



Main Street Banagher



INTRODUCTION

Francis Moran Architect

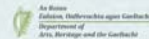
This project has been completed by **Francis Moran Architect** in collaboration with Banagher Tidy Towns group and Banagher College. Francis Moran Architect is experienced in research and building projects offering a holistic approach to bespoke design. He is a native of County Offaly.



Offaly County Council



Banagher Tidy Towns



Special thanks to Pat McKean of Banagher Tidy Towns Group, Amanda Redlow from Offaly County Council, Olivia in Banagher library, Jim Madden, Damian Shanahan and the fifth year students in Banagher College. Without their support this project would not have been possible.



ENGAGE with architecture

Engage with architecture

ENGAGE is a series of innovative countywide initiatives aimed at encouraging the public to actively engage with architecture. ENGAGE is about creating an awareness of our built environment. Taking the time to observe, reflect and appreciate what is around us.

This project is an initiative of the Arts, Heritage and Architecture Sections of Offaly County Council made possible through funding from the Arts Council and Department of Arts, Heritage and the Gaeltacht.

Mapping Towns

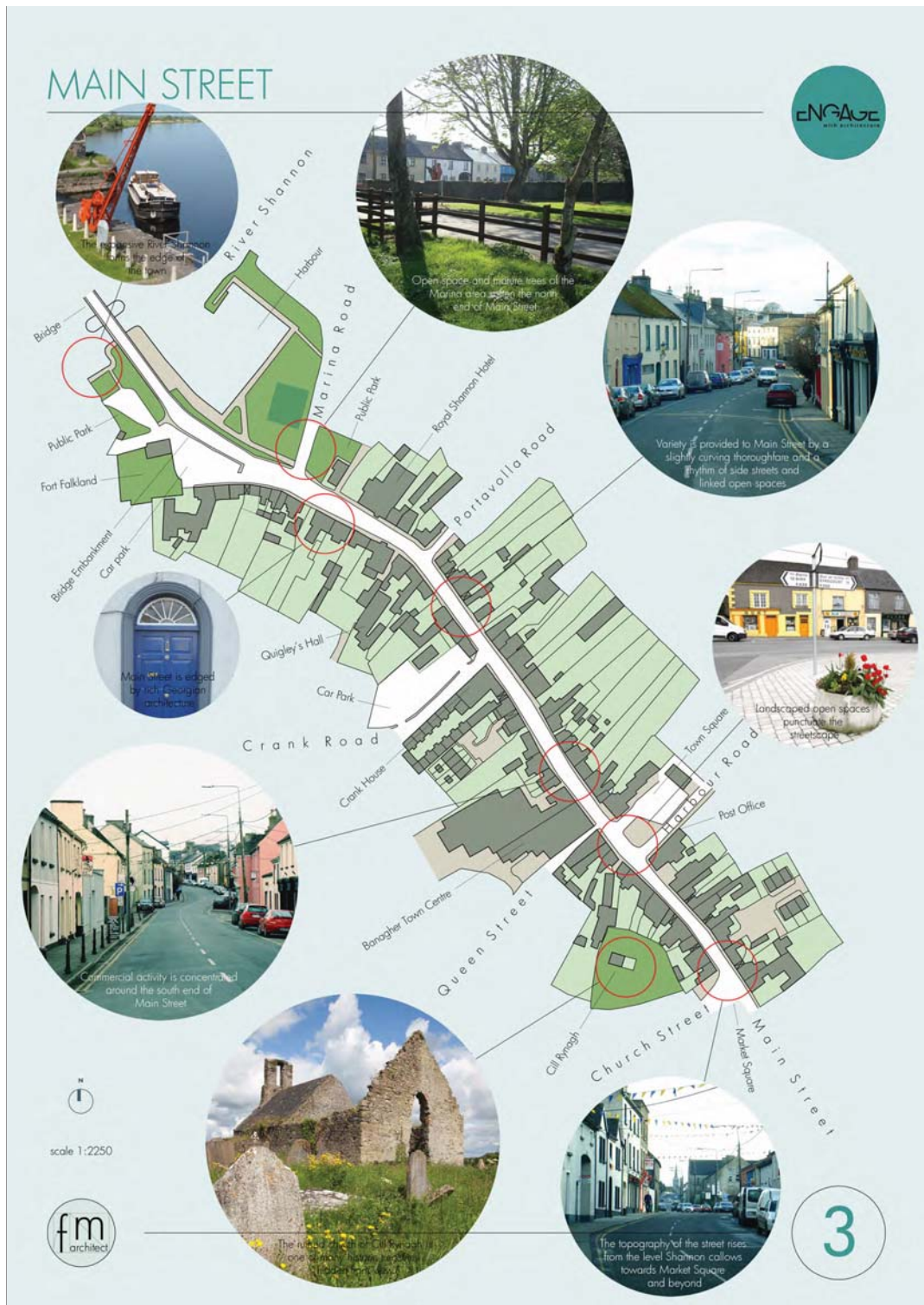
Mapping Towns is an intrinsic part of the 2013 Engage with Architecture programme. Under the guidance of Offaly County Council and Architect Orla Murphy, recipient of the Arts Council Kevin Kieran Award 2009-2011, the project offers community groups and secondary schools across the county the opportunity to work directly with local architects. This year Francis Moran Architect has been working with Banagher Tidy Towns group to promote architecture in the community and develop a visual manifestation of Main Street, Banagher in 2013.

Mapping Towns examines the streetscape of Main Street, Banagher. The project evaluates the history and heritage of the street, it's form and characteristics and the uses of the buildings in contemporary society. The aim of the exercise is to promote the innovative use of derelict or vacant sites in the town, promote an awareness of architecture in the community and help to create a greater appreciation of the street, it's buildings and their unique surroundings.

Creating Space for Architecture

Mentored by Francis Moran Architect the students of Banagher College have looked at vacant sites in the town and presented design ideas for their re-use. The outcome is a section through part of Main Street in model form and a re-imagining of an underused site through the use of contemporary architecture.





STREET FORM

Banagher is familiar in form to many typical Irish towns. The distinctive urban layout has been shaped by a number of different factors, including location, topography, commercial activity and even plantation planning, throughout its long existence.

At the centre of Banagher, in terms of position and importance, is the elegant primary thoroughfare of Main Street. Long and varied it stretches from the level Shannon callows in the north to the slowly rising ground in the south. Along its length Main Street incorporates the R439 and R356 county roads bringing a constant flow of inward traffic and trade. These links also provide direct outward access to the surrounding agricultural hinterland. Main Street is the commercial heart of Banagher, the epicentre of town life.

The stretch of Main Street from Market Square to Banagher Bridge forms the town's historic core, a tightly knit urban fabric. Here is the origin of urban settlement and setting for the town's most impressive architecture. Rows of terraced buildings provide enclosure to the street, occasionally punctuated by open spaces, side streets and alleys. Main Street culminates at the expansive River Shannon, the town's edge, where the urban fabric dissolves into the surrounding park and countryside. With few focal points it is the essence of urban components (Street, Square, Side and Edge) that makes Main Street a most interesting and unique thoroughfare.



urban components



scale 1:2250



STREET CHARACTERISTICS



Living Over the Shop



Heritage Architecture



Arched Entrances



The Terrace



The Town House



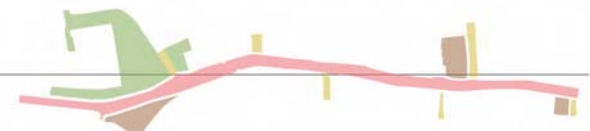
street squares side edge

Enclosed by rows of terraced buildings, Main Street is a well defined and well proportioned public thoroughfare. Slight twists and turns along its length improve the urban atmosphere of the street and the lack of a focal point, such as a courthouse or church building, is compensated with a strong uniform streetscape. With an average pedestrian:car ratio of 1:2.1 the street is car dominant.

Staggered along the length of Main Street are three public squares which complement the enclosed thoroughfare with their exposed nature. Unlike grand metropolitan examples these car thronged squares are haphazard, a rural alternative developed over time. Only Market Square was built for purpose, the other two coincidental left over space from street realignment and building removal.

