

// County Cavan Town and Village Revitalisation Plans

REVITALISATION PLANS

Prepared for County Cavan
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FINAL

VIRGINIA



CLIENT

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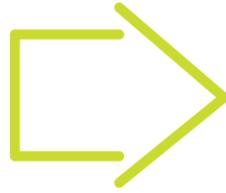
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PROJECT OVERVIEW



Cavan County Council has taken the lead in developing Town and Village Revitalisation Plans for 20 Towns and Villages across the County.

These plans have been developed in recognition of the importance of supporting and developing the physical and social fabric of these towns. The objective is to enhance our Towns and Villages as more attractive places to live and to work.

The plans are ambitious and will act as blueprints for the development and enhancement of our Towns and Villages over the next ten to fifteen years.

An integral part of the success of these plans will be the role that communities within the towns and villages take in leading out in their implementation in conjunction with Cavan County Council and other relevant bodies. Identification of a broad range of projects within the plans will enable communities to easily prioritise and develop project applications.

1. The Context for County Cavan Towns and Villages

Towns and villages play a key role in terms of serving the economic, social, cultural and community needs of the people and their hinterland. However, many towns and villages throughout Ireland are experiencing huge changes in terms of their commercial, aesthetic and cultural landscape. Provincial towns and especially provincial villages are under serious threat from the polarising effect of the larger city economies.

County Cavan is no exception to these changes. But while it shares the generic planning challenges that most provincial towns face such as out-of-town retail and residential development leading to dereliction of established town centres, Cavan County has also some very specific characteristics and needs. In particular South East Cavan due its proximity to the Greater Dublin Area has seen significant rise in population resulting in significant commuter numbers in some of the towns. In contrast parts of West Cavan, nested within pristine landscapes but in remote locations are suffering from population decline. County Cavan also faces challenges on account of its proximity to the border with Northern Ireland.

Within this context, as both the towns and villages experience huge changes across County Cavan, there is a greater importance placed on developing places that will be resilient and sustainable in the years and decades to come. In this context, County Cavan Council aim to harness local community and entrepreneurial spirit, in order to develop Revitalisation Plans for the towns and villages of Cavan.

2. Project Purpose and Outcomes

In September 2017, Tyréns UK and GCAL were commissioned by County Cavan Council to undertake the Town and Villages Revitalisation Plans project. The project will complement studies already undertaken by County Cavan and local Councils aimed at securing the long-term future of Cavan's towns.

The project encompasses the revitalisation of the following 20 towns and villages:

- Cavan Town
- Virginia
- Bailieborough
- Ballyjamesduff
- Cootehill
- Kingscourt
- Belturbet
- Mullagh
- Ballyconnell
- Ballinagh
- Ballyhaise
- Shercock
- Killeshandra
- Arva
- Kilnaleck
- Swanlinbar
- Butlersbridge
- Blacklion
- Lough Gowra
- Dowra

The purpose of this study is to prepare plans showcasing how improvements can enhance the town as an attractive place in which to live, play, work, and visit. The Revitalisation Plans will seek to enhance and improve town and village functions both on a day to day basis, while also seeking to improve the long term socio economic, cultural and environmental benefits for residents, businesses, communities and visitors.

The outcomes of the Revitalisation Plans are three-fold - to deliver successful strategies across spatial development, economic development and community development. The project will seek to ensure that the design of these town and village plans recognises the diversity that exists in the County of Cavan and will tailor each plan for the site specifics of each settlement.

3. Project Structure

The project has been structured as follows:

STAGE 1 - BASELINE

- Review of background material, reports, studies and strategies
- 'What makes Cavan - Cavan' engagement campaign
- County wide analysis
- Review of consultation findings

STAGE 2 - REVITALISATION PLANS

- Individual Town and Village Revitalisation Plans
- Consultation workshops

4. Objectives and Role of this Report

This report is one of a sequence of twenty reports providing a final summary of the proposals and proposals prepared as part of the County Cavan Towns and Villages Revitalisation project. This report is the final revitalisation report for Virginia (town 2 of 20).

The report sets out a series of proposals focusing on spatial, economic and community development, establishing recommendations for implementation timescales. The proposals are action-based and spatially focused and provide an urban design and public realm framework to inform local planning policy and future development and/or regeneration proposals, covering place-making, open space, transport, parking, heritage, iconic features and vistas, natural environment etc.

The report also compiles findings from the community engagement. The current design for Virginia is the result of a collaborative process with County Cavan Council, citizens, stakeholders and neighbours groups.

5. Project Deliverables

The following reports have been or will be delivered as part of County Cavan Town and Village Revitalisation Plans project documentation:

STAGE 1 - BASELINE

- Draft and Final Baseline Report - Site Analysis including SWOT analysis of each town and village and a County Wide analysis

STAGE 2 - REVITALISATION PLANS

- Draft and Final Individual Town and Village Revitalisation Plans

6. Project Programme

The early stages of the project - October 2017 to January 2018 - were dedicated to understanding the towns and villages context. During this period community engagement events were carried out as part of the 'What makes Cavan - Cavan' campaign.

Following this stage, from January to early February 2018, a County Wide Strategy has been prepared establishing a shared vision for County Cavan's towns and villages, identifying unique selling points, focus areas and themes for the Revitalisation Plans.

From February to May 2018, Revitalisation Plans have been prepared for each individual town. These plans have been supported by a series of workshops with the community.

7. The Tyréns and Gaffney & Cullivan Architects Approach

The GCAL and Tyréns team bring global thinking and local knowledge to the project. GCAL as Lead Architect bring expertise, extensive experience and considerable local knowledge of County Cavan. The practice specialises in built heritage which leads to proactive conservation architecture and renewal. Tyréns is a European multidisciplinary masterplanning, urban development and sustainable infrastructure consulting firm specialised in community and regional planning. The combination of Tyréns international experience coupled with GCAL's wealth of more local knowledge brings a unique perspective to the project.

Disciplines inputting to the project include urban design and planning, landscape architecture, transport and community capacity building. Working with the council's team, Tyréns and GCAL approach centre around people, their needs, their habits and their vision to inform the design of urban space. Tyréns and GCAL's goal is to activate factors that allow towns and villages to flourish as attractive places in which to live, work and socialise in.

INTRODUCTION



This report details the proposals aimed at revitalising Virginia. It is structured in the following way:

Section A - County Wide and Town Specific Proposals

Section A of the report identifies and describes proposals that are recommended to be implemented both county wide and on a town-by-town specific basis.

The section begins by presenting County Wide Proposals (referenced as CWP) that are recommended to be rolled out in each town across County Cavan. The report continues to outline a series of potential Town Specific Proposals (referenced as SP) that are recommended to be implemented in specific towns and villages across County Cavan only. The town specific proposals will be relevant to only some of the towns, and will be explored with further clarity in each report.

Each proposal is also associated with a suggested priority rating and predicted cost. This assumption is based on findings from consultations and feedback from members of the public. Both ratings are represented alongside each proposal with the following icons:

Priority rating:

- High
- Medium
- Low

Cost rating:

- Standard Upgrade €0 - €25,000
- Standard Plus Upgrade €25,000 - €100,000
- Premium Upgrade €100,000 +

Section B - Virginia Proposals

Following from this, the report outlines the proposals identified for Virginia. Firstly, a map is used to illustrate the location of both the County Wide Proposals (CWP) and Virginia Specific Proposals (VSP). On the map, each proposal encompasses a series of physical elements such as waste bins, lighting and seating etc. These items are identified by icons. These items are colour coded in reference to the key themes used in the Stage 1 framework to illustrate the challenges and opportunities affecting County Cavan's towns and villages. The themes are as follows;

1. Accessibility
2. Streetscape
3. Amenities and Services
4. Builtform
5. Initiatives and Events

Proposed themes and their associated icons are as follows;

ACCESSIBILITY

- Signage
- Maps
- Information Panel
- Bus Shelter
- Crossing Point
- Footpath
- Cycle Path
- Traffic Calming
- Car Parking
- Pedestrianisation

STREETSCAPE

- Planters
- Trees
- Tree surrounds
- Public Art
- Fountains
- Approach to town

AMENITIES

- Seating
- Outdoor Gym
- Playground
- River Amenity Space

BUILTFORM

- Street Façade / Building
- Road Surface
- Pavement Surface
- Kerb Finish
- Flexible Pavilion

SERVICES

- Waste Bin
- Drinking Fountain
- Charging & Wifi Station
- Lighting

Following the summary map, each proposal for Virginia is detailed with supporting text, existing and proposed imagery or graphics.

