

Dear Sir/Madam On behalf of our clients Bridgestock Care Ltd we wish to make the attached submission to seek the removal of Marian Hostel from the Record of Protected Structures. Yours sincerely Patrick Little AXIS architecture

Forward Planning Section  
Offaly County Council  
Aras an Chontae  
Charleville Road  
Tullamore  
Co. Offaly

6/10/2020

## SUBMISSION ON THE DRAFT OFFALY COUNTY DEVELOPMENT PLAN 2021 - 2027

Dear Sir Madam

On behalf of our clients, Bridgestock Care Ltd, Marian Hostel High St Tullamore Co. Offaly we wish to make the following submission regarding the proposed removal of Marian Hostel from the record of protected structures within the new County Development Plan 2021-2027. The structure is recorded in the Draft 2020 Record of protected structures as **RPS 23-384 and 23-385**.

Marian Hostel is a former convent hostel building which was run by the Sisters of the Blessed Sacrament as accommodation for young women working in Tullamore. Between 1963 and 2019 there has been 6 planning applications for alterations at the hostel. The building was largely reconstructed in the 1960s as a result of the planning application TU9266 and PD204 and it was further extended on foot of planning reference TU20468 in 1969.

The more recent applications were in 1986 which changed the use of the northern wing of the building from bedroom to an activation unit and adding a toilet block to the training centre which is contained in the southern wing to the rear of the main hostel building.

The building is a protected structure by virtue of its listing on the record of protected structures in the current county development plan. The county development plan lists it as two separate protected structures RPS 23-384 and 23-385. **However it is not listed on the National Inventory of Architectural Heritage.**

The building is currently been used an accommodation centre for protected persons.

It is our opinion that the existing structure holds very little historic architectural value worthy of protection. From inspection of the 1912 Ordinance survey maps and in comparison with the current arrangement of the buildings on the site it is clear that the majority of the building is in fact a modern intervention and constructed in modern building materials. With the exception of the front façade and the iron railings to the High Street there is very little features of historic value worthy of protection. In fact the bland and monotonous nature of the façade is not in keeping with the historic architectural fabric of the surrounding buildings of 19 High Street, The

G:\Shared drives\AXIS\20\2028 Tullamore Town Development Plan\201006 Marian Hostel.docx



Figure 1 Historic 6" Map 1829-41 Site outlined in Yellow

The historic 6" Maps of Tullamore from 1829-1841 show the original configuration of the buildings on the site which no longer exists.



Figure 2 Historic 25" Map of Tullamore 1897-1913 site outlined in RED

The Ordinance survey map of 1897 – 1913 shows changes in the original plans of the buildings showing evidence of considerable change. And comparison with the modern ordinance survey shows further changes again from the 1960s developments.

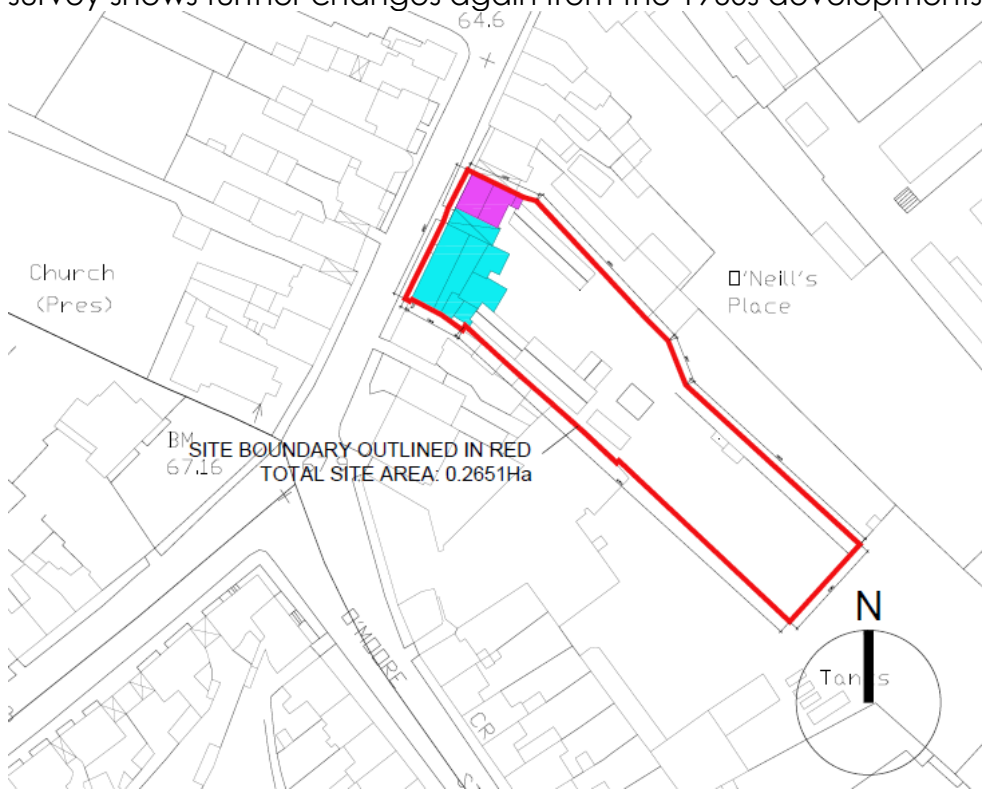


Figure 3 Current OSI Map showing site outlined in red

We have attached a photographic record of the structure with plans showing the positions of the photographs.

