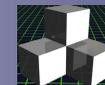




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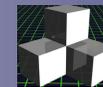
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Preface:

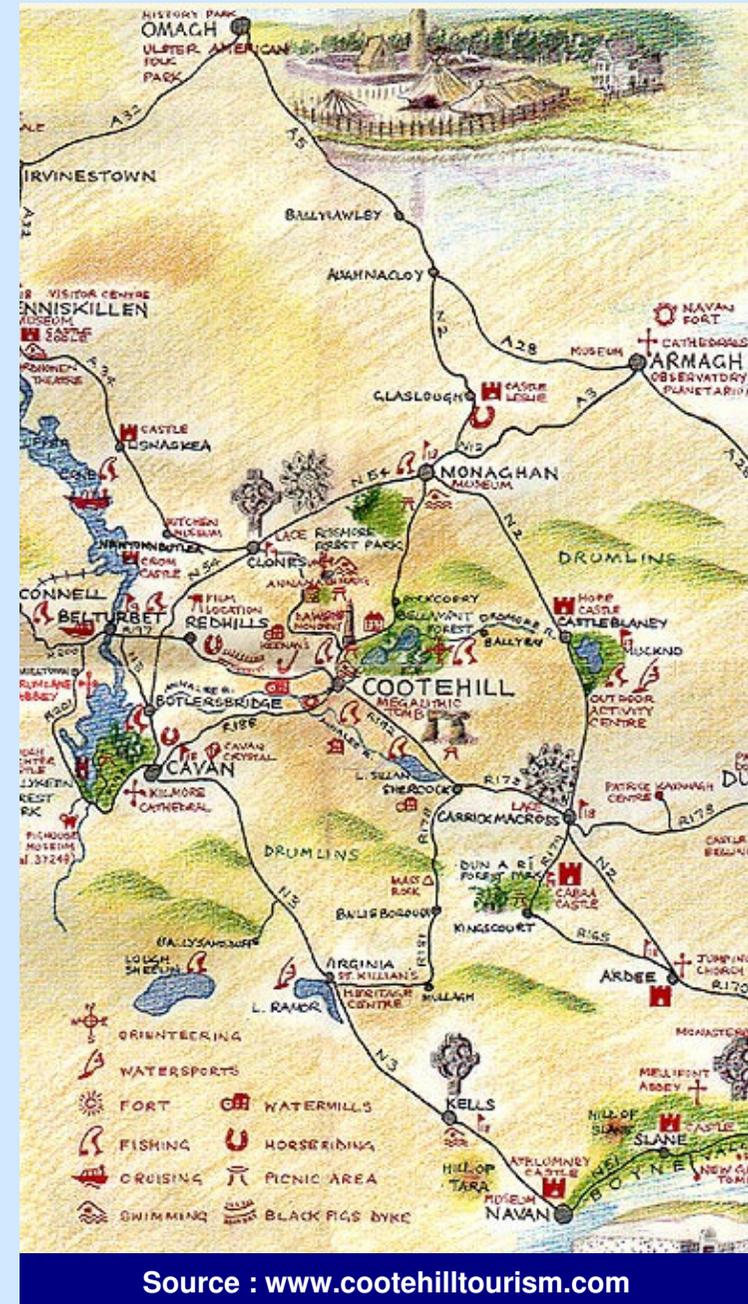
This proposal has been prepared by Gaffney and Cullivan Architects at the request of Cavan County Council. It is intended to have a dual function. Firstly, it is designed to record in map and photographic form, the current built environment in the subject area. Secondly, it offers a framework proposal 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.



Historical Background:

