

Newmarket and Hugginstown

Village Design Statement



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References:

Landscape Appraisal of County Kilkenny - Document 1,2,3 - CAAS Environmental Services Ltd 2003
County Development Plan - Kilkenny County Council

Designations - www.archaeology.ie, www.buildingsofireland.ie, wikipedia.org/wiki/Manchester_Martyrs

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Front Cover Images:

Main Image: Main Street Hugginstown

From top: Old pump, Newmarket
Famine cottage, Newmarket
Grand gates, Castle Morres, Newmarket
Cottage, Newmarket

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A selection of views from Newmarket and Hugginstown



Newmarket and Hugginstown VDS
Workshop June 2007



Newmarket and Hugginstown Schools
Workshop June 2007

1.1 What is a Village Design Statement?

A Village Design Statement (VDS) is a community based document that describes the qualities and characteristics of a settlement. It sets out design guidance for future development and can influence planning applications and decisions. It will help guide change in ways that will enhance rather than detract from the quality of life in the villages and their environment.

The production of a VDS offers an opportunity for local people to work together and make a positive contribution to the future planning and enhancement of their village and provides an important focus for community development. It is also a recognition of local people's knowledge and understanding of the place where they live.

This VDS therefore aims to represent the views and opinions of the people of Newmarket and Hugginstown.

Objectives of the VDS:

- To describe the distinct character of the village and the surrounding countryside
- To show how character can be identified at three levels:
 - the landscape setting of the villages
 - the structure of the settlement
 - the nature of buildings and features of the village
- To draw up design guidelines based on this distinct local character.

1.2 How this VDS was produced

In March 2007, members of the local community, supported by The Heritage Council, Barrow Nore Suir Rural Development and Kilkenny County Council came together for a scoping meeting to explore the possibility of a Village Design Statement for Newmarket and Hugginstown in County Kilkenny.

The project was funded through Kilkenny Heritage Plan, Kilkenny County Council and The Heritage Council. A Steering Group of local community representatives was established. In April 2007, a team of consultants were appointed to work in partnership with the Steering Group, and other village residents, with the aim of producing a Village Design Statement. The key stages and dates are given in Appendix 4.

The VDS was produced through an extensive community consultation programme combined with village visits and desk-based study. This included an introductory meeting with community members, a series of workshops in June 2007 involving a wide cross section of the community including both adults and children, and a comments sheet distributed throughout the village for those who could not attend the workshop.

The consultation material was made available at local points throughout the village and also on the Kilkenny County Council website www.kilkennycoco.ie. There is an example of a comments sheet in Appendix 5.

introduction

1.3 The VDS in the planning process

The Village Design Statement is a non-statutory document. It is intended as supplementary guidance for use alongside local and national planning documents, in particular:

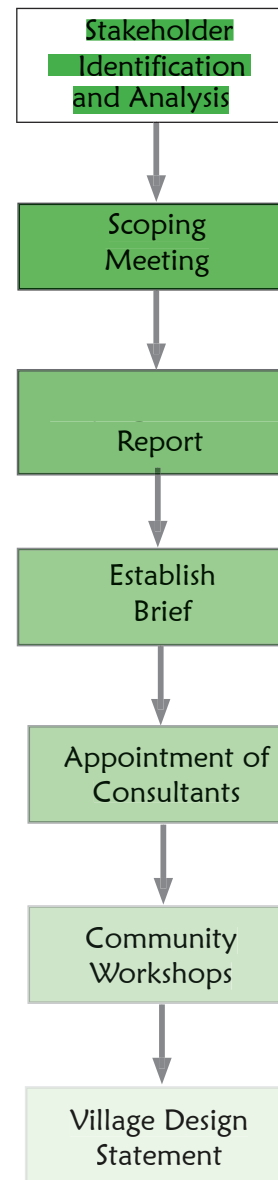
- National Spatial Strategy
- National Development Plan for Ireland, 2007 - 2013
- South East Regional Planning Guidelines
- County Kilkenny Development Plan 2002
- Kilkenny Draft Heritage Plan 2007 - 2011

The VDS will also serve as an input into the review of the County Development Plan, which commenced in July 2006.

The VDS can additionally be used by the community to approach various funding organisations to undertake projects and fulfill community aspirations.



Newmarket and Hugginstown VDS Workshop June 2007



Flow Diagram Showing Heritage Council VDS Process A dopted 2007

1.4 How the VDS will work

The VDS is not a masterplan of design solutions, and its recommendations should not be viewed as a barrier to modern design. Rather, this document highlights the unique qualities of architectural, historical and natural importance that contribute to the character of Newmarket and Hugginstown. It is concerned about how planned development should be carried out, so that it is in harmony with its setting and contributes to the conservation and, where possible, enhancement of the local environment.

The VDS will provide guidance for stakeholders at several levels:

- PLANNERS - in determining future development policy.
- DEVELOPERS - to inform appropriate development design solutions.
- COMMUNITY - to provide a basis for community led projects and initiatives.



Newmarket and Hugginstown Schools Workshop June 2007

"It would be nice to have a big park with bins and a cycling path and stalls for bikes."

School Workshop Comment

2. village profile

2.1 Brief History of Aghavillier, Newmarket and Hugginstown

7th Century

A monastery was established in Aghavillier, the subsequent growth of Aghavillier provides a useful historical context to the development of the villages of Newmarket and Hugginstown.

12th Century

By 1314 Aghavillier had passed to the Butler family. At this time another Norman family the Walshes, who had close ties with the Butlers of Ormond, came to the fore. This family later took the title Lord of the Mountain and the whole area to this day is known as the Walsh Mountains. At the time Newmarket was officially called 'Baly Kanegan' and was known colloquially as Robinstown.

1650

When much of the local area was forfeited under Cromwell in 1653, the surrounding lands passed to Harvey Morres, second son of Redmond Morres of Knockage Castle, Co Tipperary.

1684

Harvey Morres was given permission by the King, Charles the second, to hold court, to build a prison and to hold a market. This market was the start of the Fair of Harvey called after Harvey Morres. It became a major economic and social event in the area and was held up to the 1950's. This royal permit was the start of the village of Hugginstown. The name Hugginstown is thought to be derived from the French protestants called Huggenhoughs who

moved to Ireland after they were expelled from France following the Treaty of Nance.

1690

Harvey Morres sided with the Williamites after the battle of the Boyne. He hosted a banquet in honour of King William's victory and a log road was built to make the castle more accessible for this event.

1735

An Act of the Westminster Parliament imposed a tax on Irish Catholics to finance the upkeep of the Protestant Church in Ireland and its ministers. This further stretched the endurance of the tenant farmers who were oppressed by excessive rent to the landlords in the aftermath of the Penal Laws. The situation led to many disputes, battles and wars in the years to come.

circa 1750

Castle Morres was built, one of the largest stately homes in the country. Harvey Morris, the first Viscount Mountmorris, commissioned it. Francis Blunden, who also designed such notable houses as Bessborough House and Woodstock House in Co. Kilkenny, designed the house. Stables were built in Robinstown and the name of the village was changed to Newmarket after the famous English racecourse.

1763

The battle of Newmarket takes place. The white boys were a secret organisation formed to protect



small tenant farmers from eviction and unfair rents. The authorities feared this movement. Eight white boys were arrested and tried in Piltown. While being transferred to Kilkenny a spectacular rescue was carried out. It was led by a group of Kilmacow white boys. They staged a mock funeral, which met the military convoy at Newmarket. The military disarmed and the prisoners were released. However the military pleaded with the white boys to give them back their muskets or they would face execution on arrival in Kilkenny. The rifles were returned but the military opened fire and several white boys were captured and later executed.

1801

Two churches were built. There was only one chapel in the area, a mass house in Thoonavolla. This mass house was built in 1731. It fell into disrepair and was abandoned. The people could not agree on a site for its successor and they thus built two chapels at Newmarket and Hugginstown.

village profile

1831

The Battle of Carrickshock.

In south Kilkenny, the conduct of Edmund Butler, a Tithe Proctor, made him an object of hatred to the people. He was given, the protection of a bodyguard of 37 police constables in the execution of his duties. This "Praetorian Guard" was commanded by Captain James Gibbons, a veteran of Waterloo.

On the morning of the 14th of December, 1831 Butler and his bodyguard were on their way to serve the process of the Court of Chancery on a local farmer, called 'Waterford' Walsh. At a place near Hugginstown, called "Boreen a Gloch", (lane of the stones) they were followed by an angry, noisy and menacing mob of peasants who incessantly chanted "Butler or Blood".

This crowd obstructed their return march in such a way that Captain Gibbons and his men found themselves tightly hemmed into another narrow laneway, passing Shaun-na-Mons pit, where one of the insurgents, James Treacy, tried to snatch Butler from their midst. In the ensuing mêlée Captain Gibbons and eleven of his policemen as well as Proctor Butler were killed while three of the natives, James Treacy, Pat Power and Tom Phelan, made the ultimate sacrifice for the cause of justice.

Eleven of those involved in the Battle were hunted down and arrested as 'felons' and were duly arraigned before the March Assizes of 1832 in Kilkenny.

An Indemnity Fund was set up at once and the ablest lawyers in the land were engaged for their defence, one of whom was the Great Liberator, Daniel O'Connell. No jury could be found to convict them, and a second trial was fixed for the following June. That trial, too, had the same outcome. The prisoners were freed and bonfires bedecked the Walsh Mountains and valleys in joyous celebration.

The Battle of Carrickshock marked the beginning of the end of the tithe system of taxation. It also inspired the ideals of later movements such as The Young Irelanders, The Irish Republican Brotherhood and the Fenians. The rallying call for the men and women of 1916 was "Remember Carrickshock".

1847

The parish of Knocktopher is divided into Ballyhale and Aghaviller.

1852

The first school is opened in Newmarket. After the famine poor rates were introduced which made landlords responsible for holdings under £4 valuation. The landlords tried to minimise these payments by clearing as many tenants as possible off the land. Many families in Newmarket and Hugginstown were evicted. The largest of these evictions occurred at Barnadown where the whole town's land of up to 40 families were displaced.

"We live here because our ancestors lived here"

Workshop Comments

1867

The Manchester Martyrs

In Manchester, England, William O'Mera Allen, Michael Larkin, and William Goold (aka O'Brien) rescued fellow Irish men from a prison van.

Unfortunately a policeman was killed during the rescue and the three men were hanged. This daring rescue inspired many people to join the Irish cause for independence leading to the Irish Land League and the subsequent Land War struggle against landlordism.

1881

The land war came to a head on 5th September 1881. Head constable O'Brien arrived with a force of 60 policemen and the sheriff to serve writs on the tenants of Sir John Blunden. After meeting the sheriff he marched in the direction of Hugginstown. As he reached the village he heard the chapel bell ringing and a large crowd had assembled. The police went in the direction of Lisnattigue. At this stage the crowd numbered about 700. They followed them to Mullinavat where they stormed the barracks. Seven people appeared in court after this incident. James Brennan of Kilkeasy, chairman of the local land league was sentenced to two years in Limerick prison. The Mason family built accommodation for evicted tenants which became known as the Land League house. In 1882 Michael Davitt addressed an audience from the steps.

1920

Local republicans attack the R.I.C barracks in Hugginstown. An incendiary device was thrown through the roof and the barracks was blown up. The insurgents escape under heavy fire. A Constable; Thomas Ryan was killed in the explosion.

1924

Castle Morris house was sold and the Montmorency (formerly Mountmorris) family left the area. The house and land were taken over by the Land Commission and the house was later dismantled.

1928

Carrickshock hurling club was founded. The club won seven county championships 1931, 1938, 1940, 1941, 1942, 1943, 1951 and captained two All-Ireland winning hurling teams in 1932 and 1939.

