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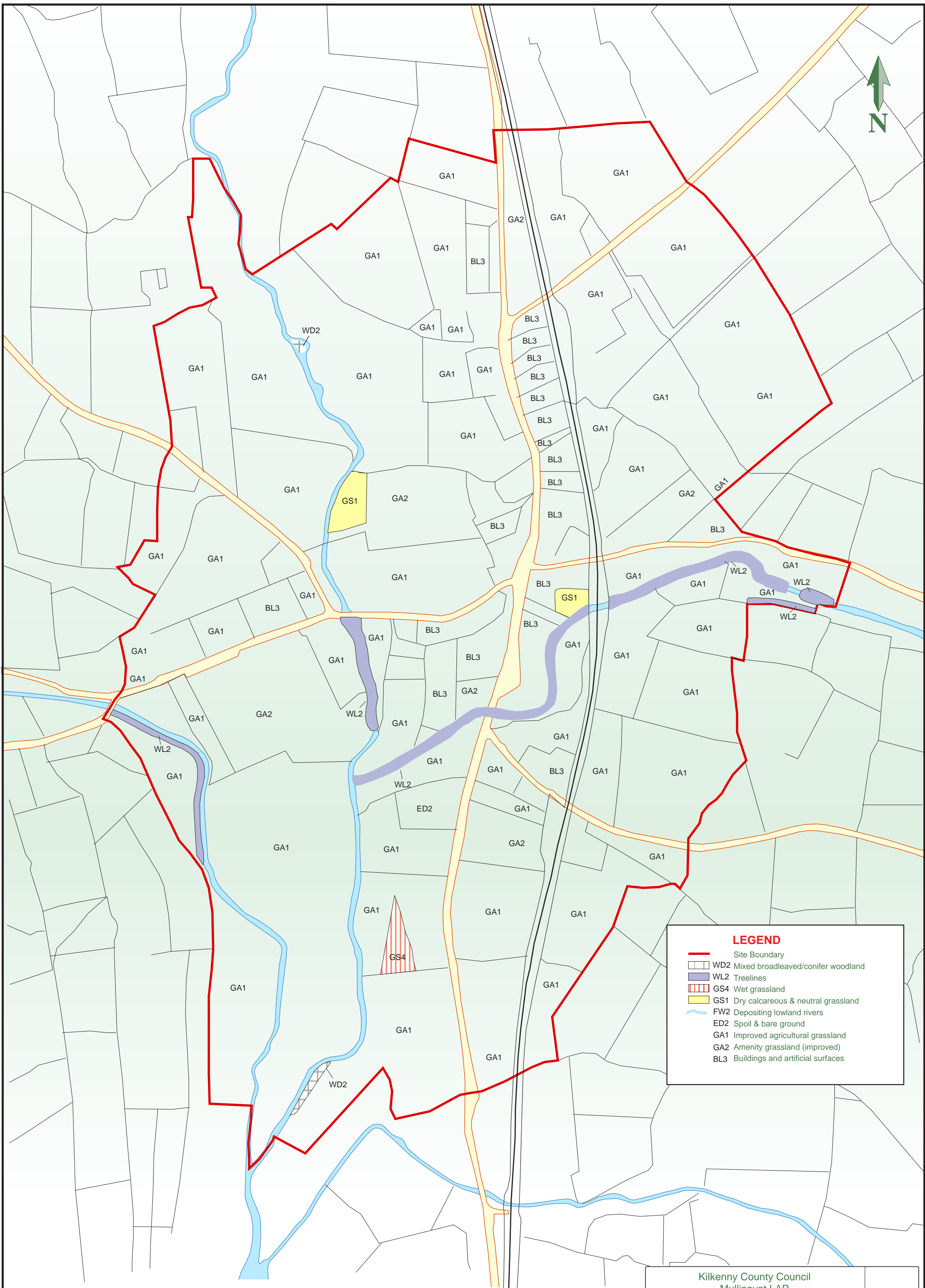
Native trees should be used in planting schemes for new developments. Tree species planted should reflect the local native species composition.

Networks of hedgerows and treelines should be maintained and incorporated into new developments where possible. Maintaining an unbroken linear corridor is importance for animal species movement in the landscape. Hedgerows should be trimmed so that they are wider at the base and narrower at the top and established hedges should be trimmed every second or third year. The use of herbicide should be avoided within 1.5m of hedgerows.

New developments provide an opportunity to establish wildflower areas which improves the amenity and biodiversity value of the site. Seed stocks should be sourced from locally or regionally grown seed where possible.

### 9.3 REFERENCES

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- National Parks and Wildlife, the Heritage Service. *Heritage Data Website* (<http://www.heritagedata.ie>)
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**LEGEND**

-  Site Boundary
-  WD2 Mixed broadleaved/conifer woodland
-  WL2 Treelines
-  GS4 Wet grassland
-  GS1 Dry calcareous & neutral grassland
-  FW2 Depositing lowland rivers
-  ED2 Spoil & bare ground
-  GA1 Improved agricultural grassland
-  GA2 Amenity grassland (improved)
-  BL3 Buildings and artificial surfaces

<b>Kilkenny County Council Mullinavat LAP</b>		
Figure No. 1	Job No. C003933	Date. June 2005
	Finalised By -	

**NOTE:** Drawing is for diagrammatic purposes only. No measurements to be taken.

### APPENDIX 3 – LIST OF NATIVE TREES AND SHRUBS

Choosing the right species of tree and shrub is very important in urban areas where there are restrictions on space. Where possible, always use native species. Below is a list of the trees and shrubs native to Ireland, and advice on the locations to which they are suited.