Main Street, Banagher is punctuated by a regular rhythm of side streets and alleys. Carefully threaded through the urban fabric they vary in size and character. Some are narrow, like Queen Street, but most are now wider to cater for modern traffic or even purpose built and pedestrianized, Town Centre. The streetscape is also penetrated by arched entrances offering glimpses of gardens and backland potential.

Not only important for the development of Banagher, the expansive River Shannon also has an unusual effect on the street. Unlike other towns where the urban core is encircled by layers of development, Main Street extends right to the river. Here on the Edge rural meets urban. Town fabric dissolves under the influence of countryside with the harbourside area a transition between the two.



STREETSCAPE

Main Street West



Main Street East



HISTORY



Urban settlement commenced at Banagher when St. Rynagh, a sister of St. Finian of Clonard, founded her convent here c.600 AD. Strategically placed along the River Shannon the early settlement developed in the Church Street area of the town, the remains of the religious site still located behind Main Street today. By the mid-16th century Banagher was the chief town of Delvin Eathra, in Mac Coghlan's territory, but was hotly contested by a number of rival clans. Despite hostilities the town continued to flourish and was granted a market in 1610. In the 1620's attempts to create a plantation town at

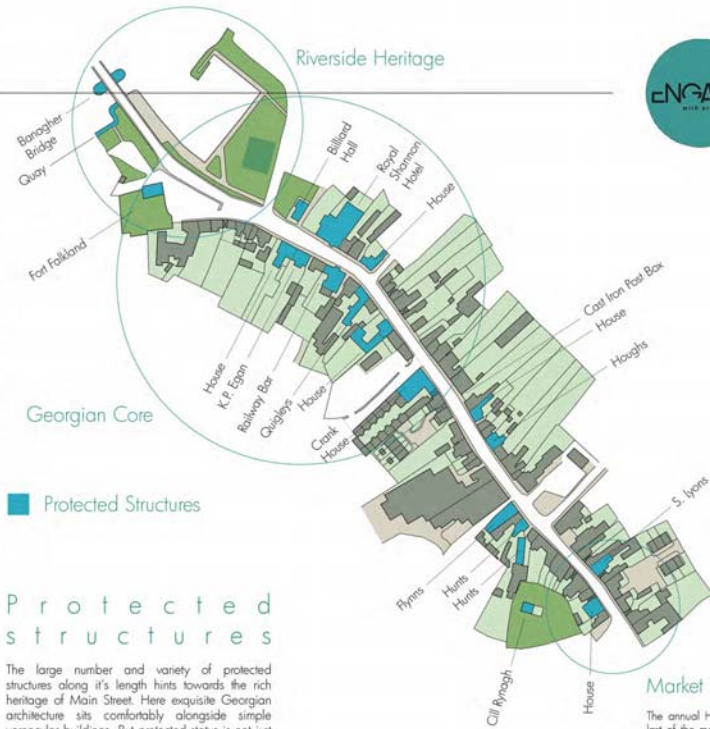
Banagher were underway with the construction of Fort Falkland. In 1628 it was established as a Borough Town. A weekly market, two yearly fairs and the right to elect two members to parliament came with the Charter of Incorporation. An early map of Banagher c.1630 illustrates a linear Main Street very much the same as it is today. The pattern of Burgage plots extending from either side of the street is still distinguishable in the modern town. Although there are no ostensible remains of dwellings from this period, the town flourished as a centre for the woolen trade. Government embargos on trade

somewhat curtailed development but from 1780 onwards rapid improvement brought to the town a golden age. A map from 1838 reveals a Main Street lined with terraced buildings, many of which were built by wealthy merchants in the fashionable Georgian style. The construction of the present bridge in the 1840s required the slight realignment of the lower part of the street, the last major amendment to the street layout. An improved harbour, railway station, (which closed in 1963) and the development of amenity spaces followed but the plan of the modern day town is still very much rooted in the past.





HERITAGE



Protected structures

The large number and variety of protected structures along its length hints towards the rich heritage of Main Street. Here exquisite Georgian architecture sits comfortably alongside simple vernacular buildings. But protected status is not just limited to the most prominent architecture. Remnants of military might, piety and trade enrich the layers of heritage. Their concentration on the north end of the street suggests how important river trade, and later the railway, once was for the town.

Market Traditions

The annual Horse Fair is the last of the many markets that once embellished Banagher's streets. Disappeared are the weekly pig, monthly cattle, annual foal and twice yearly sheep markets.



Banagher Shopfronts

Main Street, Banagher has an abundant collection of colourful heritage timber shopfronts enriching the streetscape. Two of the best examples can be found decorating the former shop facades of Quigleys and Hunts. Both demonstrate a restrained design palette suitable for a small regional town of fluted columns and decorative lettering. The traditional Banagher shopfront is also relatively narrow in width, a tradition that has continued to this day.



Georgian Heritage

Unusual for a town of its size and location, Banagher has a wonderful Georgian Heritage. Notable features of Georgian architecture include well proportioned facades with large rectangular windows and highly decorative doorways. Much of the Georgian architecture in Banagher is contained in a 'Georgian core' towards the north end of Main Street. The most imposing edifices are Crank House and the Royal Shannon Hotel which have unusual bowed entrance halls.



Disappearing Banagher

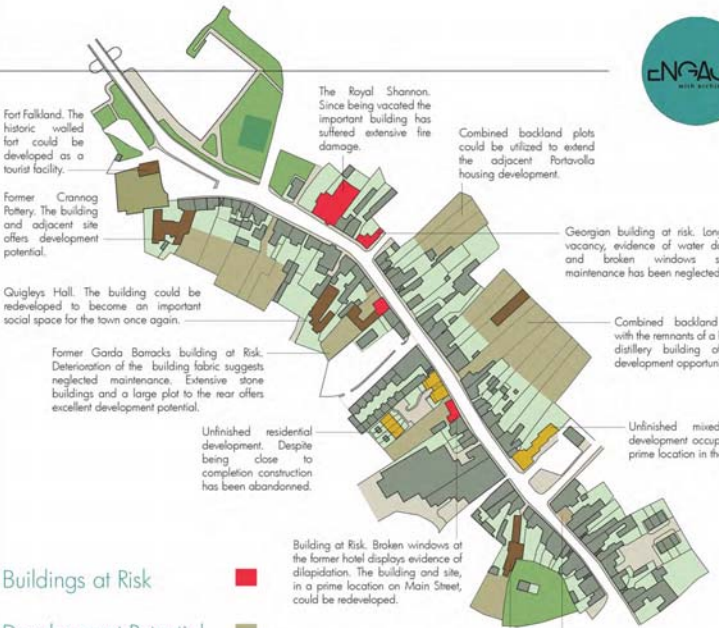
In recent years businesses have been disappearing from Banagher's streetscape. Closures have a notable effect on the life of the street but also endanger heritage structures and tradition. This is not just a recent development however. The disappearance and demise over the years of traditional industries, river trade, the railway, the Shannon Cinema and, in particular, Banagher's once regular markets undoubtedly dilutes the heritage of the town.



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HIDDEN BANAGHER



Buildings at Risk

Development Potential

Potential Building Reuse

Unfinished Construction

Hidden Banagher

Very often dilapidation can be overlooked, disguised by familiarity and hidden from the mind. In this regard Banagher is no different to many historic towns. In some cases the effects of neglect are critical where the future use of the building is at risk. Also hidden behind the street are 'secret' buildings, parcels of land and crumbling remnants of the past. Glimpsed through archways, they offer excellent development opportunities. Identifying Hidden Banagher will unlock this future potential.



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View from Cill Rynagh. The Banagher backlands offer excellent development potential.



STREET LIFE

Tradition and Mobility

The Annual Horse Fair



An Average Day at Houghes



An Engaging Space



The Street as a Market Place

Street Life

Street life in a rural town inevitably moves at a slow pace. Here the street is an animated public space where familiar faces regularly meet and engage. In an era when other towns suffered, their heart ripped out by out-of-centre development, Main Street Banagher has been consolidated as the epicentre of social gathering and trade. Vibrant and participative, Street Life is enriched by gatherings - the annual Horse Fair, St. Patrick's Day parade, special occasions or even the tourist season. It is not a daily scene performed in black and white. It is a riotous act of colour.