The Lodge House



The Grand Gates



St Brendan, patron saint of Hugginstown

2.2 Population of the village

The current population of Newmarket and its surroundings is estimated at 265 people. St Brendans School in Newmarket has 55 pupils.

The current population of Hugginstown and its surroundings is estimated at 515 people. Monroe School in Hugginstown has 33 pupils.

In the last five years there have been more baptisms than deaths in the villages, which suggests that the population may be increasing.

Local features of interest are:

1. Kilcasey cottage
2. Battle of Carrickshock monument
3. Kyleva Lough 'ducks'
4. Kilcasey old church
5. Land League house
6. Ghairdin an ghorta
7. Vosses house
8. Coffin stones

2.3 Historical and Cultural Heritage

The cultural heritage of Newmarket and Hugginstown is much in evidence today, through commemoration of the Great Famine at Gairdin an Ghorta. The replica 19th century labourers cottage at the garden was constructed out of stone from the ruins of Castle Morres.



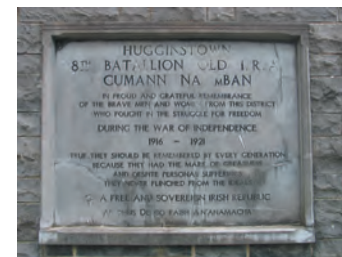
Ghairdin an Ghorta

The 1831 Battle of Carrickshock was re-enacted and commemorated at the Carrickshock GAA in Hugginstown on the 175th anniversary in 2006.

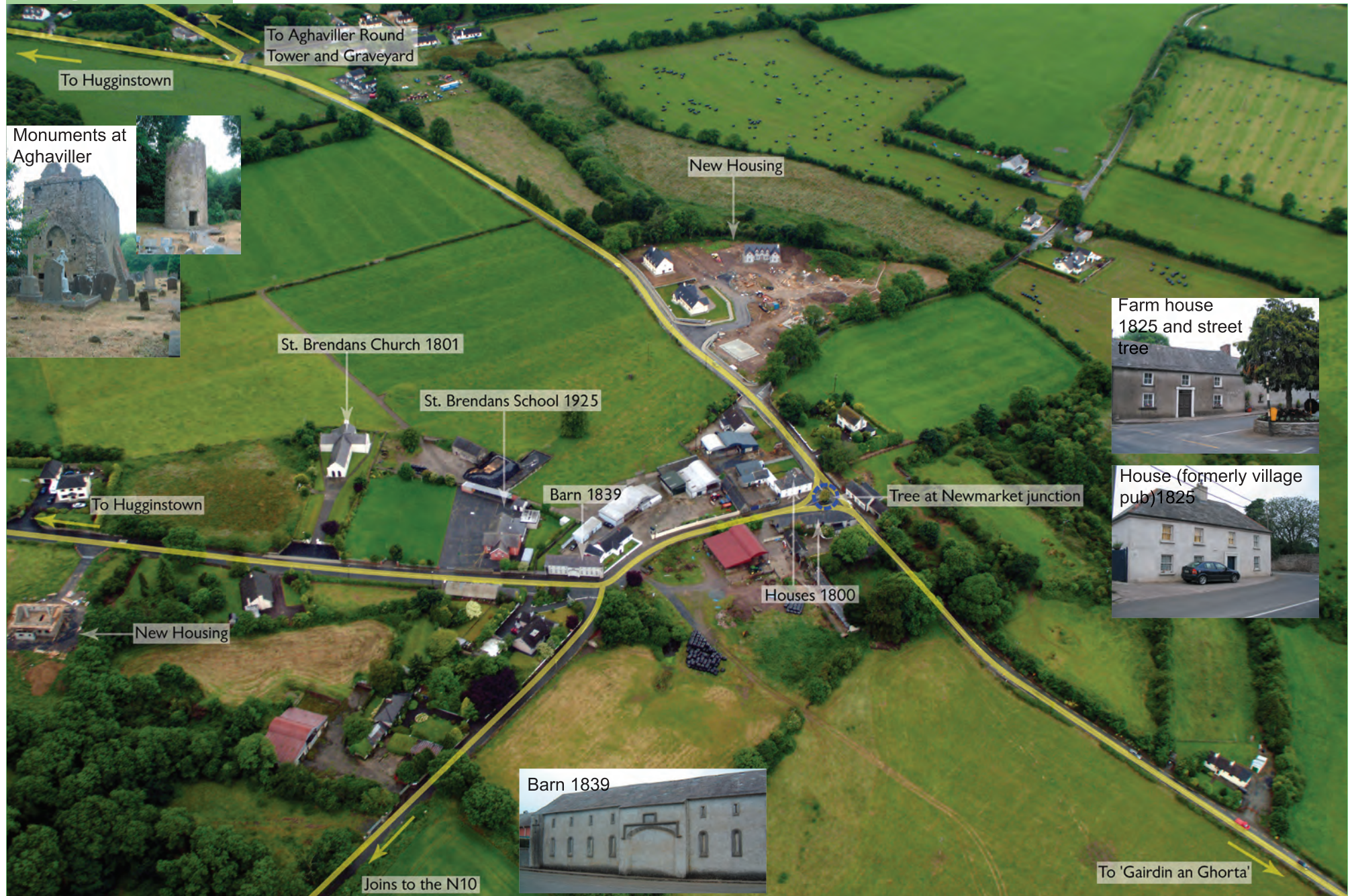


The Carrickshock Monument

There is an annual Manchester Martyrs Commemoration in Hugginstown.

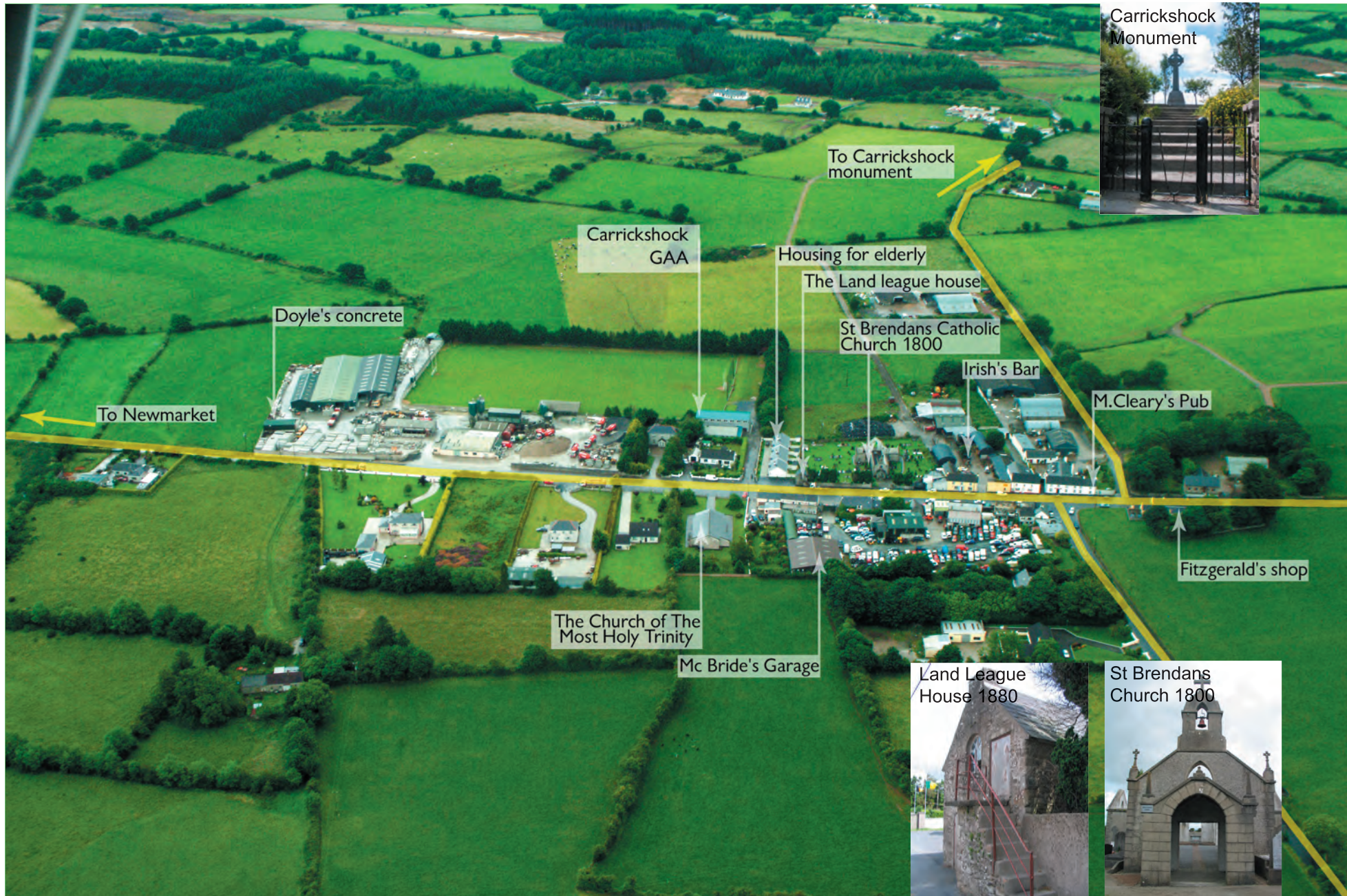


Commemorative War of Independence Plaque in Hugginstown



Hugginstown - Landmarks and Setting

village profile



landscape setting

3.

3.1 Landscape context

The settlements of Newmarket and Hugginstown lie within 2 kms of each other about 19 kms to the south of Kilkenny City. Slievnamon Hill lies to the west and the Blackstairs mountains to the east.

Agriculture is an important part of the economic life of the county and creates a landscape character of mixed use agricultural and open pasture land.

3.2 Designations

Landscape The villages of Newmarket and Hugginstown fall within the 'Uplands' Landscape Protection Policy areas as defined in the Landscape Appraisal for County Kilkenny.

The policies relating to the area are given in Appendix 1.

The villages fall mainly within the Landscape Character Area C - South Western Uplands and reach the area C1 - South Western Uplands transition zone, to the north.

The area consists of an undulating landscape of several hills, with ridges lines at an average height of 300m above sea level.

Conservation of natural heritage In the surrounding area Hugginstown Fen and Kilkeasy Bog are both proposed Natural Heritage Areas. This is a designation of national importance for conservation.



Location of Newmarket and Hugginstown

Hugginstown Fen, also known as Garú Bog, is a large isolated area of swamp and floating fen with iron-rich springs. It is also a proposed Special Area of Conservation, meaning that it is of international importance.

Kilkeasy Bog is a large wetland area comprising small lakes, fen, wet grassland, cutover bog and heathland.

Archaeology The villages have an interesting historical past set in a landscape that is rich with antiquities including fulacht fias, megalithic remains and the monuments at Aghavillier. Details of archaeological sites are given in Appendix 2.

3.3 Open Spaces

The villages have a relationship with the rural landscape that is intrinsic to their character. The retention of this surrounding open farmland is important to ensure that the historic layout, views and structure are not lost.

The GAA complex is an important community open space. Public access to the surrounding countryside is mostly limited to short and discontinuous tracks. Kyleva duck pond is a privately owned amenity used by the local community.

3.4 Woodland, Hedgerows and Planting

The planting around the villages is typical of many rural agricultural landscapes, with scattered woodlands and a mosaic of mixed sized fields with hedgerows and trees.

The field hedgerows extend into and through the villages and are an attractive feature, linking and providing corridors to surrounding wildlife habitats.

Streetscape planting however is limited to ornamental planting in front gardens as opposed to public space planting.