Common name	Latin name	Height (max)	Suitable for public open spaces	Suitable for streets and confined spaces	Suitable for tubs, containers, raised beds etc.	Guide to see planting: key below
<b>Alder</b>	<i>Alnus glutinosa</i>	22m	Yes	No	Yes	ADPS
<b>Alder buckthorn</b>	<i>Frangula alnus</i>	6m	Yes	No	Yes	D
<b>Arbutus (strawberry tree)</b>	<i>Arbutus unedo</i>	8m	Yes	No	Yes	Not frost hardy
<b>Ash</b>	<i>Fraxinus excelsior</i>	28m	Yes	No	No	ADIPS
<b>Aspen</b>	<i>Populus tremula</i>	24m	Yes	No	No	DPSV Not close to buildings or any services
<b>Bird cherry</b>	<i>Prunus padus</i>	14m	Yes	Yes	Yes	P
<b>Bramble</b>	<i>Rubus fruticosus</i>	2m	No	No	No	C/H note: tends to be invasive
<b>Broom</b>	<i>Cytisus scoparius</i>	2m	Yes	No	Yes	*
<b>Burnet rose</b>	<i>Rosa pimpinellifolia</i>	2m	Yes	No	Yes, but vigorous	C/H
<b>Common (or European) gorse</b>	<i>Ulex europeaus</i>	2.5m	Yes	No	In a rural setting	HV
<b>Crab apple</b>	<i>Malus sylvestris</i>	6m	Yes	No	No	AHIP
<b>Dog rose</b>	<i>Rosa canina</i>	2m	Yes	No	Yes. Vigorous	C/H
<b>Downy birch</b>	<i>Betula pubescens</i>	18m	Yes	Yes	Yes	ADIP
<b>Elder</b>	<i>Sambucus nigra</i>	6m	In hedge	No	No	V
<b>Guelder rose</b>	<i>Viburnum opulus</i>	4.5m	Yes	No	No	DH
<b>Hawthorn</b>	<i>Crataegus monogyna</i>	9m	Yes	Yes	Yes	AHIPS

Common	Latin name	Height	Suit-	Suitable	Suitable for	Guide to
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name		(max)	able for public open spaces	for streets and confined spaces	tubs, containers, raised beds etc.	planting: see key below
<b>Hazel</b>	<i>Corylus avellana</i>	6m	Yes	No	No	AHS
<b>Holly</b>	<i>Ilex aquifolium</i>	15m	Yes	Yes	Yes	AHPS
<b>Honeysuckle</b>	<i>Lonicera periclymenum</i>	climber	Yes	On walls	No	C
<b>Ivy</b>	<i>Hedera helix</i>	climber	Yes	Yes	Yes	C
<b>Juniper</b>	<i>Juniperus communis</i>	6m	Yes	No	No	S
<b>Pedunculate oak</b>	<i>Quercus robur</i>	30m	Yes	No	No	AI only suitable for large spaces
<b>Privet</b>	<i>Ligustrum vulgare</i>	3m	Yes	Yes	Yes	No
<b>Purging buckthorn</b>	<i>Rhamnus cathartica</i>	4.5m	No	No	No	AHPV
<b>Rowan or mountain ash</b>	<i>Sorbus aucuparia</i>	9m	Yes	Yes	Yes	ADHIP
<b>Scots pine</b>	<i>Pinus sylvestris</i>	24m	Yes	No	No	AI
<b>Sessile oak</b>	<i>Quercus petraea</i>	30m	Yes	No	No	AI only suitable for large spaces
<b>Silver birch</b>	<i>Betula pendula</i>	18m	Yes	Yes	Yes	ADIP
<b>Sloe, blackthorn</b>	<i>Prunus spinosa</i>	3m	Yes	No	No	AHPV
<b>Spindle</b>	<i>Euonymus europaeus</i>	7.5m	Yes	No	No	H
<b>Western (or mountain) gorse</b>	<i>Ulex gallii</i>	1.5m	Yes	No	Yes	*
<b>Whitebeam spp.</b>	<i>Sorbus aria/S. anglica/S. devoniensis /S. hibernica/S. latifolia/S. rupicola</i>	12m	Yes	Yes	Yes	IPS
<b>Wild cherry</b>	<i>Prunus avium</i>	15m	Yes	Yes	Yes	AHI
<b>Willow spp.</b>	<i>Salix spp.</i>	6m	Some	No	No	V suitable buildings or services
<b>Wych elm</b>	<i>Ulmus glabr</i>	30m	Yes		No	PS
<b>Yew</b>	<i>Taxus baccata</i>	14m	Yes	No	Yes	AIPS

- A – Grows in a wide variety of soils
- C – Climber
- H – Suitable for hedging
- I – Suitable as an individual tree
- D – Tolerates or prefers damp conditions
- P – Tolerates smoke or pollution
- S – Tolerates shade
- V – Invasive
- \* - Tolerates dry conditions

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**Appendix 4 – Urban Design Study**

**and**

**Urban Design Guidelines for  
Future Development**

Prepared for

Kilkenny County Council

By

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NATIONAL  
BUILDING AGENCY





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the stone work is to a fairly high standard. Where this is the case, retention and refurbishment would be preferential to demolition and new build.

Despite the fact that many of the buildings are cement rendered, red brick is a common material in chimneys and there are several examples of yellow string courses (yellow brick bands) in chimneys too. On this basis, it is possible that some of the existing rendered structures were constructed with brick and later rendered.

There are numerous examples of agricultural buildings, farmsteads and galvanized steel barn structures within the village. Some of these steel roofed structures are likely to present opportunities for redevelopment over the coming years, however some of the agricultural outbuildings are constructed of stone and add great character to the area. Their retention and refurbishment into habitable buildings, would contribute to the overall townscape.

The roof line in many Irish towns is never constant but tends to vary within a limited range. It is noted however, that some of the terraces in Mullinavat have quite a consistency of uniform building heights, roof ridge and roof pitch. Where this is evident it should be maintained. Elsewhere, new infill buildings should be encouraged to either step up above or below their neighbour, as would be the case. There are a number of single storey buildings which were constructed within the last thirty years or so – some of which also have flat roofs. Many of these single storey buildings are generally inappropriate and would benefit from redevelopment to two storeys or more, though each case should be judged on its merits, as there are one or two examples of buildings with one and half storeys height which contribute to the character of the village.

### **The Nature of Open Spaces**

West of the Blackwater River (Abhainn Dubh) there is a GAA sports field – the only formal area of public open space. There is however playing fields associated with the school north of the bridge, on the east side of the river. Apart from these two areas, the provision of open space in the village is limited.

A small area of passive open space is provided to the front of the houses at Glen Crescent, on the south end of main street – it is well maintained, has some landscaping and seating – though it fronts onto the busy N9. It tempers the impact of heavy traffic on the residents of Glen Crescent, and provides some visual amenity, but otherwise is limited in its usefulness.

There is also a small green area providing access to the rear side of Glen Crescent and to the small river that meanders along the back of the village. There is also a disused tennis court adjacent to the river. On the opposite side of the river there is a small field - situated between the back of Glen Crescent and the Railway line. It is an attractive paddock, framed by a wooded embankment and would make an attractive park for village residents. On the north end of this small field there is a weir. A small pathway leads to the weir along the back of some former agricultural stone outbuildings, and provides

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access from the street that leads to the Church. The scale and character of the area offers great potential as a village park and the laneway has much character.

