Newbridge Town Renewal Masterplan



Client:

Kildare County Council

Lead Consultant:

Metropolitan Workshop
Masterplanning, Architecture & Vision
www.metwork.ie

Design Team:

Metropolitan Workshop
Masterplanning, Architecture & Vision
www.metwork.ie

SCAN THE QR CODE TO LEARN MORE ABOUT THE PROJECT AND TELL YOUR OPINION!

Metropolitan Workshop

Architecture + Urbanism

Historical Context

Newbridge

Historical Maps



1837



1880 - 1915



1995



1905

View down main street from St. Conleth's Bridge



1890

View from main street to St. Conleth's Bridge



1890

View from Eyre Street

1819

Cavalry Barracks,

1815

Aerial view of Cavalry Barracks

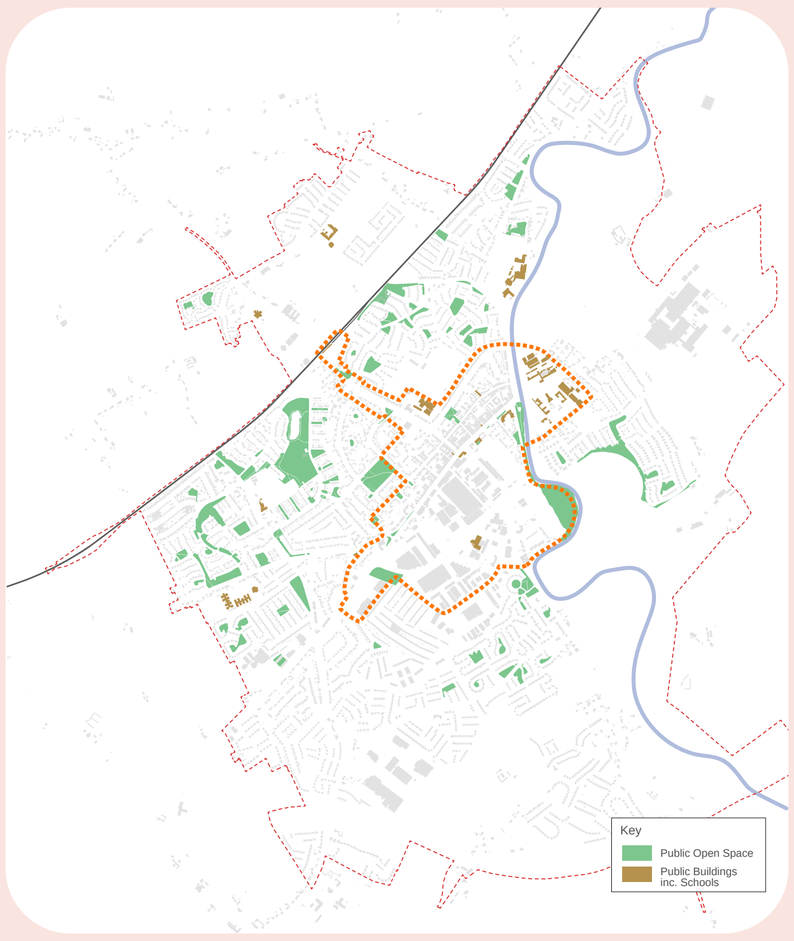
1918

View of Barracks church/school (now known as Town Hall)