Section C - Summary

In Section B, a table summarises all the proposals for Cavan and presents estimated costs and phasing.

Section D - Consultation Findings

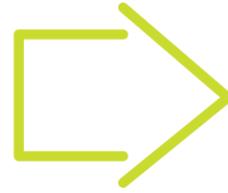
A first draft of the proposals presented in this report has been subject to a public consultation which led to the revised and final suggestions of this final report. A summary of the process and findings of the public consultation can be found in Section D.





SECTION A - COUNTY WIDE AND TOWN SPECIFIC PROPOSALS

COUNTY WIDE PROPOSALS



This section outlines recommended proposals to roll out in all 20 towns and villages across County Cavan. Proposals have been categorised into 'Standard', 'Standard Plus' and 'Premium' upgrades.

Many of the proposals suggested within these reports are recommended to be implemented in all of the 20 towns and villages involved in this study. It is important to consider these County Wide proposals at the scale of the county in order to create an integrated and seamless strategy, whereby items such as street furniture and wayfinding are uniform across multiple locations. Not only is this a cost and implementation benefit, but it will also strengthen the visual identity of Cavan as a County, to residents and visitors alike.

Proposals have been categorised as 'Standard', 'Standard Plus' and 'Premium' upgrades based on cost, together with an indicative priority rating for their implementation.

County Wide (CWP) 'Standard Upgrades' have been identified as:

- CWP1 Public Seating
- CWP2 Waste and Recycle Bins
- CWP3 Planting
- CWP4 Information Signs with Wifi/Charging Point
- CWP5 Paving

County Wide (CWP) 'Standard Plus Upgrades' have been identified as:

- CWP6 Approach Signage
- CWP7 Murals and Public Art
- CWP8 Electric Vehicle Charging Point
- CWP9 Walking Routes

County Wide (CWP) 'Premium Upgrades' have been identified as:

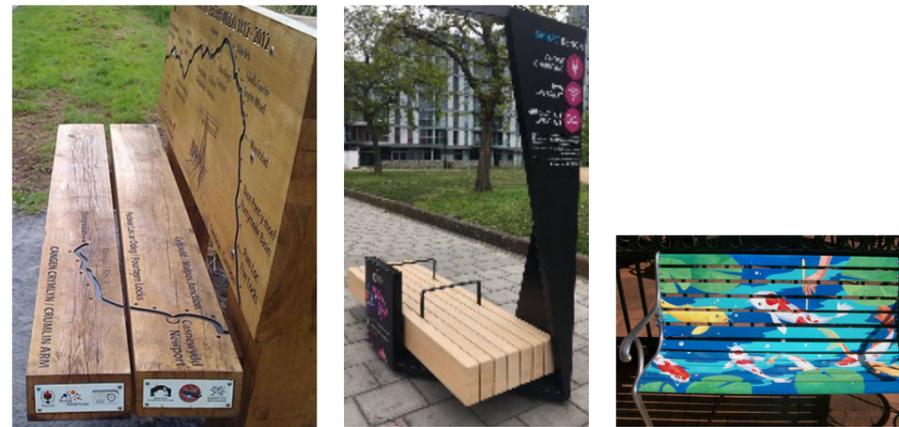
- CWP10 Façade Painting

Standard Upgrades €

CWP1 Public Seating

The first County Wide proposal is to provide upgraded and additional public seating throughout the towns. The design could incorporate the town's local history or natural assets by integrating the seat with an art installation, or simply repainting any existing public seating with vibrant imagery. The benches should be of a natural aesthetic (e.g. wood) and of a relatively traditional appearance in order to fit the local character of the area.

Seating could include benches and chairs that would allow people to rest and enjoy the public spaces. The seating should ideally be sourced from a local (County Cavan) carpenter(s) or furniture manufacturer(s) and therefore hopefully made from locally (and/or nationally) sourced materials. This will give the dual benefit for generating local employment/boosting the local economy and having a lower carbon footprint than importing from overseas. As a longer term option, introduce smart seating to key central spaces with integrated wifi, charging and information points.



TL: Sensitive and informative design, Brecon Beacons
 TM: Smart bench with charging, data collection and wifi hot spot
 B and TR: Benches painted by the local community

CWP2 Waste and Recycle Bins

Waste bins should also be sourced and fabricated locally. They should be made of natural materials where possible, and should aesthetically fit the local character of the area.

The bins should be secure to prevent theft and should have small openings to prevent people from using them to put their household waste in. Recycling bins should be implemented where possible without proposing bulky and invasive bins.



T: Modern waste bins
 B: Underground recycling bins



CWP3 Planting

In order to enhance the visual experience for both residents and visitors, a planting strategy should be implemented across all towns. Planting in the towns and villages could be landscaped using locally sourced stone to create a natural and local character. This character would also reference the topographical landscape of County Cavan. Planters could also be sourced and made locally using timber. They could also include built in planting elements, which could feature a diverse range of seasonal plants that can be enjoyed all year round.

Trees should be added throughout the town/village centres as they provide innumerable benefits to both the environment and residents. A good diversity of tree species should be used in order to create lush vegetation with a healthy flora environment. The introduction of tree surrounds double up as seating, and can be an easy way to create attractive landscaping to the urban environment. Permeable paving can also be used to allow the trees to capture run-off through the design of SUDS.



TL: Trees and seating create event and interaction spaces, Tullamore
TR: Property owners encouraged to use hanging baskets, Cornwall
BL: Trees along the street
BR: Tree surrounds, also acting as seating

CWP4 Information Signs with Wifi/Charging Point

A well conceived signage strategy featuring a combination of signs, maps and information panels is important to effectively inform both residents and visitors, and will create a legible and identifiable town centre. In addition to this basic wayfinding function, good signage will enhance the character of the town, reinforce the hierarchy of spaces and contribute to the streetscape aesthetics.

Design standards should be established and replicated across all signs to ensure they are consistent and complementary. Use materials that fit the character of the town, for example locally sourced timber, which is high in quality, durable and easy to maintain.

All towns across Cavan should feature a principal map with text indicating current location, landmarks, features, routes and other amenities. This principal map should be located on the main public square or similar high pedestrian traffic areas.

Public information panels provide users with more detailed information about their surroundings by explaining the significance of a specific feature or space. Information panels could be interactive or tactile to add interest and encourage use. The information signs could be integrated with wifi and/or charging points for mobile phones. Lighting poles, bus shelters, kiosks and benches can also be used to offer digital services and should be solar powered where possible.



TL and BR: Information Map
TM: Information Panel at a key landmark
TR: Information sign at a key location
BL: Interactive Information Panel

CWP5 Paving

Footpaths are a fundamental and necessary investment for all towns across the county. Often the main streets support high levels of vehicular traffic, and therefore pedestrian access and safety should be a priority. Well designed and maintained pavements encourage walking by making it safer and more attractive, but also support socialising and generate active streetscapes. Pavements should be provided on all urban streets, be accessible to all users and be uncluttered of unnecessary furniture. Pavement surfaces and kerbs should make use of locally sourced natural stone where possible.

Good quality footpaths should feature in the following zones:

- Buffer Zone (A) - should be of appropriate scale and delineated by vertical or horizontal separation - trees, kerb extension etc. - from traffic to foster a sense of safety for pedestrians.
- Street Furniture Zone (B) - sits adjacent to the buffer zone and is where street furniture and amenities should be located and aligned.
- Clear Path (C) - is the primary, dedicated and accessible pathway that runs parallel to the street. It should be at least 1.8-2.4 m wide to ensure that two people using wheelchairs can pass each other. It must be free of fixed objects and deformities that would make it inaccessible.
- Frontage Zone (D) - is at the edge between the clear path and buildings and should focus on how to make both attractive.



