior view of lean-to structure - building in poor condition due to extensive fire damage.



Fig 33. Interior view to Castle curtain wall.



Fig 31. Lean to structure adjacent to mural tower within enclosed yard to south.



Fig 34. Base of mural tower exposed within lean-to structure.

Photographic Record  
Exterior

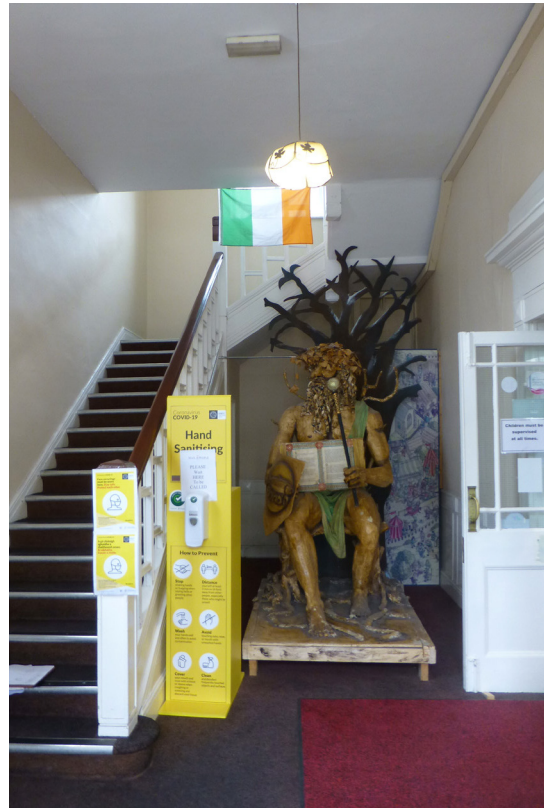


Fig 35. Entrance hall stairs.



Fig 37. Ceiling rose detail (entrance hall).



Fig 38. Acanthus detail to corbel.



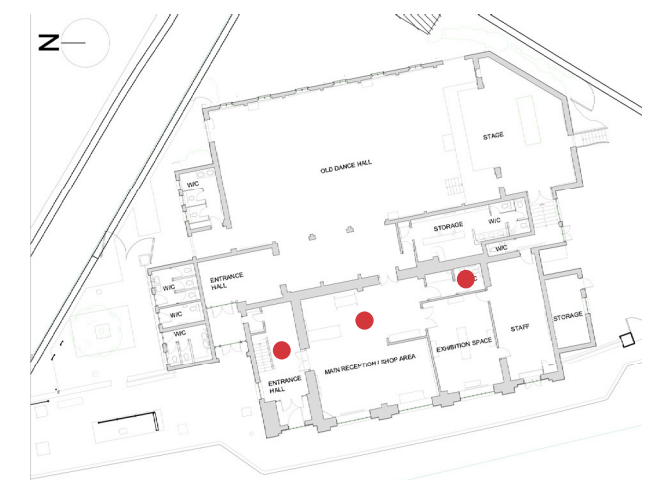
Fig 36. Double doors to main central space.



Fig 39. (a-d) Exhibition space - single bay aspect to Castle street within the 1850 building with single bay partitioned off.



Fig 40. (a-b) Storage & Toilet facilities



### Photographic Record Ground Floor Interior Views



Fig 41.(a-d) Exhibition space - single bay aspect to Castle street partitioned within central 1850 footprint with large opening likely formed to provide a proscenium to former concert room stage.

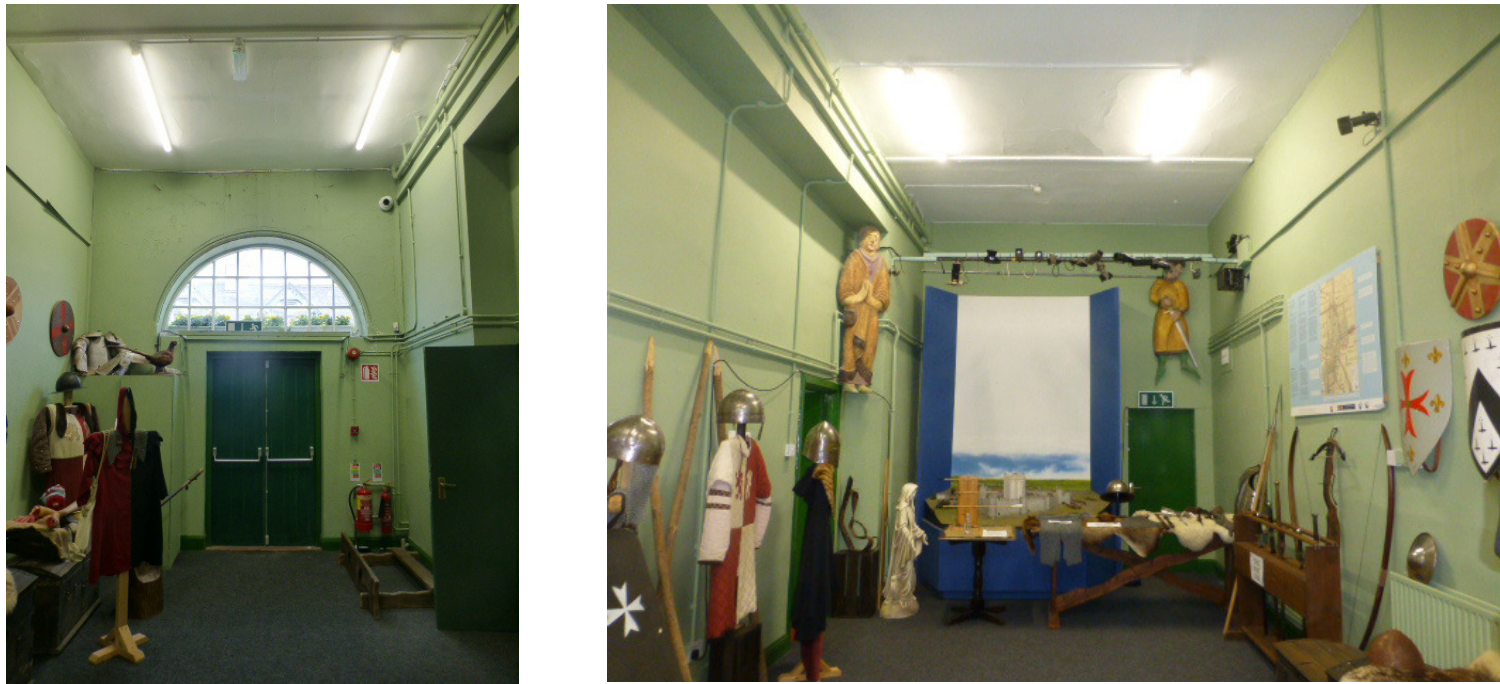
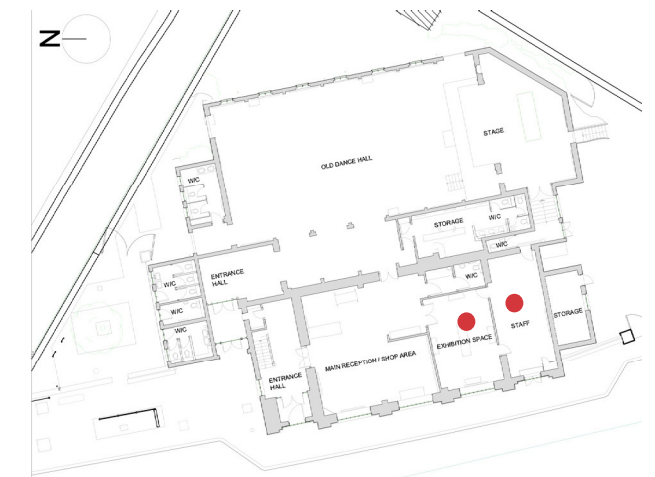


Fig 42.(a-b) Exhibition space - single aspect to castle street with fire escape.



Photographic Record  
Ground Floor Interior Views



Fig 43. (a-c) Top landing with views north and west



Fig 44. Arched opening formed within former gable of 1850 structure.

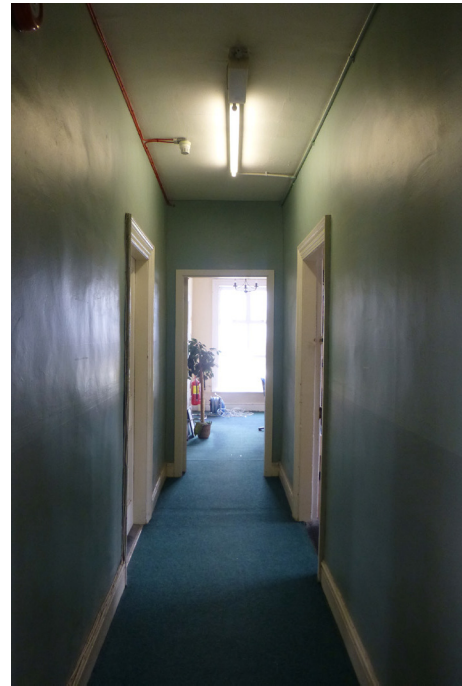
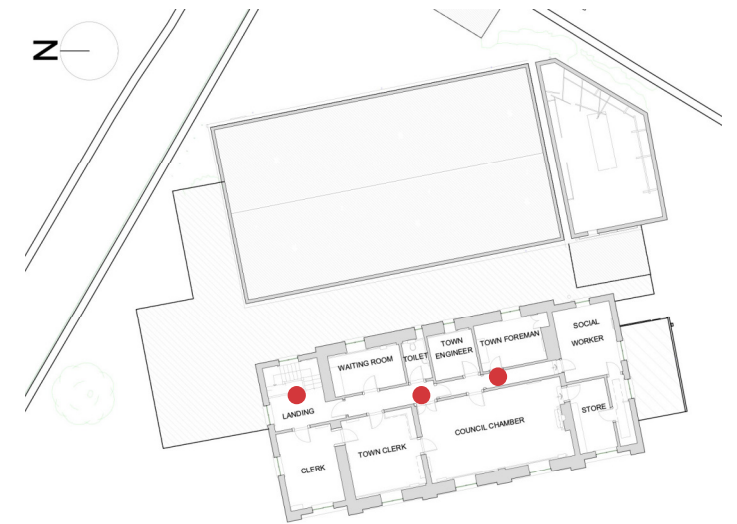


Fig 45. (a-b) Rear cellular rooms are accessed of a internal central corridor.



Photographic Record  
First Floor Interior Views

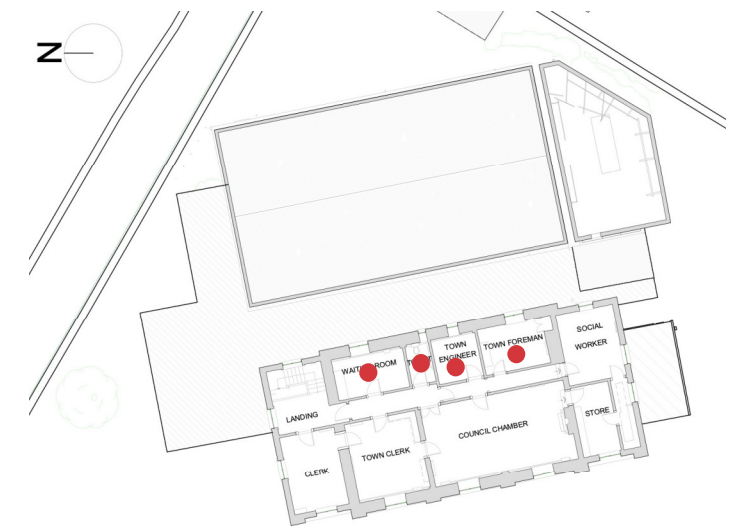


Fig 46.(a-h) Cellular rooms to rear are single aspect with plain interiors.

Photographic Record  
First Floor Interior Views

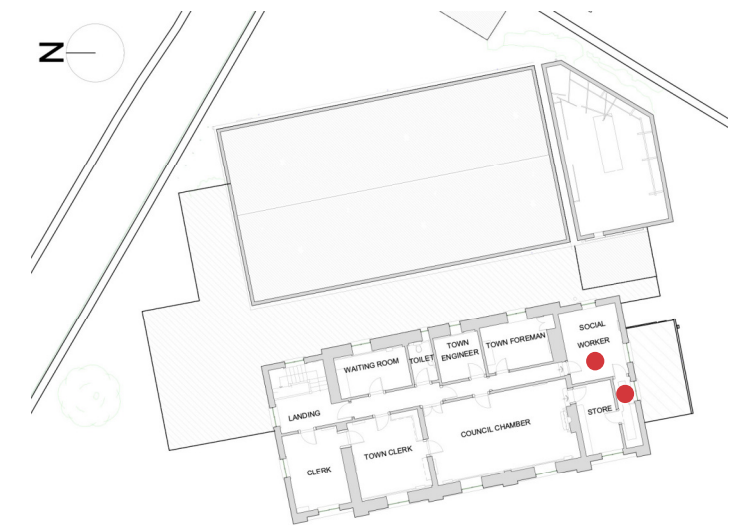




Fig 47.(a-b) Rear dual aspect corner room



Fig 48.Narrow room with window in side gable



Photographic Record  
First Floor Interior Views



Fig 49.(a-c) Single aspect room to front.

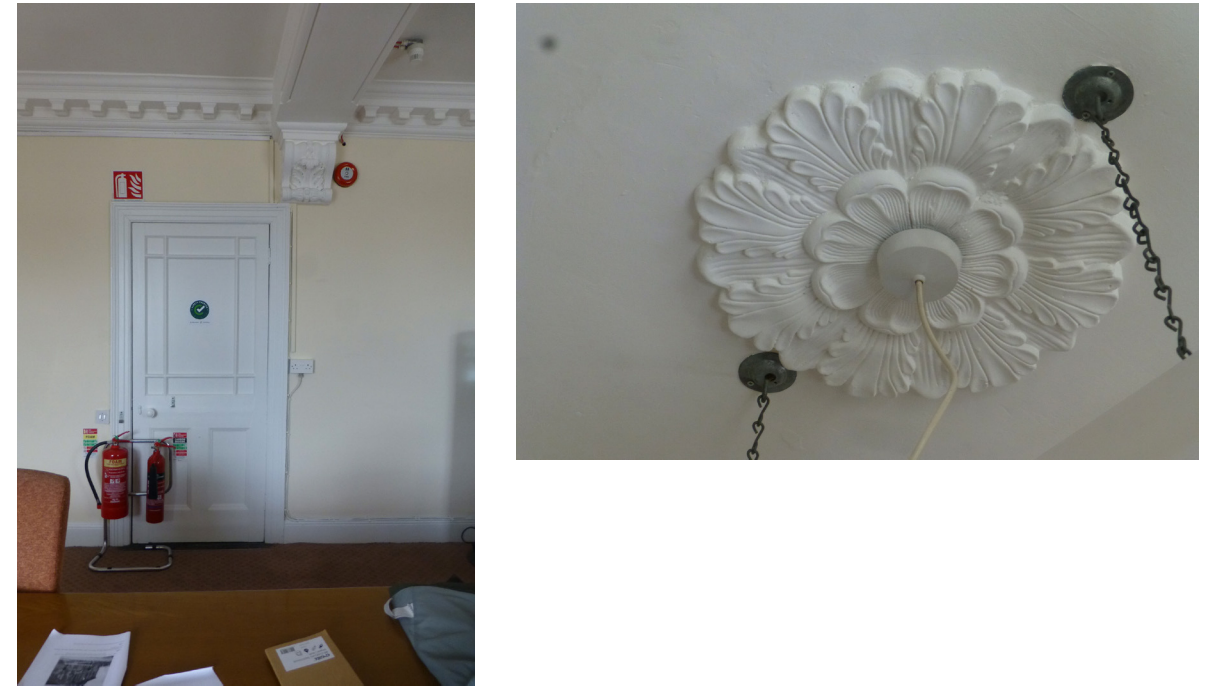


Fig 50.(a-b) Plaster detailing decoration from the 1925 reconstruction.

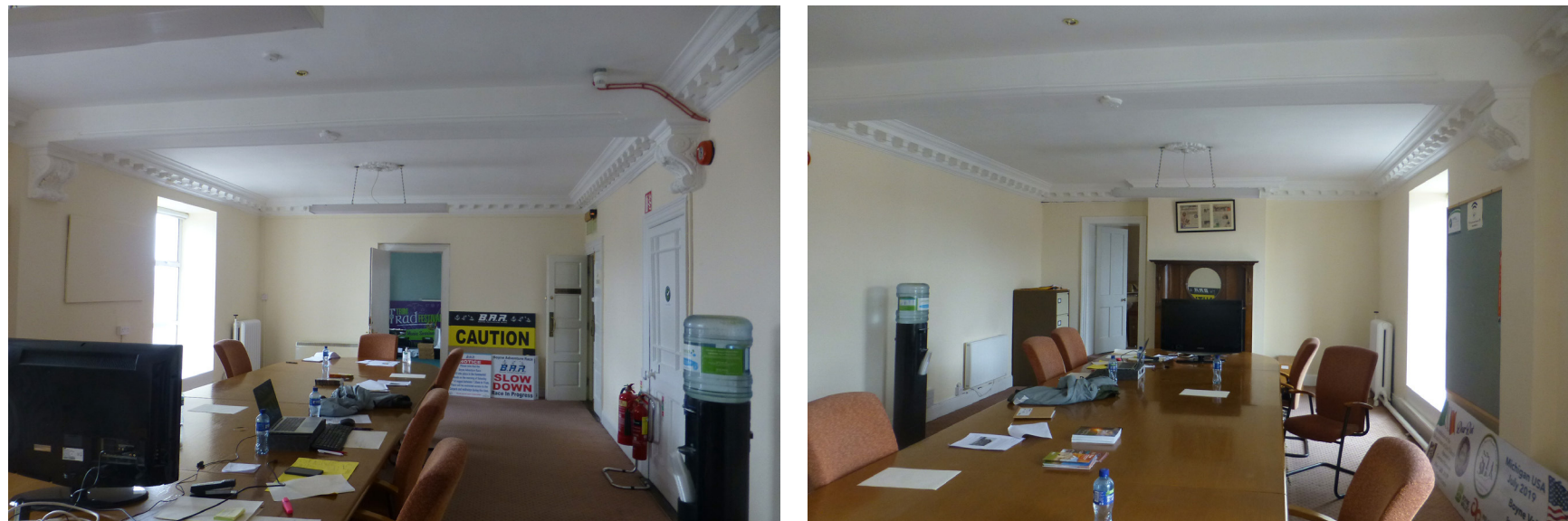
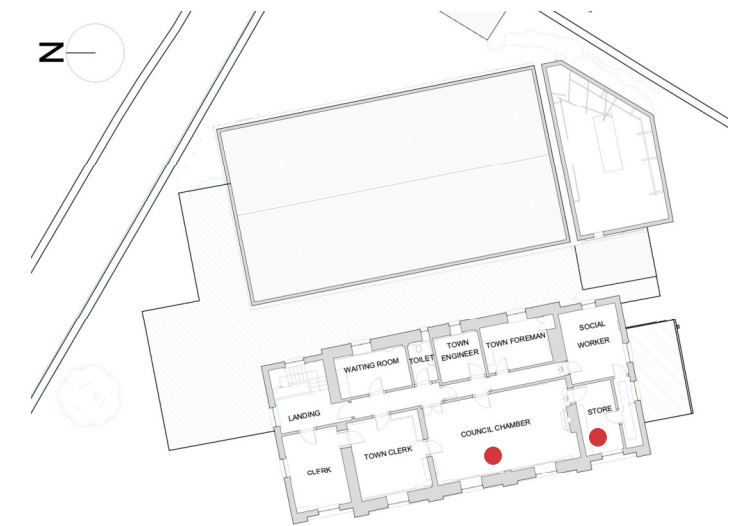


Fig 51.(a-c) Single aspect council chamber room to front.



