



Presentation to Elected Members of Kildare County Council 30th March 2009

Village Design Statements

Ardclough, Brannockstown & Staplestown



Aim of Village Design Statements



- To guide smaller changes (permitted development)
- To promote the scope of local environmental improvements
- To develop community networks
- To support community initiatives
- To be noted by the Elected Members
- To be used by the Council as a material consideration in planning matters.

Kildare County Development Plan (2005-11) Objective RS 5:
To prepare Village Design Statements for settlements during the life of the plan within the Consolidation, Strengthening and Revitalisation categories.

Five Stages of VDS Process



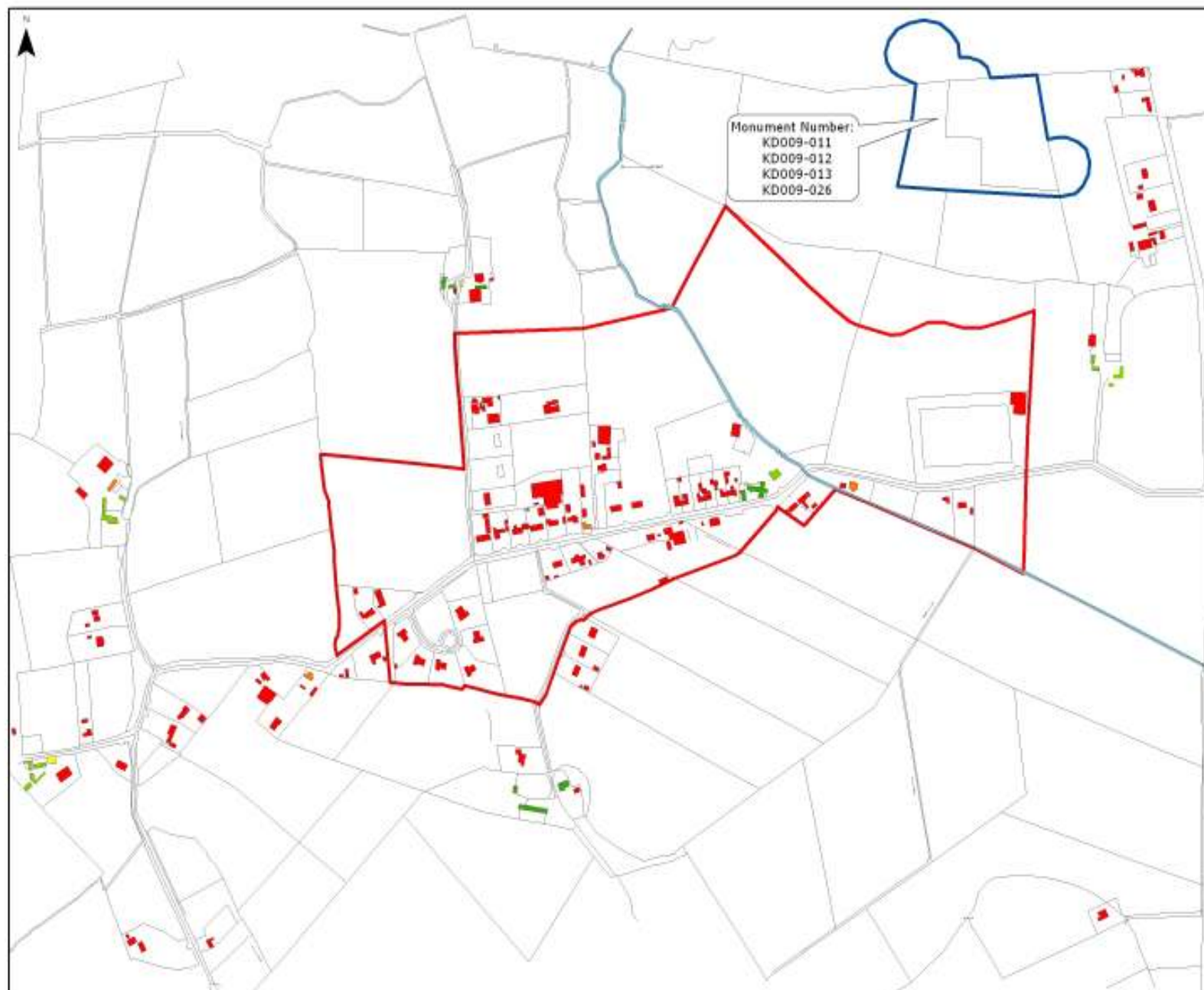
- **Stage 1:** Information gathering
 - Site Visit
 - Research & Analysis
 - Understanding the place
- **Stage 2:** Community consultation
 - Workshop & submissions
 - Understanding Key Issues
- **Stage 3:** Preparation of draft VDS
 - Draft VDS
 - Urban, Historical, Landscape, Facilities/Services Analysis
- **Stage 4:** Feedback & revisions to draft VDS
 - Second stage of Community Consultation
 - Feedback from Community
 - Feedback from Kildare Co Co
- **Stage 5:** Publication of Final VDS
 - Action Table
 - Key Strategies Map
 - Design Guidelines

Stage 1: Information Gathering



- Location
- Demographic Trends
- Historical Development
- Land Uses
- Local Community
- Landscape & Setting
- Structure & Streetscape
- Buildings & Details





HISTORIC DEVELOPMENT STAPLESTOWN

KEY:

- 1752
- 1838
- 1873
- 1911
- 2005 +
- Record of Monuments and Places
- Local stream