L: Pavement of the main street of a small town, with a landscaped buffer zone
R: Location and width of footpath zones as described above.

Standard Plus Upgrades €€

CWP6 Approach Signage

The various approaches to towns are critical to creating a strong and welcoming sense of arrival. Furthermore, as all towns and villages within County Cavan are located in rural areas with scenic views of the countryside, the approaches are sensitive spaces that can either support or be detrimental to the integration of the town into its surroundings. These approaches also signify a threshold, whereby the streets become less car oriented, more pedestrian and cycle focused in the town centre.

Bespoke signage should be introduced at the approach to the county itself and to each town and village. Signs should illustrate the location within the county, and could provide additional information such as population and an interesting unique fact. Towns should encourage the design of colourful planting and landscaping to the surrounds of the new signs to further enhance the arrival experience. An effort should be made to limit billboards.

CWP7 Murals and Public Art

Public art is the most effective way to promote a town or village's individual character. Tourism will be encouraged furthermore through the marketing of local culture and art through social media platforms and the internet.

Various types of public art should be considered as part of an overarching strategy for each town and village. Ideas include; creative structures and pavilions, sculptures and street art, which should be designed for key public spaces.

There is existing public art in the form of street art and mural paintings across many of the towns and villages including Ballinagh, Swanlinbar and Kilnaleck.

CWP8 Electric Vehicle Charging Point

To encourage behavioural changes towards using more sustainable transport solutions, additional electric car charging stations should be provided across the county. These should be located at convenient and central locations to strengthen the benefits of having an electric car. Stations could be incorporated into lighting poles to avoid cluttering the streetscape with additional items.



TL: Proposed design of approach signage for County Cavan towns

TR and B: Welcome sign enhanced with colourful planting

T and BL: Example of murals referencing the local heritage of the town and created by the local community

BR: Existing street art in Ballinagh

E-car charging station



CWP9 Walking Routes

Each town should have a variety of walking trails in order to encourage residents and visitors to explore the built, natural and tourism assets as part of well signed routes. Trails could also include information panels at specific points of interest along the way.



Variety of sign design along countryside walks

Premium Upgrades €€€

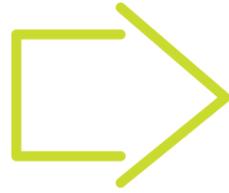
CWP10 Façade Painting

Well maintained and aesthetically pleasant street façades account for creating a welcoming and vibrant atmosphere in towns, and can also add to the character of the streetscape. This can be achieved through the implementation of a façade painting scheme, improvements to shopfronts and building frontages, or the commissioning of artwork murals, lighting schemes etc. Special treatment should be given to historic buildings that provide a special architectural, cultural or heritage value to the townscape. Landmark buildings that strengthen the identity of a town should also be well maintained and presented within the streetscape. Derelict sites should also be addressed, as they are often key spaces which could add to the character and experience of a town. Such schemes can be phased, by prioritising proposals at key locations, at entrances to town, at key nodes, and at areas around public spaces. Acting as a catalyst for future improvements, the upgrading of key sites and buildings will create maximum impact and encourage incremental changes across other parts of town.



Recent painting scheme in Mullagh

TOWN SPECIFIC PROPOSALS



This section outlines some possible proposals that will be specific to the towns across County Cavan. As within the County Wide section, proposals have been categorised into 'Standard', 'Standard Plus' and 'Premium' upgrades.

N.B: these proposals hold no priority rating as they are location specific. Priority ratings are summarised on page 32.

Standard Plus Upgrades €€

SP1 Street Redesign

Given that many of the 20 towns and villages are located along regional and local roads, through-traffic and parking are major issues experienced throughout County Cavan. These towns suffer from huge volumes of cars and industrial sized vehicles traveling along the main street. This makes for an unfriendly and dangerous pedestrian and cycle environment, that is often worsened by a lack of crossing points, narrow and damaged pavements.

Key street sections should be redesigned to create 'complete streets' that are safe and to be enjoyed by all users. Proposals could include new crossing points and refuge islands, cycle paths and associated facilities, high quality intersection surface treatment, contemporary lighting and street furniture that reflects the character of the area, shared surfaces where appropriate, traffic calming features and parking control measures. Road surfaces should be renewed when necessary to make streets both safer and more aesthetically pleasant. In particular, the use of different materials could reduce the reliance on road markings.



TL: Use of differentiated paving to strengthen the visibility of the crossing
 TM: Cycle physically separated from traffic on the main street
 BL: Shared surface
 R: Example of context sensitive lighting solution

SP2 Car Parking

Generally there is a good provision of parking across most towns and villages in Cavan. However many car parks and on-street parking could benefit from a redesign and/or realignment, enhanced with the introduction of landscaping, lighting and furniture.

Designated parking spaces for car users with disabilities should also be provided in every town and village across the County. These should be located next to key amenities with dropped kerbs to allow easy wheelchair access. Poorly designed disabled parking should be avoided: bays should not be fitted into leftover space but should instead be purposely designed from the start as part of a holistic strategy.



TL: Successful town centre car parking integrated with a landscaping scheme
 TR: The use of multiple surface materials to add texture and visual interest.
 BL: Disabled parking bay and sign, Ireland
 BR: Efficient car park layout with clear pedestrian routes and furniture.

Premium Upgrades €€€

SP3 Public Space

Improvements to the existing and creation of new public spaces can activate and bring key amenities to previously lifeless towns. Plazas, squares and urban parks should be transformed into multi-use destinations, supporting a variety of civic and community uses including markets, events, seasonal programming etc. Public spaces are also spaces to rest, meet, interact and play, and should therefore incorporate seating, informal play items, canopies, landscaping and water features. The creation of new public spaces in the existing urban fabric can take advantage of building setbacks or wide roads. Community involvement in the co-creation of public spaces should be encouraged, as a way to foster a community's sense of pride and shared ownership of the town.

Public spaces could integrate flexible pavilions, which could trigger various uses and activities including pop up food stalls, amphitheatres for mini-concerts, performances, meetings, spaces to host yoga, cooking or meditation courses, offer of local services etc. Pavilions could also be made bookable by the local community in order to organise and host their own events. The design of pop up and transportable structures would also enable usage across multiple locations.



TL: Temporary activation of the public space
 TR: Pavilion dedicated to the discovery of urban gardening in Aarhus, Denmark
 B: Leyteire urban garden



SP4 Pedestrianisation

In the larger towns of the county, such as Cavan Town or Bailieborough, the pedestrianisation of some streets could be explored. Pedestrianisation can activate streets for new uses, foster interaction and encourage pedestrian movement. Overall, it makes the street more active, safer and healthier. It can also boost the local economy by generating higher footfall levels in retail areas.

In order for the concept of a shared or pedestrianised street to be well received locally, the proposal could be phased over time through small incremental measures. This could begin with pavement extensions, the creation of a shared street, the reduction of carriageways to single lane, the licensing of outdoor seating for cafés and pubs. Similarly, a short section of the road can be re-designed with space for a cycle track, large planters, trees, seating spaces and terraces. The community can also be encouraged to reinvent the public realm through the flexible and temporary programming of streets, such as events, street parties, markets, play streets, open streets, pedestrianisation one day a week etc.

These proposals will demonstrate the diverse ways in which a street may be utilised and may lead over time to more permanent transformations of the right-of-way.



T: A Parklet event - temporary pavement extension for amenity on parking spaces - and temporary street pedestrianisation, Hammersmith, London
B: Pedestrian Street in Boulder

SP5 Outdoor Gym and Playground

Playgrounds and outdoor gyms can inspire people to engage in healthy, active and outdoor lifestyles. They also serve as spaces to meet and socialise. To ensure high levels of use, they should be located near residential areas and be easily accessible by both pedestrian and cycle routes.

Playgrounds should be specifically designed for the space and context they sit in, and also make use of the available natural materials and planting. They should feature disabled friendly items and sensory rich equipment, encourage both ordered and informal play activities and support an assortment of games to appeal to different user groups. Such playgrounds should foster a sense of freedom, inspire creativity and boost the physical abilities of children.