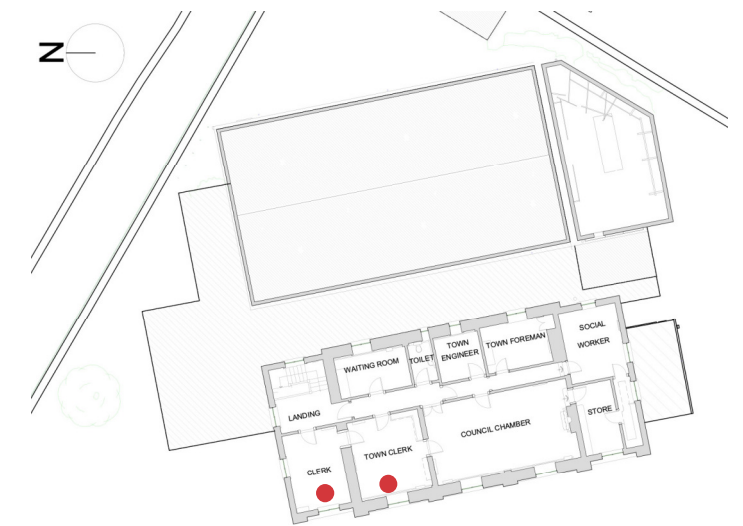
**Photographic Record**  
**First Floor Interior Views**



Fig 52.(a-d) Single aspect room to front with plain ceiling and fireplace.



Fig 53.(a-b) Dual aspect corner room with plain interior.



Photographic Record  
First Floor Interior Views

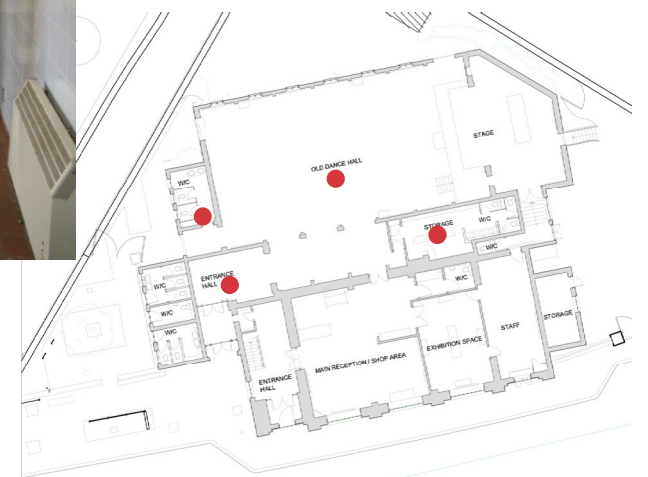


Fig 54.(a-f) Interior views - Theatre/ballroom Building is no longer in use - in a state of disrepair.

Photographic Record  
1950's Interior Views

## 1.4 Special Heritage Interest Appraisal

### General:

The Faro Convention Council of Europe's Framework Convention on the Value of Cultural Heritage for Society defines heritage as

“A group of resources inherited from the past which people identify, independently of ownership, as a reflection and expression of their constantly evolving values, beliefs, knowledge and traditions. It includes all aspects of the environment resulting from the interaction between people and places through time”

The Planning and Development Act 2000 (as amended) defines the architectural heritage to be structures or parts of structures which are of special

- Architectural Interest,
- Historical Interest,
- Archaeological Interest,
- Artistic Interest,
- Cultural Interest,
- Scientific Interest,
- Social Interest,
- Technical Interest.
- 

The categories of special interest can be taken as the criteria to be considered when evaluating the heritage value of a structure. The categories are not mutually exclusive and a structure may be attributed with several of the categories. The categories of Special Interest are rated regarding its significance.

The National Inventory of Architectural Heritage (NIAH) assigns rating values as follows

- International,
- National,
- Regional,
- Local and Record Only.

Structures evaluated using the national inventory of architectural heritage criteria which are attributed with a rating value of international, national or regional importance generally warrant protected structure status.

### Definitions:

National - Structures or sites that make a significant contribution to the architectural heritage of Ireland. These are structures and sites that are of great architectural heritage significance in an Irish context.

Regional - Structures or sites that make a significant contribution to the architectural heritage within their region or area. They also stand in comparison with similar structures or sites in other regions or areas within Ireland. Increasingly, structures that need to be protected include structures or sites that make a significant contribution to the architectural heritage within their own locality.

Local - These are structures or sites of some vintage that contribute to the architectural heritage but may not merit being placed in the RPS separately. Such structures may have lost much of their original fabric.

The purpose of protection is also to control and manage future changes to a structure. This should be borne in mind when assigning those special interest categories which may not relate directly to the physical fabric, such as historical, social and cultural interests.

### Protected structure definition:

A 'protected structure' is defined as any structure or parts of structures, which form part of the architectural heritage and which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. A structure is defined by the Act as 'any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure'. In relation to a protected structure or proposed protected structure, the meaning of the term 'structure' is expanded to include:

- a) the interior of the structure;
- b) the land lying within the curtilage of the structure;
- c) any other structures lying within that curtilage and their interiors, and
- d) all fixtures and features which form part of the interior or exterior of the above structures

### Trim Town Hall (Former Market House)

Trim Town Hall is a protected structure and is recorded in the National Inventory of Architectural Heritage.

The Town Hall is included in the Record of Protected Structures and is located within the Trim Historic Core Architectural Conservation Area

LA RPS ID: 91253 (Previous reference MH036-049)

Address: Castle Street, Manorland (1st division) Trim.

Building Type: Town Hall

### Description:

Detached five bay two storey former market house, built c.1850 with three-bay projecting central breakfront, comprising of three-bay single-storey market house, remodelled and flanked by single-bay extensions, c.1925

The Town Hall is included in the National Inventory of Architectural Heritage (NIAH) Niah No.: 14328035

### National Inventory of Architectural Heritage (NIAH):

### NIAH Appraisal

*'This former market house was remodelled in the 1920s, and retains little of its original appearance. Located in close proximity to the courthouse and Garda station, the town hall forms part of a group of civil buildings, with the former administrative centre of Trim castle at its core. The robustness of the twentieth-century design is expressed by the vertical piers that run the full height of the building.'*

The building is rated regional rating with categories of special interest

### Historical

### Appraisal Review

### Historical heritage interest Value

The notion of historical interest underpins a general belief that it is worthwhile to preserve and conserve structures, sites and information from past centuries. The level of importance of the historical connection and its relationship to the existing fabric of the structure should be assessed. The historical interest relating to a structure or parts of a structure may be identified in various ways.

The following is identified as contributing to the historical heritage interest value.

The building was burnt out by the Black And Tans during the Irish war of Independence in a reprisal for the attack on the RIC barracks. The remnants were incorporated into the refurbished building, a statement of resilience.

### Architectural heritage interest value

Architectural value is directly related to aesthetic value, the visual qualities, design and evolution of a building, object, or site and the sensory experience it offers but also in the integrity of all its components as a unique product of the

specific building technology of its time.

The following is identified as contributing to the architectural heritage interest value.

- Area character and streetscape contribution
- Known architect

Vincent Kelly (1895-1975) was in the first graduating class from the school of architecture at University College Dublin in 1917. Kelly was elected as a member of the Royal Institute of Architects in Ireland in 1922 and served as its President in 1944-45. Among Kelly's early works are the Transformer Station, Fleet Street, Dublin (1929) and ESB Offices, Dublin (1929). Kelly was one of the original members of the Irish Hospital Committee of Reference in his capacity as architect and responsible for hospitals including Nenagh (1933-36), Cashel (1934-40) and Naas (1933-39) and extensions at Grangegorman Hospital.

Structure meets criteria for architectural heritage interest value.

#### Archaeological Heritage Interest Value

Special archaeological interest is essentially defined by the degree to which material remains can contribute to our understanding of any period or set of social conditions in the past (usually, but not always, the study of past societies). The characteristic of archaeological interest in the context of the RPS must be related to a structure. Structures of special archaeological interest may also be protected under the National Monuments Acts. Structures can have the characteristics of both archaeological and architectural interest as these are not mutually exclusive. A complex of industrial buildings may have archaeological interest because of its potential to reveal artefacts and information about the evolution of industry that may be useful to archaeologists, historians and the public.

Nothing identified as contributing to the archaeological heritage interest Value. Structure does not meet criteria for archaeological heritage interest value.

#### Artistic Heritage Interest Value

Objects showing imaginative skill in arrangement or execution considered to be aesthetically satisfying that is creative or that requires a special art or craft skill.

The building contains decorative feature form 1925 but interior is not considered of high artistic merit or of unique value.

Nothing identified as contributing to the Artistic heritage interest value. Structure does not meet criteria for Artistic heritage interest value.

#### Cultural Heritage Interest Value

The characteristic of cultural interest permeates the architectural heritage and

can, in the broadest terms, include aesthetic, historic, scientific, economic or social values of past and present generations.

Special cultural interest apply to:

1. Those structures to which the Granada Convention refers as 'more modest works of the past that have acquired cultural significance with the passing of time';
2. Structures that have literary or cinematic associations, particularly those that have a strong recognition value;
3. Other structures that illustrate the development of society, such as early schoolhouses, library buildings, swimming baths or print works. If these associations are not related to specific aspects of the physical fabric of a structure, consideration could be given to noting them by a tourism plaque or other such device.

Nothing identified as contributing to the Cultural heritage interest value. Structure does not meet criteria for Cultural heritage interest value.

#### Scientific Heritage Interest Value

The scientific interest, or research value, of a structure will depend on the importance of the data involved and on its rarity and/or quality. Its scientific interest should also be assessed as to how well it represents the area of research in question and the degree to which the structure may contribute further objective information.

For example:

1. The results of scientific research may be seen in the execution of the structure;
2. The materials used in the structure may have the potential to contribute to scientific research,
3. The structure may be associated with scientific research that has left its mark on the place, such as early Ordnance Survey benchmarks carved into stonework.

No features identified as contributing to the scientific heritage interest value. Structure does not meet criteria for scientific heritage interest value.

#### Social Heritage Interest Value

Social value encompasses the significance of the historic environment to contemporary communities, including people's sense of identity, belonging and place, as well as forms of memory and spiritual association.

The former market house use is an important economic cultural practice association within the town. The concert room in the 1925 and latterly in the 1950's purpose built ballroom providing one of the most important sources of entertainment in rural Ireland, an important place of social gathering.

Structure meets criteria for social heritage interest value.

#### Technical Heritage Interest Value:

Technical interest in a structure relates engineering solutions construction which are important examples of virtuoso, innovative or unusual engineering design or use of materials.

No features identified as contributing to the technical heritage interest value. Structure does not meet criteria for technical heritage interest value.

#### Appraisal of 1950's extension

The 1950's extension, is functional most vernacular architecture with elements of 1950's modernism. Whilst the social heritage aspect is of interest the extension is only of local interest through its use association and does not warrant heritage protection.

#### Conclusion:

A review of the NIAH assessment and inspection of the 1925 building concurs that the building has special heritage interest value and merit its protection status.

### Trim Castle

Trim Castle is a protected structure and is a National Monument and is located with the Trim Historic Core Architectural Conservation Area

LA RPS ID : 91261

Address: Castle Street, Manorland(1st division) Trim

Building Type: Castle

Description Built by Hugh de Lacy c.1170 on the site of an earlier Motte castle. The largest Norman castle in Ireland, the central keep is surrounded by a curtain wall, which encloses an area of 3 acres.

The National Monument Service

Statement of Significance

Summery Description

Trim Castle is the oldest, largest and finest medieval Anglo-Norman stone castle in Ireland.

This large and visually striking fortress by Hugh De Lacy, the single most powerful lord among the Anglo-Normans in Ireland following the invasion of 1169. It was built to control and dominate his newly acquired Lordship granted to him in 1172 by Henry II which included the modern counties of Meath, Westmeath, Longford and a large part of Northwest Offaly. The keep at Trim is enclosed by a curtain wall with a roughly triangular area of c.1 hectare. The wall average 8m in height and has an average thickness of 1.8m. The curtain wall and towers was erected in three phases The elevated site was scarped back to bedrock all around and the curtain wall with it mural towers built up against the exposed bedrock. The curtain wall were surrounded by a wet moat, filled by the River Boyne and the Leper stream that approached the castle from the south-west.

### Assessment of significance

- It is of national and international significance.
- The design of the keep is unique in Ireland.
- It is one of the most comprehensively studied individual medieval monuments in Ireland.
- Almost two third of the entire area enclosed by its curtain wall has been archaeologically excavated.
- Throughout the medieval period the castle was the property of some of the most illustrious and powerful individuals in the kingdom of Ireland including Hugh and Walter De Lacy, Geoffrey de Geneville, Roger, heir to the throne of Richard I, Richard Duke of York and Edward IV king of England.
- Trim Castle was a significant building with in the medieval town of Trim providing protection and controlling access from Dublin where the visual dominance of the curtain wall and keep provides a dramatic approach from the south-east. The position of the castle in an angle of the town wall facilitated its protection.
- Within the immediate environs of Trim Castle are a number of impressive medieval building that are in State Care including the Yellow Steeple, Nangle Castle, Sheep gate and St John's Priory, Newtown Trim.
- It is one of thirty six towns in Ireland associated with Anglo- Norman castles such as Athenry Carrick Fergus, Kilkenny and Limerick.
- Conservation work at trim Castle won a European Heritage Europa Nostra Award in 2002 for " the well-researched and excellent restoration of an important 12 the century castle ruin, including imaginative new installations.

## 1.5 Development Description:

The expanded Visitor Centre will provide exhibition space, public and staff facilities and will serve as a tourist hub and gateway to the Castle and wider Heritage Town. The upper level will provide new framed views towards Trim gate and the Castle curtain wall. A new covered walkway will provide a direct link between the Visitor Centre and the existing causeway entrance to the Castle. The visitor route through the rear garden will facilitate interpretation of the moat area in an appropriately sensitive landscaping.

Development consists of the construction of a new rear extension to and interior Refurbishment of the existing Market House

The development will consist of external works, demolition, internal fit-out and general refurbishment including:

- a) Demolition of existing 1960's Dance Hall, Entrance, Public Toilets and Fly Tower to the rear and sides of the Market House Building.
- b) Erection of a controlled access walkway between the Market House and the main Access Ramp to Trim Castle.
- c) Demolition and reinstatement of sections of current Access Ramp to Trim Castle.
- d) Erection of a two story, stone and zinc clad rear extension to the Market House, which will house exhibition space and services for the Visitor Centre and include a large canopied glazed area.
- e) Landscape works to the surrounding grounds of the Market House.
- f) External works to Castle Street façade include installation of 4no. windows within existing archways, replacement of non-historic panels in 4no. first floor windows with historic-style glazing, and refurbishment of all other existing historic windows.
- g) Removal of existing wet dash render to the front 3no. historic Market House structural bays to reveal original stonework. Original stone features and stone masonry to be repaired and cleaned as necessary.
- h) Conservation of original wrought iron gates and stonewall.
- i) Other external works: construction of lift over run and water tank on flat roof of the Market House building. Services and on-site renewable#s to be placed on flat roof.
- j) Minor external works: refurbishment of historic windows and replacement of non-historic windows, new window openings to rear elevation, existing window modified to form door.
- k) Internally: demolition of existing staircase, provision of new public areas, staff areas, changing places facility and ancillary facilities.
- l) External signage.
- m) Connection into existing drainage system and associated site work

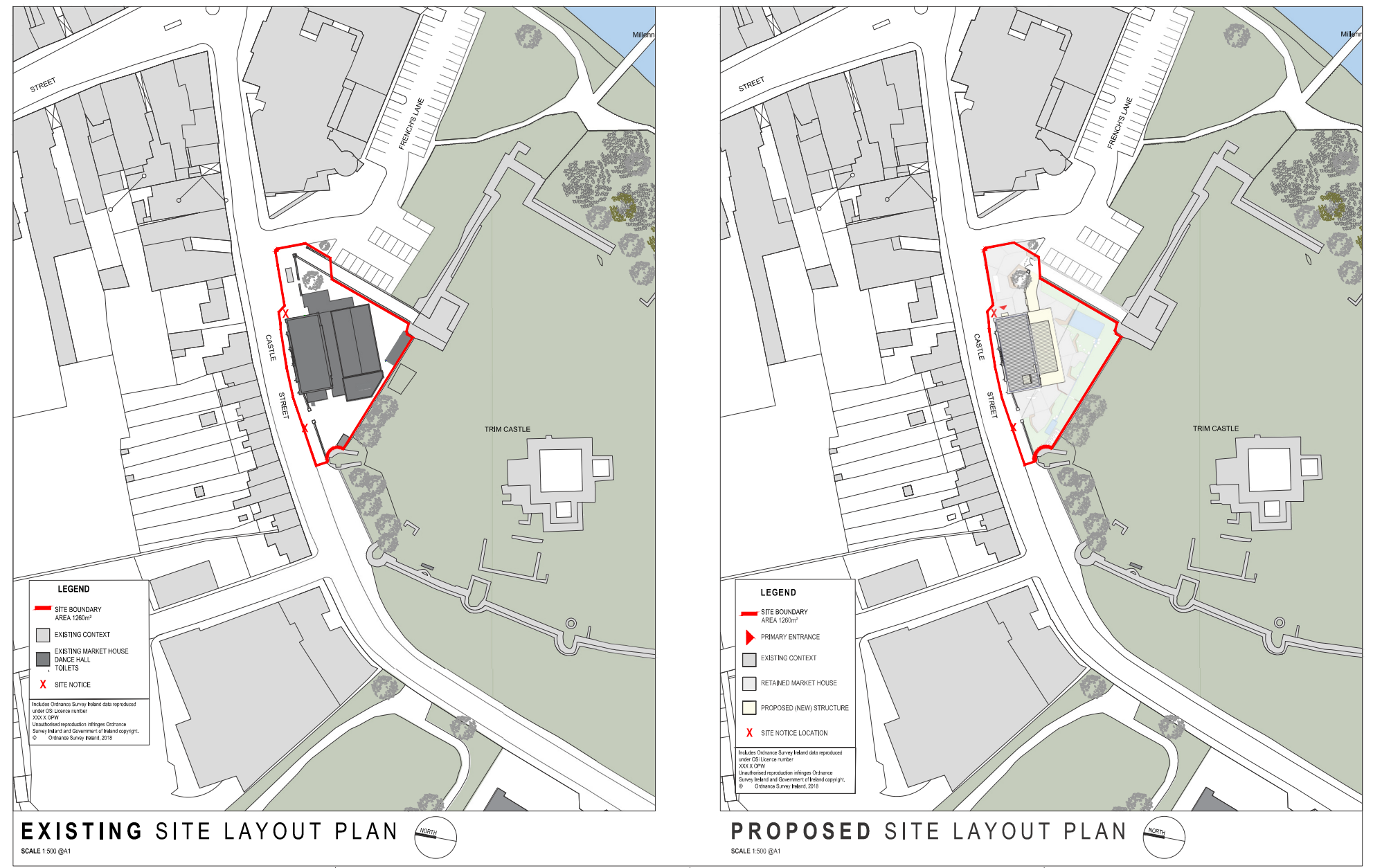


Fig 55.

