

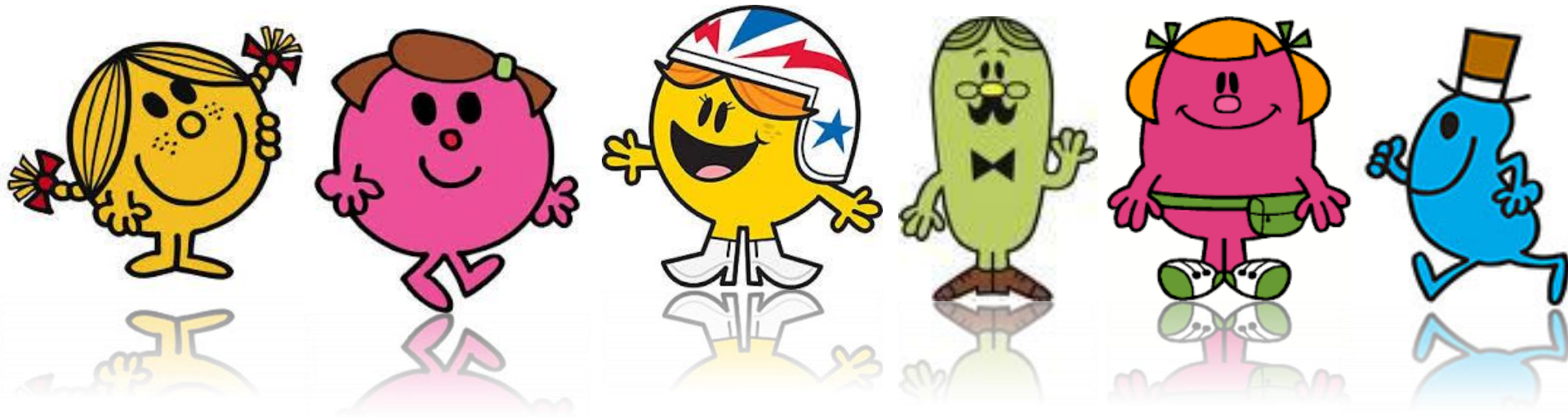
Naas

Town Centre Health Check 2016–
2017

A4

WIT Department of Architecture

LITTLE MISS + MR.



Sharon O'Brien, Kirstin Simpson, Miriam Fitzpatrick, Fintan Duffy
plus Bebhin O'Shea & Dick Gleeson

The A4 Team 2016–2017

20 Students Alannah–Rose O'Grady Kennedy, Andre de Sousa

Andrew Yeoh, Bilal Jawaheer, Cinzia Romanin, Circe Ribar, David Walsh, Davin Connolly, Gencho Dishev, Jamie Hynes, Jing Hin Tiong, Lou Papelier, Maja Kostyszyn, Octavie Beaury, Paul de Greslan, Pauline Blondlot, Rebecca Armstrong, Samantha Santoni, Tayo Isa Daniel, Xinran Liao.



A Special Thanks to

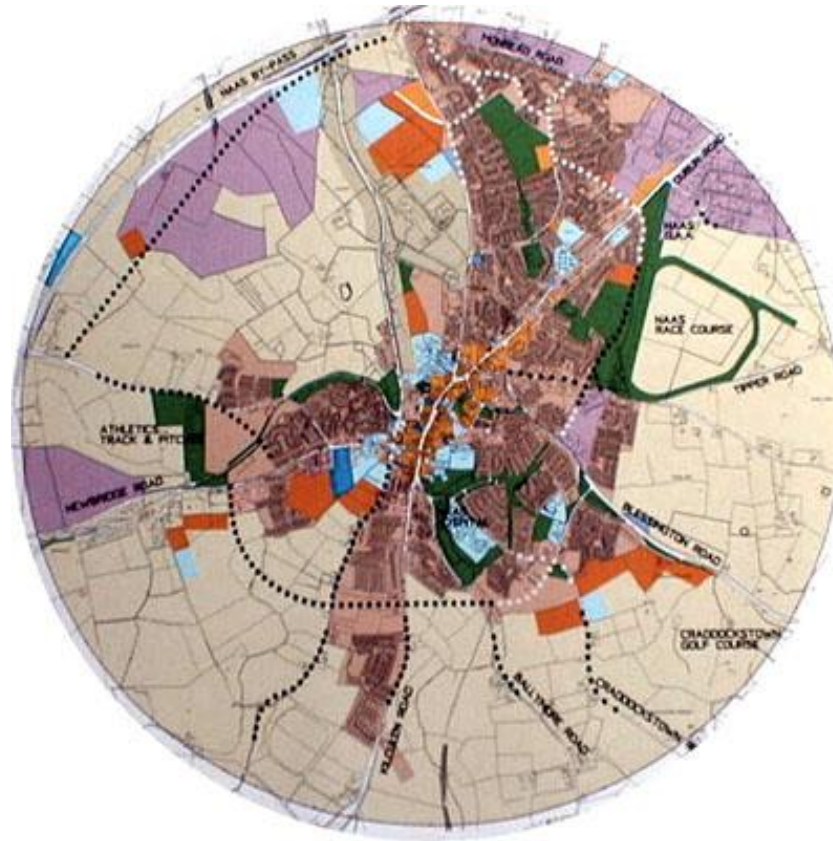


Alison Harvey, The Heritage Council

TCHC- Research Question 1.7; What is the function of the Irish Town?

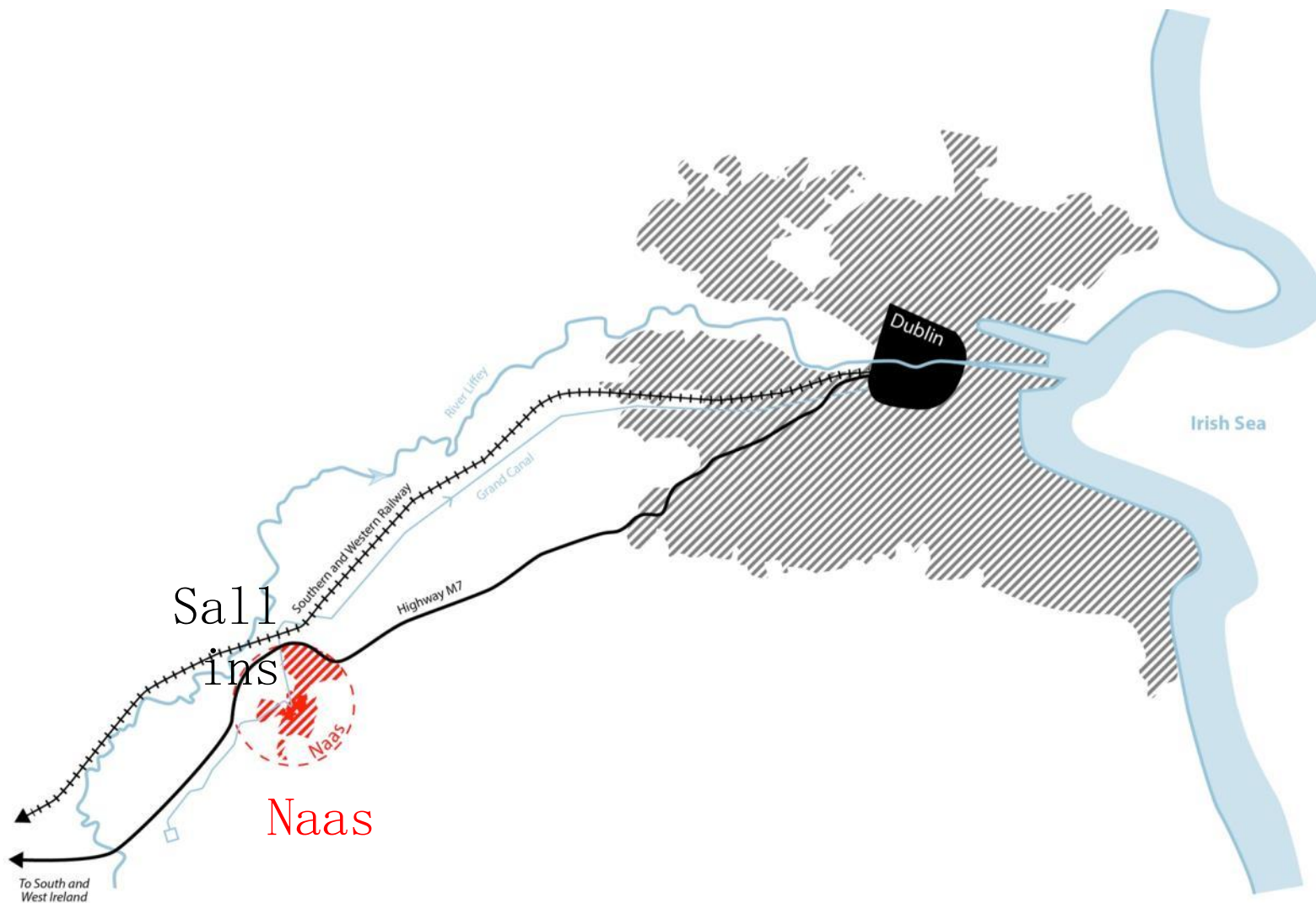


And Is Naas representative?



With a utopian 1 mile radius, a population that doubled in 20 years, is Naas the exception rather than the rule?

Naas & Dublin

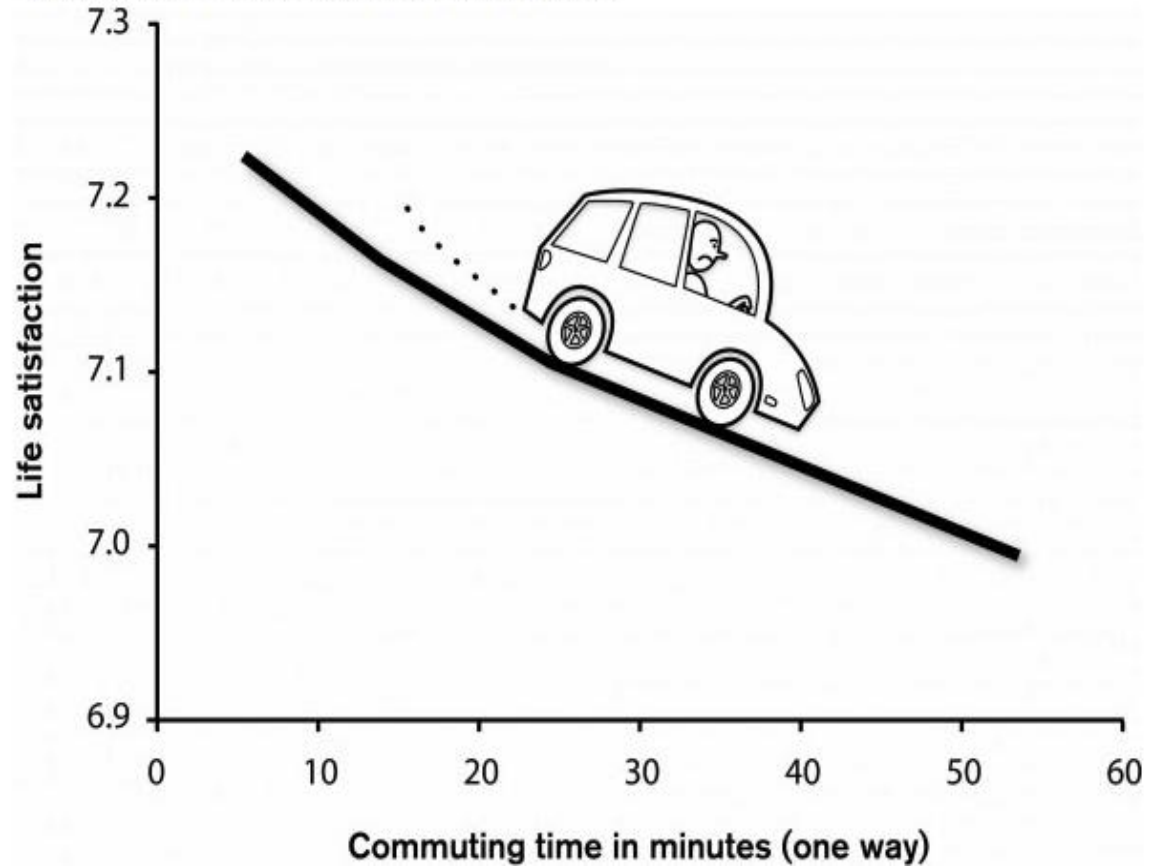


By Paul de Greslan

The Commuter's Paradox



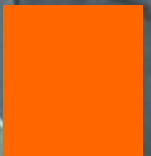
Commute and life satisfaction



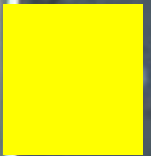
Graphic by Dan Planko from Charles Montgomery, Happy City