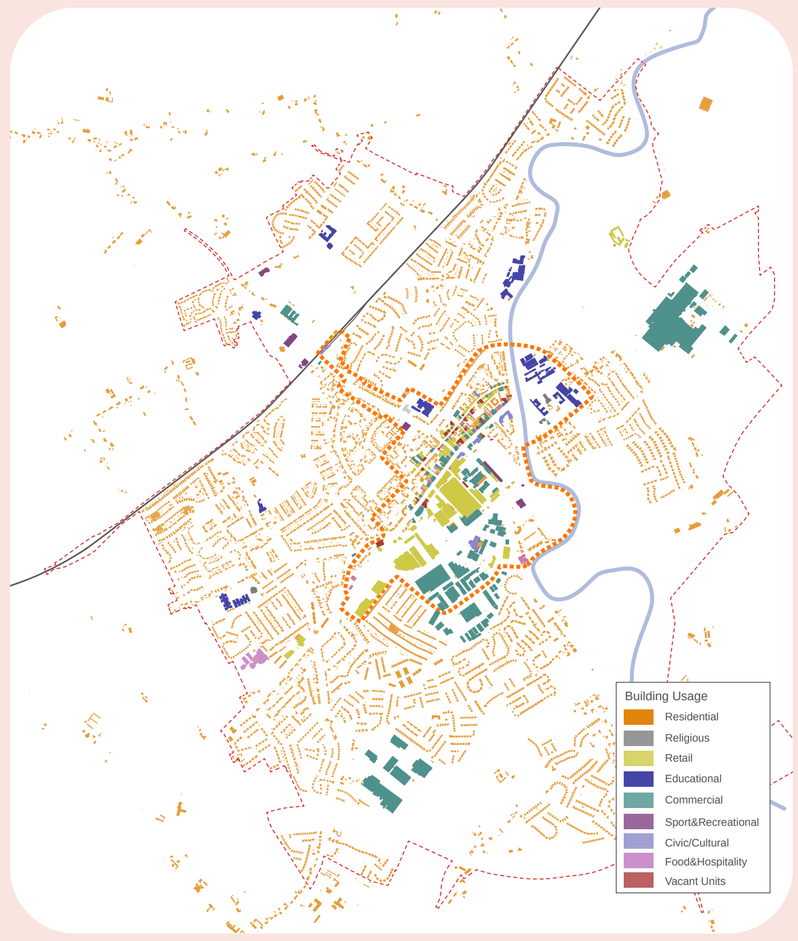
Urban Analysis



Town Make-Up

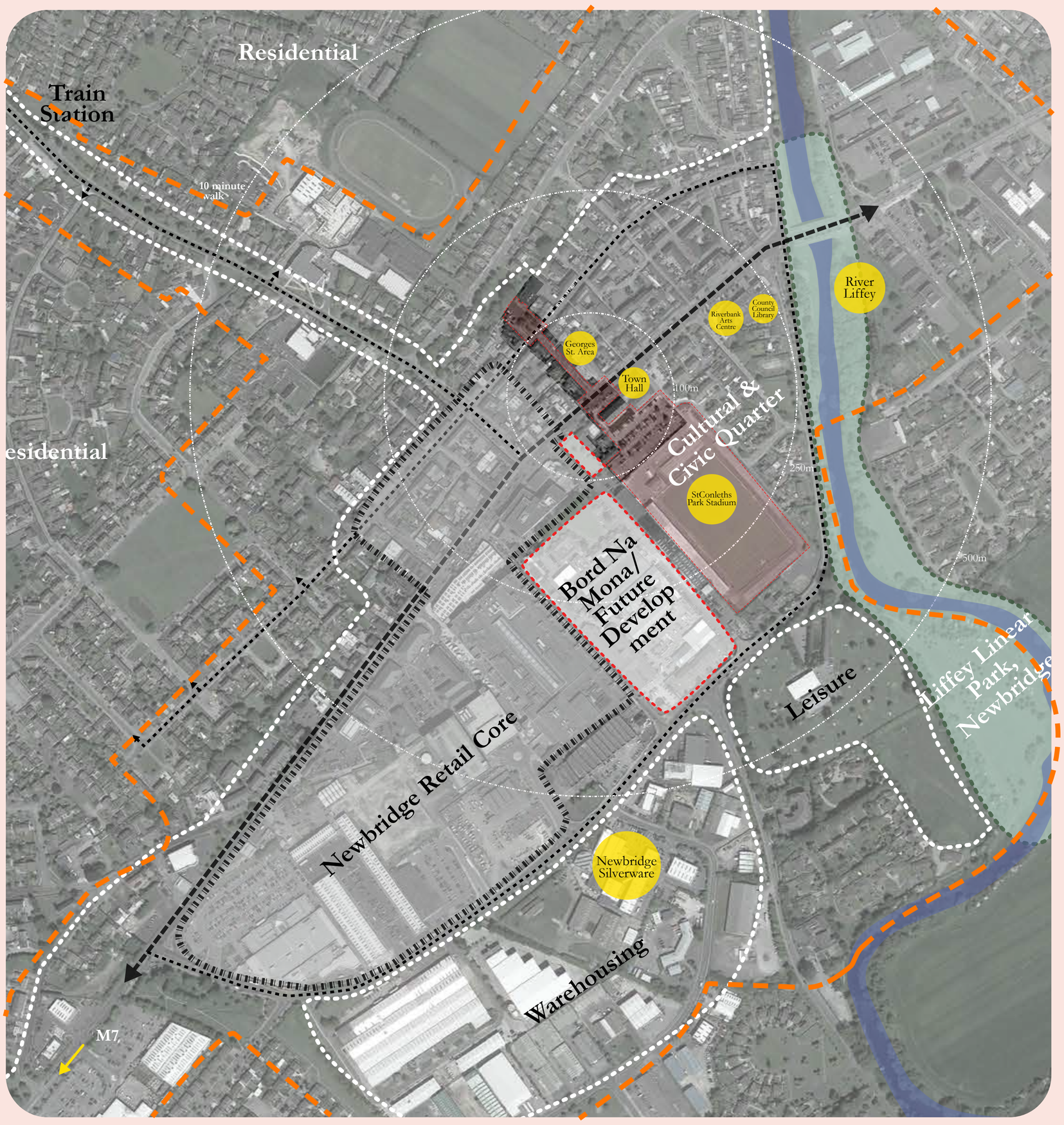


Public Realm

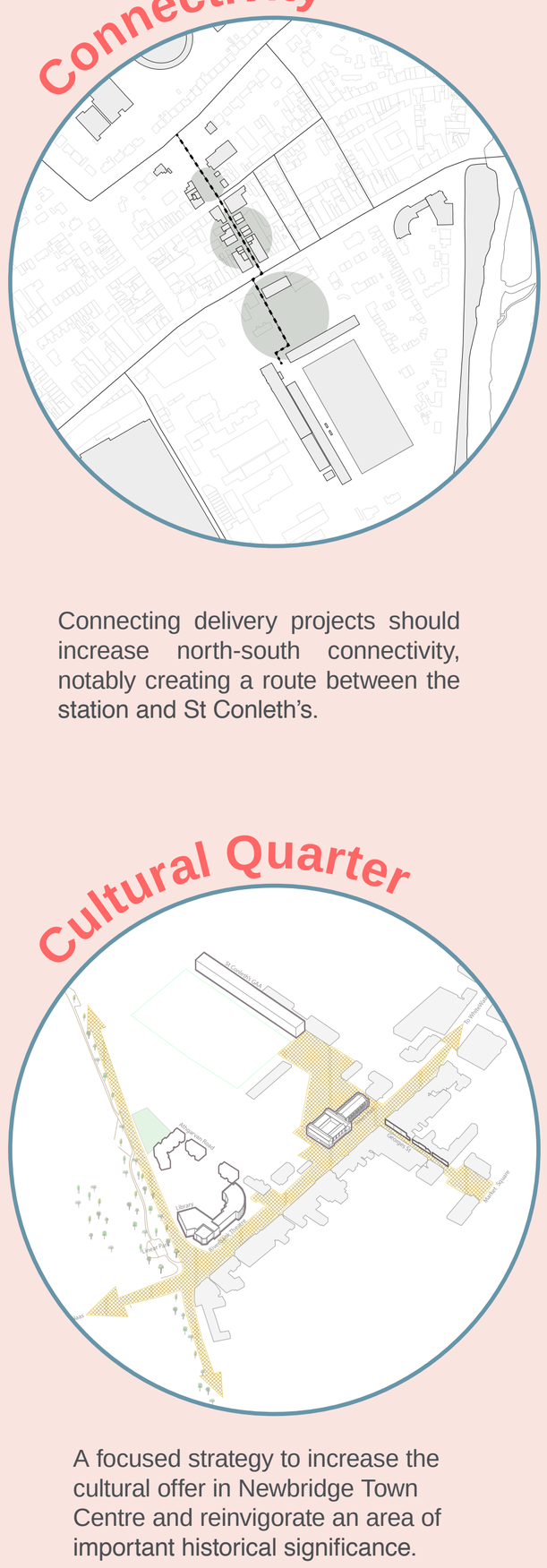


Building Usage

Historical Maps



Connectivity



Connecting delivery projects should increase north-south connectivity, notably creating a route between the station and St Conleth's.

Cultural Quarter

A focused strategy to increase the cultural offer in Newbridge Town Centre and reinvigorate an area of important historical significance.

Proposal

Town Plan



Key

- Ongoing Projects
- Proposed Cycleway
- B — Proposed Bus Stops
- Vehicular Access
- Pedestrian Access
- Potential Pedestrian Access
- 6 No. parking spaces from Private land relocated to Town Hall Car Park

Public Realm Improvement Projects

1. Main Street public realm improvements
2. Town Hall Car park improved pedestrian access and public realm connection to Main Street
3. Relocated 6 private parking spaces to Town Hall Car Park
4. Georges Street redesign improved lighting and reduced clutter
5. Eyre Street redesign to one way with parking reduced and improved public realm
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7. Robert Street local access only improved connection for better active mode use
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Parking on private land

North

Public Realm Improvements

George Street

What

Georges Street is a primarily retail based promenade linking the town hall to the site of the former courthouse. It was pedestrianised in the early 1990's and over the years some additions have been made such as public art and potted plants installed.

The street terminates to the south on Newbridge Main Street, busy road of considerable width and volume. There is no safe crossing point to the town hall without walking some distance (minimum 150m) to the North and South.

Georges Street has some thriving business, especially with café's and entrances, however the public realm is looking tired and some of the street furniture serves to inhibit movement and views.

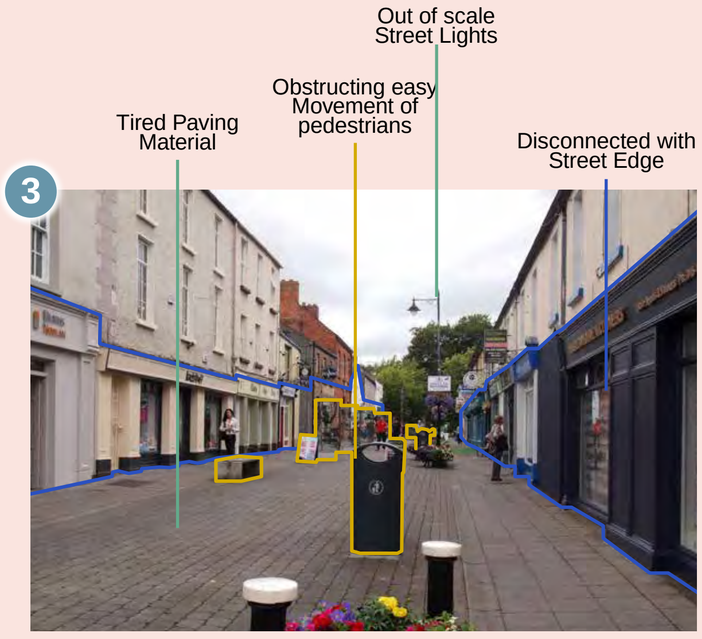
Why

- Enable an inviting public realm for shops to open out onto the street to provide for a cafe/restaurant culture.









