

THE PLAN

Architectural character

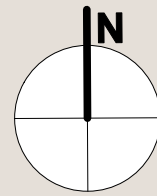
A late eighteenth century town park, at Redmond Street is located on the outskirts of Tipperary Town. Built during the 'Plan of Campaign', when tenants of A.H. Smith Barry abandoned their shops on the main street and endeavoured to establish a 'New Tipperary' outside of Smith Barry's control.

The park is contemporary with the three storey terrace on the south side. This fine late Georgian terrace housed shops and businesses on the ground floor, with living accommodation above. While all the commercial uses are now gone, the terrace remains in it's original form.

To its north, the park faces a row of 1950's terraced houses. These houses replaced an earlier terrace which predated the park and is evident on the 1840 OS Map. Three of the earlier houses remain in tack today. The 1950's terrace was designed with front gardens on to the main Limerick Tipperary road and today this main road creates a physical barrier between the terrace and the park.

To its east, a late Victorian terrace faces onto the square. These two-storey houses are smaller in scale to their three storey neighbours and were built as dwellings. They retain their originally character.

To the west of the park, the gable ends of the Davitt Street and Emmet Street faced onto the square. Later this terrace on Davitt Street, evident on the 1904 map, is demolished and today a petrol station and convenience store sits on this site.



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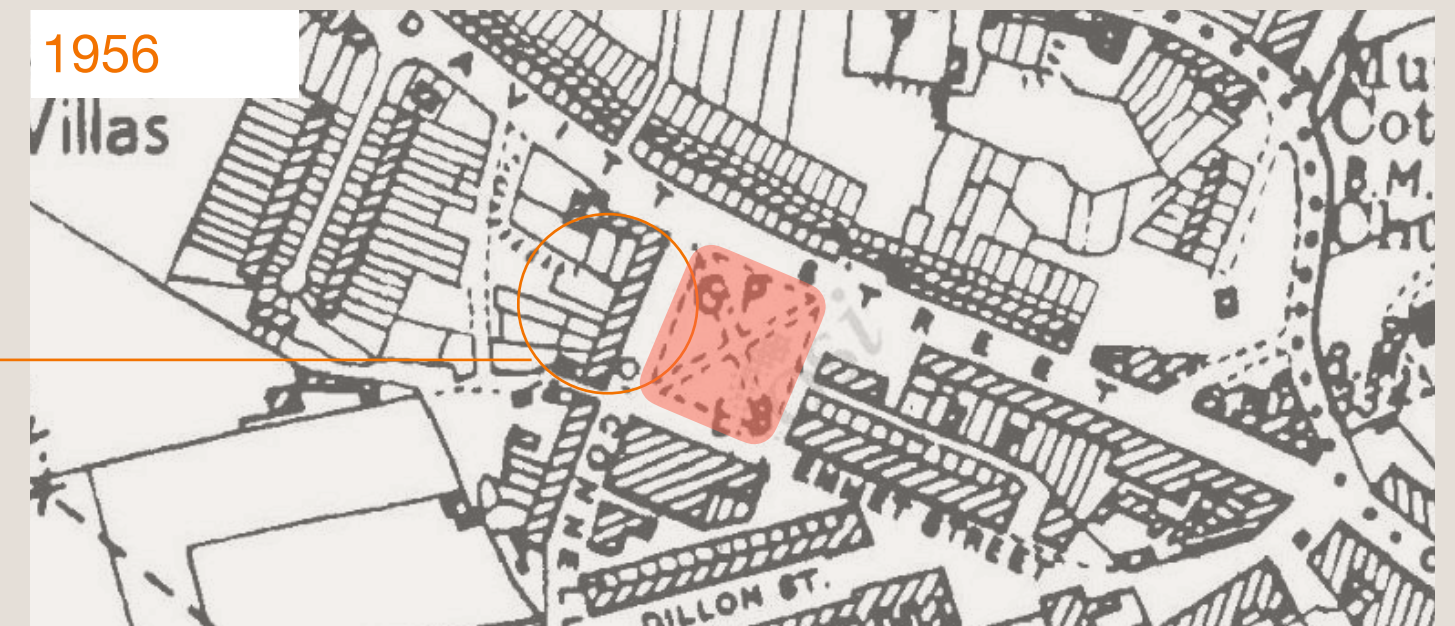
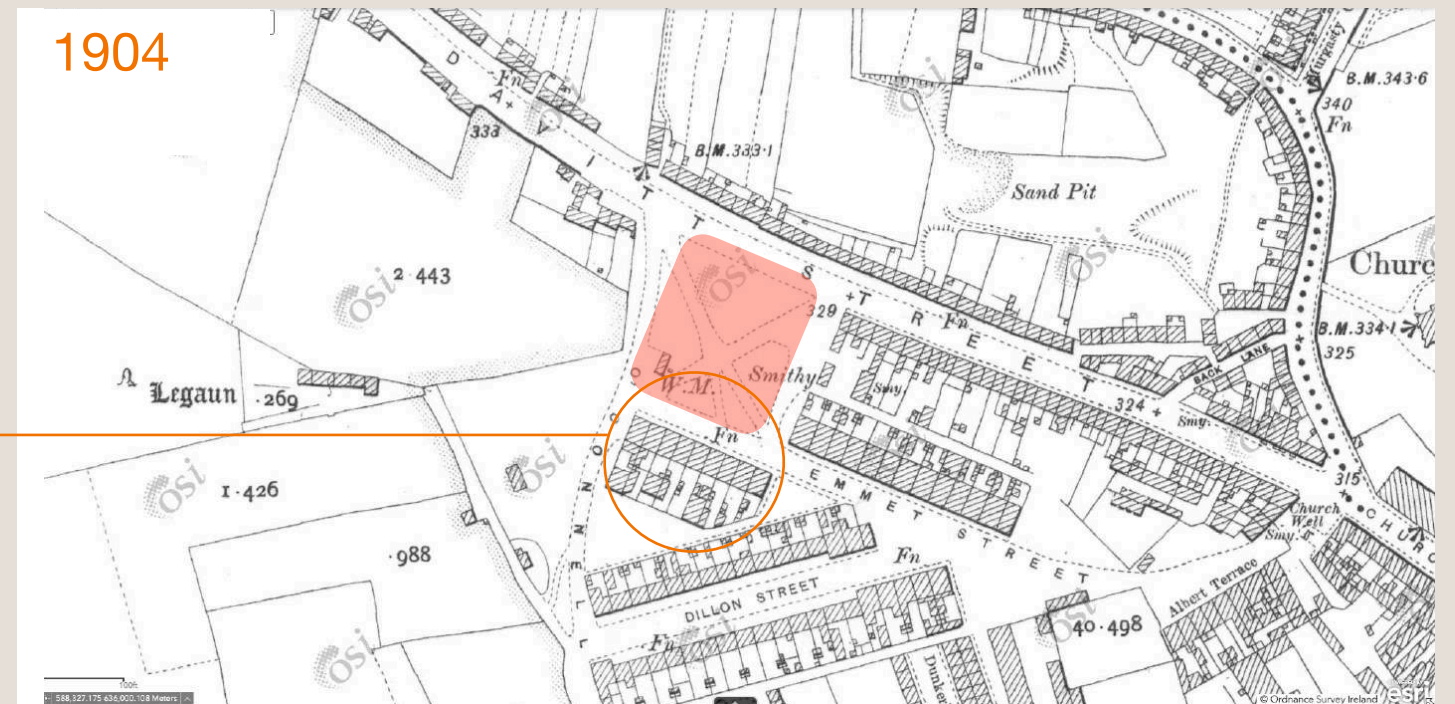
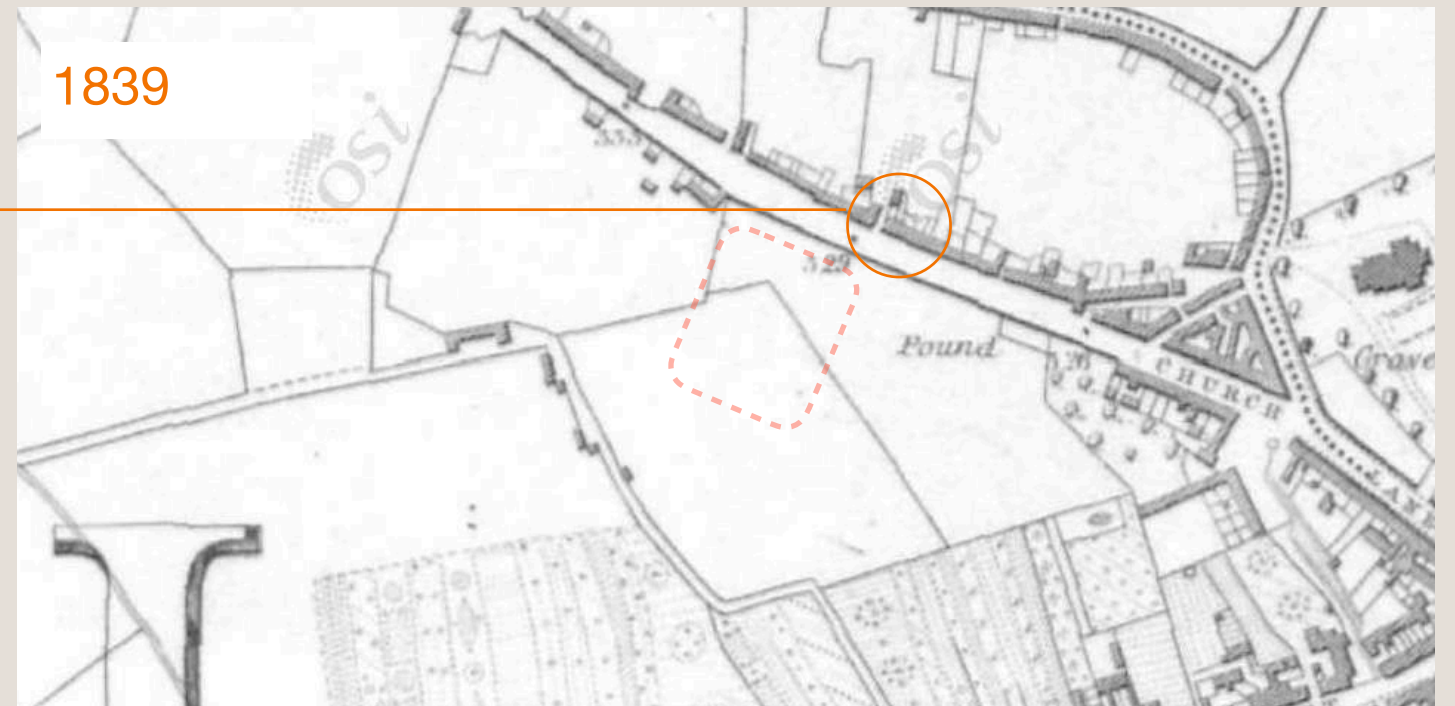
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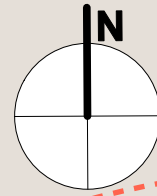
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CONNECTIVITY

RELATIONSHIP TO THE TOWN

- Located on the outer edge of the town, The Plan is the only formal town park.
- It's location on Daviitt Street, N24, makes it easily accessible by car.
- It is located on a main public transport route, with a bus stop 2 minute walk from the park.
- The walking distance is 10 minutes to the town centre and 20 minutes to the opposite side of the town.
- There is no cycle infrastructure evident.
- 'The Hills' is a large amenity area within 5 minute walk of the Plan and supports additional recreation activities that compliments the Plan.