Structure for Talk

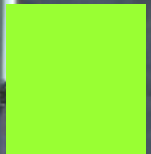
1. What We Did



2. What We Found

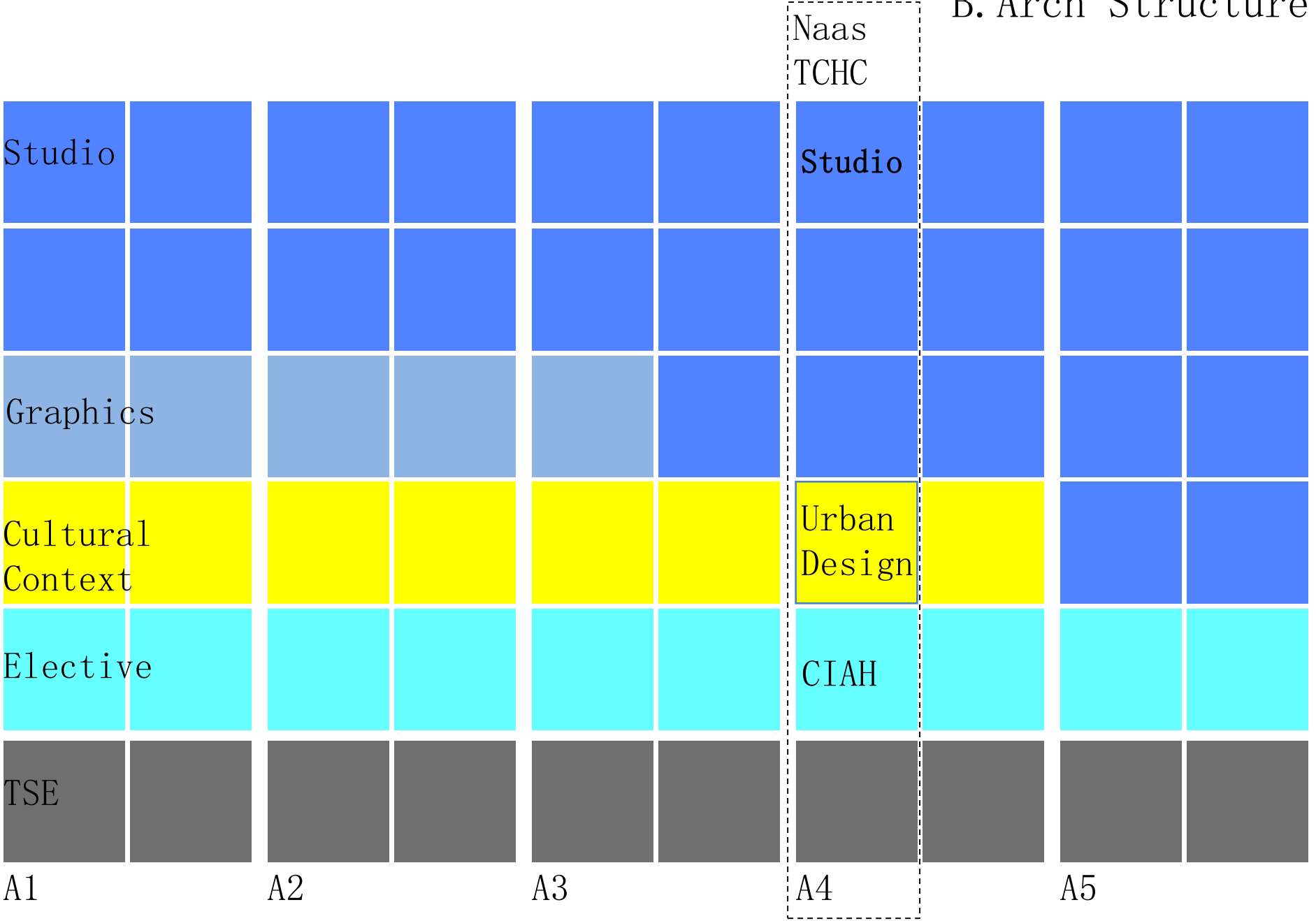


3. What Actions Might Follow



1. What We Did A4 @ WIT

B. Arch Structure



5ECTs x 110 Hours X 20 students = 2,200 Hours!



2,200 Hours to 11,000 Hours for 5 Modules!

Our Analysis Began Upside Down



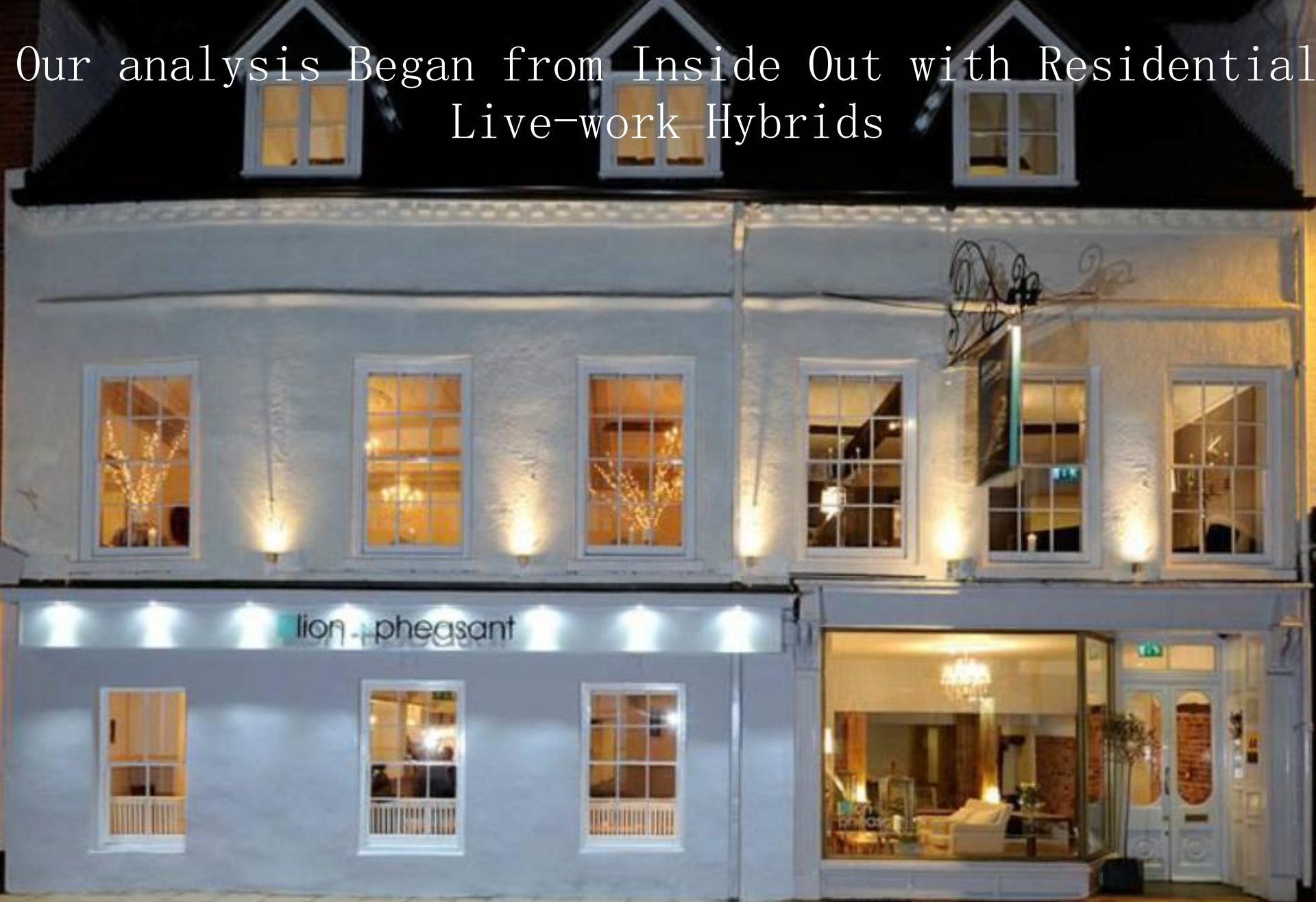
From The Place And Streetscape



We Began by Designing “A *Place Of Assembly*”



Our analysis Began from Inside Out with Residential
Live-work Hybrids



The Lion + Pheasant Hotel, Shrewsbury, Shropshire by Paul Keogh and Rachel Chidlow

2. What We Found

Town Centre Health Check.

Town Center Health Check– Subdivided Assigned Tasks

Draft analysis of workload and who can do what by when					5 ECTS X 21 students	5 ECTS X 14 students		1. Local Authority	2. Civic Groups	3. 3rd Level Institution	4. Heritage Council					
		Priority to deliver for the LA														
		GAP or need for assistance to deliver														
												Agreed in class 21 November 20				
	Action	Description in briefing document	Notes	Pilot issues for consideration by Heritage Council	Feasibility/WIT Progress			Action by KCC	Action by Civic Group	Action by WIT	Action for Heritage Council					
3.0	3.1	Footfall/Pedestrian Survey – based on findings of the landuse survey and discussions with the LA, Pedestrian count to be undertaken in Town Centre on two days (preferably): (Friday / Saturday	To be carried out Friday & Saturday 18 & 19 November	Potentially only 8 students required tbc	All students completed minus 3 (Jamie & Cinzia message received). Chester, Circe and Andre absent, day 2	All	All	GIS	Equal	Equal	Equal					
	3.2	Team of six to eight field workers required, depending on resources – survey points to be recorded on GIS map.	GIS?		GAP			GIS								
	3.3	Handheld clickers to be supplied by the Heritage Council. 15 minute surveys on each side of the street on each day – use clipboards – suggested times, as follows: - 1.15-1.30pm - 3.15-3.30pm - 5.15- 5.30pm	Coordination and training needed		All students completed minus 3 (Jamie & Cinzia message received). Chester, Circe and Andre absent, day 2	All	All		Equal	Equal	Equal					
4.0	4.1	Business/Retailer Surveys (see below) – undertaken, data input and analysis – SPSS. Template provided – towns to amend and develop, as required.			By KCC			Most								
	4.2	Consider focus groups with specific sectors – go beyond retail – leisure, civic in the surveys.			By KCC			Most								
5.0	5.1	Shoppers Surveys – undertaken, data input and analysis –SPSS (?????)			All students completed minus 3 (Jamie & Cinzia message received). Chester, Circe and Andre absent, day 2			Most								
		Consider focus groups, particularly with young people –			No contacts for Youth council or Schools so students diverted to SWOT analysis	Circe & Octavia		Most								
		explore potential for parallel social media campaign.	N/A?		GAP				?							
6.0	6.1	Rental Survey – establish various rent levels for units in town centre			By KCC			Most	Most							
	6.2	Identify key pitch and ‘anchors’ for town centre in various land uses.			By KCC			Most	Most							
7.0	7.1	Ownership Map – to be added to GIS, where possible.			GAP			GIS								
8.0	8.1	Vehicle Count – boxes in the town centre – source from Local Authority engineers.		KCC Roads / Area Engineer	By KCC	Rachel & Pauline		GIS?	Most							
		Should Cycle numbers not be included?			Some commentary to be made on cyclists	Rachel & Pauline										
	8.2	Compare with footfall survey.			By KCC	Rachel & Pauline		Most								

