

BEAMISH & CRAWFORD QUARTER

**PUBLIC REALM DESIGN REPORT
for Cork City Council**

Date: 12/07/2021

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ARUP



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Contents Amendment Record

This report has been issued and amended as follows:

Issue	Revision	Description	Date	Prepared	Checked
01		RP01- BCQI Design Report Draft	09/04/2021	EG	DB
02		RP01- BCQI Design Report	12/07/2021	EG	DB

INTRODUCTION

Cork City Council is proposing to upgrade and improve the public realm within the Beamish and Crawford Quarter area through a Part 8 Planning Consent Process.

The area has been highlighted as a 'Transformational Development Project' in the Cork City Development Plan 2015-2021.

The proposed public realm improvement scheme aims to further enhance the quality, attractiveness and connectivity of the streets, river front quays and public spaces of this part of Cork City. The scheme aims to reallocate space, widening and improving the quality of footpaths, providing a coordinated street furniture and public lighting scheme, and incorporating city greening/tree planting within the area.

The proposed improvement works extend from the junction of South Main Street/Washington Street along South Main Street to Southgate Bridge, to Grand Parade to the east, to Proby's Quay/Keyser's Lane/St.Finbarr's Street to the south and Crosse's Green Quay and Wandesford Street to the west.

The objectives of the public realm improvement schemes include:-

- The creation of a great place to live, work and visit;
- The creation of a high quality and high capacity access to, and around, the Beamish and Crawford site;
- The creation of a high quality sense of place which reflects the urban setting and identity which connects all elements of the wider urban realm - linking pedestrian, residential, economic, civic, community and recreation networks;
- The protection and enhancement of the existing built and natural heritage of the area.
- The protection and enhancement of the existing and future community and residential population in the area.
- The creation of conditions for private investment in the area thereby underpinning commercial and recreational activity within the City Centre which in turn provides the basis for all other desired outcomes to flourish;
- Contributing to the continued building of Cork City's reputation as a key tourist destination stimulating new business and employment opportunities;
- The creation of conditions to support increased retail, catering and tourism offerings in South Main Street, Barrack Street and Proby's Quay and City Centre.

This part of the Cork City Centre has a number of key strengths, opportunities and challenges, and the proposed public realm improvement scheme seeks to provide a range of integrated and centralised interventions that will support and enhance this historic area as a vibrant and restored quarter in Cork city.

Cork City Council appointed a multi-disciplinary team lead by ARUP with Brady Shipman Martin. The team brings expertise in the areas of planning, public realm, urban and landscape design, transportation and civil engineering, and environmental design.

The Following Drawings are Associated with this Application:

DRAWING NUMBER	DRAWING NAME
300	Overall Site Plan
301	South Main Street (North)
302	Tobin Street and Tuckey Street
303	South Main Street (North)
304	French's Quay and Keyser's Hill
305	Proby's Quay
306	Crosse's Green
307	Hanover Place
308	Sections A-D
309	Sections E-H

INTRODUCTION

Vision for the Beamish & Crawford Quarter

The Beamish & Crawford Quarter is located in the heart of Cork just west of Cork City Centre Island. This historic quarter of the City Centre is connected to the core city centre/Grand Parade through a series of historic lanes, streets and Bishop Lucey Park, with the south channel of the River Lee to the south of the area. Each unique piece of the site aims to strengthen the pedestrian links through the city and create a more cohesive place to live, work, and visit.

The goal of the public realm improvement plan is to create a high quality sense of place which reflects the urban setting and identity which connects all elements of the wider urban realm - linking pedestrian, residential, economic, civic, community and recreation networks through universal, accessible design. The public realm design will provide an enhanced, attractive, safe, secure and durable public realm which integrates existing and proposed built development.

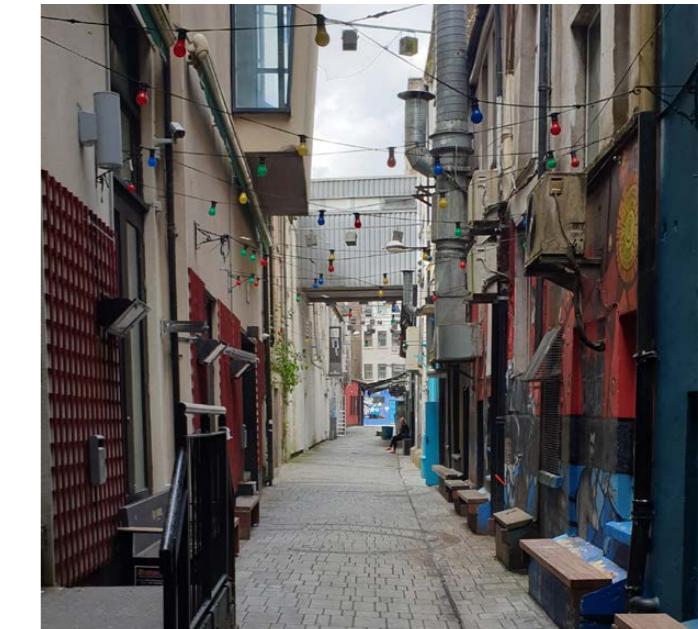
The creation of a quality environment will be much enhanced through the delivery of coordinated and attractive public realm and movement infrastructure which is reflected throughout Cork, strengthening its core identity, and achieving an ease of movement, accessibility, and connectivity.

The proposals seek to integrate the historic urban street patterns, old and new buildings and their settings, with a **Public Realm Design** that responds to its context, is central to a successful City Central Quarter environment. With widened footpaths, street tree planting and seating this will improve and enhance the quality environment which will be fully inclusive, universally accessible, providing safe, active, connected and vibrant spaces and streets.

This **Public Realm Design** aims to highlight and celebrate the site's location as a former **Medieval Gateway to the City**. The strategy proposes public realm improvements to the streets and existing bridges within the project area including South Main Street, Tobin Street, Tuckey Street, South Gate Bridge, Keyser's Hill, Proby's Quay, Frenchs Quay, Crosses Green, Clarkes Bridge and Wandesford Quay.

The proposal seeks to:-

- Provide an enhanced, attractive, safe, secure and durable public realm which integrates existing and proposed built development;
- Improve the pedestrian and cyclist environment of the area, widening footpaths, improving surfaces, providing traffic calming measures, whilst incorporating public transport access, bus stops, set-down areas for commercial vehicles, and provide for on-street parking for existing residents in the area. The scheme aims to prioritise pedestrians, cyclists and public transport, reducing noise and rapid movement of vehicular will help increases the enjoyment of the public space for residents and visitors.
- Provide convenient, comfortable, universal accessible design throughout all of the streets and spaces, improving pedestrian and cycle routes;
- Link and connect existing urban spaces and streets with the planned Events centre and bridges, together with upgraded spaces such as Counting House Square and future upgrade of Bishop Lucey Park.
- Improve urban greening with new street trees and planting proposed throughout the proposed public realm, helping to clean air and water, and provide for biodiversity, shade and beauty;
- Improve the appearance and presentation of the public realm to respectfully rejuvenate this historic part of Cork City Centre.



