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Preface:

This proposal has been prepared by Gaffney and Cullivan Architects at the request of Cavan County Council. It is intended to have a dual function. Firstly, it is designed to record in map and photographic form, the current built environment in the subject area. Secondly, it offers a framework proposal which if implemented could facilitate the regeneration and redevelopment of the immediate area. This could have positive repercussions for the wider area, the town as a whole and the community.

This report has been conceived as a 'visual' document which will rely mainly on images, rather than text, to illustrate the objectives, design ideas and re-development opportunities.



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Existing Condition – Analysis, weaknesses & opportunities:

Weaknesses:

- An examination of the Town Map clearly shows long rectilinear 'back gardens' or 'plots' between Market Street and the Local GAA sports ground. The vast majority of these spaces are derelict and undeveloped. This does not make optimum economic use of the space it occupies nor does it exploit any of the possible pedestrian linkages back to Market Street.

*Poor derelict & idle back land's of Market street.
Land providing no purpose and is undeveloped.*



Existing Condition – Analysis, weaknesses & opportunities:

Opportunities:

Potential to generate a new link road to the back of Market Street, freeing up traffic congestion and parking on Market Street.

The proposed link road will create a new urban street to the town encouraging the regeneration of the back land's of Market Street.

Enhance pedestrian linkages between Market Street and the new urban street via existing archways on Market street.