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LANDSCAPE CHARACTER MAP


ARDCLOUGH

KEY

 Village Boundary

 Henry Bridge

 Viewpoints
to be protected in line with
policies & objectives set out
in Chapter 19 of Kildare County
Development Plan 2005-2011

 Significant trees & hedgerows

 Open Spaces within
Village Boundary

 Grand Canal

 Local Water Features



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Village Character: Structure & Streetscape



- Shape of the Village
- Historical Development
- Street Patterns and Built Form
- Key Buildings
- Roads, Traffic and Services
- Street Furniture
- Boundary Features





STAPLESTOWN AREAS OF NOTE

KEY

- Village Boundary
- Local Post Office & "Diamond Cut" Hairdressers
- Established Residential
- Recent Residential Development
- Church & Community Hall
- Flannery's Nursery
- MDY Construction
- Local Primary School
- St. Kevin's GAA Club
- Staplestown Cemetery
- Local stream



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BRANNOCKSTOWN AREAS OF NOTE

KEY

- Village Boundary
- Brannockstown National School
- Baptist Church Brannockstown
- Gate Lodge & Entrance, Harristown Demesne
- Established Residential Development
- Recent Residential Development
- View along the Main Street
- Boundary Walls



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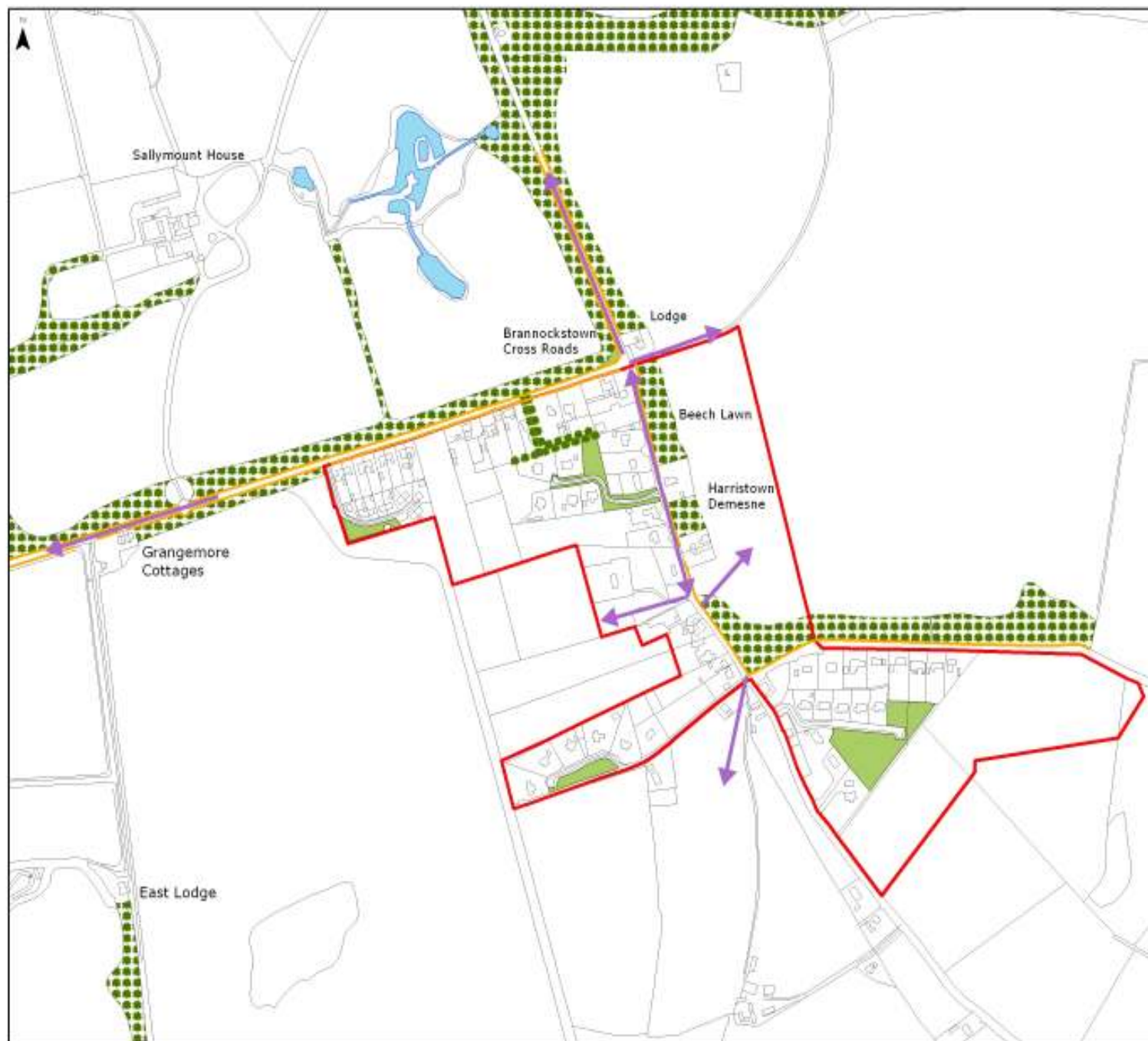
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Village Character: Landscape & Setting



- The Surrounding Landscape
- Approaches to the village
- Views and Vistas
- Landscape Features
- Open Spaces
- Planting
- Key buildings
- Local services & facilities





