

Reimagining Monaghan

St Louis Option Paper

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Cumhacht Comae Mionraon
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St. Louis Options Paper

St. Louis Convent Lands



St. Louis Convent, 1955

Introduction

This Options Paper study for the St Louis Convent Lands area of Monaghan Town incorporates a number of vacant heritage buildings and a parkland area that has recently come into the ownership of the local authority. The Options Paper was developed in parallel with the Town Centre First and Historic Towns Initiative regeneration plans for Monaghan Town, recognising the strategic role and potential of the St Louis site to enhance town centre living, preserve and adopt the historic buildings on the site for community use and contribute to the overall vision for the town.

St Louis Convent site is on the edge of Monaghan Town centre and has a historic, architectural and social significance in the town as a prominent educational and ecclesiastical complex dating back to mid-19th century and incorporating the earlier brewery buildings on the site. The subject site comprises a large portion of the convent lands, excluding their north east section which remain in operation as St Louis Secondary School. The Options paper develops an overall vision for the site. It considers its large parkland area and the Convent Lake, the physical and visual connection of the site to town centre and surrounding areas, to the Ulster Canal and to the nearby schools. It also describes the various options considered for the vacant convent buildings in the north west part of the site.

The Options Paper has been developed through community consultation incorporating a meaningful participatory approach in line with the New European Bauhaus Principles in both the process and outputs of the project. The consultations included two public consultation events, meetings with key community groups and representatives of the older generation, heritage and minority groups. In addition, there was a special emphasis on consultation with the four schools which either adjoin, or operate in close proximity to the site. A number of youth groups were also consulted in an informal way facilitated by Tusla.

The paper recognises the importance of finding an active and viable use for each structure, and the need for the proposed uses to be complementary with each other as part of the overall vision for the St Louis site and Monaghan town.

Historic Context

St. Louis Convent - History

The site for St. Louis' convent was the location of the former Monaghan Brewery Company. It stood on the shores of Spark's Lake which is known today as Convent Lake.

In 1859, sisters of the St. Louis order, Geneviève, Clémence and Claire arrived in Monaghan to set up a Reformatory School in the former brewery complex which was bought for them by friends, including the extensive car-owner of the time, Mr. Bianconi.

The Boarding School was opened in 1862 and on 21st February 1863, the National School was moved from Latlurcan to three newly renovated rooms close to the convent.

In February 1870 the sisters opened the Government Industrial School. The numbers in all of the schools continued to increase every year and as a result, many new buildings were added to the site: Model Dairy, Farmyard, gardens and bakery. The Convent Chapel was blessed in 1863 and in 1865, the former owner's home in the Old Brewery was partially renovated and became the convent.

St.Teresa's Reformatory School operated from 1859 to its closure in 1903, and accommodated 450 students. St. Martha's Industrial School was housed in the Old Brewery Complex between 1870 and 1957 and during this time 1,170 children occupied the training school. In 1959 a concert hall was opened and a gymnasium was added to the renovated Canal stores. On April 10 1988 the Sisters opened a Heritage Centre in the old primary school building.

Aerial photographs from the Morgan Aerial Photographic Collection show St. Louis Convent and School in the context of Monaghan Town. They also show the extensive gardens and grounds that were once a part of the complex. In the photographs from the collection, a terrace is shown with a tennis court. Large playing fields can also be seen, with children playing basketball. Another field has goal posts and appears to have a running track around it.

An early 1900's photograph of the gable of the Nursing Home shows a stone wall and railings to the west of the convent buildings, where Park Street previously extended as far as the lake. The later aerial photographs from the 1950's show this wall removed.



St. Louis Convent, 1859, Old County Monaghan by Hugh Oram and Martin MacKenna.



A photograph showing young children standing outside the Convent of St. Louis, ca. 1900- 1939 by Eason & Son, Eason Photographic Collection (National Library of Ireland).



An aerial view showing St. Louis' Convent and School in the context of Monaghan Town, June 1955, by Alexander Campbell Morgan, Morgan Aerial Photographic Collection (National Library of Ireland).



An aerial view showing St. Louis' Convent and School and Convent Lake, June 1955 by Alexander Campbell Morgan (Morgan Aerial Photographic Collection, National Library of Ireland).