Site Plan :



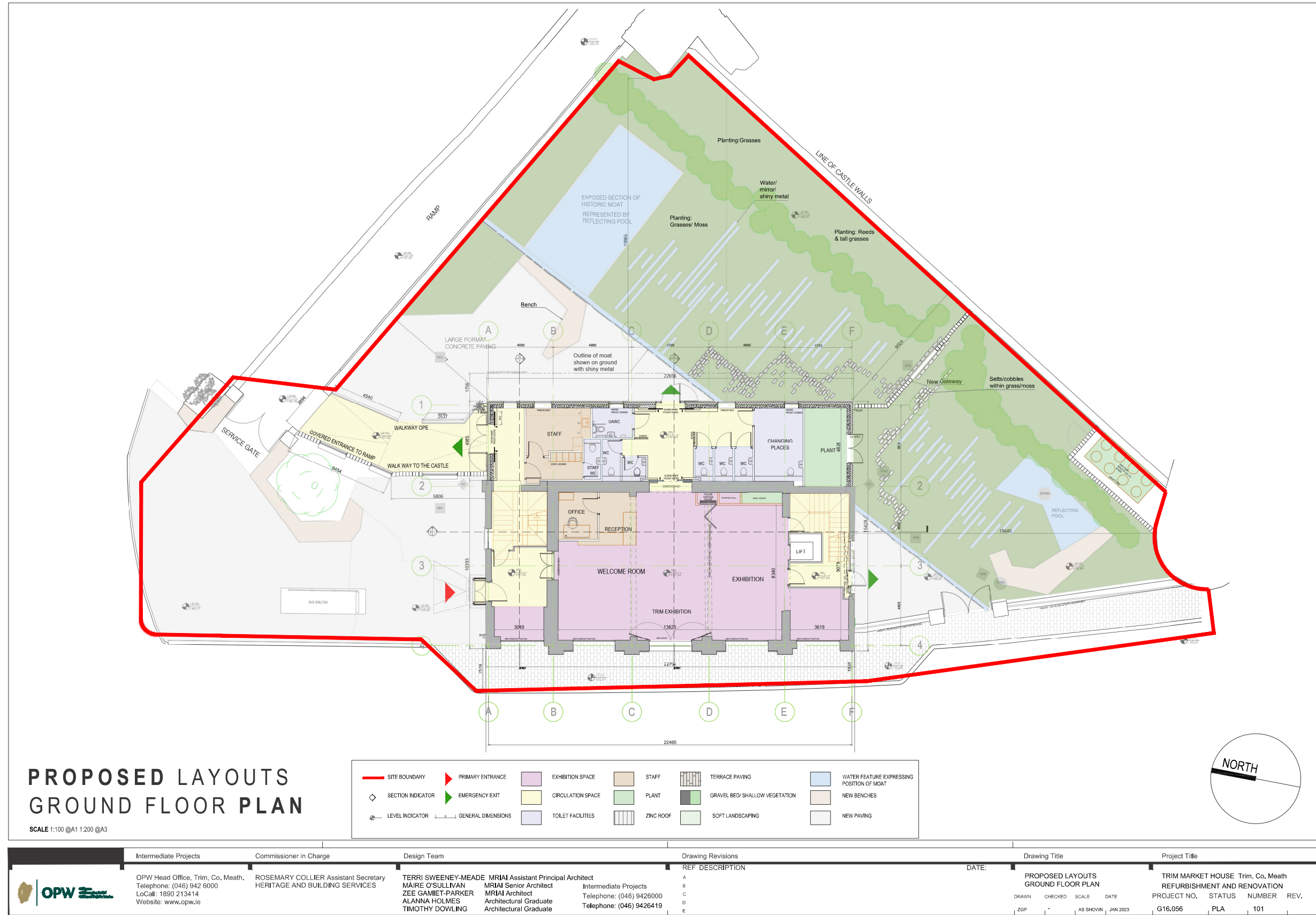
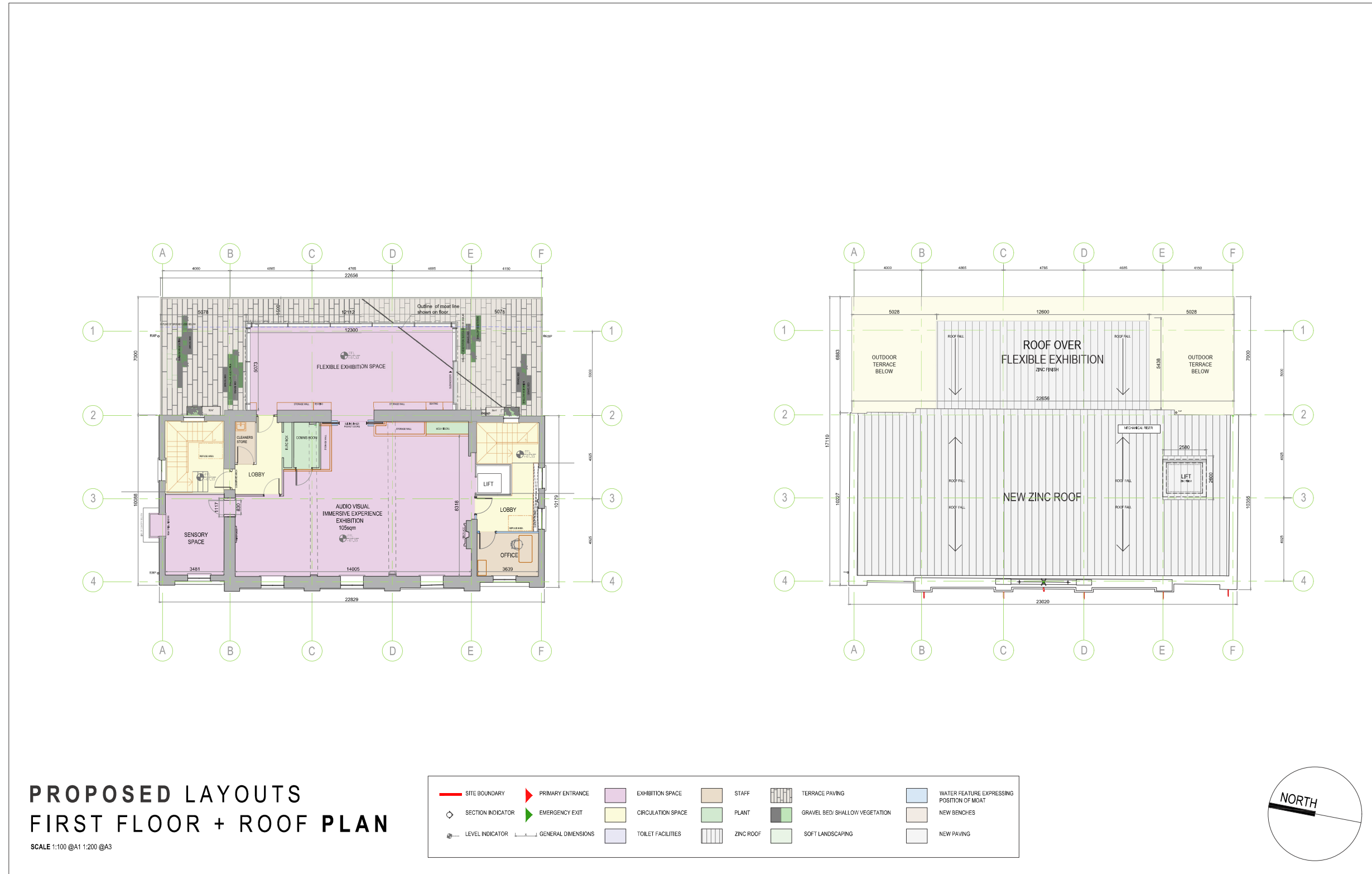


Fig 56.

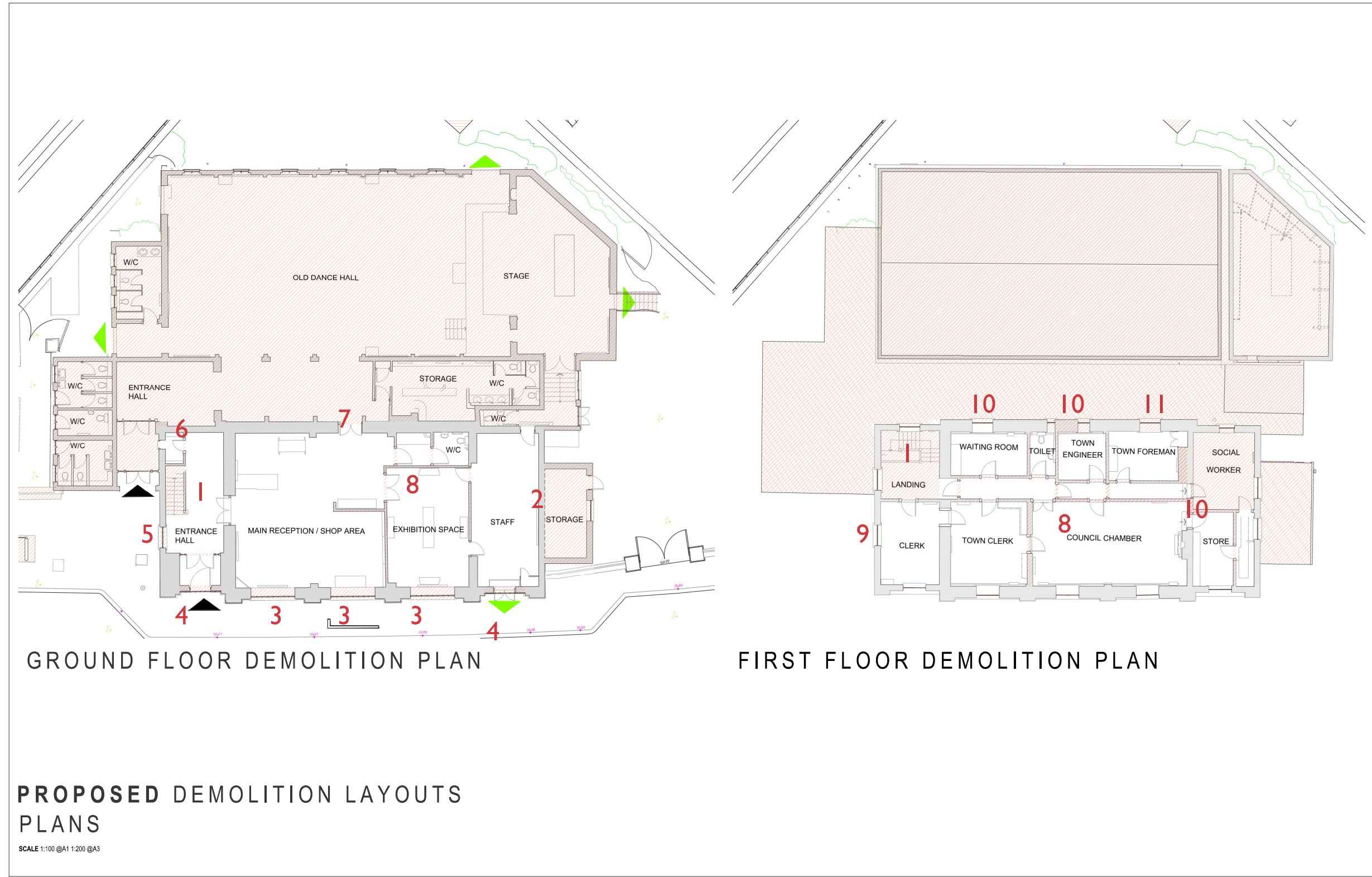
Ground Floor Plan :



Intermediate Projects	Commissioner in Charge	Design Team	Drawing Revisions	Drawing Title	Project Title
OPW Head Office, Trim, Co. Meath. Telephone: (046) 942 6000 LoCall: 1890 213414 Website: www.opw.ie	ROSEMARY COLLIER Assistant Secretary HERITAGE AND BUILDING SERVICES	TERRI SWEENEY-MEADE MR/IAI Assistant Principal Architect MAIRE O'SULLIVAN MR/IAI Senior Architect ZEE GAMMET-PARKER MR/IAI Architect ALANNA HOLMES Architectural Graduate TIMOTHY DOWLING Architectural Graduate	REF DESCRIPTION A B C D E	DATE: DRAWN CHECKED SCALE DATE ZGP AS SHOWN OCT 2022	TRIM MARKET HOUSE Trim, Co. Meath REFURBISHMENT AND RENOVATION PROJECT NO. STATUS NUMBER REV. G16.056 PLA 103

Fig 57.

First Floor Plan :



Intervention Works

1. Removal of existing stairs
2. Formation of new opening
3. Alteration to to arched opening with lunette to provide enlarged window
4. Alteration to to arched opening with door with lunette to provide enlarged window
5. Alteration wof indow opening to provide new door entrance
6. Formation of new door opening
7. Removal of infill to enlarge opening
8. Formation of partitioning
9. Alteration to window
10. Form enlarged opening
11. Infilled existing opening

PROPOSED DEMOLITION LAYOUTS PLANS

SCALE 1:100 @A1 1:200 @A3

Intermediate Projects	Commissioner in Charge	Design Team	Drawing Revisions	Drawing Title	Project Title
OPW Head Office, Trim, Co. Meath. Telephone: (046) 942 6000 LoCall: 1890 213414 Website: www.opw.ie	ROSEMARY COLLIER Assistant Secretary HERITAGE AND BUILDING SERVICES	TERRI SWEENEY-MEADE MR/IA Assistant Principal Architect MAIRE O'SULLIVAN MR/IA Senior Architect ZEE GAMMET-PARKER MR/IA Architect ALANNA HOLMES Architectural Graduate TIMOTHY DOWLING Architectural Graduate	REF DESCRIPTION A B C D E	DATE: DRAWN CHECKED SCALE DATE ZGP AS SHOWN AUG 2022	TRIM MARKET HOUSE Trim, Co. Meath REFURBISHMENT AND RENOVATION PROJECT NO. STATUS NUMBER REV. G16.056 PLA 402

Fig 58.

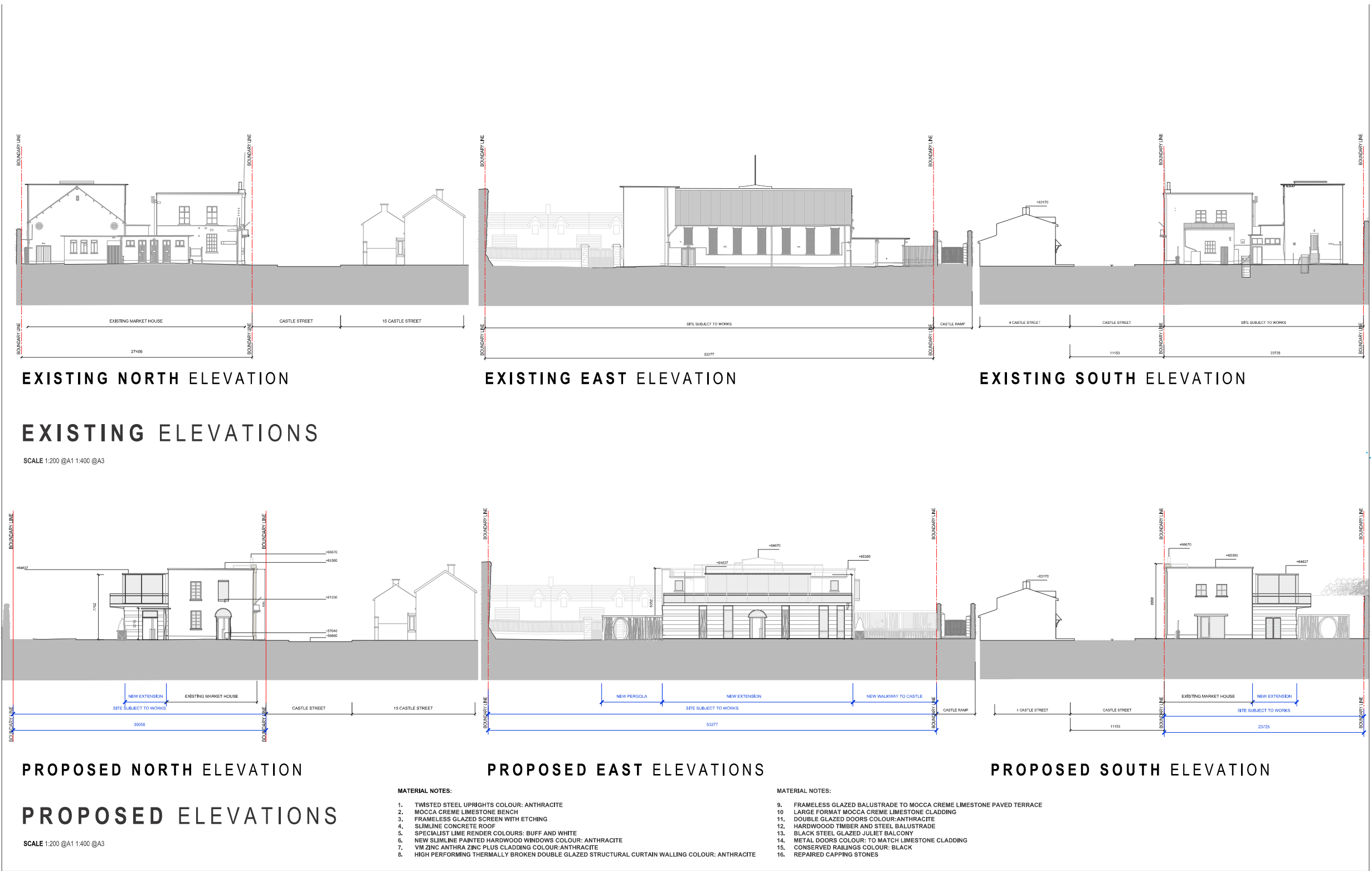
Demolition Plans :



Intermediate Projects	Commissioner in Charge	Design Team	Drawing Revisions	Drawing Title	Project Title
OPW Head Office, Trim, Co. Meath. Telephone: (046) 942 6000 LoCall: 1890 213414 Website: www.opw.ie	ROSEMARY COLLIER Assistant Secretary HERITAGE AND BUILDING SERVICES	TERRI SWEENEY-MADE MR/IA Assistant Principal Architect MÁIRE O'SULLIVAN MR/IA Senior Architect ZEE GAMIET-PARKER MR/IA Architect ALANNA HOLMES Architectural Graduate TIMOTHY DOWLING Architectural Graduate	REF DESCRIPTION A B C D E	ELEVATIONS EXISTING & PROPOSED DRAWN: TD CHECKED: AS SHOWN SCALE: OCT 2022	TRIM MARKET HOUSE Trim, Co. Meath REFURBISHMENT AND RENOVATION PROJECT NO. G16,056 STATUS PLA NUMBER 202 REV.