LANDSCAPE CHARACTER MAP

BRANNOCKSTOWN

KEY

- Village Boundary
- Viewpoints to be protected in line with policies & objectives set out in Chapter 19 of Kildare County Development Plan 2005-2011
- Stone Wall
- Local Water Feature
- Open Spaces within Village Boundary
- Significant trees & hedgerows



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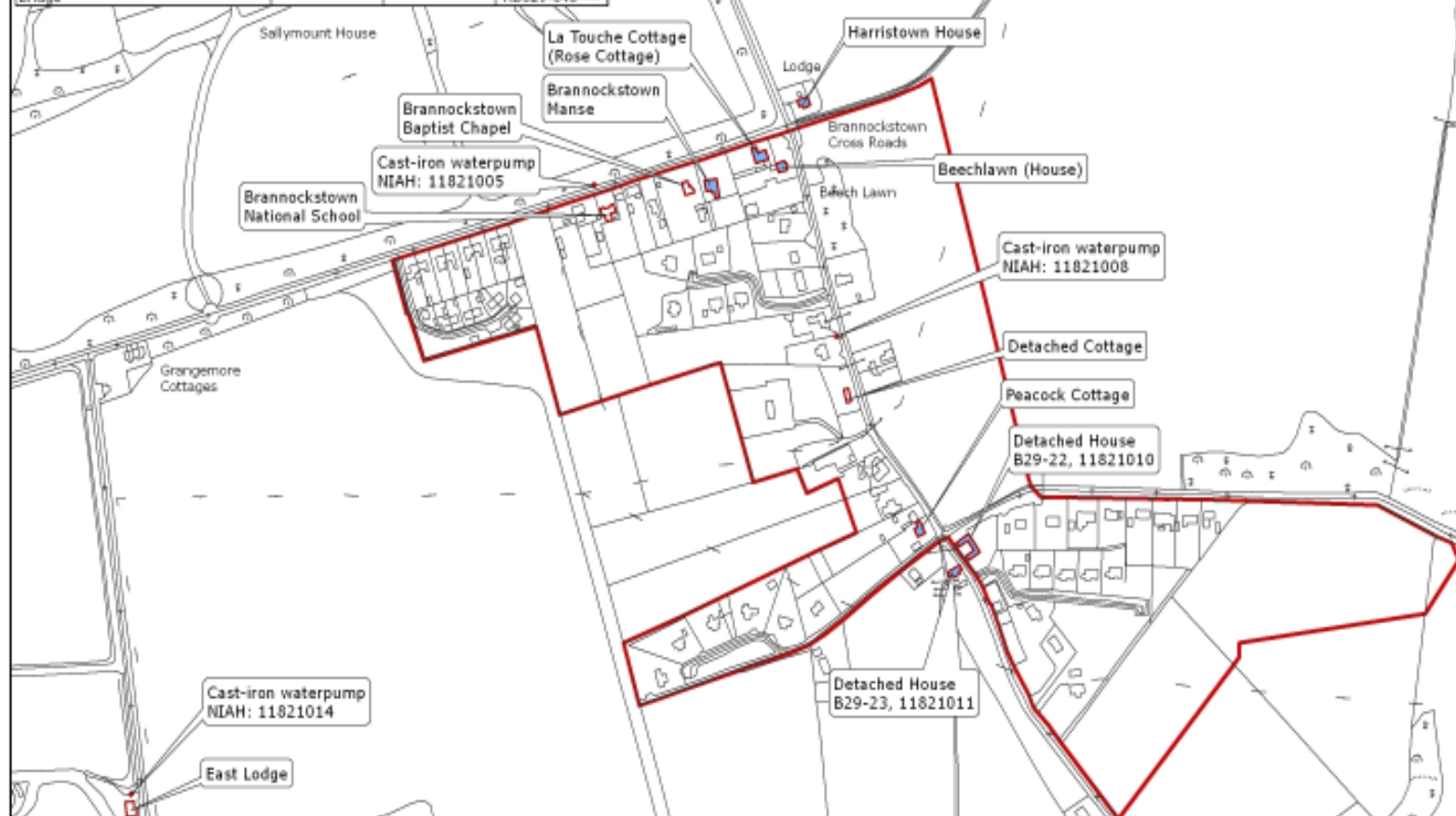


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Structure	RPS No.	NIAH No.	RMP No.
Hamistown House	B29-17		
Peacock Cottage	B29-21		
Brannockstown - detached house	B29-22		
Brannockstown - detached house	B29-23		
La Touche Cottage (Rose Cottage)	B29-24		
Beechlawn (House)	B29-25		
Brannockstown Manse	B29-32		
La Touche Cottage (Rose Cottage)		11821001	
Brannockstown Manse		11821002	
Brannockstown Baptist Chapel		11821003	
Brannockstown National School		11821004	
Freestanding cast-iron waterpump		11821005	
Hamistown House		11821006	
Beechlawn (House)		11821007	
Freestanding cast-iron waterpump		11821008	
Brannockstown - detached cottage		11821009	
Brannockstown - detached house		11821010	
Brannockstown - detached house		11821011	
Peacock Cottage		11821012	
Freestanding cast-iron waterpump		11821014	
East Lodge		11821015	
Church			KD029-003----
Graveyard			KD029-003001-
Font			KD029-003002-
Bridge			KD029-048----



HERITAGE DATA MAP

BRANNOCKSTOWN

KEY:

- Village boundary
- Record of Monuments and Places
- NIAH
- RPS



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Stage 2: Community Consultation