Existing site images

CONTEXT

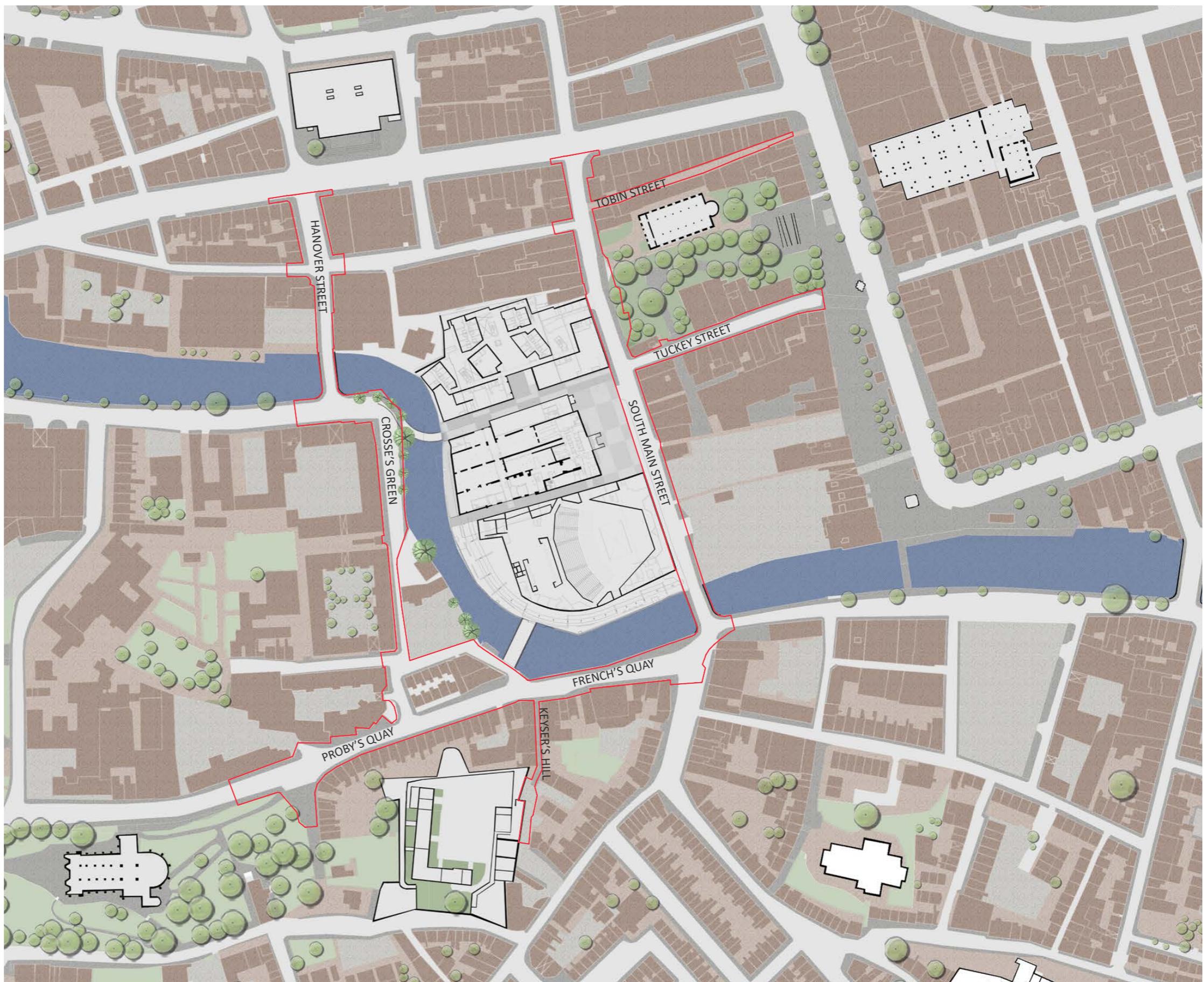
Located in the southwest of Cork City Centre Island, the study area covers approximately 6.59 hectares, located within Beamish and Crawford/Grand Parade Quarter.

The area includes the former Beamish and Crawford Brewery site and immediate surroundings extending north to Washington Street, to Grand Parade to the east, to Proby's Quay to the south and Crosse's Green Quay and Wandesford Street to the west. The area is in the prime position to link the city's medieval spine with the established commercial core of the City Centre island.

Cork City Centre lies immediately east/northeast of the study area, with North Main Street immediately north. Barrack Street, South Parish and The Lough lie immediately south. To the west lies Crosse's Green, St. Fin Barre's Cathedral, Gilabbey Street, Lancaster Quay/Western Road/Mardyke with University College Cork approximately 500m beyond.

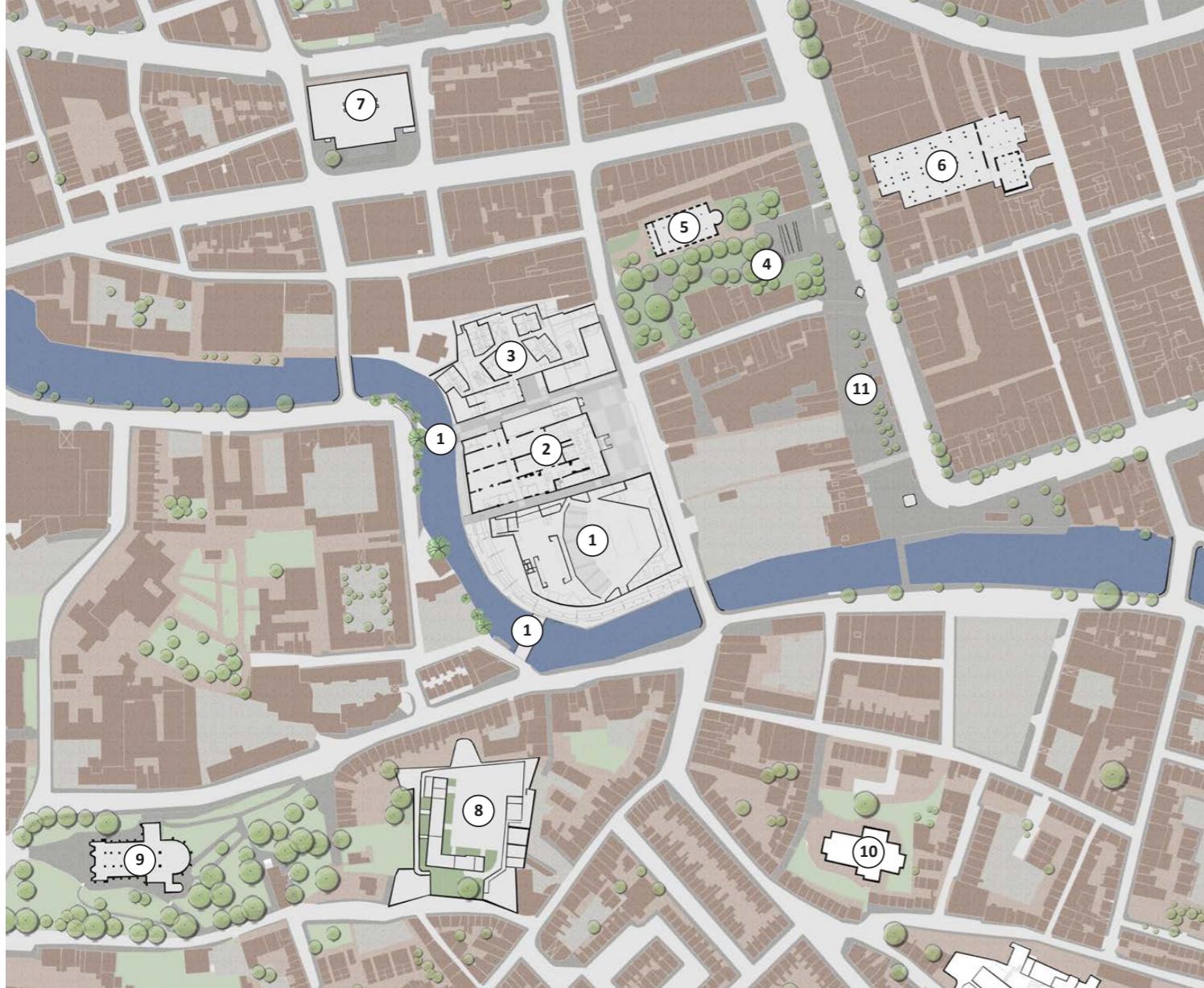
The curved corridor of the south channel of the River Lee and quays (Wandesford, Crosse's Green, French's and Proby's Quay) with their stone walls and arched bridges (Clarke's Bridge and South Gate Bridge), street trees, street furniture, slipways at Cross's Green and weir at South Gate bridge, all providing views and vistas to other city landmarks along the river corridor. See Appendix 1 for protected structures and recorded monuments in and around the site.