It is our opinion that this is a strategic site located in the centre of the Town with a prominent position on the High Street. It has significant potential to be redeveloped into an important development for the town. It is our opinion that there is little value in maintaining this property on the record of protected structures and that both references RPS 23-384 and 23-385 should be removed from the 2020 Record of protected structures. This will enable the site to be considered for appropriate redevelopment without the burden of protecting largely 1960s structures.

We respectfully request that the Councillors consider the removal of the structure from the record of protected structures and open up the opportunity to consider this site for strategic redevelopment to help strengthen and rejuvenate Tullamore Town centre and High Street.

Should you require any further clarification on this submission please do not hesitate to contact me .

Yours sincerely

DipArch BArchSc MSc MRIAI MRTPI  
 AXIS architecture

PHOTO RECORD OF EXISTING STRUCTURE AT MARIAN HOSTEL HIGH ST TULLAMORE.

The following is a photo record of Marian Hostel dated 22/05/2017.



## Description of Interior

### I. Basement Floor



Figure 01: View from stairway landing in B 001



Figure 02: View from B 001



Figure 03: View of B 002



Figure 04: Basement Window in B 003



Figure 05: View of B 003



Figure 06: Existing stove in B 004



Figure 07: Basement Window (sealed) in B 004



Figure 08: View of B 004

