

Kingscourt Town Centre Regeneration Scheme

Public Consultation June 2022

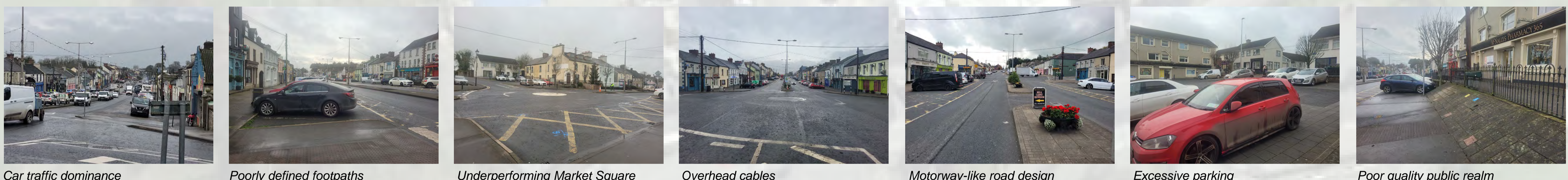
Cavan County Council commissioned a town revitalisation report for Kingscourt in 2018. Based on the findings the Council selected a design team and formed a Steering Group to develop proposals for the town centre regeneration of Main Street and Market Square. The initial analyses and draft proposals are now presented in a public consultation format, for your information, questions, observations and suggestions.

A safer and greener, more comfortable town centre, accessible and attractive for all ages and abilities

Cavan County Council asked the design team to address the following tasks (non-exhaustive list):

- Redesign Market Square - reduce car parking and increase civic space
- Redesign Main Street (Market Square to Kells Road Roundabout) - reduce car parking and increase civic space
- Refurbish suitable building for a new public building as a *'Remote Working Hub'* and *'Community Space'* with open plan layout for hot desking and meeting rooms
- Create *'Multifunctional / Library Space'* for both the community and local business to encourage additional town centre regeneration by private sector owners
- Clear suitable site for new off-street carpark in the town centre back-lands
- Address town centre vacancy and dereliction
- Propose sites for future *'back-land'* mixed use development
- Relocate all overhead utilities through the town centre under the street surface

Observations



Who is involved?

- Cavan County Council
- Breffni Integrated Development
- Cavan Local Enterprise Office
- Cavan Monaghan Education & Training Board
- Kingscourt Community Development Association
- Town Centre Regeneration Design Team (TOBIN Engineering / Cunnane Stratton Reynolds Land Planning and Design / Niall Smith Architects)
- YOU

Development Plan / LAP / Design Guidance


- Draft Development Plan 2022-2028 with Pre-Draft Development Plan Preparation completed
- Local Area Plan 2014-2020 identifies study area as 'Town Core' and proposed back-land for car park as 'Masterplan' area
- Urban Design Manual (Gov. Guidance) advises on Public Realm quality and Neighbourhood context
- Design Manual for Urban Roads and Streets (DMURS Gov. Guidance) advises on on-street parking.

We welcome your feedback!

Website : <http://www.cavancoco.ie/Kingscourtregeneration>

Email : kingscourtregeneration@cavancoco.ie

PROJECT BRIEF

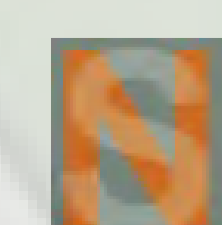
Project Team: 

Comhairle Contae
an Chabháin
Cavan
County Council

with

TOBIN
CONSULTING ENGINEERS

CUNNANE STRATTON REYNOLDS
LAND PLANNING & DESIGN

 **architects**
NIALL SMITH ARCHITECTS

01

Kingscourt Town Centre Regeneration Scheme

Public Consultation June 2022

Kingscourt (anglicised from Irish Dún a Rí) is one of a number of planned towns in Ireland.

Its Main Street is exceptionally wide for an Irish town, with approx. 32m and used to function as a traditional market street.



Historic OSI map



Historic photo Main Street



Historic photo Main Street

Kingscourt's Assets - Main (Market) Street and Market Square : How can valuable heritage and modern town needs be married?

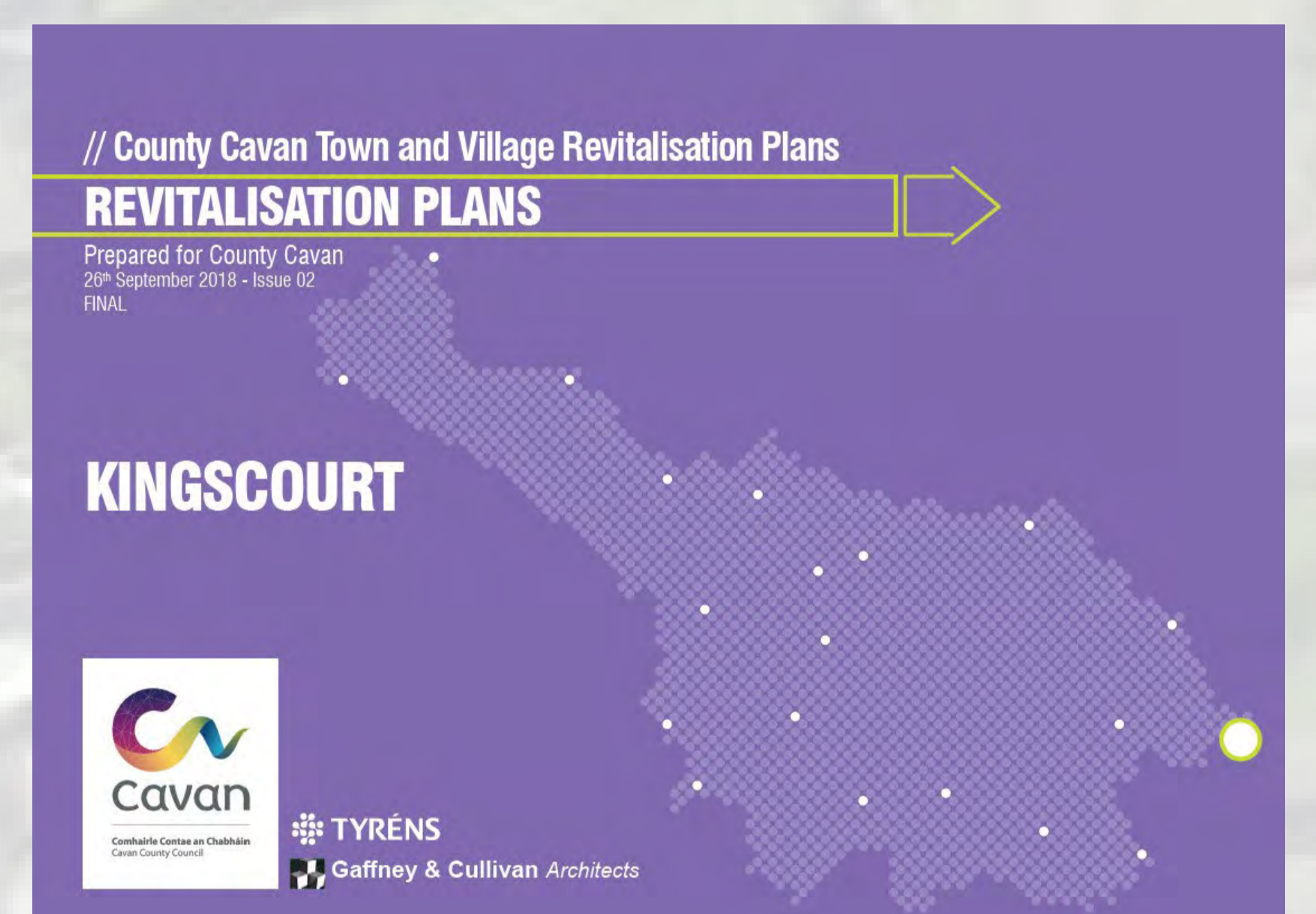
Kingscourt attracts locals and visitors from four Counties (Cavan, Meath, Monaghan and Louth) most of whom come by car / commercial vehicle. Various studies for Kingscourt were conducted on behalf of Cavan County Council. Among these are:



1996 Improvement Study by Shaffrey Architects



2010 Masterplan by Stephen Ward Planning / Niall Smith Architects / DBFL



2018 Revitalisation Plans by CavanCoCo / Tyrens / Gaffney&Cullivan Architects

2018 Revitalisation Plans for Kingscourt (CavanCounty Council / Tyrens / Gaffney&Cullivan Architects)



BACKGROUND INFORMATION

Kingscourt Town Centre Regeneration Scheme

Public Consultation June 2022



Market Square and its former arched market building



Market Square today



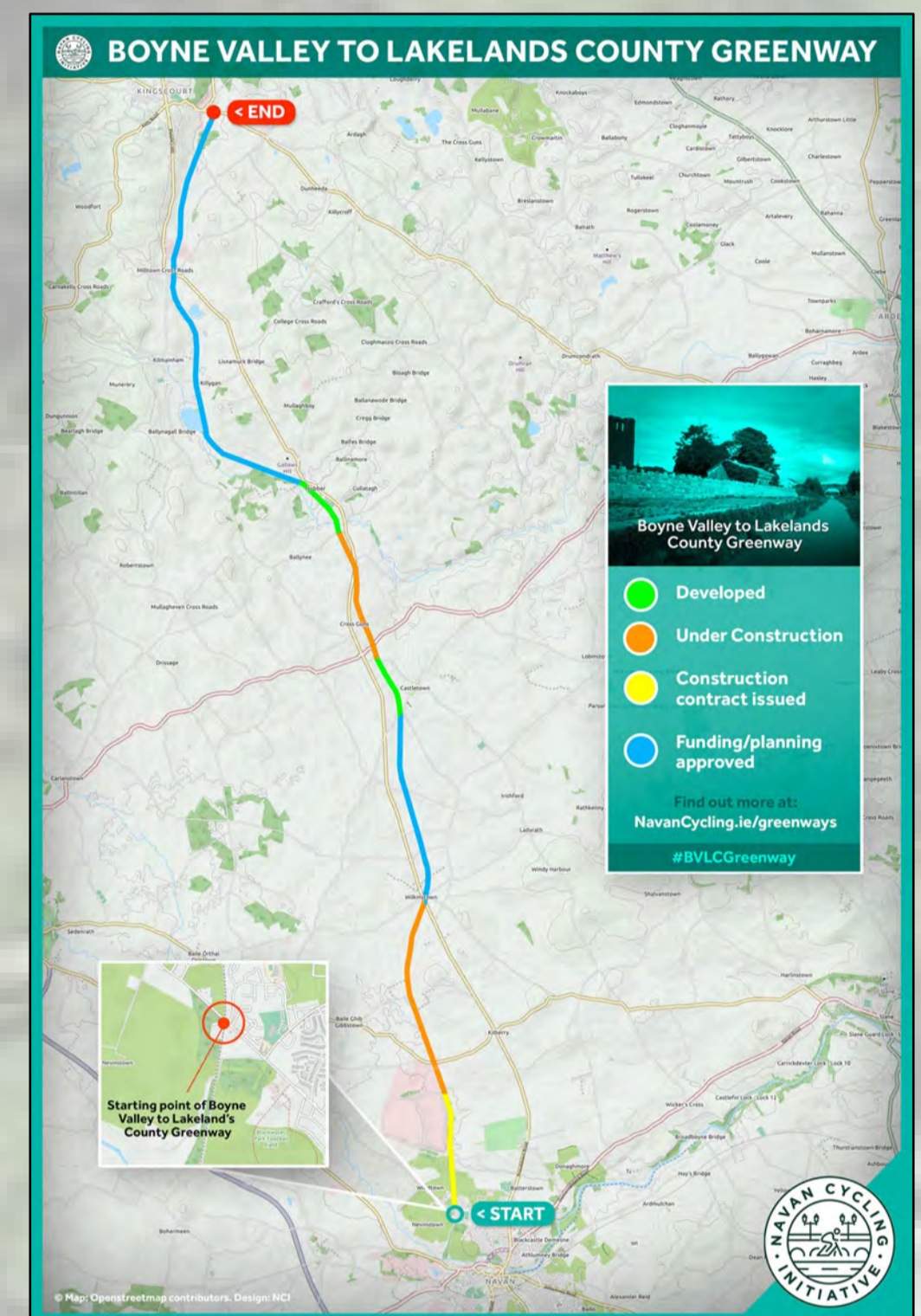
Solid and colourful vernacular buildings along Main Street



Numerous local side lanes



Dún a Rí Forest Park



Direction
Cabra Castle
Dún a Rí Forest Park
Drumconrath
Greenway to Navan



Back-lands site for off-street parking

Back-land available
for central off-street parking

Proposed
Library

Proposed
Community
Workspace

Defined
Study Area:
Main Street
&
Market Square



Church of the Immaculate Conception



Looking north from elevated position down Main Street



St Eman's Church (Francis Dooley)

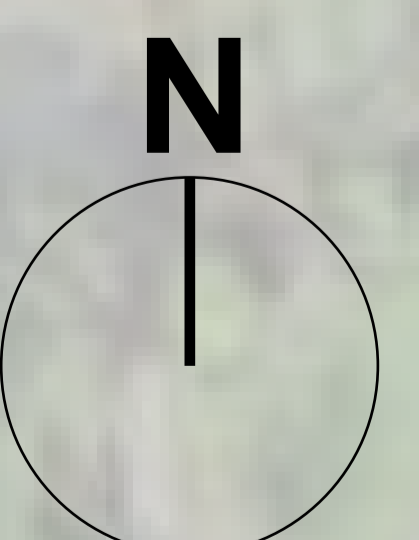


Rural identity and links still strong
in the town



Direction
Moynalty

Direction
Navan



SITE CONTEXT / IDENTITY

Kingscourt Town Centre Regeneration Scheme

Public Consultation June 2022

Lots of Road and very little Street! - What / Who is the Town Centre for?

Main Street is an elegantly laid out wide street, dating to 1760, enclosed by terraces of civic buildings, shops and houses extending from a local hill to the south at St Ernan's Church and Red Hall northwards to Market Square in the centre of the town and culminating at Ernan's Hill further north.

Today, this wide historic street is dominated by cars and other vehicles. Poor quality footpaths and the absence of green and very few opportunities to sit, meet and engage define the study area. The street and town square appear to underperform to service pedestrians, cyclists, motorists, businesses, residents and visitors with a safe and comfortable environment, for all to use at ease creating added value for the town and visitor. Large commercial vehicles are common, servicing local business' but creating an uncomfortable environment with functional and hard spaces and an absence of greenery, ornament, delight and safe places to linger..

1. Parking – how many and where?.....

Does excessive parking on Main Street prohibit improvement of the quality on Main Street and Market Square?



Can we manage Parking better?

2. Loading bays – how many and where?.....

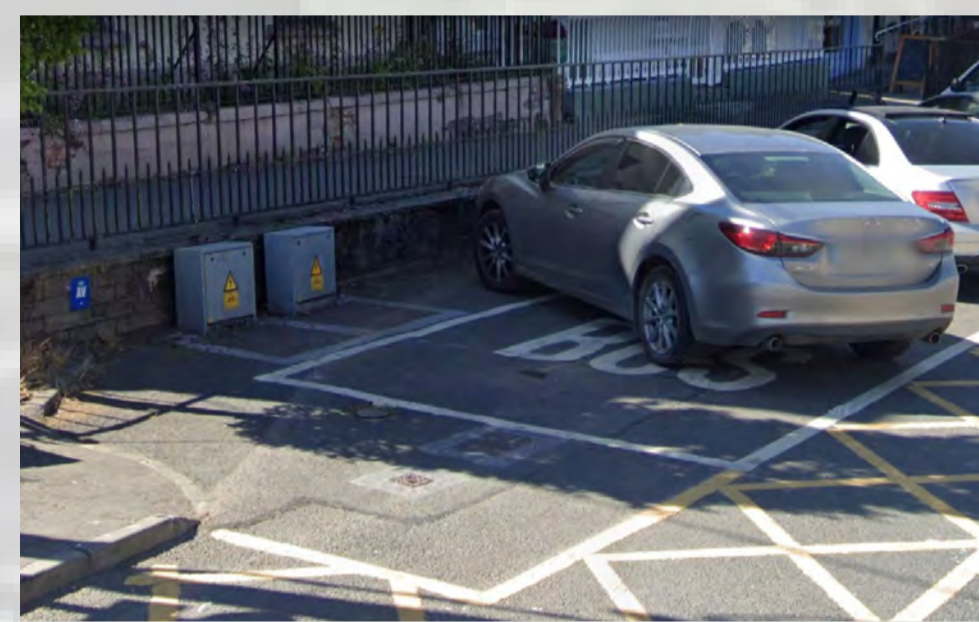
Could businesses be served with loading bays, in suitable locations, and at suitable times?