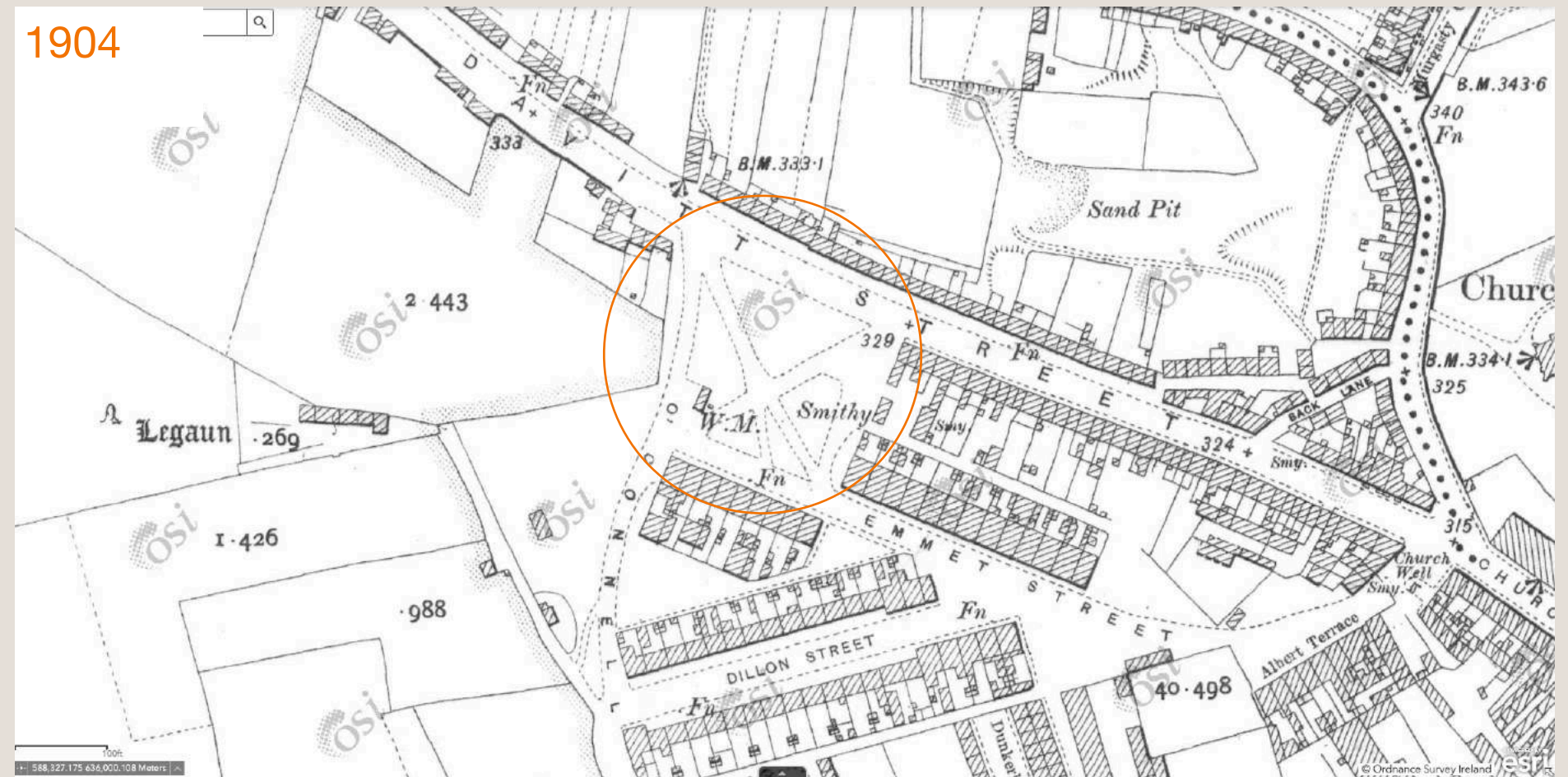


Morphology

THE PLAN OVER TIME

- At the turn of the century we can see that The Plan was less formal. Paths criss-crossed through the green space diagonally, the paths probably responded to movement and desire lines. There was a structure on the south east corner, which was a Weighing Station. On the opposite side of the square, there was a forge.
- By 1956, Redmond Street was complete, an Edwardian brick terrace. The park is indicated on the map as a square, with the diagonal paths formalised. The structure on the corner is no longer evident from the map.

1904



1956



The Plan

REFURBISHMENT IN 1960'S

- The Plan underwent a reconstruction in the 1960's
- With a nod to the history of the area, the park was re-named 'The Plan' as it's known today, which refers to the 'Plan of Campaign'
- A bandstand was constructed in the centre of the park
- The park layout was configured with a new path layout and entrances opening centrally on each side of the park.
- The corner entrances were closed to facilitate traffic turning radii.
- New wall and railings were built.



USE & USER

ACTIVITY IN THE PARK

- The Plan is a well used, well loved park.
- Quiet daytime activities such as meeting friends & short stroll.
- Young families use the park to play ball games.
- The local residents maintain the planted beds
- Community events such as musical events in the bandstand, Light up the Plan , summer festivals.
- 'The Hills' facilitate more active recreation with both informal walks and organised sports. Plans are underway to improve amenities at the Hills.



PRESENT

PAST



ACCESSIBILITY

ISSUES

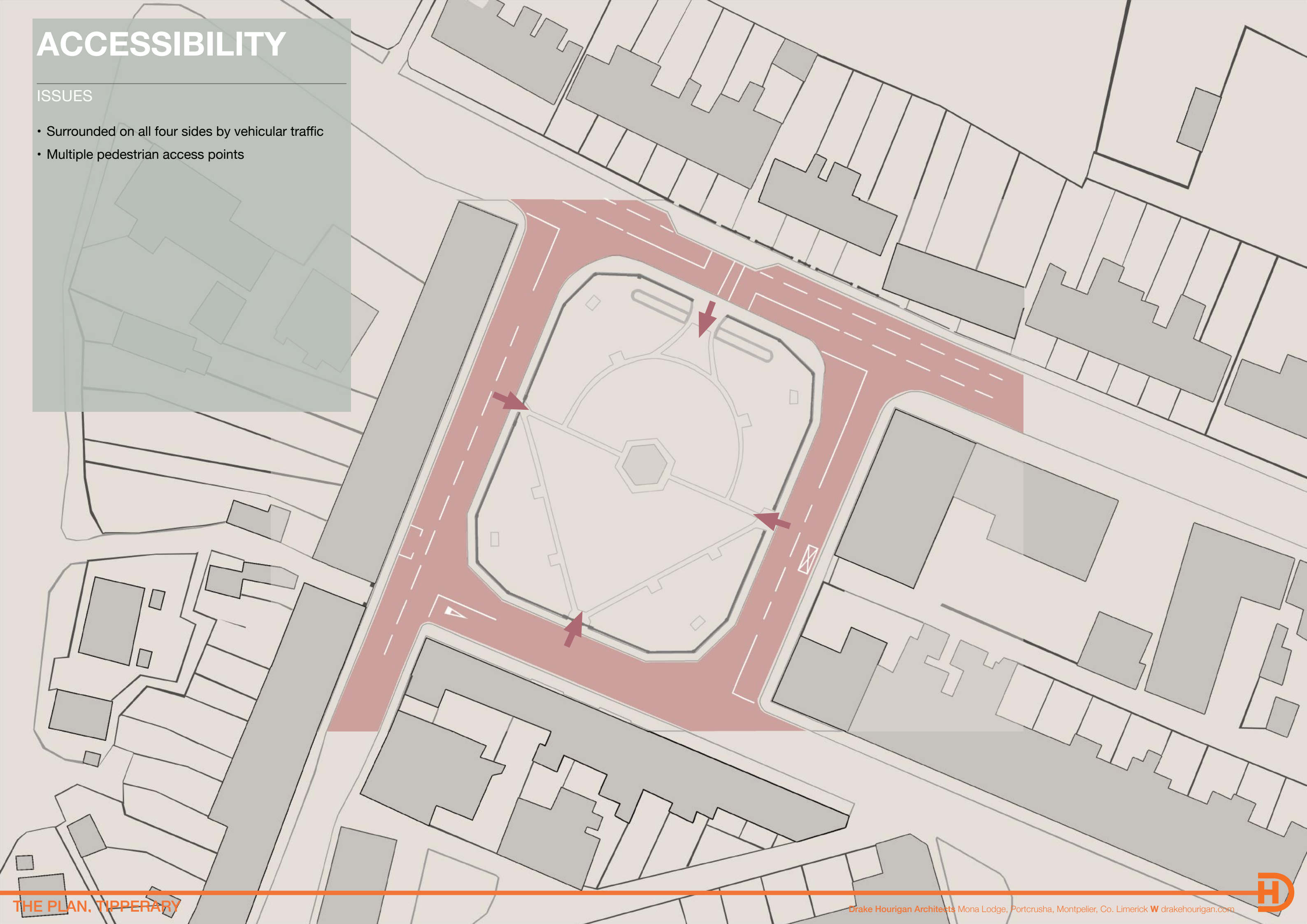
- Surrounded on all four sides by vehicular traffic