Preparing for the Day



A visit by President Mary Robinson



Street Festivities



St. Patrick's Day Parade



Gathering in the Square



STREET ART

Building Decoration



Window Art - Kellys Newsagent



Iron Work - Danny Edwards



Signage - Bernie Hunt



Limestone Tress - Clodhna Cussen



- A Johnny McEvoy tree sculpture - Paradzai Havaiye
- B Glass lantern / decorative ironwork - Roger Brassine
- C 1930's cast iron post box - W.T. Allen & Co, London
- D Limestone Trees series of sculptures - Clodhna Cussen
- E Painted Window - Kellys Newsagent
- F Carved 18th Century grave slab
- G Glass and concrete lettering - Bernie Hunt
- H Ornate Georgian door case
- I Decorative iron gates for Connog Pottery - Danny Edwards
- J Limestone Trees series of sculptures - Clodhna Cussen



Johnny McEvoy sculpture - Paradzai Havaiye

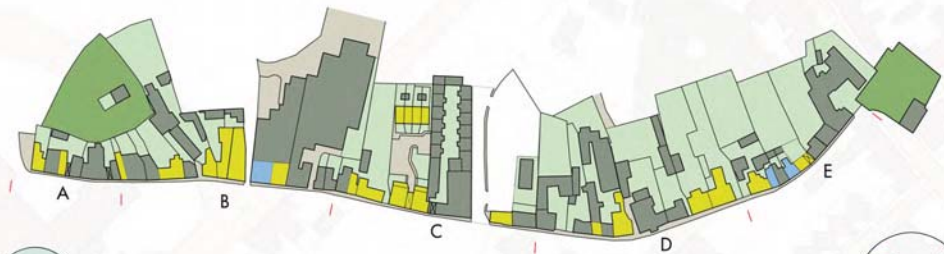
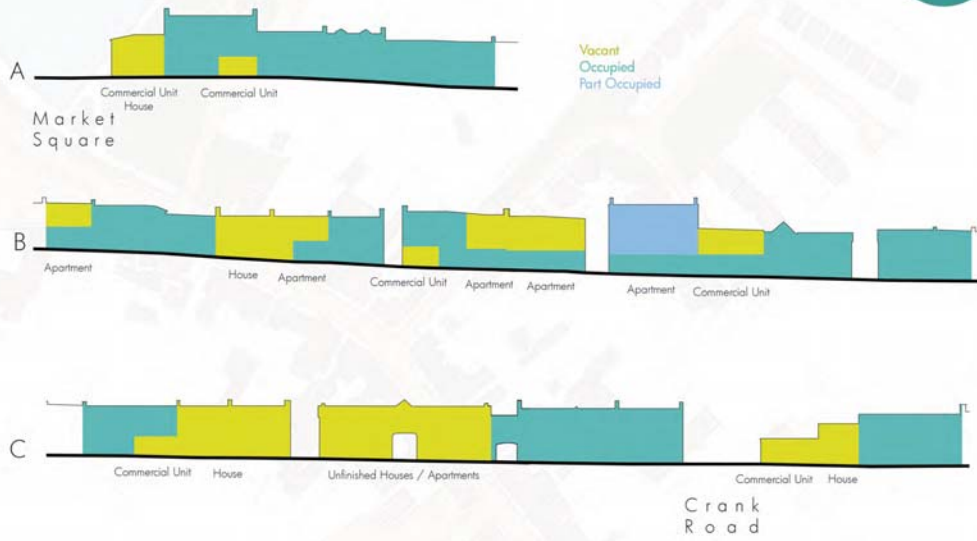


Art of the Street

Very often street art is solely defined by pieces of sculpture that engage spectators through their monumentality but the art of the street is much more than this. It can be an artistic intervention of any material, shape, size and level of craftsmanship that enlivens the public space. Main Street Banagher is a creative place. Here monumental artwork, such as Clodhna Cussen's wonderful limestone sculptures, sit in comfortable dialogue with small scale artistic work - glass mosaic signage, window displays, a carved doorcase or decorative ironwork. Together these creative interventions enrich the visitor experience.

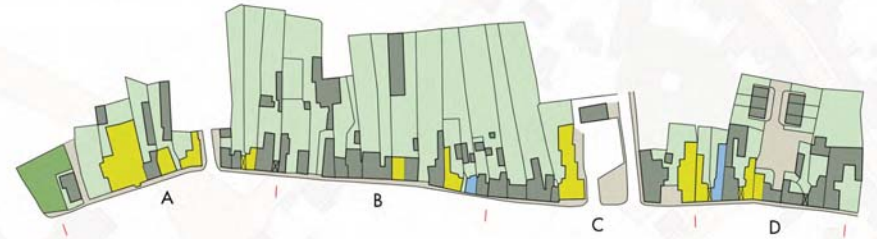
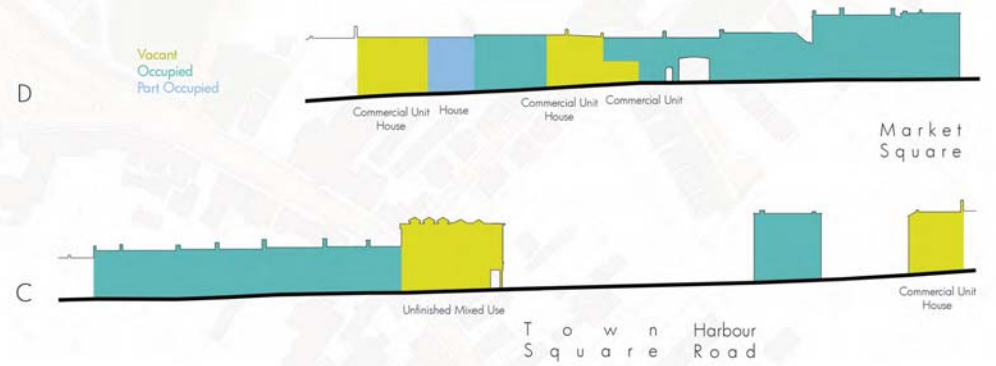
VACANCY

Main Street West



VACANCY

Main Street East





Surveying the Street



Banagher Library



Poster Campaign



The Comment Box



ENGAGING THE COMMUNITY



"Banagher is an amazing town. The pubs are lovely and the people are lovely... When I grow older I will live here."

"Hi."

"Main Street is a class place."

"Grew up in Banagher. The Main Street is unfortunately very dull. It has some wonderful buildings but needs colour and TLC."

"When you really stop to look around there are some very interesting old shop/house fronts. It's not always obvious how much heritage we have."

"If you look around you will see some shops have closed down. We should paint it and make it brighter."

"Would be lovely if all buildings were painted."

Information Promoting Gathering Architecture

Comprising of a visual inspection of buildings, a photographic record and discussion with business owners and residents, a survey of Banagher's Main Street was undertaken in April 2013. All information presented is correct as of then. Other research resources include Banagher library's excellent local history and photographic records, the internet and a series of interviews with locals. Together the information gathered facilitated the proper analysis and profiling of the town.

Discussions with locals, a poster campaign and a constant display in Banagher library are some of the tools used to raise awareness of the architecture and heritage of Main Street and promote this year's Engage with Architecture programme. A comment box recording the thoughts of locals, some of which have been reproduced above and the involvement of students from Banagher College have ensured the campaign has reached all parts of the community.



Promoting Engage with Architecture and recording the thoughts of locals

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STREETSCAPE



Public Space
Market Square

A one time important public space for the town, it is now primarily used for car parking. The Square has benefited from landscaping in recent years.

Notable Feature
Site of a holy well, which later became the town well but is now covered over.

Social History
Pig markets were held here every Wednesday. The square housed the town's weighbridge as well as a waterpump which have both since been removed.