Much of the areas west of the village have remained relatively free from development. The river is a very attractive amenity here, but the low lying nature of the lands suggest that they are part of a functional floodplain and that development should be limited in its vicinity. The area also has potential to be incorporated, at least in part, into a public park.

### **Roads and Traffic**

With the N9 running through the village, traffic volumes in Mullinavat are continuously heavy and this detracts significantly from the character and ambience of the village. A pedestrian crossing in the centre of the village assists people crossing the street.

There is no public off-street car park in the village. Public car parking is provided by means of on-street car parking, though this is restricted in places (notably on the east side of the street, north of the crossroads). While the street is broad in its centre and certainly can absorb much of this car parking, it does detract significantly from the image of the village. Elsewhere, where the street narrows, on-street car parking obstructs the normal flow of traffic on the street and also acts as a significant obstruction on footpaths. Such car parking may, to a degree, impede traffic speeds in the village, however, it does detract significantly from the character of the village.

On-street car parking spaces are not delineated or marked and this can lead to poor parking conditions. An off-street car park could be considered on a greenfield site on the Piltown Road, as close as possible to the Main Street with some potential for the creation of direct pedestrian access to the Main Street through existing plots. Such an initiative could free up spaces on the street and allow for the creation of a civic space as described above, with environmental improvements in the form of widening the pavement, resurfacing with stone setts, delineating of the spaces with street trees and providing other amenities, such as public art, seating, lighting, etc.

The roads are in good condition and have good surfaces. However, the condition of footpaths is of variable standard. They are quite narrow in places, though there are narrow margins on the road edge which could allow for footpath widening. Footpaths are typically surfaced in concrete or tarmacadam – the latter noted on the south approach to the town along the N9 were in good condition. Poor concrete surfaces were noted in the vicinity of the service station in the centre of the town, and also on the west side of the street where the road is at its narrowest.

Traditional materials for the construction of footpaths have nearly completely disappeared, though limestone kerbing has been noted, particularly on the street to the Church from the railway eastwards. Small round stones form a traditional channel or gully alongside the kerbing.

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Recent improvements to footpaths in the village are noted on either side of the road near Glen Crescent, where they appear to have been reinstated and/or resurfaced. At the crossroads in the centre of the village, the concrete path has been extended on the east side and on the west the pavement has been extended with the use of concrete stone setts, and enhanced with seating and a few trees. While cost is an obvious consideration, consistency in the use of materials provides continuity in the streetscape and such improvements could be extended further.

### **Other Design Considerations**

Street Furniture in the village is limited to some planters, seating, litter bins and bollards. The planters are of concrete and finished with a pebble dashing. Cast bollards have been incorporated into the footpath improvements to the south of the village and at the crossroads in the centre of the village. They prevent cars from rising onto the footpath. Seating has been provided within the open space associated with Glen Crescent. Some of the litter bins are badly weathered and require repainting.

There are few, if any, traditional shopfronts noted in the village. While many of the shopfront nameplates could be improved, they do not tend to mar the streetscape to any significant degree. The scale of the commercial nameplates, relative to the overall façade, is generally appropriate, with perhaps a few exceptions. Signage associated with the service station is the most intrusive in the village and the canopy disrupts the architectural rhythm of the streetscape and does not conform to building lines in the vicinity.

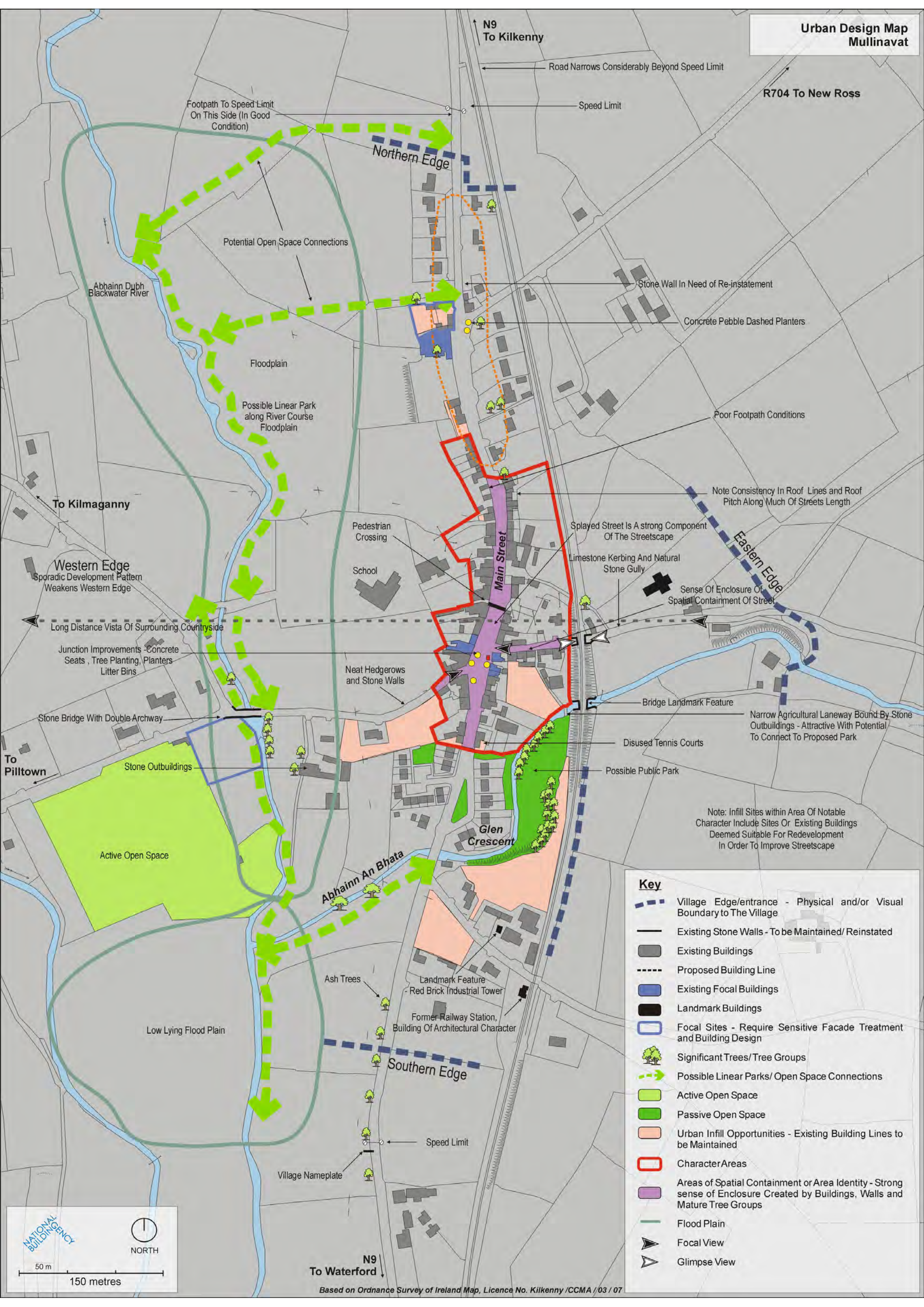
There is a large commercial billboard on the gable end of a building on the southern end of the village. It detracts from the streetscape and the character of this rural village. Street trees are a limited feature of the streetscape, though a few have already been noted with the junction improvement at the Piltown Road. There are a number of older tree groups identified around the village, as illustrated on the Urban Design Map, and many of these are worthy of protection. Natural stone walls are evident on most of the approach roads to the village and add significant character to the area – their retention should be encouraged.