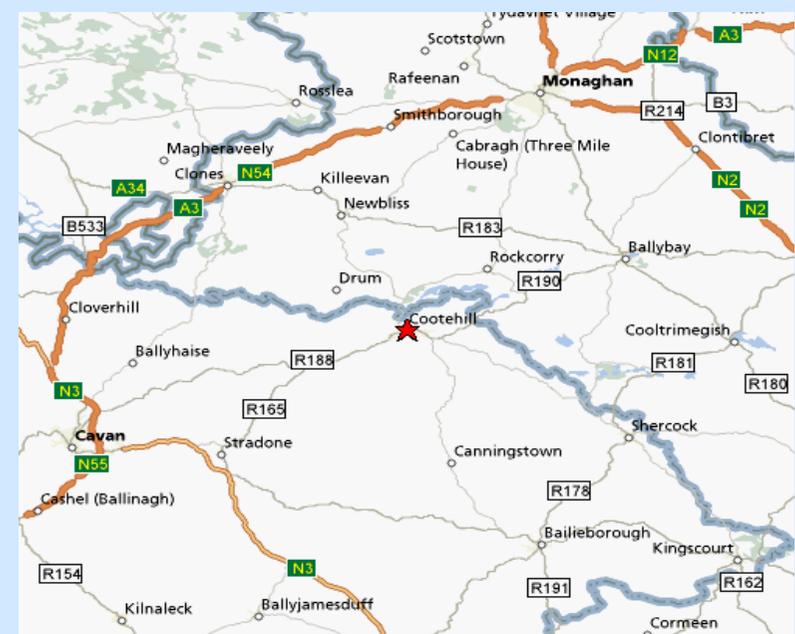
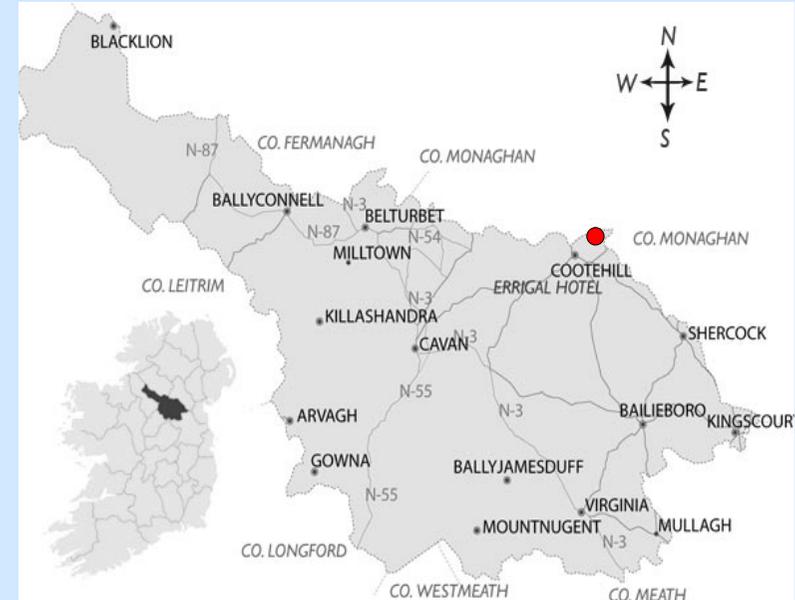
- A planned town, built during the great Georgian era of urban development, Cootehill derives its name from the marriage of Thomas Coote, a Colonel in the Cromwellian forces, and Frances Hill from Hillsborough, Co Down. Situated amidst the rolling Drumlin hills of Cavan in an area of outstanding beauty. Experts describe the Cahow Court Cairn as the 'best example in Ireland', it dates back to 4,000 B.C. and was constructed by Neolithic people who came to Drumgoon up the rivers Erne and Annalee. It was a burial tomb and during excavation in 1949 human bones, both buried and cremated, were found.
- In 1725 Thomas Coote's nephew, also named Thomas, obtained a charter for holding markets and fairs in the town and in the same year work began on the building of his new mansion, Bellamont House. Designed by Lovett-Pearce, it was, and still is, regarded to be one of the finest examples of Palladian architecture in Ireland.
- Due to the land in and around the town being very suitable there had always been a tradition of flax growing in the area. The 18th century saw the flourishing of a domestic linen industry in Ireland and Cootehill's landlords had the foresight to take full advantage of this and encourage the industry.
- After the opening of the railway linking Cootehill with the important towns and ports of Dundalk, Greenore and Dublin the fairs and markets had a distinct advantage over the neighbouring towns of Shercock and Baileborough. Thus the industry continued to flourish, boosted by the huge demand for linen during the First World War, and the whole of the town and surrounding area prospered. A lull followed until the beginning of the Second World War when another boost occurred. Like all war induced booms, these periods of prosperity were relatively short-lived.
- However, due to the enterprise of a local businessman, Cootehill captured the cattle trade of the area at a time when the old pattern of bargaining at fairs was changing to the modern system of selling at marts. The new mart, completed in 1965 generated employment and attracted the farming community to the town. Further confidence in Cootehill was also expressed at the same time in the building of one of the first three comprehensive schools in the country. Then, in the 1970'S, several companies opened factories in the town and the area began to experience a growth in prosperity it had not seen since the days of the linen industry.



Source : www.cootehilltourism.com

National Context:

- COOTEHILL, a market and post-town, in the parish of [DRUMGOON](#), barony of TULLAGHGARVEY, county of [CAVAN](#), and province of ULSTER, 12 miles (N.E.) from [Cavan](#) (town), and 57 (N.W. by W.) from Dublin; containing 1800 approx inhabitants (2002).
- This town is situated on the road from Kingscourt to Clones (Co. Monaghan), and consists of four wide streets. It is on the borders of a lake, which is navigable for the greater part of the distance of seven miles between this place and Ballybay, in Monaghan; and is a considerable market for linen. The webs are principally broad sheetings of superior quality, and the number of pieces sold annually to be bleached is about 40,000. The trade which had considerably declined, has for the last two or three years been improving. The general market is on Friday, and the corn market on Saturday, in the market-house. Fairs are held on the second Friday in each month for cattle, flax, and yarn. Here is a chief constabulary police station. Petty sessions are held every Wednesday and quarter sessions at Easter and in October in a very neat sessions-house. The bridewell contains three cells, with separate day-rooms and yards for male and females, and apartments for the keeper.
- The seats in the neighbourhood are very beautiful, especially Bellamont Forest, the residence of C. Coote Esq., which derived its name from the title the Earl of Bellmont enjoyed until the year 1800, by the ancient family of Coote. The house is of brick, two stories high , with a noble Doric portico of stone and the rooms of the lower storey are strikingly grand; it contains some fine painting, among which is the death of Dido by Guercino, also full-length portraits of the late Earl and Countess of Bellamont by Sir Joshua Reynolds, the former in the full costume of a Knight of the Bath, a full painting in excellent preservation. The demesne comprises above 1000 plantation acres, of which nearly one half is occupied with woods; it includes several lakes and a spa, and commands beautiful views a from Dismond Hill and its several eminences. The other principal seats are Ashfield Lodge, the residence of H. J. Clements, Esq.; Annlea, of M. Murphy, Esq; Bellgreen, of T. Brunker, Esq.; and Rakenny, of T. L. Clements, Esq.
- The town contains the parish church, an R. C. chapel, and two places of worship for Presbyterians, one for the Society of Friends, one for Moravians, and one for Wesleyan Methodists.
- There are three schools, including an infants school, also a Sunday school in the old church and at each of the Presbyterian chapels, a dispensary, and a Ladies' Society for selling blankets and clothing at half price.



