

ARCHITECTURAL DESIGN STATEMENT
WEST LIMERICK TOURISM HUB @ FULLER'S FOLLY
NOVEMBER 2023



PROJECT DESCRIPTION

Development of the West Limerick Tourism Hub @ Fullers Folly to include:

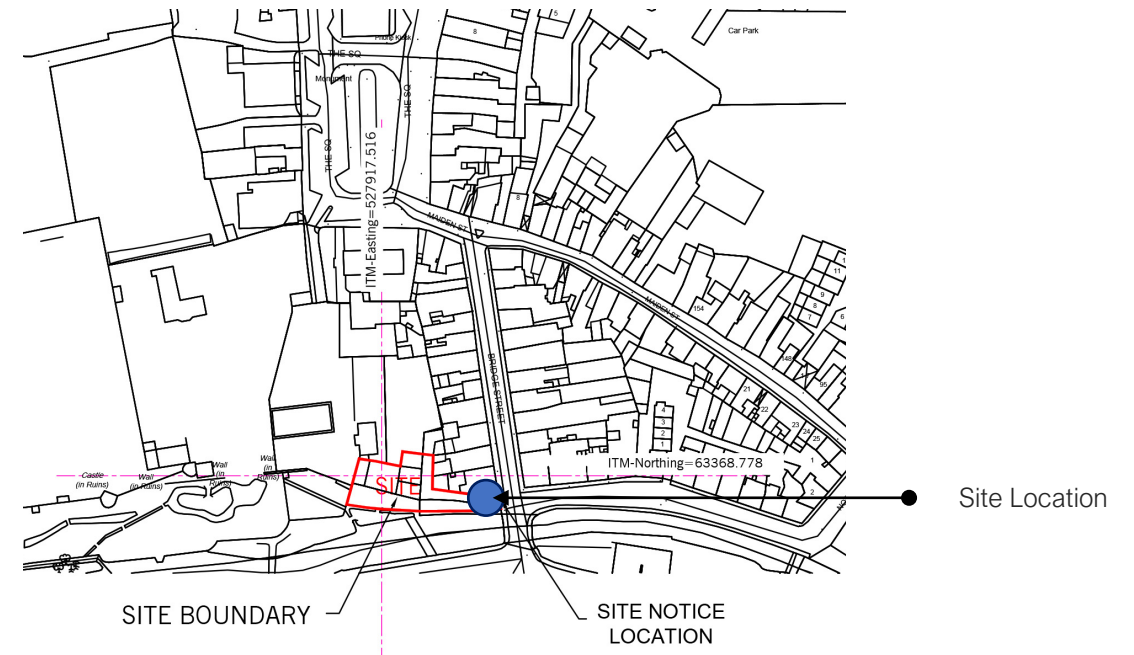
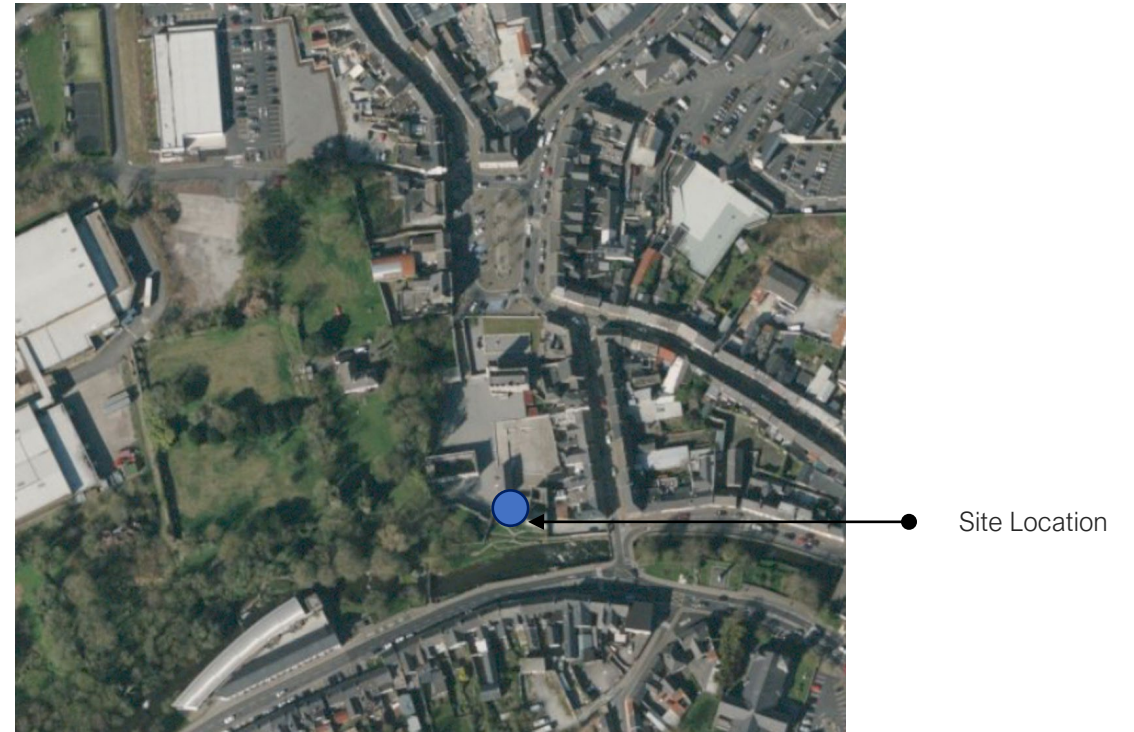
- Refurbishment and renovation of the Fullers Folly buildings (which is a protected structure, RPS 1488 & 1489) and courtyard, and change of use to commercial, community and tourism.
- Construction of a new building between the two existing structures.
- Develop the buildings and site to include toilets, café, visitor information, retail, viewing area, interpretation and open courtyard space.
- Develop a pedestrian link between the Fullers Folly courtyard and the riverside.
- Works to include all site development works for the buildings and site including utilities, drainage, landscaping and public realm.
- Improvements works to the entrance from Bridge Street to the Folly including provision of pedestrian walkways.

1. LOCATION AND EXISTING SITE

Newcastle West is the largest settlement in Limerick outside of Limerick City. It is designated as a Key Town in the Regional Spatial and Economic Strategy (RSES) for the Southern Region. Historically a town of fairs and butter markets, Newcastle West is now a large centre of employment with a strong business and enterprise culture.

Newcastle West located approximately 45Km southwest of Limerick City on a relatively flat plain at the foothills of the Mullaghareirks mountains approximately 4km to the west of the town. The Arra River rises in Knockanimpuha and flows easterly through Newcastle West adjacent to the N21 on North Quay. The Dooally River rises in Ballynabearna to the north of the town and flows south easterly to join the River Arra upstream of the town. On the northeast boundary of the town the River Daar flows.

The national route, the N21 Limerick to Tralee road, traverses the town and strategic regional roads extend northwards to Ardagh and Foynes (R521), southeast to Dromcollogher and Charleville (R522), and eastward to Ballingarry and Kilmallock (R520). The Limerick Development Plan promotes Newcastle West as a key Town and secondary development centre to the Limerick City Metropolitan Area for population growth. For Newcastle West to fulfil this role identified in the Limerick Development Plan 2020-2028 the town requires consolidation of land use, catch-up in investment in services, infrastructure, sustainable transport options, amenities and local employment balanced with housing delivery.

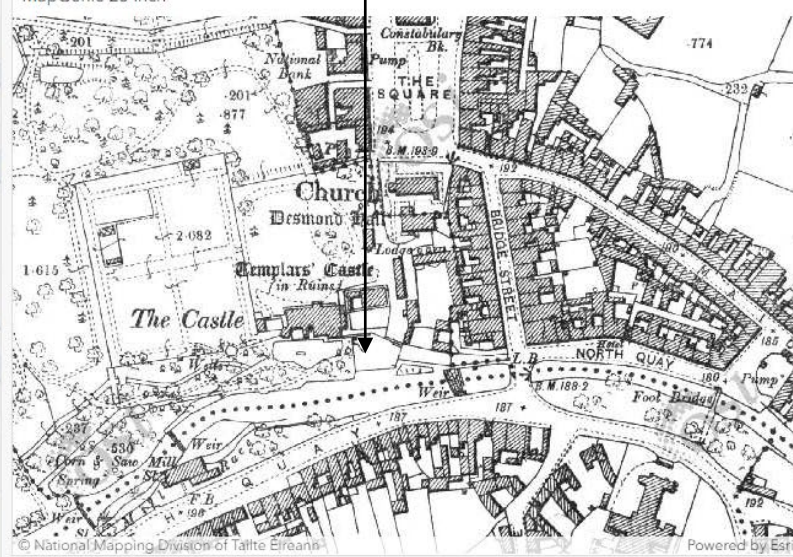


2. HISTORIC MAPPING

Site Location



Site Location

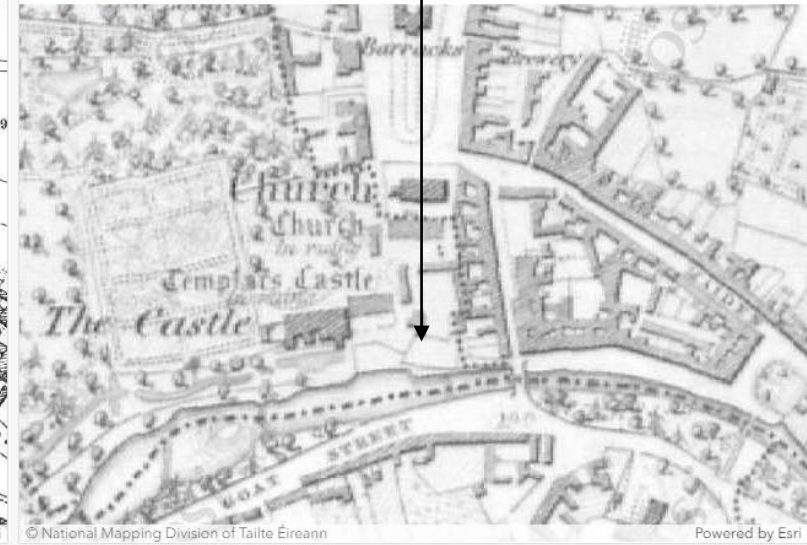


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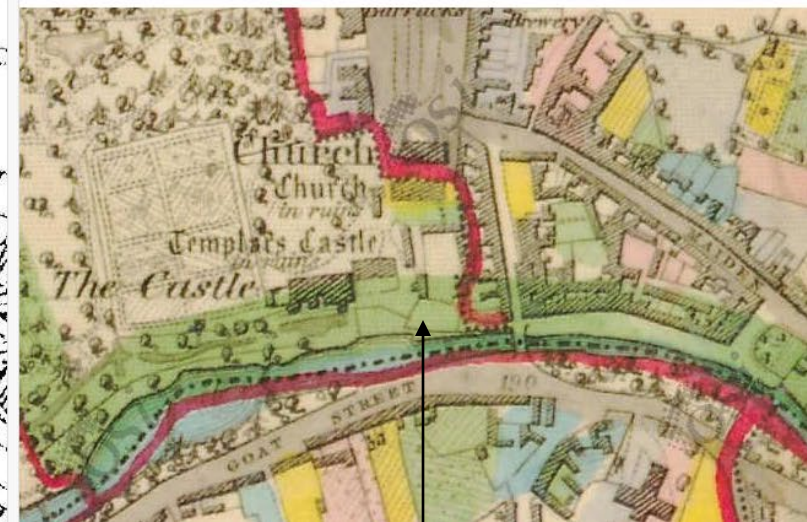