Outdoor gyms provide public accessible places to train alone or in groups with numerous structures. Each gym should have its own character with an attractive design solution. The design should be versatile to allow users to develop their own exercises and for people of all fitness abilities to use and enjoy. In more rural areas, fitness trails could be a more appropriate solution.



T: Playgrounds in Oberhausen, Germany and New-York, USA
B: Outdoor gym in Brisbane and trim trail in Tom Ruana Park, Mayo, Ireland



SP6 River and Lakeside Amenity Space

Those towns and villages located near a river or a lake should aim to create amenity areas by the water for leisure, sport and recreation. These would positively contribute towards quality of life by providing an opportunity for all residents and visitors to access good quality open space facilities year round.

The range of activities offered could include: horse riding, cycling, picnicking, competitions, festivals, bird watching, nature trails, photography, orienteering, climbing, camping, swimming, boating, canoeing etc. Light structures such as a shelter or pavilion can facilitate the provision of a food and beverage offer and could facilitate scheduling events such as concerts and competitions. Legible pedestrian links from the amenity space to the town centre should be developed in parallel.

The promotion of the amenity value of rivers and lakes should be coupled with a strong focus on ecology by ensuring that developments do not disproportionately impact on the landscape and natural areas. The appropriate location, siting and design of proposed spaces will ensure that the natural resources which form the basis for recreation are protected and effectively managed.



T: Amenity space for walking, resting, fishing and sport in Lünen, Germany and Annecy, France
B: River dedicated to swimming in Rostock, Germany







SECTION B - VIRGINIA PROPOSALS

PROPOSAL MAPS



This section outlines proposals recommended for Virginia.

* Please note:
VSP - Virginia Specific Proposal
CWP - County Wide Proposal



- CWP6 Approach Signage
- VSP3 New Pedestrian Links
- VSP6 (SP1) Redesign of Main Street
- CWP8 Electric Vehicle Charging Point
- VSP5 Realign on-street Parking
- VSP7 Redesign of Key Junctions
- VSP2 Show Grounds Car Park
- VSP9 (SP3) Potential civic and cultural redevelopment opportunity
- VSP4 Enhance Pocket Park
- VSP8 Creation of a New Street
- VSP1 (SP6) Promote Lakeside Setting

N.B
CW1 Public Seating and CW2 Waste and Recycling Bins are to be located along key routes and at public spaces within the Town Core Area. Proposals relating to traffic, transport and parking alterations will be subject to a traffic audit and a detailed engineering design exercise.



VSP12 Linear Park along River Blackwater

VSP11 Reinststate Fair Green

CWP4 Information Signs with Wifi/Charging Point

VSP9 (SP3) Upgrade Key Public Space

VSP10 (SP3) Town Plaza

CWP5 Paving

CWP3 Planting

CWP7 Murals and Public Art

CWP10 Façade Painting

VSP13 Sites for Redevelopment

- Water Body
- Recreation Space
- Open Space
- Town Core Area
- Key Building

County Wide Proposals



CWP1 Public Seating



In keeping with the county wide proposals, a key item to consider for upgrade or replacement in Virginia is public seating. There is currently a lack of seating available along key routes and in open spaces within the town centre. Additional provision would encourage pedestrian use and create a more active centre.

As illustrated opposite, the bench design should be durable, and resistant to long term weathering. The seating should be securely fixed to the paving, and be made of local and traditional materials if possible. Benches should be minimal in design, and allow for multiple views by the user by not having a structural back. New seating should be introduced as a priority along main roads and at key open spaces within the Town Core Area as shown on the proposals map.



Virginia - existing: a lack of provision of public seating along Main Street



Proposed: above: durable public benches to be specified in multiple locations. Below: curved seating to be implemented in parks and open spaces.



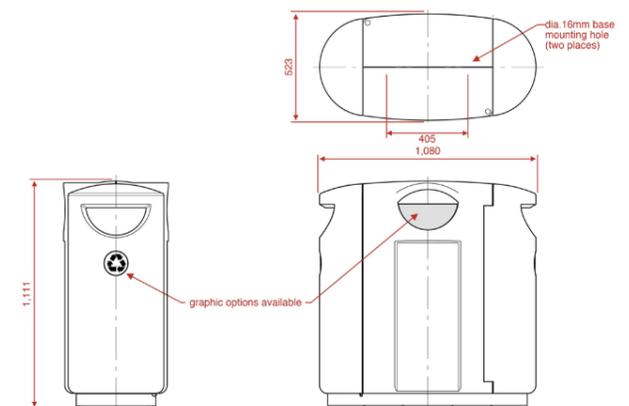
CWP2 Waste and Recycle Bins



In conjunction with the county wide proposals discussed previously in this report, new combined recycling and waste bins will be positioned within Virginia and across other towns in Cavan. New bins should be introduced as a priority along main roads and at key open spaces within the Town Core Area as shown on the proposals map. Designed with small openings, this will discourage misuse of the bins.



Virginia - existing: no availability of bins on footpath and at crossing, Main Street.



Proposed: Cast Ductile Iron litter bin with 3 compartments; litter and recycling.

€ ●
CWP3 Planting

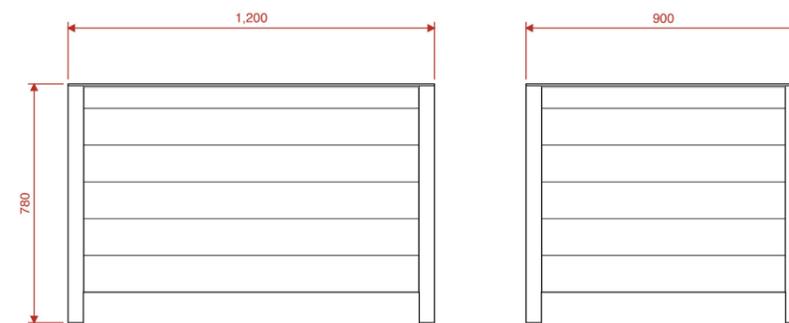


Consider the introduction of trees and planters along Main Street, at the junction between Dublin Road and Bailieborough Road, and in front of landmark buildings such as those positioned at entry points to the town. This would enhance the streetscape as well as serve to buffer pedestrian flows from traffic and improve biodiversity levels.

Trees and planting should be located as per indicated in the proposals map.



Virginia - existing: a lack of trees and planting along Main Street.