Precedents





Hildreth St. Balham, Before and After Metropolitan Workshop





Viking Triangle, Waterford GKMP

Public Realm Improvements

Market Square

What

The Market Square once housed the town courthouse a two storey structure with a formal facade which formed a framed view from Georges St and was set on a formal axis with the Town Hall. The courthouse was lost in a fire several years ago and the site has sat vacant ever since. Perhaps owing to the loss of footfall in the area some of the buildings facing are in poor conditions and are vacant.

In general the public realm is of poor quality with bollards and railings blocking views. There are some high quality trees which provide an important function to the area.

Why

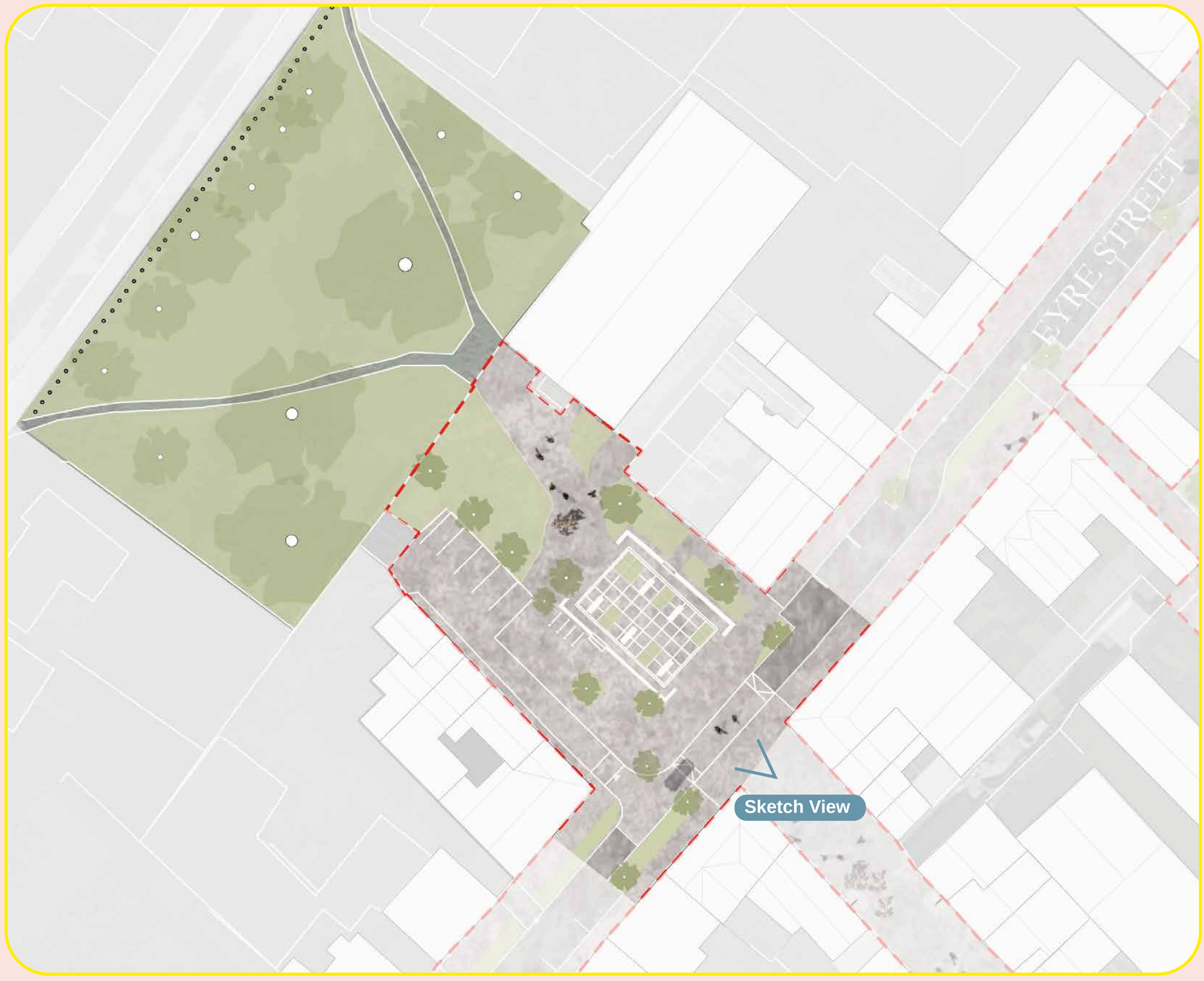
Newbridge Courthouse was extensively damaged by fire in 2002 and eventually the site was cleared. This unfortunate event has left a scar in the set piece of framed views along Georges Street looking south to the Town Hall and north to the Courthouse. The building formed an imposing architectural feature on the streetscape of Market Square and is now conspicuous by its absence. There is an opportunity for a new landmark building on the square with a high quality public space to compliment this. Activation of this could re-energise the historic axis from Town Hall - Georges St - Market Square

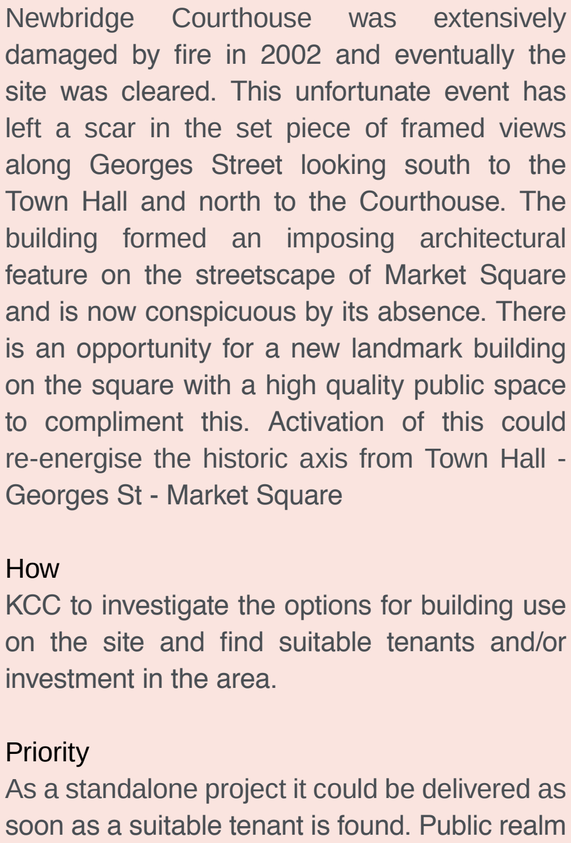
How

KCC to investigate the options for building use on the site and find suitable tenants and/or investment in the area.

Priority

As a standalone project it could be delivered as soon as a suitable tenant is found. Public realm upgrades to the surrounding area will improve the attractiveness of the proposition.







Public Realm Improvements

Main Street

What

Main Street before the development of the M7 motorway formed part of the Dublin - Cork/Galway routes. A four way carriageway with parallel parking on both sides the street is now still highly congested still forming the main thoroughfare and travel routes.

The existing street structure is dominated by four main approach roads into the town centre to Main Street. There is a dense pattern of streets and lanes to the north of the Main Street while the southern side is predominantly served by Military Road and Cutlery Road and the Athgarvan Road.