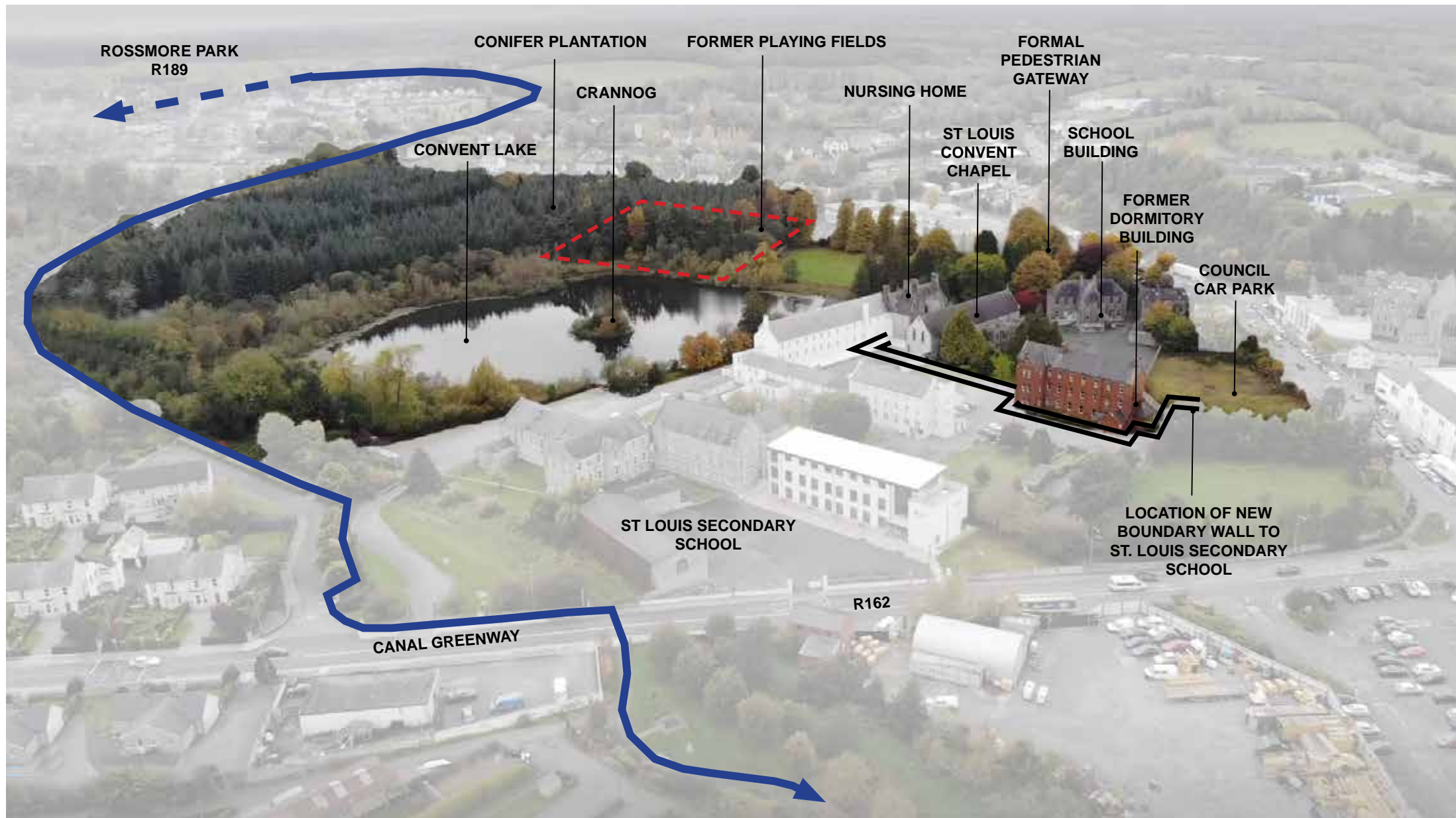
St. Louis Options Paper

St. Louis Convent Lands

Existing Context

The site comprises several convent buildings of different periods. Each of the buildings has a special significance historically and architecturally. They are important as a group and individually. The parkland and spaces between the buildings, as well as trees, boundaries and other features, exist in close relationship to one another.

St Louis possesses a significant collection of nineteenth century buildings overlooking a lake and parkland which are extremely important to the people of Monaghan Town through their associations with the Saint Louis Schools. The high-quality architectural restoration of these buildings will make it a key cultural destination within the region along the Ulster Canal Greenway. It is very well placed for both domestic and cross-border/ international tourism and it would appeal to a distinct segment of both domestic and international audiences.



St Louis Convent Lands - Aerial Photo



Council Car Park



Formal entrance railings



Convent Lake

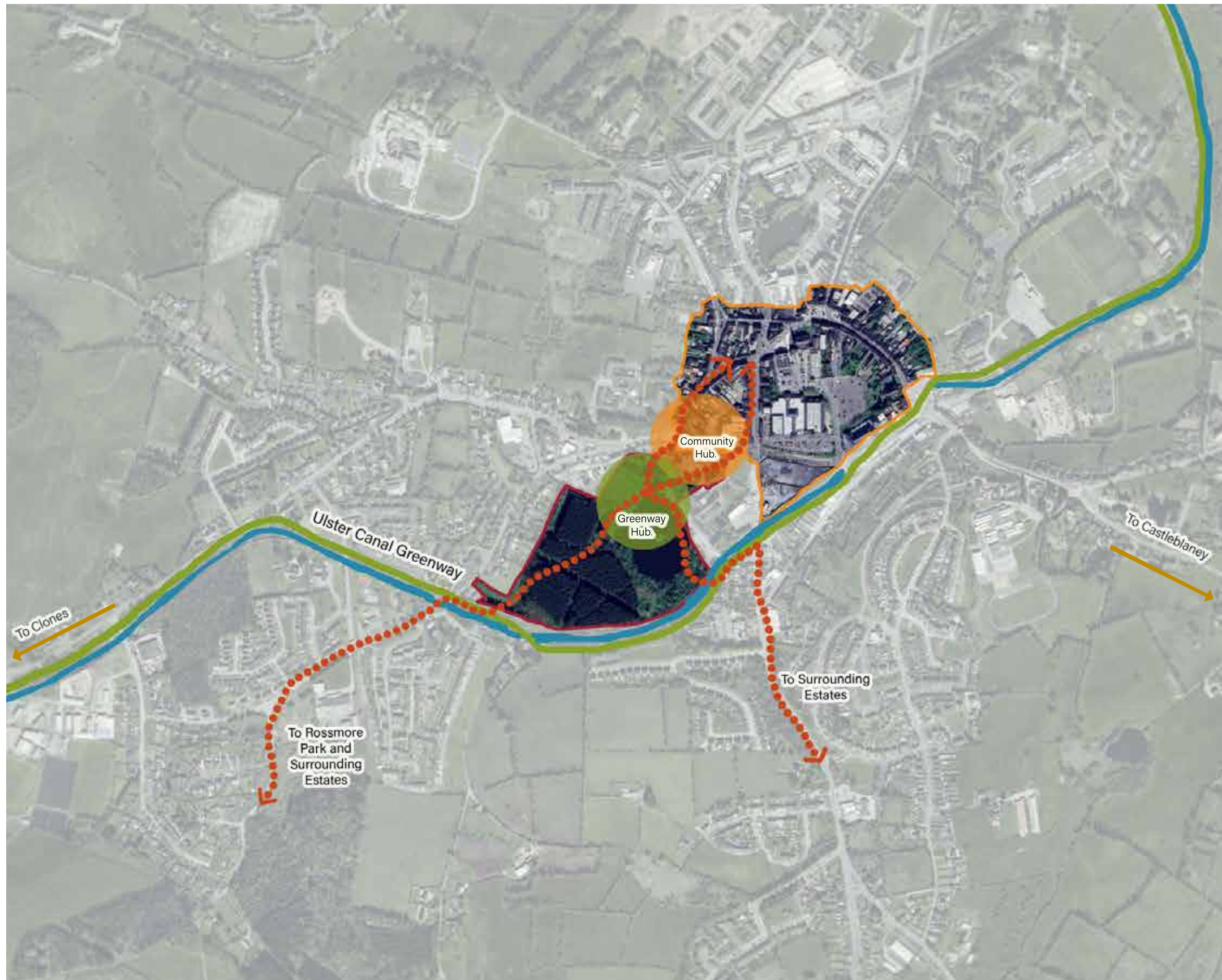
St. Louis Options Paper

St. Louis Convent Lands

Options for St Louis Lands

Saint Louis Chapel, Nursing Home, Dormitory, National School and Parklands form an ensemble of buildings and landscape recently acquired by Monaghan County Council (MCC). Together they present a once-in-a-generation opportunity to transform Monaghan Town and to enhance the life of the community, the county capital, and the Northern Region. The project will require a single clear vision for the site, considered and phased in terms of short- medium- and long- term goals, funding opportunities, and availability of resources. The design will develop a clearly phased approach, aligned with funding opportunities, that allows successive stages to be implemented around an operational set of buildings.

Within this masterplan, the Convent Chapel and Nursing Home buildings have been identified as the likely preferred projects to go forward for the Thrive Strand 2 funding round early in 2025. During the consultation process, there was a general consensus about the importance of these buildings to the town and their role as the catalysts of the development of the overall site.



