

Bailieborough Local Area Masterplan
Cavan County Council



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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.



Plan Area:

- The area being considered in this plan is at the centre of Bailieborough Town. It lies between the Kingscourt and Shercock roads. (R165 & R 178) and to the rear of the established buildings on Main Street. It is bounded by a river or stream on the north eastern side. While this report does not examine any changes to the existing buildings on Main street, it does make proposals for linkages through the northern side of Main Street via existing established archways. The plan area is illustrated on Drawing 1402 – 00.

Existing Scenario:

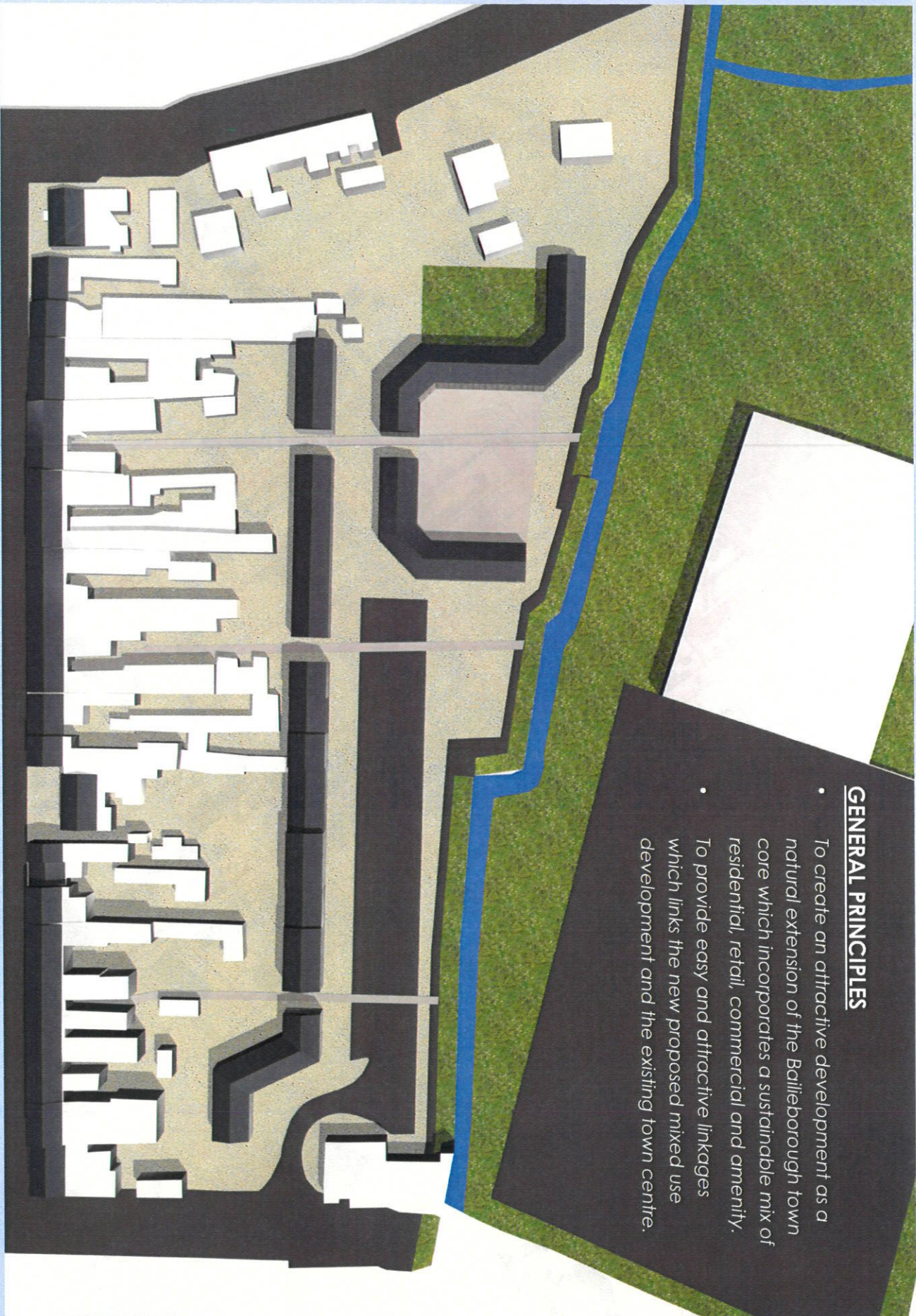
- An examination of the Town Map clearly shows long 'back gardens' or 'plots' between Main Street and the stream to the North East. These vary in length from 100 meters at the eastern end to 150 meters at the western end. The vast majority of these spaces are derelict or taken up with ad hoc car parking. At the eastern end, the Local Authority have developed a surface car park, however this does not make optimum use of the space it occupies nor does it exploit any of the possible pedestrian linkages back to Main Street.