3.5 Key Views

The best views in the area are considered to be from outside the villages, such as the approach road to Newmarket from Knocktopher.

The surrounding countryside comprises a gently undulating landscape although Drey's Hill, and the hill to the south of Hugginstown crossroads provide good viewpoints.

VIEWS

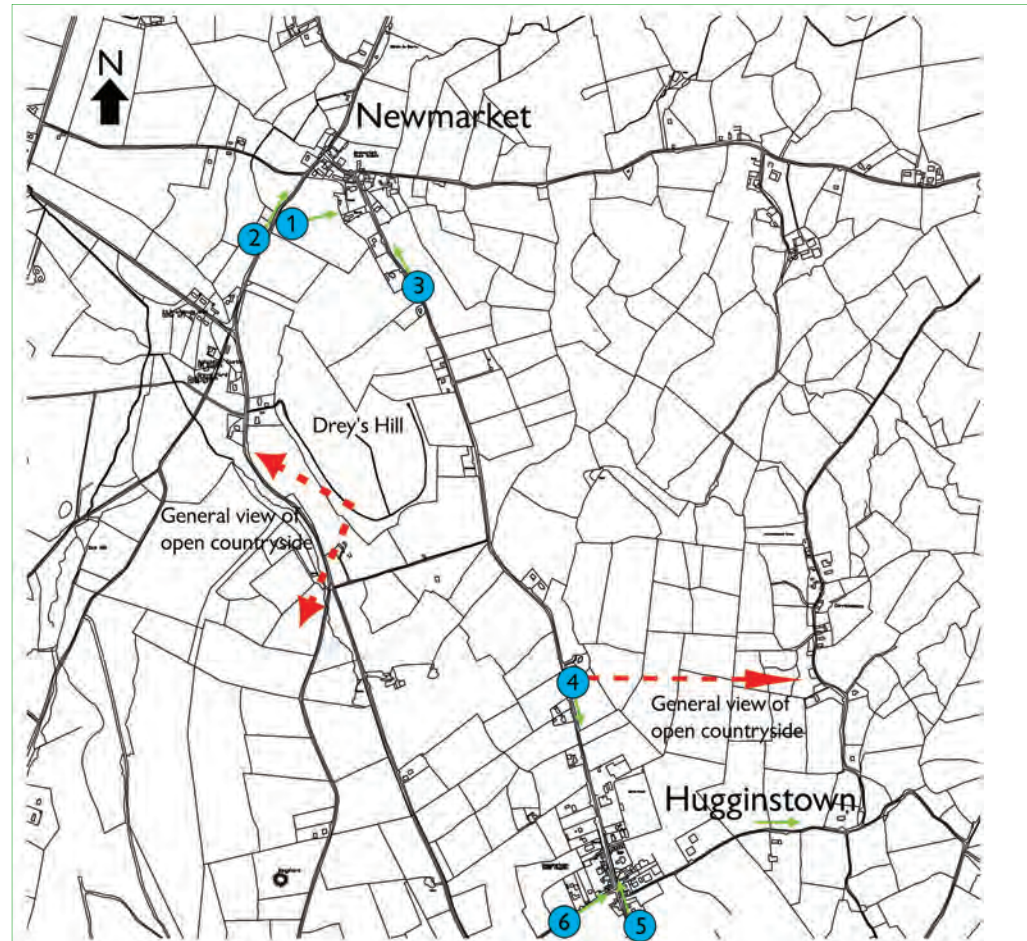
1.View of Newmarket to the east from the main road



2.View of approach to Newmarket from the south



3.View approaching Newmarket from Hugginstown



View to the east from the coffin stones



View from Carrickshock monument



landscape setting

4.View when approaching Hugginstown from the north



5.View when approaching Hugginstown from the south



6.View approaching Hugginstown from the west



village structure

4.

4.1 Street pattern and shape

Newmarket

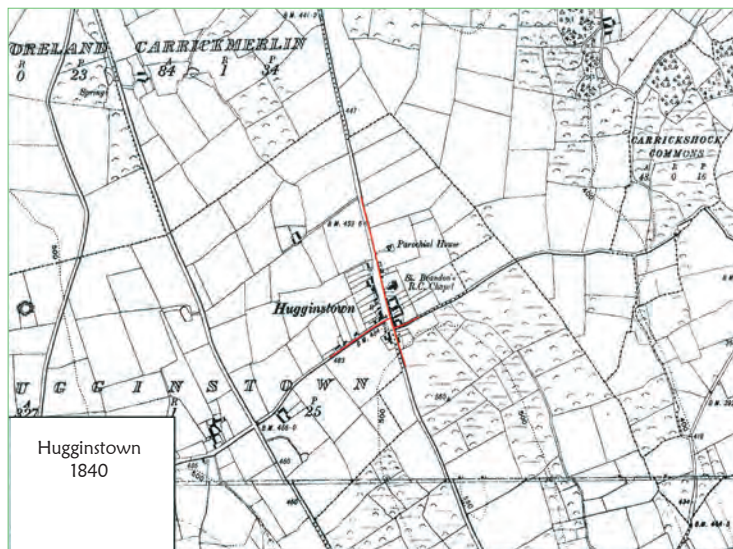
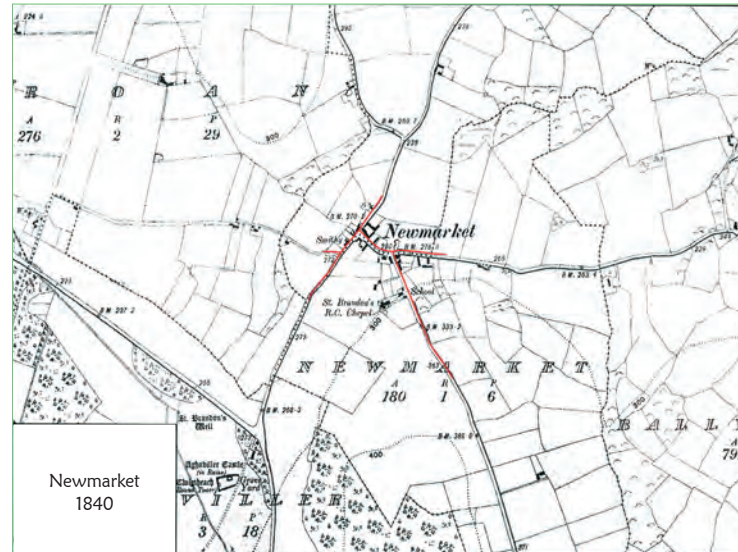
The village is focussed around a T - junction adjoining the Mullinavat road. There is a cluster of old farmhouse buildings at this point, centred around a tree (Lawsons cypress) in the centre of the junction. The roads are narrow and have poor visibility giving rise to concern about traffic.

The historic core of the village is composed of a small number of key buildings. The former village shop and the former pub which are now private houses are located at the T - junction. The school and the church are located along the road that leads to Hugginstown.

The monastic remains at Aghaviller, to the south west, and the houses clustered around it form a second focus to Newmarket.



Street scene in Newmarket



Hugginstown

At its southern end, the historic core of the original village is formed around a staggered crossroads. The shop, pubs, church and GAA complex cluster around that point and then extend along the main street. The main street forms a broad and straight central spine to the village.

Along the road that links Newmarket to Hugginstown there is scattered low density housing. The Calvary Cemetery lies midway between the two villages.

The countryside surrounding the villages is dominated by pastoral farmland with scattered housing and narrow rural lanes.



Street scene in Hugginstown

4.2 Street furniture and streetscape

Signage

The signage provided is in a mix of styles and often in poor repair. The community would like to see an improvement in signage, making it clear where the villages begin and end, giving details of historical context and indicating the location of the townlands.



Improvement in signage within and to Newmarket and Hugginstown is needed

Lighting

Both Newmarket and Hugginstown have very limited street lighting in the form of street lights mounted on telegraph poles.



Typical lighting in Hugginstown

There is not currently any street lighting along the road that connects the two villages, or along the road between Newmarket to the popular meeting place of Ghairdin an Ghorta.

Seating

There is no public seating in the village core of either Newmarket or Hugginstown. Seating is available at Kyleva duck pond and Gairdin an Ghorta.

Basic seating at the duck pond



Footpaths

There are insufficient safe footpaths within and between Newmarket and Hugginstown. Where they do exist they lack continuity or are poorly maintained.



Roads generally lack footpaths or lighting

Litter Bins

There are very few litter bins in either of the villages. Those that exist are either old, damaged or poorly maintained. This results in litter problems on the streets.



A litter bin in Hugginstown



Pump



Post box



Monument

Historic street features

In Newmarket and Hugginstown there are a number of historic street features that add to the character of the villages.

These include:
Newmarket
Old water pump
The old post box

Hugginstown
The Carrickshock monument
Manchester Martyrs Plaque
Iron horse tie



Traditional features such as this iron ring add to the character of the village

village structure

4.3 New development

The villages are not currently under pressure for major housing developments. The largest development in progress is for a cluster of six houses near Newmarket in the Hunterswood development.

The County Development Plan 2002 has identified Newmarket and Hugginstown as a “smaller settlement” in its settlements strategy, which in effect highlights the limitations of development due to limited physical and social services.

Any future development should be on a small scale cluster basis, and only if the appropriate



New housing in Newmarket



New housing near Hugginstown

services, such as utilities, sewerage, and community facilities are in place.

In order for the village to survive, new families need to come and settle in Newmarket and Hugginstown.



“The housing for the elderly was a great boost to Hugginstown.”

Workshop Comments

4.4 Architectural conservation

In Newmarket, four buildings are on the record of Protected Structures, these are; St Brendans church, a two storey white rendered house with hipped roof, a ‘curious gothic screen wall’, in a barn, and a row of two good vernacular houses. Full details are given in Appendix 2.

Nine structures in Newmarket are on the NIAH, these include; three two-storey houses, two one-storey houses, St Brendans Church, St Brendan National School, the post box and a barn dated 1839.



The Land League House was built in 1880 by the Mason family. In 1882 Michael Davitt addressed an audience from the steps



The old church dates from 1800 and is listed on the NIAH

There is one protected structure at Ballyhale near Hugginstown. It is a stabilised ruined church dating from about 1830.

The partially dismantled St Brendans Catholic Church in Hugginstown, is on the NIAH and many other buildings and structures, such as the Land League house, are locally held in high regard.

Archaeological monuments

Three monuments: a Round Tower, church and holy well mark the site of the ancient monastic foundation that was dedicated to St. Brenainn at Aghavillier.

The monuments are of National importance and they are listed on the Sites and Monuments Record that is held by the Department of Environment, Heritage and Local Government.

5. buildings

5.1 Newmarket

Newmarket possibly developed as a result of the nearby grand house of Castle Morres and although that building has now gone, reminders of the influence the building had on the village still remain.

Several of the buildings in Newmarket have special architectural and historic interest. Five buildings are on the Record of Protected Structures, which gives them statutory protection. These buildings, and some additional ones also have been noted in the National Inventory of Architectural Heritage (NIAH). For full details see Appendix 2.

St Brendan's Church and School, the houses in the centre and the wall mounted post box, dating from the early 1900s are all included on the NIAH.

The houses date from around 1800 and portray traditional features such as natural slate roofs, rendered walls and small window openings, many still with timber sliding sash windows.

Some early examples of single storey dwellings which originally would have been thatched can also be seen around the village.

Many of these early houses are located right on the edge of the road with little or no setback and footpath.

Buildings erected later in the nineteenth century, tend to be set back slightly and have larger window openings and hipped slated roofs.

