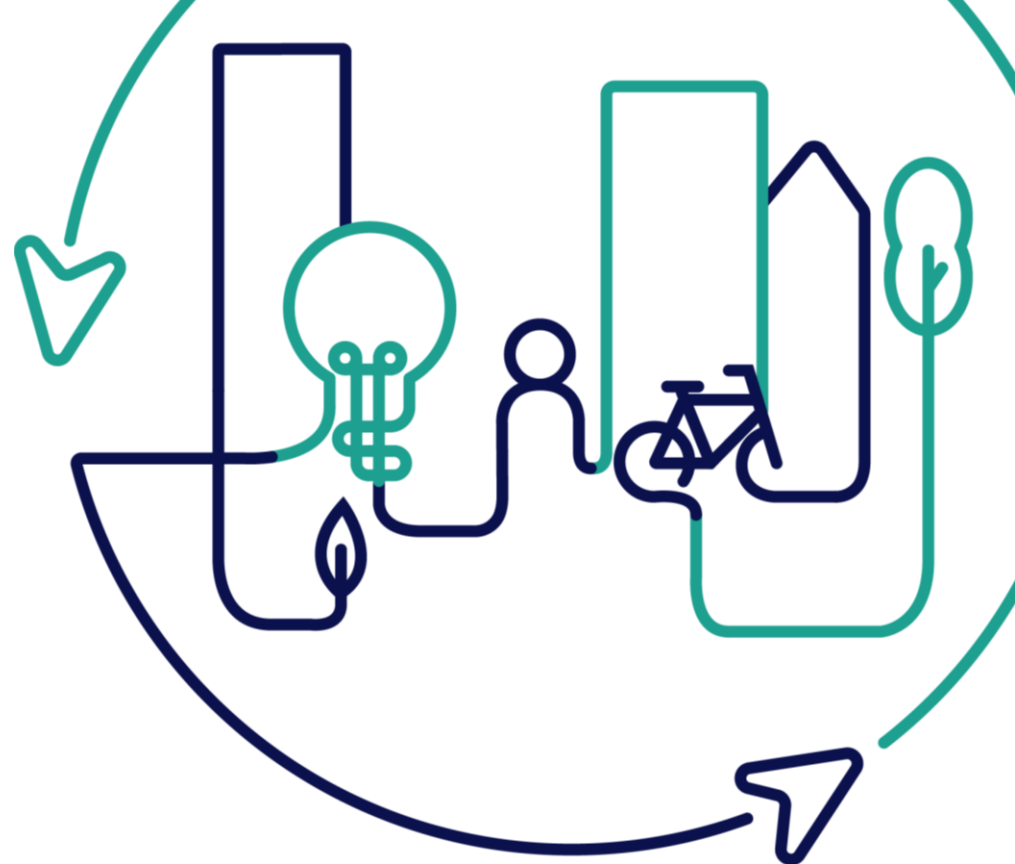


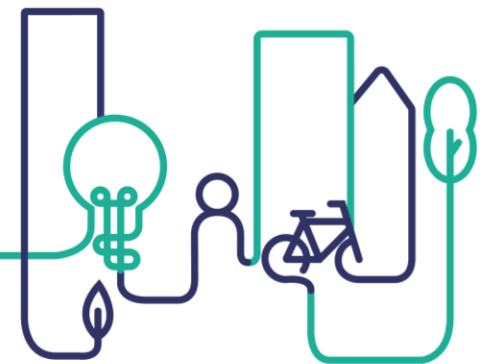
EUROPEAN URBAN INITIATIVE



Co-funded by
the European Union

DESIGNING FOR IMPACT: ALIGNING PROJECTS WITH THE NEB VISION

Practical guidance on transforming urban spaces to reflect NEB's focus on sustainability, beauty, and inclusion.



Co-funded by
the European Union



Session Plan

14:15

Introduction

14:20

**Presentation by Cathal Flynn
And Deirdriu McQuaid**

14:40

Group Activity

15:25

Feedback

15:40

Wrap-up & Close



Session Aims

1

To showcase the 'what' of NEB. What are the values and principles of NEB and how can a project integrate and align these?

