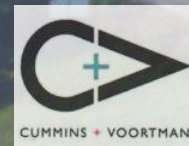




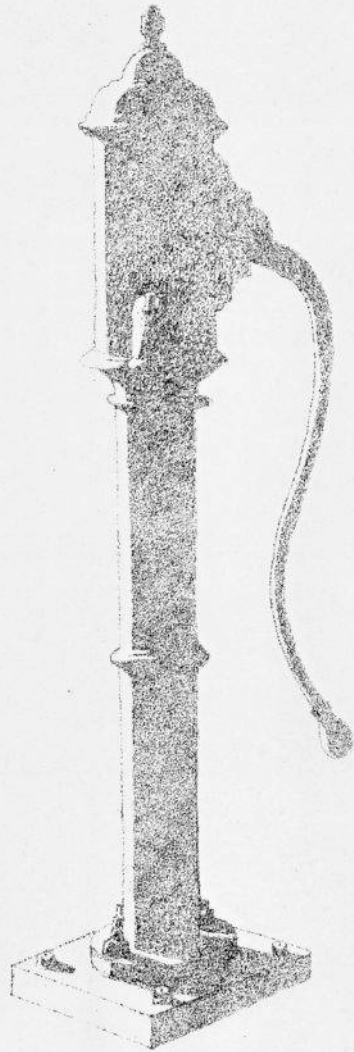
Garristown

Village Design
Framework Plan



The Garristown Village Design Framework Plan was produced between September 2009 and April 2010. It was assembled by a team of architect urban designers, Philip and Delphine Geoghegan of iCON Architecture | Urban Design | Conservation, and Bernard Voortman of CUMMINS + VOORTMAN, Sustainable Architecture & Urban Design.

The steering committee for Fingal County Council Planning Department, Imelda Hickey, Patricia Conlon and Peter Byrne compiled and developed the brief and liaised regularly during production of the Plan.



Village Pump in the Mall, Garristown
Pencil drawing by Tina Geoghegan

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Garristown Village Design Framework Plan: The Character of the Village and A Vision for the Future

Fingal County Council seek to maintain and strengthen the physical character of Garristown; to guide careful urban improvement and plan for future growth. In setting out these guidelines, we highlight the distinctive character of the village, current issues it is confronting, the need for conservation, sustainable growth, consolidation, and the protection of the quality, character and distinctiveness of important assets. A strategy for sustainable development should not only deliver solid economic and environmental benefits but should also generate an urban design framework to guide Garristown into the future.

Policy Context

The challenge of a successful Village Design Framework, through the identification of local distinctiveness, is to unlock opportunities and deliver a high quality village environment, better amenities, a better economic future and tourism potential.

The Village Design Framework Plan is an advisory plan with a long term vision for the future. It offers support to the Local Area Plan, within the structure of the Fingal County Development Plan.

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Above: Aerial view of Garristown, taken in September 2009.

This image selects the Main Street, emphasising its linearity, and showing some of the growth at different periods in its history. At the **right** of the picture, the graveyard and C of I church in ruins, **1**, previously the site of a mediaeval church. In the **centre** of the picture, the frontage of the old village, **2**, is visible on the west side of the main street, with traditional buildings forming a nucleus at the junction, **3**. On the other side of the street at **4**, is the location of the RC church and Carnegie library. Further south, **left** on the picture, **5**, is the location of the community centre, surrounded by the Glanbia buildings, the residue of a substantial agri-processing plant. Across the road from the community centre is Ballygara Park, **6**, with new housing schemes visible at the **extreme left** and **top left, 7 and 8**

Section 1

The Character of the Village

1.0 Introduction

Garristown village is situated some 25 km north west of Dublin, accessible from the M1 and the N2. It is set within a beautiful rolling landscape, with distant views of the Naul Hills, and, because it is not a through route, it feels like a destination, a rural enclave. This is a village of distinctive character, with a rich heritage, elegance along the Main Street, a small busy shopping nucleus, good housing areas, and unspoilt landscape. Its attractiveness is currently compromised by an unsightly, near-defunct agribusiness, fronting the Main Street



Above: Aerial view of the West side, shows the trees of the Mall in front of a series of wide fronted vernacular, two storey buildings, forming an almost continuous frontage with views through at points for access to fields behind.