II. Ground Floor



Figure 09: Stairwell in GF 001



Figure 10: Partition screen in GF 001



Figure 11: View of archway in GF 002



Figure 12: View of GF 002





Figure 13: View of archway and existing door in GF 003

Figure 14: View of GF003



Figure 15: Window in GF 004



Figure 16: View of GF 004



Figure 17A: View of GF 005

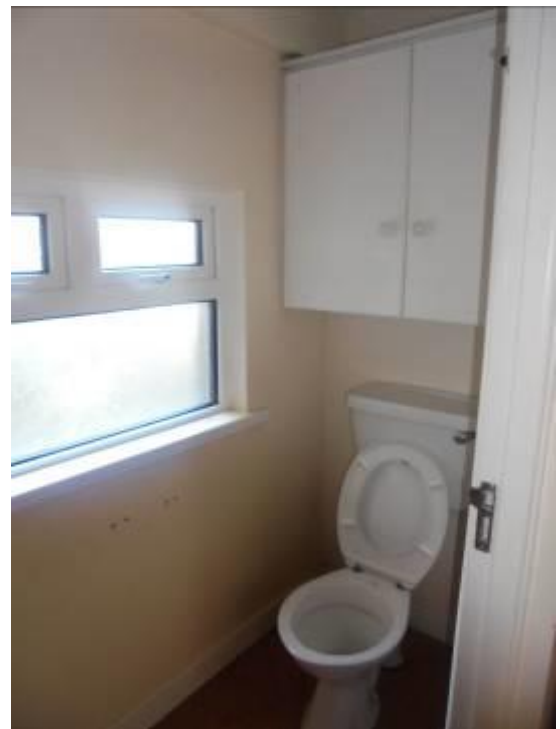


Figure 17B: View of GF 005



Figure 18: View of GF 006



Figure 19: View of GF 007



Figure 20: View of GF 008



Figure 21: View of details in GF 008



Figure 22: View of GF 009

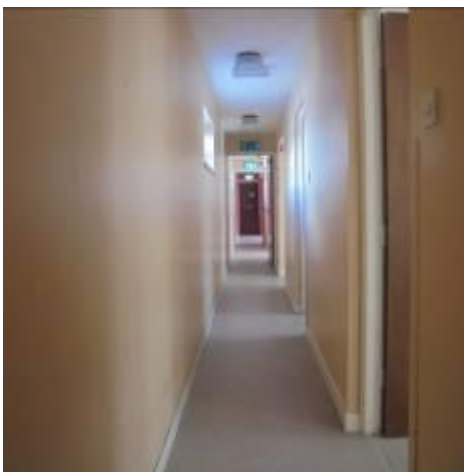


Figure 23: View of GF 010



Figure 24: View of window in GF 010



Figure 25: View of Beam in GF 011



Figure 26: View of GF 011



Figure 27: View of GF 012



Figure 28: View of GF 015



Figure 29: View of GF 015



Figure 30: View (GF 016) of archway leading to courtyard

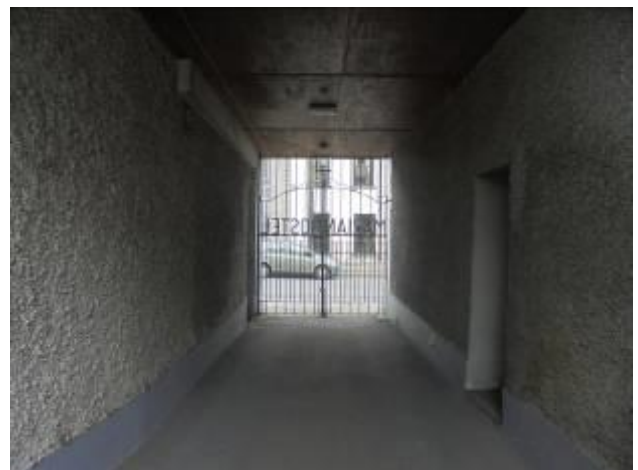


Figure 31: View (GF 016) of archway leading to High Street





Figure 32: Detail of door at GF 017



Figure 33: Partition in GF 017



Figure 34: Partition in GF 018



Figure 35: Stairwell in GF 018



Figure 36: Fireplace at GF019



Figure 37: Screen Partition in GF019



Figure 38: Room GF019



Figure 39: Room GF020



Figure 40: Room GF020





Figure 41: Lobby Room GF 022



Figure 42: Lobby Room GF 022



Figure 43: GF 023



Figure 44: GF 023



Figure 45: Room GF 024



Figure 46: Room GF 025



Figure 47: TEXT



Figure 48: TEXT