Fig 59.

# Elevations :



Intermediate Projects	Commissioner in Charge	Design Team	Drawing Revisions	Drawing Title	Project Title
OPW Head Office, Trim, Co. Meath. Telephone: (046) 942 6000 LoCall: 1890 213414 Website: www.opw.ie	ROSEMARY COLLIER Assistant Secretary HERITAGE AND BUILDING SERVICES	TERRI SWEENEY-MEADE MR/IAI Assistant Principal Architect MAIRE O'SULLIVAN MR/IAI Senior Architect ZEE GAMIET-PARKER MR/IAI Architect ALANNA HOLMES Architectural Graduate TIMOTHY DOWLING Architectural Graduate	REF DESCRIPTION A B C D E	ELEVATIONS EXISTING & PROPOSED DRAWN CHECKED SCALE DATE TD AS SHOWN AUG 2022	TRIM MARKET HOUSE Trim, Co. Meath REFURBISHMENT AND RENOVATION PROJECT NO. STATUS NUMBER REV. G16.056 PLA 203

Fig 60.



**SECTION AA**

**SECTION BB**

**SECTION CC**

**SECTIONS**

SCALE 1:200 @A1 1:400 @A3

Intermediate Projects	Commissioner in Charge	Design Team	Drawing Revisions	Drawing Title	Project Title
<p>OPW Head Office, Trim, Co. Meath, Telephone: (046) 942 6000 LoCall: 1890 213414 Website: www.opw.ie</p>	<p>ROSEMARY COLLIER Assistant Secretary HERITAGE AND BUILDING SERVICES</p>	<p>TERRI SWEENEY-MEADE MRIAI Assistant Principal Architect MAIRE O'SULLIVAN MRIAI Senior Architect ZEE GAMMET-PARKER MRIAI Architect ALANNA HOLMES Architectural Graduate TIMOTHY DOWLING Architectural Graduate</p>	<p>REF DESCRIPTION</p> <p>A B C D E</p>	<p>DATE: OCT 2022</p> <p>PROPOSED SECTIONS A-A + B-B + C-C</p> <p>DRAWN: AH, CHECKED: AS SHOWN, SCALE: AS SHOWN, DATE: OCT 2022</p>	<p>TRIM MARKET HOUSE Trim, Co. Meath REFURBISHMENT AND RENOVATION</p> <p>PROJECT NO. G16,056, STATUS: PLA, NUMBER: 301, REV.</p>

Fig 61.



CARDIGAN CASTLE WALES

Purcell Architects

Contemporary structure contains a restaurant cantilevering over a section of rebuilt castle wall providing views across the river Teifi and back across the castle gardens.

The structure has a strong visual presence uncompromisingly contemporary in its detail and articulation, the new cafe has large glazed elevations that taking advantage of the views providing transparency which helps minimise its impact on the site. Solid structure echoes use of local materials .

Fig 62.

Design Precedent :



Fig 63. Before



Fig 64. After

Increased spatial separation by removal of 1950's structure improves visual setting of Trim Town Hall (Market House) & setting of Trim Castle..

View South :





Fig 65. Before



Fig 66. After

Increased spatial separation by removal of 1950's structure improves visual setting of Trim Town Hall (Market House) & setting of Trim Castle. New vista to Trim gate provided.

View North :



Fig 67.Before



Fig 68.After

Opportunity to improve public realm entrance to Trim Castle.  
Relocation of entrance improves connectivity to public realm.  
Large window openings enhance visual connectivity between inside and outside  
along Castle street , enlivening the streetscape

View South :



Fig 69. Landscaped spatial separation to Castle curtain walls improves setting.



Fig 70. Panoramic elevated view from exhibition space



Fig 71. Before



Fig 72. After- Removal of the 1950's ballroom provide a much less clustered landscape backdrop to Trim Gate.

View West :

## 1.6 Conservation Strategies

### General:

Under Section 28 and Section 52 of the Planning and Development Act 2000 (as amended) the Minister has issued guidelines on the protection of structures of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

These Architectural Heritage Guidelines define conservation as the process of caring for buildings and places and of managing change to them in such a way as to retain their character and special interest.

The Guidelines set out a series of conservation principles to be applied in the process of conservation. These are:

- Keeping a building in use
- Research and analysis.
- Expert conservation advice.
- Protecting the special interest.
- Minimum intervention.
- Respecting earlier interventions of interest.
- Repairing rather than replacing.
- Honesty of repairs and alterations.
- Appropriate methods and materials – compatibility.
- Reversibility of alterations.
- Avoiding incremental damage.
- Discouraging use of architectural salvage.
- Complying with building regulations.

The guidance has informed the conservation strategies.

Development proposals need to be consistent with heritage policies and objectives of the Meath County Development Plan .The architectural design approach taken will adhere to the following conservation principles and objectives.

### Main Conservation Principles :

Understand through research and on-site study of the buildings, the architectural heritage qualities of the building, in particular their architectural coherence and legibility and their broader urban context.

Locate and design physical interventions in a manner which protects and prioritises the primary architectural qualities of the buildings and conservation area streetscape.

Remove inappropriate additions and interventions which detract from the overall coherence of the exteriors and interiors.

### Conservation Objectives:

#### Integration

The integration of new interventions within the historic building structures to achieve an architectural coherence and legibility that maintains the historic character and respects the integrity and significance of the architectural heritage values.

#### Consistency:

Ensure consistency with policies and objectives to protect architectural heritage.

### Guidance Criteria & Conservation Opportunities Identified:

In addition to the statutory guidelines on protection of architectural heritage, current conservation good practice guidance such as the RIAI Conservation Guidelines and International conservation charters and conventions (in particular note the Burra Charter and the UNESCO Recommendations on Historic Urban Landscapes, 2011) provide additional guidance. It is recommended the following criteria apply for development proposals:

#### Guidance Criteria

- To protect the special interest values of the protected structures and ensure that any changes or alterations are carried out in such a way as to retain and enhance these special interest values.
- To protect the character of the protected structures and ensure that any changes or alterations to these are carried out in such a way as to retain and enhance their special character.
- To protect and enhance the area character of the historic streetscape area
- To maintain and enhance the historic architectural hierarchies and legibility with particular regard to authenticity of surviving layers and layouts
- To achieve a high architectural standard, using both contemporary architectural expression and authentic restoration and replacement, for any new

interventions and additions with regard to design, materiality and construction.

- To achieve clarity of detail and execution at the junctions between historic and new elements
- To address current regulations and standards for any universal access provisions in a manner which has due regard to the significance of the architectural heritage.
- To improve the servicing of the building
- In general to maintain/renew/upgrade historic fabric, where necessary and to put in place an appropriate maintenance plan for the buildings which will assist its ongoing protection and presentation into the future

### Opportunities for consideration:

The proposed development provides an opportunity to achieve positive conservation objectives that can be of mutual benefit to both the cultural and conservation priorities of this project.

### These include:

- Ameliorate the detrimental effect of previous alterations/ additions on the historic architectural quality
- Modernise and rationalise existing services throughout the building.
- Address any remaining building defects and carry out appropriate repairs to maintain longevity of the building.

## Strategies for Architectural Conservation Works

### Removal of historic elements

Prior to its removal the element will be fully recorded and surveyed . It shall be removed intact where possible. Condition assessment shall be carried out prior to and after removal.

### Repair Historic Material & Features

Repairs shall be carried out in a manner with the least degree of intervention as possible according to conservation methods. Repair may also include limited replacement where surviving prototypes exist.

### Replace Deteriorated Historic Material & features

Replacement will only be carried out where the level of deterioration or damage precludes repair. Physical evidence will inform the reconstruction and materials used will generally be the same as the original.

### Design for replacement of missing Historic features

If adequate historical, pictorial, and physical documentation exists so that features may be accurately reproduced, then designing and constructing features based on such information will be carried out where appropriate to the processes being carried out.

### Alterations/Additions

To accommodate new uses to meet modern requirements inevitably some exterior and interior alterations to a historic building are generally needed to assure its continued use. Careful consideration is given that such alterations do not materially change, obscure, or destroy character-defining spaces, materials, features, or finishes.

Alteration may include the selective removal of buildings or other features of the environment or site that are intrusive and therefore detract from the overall historic character. The construction of new additions will be in a contemporary architectural language to clearly differentiate from the historic buildings such that the character defining features of the buildings are not materially changed, obscured, damaged, or destroyed.

## Building Regulation Compliance:

### General:

The aim of the Building Regulations is to provide for the safety and welfare of people in and about buildings. Whilst the Building Regulations may not in certain circumstances apply to a building other legislation may impose requirements on employer /occupier and those in control of a buildings in relation to the use and certain physical characteristic of the building to ensure for safety and welfare of people in and about building.

In general, Building Regulations apply to the construction of new buildings and to extensions and material alterations to buildings. In addition, certain parts of the Regulations apply to existing buildings where a material change of use takes place. Otherwise, Building Regulations do not apply retrospectively to buildings constructed prior to 1 June, 1992 .

The minimum performance requirements that a building must achieve are set out in the Second Schedule to the Building Regulations. A Technical Guidance Document is published to accompany each part of the Building Regulations indicating how the requirements of that Part can be achieved in practice.

Where works are carried out in accordance with the technical guidance documents this will, prima facie, indicate compliance with the relevant Parts of the Second Schedule to the Building Regulations (as amended).

The adoption of an approach other than that outlined in the Technical Guidance Documents is not precluded provided that the relevant requirements of the Regulations are complied with.

In the case of material alterations or change of use of existing buildings, the adoption without modification of the technical guidance may not, in all circumstances, be appropriate. The application of building regulations may pose particular challenges for historic buildings. Buildings of architectural or historical interest are especially likely to give rise to such circumstances. In these situations, alternative approaches based on the principles contained in the relevant technical document may be more relevant and should be considered. In particular, the adherence to guidance, including codes, standards or technical specifications, intended for application to new work may be unduly restrictive or impracticable

Where a new or greater contravention arises alternative approaches based on the principles in the technical guidance documents will be taken. Whilst the provisions of the Building Regulations do not relate to management and compliance with the Regulations is not dependent on these, however safety management

is an important function and can contribute to facilitating the ongoing use of historic buildings whilst sustaining the heritage significance.

There is also a duty on occupiers under other legislation to ensure so far as is reasonably practicable that users of the building are not put at risk of harm.

It is reasonable to expect that once occupiers have taken appropriate steps to manage risk, users will take some responsibility for their own safety , for example taking account of warning signs, acting reasonably and supervising children in their care. Occupiers' duty of care responsibilities must be balanced with personal responsibilities.

Publication such as “ Managing Visitor Safety In The Historic Built Environment” provide guidance. The guiding principles emphasises the importance of conservation and access to the built historic environment and the need to find a balance between safety and wider conservation objectives.

### Conservation of Fuel and Energy of the building:

A protected structure is exempt from Part L Conservation of Fuel and Energy of the building regulations,

The proposal for a recast of the Energy Performance of Buildings Directive (EPBD recast proposal) provides that Member States may decide to adapt the minimum energy performance requirements for 'buildings officially protected as part of a designated environment or because of their special architectural or historical merit, in so far as compliance with certain minimum energy performance requirements would unacceptably alter their character or appearance'.

Traditional buildings account for approximately 15% of Ireland's building stock. The majority of buildings constructed in this country prior to 1940 are traditionally built. Historic and traditional buildings will need to play a contributing role in Ireland's climate mitigation ambition. The adaption of historic structures, through sensitive fabric energy efficiency improvements to reduce emissions, is part of the government's climate mitigation measures. The climate adaptation objectives are included the Sectoral Adaptation Plan for Built and Archaeological Heritage (2019).

Ireland's Long-Term Renovation Strategy as required by Directive (EU) 2018/844 of the European Parliament and of the Council of 30 May 2018 amending Directive 2010/31/EU on the energy performance of buildings and Directive 2012/27/EU on energy efficiency includes Ireland's existing building renovation policies which are set out in a range of policy documents most notably the Climate Action Plan and the National Energy and Climate Plan

Ireland's 2019 Climate Action Plan targets that all public sector buildings will be

retrofitted to a BER level of B by 2030. The 2019 Climate Action Plan introduced several measures intended to decarbonise energy use in the built environment. It is intended that fossil-fuel heating be phased out of public sector buildings using a combination of proven and emerging technologies such as low-temperature heat pumps and biomass boilers likely to be the most appropriate technologies for most applications.

Despite historic 'protected structures' being exempt from regulations for energy performance the government commitments will apply to all structures in the public sector, including 'protected structures'

Implementation of deep retro fit works requires careful consideration. The aim should be to improve the energy efficiency as far as is reasonably practicable. The work should not prejudice the character of the building or increase the risk of long term deterioration of the building fabric. The BER assessment for traditional buildings relies on default values when calculating heat loss. However, more recent research has shown that these default values are often conservative and may not accurately represent the existing condition. Therefore site specific testing to gain a more accurate representation of the heat loss and hygrothermal behavior should be considered. Guidance for retrofitting traditional buildings is provided in Energy Efficiency in Traditional Buildings.

Works being carried out afford the opportunity to target specific areas of the building that can be adapted or modified to improve the energy performance of the building. In adopting these approaches care will be taken not to obscure, damage, or destroy character-defining materials or features in the process of undertaking work to meet code and energy requirements.

Consideration will be given to the upgrading of services to incorporate appropriate measures compatible within the historic structures that will minimise energy usage within the building,

New Architectural Interventions :

Good new design is difficult to define but readily recognisable. It is achieved through basing interventions on a thorough understanding of the building – its form, functions, materials, history and development over time – and responding to the clues presented by its volumes, proportions, features, materiality and context.

Interventions will be to the minimum necessary and all new works will be related sensitively to the architectural detail, scale, proportions and design of the original structure. This will take into account the evolution of the structure and later phases of work, which may also contribute to its special interest.

New additions are designed to read as a new layer and are contemporary in design and material, sensitive to the architectural character of the building.

Approach to New extension:

Architecture has a tendency to reflect the values of the era and society in which it is created. Contextually the design approach is "contrast", based on the contrast of placing a new contemporary architectural addition into the historical environment. The contrast in disparate designs can intensify each element of new and old, with interdependency achieved by visual tension between their opposite characteristics. This interdependency between new and old creates visual variety and further interest to the building. Successful interdependency creates balance between new and old providing unity in the new architectural composition.

The design and construction of the extension will:

- 1 Show an understanding of the heritage significance of the building and its setting.
2. Seek to minimise any harm to the building's heritage value or special interest.
- 3 Play a subordinate role and not dominate the existing building as a result of its scale, mass, form, siting or materials.
- 4 Fulfill a function that is in the building's long-term interest.
- 5 Sustain and add value to the building's significance by being of high quality design, craftsmanship and materials.

Structural Intervention Strategy

The structural fabric is an integral part of the protected structure and demands appropriate consideration. Survey by the Structural Engineers have identified the structural system that define the overall building character, in this case the main elements are the masonry walls and suspended timber floors.

Preliminary work will stabilise deteriorated or damaged structural systems when necessary, prior to undertaking appropriate conservation work. Visible features of historic structural systems will not be altered which are important in defining the overall historic character of the building.

Repairing of structural systems and elements will be by augmenting or upgrading individual parts or features using recognized conservation engineering methods. For example, weakened structural members such as floor joists can be paired with a new member, braced, or otherwise supplemented and reinforced.

The new work will match the old in materials, design and texture; and be unobtrusively dated to guide future research and treatment. Structural elements that are extensively deteriorated or missing shall be replaced to match the visible portions or features of the structural system where their are surviving prototypes such as timber roofs and sections of load bearing walls.

Where no evidence exists substitute material for structural replacements will be used having the required load bearing capabilities and be compatible with the load transfer mechanism and dynamics of the building.

The buildings and structures to be retained and repaired may require work to meet requirements of the use and some alterations may be necessary to make it fit for use. Careful consideration to the loading requirements will be given to avoid unnecessary over-design of elements where less might be equally acceptable with no increase in risk resulting from the new use.

Floors where required will be upgraded to carry loads to give a certain flexibility for the new use and not excessively restrict the loading which they can carry. Equally floors will not be designed to carry loads which realistically will not be required.

Detailed inspection of structures will be carried out to assist in the design. Structural repairs and augmentation of structural elements will be carried out with minimum intervention necessary to satisfy structural requirements for load bearing capacity, soundness and stability.

Materials used will be compatible and complimentary to existing building fabric. Notches and holes in structural timber to be avoided if possible but where required these will be kept to a minimum size to accommodate services and will be to the Structural Engineer's specification.