2

To share the experience of Nano Nagle Place in renovating a space, aligning with NEB values and principles.

3

To share and try out a NEB checklist tool aimed at supporting the alignment of projects with NEB values & principles.

4

To promote participant discussion and exchange on NEB challenges & opportunities.



**Let's hear from
Cathal Flynn
And Deirdriu
McQuaid.**

EUI CAPACITY BUILDING EVENT

Case Study Project: Castleblayney Gate Lodge Library and Market Square Regeneration

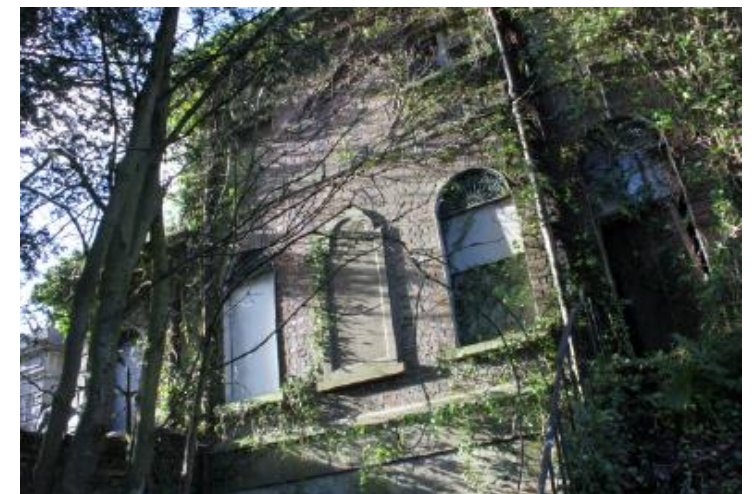


Building the Future: Integrating NEB values and principles in Heritage
Regeneration under THRIVE

12 November 2024



Castleblayney Gate Lodge Building – Prior to Project Intervention



- Castleblayney Gate Lodge is a protected structure of regional importance (built circa 1870) and a landmark building in the historic centre of Castleblayney Town.
- Located on Market Square, the building is one of two gate lodges, which frame the entrance to the Hope Castle Estate. The buildings are particularly notable for their high quality brick work and ashlar stonework.
- Building became vacant in the early 1990's and fell into state of disrepair, suffering from significant vandalism and arson.
- At project inception, the building was in an advanced state of dereliction, the integrity of the structure was in very poor condition.

Castleblayney Gate Lodge Library and Market Square Regeneration Project

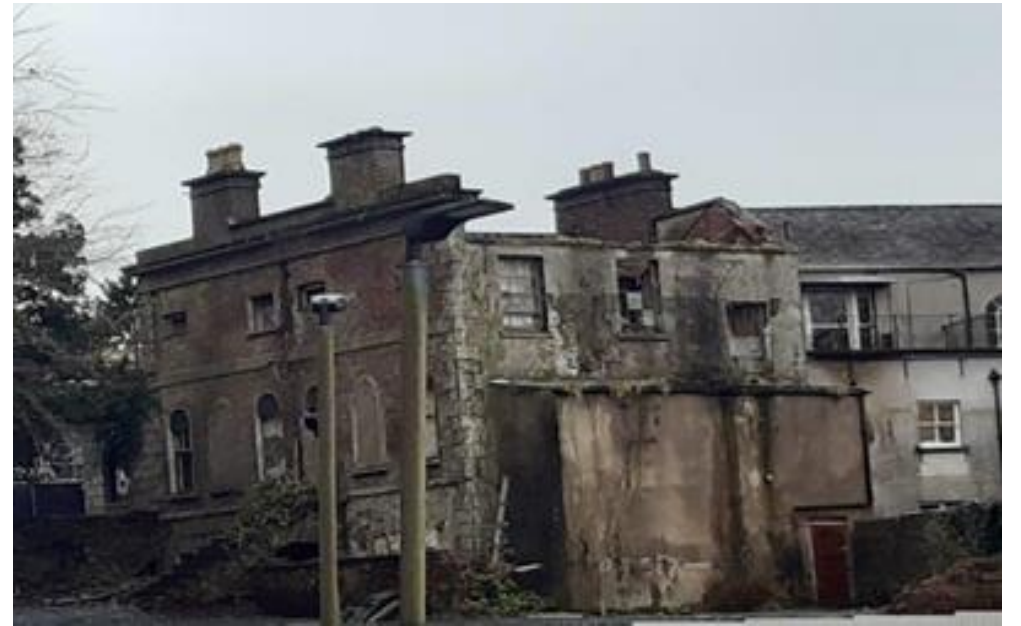
The proposed project consisted of the following elements:

Conservation and renovation of the derelict Gate Lodge building to provide a modern public library, community and cultural space.

Public realm enhancements works to Market Square to link the building to its adjacent sister building.

A new extension was proposed as a contemporary addition, maximising natural light and conveying openness and activity to the public.

In addition to the conservation of the historic structure, the wider objective of Market Square Regeneration was to enhance the user experience entering the estate, with the provision of quality community spaces and public realm improvements.



Project Communication – Relevant Stakeholders

- Shared vision for Castleblayney town was formed through public consultation workshops and meetings with the community and business sectors in 2018.
- Castleblayney Town - Public Realm and Economic Plan was prepared in 2019. The plan identified key projects such as restoration of the Gate Lodge building with the potential to regenerate Castleblayney town centre.
- An intensive community consultation process was undertaken in the preparation of the Town Plan.
- Workshop attendances included representatives from relevant government, public and state agencies, as well as multiple local groups and organisations.
- The results of the community engagement and the feedback from key stakeholders supported the restoration of the Gate Lodge building, highlighting community access and public use as key priorities.
- Monaghan County Council communicated updates to relevant stakeholders throughout each stage of the project lifecycle.



Castleblayney Gate Lodge Library and Market Square – Project Inception

- Gaffney & Cullivan Architects in association with Craftstudio Architecture – Design Team Consultants appointed December 2017
- Part 8 Planning Permission – July 2018.
- RRDF Funding Application submitted August 2019.
- RRDF Funding of €2.6m secured from DRCD in February 2020.



Castleblayney Library and Market Square Regeneration

The conservation and adaption of two gate lodges, framing the entrance to Hope Castle Estate, creating a branch library for Castleblayney and community spaces. The project includes an extension containing a children's library, carefully designed to be respectful of the existing gate lodges. Buildings that were originally designed to form a barrier between the town and estate lands have now been transformed into public amenity spaces for local residents, the design of the extension composed to convey openness and activity, whilst framing views of the lakes and landscape beyond.



- Market Square public realm works (1)
- Multi-purpose community space (2)
- Adult collection (3)
- Outdoor event space (4)
- Meeting space (5)
- Children's collection (6)
- Connectivity to Lough Muckno (7)
- Hope Castle Estate (8)
- Lough Muckno (9)



Building Design & Aesthetics

- Key Design Criteria – Functionality & Flexibility
- The architectural language is distinctive, maximising natural light and conveying openness and activity to the public.
- New extension provides a contemporary addition, contrasting with formality of the existing building.
- Materials were specified to protect and compliment the historic building fabric.
- Challenge of level difference between streetscape and existing park facilities overcome through stepped design and incorporation of integrated series of ramps to facilitate universal access.



- Layout of library devised to meet changing needs of the community.
- 24 Hour – My Open Library Service.
- Externally, a minimal palette of materials used to complement and contrast the historic building.
- Internally, a comfortable and inspiring environment is provided for occupants.
- Moveable book shelving to create performance/community spaces for events.



- (1) Projecting cast in situ concrete detail
- (2) Brick detail in historic context
- (3) Glazed south elevation
- (4) Children's library and multi-functional space
- (5) Restored historic detailing





Sustainability

The project responds to three critical pillars of sustainability:

Economically, by generating development and creating sustainable communities with enhanced local amenity.