Site Location

Site Location



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Site Location

3. PROTECTED STRUCTURES & NATIONAL MONUMENTS



THE CASTLE HOUSE



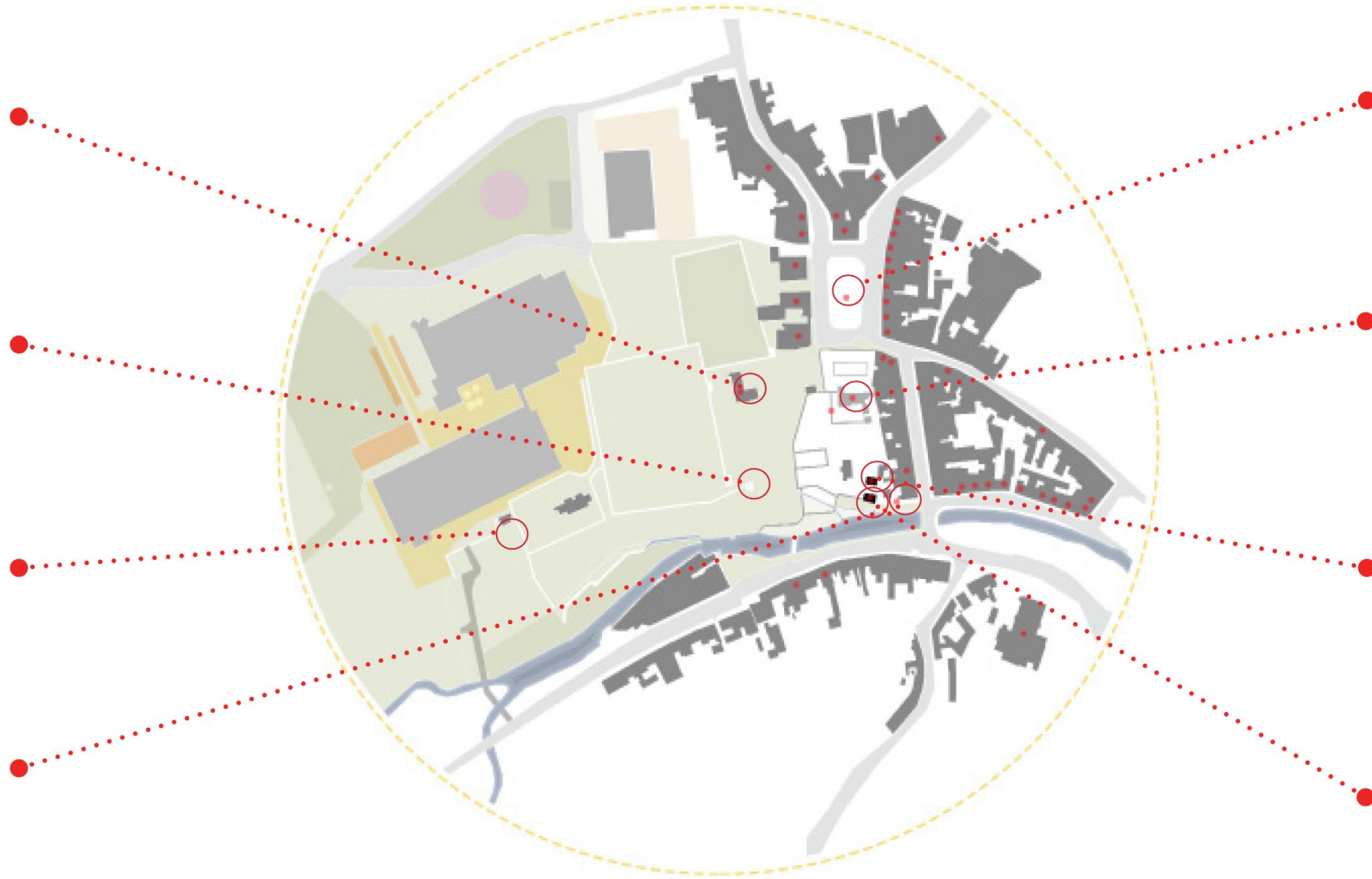
THE CASTLE (IN RUINS)



CULLENAGH HOUSE RUINS & WELL



THE DEMESNE WALLS



THE TOWN SQUARE



DESMOND CASTLE & THE KNIGHTS
TEMPLAR

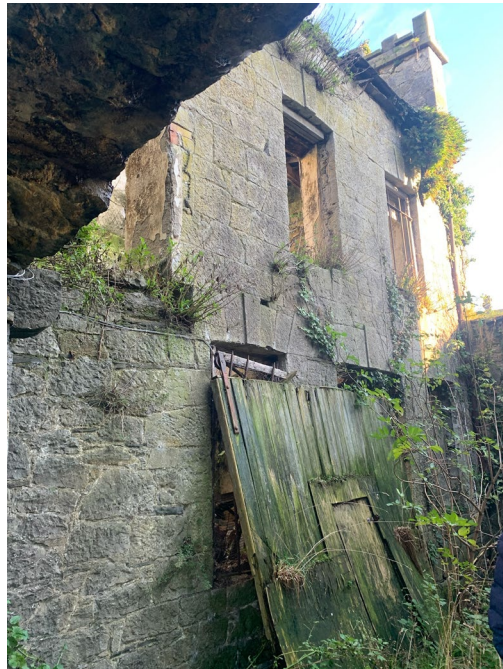


FULLERS FOLLY OUTBUILDINGS

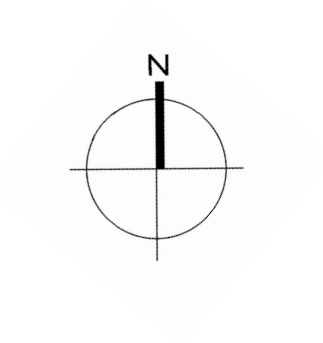
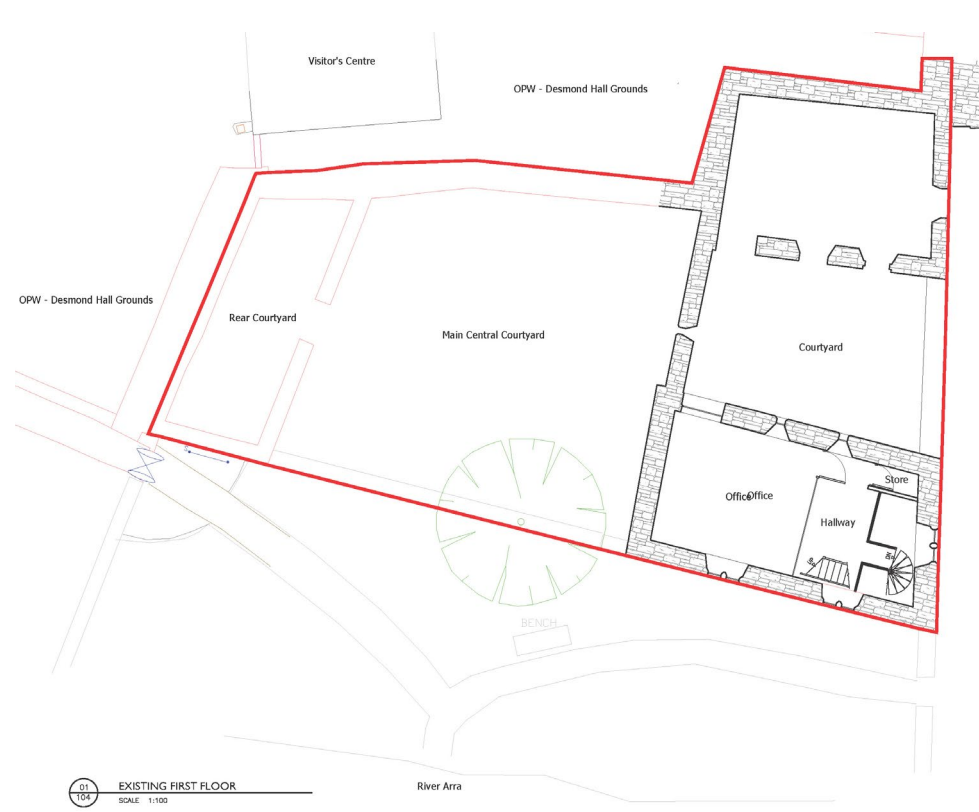
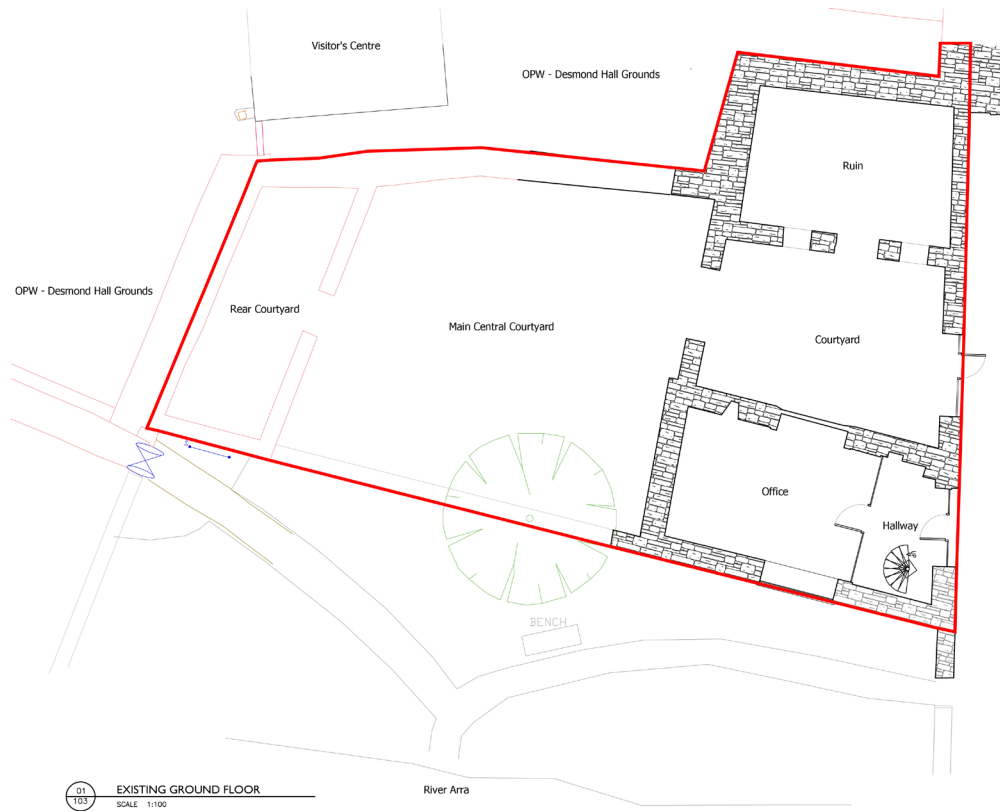