- Workshop in village hall/ school/ sports club/ local venue
- Presentation of VDS process
- Round-table format
- Facilitated group discussion
- Using maps and other visual aids
- Each group reports on feedback in response to various themes/ questions
- All feedback confirmed at end of evening



CRITICAL ISSUES : ARDCLOUGH



IMPROVE
ACCESSIBILITY TO
VILLAGE AT LYONS

GREATER USE OF THE
CANAL

PEDESTRIAN
SAFETY

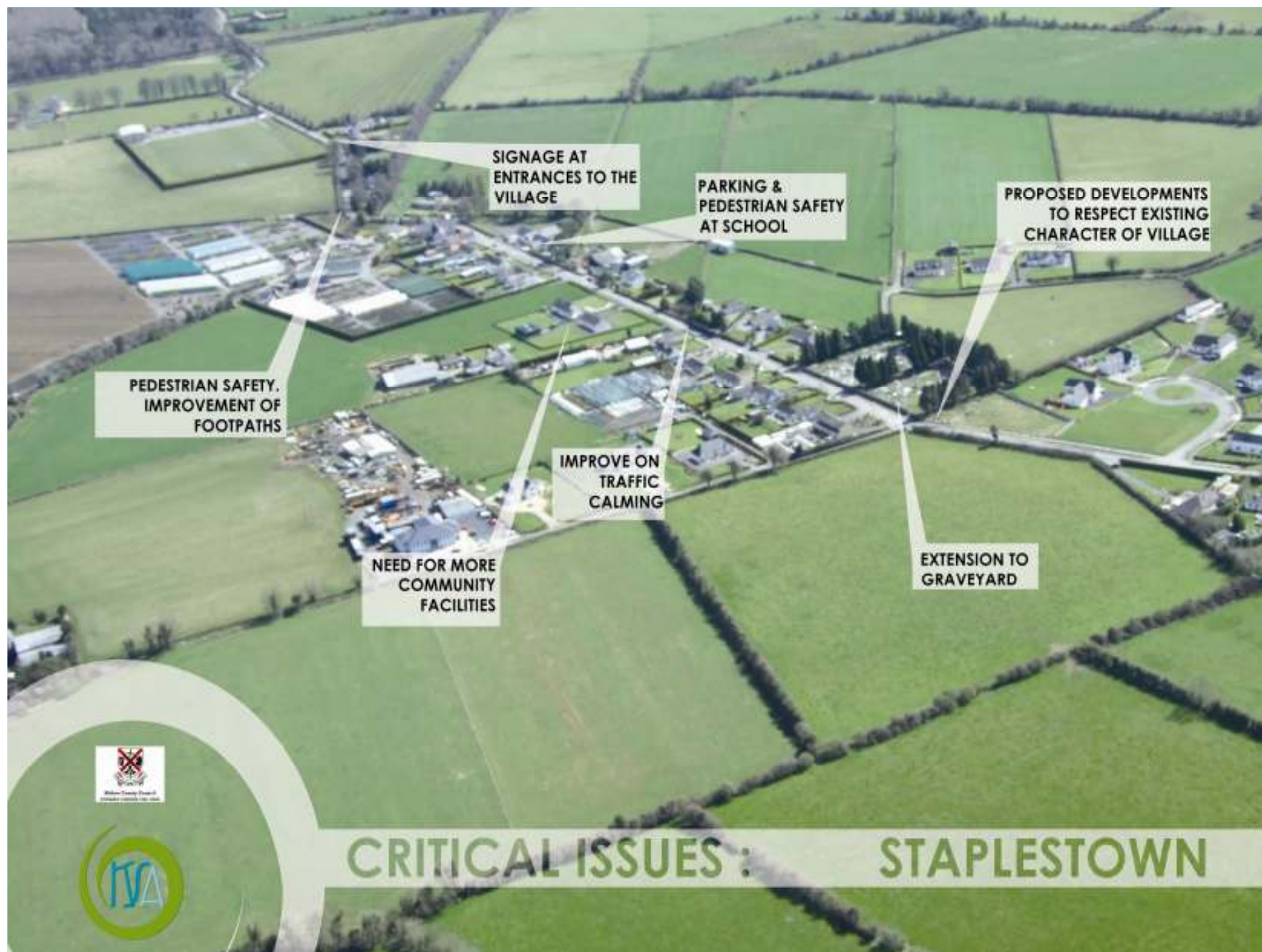
SCHOOL
OVERCROWDED.
NEW SCHOOL
NEEDED

NEW DEVELOPMENTS
TO RESPECT EXISTING
CHARACTER OF THE
VILLAGE

TRAFFIC CALMING
AT ENTRANCE TO
THE VILLAGE

IMPROVED LANDSCAPED
AREAS





SIGNAGE AT
ENTRANCES TO THE
VILLAGE

PARKING &
PEDESTRIAN SAFETY
AT SCHOOL

PROPOSED DEVELOPMENTS
TO RESPECT EXISTING
CHARACTER OF VILLAGE

PEDESTRIAN SAFETY,
IMPROVEMENT OF
FOOTPATHS

IMPROVE ON
TRAFFIC
CALMING

NEED FOR MORE
COMMUNITY
FACILITIES

EXTENSION TO
GRAVEYARD

CRITICAL ISSUES : STAPLESTOWN





CRITICAL ISSUES : BRANNOCKSTOWN

OVERCROWDING IN
SCHOOL & LACK OF
SPACE

LANDSCAPING OF
JUNCTION

TRAFFIC CALMING

SURFACE WATER
DRAINAGE

LACK OF
COMMUNITY
FACILITIES

PEDESTRIAN SAFETY &
IMPROVEMENT OF
FOOTPATHS

NEW DEVELOPMENTS
TO RESPECT EXISTING
CHARACTER OF
VILLAGE

Stages 3 & 4: Draft VDS - Preparation and Consultation



- Preparation of Draft VDS
- Community Workshop
- Involvement of Schools
- Publication of Draft VDS on KCC website for comments/ submissions
- Feedback and response to Draft document
- Feedback from KCC departments