Below: The irregular pattern and change of scale of the East side of the street is part of the distinctive quality of place of Garristown. The tight cluster at the end, **left**, effectively marks the village centre or 'core'.



Section 1

The Character of the Village

1.1 First Impressions

Garristown has a big heart for a small village, The scale and elegance of historic buildings on its Main Street make a very positive visual impact. The width of Main Street too, due to the Mall and its trees, creates a grandeur more associated with larger settlements. Visually, there would seem to be 3 'versions' of Garristown:

Quiet, rural village... (images 1,2,3)

The village green feeling of the mall; the lovely scale of the 19th century houses fronting Main Street, the few, but distinctive vernacular buildings, the lack of strident street activity; the quiet, elusive views to the Naul Hills – the silhouette of the church and ancient headstones, old, old cottages, the backdrop of trees – this version is a rural village of quiet charm, and elegance.

Village at the economic crossroads... (image 4, facing page)

Then there is another Garristown – where the Main Street tolerates a wired security fence, and behind it, huge disused buildings sit on an untidy expanse of asphalt. The gigantic agricultural processing buildings are now relics. Their demise is palpable; the rawness of concrete and metal, and the unkempt way they have been left, and not least the lack of enterprise they represent. This is a substantial, visible, poignant loss of economic activity.

Village on the cusp of a new future...(images 5,6 following page)

A third 'version', more recent, has a significant additional housing stock of contemporary design which, when filled, could transform the village. A visit to the rear of Ballygara Park on Main Street revealed an unexpected contrast between the quiet gentility of the Mall and the many children playing in an animated way on the shared surface street, on the green and recreation area; with mothers and their buggies; and youths chatting on corners on a Saturday afternoon.

The Petrol Station, with shop and post office was the principal destination and busy, busy – with friendly greetings and chat. The de facto village square...

Garristown is a special place, a charming place of contrasts; quiet and vibrant, new buildings and old, established and recently arrived residents, defunct business and flexible one-stop-shop – it represents the new rural village, forging towards the reality of a non-agriculturally based economy, offering the potential to harness a new future.

Right, images 1,2,3:

The quiet, rural village version; Gormley's pub in the Mall, the C of I church tower with strong symbolic presence and the RIC barracks building, a beautifully proportioned classical façade.

Facing Page, top:

Village at the economic crossroads version: image 4: The huge buildings of Glanbia.

Facing page: centre and lower, images 5,6:

Village on the cusp of a new future: Quality social and affordable housing in two locations add a new dimension to the village structure.





Section 1

The Character of the Village



1.2 Urban Form

Garristown's street formation has not changed significantly since the Rocques map of County Dublin (circa. 1746). The main street (R130), stretches from north to south and then veers, sharply eastwards towards Naul. An attractive tree-lined mall on the northwestern side of the main street differentiates Garristown from other villages, and is lined by 19th century double-fronted two storey houses, creating an ambience of settled elegance and generosity. From this street, development penetrates into the landscape on either side. On the west side, development has comprised housing schemes, one from a few decades ago and one recently completed. On the east side, the large buildings, now vacant, of Glanbia dominate, but reach into the backlands, creating a circuitous route to the GAA and back to Main Street. A triangular 'block' at the top of main street stretches eastward, meeting the Naul Road, and back to Main Street. Hence, the village layout is unusual, offering development opportunity without compromising existing street form or character.



Right: The village, looking up Main Street, facing northwards. The school in the foreground announces the entrance to the village, although the density of the main street is relatively low. The old village is in the upper half of the picture, a more compact core.

Section 1

The Character of the Village

1.3 Economic Context

The housing growth that occurred since the adoption of the Garristown (2003) LAP has resulted in a significant increase of housing units within the RV1 designation, from 81 dwellings to 145, an increase of 64 dwellings. This means that 44% of all the houses in Garristown have been built since 2003. In any terms, this is a transformation. Almost half, 48%, of this new development is currently unoccupied. This means that currently 21% of available housing stock is vacant. In addition, another 73 residential units have permission. In real terms, this means less economic vitality, energy and population than had been anticipated, and this has occurred at a time when Glanbia has ceased operation in the village, coinciding with an economic recession of global proportion. The need to stimulate local economic activity is essential.