FULLERS FOLLY

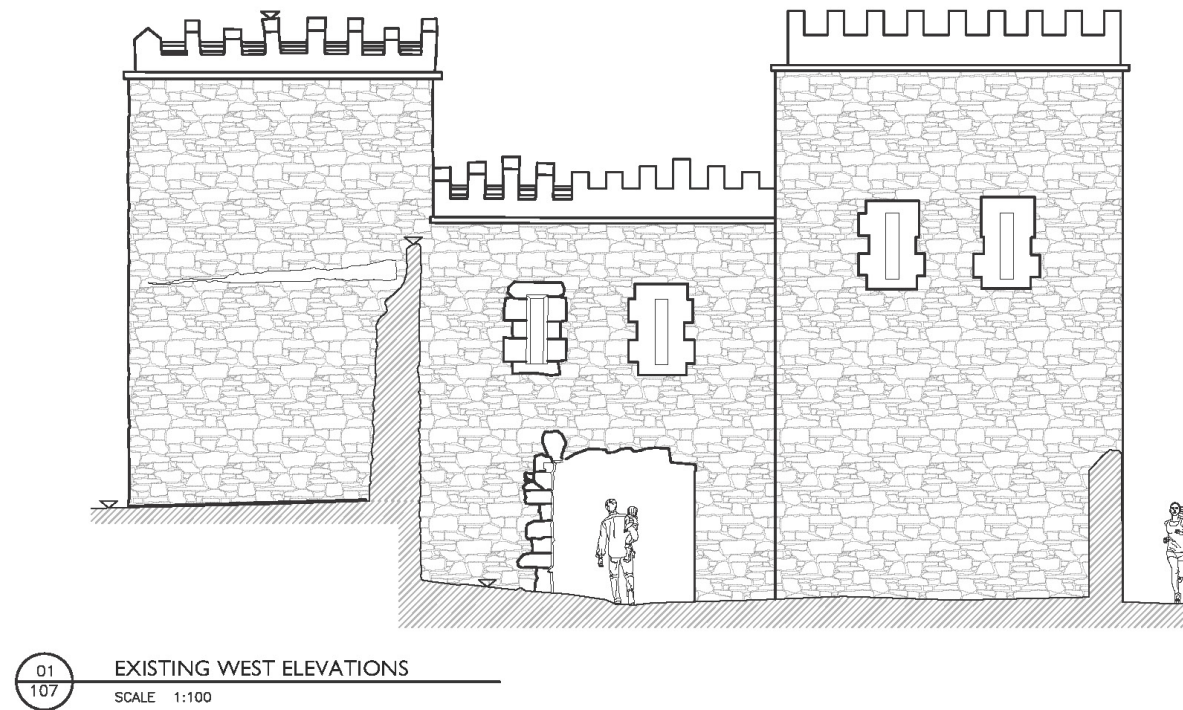
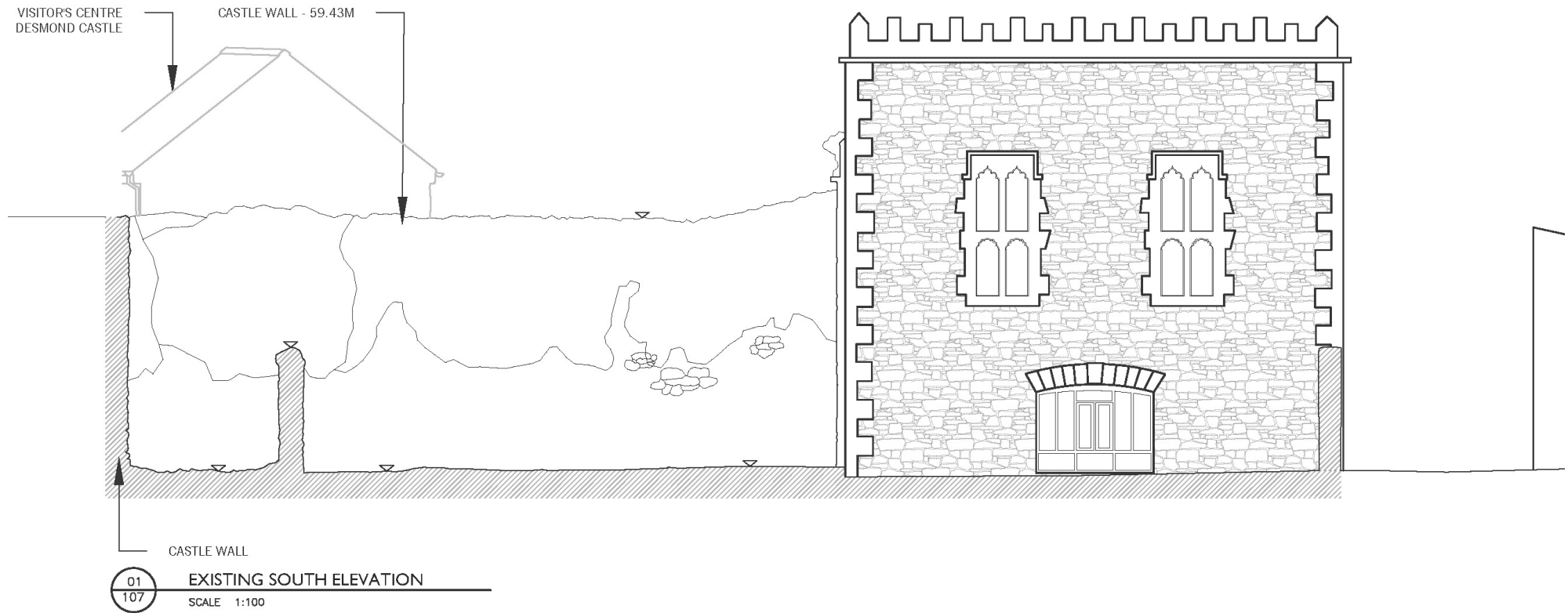
4. SITE PHOTO'S