Source : www.from-ireland.net/lewis/cav/coothill.htm

Cootehill Heritage Walking Trail

Cootehill is a perfect example of an 18th Century Ulster market town. It began as a small village in the early 1700s and soon developed into an important market town for brown linen. The town owes its origins to the Coote family who acquired a large estate in this area in the late century. The Cootes encouraged the linen trade which attracted a wide diversity of settlers to the town. The town has a cruciform shape. Bridge Street and Church Street followed. The tour begins outside the Church of Ireland at the east end of Market Street. The walk takes approximately 60-90 minutes.

1. *The Gothic style Church of Ireland 'All Saints' with its imposing spire was built in 1819. It replaced an earlier parish church in Church Street. The church contains a memorial to Charles Coote Esq. who died in 1842.*
2. *The Allied Irish Bank was designed by William Hague. It stands on the site of a house which was originally occupied by the Coote family and later by three Catholic bishops of Kilmore before the palace was moved to a Cavan town in the early 19th century.*
3. *Archbishop John Charles McQuaid was raised in this townhouse which later became part of the White Horse Hotel. The hotels ballroom was built on the site of Cootehill's Market House and Town Hall which dated from 1806. It was demolished in the 1950s.*
4. *Across the street is the Courthouse which dates from 1832. It contained several cells to the rear.*
5. *A short walk down Chapel Lane, formerly Charles Street, past some fine stone built stores and houses leads to the site of the old St. Michaels Chapel. Built in 1826, it was demolished in 1929 when a larger Church was planned. Note the original perimeter walls and pedestrian gateway.*



6. *The Fair Green was located in this open space. Here cattle and other farm animals were sold on fair days. St Michaels R.C. Hall was built in 1905 and has been a focal point for many townspeople over the years.*

7. *The Health Centre was built on the site of the Old Darley School. It dated from 1869 and was demolished in 1993. The Darley School relocated to the former Technical School at the end of Bridge St. The old schools inscription stone has been returned to the site.*

8. *The Sabbath (Sawpit) contains both the Presbyterian Church, 1876 and the Methodist Church, 1870. The Presbyterian Church replaced an earlier Meeting House dating from 1728. The most famous minister to serve in Cootehill was Rev. Thomas Stewart who was actively involved in the United Irishmen in the 1790s. He is buried in the Church Street graveyard. The Methodist Church, presently the Freemasons Hall, replaced an earlier Meeting House dating from 1797. It still stands to the rear of the manse. John Wesley, the famous evangelist, visited Cootehill on at least four occasions.*

9. *Turning left into Bridge St, the tour continues at the small square known at the 'Pig Market'. Here pigs were sold in the thriving Pork Markets of the 19th century. Formerly, this site was known as Meeting House Square. The building at the top was seceder Presbyterian Meeting House. It dates from 1797 when a split emerged in the Presbyterian community. The building then became the Guild Hall and contained the town's first secondary school and a cinema.*

10. *The famous 19th American writer, Mrs Sadler, was born on this site. Mary Ann Madden emigrated to New York during the Great Famine and rose to fame as one of Americas most prolific female writers. Check the local library for some of her novels.*

St Michaels R.C. Hall



Presbyterian Church



11. *Church St. takes its name from the old church which stood on this ancient ecclesiastical site. The plantation church dated from 1639 and was used until 1819. The graveyard contains many interesting headstones and Coote mausoleum marks the site of the old church.*
12. *Cootehill's Quaker community had a Meeting House in the centre of this old hill fort. It was built in 1738 and Quakers were active here until 1900. The burial ground contains some inscribed headstones. This is the only Quaker burial ground in the Cavan/Monaghan area.*
13. *The New Line leads back to the Station Road. The National school was constructed on the site of the former convent of the Sisters of Mercy. It was designed by William Hague and built in 1881. The new convent opened in 1979 and the old building was demolished in 1981.*
14. *St. Michael's church was built in 1930. It was designed by Dublin architect, William Byrne. It was richly decorated with Italian marble and plasterwork and it contains fine stain glass windows.*
15. *The tour ends at the gateway leading to Bellamont Forest, the beautiful Palladian Villa built by the Cootes in the 1720s. The Lodge dates from the 1830s. The house and grounds are private but it is possible to walk through the woods via the entrance opposite St. Michael's Church. The walk affords views of the Town Lake and Bellamont Forest.*

Cootehill has many other interesting heritage attractions within easy access of the town centre. These include; the Railway Station, the Workhouse Site and Graveyard, the Moravian Settlement (Old Bridge Road) and Cohaws Megalithic Court Cairn.



Bellamont House



Library & Arts Centre

Winner 2003 PLG Building Awards 2003 Best Small New Building Cootehill Library

Existing Condition – Analysis & Constraints:

- An examination of the Town Map clearly shows long ‘back gardens’ or ‘plots’ of approximately 100 meters in length between Market Street and Chapel Lane. The vast majority of these spaces are derelict or taken up with ad hoc car parking. 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.

Weaknesses:

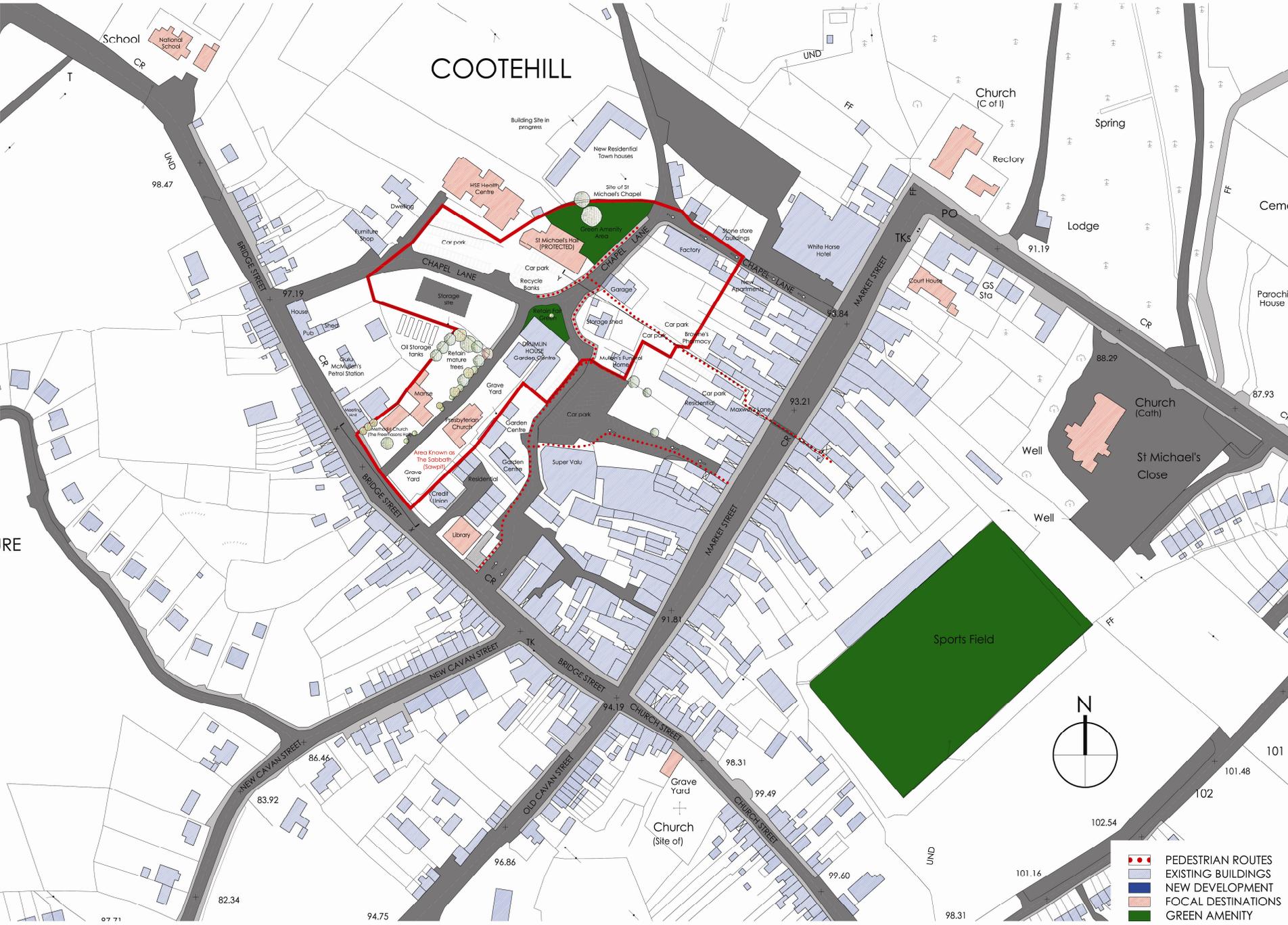
Poor derelict & neglected back land's of Market street. Non existing cycling and pedestrian network.

Opportunities:

Potential exists to generate a new urban square to the back of Market Street, reinforcing and strengthening the Town Centre.

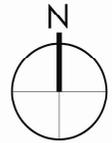
Redevelopment of Chapel lane along the Western edge which will create a stronger urban edge to the town.

