

Gort

A study of development potential

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1771

Located in South County, Galway in the
west of Ireland

Development of the town

Trades and Businesses

Larger Industries

The Great Famine



Methodology

GIS mapping of vacancy and commercial building use

Parking situation analysis

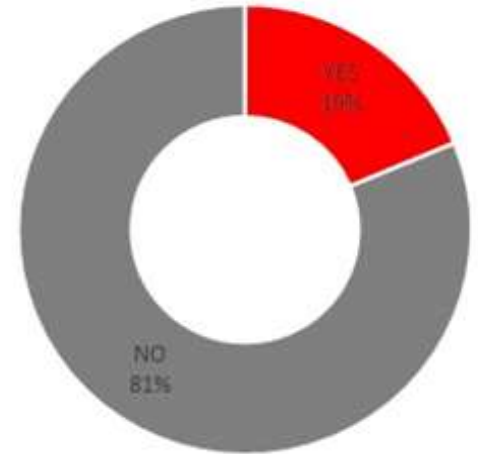
Lynch maps

Short survey

Comparison of Main Street and Tidy Towns



A Study of Vacancy



Building Use







Legend

- NON-CONTRIBUTING
- RESIDENTIAL
- COMMERCIAL
- BOTH

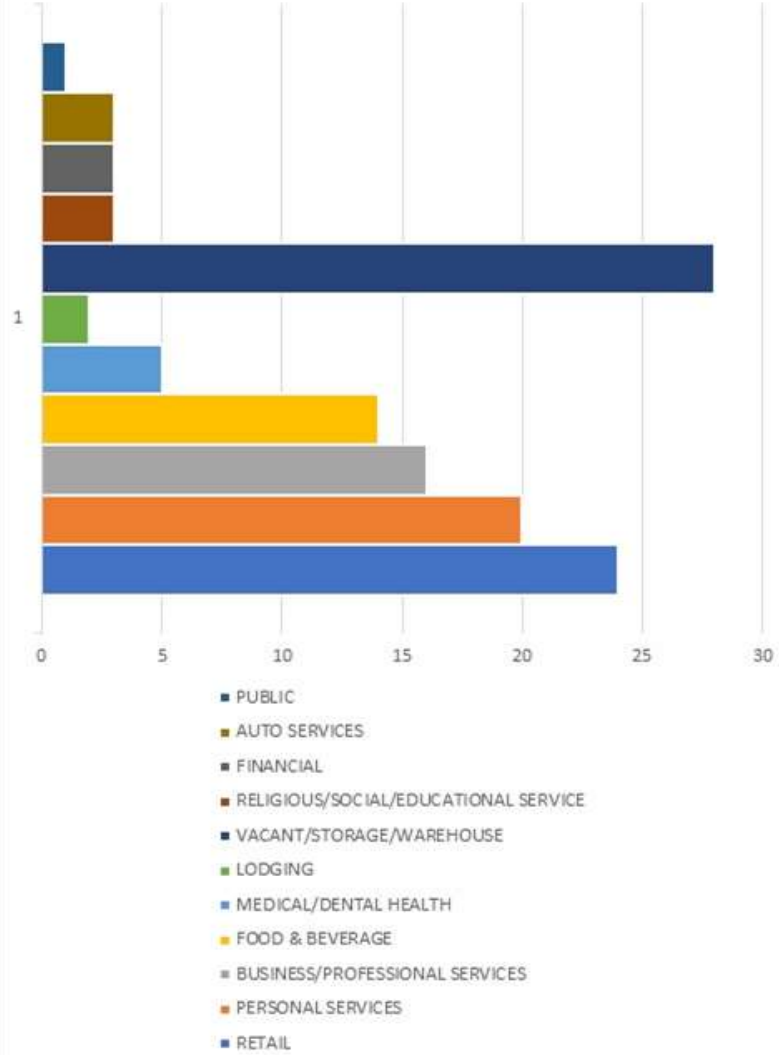
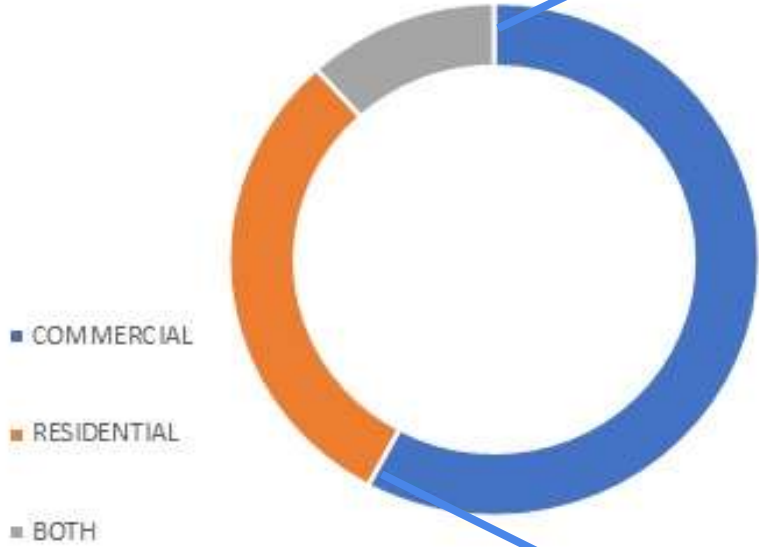
Building Use