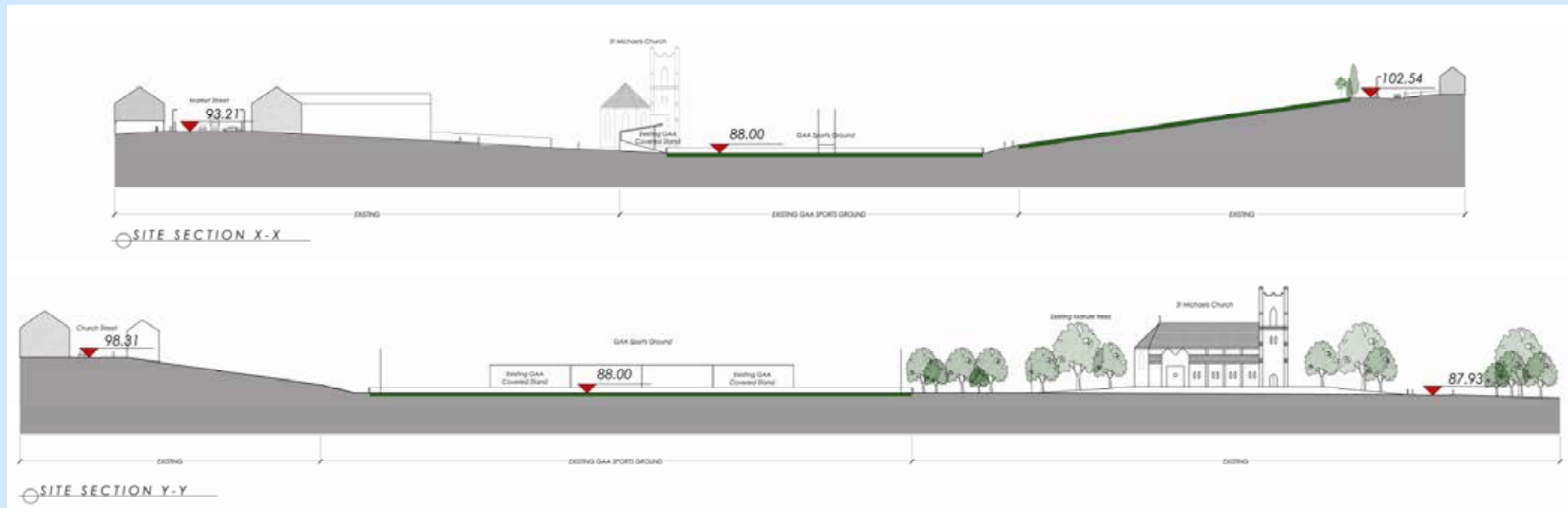


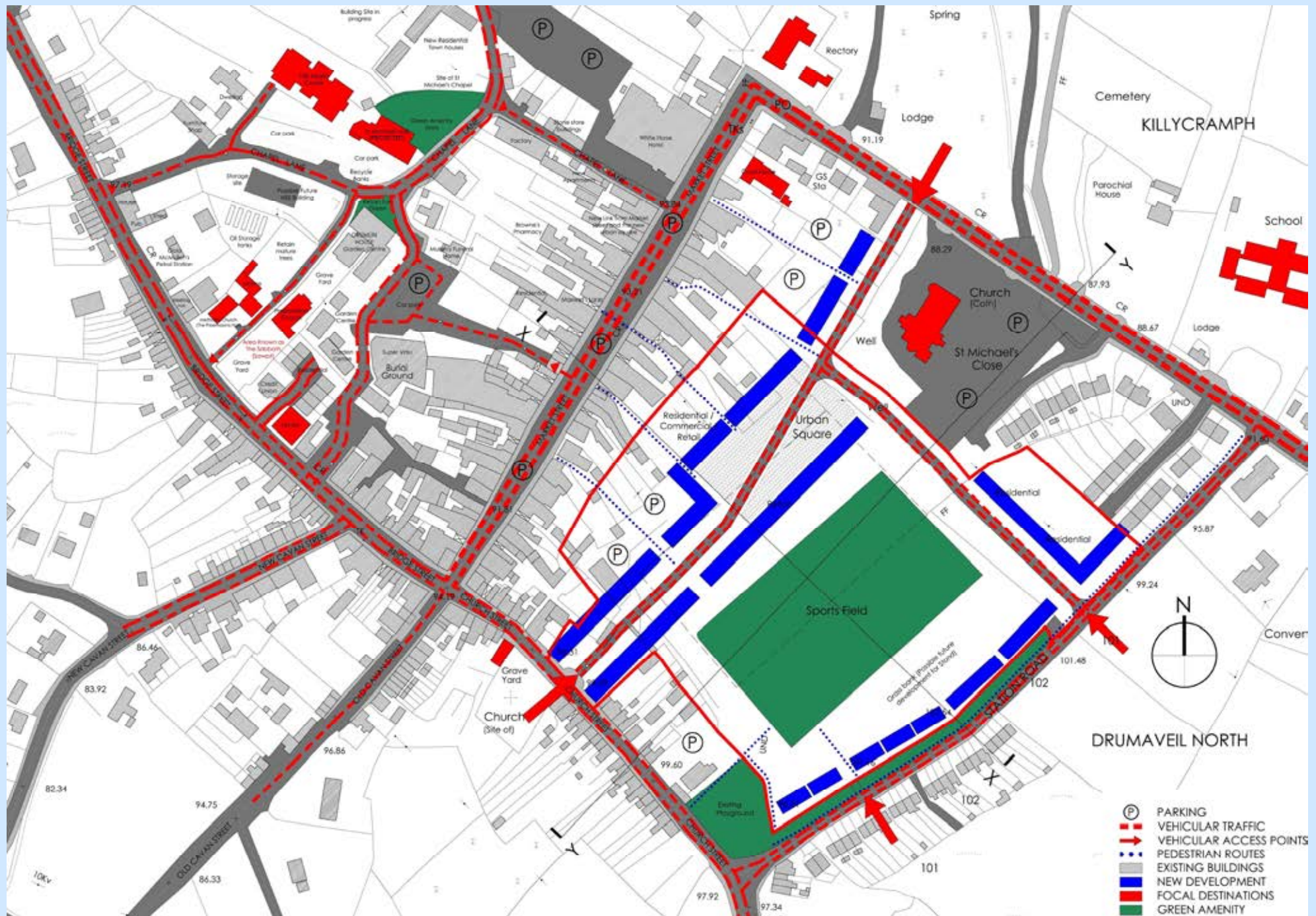


Existing Condition – Analysis, weaknesses & opportunities:

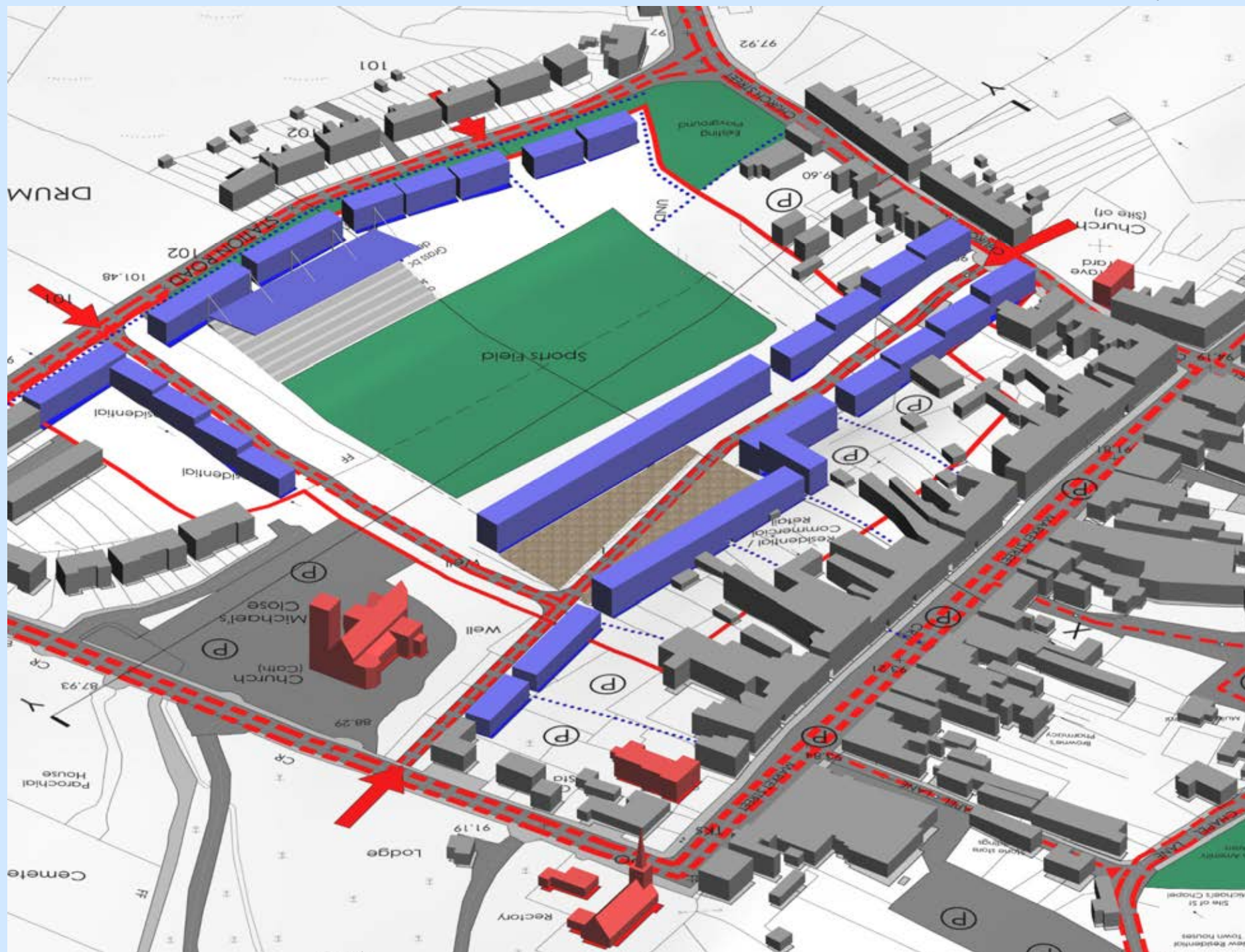
Topography:

- Due to the change in levels illustrated in the site sections, this will have to be carefully considered when designing the detail of the regeneration. These level offer opportunities for vertical planning of spaces.
- The existing Gaelic football pitch consists of a large portion of the masterplan zone and provides a level surface.