Vacant Premises
Former Barber Shop and living accommodation.

Notable Feature
Black Tesserae shopfront

Social History
The building previously accommodated Guinian's general grocery store.

Vacant Commercial Unit
Currently being renovated as a flat. The unit once housed Leonard's drapery store.

Protected Structure
NIAH No. 14810013

Impressive 3 story 4 bay building built c.1850. The Market Square end of Main Street is dominated by the building's scale and well proportioned facade.

Accommodation
The original house is currently split into several flats.

Notable Feature
Simple 19th century shopfront

Commercial Unit
Banagher Cleaners laundrette service.

Accommodation
Above the shop with street access.

Notable Feature
Arched side entry

Social History
Formerly Leonard's drapery store.

The keys to Cill Rynagh's church and graveyard are kept on the Banagher Cleaners premises.

Commercial Unit
The Workout gymnasium.

Accommodation
Above the shop with street access.

Notable Feature
Dormer roof windows.

Social History
Previously Mrs. McCrathy's sweet shop.

Commercial Unit
Kelly's newsagent.

Accommodation
Above the shop.

Social History
Formerly Broderick's fish and chip shop and Mrs. Peter's grocery store.

Notable Resident
Brian O'Driscoll - One time driver for the British ambassador Sir Christopher Ewart Biggs who was assassinated by an IRA car bomb. O'Driscoll survived the blast.

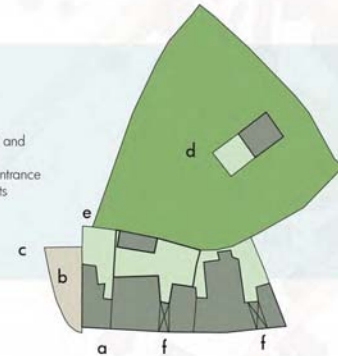
Accommodation
2 story terraced house.

Notable Feature
Arched side entry.

Social History
Formerly Patrick Mahon's Butcher shop.



- a Main Street
- b Market Square
- c Church Street
- d Cill Rynagh's Church and Graveyard
- e Existing Graveyard Entrance
- f Potential Access Points



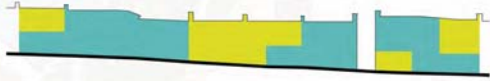
narrow part of the street
steep sloping street gradient
mix of building styles
parking in front of buildings
parking in Market Square
unusually short plot sizes
underused historical church site
potential for improved site access

scale 1:1000



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STREETSCAPE



Vacant
Occupied



Vacant Premises

Former Barber shop with Accommodation above and to the rear.

Commercial Unit
Golden Harvest take away.

Social History
Formerly O'Mara's barber shop and dressmaker.

The room above the shop was often used as a popular public gathering place, equivalent to a modern day social centre.

Commercial Unit
Carty Bookmakers.

Accommodation
Above the shop with direct street access.

Social History
Formerly Mrs. Smith's sweet shop and also a bicycle shop.

Commercial Unit
Vogue hair and beauty salon.

Accommodation
Above the shop.

Social History
Former location of Micheal Whelan's harness maker business.

Notable Feature
The generally uniform roofline of the street is stepped on either side of the property.

Vacant Premises
Terraced two storey House of a simple vernacular architectural style.

Social History
At the time of surveying this property was for sale.

Vacant Premises
Accommodation above the shop with direct street access.

Commercial Unit
Home Needs ladies Fashions.

Social History
Previously the commercial unit was home to Mrs. Reddan's Tea Room.

Accommodation
End of terrace two storey House of a simple vernacular architectural style.

Notable Feature
Laneway access to the side and rear.

Located behind the house but visible from the street is a historic stone building with plenty of development potential. This structure is actually part of the neighbouring property and is included in it's protected status.

Vacant Premises
Formerly Hunt's hardware shop.

Protected Structure
N I A H No. 14810015
This Modest building dating from c. 1850 has rusticated stucco detailing and a wonderful heritage timber shopfront with fluted pilasters and unique glass mosaic lettering.

Accommodation
Above the shop with street access.

Notable Resident
Bernie Hunt - craftsman signmaker who worked in the medium of concrete and glass.

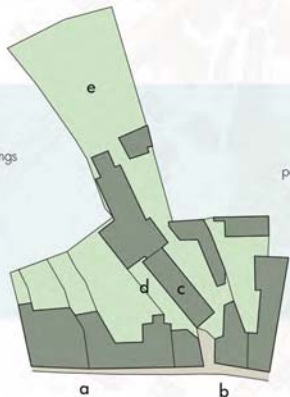
Vacant Premises
Accommodation above the shop with direct street access.

Social History
Formerly the home of Mrs. Connelly's gift shop.

Notable Resident
Damian Martin - former Offaly goalkeeper. He won an All Ireland with Offaly in 1981 and was included in the first ever GAA All Star team in 1971.



- a Main Street
- b Town Square
- c Historic stone outbuildings
- d Access laneway
- e Long garden plot



laneway access behind the buildings potential for backland development stone outbuildings visible from the street possible interpretation and access for Cill Rynagh prime location overlooking Town Square part narrow street width sloping street gradient uniformity of building on-street parking

scale 1:1000

STREETSCAPE



Vacant
Occupied
Part Occupied



Vacant Premises
Accommodation above the shop.

Commercial Unit
Flynn's general merchant.

Protected Structure
NIAH No. 14810016

Only the nineteenth century simple timber shopfront of this modest building from c. 1850 is protected. The painted rendered lower part of the building offsets the shopfront perfectly.

Social History
Flynn's has been in the same family for generations.

Public Space
Queen Street

Notable Feature
Narrow width. One way traffic system.

Part Occupied Premises
Accommodation above the shop is occasionally utilized.

Commercial Unit
Flynn's Bar and Restaurant.

Social History
Formerly Glyn's bar and undertakers. There was one a water pump in the yard which was used by town people. For 6 weeks before Christmas every year a foul market was held on the street in front of the premises.

Notable Feature
The building's scale stands it apart on this stretch of the street, breaking the skyline.

Vacant Premises
Accommodation above the shop.

Commercial Unit
C&H Pharmacy.

Social History
Formerly a drapery shop run by Jimmy Coakley and Bridie Lynch. Michael Lynch's once had a butcher shop here also.

Notable Feature
The entrance is highlighted by the pitched gable facing the street which breaks the roof line of the street.

Commercial Units
Banagher Town Centre shopping arcade is well integrated into the town and accommodates several shops.

Notable Resident
Jackie Nallen - well known greyhound trainer.

Accommodation
Recent building split into flats

Social History
Former Nallen's pub and grocery. The building was demolished and rebuilt with part of old front facade retained.

Semi-Public Space
Laneway

Notable Feature
Narrow width
Access to flats

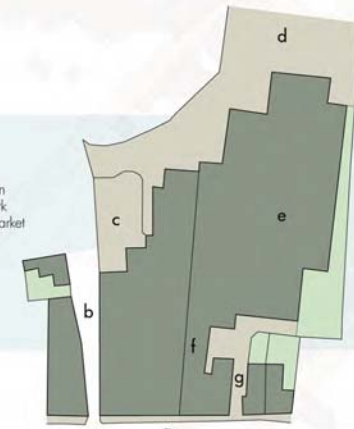
Accommodation
End of terrace and mid-terrace two storey houses.

Social History
The previous building, now demolished, housed a butcher and bookmakers. An upstairs room was utilized for education purposes including boat building night classes.

A water pump for the town's residents was previously located on the street in front of the building but is no longer present.



- a Main Street
- b Queen Street
- c Flynn's Beer Garden
- d SuperValue Car Park
- e SuperValue supermarket
- f Shopping arcade
- g Laneway



prime location on Town Square narrow width to Queen street variety of building styles well developed plots sloping street gradient on-street parking purpose built private car park covered shopping 'street' regular breaks in the streetscape

scale 1:1000

STREETSCAPE



Vacant
Occupied



Vacant Premises

Commercial unit available to rent.

Accommodation

Terraced house with additional accommodation above the shop.

