

Section 6.o: Glencullen Design Guide

6.1 Introduction

The vision for Glencullen is to be a thriving and ecologically, socially and economically sustainable community with high-quality residential and recreational environments. The aim of the Plan is to support this vision by protecting and enhancing the landscape, environmental and architectural heritage of Glencullen and ensuring that a full understanding of this heritage informs the location and design approach of any new development in Glencullen.

This Design Guide is one of the instruments through which the above vision can be achieved. The main goal is to revive/ recreate the traditional rural settlement pattern and house design characteristic of the area, while minimising the impact on the landscape. As part of this policy, within designated rural clusters, clachan-type settlement patterns (described below) will be encouraged. All new developments within designated rural clusters must aim to emulate this historic settlement pattern. Within the village core, new developments will have to be appropriately integrated with the existing settlement structure. All new developments within the Plan area will have to comply with the general principles described below.

6.2 General principles

All new developments within the Plan area:

- must demonstrate good integration within the wider landscape;
- must demonstrate good integration within the existing settlement pattern; i.e. sympathetically designed in harmony with the scale and character of the village core and/or rural cluster and not adversely affecting the character of same. This includes attention to building location, orientation and relationship to nearby dwellings or structures;
- must demonstrate positive visual impact of the development in terms of design, including size, height, bulk, materials and detailing used;
- must demonstrate good landscaping schemes.

The Planning Authority requires that the adherence to each of the above principles will be demonstrated at the Planning Application stage using appropriate visualisation and other evidence. This includes contextual drawings and/ or photomontages showing the integration of the new development within the landscape from sensitive visual locations/receptors, profiles, and other evidence as appropriate.

6.3 Traditional settlement patterns and designs

Traditional settlement patterns

Glencullen is a dispersed chapel-village type settlement. It comprises a village core and a series of rural clusters laid out, for the most part, along lanes perpendicular to the main road axis. The traditional settlement pattern included a number of traditional rural clusters (clachans) that constitute a significant settlement feature a local heritage element of major importance. Both the existing village core and traditional clachans are described below from both a settlement pattern and design point of view.

Village core

Glencullen village core comprises a small service node which contains a range of significant Victorian style public buildings, including a church, school and library. Elsewhere the village morphology consists of individual houses in single large plots flanking both sides of the road access. The architectural heritage is largely made up from a range of Victorian-era vernacular cottages and farm complexes as well as a large number of mid-to-late 20th century housing.

The village has a rich vernacular based street-scape that contributes to its character. The most significant elements include: a narrow carriageway with a single footpath, extensive stone-built front boundary walling, formal gateways, mature sylvan landscapes, and the views of the surrounding landscape.

Clachans

A clachan is a type of traditional farming settlement found mostly in mountainous or coastal regions of Ireland. Clachans are in the tradition of the continental agricultural system where the population live in villages some distance from their land holdings. A clachan is essentially a cluster of farm dwellings where the houses and outbuildings are grouped informally and tightly around one another. The layout is influenced by topography and patterns of land ownership. It also represents an example of a settlement pattern with favourable micro-climate and energy conservation characteristics.

In terms of design, clachans would have originally been built as thatched houses and outbuildings surrounded by little gardens ('gorts'). The houses would be simple-plan, direct-entry, 2 to 3-bay, single storey, with rough-rendered rubble-stone walls connected to stone outbuildings. Natural and local materials were used. In terms of both settlement structure and design, clachans constitute a heritage feature worth protecting and reviving.

Conclusion

In conclusion, Glencullen could be seen as having two major different settlement patterns that are significant from the heritage point of view. However, it is worth noting that the unifying features of both settlement patterns are simple house design forms and detailing, as well as good integration within the landscape. These qualities thus form an integral part of the design criteria for all new development in Glencullen, as detailed below.

To ensure that new housing developments in this rural area integrates well with its physical surroundings, it is acknowledged that the Plan's development strategy will require a high level of supervision and design input from the council to ensure that development proposals (planning applications) are of the highest standards in relation to site location and architectural quality.

6.4 Integration within the landscape

All new developments within the Plan area must demonstrate good integration within the wider landscape. This means that the new developments must minimise their visual impact on the landscape by:

- Avoiding locations on high and exposed ground;
- Using existing buildings and landscape features as shelter / screening;
- Using existing buildings and landscape features as a backdrop;
- Integrating well within existing settlement (see below);



Photo 19: Integration with the landscape

6.5 Integration with the settlement and site layout

All new developments within the Plan area must demonstrate good integration within the existing settlement. This means that all new developments must:

- Be sympathetically designed in harmony with the scale and character of the settlement (e.g. village core and/or rural cluster) and not adversely affecting the character of same (see more below);
- Have a suitable and appropriate relationship to nearby dwellings or structures;
- Have a suitable and appropriate site layout / building location, with elements corresponding to identified heritage elements of the area, thus avoiding replicating suburban site layouts;
- Have a suitable and appropriate orientation (to reduce exposure to the elements; to take advantage of natural light and passive solar gain; to minimise overlooking; etc.);
- Incorporate existing site features (e.g. existing stone walls, hedgerows and trees);



Photo 20: Integration with the settlement and the site layout

In order to reflect different character of the village core on the one hand, and that of rural clusters on the other, specific guidelines apply for the two respective areas:

Village core

- The depth of new development should be confined to the existing single-plot depth system that currently exists;
- New building should establish clustered plan forms. Individual blocks can be joined or independent of one another;
- Whatever the exact building form, the house / building should be on the road edge or close to it, linked back to the road by garages, sheds or walls when ever possible.