St Brendan's Catholic Church dates from 1798 and sits back from the road with a modern fence and gateposts but with possible original wrought iron gates. The nearby school which dates from 1925 has undergone some alteration with the insertion of uPVC windows but the gates to the playground and school reportedly came from Castle Morres when it was vacated in the 1930s.

The age and relative unaffected nature of Newmarket is supported by the number of recorded buildings noted by the NIAH survey. The dwellings have been little altered over the passing years and apart from some modern bungalows and farm buildings, the village still retains much of its character.



Traditional vernacular single storey cottage with corrugated iron roof



Traditional vernacular single storey cottage with slate roof



St Brendan's School 1925



St Brendan's Church 1798



Houses dating from 1825

buildings



Housing
on main
street



Old
Parochial
House



Renovated
building



Fitzgerald's
Shop
with old
shop next
door now
disused

5.2 Hugginstown

The ruins of the former Catholic Church still stand in the graveyard in the centre of the town. This church dates from 1800 and is the only Protected Structure in Hugginstown. It is also recorded on the NIAH survey. The building ceased to be used in the 1980s and worship is now carried on in the modern church across the street.

At the core of the original village the shop is located in a row of buildings, some of which are now derelict. These buildings have pitched slate roofs (although the shop has been recently re-roofed with artificial slates), rendered stone walls and small window openings, some with timber sash windows and original early glass.

Where the buildings have been modernised, smooth render has been applied and then painted, window openings have been made larger, roof finishes are changed to artificial slate and the traditional eaves detail is changed to incorporate an overhanging fascia and soffit, to which a gutter is usually fixed.

Opposite the shop, a new dwelling has either been erected or an old building completely renovated. This building has elements the vernacular style found in many Irish villages with its single storey height, pitched roof and stone walls.

Historically, cottages were thatched and later this may have been changed to corrugated iron or tin. Slate would have been expensive and unaffordable for many. Stone walls were usually lime washed to provide a weatherproof coating to the walls and these were white-washed every year by the owners. Many of the earlier buildings in Hugginstown have painted stone walls which show the form of the stones beneath.



Traditional styling on M. Cleary's pub

Down from the shop, on the other side of the road, is a long six-bay building (M. Cleary's Pub) with decorated quoining and window surrounds. The sign above the entrance door is good example of a sign board for a public house. The decoration is provided by using small pebbles pushed into wet mortar.

This contrasts with the smooth white painted render on the rest of the building. Many of the older buildings sit directly on the road whilst the newer buildings, seen to the north of the village are set back from the road with a boundary wall and garden area around the house.

These newer dwellings are much larger than the more traditional buildings with many being two-storey in height.

Significant land used in Hugginstown village are the concrete works, garage and old shop. They have a significant visual impact on the village. The GAA clubhouse is a modern functional building but it is set back from the street behind a modern bungalow. Hugginstown is a working village, providing local services, business and employment. The appearance and function of the buildings in the village reflects this with many of the older buildings of heritage merit lying redundant.

5.3 Summary of Building Design and Style

The typical vernacular architecture of both Newmarket and Hugginstown villages can be summarised as having the following characteristics:

- **Scale and Height** Typically small, human scale and of one or two storeys. Traditional houses are low with a minimal distance between the top of ground floor windows and the sill of the first floor windows.



The old shop in Hugginstown with minimal set-back from the road



A traditional small-scale cottage in Hugginstown



Thatched House, Kilkeasy, Hugginstown



Housing on main street in Hugginstown

- **Form:** Simple, without dormers, in cottage, 'L' or 'T' shapes in narrow plan form, of stone construction.
- **Design:** Roofs are typically steeply pitched gables, or half-hipped with slate. Finishes are typically render that may be painted. Some buildings in Hugginstown, for example Irish's Bar, have quoins. The traditional window types would have been small wooden sash windows.
- **Setting:** The majority of the older traditional properties are set close to the road without a front yard or garden.
- **Density:** Buildings are most densely clustered around the main road junctions of the villages. That is, the T junction at Newmarket and the staggered crossroads at Hugginstown. Buildings located in the rural surroundings are typically detached and of low density.



This house in Newmarket retains many traditional building details



This house and former pub in Newmarket has interesting window detail, and is a Protected Structure

“Houses in rural areas should not be built like housing estates!”

Workshop Comments

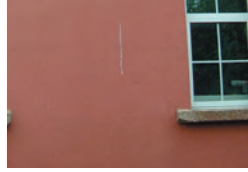
buildings

Newmarket

Frontage walls and boundaries



Simple rendered finishes



Traditional roof coverings and chimney stacks



Detail on listed building now used as a barn



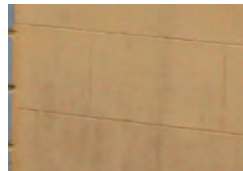
Traditional sash window



Hugginstown



Frontage walls and boundaries



Finishes and wall detailing



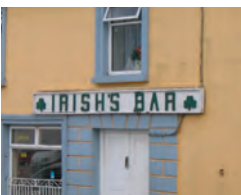
Roof features and traditional chimney stacks



Detail showing quoins along the corner



Traditional wooden window and door



Traditional signage on pubs and disused shop in Hugginstown

5.4 Future Development

In Newmarket it is particularly important that new developments should be designed in-keeping with the large proportion of buildings that are listed on the NIAH and the Record of Protected Structures (see Appendix 2).

The residential properties on the RPS and the NIAH are the villages best examples of traditional vernacular building style in terms of scale, height, form, design, setting and density.

In Hugginstown the best examples of traditional vernacular building style include M Cleary's Pub, Irish's Bar and Fitzgerald's shop.

The following design guidelines are of particular significance:

- DG 9 Existing village structure and shape
- DG 10 Cores of the villages
- DG 14 Property maintenance
- DG 15 Stone walls
- DG 16 Concrete block walls
- DG 20 New buildings
- DG 21 Extensions
- DG 22 Materials
- DG 23 Housing styles

Traditional features within the villages include:

- Pitched, gable or half-hipped slate roofs
- Simple rendered and painted walls
- Simple chimney stacks
- Decorative quoins
- Lime stone construction
- Timber window frames and doors

6.1 Introduction

In Newmarket and Hugginstown farming is still a major source of employment and a way of life. Doyle's concrete is also a significant local employer.

The pubs and shops that were once located in Newmarket have all closed many years ago and the villagers use the services at Hugginstown. This means that the two villages are interdependent, both socially and economically. Despite this, a number of former shops in Hugginstown, including a Drapers and Grocery store are now disused and derelict.

6.2 Services and amenities

The villages of Newmarket and Hugginstown each have their own church and school, although the Móin Ruadh school which serves Hugginstown, was built in 1952 and is 2.4 km away from the village. There is a shared cemetery located halfway between the villages.

Services that are today shared by the villages are located in Hugginstown and include two pubs, one shop and the GAA centre.

The petrol pumps located outside the former grocery are non-functional and the nearest available source of petrol is at Knocktopher which is also the location of the nearest supermarket.

"The heart is the church and the hurling club. Its where we all gather."

Workshop Comment

Businesses and services in the village

Hugginstown

- Carrickshock GAA
- The Church of the Most Holy Trinity
- Shop with postal facilities
- M. Cleary's pub
- Irish's bar
- Móin Ruadh School
- McBride's Garage
- Doyle's Concrete

a number of former shops are now disused.

Newmarket

- St. Brendan's School
- St. Brendan's Church
- Ghairdin an Ghorta

6.3 Infrastructure

Transport

The villages of Knocktopher, Newmarket and Hugginstown do not have a regular bus service. The Ring-a-link service operates in the area every Thursday providing transport for shopping trips to Kilkenny.

The villagers mainly depend on use of private cars for shopping at Thomastown, Kilkenny or Waterford. The limited public transport provision is problematic for people without private transport, particularly the elderly.

6.

role of the villages today

Sewage and drainage

The villages of Newmarket and Hugginstown are not supplied with mains water, drainage or sewage facilities. This gives rise to a number of problems;

- i) Localised flooding
- ii) Limitations to potential development
- iii) Responsibility on landowners to maintain their own wells, pumps and septic tanks

Roads

The roads in the area are of varying width, some of them become very narrow in places. There is limited traffic management and most of the villagers expressed concerns about road safety.

The upgrading of the N9 to the M9 is likely to lead to significant changes in the villages, particularly in Newmarket in the future.

Recycling

There are currently no recycling facilities in Newmarket and Hugginstown.

"We need a shop and possibly a public house to keep it alive."

"We would like to have an even spread of new houses around Newmarket."

"The village has been stagnant for years."

Workshop Comment

community workshop 7.

7.1 Children's View

As part of the Community Consultation, a workshop was held in June 2007, with children from Newmarket and Hugginstown Schools to ascertain their thoughts on their village. Twenty-eight children of ages ranging from 11 to 13 attended the workshop.

The workshop was held at Newmarket School and children from Hugginstown school - that had already closed for the summer - also attended. The children were extremely enthusiastic about discussing the place where they live and go to school and what it is like to grow up in Newmarket and Hugginstown.

The issues covered were based on the adult community consultation workshop but there was also the opportunity to explore the key issues that affected them directly such as play provision.



Likes

Most of the children were in agreement about what they liked about living in Newmarket and Hugginstown. This emerged as three key themes including:

Village Life

The friendly, quiet villages, the facilities such as the houses for old people, the shop, the pubs and the jobs provided by local businesses.

The History

Ghairdin and Ghorta, the Carrickshock monument, the graveyard, the old buildings, Newmarket Church.

Sport

The hurling pitch

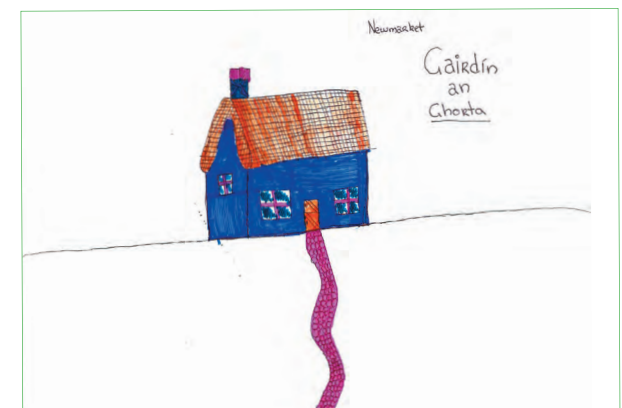
Some children thought that more should be made of the historical interest and tourist potential of the villages through notices, leaflets or a website.



Dislikes

When we asked the children about the things they dislike about Newmarket and Hugginstown, four key themes emerged -

1. The forthcoming motorway (M9)
2. Anti - social behaviour - (litter, vandalism, irresponsible driving etc)
3. No safe paths or playground
4. Dust, noise and traffic from local businesses



"Everyone is friendly"

"Our village is quiet"

"The old buildings are interesting"

Workshop Comments

1. The Motorway

Most of the children held the view that they did not like the upgrading of the N9 to the M9. The route is about 1.5 kms away from the villages.

Children thought that the motorway will be noisy and use a lot of land. Three children live on farms where they will lose land as result of the motorway construction. Children also expressed concern that traffic through the villages would increase as a result of the motorway.

A minority of 2 children considered the motorway to be positive in that it would reduce the journey times to other places.

2. Anti - social behaviour

The main concerns were littering, speeding cars, and vandalism.

The children said that littering could be prevented by providing bins in the villages.

There was concern about speeding cars and the children suggested a number of ways to deal with the problem, including:

- ramps
- warning signs and posters
- a pedestrian crossing

3. No safe paths or playground

All of the children had bicycles and most of them were concerned about their safety when cycling. They would like to have a cycle path between the two villages. Many of the children said that they often cycle to the GAA for training and there are no racks for proper bicycle storage.