Social History

The shop unit was previously used as a drapery shop, fish and chip take away and, most recently, Allure beauty salon.

Notable Feature

The house is simple in design with a decorative Georgian style doorway and stucco quoins along the side. Like the other buildings on this part of the street the house enjoys considerable street frontage.

Vacant Premises

End of terrace two storey house.

Social History

The building was previously home to Corey's shop selling deliware and vegetables. It was also a B&B / hotel run by Jim O'Leary who extensively promoted the town.

Notable Feature

A long horizontal window on the front facade is very unusual and unique on the street. Oversized windows and doorway are out of scale with the rest of the street. A statue on the front facade of, what appears to be, a jockey holding a lantern has become a feature of Main Street.

Vacant for a number of years, the structure has fallen into much disrepair and could be considered a Building At Risk.

Vacant Premises

Unfinished residential complex of 4 terraced houses and 6 apartments. According to the Unfinished Housing Survey 2012 none of the properties have been completed. The address of the development is An Cumteen

Social History

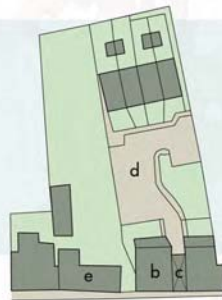
The unfinished development has replaced one building with a long street frontage that is typical of this section of the street. There a drapery and milliner shop, operated by Madge Glynn, and attached house previously on the site.

Notable Feature

A central pitched roof addressing the street, with an arched entry underneath, in one sense street echoes the features on the adjacent Crank House but also breaks the much uniform streetscape. The unfinished nature of the abandoned development has a negative effect on the street.



- a Main Street
- b Unfinished Building
- c Vehicular Entrance
- d Unfinished Housing Estate
- e Building At Risk



unfinished infill housing development
partly developed backland plots
potential for further development
variety of building styles
series of unoccupied buildings
building dereliction
level street gradient
on-street parking
regular breaks in the streetscape

scale 1:1000

a



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STREETSCAPE



Vacant
Occupied



Commercial Unit

Commercial building accommodating the offices of Offaly Local Development Company, West Offaly Training, Bird Watch Ireland, Banagher Tourist Information and Heidi's Coffee Shop.

Accommodation

There are a total of 14 terraced houses in a development behind Crank House known as 'The Granaries'. The Unfinished Building Survey 2012 describes 'The Granaries' as substantially complete with one unit occupied.

Protected Structure

NIAH No. 14810020

One of the most important and imposing Georgian buildings in the town, this detached seven bay two storey former house was built c.1750. The full height bowed entrance bay with conical roof and magnificent doorway is it's grandest feature. Rows of wonderfully proportioned windows punctuate the brightly painted facade.

Social History

Originally constructed as a status house, the building has endured many uses over the years including as a school, a mail house, hostel and offices belonging Williams Waller group. It was eventually transferred into community ownership, fully restored and now accommodates a range of community activities and educational facilities.

Public Space

Crank Road / Crank Road Carpark

In recent years Crank Road has constituted part of the town's by-pass route and has become a busy traffic junction. The car park provides valuable parking facilities directly behind Main Street. Fort Eliza is located a little further out the road.

Social History
Originally Crank Road was a much more narrow passageway similar to Queen Street.

Vacant Shop Unit

Former Kieran Donegan bicycle and gift shop. In recent years it was utilized as a charity shop.

Social History

Originally there was a forge on the site run by John Gibbons which has since been demolished and replaced with the current structure.

Notable Feature

The building's flat roof is unique on the street.

Vacant Premises

Terraced two storey house.

Notable Feature

Although it is a two storey building it is smaller than surrounding two storey buildings. The placement of the windows and door on the facade has an almost haphazard feel.

Commercial Unit

Office space

Accommodation

Above the commercial unit. A row of 3 terraced houses located directly behind the building are accessed from Crank Road car park.

Social History

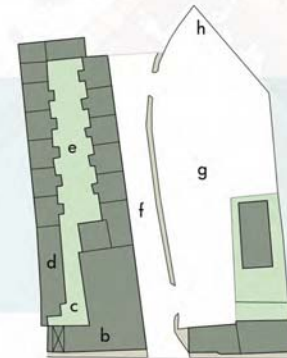
Formerly Mrs Killeen's draper shop. Mrs. Killeen also supplied milk for the town from the premises. Located to the rear of the building were extensive orchards and outbuildings which have mostly been removed.

Notable Feature

Three simple timber shop fronts, which are influenced by the short traditional banagher shop front, adorn the facade.



- a Main Street
- b Crank House
- c Crank House Courtyard
- d Offices
- e Residential Courtyard
- f Crank Road
- g Crank Road Car Park
- h Recycling Centre



well developed backland plots
variety of building styles
historic building in community use
reduced enclosure of streetscape
vacant buildings
level street gradient
large car park
busy town by-pass junction

scale 1:1000

a



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STREETSCAPE



Vacant
Occupied



Accommodation
End of terrace two storey house with historic stone outbuildings to the rear.

Protected Structure
NIAH No. 14810023

Built in 1840 this five bay two storey house is modest in form but imposing in scale. It's most redeeming feature is a simple symmetrical facade. To the rear there are very impressive and attractive three storey outbuildings to the rear which offer excellent development potential.

Social History
The building was previously used as a Garda barracks. In 1959 a raid to rescue prisoners involved with a land agitation movement was undertaken by men from Luskagh.

Notable Feature
Rows of well proportioned windows and simple aesthetics. The building fabric has fallen into much disrepair in recent years. If it continues to deteriorate it could be considered a Building At Risk.

Accommodation
End of terrace two storey house.

Social History
Originally built as two separate units they were combined to form a larger house. Previous owners include the Healy brothers who were well known stone masons.

Notable Feature
The design of the five bay building echoes the adjacent end of terrace building. The combined side access of both buildings, however, creates a large gap in the streetscape which could be potentially infilled with new development.

Vacant Shop Unit
Former drapery/tailor shop.

Accommodation
Above the shop with direct street access.

Protected Structure
NIAH No. 14810024

Notable Feature
The building's height, scale and elegant Georgian proportions, stand it apart on this part of the streetscape. Decorative features of note include stucco quoins, second floor band and window surrounds. The traditional timber shop front is unrivalled in the town.

Vacant Premises
Garage premises with disused meeting rooms above.

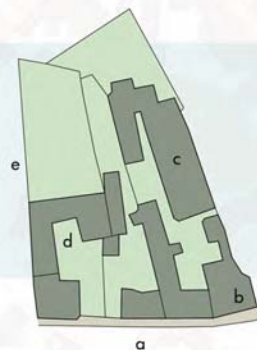
Commercial Unit
Electrical repair shop (formerly Joe Martin's butcher shop). Quigley's Hall is located to the rear and currently utilized as a boxing gym although the building has been deteriorating in recent years.

Social History
Built c.1930 Quigley's Hall was a major social centre for the town as a venue for dances, hunt balls and bingo. The former first floor tea rooms, located above the disused garage, was previously used as court house once a month.

Notable Feature
The facade has some simple Art Deco-style design features.



- a Main Street
- b Entrance to Quigley's Hall
- c Quigley's Hall
- d Historic Stone Outbuildings
- e Crank Road Car Park



historic town core
variety of building styles
alternating roof heights
broken streetscape
hidden backland buildings
level street gradient
on-street parking
building delapidation

scale 1:1000

STREETSCAPE



Vacant
Occupied



Commercial Unit
The Railway Bar.

Accommodation
Semi-detached house with direct street access.

Protected Structure
NIAH No. 14810025

Originally built as a house c.1820, this five bay two storey building has a classical symmetrical design and retains many original features, such as the timber sash windows.

Social History
As the name of the pub suggests the building was utilized as a hotel for the now disbanded railway station which was located in the marina area. Part of the ground floor was previously used for Paddy Liston's tailor shop.

Notable Feature
The central projecting square entrance bay with elaborate doorway and Wyatt window elevates what is otherwise a modestly designed but substantial structure. The simple pub front dates from the mid-twentieth century.

