

## Re-development of the former Longford Post Office, 43 Main Street, Longford, Co. Longford, to a multi-purpose tourism and community/energy hub, a Protected Structure (RPS: 458)

### Introduction: Project Background, Objectives & Project Brief

#### **Longford Town Regeneration & Just Transition Fund Objectives:**

- Restore and adapt the Old Post Office Building into a vibrant, accessible community space while respecting its historical value.
- Create a dynamic enterprise/office and community hub that reflects Longford's heritage and supports jobs.
- Support Longford Town's regeneration and regional growth through restoration of a key Vacant structure.
- Reactivate a key heritage site to catalyse economic activity, provision of a new tourism information hub in the town.

#### **Site Location & Building significance:**

The Old Post Office, No. 43 Main Street Longford is a three storey, four-bay Terraced redbrick structure located within the town core. The building is 349m<sup>2</sup> in area, with 188m<sup>2</sup> at ground floor, and 80.54m<sup>2</sup> on both First and second floors. The current footprint of the building is approximately 212m<sup>2</sup> and occupies most of the site, with a small external area to the rear.

The building was built in c.1894 and renovated in c.1985. The redbrick front façade contains architectural details and dressed stone features, and the building's façade positively adds to the character of streetscape with its distinctive red brick facade.

Access to the front of the building is via one entrance door, with access to the back of the building via a neighbouring lane from the street. See map below.



*Ownership Map: Red- No. 43 Main Street Longford. Yellow- right of way from neighbouring property.*

The building's west elevation addresses the Main Street, while North and South facades form an adjoining terrace with neighbouring properties. The rear of the building faces East and has a series of lower extensions (original and non-original additions).

Given the compact nature of the site, the building is to make use of existing parking infrastructure in the town core. In terms of the environmental assessments required for the project, from a review of the footprint of the development it has limited area of external works and therefore considered an Environmental Impact Assessment would not be required in this case.

#### **Ownership:**

The building is in the ownership of Longford County Council since 2025 and the purchase was supported by Just Transition Funding.

#### **Design Approach & Further background:**

The general Design philosophy is that the original Old Post Office building will be retained and repaired as far as practically possible, with minimum intervention.

This project will address the future sustainability of the structure and accommodate community mixed uses needs as outlined in the brief.

Minor modifications are required to the building with small areas to the rear for demolition/reconfiguration (subject to agreement) and internal walls (fixed and moveable) to subdivide rooms.

The Redeveloped Old Post Office building once complete is envisioned to include:

- Tourism Information desk
- Multi-use event space at Ground Floor.
- Toilet Facilities (Including DAC WC)
- A small kitchenette
- Improved access to Ground Floor
- Co-working hot desks and designated offices on 1<sup>st</sup> and 2<sup>nd</sup> floors.
- Toilet and coffee dock at upper levels to support upper-level office uses.
- Full Mechanical and Electrical upgrades required.
- Upgrades to improve the overall energy rating to the building.

#### **Summary:**

The Old Post Office Project aims to transform a key landmark historic building in the town core and deliver a community and tourism hub in the heart of the town. The proposal will improve access to the ground floor, provide vibrant community/office uses and restore the character and heritage of the building for future generations.

The building has generously proportioned rooms, generous floor to ceiling heights, particularly at ground floor and has a unique red brick frontage which provides its distinct character to the main streetscape in Longford Town. Once restored this Heritage building will support tourism, community and business uses and aims to bring life back to the Longford's Northern Quarter.