Figure 49: TEXT



Figure 50: TEXT





Figure 51: TEXT



Figure 52: TEXT



Figure 53: TEXT



Figure 54: TEXT



Figure 55: TEXT



Figure 56: TEXT



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Figure 67: TEXT



Figure 68: TEXT



Figure 69: TEXT

Figure 70: TEXT



First Floor



Figure 71: TEXT

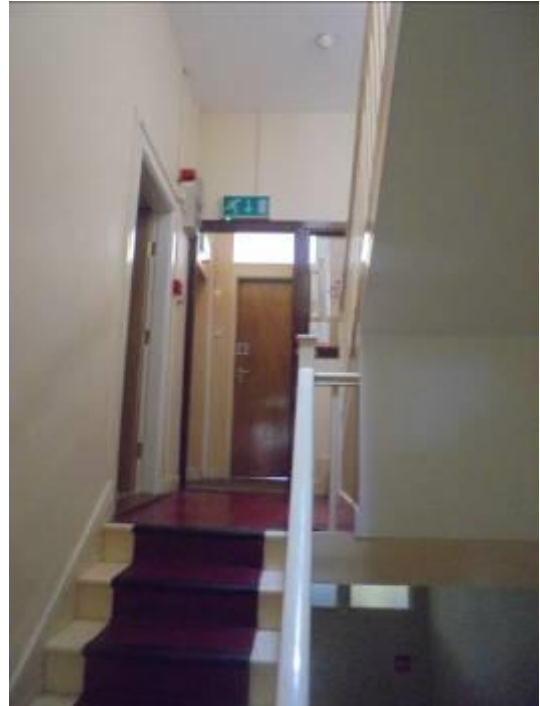


Figure 72: TEXT



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Figure 76: TEXT



Figure 77: TEXT



Figure 78: TEXT



Figure 79: BOILER FLUE



Figure 80: TEXT



Figure 81: TEXT



Figure 82: TEXT

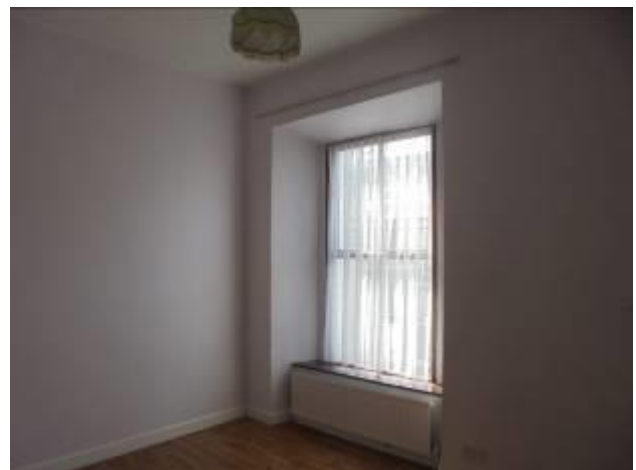


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Figure 90: TEXT



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Figure 92: TEXT



Figure 93: TEXT



Figure 94: TEXT



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Figure 96: TEXT



Figure 97: TEXT



Figure 98: TEXT



Figure 99: TEXT



Figure 100: TEXT



Figure 101: TEXT



Figure 102: TEXT



Figure 103: TEXT



Figure 104: TEXT



Figure 105: TEXT



Figure 106: TEXT



Figure 107: TEXT



Figure 108: TEXT





Figure 109: TEXT

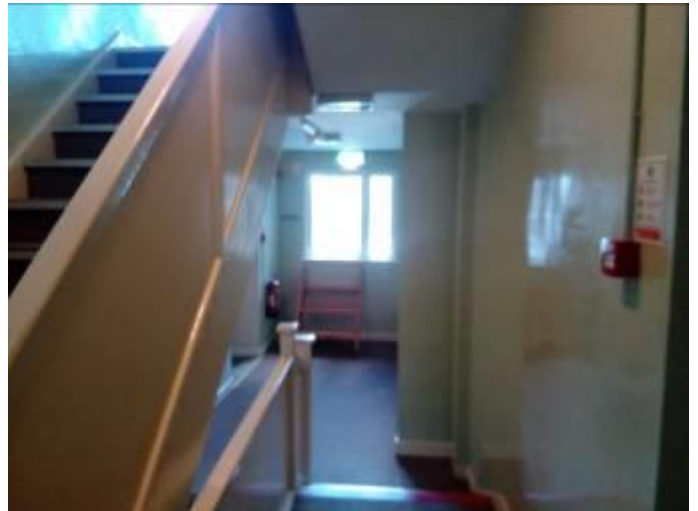


Figure 110: TEXT



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Figure 117: TEXT



Figure 118: TEXT

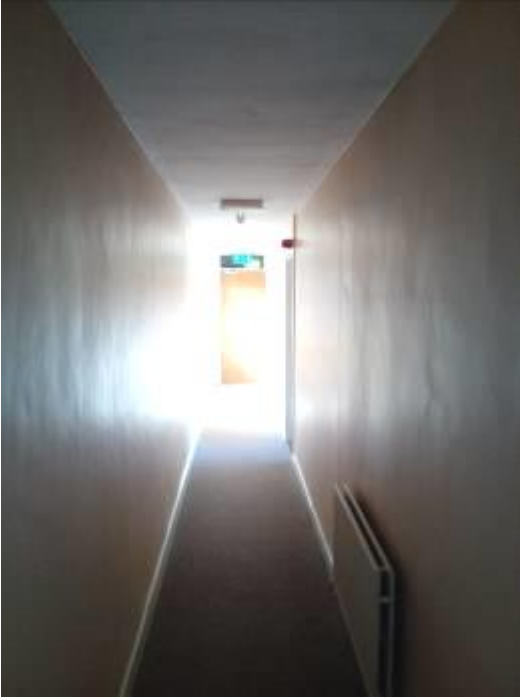


Figure 119: TEXT



Figure 120: TEXT



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Figure 122: TEXT



Figure 123: TEXT



Figure 124: TEXT



Figure 125: TEXT