- St Louis Convent Grounds
- Town Centre
- Ulster Canal Greenway
- Ulster Canal
- Connective Routes

St. Louis Options Paper

St. Louis Convent Lands

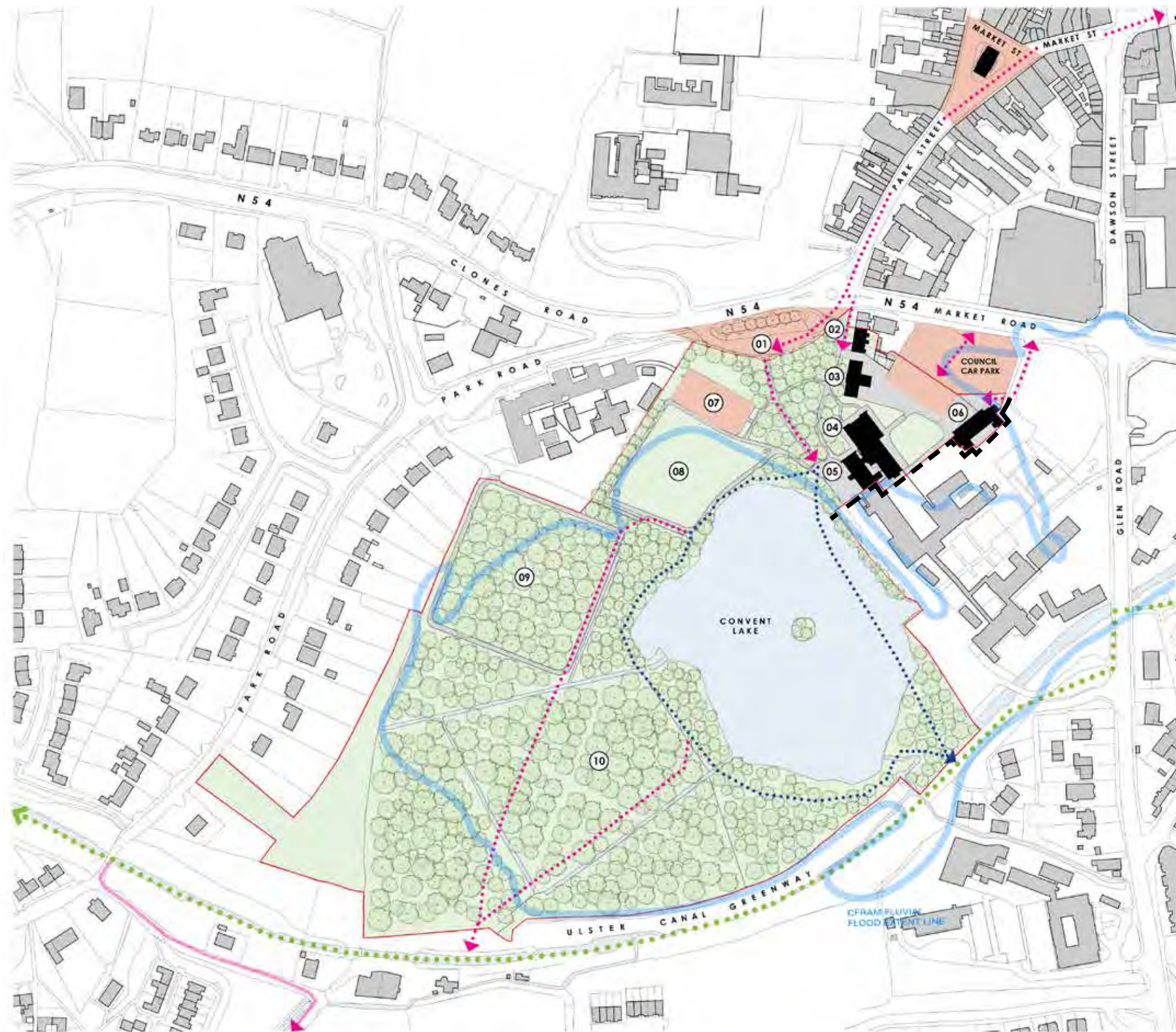
Opportunities of the Convent Lands

The opening up of the formerly closed Convent Lands will provide a wonderful park for Monaghan Town. For generations the lands have been closed off from the town and have not been accessible to the public with safety issues raised by several community groups and during the public consultations. They include Convent (formerly Sparks) Lake which contains the historic Crannog believed to have been the fortress of the McMahon clan.

Much of the grounds around the lake that were open in the past was planted with conifers in the nineteen sixties and has grown into a dense impermeable monocultural woodland. These conifers are now ready for harvesting and the land could be replanted with deciduous broadleaf native woodland to enhance the biodiversity of the park.

The southern edge of the Convent Lands borders the Ulster Canal Greenway and the boundary fencing renders this stretch of greenway with an unwelcoming aspect. This new common ownership allows for potential openness and links between the greenway and the park which could become a new hub along the greenway.

It will be necessary to create a new public entrance to the convent lands from Broad Road that creates a visual link to the town. This could be achieved through new access and pedestrian routes through the council car park on Market Road, and a landscaped treatment both within the site and along the road.



LEGEND

- KEY PEDESTRIAN LINKS
- LAKE LOOP, ACTIVE TRAVEL LINK
- ULSTER CANAL GREENWAY
- POTENTIAL ACTIVE TRAVEL LINK TO ROSSMORE FOREST PARK
- PUBLIC REALM OPPORTUNITY
- CFRAM OPW 2015 FLUVIAL FLOOD LINE
- LOCATION OF NEW BOUNDARY WALL TO ST. LOUIS SECONDARY SCHOOL

- 01. FORMAL PEDESTRIAN GATEWAY
- 02. TERRACED HOUSES
- 03. FORMER SCHOOL BUILDING
- 04. ST LOUIS CONVENT CHAPEL
- 05. NURSING HOME
- 06. FORMER DORMITORY BUILDING
- 07. PLAY AREA
- 08. GREEN SPACE
- 09. FORMER PLAYING FIELDS
- 10. CONIFER PLANTATION

LOCATION OF NEW BOUNDARY WALL TO ST. LOUIS SECONDARY SCHOOL

St. Louis Convent Lands

Vision for the Convent Lands

Approached along the appropriately named Park Street, the existing formal gated entrance to the St Louis Convent can be transformed into a new public space and western gateway to Monaghan Town Centre. Its central position in relation to both the St Louis Senior and St Louis Secondary School as well as the Saint Mary's Boy's School makes it the ideal location for a school set-down area to alleviate the congestion in the morning rush-hour. This is immediately adjacent to the two junior schools and a short walk through the park from the Girls Senior School.

Entering the new park through these formal gates will bring visitors down to a grassy area overlooking the Convent Lake with a lovely view towards the drumlin beyond. Grassed steps will be inset into the slope to allow for outdoor performance and film screenings on summer nights. The grassy area in front of this will be used for recreation and play by both the visitors to the park and the girls in the adjoining Junior Schools which has its own gate to the park.