Legend

-  NON-CONTRIBUTING
-  RESIDENTIAL
-  COMMERCIAL
-  BOTH

Breakdown of Building Uses



Breakdown of Commercial Uses



Legend

- NON-CONTRIBUTING
- LODGING
- PUBLIC/AUTO SERVICES
- FINANCIAL
- BUSINESS/PROFESSIONAL SERVICES
- FOOD & BEVERAGE
- RELIGIOUS/SOCIAL/EDUCATIONAL SERVICE
- PERSONAL SERVICE
- RETAIL
- MEDICAL/DENTAL HEALTH
- VACANT/STORAGE/WAREHOUSE

Parking

Main commercial areas
Public parking spots

Total: 349



Parking

51%

49%

occupied: 179

unoccupied: 170

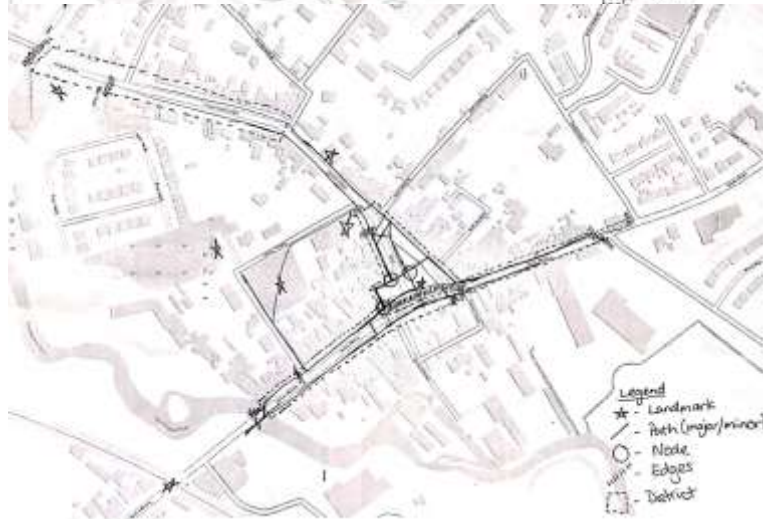
Tuesday June 13th, 13:30



Pedestrian paths



Lynch maps



Survey results

Reasons to visit Gort:
tourism, services, hang out

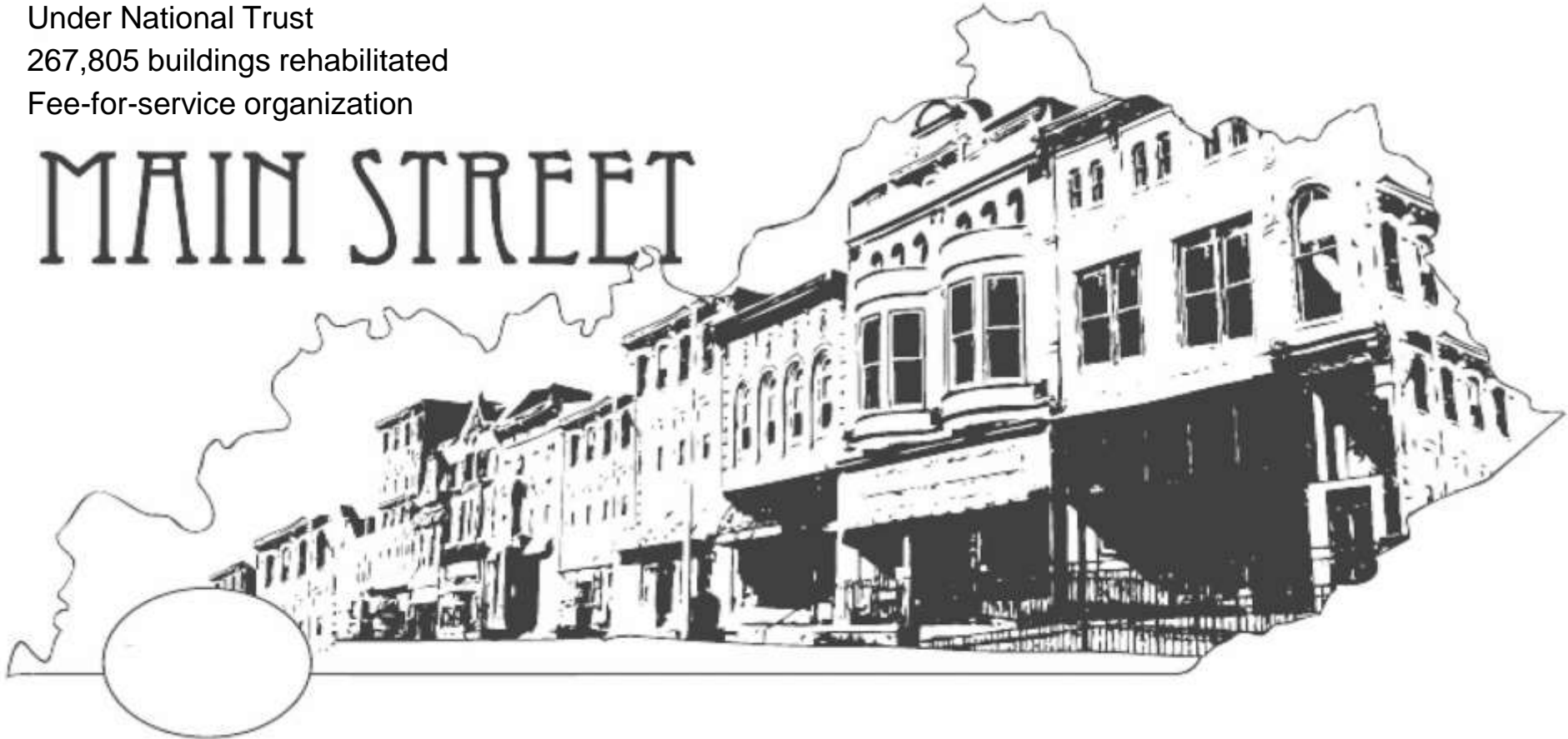
Can't buy in Gort:
Clothes (women and children), shoes, local produce, Brazilian food.