1.4 A Village sitting on the Landscape

Garristown's location on a relatively high elevation in the uplands area of the county, gives it a commanding position, overlooking a well-ordered, gently undulating open landscape.



Above:: Garristown village, sitting on its landscape of undulating upland open fields, stretches out on two of its four access roads. A compact form would keep the village character and the whole community within easy walking distance to and from and across the village. There are opportunities for pleasant country walks around the village along lanes where vehicular traffic is very slight. The old village core is circled in yellow.

Right: Chapel Lane is a magical, winding, lane, which links the GAA football pitch with the Main Street, through the Glanbia dereliction. This lovely walkable lane should not be compromised by development, and its trees and hedgerows should be protected, managed and improved.



1.4 A Village sitting **on** the Landscape, continued.

The field pattern is accentuated by the maturity of the hedges, well maintained, and incorporating many fully grown trees. Because the approach roads are characterised by hedges on either side, the entry into Garristown from each direction, apart from some ribbon development from the south and east, is from country roads or lanes directly into the village. The village still retains its old character, without the transition through new suburbs, which is quite common in villages elsewhere.

There is plenty of capacity around the village for growth, but it is better not to spread it over the landscape indiscriminately, as this would lose the sense of a compact place, where everything is at walking distance, and the surrounding landscape is tangible and close by. The crossroads nucleus is apparent in the aerial image, facing page **left**, but less noticeable within the village, where its linear character and North-South axis is more evident. In fact the crossroads occurs at the edge of the village and there is an abrupt termination to development at this end, (the area is picked out with a circle), which is visually very effective and worth guarding against further ribbon development.



Above: The view of the landscape is present at the end of the Main Street, - provided the eye can pick it out through the very untidy wirescape and sub-standard lighting columns which are inappropriate for a village street like this.



Above: View across the churchyard and adjacent field picks up houses along the Main Street and roofs of recent development, with, beyond the village, some gently spectacular landscape reaches over the countryside. The proximity of the countryside and its quality are an essential part of the distinctiveness of the place.

Left: The Mall in the Main Street and the mature trees beyond it ensure that the countryside comes into the village, creating that 'village' sense of place which sets Garristown apart from other settlements. Spring and summertime pictures would make the street look as if it were lined with trees rather than buildings.