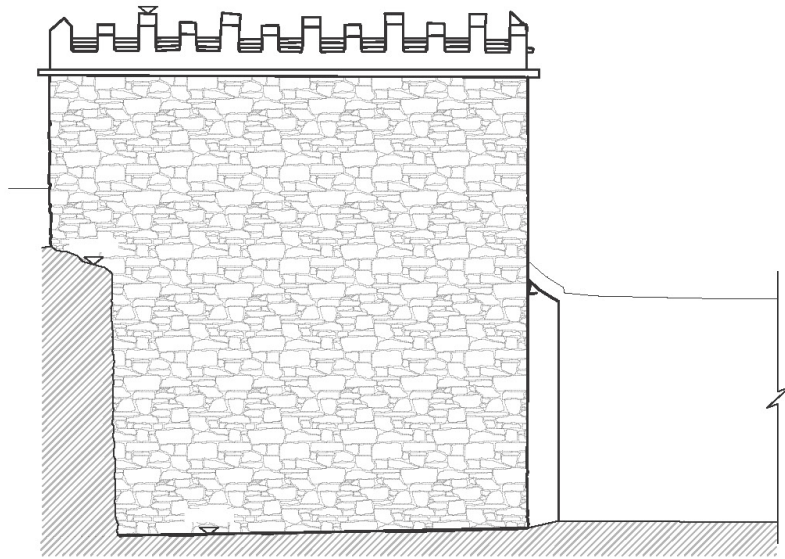
6. EXISTING FULLER'S FOLLY PLANS



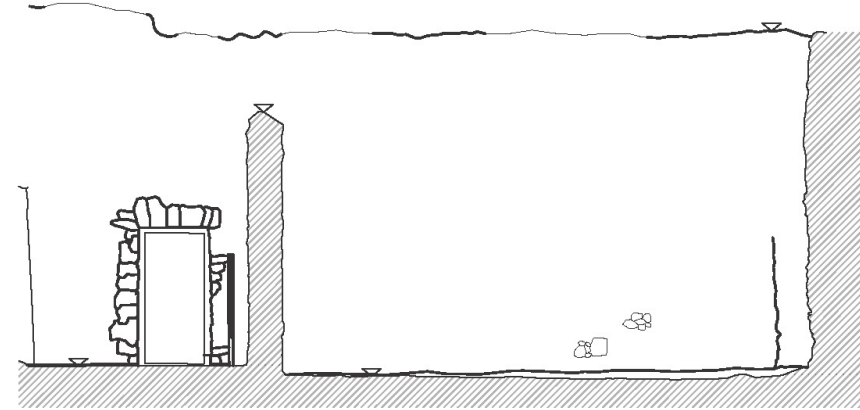
7. EXISTING FULLER'S FOLLY ELEVATIONS



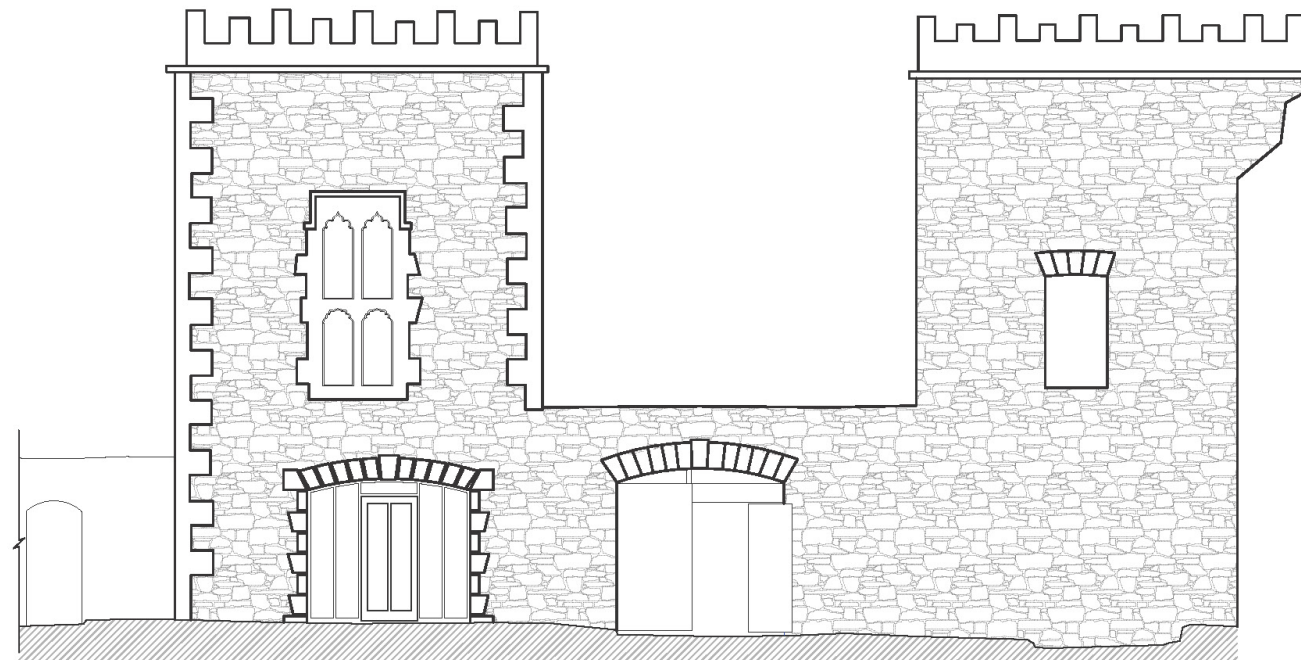
8. EXISTING FULLER'S FOLLY ELEVATIONS



01
108 EXISTING NORTH ELEVATION
SCALE 1:100

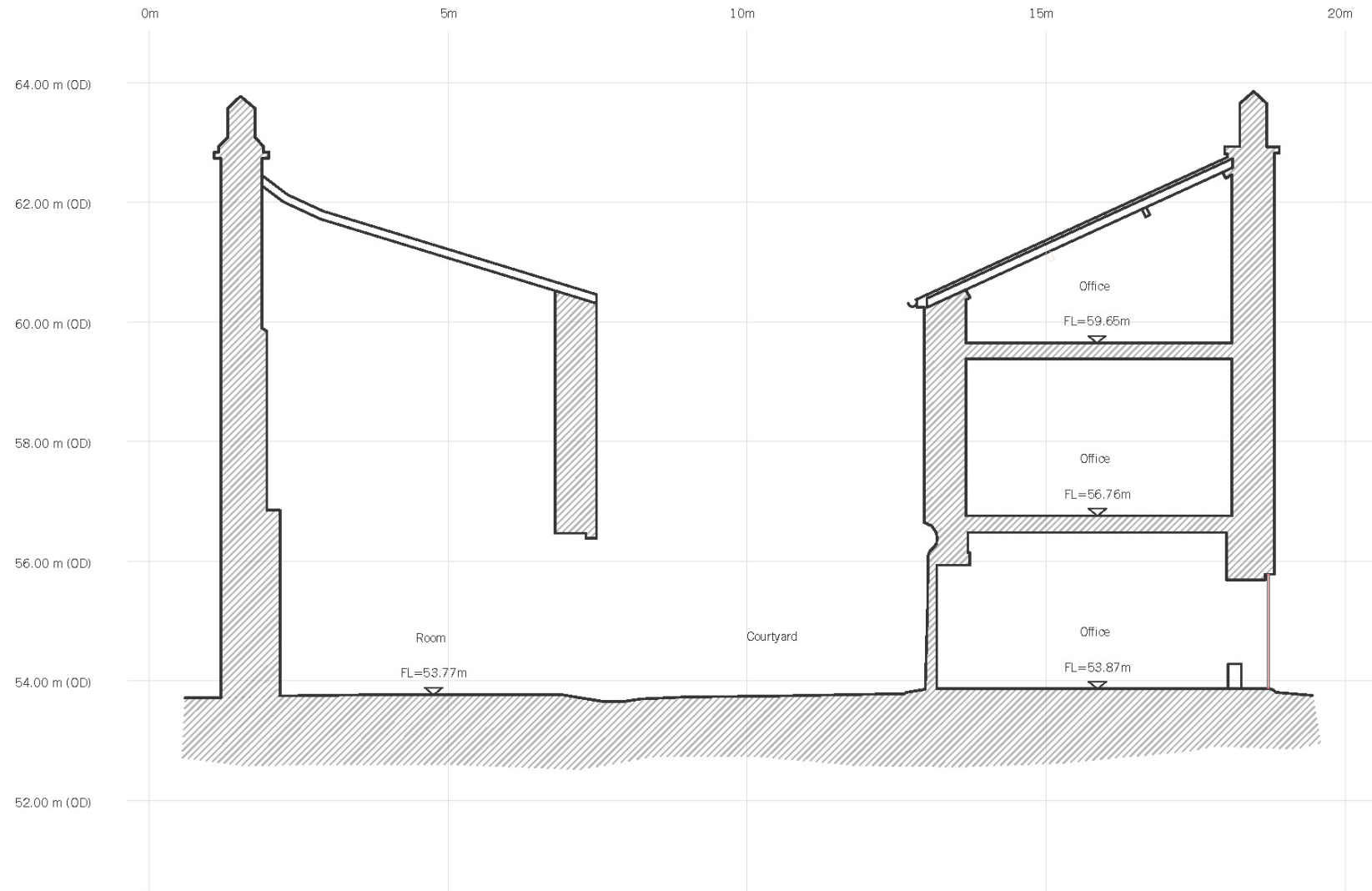


01
108 EXISTING EAST COURTYARD ELEVATION
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01
108 EXISTING EAST ELEVATION
SCALE 1:100

9. EXISTING FULLER'S FOLLY SECTION



01
109

EXISTING SECTION

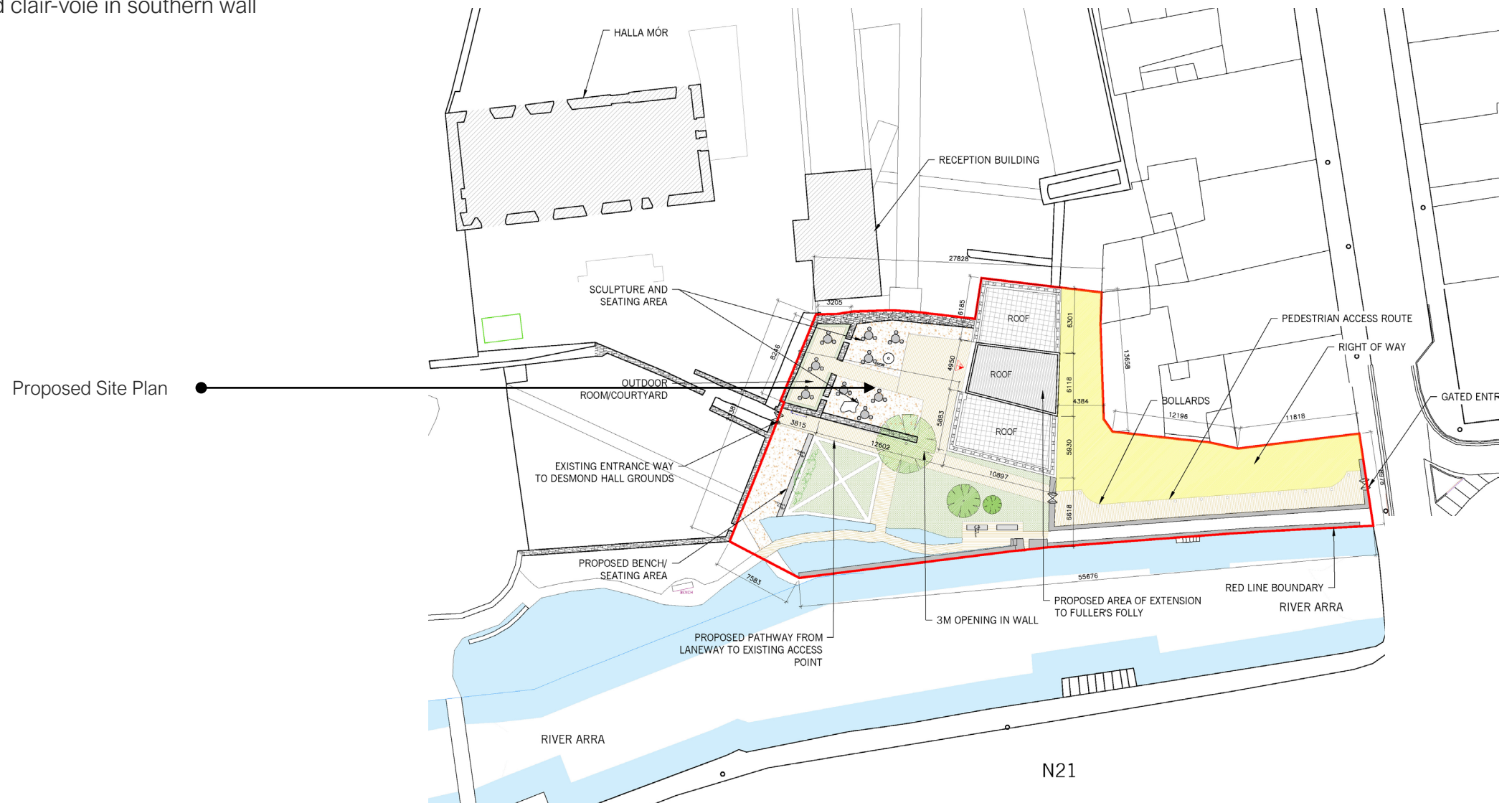
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10. DEVELOPMENT DESCRIPTION

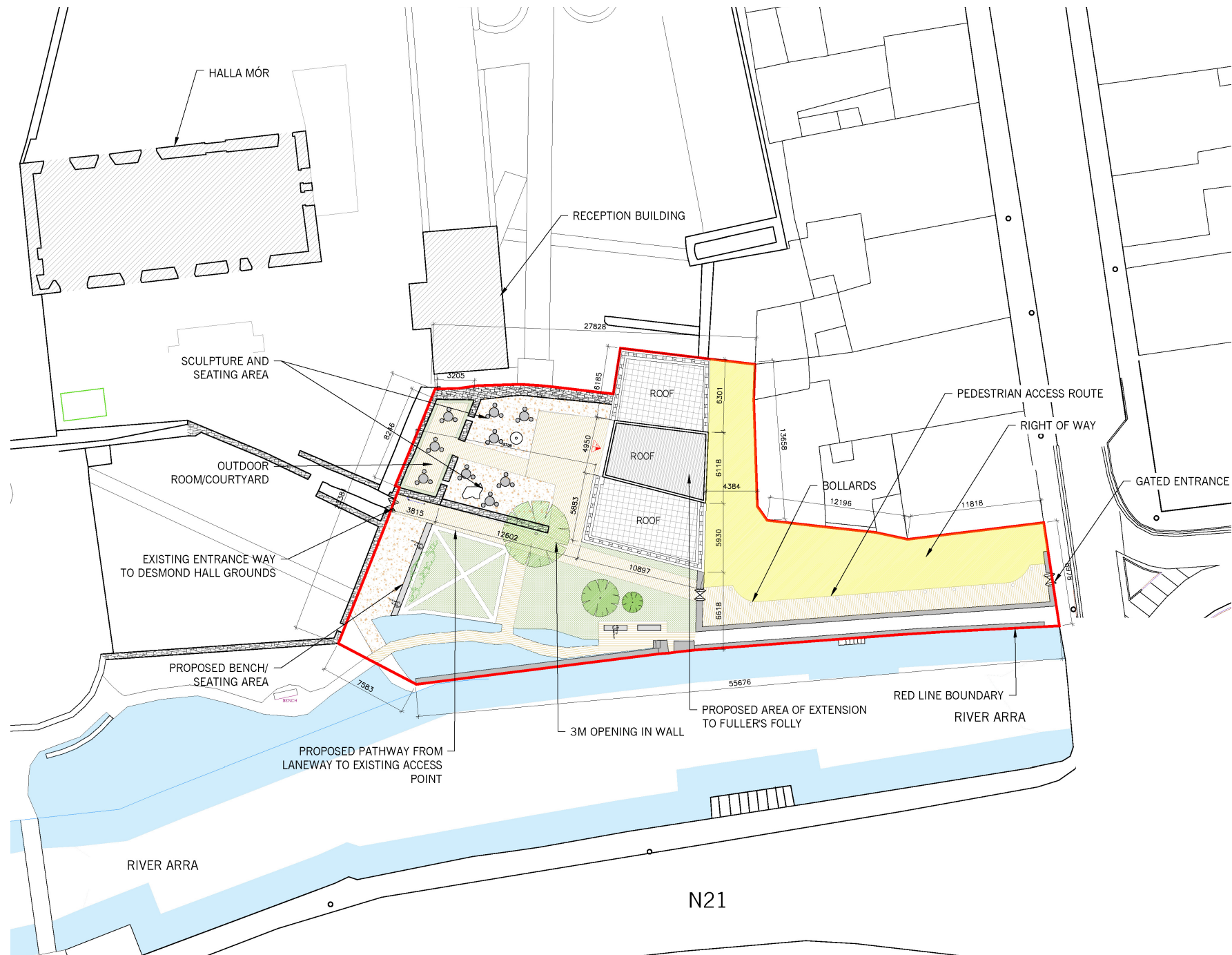
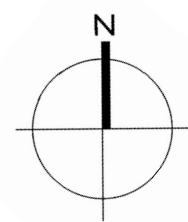
EXTENT OF PLANNING SUBMISSION