Accommodation
Semi-detached two storey house.

Social History
Originally a single storey structure known as St. Teresas, the two storey building was reconstructed to it's present form about 30 years ago. Former residents include the 3 Horan sisters.

Vacant Premises
3 storey semi-detached house with shop unit attached. Elizabeth 'Baby' Dolan ran the shop until her passing in 2013.

Protected Structure
NIAH No. 14810028

This three bay three storey Georgian building, constructed c.1830, is well proportioned and well integrated into the streetscape.

Notable Feature
The rendered ground floor, with pebbledash above, has an elaborate splayed doorway and simple shop front. Now closed, the shop had a very traditional layout. Massive brick chimney stacks dominate the skyline.

Notable Resident
Kieran Pat Egan - former Fianna Fail TD and Senator. He was first elected to Dail Eireann in 1956.

Vacant Premises
Two storey semi-detached house.

Protected Structure
NIAH No. 14810029

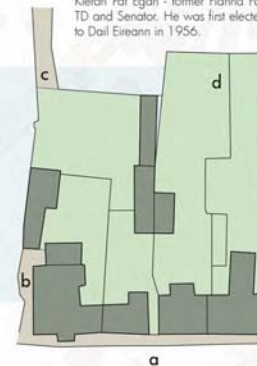
The three bay double pile building was constructed c.1820 and retains much of it's original fabric. The design is in the elegant Georgian style.

Notable Feature
A stucco plynth and quoins continue around the decorative petal fanlight over doorway. The heavy rusticated stone carriage arch to the side contrasts the ruled and lined rendered facade of the front facade.

Social History
In the 1930's Banagher's former catholic tennis club was located to the rear ensuring the property was integral to the social life in the town. Formerly home to the Barry family who's farm in Luskagh was at the centre of a land agitation movement.



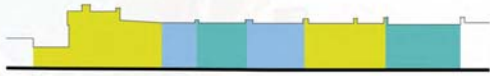
- a Main Street
- b Side Alley
- c Access from Crank Road
- d Former Tennis Club



historic town core
Georgian building styles
protected structures
semi detached buildings
potential backland development
level street gradient
on-street parking
vacant buildings

scale 1:1000

STREETSCAPE



Vacant
Occupied
Part Occupied



Vacant Premises

2 storey end-of-terrace house.

Social History

Former home of Cannon Boyle, minister of St. Paul's Church of Ireland.

Notable Feature

The split level roof is a probable result of the amalgamation of two separate properties. Which may also explain why the overall composition of the building seems haphazard. With the high wall and arched entrance to the side the property occupies considerable street frontage in comparison to the remainder of the houses in the terrace.

Part Occupied Premises

Two storey terraced house. It is currently utilized as a n occasional holiday home.

Notable Feature

The house has a very narrow but quaint facade.

Accommodation

Two storey terraced house. Notable Resident Johnny McEvoy - Renowned Irish country singer and songwriter spent his childhood in the property. Opposite the house a commemorative sculpture of him has been carved from the trunk of a tree by the artist Paradzai Havatlye.

Part Occupied Premises

The two storey terraced house is occasionally utilized as a holiday home.

Social History

Formerly Dolan's confectionary shop.

Notable Feature

Simple in design, much like the adjoining properties, the house is an integral element to the uniformity of the terrace.

Vacant Premises

Two storey vernacular style terraced house.

Notable Feature

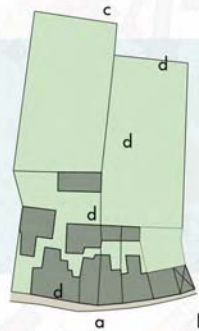
A large archway to the side provides access and glimpses to the rear garden.

Accommodation

Two storey terraced house. With the neighbouring properties it creates a residential streetscape.

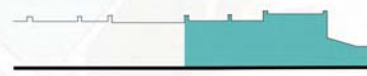


- a Main Street
- b Car Park
- c National Monument - Town Defences
- d Proposed Bypass Route



uniform roof line
terraced residential buildings
short garden plots
potential backland development
widening street
Fort Falkland car park
level street gradient
development plan bypass route
national monument site area

STREETSCAPE



Vacant
Occupied



Public Space

Fort Falkland Car Park.

The open space is sandwiched between the bridge embankment and Fort Falkland with their massive stone walls helping to enclose and define the space. The area has been well landscaped as a car park in recent years.

Accommodation

Two storey terraced house.

Social History

Formerly Feighery's Pub. Part of the old pub front, a central door flanked by two windows, remains.

Notable Feature

This house is differentiated from it's neighbours by a bold and lively colour scheme which enhances the overall streetscape.

Accommodation

End of terrace 2 storey house with extensive outbuildings.

Social History

Located in the courtyard to the rear of the street was the now closed Vine House restaurant. The same outbuildings also previously accommodated the workshops of Crannog Pottery which was well established in the area. Another cottage located to the rear of the building, known as Crannog House, has since been demolished.

Notable Residents

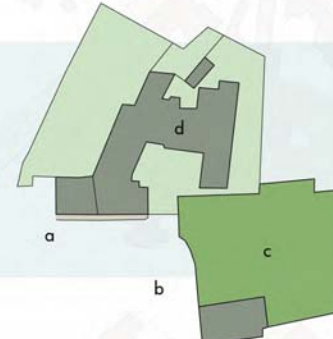
General Murphy - retired British Army General. Valerie Landon - renowned artist and potter. She was the daughter of Captain Landon who was the last occupant of the now demolished Cuba Court and Crannog House.

Notable Feature

The random rubble stone facade has had a unique wagon wheel window inserted. Wonderfully decorative iron gates by metal artist Danny Edwards are flanked by stone walls of the property and the dominating Fort Falkland.



- a Main Street
- b Car Park
- c Fort Falkland
- d Former Pottery Workshop



terraced houses
characterful buildings
partly developed backland plots
Fort Falkland car park
level street gradient
bridge embankment wall
national monument
military history

scale 1:1000

STREETSCAPE



Vacant
Occupied



Public Space
Marina area and public park

Commercial Unit
Billiards Hall

Protected Structure
NIAH No. 14810030

The detached single storey structure was built c.1950 and plays an important social role in the town.

Notable Feature
Open spaces with large mature trees

Notable Feature
The simple stripped back building in a 1950's architectural style is given more prominence by an enclosing boundary wall and gable fronting the street.

Semi Public Space
Laneway and adjacent hotel garden.

Notable Feature
Although the hotel garden is privately owned and enclosed by railings it's sanctuary-like qualities and mature trees has an influence on the adjacent street.

Social History
A demolished building housing a former chemist shop previously occupied the site.

Vacant Premises
Royal Shannon Hotel buildings with adjoining garden

Protected Structure
NIAH No. 14810027

The former 4 bay 2 storey coach house was built c.1800.

Notable Feature
The carriage arch suggests the past use of the building. A random stone facade and cut limestone gives the building character but painted hoardings hide the true state of disrepair.

Notable Residents
Anthony Trollope, renowned Victorian writer, and James Pope Hennessy, biographer who chronicled the life of Trollope, lived here during their time in Banagher

Accommodation
Three storey terraced house

Notable Feature
The three storey structure has Georgian architectural styling and proportions.

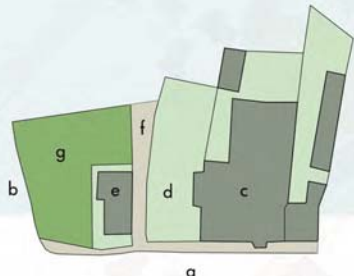
Protected Structure
NIAH No. 14810026

This impressive 3 storey 3 bay former house, which was built c.1800, is an important structure.

Notable Feature
The bowed entrance bay with conical roof and decorative doorway stands this building apart on the street. The once grand building, which is now seriously dilapidated due to neglect and a fire in recent years, is a Building at Risk.



- a Main Street
- b The Marina
- c Shannon Hotel
- d Hotel Garden
- e Billiards Hall
- f Laneway
- g Public Park



well developed plots
access to harbour area
public park and private garden
level street gradient
limited on-street parking
varying building styles
row of protected structures
serious dilapidation

scale 1:1000

STREETSCAPE



Vacant
Occupied



Vacant Premises
Commercial unit with living accommodation above.