Environmentally, by remediating the environmental hazards of a derelict building.

Socially by bringing new life into a forgotten urban space and generating pride and identity in the locality.

- Climate Action: Recognising embodied carbon in the existing building in context of a new build
- Sustainable waste management of demolition materials.
- Energy efficiency: Air to water heat pumps controlled by BMS, energy efficient lighting and automated windows to provide natural ventilation. Building achieve B1 BER Rating.
- Modern community library coupled with external public realm enhancements creates a wonderful community gathering space and provides a catalyst to promote and grow the town's cultural and creative expression.



Inclusion

**Libraries =
inclusivity, accessibility and affordability.**

Public access to information and resources that give people opportunities to improve their lives.

Inclusive spaces where cost is not a barrier to new knowledge and skills

Neutral and welcoming spaces that make learning accessible to all, including marginalized groups like migrants, refugees, minorities, indigenous peoples, and persons with disabilities

Equitable access to information that supports social, political, and economic inclusion

Trusted institutions devoted to promoting cultural inclusion and understanding

Documentation and preservation of cultural heritage for future generations

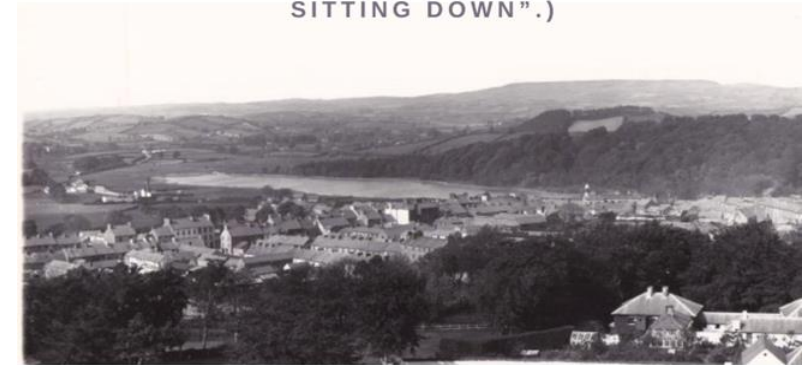
Co-Create and citizen centre community led approach to planning and designing programming.



Local History Talk

BY MICHAEL BURNS
STROLLING AROUND TOWN

(IDEAS FOR STROLLS, WALKS, RUNS, CYCLES,
DRIVES IN THE "BLAYNEY AREA "WHILE
SITTING DOWN".)



**Thursday 10th October, 11am
Castleblayney Library**

MONAGHAN
COUNTY
LIBRARIES

All welcome
No booking necessary
Tea/Coffee



NATURE + SCIENCE +
ACROBATICS =

Nature's Secret Circus

cavan & monaghan

**SCIENCE
FESTIVAL**
 science in everyday life



Eco Arts

Supported by Creative Ireland via Monaghan Council's
Creative Monaghan Programme

Location: Castleblayney Library and Lough Muckno

Join artist Grace Haynes in a workshop series
exploring alternative eco arts processes in paper making,
Cyanotypes, Nature journaling, Antrotypes, Cenotypes, Gelli
Plate Printing, Alternative Print Processes.

Dates:
 June - 13th and 14th
 July - 11th and 12th
 August - 15th and 16th

Times:
 Meeting at the library at 11:30am to explore the surrounding areas
of Lough Muckno (weather dependent)
(Half hour break)
 returning to Castleblayney Library for workshop at 1pm

Booking through Castleblayney Library
 - email -
 Castleblayneylibrary@monaghancoco.ie



MONAGHAN COUNTY LIBRARIES

Board Games Club



Wednesday,
25th of
September

4-5pm

Next Game -
Alien: Fate of the
Nostromo

Resource Room,
Castleblayney Library.

For Ages 12-14

Other board games also
available.