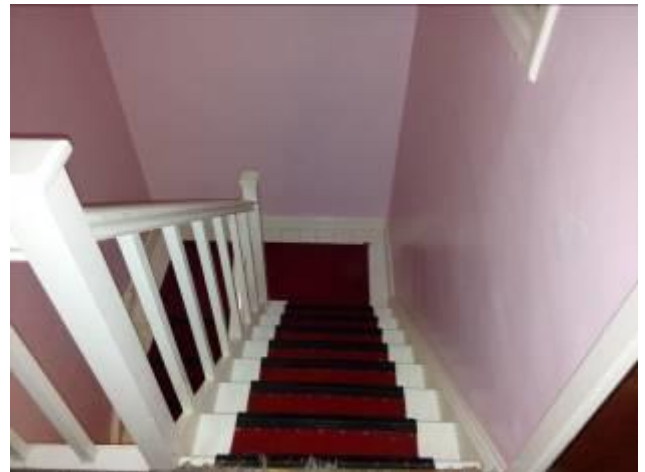


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Figure 127: TEXT



Figure 128: TEXT

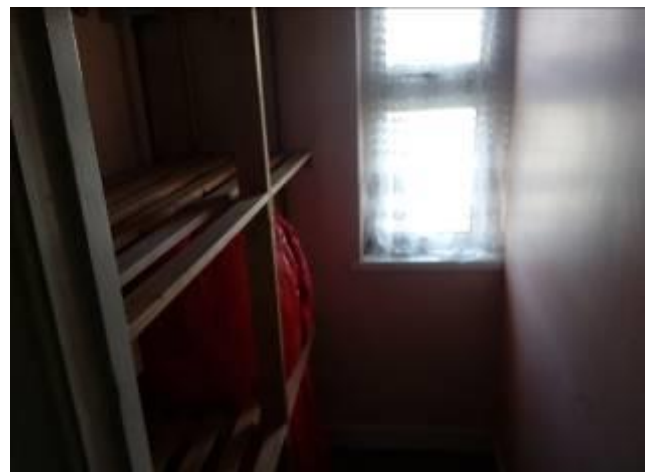


Figure 129: TEXT



Figure 130: TEXT



Figure 131: TEXT



Figure 132: TEXT



Figure 133: TEXT



Figure 134: TEXT



Figure 135: TEXT





Figure 136: TEXT



Figure 138: TEXT

### III. Second Floor



Figure 139: TEXT



Figure 140: TEXT



Figure 141: TEXT



Figure 142: TEXT

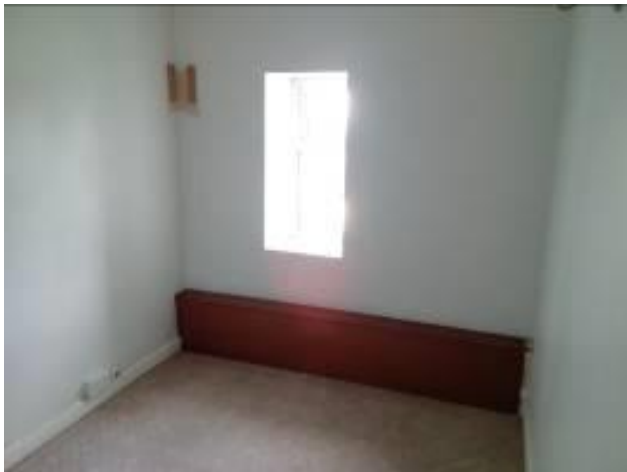


Figure 143: TEXT

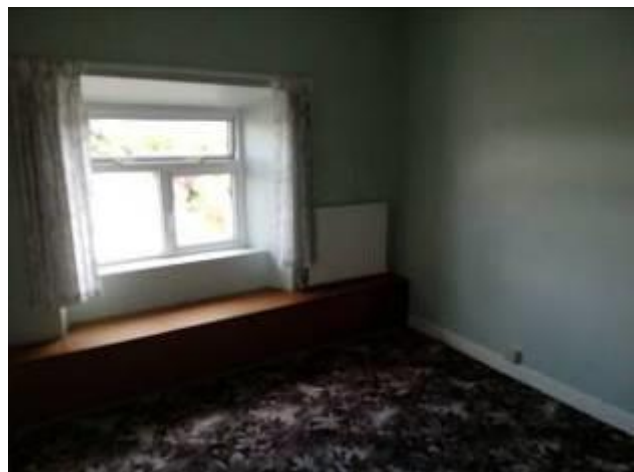


Figure 144: TEXT



Figure 145: TEXT



Figure 146: TEXT

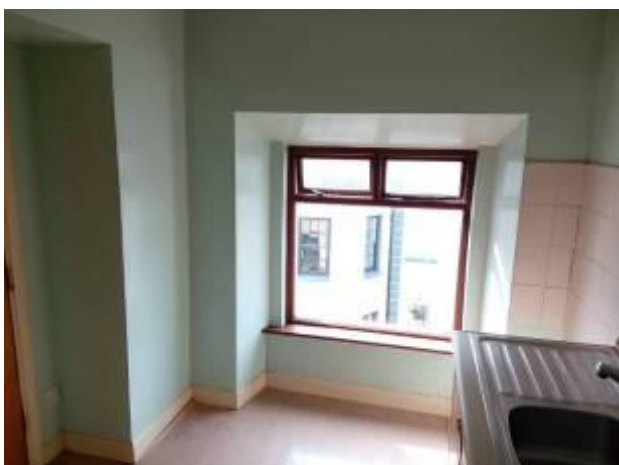


Figure 147: TEXT



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Figure 165: TEXT



Figure 167: TEXT



Figure 168: TEXT



Figure 169: TEXT





Figure 170: TEXT



Figure 171: TEXT



Figure 172: TEXT



Figure 173: TEXT



Figure 174: TEXT

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Patrick Little', with a stylized flourish at the end.

**Patrick Little**

Dip.Arch.B.Arch.Sc. MSc. MRIBA RIBA MRTPI

**Photographic Record - Key Plans on separate A3 drawings**







EXISTING WEST TRUE ELEVATION  
scale: 1 / 200

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5. Proprietary items shall be fixed in strict accordance with manufacturers instructions.
6. Sizes of proprietary items shall be checked with manufacturer.
7. The contractor shall be responsible for the coordination of structure, finishes and services.

NOTES:

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Rev	Description	Date	Issued

APPROVAL

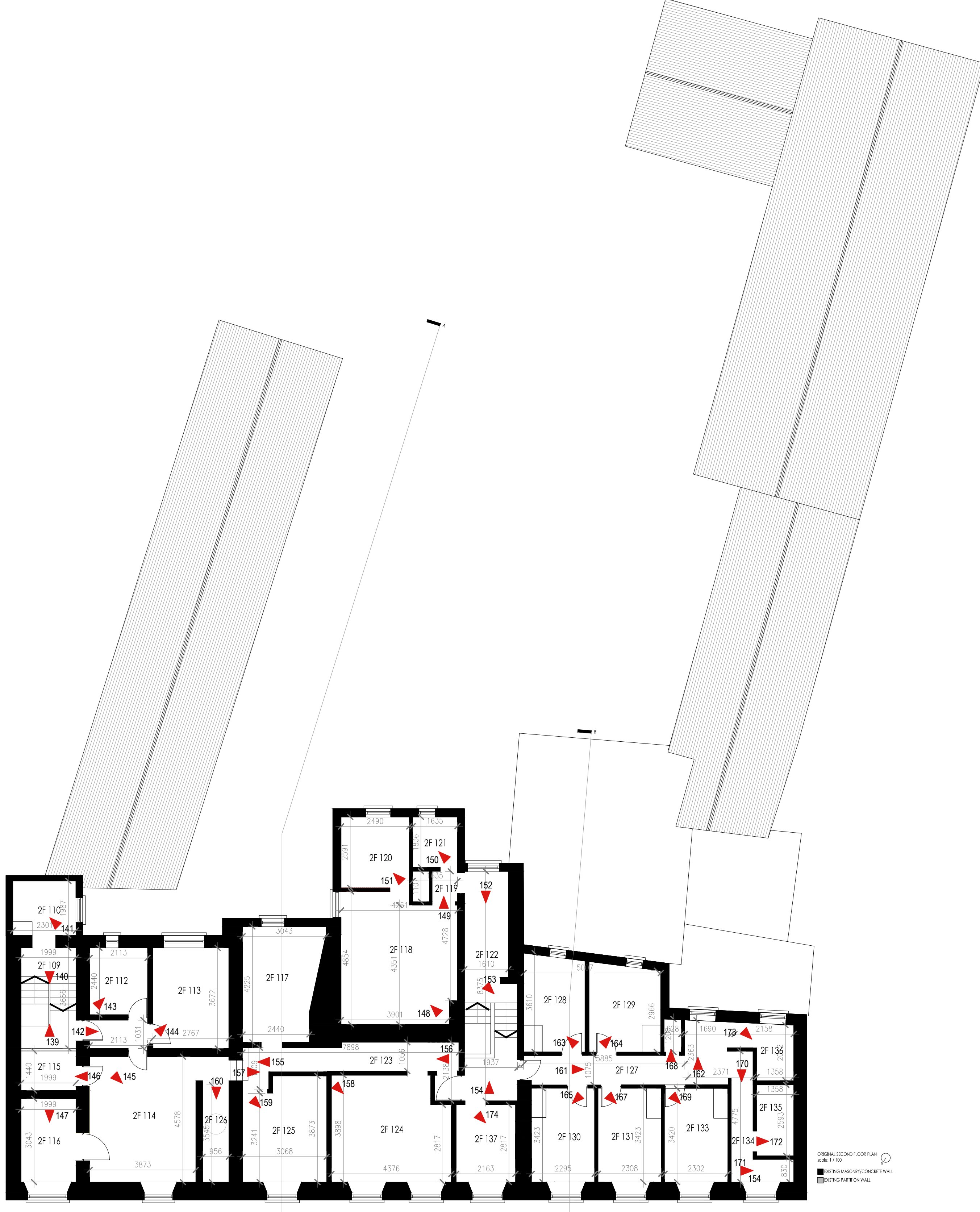
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BRIDGESTOCK CARE LTD.

**Project:**  
MARIAN HOSTEL PHOTO RECORD

**Address:**  
HIGH STREET, TULLAMORE, Co. OFFALY

**Sheet Name:**  
FIRST + SECOND FLOOR PLANS

Drawing No:	Revision
P 02	
Scale:	Date:
1/100	OCT 2020
Prepared:	Job No:
PL / CF	1906



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G:\Shared drives\AXIS\1906 High Street Accommodation\1906 - Photo Record Drawings