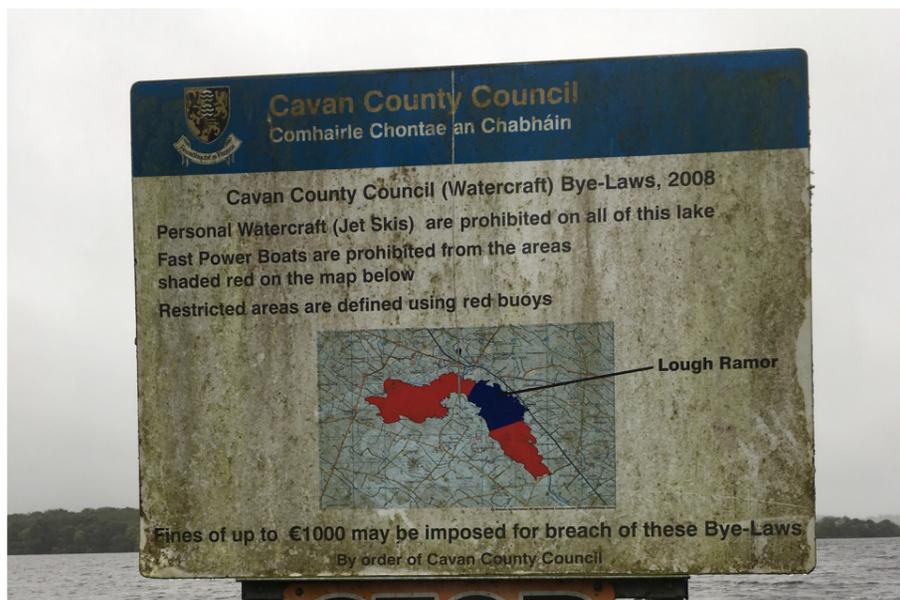
Proposed: durable wooden planters

€ ●
CWP4 Information Signs with Wifi/Charging Point

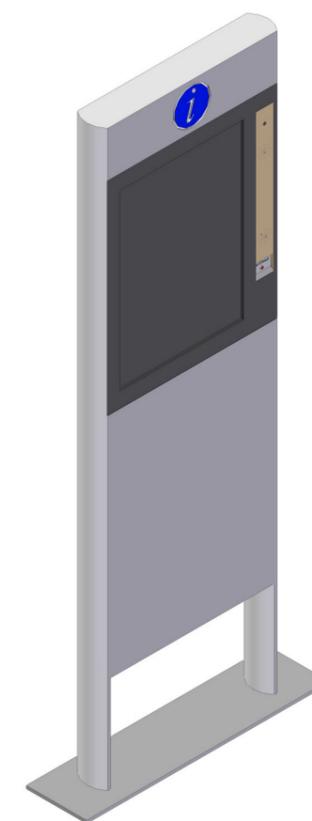


As per the county wide guidance, run down or missing signage within Virginia should be replaced with newly installed information signs for all users, including pedestrians, cyclists and vehicle drivers.

The format, layout, colours, fonts and over all design should be in conjunction with signage found in all other towns within County Cavan. This should also include upgraded information panels, which are both clearly legible and provide information on the local history, the area and upcoming events.



Virginia - existing: information sign



Proposed: Interactive information panel



CWP5 Paving

In order to create additional space for seating, planting, street furniture and widening of pavements should be considered within the town centre. This will also contribute to making the footpaths safer for pedestrians, buffered from traffic and more enjoyable. Subsequently this would encourage walking as well as support socialising and local expenditure.

In a similar manner, consider the introduction of lighting, surface improvements and signage to increase accessibility and use of the footpaths along Main Street and New Street. High quality and local paving materials should be used to strengthen the character of Virginia, and help position it as an attractive town.



Virginia - existing: footpaths currently lack seating, bins and planting.



Proposed: use of local materials to create aesthetically pleasant and well designed pathways. Consider application of cobbles/textured grain to edges and thresholds.



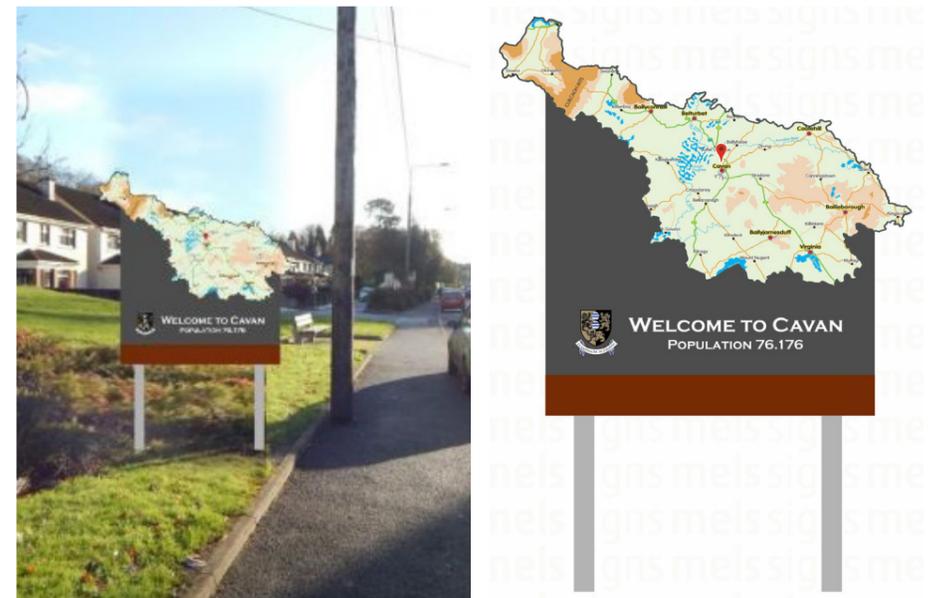
CWP6 Approach Signage



As per the county wide guidance, consider the integration of welcoming signage, colourful planting and speed regulations on the approach roads to town. Proposals should be prioritised on primary vehicular routes, including Cavan Road, Ballyjamesduff Road, Dublin Road and R178. This will help position Virginia as one of the main towns in the County, and further attract tourists. Signs should also be positioned on the future bypass to encourage drivers to stop by and enjoy Virginia.



Virginia - existing: a lack of coherent and welcoming approach signs along Dublin Road.



Proposed: use of county wide signage with local information and fact. (N.B information will be town specific in detailed design).



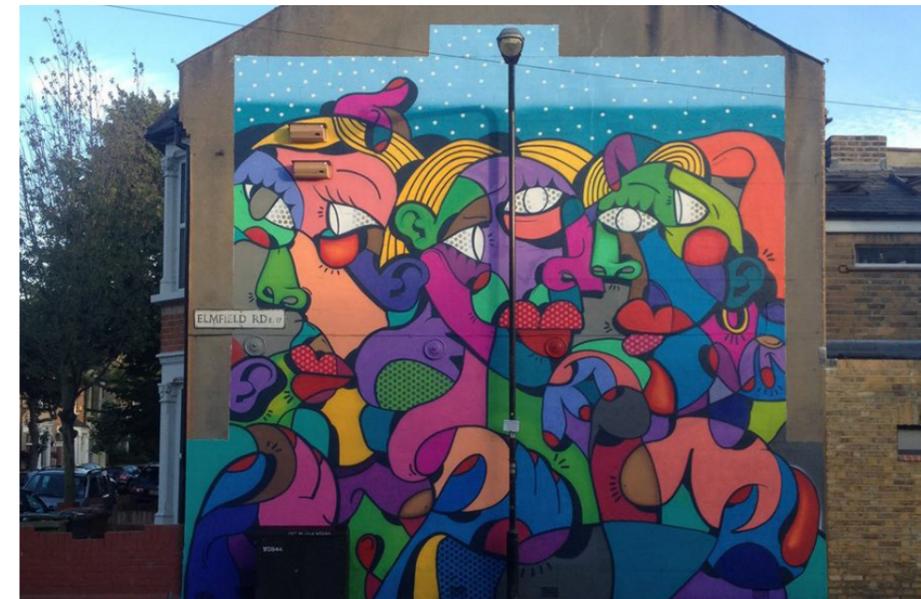
CWP7 Murals and Public Art



Consider the commissioning of an art mural to aesthetically enhance the building by the former filling station located on the approach road. This would enhance the entry to town and create a welcoming gateway. The proposed artwork could reflect the local history and folklore of the town. In the longer term, other locations for the introduction of murals or sculptures could be studied in collaboration with local residents. In a similar manner, property owners should be encouraged to decorate their buildings in a sensitive manner.



Virginia - existing: public spaces lacking art installations.



Proposed: reinstate key buildings and façades with murals related to the town's features and heritage.



CWP8 Electric Vehicle Charging Point



With increasing amounts of electrical vehicles being used, towns should ensure that there is sufficient provision of electrical charging points.

The location of these charging points should be within the town centre of Virginia - ideally along Main street, providing good access to the local shops, restaurants and public amenities. This proposal could be implemented in conjunction with the redesign and realignment of parking along main street.



Virginia - existing: no available e-car space in the town.