Can we create a distinct Sense of Place?

3. Bus stop – where?.....

Could a bus stop be integrated near Market Square?



Can we provide better for Pedestrians & Children?

4. Walking – cycling?.....

Could safe footpaths, cycle lanes and pedestrian crossings be provided in the study area?



Can we recreate Market Square as a focal point?

5. Accessibility for all user groups?.....

Could the street and square be made accessible for all ages and abilities?



Can we maintain Access for business?

6. Speed limit?.....

Would Main Street, and in particular Market Square be safer with a 30km/h speed limit?



Can we Green and enhance the Town?

7. Vacancies and need of repair?.....

Could an improved Main Street and Market Square encourage private investment in vacant and neglected properties?



Can we improve the Built Heritage?

8. Slope and traffic on Market Square?.....

Could the sloping terrain be integrated into an attractive square design and add opportunities for events etc.?



“If you plan for cars and traffic, you get cars and traffic.

9. Greenery, ornament, delight, identity?.....

In reorganising Main Street and Market Square can we enhance the town centre as a place to linger and enjoy – greening for ornament, sense of nature and people? Can we reflect local identity in materials, planting and sculptural elements?



“If you plan for people and places, you get people and places”

CHALLENGES

Project for Public Spaces,
Fred Kent

Kingscourt Town Centre Regeneration Scheme

Public Consultation June 2022

From Road Layout to Street Design : Let us recreate Main Street as a Living Street!

Market Square as a quality Public Space for local events and activities!

Main Street with its remarkably generous width and Market Square with its unique slope have great potential to perform as very successful public spaces. High quality street design and green can attract locals and visitors for all different types of social and economic activities. Robust materials and sufficient space for larger vehicles can be used to accommodate all kind of uses that are needed in Kingscourt's busy town centre whilst facilitating the development of a vibrant and distinctive small town.

The following opportunities present themselves:

1. Sufficient on-street parking and surplus back-land parking.....

Reduce parking on Main Street and Market Square to accommodate other use while using back-lands



On-street parking



Backland parking

2. Loading bays where and when they are needed.....

Loading bays in back-land and for temporary use on Main Street at agreed and suitable times



- Greening -

- Linger-

3. Bus stop on Main Street.....

The bus stop is essential public transport and should be near the back-land parking to facilitate Park&Ride



- Comfort & Safety-

4. Safe, comfortable and green footpaths and cycle lane.....

The wide street can accommodate wide footpaths with seating and planting without compromising the carriageway



“If everything we design is great for an 8-year-old and for an 80-year-old, then it will be great for all people”

8-80 Cities, Toronto

5. Universal Access for all user groups and all locations.....

Safe and comfortable access for all ages and abilities to park, walk, shop, meet, sit and use all facilities / amenities



6. Speed limit – 50km/h or 30km/h.....

30km/h for Main Street and Market Square is a recommended safety and quality improvement



- Supporting Local Businesses -

7. Encourage private investment in vacant / unused buildings.....

Vacant buildings benefit directly from street regeneration and are made more attractive for reuse. Public investment stimulates local confidence and private investment.



8. Market Square slopes down from Rocks Road.....

Sloped Market Square opens opportunities for terraced seating and stage events



9. Anything you would like to add? - Your ideas for Kingscourt!

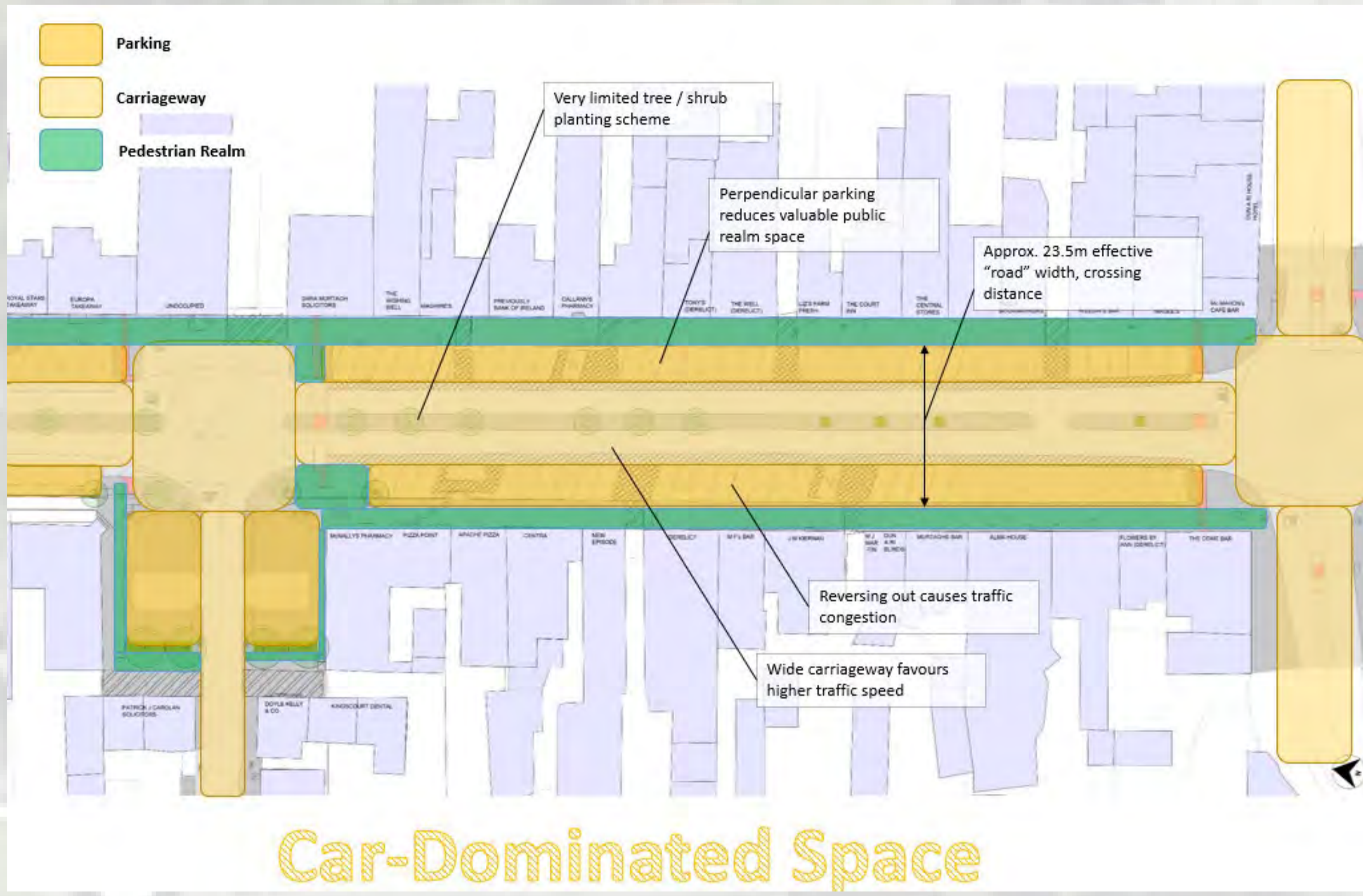
- Sense of Quality & Place-

OPPORTUNITIES

Kingscourt Town Centre Regeneration Scheme

Public Consultation June 2022

The realisation of the town's potential requires one simple initial big move - the freeing up of the opportunities presented by the wide Main Street, reducing of street parking and vehicles whilst still servicing local business and balancing pedestrian and civic space, normal activity with the practical requirements of road-users. This page illustrates the existing position and a potential solution.