Social History
The ground floor commercial unit was formerly Nallen's general store which sold groceries, farm supplies and hardware.

Notable Feature
The building compliments the neighbouring properties with generous Georgian proportions and styling. A decorative ironwork arch and lantern over the alley to the side is by the artist Roger Brassine.

Vacant Premises
Two storey house with single storey annex

Protected Structure
NIAH No. 14810036

This detached two storey threebay house with attic house was built c.1820. Known locally as Curraghvarna House it has historic ties to the Bulson family one of whom became Bishop of Clonfert and Killaloe.

Notable Feature
The house is set behind railings along the street edge to the front. Stucco window surrounds add prominence to the well proportioned windows. Serious dilapidation, however, has put the Building at Risk.

Public Space
Portavalla Road

Social History
A furniture showroom with workshop and sawmill to the rear previously occupied the site. Old photographs also show a detached cottage located in what is now the roadway.

Accommodation
Two storey house. Two storey house.

Notable Feature
Both houses have a simple vernacular design but have more presence as part of a terrace.

Vacant Premises
Two storey house.

Notable Feature
An arched side entry has been integrated into the building.

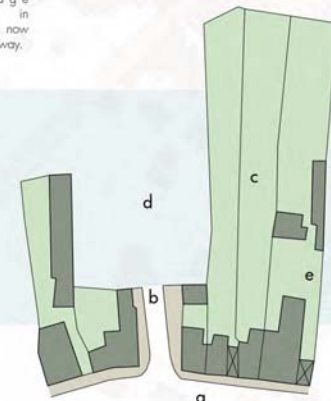
Commercial Premises
The Old Forge Bed and Breakfast business and fishing tackle shop

Accommodation
Two storey house with visitor accommodation

Notable Feature
A large span arched entrance, different in scale and proportion to others on the street, leads to commercial premises located to the rear. The building's long street frontage, which contravenes the existing urban pattern on this part of the street, is most probably the result of an amalgamation of two separate properties.



- a Main Street
- b Portavalla Road
- c Garden Plots
- d Portavalla Housing Estate
- e B&B / Fishing Tackle Shop



exceptionally long plot sizes
backland development potential
housing estate to the rear
vehicular entrance to Portavalla level street gradient
slight curve in the street
similar building styles
vacant buildings
shop premises behind the street

scale 1:1000

STREETSCAPE



Vacant
Occupied



Accommodation
Two storey house located off the street.

Notable Feature
A high rendered boundary wall with integrated gateways hides the buildings behind. Although the wall does provide some enclosure to Main Street there is still a noticeable large gap in the streetscape.

Commercial Unit
There is an abattoir located to the rear of the site out of view from Main Street.

Accommodation
Two storey end of terrace house.

Social History
Formerly accommodated Healy's butcher shop and, before that, the Harp Hotel.

Notable Feature
The large shop windows and tiled facade suggests the previous use of the building.

Accommodation
Two storey terraced house.

Social History
The Harp Hotel previously occupied the site.

Notable Feature
The crazy paving style stone cladding on the building facade is unique on Main Street.

Commercial Unit
Stellas hairdresser

Accommodation
Above the shop with direct street access.

Social History
The Harp Hotel previously occupied the site.

Commercial Unit
Miss Match drapery shares the premises with an estate agent.

Accommodation
Above the shop.

Social History
Formerly Byrne's drapery and grocery store.

Notable Feature
The building has a row of five small windows on the first floor.

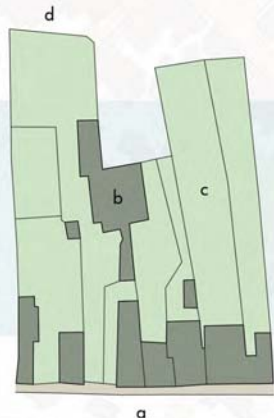
Vacant Premises
Ground floor commercial unit.

Accommodation
Above the shop.

Notable Feature
Despite being the same general height as the surrounding 2 storey structures, accommodation in the building is spread over three floors. An arched entry to the side is integrated with the timber shop front.



- a Main Street
- b Abattoir Building
- c Garden Plot
- d Portavalla Housing Estate



exceptionally long plot sizes
backland development potential
commercial abattoir business
housing estate to the rear
relatively level street gradient
similar building styles
lack of on-street parking
large gap in the streetscape
high boundary wall

scale 1:1000

STREETSCAPE



Vacant
Occupied
Part Occupied



Vacant Premises
Two of the three ground floor commercial units.

Commercial Unit
Charity shop.

Social History
The commercial units were previously occupied by Banagher Racing bookmakers, Kenny Auctioneers and Banagher Electrical shop, which has since relocated to Banagher Town Centre. There was once a working distillery on the site, the ruins of which remain to the rear.

Notable Resident
Roderick Moore - prominent teacher in the 19/20th century. His house has been demolished and replaced.

Notable Feature
The building design has a linear emphasis.

Protected Structure
NIAH No. 14810018

Mounted into the wall is a c.1930's cast iron post box made by W.T. Allen & Co of London.

Notable Feature
Part of the heritage of the town, the post box has a moulded surround and raised traditional Irish style lettering.

Accommodation
Semi detached house.

Notable Feature
The building is conspicuous on the street as a three storey structure. The gaps in the streetscape on either side of the semi detached buildings give them an air of monumentality. But an adjacent high boundary wall and gate provides some enclosure to the street at pedestrian level.

Social History
On past fair days Dolan's would sell homemade confectionary from a stall on the street in front of the building

Vacant Premises
Semi-detached two storey house.

Protected Structure
NIAH No. 14810018

The curving design elements of this c.1900 three bay two storey house add an architectural flourish to the street.

Notable Feature
The house has simple symmetrical architecture with arched window openings.

Part Occupied Premises
Two storey house occasionally used as a dental surgery.

Notable Feature
The stucco surrounds to the windows and door elevate the simple building design.

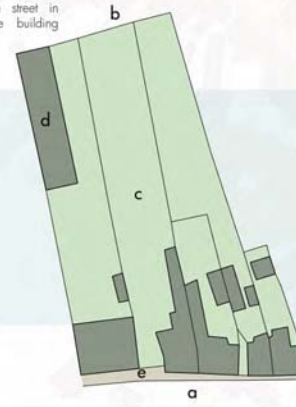
Social History
Early maps of Banagher show a Tan Yard approximately located in the area to the rear of the building.

Accommodation
Terraced two storey house.

Notable Feature
Simple vernacular architecture with a rectangular fanlight over the door.



- a Main Street
- b Rear Laneway Access
- c Garden Plots
- d Old Distillery Building
- e Heritage Post Box



exceptionally long plot sizes
backland development potential
laneway access to the rear
remnants of towns industrial past
sloping street gradient
lack of on-street parking
gaps in the streetscape
mix of building styles
varying roof heights

scale 1:1000

STREETSCAPE



Commercial Unit
J Houghs public house.

Accommodation
Above the shop with direct street access.

Protected Structure
NIAH No. 14810017

This four bay two storey building was originally built as a house c.1850 with a timber pub front added in the late 19th century. The shop front is an excellent example of traditional stripped back rural design. A vine dominates the facade and has become a feature of Main Street.

Social History
The business was previously Bracken's Pub. Gibbons forge was located to the rear of the building.

Accommodation
Terraced two storey house.

Social History
Michael Madden's butcher shop previously occupied commercial space at street level. The butcher had an elaborate canopy over the door which has since been dismantled.

Notable Feature
The building retains many original features including decorative stucco window surrounds and simple rectangular door light. Part of the old shop, including the front fascia and entrance windows, remains.

Commercial Units
lynchs Butcher and House of Fashion drayery shop.

Accommodation
Above the shop with direct street access.