The children also thought that the villages could be improved with the provision of a park or playground.

4. Dust, noise and traffic from local businesses

It is recognised that whilst local businesses provide employment, the dust, noise and HGVs can be unpleasant.



As part of the workshop the children meet the future fairy. She visits Newmarket and Hugginstown and the children tell her about the village. Before she leaves she grants them one wish each.



Top Wishes included:

Hugginstown

- a green park area with seats
- parking for bikes
- bins
- more shops
- a cycle path

Newmarket

- playground
- a cycle path

A big thank you to all the pupils from Newmarket and Hugginstown who attended the workshop and gave us their views.

community workshops

7.2 Community Consultation Summary

LANDSCAPE

- Protect views in and out of the village
- Protect and publicise Hugginstown Fen
- Plant trees on public open space
- Enhance Kyleva duck pond and provide a green park with seats, benches, picnic tables, bins
- Create a water feature in Newmarket

EVOLUTION

- Continue consultation process with the community over any future planning of developments or streetscape improvements.
- Encourage the development of housing in small clusters
- Support local businesses and community well being
- Restore derelict buildings

PUBLIC REALM

- Have a consistent palette of materials for all street furniture and paving surfaces
- Improve use of pavements and enhance with informal seating and bins

- Review existing lighting and assess areas for additional lighting where appropriate

- Provide visitor signage to historic items

COMMUNITY FACILITIES AND COMMUNITY SERVICES

- Provide a green park in Hugginsown with seats, benches, picnic tables, and bins so it can function as an informal meeting place
- Improve play provision within the village for all age groups
- Retain existing village facilities; schools, churches, pubs, shop
- Provide sewerage, water supply and drainage to support the development of the villages
- Develop and extend the provision of footpaths and cycleways to provide safe route between the villages and to Ghairdin an Ghorta
- Provide cycle racks at the GAA
- Provide a recycling area
- Improve facilities for the elderly
- Provide a post box outside the main shop in Hugginstown

TRANSPORT

- Review all transport issues affecting the village including:
- Tackling the issue of speeding and assess the need for traffic calming measures and improved safety at the T junction in Newmarket
- Parking
- Assess the need to improve road safety outside the schools
- Provide lighting on the rural roads that connect the villages
- Improve bus service to neighbouring towns and villages



“The road to the famine garden is very dangerous.”

Workshop Comment

8.1 Introduction

In seeking to protect and enhance the visual, ecological and built quality of Newmarket and Hugginstown and the surrounding landscape, a series of design guidelines have been drawn up. These derive from the community consultation and are informed by the consultant's supporting research and appraisal work carried out in June 2007.

The design guidelines aim to protect and enhance the distinctive village character and features identified within the VDS. The guidelines seek to ensure that proposals for any new development or village improvements are based upon a considered understanding of the unique character of each of the villages.

Design guidelines tend to be both general; applying across the village environment, and specific; applying to a given part of the village of particular character. General design guidelines are broadly representative of 'good practice' and in certain cases could equally apply elsewhere within other similar sized settlements in Ireland. Specific guidelines are unique to Newmarket or Hugginstown. Each village has been categorised into broad character areas to assist in defining the guidelines that apply to given areas of each village.

The guidelines also inform a series of potential projects as outlined in section 8 below.

"The land league needs to be improved and used by the people."

Workshop Comment

8.2 Landscape Setting and Open Spaces

- DG1 New development and infrastructure improvements should respect the historic character of Newmarket and Hugginstown and their rural setting.
- DG2 The visual impact and appearance of new development should be fully considered when locating and designing new buildings within the setting of the two villages. The key views in and out of the villages and at village approaches should be appropriately enhanced or conserved.
- DG3 Existing established planting and natural vegetation that contributes to the character of the villages, including mature trees and hedgerows should be preserved and managed to ensure continued good health. New and replacement planting in Newmarket and Hugginstown should be of species appropriate to the location and scale of the space, with a preference for native species appropriate to a rural setting.
- DG4 New development and infrastructure improvements should avoid direct or indirect damage to sites of known ecological or archaeological interest within and surrounding the villages. Areas of mature hedgerow, individual trees, woodland, rough grassland, bog, and watercourses should be subject to ecological assessment if they are under threat from development and appropriate mitigation measures put in place.

- DG5 To the south of Hugginstown, the designated sites of Hugginstown Fen (cSAC& pNHA) and Kilcasasy Bog (pNHA) must be protected from development or land management activities likely to have any significant adverse impacts on the sites. The National Parks and Wildlife Service must be consulted about any such proposed developments and land management activities.
- DG6 Steps should be taken to conserve, strengthen and manage existing hedgerows and hedgerow trees. Where hedgerows have been lost, these should be replanted where possible with appropriate native species and consideration given to the planting of new hedgerows by landowners adjacent to the village.
- DG7 The rural character of the roads and lanes should be protected through appropriate management of hedges and verges for nature conservation value, and through sensitive improvements where these are needed. Hedgerows should not be cut back or trimmed during the bird breeding season i.e. from the beginning of March to the end of August.
- DG8 With all new development proposals within the villages, the provision of useful recreational open space as part of the development should be determined and defined with any planning approval.

design guidelines

8.3 Village Structure and Streetscape

- DG9 The existing structure and shape of Newmarket and Hugginstown should be respected as a product of each village's evolution. New development should be of a scale that does not overwhelm or engulf the existing settlement pattern of either village.
- DG10 The core areas of both Newmarket and Hugginstown should be sensitively enhanced through appropriate introduction of signage, lighting, improved paving and street furniture so as to provide a more comfortable environment for people to meet. Streetscape enhancements should include provision for car parking associated with main village attractions such as Fitzgerald's shop, M Cleary's pub, Irish's bar, the GAA and St Brendans Church in Hugginstown. In Newmarket, works should focus around the main road junction using traditional natural materials. A second focal point should be formed close to Newmarket school and the church.
- DG11 A programme of street tree planting along Main Street in Hugginstown using appropriate species should be put in place as part of a streetscape enhancement scheme to improve the appearance of the village and help unify the visually diverse residential, business and employment frontages that occur along the road.

- DG12 Some limited street tree planting with appropriate species should form part of enhancement work in the historic core of Newmarket to strengthen key focal points such as the main road junction and the school and church frontages.
- DG13 Excessive external lighting of buildings and signs throughout either Newmarket or Hugginstown should generally be avoided. The sensitive and selective lighting of key areas of each village such as the historic core should be encouraged in consultation with the local authority.



St Brendan's Church, Newmarket

8.4 Maintaining and enhancing the Existing Built Fabric

- DG14 Property owners should be encouraged to retain, maintain, and restore traditional features (such as window frames and stone work, render, roof slates, walls, gate piers, etc.) as important historic character features of Newmarket and Hugginstown. Original features such as timber sash windows and natural slate roofs should be replaced at all times with similar.
- DG15 Traditionally constructed stone walls that define plot boundaries and road frontages should be retained and where required, restored using traditional methods, in keeping with the original structure.
- DG16 Where existing concrete block walls front onto the road, property owners should be encouraged to render and paint in an appropriate manner to blend into the village. The use of traditional lime render is encouraged.



Traditional style house, Hugginstown

8.5 Design and Implementation of New Development

- DG17 Design proposals for new developments within and on the fringes of Newmarket and Hugginstown should respect site characteristics including landform, existing vegetation, and local context. Established boundaries, mature hedgerows and trees should be retained.
- DG18 New housing within and on the fringes of the villages should be developed in small clusters of dwellings appropriate in scale, layout and design to the surrounding landscape or built context.
- DG19 Roads and footpaths serving new development in Newmarket and Hugginstown should be of a scale and appearance appropriate to a rural location rather than a sub-urban location.



A new house near Hugginstown

- DG20 Within the historic core of Newmarket and Hugginstown, new buildings should aim to visually complement the established traditional character of the existing buildings and contribute towards the distinctive sense of place of the villages. New buildings should respect the scale, height and set-back from the road of existing historic buildings.
- DG21 Proposed extensions to buildings such as front, rear and gable walls, should use materials and styles to complement the original building particularly where these are visible from the roads that pass through the villages.
- DG22 Materials used in any proposed new development should fit in with the underlying character of each of the villages and be designed to reflect and respect nearby colours, textures, shapes, styles and proportions. Pastiche new build is not encouraged, but rather contemporary styles that complement the existing.
- DG23 Repetition of standard modern housing types and designs should be avoided in new developments. Variation in new building design should be encouraged within defined limits and drawing upon appropriate features, styles and building appearances that currently exist within the villages, for example roof pitches, chimney details, window and door proportions, materials and finishes.

- DG24 New boundary walls that provide a frontage to the roads that pass through the villages should be constructed and finished in materials appropriate to their setting within the village. Where new boundary walls are built within the historic core of the villages, there should be a preference for natural limestone coursed construction, with lime based mortar and matching stone coping.
- DG25 Boundaries to new development should retain existing hedgerows, and stone walls if possible. Where new boundaries need to be constructed they should be in-keeping with traditional styles.
- DG26 New development in the villages should be phased in line with improvements to local infrastructure, facilities and services, such as the sewerage system, roads, footpaths, and lighting.



Countryside view from the coffin stones

design guidelines

8.6 Providing for the Local Community

DG27 Appropriate measures to improve driver visibility and safety at the main road junction within Newmarket should be considered as a priority project, while safeguarding the historic character of the village. Proposed improvements should form an integral part of proposals for streetscape enhancement.

DG28 A strategy should be formed for parking improvements within the two villages. Planned improvements should form an integral part of proposals for streetscape enhancement.

DG29 Traffic calming measures, improved and new footpaths, cycleways and appropriate street lighting should be a high priority for implementation throughout Newmarket and Hugginstown to improve pedestrian and cyclist safety.

DG30 Kyleva duck pond, a privately owned amenity area, to the south of Hugginstown could be enhanced, in consultation with the owner, as a natural attraction and outdoor open space.

DG31 Consideration should be given to the design and development of information and interpretation boards, on the history and natural features of Newmarket and Hugginstown, such as the Battle of Carrickshock and The Land League House.