### **Design Principles Based on Distinctive Local Character**

- Maintain, and where necessary, reinstate the stone walls on roads leading out of the village, as far as is practical.
- Consider the retention and refurbishment of the few attractive stone constructed out-buildings, in preference to demolition and rebuild.
- Maintain the scale, composition and character of the streetscapes in the immediate vicinity of the village centre, close to the existing traditional building forms.
- Ensure the continuation of existing building lines – particularly adjoining traditional two storey terrace developments in the village centre.

- 
- Encourage all focal sites and focal buildings to adopt good quality architectural designs. These sites are identified on the Urban Design Map.
  - Consider the protection and reinstatement of limestone kerbing and stone gullies, where evident in the streetscape.
  - Encourage the comprehensive development of backlands (sites to the rear of plots) and ensure that developers have regard to the possible need to provide access to these areas in any future development scheme.
  - Consider the removal of on-street car parking in the centre of the village to a nearby off-street location, so as to enhance the amenity of the centre of the village and extend the pavement in the vicinity of the crossroads so as to provide a new civic space, delineated with street trees and bollards, with seating and the possible provision of sculpture or public art feature.
  - Consider the extension of footpaths in the village centre, particularly where they are narrow. Where necessary, these footpaths could extend to meet the yellow dashed road margins.
  - Ensure consistency in the use of materials and features that are to comprise part of the public domain, including kerbing, footpath surfaces, lighting, boundary treatments/walls, planters and lighting.
  - Refurbish and/or repaint the existing litter bins in the village.
  - Consider the development of a system of linear parks along the waterways associated with the rivers in the plan area. Such areas could be formal, well maintained areas or could be kept natural as wildlife corridors and incorporate storm water retention facilities.
  - Have regard to the unique characteristics of Mullinavat as shown on the Urban Design Map and outlined above.





**Key**

- Village Edge/entrance - Physical and/or Visual Boundary to The Village
- Existing Stone Walls - To be Maintained/ Reinstated
- Existing Buildings
- Proposed Building Line
- Existing Focal Buildings
- Landmark Buildings
- Focal Sites - Require Sensitive Facade Treatment and Building Design
- Significant Trees/Tree Groups
- Possible Linear Parks/ Open Space Connections
- Active Open Space
- Passive Open Space
- Urban Infill Opportunities - Existing Building Lines to be Maintained
- Character Areas
- Areas of Spatial Containment or Area Identity - Strong sense of Enclosure Created by Buildings, Walls and Mature Tree Groups
- Flood Plain
- Focal View
- Glimpse View

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50 m  
150 metres

NORTH

# Mullinavat Urban Design Study

## Photographs to Accompany Text

### Landscape Context

**Photo 1** (top right): The elevated ground on the east side of the village, in the vicinity of the Church, provides strong views across the distant landscape.

**Photo 2** (below right): Immediately west of the village, the low lying lands associated with the Blackwater River and its floodplain are evident.



**Photo 3** (Left): View of the Blackwater River—one of the areas' most significant amenity.

### Pattern and Form of Development

As evident in Photo 2 (above right), the village has remained relatively contained—in part due to the presence of the floodplain to the west and access restrictions onto the N9.

**Photo 4:** The village is centred on a cross-roads at a point where the Main Street broadens significantly in a splayed fashion.



## Buildings and Spaces

**Photo 5:** The splayed street pattern, which broadens in the centre of the village, permits further environmental improvements such as this one—with an extension of the pavement area, surfaced with concrete/stone settes and delineated with bollards and trees. It would also allow for a more formal delineation of car parking spaces—or their relocation to an off-street car park close by.



**Photo 6:** Despite some obsolescence in the building stock along this street, there is a strong sense of enclosure provided along much of its length. The existing urban grain (as determined by traditional plot widths, building lines and building form) should be retained in any redevelopment proposals.



**Photo 7:** The building below, typifies most of the traditional building stock in the village. As evident in this photo, the building is of stone construction (see gable end), with rendered façade, slate roof and incorporating elements of brickwork (as seen in the chimney breasts). Traditional timber sash windows have been replaced with modern uPVC—an unfortunate, yet common trend.



**Photos 8, 9 & 10:** While the number of architecturally important buildings in Mullinavat is limited, there are a number of fine stone structures including the former Railway Station (No.9); numerous stone bridges associated with the railway line (No. 10) and/or bridges over the numerous streams and rivers and some distinctive stone out-buildings (No. 11).



Photos 11 & 12: There are a number of single storey structures in the village, whose scale, form, façade and/or architectural treatment is inappropriate to the traditional Kilkenny streetscape and these buildings offer scope for redevelopment. In the example on the left (No. 11), the roofline and roof-pitch should match the neighbouring building on the right. In the example shown on the right (No. 12) the buildings height would rise to act as an intermediary between the higher building on the left and the existing building on the right.



**Photos 13:** There are a number of buildings whose former use (i.e., agricultural) has become obsolete or the quality of the structure has become derelict or semi-derelict. In the example shown, the structure is a ‘focal site’ directly in view at the junction with the R704, and therefore would merit from redevelopment and enhance the townscape of Mullinavat.



**Photo 14:** On entering the core of the village from the south, there are galvanized steel structures (akin to steel hay barns) and single storey structures whose scale and composition is out of character with the rest of the streetscape. The photo also reveals (see arrow) a quirky architectural feature distinctive to the south-east of Ireland—the presence of slate on the gable end of buildings. Such slate generally had its origins in England and Wales and was used as ballast in returning ships that exported timber and agricultural goods from Ireland. The slate was so predominant that it was used to clad the gable ends of buildings. It is generally associated with port towns such as Wexford, Waterford and New Ross.



