

My CARLOW

A vision for a living town centre

Content

Proposed Tullow Street (Upper)	3
Proposed Kennedy Avenue	4
Proposed Town Centre Link	5
Proposed Barrack Street	6
Proposed Potato Market	7
Introduction to Key Plan	8
Key Plan Public Realm Proposal	9
Tullow Street (Upper) Plan	10
Kennedy Avenue Plan	11
Town Centre Link Plan	12
Barrack Street Plan	13
Potato Market Plan	14
Town Centre Block Model	15

Nicholas De Jong, Urban Design were invited to prepare a new overall design plan for the rejuvenation of Carlow Town Centre. The brief for the project included examining the functioning of the Town Centre, key linkages including links to Fairgreen, creation of a new civic plaza and the creation a new palette of street furniture and materials that would be used throughout the Town.

The plan is prepared recognising that Town Centres and the way that people use them have changed. The creation of a new reimagined vision for Town Centre space is designed so the Town Centre becomes a destination that people have a desire to visit, live and work in. Increased activity in the Town will help vibrancy, retail and social life which will help sustain Carlow for a new generation.



VISUAL



Proposed
Tullow Street (Upper)



Proposed
Kennedy Avenue



Proposed
Town Centre Link



Proposed
Barrack Street



Proposed
Potato Market

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A vision for a living town centre

The design concept for the enhancement of the public realm is to ensure that the materials selected compliment the existing built environment. The palettes chosen are chosen for 3 distinct areas within the Town Centre: - Tullow Street and Dublin Street are traditional Town centre streets with many fine examples of building retained from Carlow's history. The choice of paving slab along these streets will restore the footpath to the traditional look of the street and place the emphasis back on the architecture of the buildings. To compliment this street furniture will have features associated with an older Town Centre such as lanterns type lighting.

Barrack Street and Kennedy Avenue are much wider streets that have a mix of older and contemporary building. The width of the street lends itself to much larger paving slabs and larger pieces of street furniture with opportunities for the addition of green features such as grass margins and trees. Street light will be much taller to allow for the wider streets and with contemporary design to reflect the newer building on the streets.

Potato Market's design is to inspire a feeling of a larger open civic heart of the Town. The paving is longer and narrow to give a sense of depth to the space. The desired outcome in the area is to have a space where people can congregate, enjoy some safe outdoor space and where markets and festivals can locate. The space will contain seating, contemporary lighting, trees and water features to provide a lively civic space.

The Town Centre Link has potential to link the traditional Town Centre with the Fairgreen development through a new pedestrian street passing through the heart of Carlow Shopping Centre. The link has the potential to draw these two areas together and open up valuable back land areas of Carlow. The proposed link will be a paved area feeding directly into the new civic plaza.