Old St Brendans Church - Hugginstown



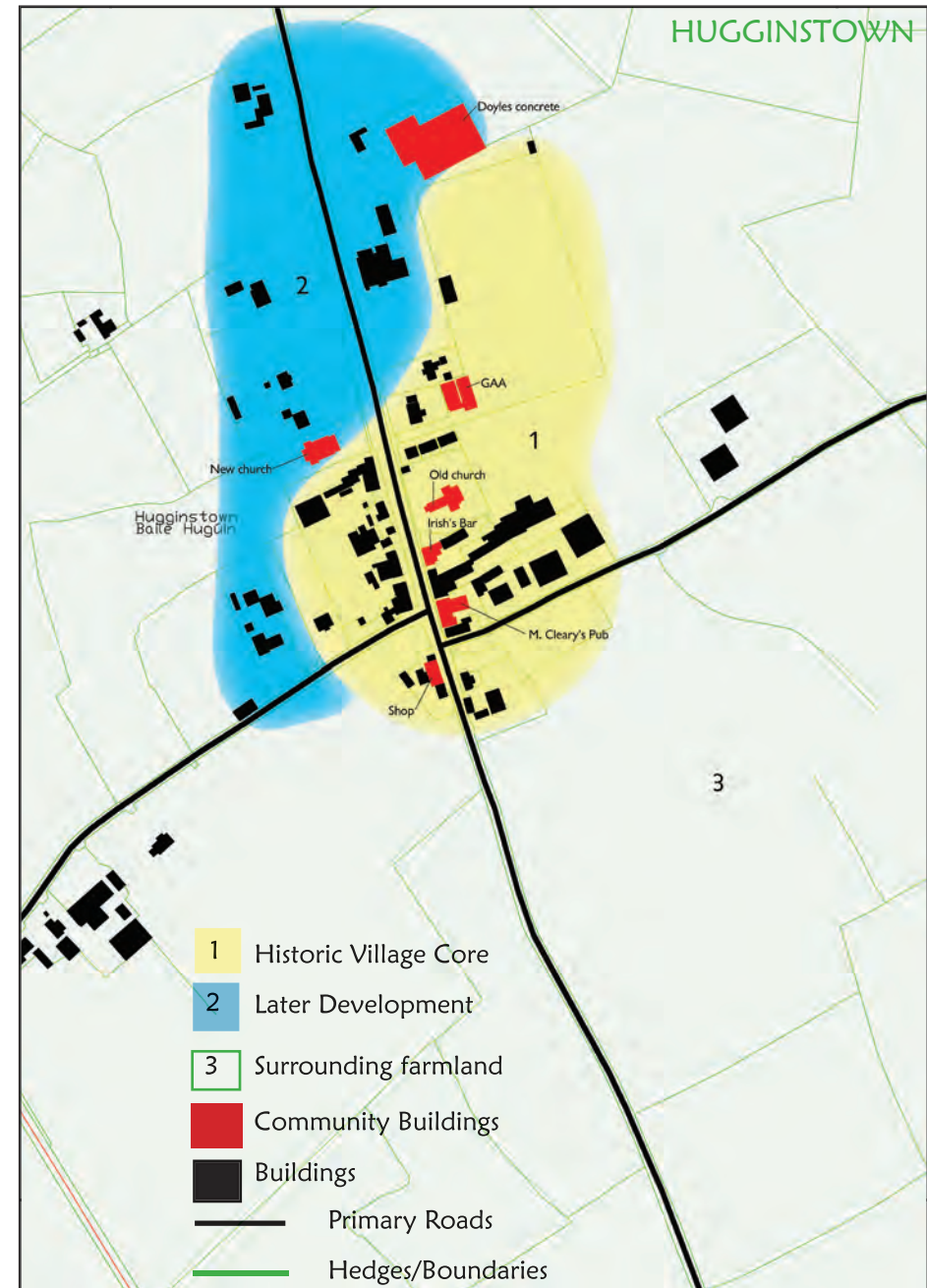
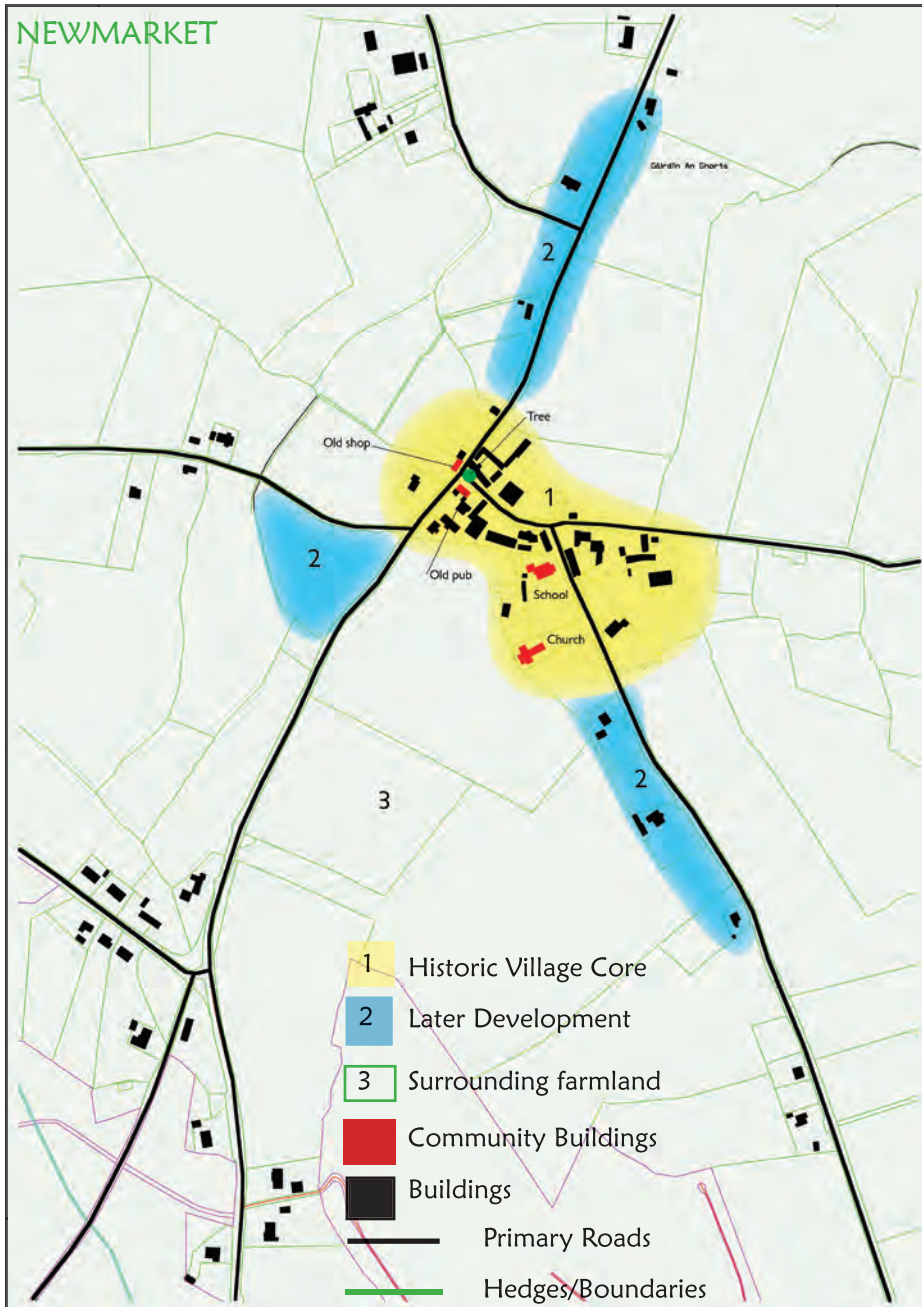
New Church of the Most Holy Trinity - Hugginstown



Ghairdin an Ghorta is an important community open space



The approach to Hugginstown from Newmarket



character areas

NEWMARKET

9.1. Historic Core

Character: The core comprises the oldest buildings in the village and community buildings are also located in this zone. The area has a strong character of active agriculture and working farms.

Key elements: St Brendans Church, St Brendans School, 18th century Protected Structures, former pub and former shop (now private houses), older traditional style housing and farm buildings, dry-stone and mortared limestone wall road frontages. Main road junction and village focal point.

Community perception: Perceived by many as the heart of the village. The school and church are the main focus of community activity, although the main road junction is seen as a dangerous problem in the village.

Design Guidelines:

Any of the design guidelines could be of relevance to the Historic Core; however, the following guidelines are of particular significance:

- DG1 Respect of historic character
- DG2 Visual impact and appearance
- DG3 Existing planting and natural vegetation
- DG9 Existing village structure and streetscape
- DG10 Streetscape enhancements
- DG12 Street tree planting
- DG12 External lighting
- DG14 Traditional and original features
- DG15 Stone walls
- DG20 New buildings
- DG21 Proposed extensions
- DG22 Materials
- DG24 Boundary walls
- DG27 Junction improvements
- DG31 Historic interpretation



St Brendans Church

HUGGINSTOWN

9.1 Historic Core

Character: The core comprises the oldest buildings in the village, village shop, pubs and old church, including several redundant old buildings all fronting onto the broad and straight Main Street. Community buildings are also located in this zone, including the GAA centre. Cars are a dominant feature of the village core arising from parking to access local services as well as local business needs.

Key elements:

Fitzgeralds shop, old shop, disused and derelict grocery and drapery building, McBrides second hand car business, M. Cleary's pub, Irish's Bar, Old St Brendans Church, the Land league house, elderly person housing, and redundant traditional buildings. Carrickshock GAA community building and pitches.

Community perception: Perceived by many as the heart of the village with the main street passing through it. Carrickshock GAA and church are the main focus of community activity, while the pubs and shop provide local community services to both Newmarket and Hugginstown and to the wider rural area.

Design Guidelines:

Any of the design guidelines could be of relevance to the Historic Core; however, the following guidelines are of particular significance:

- DG1 Respect of historic character
- DG2 Visual impact and appearance
- DG3 Existing planting and natural vegetation
- DG9 Existing village structure and streetscape
- DG10 Streetscape enhancements
- DG11 Street tree planting
- DG13 External lighting
- DG14 Traditional and original features
- DG15 Stone walls
- DG20 New buildings
- DG21 Proposed extensions
- DG22 Materials
- DG24 Boundary walls
- DG28 Car Parking
- DG29 Traffic Calming
- DG34 Recycling facilities
- DG31 Historic interpretation



Village shop

NEWMARKET

9.2 Later Development

Character: Areas of later development comprising scattered individual detached dwellings and small clusters of new housing along the rural roads leading into the village core. Given the sparse, dispersed nature of the buildings, the area retains a strong rural character.

Key elements: Main roads to and from the village, individual dwellings in large gardens, Ghairdin an Ghorta public garden, meeting room and labourers cottage commemorating the Irish Famine.

Community perception: Newer houses in the countryside on the edge of the village. Ghairdin an Ghorta - a useful community resource and area of open space for local people and visitors to enjoy.

Design Guidelines:

Any of the design guidelines could be of relevance to Later Development; however, the following guidelines are of particular significance:

- DG1 Respect of historic character
- DG2 Visual impact and appearance
- DG3 Existing planting and natural vegetation
- DG4 Sites of ecological or archaeological interest
- DG6 Recreational open space
- DG9 Existing village structure and streetscape
- DG11 Street tree planting
- DG16 Existing boundary walls
- DG17 Respect for site characteristics and local context
- DG18 Scale, layout and design of new housing
- DG19 New roads and footpaths
- DG21 Proposed extensions
- DG22 Materials
- DG23 Modern housing designs
- DG24 New Boundary walls
- DG26 Phasing of new development
- DG29 Improved pedestrian and cyclist safety



Ghairdin and Ghorta

HUGGINSTOWN

9.2 Later Development

Character: Areas of later development comprising individual detached dwellings in their own large gardens and small clusters of new housing primarily as linear development along Main Street leading from the village core north towards Newmarket. Doyle's concrete plant, process buildings and materials and products yard dominates this area of the village, giving it an industrial character. Goods vehicle movements occur to, from and within the plant.

Key elements: Main street with parked vehicles, individual dwellings in large gardens, Church of the Most Holy Trinity, and Doyle's concrete plant.

Community perception: The working heart of the village and main source of employment for local people despite local environmental dis-benefits. An area of more recent housing development within the village.

Design Guidelines:

Any of the design guidelines could be of relevance to Later Development; however, the following guidelines are of particular significance:

- DG1 Respect of historic character
- DG2 Visual impact and appearance
- DG3 Existing planting and natural vegetation
- DG4 Sites of ecological or archaeological interest
- DG6 Recreational open space
- DG9 Existing village structure and streetscape
- DG11 Street tree planting
- DG16 Existing boundary walls
- DG17 Respect for site characteristics and local context
- DG18 Scale, layout and design of new housing
- DG19 New roads and footpaths
- DG21 Proposed extensions
- DG22 Materials
- DG23 Modern housing designs
- DG25 New Boundary walls
- DG26 Phasing of new development
- DG28 Car parking
- DG29 Improved pedestrian and cyclist safety



Carrickshock GAA

character areas

NEWMARKET

9.3 Rural Surroundings

Character: Agricultural land with blocks of woodland and a good network of established and wooded hedgerows enclosing pastoral and rough grassland. Occasional bogland and scattered farms and rural dwellings. Aghaviller round tower, church, castle, holy well and graveyard and the large former estate lands of Castle Morris comprising building remains, gates and gate lodge and coniferous plantation are distinctive features. Calvary cemetery lies within the rural surrounds between Newmarket and Hugginstown. Roads and lanes are rural in character, un-lit, without footpaths and bounded by either dry limestone walls or hedge banks. The roads are shared by private cars, farm vehicles, goods vehicles, cyclists and pedestrians.