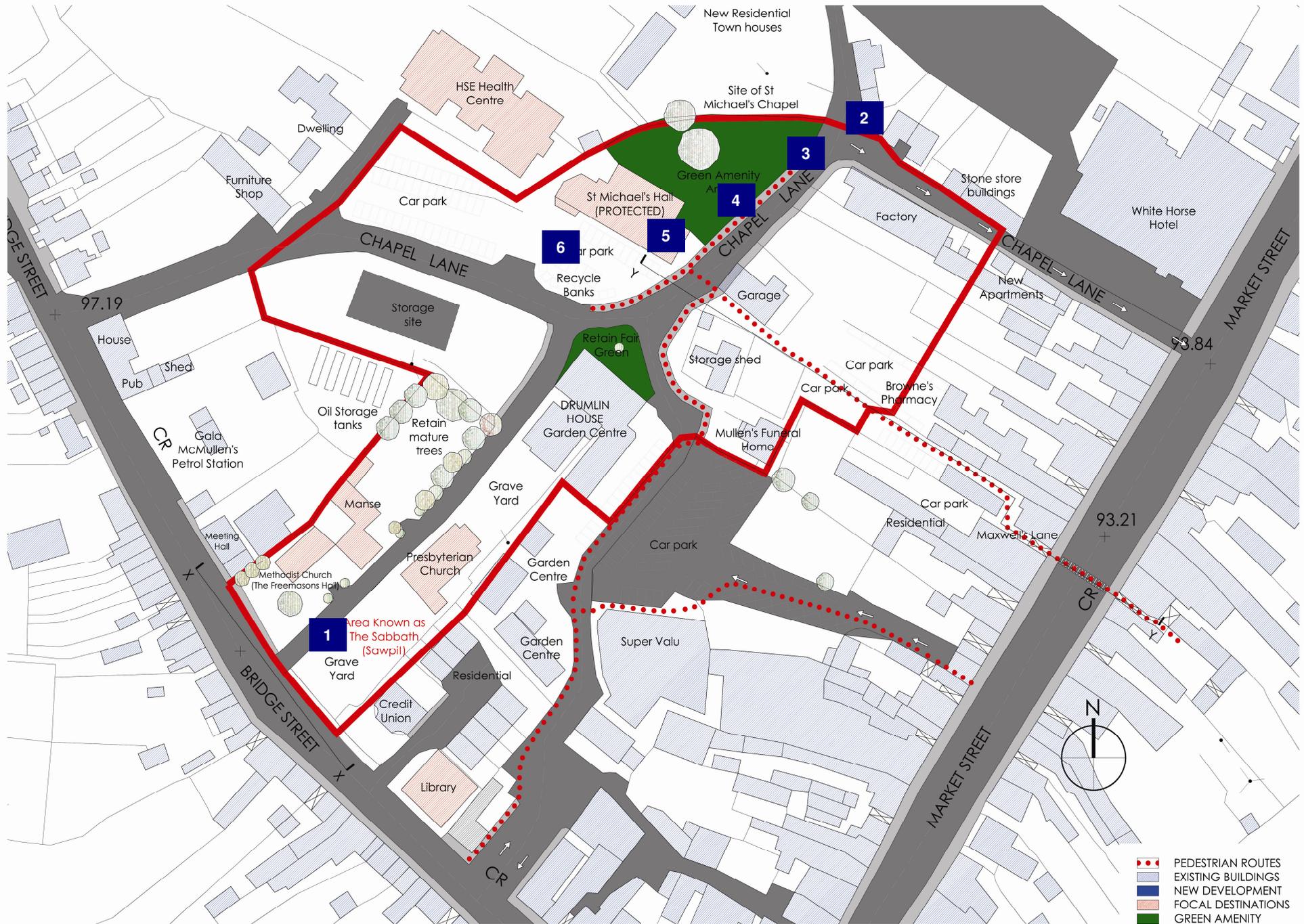




- PEDESTRIAN ROUTES
- EXISTING BUILDINGS
- NEW DEVELOPMENT
- FOCAL DESTINATIONS
- GREEN AMENITY

07 71
SITE ANALYSIS





Proposed Site Organisation:

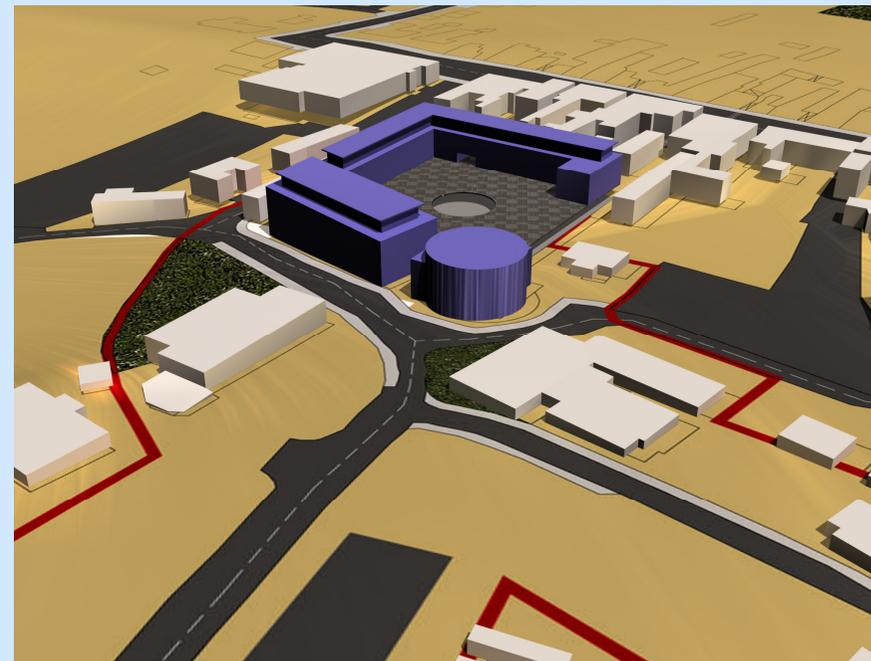
There are two primary objectives in this plan

First Objective:

- To create a town square by developing the rear plots of established properties. This can contain an incorporate car park utilising levels on site.

Second Objective:

- To manage traffic flow by making Chapel lane one way and narrowing the street along the Presbyterian Church to passively calm the vehicular traffic. The residual space to facilitate the creation of a footpath which will enhance pedestrian connectivity and improve access for all.