Ardclough Urban Analysis

Key:

- Primary Route
- Secondary Route
- ***** Vegetative Boundary Treatment
- Focal Points
- Village Development Boundary
- Canal
- Compact Urban Grain
- Loose Urban Grain



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Delivered by: National Planning Framework
 Produced by: National Planning Framework
 Produced by: National Planning Framework

Scale: 1:5,000 @ A3

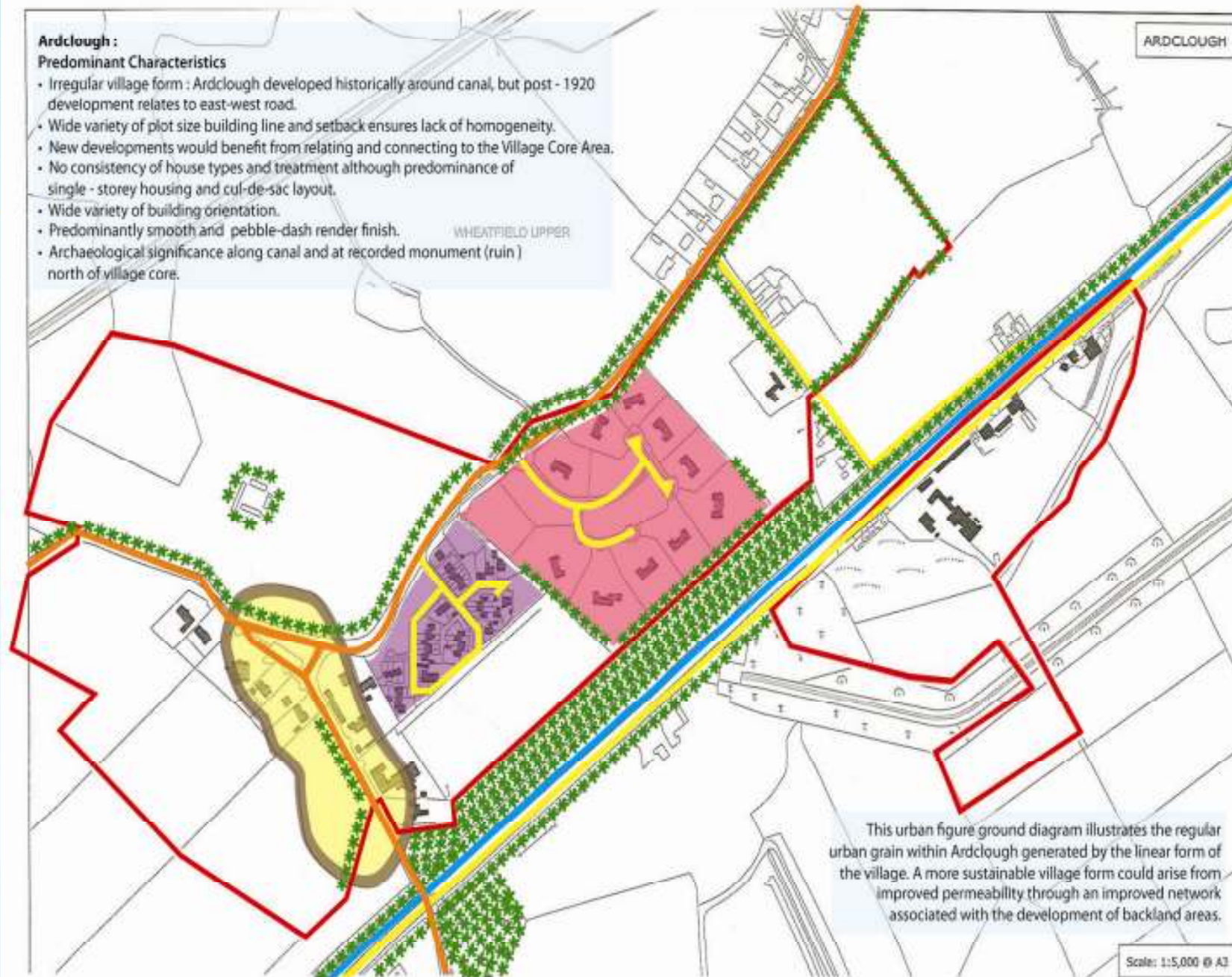
Ardclough:

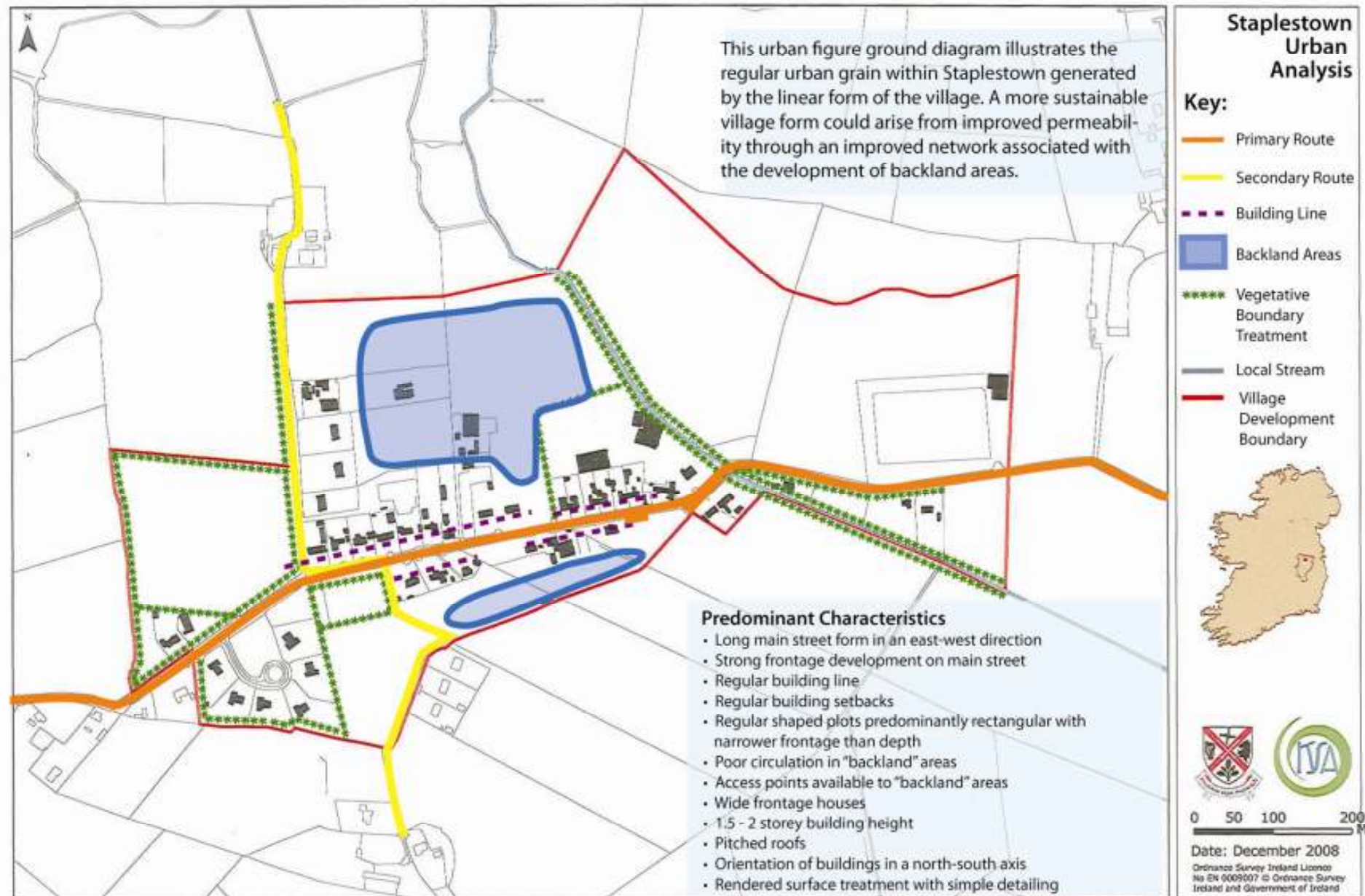
Predominant Characteristics

- Irregular village form: Ardclough developed historically around canal, but post - 1920 development relates to east-west road.
- Wide variety of plot size building line and setback ensures lack of homogeneity.
- New developments would benefit from relating and connecting to the Village Core Area.
- No consistency of house types and treatment although predominance of single - storey housing and cul-de-sac layout.
- Wide variety of building orientation.
- Predominantly smooth and pebble-dash render finish.
- Archaeological significance along canal and at recorded monument (ruin) north of village core.

WHEATFIELD UPPER

This urban figure ground diagram illustrates the regular urban grain within Ardclough generated by the linear form of the village. A more sustainable village form could arise from improved permeability through an improved network associated with the development of backland areas.





