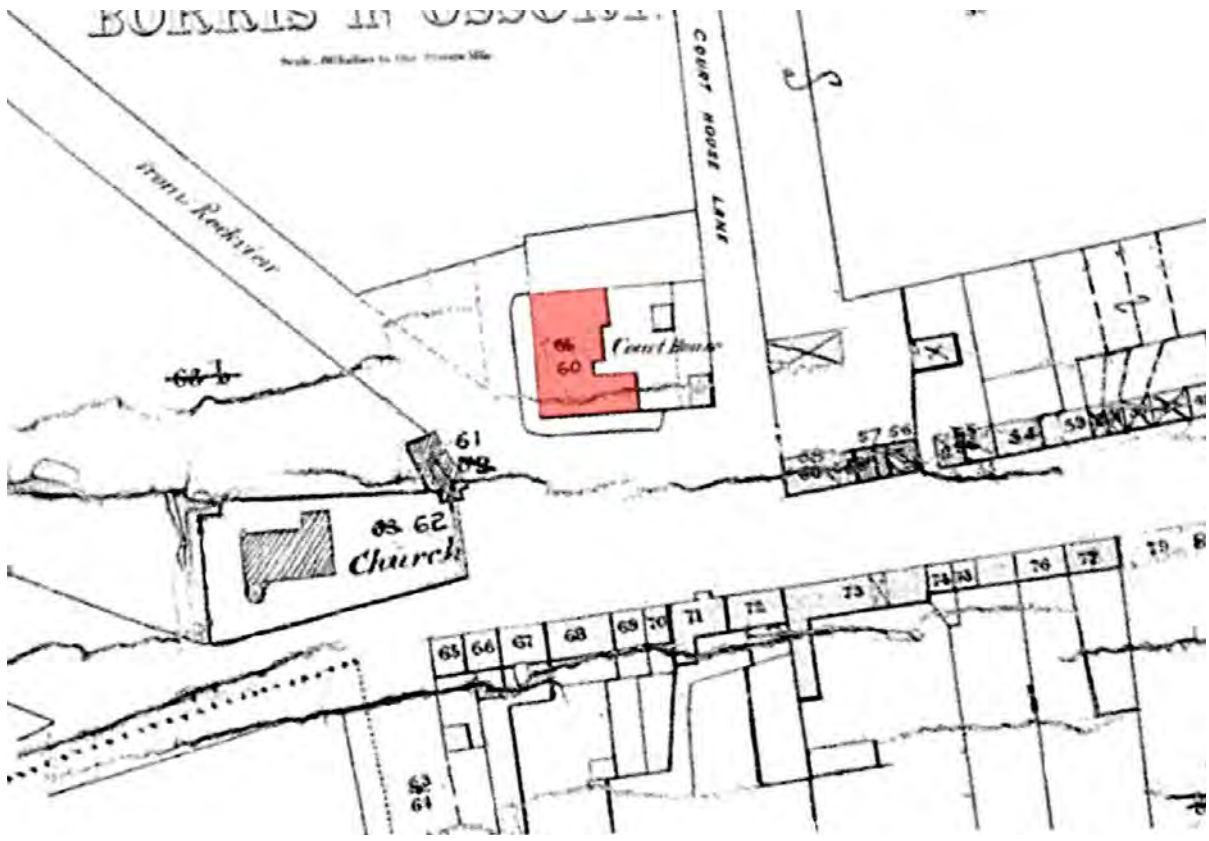
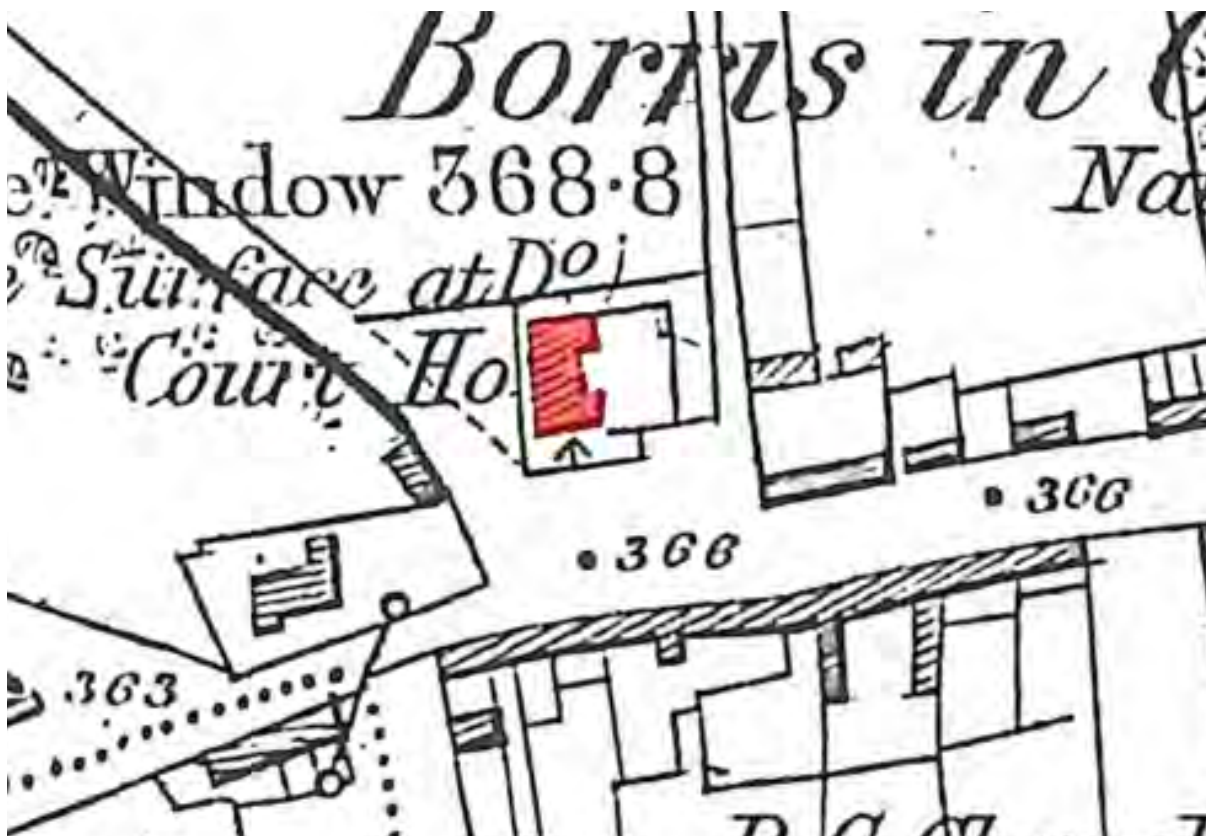