Holes, recesses and chases in masonry will be located to maintain integrity of strength, stability and sound resistance of construction and will be of minimum size to accommodate services. Materials used will be compatible and complimentary to existing building fabric.

Services Intervention Strategy.

Survey of the services installations within the historic building has not identified visible features or systems that are important in defining the historic character of the buildings.

The mechanical and electrical services will be upgraded and integrated within the fabric of the building in a sympathetic and careful manner, and will be as unobtrusive as possible which will require careful co-ordination with the build-

ing works. The work shall be implemented in a manner to minimise damage to building fabric.

The installation of the quantum of services required for modern use is challenging. There typically are no left over spaces in historic buildings that provide convenient vertical and horizontal routes for mechanical and electrical risers.

Where feasible, riser ducts will be used to rationalise the distribution of services throughout the building. Locations and positions will be selected to limit impact on the building and minimise routes for services and avoid routes that would have detrimental impact on the building fabric.

Non-sensitive areas will generally be used for routes and existing runs and voids will be reused. Removal of redundant fixtures and fittings will be carried out in manner as not to cause damage to historic building fabric.

It is proposed to locate plant, toilets and service dependent uses (i.e. kitchens) within the new extension.

Adequate supervision is to be provided during the works particularly when builders work is being carried out. Avoidable and unacceptable damage to historic fabric will not be permitted.

The engineering services will be energy efficient, flexible in use and meet relevant codes and standards.

#### Mechanical Works

The installation will require complete strip out of the existing mechanical systems and equipment.

The following is proposed

#### Ventilation system:

Ducted supply and exhaust air mechanical ventilation system with heat exchanger units located in the ceiling voids. Local variable refrigerant volume (VRF) type air conditioning units to various rooms with ceiling mounted heat recovery units. Condenser units shall be located on ground floor level just outside the Plant room. Storage tanks are located in plant room

#### Risers

Mechanical and electrical Services will generally rise in the service shafts and risers. All distribution of these services shall emanate from these shafts.

#### Heating, Ventilation and Air Conditioning.

#### Low Pressure Hot Water System

The boiler house will include the natural gas fired boilers, and networked BMS control system, including all associated pipework, pumps, insulation, lagging valves and fittings. The boiler house will supply variable temperature (weather compensated) circuits to radiator-heating circuits/zones. The Electric Heat Pump shall be located externally. The Heat Recovery ventilation plant shall be located internally in ceiling voids.

#### Fresh Air Mechanical Ventilation System

Mechanical Ventilation shall be provided to approximately 20% of the building. These areas include Toilets, Changing Room, Stores, Exhibition Space by means of 2no. Heat Recovery Units (HRUs). The supply and exhaust air shall be ducted in separate insulated supply and exhaust ductwork systems to and from these 2no. HRUs to ceiling mounted grilles/diffusers.

Natural Ventilation shall be provided via operable windows to approximately 80% of the building.

#### Water Services (including MWS, CWS & DHW Systems)

The requisite quantity of cold water for the building shall be stored in a sectional storage tank located at ground level plant area. Water shall be delivered to WC's and urinals etc under pressure from a water booster set. Hot water shall be generated from local point of use – under-sink electric water heaters.

#### Air Conditioning Systems

There will be 1no. Air Conditioning (AC) Unit installed in the Ceiling Void & will provide ventilation to the Flexible Exhibition Space. The AC Unit will be ducted to ceiling mounted Grilles in this room.

There will be VRF type air conditioning units in the Comms Room. The AC Unit & VFR will also comprise of outdoor condensing units, interconnecting refrigerant pipework, wall mounted controllers and a pumped condensate pipework system.

#### Fire Safety Design Strategy

Generally in Ireland buildings are designed to meet Part B (Fire safety) with compliance guidance provided in the Technical Guidance Document B. Part B (fire safety) do not apply retrospectively to buildings constructed prior to 1 June, 1992 unless a material change of use as per Article 13(1) of the Building Regulations has taken place. Building regulations n are applicable to material

Notwithstanding building regulation compliance requirements persons having control over premises to which Part III of the Fire Services Acts 1981 and

2003 applies have statutory duties in respect of provisions for fire safety on the premises.

Modern buildings are designed from the outset to allow occupants to leave quickly, easily and safely in the event of a fire, adapting an historic building is more difficult. The primary factors considered are the protection of persons in the building and the building fabric and contents. As the building will be open to the public the requirement for life safety measure is more onerous.

Where appropriate a fire safety engineering design solution by Specialist Fire Engineering consultants based on risk assessment of the building and development of a strategic approach to fire safety measures will be adopted to minimise impact on the building, important fabric and elements of the protected structure to lead to a more sympathetic solution.

Compensating measures will be proposed where appropriate and allowed to enhance fire safety. Fire alarm and detection system and emergency lighting will be integrated in to the building fabric to minimise visual impact.

#### Accessibility Strategy

It is now generally accepted that there should be access to all buildings for all people regardless of ability. Universal accessibility is a concept that states that all environments should be accessible by everyone, regardless of ability. Everybody is different and there is no 'average' person. As a result universal accessibility will benefit all because people with long term or temporary disabilities, people of small or tall stature, older people, parents with buggies, delivery persons and so forth will have greater access to the built and external environments.

Section 25 of the Disability Act 2005 places a statutory obligation on public bodies to ensure that its public buildings are, as far as practicable, accessible to people with disabilities and Section 29 places a statutory obligation on public bodies to ensure that as far as practicable, ensure that the whole or a part of a heritage site in its ownership, management or control to which the public has access is accessible to persons with disabilities and can be visited by them with ease and dignity. "Heritage site" includes protected structures.

This obligation does not apply if it has a significant adverse effect on the conservation status of a heritage site or if it would compromise the characteristics of the heritage site.

Accessibility of the built environment in Ireland for people with disabilities is controlled by Part M of the Building Regulations entitled "Access



for People with Disabilities”. The underlying philosophy of Part M is to ensure that as far as is reasonable and practicable, buildings should be usable by people with disabilities.

The term ‘practicability’ is used in connection with works (e.g. material alterations and certain material changes of use) to existing buildings which identifies instances where achieving standards of accessibility associated with new buildings is not feasible because of particular circumstances.

Whilst the provisions of the Building Regulations do not relate to management, the role it can play in improving the accessibility of existing buildings is acknowledged and consideration to enhancing the accessibility of existing buildings through appropriate management solutions.

In developing detail design solutions, regard will be had to the DoAHG Advice Guide on Improving Accessibility to Historic Buildings and Places, which TGD Part M 2022 makes reference to.

The level of intervention proposed allows for provision of a lift with the existing footprint providing full access.

## 1.7 Architectural Heritage Impact Assessment

former Heritage Impact Considerations:

This section addresses the impact of the proposed development on

1. Historic Urban Context & Setting including the Architectural Conservation Area
2. Trim Castle a national monument and protected structure and its setting.
3. Trim Town Hall (Market House) a protected structure.

The architectural heritage impact assessment assesses the impact having regard to compliance with statutory heritage policies, objectives, designations and guidance, in particular regarding impacts on the area character, the character of the protected structure and the special heritage interest value.

### 1. The impact of the proposed development on the historic urban context and setting of the protected structure including the Architectural Conservation Area

Trim town is a relatively compact urban structure of predominately low scale through the areas along Castle Street and surrounding the castle. The terrace of ten two-bay two-storey houses, built c.1890 opposite the Town Hall (former Market house) provide a picturesque quality to the streetscape against the backdrop of the medieval Trim Castle.

More recent developments within the immediate context have resulted in the introduction of modern architectural elements into the historic built landscape. The most notable new buildings are Trim Castle Hotel and the New courthouse structure introducing large scale contemporary architectural elements into the immediate built environment around Trim Castle gate.

The free-standing Town Hall (former Market House) commands a prominent presence in the streetscape, its architectural composition lending a civic quality to the street. The removal of the 1950's extension and replacement with a more compact extension and external facade improvement work will improve its visual presence and spatial relationship to the castle. Alteration to the building exterior, including new windows will not diminish the contribution the building make to the streetscape.

Externally public and semi-public realm landscape works will improve the immediate setting, provide coherence and visually connectivity between street pattern and surrounding open spaces.

### 2. The impact of the proposed development on Trim Castle and its setting.

Patterns of access can be critical to the appreciation of how a building is seen and experienced in its settings. Trim Castle landscape setting is an integral part of the heritage value of Trim Castle and its appreciation. The immediate area around Trim Gate is defined by the urban scale and pattern of the town along Castle Street in contrast to the open space landscape in which the Castle predominately sits. As the arrival entry point to the Castle, the Town Hall (Market House) is sited at an important threshold between the town and Castle.

The removal of the 1950's extension and its replacement with a scaled down extension improves the visual legibility of the outer Castle Curtain wall providing improved spatial separation and vistas thereby improving the immediate setting at Trim Gate.

The removal of the abutting structure will expose covered up section of the castle curtain wall further improving the visual presentation and provide a more considered landscape that integrates a visual marker of the former moat in the design. The northern wall of the former market yard defines the southern edge of the medieval causeway which was used to traverse the moat and gain access to the castle through Trim Gate. Alteration to this wall to form a covered connection from the visitor centre to the causeway will not adversely impact on medieval fabric (refer to Archaeologist assessment) or negatively impact on the approach to the causeway.

### 3. The impact of the proposed works on the special interest values (significance) of Trim Town Hall a protected structure, elements of the protected structures of heritage value

Works in this context include removal, alteration, addition, repair and renewal. These impacts can often represent the more significant impacts as these will result in physical intervention to the structure and fabric.

The development intent is to expand and complete the adaptive re-purposing of the building to provide an expanded visitor exhibition centre to improve the visitor experience. The historic building does as it stands does not have sufficient space to meet the functional requirements for the Visitor Centre, likewise the existing interior layout requires significant reorganisation to provide suitable spaces for exhibition. The approach taken will transform the building whilst retaining the buildings physical presence that contributes to the character of the historic urban structure of the town and its streetscape.

The proposed development works necessary to adapt and extend the building, consists of significant alterations to Trim Town Hall (Market House) including

the removal of the later 1950's extension.

The building as it stands, is a result of significant remodelling and extensions which has resulted in a disparate architectural layering that lacks architectural coherence and continuity. The accumulation of interventions have diminished its overall architectural value. Internally surviving decorative features allude to an architectural continuity through use of classical details that echo the original nineteenth civic architectural language but is mostly of low inherent architectural value.

The challenge of the design response is to provide a quality architectural design solution that does not further increase the disparate layering and further diminish its value.

To provide coherence with a singular architectural identity the design solution will remove the 1950's structures to provide a more modest architecturally contrasting two storey extension to the rear. The 1950's former ballroom is no longer fit for purpose and not suitable for integration with an expanded visitor centre. The extension is not considered of architectural significance to merit protection and its removal will greatly enhance the setting of the castle. The opportunity for enhancement and improvements validate the removal of 1950's extension. The new extension will be visually subservient to the main building through use of scale, form and materiality that will improve the visual presentation of the building within its surroundings.

Internally the existing building will be remodeled removing cellular subdivisions, reorganising the spaces including provision of a new lift. This significant reordering will result in the loss of the surviving 1925 interior.

Consideration to such a significant intervention can only be considered on the basis of the quality of the existing interior and the quality of the architectural design proposed. The existing interior is not of high architectural merit, and the use of classical motifs were employed to provide a semblance of grandeur for local governance to otherwise modest spaces.

External facade improvement works will improve the building's visual appearance and alterations to fenestration at ground level will improve visual connectivity between internal activities and the external streetscape. The external facade, the outward expression of the anatomy and organisation of the building will continue to maintain architectural coherence to the internal spatial volumes retaining an architectural integrity of the original building. The relocation of the entrance will improve connectivity to a new public realm space that will serve as entry threshold to the castle.

Overall the work will still retain a semblance of the original building form, its

civic quality without diminishing the building integrity or architectural value or special heritage interest value.

#### Conclusion:

Contemporary heritage protection in the form of adaptive reuse has gained significant traction as a means of breathing new life into an old structure synthesising new with old aiming to provide a balance between preserving the special character, quality, and significance of the historic place and facilitating change in a way that sustains it into the future.

While the design response does require significant intervention and alteration to meet the re-purposing an expansion, these interventions have been designed with regard to compatibility with the surviving architectural heritage of value in this instance.

The design response to the extension and alterations has successfully managed the necessary transformation of the building and landscaped setting by careful integration of the extension of an appropriate scale and density, considered interventions in the retained building, whilst providing sufficient landscaped spatial separation around Trim Castle , ensuring that an appropriate setting is provided that protects the special heritage interest values

The protected structure status seeks to ensure that the special interest value of the structures is maintained and any changes or alterations to them are carried out in such a way as to retain and enhance these special interest values.

The appropriate integration of the new interventions into the historic fabric of value will be in a coherent manner that retains historical legibility of authentic material and the intrinsic character.

Having regard to the location of the proposed development within a '*sensitive landscape*' part of setting of Trim Castle which is of significant heritage value And the scale, form and nature of the works to the protected structure , it is considered that development will not adversely impact on the character of the Architectural Conservation Area and the character and setting of the protected structure and Trim Castle and their heritage interest value's.

## Section 02

# Conservation Development Strategy

## 2.1 Conservation Development Strategy

This Conservation Development Strategy looks at the Town Hall and its relationship with Trim from a historical and contextual perspective. It sets out through analysis and understanding of the historical development of the site, the building and setting, to assess its capacity to absorb change, potential impacts and mitigation to avoid, reduce or compensate for potential adverse impacts, and to enhance positive benefits.

### Conservation Development Strategy

The design response to historic places and buildings requires a fully integrated and multi-disciplinary approach to developing a design philosophy and the necessary detailed solutions/specifications which carefully address the architectural heritage sensitivity.

The historical and cultural significance of a place or a group of buildings, can lie in their social and spiritual value for past, present and future generations. Our historical environment is fundamental to our sense of place and are important aspects of the distinctive character of each place.

The recognition of landmarks, whether of historical, archaeological or environmental significance, play a major role in a community's collective memory and cultural consciousness. They can provide a focus for new development and have a positive influence on the design response.

The conservation response to building and site is based on a thorough understanding of the built historic environment and its significance that is informed by survey, research at an early stage in the design process and is ongoing to ensure informed decisions are made.

Historic buildings and places can by their intrinsic permanence can have a capacity to absorb sensitive interventions without diminishing legibility and heritage value.

The historic location and buildings contained thereon provide a unique opportunity to physically engage with history and place, which can draw energy from the juxtaposition of the new and the previous, the static and the dynamic.

We see the conservation objective of the project being a successful integration into the historic context to maintain a sense of the historic place and character without diminishing the setting and architectural integrity of the Protected structure

The purpose of the Conservation Development Strategy is to provide

- Assessment of the heritage value of the heritage building.
- Assessment of the heritage value of the setting and landscape.
- Identify capacity for change.
- Identify capacity to absorb appropriate development.
- Identify measures to protect the heritage value of the heritage asset.
- Identify opportunities to enhance the heritage asset value.

The conservation development strategy provides a relevant framework to ensure the appropriate protection, conservation and enhancement of all elements of the historic environment and allow the impact of proposed development on the historic environment and its setting to be assessed. Setting is more than the immediate surroundings of a site or building and may also be related to function or use of place.

Part of the assessment will be to assess the capacity to absorb sensitive interventions without diminishing the heritage value to ensure a coherence between historic and the new.

The conservation development strategy is an active and evolving during the design development process and address some of the following

- Assessment of special heritage significance value of the site and buildings.
- Assessment of the development capacity of site without adversely impacting the interest value.
- Provide guidance framework for development .
- Framework for historic environmental protection constraints.
- Assess impact of design on heritage structures
- Provide guidance to enhance and provide a new contextual setting for retained buildings to ensure a coherence between the historic and new interventions.
- Provide guidance to managing change to the historic environment landscape.
- Provide guidance to the design to limit the impact on the existing buildings of historic value.

There are challenges to implementing a successful conservation and adaptation of historic structures that require careful consideration and carefully considered design approaches.

A conservation guided approach will ensure that these challenges are met. The following documents provide guidance to inform the Conservation Development strategy in addition to heritage protection policies and objectives.

- DoCHG Architectural Heritage Guidelines
- Building in Context- New Development in Historic Areas - English Heritage (Historic England)
- New Design in Historic Settings - Historic Scotland
- Managing change in the Historic Environment Gardens and Designed landscape - Historic Scotland

There is considerable overlap between guidance of both documents .

“The founding and enduring principle is that all successful design solutions depend on allowing time for a thorough site analysis and character appraisal to fully understand context. There is a subjective element in judgments about design quality but differences of opinion and matters of personal taste should not be allowed to obscure the fact that it is possible to arrive at opinions about design quality that are based on objective criteria. There are many ways of doing this, but any such process is likely to include asking questions based on the following principles which encompass both the quality of the building itself and development as a contribution to the urban design of the neighbourhood in which it is situated.



1656-1658, the Down Survey - Trim a fortified town



Trim Castle  
Artists impression  
by Uto Hogerzell

Conjectural view of Trim, looking south-east, c.1400

## Development of Place:

Trim – Áth Truim, 'Ford of the elder tree' - is near the head of the navigable part of the river, and at an important crossing place. It was a significant settlement even before the foundation of its first church, reputedly by St Lommán in the mid-fifth century.

At the beginning of the Norman colonisation of Ireland Henry II, king of England, granted Hugh de Lacy the palatine lordship of Meath, a vast area stretching from the east coast to the Shannon. Trim was at the centre of this area, at a junction of land and water transport. Between 1175 and 1202 de Lacy, and his son Walter, built Trim castle.

The basic structure of Trim Castle, with its keep and curtain wall with mural towers, dates from the late twelfth century, although it was modified and strengthened in succeeding centuries. The earliest charter for the town of Trim, clustered outside the castle, dates to 1194, but the urban community had probably been established by Hugh de Lacy before his death in 1186.

Trim was an important social and economic focus and a place for trade and therefore protected by Town walls. The traceable line of the town wall is over two kilometres long, including a 200 metre section of the castle wall, and encloses an area of about 23 hectares. North of the river the curving street lines are unusual for a planned Anglo-Norman town and may reflect some accommodation with previous boundaries associated with the Early Christian site.

The dissolution of the Abbey and Friaries in 1539 and 1540 had far reaching impacts on the economic, social and political powers in Trim and by 1584 the town was a substantial and well-fortified.

