

Vitality

Places that are vibrant, active, safe, comfortable and varied are said to have vitality. Places are more active when they have windows and doors connected to the street. Inactive edges are blank walls, badly-placed entrances, tunnels, places where you don't feel safe, which are not overlooked. Places feel safer with buildings overlooking them.

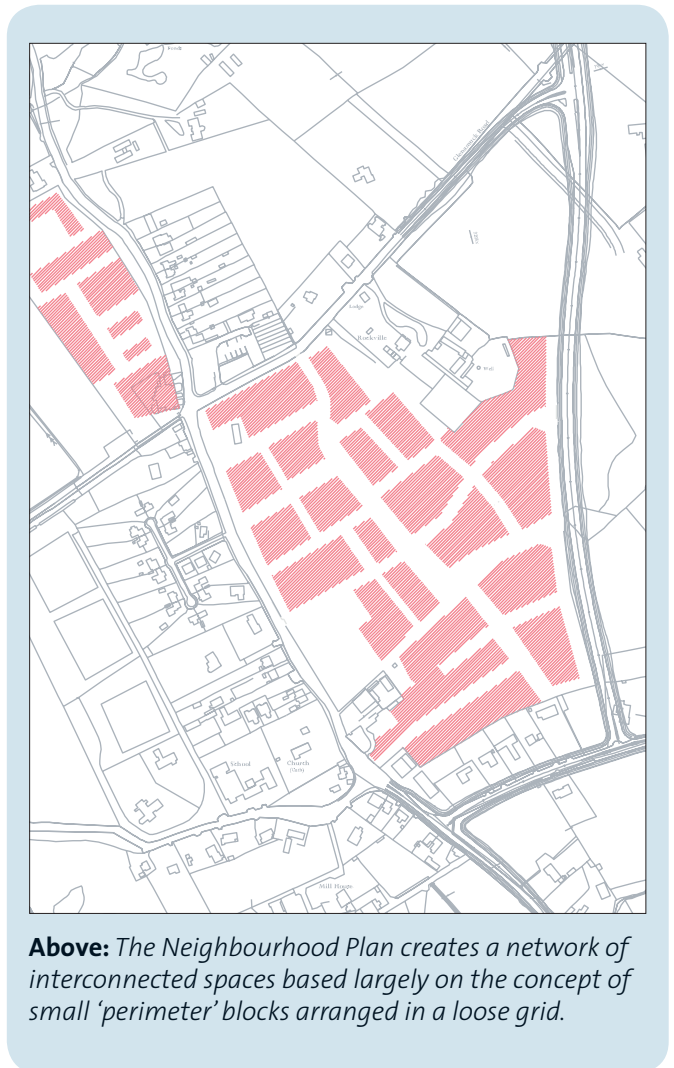
In Kiltiernan the activities are concentrated around the Village Green to create an atmosphere of vitality. Retail and community buildings will overlook this space. The use of perimeter blocks will maximise the active frontage of buildings and will create spaces that are overlooked and safe. Where 'pavilion' style buildings are suggested for visual and landscape reasons such as at the secondary neighbourhood centre a clear distinction between public and private space will be sought.

Variety/Diversity

A successful place also offers a mix of activities to the widest range of possible users.

The most connected streets usually have a wider variety of uses because they are easier to get to and more people go there. Variety is desirable because it provides a choice of activities for a wider range of people, things to do and places to go, making the place more exciting.

The permeable street pattern creates a variety of spaces varying from small incidental spaces with sunny corners to larger spaces such as the Village Green or the green route 'Dingle Way' that connects the Enniskerry Road with the Dingle Glen. The Dingle Way also forms part of the greenway link to the future Jamestown Park to the north west. These spaces are fronted by buildings providing a wide variety of uses with diversity supported by creating variety in housing and commercial typologies. It also provides an urban form that is capable of supporting differing levels of wealth set around places that support public life and diverse experiences.