1.4 A Village sitting **on** the Landscape, continued.

Landscape within the village

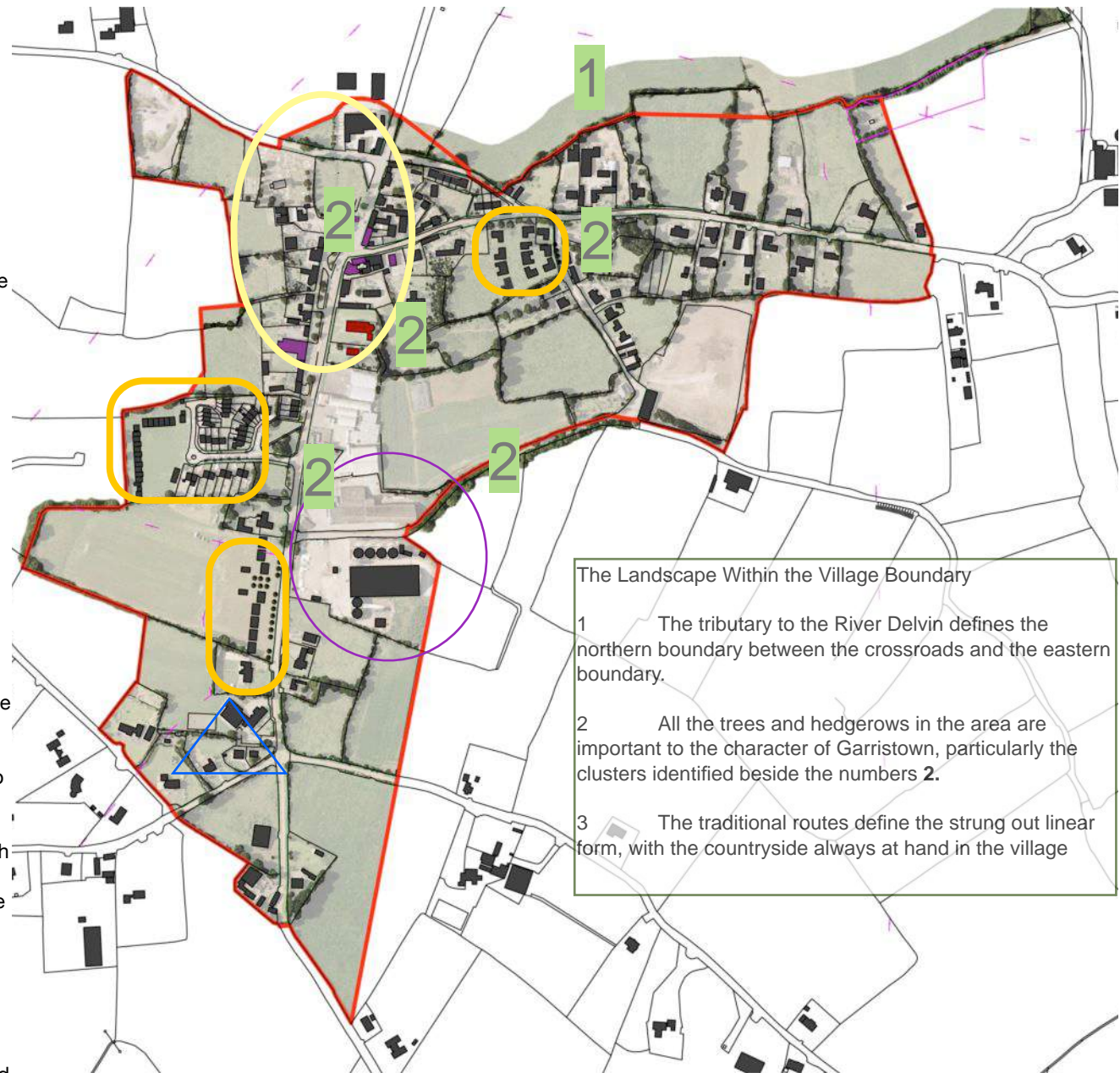
The map shown on the right is a compilation from satellite image and Ordnance Survey maps. The resulting plan has highlighted the key landscape characteristics within the development area of the village as an aid to identifying the appropriate landscape structure for a long term sustainable plan, taking account of the vegetation as a factor in sustainable development.

Seen from above, the built form is also picked out in dark grey. Overall the **density** is quite low, and the village is strung out in a linear way which has the advantage of keeping people close to the countryside, and the countryside close to the centre. The area with the highest density is the original core of the village, **circled in yellow**, followed by the multi-housing developments, both local authority and private, outlined in **gold**. The rest is predominantly single house development along the roads out to the edge of the village.

Looking at the pattern of development also introduces **scale** as an issue. The buildings of Glanbia within the **purple circle** are very large relative to the rest, although the institutional buildings; the school (**blue triangle**), the church; and the farm complexes around the edge are also of significant scale. The housing areas are consistently two storey, with occasional, untypical three storey.

The landscape form is the old agricultural field pattern, with hedgerows. These are mixed with substantial trees, and many are in need of more regular management. They make a strong visual impact within the village, particularly the clusters of trees around and behind the church and library, and the mature trees on the eastern approach.

The strong presence of the landscape within and around the village is an essential part of its distinctive character, which any extended development should acknowledge and make allowance for.



1.5 Entrances to the village, 1

South

The sequence of images shows how abruptly and effectively the transition is made between countryside and village at the crossroads, **1**. The traffic calming platform at this entry point is in need of replacement; it is an opportunity to introduce a quality new sign for the village and perhaps some roadside planting, shrubs and / or trees to mark the entrance. The cross roads deals with local traffic. The school is beside the cross roads, with very good planting along the edge, with hedge and shaped trees working together **2**, shielding, but not hiding the school. The new housing, with its light white finish is already visible as a contribution to the street frontage. Closer up, **3**, a beautifully trimmed hedge encloses the street effectively, whilst the new houses are more apparent. The frontage of the houses, **4**, is very well considered relative to the main street, with their own paved access separated by a green strip with tree-planting onto the street. The other side of the street, however has a decidedly unsatisfactory impact on the street. The residual buildings of the Glanbia plant, **5**, and the silos have a dramatic visual presence. At this stage, however, they represent dereliction and the site should be tidied. The entrance to Chapel Lane, **6**, which is a very attractive rural lane enclosed by high hedges has a poor appearance from the Main Street because of the dereliction. Remedial work should be undertaken urgently and before any future development of this site.