ACCESSIBILITY

ISSUES

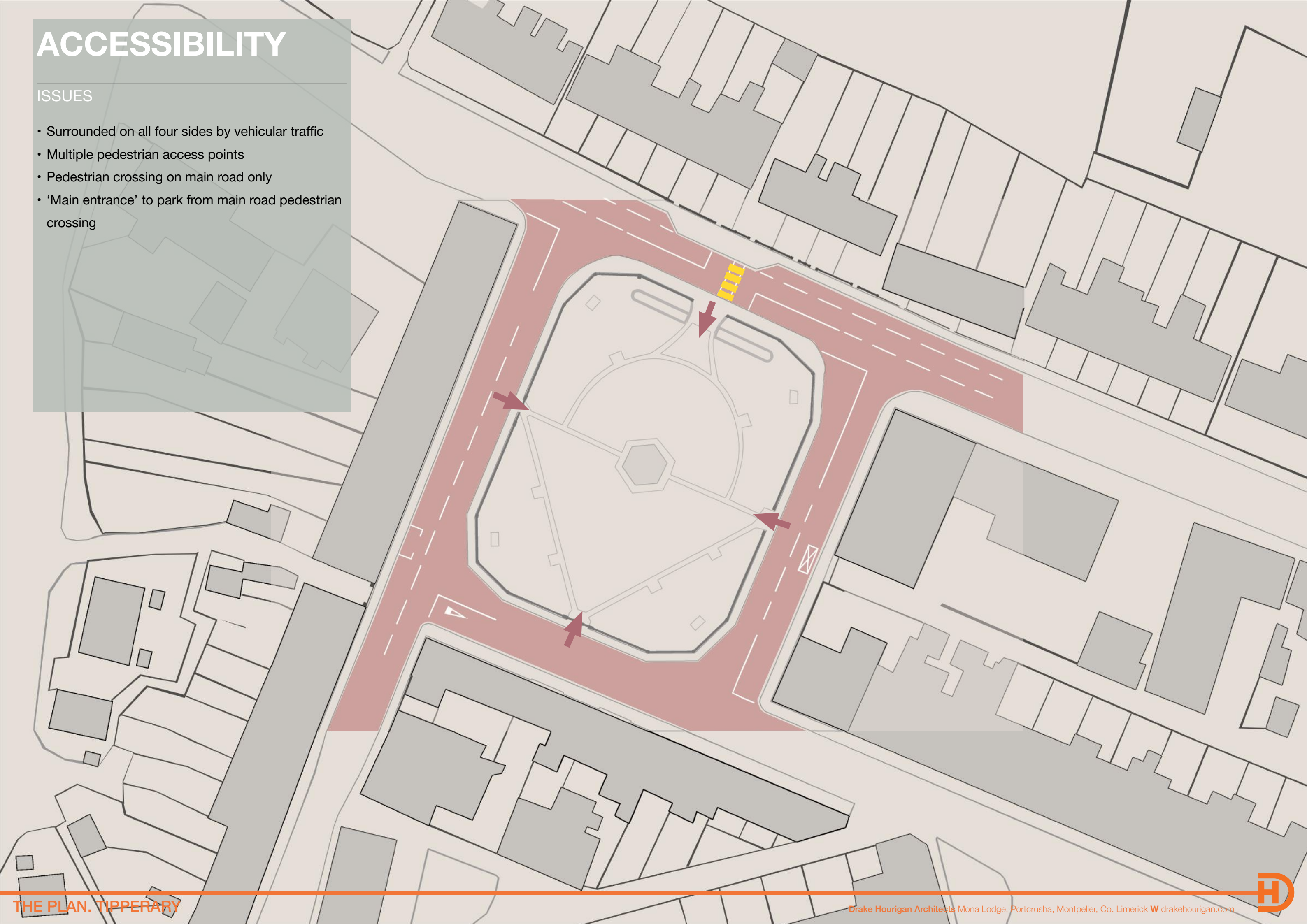
- Surrounded on all four sides by vehicular traffic
- Multiple pedestrian access points



ACCESSIBILITY

ISSUES

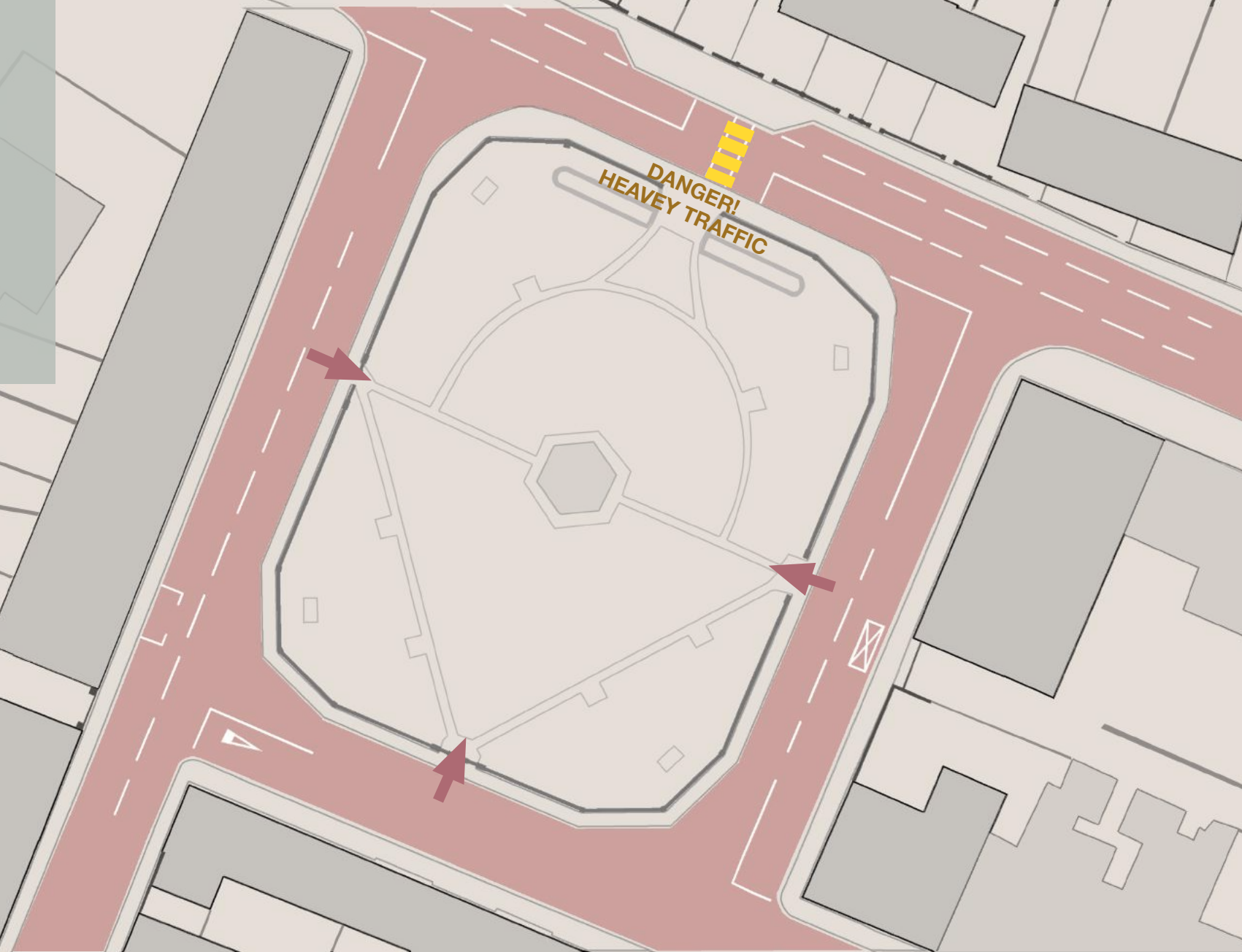
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- Multiple pedestrian access points
- Pedestrian crossing on main road only
- 'Main entrance' to park from main road pedestrian crossing



ACCESSIBILITY

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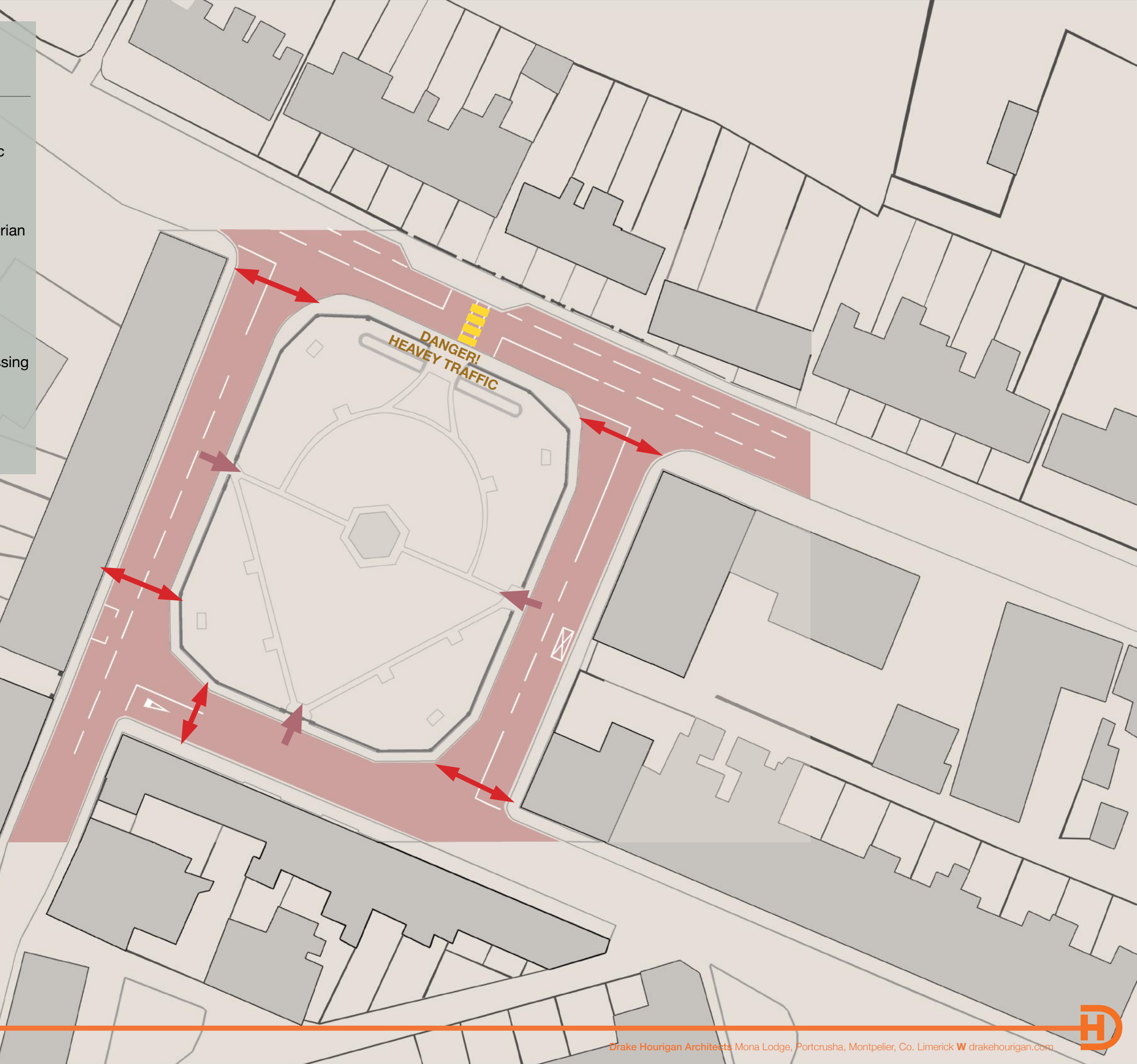
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- Exiting at this point hazardous to children.