Brannockstown Urban Analysis



Stage 5: Publication of Final VDS

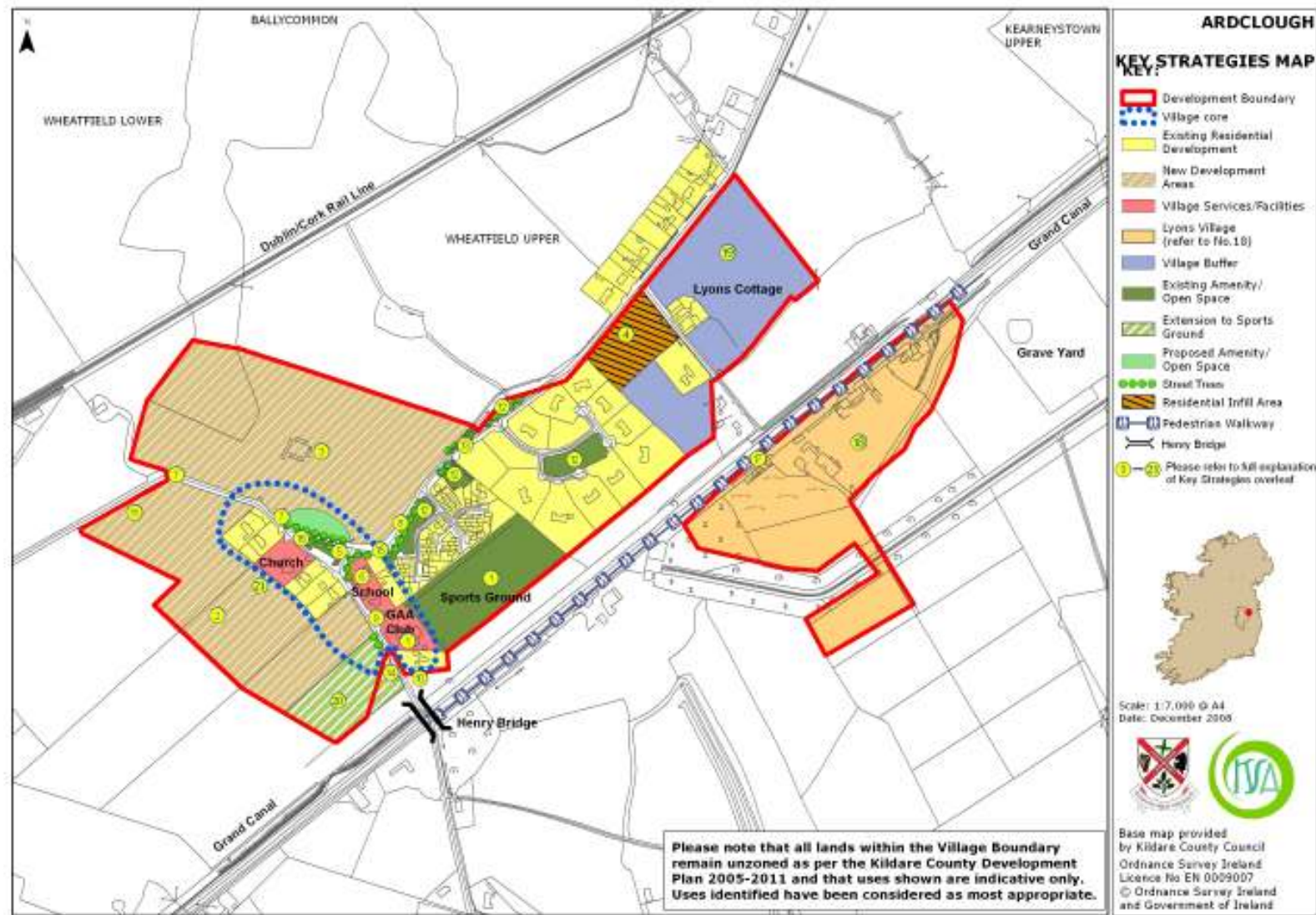


- Preparation of Draft VDS
- Community workshop
- Feedback and response to Draft document
- Publication of Draft VDS on KCC website for comments/ submissions
- Submissions received and all comments at workshop noted
- Feedback from KCC departments

FINAL DOCUMENT:

1. Key Strategies
2. Design Guidelines
3. Action Plan

Ardclough VDS: Key Strategies





KEY:

-  Village Boundary
 Village Core
 Street Trees
 Amenity / Open Space
 Extension to Sports Ground
 Village Services / Facilities
 Existing Cemetery
 Proposed Extension to Cemetery
 Existing Residential
 Infill Residential Development
 Nursery / Agricultural / Sheds
 New Development Areas
 Light Business or Commercial Activity
 Local stream
 Please refer to full explanation of Key Strategies overleaf