Beyond this grassy area a new lakeside beach will give access to the Convent Lake which will allow it to be used for kayaking and fishing. A pathway will go around the lake giving access at a number of points and will continue as a floating pontoon boardwalk in front of the St Louis Girls Secondary School.

St Louis buildings are envisaged as a new community, arts and tourism hub in the town, accommodating social care, community group hubs and ancillary spaces for the outdoor sports clubs in the town.

The need for a new community sports centre in the town was consistently raised in the consultation process, however the sensitive nature of the historic buildings, the extent of flood risk on the site and access and parking issues on Clones Road made the provision of such building on St Louis site unviable.

Legend

St Louis Convent Grounds	
Safe Route to School Scheme	
Key Walking Routes to St. Louis from Town Centre	
Location of New Boundary Wall to St. Louis Secondary School	
Cycle Route	
Existing Plantation	
New Broadleaf Plantation	
Crosswalk	
Parking	
New Bridge	



St. Louis Options Paper

Public Consultation -

August 2024

During the early 'Understanding of Place' part of the project, a full day public consultation event was held at the Monaghan Shopping Centre on Saturday 18 August, as a pop-up in one of the vacant shop units. The event took place as part of the Heritage Week and was hosted by the full team from John McLaughlin Architects and MCC representatives. Members of the Town Team were present to give a 'local' aspect to the day. An estimated 120 persons attended.

Main objectives were:

- To inform the public of the project- funding, timescales, team, scope to participate
- To emphasise a community-led approach with the help of MCC and Town Team
- To gather targeted feedback on the community's wishes for the town regeneration, centered about themes
- To gather ideas and feedback specifically on St Louis Site
- Give the public an opportunity to continue to be involved in the project as stakeholders. Possible community-led projects/initiatives.

Format

Drop in event, full day, with themed presentation boards. The team were present to engage with the public as much as people wanted to engage. The room was arranged with spaces where the public could feel comfortable to tell stories and engage with our team over a longer period, if needed. The boards were also self-explanatory, in plain-English with several accessible interactive elements, including QR codes for an online survey, stickers/ post-its, allowing the public to contribute without engaging with the team members. A large printed aerial map of the town was positioned as a topic for discussion and as a recognizable and accessible representation of the area.

Photographs and maps of St Louis site were presented, along with specific prompt questions about personal connections to the site, and the role it could play for the town.



Public Consultation - August 2024

New Uses for St Louis Buildings

The initial Public Consultation on potential new uses for the vacant St Louis buildings brought forth many ideas and suggestions. There was a lot of optimism and engagement with the process, with many people remembering personal connections to the site and the buildings- weddings, sports events, school days.

Many community groups came forward requesting a space to meet and for storage.

Some suggested uses of the buildings were examined but considered incompatible with the nature of the buildings. For example, the Chapel was suggested by several people as suitable for indoor sports. This use would have required substantial alterations and removal of historic fabric.

The desire for a use that connects to the history of the Convent use at St Louis came out clearly in the consultation process and there is considerable scope to link this to the heritage value of the buildings to tourists, as well as the importance to the Monaghan Town community. Such a use is considered complementary to the history of the site, the operation of the parkland and the four adjacent schools.

St. Louis Chapel



Former Nursing Home



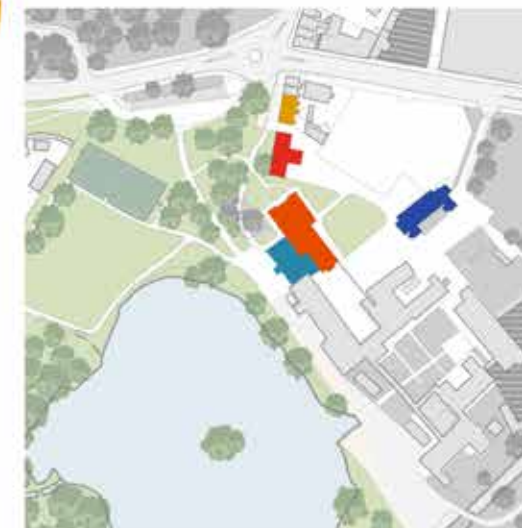
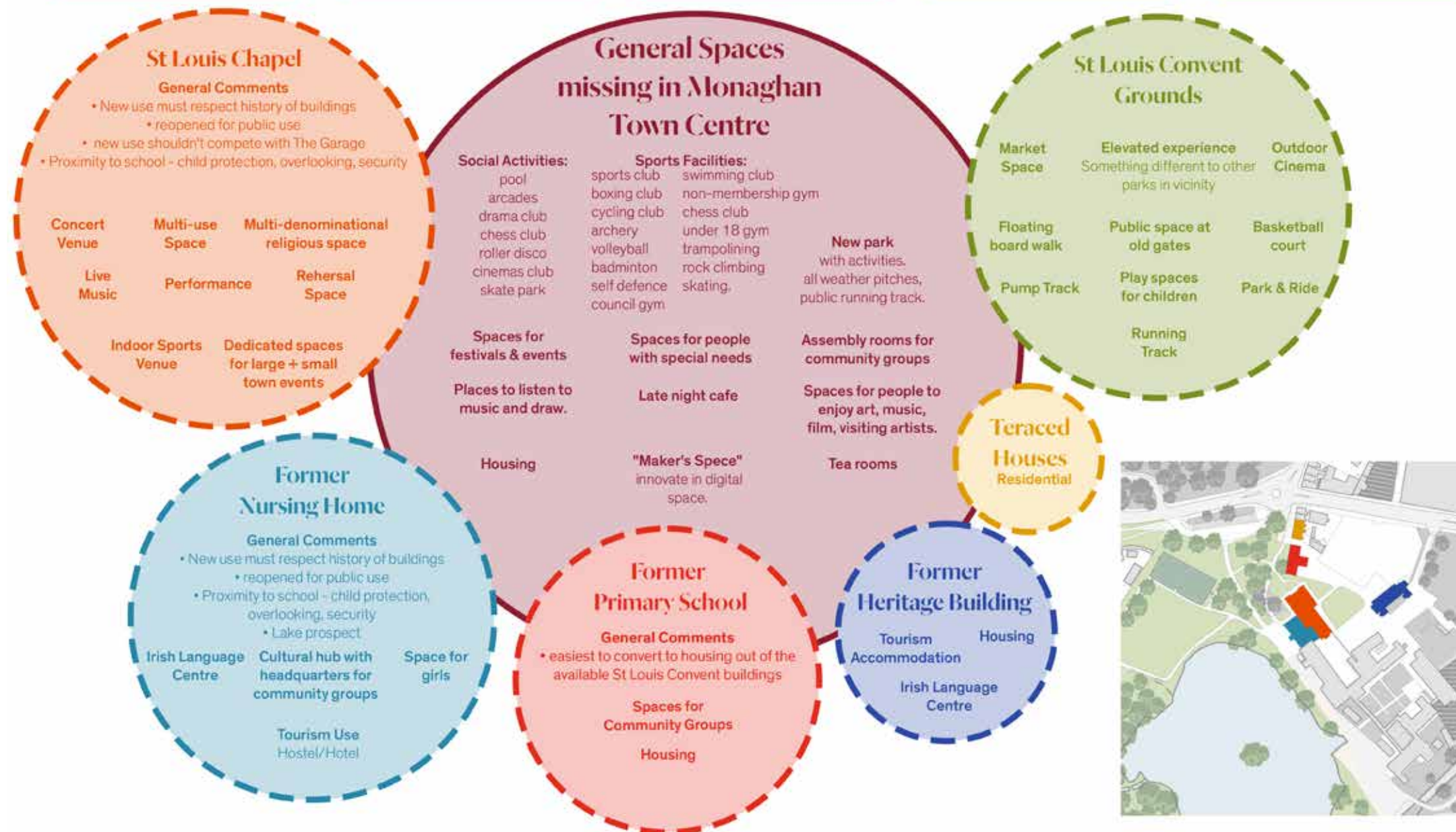
Former Primary School