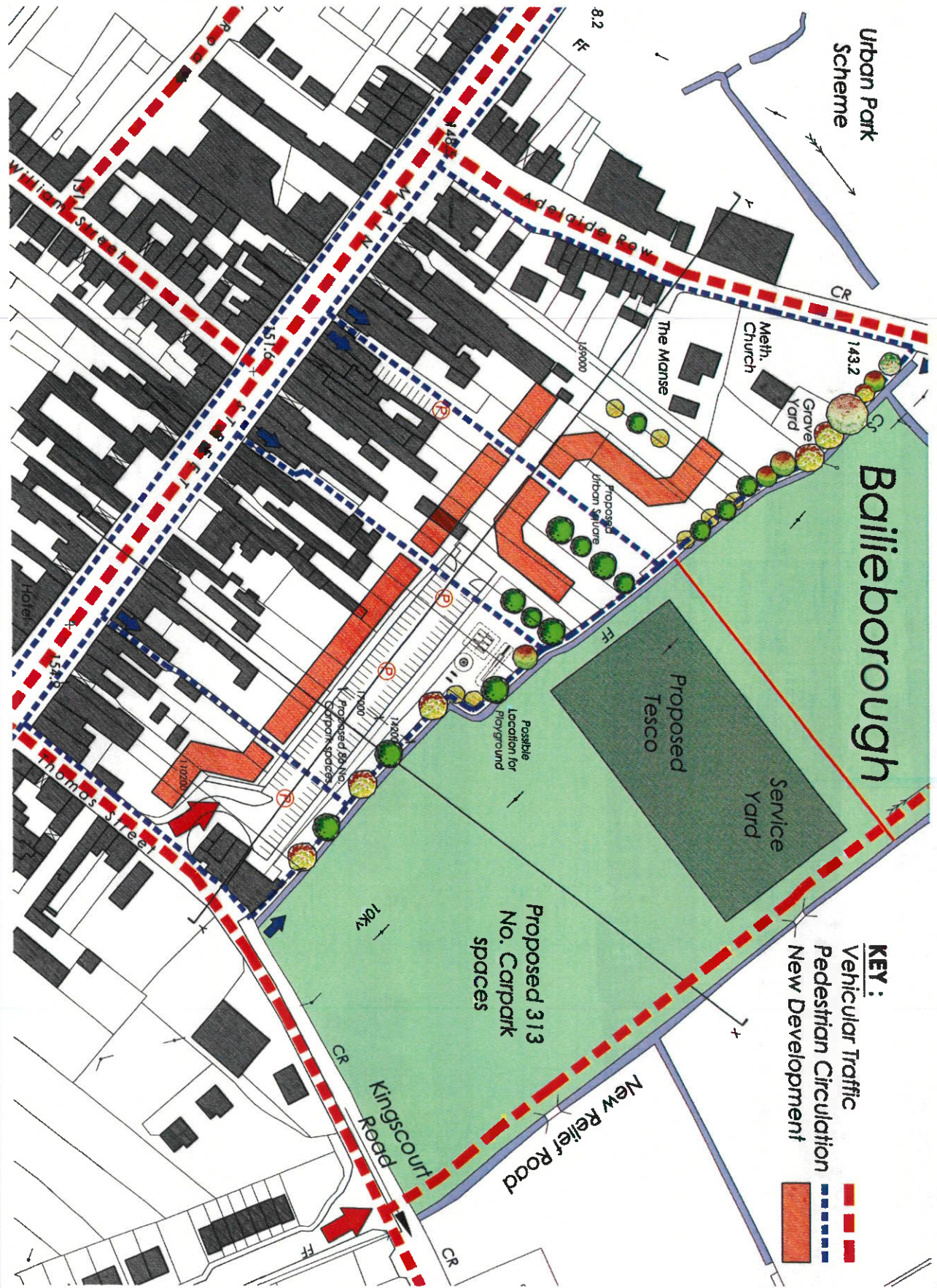
Materials and Finishes:

- The existing Architecture of Bailieborough 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 widths and proportions of the established townscape.

GENERAL PRINCIPLES

- To create an attractive development as a natural extension of the Bailieborough town core which incorporates a sustainable mix of residential, retail, commercial and amenity.
- To provide easy and attractive linkages which links the new proposed mixed use development and the existing town centre.