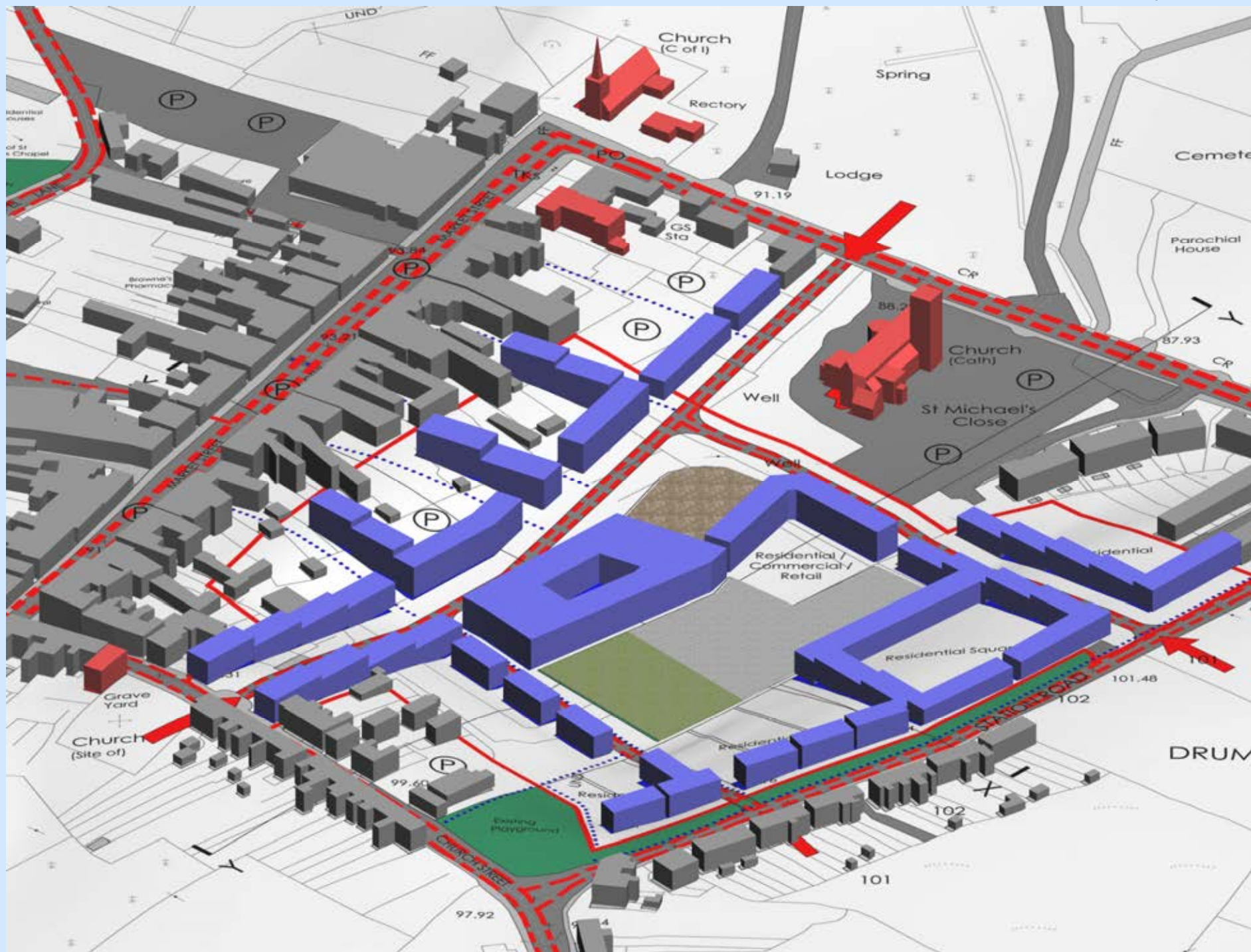




Proposal A

In this proposal, a new vehicular link is provided parallel to market Street. This is facilitated by offsetting the existing GAA Football pitch to the South East. From the South West, the new road uses St. Michael's Church as a focus and reference point within the urban landscape. The New Street passes through a new urban square; a possible focal point in the town. There is a secondary linkage via a new Street running south east enhancing connections between new and existing communities and businesses. All the existing derelict sites are regenerated with 2 & 3 storey mixed developments of retail, office and residential buildings. The mix of uses is intended to provide continuous occupation of the heart of the town together with passive supervision and an increased sense of security.







Proposal B

In this proposal a new vehicular link is provided parallel to Market Street. A new central business district or 'core' is created by relocating the existing GAA Football Pitch to a new facility outside the Master Plan area. The new street again uses St. Michaels Church as a focus and reference point within the urban landscape. The New Street passes through a new urban square; a