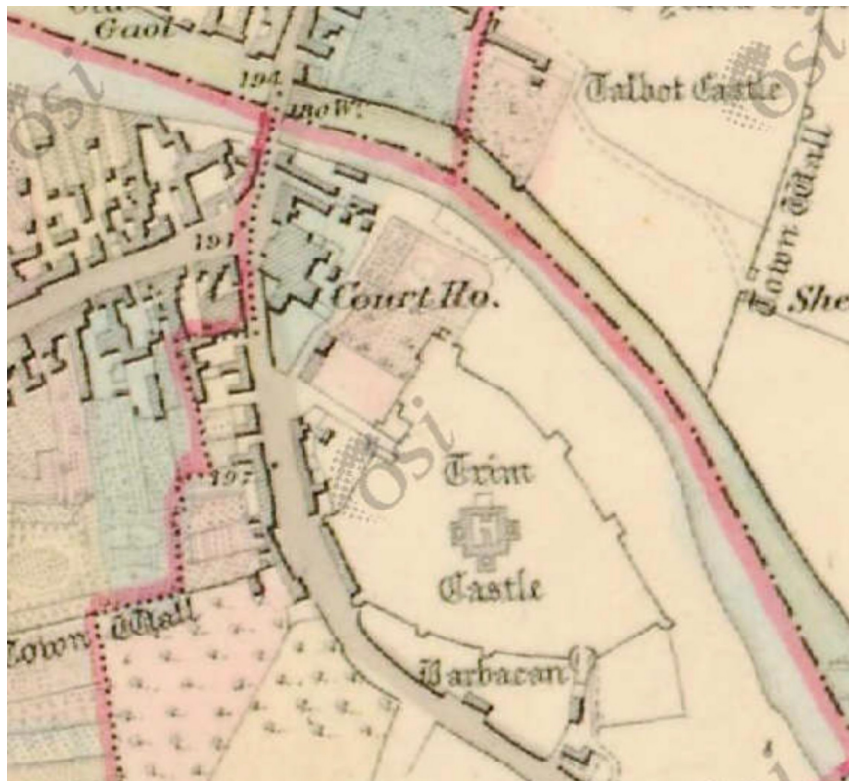
In the 18th C Trim acted as the County town for Meath. In 1835 the corporation was replaced by town commissioners who brought about major improvements in the form and fabric of the town. In 1852-3, two major projects were commenced – the building of a Town Hall, and installation of gas lighting.

## Trim Market House Understanding Place & Significance

Understanding the historical development of place and significance of the heritage structure should inform the design process.

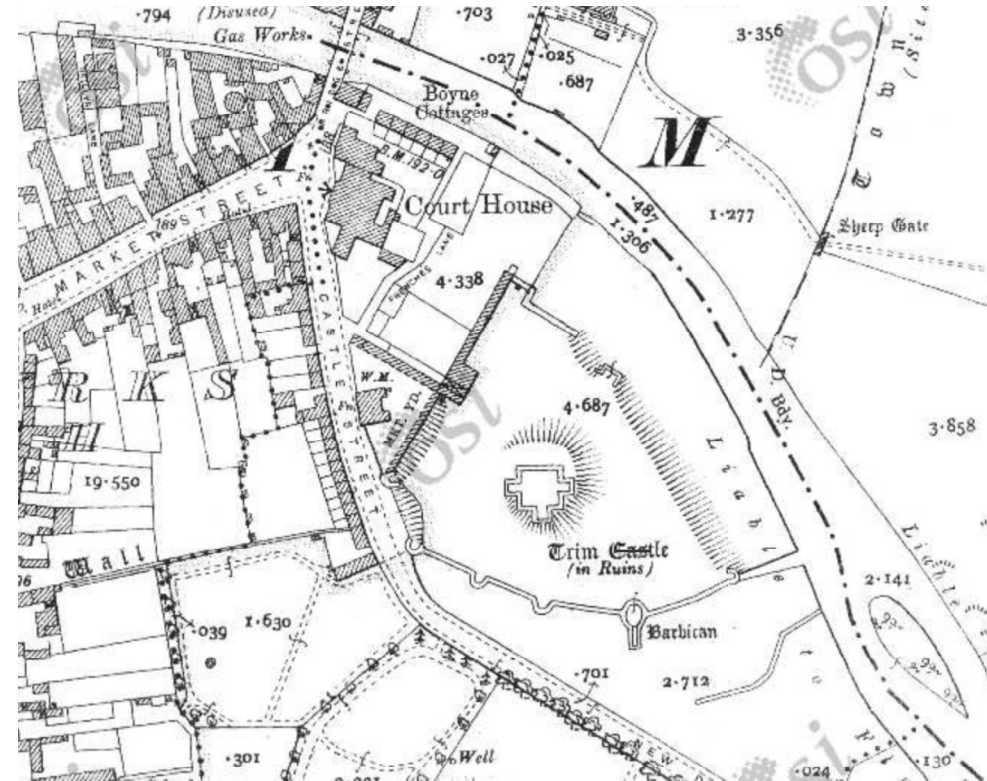
Layers of history and associated development generate patterns within an area. An understanding of the historic evolution of a place is essential in determining whether a historic setting needs enhancement or whether lost elements should be restored. New design should consider and respond to these layers of history – the 'narrative' of the place.

## Cartographic Analysis



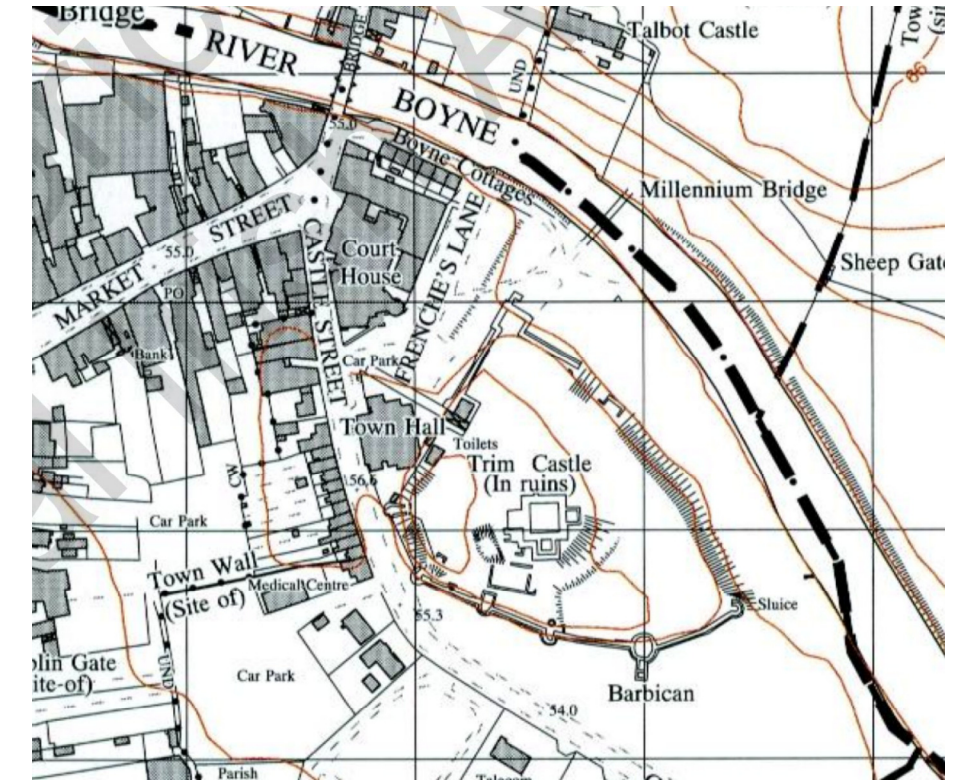
### Pre 1850

Vernacular linear street development pattern .



### Pre 1921

Market House built 1850 with market yard with open lean-to building enclosure.



### Pre 2013

Market House reconstructed 1925 and extended with further extension in 1950.



Ground Floor Plan

First Floor Plan

1850

1925

1950

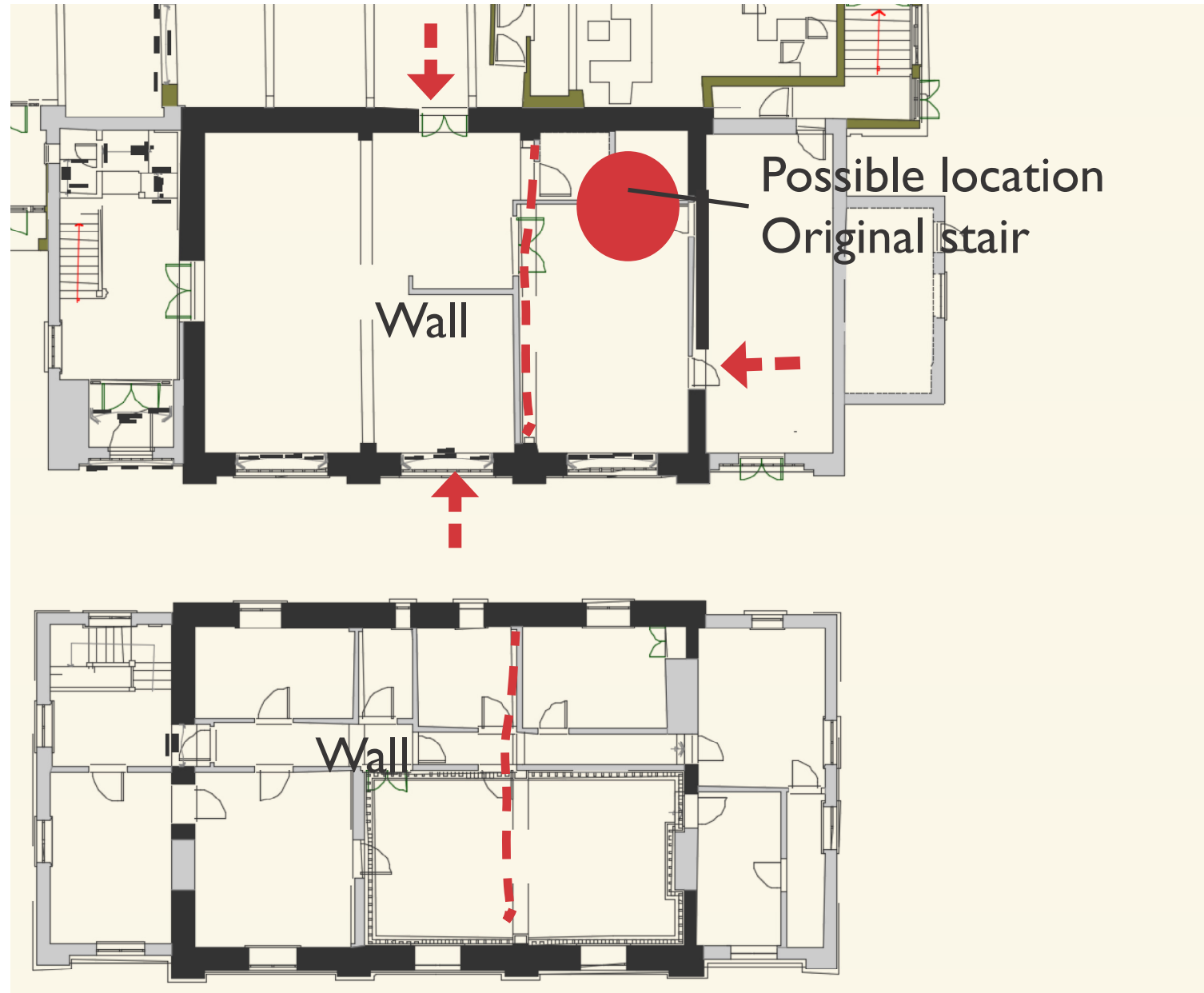
2022



Building Phase's Analysis.



# 1850 Market House



Original footprint ■





1920 - Market House Ruin



Market House & market street Granard showing typical market day at turn of century - social gathering



1950 - Reconstructed and Extended Market House - out buildings enclosing Market Yard

## Significance

### Place

- Within in setting to national monument - Trim Castle

### Built Architectural Heritage Value

- Contribution to streetscape
- Value contribution to architectural building stock of Trim part of Trim Historic Core ACA
- Castle Curtain wall - national monument forms boundary

### Social

- Market Gathering Place - economic purpose
- Local Governance - "Town Hall"

## Setting

### Setting

While setting can be mapped in the context of an individual proposal ,it cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a building.

This is because the surroundings of a building will change over time, and because new information on buildings may alter what might previously have been understood to comprise their setting and the values placed on that setting and therefore the significance of the heritage value.

The setting of a heritage building is

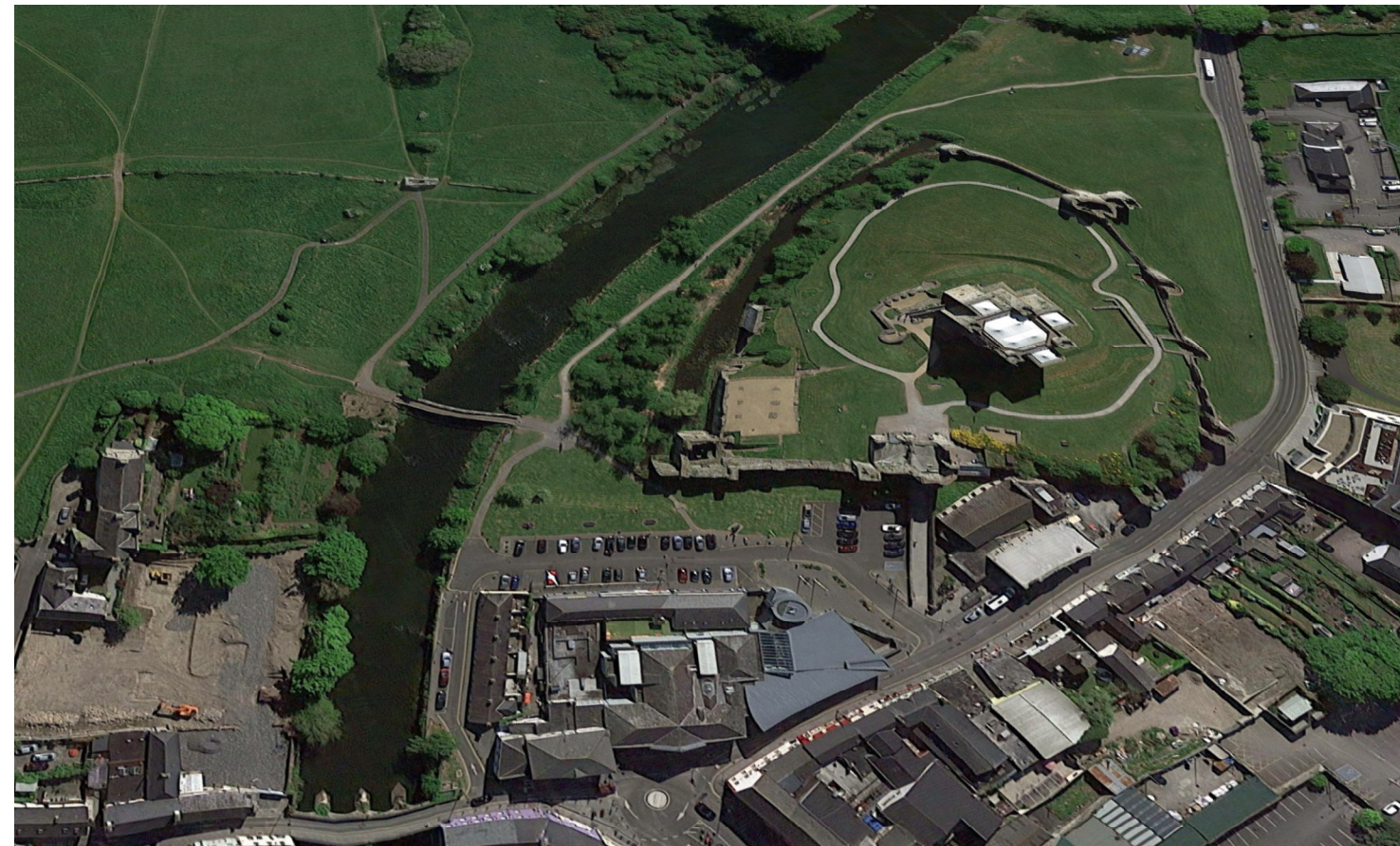
‘the surroundings in which a heritage building is experienced’

Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that heritage building The starting point of the analysis is to identify those heritage buildings likely to be affected by the development proposal.

A ‘Zone of Visual Influence’ defines the areas from which a development may potentially be totally or partially visible by reference to surrounding topography of the heritage building/structure , often overlaps with considerations for prevailing townscape/urban design and of the character and appearance of the areas.

Settings importance lies in what it contributes to the significance of the heritage building or to the ability to appreciate that significance.

Settings of heritage buildings which closely resemble the setting at the time the building was constructed or formed are likely to contribute particularly strongly to significance but settings which have changed may also themselves enhance the significance.



Google Map - Town Hall at sensitive location within immediate setting of Castle.