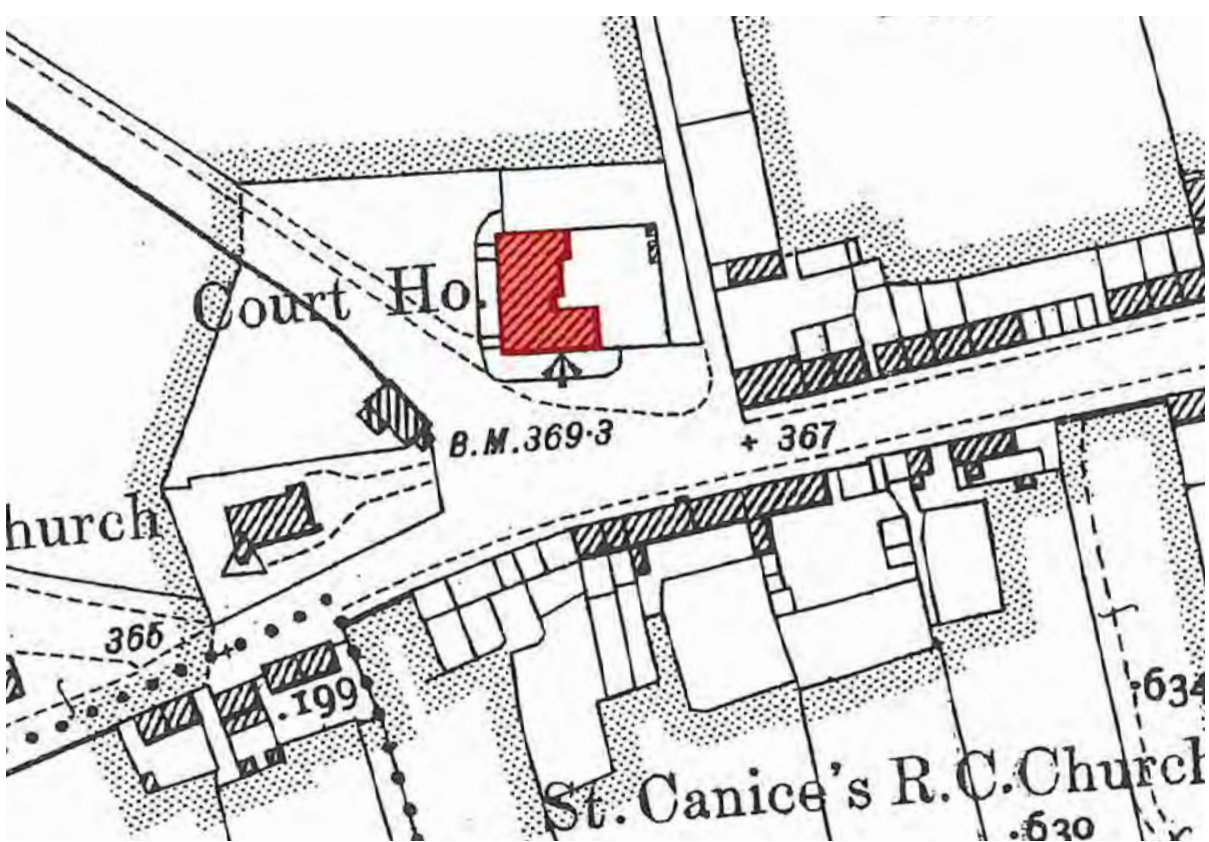
1839 OS map



1850 Griffith Valuation map



1890 OS map



1907 OS map

## Borris-In-Ossory Courthouse

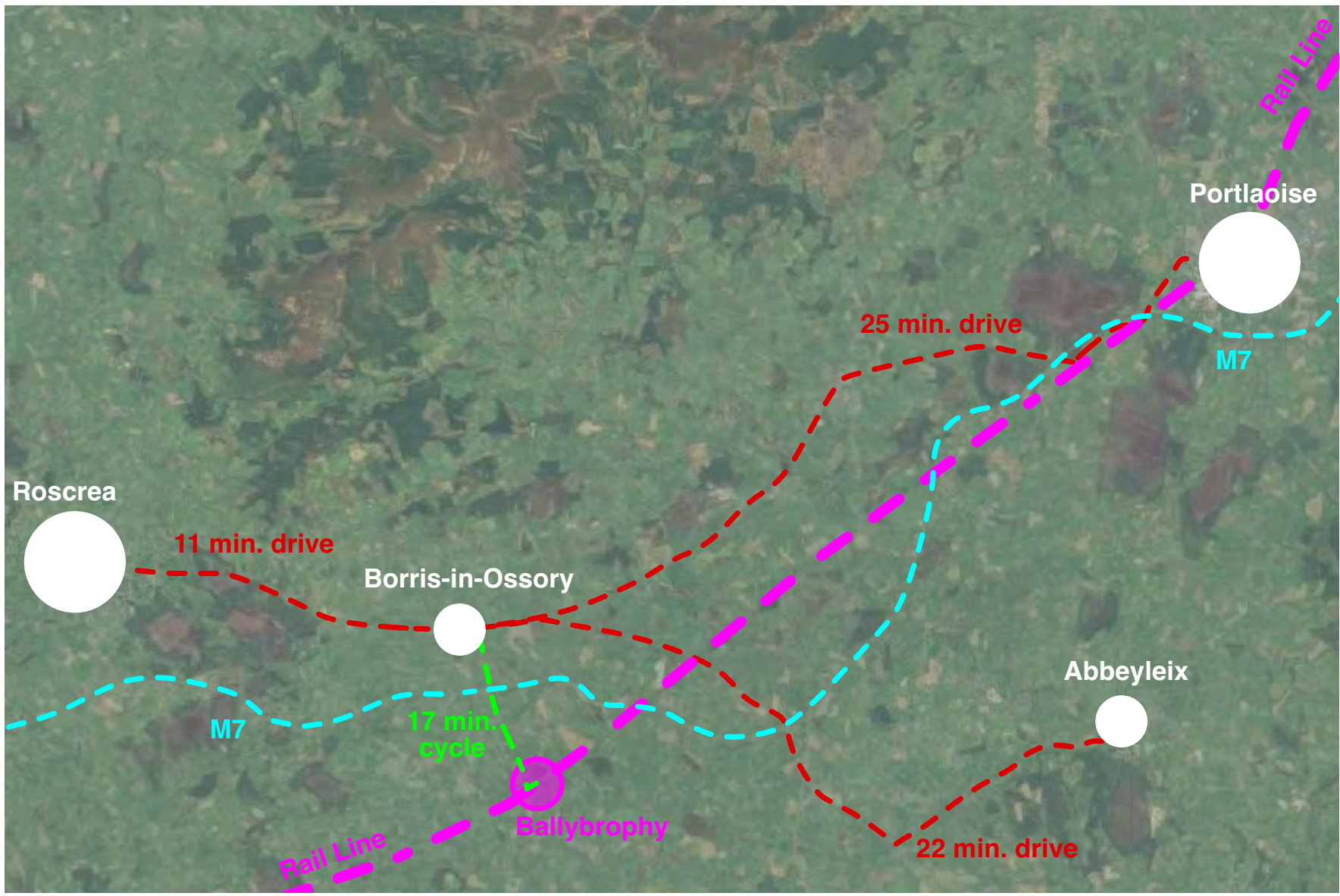
Stage 1 Public Consultation - 29.03.2023



National Inventory of Architectural Heritage map



Present day site location map



Transport links map

## History & Background

Located in close proximity to the M7 motorway, and less than a thirty minute drive from Portlaoise, Borris-in-Ossory is well positioned to serve as a remote digital working hub. HHC together with a multi-disciplinary team, was appointed in August 2022 by Laois County Council to develop proposals for the building, and the project team visited the site in November 2022, to begin the design process.

- The four most significant aspects to be addressed will be as follows:
- Ensuring the protected structure is repaired and conserved in accordance with best conservation practice.
  - Upgrading the built fabric and services to provide an energy efficient and sustainably managed building.
  - Providing accessibility throughout the building for all users.
  - Alteration and upgrade of the building to achieve fire safety certificate requirements.

Borris-in-Ossory courthouse is an interesting early nineteenth century example of an Irish courthouse. According to the *Gazeteer of Ireland's Court Houses*, 'twenty seven' courthouses could be regarded as deriving from a common or standard design, with modifications. Early prototypes of this type of courthouse are noted as Borris-in-Ossory and Stradbally and the architect is thought to be William Butler Deane.