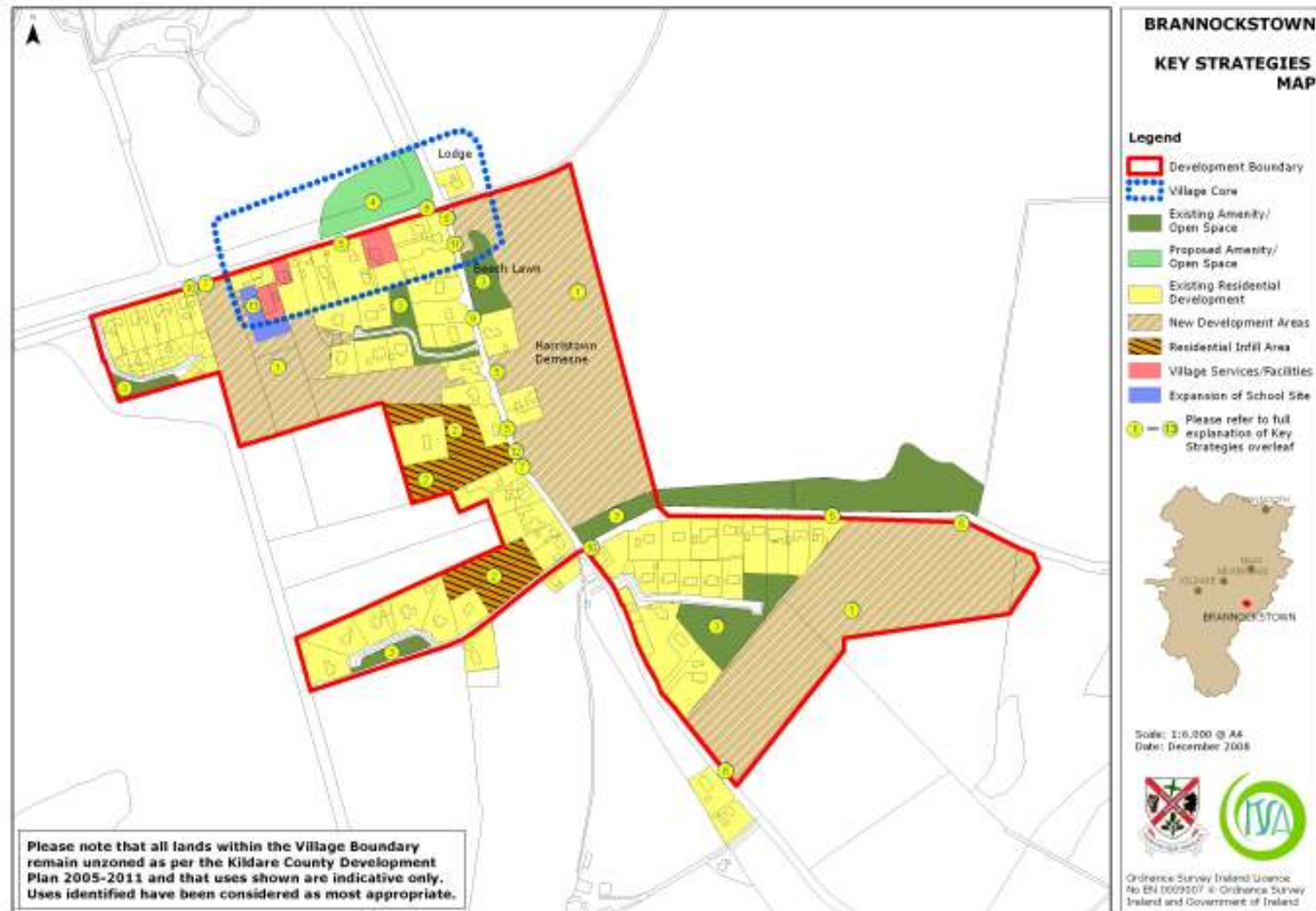


Country	Percentage
United States	100
Germany	100
France	100
Italy	100
Spain	100
China	100

Date: February 2009
Note: Base map provided
by Kildare County Council
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Please note that all lands within the Village Boundary remain unzoned as per the Kildare County Development Plan 2005-2011 and that uses shown are indicative only. Uses identified have been considered as most appropriate.

Brannockstown VDS: Key Strategies



Design Guidelines



1 Village Structure

- Incorporating New Development
- Access to services
- Pedestrian accessibility
- Village core – retention and improvement



2 Village Streetscape

- Retain green spaces
- Layout of new developments
- Urban realm improvements



3 Landscape Setting & Open Space

- Communal Green Space - Village Green
- Sporting facilities
- Views, vistas, topography, field boundaries & stone walls



Design Guidelines



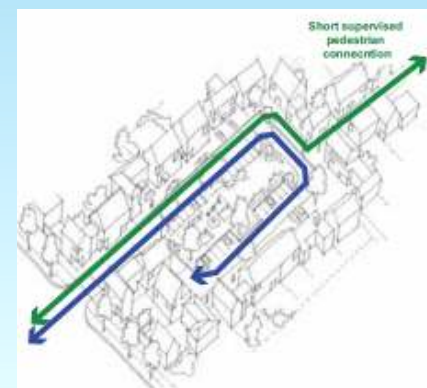
4 Design guidelines for new development areas

- Housing layout & permeability
- Building heights, Building line & Materials
- Use of land & House types
- Open spaces & Hedgerows
- Infrastructure, Roads and Parking
- Future residential development sites
- Infill development & Orientation
- Naming of estates



5 Local Community

- Piped Infrastructure
- Roads and Transport Infrastructure
- Services: educational, retail, sporting, commercial, civic, community
- Urban Realm Improvements



Delivery & Implementation



1. Preparation of “Action Plan”

- a) List of actions
- b) Delivery agency
- c) Possible sources of funding
- d) Timescale

2. Local Delivery Body: Community Group

3. Implementation:

- a) Annual Action Plan with reachable targets
- b) Active involvement of the public representatives for the area
- c) Active involvement of existing organisations in the community
- d) Establishment of new community organisations
- e) Active and structured support of key individuals in the state sector
- f) Establishment of a community fund

VDS: Action Plan



LIST OF DELIVERABLES AND LEVEL OF INTERVENTION REQUIRED FOR ACTION						
Deliverable 1: Urban Realm Improvement Plan						
No	Action - low intervention	Action - medium intervention	Action - high intervention	Project Champion	Possible Sources of Funding	PRIORITY
1	Put in place community notice board in centre of village at Village Green			Community Council	Kildare County Council to assist local community	HIGH
2	Natural Stone walls to be retained, maintained and reinstated where necessary			Community Council	Heritage Council to fund; possibility of using wall building as training programme. KCC to note walls to be retained/ reinstated in future planning applications	MEDIUM
3		Introduction of street trees within village where possible		Community Council	Assistance from Crann and funding from listed sources in Appendix	MEDIUM
4			New lighting, seating and signage	Community Council	Kildare County Council & Private Charitable Lottery (funding is available from National Lottery for the setting up of these charitable lotteries - see www.lotto.ie)	MEDIUM
5			New paving and road surface, including parking bays to serve businesses and services in village core	Community Council		MEDIUM
6			Introduction of footpaths within village boundary with safe crossing points to cater for mobility impaired on main roads in village	Community Council		MEDIUM
7			Undergrounding of wirescape within village	Community Council		LOW