Former Heritage Building



Terraced Houses



St. Louis Options Paper

Public Consultation - November 2024

The results of the first public consultation, as well as the additional feedback from the subsequent engagement with the local groups and the MCC departments, were presented at the second public consultation event held at the Market House in Monaghan town. Draft regeneration plans and a masterplan for St Louis site were also presented at the event. Main Objectives were:

- Present the draft TCF and St Louis Options Paper
- Describe the outcomes of the public engagement and consultations, and how they contributed to the project development
- Give the public an opportunity to engage with the Action Plan and comment on the Draft Reports.
- Gather feedback to inform the final report

Format

A full day drop in event at a central location within the town, 1-7pm, open to all members of the public, representatives of local businesses, local groups/ societies, all contributed to the stakeholder mapping exercise. The event was part of a two week consultation period.

Presentation boards, printed copies of the reports and interactive feedback forms were displayed on the day, and transferred to Monaghan County Council offices for two weeks afterwards for public display. All the information also available online on MCC consultation portal.

On the day of the consultation, the design team and MCC were available to answer any questions, record feedback and offer supporting information. Two presentation time slots were advertised, where the design team and Monaghan County Council representatives gave an overview of the project to date. All stakeholders were contacted directly in advance of the consultation day, and the team arranged separate meetings during the two week consultation period with groups who could not attend or who wished to offer feedback more directly.



St. Louis Options Paper

Public Consultation - November 2024

Feedback Conclusion

Following the second consultation event, and further consultations on the draft plans with MCC departments and elected Members, the vision for the site and the buildings was refined. This consultation enabled public collaboration, with various groups partaking in conversations in the Market House throughout the day. Feedback was collected in an number of ways to enable inclusive and fair participation. Comments were collected by:

- Action Plan Sticker Charts at the Consultation Event
- MCC Online Feedback Portal
- Verbal Feedback on the Day
- Written Feedback by email or in writing to MCC

One of the main outcomes of the public consultation was a strong need for age friendly/independent living housing, as well as daycare services for people with complex needs.



St Louis Lands



St Louis Buildings



St Louis Convent Lands:

S1 Parkland and Entrances

Tally

S1 Parkland and Entrances	21
S2 St Louis Building	33
S3 Crannog	22
S4 Greenway Hub	22

St. Louis Convent Buildings

St. Louis Chapel

Existing Building

The Chapel of St Louis Convent was built c'1909 to a design by a Belfast architect J.J. McDonnell, who was also responsible for the design of the industrial school on the convent site and additions to the boarding school. The Chapel was extended to north-west in the 1930's. Today, the chapel is a protected structure of regional importance. It has been deconsecrated and is now vacant, in good condition and retaining much of the interior joinery and polychromatic stonework around the altar. The National Inventory of Architectural Heritage record notes, 'the building derives social interest from its religious and educational function, as a centre for not only the convent community but also the wider Monaghan Catholic community. Historical significance is added by its being part of the Saint Louis Convent, the order having created an important chapter in the socio-historical development of Monaghan Town.'

Consultation Feedback

There was positive feedback to examine the feasibility of a shared multi use hub space in St Louis chapel. This would provide an inclusive space which should include social drop in spaces, arts and cultural space, exhibition and performance space, possible museum provision and informal life long learning spaces. Some concerns were raised by the Town Team and MCC departments about the potential for the chapel to displace other performance spaces in the town, such as the Garage Theatre. An operational and business plan was agreed to be required to support the future use of the chapel.



Proposal

St Louis Chapel could become a vibrant cultural Hub in the heart of Monaghan Town. The main auditorium would be a multidisciplinary space housed in the fully refurbished neogothic church. Ancillary spaces would be housed in the ground floor of the former Nursing Home which would also act as a hub on the Ulster Canal Greenway.

Facing out onto Convent Lake, a community café at ground floor would provide hospitality and a meeting place to visitors to Monaghan and the local community. The floors above this could be converted to provide affordable accommodation for town visitors whether they are following the greenway or attending a music festival.

St. Louis Convent Buildings

Former Nursing Home

Existing Building

Built c.1909 to a design by JJ Mc Donnell as part of the school complex overlooking the convent Lake and connecting to the Chapel on the ground floor to the north west and to the rendered convent buildings to the south east. The building is three storey with a dormer attic, with a cellular plan of well- proportioned rooms on each floor, generally in good condition. Operating as a nursing home into the 2000's, the building was vacated following fire safety deficiencies. . The National Inventory of Architectural Heritage record notes the building's fine detailing, its social and historical interest as part of the Convent history, and the significance of its setting: overlooking Convent Lake, [the setting] adds to the building's overall appeal and it relates well to other buildings in its immediate surroundings.

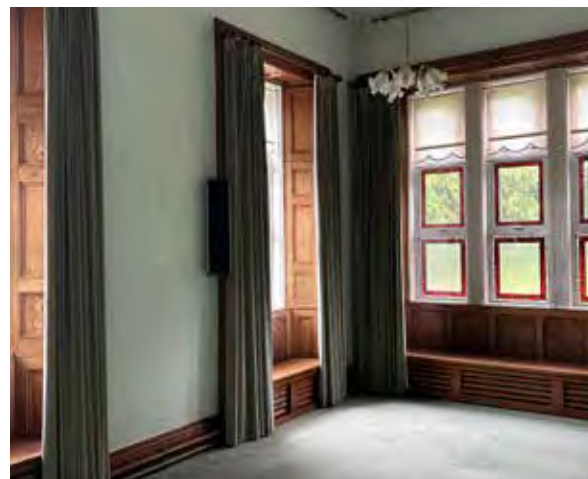
Consultation Feedback

There was general feedback from the council to examine potential for either a tourism based development including cafes, toilets and linked service area for the chapel or a tourist accommodation on the upper floors. If an accommodation element was provided, it would be only for visitors to the town and be a separate offering from that currently available from other providers. Targeted consultations with Muineachán Le Gaeilge and local artists also suggested other uses such as a permanent base for the Irish Language Centre and spaces for local artists studios.