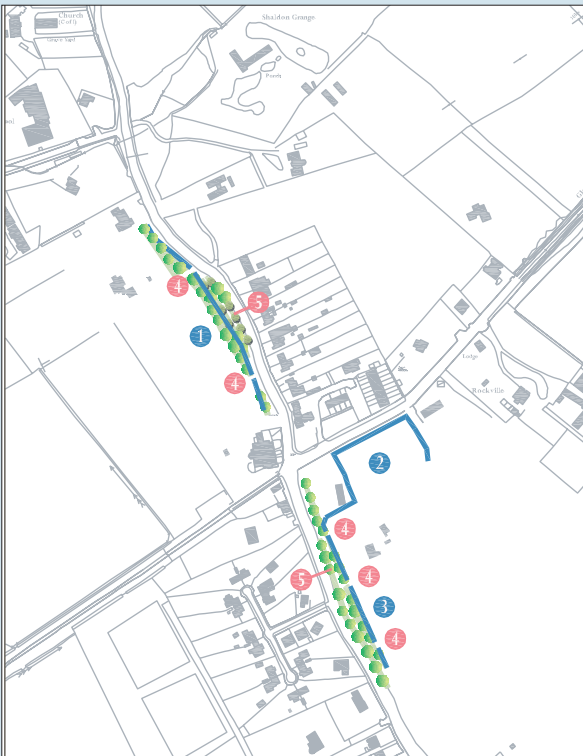


Above: The Neighbourhood Plan creates a network of interconnected spaces based largely on the concept of small 'perimeter' blocks arranged in a loose grid.

Legibility

A successful and 'legible' development is a place that has a clear image and is easy to understand.

As set out above the proposed urban form for Kiltiernan seeks to reinforce existing nodes with a new village green creating a memorable image that can become the focus for the village. The heights of buildings and how they are massed will also contribute to the legibility of the Village. In Kiltiernan buildings along the Enniskerry Road will preserve its low-rise quality while taller buildings will be located deeper into the zoned areas. Streets are generally between 9 and 16 metres wide depending on orientation and surrounding building height. Wide pavements will encourage social interaction between, while tree planting particularly on the sunnier sides of streets, will reinforce visual enclosure.



Neighbourhood Edges

1. New stone wall creating edge to Neighbourhood Centre
2. New stone wall creating edge to Glenamuck Road
3. New stone wall creating edge to Enniskerry Road
4. Openings in wall for pedestrian access
5. Green edge and trees planted along wall



Views & Prospects

1. Vista of distant mountains retained with our Lady of the Wayside Church in foreground.
2. Visual connection created between village our Lady of the Wayside Church
3. Long distance views over mountains retained
4. Vista terminated by new community centre
5. Vista from Dingle Way centred on our Lady of the Wayside Church
6. Long distance views to mountain retained through gaps in buildings

Above: New views and vistas are created based on existing landmarks and topography

It is anticipated that existing landmarks in the Village such as the two Church Spires together with Golden Ball / Palmer's pub could be supplemented by one additional landmark at the proposed Community Centre. It is not necessarily appropriate that this building is taller but the Framework Plan suggests that it is located in a prominent location and is of the best design quality to highlight its civic status.

Robustness

This refers to a place's ability to be used for many different purposes by different people, or its potential for change and adaptation for different uses over time.

This process is evident in many historic places and buildings that over their lifetime have changed use several times demonstrating great flexibility or robustness. Because the Neighbourhood Framework Plan for Kiltarnan will encourage mixed use development particularly in appropriate locations around existing nodes it is necessary that both commercial and residential buildings in these areas are capable of adapting to a variety of new uses over their lifetime. Critical to this will be the use of framed structural systems that permit flexibility in commercial and retail buildings. Also important is to consider building depths that can adapt to a variety of uses. It is likely that depths between 9-16 metres will prove most flexible. In addition residential development should retain the capacity to be converted to non-residential uses particularly at ground floor level. Critical to this will be generous floor to ceiling heights.



Above: At Kiltarnan a new Village Green will become the heart of the village.

Road Layout ‘Shared Spaces’

One of the legacies of residential layout design in the recent past has been that design considerations have often been dominated by provision for motor vehicles. A key challenge of urban design is to successfully promote the other functions of streets including providing a ‘sense of place’, facilitating social interaction and encouraging walking and cycling.

The Kiltiernan Neighbourhood Framework Plan sets up a clear hierarchy of new streets and spaces that interconnect with the existing road network. In addition it anticipates the construction of the Glenamuck District Distributor Road Scheme (GDDRS).