Welcome

Castleblayney Alzheimer Café



Castleblayney Library
Lough Muckno gate lodge 2
Castleblayney, Co. Monaghan, A75 V383

Monday 30th September
11:00am to 12:30pm

(and the last Monday of each month thereafter)

Guest Speaker: Kellie Ann
Topic: Family Carers Ireland



There will also be **Singers/Music** and the very
important, cup of tea and chat.

For more information contact Elaine/Martin 087 978 3959

The cafe provides a warm welcoming place for people to meet others also living with
dementia/cognitive impairment, their carers and health & social care professionals.

For more info: www.alzheimer.ie
The Alzheimer Society of Ireland, National Office,
Temple Road, Blackrock, Co. Dublin
Charity Number: CHY7868



Ciorcal Comhrá

Baile na Lorgan



6ⁱⁿ Dé Céadaoine (Wednesday)

Leabharlann Bhaile na Lorgan

Fáilte roimh gach duine!

Céad Dáta Eile
18/09/24

MONAGHAN COUNTY LIBRARIES

Love music?
Looking for something
new?



Welcome to Talking Tracks
Castleblayney library's music club
To join call 0429740281



FAMILY CODING SUMMER CAMP



PRIMARY
AGE KIDS
AND
PARENTS
TOGETHER

MAKE A DANCE MAT WITH
SCRATCH, A ROCK PAPER
SCISSORS GAME WITH
MICRO:BIT & MUCH MORE.....



4 DAYS
CODING
AND
CRAFT

Castleblayney Library

15th - 18th of July (Mon-Thurs)- 10.30-12.30 , 2 hrs a day

Please note: this is not a drop-off activity. Parents must attend with their children!

REGISTER NOW to Book Your FREE Place*

<https://www.ourkidscode.ie/register/>

Club Code: MonaghanCastleblayneyLibrary01

*Limited to 6 families, first come first served

*Activities are aimed at ages 7-12, but all children are welcome



Enquiries to **Louise O'Hare** on lohare0@gmail.com



LEARN THE ESSENTIALS OF THE INTERNET

FREE
Course

- Connecting to a secure internet connection
- Booking a hotel or a flight
- Buying goods or booking a service
- Filling in forms for passports, driving licences etc
- Comparing insurance quotes
- How to make a secure online payment using paypal, debit card
- Scams and what to look out for

Our training facilitator will happily demonstrate any website or App that the learner needs support with

WEDNESDAYS
Castleblayney Library
11.00am-1.00pm
21st February
for 2 weeks

Booking @ Library Desk
or phone (042) 9740281

BABY BOOK CLUB

SUITABLE FOR BABIES WHO ARE NOT YET WALKING

**NEXT SESSION: FRI
4TH OCTOBER**

10AM - 11AM

FIRST FRIDAY OF EACH MONTH

STORY/SONGS FOLLOWED
BY SENSORY PLAYTIME

Tea/coffee
No need to book

MONAGHAN
COUNTY
LIBRARIES

Crosswords & Croissants

First Thursday of every
month

Next Session: 3rd October
11am - 12.30pm

Come along for a cuppa, a
croissant and a crossword or
two.

No Need to book
All provided

MONAGHAN
COUNTY
LIBRARIES

STUDY SPACE

WEDNESDAYS 2PM - 5PM

STARTING WEDNESDAY THE 21ST OF
FEBRUARY



The resource room in Castleblayney library will be a dedicated study space on Wednesdays from 2pm-5pm. Open to library members junior certificate and up. No booking required but you must sign in and out at desk. If you are looking a quiet study space at other days/times please enquire at desk and we will do our best to accommodate you.