Why

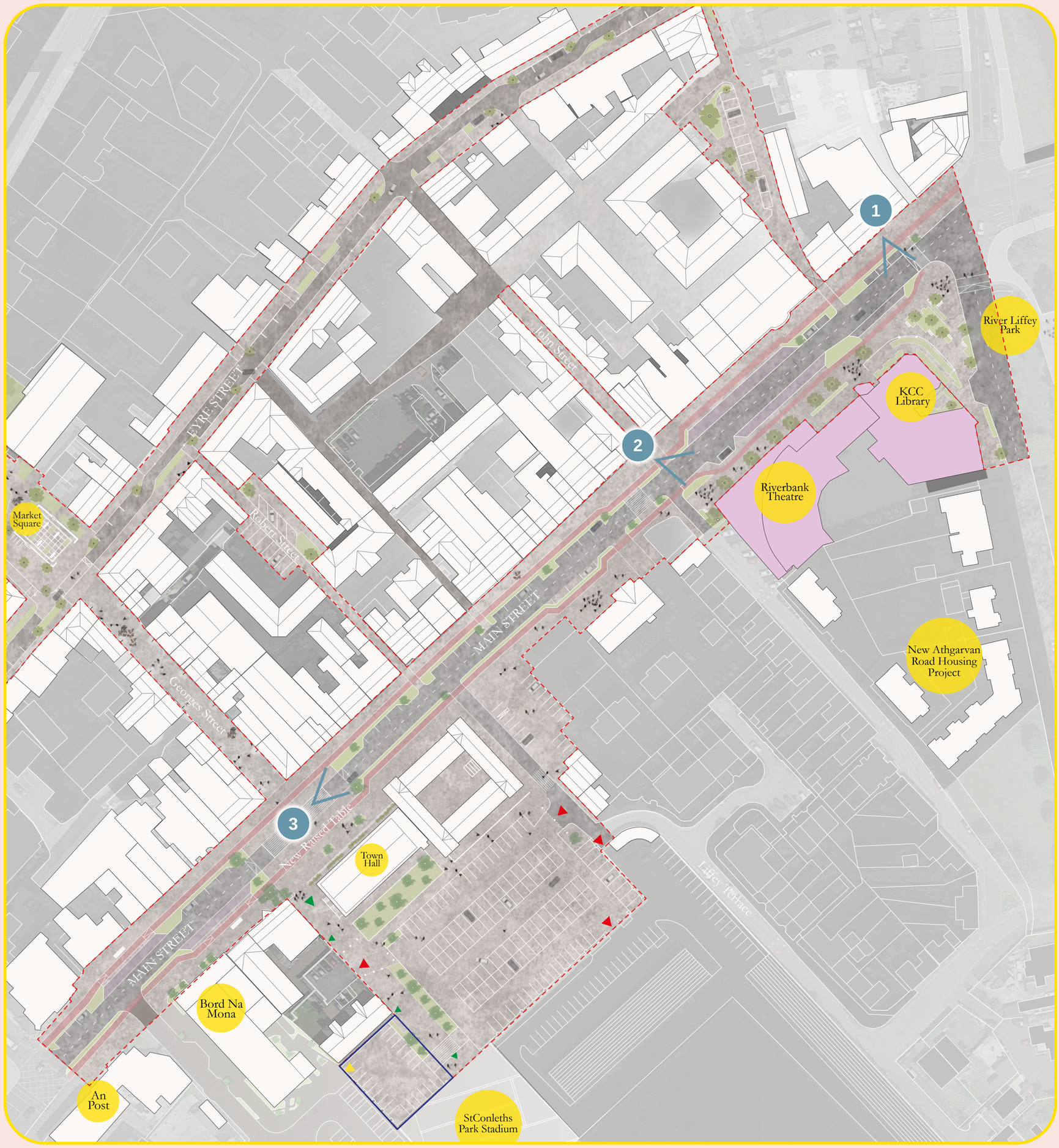
- Emphasise the cultural axis proposed through public realm enhancements connecting the River Liffey Park to St. Conleths Gaa Park passing KCC Library, Riverbank Arts Centre and Town Hall
- To create a more pedestrian friendly environment with areas to rest, park your bike reversing the car dominant streetscape
- Support the further development of the Northern side of the town to support more local business.
- Compliment the built proposals with public space that provides an attractive arrival point from the North
- Connect and important cultural sites providing more accessible and connected routes to and from one and other.

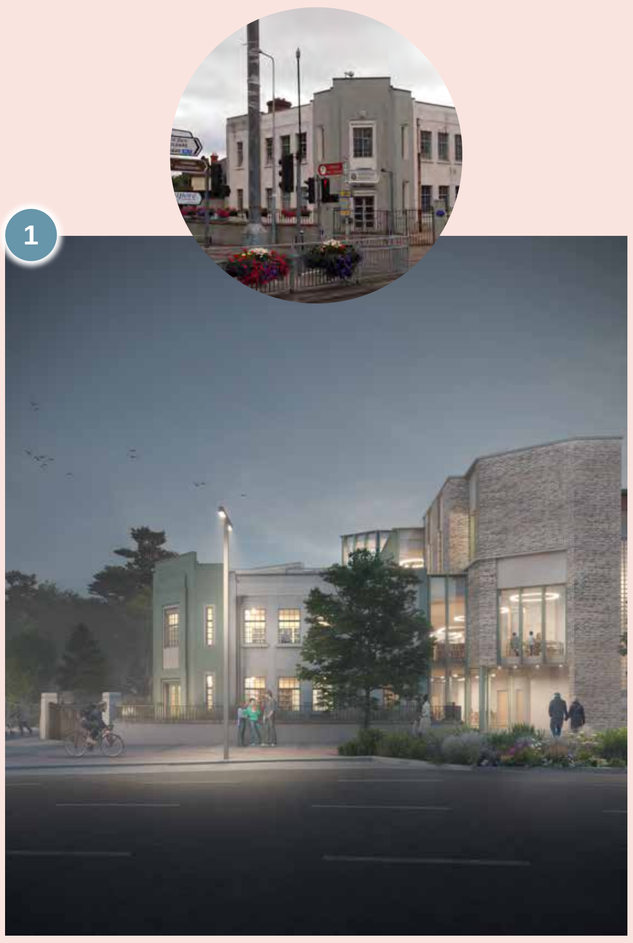
How

Studies to be progressed in tandem with other town proposals (especially NTA plan) , ownership and boundary lines to be established, utility constraints to be understood, parking options to be reviewed etc.

Priority

This project has a medium priority in the sense that it will not, on its own, directly leverage private investment into the town however the improvements will likely have a positive effect on the economic outlook of the area.