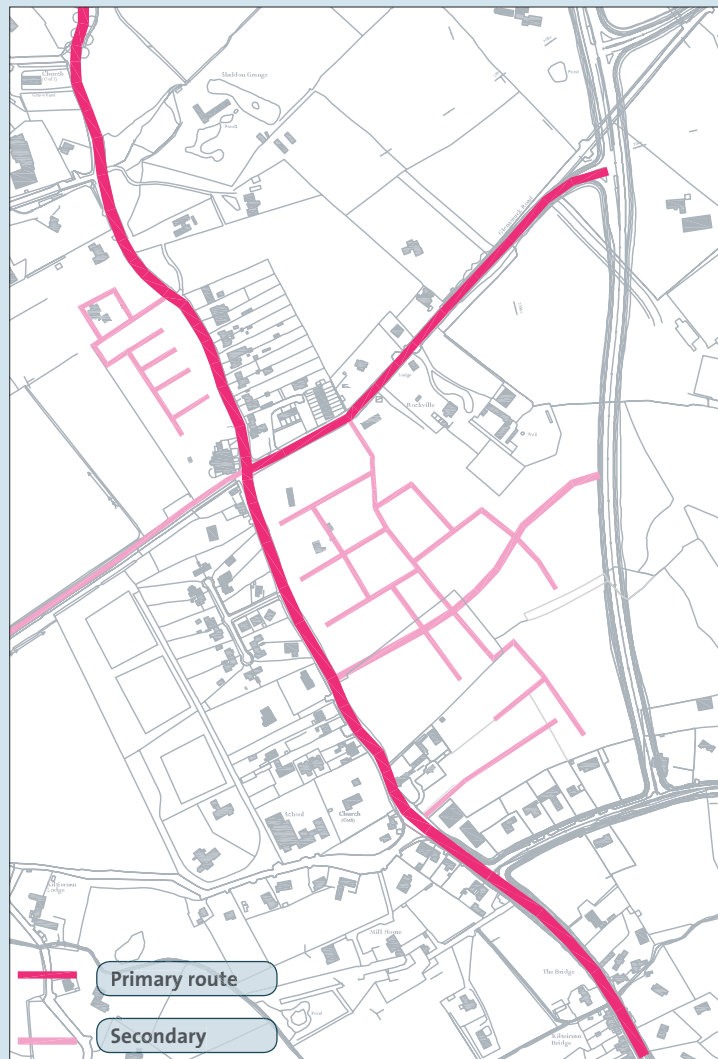


Above: Proposed cycle and pedestrian routes

Specific proposals aim;

- (i) To create a new link from the Link Distributor Road of the GDDRS to the Enniskerry Road which will be located as close as possible to the alignments illustrated.
- (ii) To create a new green route the ‘Dingle Way’ that connects Our Lady of the Wayside Church with the pedestrian route to the Dingle Glen.
- (iii) Generally to create a network of streets and cycleways that can operate in parallel with the Enniskerry Road and which will prioritise pedestrians and cyclists. A pattern of additional streets is shown outside the Framework Plan area to illustrate the concept of the connected street system.

It is also proposed to create a new crossroads at the Golden Ball. This will access the residential lands at Parcel No. 12 and will serve the secondary neighbourhood centre. If a new entrance is created at this point it will minimise connections onto the Enniskerry Road. This strategy will reduce the loss of the trees, walls and the sense of enclosure that gives the Enniskerry Road its character.



Above: Proposed primary and secondary traffic

Architectural Style

A visual appraisal of the buildings in Kiltiernan reveals eclecticism in both form and style. This is confirmed in the Historic Landscape Character Assessment carried out on behalf of the Council. There are however some common characteristics based on the widespread use of traditional construction methods. These include rendered facades, pitched and slated roofs, traditional window proportions and the wide use of stone. It is also evident that architectural style is closely related to the grain and scale of the buildings.

The challenge in Kiltiernan will be how to integrate a large new development into a context that has evolved slowly and organically. In order to create development that will have *'regard to and be sympathetic to the special character of Kiltiernan and its rural identity'* the plan will seek to relate new development to the vernacular buildings within the villages of the area. Development will be sought that is fine grained and carefully scaled.



Above: Development in Kiltiernan like that in Dalkey will be fine grained and carefully scaled.