1.5 Entrances: to the Village, 2

North

North Entry from Drogheda:

The well-maintained hedges and gently rising road to the crossroads from the North, **1**, make an entirely satisfactory entrance. The village is visible at a distance, yet the road has avoided the visual damage of ribbon development, keeping the presence of the village as an event in the landscape. The rise into the village is also very successful, **2**, the hedges giving way to a fine terrace of traditional houses on the left and a small but important vernacular outbuilding on the right.



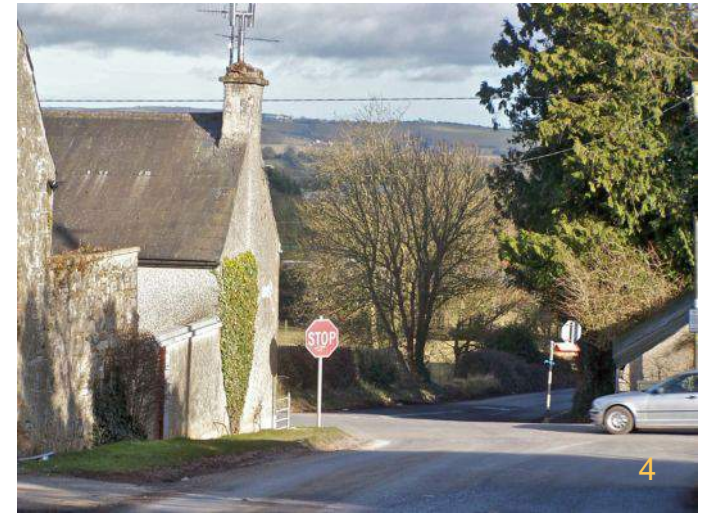
West Entry past the churchyard:

This a steep descent past the County Council depot to the church ruins. The arrival at the crossroads, **3**, there is a very nice ambience of rural tradition, with the farmhouse and outbuildings on the left, a high protective hedge on the right. Closer to the junction, **4**, the landscape makes the horizon, and the village is still hidden to the right. The diagonal sightline work, **5** and **6**, at the crossroads has left a relatively unusable space, in the wrong place for any village activity. There is an opportunity for enhancement here.



East entry at crossroads, North end of village

The undulating topography of the surrounding hinterland enters the village from the eastern routes. The road rises upwards with gently winding perseverance to Main Street, adding distinctive character, albeit passing ribbon development before arriving at the crossroads. See **7**, below.



Section 1

The Character of the Village

1.6 Built Heritage in the Village

Buildings of heritage interest

Garristown dates back to mediaeval times and it is likely that further, hidden, archaeological heritage will be discovered. Distinctive elements include:

- A Mall with 18th and 19th century houses fronting it
- The ruined C of I church on the site of a mediaeval church, with picturesque graveyard situated on the northern edge
- The R C church of the Assumption on Main Street, dedicated in 1906
- The Carnegie Library alongside the RC Church
- The windmill at Windmill Hill, on the south western outskirts of the village, which dates from 1736. Now only the base survives, but its presence is acknowledged in the names of new housing just completed on Main Street. The old RIC Barracks in the village core which has been restored

An **Architectural Conservation Area** has been defined, to ensure that the combined village qualities and the identity of groups of buildings and the public realm will be conserved. Section 1.7, Spaces and Places shows how distinctive qualities of place are central to the identity of place of Garristown. It is through the instrument of the Architectural Conservation Area that the County Council will be able to protect and conserve the village centre.