ACCESSIBILITY

ISSUES

- Surrounded on all four sides by vehicular traffic
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- Pedestrian crossing on main road only
- 'Main entrance' to park from main road pedestrian crossing
- Exiting at this point hazardous to children.
- Poor pedestrian accessibility at all other road crossings.
- Entrance gates do not line up with natural crossing points



ACCESSIBILITY

ISSUES

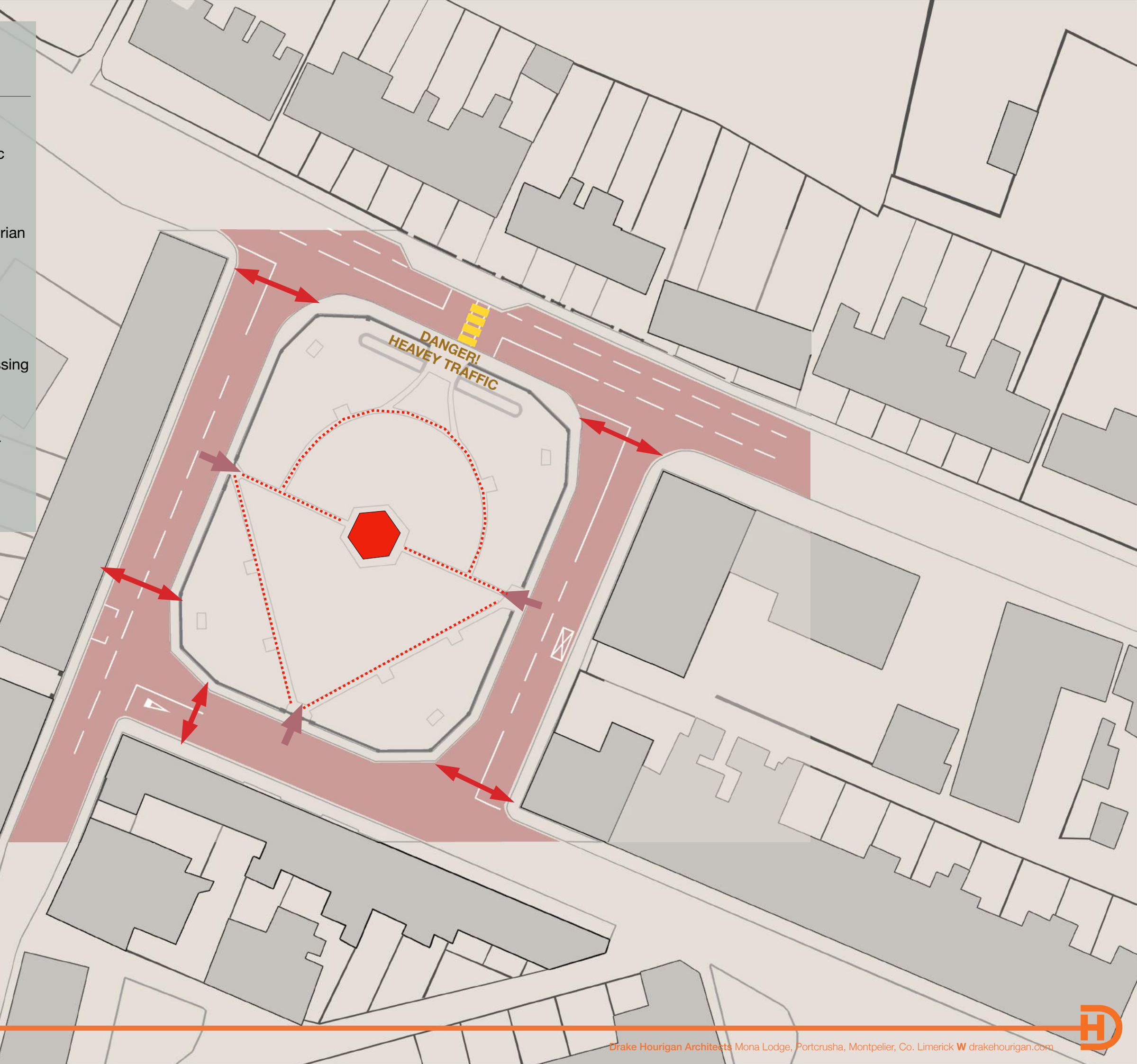
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- Footpaths inside the park are too narrow



ACCESSIBILITY

ISSUES

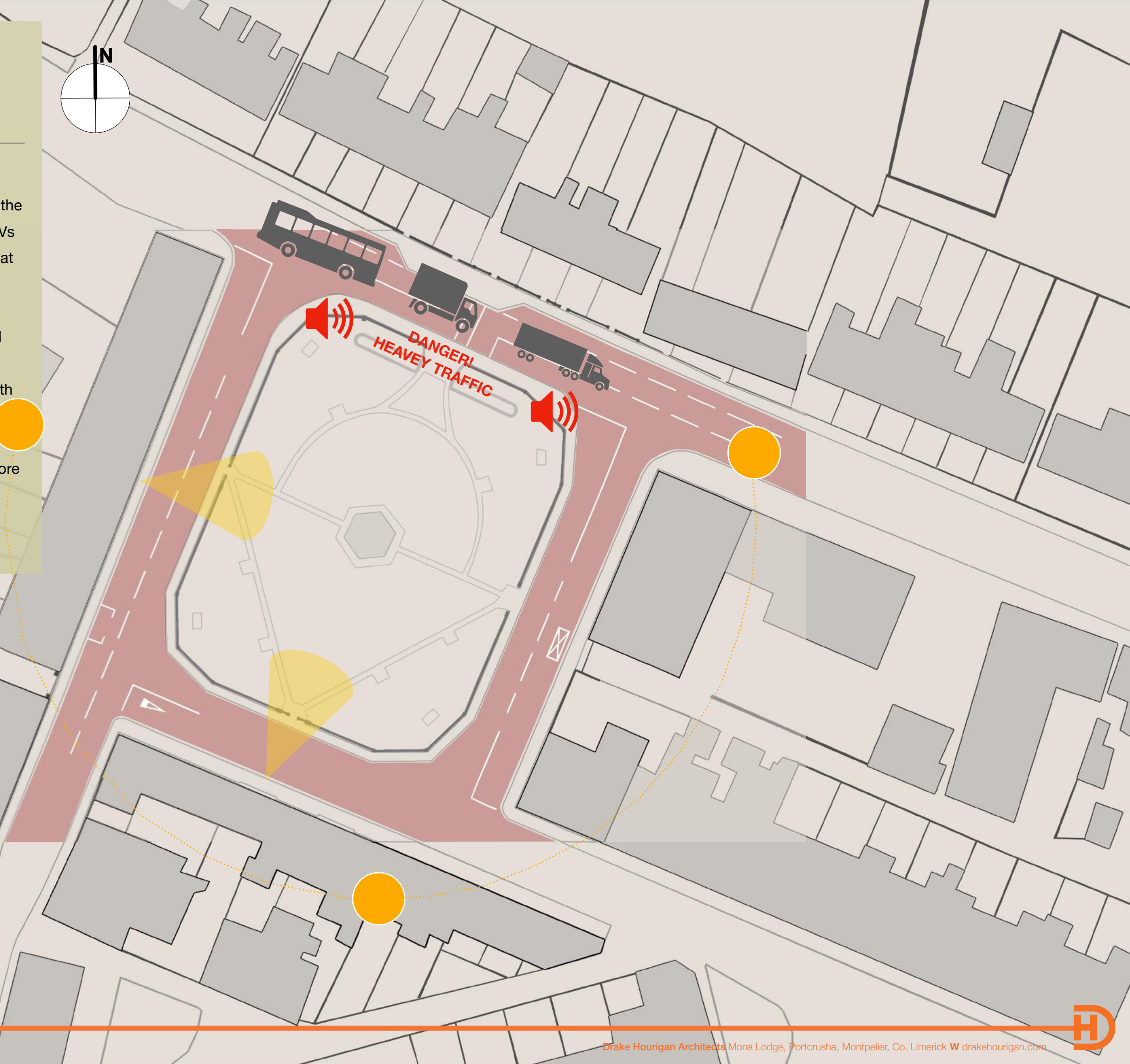
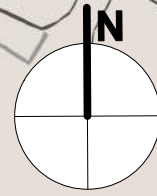
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- Poor pedestrian accessibility at all other road crossings.
- Entrance gates do not line up with natural crossing points
- Footpaths inside the park are too narrow
- Bandstand inaccessible to wheelchair users or people with impaired mobility



COMFORT & SAFETY

HOW THE PARKS FEELS

- ✗ The main road N24 is a source of discomfort in the park, due to heavy through-traffic including HGVs
- ✗ Users have noted the safety issues for children at this N24 exit.
- ✗ Traffic noise is a source of discomfort for users
- ✓ In general, the park is very well over looked and has ample passive surveillance
- ✗ However, the Plan is very open and exposed with a lack of shelter, shade, enclosure which is a deterrent for users.
- ✓ The main road is to the north of the plan, therefore the spaces further from the road enjoy both morning and evening light.