PUBLIC REALM PROPOSAL

KEY PLAN

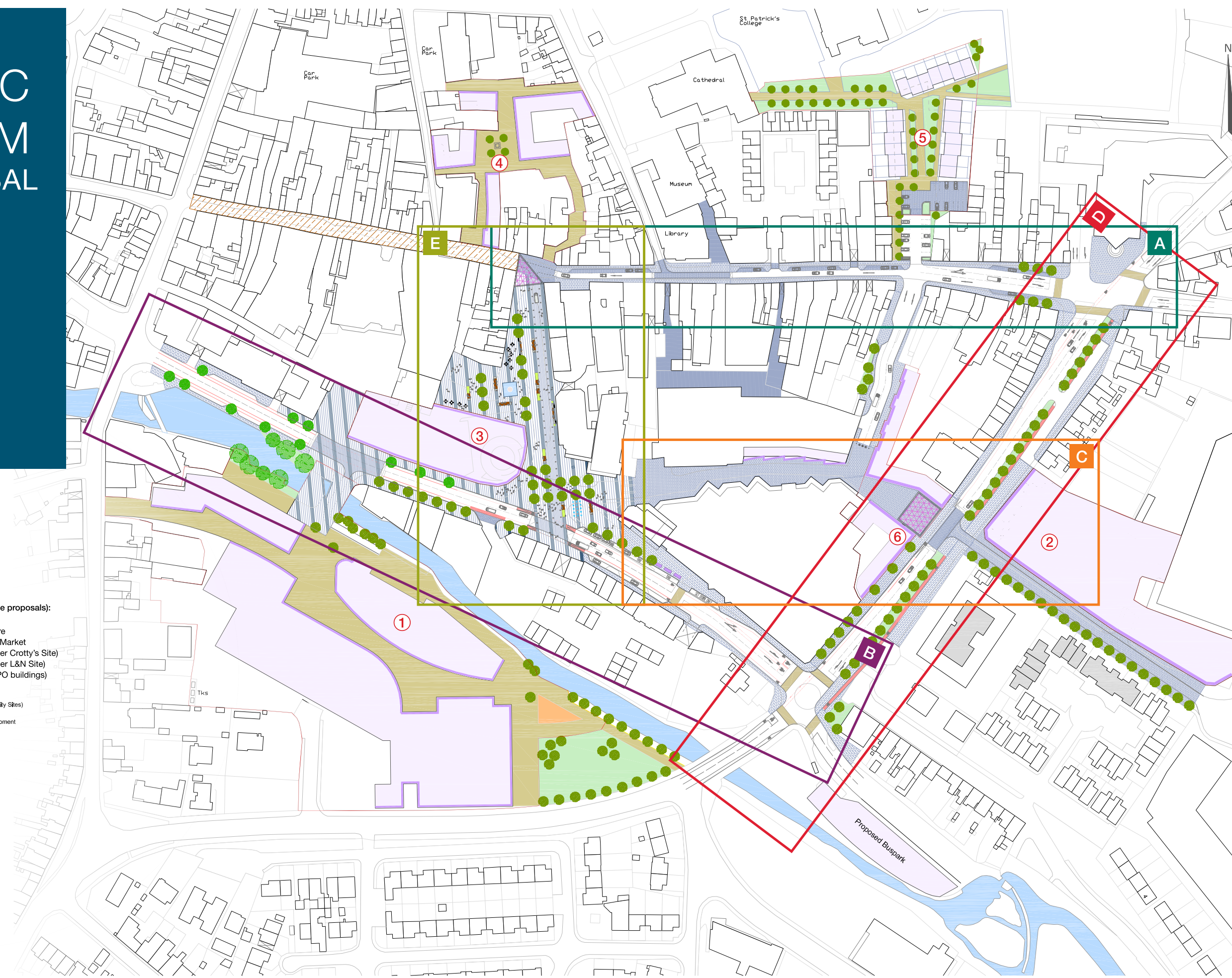
KEY

- A** Detailed Areas:
A. Tullow Street (Upper)
B. Kennedy Avenue
C. Town Centre Link
D. Barrack Street
E. Potato Market

- 1** Opportunity Sites (indicative proposals):
1. Penney's Development
2. Fairgreen Shopping Centre
3. Plas na Saoirse & Potato Market
4. Tullow Street Lower (former Crotty's Site)
5. Tullow Street Upper (former L&N Site)
6. Barrack Street (11 No. CPO buildings)

- Possible future development (Opportunity Sites)
- Desired active frontages to new development
- Public realm improvements
- Traffic calming / raised tables
- Paving detail
- Off-street cycle track
- Street repairs and de-cluttering
- Lightweight canopy structures
- Road layout and cycle lane
- Pedestrian crossings
- Parking, loading or tail bays
- Pedestrian areas other
- Grass verge and tree planting

Scale 1:1,000 (A1 size)