Overall this centrally located site boasts plenty to do for visitors and residents alike. With connections to the English Market and Grande Parade; the Triskel Arts Centre and soon to be renovated Bishop Lucey Park; and historic Elizabeth Fort and St. Fin Barre's Cathedral. Not to mention a network of connections to retail and businesses throughout the site and up and branching out into the city.



CONTEXT

Surrounding Areas



① Planned Events Centre and bridges

② Counting House

③ Student Apartments

④ Bishop Lucey Park (Future Development)

⑤ Triskel Arts Centre

⑥ English Market

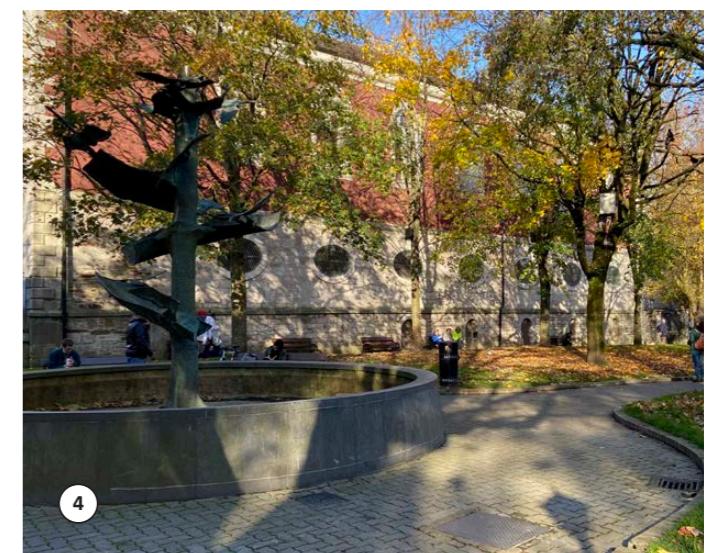
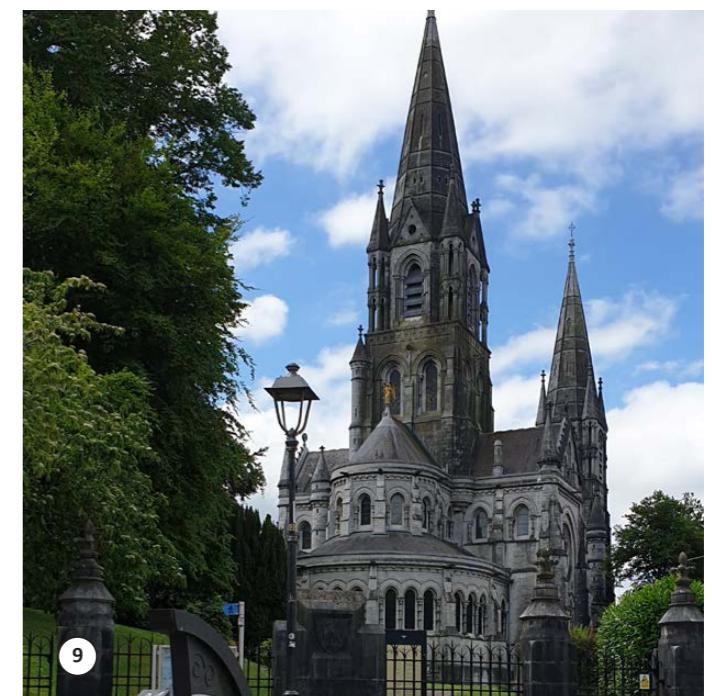
⑦ Cork Court House

⑧ Elizabeth Fort

⑨ Saint Fin Barre's Cathedral

⑩ Saint Nicholas Church

⑪ Grand Parade



CONTEXT

The Beamish & Crawford Quarter is rich with history, in and around the site. This is an urban area with a strong townscape character forming part of the **Medieval Spine/Core of Cork City**, which historically extended from Northgate at the top end of North Main Street to Southgate at the bottom end of South Main Street. Historically, the area acted as the southern gateway to the city with an evolving range of industrial (brewing, mills, iron works), commercial, educational, and residential uses. This historic piece of the city is part of the zones of Archaeological Potential and surrounded by Architectural Conservation Areas. For more details on these cultural conservation zones see Appendix 1.

There are many historic features scattered throughout the site that can still be seen today. The Berwick fountain located just outside Tuckey St. on Grand Parade is seen in many historic photos as a centre piece of the city. Historic canon bollards can also been seen extending out of the pavement in this area. Original bollards or cast replicas can also be found throughout the site in places such as Keyser's Hill echoing the historic architecture of the lane. Similarly replicas of gas lanterns can be found atop historic bridges such as the South Gate Bridge.

The **culvert** located in the south side on the south channel of the River Lee, at French's quay was originally constructed in the eighteenth century as a bridge. The culvert continues through Proby's quay in the direction of St. Fin Barre's Cathedral. The slipway connected to this culvert is still in use today by the nearby Meitheal Mara.

An intricate network of historic laneways can be seen even in today's street pattern. This historic street pattern with North/ South Main streets, small perpendicular streets and lanes east/west, includes Tobin Street, Christ Church Lane, Tuckey Street, Kift's Lane, Old Post Office Lane, Keyser's Hill, and Hanover Street. This historic

Today, this is a busy and important quadrant of the city centre with significant potential for preservation and enhancement of these historic elements to promote urban regeneration and celebrate the rich history of Cork City.



Historic Rendering of the River Lee and slipway at Proby's Quay with St. Fin Barre's Cathedral beyond

CONTEXT

Key Considerations and Opportunities

CONSTRAINTS

- Protection and enhancement of the existing built and natural heritage of the area.
- Protection and enhancement of the existing and future community and residential population in the area.
- Preservation of the existing mature tree along Cross's Green quay that creates a terminus to the city spine that can be seen from Oliver Plunkett Street.
- Protection of key designated views along the River Lee corridor to St. Fin Barre's Cathedral and other surrounding landmarks.
- Preservation of historic structures and protected views throughout the site.
- Careful construction around the historic culvert at French's Quay
- Protection of the access to the existing slipway at Proby's Quay and the enhancement of the surrounding public realm

OPPORTUNITIES

- Many cultural, retail, leisure destinations, schools and public facilities parks are within a 5 minute walk of the heart of the historic quarter.
- Opportunities to highlight the visual connections and key views across the river to many historic sites within the area.
- The site has a wealth of laneways that are key features of the pedestrian network, greatly improving connectivity between highly trafficked areas, and presenting significant opportunity for improvement.
- Opportunity to improve the pedestrian and cyclist environment of the area, widening footpaths, providing traffic calming measures, whilst incorporating public transport access, bus stops, set-down areas for commercial vehicles, and provide for on-street parking for existing residents in the area.
- New developments from residential and commercial use sites and the upcoming construction of the 6,000 seat events centre is currently and will continue to transform this part of the site from a semi-derelict, run down part of the city to a vibrant, active urban quarter of the city.
- Opportunity to link and connect existing urban spaces and streets with the planned Events centre and bridges, together with upgraded spaces such as Counting House Square and future upgrade of Bishop Lucey Park.



View from South Gate Bridge along French's Quay to St. Fin Barre's Cathedral



View from Tuckey Street looking west to South Main Street and Beamish and Crawford Site



View at Clarke's Bridge to Crosse's Green and Beamish and Crawford Site.