Activities they would like:
Music, Festivals, Cinema, Kids activities, Brazilian culture, soccer.

No car journeys and no frequent use of public transport:7

Reaction to modern city planning
Tested in 3 towns over 3 years
Under National Trust
267,805 buildings rehabilitated
Fee-for-service organization

MAIN STREET





Promotion

Organization

Design

Economic Vitality

Community Involvement & Planning

Built Environment and Streetscape

Landscaping and Open Spaces

Wildlife, Habitats and Natural Amenities

Sustainable Waste and Resource
Management

Tidiness and Litter Control

Residential Streets & Housing Areas

Approach Roads, Streets & Lanes

Main Street, Tidy Towns and the NUA in Gort

38 & 124: Safeguard and promote heritage. Leverage to revitalize cities.

125: Use, restore, and/or adapt cultural sites (interpreted by locals).

45: Create vibrant and sustainable urban economies.

60: Create more productive urban economies.

97: Revitalize the urban core (inclusive).



NEW URBAN AGENDA

Vacancy of ground floor space

Upper floor use in Gort is mostly residential, and vacancies are uncommon, because of the high demand and low supply of housing in Ireland. The map is limited to ground floor use, which is much more diverse. The commercial spaces on the ground floor of the buildings in Gort show more vacancy than residential spaces. Some vacancy is normal, but too much vacancy can indicate hard conditions for shops to be profitable.



Commercial Use

This map shows the building parcels in Gort that are used commercially, residentially or both. When both is indicated this means the parcel is split in multiple buildings that have different uses. As can be seen in the map, commercial use is clustered around the square and main road, with a second cluster up Church Street.



Detailed commercial use



Different types of commercial use prosper in different types of locations. This map splits up the commercial use to do justice to this diversity.



Use of public parking spots on Tuesday June 13th, 13:30

The map gives an overview of the publicly available parking spots in Gort, the white ones are in use, the red ones are free. Parking in the backlands, which is often private, is marked with a P. When on location we observed that the frequency of cars moving in and out of parking spots is quite high. The high number of available parking spots makes parking close to your destination easy. With additional information an estimation can be made of the minimum parking need for Gort.

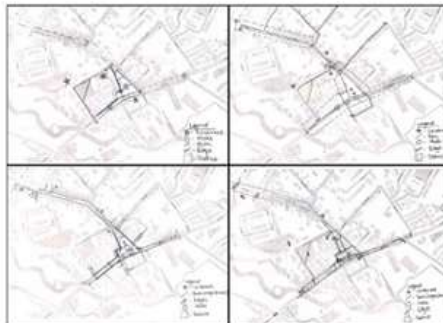
Total 349
Occupied 179
Unoccupied 170

51% / 49%



Pedestrian Routes

The map shows the main pedestrian routes in Gort, including sidewalks ('footpaths'), pedestrian crossings with traffic lights, and crossings without lights that are a logical continuation of a route (dashed). The map does not include the many other places pedestrians cross the streets and the square. What stands out from the map is that only two crossings are available for the main street and none on the square. This reduces the ease of movement for pedestrians from one side to another and they respond by crossing the road and square in places not designed to do so.



Lynch Maps

Kevin Lynch was an American Urban Planner who focused in his work on the perception of a city. These maps are inspired by his approach and show a subjective interpretation of the structure of Gort. They highlight landmarks, paths, nodes, edges and districts. Made by four different people, all outsiders to Gort, these maps show differences, such as the different ways paths across the square are identified, but also some consistency, such as the barrier perceived when moving away from the square behind the church and the importance of the pedestrian routes on the corners of the square next to O'Grady's pub.