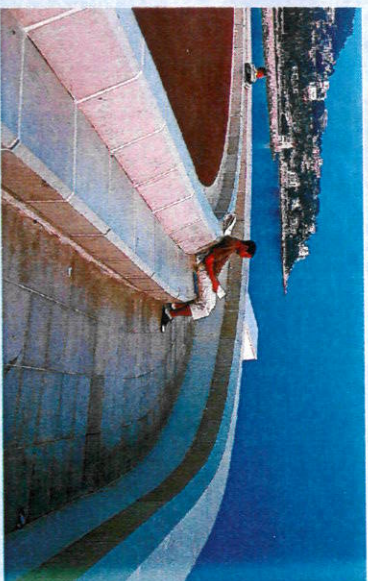
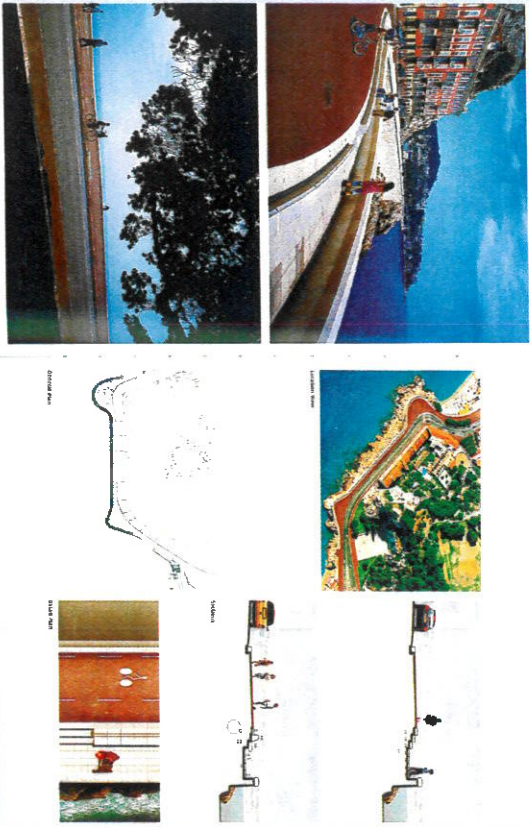


- To provide ease of movement for everyone including pedestrians, cyclists, people with disabilities, the elderly, children and vehicular traffic.
- To provide a network of primary and secondary roads, paths and cycle paths linking the existing to the new.
- To allow for the establishment of pedestrian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

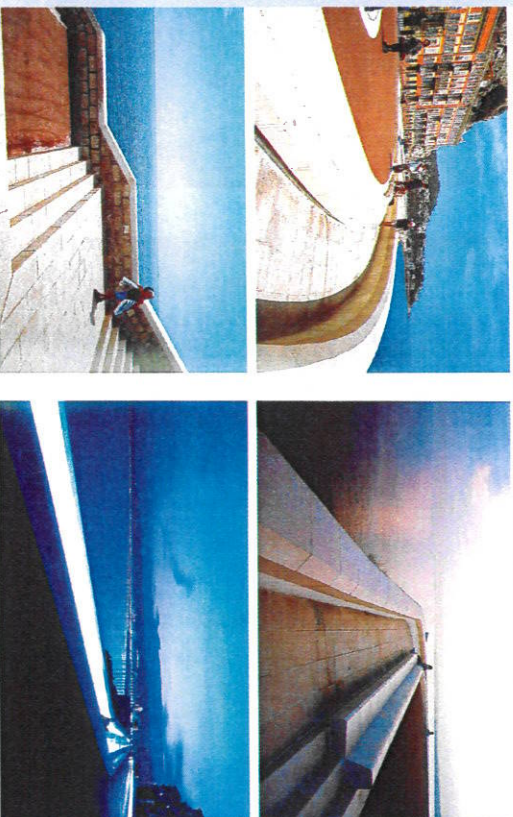


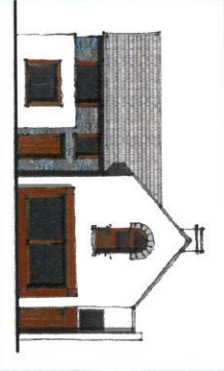
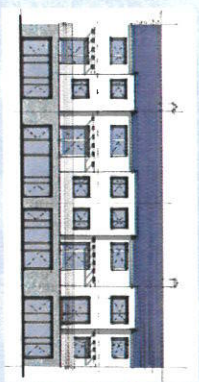
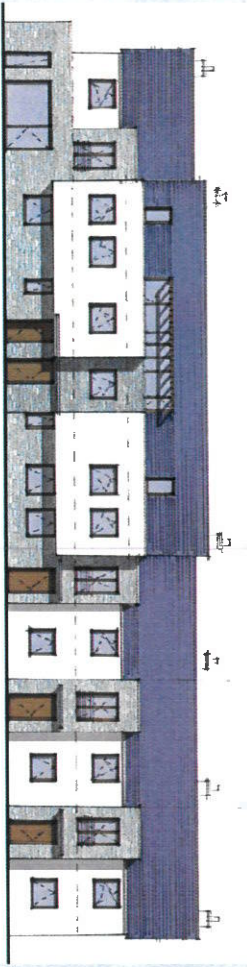
LANDSCAPE

- 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.



- Opening the stream to the public and the management of the natural environment of these areas as safe and accessible amenity areas.
- 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.





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 overarching 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 and retail.