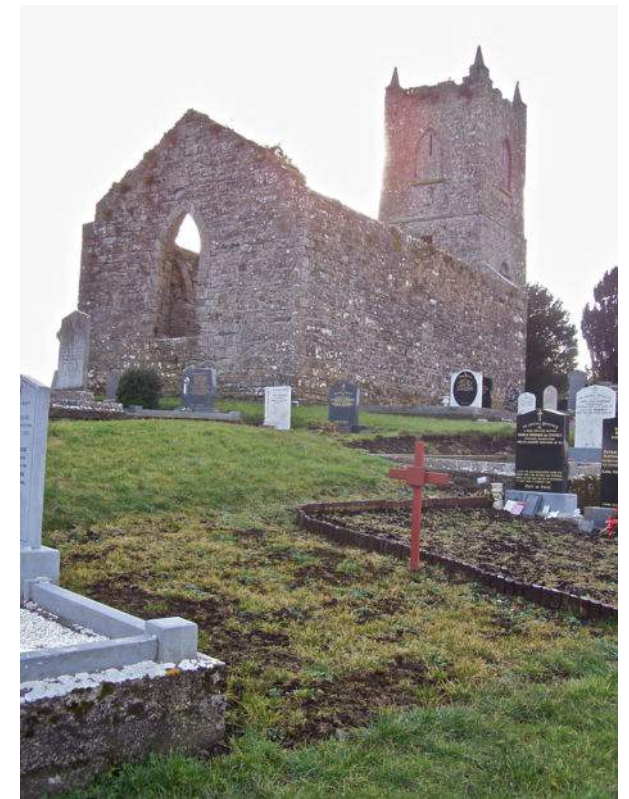
Above: Small outbuilding on the Mall does a big job at the end of the Mall, enclosing the length of Main Street with this little, beautiful, simple vernacular building.

Above, right: The old C of I church in its graveyard.

Lower, right: On the outskirts of the village a rare survival of a thatched cottage, a Protected Structure.

Near right: Windmill at Windmill Hill is almost 300 years old, and a landmark on the edge of the village.

Below: Vernacular farm cottage and building close to the GAA grounds; a simple and now rare example of a small rural cottage and outbuilding.