Rural clusters

- New developments should emulate the historic settlement pattern of clachans;
- This means that new developments would normally follow a tight pattern of house/outbuildings surrounded by small gardens and stone walls;
- Developments of the old clachans (Walsh's Lane and The Moors) must faithfully reinstate the original layout and original structures using the existing masonry work as a base. Minor additions could be added where necessary, although care must be taken that such additions are in harmony with the original structures in terms of scale, massing and materials;
- All new developments within rural clusters must strictly follow the architectural and design features (as detailed below);
- New developments must be linked to landscape by buildings, walls and hedgerows wherever appropriate (see below).

Reference should also be made to specific Plan (housing) policies with regard to in-fill development proposals and for the intensification of existing house sites.

6.6 Architecture

All new development within the Plan area must demonstrate positive visual impact of the development in terms of design. This includes size, height, bulk, materials and detailing used as suggested below. The guidelines on architecture as set out below seek to ensure that the local character and vernacular is reflected in and if necessary re-interpreted in the design, materials, finishes, scale and siting of new development. It is likely that the emerging agenda and new regulations in respect to sustainability/energy efficiency will be reflected in new forms of building construction and aesthetics.

House/building design principles

- Buildings to be scaled appropriately.
- Small-scale houses / buildings with simple design and form with proportions found in local vernacular houses / buildings are considered appropriate
- Narrow plan forms (4.5m to 6m width)
- Low eaves and low overall height of house / building
- Steep roof pitch (35-45 degrees)
- Low window-to-wall ratio and building height
- Vertical emphasis to gables and windows
- Good quality local and natural materials



Photo 21: House/building design

Roofs

- Verges: painted in-situ concrete or granite verge capping or slate carried over gable wall.
- Gables (35-45 degrees)
- Natural blue bangor slate and corrugated sheeting
- Traditional roof edge detailing incorporating tight plastered eaves. Box fascias and soffits are not encouraged
- Verges: Painted in-situ concrete verge capping or slate carried over gable wall
- Black plastic rainwear / cast aluminium / cast iron rainwater goods



Photo 22: Roofs

Chimneys

- Chimney to be located in the line of the roof ridge and/or at gable flush with wall
- Local stone capping detail



Photo 23: Chimneys

Windows

- Simple in appearance painted natural timber joinery, fixed or hinged casements / box-framed double-hung sliding sash
- Windows centred on gables
- Deep granite sills
- Windows in symmetrical arrangements





Photo 24: Windows

Doors and porches

- Painted and panelled timber doors
- Porches with a simple form or simple door surrounds

Finishes

- Stone – local granite (or a granite matching local granite) only.
- Masonry or lat rendered walling – dry dash not acceptable.
- Lime plaster
- Soft colours
- Rough cast render (to rubble wall buildings)
- Painted plaster finish
- Masonry or flat rendered walling
- White colour / white wash



Photo 25: Finishes

6.7 Site landscaping

All new development proposals within the Plan area must include detailed and appropriate landscaping schemes / plans for the garden area and vehicular entrances which should include the following:

Garden areas

- The protection and incorporation of existing hedgerows, stone walls and trees and any other relevant site features into the site;
- The linking of new planting and stone walls to the house and boundary features and / or the linking of new development to existing site features;

- The creation of mixed hedgerows of native / naturalised plant species in order to maintain biodiversity and ecological regional diversity; the use of single species hedgerows should be minimised;
- Where appropriate planting should screen the house as viewed from the road.
- The avoidance of large mowed areas;
- Plant varieties which will attract and support wildlife and the avoidance of the use of suburban ornamental specimen shrubs / trees, (see **Table 2** of suggested native and naturalised planting found in the Plan area below);
- A screen of natural vegetation should be inside the frontage boundary.

Table 2: Native and Naturalised Plants found in the Plan area

Common Name	Latin Name
Ash	Fraxinus Excelsior
Beech	Fagus Sylvatica
Birch	Betula
Blackthorn	Prunus Spinosa
Bramble	Rubus Fructicosus
Crab Apple	Malus Sylvestris
Elder	Sambucus Nigra
Elm	Uimus Glabra
Gorse	Ulex Europaeus
Hawthorn	Crataegus Monogyna
Oak	Quercus
Rowan (or Mountain Ash)	Sorbus aucuparia



Photo 26: Site landscaping

Vehicular Entrances

- Vehicular entrances should be in the scale and character of traditional entrances using the style of traditional walls (as appropriate for the setting), gate posts / piers, etc.;
- Surface treatment required: gravel, traditional cobbles, or stone tarmac finishes (tarmac top dressed with gravel);
- Surface treatment to be avoided: tarmac, concrete surfaces, paving brick;
- Concrete curbs are to be avoided and stone and timber edges to be used instead;
- Site frontages should be lined by stonewalls or hedges/ hedges on embankments.

Walls

- Walls should match the traditional (19th century) field walls/village walls as appropriate in style, thickness, construction etc.



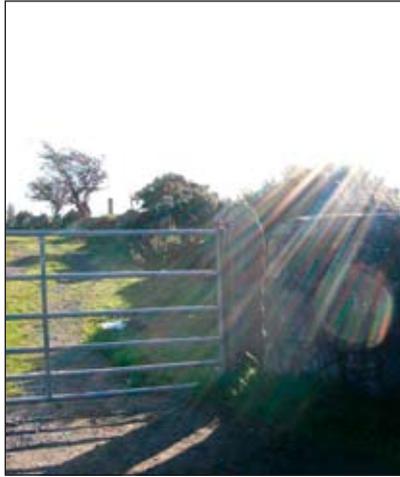


Photo 27: Vehicular entrances