**IT'S FREE TO JOIN YOUR LIBRARY
CALL IN TODAY TO GET SIGNED UP**

OUR FIRST YEAR

28 SEP 2023 - 27 SEP 2024

VISITORS



71,436

280% INCREASE (2019)*

EVENTS



110

7,727 ATTENDEES

SCHOOL VISITS



125

2,243 STUDENTS

LOANS

= BORROWED + RENEWED

40,935

179% INCREASE (2019)*

INTER LIBRARY LOANS



RECEIVED 2,706
SENT 2,528

= BOOKS FROM LIBRARIES
IRELAND SHARED SYSTEM

Challenges

1. Detailed Design & Contractor Procurement - Conducted during Covid 19 Restrictions (new online forums)

2. Extended construction period and increased costs:

(i) Covid site restriction January - May 2021

(ii) Materials Inflation (Brexit / Ukraine War)

(iii) Unforeseen building condition (extensive dry rot treatment)

(iv) OGP Inflationary Agreements – Communication among relevant parties

3. Meeting expectations of citizens and ensuring the library facility can cater for the changing needs of the community





Castleblayney News M.B



Castleblayney News M.B



Castleblayney News M.B





Castleblayney Library wins *Public Building of the Year* at the Building and Architect of the Year Awards 2024



In adjudicating upon the project, the judging panel outlined that “the transformation of Castleblayney Library showcased a **stunning rejuvenation that significantly benefits the local community and acts as a gateway** to Lough Muckno. The project **blends meticulous conservation with inventive design and is outstanding as a model of adaptive re-use.**” They further added that the completed building “**enhances the architectural fabric of Castleblayney and enriches the communities cultural and recreational amenity**”

Project Awards

- (a) Craftstudio Architecture and Gaffney & Cullivan Architects won “Public Building of the Year” at Building and Architect of the Year Awards 2024
- (b) Broomfield Construction Contractors won “Leisure Tourism Project” at Irish Construction Excellence Awards 2024
- (c) Monaghan County Council shortlisted for Excellence in Local Government Awards 2024 - Heritage & Built Environment Category



WINNERS COMMENT

This win means a lot to us in Broomfield Construction. We believed we delivered an outstanding project and it is great to get recognition of this achievement from a prestigious award.

The Castleblayney Library project displays the beauty of historical construction methods, recreated to its original glory with new intention and combines modern state of the art construction.

The ICE Awards judging panel were very informed, experienced and understood the challenges and tribulations of the project. We found them very knowledgeable and the management of the event as a whole was seamless and professional.

The feedback has been very positive. We see this as a milestone for our company and our team.

The Gala was a great night. We brought clients and design team members with our construction team to the Gala and it was great to discuss the project in hindsight and our relationships and how they grew over the project. To do this in the CCD was a nice touch.

Thank you to our clients, subcontractors and supply chain partners for your great work on delivering this project with us.

Our advice when entering the ICE Awards is to ensure you capture the essence of the project and what makes it stand out as excellent and head and shoulders above the rest of the projects in that field. ●



Cathal Flynn (Monaghan County Council), Emmet Reilly, Colin O'Reilly (Broomfield Construction), Aoife Flynn (ICE Awards Judge), Jason Reilly, Neil McKeon (Broomfield Construction), Robert Fitzpatrick (Craftstudio Architecture), David Cullivan (Gaffney & Cullivan Architects) and Deirdre O'Kane





**Questions
&
Comments**



**Group
Activity**

NEB CHECKLIST

HOW DOES IT WORK

- 1 value per table, if time allows reflect on the principles
- Discuss, exchange and answer the questions posed in the checklist, in so far as time allows (45 minutes)
- Assign 1 person to fill in the answers
- Assign 1 rapporteur to provide rapid feedback at the end (3 -4 minutes)
- Flipchart and guiding questions to guide the feedback



Feedback

RAPPORTEUR GUIDING QUESTIONS

- Which value did you assess?
- Which were the main, overarching dimensions analysed in this specific value?
- How did the project respond to them?
- Which are the most striking features of the project in this specific value?



**What's next
for you?**

15:50

Coffee Break

16:15

Site Visits

18:00

Free Time

19:30

Dinner

Site visits

Group 1

Leave Hotel at:
16.15
(follow Eileen)

Group 2

Leave Hotel at:
16.25
(follow Eleonora)

Group 3

Leave Hotel at:
16.35
(follow Eleni)

Thank you