# Physical Surroundings



# Analysis



## Physical Surroundings



## Contextual Views



## Physical Surroundings



## Contextual Views

 **Built Morphology Characteristics**



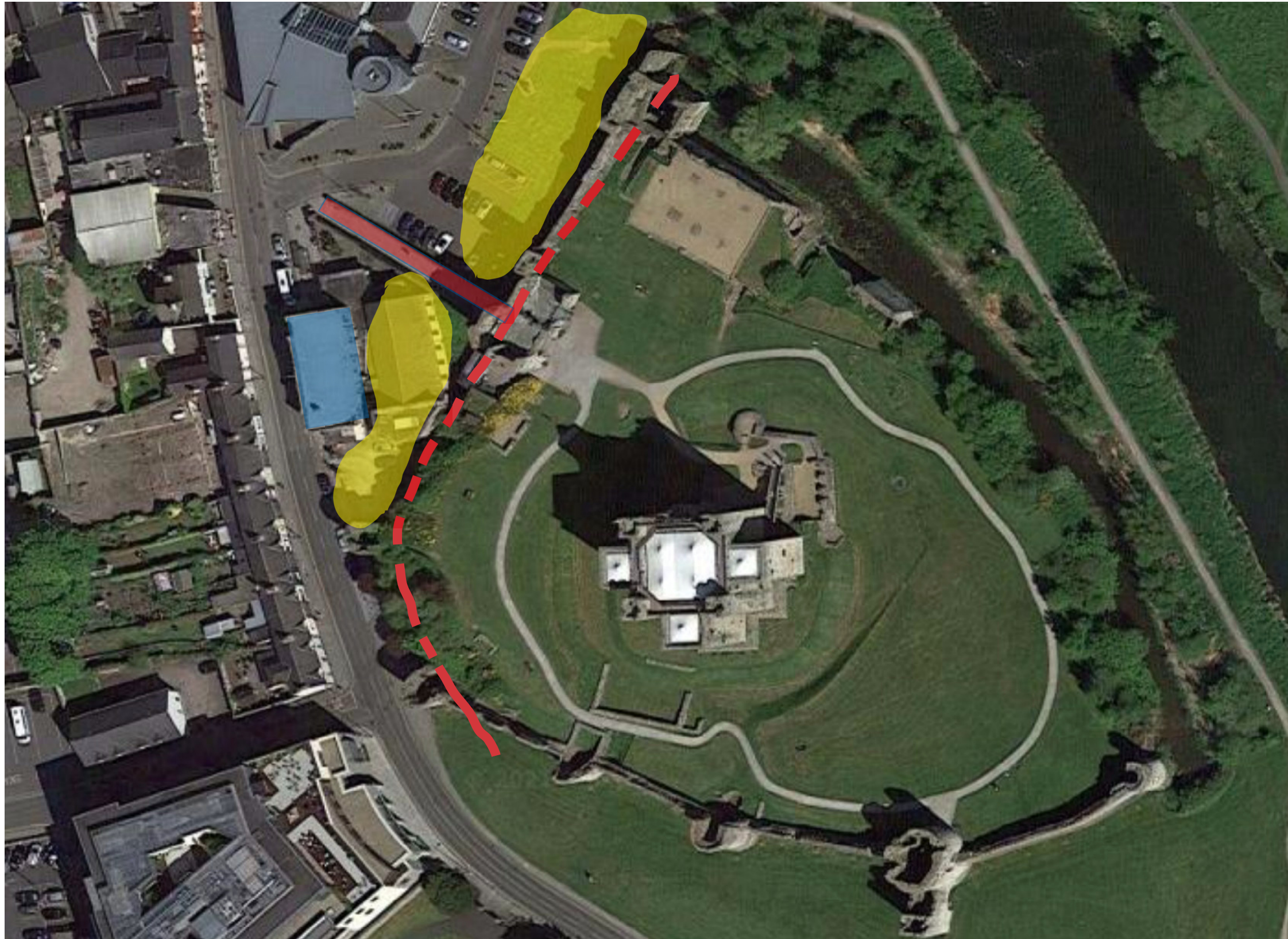
Trim Castle - Immediate Zone of Influence







Spatial Separation





## Spatial Separation

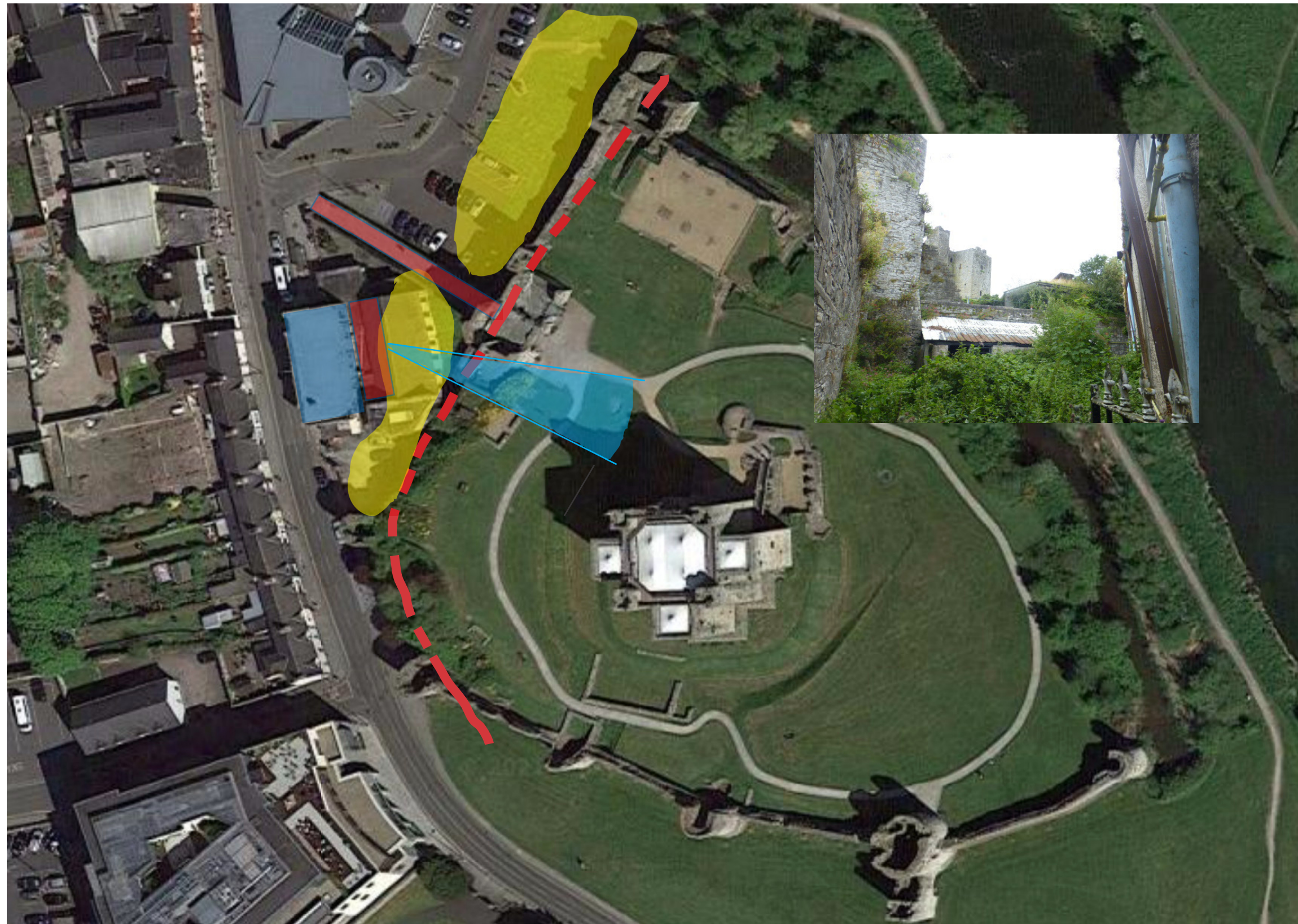


Improve Spatial Separation Between Market House & Castle Curtain wall

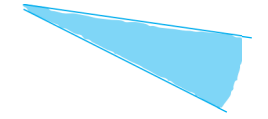




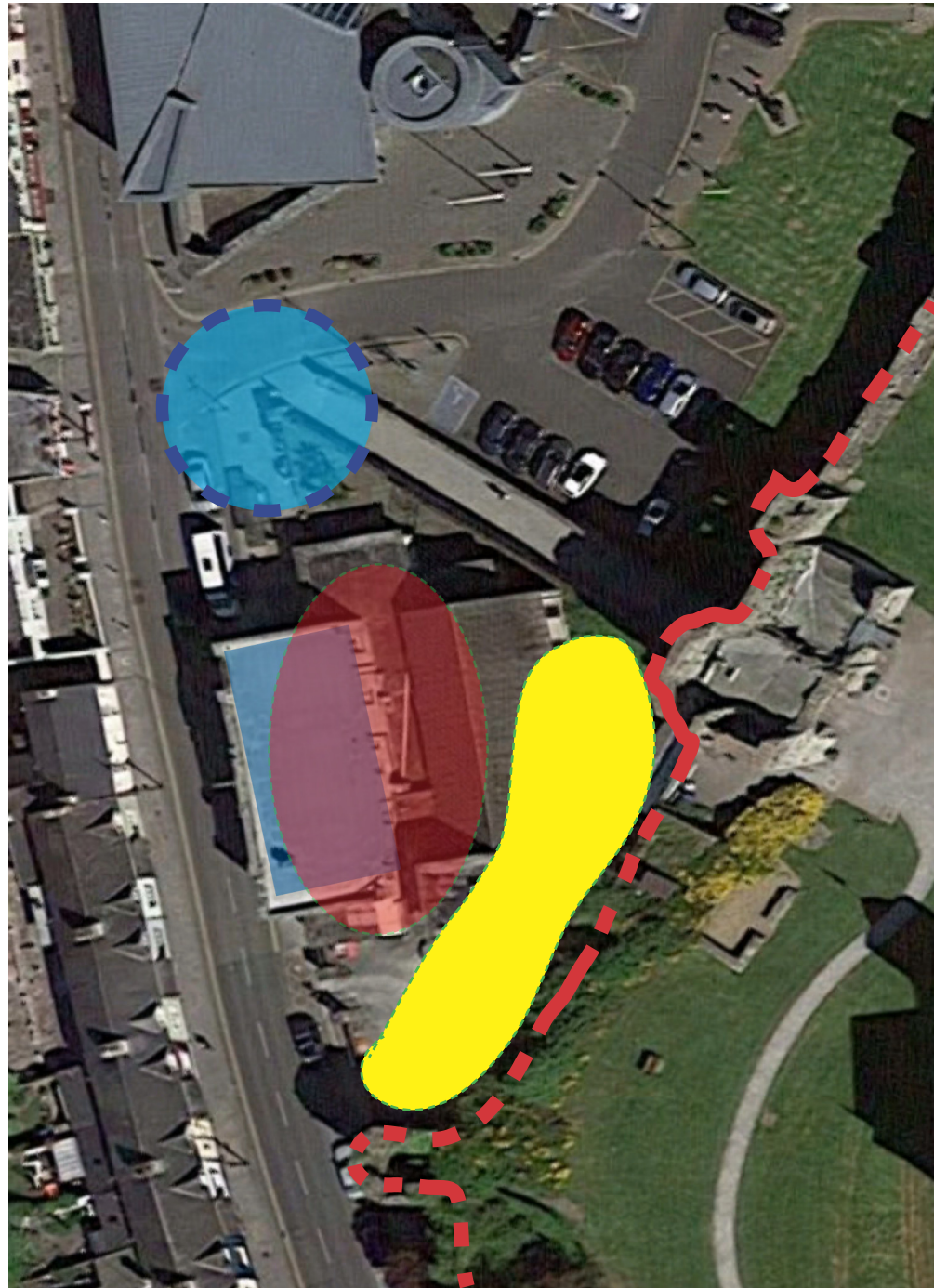
## Visual Connection Potential



Framed View Potential  
\_ Visual connection for Market House  
Visitor Centre



## Setting Character Sensitivity Study



Area with Capacity to absorb change



Area important to setting - sensitive to change  
Not suitable for development



Sensitive Threshold



### Setting Character Sensitivity

Sensitivity refers to the inherent sensitivity of the landscape change.

Can the setting absorb the change without losing its intrinsic character?

**Setting has capacity for change**  
1950's extension has over intensified development on the site providing insufficient spatial separation to the Castle.

### Setting Visual Sensitivity

Consideration of general inter-visibility between building and landscape.

Is Protected structure likely to be affected by developments within its visual envelope (Setting). What views are valued?

**The space around the Trim Castle Curtain wall is highly sensitive to change.**  
Visual and spatial separation a long former moat alignment important to the Castle setting.

### Setting Value

The experiential qualities of the setting in terms of amenity , visual appreciation , natural qualities, strengthening of heritage value

**Open Spatial separation** provides separation form the surrounding urbanisation of the town.

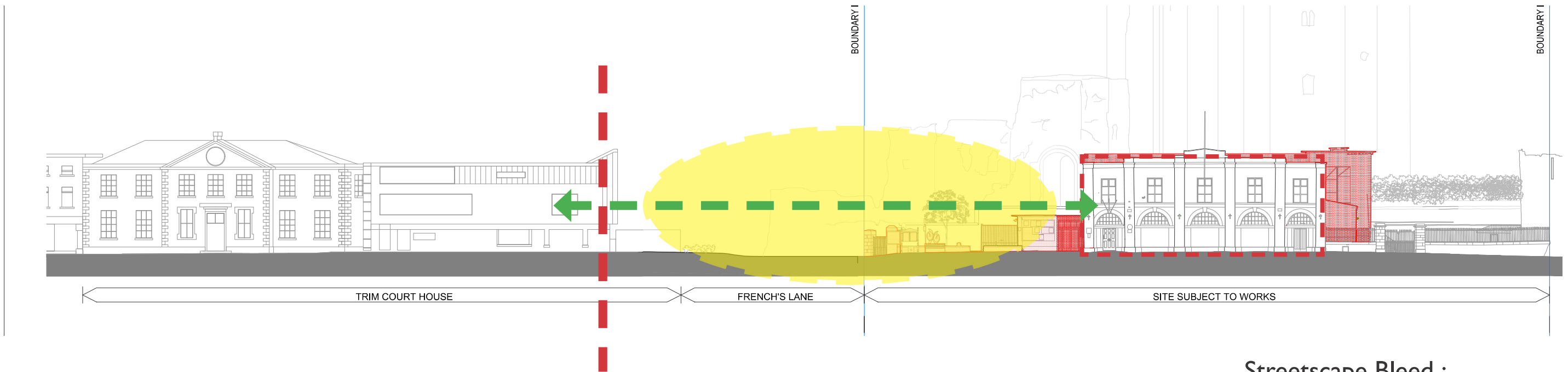
### Setting Capacity

Ability of a setting to accommodate change for a development of a specific type without adversely affecting the intrinsic character of the setting.

An evaluation of capacity derives from a combination of

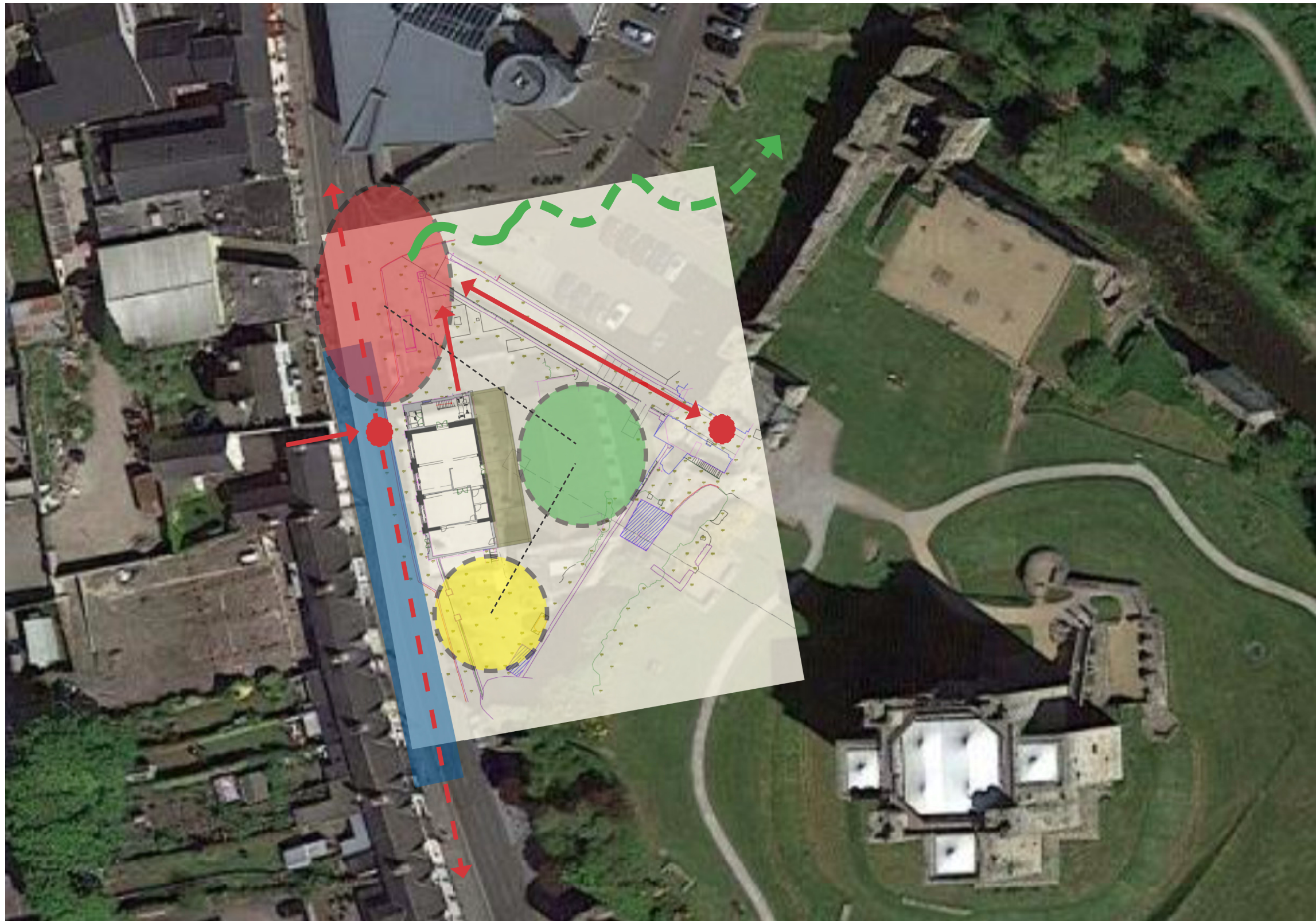
- Setting sensitivity
- Visual sensitivity
- Setting value

The contribution of setting to the protected structure's architectural heritage value is an important facet of its appreciation. The current landscape setting is man-made , is a relatively recent response to loss of attendants but does retains elements of the historic setting such as the entrance and rear garden enclosure.