The village of Enniskerry in Co. Wicklow offers a potential comparator town. Here plot widths, building massing and composition are combined with elegant and attractive facades. These have been organised and carefully detailed so that the sum of each part relates and contributes to the whole. The result is a picturesque village and attractive place. Dalkey Village is also a good comparator where buildings of different architectural styles are related by fine-grained plot widths and a general scale of two and occasionally three storey buildings. Variety and diversity is also provided by the immediate juxtaposition of dense developments against less dense developments. Terraces are contrasted against villa-type developments providing a rich visual tapestry. The creation of development with these qualities will be sought in Kiltiernan.



Above: *Enniskerry. Plot widths, building massing and composition are combined with elegant and attractive facades.*

In Kiltarnan development should make reference to local traditions of building and layout. While the intelligent contemporary interpretation of such traditions may be appropriate, the uniformity and blandness of much recent building will not be accepted.

Developers of the neighbourhood centres will be required to develop a masterplan which will form the basis for individual planning applications. The masterplan will demonstrate compliance with this Framework Plan and will also include:

- Details of how the neighbourhood centres relate coherently to adjoining development areas.
- Details of how development and infrastructure will be phased including the provision of different uses and services that will serve an emerging community.
- Detailed design codes for building and landscape finishes and materials. Codes will also establish palettes for windows, door, railings, roof styles, skyline treatment, etc.

Once a masterplan is agreed different architectural, landscape designers and practices should be employed on significant planning applications to create a variety of design responses and to avoid repetitious and monotonous development.

The Kiltarnan Neighbourhood Framework Plan also seeks to create a retail environment that will lead to a feeling of pride amongst shopkeepers and residents. This will also increase the viability of the shops. The design of shopfronts should enhance the overall character of the façade and relate carefully to the upper levels. The use of aluminium facades is not considered acceptable.

Shopfronts should be based on wood or customised metalwork. Signage should be based on the illustrated good examples and be generally confined to the band sign. Where branded signage is required this should be discreet and relate sympathetically to the façade. With the exception of pubs and restaurants, lighting of closed shops at night should be restricted to internal lighting. The use of high-powered lighting to highlight a shop is not permitted while shutters, if absolutely necessary, should be behind the internal window display of the unit. The use of canvas awnings is encouraged as a means of bringing colour and shade to the retail environment particularly on sunny edges.



Pictured: To ensure a consistency across developments design codes for elements such as shopfronts, doors, windows, railings, roofs and skylines will be sought.

To relate Kilternan to the vernacular buildings within the villages of south Dublin, a varied palette of materials, primarily painted render in muted tones – whites, soft creams, pinks, blues, ochres and grey with the occasional use of stone and brick will be sought.

Civic spaces

The Neighbourhood Framework Plan shows the location of the main civic spaces. These are the Village Green, the 'Dingle Way' connecting Our Lady of the Wayside Church to the Dingle Glen and the smaller green spaces marking the crossroads of the Glenamuck and Enniskerry Roads. Existing trees should be retained and protected where possible and integrated into the new urban form. Proposed tree planting should be semi-mature with a preponderance of native species. The areas around the Village Green and the crossroads should have hard natural stone paving giving a high-quality landscape environment while softer surfaces may be appropriate along the 'Dingle Way' from the 'Blue Church'. It should also be noted that a storm water management plan has been developed for the Plan area. This provides for regional flood attenuation ponds and also stringent Sustainable Drainage



Above: The location of proposed civic spaces is built around the existing natural and built landscape

Measures (SUDS) on each development site. The primary purpose of these measures is to prevent flooding downstream in the watercourses and also improve the water quality of the watercourses.

Street furniture, while consistent to reinforce the character of the village along the Enniskerry Road, could be themed to strengthen the character of individual spaces. Lighting to provide safe levels of illumination should also be used creatively to enhance the experience of the village. The work of artists should be encouraged to create special and loved spaces.

Along the 'Dingle Way' as many of the key landscape features as possible must be retained and celebrated in order to respect and enhance the uniqueness of the place. Wherever possible, stands of trees should be retained and strengthened. The potential for these spaces to assist wildlife movement, a wide range of walking and cycling circuits and for providing open and play spaces should be explored.