## Open Space

**Photo 15:** One of the few areas of open space in the village at Glen Crescent—fronting the busy N9.



**Photo 16:** An enclosed area at the back of the village and adjoining Abhainn an Bhata — it presents an attractive amenity that could be suitably developed into a park.



## Roads and Footpaths

**Photo 17 (left):** Poor footpath conditions on the west side of Mullinavat Main Street. Note also car parking on footpath due to limited provision in the vicinity.

**Photo 18 (Below left):** Narrow footpaths close to busy road detracts from the residential amenity of the Main Street—east side.

**Photo 19 (Bottom right):** N9 route attracts heavy volumes of heavy vehicles through the village.



**Other Design Considerations:**

**Photo 20** (top right): Elements of street furniture—planters and litter bin. Note that litter bin is in need of refurbishment and/or repainting.

**Photo 21** (below left): Example of planters found throughout the village—marble dashed.

**Photo 22** (below right): Limestone kerbing and roadside channel of round stone construction.



**Photo 23:** Canopy associated with service station disrupts composition of streetscape and signage is an intrusive element.



# Appendix A

## Urban Design Guidelines on Future Development

### 1. Introduction

These guidelines are aimed at enhancing the traditional character of the village streetscape. They are aimed at giving landowners, developers and their architects a clear view as to how the design of a new infill development should be considered. It will also be used by the Planning Authority when judging subsequent planning applications.

The Planning Authority also acknowledges that many planning applications are not submitted by individuals with professional qualifications in architecture and/or design. These guidelines will therefore also assist applicants, including their designers, in drawing attention to some of the more important issues of design and layout.

### 2. The Importance of Good Design

Good design can enhance the attractiveness and quality of a place, making it a place that people like to visit, work and live in. It therefore has many benefits for the entire community.

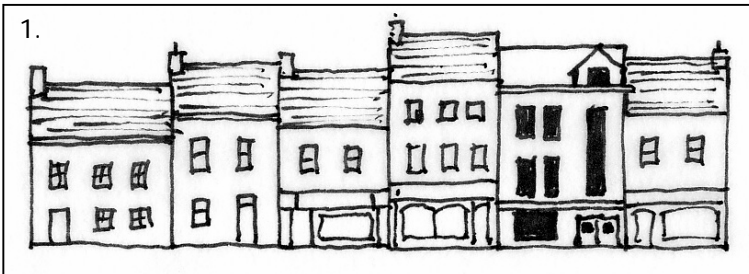
When designing for a new infill building, consideration should always be given to the existing building fabric, for it is the existing pattern and appearance of these buildings, related to the unique history and morphology of a place, that makes one village or town different from the next. The building fabric therefore is a reflection of the character of a place and if we permit this character to be eroded, either through dereliction, decay and/or demolition and replacement with insensitive new build, then we erode the uniqueness of the place.

Therefore, where possible, consideration should always be given to building conservation. Where conservation is not possible, as in cases where there is already a gap in the streetscape, or where a conservation architect or other specialist in the area considers a building as structurally unsound or prohibitively expensive to merit conservation, then consideration will need to be given to designing a new building.

### 3. Basic Considerations in Designing New Infill Development

The insertion of a new building into an older area, requires a very careful and sensitive approach. However, good a new building is, there must be proper attention given to its effect on its surroundings, in particular, the manner in which it relates to its adjacent buildings in the streetscape. In this regard, it is important that the building is 'contextually compatible' - this requires an examination of the context in terms of historical plot width, building height, established building lines, fenestration pattern, roof profile, materials, local features or other distinctive elements.

In order for a building to be contextually compatible, however, it does not mean that it has to follow each of these characteristics in a slavish manner, this would only result in pastiche - a mimic of the past. Rather the architect or designer should view these elements of context and select components in the design of the new infill development. For example, the new building might adhere to the established building height, building line and plot width, but might introduce some new materials or fenestration pattern, which nonetheless respect context (see Sketch 1).



#### **Designing a Building with Context in Mind—Elements to be considered:**

Plot Width

Building Height

Building Lines

Fenestration Pattern

Roof Type and Roof Pitch

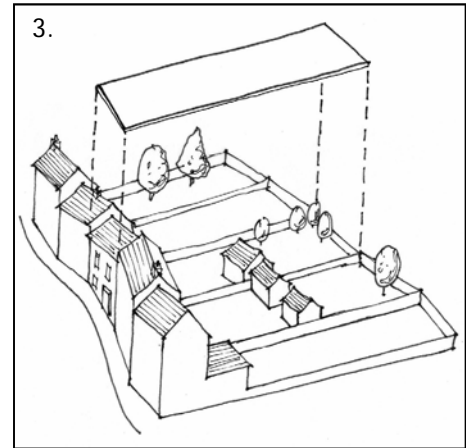
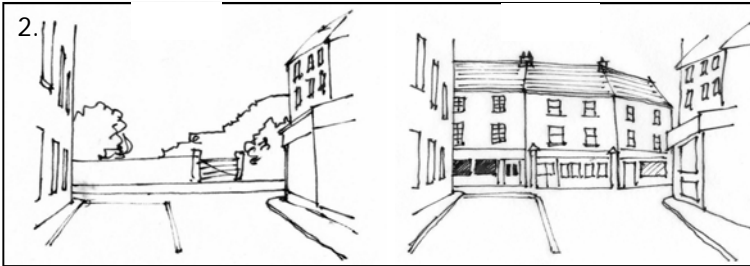
Materials

Scale, Mass and Bulk of Building.

### Respecting Plot Widths

Traditionally, plots in towns and villages are relatively long and narrow, reflecting Medieval burgage plots. This is reflected in the façades of buildings and their narrow widths along the street front (See Sketches 1, 2 & 3).

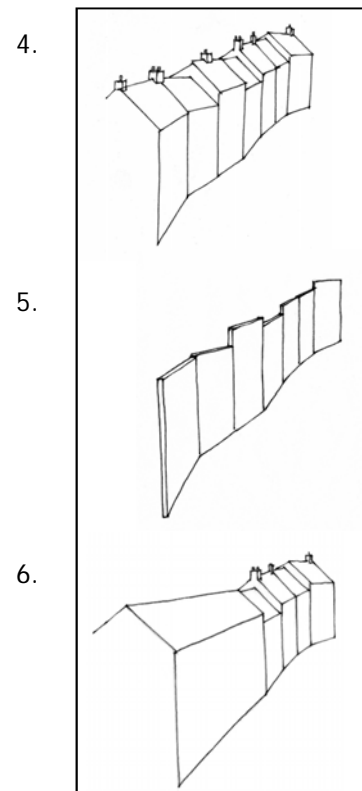
New infill development that extends over more than one historic plot, should address the plot through design, with variations in façade composition that echo the historical plot pattern (Sketch 2).