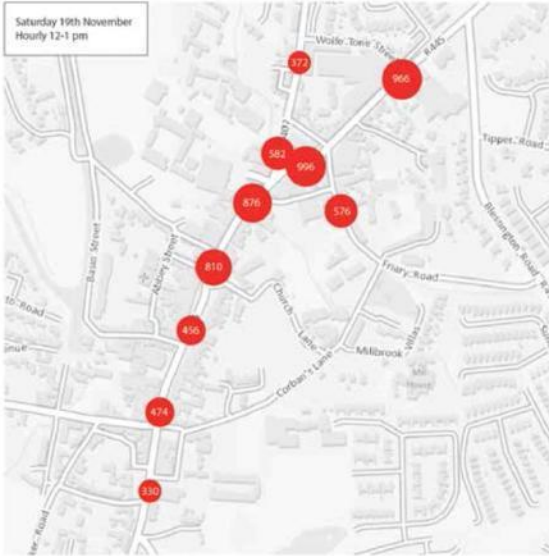
Event : Bucket Collection outside
Town Hall

PEDESTRIAN COUNT

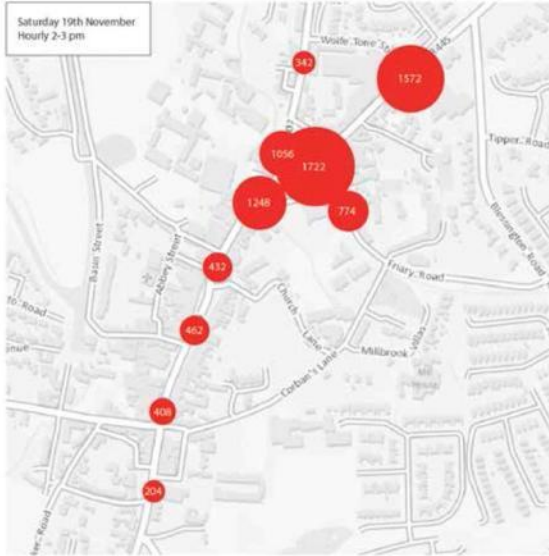
Saturday 19th November



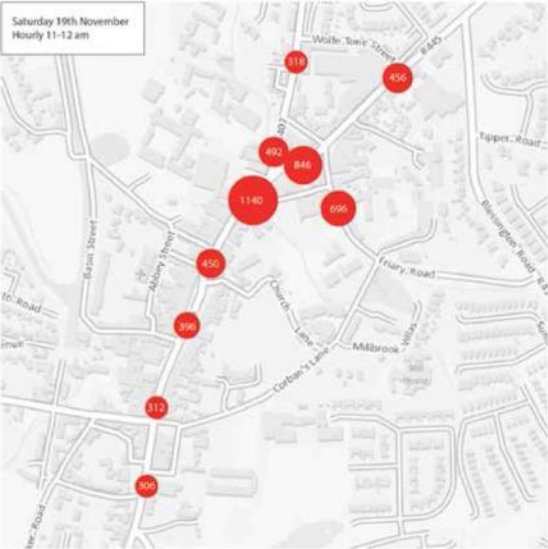
Weather : very cold, frosty, sunny, dry



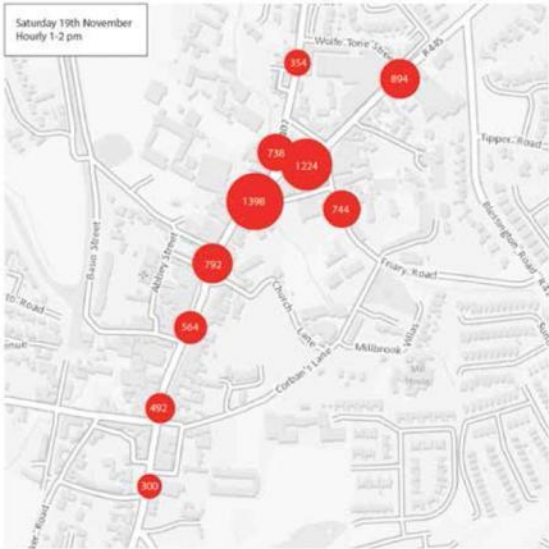
Weather : very cold, dry, sunny then cloudy



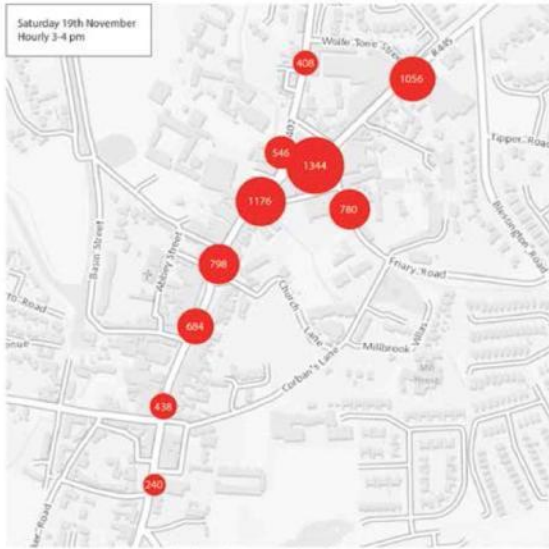
Weather : very cold, cloudy, periods of light rain



Weather : very cold, sunny, dry



Weather : very cold, dry, cloudy



Weather : very cold, cloudy, periods of light rain

A H – National Inventory of Architectural Heritage

Reg. No	11814055
Date	1945 1935
Previous Name	N/A
Townland	NAAS EAST
County	County Kildare
Coordinates	219515 ,289346
Categories of Special Interest	ARCHITECTURAL CULTURAL SOCIAL
Rating	Regional
Original Use	cinema
In Use As	cinema
Additional Use	shop/retail outlet



Photograph taken after the opening 1940
Referenced from - An Illustrated history of Naas by Naas Local History Group

Description

Detached five-bay two-storey International Modern-style cinema, built 1939, with single-bay two-storey projecting bay to centre having single-bay two-storey flat-roofed lower flanking bays and stepped roof parapet. Extensively renovated and extended in 1985 with ground floor remodelled to accommodate use as shopping centre. The building is gable-ended with roof behind parapet. Iron ridge tiles and iron rainwater goods. Rendered walls to front (north-west) elevation, painted. Rendered stepped parapet. Roughcast walls to remainder, unpainted. Square-headed openings, paired to first floor with shallow segmental-headed openings to projecting bay to centre remodelled, c.1985, to ground floor. Fixed-pane windows to first floor. Timber shop front, dating from c.1985, to the right on the ground floor with pilasters, fixed-pane display windows and glazed timber doors having fascia over with box consoles. Concrete brick cobbled footpath to front¹

Appraisal

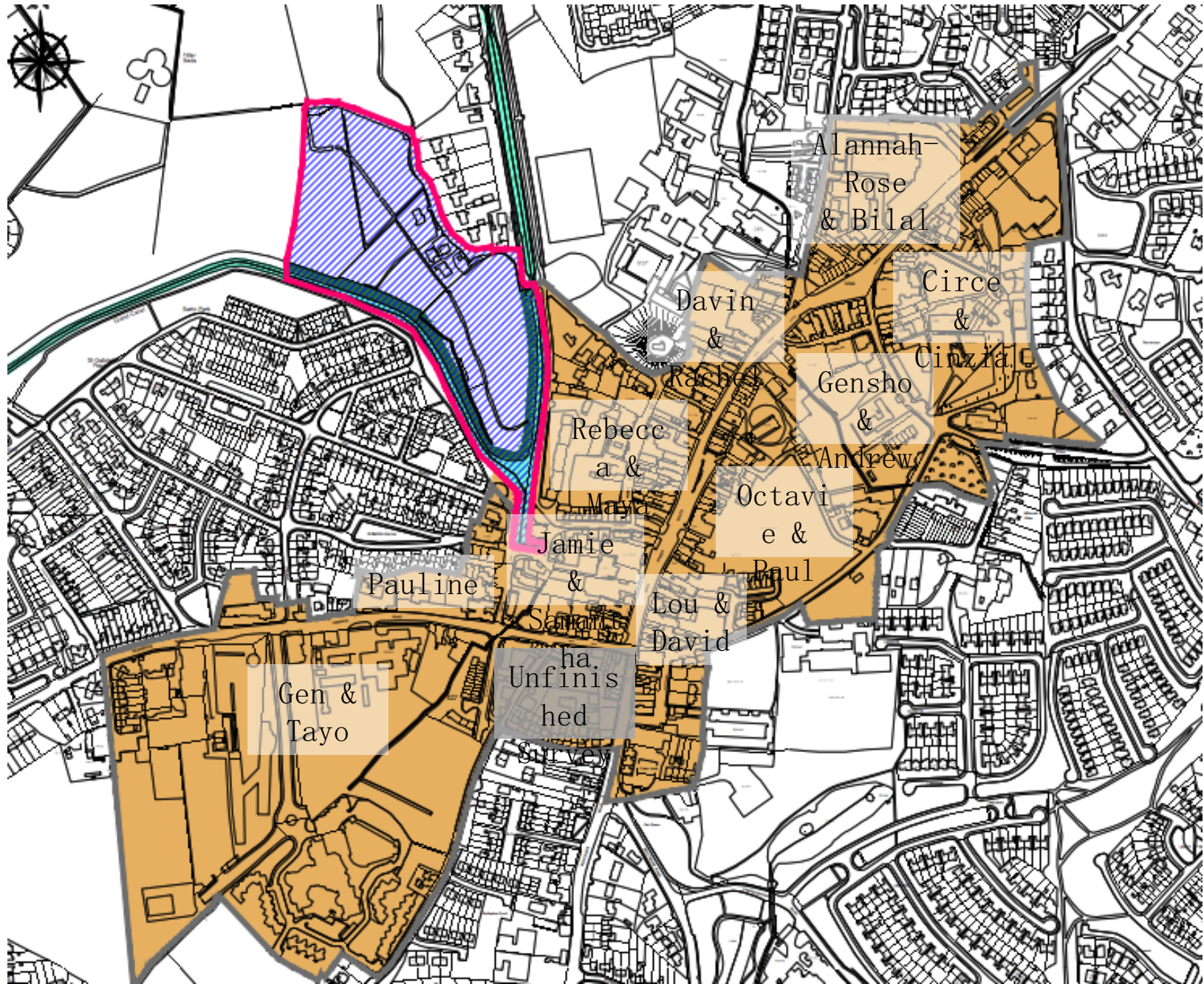
Dara Cinema is a fine building in the International Modern style a rare example of this style in the locality and therefore of considerable importance that has been extensively remodelled to ground floor in the late twentieth century, leading to the loss of most of the original form and character to that portion. Attention to the ground floor in future renovation works might help to restore a more accurate representation of the original appearance of the building. The cinema is typical of many of the designs for rural Irish cinemas in the early to mid-twentieth century, comprising a barn style structure fronted with a façade of sleek, dynamic, Modern aspirations, and the undulating profile of the façade (created by advanced and projecting bays), together with a stepped parapet wall, is a characteristic shared with many other cinema buildings throughout the country, many of which are now lost. The cinema is of some social and cultural interest, and forms an attractive feature on the streetscape of Main Street North, with the stepped parapet adding variety to the roofline of the street²