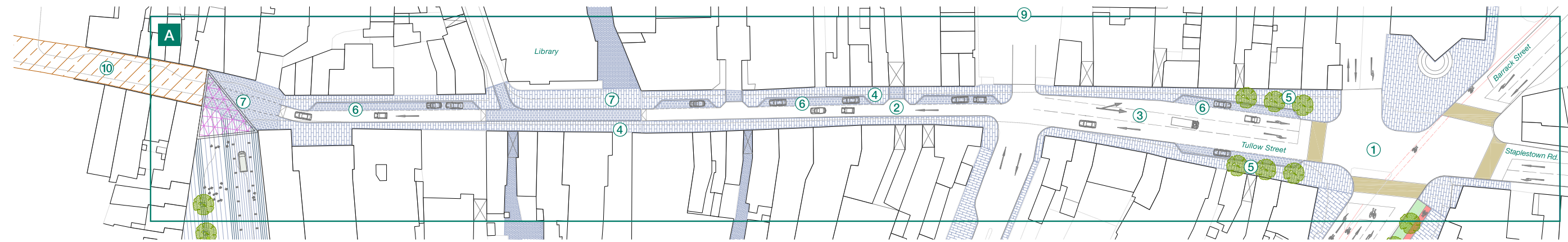


A. TULLOW STREET (UPPER)

PUBLIC REALM PROPOSALS

- Improvements to junction with Barrack Street, including increased provision for pedestrians and cyclists.
- Traffic circulation changed to one-way westbound from the service road.
- Two-way traffic retained from service road to Barrack Street junction.
- Widened footpaths throughout.
- Street trees on the approach to Barrack Street junction to reinforce the gateway character of the street.
- Linear short-stay parking and loading bays where road width is sufficient.
- Raised table/shared surface outside the Library / Museum and at junction with Potato Market.
- Improved surface finishes and street lighting throughout.
- Potential redevelopment of Opportunity Site 5 for residential infill (town houses) with pedestrian links to the Cathedral and Carlow College / Visual (refer to Key Plan board).
- Lower Tullow Street - improvements to include repairs to existing surfaces and de-cluttering.

PUBLIC REALM PROPOSALS PLAN



AS EXISTING



TULLOW STREET UPPER ILLUSTRATIVE VIEW AS PROPOSED OUTSIDE THE LIBRARY / MUSEUM



KEY

- Possible future development (Opportunity Sites)
- Desired active frontages to new development
- Public realm improvements
- Traffic calming / raised tables
- Paving detail
- Off-street cycle track
- Street repairs and de-cluttering
- Lightweight canopy structures
- Road layout and cycle lane
- Pedestrian crossings
- Parking, loading or taxi bays
- Pedestrian areas other
- Grass verge and tree planting

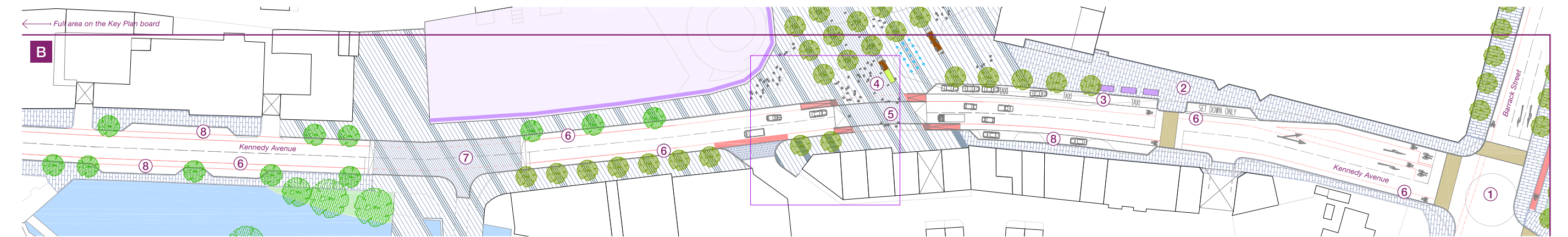
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B. KENNEDY AVENUE

PUBLIC REALM PROPOSALS

- Improvements to junction with Barrack Street, including change to traffic signal control, increased provision for pedestrians and cyclists, and realignment of road to proposed bus park entrance.
- Widened footway on north side by Shopping Centre to promote more active retail frontages.
- Removal of vehicle service lane from north side and relocation of taxi rank on-street.
- Removal of existing roundabout by 'Tree of Life' sculpture and changed vehicle access to multi-storey car park (controlled service access retained) to create new civic plaza.
- Raised table with major pedestrian crossing to increase connectivity between Potato Market and retail units to south side of Avenue.
- Provision of continuous cycle lanes both sides of Avenue.
- Raised table with major pedestrian crossing to increase connectivity between future Penney's development and the town centre.
- Existing on-street linear parking/loading retained where space is sufficient.
- Improved surface finishes and street trees supplemented where required.