PUBLIC REALM DESIGN

Key Objectives

Characterful:

- Responds to local context.
- Enhances the visual amenity of the city.
- Protects existing historic and high quality assets.
- Creates a great first impression, helping to reinforce the image and identity of the historic quarter as well as the city.
- Uses a co-ordinated palette of high quality materials and street furniture that are appropriate, easy to source and maintain.
- Uses enhanced paving and lighting to highlight key buildings, spaces and routes.
- Protection and celebration of existing trees and natural heritage. Additional urban greening with new street trees and planting, helping to clean air and water, and provide for biodiversity, shade and beauty
- The retention and protection of key landscape features such as the magnificent mature Lime tree on Cross's Green.
- Removal of overhead power cables to enhance the existing protected views of St. Fin Barre's Cathedral

Interactive:

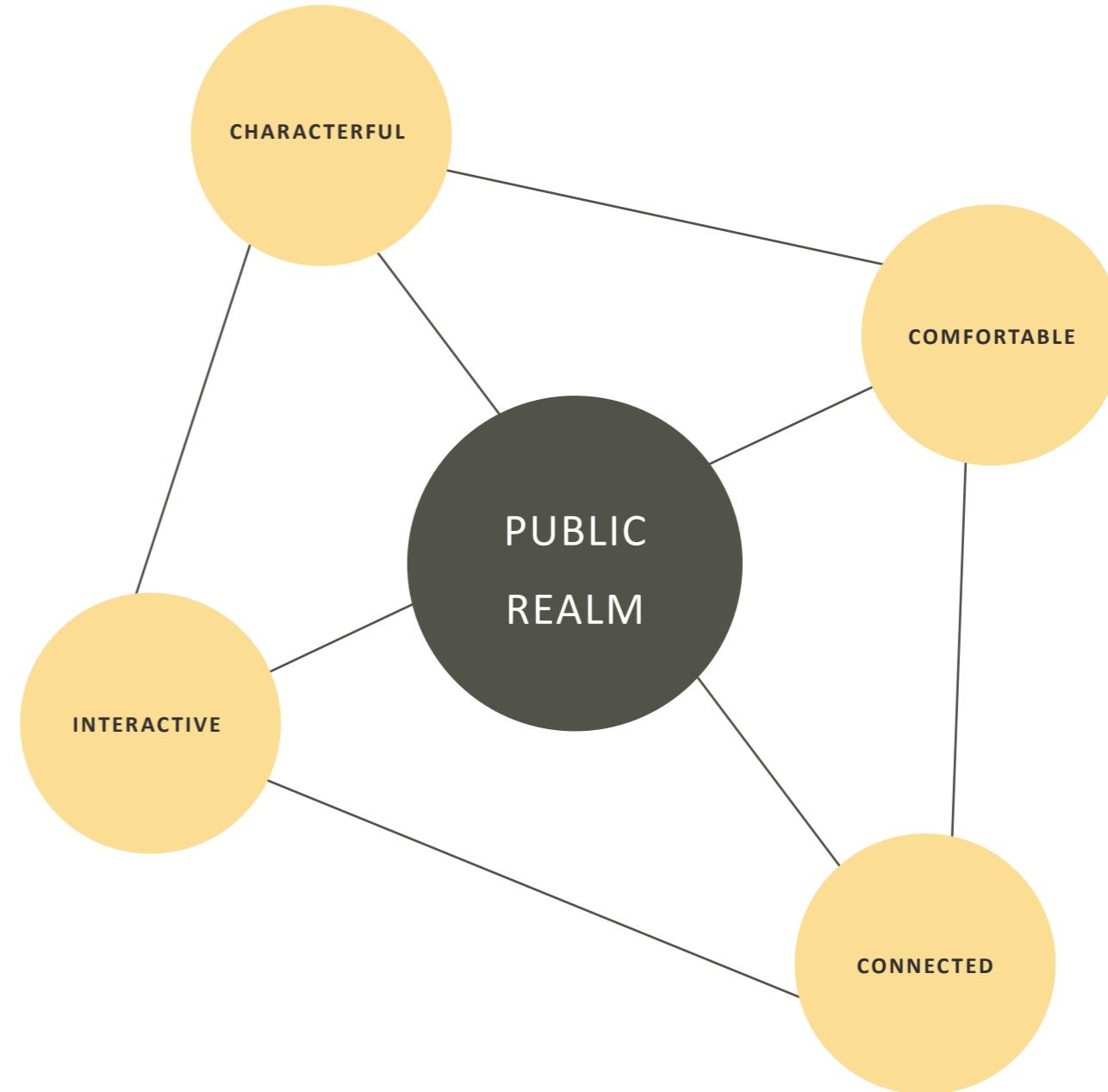
- Encourages safe, positive social interaction for all members of the community.
- Street frontages that encourage activity and diversity from day through to evening.
- Provides seating, space for informal relaxation, and a variety of experiences.
- Establishes a welcoming and stimulating character by use of creative lighting, tree planting and urban greening
- Allows for a strong connection to the River and key views of the city.
- Reallocation of on street parking to enhanced pedestrian footpaths

Comfortable:

- Provides widened and enhanced pedestrian footpaths with build outs to provide opportunities for street tree planting and planters which will also function as surface water bio-filtration planing pits
- Incorporates existing cycle and public transport infrastructureDesigned as an attractive network of streets and spaces comfortable to travel through, meet, gather, work, and relax.
- Without clutter - signs, advertisements, and street markings are minimised.
- Is well lit and feels safe.
- Provides passive seating/gathering places to rest away from the main activity of the street or space.
- Aims to reduce noise and rapid movement of vehicles for a more quiet and comfortable environment.

Connected:

- Provides good direct routes to key destinations, positively encouraging walking
- Improves the pedestrian and cyclist environment
- Encourages cycling and use of public transport.
- Legible wayfinding streetscape and high quality paving materials to guide visitors.
- Uses materials and design to provide visual keys to assist wayfinding.
- Connects historic laneways and key destinations throughout the site
- Provides new routes to important nearby destinations and opens new vistas.



PUBLIC REALM DESIGN

Landscape Proposal

The retention and protection of key landscape features such as the magnificent mature Lime tree on Cross's Green. There will be a requirement to remove three smaller semi-mature Lime trees on Cross's Green however the scheme includes an extensive urban tree planting design which will integrate sustainable drainage planting pits.