GREEN COVERAGE

How GREEN IS THE PARK?

- ✗ The Plan has a lot of lawned area, however due to poor drainage, the grassed areas cannot be used in wet weather
- ✗ The lack of mature planting and trees makes the space feel exposed
- ✓ The smaller planted beds are cared for by the local residents. This gives the residents a sense of ownership.



AMENITIES & FURNITURE

FACILITIES AT THE PARK

- The bandstand is the central feature of the park. It needs some refurbishment and landscaping to make it accessible
- The seating in the park is quite scattered. Seats are generally positioned in isolation, with not grouped seating areas.
- There is little utility infrastructure such as public lighting, power sockets for festive lighting and music
- There is no access to water for plants or potable drinking water.
- Wifi was added in recent years



PUBLIC ENGAGEMENT

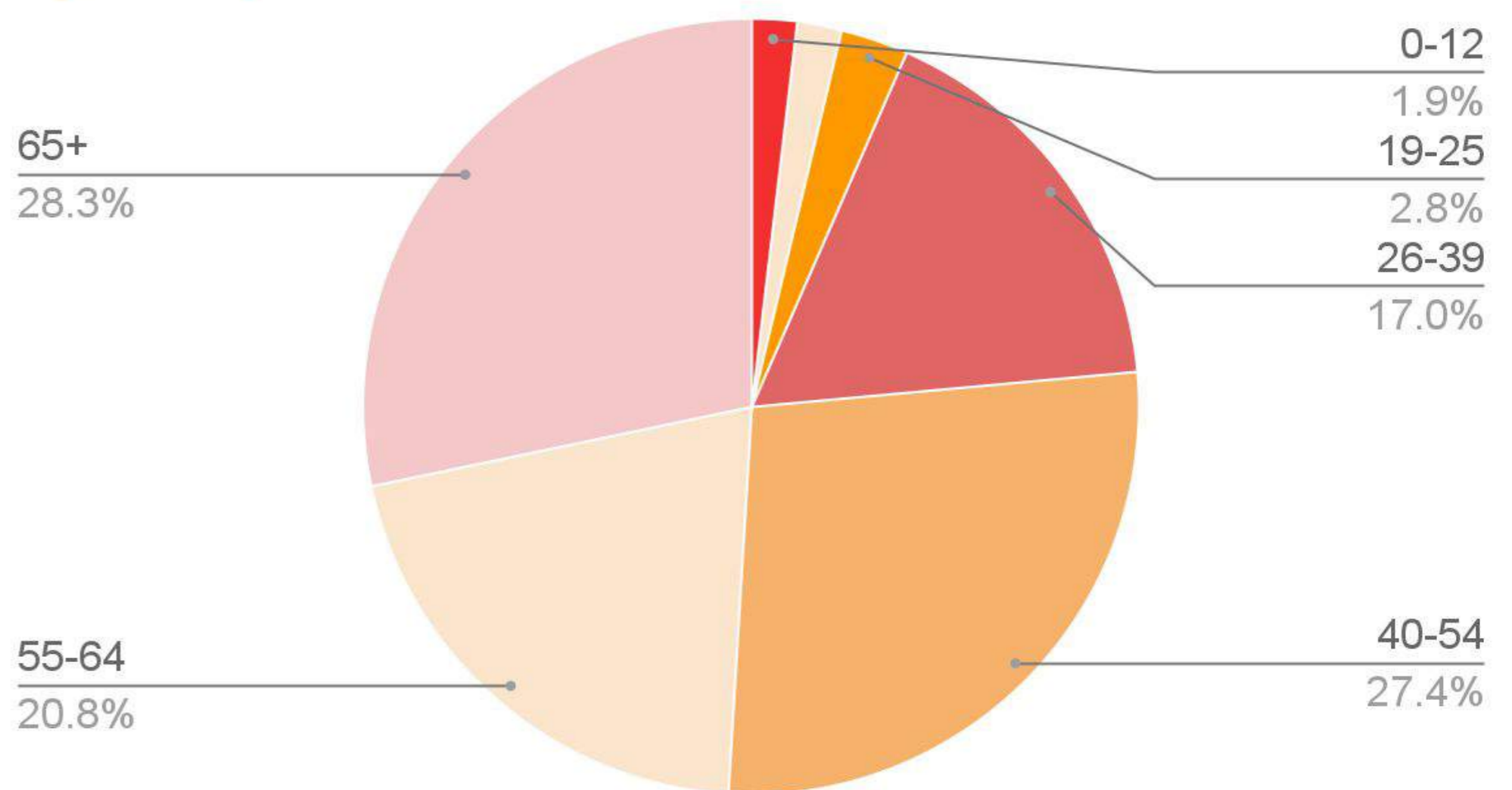
COMMUNITY CONSULTATION

- FEBRUARY 2022 - Meet Stakeholders at The Plan
- APRIL 2022 - CONSULTATION with wider community and local groups at The Plan
- APRIL - JUNE - CONSULTATION SURVEY



Over three quarters of the people that responded to the survey are over 40. While several of the respondents expressed how they bring their children or grandchildren to the park, it seems like the demographic of the users is skewed to older adults, thus showing a need to attract younger people and children to use the park and its facilities. Having a broad age range of people that use the park is key to a safe, inviting atmosphere.

Age Groups



“a smart design could give everybody what they want”

I’ would like the integrity of the park maintained, and the enhancement proposed to serve several generations of townspeople and visitors alike.’

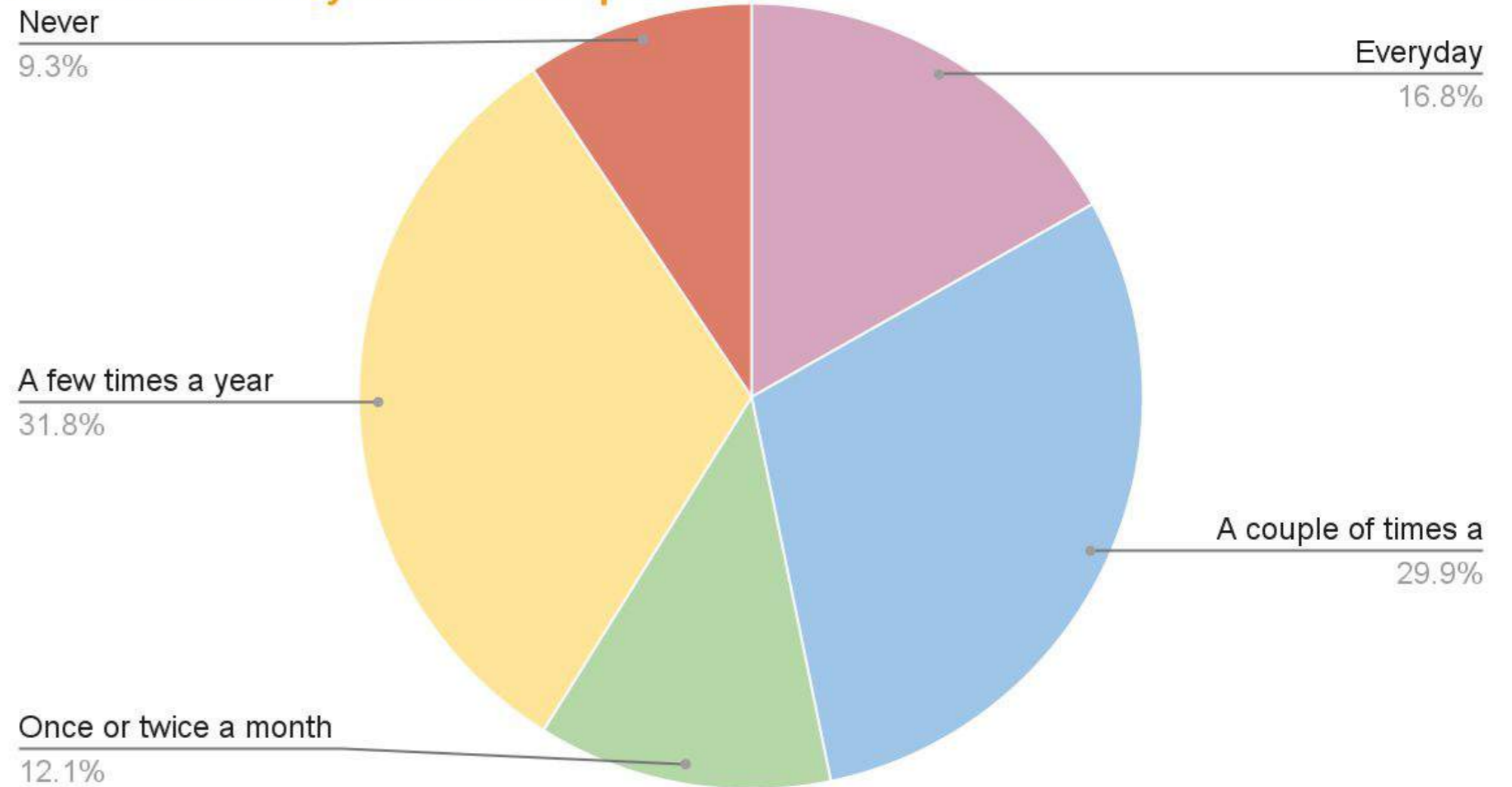


“It should be made more child friendly.”



The majority of respondents visited the park as infrequently as *once or twice a month* or more infrequently. Only 46.7% of people that responded to the survey used the park *More than a couple of times a week* or more. The fact being that people have responded to the survey while visiting the park one or twice a month or less means that there is interest in the redevelopment and improvement of the facilities in the park.

How often do you use the park?