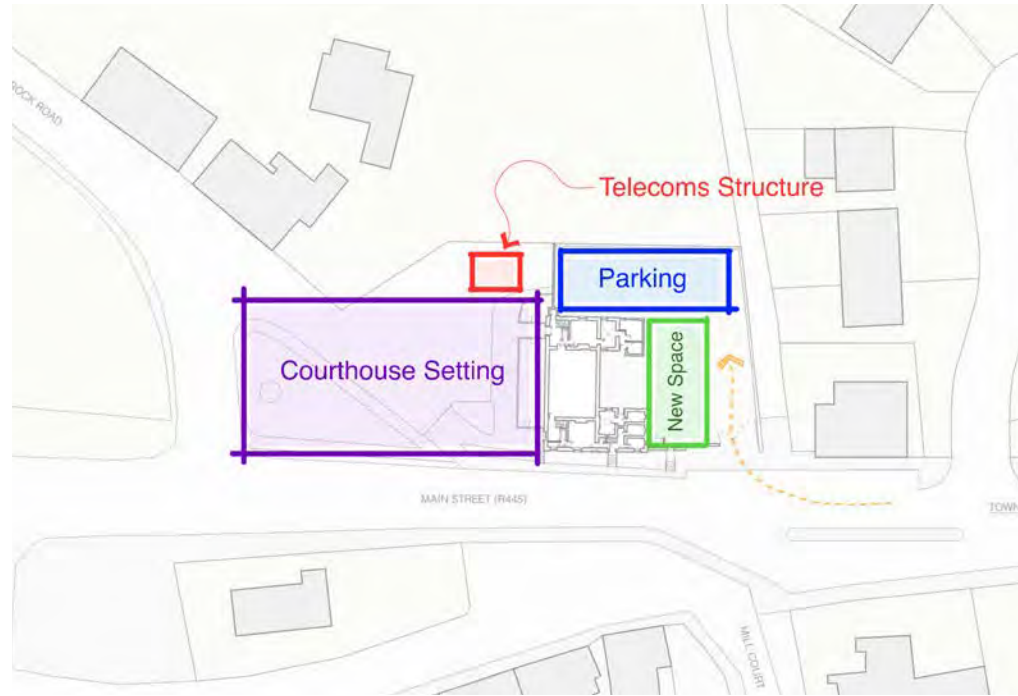
## Design Proposals

Following our initial assessment of the protected structure and site we became aware of a number of existing constraints. The double height courtroom separates the north and south wings of the building, and visitors must pass through this space in order to reach a number of rooms. As a result the courtroom is currently on the circulation route through the courthouse, rendering this space difficult to use for meetings during the day. There is no connection between the north and south wings at first floor level, and no lift within the building. Though the courthouse appears sizable from the outside, the double height courtroom takes up considerable footprint, leaving only nine smaller rooms for a range of possible uses, several of which serve as part of the circulation route. The wider site around the courthouse has been severely compromised due to the widening of the road and eradication of a formal setting. The forecourt, or open area, to the west of the building is poorly defined, and serves as an adhoc car park with no sympathetic landscape treatments aside from a memorial fountain.

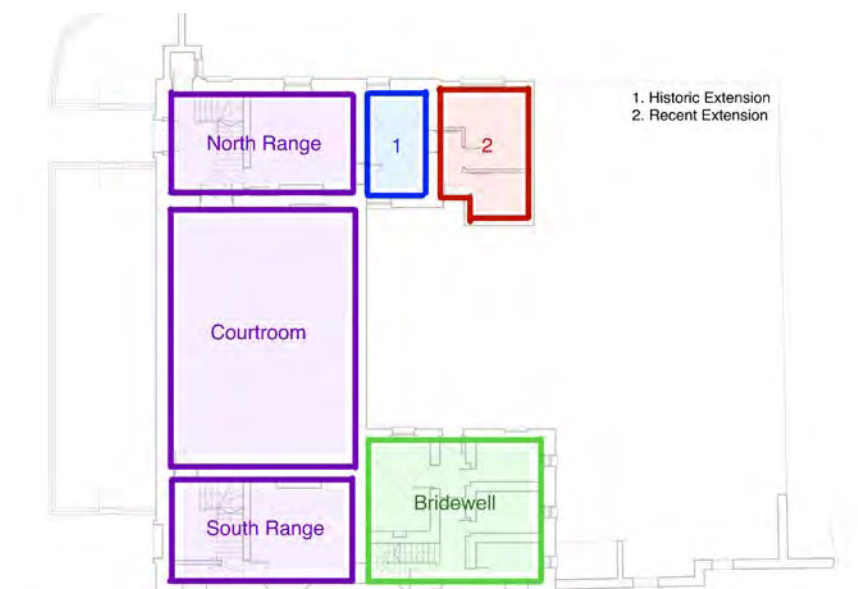
We have explored the provision of service spaces within a new extension to the north wing, which would allow the historic rooms to serve as a suite of meeting / office spaces. A new glazed link to the external east façade provides a connection between the north and south wing at first floor level, with views and small workspace pods overlooking the expansive courtroom. The courtroom can be used for dedicated private meetings without disturbance from individuals moving between the north and south wings. A generous new canteen space within the new extension could also serve as a multi-functional space during the day, used by local community afterwards. Availing of south facing light, and sitting within a newly landscaped courtyard to the rear, this proposal would also provide a much improved arrival point for pedestrians on approach from the village.

There is a welcome opportunity to provide a new setting to the front of the courthouse, befitting the formal symmetrical façade of this protected structure. This will also serve as a new park / greenspace for the village, enhancing the streetscape and softening the traffic noise with new trees and soft planting. Parking will be placed to the rear of the building, and a new pedestrian gate will announce the courthouse on the approach from the village.