### Building Lines and Building Heights

**Sketches 4 & 5 (Right):** Note how the building lines meander and deflect. Note also how building heights tend to vary with a limited range. These are important principles of the Irish streetscape as reflected in Kilkenny's villages.

**Plot Amalgamation - Sketch 6:** While the scale of the building is generally consistent with what was there before, plot amalgamation, demolition and new build, have erased the traditional character and resulted in an unsatisfactory composition in the streetscape.





### Building Lines and Building Heights

**Sketch 7:** In some sections of the street, the building line and building heights will be consistent and almost perfectly straight.

In such cases, new infill development will be expected to conform with the established building line.



**Sketch 8:** Typically, the building line will be almost continuous, but will also be continuously deflecting, with subtle twists and turns. New infill development should respect this pattern and acknowledge it in its design. Where a new infill opportunity spans across two traditional plots (as a result of plot amalgamation), the new design should consider re-introducing a deflection.

Many examples exist in Kilkenny's towns and villages where an individual building façade introduces a deflection in its building line - typically on bends within the street. Note also how building heights are not perfectly straight but continually step up and down within a limited range, a feature which should be acknowledged in new infill schemes.



### Sketch 9:

The number of storeys is not a good judge of building height. Note in this example, all of the buildings are two storeys high, yet considerable variation in height occurs.

Though the scale and mass of the larger building on the left may appear out of character, it maintains traditional building line and façade composition, namely the vertical emphasis of the window, and therefore sits comfortably in the streetscape.



**Sketch 10:** New infill development should avoid disrupting established building lines, as in this example, as it reduces the sense of enclosure and composition of the streetscape.

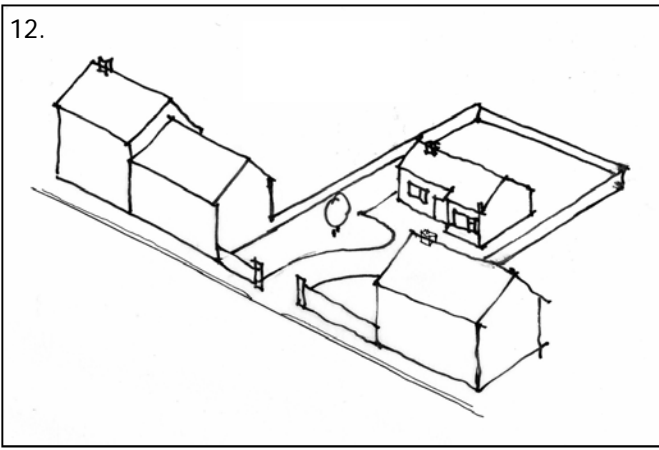
11.



### Building Lines and Building Set-Backs

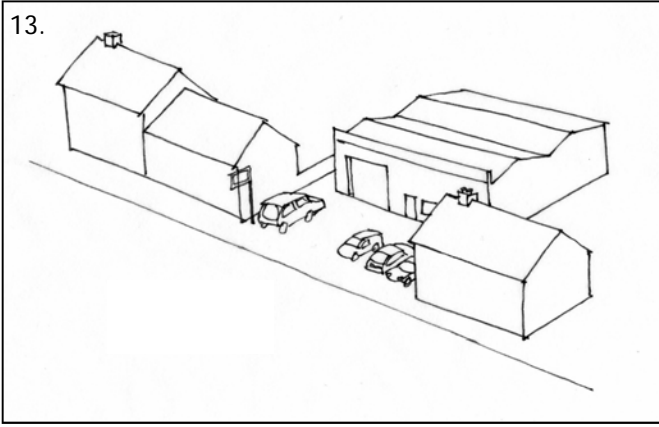
**Sketch 11:** Traditionally a set-back in building lines was only reserved for important civic buildings, such as Churches, public libraries and other institutional buildings, and occasionally important town houses.

12.



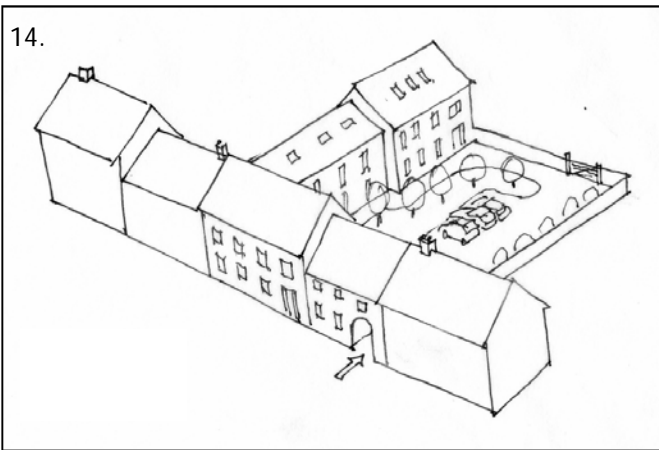
**Sketch 12** - Avoid this condition - suburban style development in the town or village centre with a disruption of traditional building line.

13.



**Sketch 13:** Avoid this Condition - disruption of building line associated with large commercial development.

14.



**Sketch 14:** Preferred option for infill development - building line re-established and backlands opened up for more comprehensive development, such as residential townhouses, apartments and/or offices.

15.



## Façade Design

### Sketch 15:

The presence of an older building in the streetscape gives a number of cues to the conservation and refurbishment of an existing building:

Retention of features such as chimneys

Retention of original slate roof in preference to tiles or other manufactured materials.

Retention/re-use of original cast iron gutters and downpipes in preference to aluminium replacements.

Retention or replacement of original timber sash windows over uPVC windows and doors.

Retention of modest design elements, such as this distinctively designed fanlight.

Retention of lime-based rendered finish in preference to exposure of poor masonry.

Note also the use of local natural materials such as granite window sills or limestone kerbing.

**If possible repair rather than replace.**

16.