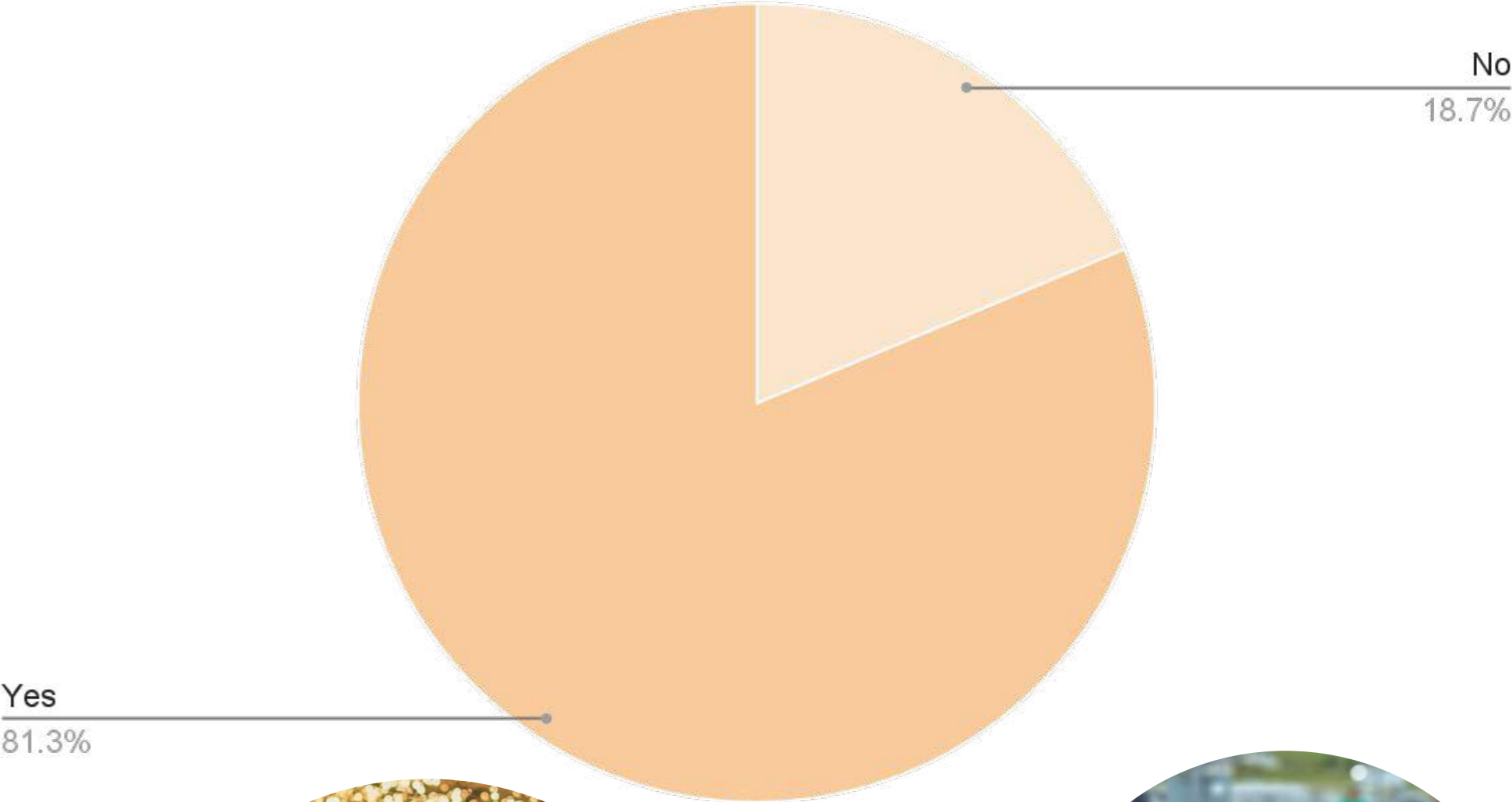


“It would be great to see more ways that younger kids and teenagers can participate in the Plan.”

“As a youth worker we have used the space many times and have found it ideal in relation to space and safety, except the main road entrance.”

Do you attend events in the park?

Increasing the frequency and range of events that occur in the park will be key to increasing the amount of people who attend events in the park. There is potentially a lack of diversity of events, thus alienating nearly 20% of people who responded no to this question.

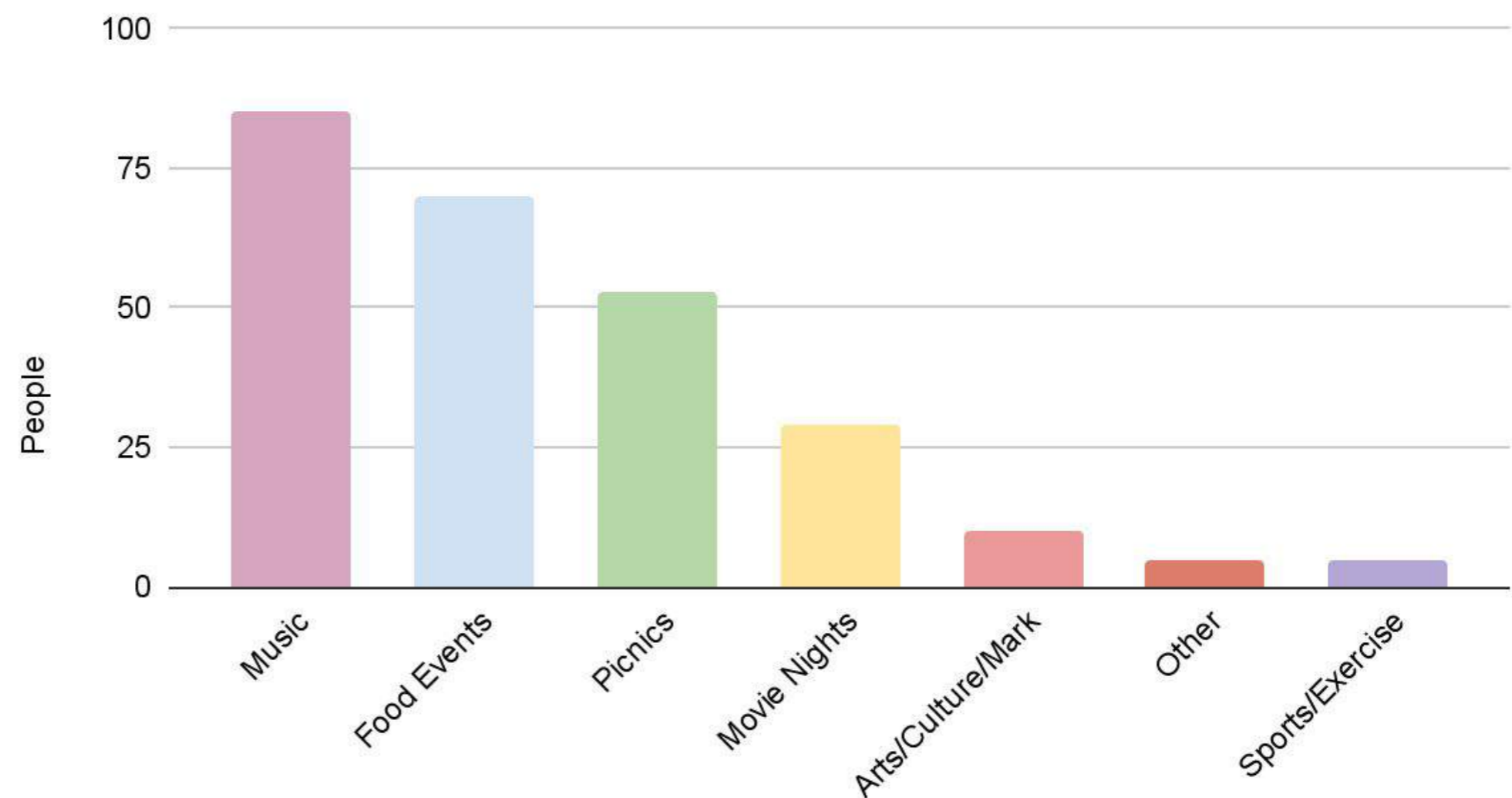


“I think the Plan is a great amenity which could be used more.”



The overwhelming majority of people responded positively to the survey and supported the provision of events in the park. Music events such as daytime concerts and Band recitals were the most popular responses. Food events such as picnics and food events/Markets were popular responses. There were other events such as sports and recreational activities also suggested.

Events people would like to attend in the park



“More music days”



“I can see it used for concerts and cultural events such as talks and workshops”



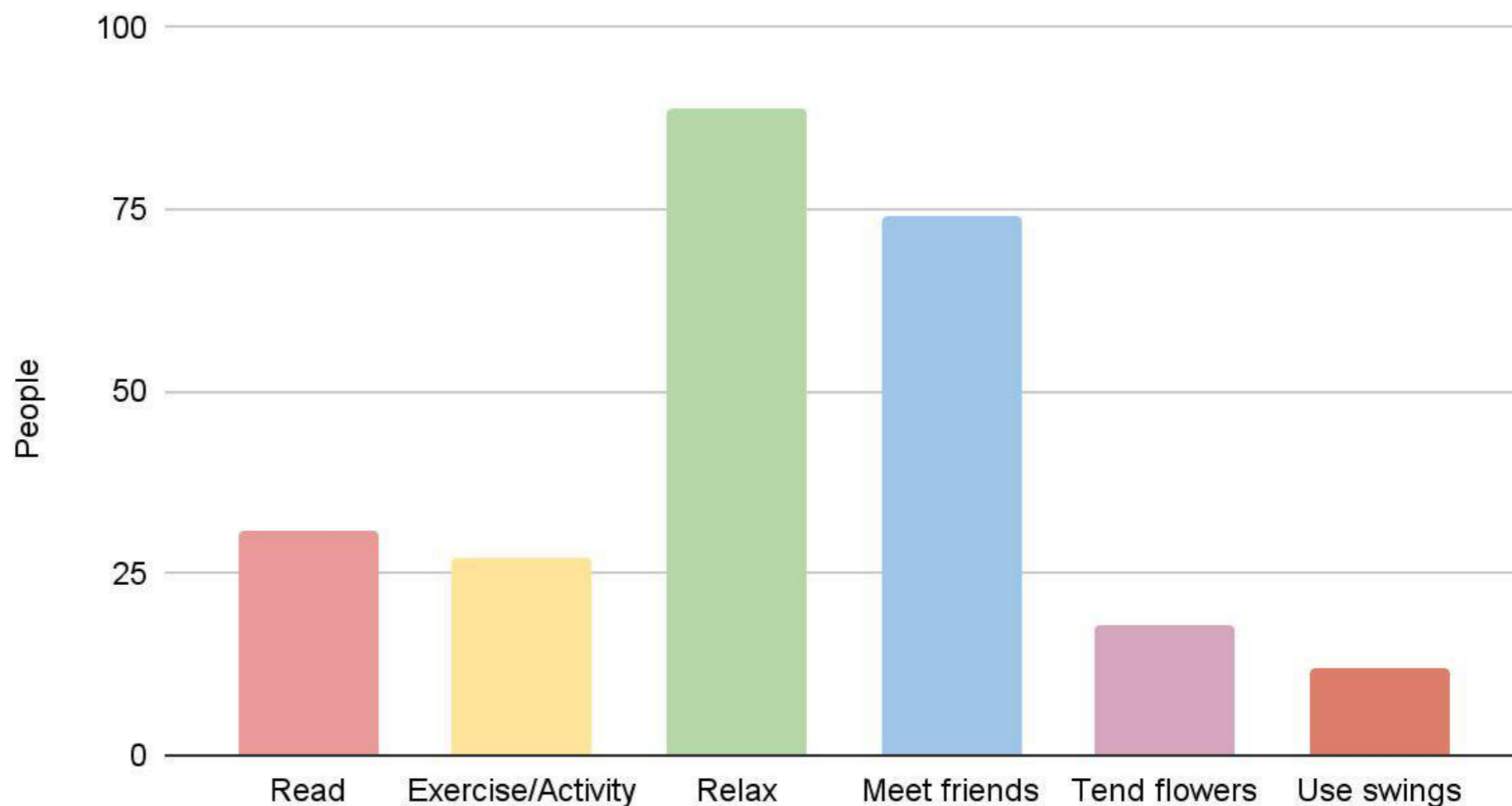
85% of people surveyed said they would like to sit and relax in the park with 70% wanting to meet a friend.