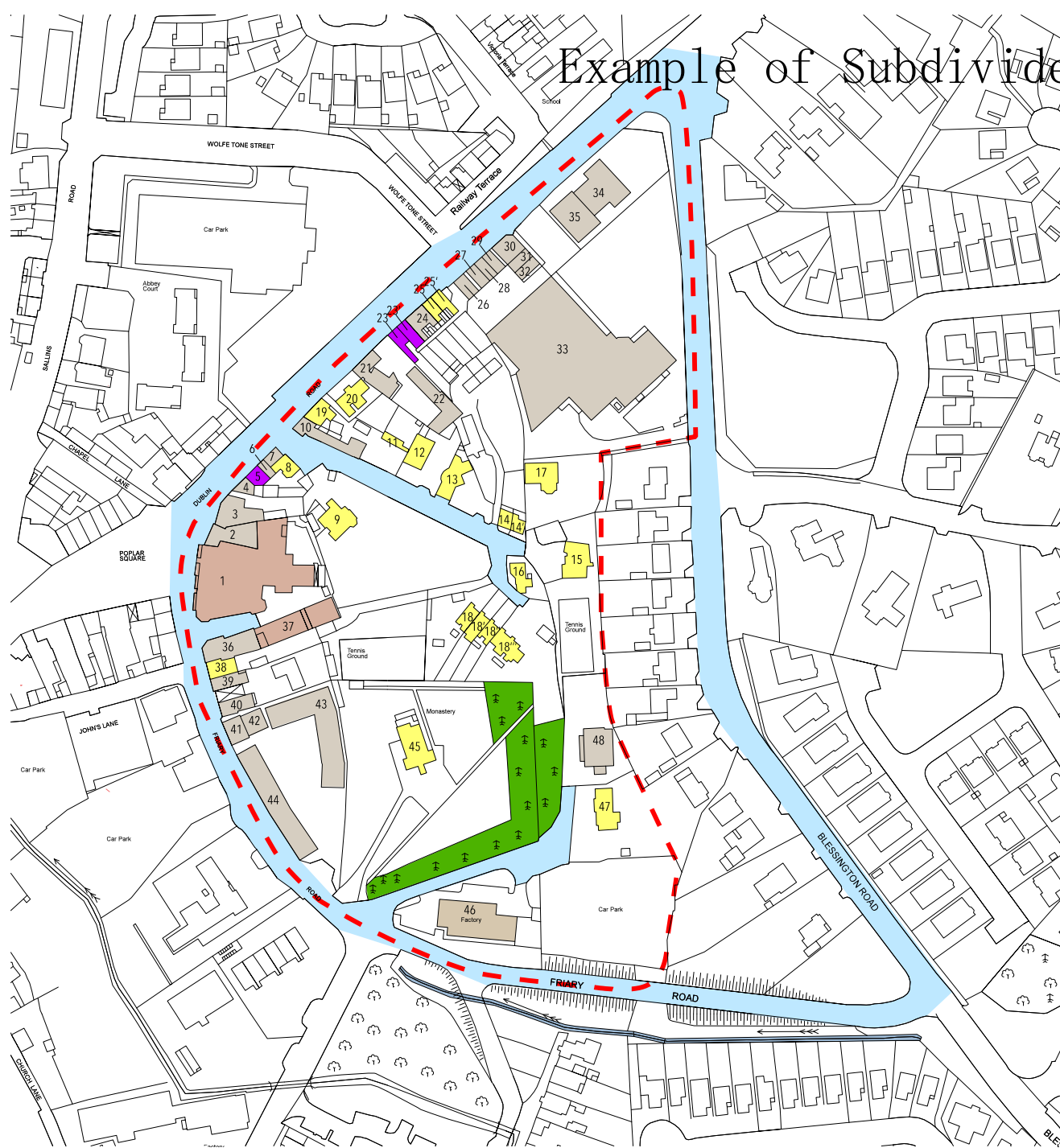
<http://www.buildingsofireland.ie/niah/search.jsp?type=images&county=KD®no=11814055> - accessed on 11/11/2016

¹ <http://www.buildingsofireland.ie/niah/search.jsp?type=record&county=KD®no=11814055>
² <http://www.buildingsofireland.ie/niah/search.jsp?type=record&county=KD®no=11814055>

Town Center Boundary Area Subdivided








Example of Subdivided Mapping



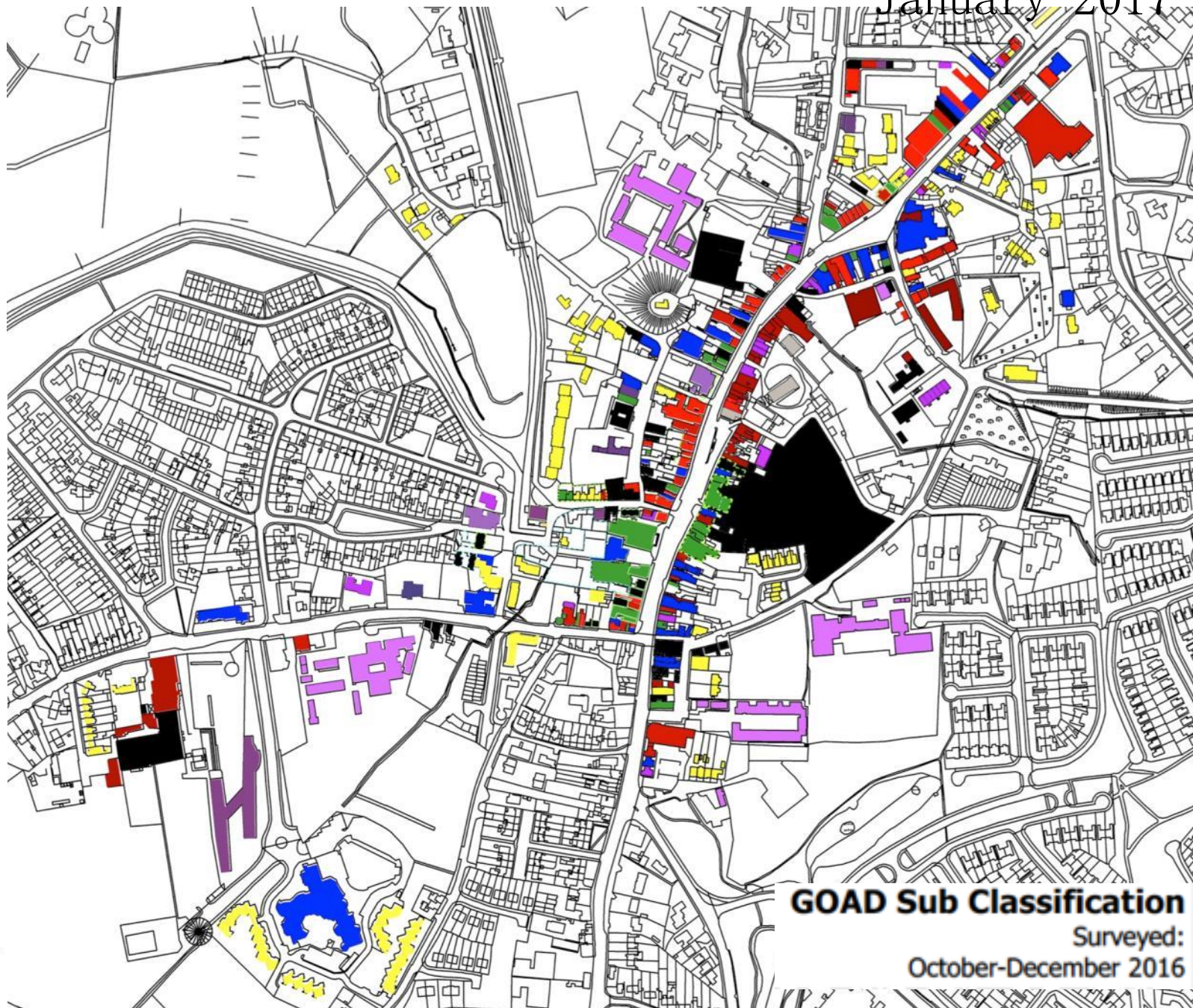
Cinzia
Romanin

Area Analysis in Excel

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
	Map Ref (from students)	Address (For later link to Geodirectory)	Occupant (Name above door)	Goad Class	Goad Sub Class	Primary Use/ Activity (+ Goad code)	Day/Night Use	Opening Hours	Upper Floor Uses	Gross Floor - Gross Area (based on OS map)	Typical Upper level - Gross Area (based on	Public Realm	Protected Structure?	State of repair from behind the plot	Any level change?	Photo	Further Comments
1																	
2		1 South Main Street	Emporium Kalu - Clothes Boutique	Retail	Retail - Comparison	Comparison - Ladies Wear & Accessories(CDM 21)	Day	All days - 9am to 5pm	Office	162 sqm		Traffic lights, signage, pedestrian crossing	Yes	Nothing	Yes		
3		2 South Main Street	Naas Insurance and Mortgage Brokers, Jimmy's Fish and Chip Shop	Services	Services - Leisure	Leisure Services - Fast Food & Takeaways (LS8)	Both	All days - 9.30am to 5.30p, all days - 5pm to 1.30am	Office	96 sqm		Bike docks	No	Nothing	No		
4		3 South Main Street	John Conroy - Menswear, Restaurant under construction	Retail	Retail - Convenience	Convenience - Repair, Alterations & Restoration (RS10)	Day	All days - 9am to 5pm	Office	63 sqm		Rubbish bins, parking metre, street lights	No	Nothing	No		
5		4 South Main Street	Campion - Insurance Broker	Services	Services - Financial & Business	Financial & Business Services - Legal Services (FBS6)	Day	All days - 9am to 5pm	Unsure of use	116 sqm		Nothing	No	Built Upon	No		
6		5 South Main Street	Kavanaghs Off License	Retail	Retail - Convenience	Convenience - Off Licence (CNV 8)	Evening/Night	All days - 2pm to 10pm	Restaurant	102 sqm		Nothing	No	Built Upon	No		

Tayo And Gen

Town Center Health Check of Naas, CAD & Photoshop, January 2017

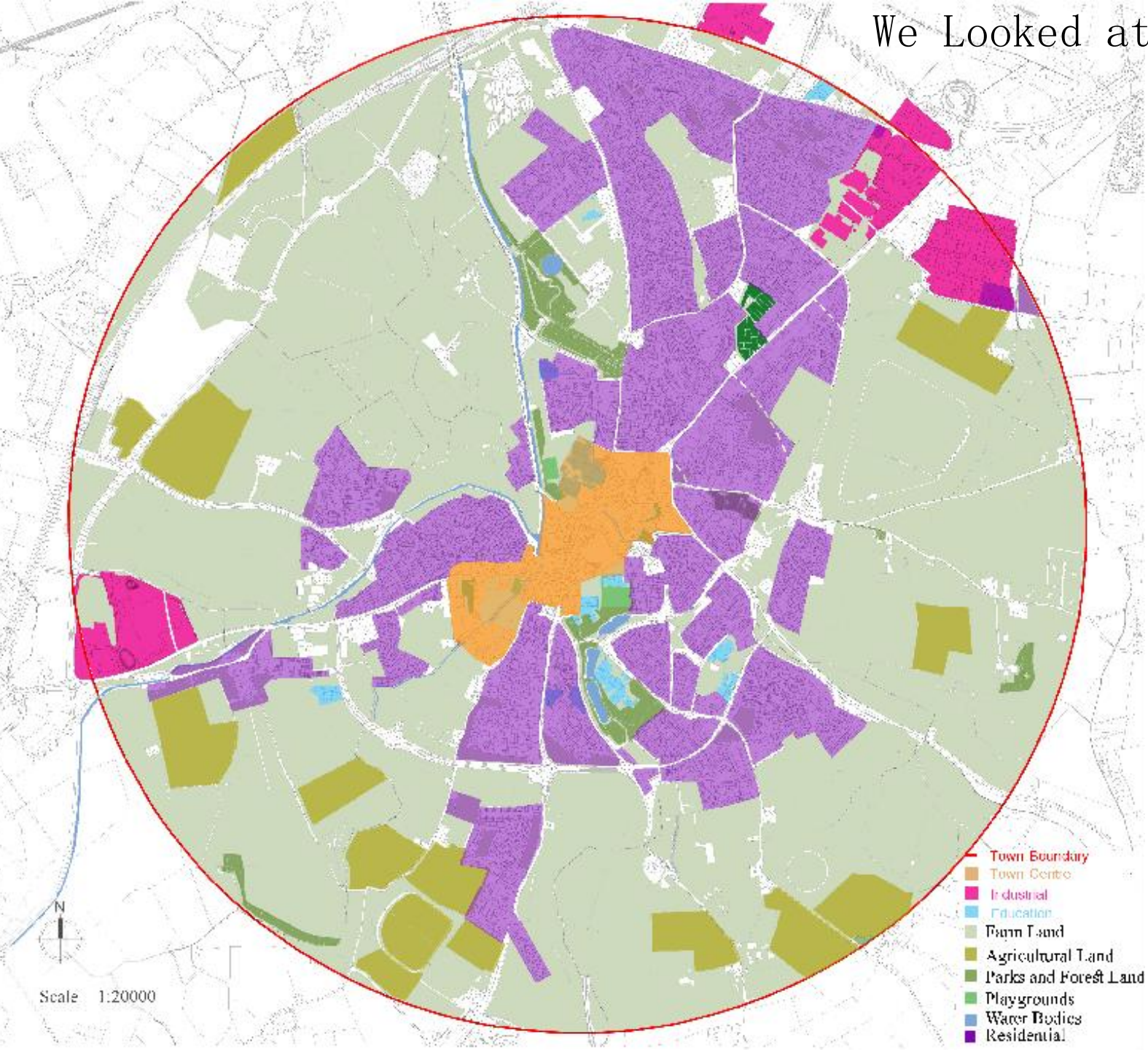


- Retail - Comparison
- Retail - Convenience
- Retail - Service
- Retail - Other
- Vacant Units
- Leisure Services
- Legal & Business Services
- Housing Unit
- Religious Building
- Protected Structures
- Derelict sites
- Education
- Health and related
- Community Facilities
- General public administration
- Mixed / general community services / facilities use
- Other community services / facilities