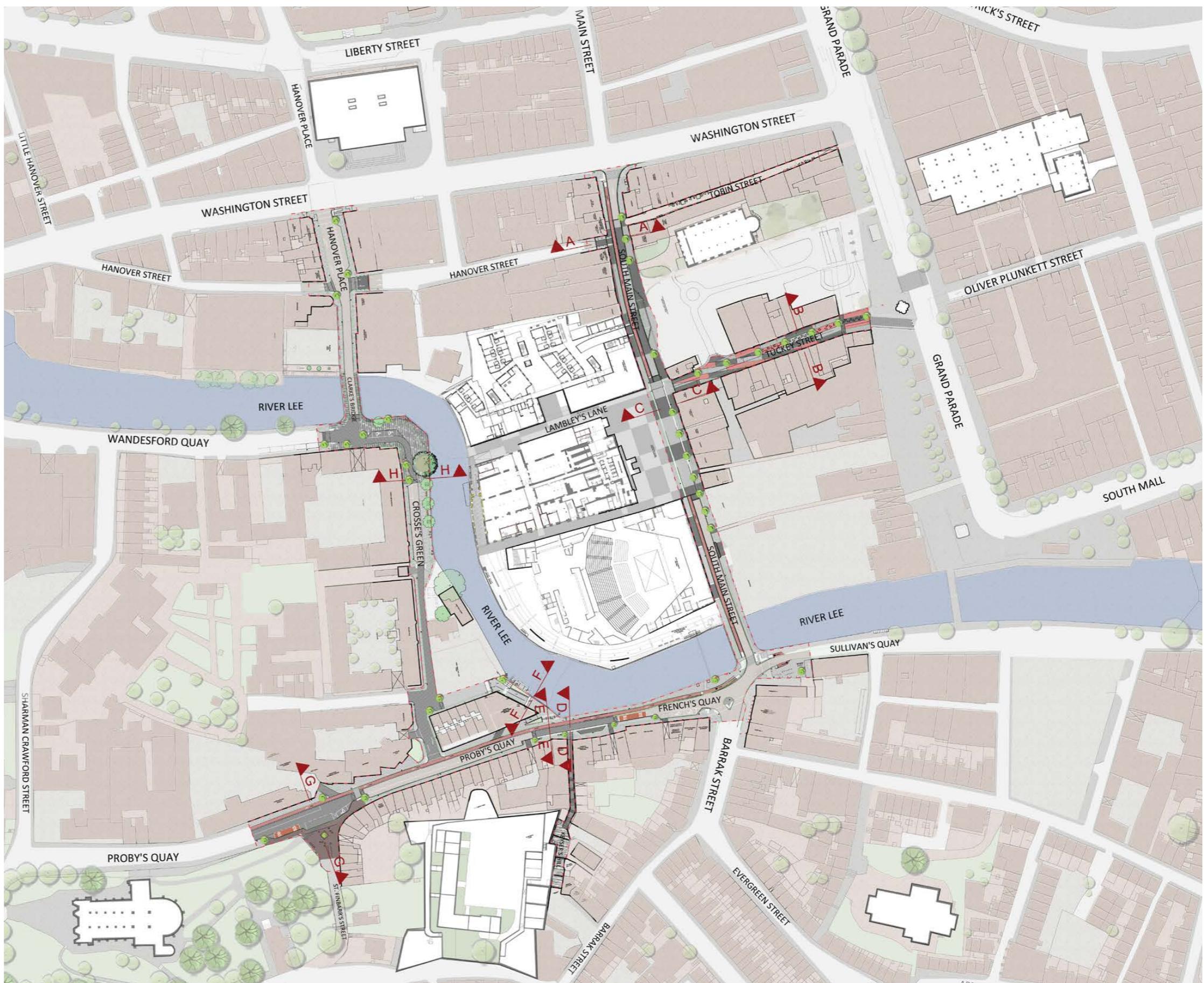
The use of a co-ordinated design strategy and materials selection of high quality paving, kerbing and street furniture will provide a unifying and consistent treatment to the public realm which complements the site and creates a public realm that complements the existing surrounding area while also creating a unique sense of place that is distinctly the Beamish & Crawford Quarter.

The landscape proposal involves interventions in key areas throughout the site including:

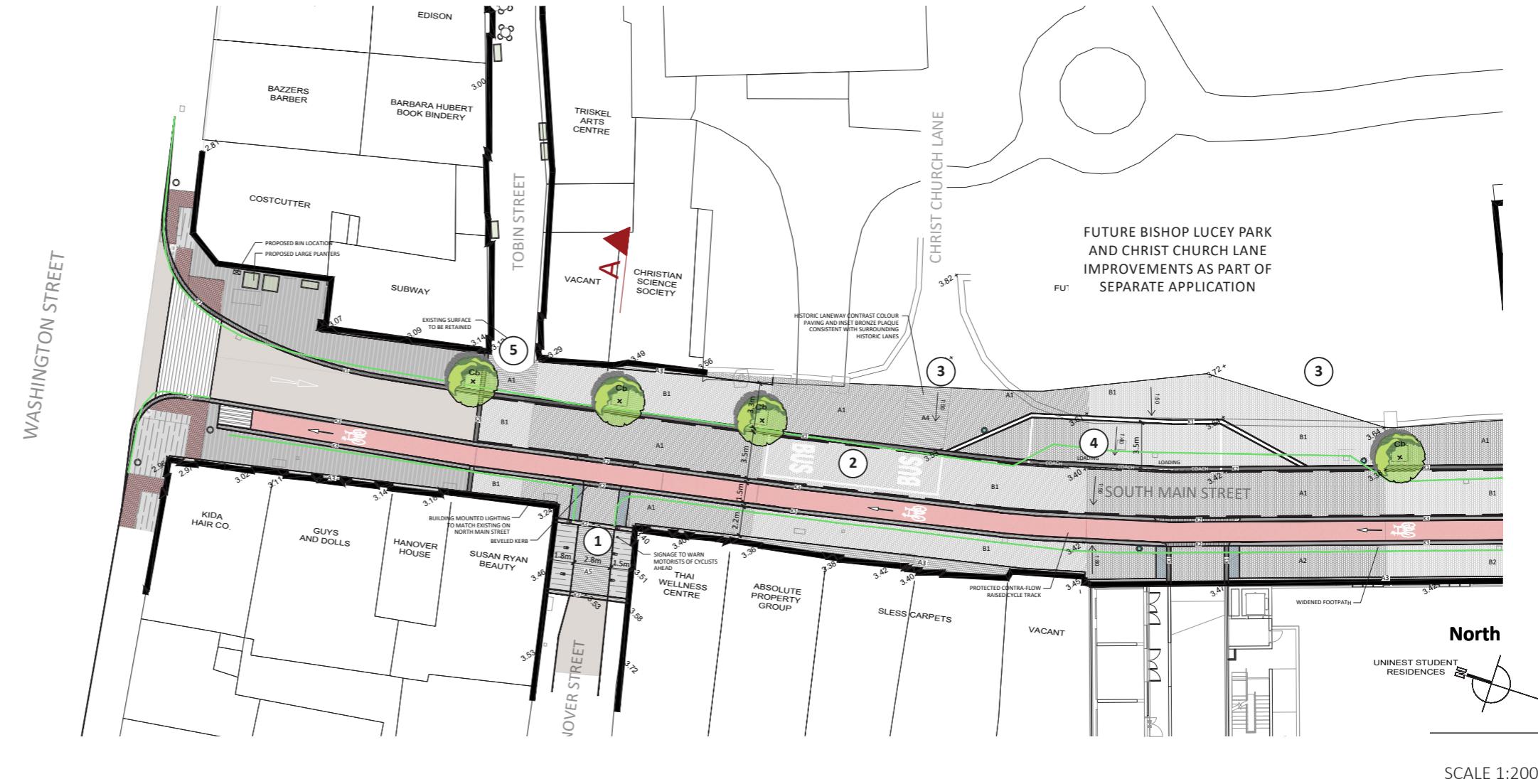
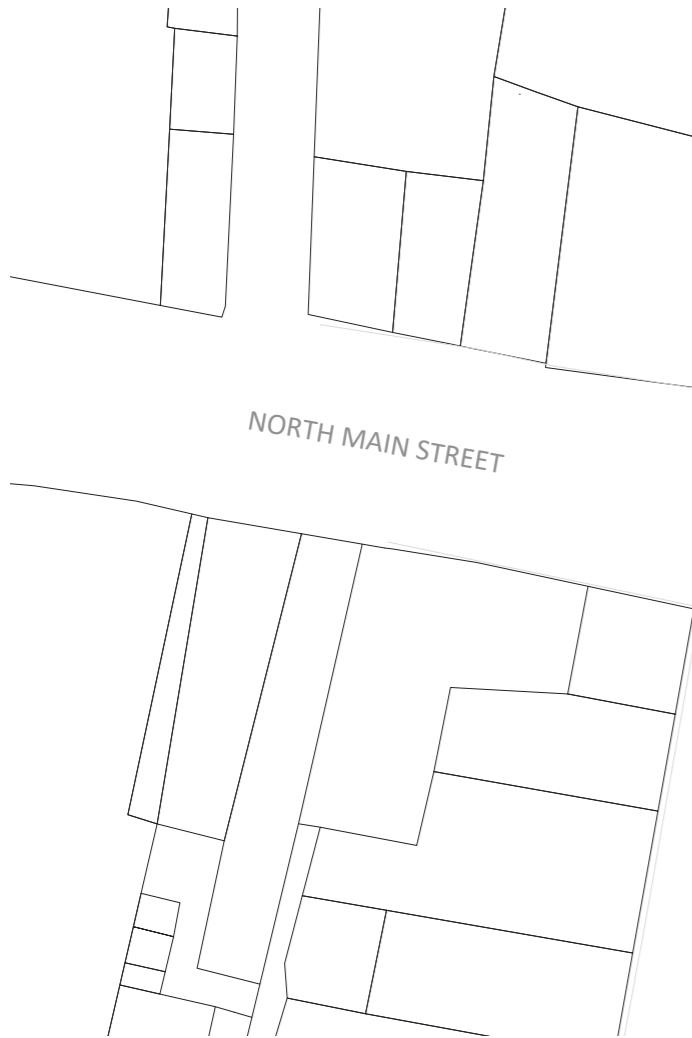
- Revitalising South Main Street
- Restoring Historic Laneways
- Connecting the Quays
- Enhancing Cross's Green