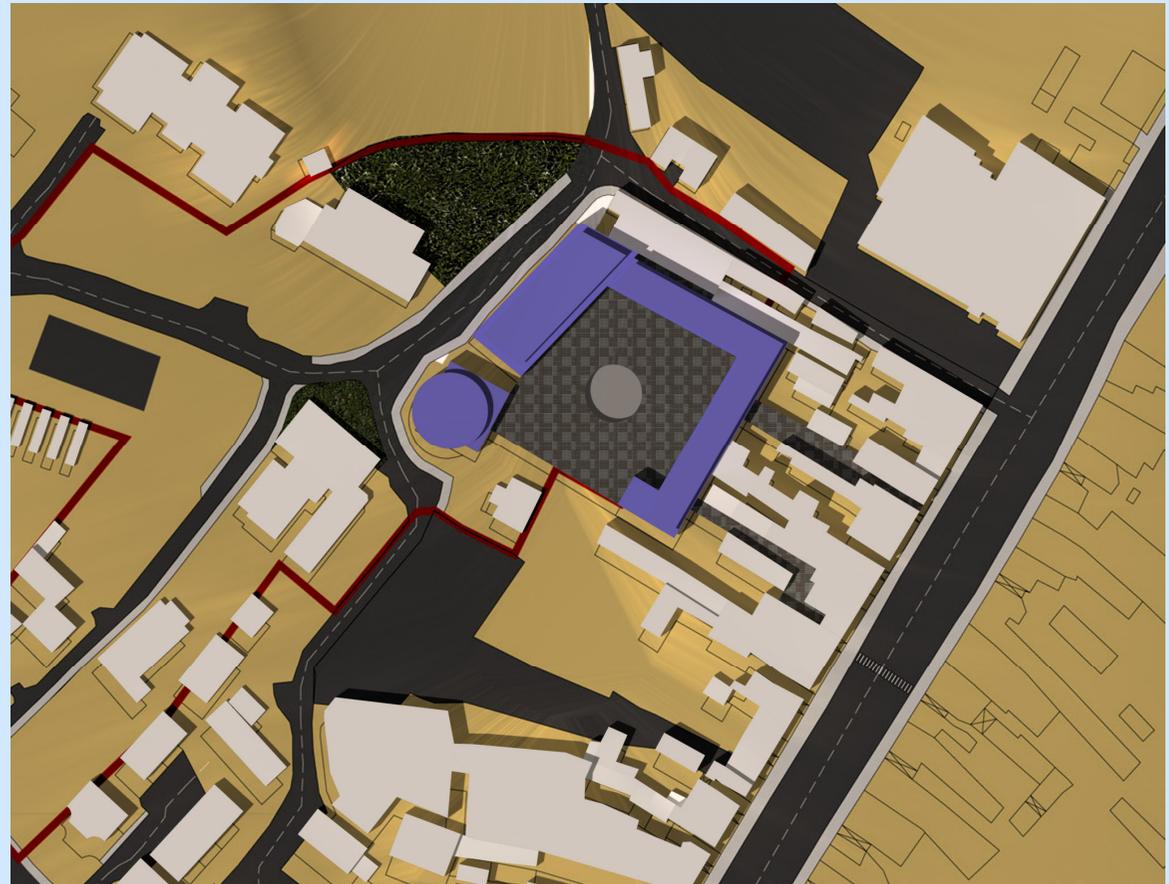
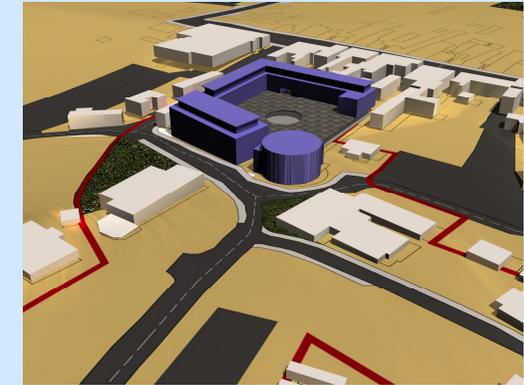
Secondary Objectives:

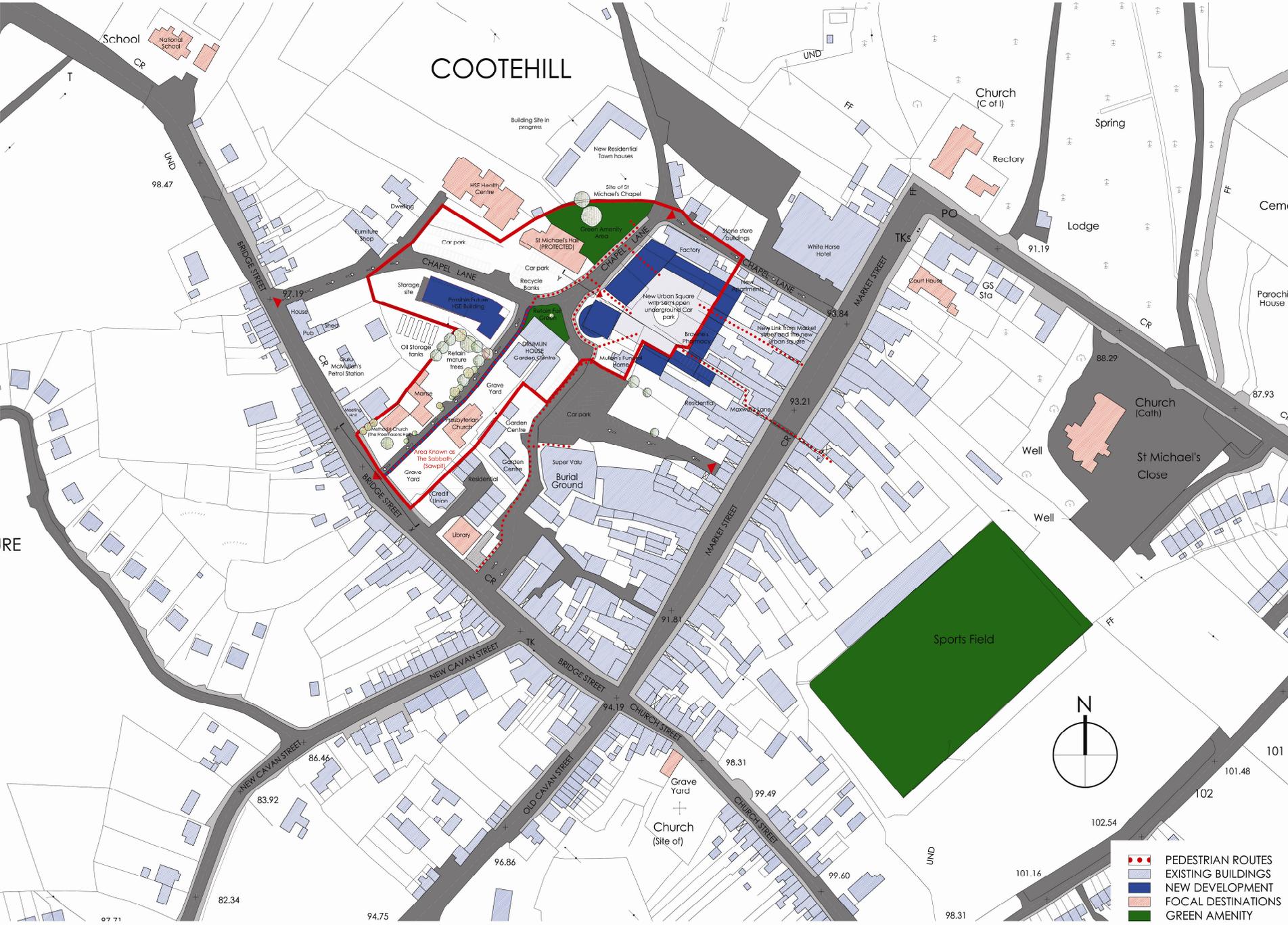
- *To redevelop the back lands of Market street and promote more appropriate and attractive pedestrian linkages through the town core.*
- *Taking advantage of the natural topography and levels of the backlands by creating an underground carpark below the new square.*
- *Improve and enhance the non existing cycling and pedestrian networks.*
- *To expand and consolidate the town centre and to regenerate the town as an urban core.*