PUBLIC REALM PROPOSALS PLAN



AS EXISTING



KENNEDY AVENUE ILLUSTRATIVE VIEW AS PROPOSED ON APPROACH TO NEW PEDESTRIAN CROSSING / RAISED TABLE AND CIVIC PLAZA

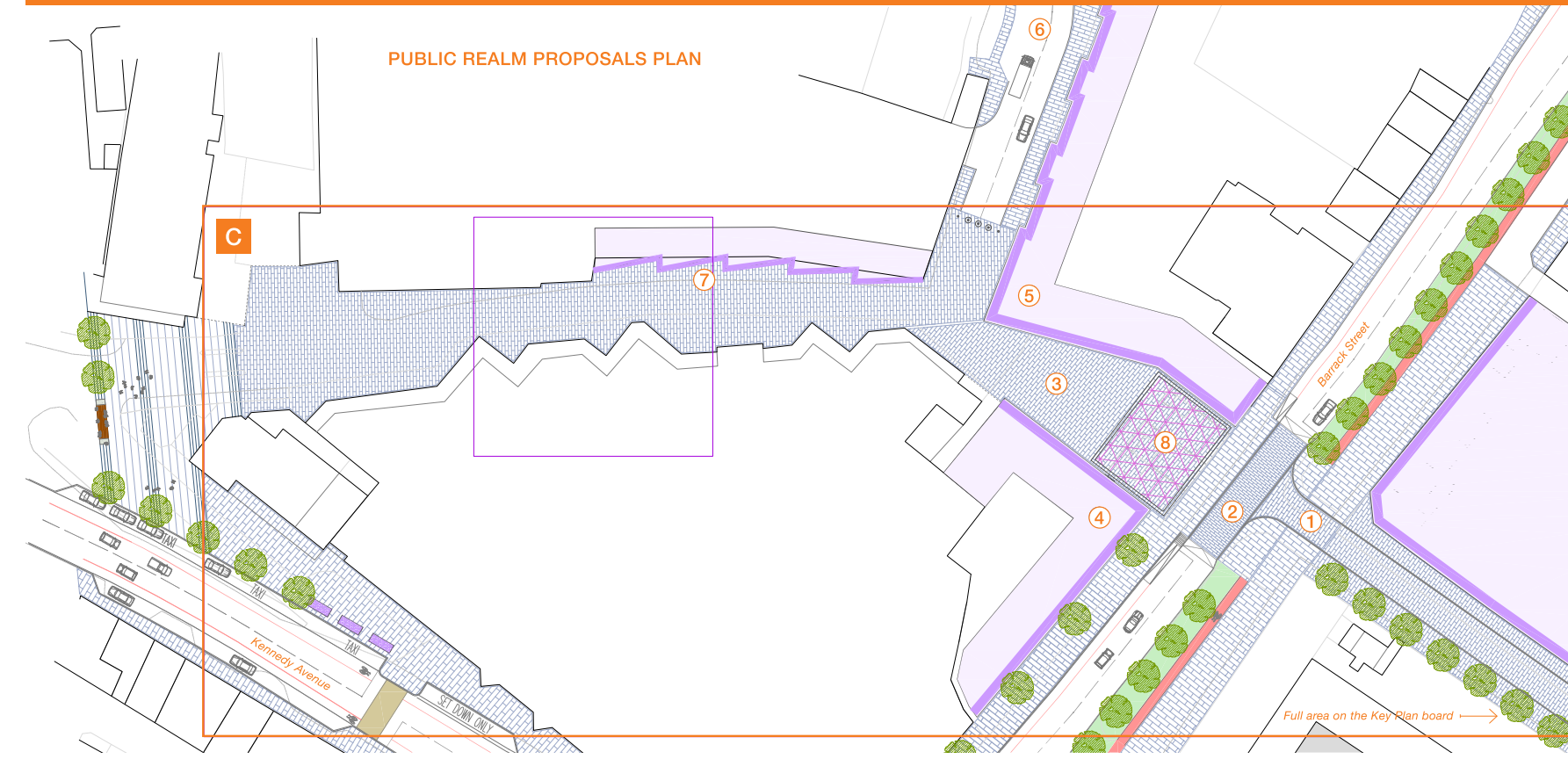


KEY

- Possible future development (Opportunity Sites)
- Desired active frontages to new development
- Public realm improvements
- Traffic calming / raised tables
- Paving detail
- Off-street cycle track
- Street repairs and de-cluttering
- Lightweight canopy structures
- Road layout and cycle lane
- Pedestrian crossings
- Parking, loading or taxi bays
- Pedestrian areas other
- Grass verge and tree planting

Scale 1:500 at A1 size

C. TOWN CENTRE LINK



AS EXISTING

TOWN CENTRE LINK ILLUSTRATIVE VIEW AS PROPOSED

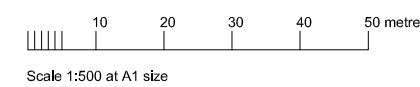


PUBLIC REALM PROPOSALS

1. Vehicular access to Fairgreen Shopping Centre relocated from Barrack Street to Bridge Street (with provision for occasional access if necessary).
2. Traffic calming and raised table to increase pedestrian connectivity across Barrack Street.
3. Creation of pedestrian route through existing Penney's service yard, connecting Barrack Street to the Potato Market.