This high quality public realm design combines these 4 key areas of the site to create a cohesive quarter that is rich in history and character. The site boasts a strong series of spaces and streets to pass through on the day to day as well a destination spot with beautiful vistas and views and a place to sit and reflect.

As part of the ongoing process of improving the City City public realm environment there is a requirement to reallocate the space between buildings to pedestrians and cyclists and this will require the removal of car parking spaces. A number of disabled parking spaces have been relocated to the nearest and most convenient locations within the area to locations on Cross's Green and French's Quay.

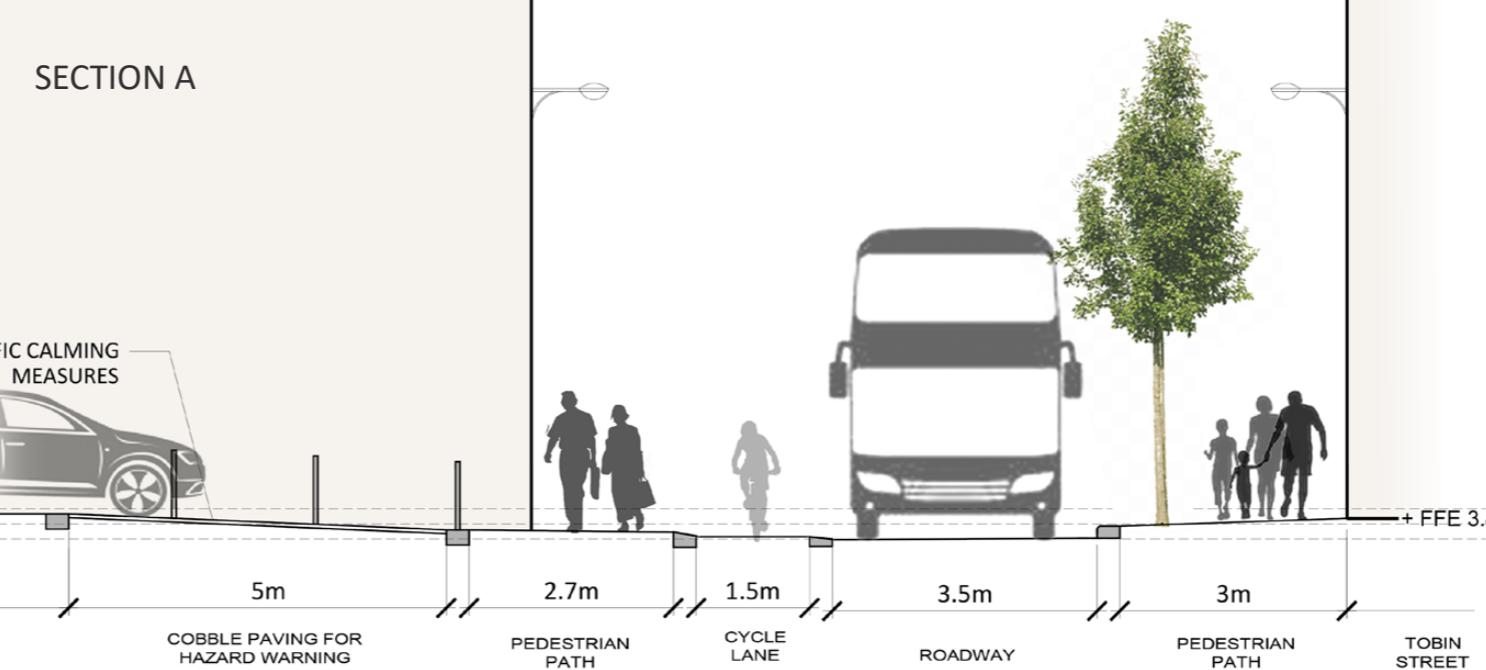


SOUTH MAIN STREET | AT BISHOP LUCEY PARK



Public Realm Improvements

- Improve connection at Washington Street
- Relocate bus stop to improve traffic flow from Washington St.
- Improve connection to historic laneways
- Modify loading bay/coach drop off zone to allow for a fully off-street stop and improved traffic flow
- Provide improved pedestrian access to Bishop Lucey Park
- Modify and widen narrow footpaths while still allowing for adequate traffic flow
- Install traffic calming measures at Hanover St to protect cyclists and slow vehicles/warn them of a potential hazard.
- Install street trees and planters for urban greening with bio-filtration planting pits
- Install bevelled kerb at all building entrances for unrestricted access.



LEGEND

- ① Traffic calming measures to create a safer junction for cyclists.
- ② Bus stop moved to improve traffic flow on Washington St.
- ③ Public realm connection to Bishop Lucey Park
- ④ Coach Drop off zone and improved loading bay
- ⑤ Improved connection to historic laneways.
- Proposed Street Tree
- Existing Kerb Line
- ▲ Proposed raised access pedestrian crossing

SOUTH MAIN STREET | AT COUNTING HOUSE SQUARE



SCALE 1:200

Public Realm Improvements

- Modify paving materials to match Counting House Square
- Create a level shared space plaza/street through the use of traffic tables to act as an extension of Counting House Square
- Install Flush in-ground LED lights in shared space to delineate cycle lane for the length of Counting House Square Civic Plaza
- Install hazard tactile paving where necessary to warn pedestrians of potential hazards.
- Modify and widen narrow footpaths while still allowing for adequate traffic flow
- Install street trees and planters for urban greening with bio-filtration planting pits
- Bevelled kerb at building entrances for unrestricted access.
- Fully segregated and protected cycle lane between South Gate Bridge and Counting House Square Civic Plaza and Counting House Square Civic Plaza and Washington Street