Public Realm Improvements

Town Hall Car Park

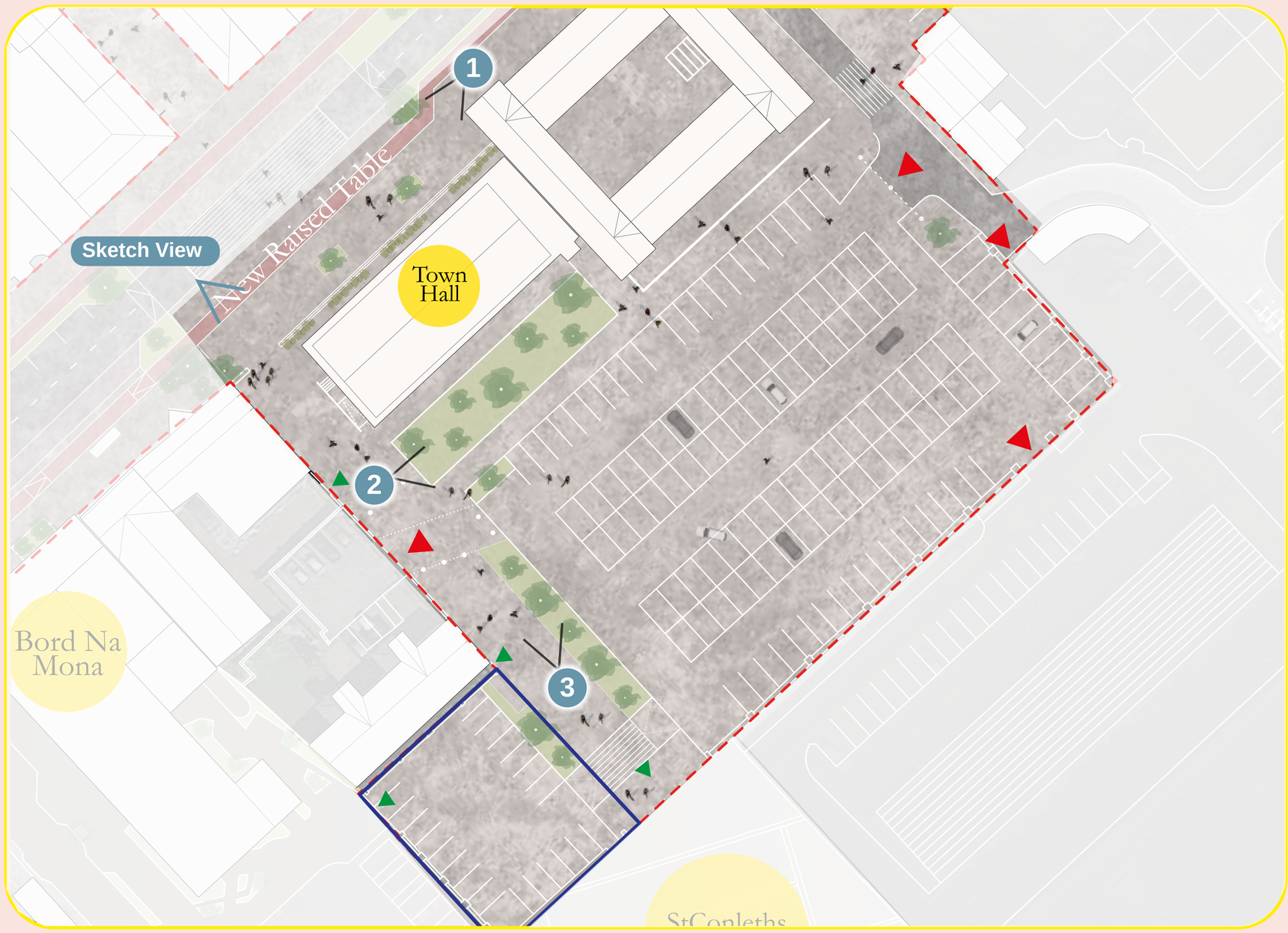
Where
Town Hall Car Park, Liffey Terrace
Adjacent to St Conleths GAA Stadium.

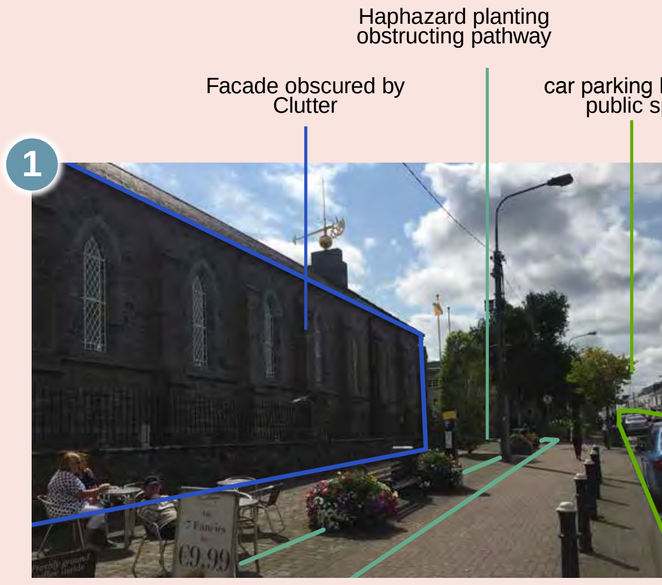
What
The site is currently used as a surface car park where ‘all day’ rates apply. While the layout of the car park is very efficient, there is a question mark over the quality of the public realm and the missed opportunity to make an attractive public space assocaited with the Town Hall and St Conleth’s GAA Grounds.

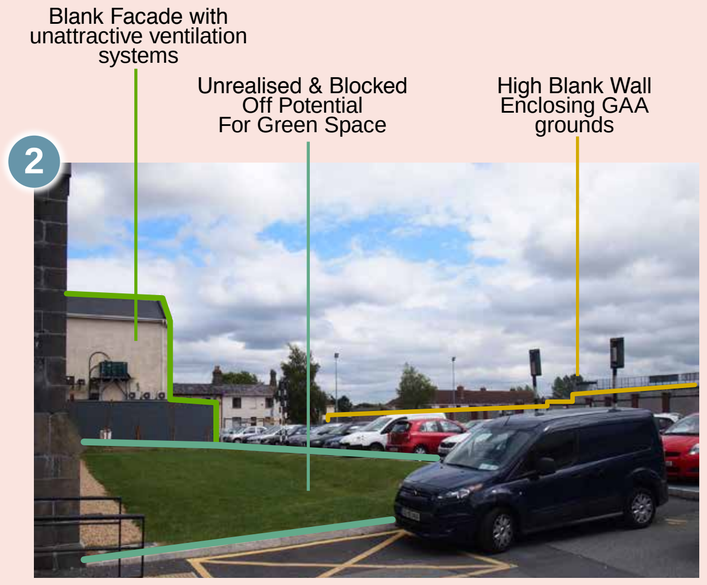
Currently the entrance to the Stadium is not visible from the Main Street and there is potential for conflict between vehicles and GAA fans. On match days the car park is closed to allow for sufficient spill out space from the Stadium. If the car park was a higher quality public space it could form an attractive forecourt to the Town Hall and Stadium for match days and other events.

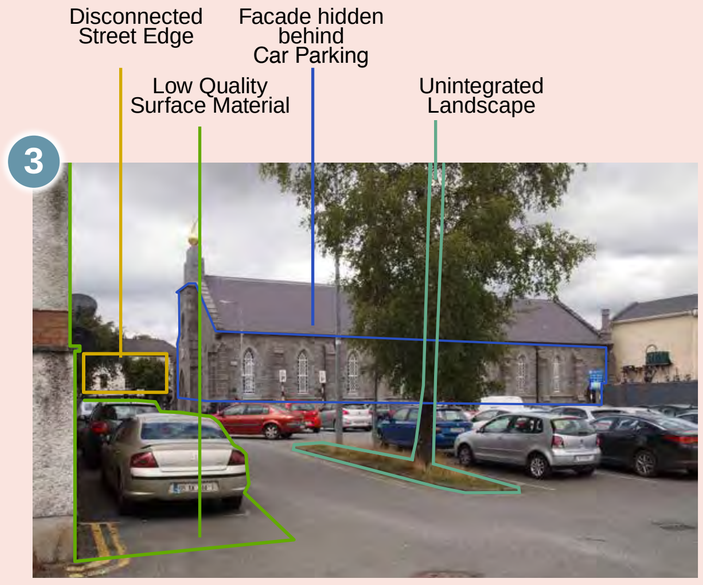
Why
The provision of a much needed “Town Square” has long been an aspiration of Kildare County Council and the local Chamber of Commerce. It is recognised that the parking is also highly valued, an improved car park layout and public realm could help to improve the context whilst retaining the majority of the parking. The space could be used for events and on match days as a public space.

This will unlock improved pedestrian access around the car park and a direct link from the main street to the redeveloped GAA entrance.