4. Replacement of the 11 derelict properties with 3-storey building (e.g. for student accommodation or similar) providing an improved streetscape to Barrack Street and over-looking of the new pedestrian route.
5. Potential partial redevelopment of Carpenter's site to provide new commercial / residential uses and active frontages to the proposed route and the existing service road.
6. Service access to Penney's and vehicle access to car park via service road from Tullow Street.
7. Potential small-scale infill units (e.g. for speciality retail and / or catering / business start-ups) to ground floor of car park to help enliven the route.
8. Lightweight canopy structure to reinforce the presence of the new spine route from Barrack Street.

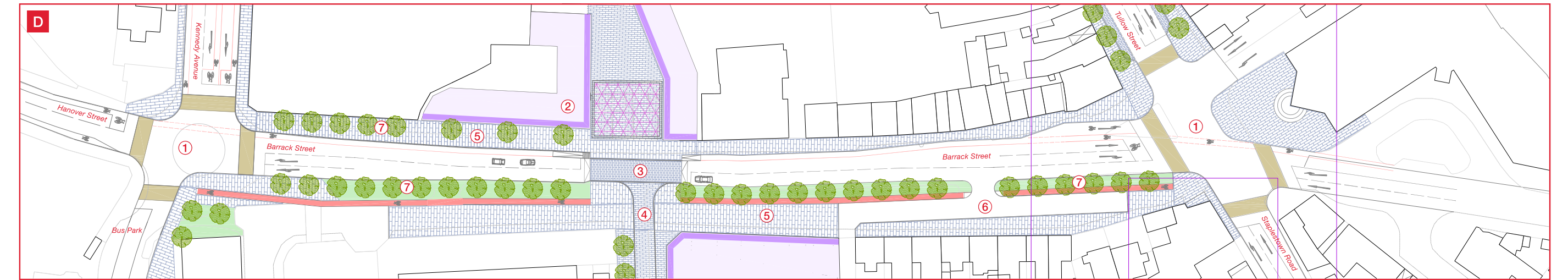
KEY

- Possible future development (Opportunity Sites)
- Desired active frontages to new development
- Public realm improvements
- Traffic calming / raised tables
- Paving detail
- Off-street cycle track
- Street repairs and de-cluttering
- Lightweight canopy structures
- Road layout and cycle lane
- Pedestrian crossings
- Parking, loading or taxi bays
- Pedestrian areas other
- Grass verge and tree planting