SECTION C



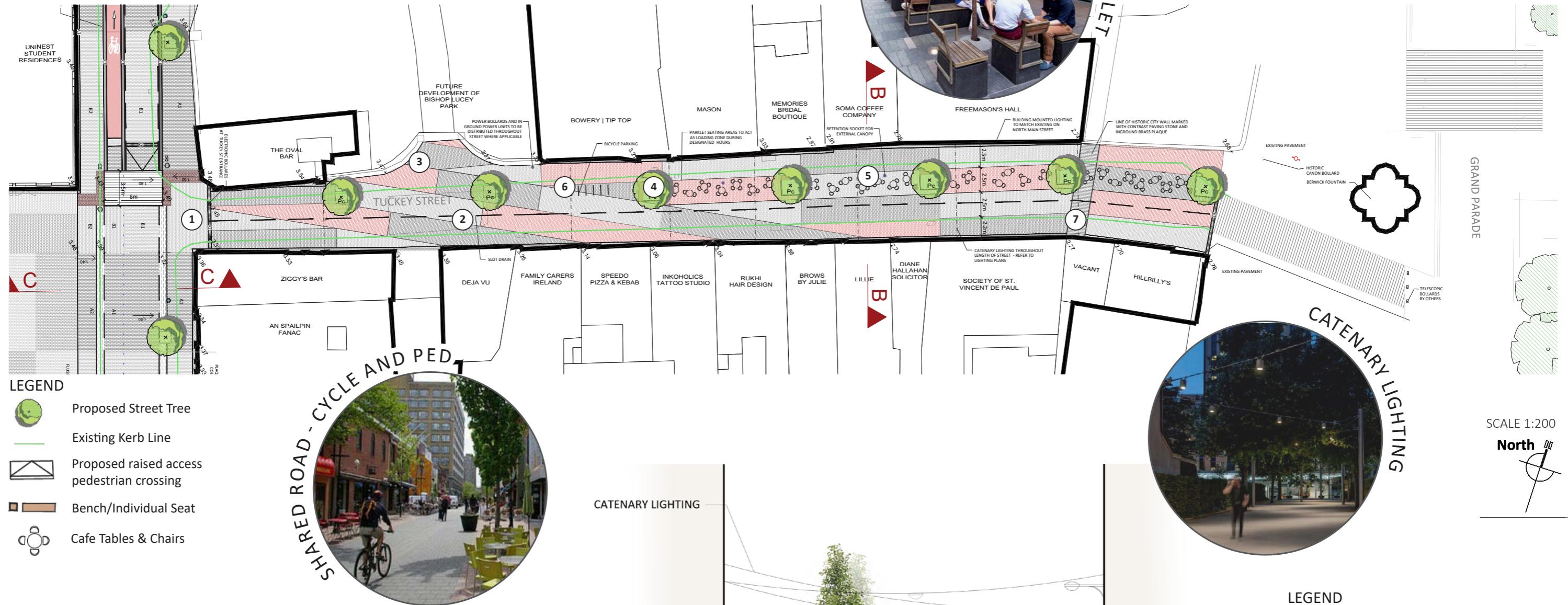
LEGEND

- ① Traffic table creating a level plaza extending from Counting House Square
- ② Controlled crossing connecting Tuckey St. and Lambley's Lane
- ③ Enhanced Cycle Lane marked with metal studs
- ④ Stone seatwall
- ⑤ Hazard tactile paving to warn pedestrians of shared plaza space
- ⑥ HGV entrance to the Events Centre
- Proposed Street Tree
- Existing Kerb Line
- Proposed raised access pedestrian crossing

HISTORIC LANEWAYS | TOBIN STREET



HISTORIC LANEWAYS | TUCKEY STREET



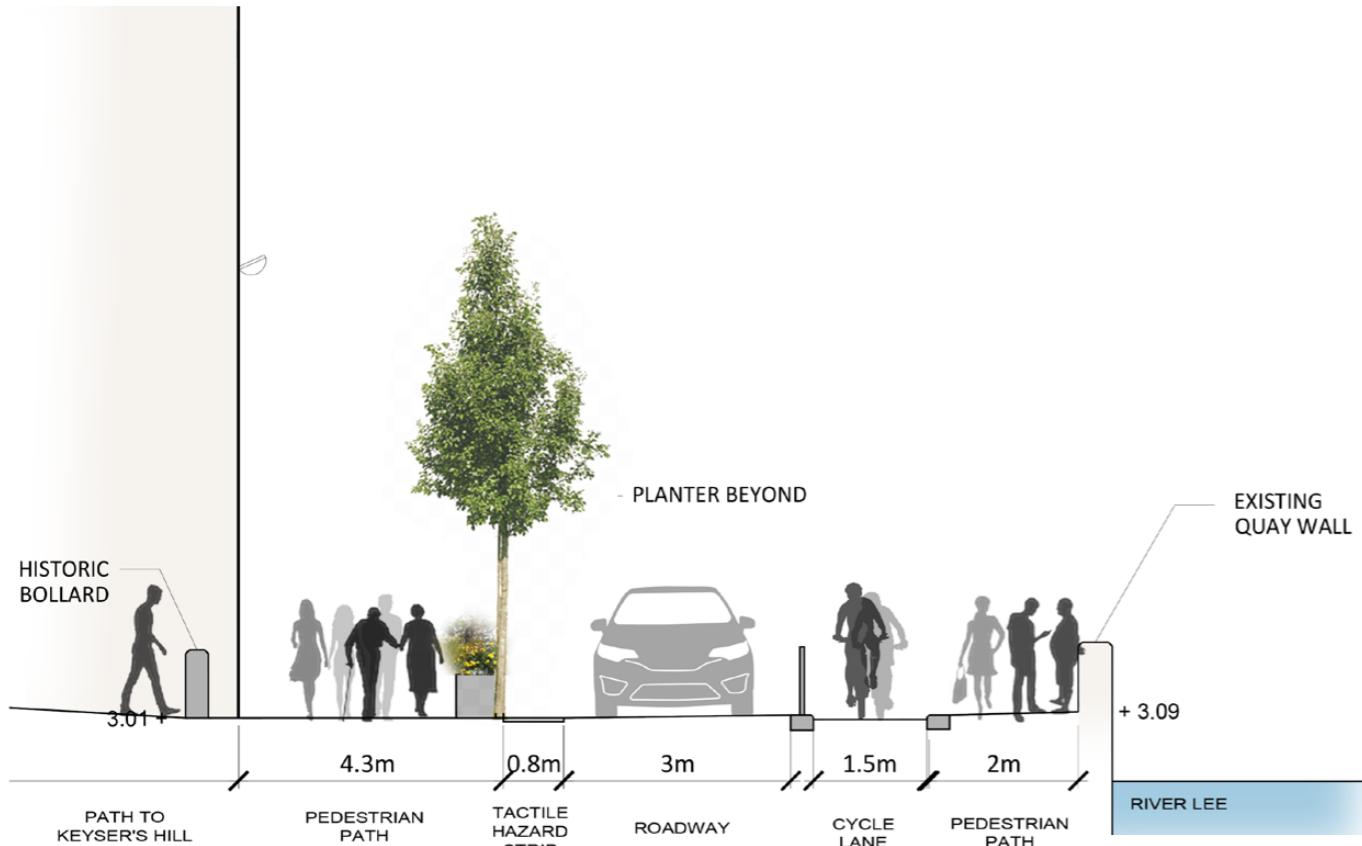
Public Realm Improvements

- Pedestrianised shared space street. (Vehicular access for authorised vehicles only allowed during designated hours.)
- Install enhanced paving materials to combine South Main Street, Bishop Lucey Park and Grand Parade
- Provide areas for outdoor seating areas for use by Tuckey St. cafes, restaurants and businesses.
- Install street trees and planters for urban greening with bio-filtration planting pits
- Install catenary lighting and upgrade wall mounted lighting
- Strengthened connection to Bishop Lucey Park (proposed for future improvement)

SECTION B

SCALE 1:100

HISTORIC LANEWAYS | KEYSER'S HILL



SECTION D

SCALE 1:100

Public Realm Improvements

- Install enhanced paving materials with visual hazard warning at steps
- Replace historic bollard concrete replica with new stone replica
- Install bike channel at edge of steps to aid cyclists
- Integrate urban greening with street trees and planters at intersection of French's Quay
- Addition of specialty lighting
- Strengthened connection to Elizabeth Fort to lead visitors up the beautiful historic laneway.