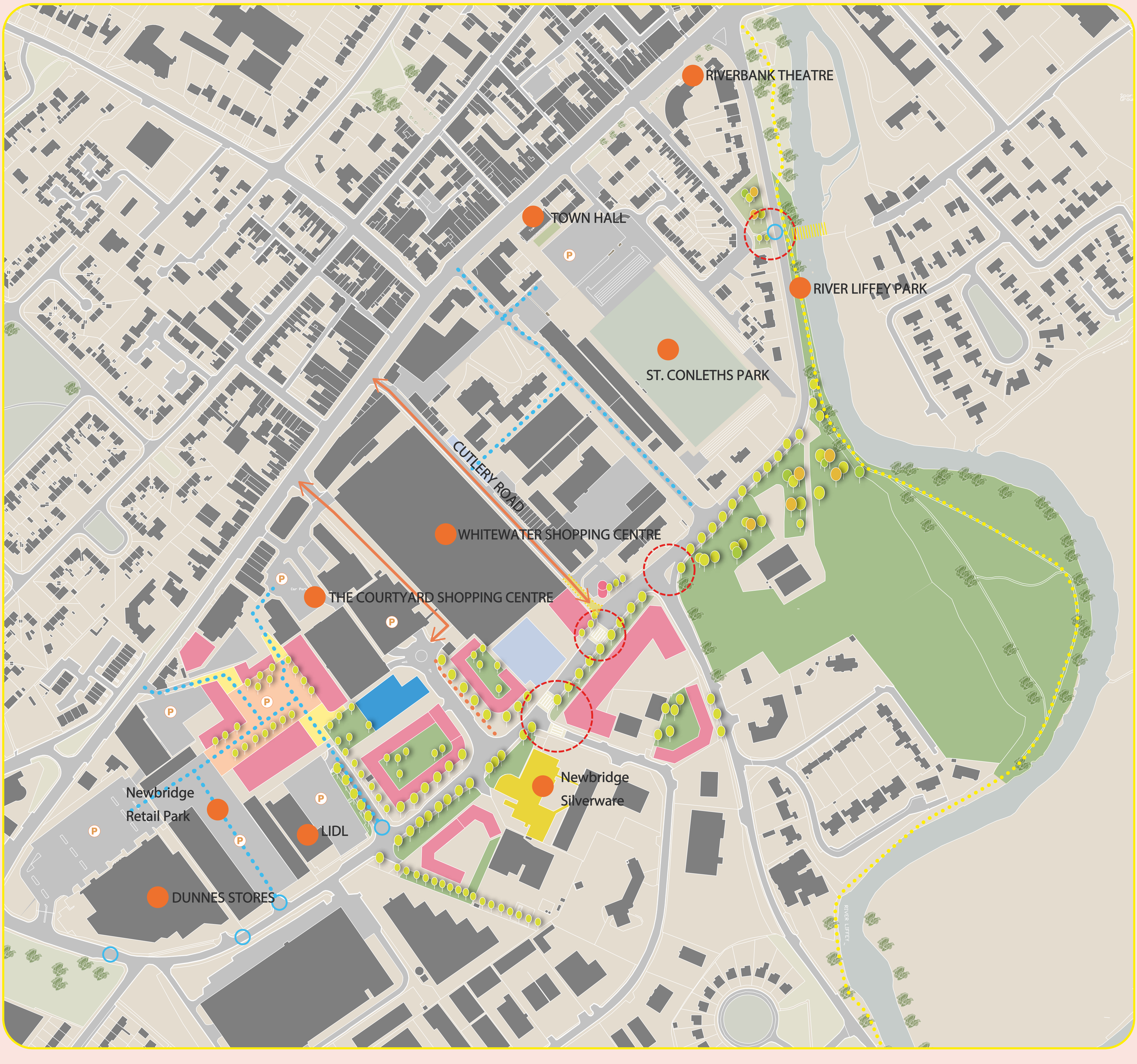






Proposal

Athgarvan Road



Key

Note: see NABTA for wider town cycling strategy

- Suggested block strategy
- Potential primary care centre
- P — Parking
- Improved pedestrian connections
- Existing pedestrian routes from main street
- Potential pedestrian routes from White Water shopping centre courtyard
- Active mode link outlines in NABTA
- Cycle greenway
- Improved pedestrian connections
- New bridge
- Two-way section on southren end of Cutlery road as per NABTA
- Landscaped parking
- Pedestrian dominated space

North

Public Realm Improvements

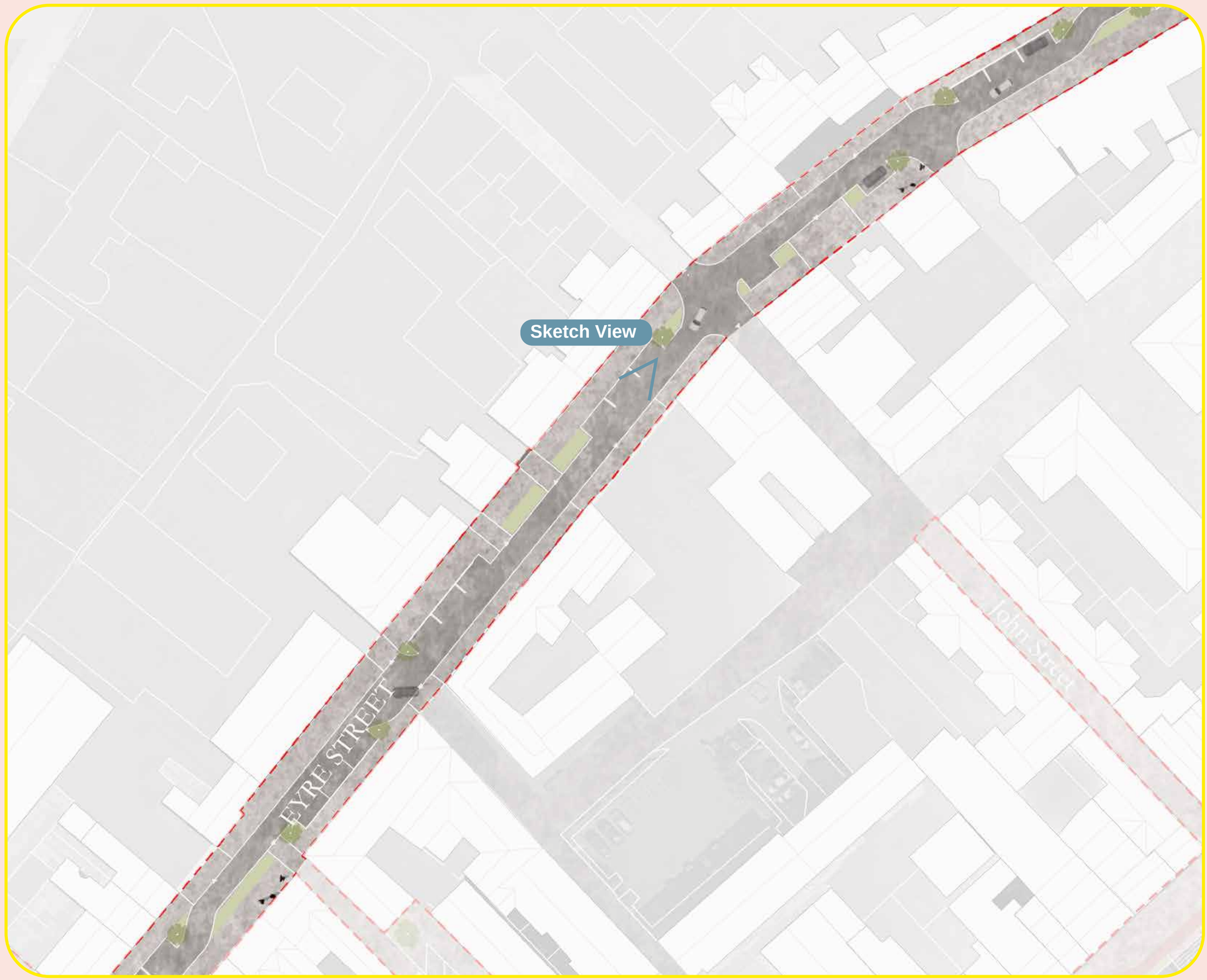
Eyre Street

Eyre Street historically was the main secondary street from Main Street with an abundance of life, boutique shops and property onto the tight street. More recently, high vacancy rates and poor public realm suggest that the area is in need of urgent renewal.