Objectives:

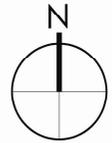
- To provide ease of movement for everyone including pedestrians, cyclists, people with disabilities, the elderly, children and vehicular traffic.
- To provide a network of primary and secondary roads, paths and cycle paths linking the existing to the new.
- To allow for the establishment of pedestrian 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.





- PEDESTRIAN ROUTES
- EXISTING BUILDINGS
- NEW DEVELOPMENT
- FOCAL DESTINATIONS
- GREEN AMENITY

07 71
SITE PROPOSAL





Movement Strategy

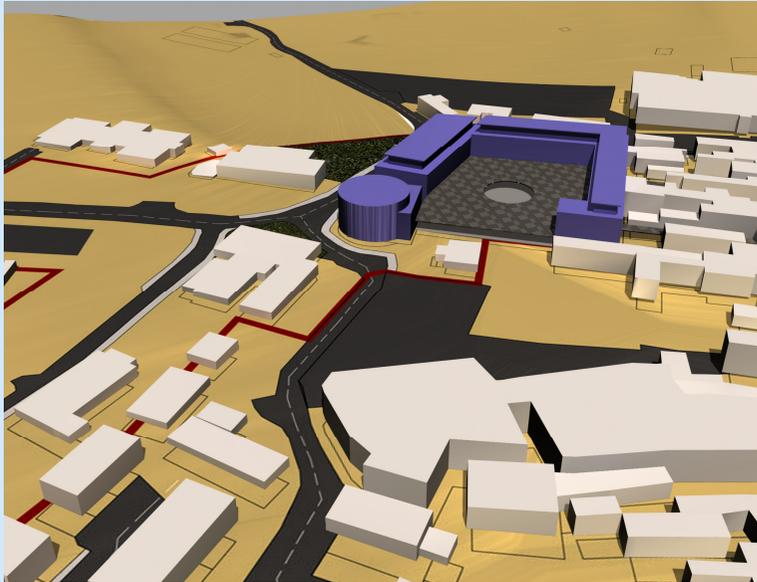
Vehicular Traffic:

- To manage traffic flow by making Chapel lane one way.
- Narrowing the street along the Presbyterian Church to passively calm the vehicular traffic.
- The residual space to facilitate the creation of a footpath which will enhance pedestrian connectivity and improve access for all.



ROAD NEW FOOTPATH

VEHICULAR NETWORK



DESIGN

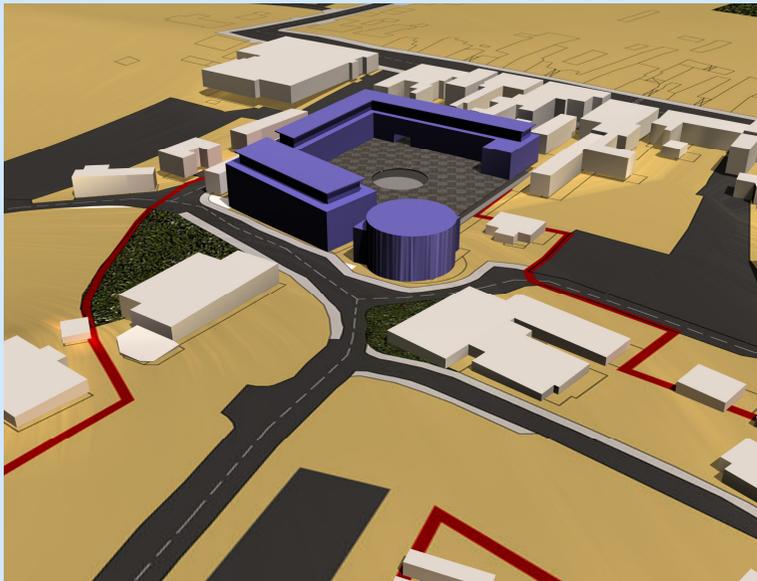
- Detailed design considers the choice and integration of materials, colours, textures and soft landscaping with the form and massing of buildings and location and scale of open spaces. Detailed design contributes significantly to the feel of spaces, and is vital to the creation of a sense of place. 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.