The proposed development will consist of:

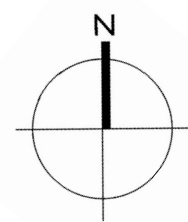
- Refurbishment of the Fuller's Folly
- New build connection between both Folly buildings
- Viewing area on roof
- Landscaped courtyard with seating areas
- Opening and clair-voie in southern wall



11. SITE PLAN AND LANDSCAPING OVERALL SITE STRATEGY

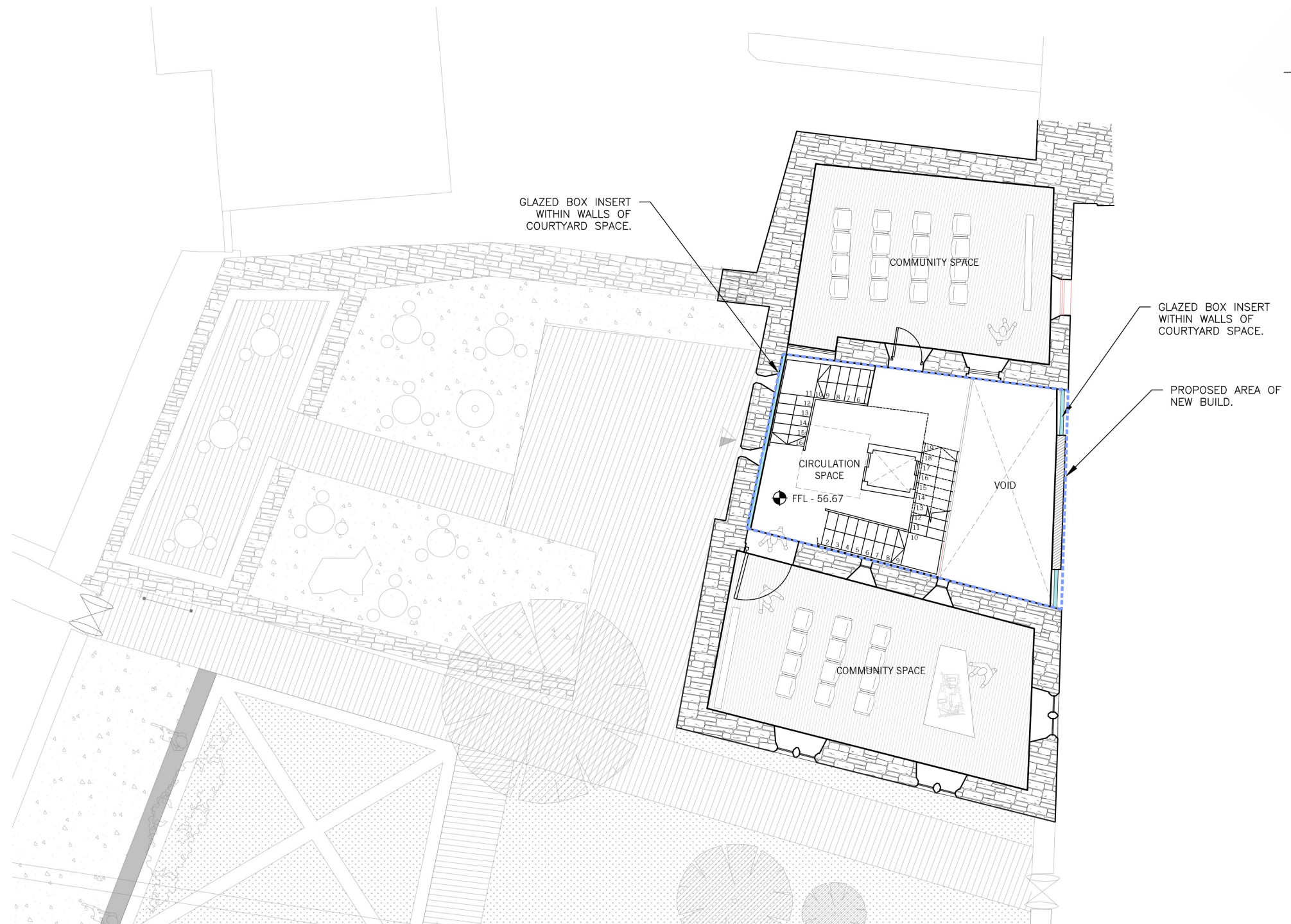


12. PROPOSED GROUND FLOOR PLAN



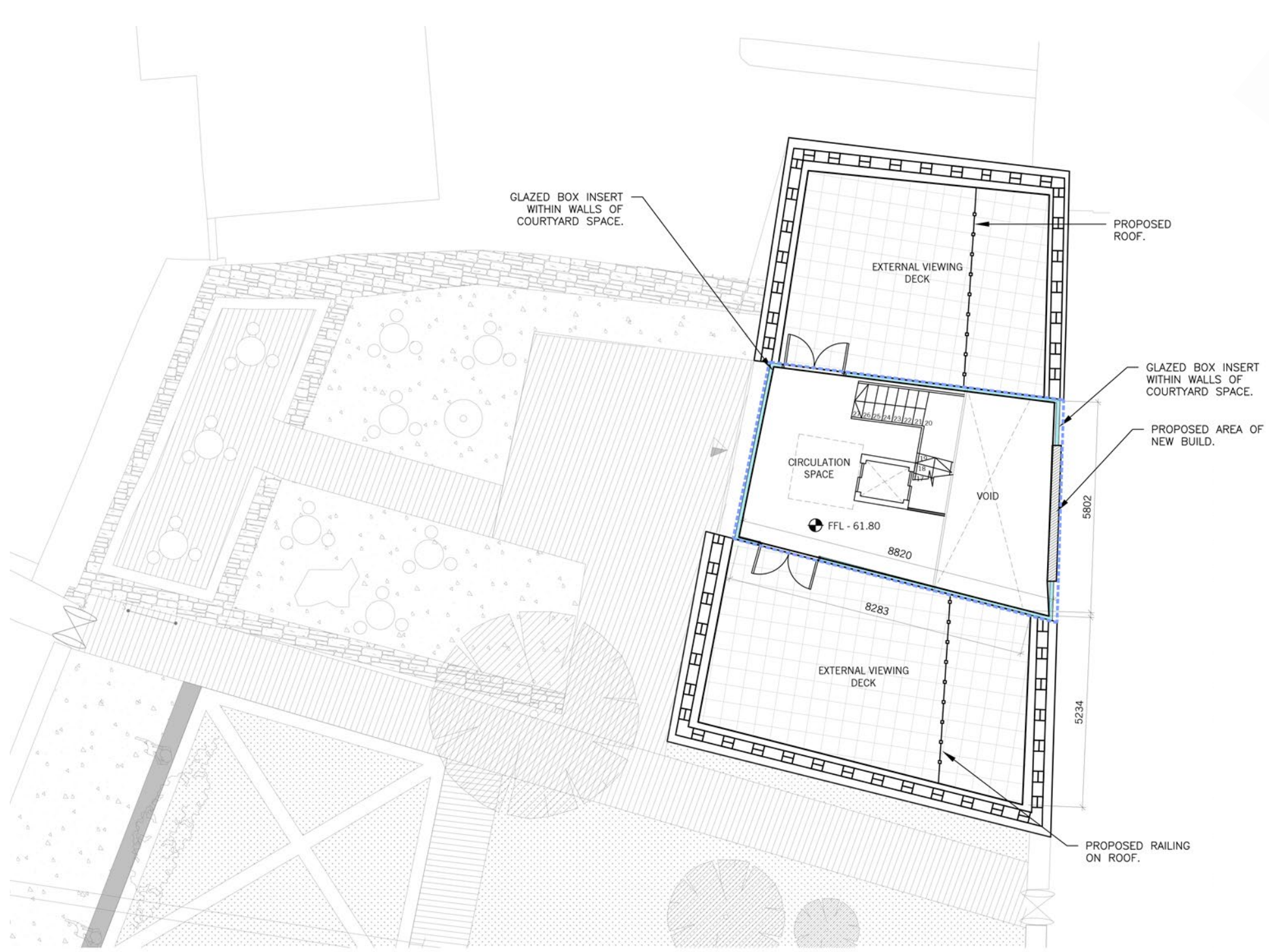
01
203
PROPOSED GROUND FLOOR
SCALE 1:100