Parking type	MAIN STREET	MARKET SQUARE	BACKLANDS	TOTAL : 92
Angled	66	0	0	66
Perpendicular	6	16	0	22
Parallel	0	0	0	0
Bus stop	1 (disused)	0	0	1 (disused)
Accessible	2	0	0	2
Loading bay	1	0	0	1



EXISTING PARKING

New landscaped car-park just off Main Street



Reorganised Main Street & Market Square rebalancing vehicle/parking needs, pedestrians and visitors in an enhanced public realm



Parking type	MAIN STREET	MARKET SQUARE	BACKLANDS	TOTAL : 129
Angled	0	0	80	80
Perpendicular	28	0	0	28
Parallel	15	0	0	15
Bus stop	0	0	0	0
Accessible	2	0	3	5
Loading bay	0	0	2	2



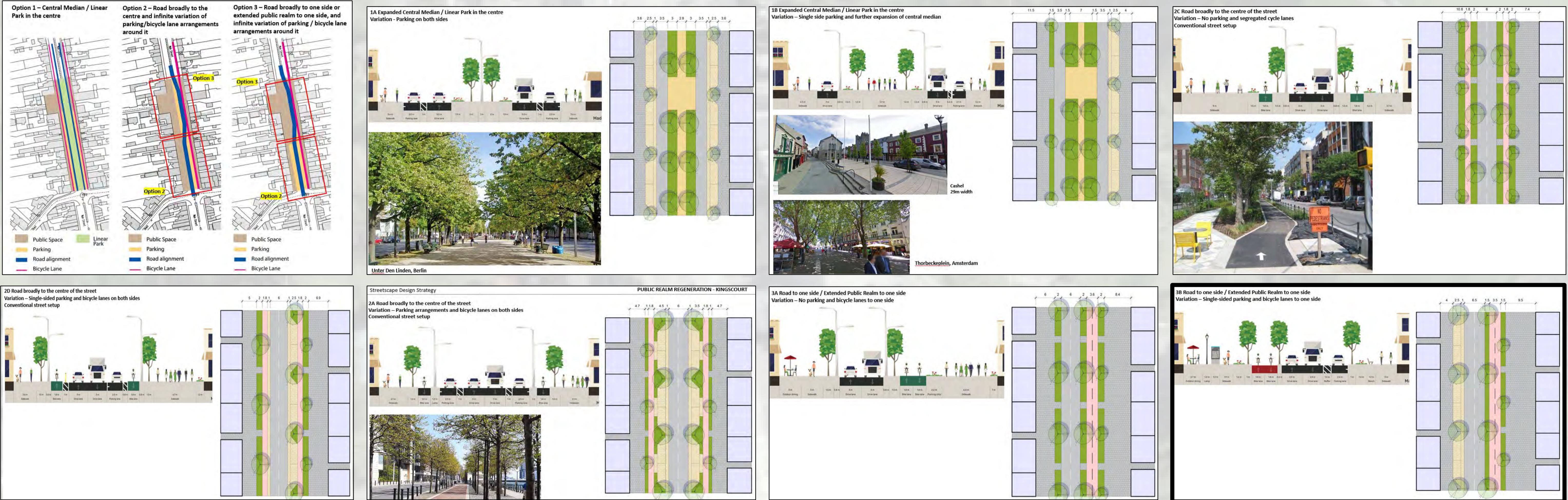
PROPOSED PARKING

Kingscourt Town Centre Regeneration Scheme

Public Consultation June 2022

Option study for redistribution of street space on Main Street :

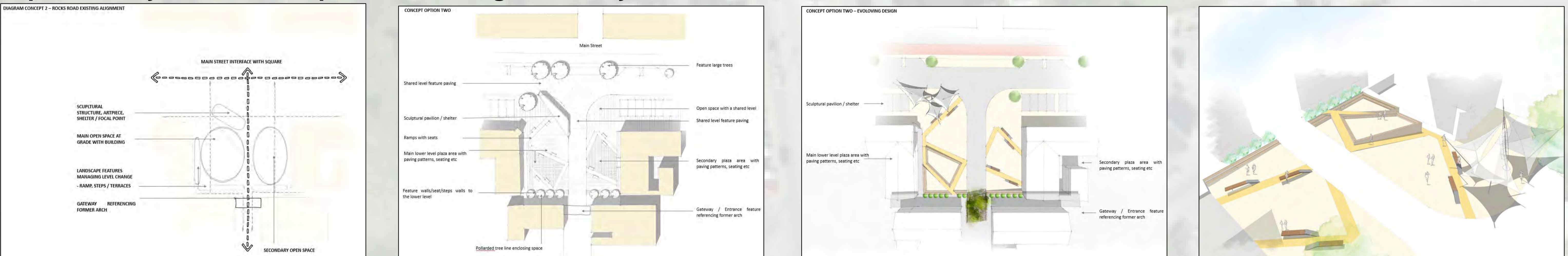
To realise the potential of the town centre it is essential to reprioritise and reorganise / rebalance how the street should be used



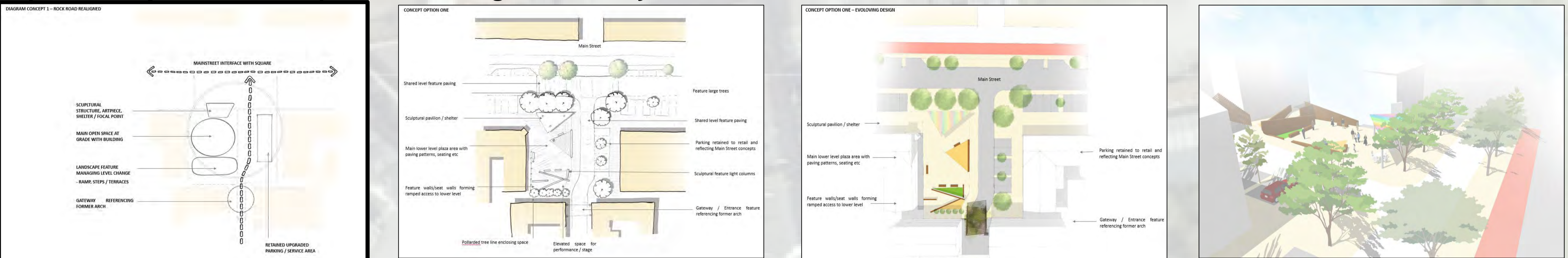
Preferred option for further development is a combination of the best aspects of these

The design team agreed to progress the regeneration of Main Street with a realigned carriageway, the removal of the central median, perpendicular parking on the west side, parallel parking on the East side, and a two-way cycle lane.

Option study for Market Square with straight road layout :



Option study for Market Square with realigned road layout :



Preferred option for further development

The design team agreed to progress the regeneration of Market Square with a realigned layout for Rocks Road to increase the usable square area and with a Shared Space approach for the entire square area which stretches across to the East side of Main Street.