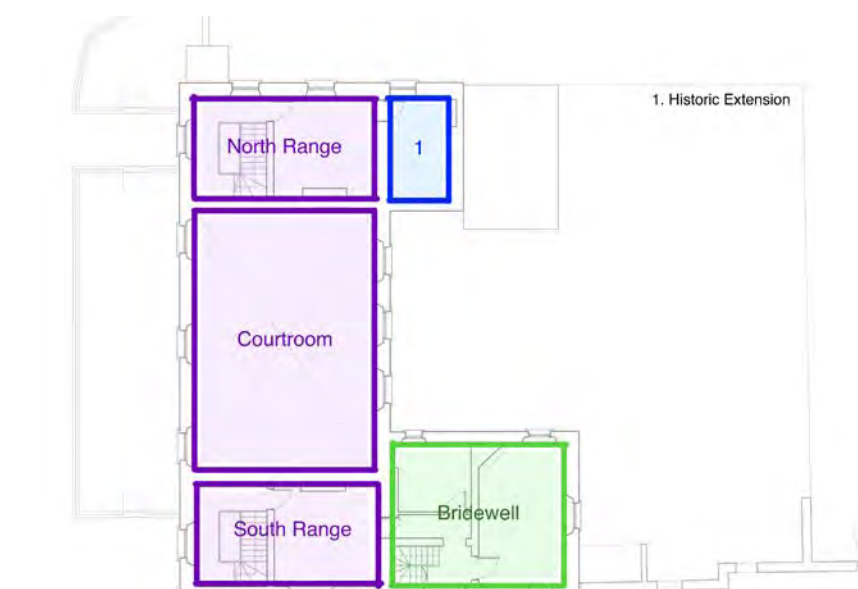




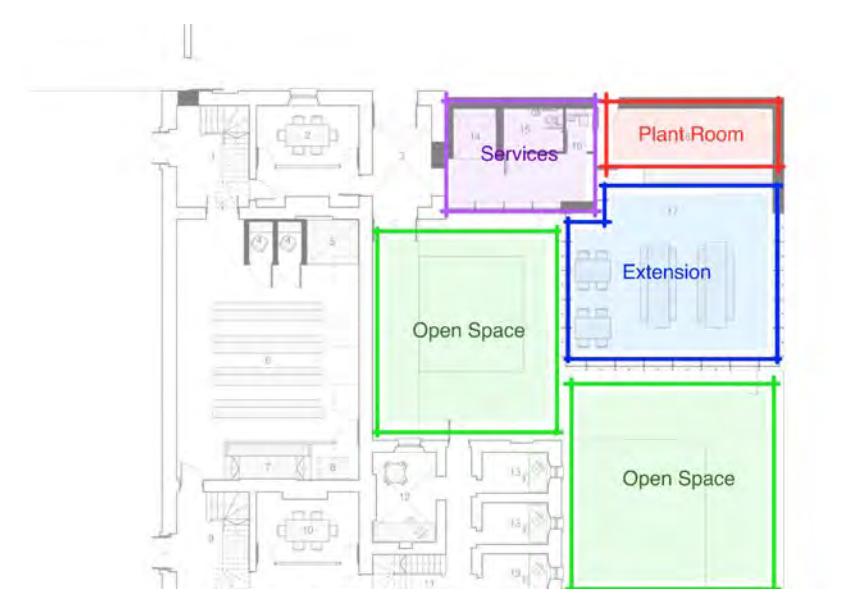
Site layout plan - analysis



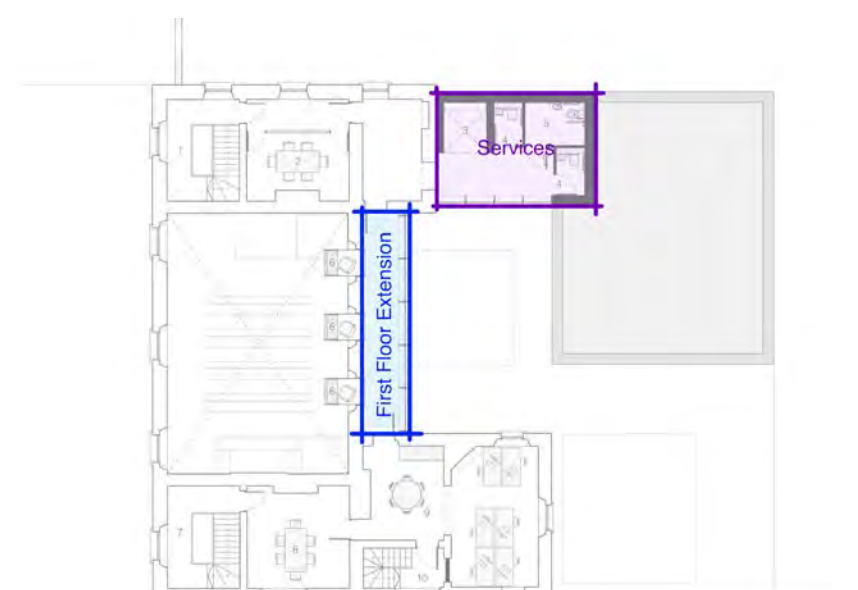
Existing ground floor plan - analysis



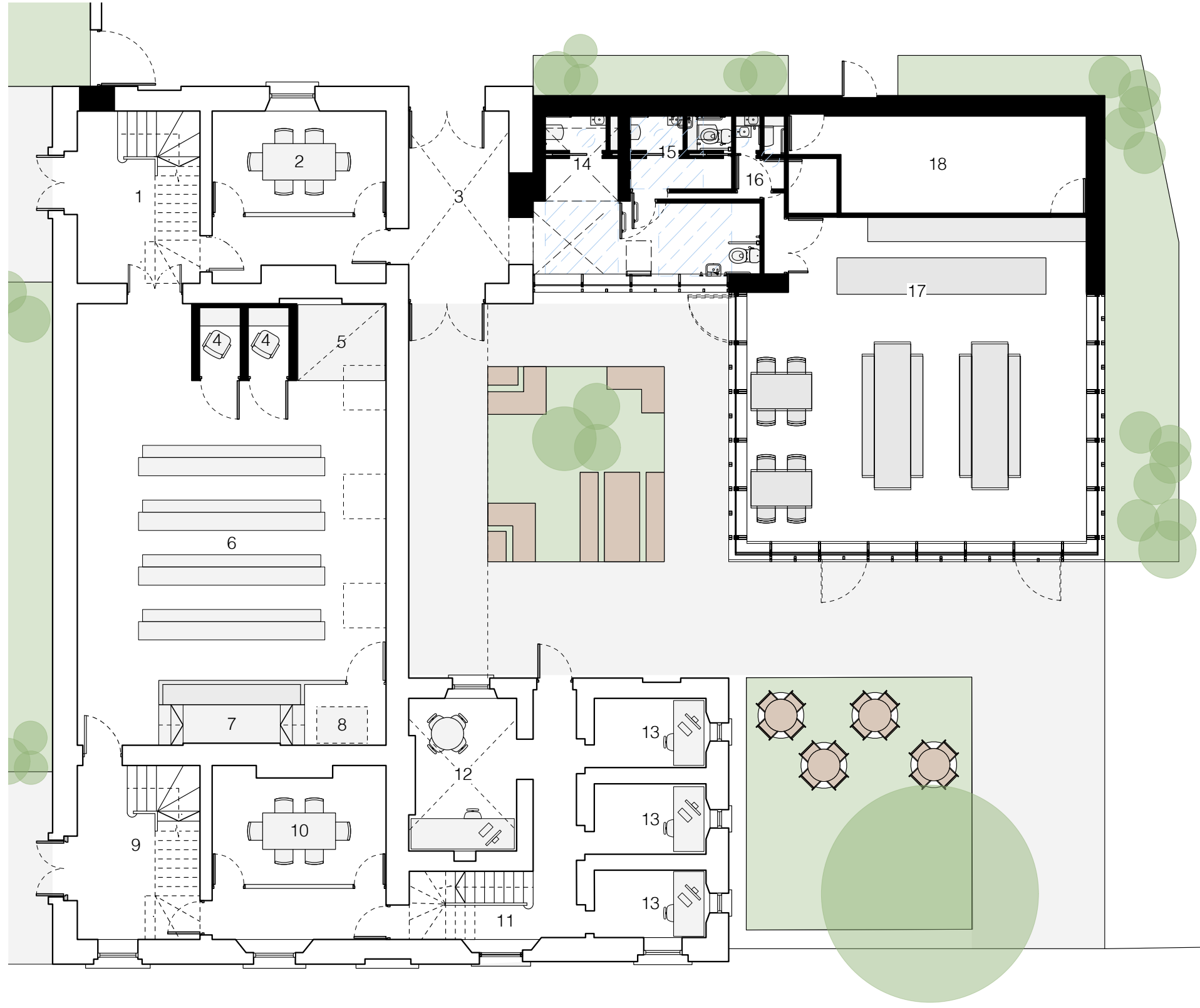
Existing first floor plan - analysis



Proposed ground floor plan - analysis

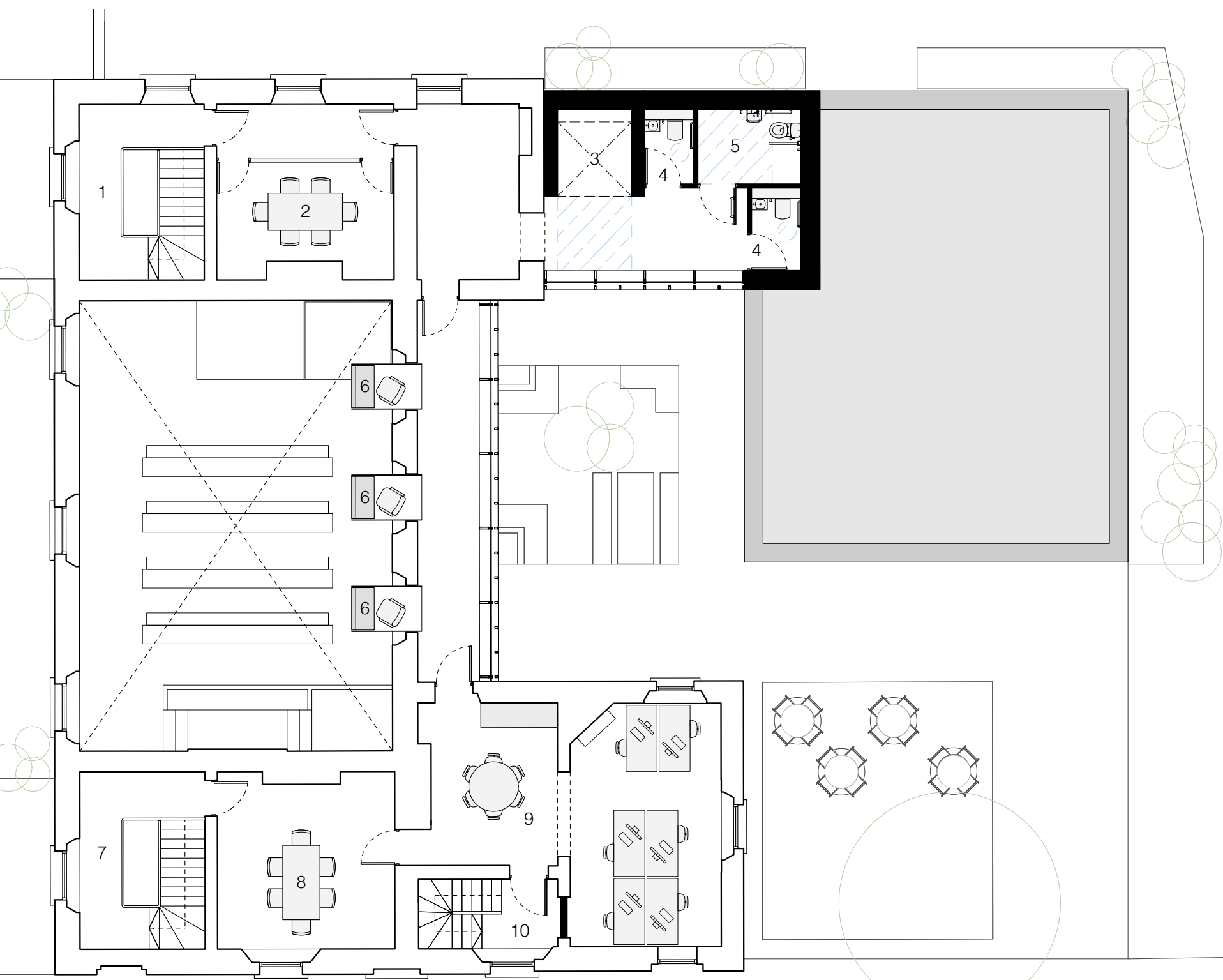


Proposed first floor plan - analysis



**NOTES**  
■ Additions / adaptations.

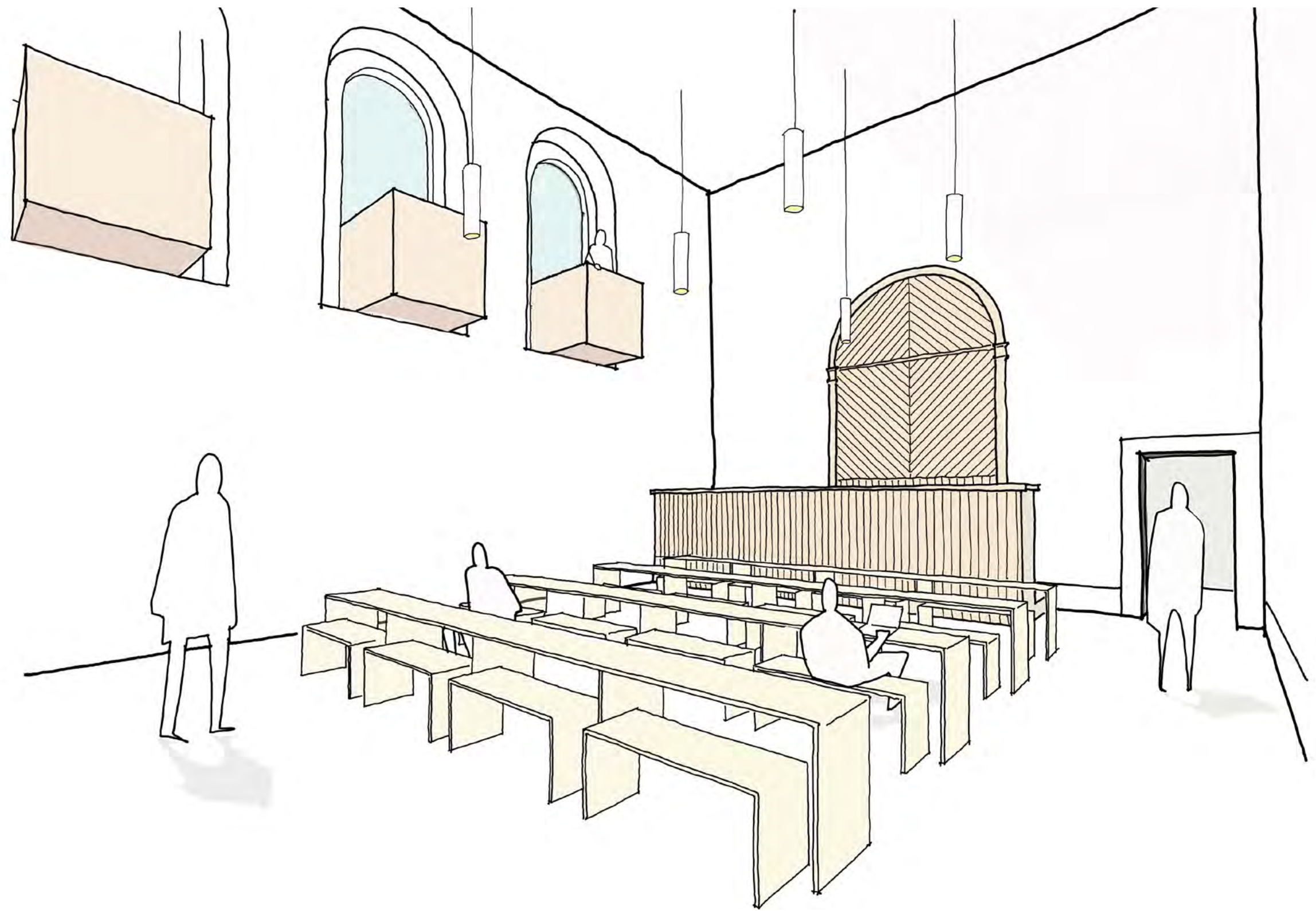
Proposed ground floor plan