“The plan is a place to stroll around and sit and watch the world go by”



“Enjoy the plants”

What relaxing things do you/would you like to do in the park?

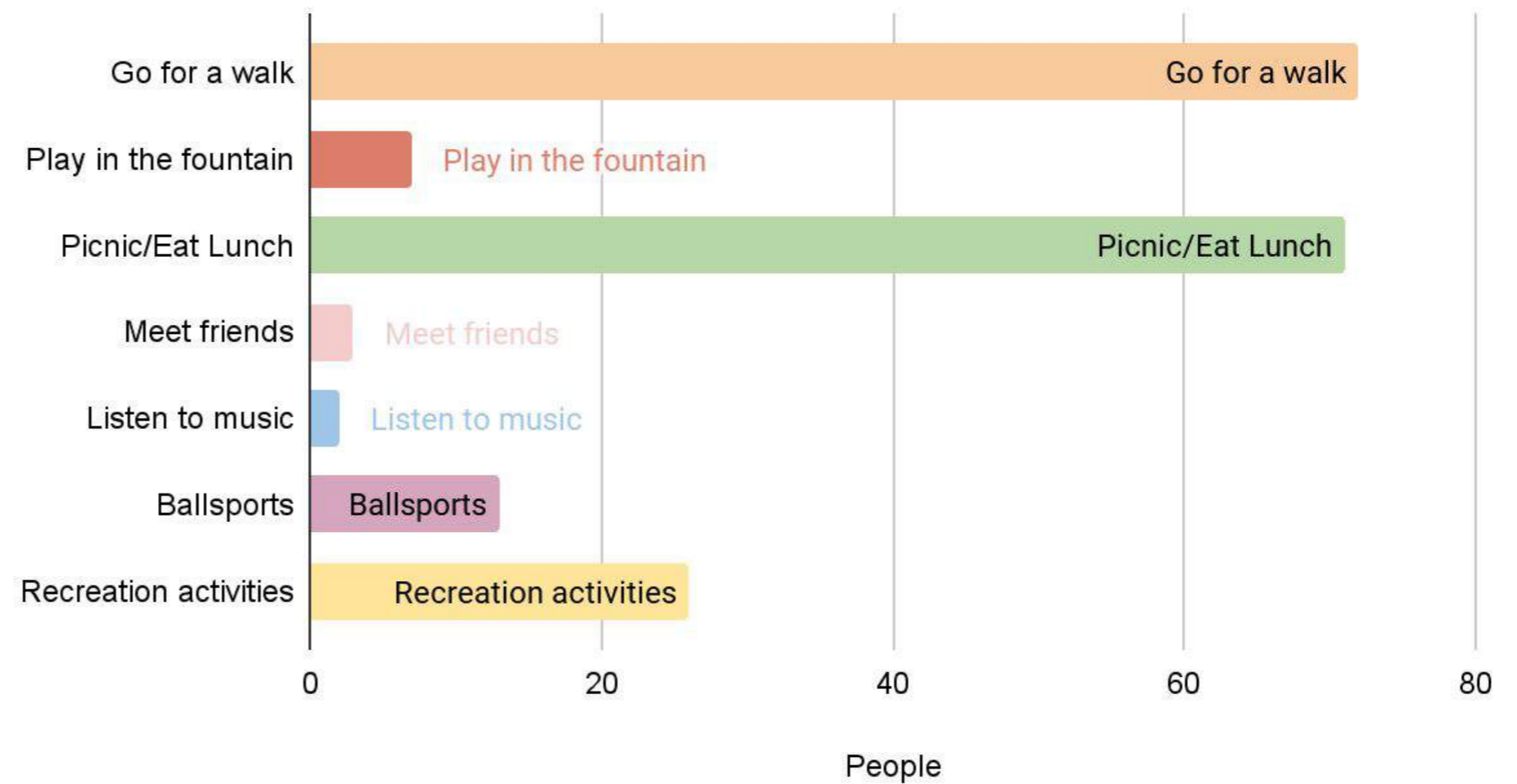


“Read paper/ book get some vitamin D”



An overwhelming majority of people who responded to the survey suggested that they would like to go for a **walk** or to **sit and eat lunch**. This would mean that most people either **currently enjoy** or in the future **would like to enjoy** a relaxing place to **unwind and eat**, rather than engage in vigorous activity.

What activities do you/would you like to do in the park?



“Play ball with the grandchildren”

“Chat with neighbours and friends; bring my grandchildren to the park”

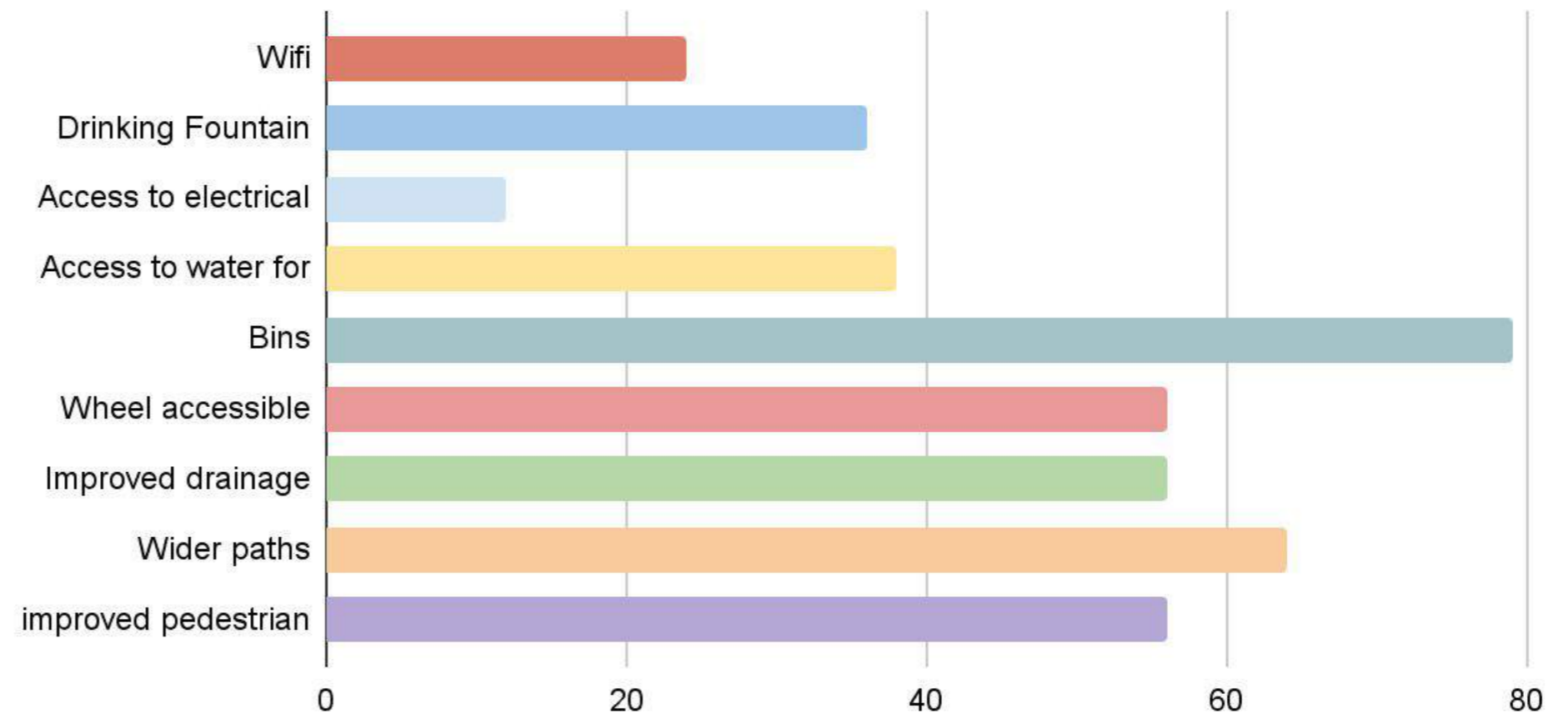


Over half of all participants said that wheelchair accessibility for the bandstand, wider paths, improved drainage and improved pedestrian access would greatly improve The Plan. The most common suggested service was bins with over 75%

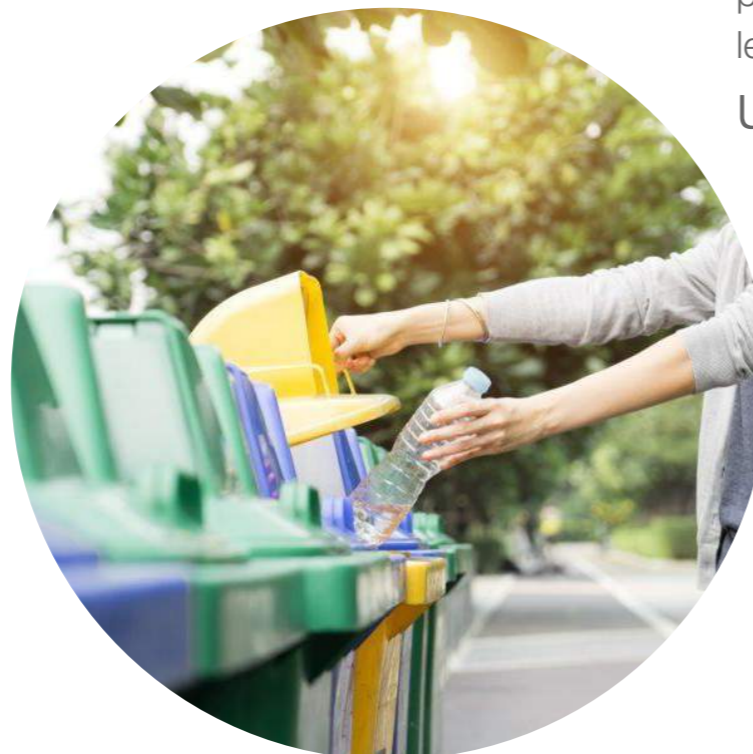
highlighting their importance. Wifi, drinking fountains and access to water for watering plants were all suggested also with lighting being suggested by five people

“It should be made more child friendly. While it's a very safe and good place for kids, a sandbox or swings or slides”

What services utilities would improve the park?