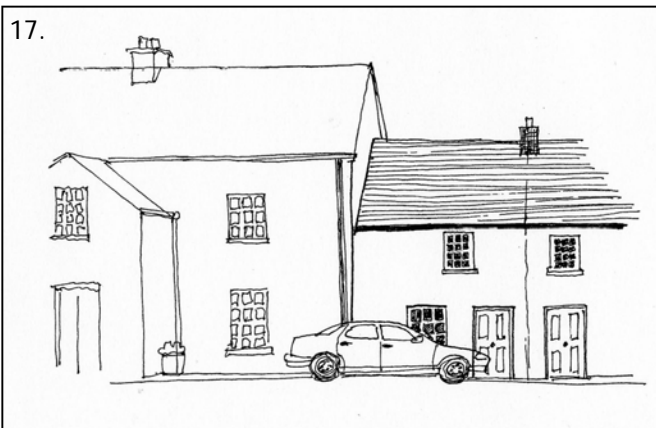
## Fenestration Patterns

### Sketch 16:

In the above example (Sketch 15) windows maintain the traditional vertical emphasis.

In this example, the traditional window pattern on the first floor level has been maintained, however, the ground floor windows have been inappropriately altered, with a more horizontal emphasis. The traditional pattern and symmetry of the façade's composition is lost. This condition should be avoided in the design of new infill development.

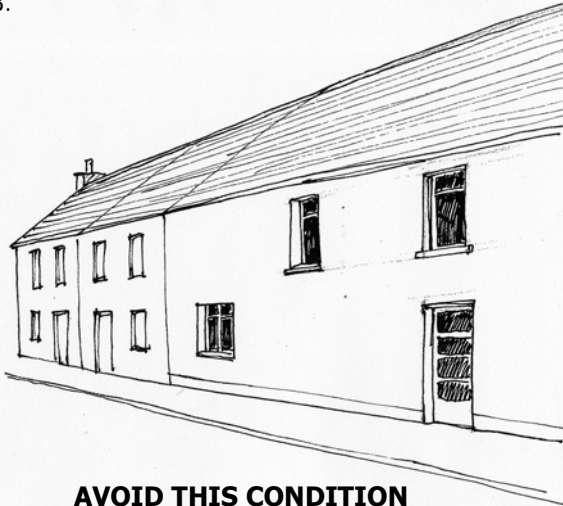
17.



### Sketch 17:

Note that while fenestration patterns are generally balanced and symmetrical this is not always the case, as in the indicated in the building on the right.

18.



**AVOID THIS CONDITION**

**Solid to Void Ratio.**

**Sketch 18:**

The solid to void ratio refers to the relationship between the solids (i.e., the proportion of a buildings façade that comprises a blank or solid wall) to the void (the window and door openings). A balance should be achieved between the two.

19.



**AVOID THIS CONDITION**

**Roof Pitch**

**Sketch 19:**

In a typical terrace, the angle of the roof pitch is generally consistent, even though building heights may vary.

New infill developments (or refurbishments that include new habitable roof space) should ensure that the pitch or angle of the roof is consistent with neighbouring properties.

20.



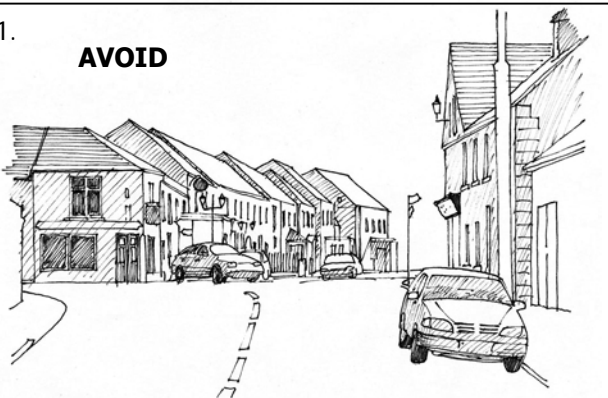
**AVOID THIS CONDITION**

**The importance of historical features—the example of Chimneys**

**Sketch 20:**

The existence of chimneys in a streetscape create a subtle, yet important, architectural rhythm, through vertical emphasis.

21.



**Sketch 21:**

In many towns, one by one, individual buildings along a streetscape are being replaced or refurbished. Though frequently these may retain the original shape and form of the building, more often than not, the new or refurbished building omits the provision of chimneys, thus slowly transforming and 'dulling' the rhythm of the streetscape and its traditional character.

22.



**Focal Sites**

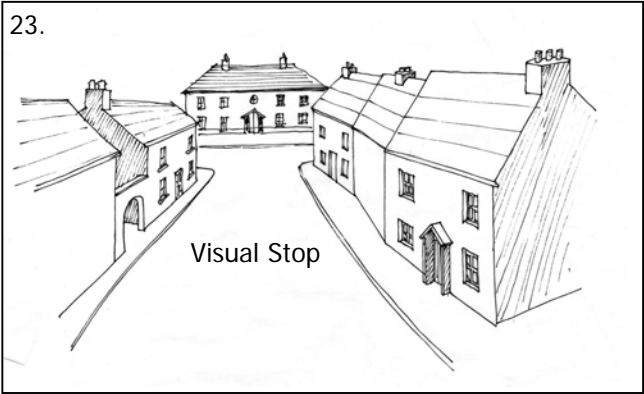
**Sketch 22:**

Focal sites are important townscape sites that are emphasised by the alignment of streets, which either deliberately or inadvertently are focused upon them.

Such sites are frequently the subject of important public buildings, such as churches, courthouses, market houses and/or municipal buildings.

Because of their typically greater prominence in the streetscape, they merit a greater architectural design treatment.

23.



**Sketch 23:**

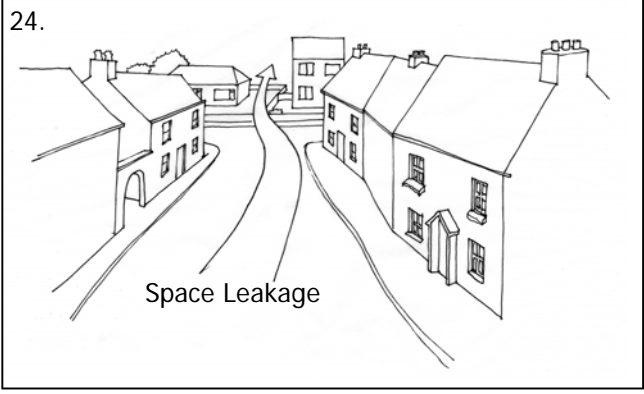
In this example, a well designed townhouse frames the view at the end of the street. A building such as this acts as an important 'visual stop'.

**Sketch 24:**

In this example, a weak urban form is provided at the end of the street. The space leaks and townscape falls apart.

The Planning Authority will encourage quality architectural designs for all focal sites identified in the plan.

24.



25.