**NOTES**  
■ Additions / adaptations.

Proposed first floor plan

1. Stairwell 1
2. Meeting Room 1
3. Entrance Lobby
4. Phone Pod
5. Chair Store
6. Desk / Bench Area
7. Presentation Bench
8. Platform Lift
9. Stairwell 2
10. Meeting Room 2
11. Stairwell 3
12. Office 1
13. Office 2, 3 & 4
14. Passenger Lift
15. Accessible W.C.
16. W.C.
17. Canteen
18. Plant



Proposed internal view of courtroom



Proposed view from south east



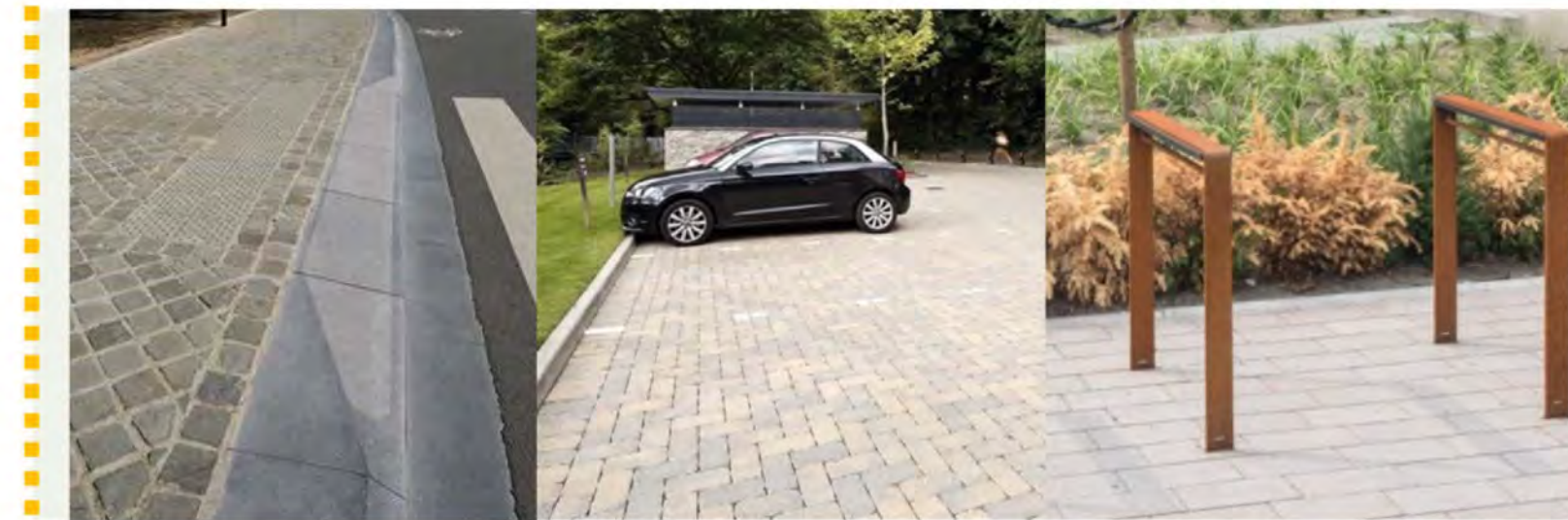
Existing view from south east



Existing front elevation

1. Stairwell 1