13. PROPOSED FIRST FLOOR PLAN



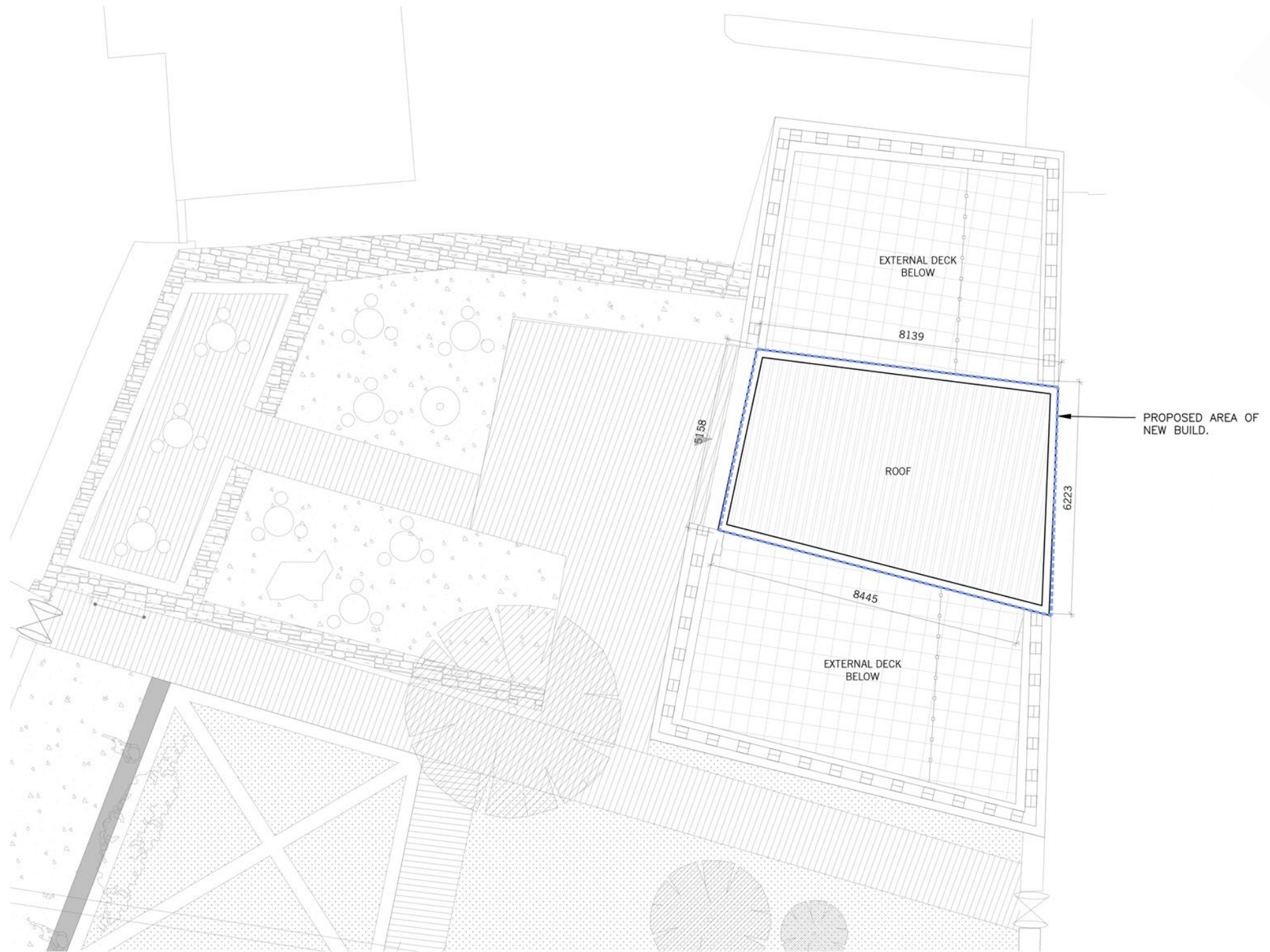
01
204 PROPOSED FIRST FLOOR
SCALE 1:100

14. PROPOSED SECOND FLOOR PLAN



01
205 PROPOSED SECOND FLOOR PLAN
SCALE 1:100

15. PROPOSED ROOF PLAN



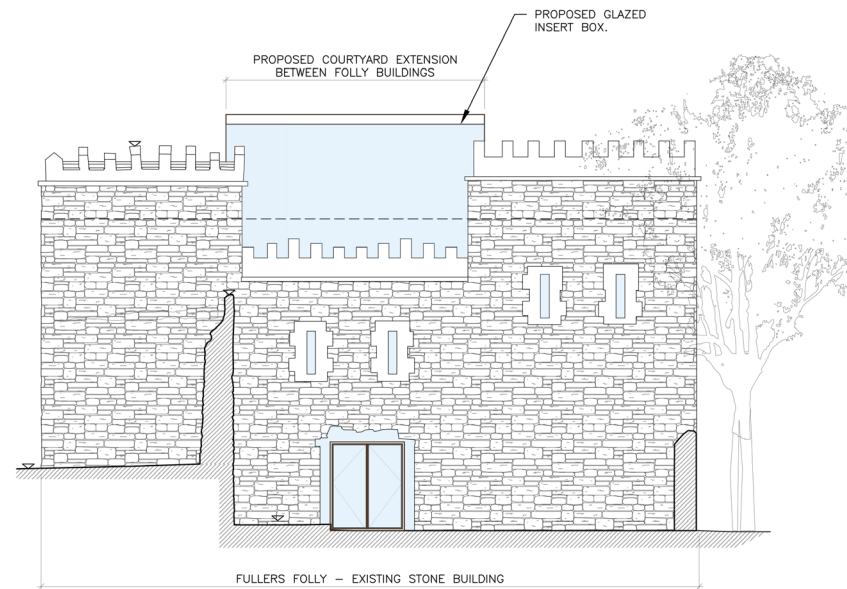
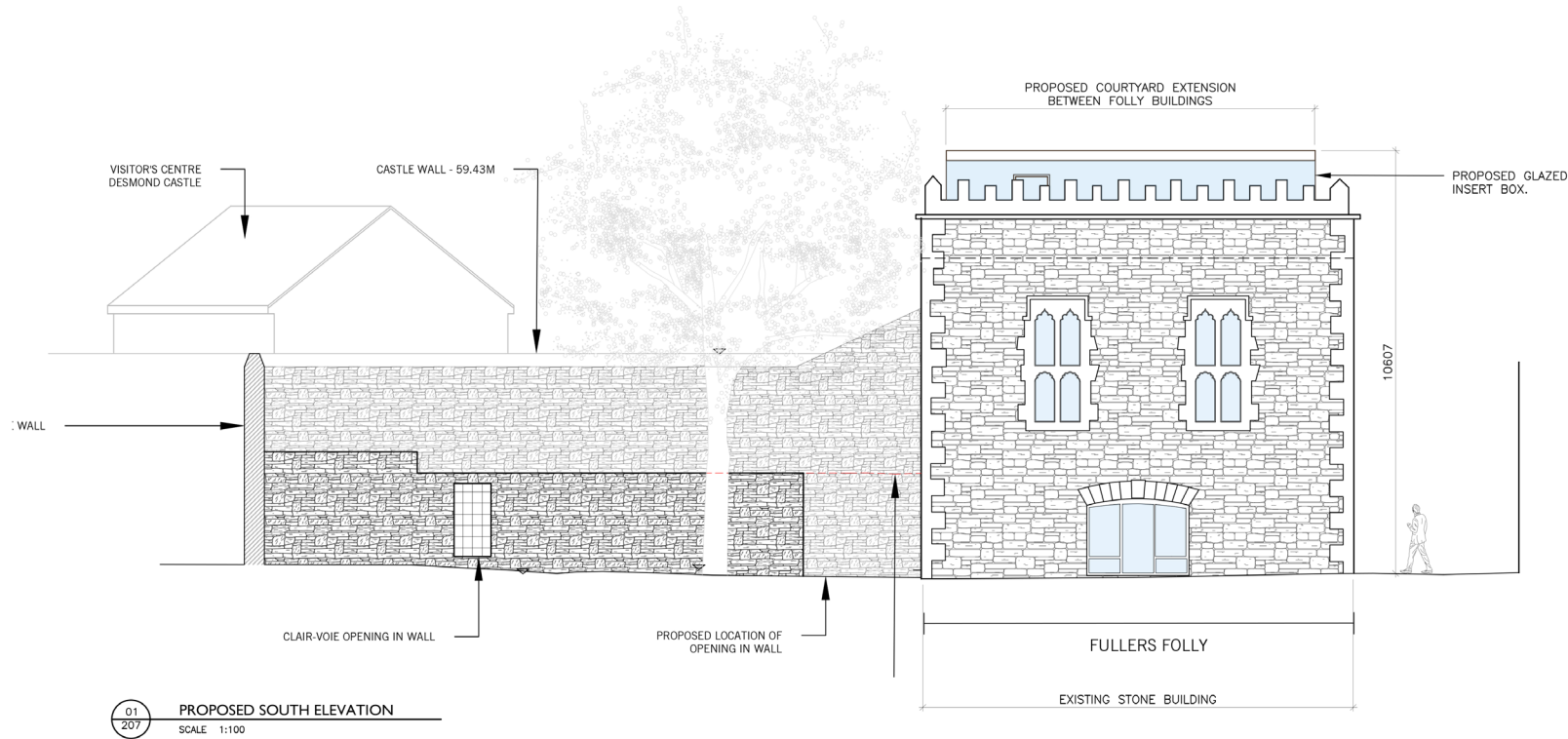
01 PROPOSED ROOF PLAN
206 SCALE 1:100

16. DESIGN INTENT & ELEVATIONS – FULLER’S FOLLY

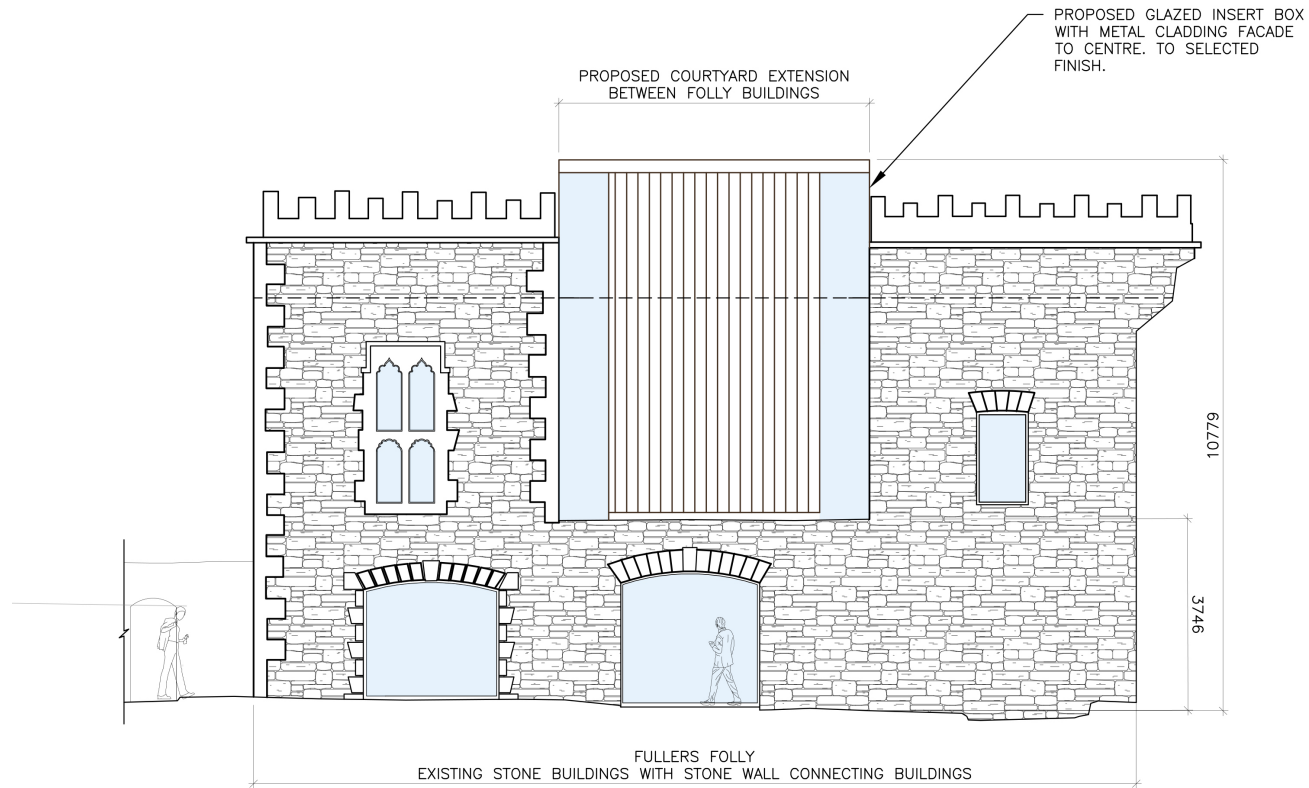
Fuller’s Folly Design Intent

The Fuller’s Folly is to be restored to cater for public and community uses. A new glazed box will be inserted between the existing courtyard of the Folly structures. This architectural approach allows the external façade of the Folly to remain uninterrupted; whilst maintaining views of the Desmond grounds to the rear. The roof will be used as a visitor viewing space, enabling visitors observe both the Folly and Desmond Castle and grounds beyond. The internal circulation space is comprised of a lift, stair core and void and will provide incidental spaces for interpretation.