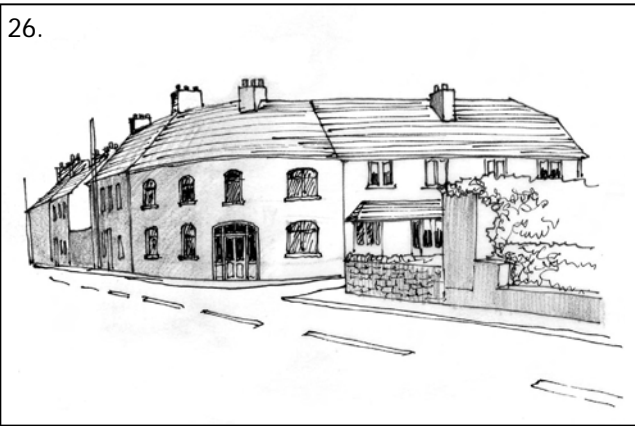


### The Treatment of Corners.

#### Sketches 25 & 26:

Corner sites generally tend to hold more prominent positions in the Irish streetscape and therefore they require a more sensitive design approach. Blank gable walls or walls with few window openings fronting onto streets should generally be avoided where possible.

26.



A prerequisite for the design of any corner building is that they should be orientated to overlook both streets that they are positioned on, as this not only increases natural surveillance of the street, but also enhances the image of the building as viewed from the public realm - the street.

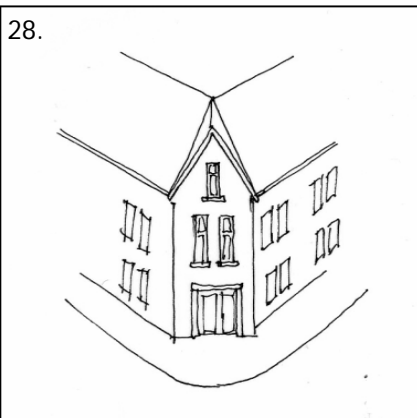
27.

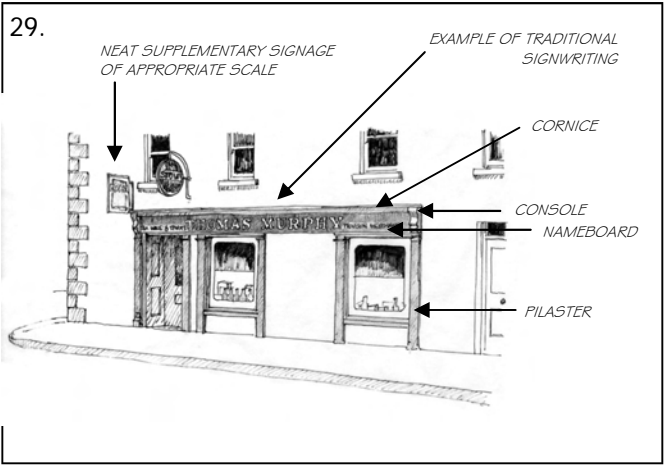


#### Sketches 27 & 28:

Frequently, given their prominence in the streetscape, corner sites may deserve a slightly more elaborate design treatment. This can be achieved by simply stepping up the height on corner sites, or introducing simple design features such as splayed corners (emphasizing entrances - see Sketch 28), curved facades, or appropriately designed turrets.

28.

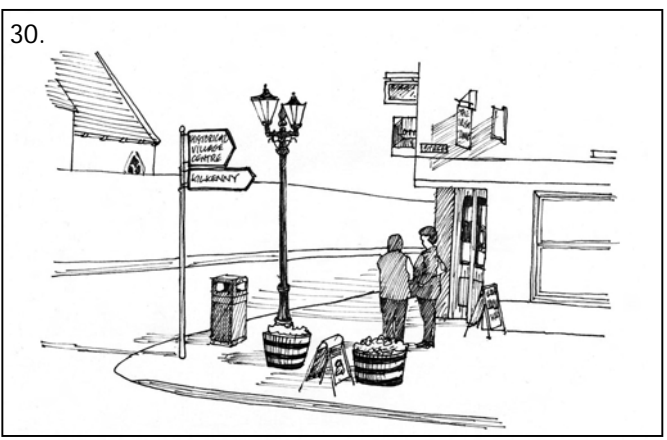




**Shopfronts, Signage and Street Furniture**

**Sketch 29:**  
 The traditional shopfront is a distinctive element of the Irish Streetscape, though unfortunately in County Kilkenny, many villages no longer retain this feature. Where feasible, traditional shopfronts and nameplates should be retained.

In designing a new shopfront, many lessons can be learned from the traditional shopfront—not just in composition - but perhaps more importantly in relation to overall scale. In the example shown, the nameboard is of appropriate scale in relation to the façade. The depth of the nameboard, including associate elements, such as cornice, are not excessively large—which is a frequent problem with new or replacement shopfronts.

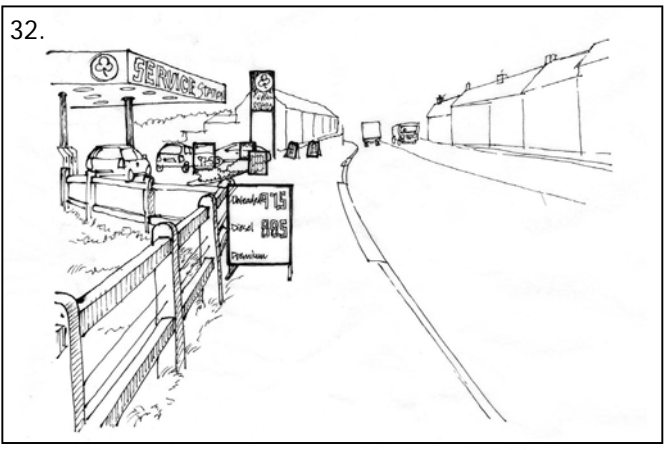


**Sketch 30:**  
 Street furniture typically refers to elements of the streetscape that are provided in the public domain, such as planters, street benches, old water pumps, public signage and street lighting.

Where street furniture and sandwich board signs are randomly located in can add to visual clutter in the streetscape, as in the example shown.



**Sketch 31:**  
 Street furniture and signage is best clustered at strategic locations to reduce visual clutter and provide a sense of order in the streetscape.



**Sketch 32:**  
 The proliferation of commercial signage can amount to visual intrusion in the streetscape. In this example, derived from an example in County Kilkenny, there are six 'sandwich board' type signs, in addition to one large free standing sign and the commercial nameplate over Service Station canopy. The presence of signage in the public domain—footpaths and roads—will be strictly controlled.

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