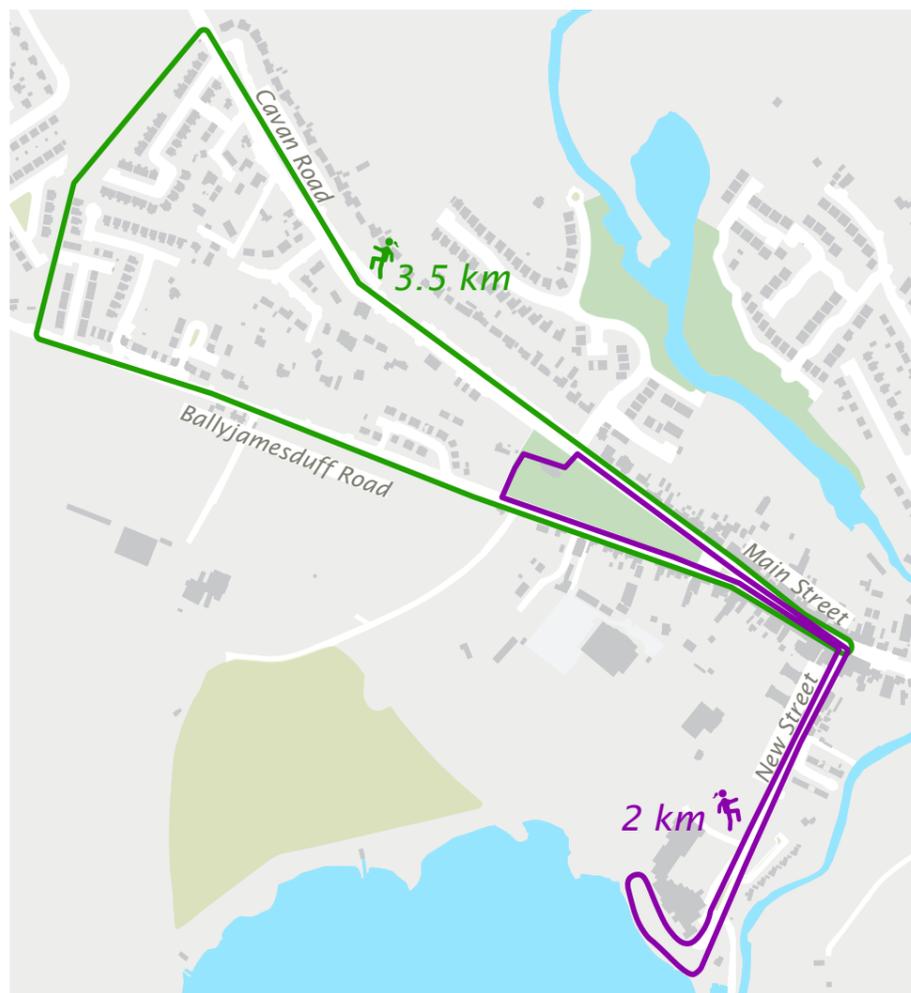


Proposed: provide additional e-car charging points with designated parking spaces.



CWP9 Walking Routes

Explore the idea of implementing two walking routes of different lengths - 2 km and 3.5 km. This will guide users around the town centre, allowing them to discover the key landmarks, views and natural assets of Virginia. The 2 km route will run along New Street towards Lough Ramor where users can appreciate the views and waterside setting. It is recommended that these walks feature interpretative and interactive signage materials.



Proposed: Virginia urban walking routes



Virginia - existing: key viewing point along New Street towards Lough Ramor.



Proposed: markers along the walking routes



CWP10 Façade Painting



Building façades in need of decoration or refurbishment should be addressed throughout Virginia, with a focus on re-establishing traditional shopfronts or features of value. This would enhance the aesthetics of the streetscape, strengthen the commercial atmosphere, character and identity of Virginia.



Virginia - existing: key façades in need of refreshment



Proposed: encourage property owners to paint their façades with a set colour palette to create a bright and uplifted town centre.

Virginia Specific Proposals (VSP)



VSP1 Promote Lakeside Setting



Building on recently completed upgrades to the lakeshore, consider further improvements to water based and lake side amenities for angling, walking, exercise, leisure and biodiversity. Wayfinding and information boards should be upgraded with a focus on the links with Deerpark Forest, and implemented with a design that follows the county wide guidance. This space will serve local residents as well as increase tourism interest and attract visitors.



Virginia - existing: waters edge at Lough Ramor



Proposed: Creation of light touch jetty to enable water based activities.



VSP2 Show Grounds Car Park

The show grounds are a key facility in Virginia but the car park is presently unattractive, inefficient, and visually detracts from the building and the natural surroundings. Improve the surface treatment of the parking by introducing high quality and permeable paving of different tones and textures. Similarly, introduce soft landscaping to improve the aesthetics of the facility, and formalise the parking layout to optimise the use and safety of the space.

Also consider upgrades to the entrance of the car park, with the integration of welcoming signage and a pedestrian footpath. This would help to further position the building as a destination within town.



Virginia - existing: car park at the Show Grounds.



Proposed: potential car park configuration to have formal parking bays, together with footpaths, lighting and planting.



VSP3 New Pedestrian Links

We recommend that pedestrian and cycle footpaths be developed which would reduce traffic and connect Main Street to Rahardum, and New Street to 'The Pottle'. In the longer term, archways could also be used to create new links and further enhance permeability and walkability across town.



Virginia - existing: lack of crossings to the Blackwater River.



Proposed: possible bridge design to connect residential areas across the river towards to town centre.



VSP4 Enhance Pocket Park



Virginia features a pleasant but under used green space located along Dublin Road on the approach to town, which is close to residential properties. This existing green space should be further improved with the introduction of planting, footpaths, possible sculptures and seating. This would enhance the approach to town at this point and provide residents with a new amenity space.



Virginia - existing: pocket park on Dublin Road



Proposed: introduce native and wild plant species together with maintained grass areas and hardscaped paths with seating.



VSP5 Realign on-street Parking



In order to improve traffic flow and widen pavements, consider the partial removal and allowance for parallel parking on New Street. On Main Street, restrict the parking zone to a parallel format, and remove bays at key frontages to prevent obstruction of views.



Virginia - existing: parking along both sides of New Street.

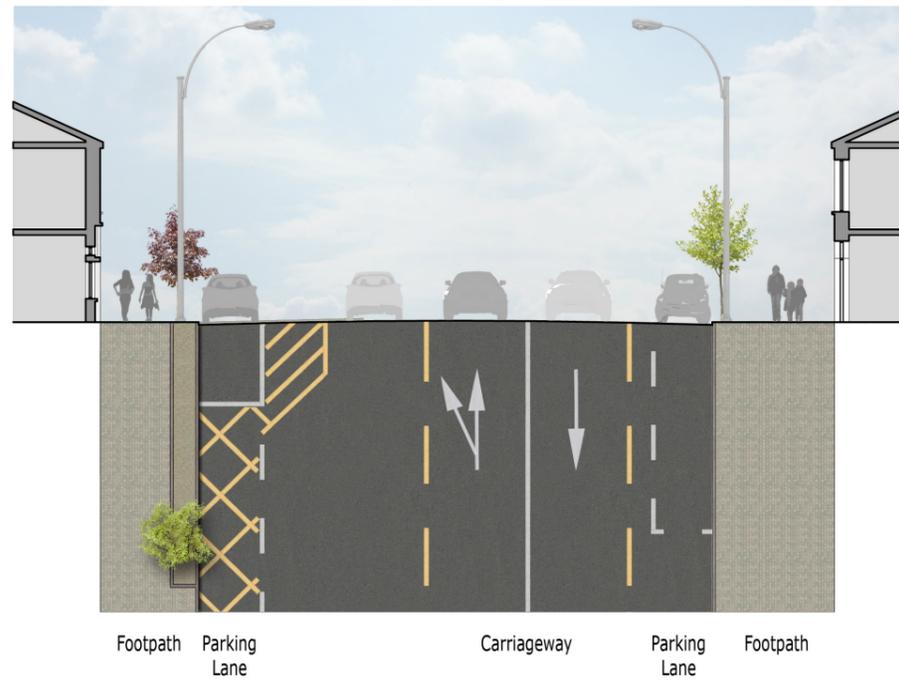


Proposed: reducing parking to parallel formation, along one side of New Street will allow for a wider pavement and landscaped buffer.



VSP6 Redesign of Main Street

The possible creation of a bypass to Virginia will contribute to the reduction of levels of vehicular traffic through the town centre. This is an opportunity to further enhance the public realm for pedestrians and cyclist by redesigning Main Street. As such, reconfigure the car parking, reduce the width of the carriageway, widen footpaths, introduce trees, a cycle path, street furniture and pedestrian crossings. This would also improve retail vitality.



