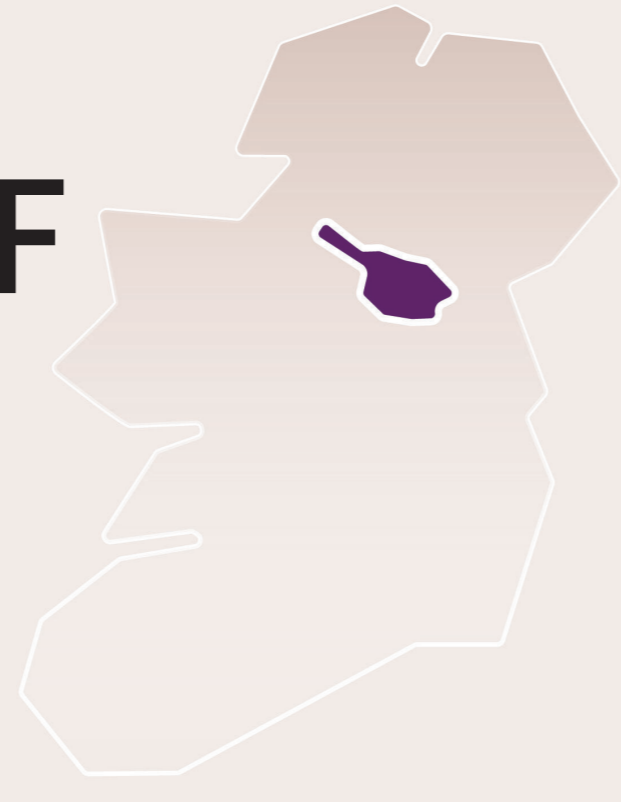


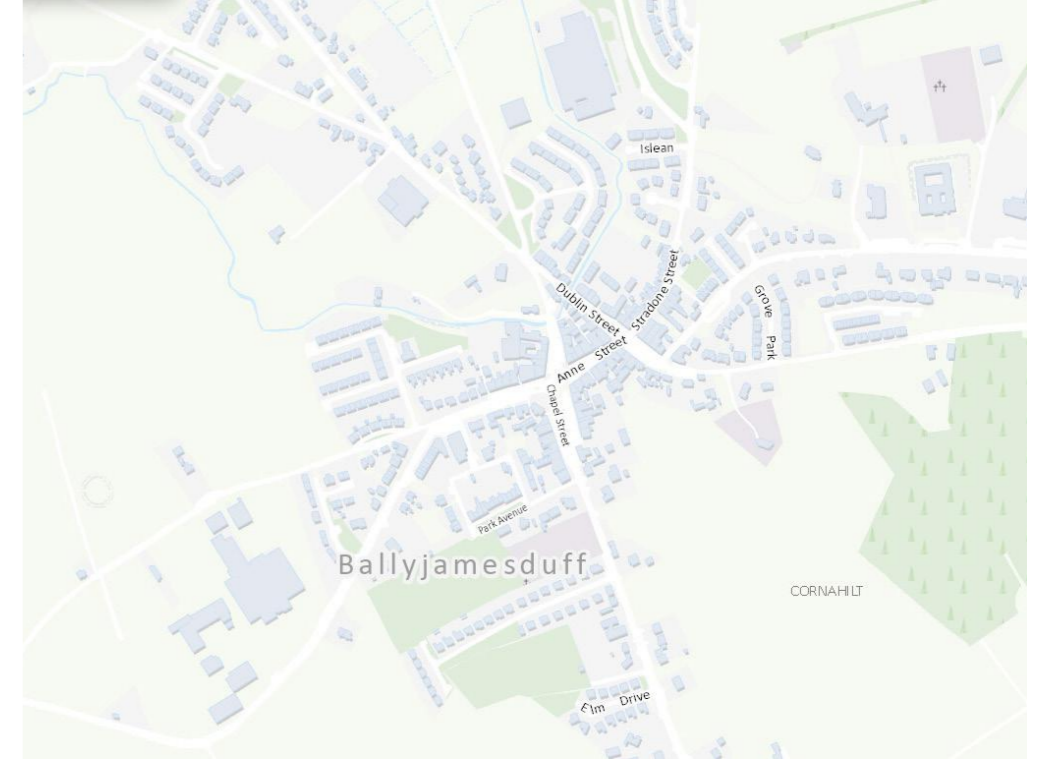