This need for action was further highlighted through public consultation with a growing need to improve a once vibrant part of Newbridge Town.

The proposal suggests improving the public realm and providng more space for pedestrians. This would be acheived by making the street one-way for vehicles, reducing parking, increasing footpath widths, improving paving and adding street planting.







Street Planting

One-way Traffic

Clean, unobstructed paving

Public Realm Improvements

Robert Street

Where
Laneways between Eyre Street and Main Street

What
A series of laneways run east west connecting Main Street back to Eyre Street. Most of these lanes are largely residential in nature and some contain courtyards often used as car courts.

A public realm renewal strategy is proposed to revitalise the existing historical laneway network and provide a model for future laneway developments in Newbridge Town.

The narrow lanes connecting Eyre Street to Main Street could help enhance permeability and strengthen character.







Planting

New Lighting

Clean Unobstructed Paving

Public Realm Improvements

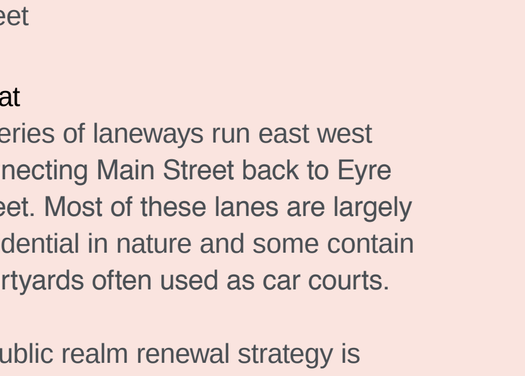
St John Street

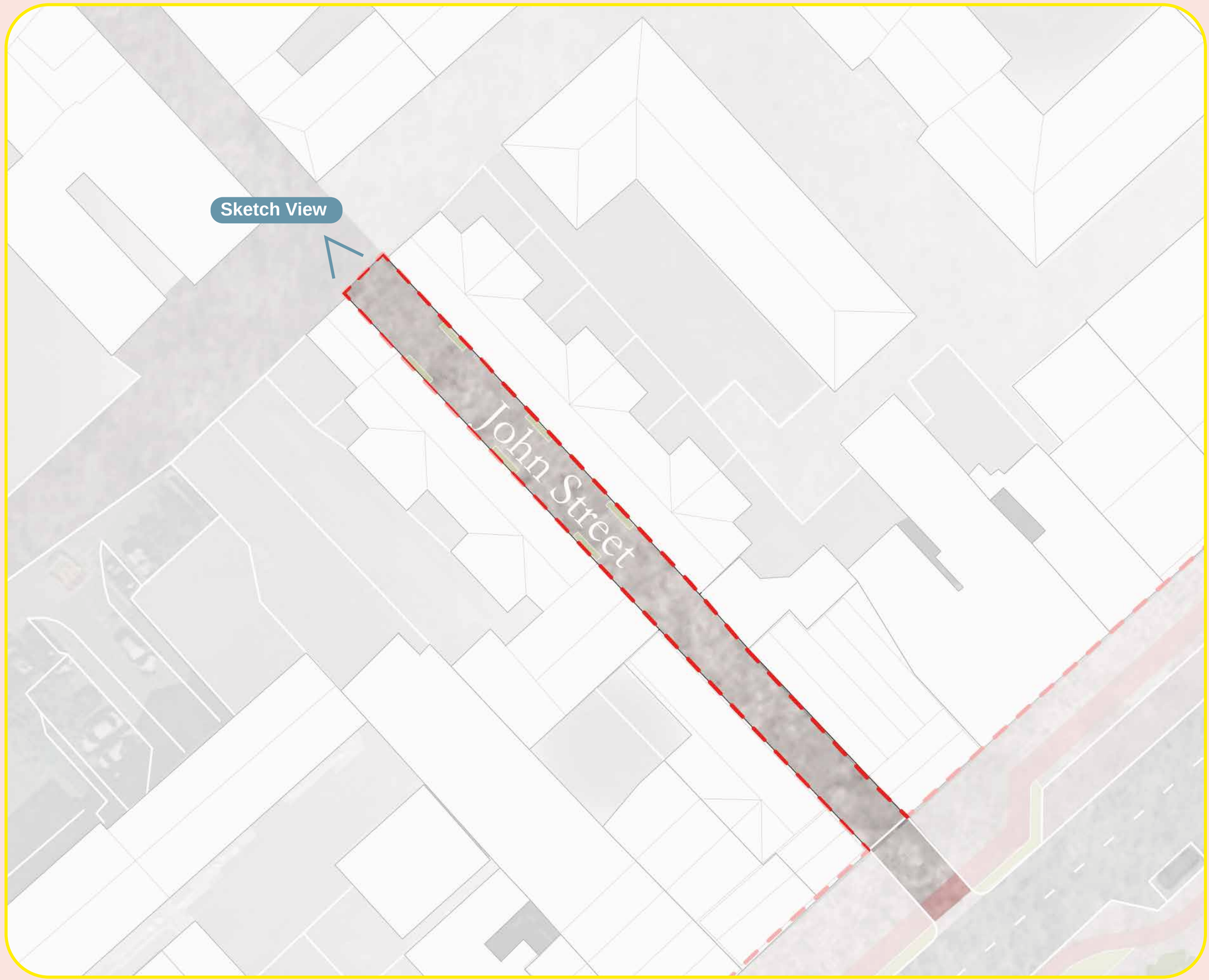
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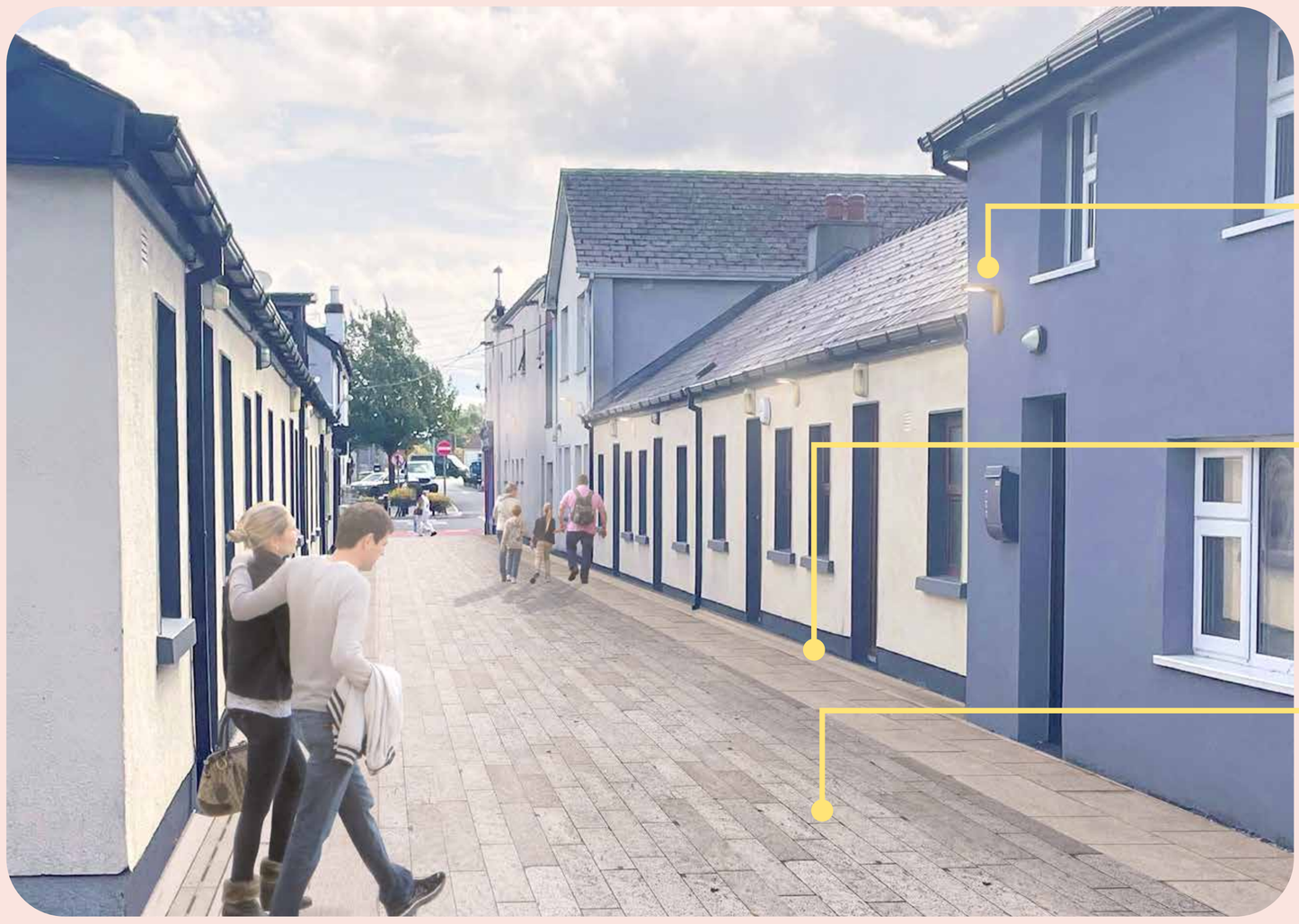
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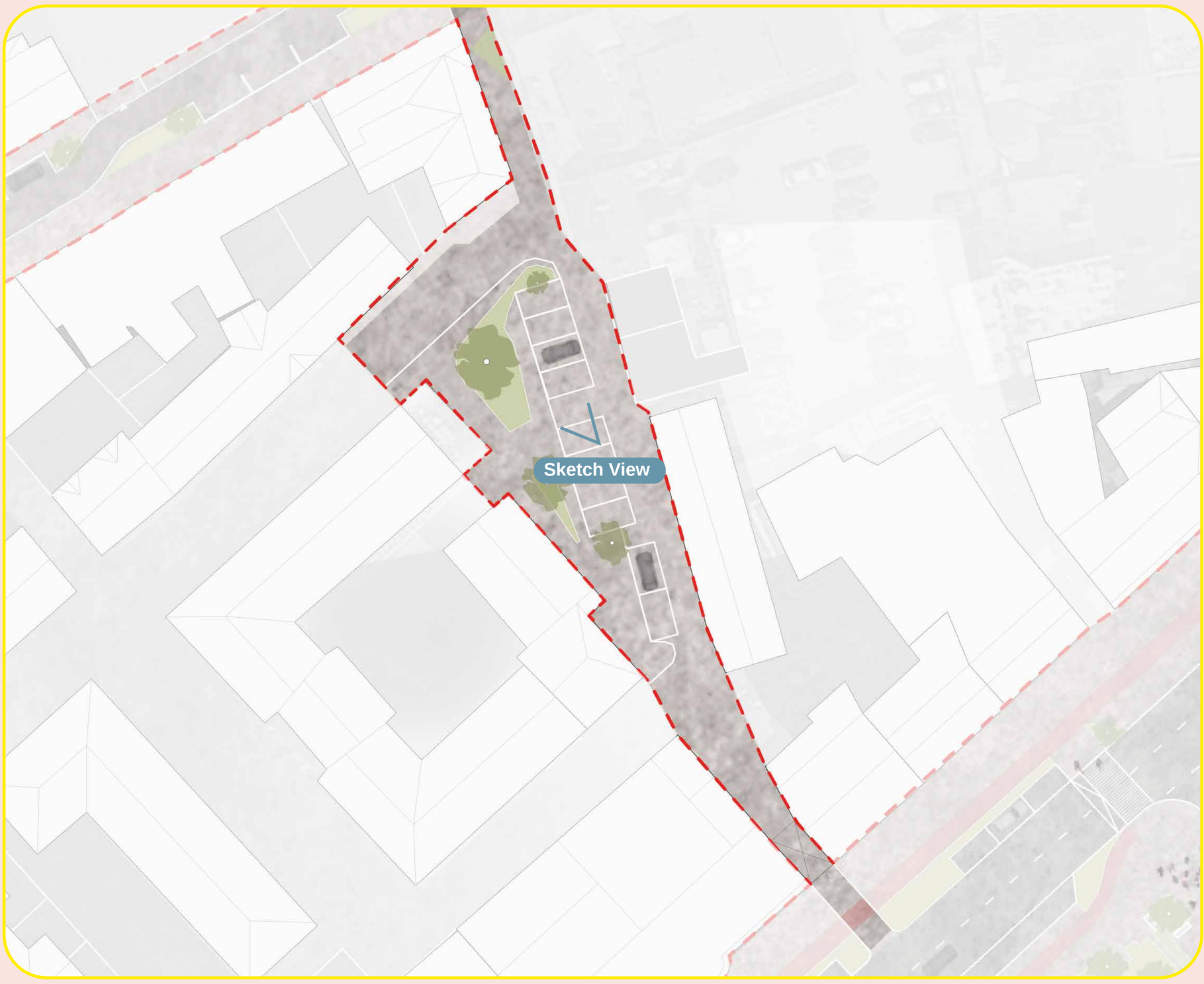
Francis Street

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Opportunity for Outdoor Seating for Business' with Areas in Laneways

Planting

Delineated Vehicular and Pedestrian Zones

Clean Unobstructed Paving

The Future of Newbridge Town