GOAD Sub Classification

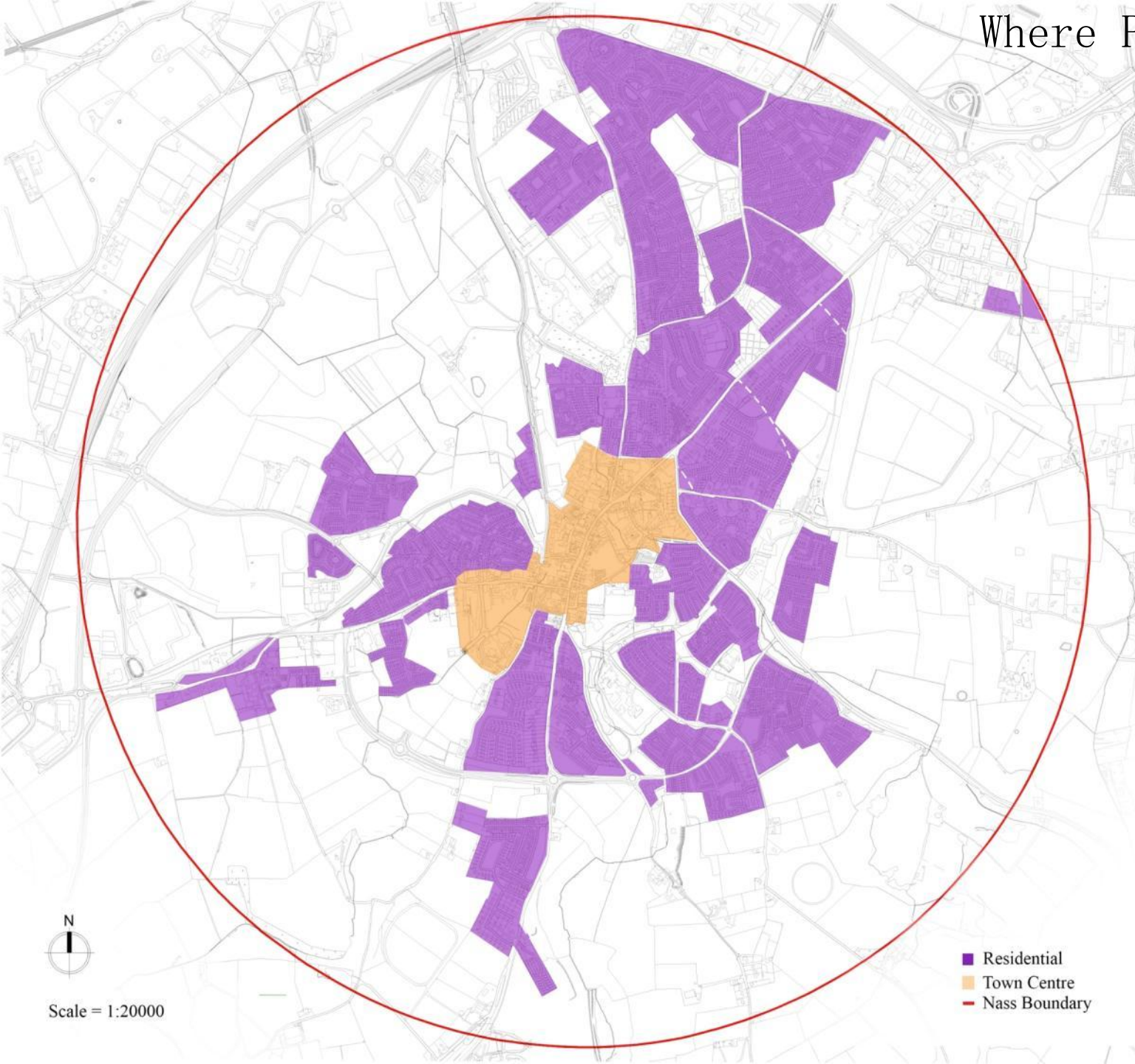
Surveyed:
October-December 2016

We Looked at the Whole



Gencho Dishev
Jamie Hynes
Bilal Jawaheer

Where People Lived



Scale = 1:20000

- Residential
- Town Centre
- Nass Boundary

Gencho Dishev
Jamie Hynes
Bilal Jawaheer

2

1

Rota by Bebhinn O'Shea KCC

SWOT

Strengths

Main Street and the Canal
are great assets but no
signage to connect.
Crime is low- except round
the Courthouse.
Great chance for Landscape
to connect and for Urban-
agriculture.
Open spaces could be linked.
Lots of Schools.
Human scale (except for
cars).

Weaknesses

There is no center-first
policy evident.
Industry is sprawling
outwards.
Traffic Congestion detracts
from daily experience.
The Main street is like a
stage-prop with no life
behind.
The blocks need depth of
use to expand the
experience from Main

Opportunities

Could be more a destination
than a shortcut or layby.
The sense of place is great
but could do with more
functions and more life
Farmers market in Old Station
could be a real asset
There could be more Festivals
and Social events
NAMA center great potential.
Not enough variety of shops or
events.
The station is disorientating
and disconnected.

Threats

Street.
No shelters and no benches
Just a commuter town to
No Playgrounds
Dublin with little social
life
No accommodation for young
people
Only a few live in the
Town center.
Shopping Focus too late
because of Tesco.
The image portrayed only
reflects only part of the
Naas Experience
Needs more social events
in the evening to feel

Octavie Beaury
& Circé Ribar

A Town Must Be More Than The Sum Of Its Shops.

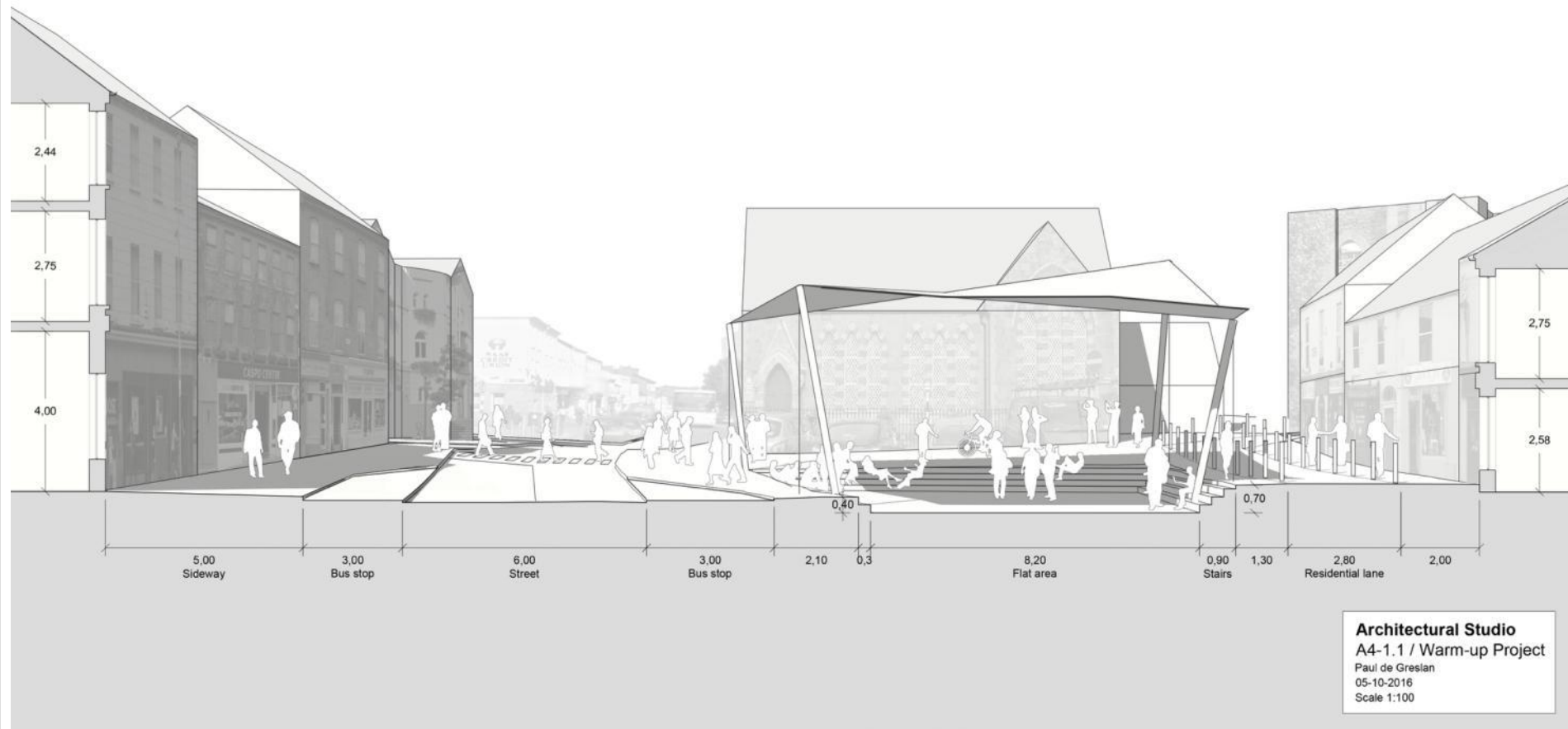
1



Monread Shopping Centre Was Opened In 2010; The Town Center Shopping Centre Remains Unfinished.

We found that the town lacked social activities for young and old, that very few people lived in the town center and that cars dominated the daily experience.