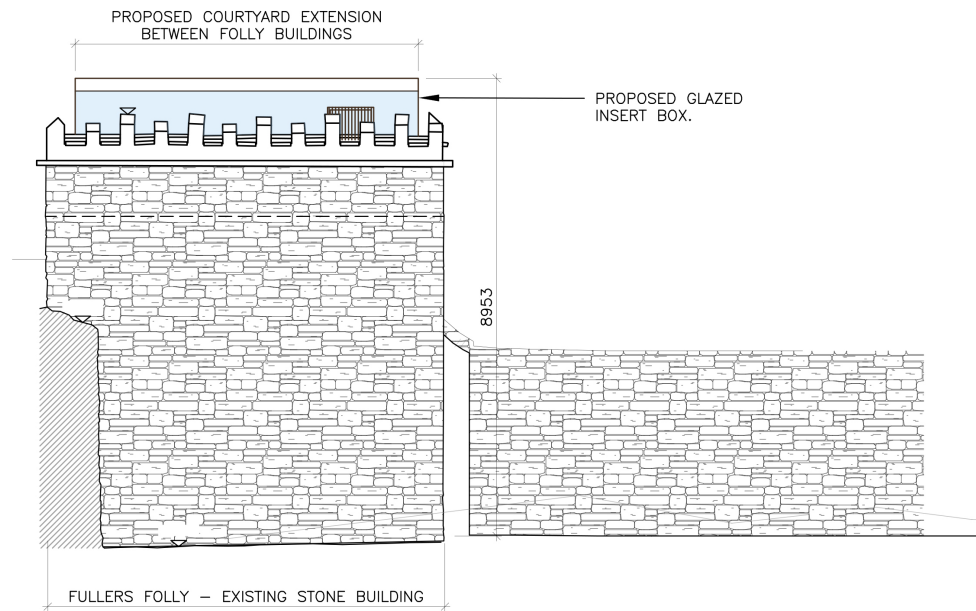
The Fuller’s Folly is to be re-imagined and extended via restoration and new build proposals intervention. The newly proposed opening and clair-voie in the southern wall is used to provoke interest from passers-bys and visitors driving along the N21. As one navigates through the newly landscaped river front and enters through the wall ope, they are greeted by a large open courtyard with planting, hard landscaping and public seating. The proposal includes the removal of any vegetation and debris from the surrounding walls to showcase the original stonework of the castle walls.



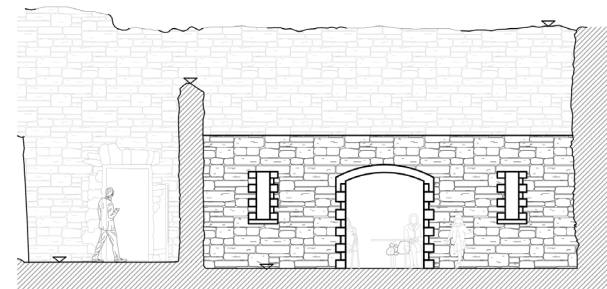
17. ELEVATIONS – FULLER’S FOLLY



02
207 PROPOSED EAST ELEVATIONS
SCALE 1:100

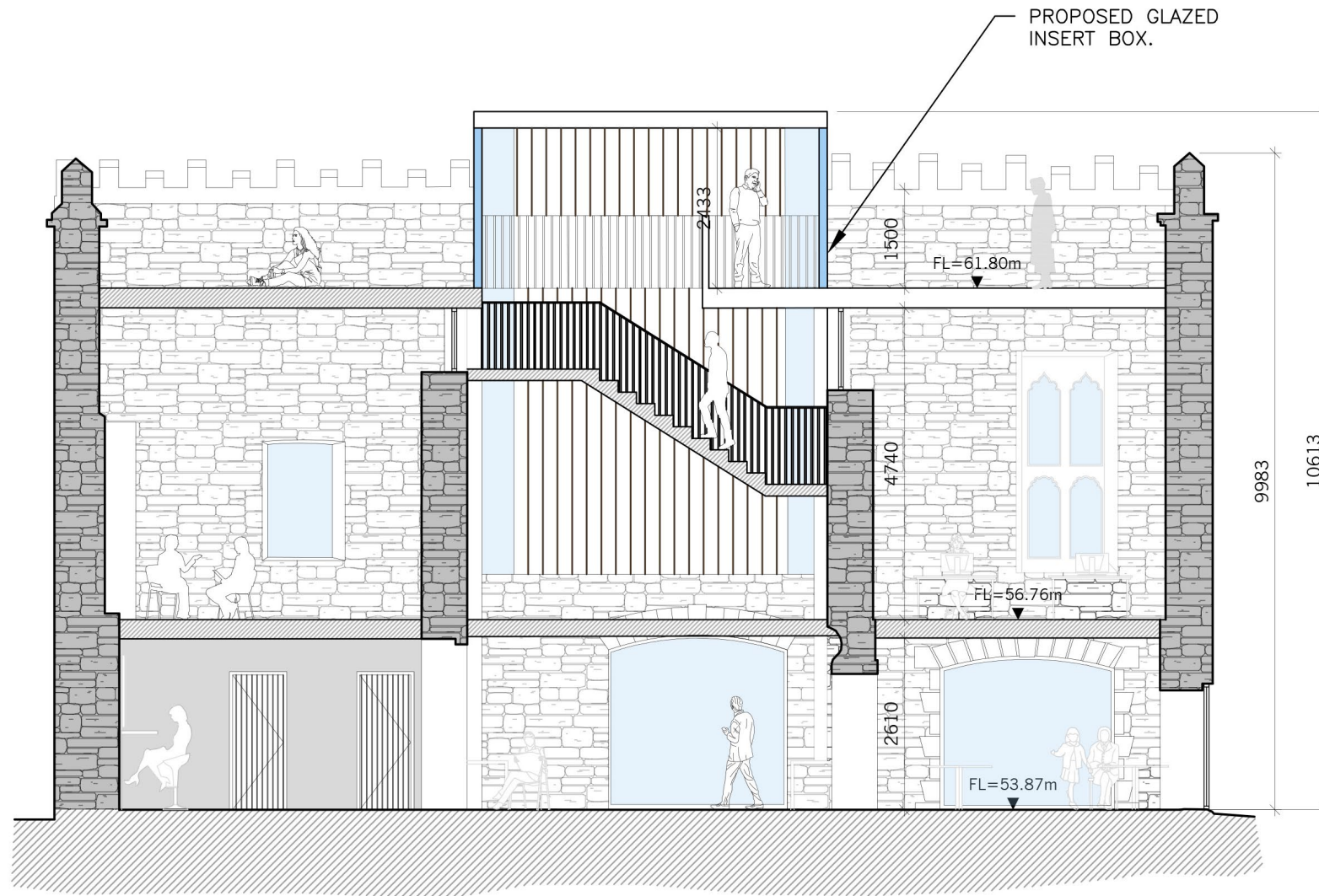


01
208 PROPOSED NORTH ELEVATION
SCALE 1:100



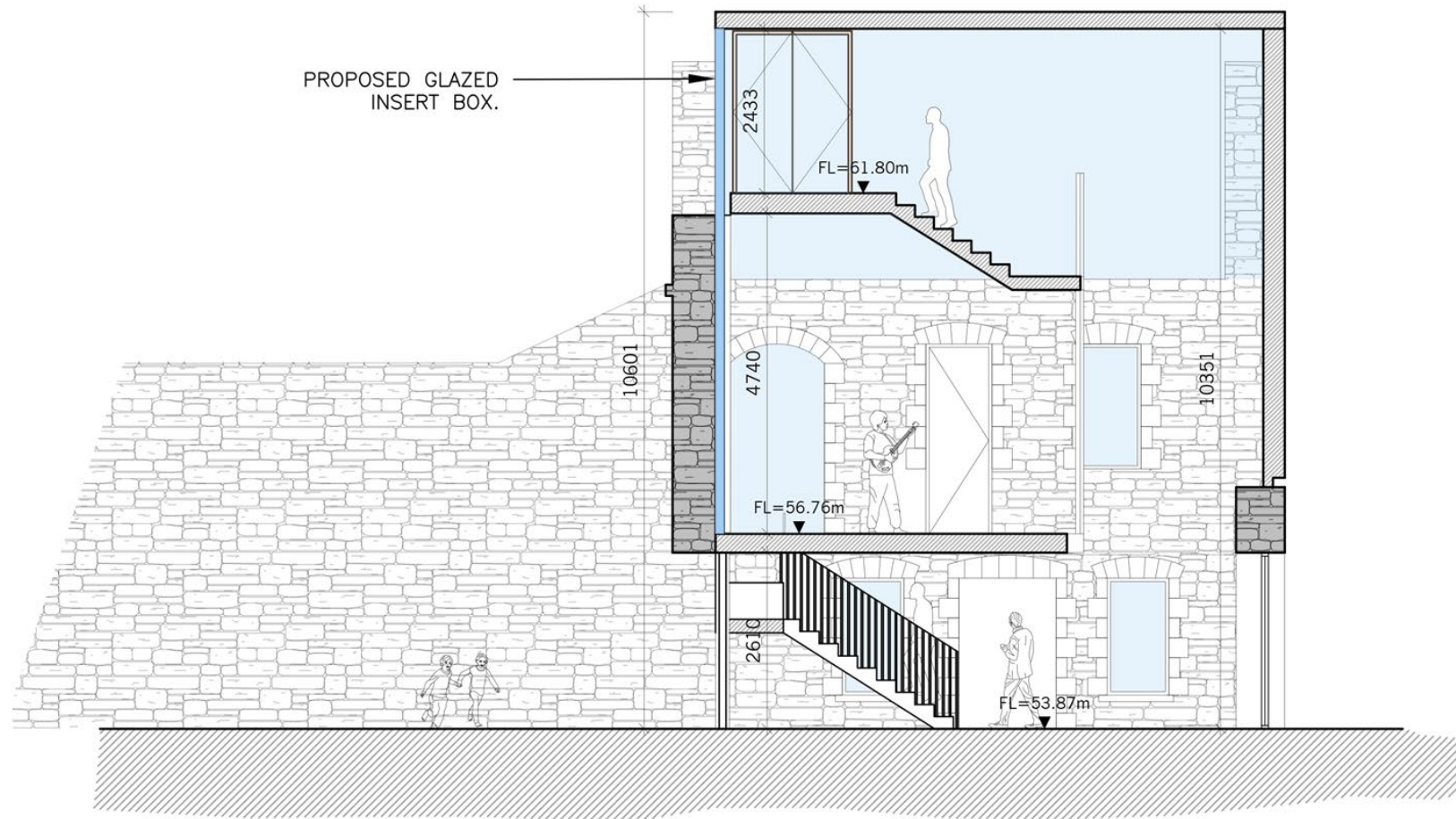
01
208 PROPOSED EAST COURTYARD ELEVATION
SCALE 1:100