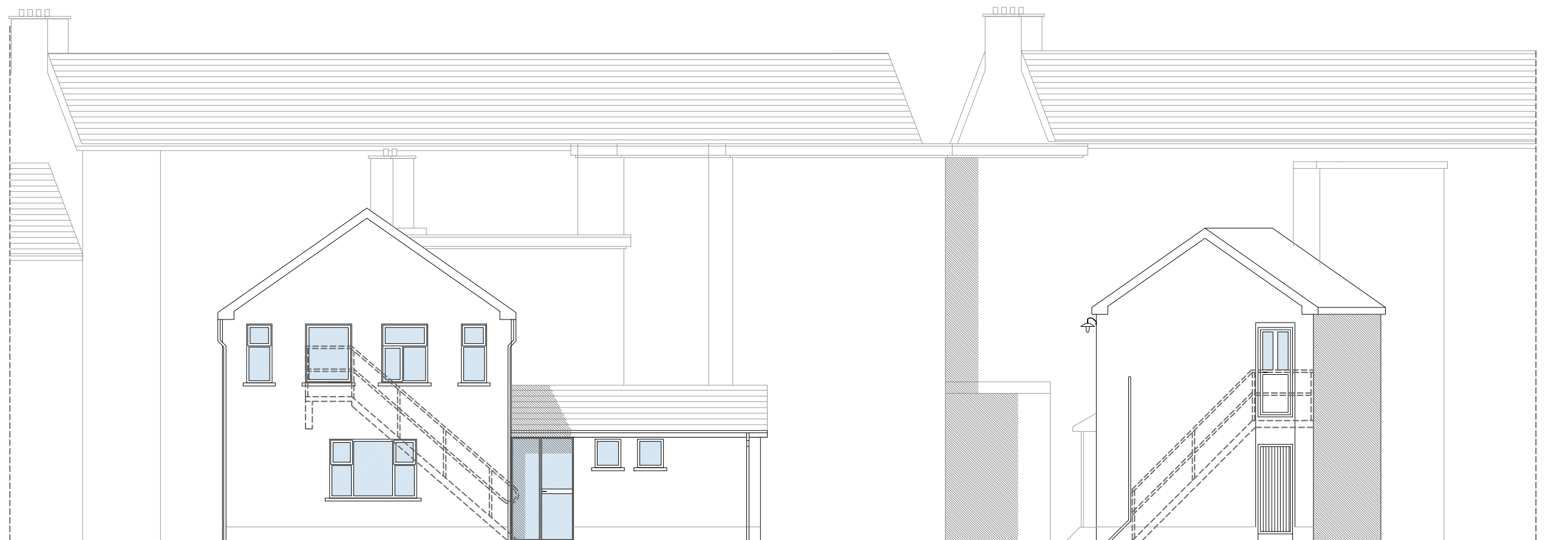




FRONT ELEVATION - HIGH STREET  
scale: 1 / 100



SECTION A-A' (DEHING GATE ELEVATION)  
scale: 1 / 100



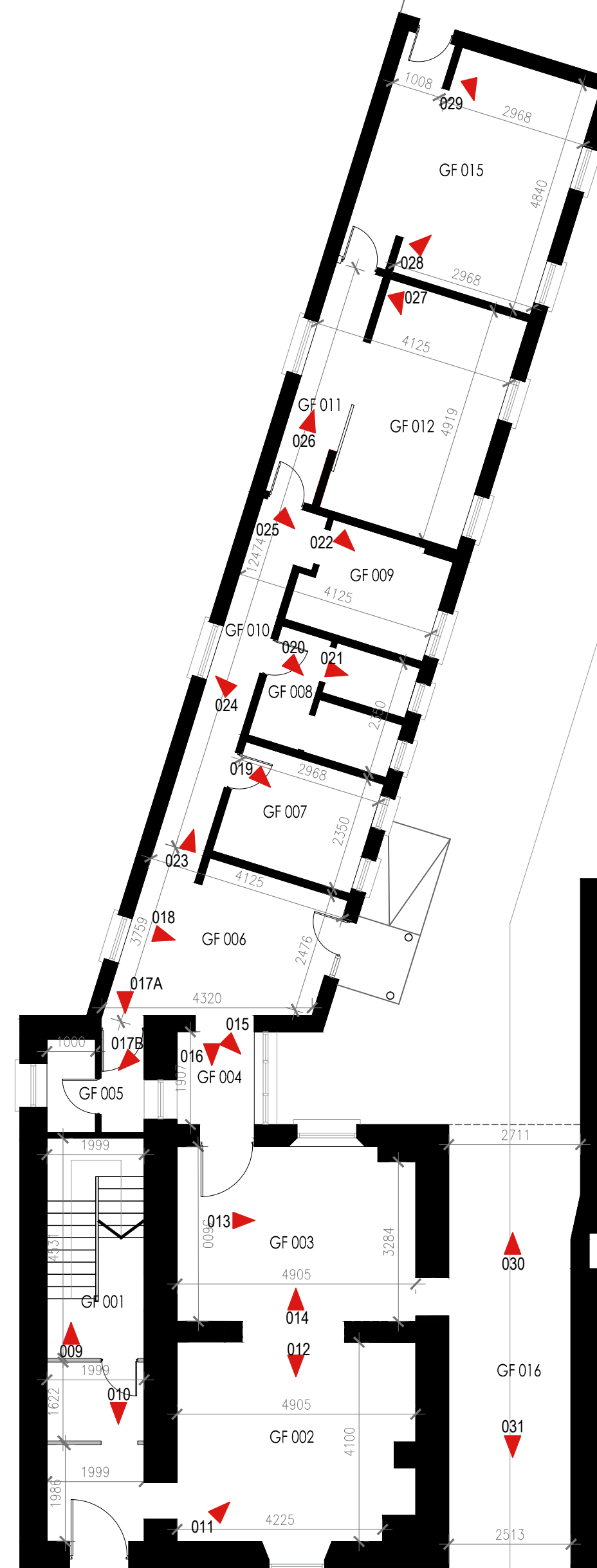
EXISTING SOUTH ELEVATION  
scale: 1 / 200