Proposal

This building is linked to the Chapel and there is an opportunity to introduce complementary uses here to the new cultural space. The ground-floor of the existing Nursing Home could be converted to a new visitor hub for people using the Ulster Canal Greenway facing out onto Convent Lake and also incorporating a café and toilet facilities. A tourist information point could function to complement the new Greenway hub.

These facilities could support the proposed new multipurpose performance space in the chapel acting as a breakout bar area as well as a meeting point for the community. The strong heritage features of both buildings will be points of interest for locals and visitors alike. The upper floors could be developed as affordable accommodation for visitors using the Ulster Canal Greenway or attending events in the chapel.



St. Louis Options Paper

St. Louis Convent Buildings Former Heritage Building

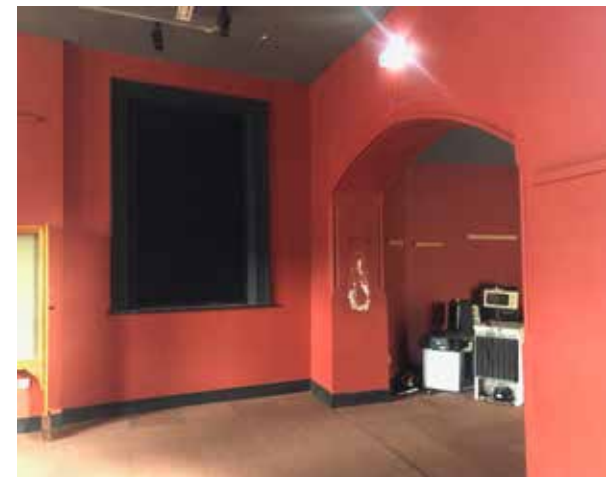
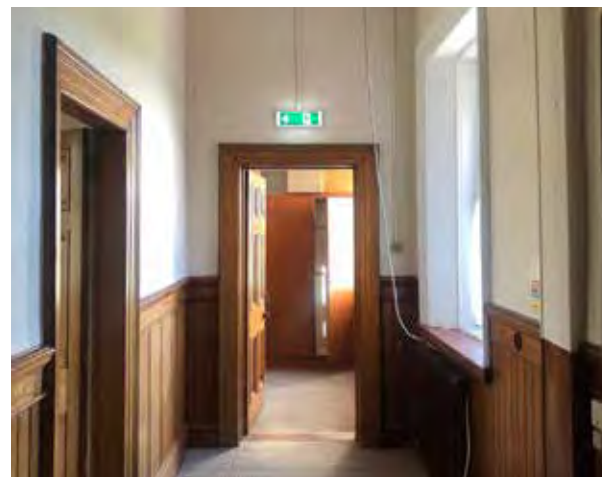
Existing Building

Built in 1907 in red brick contrasting with the adjacent rendered and stone complex of the convent structures, the building was an industrial school and subsequently an orphanage. The last use of this building was as a heritage centre for St Louis order. The architect was likely JJ Mc Donnell, who was also responsible for the Chapel and the Former Nursing Home. The building was previously connected across two storeys to the Convent building, with the link demolished in the 20th century. Its ground floor contains a generous well sized space and is accessed separately to the upper floors. The south-east and south-west elevations of the building overlook St Louis Secondary Schools buildings and car park.

The northern end of the Former Heritage building shows signs of structural defects, with numerous large cracks also appearing internally in many of the rooms.

Consultation Feedback

Consultations with St Louis Secondary School raised concerns about the appropriateness of future uses in relation to the operation of their school. The former Heritage building also displayed significant structural defects which required further detailed assessment to inform the cost and nature of repairs.



Proposal

The redbrick former Heritage Building is well suited to reuse as housing. Given its proximity to the Saint Louis Girls Secondary School, we would recommend that this would be supported accommodation, possibly for older people, who could benefit from the parkland setting. The ground floor of this could be used for a complementary community use such as a creche facility, classes or for shared use by the residents

St. Louis Convent Buildings Former Primary School

Existing Building

This building was constructed in 1876 and is the earliest of the Convent structures which recently came in to Monaghan County Council ownership. It overlooks extensive parkland to the west and south and Lake View, a route extending from Park Street to the Convent Lake which was removed in the mid-20th century. The building has simple detailing, classical proportions and externally, retains much of its original fabric. Internally, the layout comprises two well proportioned classrooms on each floor. Steps lead to the modest entrance along the eastern elevation and step free access would need to be provided should the building revert to public use.

Consultation Feedback

A community building for Monaghan Town was a widely suggested use for the former Primary School. In addition, a need was identified for a day care centre set in the community for adults with disabilities. From speaking with MCC, this would require consultation with statutory representation (HSE + TUSLA) as well as other voluntary and community groups. Representatives of other voluntary and community organisations and groupings supporting inclusion are also recommended for consultation. Their uses could link with the other uses proposed on the site and provide vitality to the site throughout the day.

Proposal

The former Primary School is ideally suited to the conversion to a centre to accommodate various community groups/users such as the Monaghan Tidy Towns, Artists, Adults with Disabilities. The building which is an historic protected structure, could easily be adapted without significant changes by lowering the sill of a window in the centre of the front façade to form a level threshold. The building would need some repairs and new services but would not require a full retrofit as it is exempted from the Building Regulations.

There is an adjacent storage building that could be used by groups like the Tidy Towns to store equipment



St. Louis Convent Buildings Terraced Housing

Existing Building

The three houses in MCC ownership are part of a terrace of five similar houses constructed circa 1820 along Lake View, a public route that previously extended Park Street towards the Convent Lake. The houses pre-date the establishment of St Louis order on the site. The National Inventory of Architectural Heritage appraises the houses as follows: The group is a fine example of the type of nineteenth-century terraced housing built beyond the immediate centre of Victorian towns. The varied tones of the stonework, and the well wrought quoins and voussoirs, add to its attractiveness. The setting, with a garden and flagged footpath to the front, enhances the house and the terrace.

Consultation Feedback

Between the public consultation and the meeting with councillors, there was a general consensus that these terraced houses should be retained for the same land use.

Proposal

From a heritage perspective the best use for these would be that they would remain as dwellings as that was their original purpose. The Terraces should also be considered for use as affordable rental housing as part of Monaghan County Council's Affordable Rental Housing Scheme.