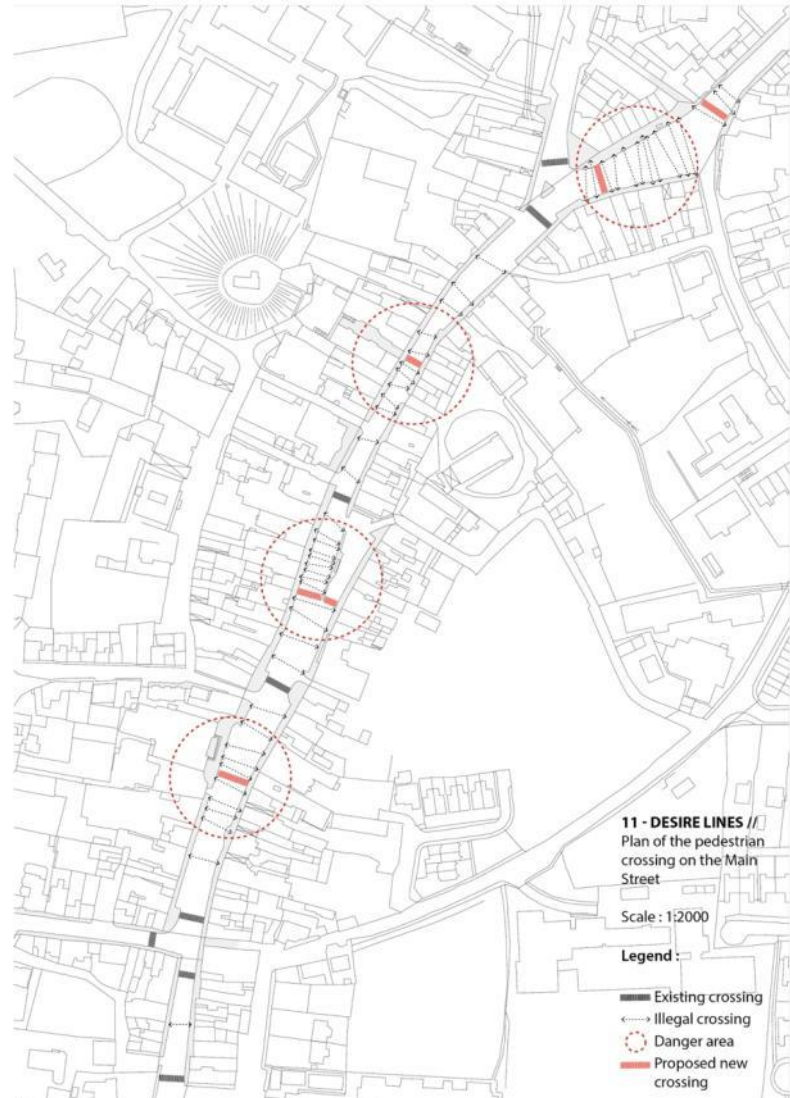
We designed A Place Of Assembly: a Shelter



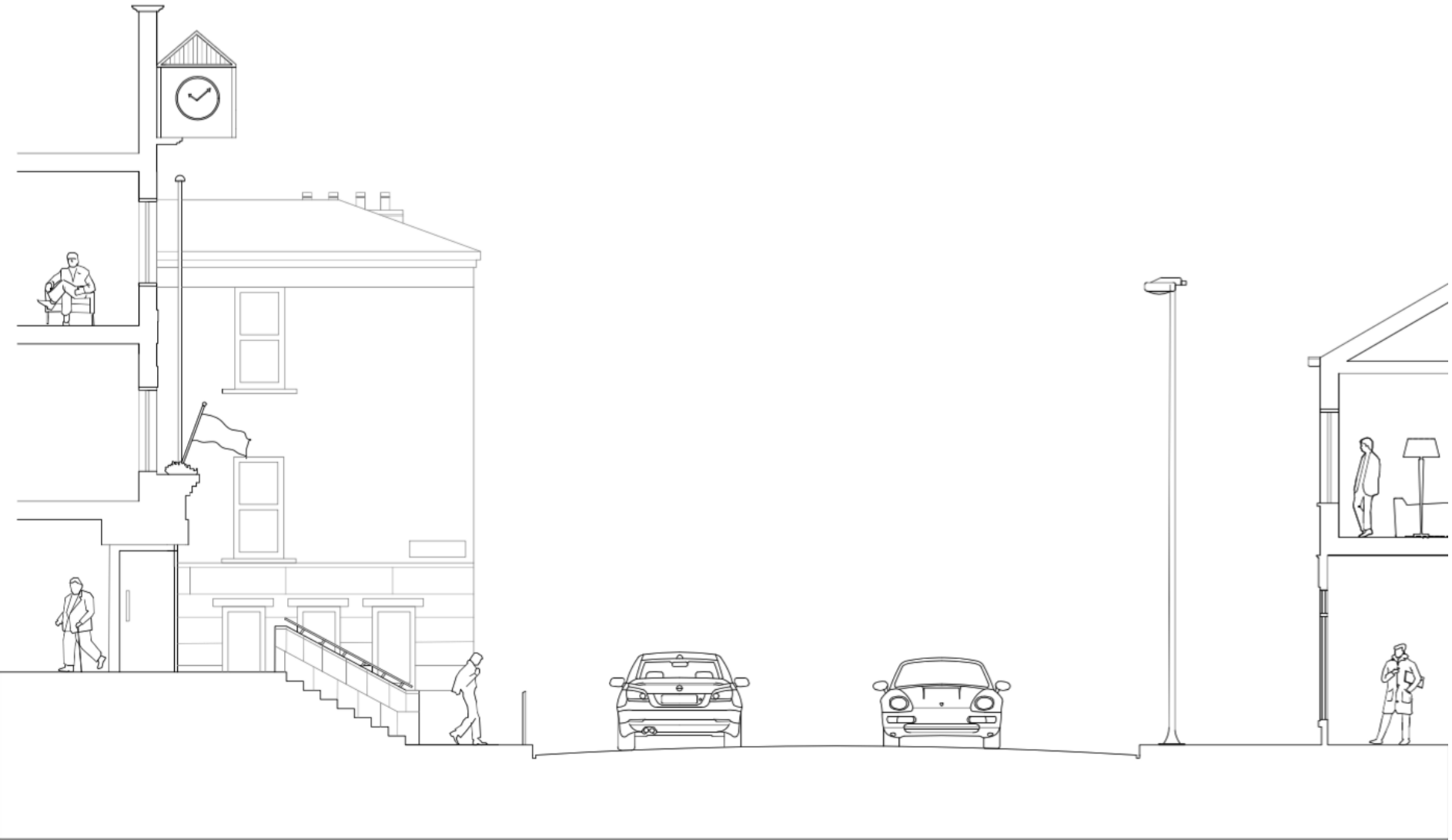
We found the only sheltered place to sit was a bus stop.

Begin with the Pedestrian 2

Experience In Mind



We drew the steetscapes; Site Section Through 1



Wai Jian Choong

Mind The Gap Between Main Street And its Backlands 3



Activities dropped off dramatically behind the Main Street lacking intensity, diversity and what Professor Peter Carl calls 'urban depth'.

Mind The Gap Between Main Street And its 3 Backlands



Invest In Your Best & Add Urban Depth 4



We clustered designs around three areas;