Social History
Whelahan's bakery previously occupied the butcher premises and Paddy Phelan had a garage with on street petrol pumps next door

Notable Feature
The two original buildings have been united by a timber shopfront that stretches across the entire facade uniting the two distinct businesses. Both buildings have slight differences such as subtle window arches.

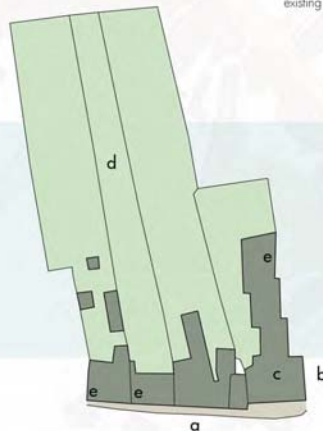
Vacant Premises
Mixed use building which originally proposed commercial units on the ground and first floors with residential units above. The building remains unfinished but permission has since been granted to amend the residential units to commercial use. As a result the building no longer appears on Unfinished Housing Surveys.

Social History
A two storey house and single storey shop, Dalton's Chemist, were demolished to construct the current building

Notable Feature
Multiple dormer windows. Although the it is scaled to occupy a corner site, the building style is alien to the existing streetscape.



- a Main Street
- b Market Square
- c Unfinished Building
- d Large Garden Plots
- e Access Point



mix of building styles
varying roof heights
unfinished building in prime location
exceptionally long plot sizes
backland development potential
sloping street gradient
no on-street parking

scale 1:1000

STREETSCAPE



Public Space
Town Square

This square is the primary public space for Banagher and the location for some of the town's public buildings - the library, garda station and post office. Despite it's importance the space is primarily used as a car park but has benefited from major landscaping works in recent years.

Social History
Although not originally planned as an open space, historic maps show buildings located on the site into the 19th century, Town Square, or 'The Haggard' as it was known, became an important meeting point for markets, fair days and as a common. It was also a recreation venue accommodating travelling carnivals, the now demolished Shannon Cinema and a handball alley.

Notable Feature
Limestone sculptures by renowned artist Clodna Cussen. Originally there were seven in total but four were relocated to the harbour during the most recent landscaping works. There is a pedestrianized space adjacent to Main Street but in general the square is dominated by cars.

Public Space
Harbour Street

The intersection with Main Street forms a very busy traffic junction in the centre of town.

Notable Feature
The street is open on one side to Town Square, Clodna Cussen's sculptures previously provide a sense of enclosure. There is also a dedicated crossing point for pedestrians.

Commercial Unit
Corigans Corner House bar, off licence and post office.

Accommodation
Above the pub.

Social History
Formerly P+H Egan's pub and grocery which had branches all over the midlands.

Notable Feature
Three storey building. The street's sloping gradient allows for an additional floor whilst maintaining the ridge height of near by buildings. It's heights and corner location also gives it much prominence on the street.

Vacant Plot
The space was created after the demolition of a ruined house. It is used for private parking.

Notable Feature
The empty site effects the sense of enclosure on the streetscape which is provided in part by the uniformity of the terraced buildings.

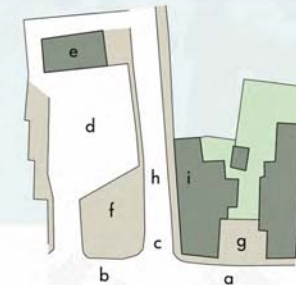
Vacant Premises
Ground floor commercial unit with living accommodation above.

Social History
Formerly Mrs McEvoy's sweet shop and until recently McNamee's Foodstore.

Notable Feature
The three storey building enlivens the street with a bold colour scheme.



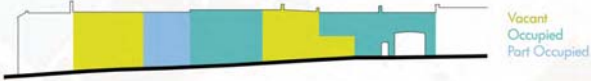
- a Main Street
- b Market Square
- c Harbour Street
- d Car Park
- e Library
- f Limestone Sculptures
- g Vacant Plot
- h Pedestrian crossing
- i Post Office



relatively narrow street
expansive area of Town Square
Harbour Street
busy traffic junction
sloping street gradient
mix of building styles
parking in Town Square
gaps in the streetscape
lack of enclosure

scale 1:1000

STREETSCAPE



Vacant Premises
Shop unit with accommodation above.

Social History
Mrs. O'Briens Newsagent and, most recently, Video Hut movie rental store have occupied the commercial unit.

Notable Feature
The access archway forms part of a repetitive pattern of archways along this part of the street.

Part Occupied Premises
Terraced house occasionally used as a holiday home

Social History
Mrs Doherty's former shop located at level closed over 60 years ago.

Notable Feature
A doorway flanked by a large window is leftover from the building's commercial past. The heavy rendered ground floor is offset by a lighter pebble dashed upper floor, punctuated by stucco window surrounds.

Commercial Unit
S.lyons public house.

Accommodation
Above and beside the pub with direct street access.

Protected Structure
NIAH No. 14810014

The modest five-bay two storey Structure was built c.1840.

Notable Feature
The decorative heritage shopfront with fluted pilasters adds character to the street. The scale and positioning of windows and doors gives the building a symmetrical feel.

Vacant Premises
Shop unit with accommodation above.

Social History
Previously Hough's drapery shop and more recently Aubergine.

Notable Features
An access archway is integrated into the building design. A large dormer window breaks the otherwise uniform roofscape.

Vacant Shop Unit
Previously B*Dazzled health and beauty salon.

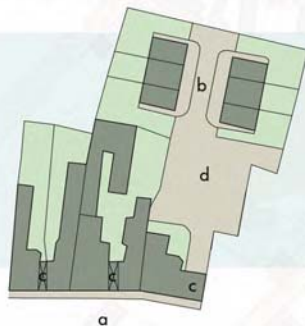
Accommodation
Apartments above the commercial unit with direct street access. Curmach Clos is a backland development of six terraced houses.

Social History
The site, which accommodated one former building, was previously the home of Kenny's Bakery who were renowned for producing their own homemade icecream.

Notable Feature
A large vehicular archway providing access to the Curmach Clos residential development is quite conspicuous.



- a Main Street
- b Curmach Clos
- c Access Archway
- d Car Parking



narrow part of the street
sloping street gradient
lack of on-street parking
similar building styles
uniform roof height
well developed plots
access archways
backland residential development

scale 1:1000

STREETSCAPE



Accommodation
Two storey five bay house.

Social History
The building was previously used as a hostel for girls working locally in the dressmaking business.

Notable Feature
Two unusual hipped dormer roof profiles over a double window arrangement provides a degree of symmetry to the facade.

Commercial Unit
William Lyons public house.

Accommodation
Above the shop with street access.

Notable Feature
3 storey building with access archway to the side. The old shop front adds character to this part of the street.

Commercial Unit
Angelo's takeaway.

Accommodation
Above the shop with street access.

Social History
Formerly Hanan's grocery store. On the first floor there was once a milliners / dressmaker's workshop.

Notable Feature
The use of red brick on the three storey facade with raised parapet is unique on the street.



- a Main Street
- b Market Square
- c Access Archway
- d Vacant Site



open space of Market Square
mix of building styles
varying roof heights
relatively level street gradient
no parking on the street
parking in Market Square
developed plots
vacant site on street

scale 1:1000

Creating Space for Architecture

SITE SELECTION



BANAGHER

COLLABORATION



Banagher College
Coláiste Na Sionna



Francis Moran Architect

Site Selection

Inspiration

Site Analysis

Creating Spaces Banagher

Banagher

BANAGHER

Creating Space for Architecture

DESIGN DEVELOPMENT



Model Making

If you had the opportunity to make a change to Banagher, meet a practical need or build something unique, what would you do?

Cinema, Youth Cafe, Hotel, Swimming Pool, Fitness Club, Restaurant, Pool Hall, Casino, Night Club, Art Gallery, Drive Through Mart!



Selected Student Cinema Designs



Presenting the Designs

BANAGHER

REMODELLING THE STREET



Cinema / Youth Cafe

Stepped roof lines up with adjacent buildings.

Building proportions respect traditional plot sizes

Glazed at street level

Space for unobstructive signage

Building spans pedestrian access



BANAGHER