St. Louis Options Paper

St. Louis Convent Lands

St Louis Chapel and Nursing Home as Multi-Functional Cultural Space

There are excellent examples of projects where ecclesiastical buildings were adapted into community use, such as the adaptation of Christchurch in Cork City into a multi-disciplinary space for the Triskel Arts Centre, and the ongoing redevelopment of the Market House in Castleblaney to bring employment, social and civic spaces back into the heart of the town, that will have impact far beyond the footprint of the building itself.

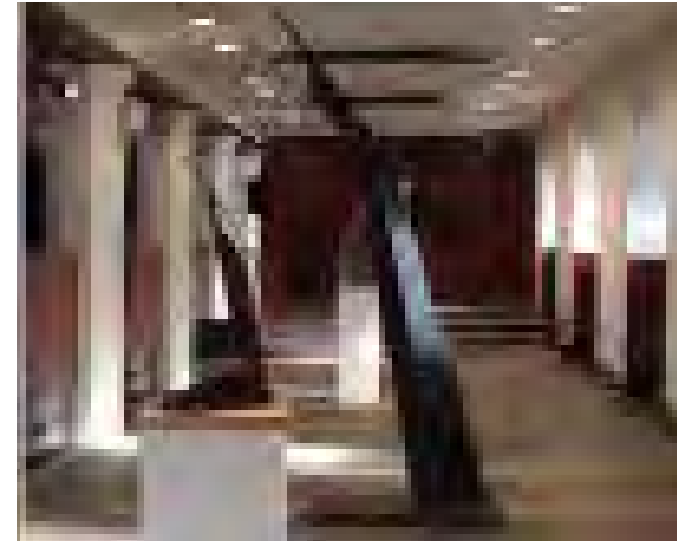
As well as performances, it would be possible to use the building for conferences/meeting spaces/large exhibitions and private events like weddings.



Triskel Arts Centre, Cork



Triskel Arts Centre, Cork, Interior - Music



Triskel Arts Centre, Cork, Interior - Exhibition



St Peter's Church, Multidisciplinary Space - Exhibition



St Peter's Church, Multidisciplinary Space - Wedding



St Peter's Church, Multidisciplinary Space - Concert

St. Louis Options Paper

St. Louis Convent Lands



MUGA pitch



Greenway Hub



Outdoor Performance Space



Sports Activities, Image: St Louis Convent Lake



Flood Resistant Boardwalk, Acres, Co. Leitrim



Nature Based Drainage, Denmark

New Uses for St Louis Parklands

The lands around the St Louis buildings have the potential to accommodate many various complementary uses.

Community engagement showed a need for community sports and play facilities for children and young adults.

Providing walking, running and cycling routes on the site have the potential to increase footfall and security, and contribute to the viability of the Chapel and the Nursing home outside of scheduled events and festivals.

The ground floor of the Nursing Home can accommodate Greenway Hub services- a rest and discovery point for Ulster Canal Greenway visitors.

Consultation Feedback

Public consultation has reinforced the need for facilities and furniture to make the park friendly to persons of all ages and abilities. It should include public toilets with changing facilities, well spaced seating and accessible signage and wayfinding.

While for the most part the site is prone to flooding, as indicated on the OPW flood maps, the raised parts of the site near the schools can be adapted as multipurpose games pitches.

St. Louis Options Paper

St. Louis Convent Lands

Existing Site Plan

At present, the convent buildings in MCC ownership are inward oriented with little presence in the town.

The recently constructed Broad Road car park, while serving visitors and the community, occupies valuable road frontage.

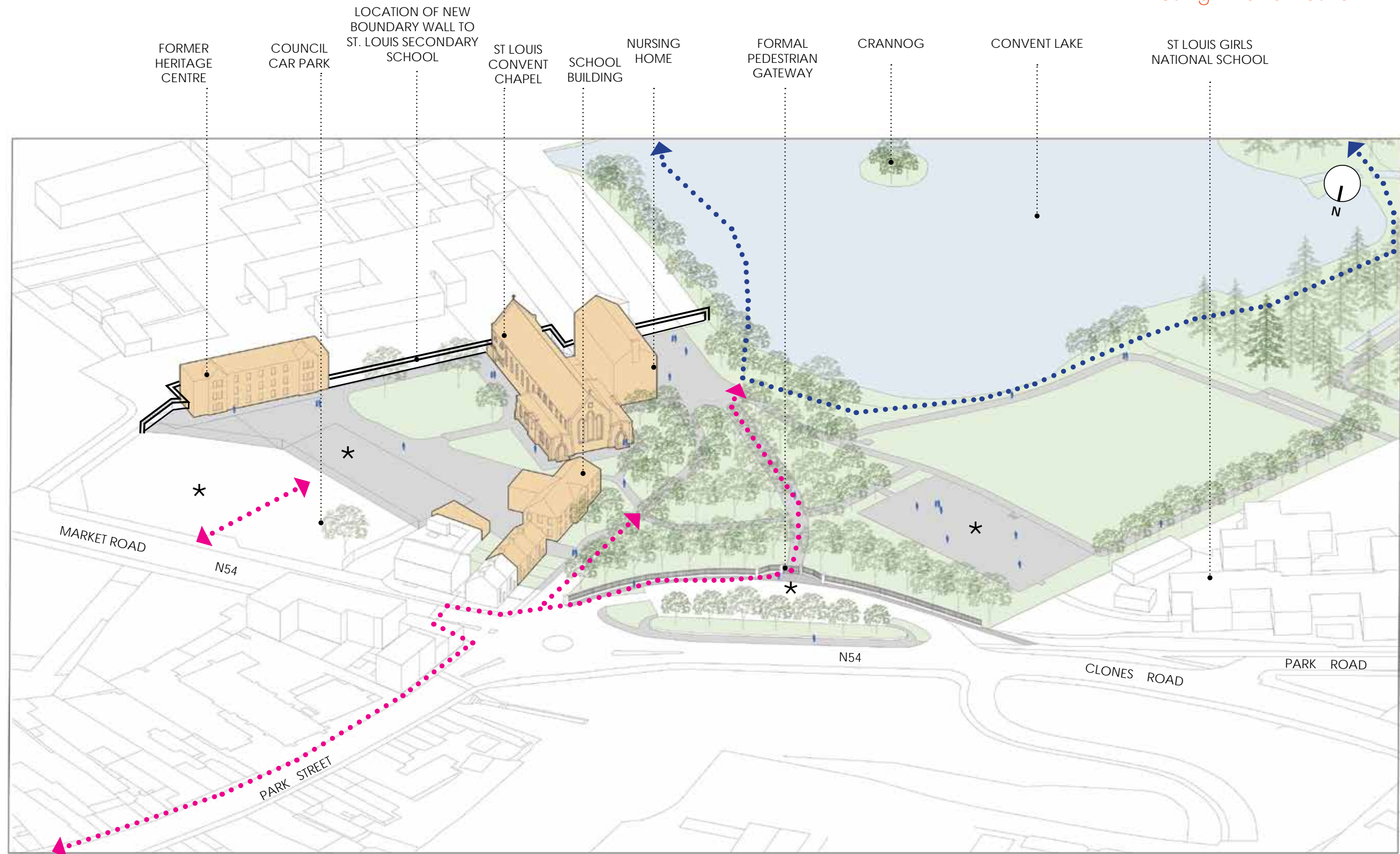
Pedestrian and cycling connectivity are at present limited. There is an opportunity to connect the St Louis site to Monaghan Centre in this location, introduce an open aspect from Market Road to the Chapel and improve the general appearance of the boundary wall in this location.