Virginia - existing: section of Main Street with a poor provision of street furniture and planting.



Proposed: a reduction in the total width of the carriageway could allow for a cycle lane and spill out areas for cafés, with seating and improved street furniture.



VSP7 Redesign of Key Junctions

The junction of Main Street and Ballyjamesduff Road features wide carriageways and a large amount of space is lost to road markings and perpendicular car parking. This makes poor use of a highly valuable town centre space and jeopardises the safety of pedestrians and cyclists. The junction could be redesigned by reducing the width of the carriageway, realigning parking and widening the pavements. This would help prioritise the use of the town centre for pedestrians.

Similarly, at the junction between Main Street and New Street, consider the adjustment of footpaths, kerbs and car parking to improve the traffic flow and widen the left turning lane.

All such proposals to be sympathetic to TII proposals for enhancements which are currently being developed.



Virginia - existing: wide junction at Main Street and Ballyjamesduff Road.



Proposed: potential to create vibrant public spaces and a more pleasant pedestrian environment with reduced carriageways and removal of parking.



VSP8 Creation of a New Street



Consider the creation of a new road parallel to Main Street in order to connect the existing New Street with the shopping centre. This could accommodate local traffic, reduce congestion on Main Street and facilitate the redevelopment of the backland sites overlooking the Show Grounds.



Virginia - existing: potential to introduce a road between the Virginia Shopping Centre and New Street.



Proposed: road, cycle and pedestrian connection



VSP9 Upgrade Key Public Space



Ramor Theatre and the Courthouse are key landmark buildings in Virginia. However at present they lack a setting that positions them as legible and attractive assets within the town centre. As such, consider the reconfiguration of the public space in front these buildings by removing car parking, upgrading pavements and installing planting and seating. This would ensure that these civic buildings of architectural importance maintain their impact, and contribute to an appealing town centre.

Similarly, consider enhancing the aesthetics, visibility and accessibility of the industrial area. Measures such as an improved junction geometry, provision of trees, introduction of a possible sculpture and clear signage will support Virginia as a successful enterprise town.



Virginia - existing: parking bays along the Main Street



Proposed: potential to improve arrival experience and provide a flexible hardscaped space to the front of key buildings.



VSP10 Town Plaza

In conjunction with the redesign of the Ballyjamesduff Road and Main Street junction, consider the creation of a public square. This could be achieved by reconfiguring the roadways and removing the car parking, together with introducing high quality paving, planting and seating. This space would support a variety of civic and community uses, and add vitality to the town. It would also complement the proposed Fair Green opposite by offering more urban activities.

All such proposals to be sympathetic to TII proposals for enhancements which are currently being developed.



Virginia - existing: car dominated environment at a key central location.



Proposed: creation of a flexible mixed hard and soft landscaped public space for every day use alongside event based activities.



VSP11 Reinststate Fair Green

Consider the potential of reinstating the Fair Green as a community and events space, acting as a local and tourism destination.

In the 19th century, the large Fair Green occupied the southern portion of the Church Grounds. Consider the potential to reinststate the Fair Green as a community and events space which could perform as a local and tourism destination. As such, introduce footpaths, lighting and seating.



Virginia - existing: vast amount of open space within the Church Grounds.



Proposed: Re-establish a portion of the ground for community and public use.



VSP12 Linear Park along River Blackwater

Consider the creation of a waterfront linear park along River Blackwater, providing opportunities to play, walk and relax. A refreshment kiosk, natural play area and exercise trail could also be introduced. In the longer term, pedestrian linkages could be created towards Lough Ramor.



Virginia - existing: open space along the River Blackwater



Proposed: potential to create board walks, jetties and seating areas to activate and encourage use of the picturesque area.



VSP13 Sites for Redevelopment

To foster the regeneration of run down and abandoned properties throughout Virginia in an effort to attract users and investment within the town centre, and to protect the compact urban layout. Encourage sensitive redevelopment of these sites in order to strengthen the town's architectural character and identity.

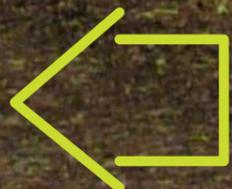


Virginia - existing: potential site for redevelopment along Main Street



Proposed: redevelopment proposals should be architecturally sensitive to the context through design, massing, height and materials.





SECTION B - SUMMARY

SUMMARY



This table summarises the proposals for Virginia and associated implementation timescales and costs.

PROPOSAL		NOTES	PRIORITY RATING	COST RATING
<i>County Wide Proposals</i>				
CWP1	Public Seating		Medium Priority	Standard Upgrade
CWP2	Waste and Recycle Bins		Medium Priority	Standard Upgrade
CWP3	Planting		Medium Priority	Standard Upgrade
CWP4	Information Signs with Wifi/Charging Point		Medium Priority	Standard Upgrade
CWP5	Paving		High Priority	Premium Upgrade
CWP6	Approach Signage		High Priority	Standard Plus Upgrade
CWP7	Murals and Public Art		Low Priority	Standard Plus Upgrade
CWP8	Electric Vehicle Charging Point		Low Priority	Standard Plus Upgrade
CWP9	Walking Routes		Medium Priority	Standard Plus Upgrade
CWP10	Façade Painting		High Priority	Standard Upgrade
<i>Virginia Specific Proposals</i>				
VSP1	Promote Lakeside Setting		Medium Priority	Premium Upgrade
VSP2	Show Grounds Car Park		High Priority	Premium Upgrade
VSP3	New Pedestrian Links		Low Priority	Premium Upgrade



PROPOSAL		NOTES	PRIORITY RATING	COST RATING
VSP4	Enhance Pocket Park		Low Priority	Standard Plus Upgrade
VSP5	Realign on-street Parking		High Priority	Standard Plus Upgrade
VSP6	Redesign of Main Street		High Priority	Premium Upgrade
VSP7	Redesign of Key Junctions		Low Priority	Premium Upgrade
VSP8	Creation of a New Street		Medium Priority	Premium Upgrade
VSP9	Upgrade Key Public Space		Low Priority	Standard Plus Upgrade
VSP10	Town Plaza		Medium Priority	Premium Upgrade
VSP11	Reinstate Fair Green		Low Priority	Standard Plus Upgrade
VSP12	Linear Park along River Blackwater.		Low Priority	Premium Upgrade
VSP13	Sites for Redevelopment		High Priority	Premium Upgrade

Cost rating:

Standard Upgrade: €0 - €25,000

Standard Plus Upgrade: €25,000 - €100,000

Premium Upgrade: €100,000 +



Indian Cuisine

Points

COA TRACHTA

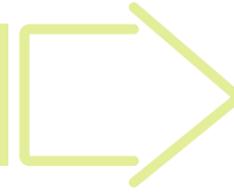
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SECTION C - CONSULTATION FINDINGS