DESIGN EVOLUTION

Kingscourt Town Centre Regeneration Scheme

Public Consultation June 2022



Precedent Images



Historic Marketplace Mannheim am Rhein, Germany



Local Square Largo Alpini, Desio, Italy



Before:



After: Asna Square, Clonakilty, Co. Cork



Before:



After: Thomas Davis Square, Mallow Co. Cork



Before:



After: Tober Place, Tubbercurry, Co. Sligo



Before:



After: Peter Street with Sentinel Sculpture, Westport, Co. Mayo

Below – Streets for people



“You can’t just have a clean public space – you also need people willing to use it and something that will draw them in” Bette Midler

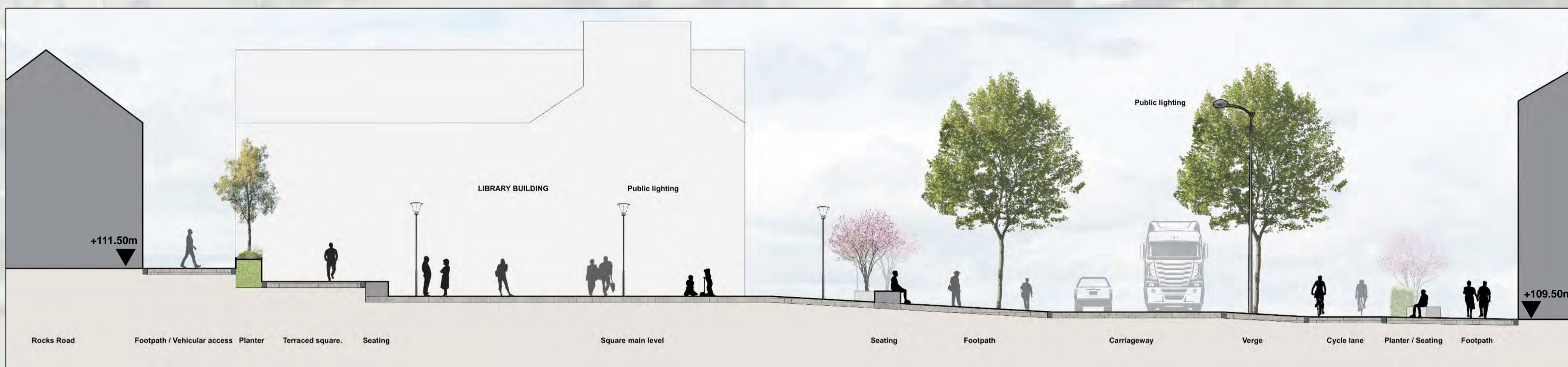
PROPOSED MAIN STREET AND TOWN SQUARE

Kingscourt Town Centre Regeneration Scheme

Public Consultation June 2022



Sketch view of Market Square : Rocks Road is realigned and meets Main Street in a shared space arrangement. Robust high quality paving for markets and other events, steps and ramps are integrated into planters and seating to meet and rest. Please refer to architect's drawing for information on proposed Public Library



Schematic section through Market Square

“In a town the street acts as a slowly moving public space where familiar faces meet”

Orla Murphy, Heritage Council, Kilkenny



Schematic section through Main Street



Sketch view of Main Street : Main Street is redesigned as a regular two-way carriageway without median. Parallel parking to the east and perpendicular parking to the west Are integrated into numerous street trees and planters with seating. High quality flagstone paving for generous footpaths and a tarmac two-way cycle lane on the east side.

PROPOSED SITE SECTIONS AND VISUALS

Kingscourt Town Centre Regeneration Scheme

Public Consultation June 2022

TREE PLANTING STRATEGY : Part A

Large Trees – large specimen individual or grouped trees as informal landmarks and place makers in squares and street corners. Typically, Quercus (Oak), Tilia (Lime / Linden) or Platanus (Plane)



Turnstraße, Monheim am Rhein, Germany – Tree group to centre of town square – stepped seating



Asna Square, Clonakilty, Co. Cork The Village Tree, seat walls and simple paved space



Street Trees, greening and seating



TREE PLANTING STRATEGY : Part B

Pollarded Tree Rows – trees rows along streets integrating parking spaces and creating urban green whilst limiting shading / shadowing. Tree maintained by skilled pruning to size and shape. Typically, Acer Spp. (Field Maple, Sycamore), Tilia (Lime / Linden) or Platanus (Plane), Aesculus (Horse Chestnut)



Pollarded trees as Architecture Salzburg, Austria



Pollarded trees – creating outdoor rooms



Pollarded street trees and parking – Gmunden, Austria

What trees or materials would you like to see in Kingscourt's town centre?

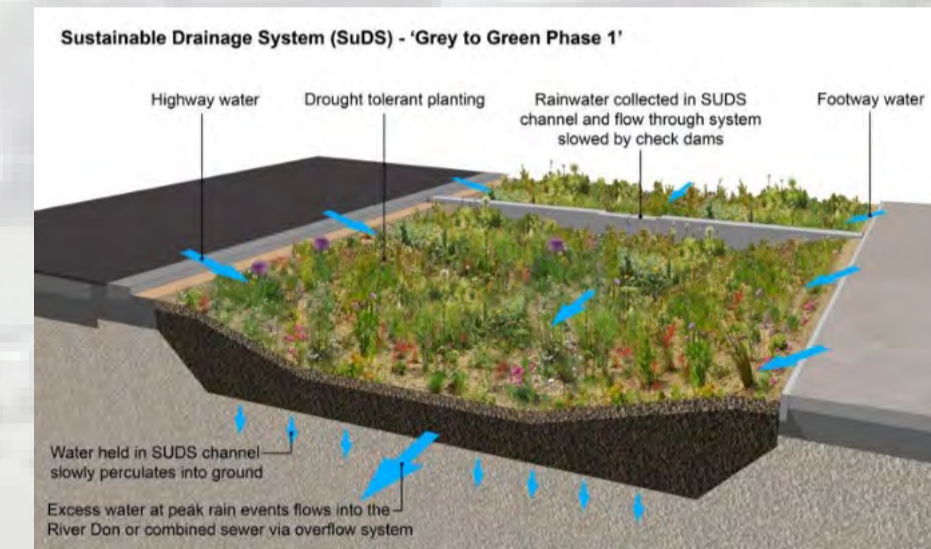
GREENING, BIODIVERSITY AND ORNAMENT : Hedges, Flowers, Sustainable Urban Drainage



Hedges structuring the street, managing movement, greening and decorating



Perennial and native plants, grasses and shrubs softening decorating and assisting biodiversity – pollinator friendly planting



Hard surfaces draining in to soft areas in streets and handstandings – reducing flooding and reproducing natural surface water drainage systems. Soft areas used for mixed native and ornamental planting enhancing ornament and biodiversity.



Native shrubs / small trees as ornament – Guelder Rose, Hawthorn and Spindle



"No bit of the natural world is more valuable or more vulnerable than the tree bit. Nothing is more like ourselves, standing upright, caught between heaven and earth, frail at the extremities, yet strong at the central trunk, and nothing is closer to us at the beginning and at the end, providing the timber boards that frame both the cradle and the coffin." Seamus Heaney

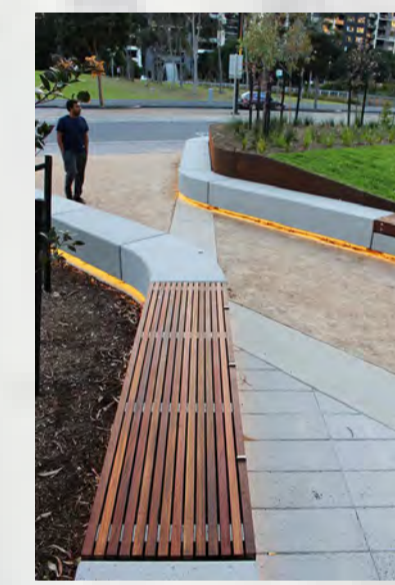
SEATING : Robust materials assisting with managing levels and creating planting opportunities



Sculptural robust seating elements



Seats as walls, planters, timber seats – integrated with levels and landscape structure