Key elements: scattered isolated dwellings and farms, nationally historic monument, woodland, former estate gates and gate lodge, estate plantation, farm trees and hedgerows, limestone walls, the route of the new Kilkenny to Waterford motorway.

Community perception: The rural surroundings provide a vital catchment of people for the church and the school and perceived as part of the wider village. Also seen as a natural recreational resource

Design Guidelines:

Any of the design guidelines could be of relevance to the rural surroundings; however, the following guidelines are of particular significance:

- DG3 Existing planting and natural vegetation
- DG4 Sites of ecological or archaeological interest
- DG15 Traditional stone walls
- DG16 Existing boundary walls



Castle Morris wood

HUGGINSTOWN

9.3 Rural Surroundings

Character: Agricultural land with blocks of woodland and a good network of established and wooded hedgerows enclosing pastoral and rough grassland. Occasional bogland and scattered farms and rural dwellings. Nationally recognized fen and bog landscapes lie south of the village. Calvary cemetery lies within the rural surrounds between Newmarket and Hugginstown. Roads and lanes are rural in character, un-lit, without footpaths and bounded by either dry limestone walls or hedge banks. The roads are shared by private cars, farm vehicles, goods vehicles, cyclists and pedestrians. The new motorway, currently under construction has changed the character of the landscape to the east with the loss of existing woodland and fields along the route.

Key elements: scattered isolated dwellings and farms, National Heritage Areas of Hugginstown Fen and Kilcasey Bog, Kyleva Duck Pond, farm trees and hedgerows, limestone walls, the route of the new Kilkenny to Waterford motorway.

Community perception: The rural surroundings provide a vital catchment of people for the shop, pubs, church and the school and are perceived as part of the wider village. Also seen as a natural recreational resource

Design Guidelines:

Any of the design guidelines could be of relevance to the rural surroundings; however, the following guidelines are of particular significance:

- DG3 Existing planting and natural vegetation
- DG4 Sites of ecological or archaeological interest
- DG5 National Heritage Areas
- DG15 Traditional stone walls
- DG16 Existing boundary walls



Kyleva duck pond

10. potential projects

10.1 Introduction

The following section sets out the identified project proposals for the villages of Newmarket and Hugginstown drawn from the community consultation process and visual assessment. The proposals address the issues highlighted by the community and seeks to provide design solutions that enable the community to meet their aspirations for Newmarket and Hugginstown.

Further details of project proposals can be found in the Appendices and including:

- Target time scale for project delivery
- Potential partners
- Possible sources of funding

Priorities for village improvement often change over time. The proposals set out in the VDS are therefore in no way finite but represents a 'snapshot' of project aspirations as expressed by the community in summer 2007. Initiatives for village enhancement should continue to be community led and be met with a flexible response to aid new ideas, collaborations, phasing of development and changing funding opportunities.

The proposals are not a schedule of detailed project works, but a framework for further dialogue between the community, local authority and other relevant agencies.

All of the projects are relevant in both Newmarket and Hugginstown unless specifically stated other wise.

Project 1

Project Title: Village Future Liaison Committee

Current Issue:

A steering group has been established for the purposes of completing the Village Design Statements. In order to enact on the guidance in the Village Design Statement, the community need to take the lead in establishing potential projects.

Project Brief: Establish a village future liaison committee whose role would be to drive further dialogue with the local authority and funding organisations on the progressing of potential projects.

Examples of projects that could be activated quickly and with low cost include:

- Liaison with land owner to enhance Kyleva duck pond as a recreational area
- Liaison with An Post to get an appropriately sized post box outside Fitzgerald's shop in Hugginstown
- Seek funding to install cycle racks at Carrickshock GAA

The village future liaison committee could also initiate 'Quick Win Projects'. These are small scale community initiatives that have been identified to give residents the opportunity to directly make a difference to the villages.

" the village needs to move on as regards improvements"

Workshop Comment

Some suggestions for 'Quick Win Projects' are;

QW1 Community days with litter picks around the centre of Hugginstown

QW 2 Environmental education projects in conjunction with St Brendan's School and Móin Ruadh's School including publicising the importance of Hugginstown Fen, creating better habitats for local wildlife with the introduction of bird and bat boxes, tree planting.

QW 3 Small scale recycling projects in collaboration with St Brendan's School and Móin Ruadh School.

QW 4 Inter generational projects to bring older and younger residents together to perhaps look at the history of the villages and produce a display.

QW 5 Design and develop artwork for use in visitor signage or leaflets.



Hanging basket in Newmarket

potential projects

Project 2

Project Title: Street tree planting

Current Issue:

The use of appropriate vegetation is very limited. The potential for some sensitive new tree planting, using appropriate native species on approach roads and in the village centres, to enhance the environment and improve the appearance of approaches, should be considered as part of a future street enhancement scheme.

Project Brief:

There should be a focus of street tree planting along the main street in Hugginstown to improve the appearance of the village and help unify the visually diverse residential, business and employment frontages that occur along the road.

In Newmarket some limited street tree planting should form part of enhancement work in the historic core to strengthen key focal points such as the main road junction and the school and church frontages.

The introduction of carefully positioned new select specimen trees of native species, as detailed in Appendix 3 as part of an integrated streetscape enhancement project. The design of planting pits and surfacing around trees should form an integral part of footpath improvement proposals as detailed in Project 12.

Project 3

Project Title: street furniture and signage improvements

Current Issue:

There is a mix of different styles of street furniture and signage, some of which is in poor condition. This has added to the visual clutter in the village centres and creates an incoherent and uncoordinated appearance.

Project Brief:

The rationalisation of street furniture and signage to visually simplify the appearance of street scene in Newmarket and Hugginstown through the use of a simple and consistent palette of high quality, durable but visually sensitive materials of a design appropriate to the rural character of the villages. Improvements should be designed as part of an integrated streetscape enhancement project as detailed in Project 12.

"There are possibilities of new development in the street and surrounding areas apart from houses such as green areas, tree planting, shrub planting, playground."

Workshop Comment

Project 4

Project Title: Provision of a recycling facility

Current Issue:

There is currently no facility in either village for domestic recycling of glass, paper, cans etc. People therefore have to either discard materials that could otherwise be re-cycled, or to travel some distance to the nearest recycling facility.

Project Brief:

Explore the option, in consultation with the Environment Section of Kilkenny County Council, of developing a recycling facility.



The planting of more trees would enhance both Newmarket and Hugginstown

Project 5

Project Title: Repair of walls

Current Issue:

The traditional stonewalls found throughout the villages are characteristic features of Newmarket and Hugginstown. Some have deteriorated and are in need of repair or reconstruction to enhance and restore the character of the villages.

Project Brief:

Undertake survey and research the existing location and styles of stonewalls. There could then be an aim to encourage the use of similar styles in future development and repairs. Implement a programme of repair or reconstruction as needed around the village through collaboration with landowners and involve local skills and craftspeople.



A traditional stone wall near Newmarket

Project 6

Project Title: Community Enhancement (Hugginstown)

Current Issue:

There is some concern that the main business activities, while bringing employment to the village, also detract from the quality of the environment.

Project Brief:

Continue to work in partnership with the main businesses in Hugginstown to prepare their own Environmental Management Plans for their business activities so as to limit any adverse effects on the natural environment and the quality of village life. Plans would encompass issues such as noise, local air quality, visual amenity, waste disposal and water quality.



Adverse environmental effects need to be balanced against the economic benefits

Project 7

Project Title: Car Parking Improvements

Current Issue:

Car parking, in the villages, can be problematic at certain locations at key times of the day. (Fitzgerald's shop, St Brendan's churches, Doyle's concrete and Newmarket school) and during major events such as GAA matches and funerals.

Project Brief:

Undertake a survey of current car parking patterns and habits and identify the number of vehicles involved at key times of the day. Information collected should be used to inform the design of a car parking improvement scheme involving demarcation of spaces and other methods of vehicle management to overcome the problem. Proposals should form part of an integrated streetscape enhancement design.



A large number of cars are often parked on the street in Hugginstown

potential projects

Project 8

Project Title: Traffic Study and bus access to St Brendan's and Móin Ruadh's Schools

Current Issue:

The school bus currently drops off children near the junction at Newmarket and they have to walk around to the school on a narrow road with discontinuous pavements.

The T - junction at Newmarket has poor visibility and safety for drivers and needs to be improved as part of the programme of streetscape enhancement. The road outside Móin Ruadh's school is also busy and potentially hazardous to children.

Project Brief: Undertake a traffic study looking at the current bus route and extend the study to also consider public transport issues linking the villages with Kilkenny and elsewhere.

The study should also consider school transport alternatives to private vehicles, cycle opportunities, HGV movements through the villages and traffic calming measures associated with the centre of the villages and the schools. The study could be undertaken alongside the survey of current car parking. Survey findings should inform an integrated streetscape enhancement design.

Project 9

Project Title: Visitor Information Signage

Current Issue:

There is currently no readily available information on the history and landscape of Newmarket and Hugginstown for visitors to the village.

There is potential for the development of tourism through broadening knowledge of the historical interest of the area at Ghairdin an Ghorta, Aghavillier monastic settlement, the battle of Carrickshock and the Land League house.

There is an opportunity to enhance levels of tourism and familiarity of the village through information and interpretational signage.

Project Brief:

The introduction of visitor information boards constructed to a durable, weatherproof design and using materials appropriate and sympathetic to a wider integrated streetscape and street furniture enhancement scheme in consultation with Kilkenny County Council.



Project 10

Project Title: public amenity area – creation and enhancement

Current Issue:

Newmarket and Hugginstown have a rural setting and have sports and recreation facilities, although the general provision of public amenity areas, such as green space or children's play area, could be improved.

An existing privately owned amenity area, Kyleva duck pond, to the south of Hugginstown, would particularly benefit from enhancement in terms of landscape, planting, seating, picnic tables and bins.

Project Brief:

The introduction of amenity areas would bring social and economic benefits to the villages and provide a focal point in the village cores. Suitable areas might include the existing pond in Newmarket and appropriate land near the centre of Hugginstown.

Design and implementation of community open spaces in a central location with a possible site agreed through consultation and collaboration with the local community, local landowners and the local authority. The community open spaces should incorporate a children's playground, if possible.

The coffin stones would benefit from signage to explain their significance

Project 11

Project Title: Community Renewal

Current Issue:

A significant proportion of the buildings in the villages are in a poor state of repair and detract from the quality of the streetscape. Particular examples include the Land League House, some buildings along the main street in Hugginstown and a derelict cottage near the pond in Newmarket.

Project Brief:

Original features such as timber sash windows and natural slate roofs should be replaced at all times with similar.

Undertake a survey of derelict historic buildings in each village and prepare proposals for restoration to assist applications for grant funding and private investment. Opportunities through private and public investment should be fully explored through collaboration between property owners, the County Council and potential funding bodies. Encourage owners of Protected Structures to avail of the Local Authority Conservation Grants Scheme.



Some buildings would benefit from restoration



The busy T junction at Newmarket

“Newmarket junction is a dangerous one, we need adjustments to the road in order to make it safer for everyone.”