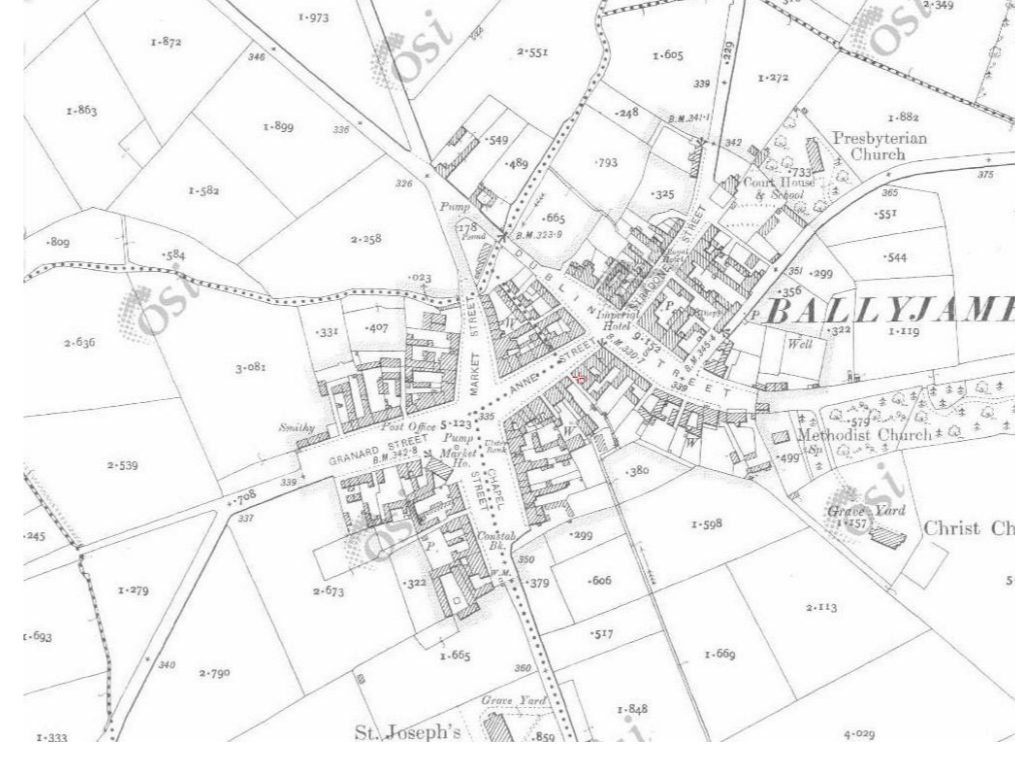
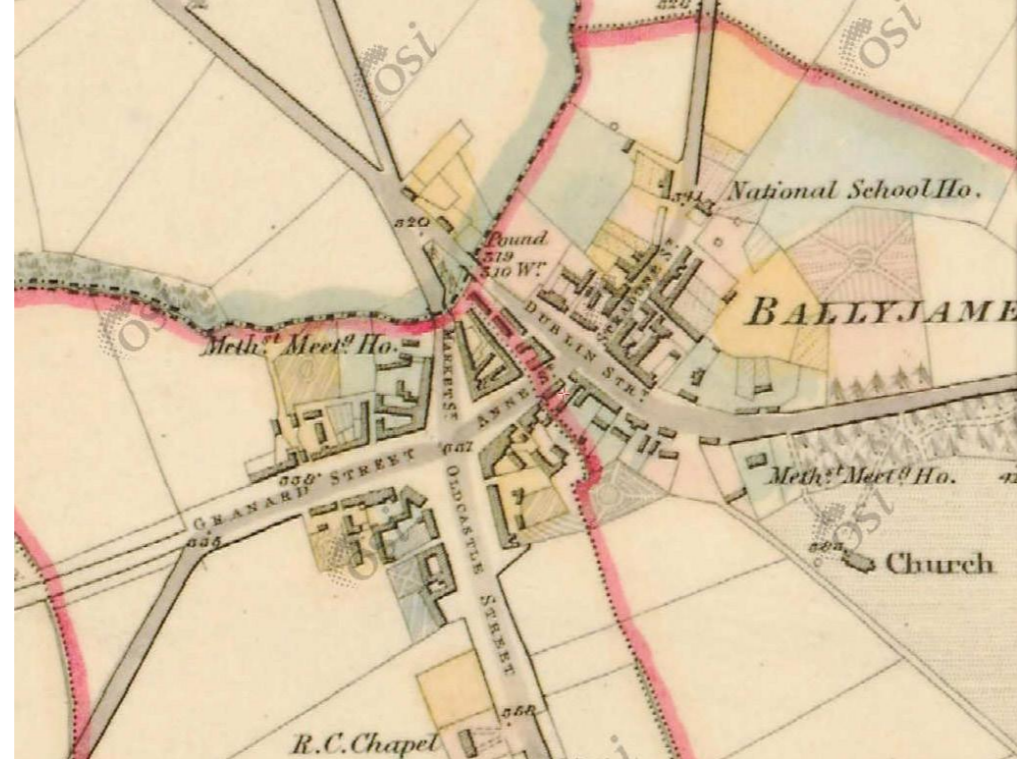
# BALLYJAMESDUFF