possible focal point in the town. There are two secondary linkages running south east improving connections between new and existing business and communities. All the existing derelict sites are regenerated with 2 & 3 storey mixed developments of retail, office and residential buildings. The mix intended to provide continuous occupation of the heart of the town together with passive supervision and an increased sense of security.

This proposal offers the possibility of underground car parking below a substantial retail development which could include an Anchor retailer in addition to local shops in the heart of the town. This in turn could add to economic vitality throughout the town and provide the environment for many complimentary business, offices, services and residences.

Proposed Site Organisation:

There are two primary objectives in this plan

First Objective:

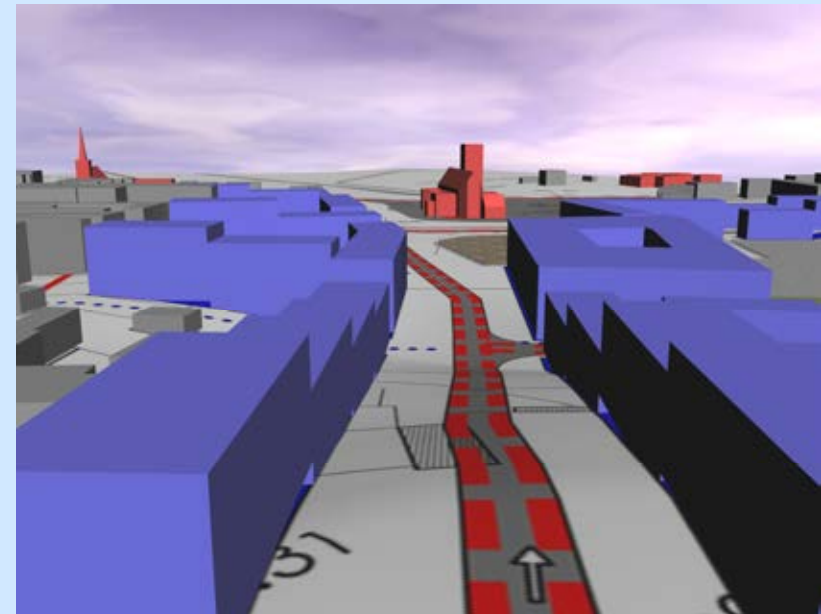
- *To create a civic town square and by developing the rear plots of established properties. This shall provide an amenity area and focal point for the town.*

Second Objective:

- *To provide a link road which will create a new urban street and enhance pedestrian and vehicular connectivity within the town.*

Secondary Objectives:

- *To redevelop the back lands of Market street and promote more appropriate and attractive pedestrian linkages through the town core.*
- *Improve and enhance the non existing cycling and pedestrian networks.*
- *To expand and consolidate the town centre and to regenerate the town as an urban core.*



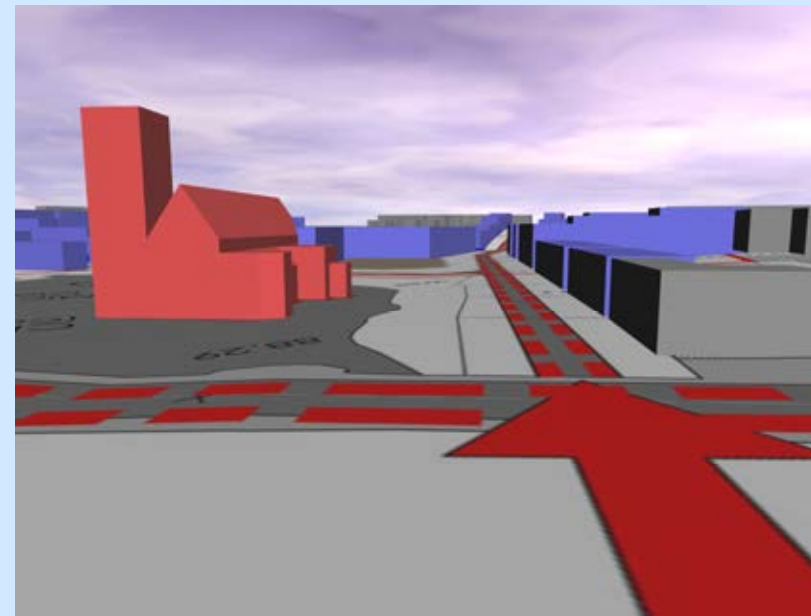
Objectives:

- To provide ease of movement for everyone including pedestrians, cyclists, people with disabilities, the elderly, children and vehicular traffic.
- To provide a network of primary and secondary roads, paths and cycle paths linking the existing to the new.
- To allow for the establishment of pedestrian links within the town centre.
- To maximise permeability by ensuring a multiplicity of pedestrian linkages within the town centre in a manner and with a minimum of conflict with vehicular traffic.
- To manage vehicular traffic and parking and to enhance the parking facilities in the town centre.
- To develop the town as a sustainable and natural extension, incorporating a strong and distinctive sense of place.
- To create an attractive urban core with a mix of uses which generates vibrant and active links, and which serves the immediate needs of the residents.
- To promote walking by the provision of walkways.
- To provide a high quality and accessible public domain, and to arrange buildings around public spaces so as to provide passive supervision and inherent safety.

Movement Strategy

Vehicular Traffic:

- To manage traffic flow by providing a new relief road with secondary link roads to ease the dispersion of vehicular traffic within the town centre .
- The residual space to facilitate the creation of a footpath which will enhance pedestrian connectivity and improve access for all.



DESIGN

- Detailed design considers the choice and integration of materials, colours, textures and soft landscaping with the form and massing of buildings and location and scale of open spaces. Detailed design contributes significantly to the feel of spaces, and is vital to the creation of a sense of place. It should underpin the wider design principles and reinforce the vision for the creation of a quality environment which is an attractive place to live, work and to relax.
- The new main square will be located at the north end of the town and will be urban in character. The buildings in the square will be mostly commercial, retail and some residential which will provide passive supervision.