North & South Main Street

Infill Projects in the Backlands

Enhancing the Canal Basin

Hybrid Residential Building with Start-Ups

Project in a prospective context

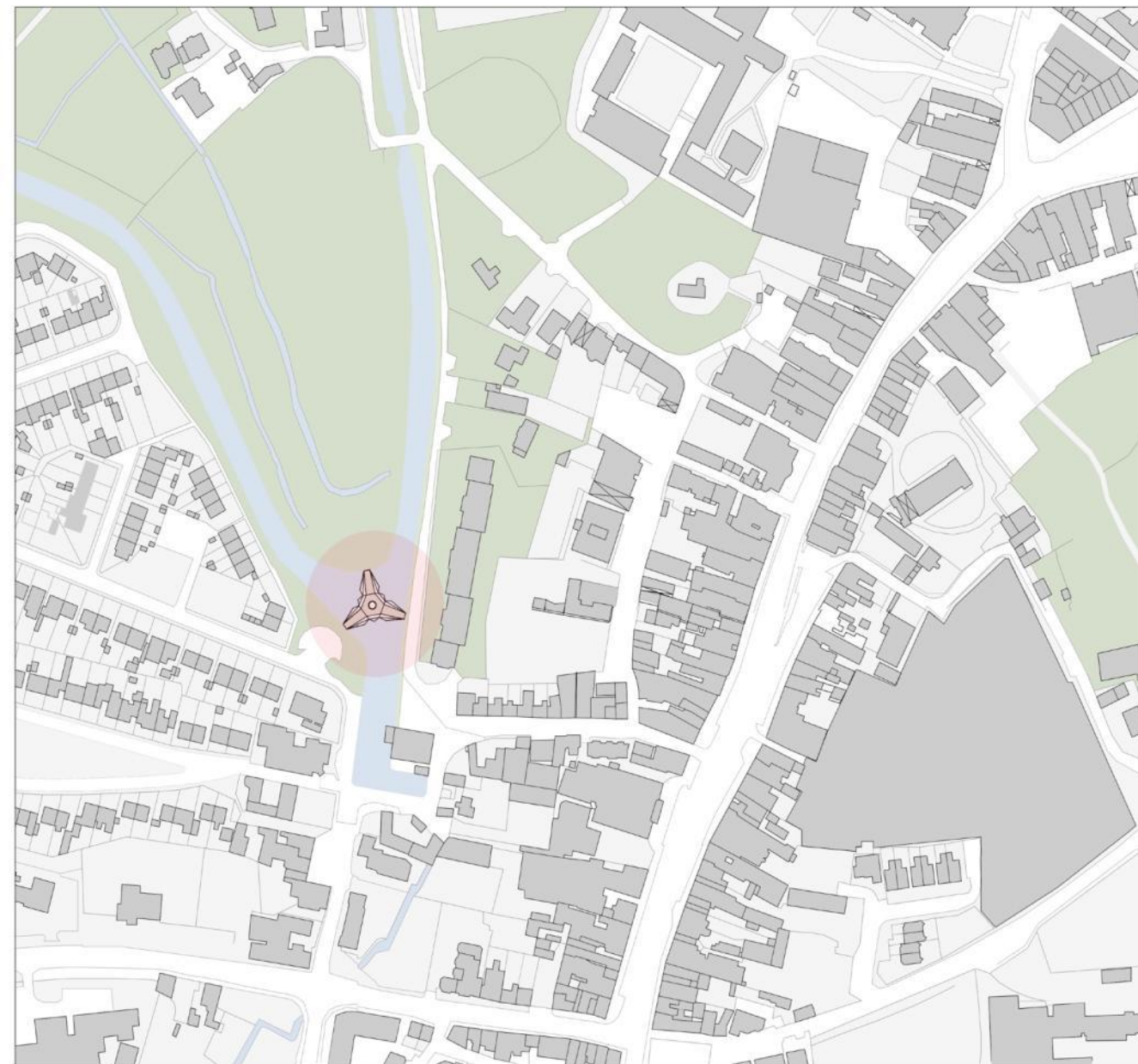


Hybrid Residential Building & Cooking School



Wai Jian Choong

To Bridge Space as Place



- Site
- Buildings
- Water
- Greens



Site Plan 1:2000

Studio 7 - Urban Complexity
Gencho Dishev
20064095

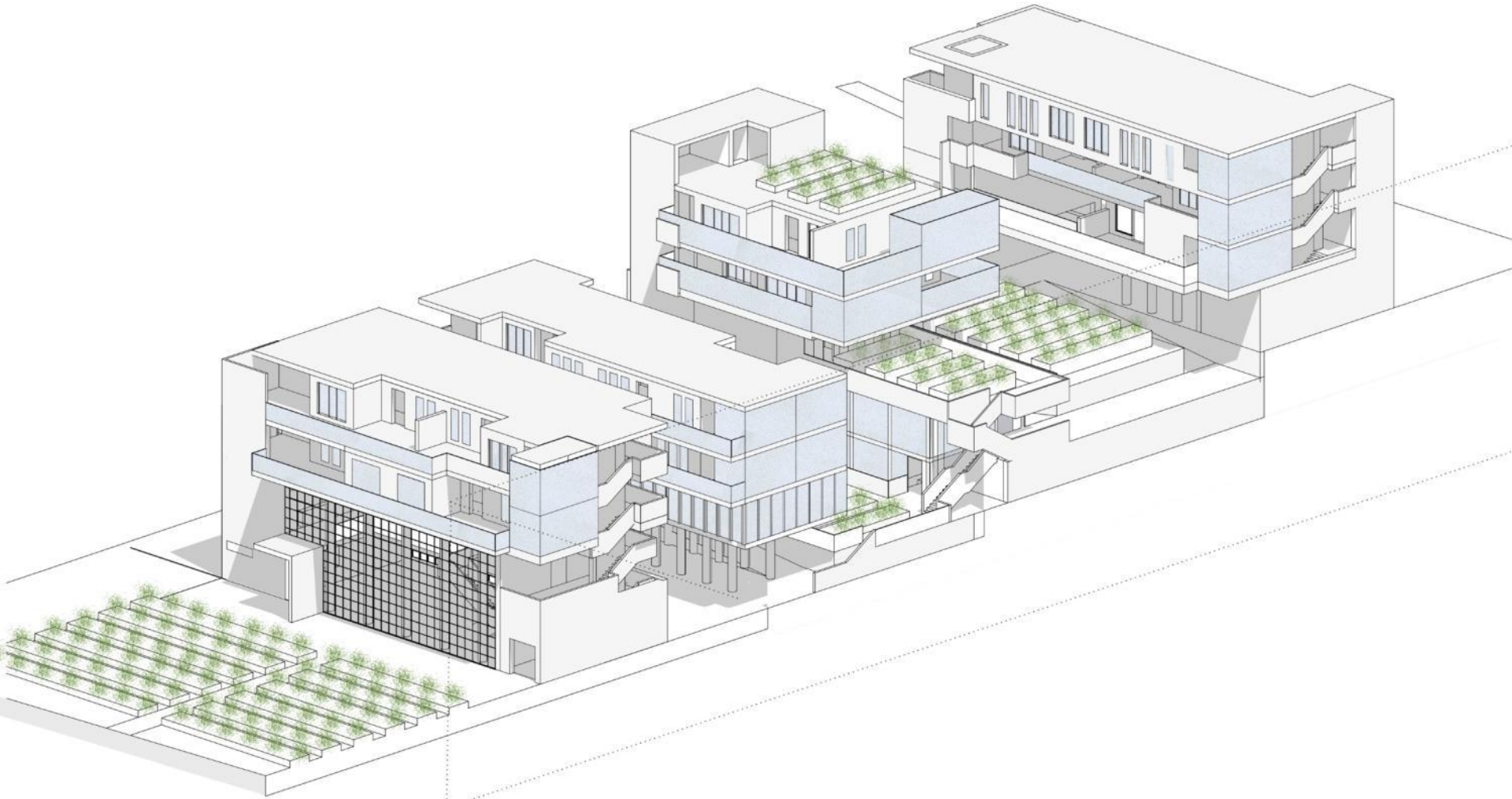
Gencho Dishev

A Place of Assembly on the Canal



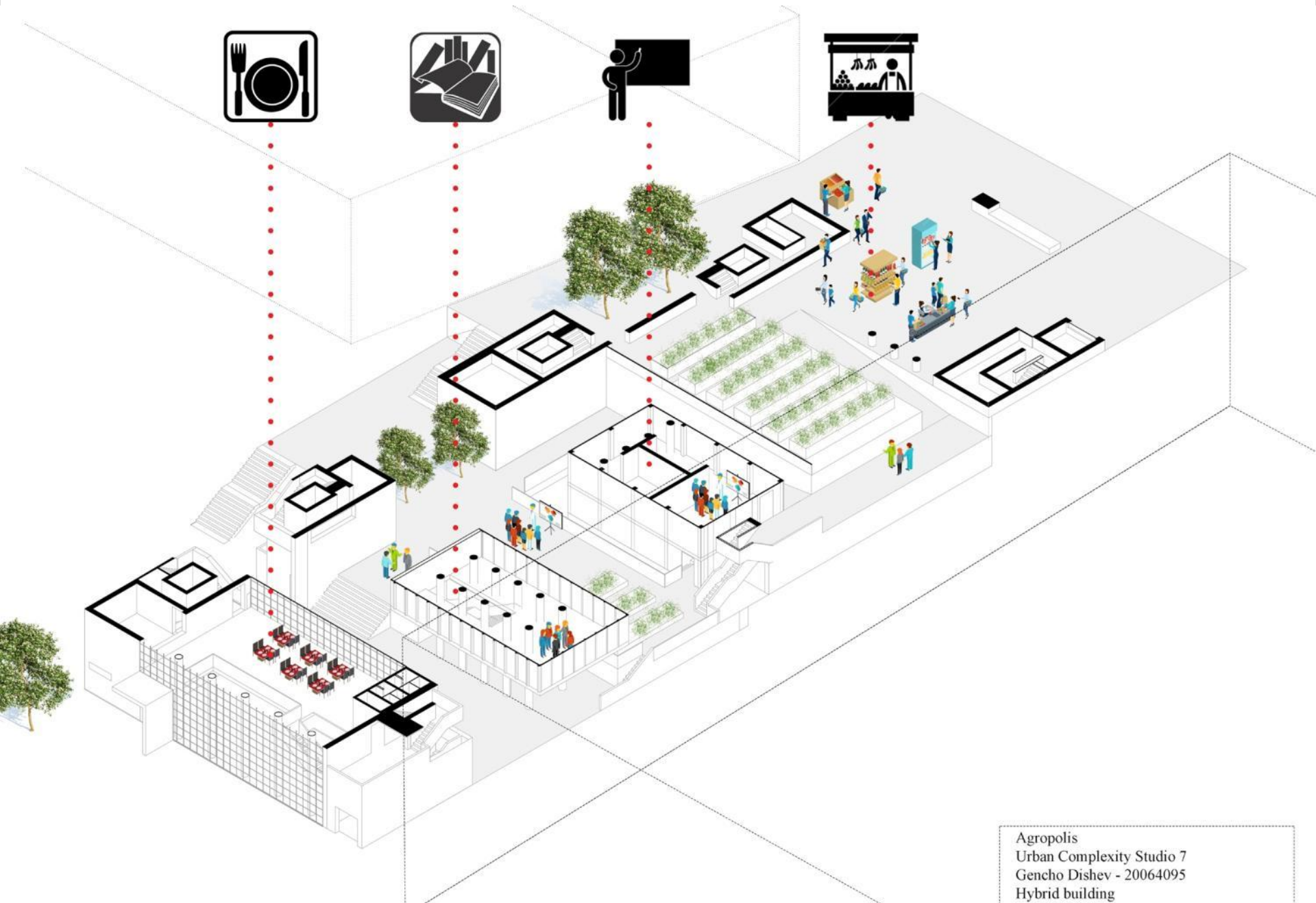
Gencho Dishev

A Design Proposal For A Grow Your Own School & Market



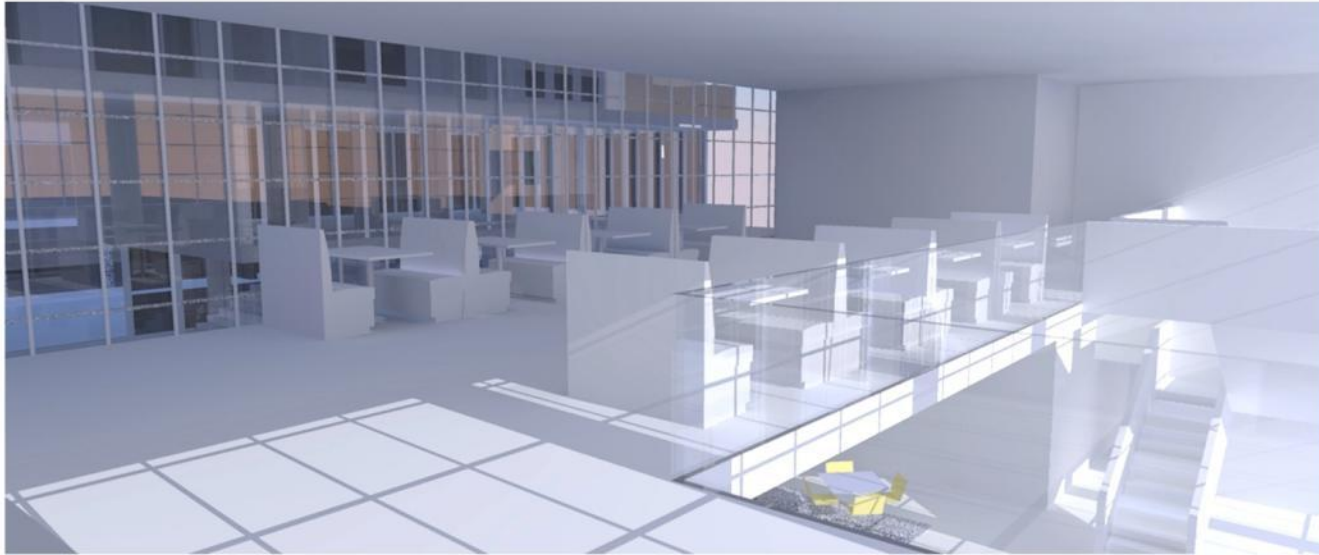
Agropolis
Urban Complexity Studio 7
Gencho Dishev - 20064095
Hybrid building

A Design Proposal For A Grow Your Own School & Market



Agropolis
Urban Complexity Studio 7
Gencho Dishev - 20064095
Hybrid building

A Design Proposal For A Grow Your Own School & Market



Gencho Dishev

Public Realm Matters; Don't Leave It To Chance!

5

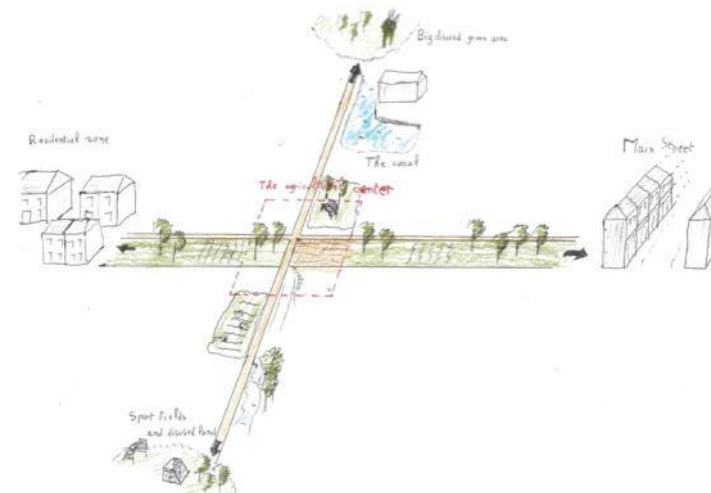




Linking The Different Districts



By linking the unused greenspaces



Pauline Blondlot

BLANK WALLS
ARE CRIMINAL



The ground determines our experience, aim for porosity. 6



The ground floor may be only 10% of a building, but it determines 90% of the building's contribution to the experience of the environment.

Karssenbergh, & Lavan, The City At Eye Level, Delft, Eburon, 2012.

The Ground Determines Our Experience, Aim For Porosity. 6



“Unless one understands the grain of a *town* at the physical level, the structure of the spaces and buildings, and how to make them seamless and connected – it is very difficult to create *towns* which are integrated, connected and sustainable for the future.”

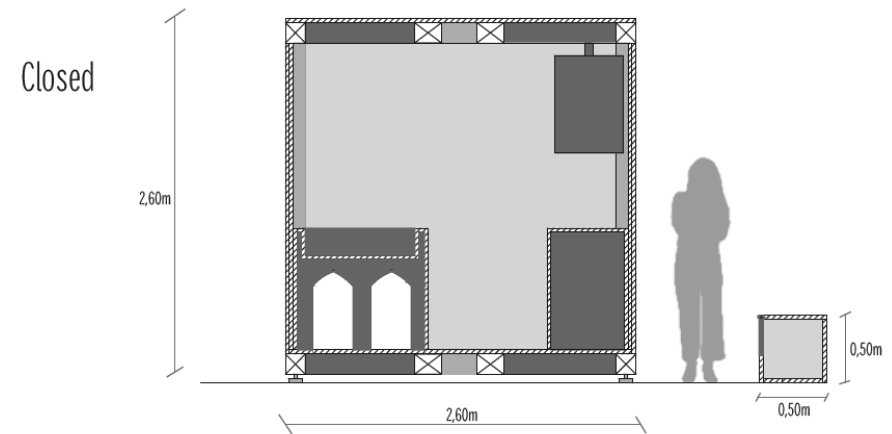
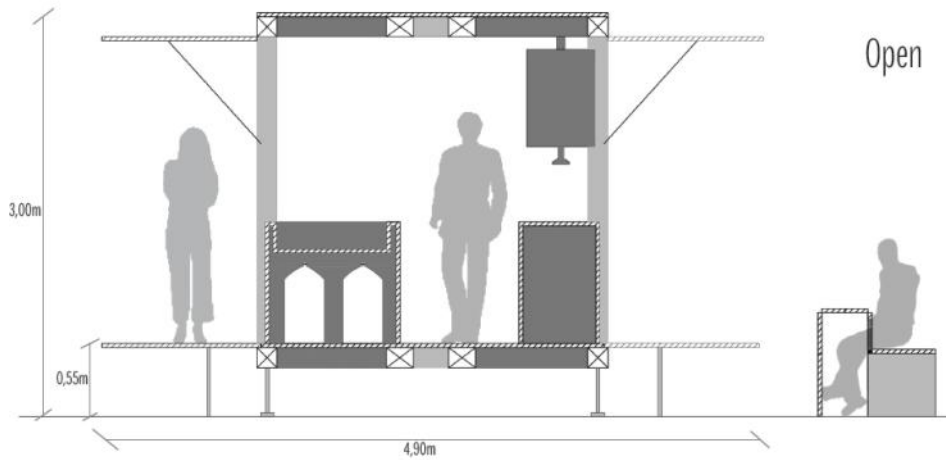
Professor Pietro Burdette

Coordinate More Civic Engagement & More 8 Activities!