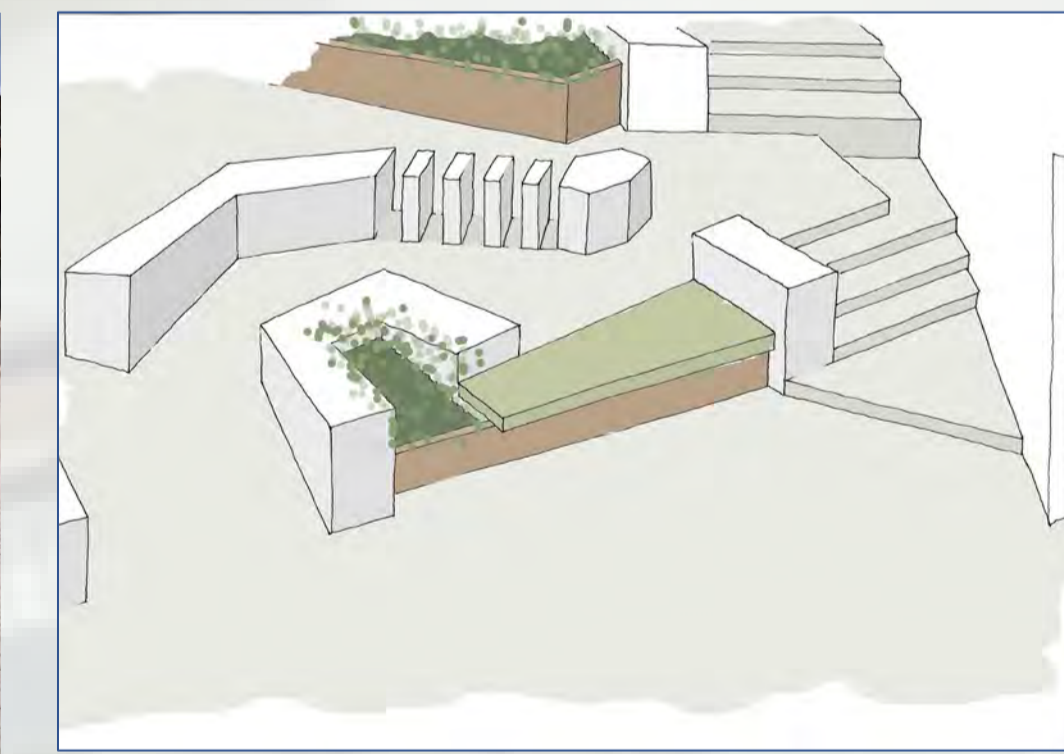
PARKLETTES :

Build-out areas between parking to sit, dine, meet, watch the world



LEVELS :

Terracing to manage sloped terrain / steps, ramps and seating



SURFACES :

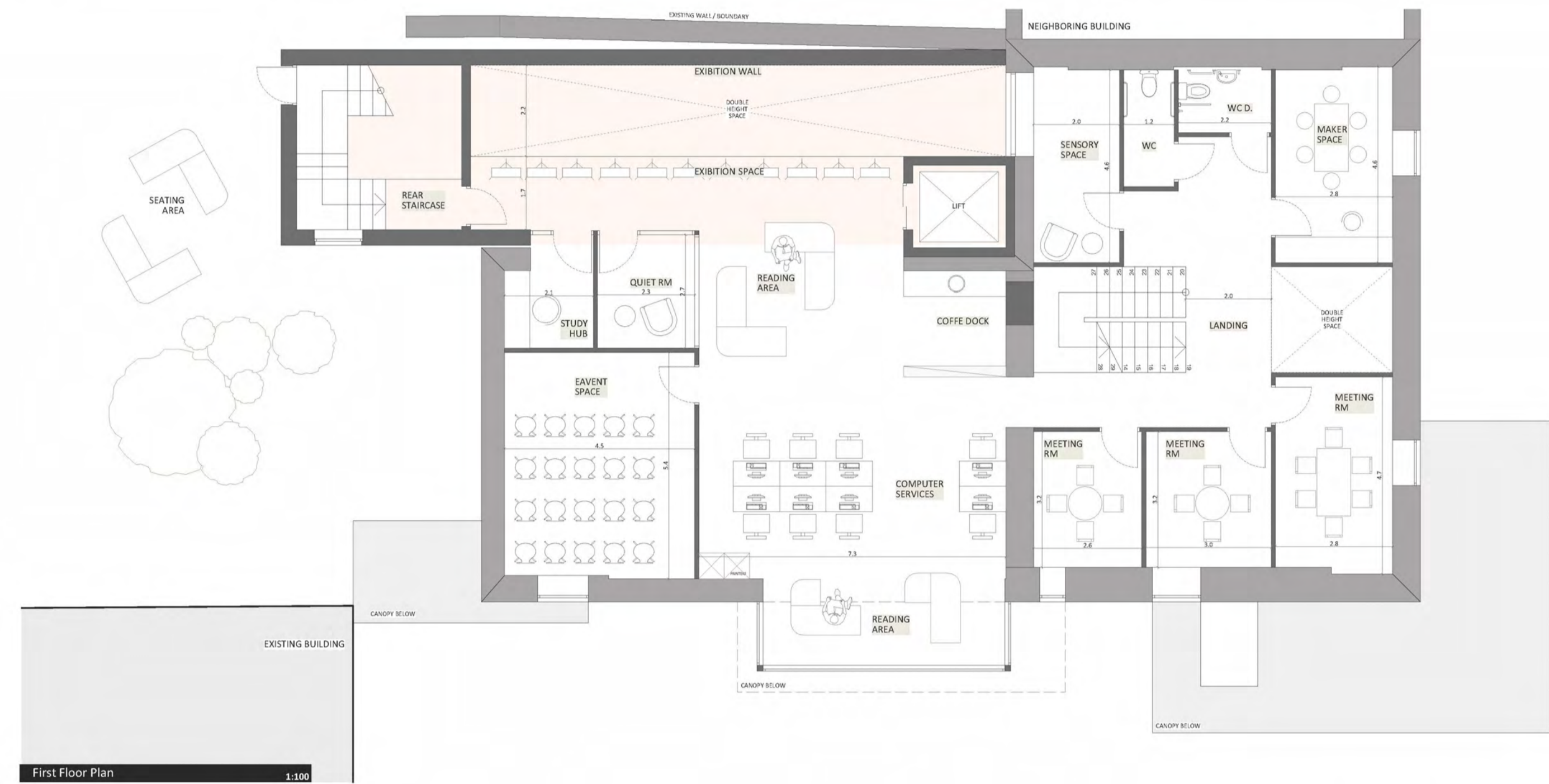
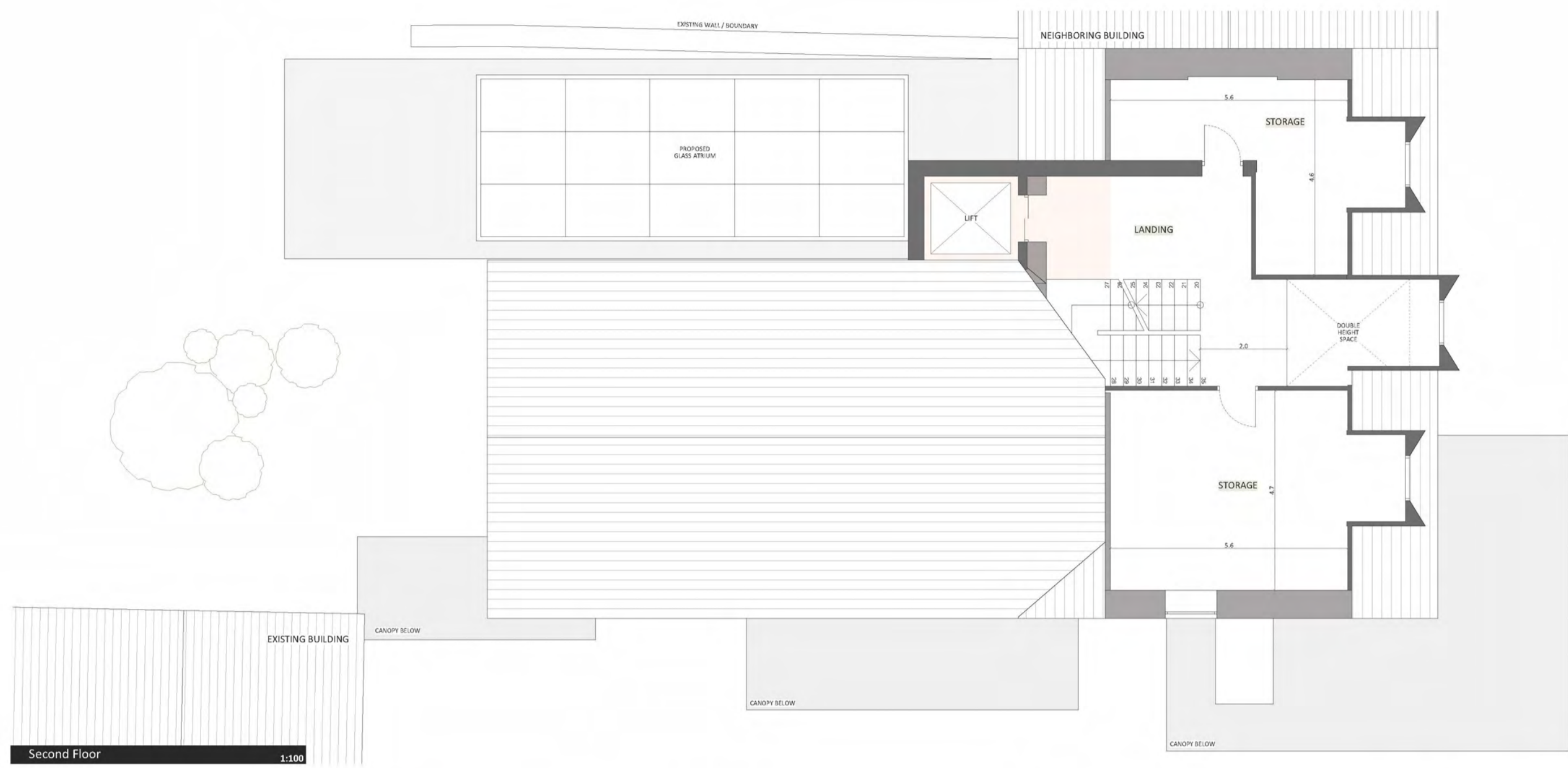
Robust simple materials and patterns - Flagstone footpaths / Setts for square and demarcation lines / pigmented tarmac, ground concrete