D. BARRACK STREET

PUBLIC REALM PROPOSALS PLAN



AS EXISTING

BARRACK STREET ILLUSTRATIVE VIEW AS PROPOSED AT NEW RAISED TABLE / PEDESTRIAN CROSSING

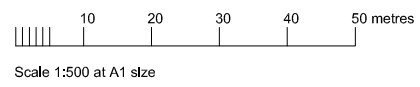


PUBLIC REALM PROPOSALS

1. Junction improvements at each end of the street, with increased provision for pedestrians and cyclists.
2. Potential for redevelopment of derelict buildings (Opportunity Site 6) to create new pedestrian link and to strengthen streetscape - see Town Centre Link board.
3. Traffic calming and raised table / pedestrian crossing at current entrance to Fairgreen Shopping Centre, and including feature canopy structure to signify the proposed new pedestrian link.
4. Provision for occasional vehicle access / egress to Fairgreen Shopping Centre (bollard controlled).
5. Widened pedestrian areas.
6. Existing vehicle access to properties on eastern side retained.
7. Improved 'boulevard-type' street lighting and new street trees to supplement existing where required.
8. Improved surface finishes throughout.

KEY

- Possible future development (Opportunity Sites)
- Desired active frontages to new development
- Public realm improvements
- Traffic calming / raised tables
- Paving detail
- Off-street cycle track
- Street repairs and de-cluttering
- Lightweight canopy structures
- Road layout and cycle lane
- Pedestrian crossings
- Parking, loading or taxi bays
- Pedestrian areas other
- Grass verge and tree planting



E. POTATO MARKET

PUBLIC REALM PROPOSALS PLAN



PUBLIC REALM PROPOSALS

- Enhanced public realm extending from Kennedy Avenue to Tullow Street.
- Creation of major civic space for events and markets.
- Relocation and improved setting of the 'Tree of Life' sculpture.
- Provision for linear seating, pop-up and spill-out activities.
- Formal tree planting and raised linear planters.
- Lightweight covered structure as focal point at junction with Tullow Street.
- Interactive pavement fountain.
- Direct linkage with proposed pedestrian route to the Fairgreen Shopping Centre.
- Service / emergency vehicle access provided for.
- Traffic calming and raised table to increase pedestrian connectivity with south side of Kennedy Avenue.

KEY

- Possible future development (Opportunity Sites)
- Desired active frontages to new development
- Public realm improvements
- Traffic calming / raised tables
- Paving detail
- Off-street cycle track
- Street repairs and de-cluttering
- Lightweight canopy structures
- Road layout and cycle lane
- Pedestrian crossings
- Parking, loading or taxi bays
- Pedestrian areas other
- Grass verge and tree planting

Scale 1:500 at A1 size

PRECEDENT IMAGES



AS EXISTING



POTATO MARKET ILLUSTRATIVE VIEW AS PROPOSED LOOKING TOWARDS TULLOW STREET



CARLOW TOWN CENTRE - GENERAL BLOCK MODEL VIEW

With public realm proposals and key town centre opportunity sites



KEY

- Opportunity Sites (indicative proposals):
- 1. Penney's Development
- 2. Fairgreen Shopping Centre
- 3. Plas na Saoirse & Potato Market
- 4. Tullow Street Lower (former Crotty's Site)
- 5. Tullow Street Upper (former L&N Site)
- 6. Barrack Street (11 No. CPO buildings)

PUBLIC
REALM
PROPOSAL

Tell us what you think...

*We would love to hear any feedback you have about
the Exhibition / Public Realm Proposal*

E-mail: mycarlow@carlowcoco.ie

Post: Carlow County Council, County Buildings, Athy Road, Carlow.



VISUAL

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