The Pop-up Barbecue

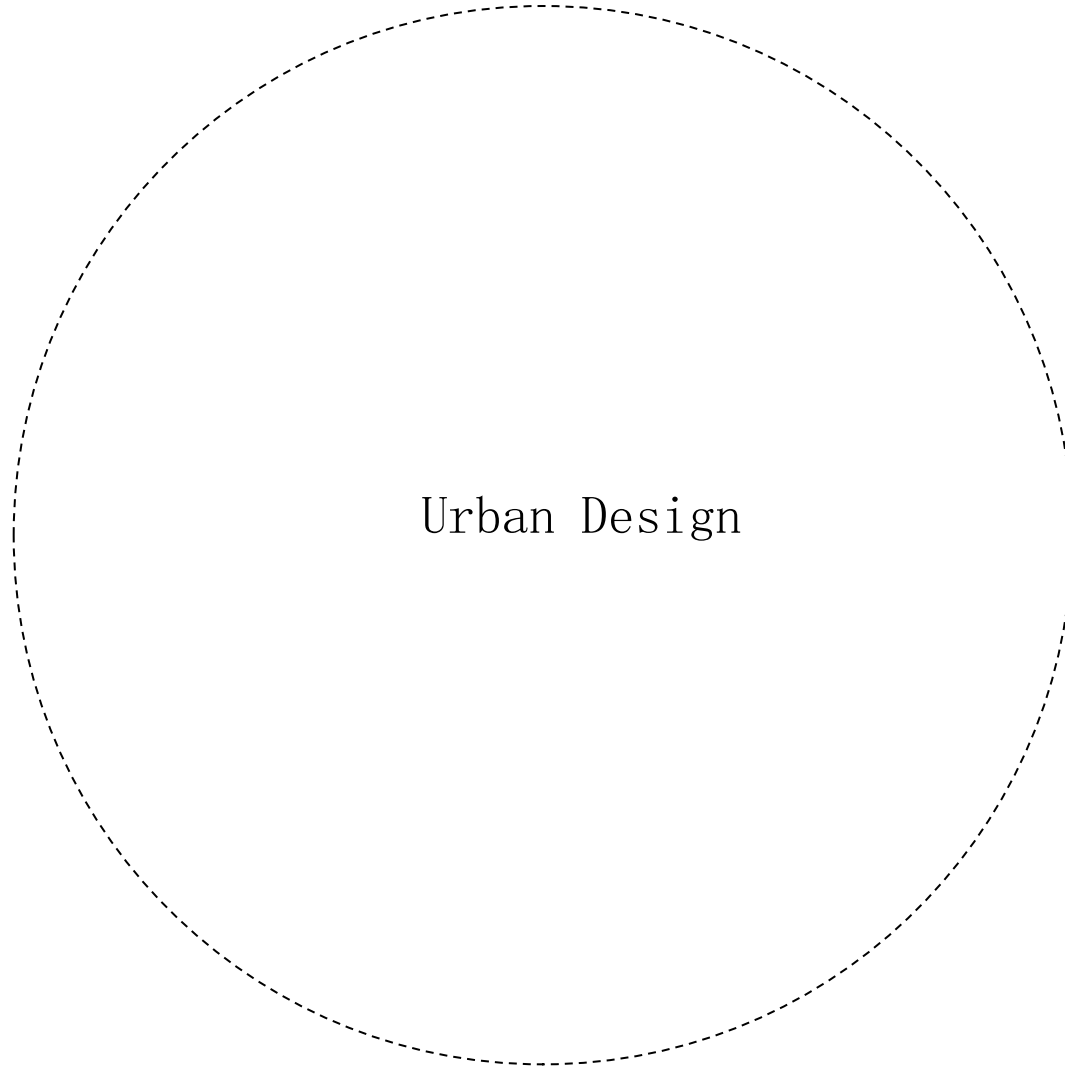
To build a sense of community on disused spaces



Pauline Blondlot

Mind the Gap between the Whole Planning & the Part

10



Urban Design

Place of Assembly



Between the
Pixel and
the Picture

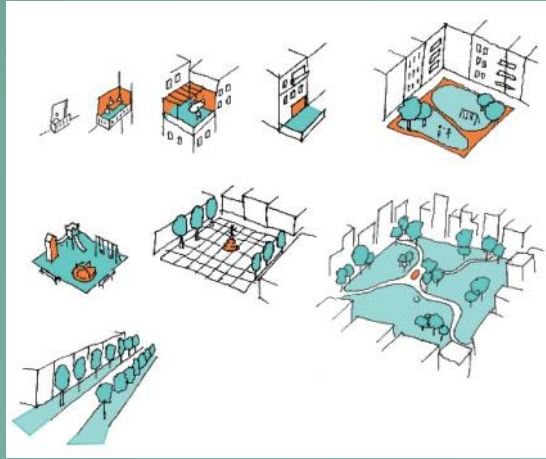
=

Urban
Design



3. What Actions Might Follow?

Avoid Blind Spots Of Module Scale Or Disciplines- Twin 5 Architects With Planners



Geographers with Sociologists, Economists with
Landscape architects etc..

We Need More Time & More Resources For Evidence Based Planning⁴

 HISTORIC ENVIRONMENT SCOTLAND | ÀRAINNEACHD EACHDRAIDHEIL ALBA

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ABOUT US
28 February 2017

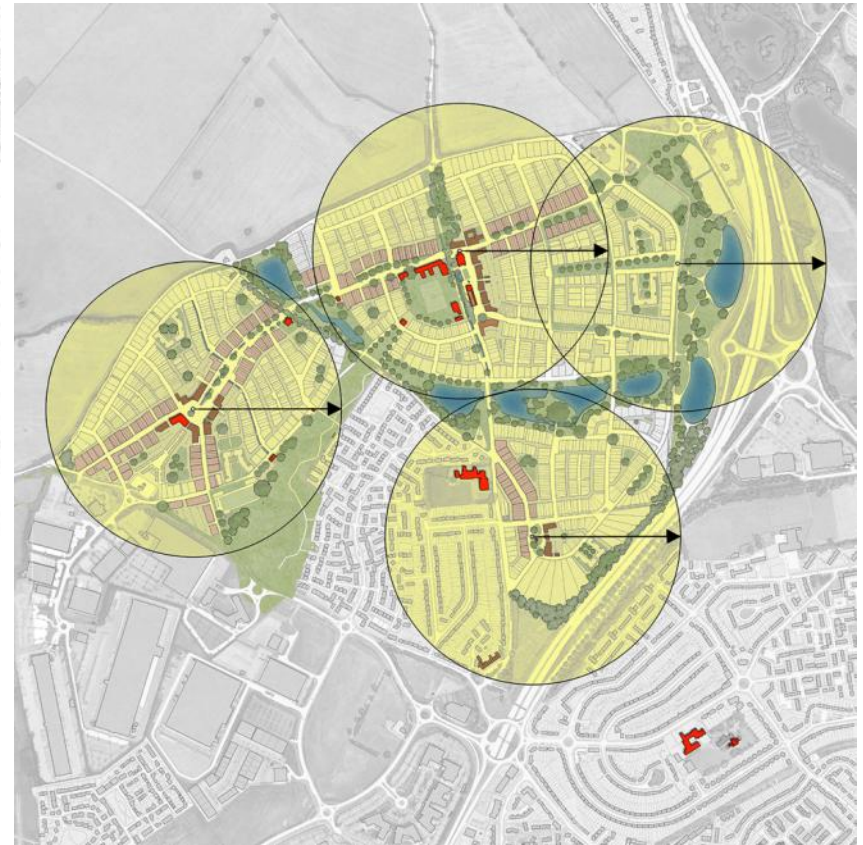
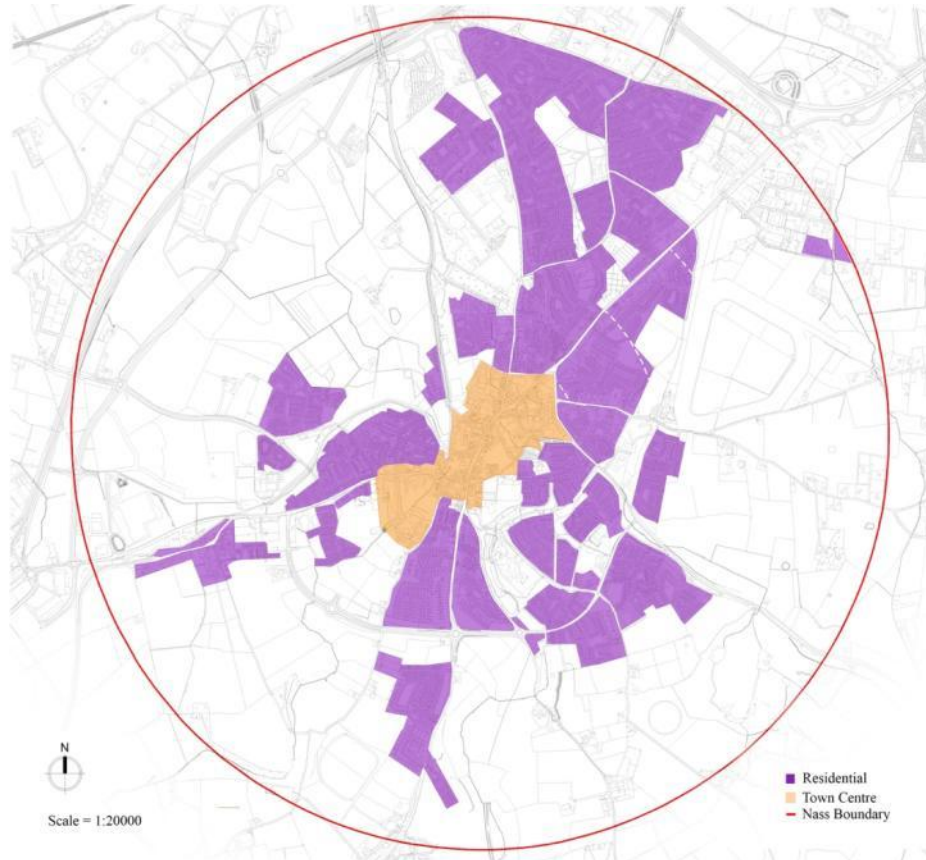
£6.2 million funding boost for Scotland's historic towns and cities

Alex Paterson, Chief Executive of HES, announces funding to preserve the built heritage of Scotland's town centres.



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Connections To And From Suburbs Need To Be Designed To Be Walkable 3



Begin From The Bottom Up With Engagement 2



Think In More Than 2 Dimensions- 1

Think Space & Time



Have A Town Design Champion 0



Jaime Lerner, Architect and Mayor of Curitiba, Brazil

Final Reflections



Thanks Team!