2. Meeting Room 1
3. Passenger Lift
4. W.C.
5. Accessible W.C.
6. Desk
7. Stairwell 2
8. Meeting Room 2
9. Office
10. Stairwell 3





Access and Parking



Civic Space Plaza



Courtyard Gardens



Formal Lawned Gardens

#### Legend

- Natural Stone Paving
- Natural Stone Setts
- Permeable Paving
- Self Binding Gravel
- Resin Bound Aggregate
- Steps
- Existing Railings Relocated
- Railings and Handrails (New)
- Seating
- Informal Seating
- Relocated Millennium Fountain
- Current Location of Fountain
- Lawn
- Lawn with bulbs
- Planting | Perennial Mix
- Rain Garden (SuDS)
- Planting | Shrubs
- New Trees
- Existing Trees Retained & Pruned
- Existing Trees Removed
- Existing Woodland Pruned

#### Key

- 1 Relocated Millennium Fountain
- 2 Formal Lawned Gardens
- 3 Rain Garden (SuDS)
- 4 Raised Front Plaza
- 5 Turning Head
- 6 Parking (8)
- 7 Shared Surface Access
- 8 Workspace Courtyard
- 9 Social Garden
- 10 Cycle Parking
- 11 Green Separator Strip
- 12 Arched Pedestrian Access
- 13 Pedestrian Priority Vehicular Entrance
- 14 Traffic Calming & Crossing