Workshop Comment

Project 12

Project Title: Footpath Improvements

Current Issue:

Where footpaths exist there is a mix of materials that detract from street character and style.

Project Brief:

Rationalisation of existing materials and co-ordination and considered use of alternative, more sympathetic natural materials in high profile areas to improve the condition, quality and appearance of the village centres.

The upgrading and renewal of surfacing, kerbs, drainage channels, manholes and thresholds to enhance the appearance and legibility of streets and footways. Footpath improvements need to be integrated with an overall street enhancement scheme including street tree planting.

Improvement of the footpath between the T - junction and St Brendans's school and church in Newmarket.

The development of a dedicated pedestrian footpath along the full length of Hugginstown main street, potentially linking with Calvary Cemetery in the longer term.

potential projects

Project 13

Project Title: Formation of cycle-paths and safer cycle routes

Current Issue:

The villages currently lack cycle paths and the children in particular would benefit from provision of either dedicated cycle-ways or safer routes between Newmarket and Hugginstown and the wider countryside.

Project Brief: Explore the need for, and feasibility of developing, a series of cycle ways throughout each village with a priority scheme that would connect the main amenities in Newmarket and Hugginstown including the schools, Carrickshock GAA ground, Chairdin an Ghorta, Aghaviller.



Tree lined lane

Project 14

Project Title: Re-routing and replacement of Lighting and Overhead Cables

Current Issue:

Lighting and overhead cables currently share the same timber poles within the villages. The street scene is cluttered by overhead cables and the pole mounted streetlights are inadequate and in need of up grading.

Project Brief:

Explore the feasibility of re-routing current overhead cables underground as a precursor of an integrated streetscape enhancement scheme. Remove timber poles and replace with dedicated street lighting columns and improved lights of an appropriate consistent design and appearance in keeping with the character of Newmarket and Hugginstown.

Explore the feasibility of extending low level lighting along the road between Newmarket and Hugginstown, from Newmarket to Chairdin an Ghorta, and from Newmarket to Aghaviller.

Re-routing of overhead wires will enhance the street scene

Project 15

Project Title: Upgrading of water supply and sewerage system serving the Newmarket, Hugginstown and surrounding area.

Current Issue:

The current sewerage system is based on septic tank storage, collection and disposal with no municipal water treatment facilities. Water supply in the area is generally by means of private wells. In the short term developers must supply their own waste water treatment systems and water supply.

Project Brief:

In the future Kilkenny County Council, in conjunction with the local community under its small schemes programme and group sewerage schemes programme, will facilitate the development of waste water treatment facilities and piped water supply for the local communities.





The Upland Areas

These distinctive areas of the County form a single large policy unit due to the similar visual characteristics. These include undulating topography, areas of low-growing vegetation, steep slopes and prominent ridgelines.

These areas are conspicuous when seen from lowland areas. However, these character units also have areas of 'internal' visual robustness (due to high degree of enclosures) despite 'external' visual vulnerability - due to elevation, ridgelines and steep slopes. Therefore, within the upland areas mixed robustness/ vulnerability zones can be found, depending on configuration and topography.

Policy 1

Ensure that development will not disrupt disproportionately the integrity of distinctive primary ridgelines when viewed from relevant scenic routes and settlements.

Policy 2

Ensure that development will not have a disproportionate visual impact (due to excessive bulk, scale or inappropriate siting) and will not significantly interfere or detract from scenic upland vistas, as identified in the Development Plan, when viewed from areas nearby scenic routes or settlements.

Policy 3

Ensure that developments on steep slopes (i.e. >10%) will not be conspicuous or have a disproportionate or dominating visual impact on the surrounding environment as seen from relevant scenic routes and settlements.

Policy 4

Facilitate developments that have a functional and locational natural resource requirement to be situated on steep or elevated sites (e.g. reservoir or wind energy structures) with reference to the appropriate County strategies currently in place, which ensure that any residual adverse visual impacts are minimised or mitigated

Policy 5

Maintain the visual integrity of areas, which have retained a dominantly undisturbed upland character.

Policy 6

Have particular regards to any sensitive upland areas as identified in Map 2.



Map of Landscape Protection Policy Areas

APPENDIX 2 - Designations

Table of Designations

Ref Number

CONSERVATION

Hugginstown Fen

proposed Natural Heritage Area (pNHA)

candidate Special Area of Conservation (cSAC)

000404

Kilcasey Bog

proposed Natural Heritage Area (pNHA)

000839

ARCHEAOLOGICAL

St Brandons Well, Aghaviller

KK031-029

Round tower, Aghaviller (National Importance)

KK031-030001

Graveyard, Aghaviller (National Importance)

KK031-030002

Church, Aghaviller

KK031-030003

Castle, Aghaviller

KK031-030004

Building, Aghaviller

KK031-030005

Megalithic tomb, Newmarket

KK031-031

Enclosure, Newmarket

KK031-32

Burial ground, Hugginstown

KK031-040

Enclosure, Hugginstown

KK031-039

Ring fort, Hugginstown

KK 031-038

ARCHITECTURAL RPS* and NIAH

Row of two good vernacular houses, Newmarket*

C205*

Saint Brendan's Catholic Church, 1800, Hugginstown*

12403114

C276*

Saint Brendan's Catholic Church, Newmarket*

12403101

C203*

Saint Brendan's National School, Newmarket

12403102

Detached nine-bay two-storey building, dated 1839, Newmarket*

12403103

C204*

Detached three-bay single-storey cottage, circa 1800, Newmarket

12403104

Detached two-bay single-storey cottage, circa 1800, Newmarket

12403105

Wall-mounted cast-iron post box, 1901, Newmarket

12403106

Detached three-bay two-storey house, c.1825, on a corner site, Newmarket*

12403107

C206*

Detached four-bay two-storey house, circa 1825, Newmarket

12403108

Detached five-bay two-storey house, c.1825, Newmarket

12403109

Native Irish Tree Species - Where to Plant

Common Name	Latin Name	Suitability Public Open Spaces	Streets	Artificial
Alder (common)	<i>Alnus glutinosa</i>	*	-	*
Alder Buckthorn	<i>Frangula alnus</i>	*	-	*
Strawberry Tree	<i>Arbutus unedo</i>	*	-	*
Ash	<i>Fraxinus excelsior</i>	*	*	-
Aspen	<i>Populus tremulus</i>	*	-	-
Birch (Silver)	<i>Betula pendula</i>	*	*	*
Birch (Downy)	<i>Betula pubescens</i>	*	*	*
Bird Cherry	<i>Prunus padus</i>	*	*	*
Crab Apple	<i>Malus sylvestris</i>	*	-	-
Holly	<i>Ilex aquifolium</i>	*	-	*
Juniper	<i>Juniperus communis</i>	*	-	-
Oak (pedunculate)	<i>Quercus robur</i>	*	-	-
Oak (sessile)	<i>Quercus petraea</i>	*	-	-
Rowan/Mountain Ash	<i>Sorbus aucuparia</i>	*	*	*
Scot's Pine	<i>Pinus sylvestris</i>	*	-	-
Wild Cherry	<i>Prunus avium</i>	*	*	*
Whitebeam	<i>Sorbus aria</i>	*	*	*
Wych Elm	<i>Ulmus glabra</i>	*	-	-
Yew	<i>Taxus baccata</i>	*	-	*

Public Open Space

* indicates a species of large proportions or of ornamental qualities suitable for planting in public open spaces such as parks or squares

Streets

* indicates ornamental trees which are suitable for planting in streets and confined spaces.

Artificial Conditions - indicates trees which can be grown in paved areas, containers, raised beds and courtyards

APPENDIX 4 Key Stages and Dates

March 2007 - Scoping meeting

April 2007- Steering group established and consultants appointed

June 2007 - Introductory meeting with community members and a series of workshops

July 2007 - Issue of first draft

September 2007 - Issue of subsequent drafts

January/February 2008 – Final draft and printing

March 2008 - Final VDS presentation by Soltys Brewster Manogue to the community

APPENDIX 5 Comments Sheet

Newmarket and Hugginstown Village Design Statement

This sheet has been provided for your comments and thoughts about your village in case you can't make the Community Workshop on

Tuesday 26th June 2007 at 7.30pm at Hugginstown GAA Hall.

OR you may want to use it to make a note of some of the ideas you may have for the village or issues you think need to be addressed or raised at the workshop.

Please send your completed sheets to Mairead Rohan, Community Development Officer, BNS Rural Development Ltd. 42 Parliament Street, Kilkenny, Co. Kilkenny, or bring them to the workshop

No.	Village	Name	Time	Potential Partners	Potential Sources of Funding	Costing
1	N&H	Set up village liaison committee QW1 Community days QW2 Environmental education projects QW3 Recycling projects (Small scale) QW4 Inter generational projects QW5 Artwork -in visitor signage & leaflets	<1yr	KCC; BNS; Community groups	LEADER+/Clár Local business sponsorship	Very low
2	N&H	Street tree planting - native species	1-2 yrs	KCC; BNS	Heritage Council; LEADER+/Clár	Low
3	N&H	Street furniture and signage improvements		KCC; BNS	LEADER+/Clár Local business sponsorship	Low
4	N&H	Provision of a recycling facility		KCC; Community groups	Local agenda 21 (recycling and anti litter)	Low
5	N&H	Repair of walls		BNS; Teagasc; KCC	Heritage Council; REPS; LEADER+/Clár	Medium
6	N&H	Community Enhancement		KCC; BNS; Community groups	LEADER+/Clár Local business sponsorship	Medium
7	N&H	Car Parking Improvements		BNS; KCC	Clár; KCC	Medium
8	N&H	Traffic Study and bus access to St Brendan's and Móin Ruadh Schools (including T junction at Newmarket)		BNS; KCC	LEADER+/Clár	Medium
9	N&H	Visitor Information Signage	3-5 yrs	BNS; Community groups	LEADER+/Clár; Heritage Council; Fáilte Ireland; Irish Heart Society	Low
10	N&H	Public amenity area – creation and enhancement (including play area)		BNS; Community groups	Recreational Capital fund LEADER+/Clár	Medium
11	N&H	Community Renewal		BNS; Community groups	LEADER+/Clár Local business sponsorship	Medium
12	N&H	Footpath Improvements		KCC	Non National Road Grant Allocation	High
13	N&H	Formation of cycle-paths and safer cycle routes	>5 yrs	KCC; BNS	Non National Road Grant Allocation LEADER+/Clár	Medium
14	N&H	Re-routing and replacement of lighting and overhead cables		KCC; BNS	Clár; KCC	High
15	N&H	Upgrading of water supply and sewerage system		KCC; Community groups	KCC funded & householders	High

Very low -
€5000 and upwards

Low – less than
€50,000

Medium - €50,000
– € 250,000

High – greater than
€250,000

(REPS -Rural
Environmental
Protection Scheme
– grants for
environmental
improvement
on existing
farms, including
hedgerows, stone
walls etc.)

The proposals are
not a schedule of
actual works, but
a framework for
further dialogue
between the
community, local
authority and
other relevant
agencies.



This Village Design Statement, undertaken in partnership with the communities of Newmarket and Hugginstown, has been produced by Kilkenny County Council with support from The Heritage Council and BNS Rural Development.

The Village Design Statement is an action of the draft Kilkenny Heritage Plan 2007-2011.

Kilkenny County Council would like to acknowledge the role of SoltysBrewster Consulting and Manogue Architects in working with the community of Newmarket and Hugginstown towards the production of this document.

For further information, please contact:

Heritage Officer
Kilkenny County Council
County Hall
John Street
Kilkenny

Tel: 056 7794000

February 2008