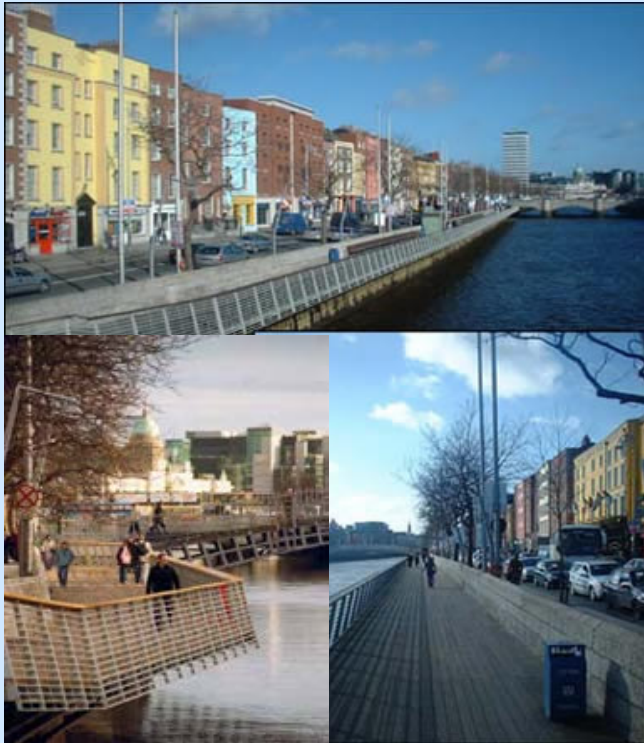
Heights:

- Buildings will be two and three storeys in height, respecting the established building forms within the existing town.
- A creative hard landscaping proposal using high quality and durable materials will be put forward to underpin the important role of this Square as a vibrant neighbourhood focal point within the development and this will extend along the pedestrian links towards the town.

Materials and Finishes:

- The existing Architecture of Cootehill comprises typical provincial vernacular buildings generally two and three stories tall. Finishes comprise slate roofs, plaster walls, timber windows and occasional stone work. We would propose that all new works respect these styles and materials; however, they should be reinvented and used in more contemporary configurations. In addition careful use of materials such as copper, zinc and other metal work would be appropriate. It is important that the new architecture which will be introduced as part of the re-development is consistent with the heights, plot width and proportions of the established townscape.





DESIGN

Landscape:

- The treatment of the natural environment, the open spaces and the public realm are of critical importance in creating a sense of place and defining how the new development will integrate with the existing environment.
- The utilisation of appropriate hard and soft landscape materials to emphasise pedestrian priority.
- To promote pedestrian connections with the existing town centre so as to ensure the integration of the development with the existing townscape.
- Pedestrian activity brings life to any town and reinforces local community. As such, the enabling of free and easy pedestrian movement for retail, social, and recreational purposes is a high priority. The movement framework for the development aims to make it easy, where possible and practicable, to walk or cycle within the town and to reduce dependency on a car.
- All of the residential will be designed to overlook the open space, thus providing passive surveillance.
- The topography falls down from Market street to the proposed extension of the town as you can see from the sections. The design is to incorporate easy and accessible steps and ramps where needed to ease the circulation and pedestrian movement.

Examples of Design, Landscaping & Urban squares



Contemporary Design



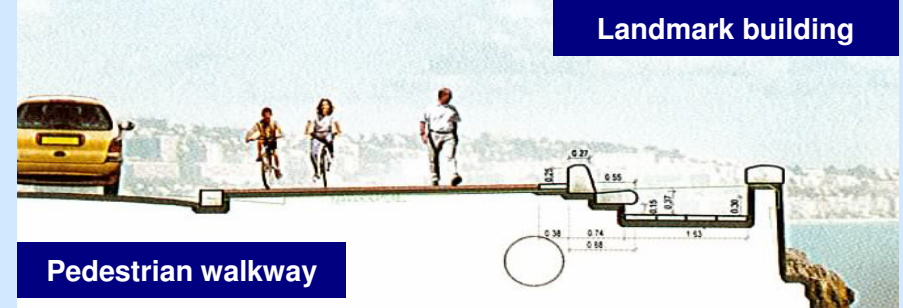
Public Square



Contemporary Streetscape character



Landmark building



Pedestrian walkway



Hard landscaped Public Space



Open space with new development & passive surveillance



Landscape Design