18. PROPOSED SECTIONS – FULLER'S FOLLY



01
208 PROPOSED SECTION AA
SCALE 1:100

19. PROPOSED SECTIONS – FULLER'S FOLLY



01
209

PROPOSED SECTION BB

SCALE 1:100

20. PUBLIC LIGHTING AND DRAINAGE

The proposed development will consist of:

Public Lighting

A detailed public lighting design shall be prepared for the projects as part of the detailed design phase.

“Public lighting shall be provided in accordance with the recommendations of BS5489 Part 1, Lighting of Roads and Public Amenity Areas and BS EN 13201:2003.”

“All lighting designs shall be in accordance with the Limerick City and County Council Public Lighting Specification. Detailed plans and lighting report shall be submitted for approval in advance of construction.”

Drainage

“The drainage system shall be designed to manage surface water runoff from the site in a way that mimics the existing hydrology in so far as is practical.

Based on the results of a site investigation the surface water drainage system shall be designed in accordance with the GDSDS Report, Greater Dublin Code of Practice for Drainage Works and the Sustainable Urban Drainage System (SUDS) manual CIRIA C753.”

“SUDS measures will be explored and implemented further, in agreement with the Roads department in Limerick City and County Council at detail design stage and prior to the commencement of construction works.”

CEMP and Project Method Statement

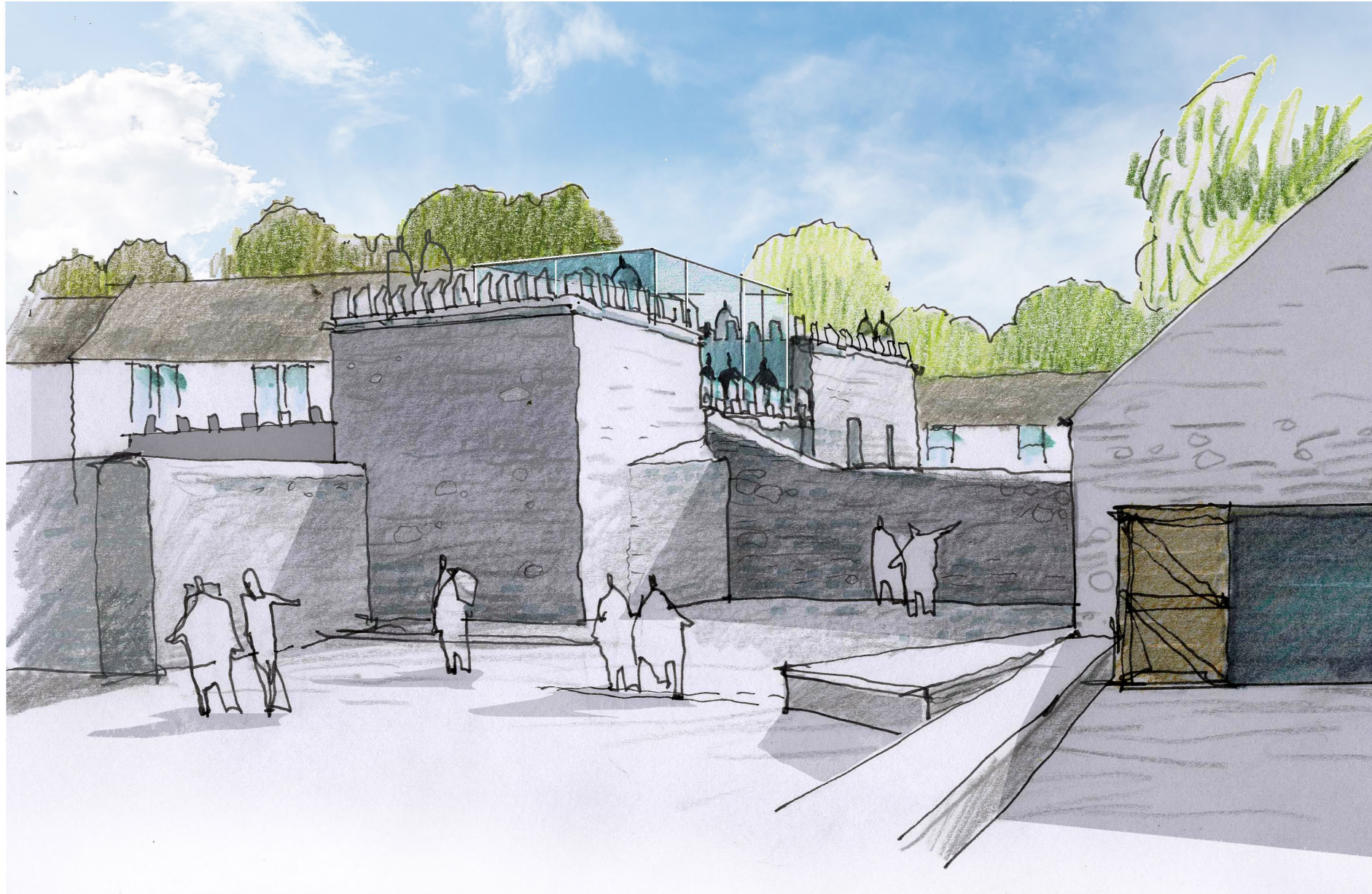
“A Construction Environmental Management Plan (CEMP) and a Project Method Statement utilizing best practices and standard operating procedures are required prior to construction commencing.”

21. 3D VISUALISATION - INTERNAL





23. 3D VISUALISATION – VIEW FROM DESMOND CASTLE



24. REFERENCE PROJECTS



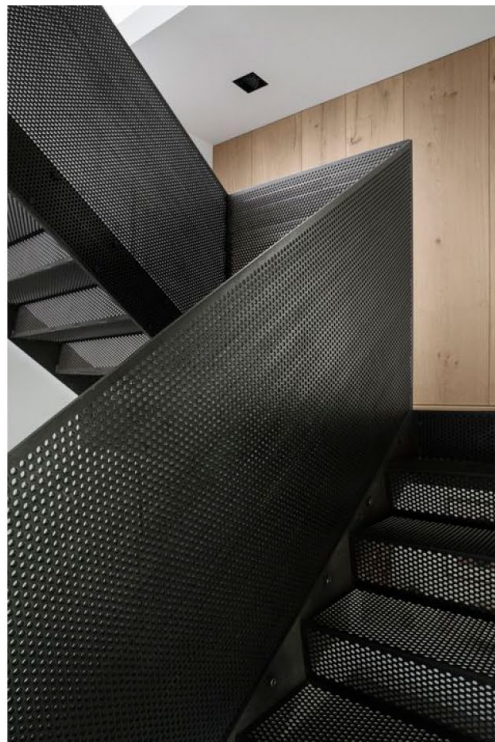
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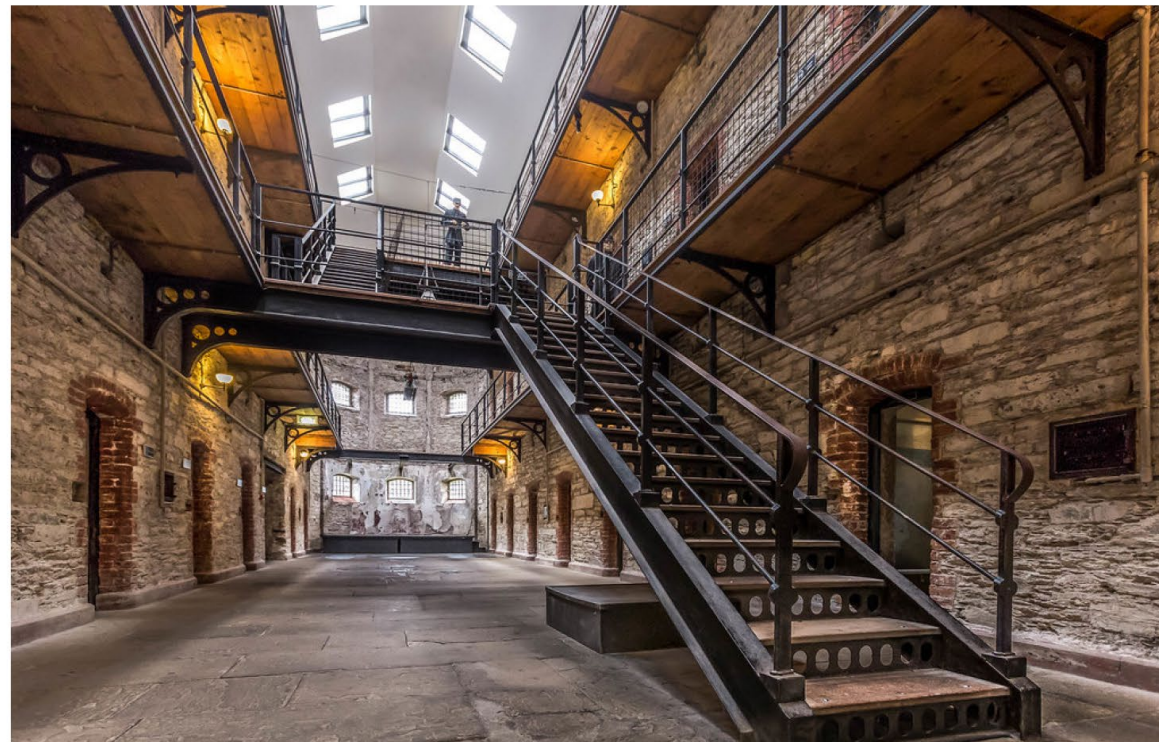
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PERFORATED METAL STAIRS / BALUSTRADE



CORK COUNTY GAOL, CO. CORK



TOURISM INFORMATION CENTRE, PONTE DE LIMA, PORTUGAL