St. Louis Options Paper

St. Louis Convent Lands

Existing Axonometric



LEGEND

- KEY PEDESTRIAN LINK AND CONNECTION TO GREENWAY & ROSSMORE
- POTENTIAL ACTIVE TRAVEL LINK - LAKE LOOP, FLOATING BOARDWALK
- * PUBLIC REALM OPPORTUNITY

CONSTRAINTS, CHALLENGES / OPPORTUNITIES

- HISTORY OF SITE
- ECOLOGY
- HYDROLOGY & FLOODING
- BIODIVERSITY
- PROXIMITY TO GIRLS SCHOOL
- SET-DOWN AREA FOR SCHOOL
- SPORT AND RECREATION

St. Louis Options Paper

St. Louis Convent Lands

Site Entrance Options

Several options to connect St Louis site to the town centre were considered:

Option 1 proposed a new accessible route through the existing car park, linking St Louis buildings to Broad Road and Market Road. Following a consultation with Elected Members, the area to the south of the existing car park has been designated as a possible zone for future car parking, should the use of the site intensify following its redevelopment.

Option 2 proposed a new civic square facing Market Road with potential for new structures to the East and West. While this option provided a meaningful new frontage to St Louis site, the removal of the existing car park was not considered appropriate by MCC and elected members, and a need for new buildings in the area was not established during public consultations

Option 3 considered removing the car park and a new block fronting Broad Road. This option was not considered viable for reasons similar to Option 2.

Option 4 shows the car park relocated , proposing a new park entrance with soft landscaping. A new modest building and a shelter for school pickup were proposed to activate the Broad Road frontage. While this option was agreed to provide a meaningful connection to the town, the relocation of the Broad Road car park was not considered feasible by the elected members and this option was not considered.



Option 01



Option 02



Option 03



Option 04

St. Louis Options Paper

St. Louis Convent Lands

Preferred Option

Option 1

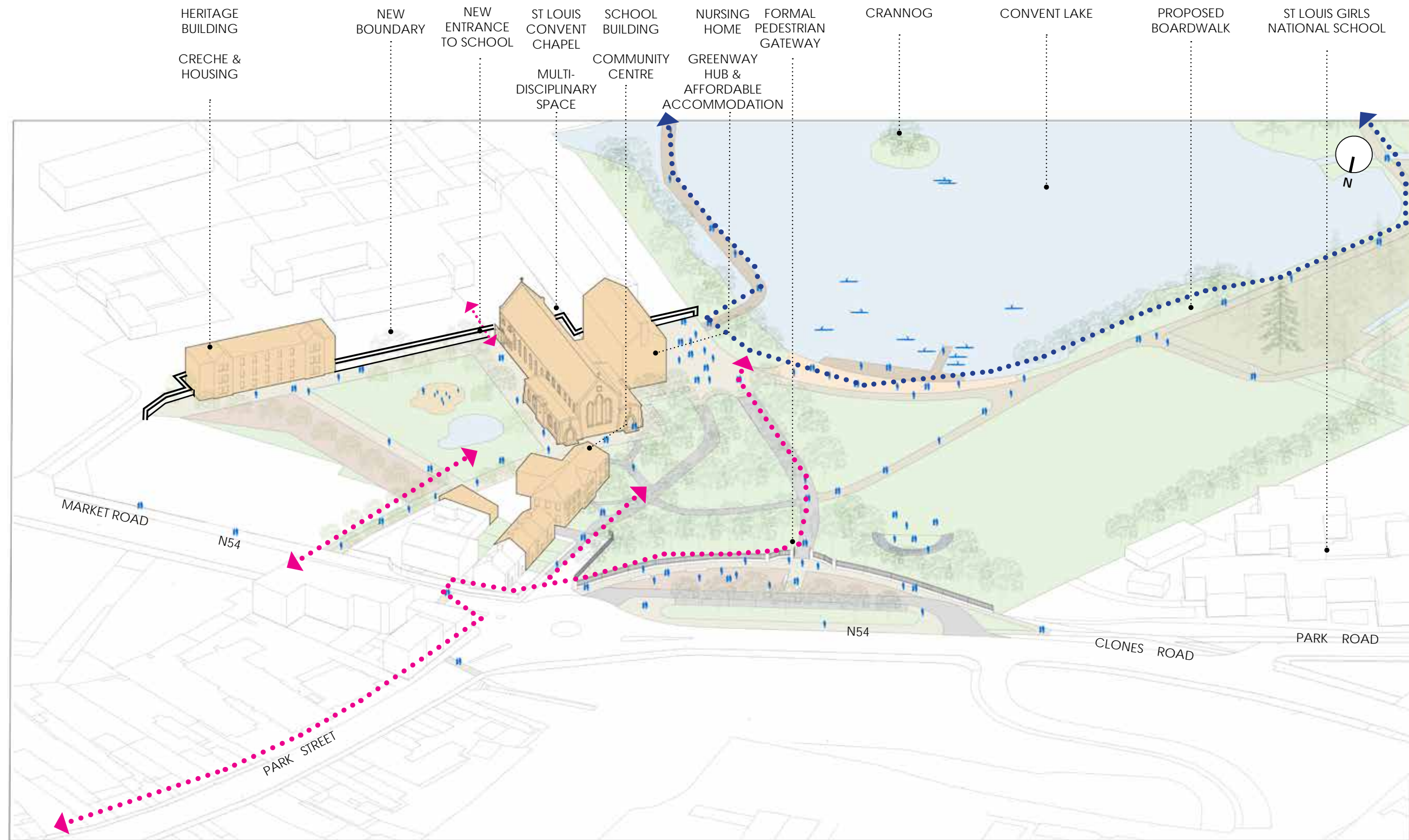
Following a consultation with the Elected members, retaining the existing car park and providing a modest pedestrian link to St Louis site was considered to be the preferred Option. The soft landscaping has potential to provide play areas and connect this part of the site to the wider parkland. An overflow car parking area is proposed to the South of the existing car park.



St. Louis Options Paper

St. Louis Convent Lands

Proposed Axonometric



LEGEND

- KEY PEDESTRIAN LINK AND CONNECTION TO GREENWAY & ROSSMORE
- POTENTIAL ACTIVE TRAVEL LINK - LAKE LOOP, FLOATING BOARDWALK