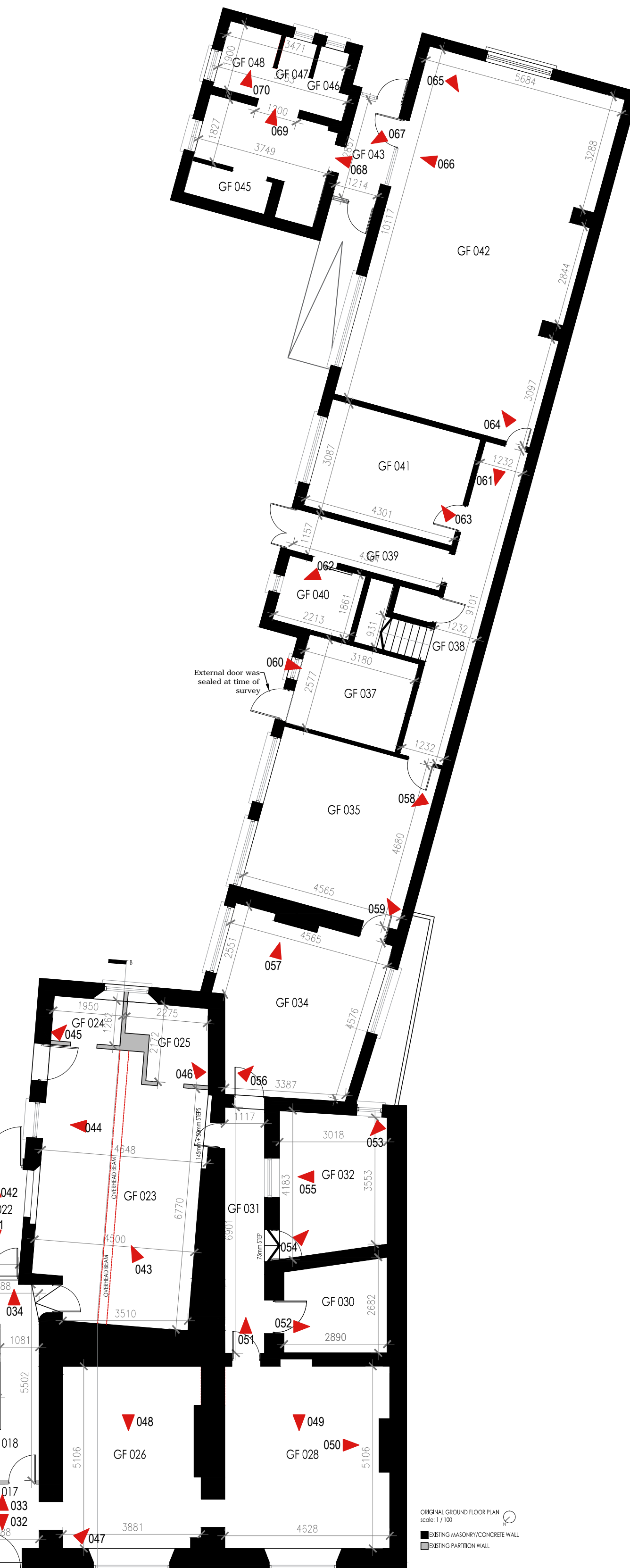
SOUTH RISE ELEVATION  
scale: 1 / 100



ORIGINAL BASEMENT FLOOR PLAN  
scale: 1 / 100



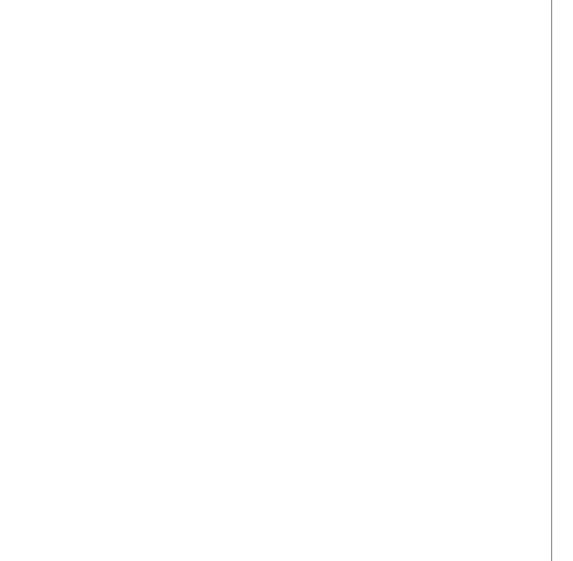
ORIGINAL GROUND FLOOR PLAN  
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PROPOSED GROUND FLOOR PLAN  
scale: 1 / 100

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NOTES:



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Rev	Description	Date	Issued

APPROVAL

Client:  
BRIDGESTOCK CARE LTD

Project:  
MARIAN HOSTEL PHOTO RECORD  
Address:  
MARIAN HOSTEL, HIGH STREET, TULLAMORE, Co. OFFALY

Sheet Name:  
BASEMENT AND GROUND PLANS

Drawing No:	Revision
P 01	
Scale: 1/100	Date: OCT 2020
Prepared: PL / CF	Job No: 1906



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NOTES:

SITE BOUNDARY OUTLINED IN RED

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CONTRACTOR

ENGINEER

QUANTITY SURVEYER

Rev	Description	Date	Issued

**APPROVAL**

**Client:**  
BRIDGESTOCK CARE LTD.

**Project:**  
RPS STATUS CHANGE

**Address:**  
Marian Hostel, High Street, Tullamore, Co. Offaly

**Sheet Name:**  
MARIAN HOSTEL RPS CHANGE

**Drawing No:** AP 02 **Revision**

**Scale:** 1/1000, 1/2500 A1 SHEET **Date:** OCT 2020

**Prepared:** PL / CF **Job No:** 2028



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