Streetscape Bleed :  
- Lack of definition  
- Incoherent Space

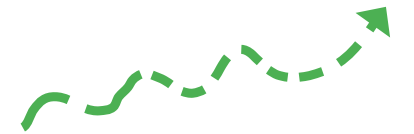
## Place/Space Making Opportunities



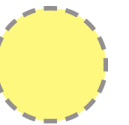
Public Realm Place - Threshold  
Current space incoherent lacking definition -  
Strengthen arrival from Town  
Link paving



Strengthen Visual Connection to  
Green link



Space with landscape potential to  
improve setting of Castle Curtain Wall &  
Streetscape setting



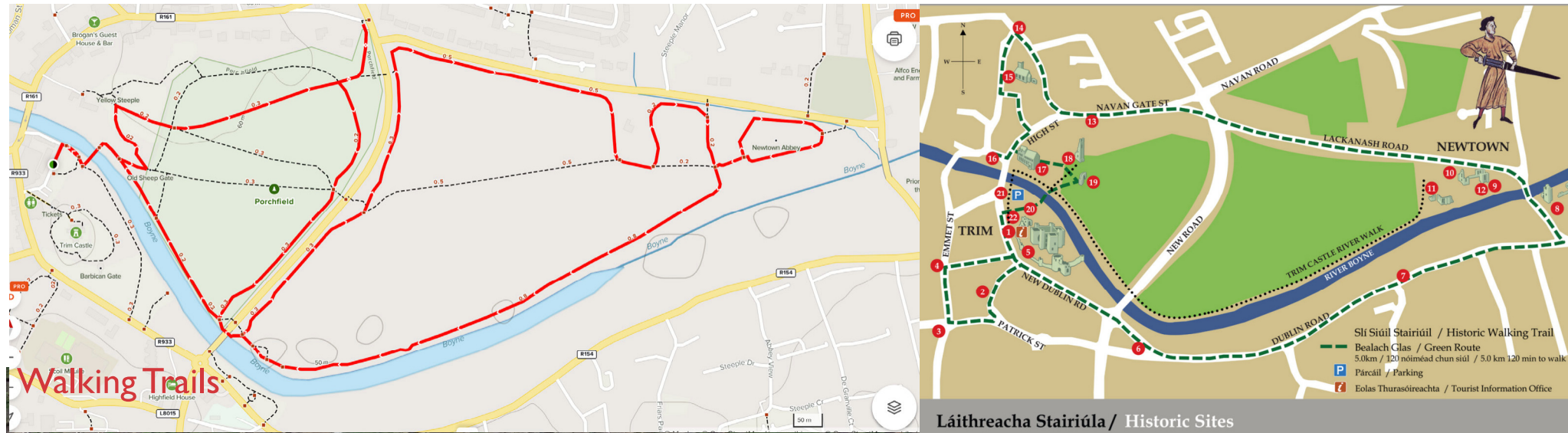
Space with landscape potential to  
improve setting of Castle Curtain Wall  
Presentation of Archaeology



Heritage Sites - Immediate Vicinity



Connections



■ Heritage Sites -Wider Vicinity



- Láithreacha Stairiúla / Historic Sites**
- |                                                                        |                                                              |
|------------------------------------------------------------------------|--------------------------------------------------------------|
| 1 Ionad Cuairteoirí Bhaile Átha Troim / Trim Visitor Centre            | 12 Eaglais An Bhaile Nua / Newtown Church                    |
| 2 Eaglais Phádraig / St. Patrick's Church                              | 13 Geata na hUaimhe / Navangate                              |
| 3 Séadchomhartha Wellington / Wellington Monument                      | 14 Geata Bhaile Átha Bui / Athboygate                        |
| 4 Geata Bhaile Átha Cliath / Dublin Gate                               | 15 Ardeaglais Phádraig / St. Patrick's Cathedral             |
| 5 Caisleán Bhaile Átha Troim / Trim Castle                             | 16 An Sean-Phriosún / The Old Gaol                           |
| 6 Reilig Mhaidilín / Maudlin's Cemetery                                | 17 Mainistir Mhuire / St. Mary's Abbey                       |
| 7 Geata Macalla / Echo Gate                                            | 18 An Spuaic Bhui / Yellow Steeple                           |
| 8 Mainistir Eoin Baiste / Priory of St. John the Baptist               | 19 Geata na gCaorach / Sheep Gate                            |
| 9 Tuama an Fhir agus na Mná in Éad / Tomb of the Jealous Man and Woman | 20 An Gunna Mór / The Cannon                                 |
| 10 Ardeaglais An Bhaile Nua / Newtown Cathedral                        | 21 Teach na Cúirte / The Courthouse                          |
| 11 Mainistir Vicoeiriach / Victorine Friary                            | 22 Ionad Cuairteoirí Bhaile Átha Troim / Trim Visitor Centre |



## Emerging Analysis:

### Grain.

New developments should respect extant grain – the pattern of buildings roads and spaces.

Grain tends to be influenced by the rhythm of architectural composition and the prevailing relationship of solid-to-void.

A very ‘solid’ urban grain, tends to produce a closely delineated and confined effect, where an less solid arrangement provide a different open ‘grain’ with spaces between.

One element is the ‘permeability’ of the grain – how people move between spaces and the nature of long and short views.

### Density and Mix

Density is the amount of development that can be supported on a particular piece of land and will vary according to the type of use.

New development in historic places should respond to the amount, nature and mix of current uses, particularly where they are distinctive to the area character and relate to its historical growth.

Existing densities and uses should not necessarily determine future patterns.

### Height and Scale

New design should consider the surrounding scale, hierarchy and massing of the existing built form.

Scale is made up of height and mass and is mostly relative in that building height is generally perceived in relation to the height of a person, width of a street or space, nearby buildings, particular landmarks or strategic views.

Perception of Height is relative to the surrounding context. The appropriate scale may also relate to the wider impact of the development.

It is important to scope the sphere of influence of a proposal at an early stage using key views to the historic building,

### Materials and Detailing

‘Traditional’ materials make a strong contribution to local distinctiveness. Exemplify the use of local or indigenous materials and vernacular traditions in establishing their distinctive identity. The sensitive use of appropriate colour, texture and pattern of materials, whether traditional or contemporary, is important.

### Views

Often historic buildings or clusters and features within rural, designed or urban landscapes important because their distinctive character contributes strongly to the identity of a building or an area. Views embrace open landscapes whereas existing vistas may be channeled or terminated by landscape features and buildings, intentionally or accidentally.

New designs provide the opportunity to create new vistas and create dynamic juxtapositions of old and new, so adding texture and variety.



### ROOFSCAPE

1925 bay additions make it challenging to reinstate hipped roof to central section - explore options

Opportunity to introduce rooflights .

### EXTERNAL FACADE

Render & decoration

Replacement of render with softer rough cast self finish or with painted finish would improve visual quality  
Use of colour that represent natural materials i.e. stone

Windows

Replace window to improve visual proportions -  
No reveal rebate, make it challenging to introduce up and down sash window, Steel window of 1920/30 period style could be considered .

Fenestration

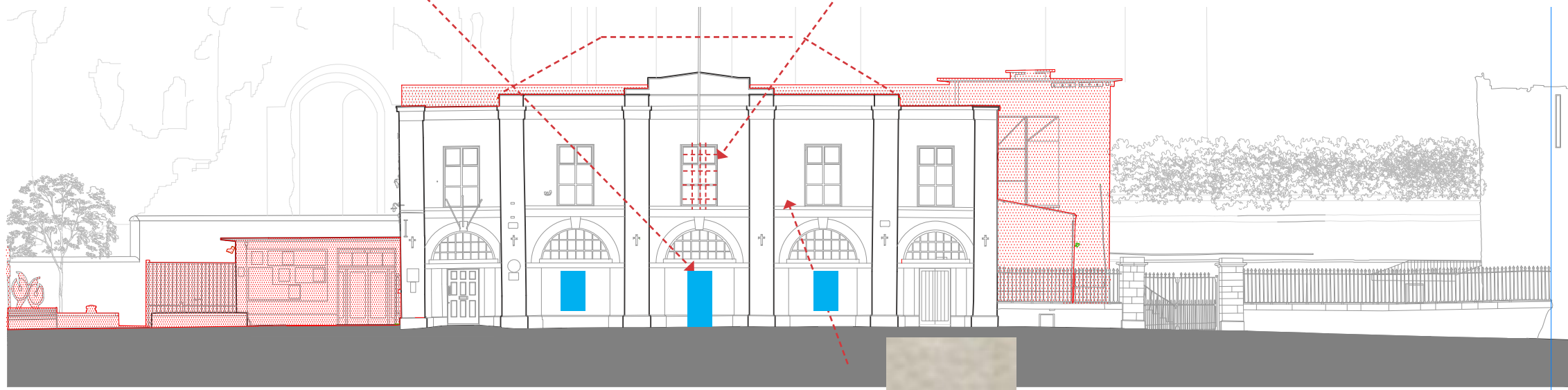
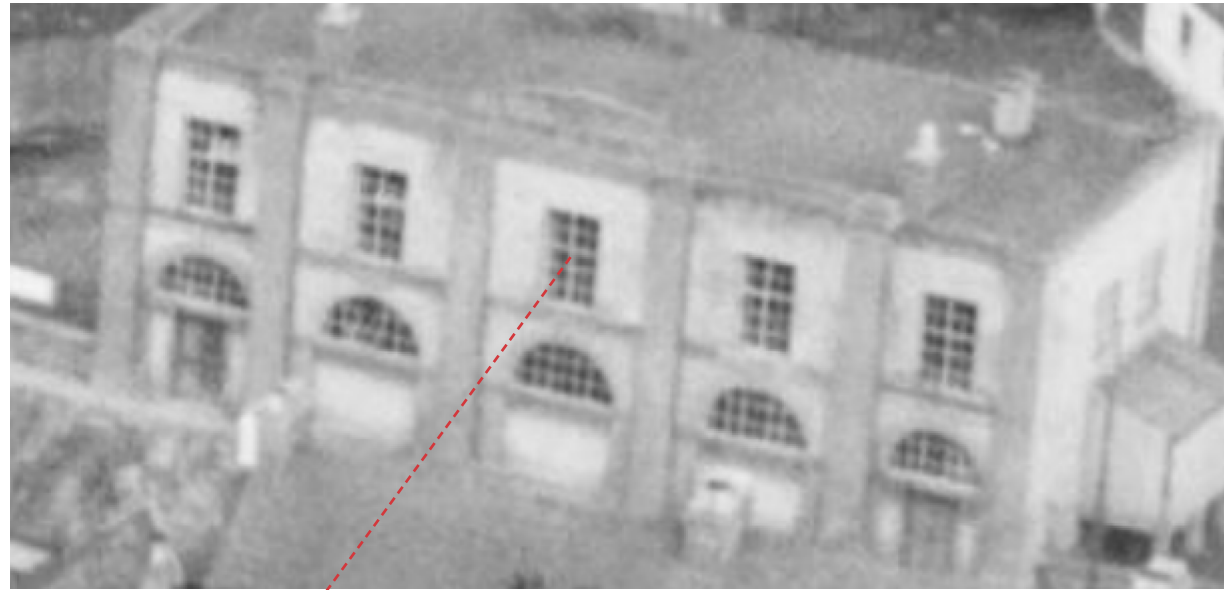
Improve visual permeability at street level  
- Open up arcade

Reinstate windows previously blocked up.

## Building Improvement - Opportunities



Crittall type windows





Assessment Of Design Qualities & Relationship to Historic Environment

Demolitions

1950's Extension

- 1950s Extension containing auditorium, stage ,fly tower with ancillary facilities. Functional vernacular building that has limited architectural quality contribution to the Town Hall.

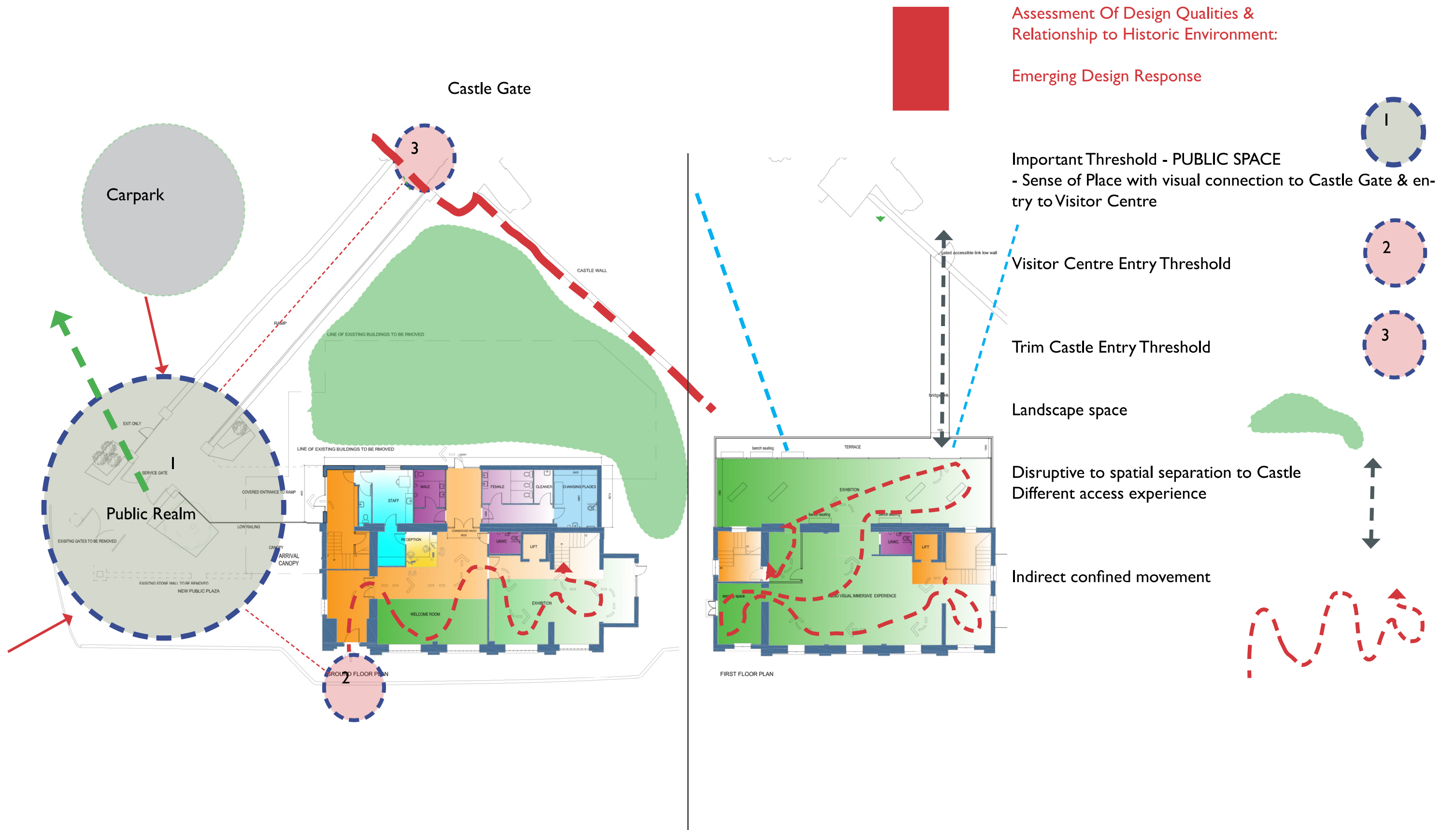


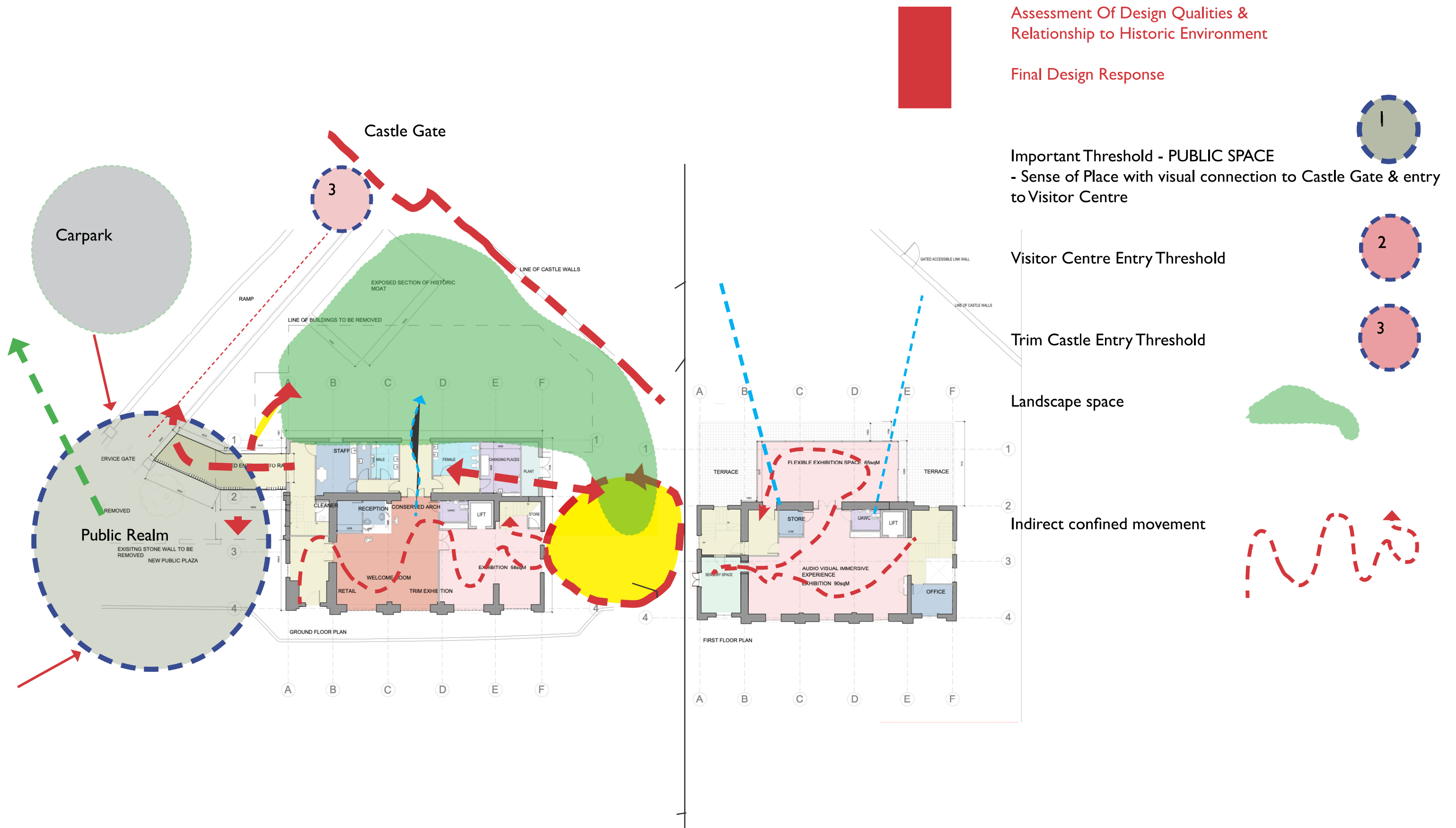
Lean-to structure on line of original market yard building - much altered - (further assessment to determine if fabric co-eval with the Town Hall/Market House).



Internal alterations to Town Hall/Market House (1925 reconstruction & Extension).

Layout of original 1850 Market house not determined  
Reordering involves removal & alteration of 1925 reconstruction including possible alterations made to the 1925 reconstruction in the 1950's. The open plan proposed for the building removes the cellular spatial arrangement. Alterations are considered acceptable as 1925 is not of high architectural merit providing a legibility of the building typology is retained .







### Assessment Of Design Qualities & Relationship to Historic Environment

#### Materiality

'Traditional' materials make a strong contribution to local distinctiveness. Exemplify the use of local or indigenous materials and vernacular traditions in establishing their distinctive identity. The sensitive use of appropriate colour, texture and pattern of materials, whether traditional or contemporary, is important.