CONSULTATION FINDINGS

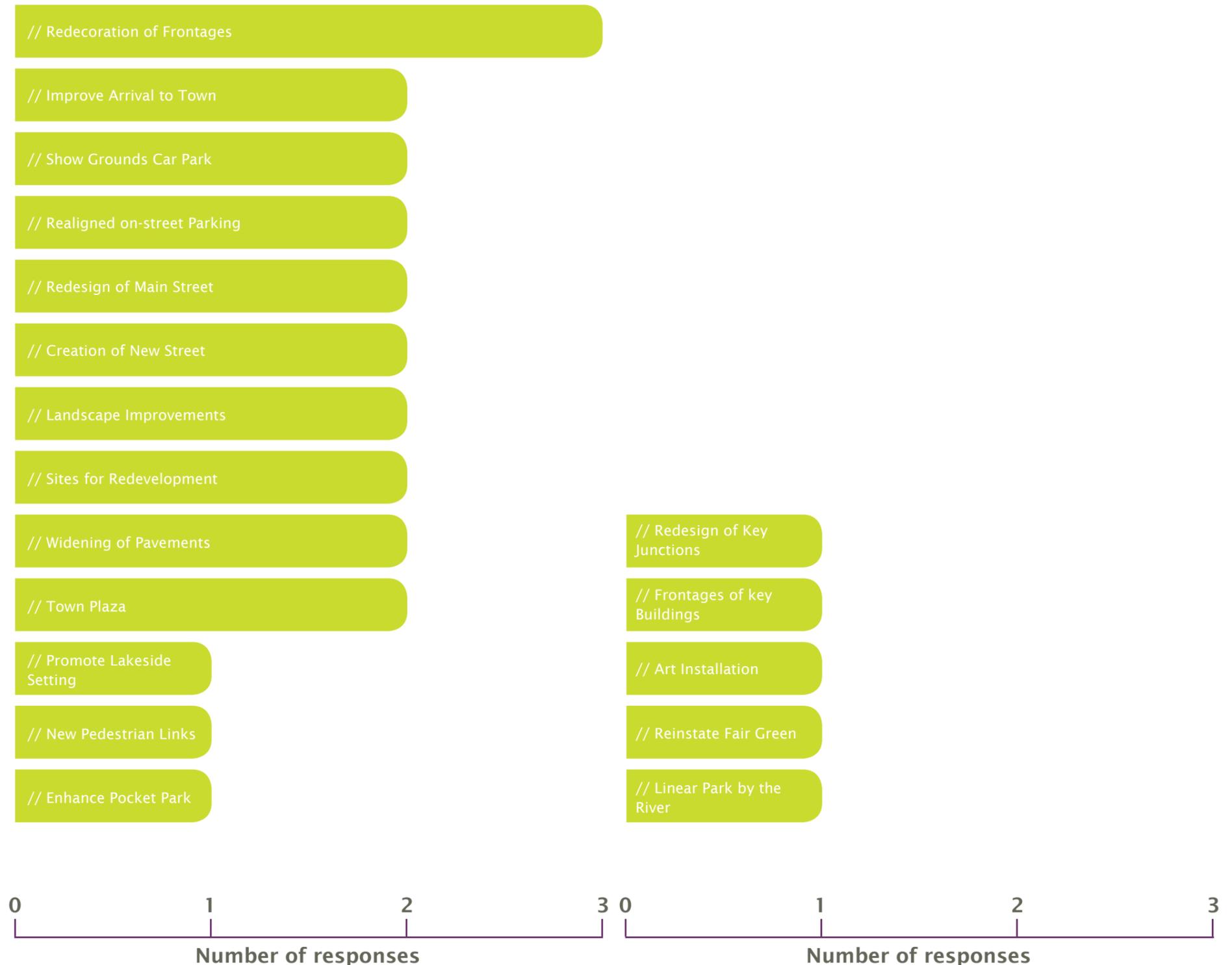


This section presents the summary of the findings of the public consultation.

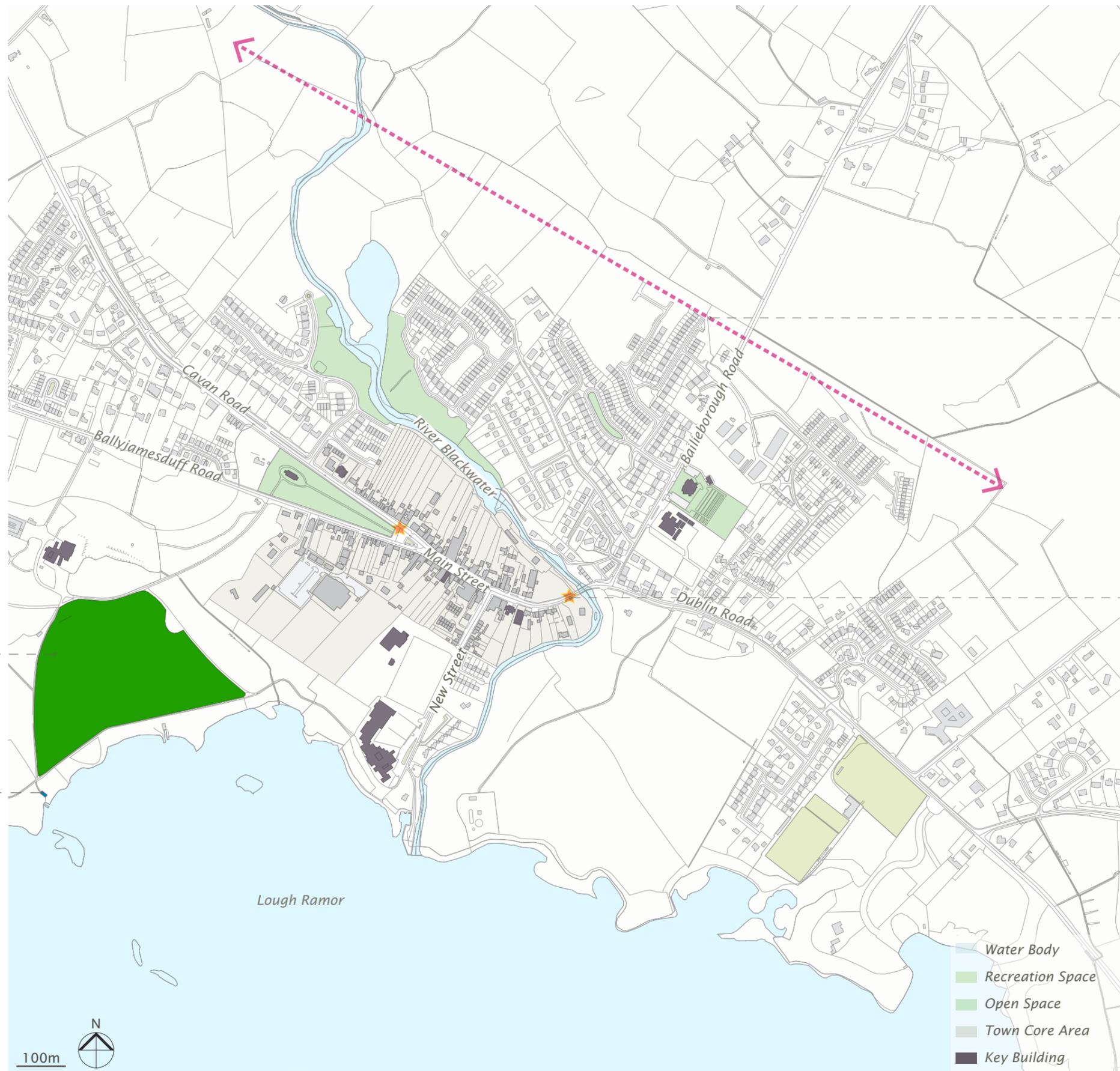
A draft of the proposals presented in this report has been subject to a public consultation which led to the revised and final suggestions of the present report. The proposals were presented and members of the public were invited to provide feedback as to which proposal they thought would be most likely to improve Virginia, and which they thought were least likely to improve the town.

The findings are illustrated opposite, with the façade painting scheme, the redesign of pavements and an improved arrival to town being considered as the most effective proposals in improving Virginia. Amongst those with the least responses were activating the square outside the School, creating a shared surface on Market Street and improving the permeability to the town centre. Though these are considered less of a priority by those attending the consultations, they could be considered as projects for the future.

On the following page, additional suggestions provided by the public are illustrated on the map. These suggestions will be considered and incorporated as part of any formal proposals going forward.



PROPOSALS MOST LIKELY TO IMPROVE VIRGINIA



Introduce Town Library


By Pass needed


Introduce Bus shelters


Reinstate the metal bridge in Deerpark Forest

Conserve castle boathouse


SUGGESTIONS FOR IMPROVEMENTS

Courthouse
Farnham Street
Cavan
Ireland

T 049 437 8300
info@cavancoco.ie

White Collar Factory
1 Old Street Yard
London
EC1Y 8AF

T +44 (0) 20 7250 7666
hello@tyrens-uk.com

www.tyrens-uk.com
www.tyrens.se/en

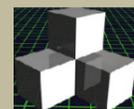


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