## Revitalising Cavan's Towns and Villages



### History

The Town originally developed at an intersection between the Granard-Bailieborough and Dublin-Cavan trading routes. Ballyjamesduff's origin is as a market town. It has a very clear and distinctive planned urban form. The main streets around the Market House, Granard Street, Chapel Street, Anne Street, Market Street and Dublin Street, are characteristically short and wide with buildings forming a continuous street frontage, typical of eighteenth and nineteenth century market towns.



Maps from 1800, 1900 and 2017



### Precedents



Improve public realm around Educational Hub



Opportunity to improve streetscapes, including an increase in crossings, planting, street lighting and furniture



Activate public spaces with good quality seating



Improved signage and wayfinding



Encourage appropriate high quality housing developments, which enhance the Town's character and identity.

## Constraints

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### Weaknesses

- 1 // Ballyjamesduff has a unique morphology of a small town that has grown quickly into a large town with regards to its population. This growth makes it important to have well connected streets and avoiding dead ends and cul-de-sacs as much as possible.
- 2 // The town centre can support a higher retail given its sizable population and growth.
- 3 // The roads are very wide with narrow pavements creating a vehicle dominated environment. This is further amplified by perpendicular on street parking.

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### Threats / Challenges

- 3 // The waterways through Ballyjamesduff have poor integration with the town. These need to be assessed for flooding and quality of water.
- 4 // Despite the growth in population and housing, the preferred type seems to be freestanding individual houses which work well along the periphery but in some instances lead to introverted, urban sprawl and piecemeal developments leading to isolated streets. Development boundary resulting from piecemeal residential development should not be seen as a character lending trait, instead the framework should work with local architects to design and provide unique offers with varying densities and types that cater to the demand but keep the spatial cohesion.



Retail around the town centre



Wide roads



Poorly integrated waterways



Freestanding houses

## Opportunities

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### Strengths

- 1 // Cavan County Museum is a strong asset that can be supported and made stronger with public realm improvements and good signage.
- 2 // The retail offer in the town centre can be improved and supported by good quality public realm.

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### Opportunities

- 3 // Opportunity to consolidate and improve public realm around educational cluster in the form of St. Clare's College and St. Clares National School. This can lead to further strengthening of this as an educational hub with potential for further expansion.
- 4 // A growing housing market has potential to shape a town like Ballyjamesduff and if done correctly can create a unique, pedestrian friendly, welcoming environment that encourage public life. There is an opportunity to work with developers to design and develop various housing types and offers that create a vibrant well connected town.



Cavan County Museum



Opportunity for stronger retail offer



St. Clare's School and College



Housing offer