“Safer fencing that would prevent small children leaving the park unsupervised.”



“most residents wish to see changes such as new and wider footpaths, wheelchair access to the bandstand, improved drainage and more bins.”

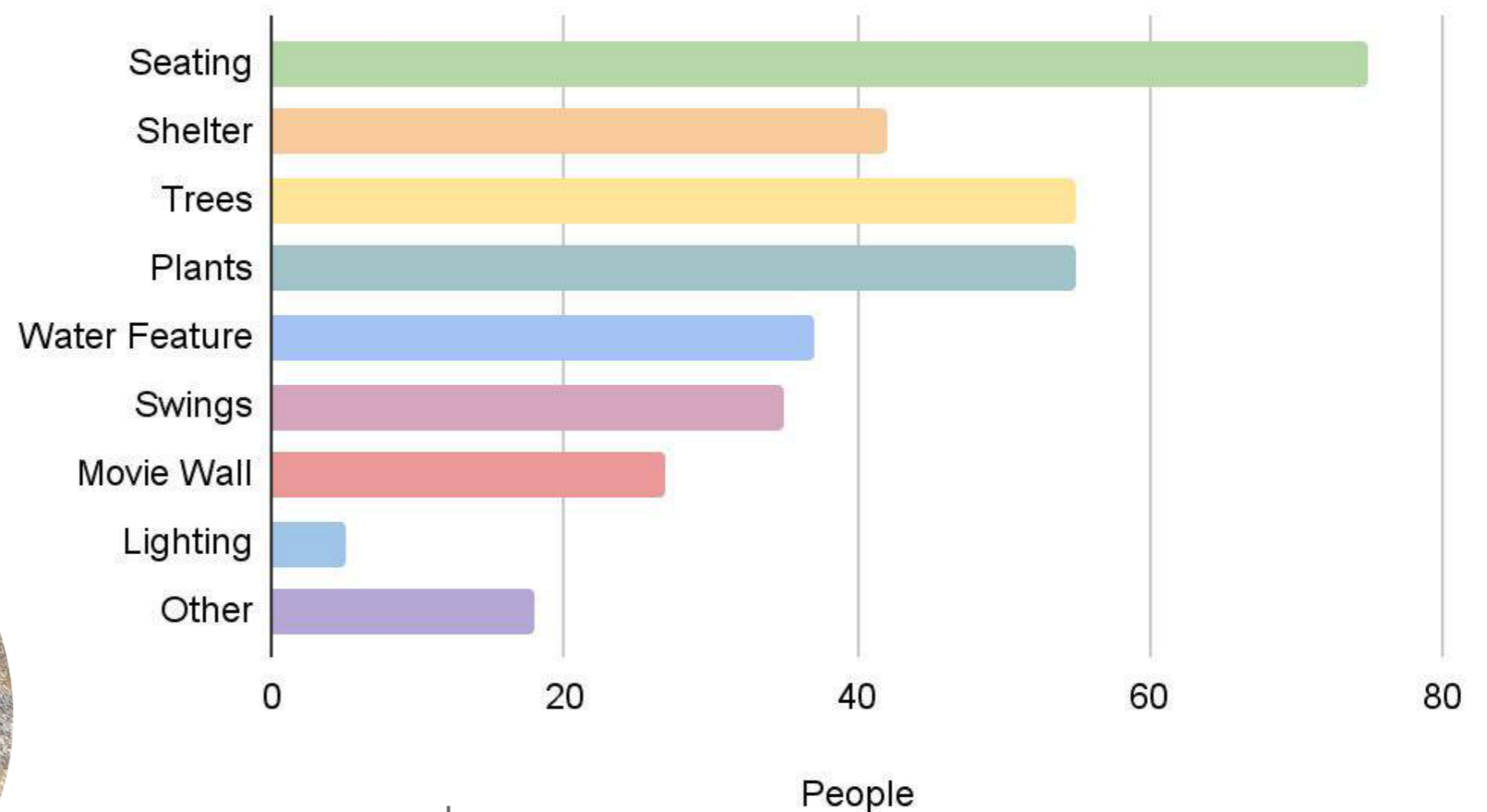
Seating as well as trees and plants were most sought after by respondents. Almost half of participants said they would like shelter. There was also quite an interest in a water feature.



The response to swings and a movie wall was mixed with no overwhelming demand for either. Space to play was also mentioned by quite a few.

An angled arched entrance at South East corner facing the town

What else would you like to see in the park?



“Some strategically places trees and hedging could give it a more private and serene feeling.”

“Please include plants that support bees, butterflies and birds, as well as native trees.”



'The Plan' - Strategy

ACCESSIBILITY

In general parks are used most frequently by people who live or work nearby, within close walking distance. Therefore pedestrians need to be prioritised in order to facilitate easy, comfortable and safe access to the Plan. We can do this in a number of ways:

- In order to reduce the number of vehicles driving around the park - close through access from Davitt Street to Emmet St. at the Applegreen corner
- Build out the footpath corners to reduce traffic speed.
- Design hard landscaping up to the bandstand to make it accessible
- Create table crossings to allow easy access from all directions. Footpaths around The Plan to be upgraded
- Create a main entrance and arrival space on the north east corner which connects to the town centre.
- Paths and paved areas will be designed with ample space for wheelchair users and for two people to walk side by side, or pass each other in the opposite direction.
- Wayfinding for visually impaired

Table Crossings



Spacious footpaths



Arrival point-
connect to
town centre

Tactile paving
for way-finding



Accessible
to All



'The Plan' - Strategy

USE & USER

From our community engagement at the Plan and the survey carried out, it is clear that people use the park for meeting each other, short walks, musical events and special occasions such as Christmas, St. Patrick's day. The Plan could facilitate more community activities.

- **Gathering Space** - which can have a flexible use for events at different times of the year.
 - Games
 - Dancing
 - Dining
 - Talks / Workshops / Movie
 - Market
- **Covered Space** - a partly enclosed space with a roof cover, columns but without walls and well overlooked.
 - Eat lunch
 - Sit
 - Shade from sun or rain
- **Performance Space** - The bandstand can be refurbished with lighting and power and made accessible. An area for temporary seating during musical and other cultural events.
- **Quiet Space** - A place to sit and read a book or meet a friend. Situated away from the N24.
- **Green Space** - The park should have easily managed lawned areas as well as planted beds, trees and a wild flower area.
 - Kick a ball safely with young children
 - Put out a blanket during a summer event
 - Tend the flowers
 - Enjoy the shade



Meeting Space

Covered Space

Performance Space

Quiet Space

Green Space

'The Plan' - Strategy

COMFORT & SAFETY

The primary safety issues arise from the parks proximity to the main N24. Where trees, shelter and planting are introduced, it will be designed so that blind spots are not created.

- Area of green lawn will be located away from the main road. These spaces can be used by families with young children.
- A new entrance to the Plan will located on Davitt Street at the Applegreen corner. While this urban space will be adjacent to the main road, the hard urban edge signifies a transition from recreation space to urban space.
- A buffer zone between the Plan and the main N24 road will act both as a physical barrier from traffic, but also dampen noise and create a visual break from passing traffic.
- The accessibility improvements outlined on the previous slide will make the park safer for vulnerable users and children.
- Public lighting will be designed to give a sense of comfort and safety without over-lighting the spaces, which can cause dark spots.



Example of a buffer created to separate park from traffic without closing in the views

'The Plan' - Strategy

GREEN COVERAGE

The Plan is a park and should feel like a park, therefore there will be a strong emphasis on using trees, lawn, planted beds and wildflowers to enhance the Plan.

- **Buffer zone** - Along the N24 we will introduce low level planting and trees, while maintaining views into and out of the Plan. This area will include a Sustainable Urban Drainage System (Suds)
- **Grass area** - well drained grassed areas are flexible and can be used to kick a ball with small kids, have a picnic, or sit out on a blanket during an event. Two larger green areas are proposed.
- **Planted beds** - which are easily maintained and provide a variety of planting to give year round interest.
- **Seasonal Bulbs and Wild Flowers** - can be used as underplanting to trees to create biodiversity areas which are bee and butterfly friendly.
- **Trees** - Seasonal trees in parks are very important for peoples health and well-being. They provide structure and identity, enhancing the social space of the park. They create dappled shade in summer, improve air quality and drainage.



AMENITIES & FURNITURE

FACILITIES AT THE PARK

- **Bandstand** is the central feature of the park and will be refurbished
- **Flexible seating** can be located on a landscaped area to the south-west of the bandstand so that audiences can enjoy performances throughout the year. This area can also host outdoor dining, a community feast, a market or festival.
- **A water feature** will provide visual interest and playfulness in summer months.
- **Seating** - The quiet space adjacent to Emmet Street will be designed with planted beds that can be maintained by the community if desired. The original cast iron benches can be relocated to this area and situated in a way that is more sociable.
- **Utilities** - bins, drinking water, wifi, power and lighting will be provided



Events

Water Feature

New and Original Seating

Bins

Drinking fountain