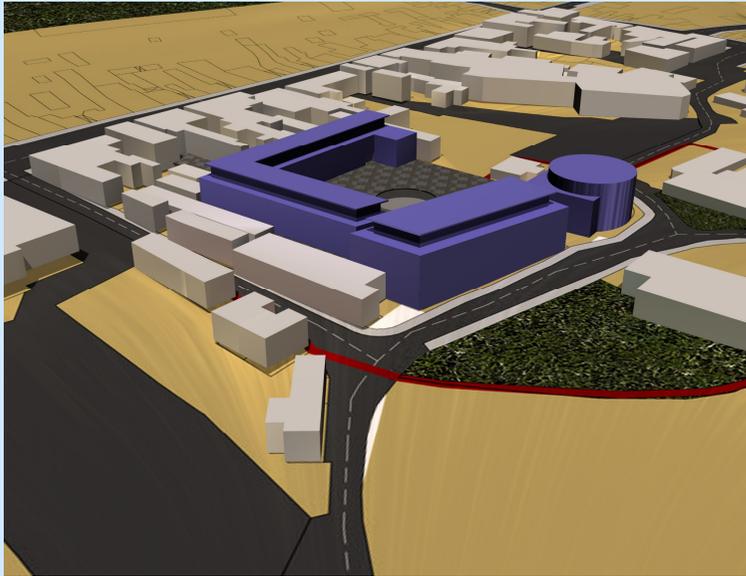
Heights:

- 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:

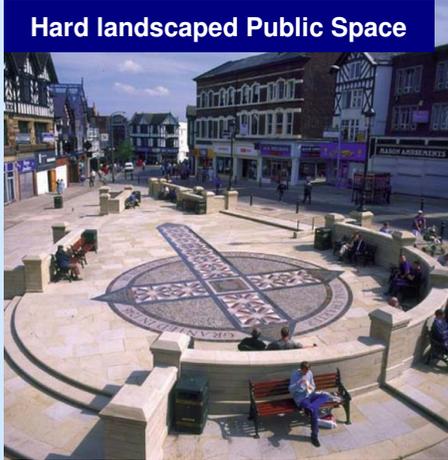
- The treatment of the natural environment, the open spaces and the public realm are of critical importance in creating a sense of place and defining how the new development will integrate with the existing environment.
- The utilisation of appropriate hard and soft landscape materials to emphasise pedestrian 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.





Public Square

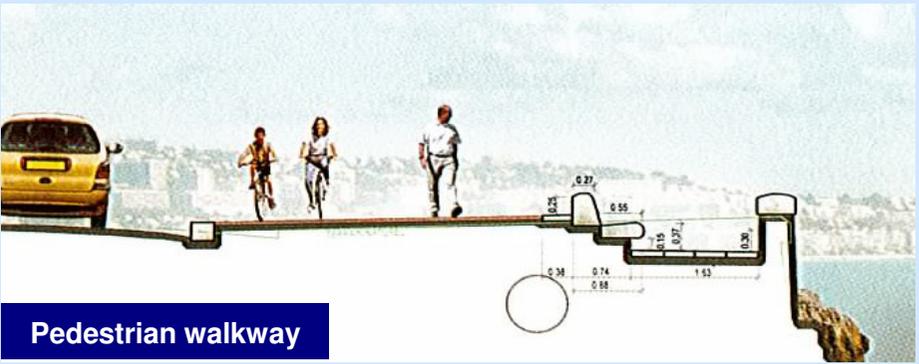
Examples of Landscaping & Urban squares



Hard landscaped Public Space



Underground Car park below public space



Pedestrian walkway



Car park – Semi open to public space above



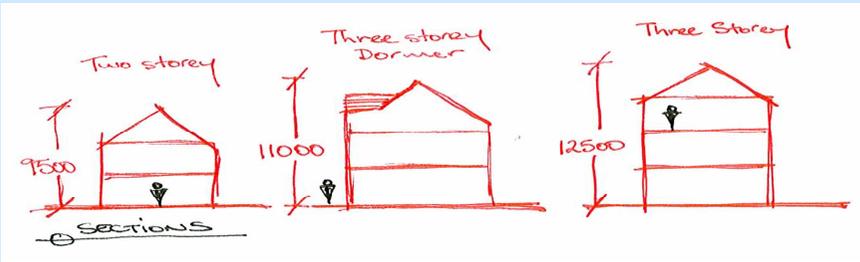
Open space with new development & passive surveillance



Landscape Design



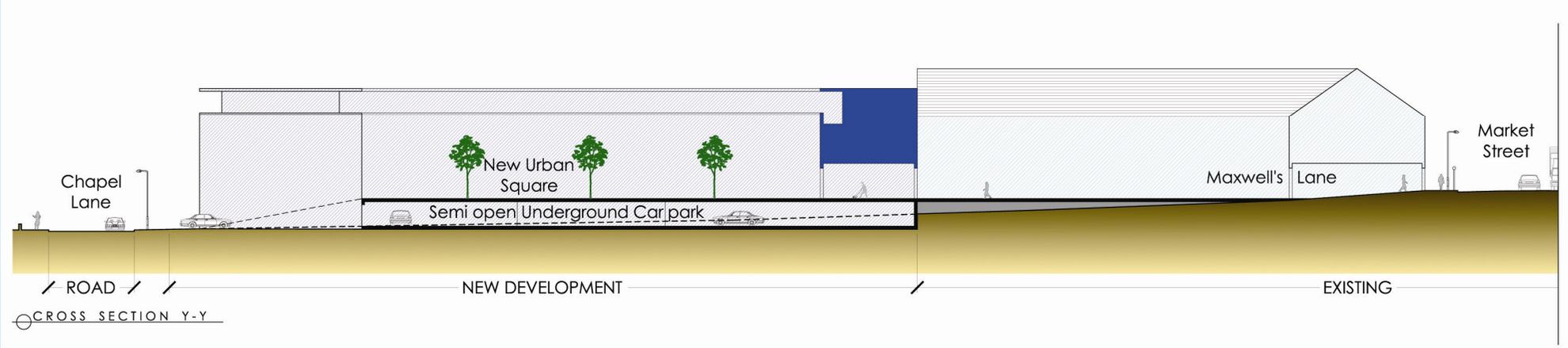
Examples of design



Contemporary Design



Landmark building



Sources:

www.cootehilltourism.com

www.cavantourism.com

www.countycavan.com

www.from-ireland.net/lewis/cav/coothill.htm

www.mapquest.com

www.discoverireland.com

en.wikipedia.org/wiki/Cootehill