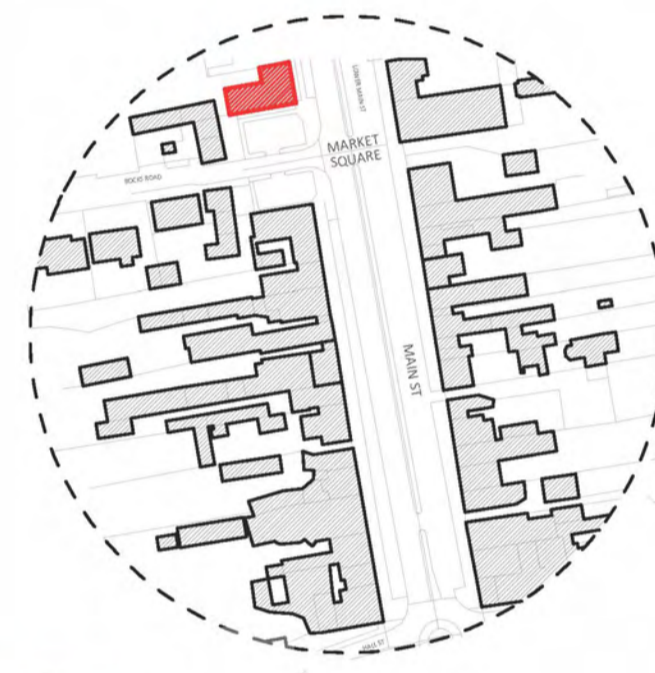
PROPOSED PLANTING / MATERIALS / DETAILS

Kingscourt Town Centre Regeneration Scheme

Public Consultation June 2022



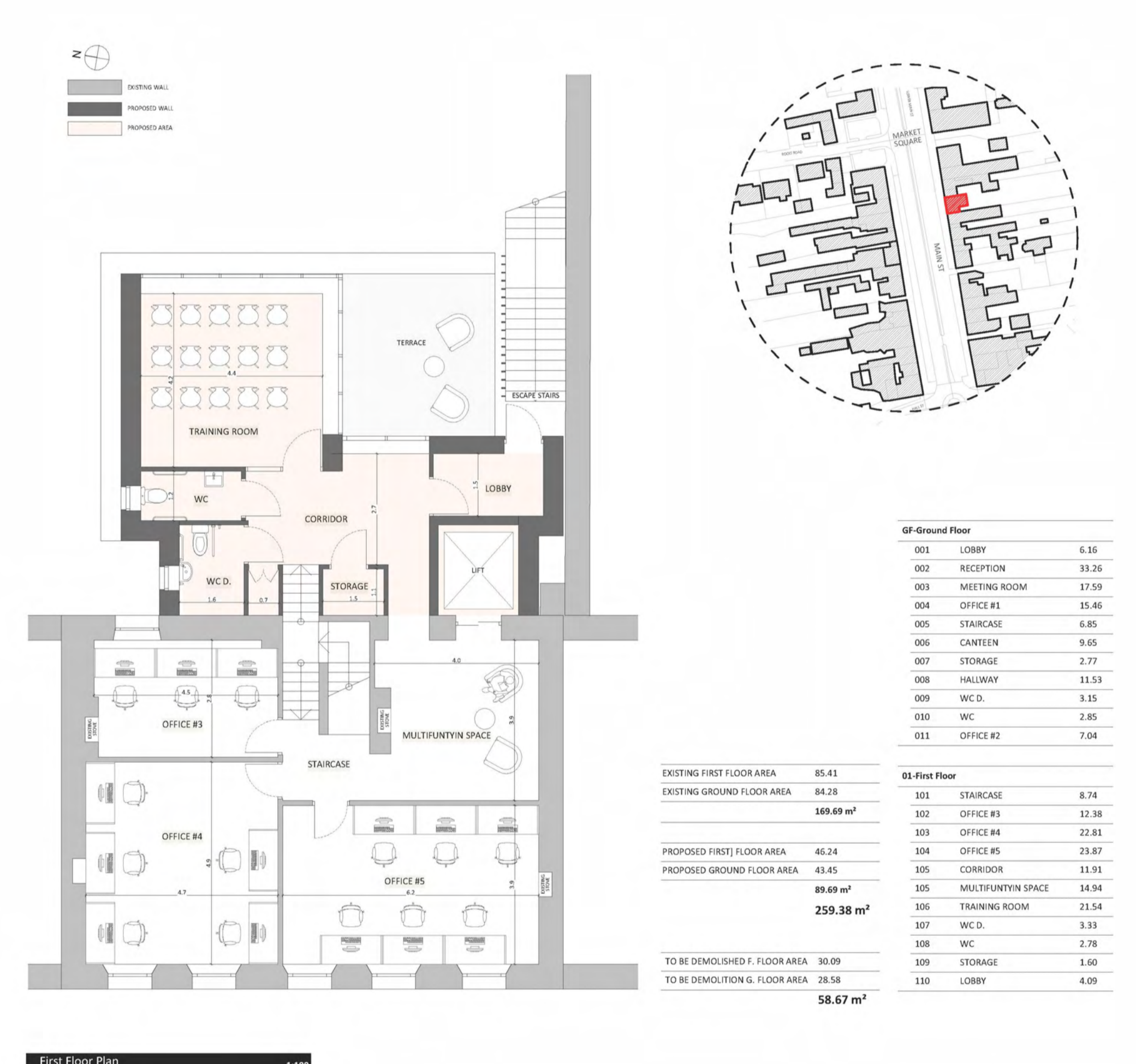
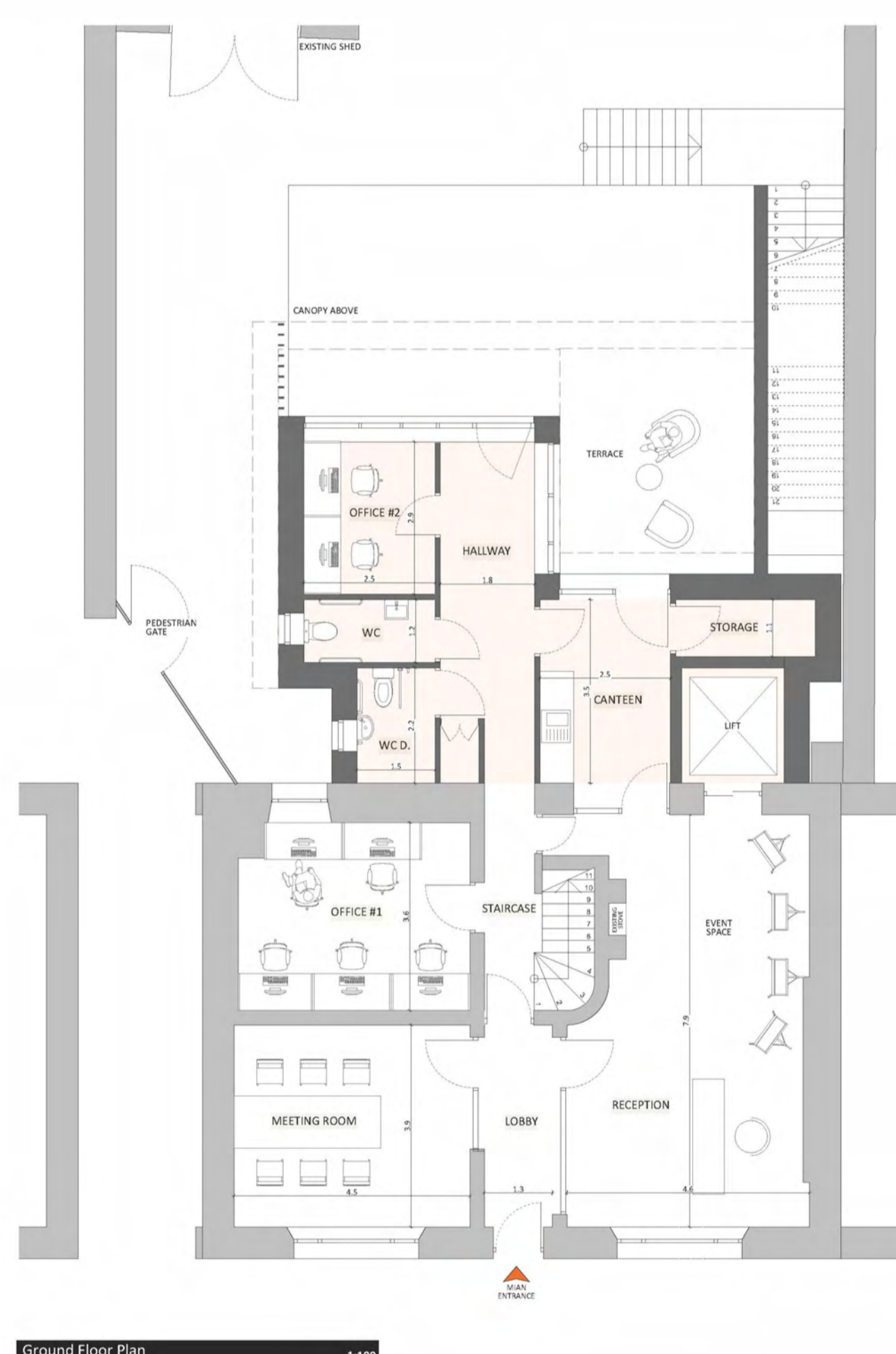
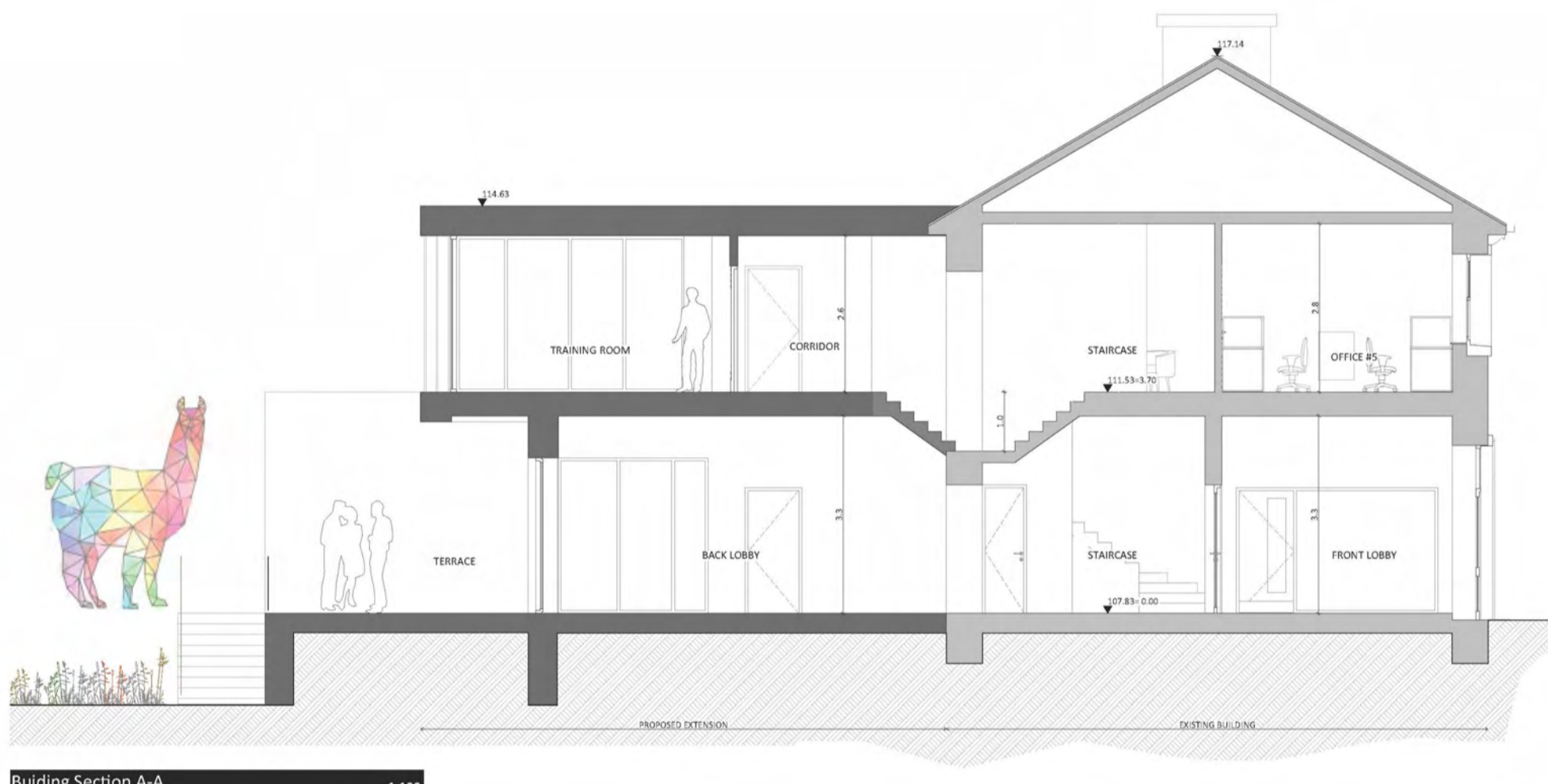
THE NEW COMMUNITY LIBRARY WILL ACT AS CATALYSIS FOR THE REGENERATION OF KINGS COURT TOWN CENTRE, ITS CIVIC PRESENCE ON THE MARKET SQUARE WILL RESEMBLE THE OLD MARK SQUARE BUILDING WITH LARGE OPENINGS ONTO THE NEW SQUARE WILL ATTRACT PEOPLE IN AND AN OUT OF THE SQUARE AND BUILDING. THE BUILDING CONSISTS OF FLEXIBLE USE SPACES WHICH OPEN ONTO THE MARKET SQUARE AND AROUND THE REAR LIGHTWELL / ATRIUM WHICH WILL FILTER LIGHT THROUGH THE BUILDING.



PROPOSED LIBRARY IN VACANT NIB BUILDING

Kingscourt Town Centre Regeneration Scheme

Public Consultation June 2022



PROPOSED COMMUNITY WORKSPACE IN VACANT BOI BUILDING