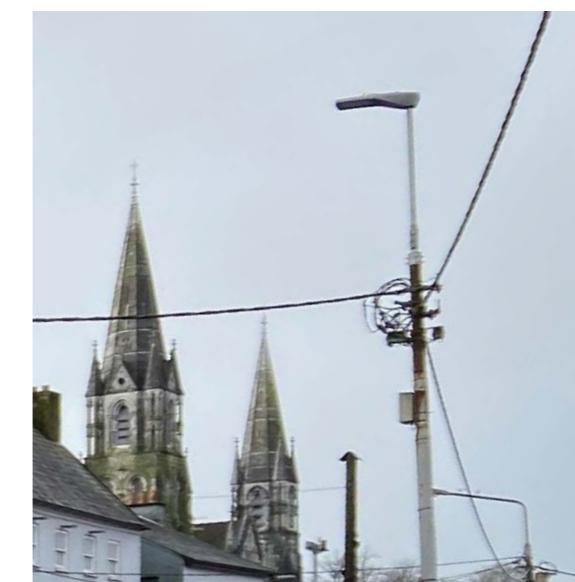


FRENCH'S QUAY



Public Realm Improvements

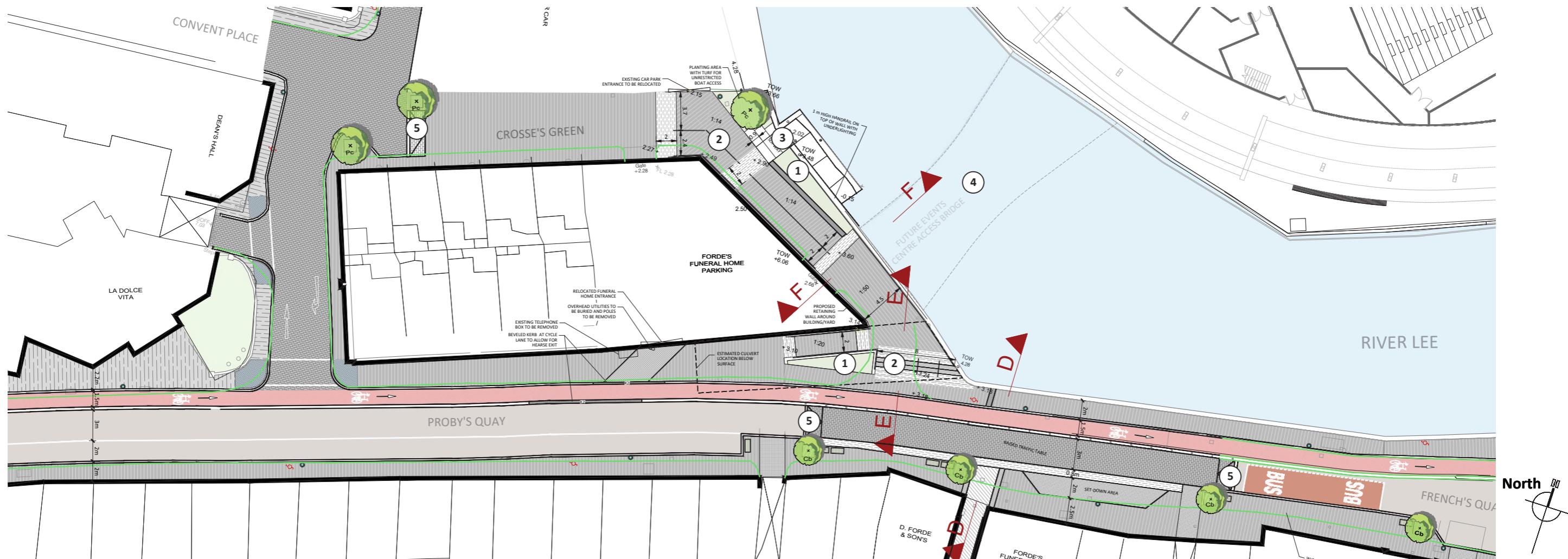
- Create an accessible place of movement and circulation from South Main Street across the bridge and on to Proby's Quay .
- Provide a small seating area overlooking the protected view of the river, weir, and the historic South Gate Bridge
- Provide new disabled parking bay locations
- Relocate existing bus stop to fully on street and improve traffic flow
- Provide an enhanced loading zone/drop off area for nearby funeral home.
- Install traffic table to manage traffic flow and prioritise the pedestrian.
- Modify and widen narrow footpaths
- Install trees and planters for street greening



LEGEND

- ① Urban Greening area for planters and seating opportunities
- ② New disabled parking bay location
- ③ Bus stop moved on-street to improve traffic flow
- ④ Enhanced loading bay/drop off zone
- ⑤ Existing overhead utilities to be buried
- Proposed Street Tree
- Existing Kerb Line
- Proposed raised access pedestrian crossing

PROBY'S QUAY | AT CROSSE'S GREEN



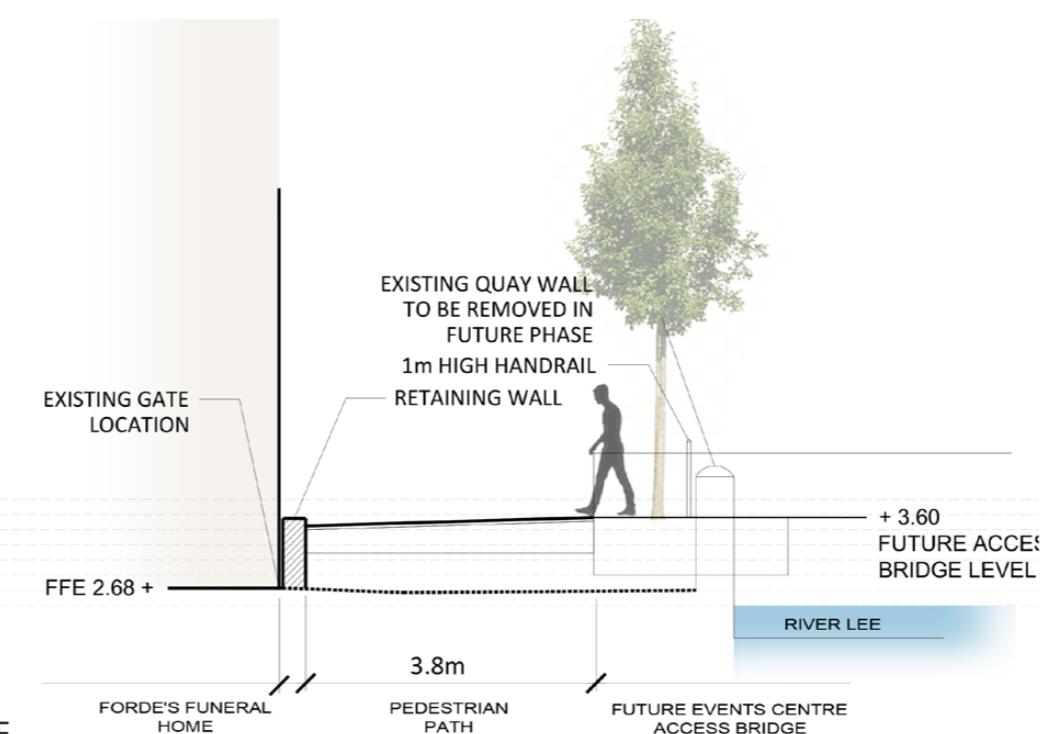
SCALE 1:200

LEGEND

- ① Planting Area
- ② Ramp or Steps from proposed bridge leading into public realm
- ③ Steps to existing Slipway
- ④ Proposed pedestrian bridge to Events Centre
- ⑤ Traffic Table - to slow vehicles in high traffic pedestrian area
-  Proposed Street Tree
-  Existing Kerb Line
-  Proposed raised access pedestrian crossing

Public Realm Improvements

- Create an accessible place of movement and circulation from the new Events Centre across the proposed pedestrian bridge to access Crosses Green and French's Quay
- Provide an accessible and comfortable landing point for smooth pedestrian flow while still allowing access to the slipway below
- Provide seating pocket for rest and reflection with a beautiful protected view to the river and newly built Event's Centre
- Modify and widen narrow footpaths
- Install trees and planting areas for street greening. For not only the benefit of visitors but also to provide screening for nearby residents.
- Removal of overhead power cables to enhance the existing protected views of St. Fin Barre's Cathedral



SECTION F

SCALE 1:100