Policy Context

Kildare County Development Plan 2023 - 2029

- Key strategy document
- Structures the proper planning and sustainable development of land-use across County Kildare
- Over the six-year statutory time period

Informs the development of local Settlement Plans for the municipal districts in Kildare.

Newbridge Settlement Plan

- Replace the Local Area Plan
- Establish settlement plans for Kildare settlements in accordance with the obligations of the planning legislation in accordance with relevant Ministerial Guidelines, regional planning Objectives and the CDP

To guide growth in the area through zoning, environmental protections and community support.

Newbridge Town Renewal Masterplan

- Town Health Check to assess the vitality and viability of the town centre
- Urban design analysis and extensive consultation process
- A series of interlinked public realm projects which will enhance and reinvigorate the town

Renewal strategy for the town with several projects designed to be developed to Part 8 approval stage.

Newbridge Area Based Transport Assessment

- A comprehensive analysis of the current transport situation in Newbridge
- Measures to improve conditions for users of active modes, public transport, and private motorised vehicles.

Informed the development strategy and land-use zoning in the Newbridge Settlement Plan.

Key

- Ongoing Projects
- Proposed Cycleway
- B — Proposed Bus Stops
- Vehicular Access
- Pedestrian Access
- Potential Pedestrian Access
- 6 No. parking spaces from Private land relocated to Town Hall Car Park

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