1.6 Built Heritage in the Village, Continued

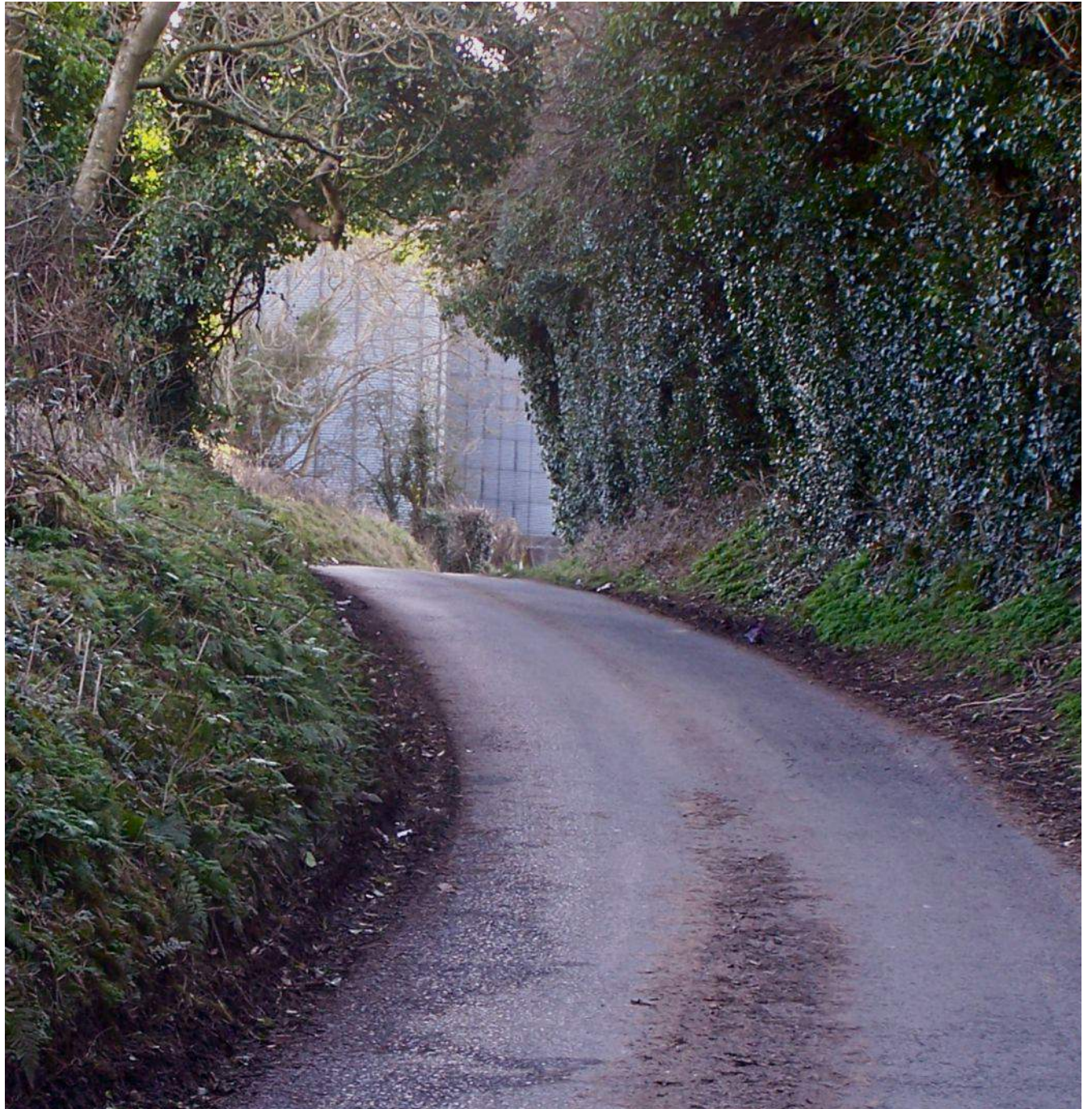
Agri-Processing Heritage

The large, now disused buildings of the agri-processing industry dominated Garristown Main Street. However, the loss of this industry highlights the need for a viable, new future, which includes local jobs. The buildings and silos have a powerful presence, with heritage value as examples of large industrial equipment. They may have potential reuse for quite different activities, which could contribute to regeneration of the site.



Above: Glanbia complex from the air- a brownfield site at present, yet it might have the potential for imaginative, productive reuse which would help to keep it as an interesting example of industrial architecture.

Right: Although not a romantic end view from Chapel Lane, the silos have a powerful presence, and memory.



Section 1 Continued

The Character of the Village

1.7 Spaces and Places

1.71 General

Public realm is the name given to the public areas and places in a town or village. It is made up from the streets, squares, open spaces, alleys, frontages and street furniture. Street furniture is a generic name for the equipment of the spaces with seats, planters, public art, traffic signs, railings, steps, water features, advertising hoardings and green elements such as trees and ground cover.

In Garristown, these evidently public areas would include;

- Main Street and the Mall
- The village nucleus around the shopping node
- The Naul Road arriving from the north east of the village, which divides into two, creating a small, triangular, rather dense block, a cluster or nucleus in the village.
- Housing areas on the edge of the village are public although the enclave character of these gives them a semiprivate character where non-inhabitants are noticed.
- The many and diverse routes and lanes which stretch out of the village and present recreational resources for people in the village.

Top right: Looking across from the Mall green area to the village nucleus around the shopping node.

Centre: Public green area on the Mall is a pleasant open space at the heart of the village.

Lower right: Emo petrol and supermarket; lively hub of the village.

Far right: Outside Gormley's pub, another hub of activity.



1.7 Spaces and Places, continued

1.72 Main Street and the Mall

Main Street is a street of contrasts, from the visual serenity of the Mall at the North end, its generous 18th and 19th century houses facing directly onto it, to the ungainly and strangely powerful, agribusiness buildings of silos and warehouses of the eastern side; from the graceful elegance and detailing of the stone Church and Carnegie Library on the eastern side to the suburban scaled Ballygarra Park on the western side. This is a street where a strong, recognisable and coherent code already exists in the layout and buildings of the older, northern core, and where none exists approaching southwards. The identification of a code which recognises inherent differences but harmonises quality will assist Garristown to establish a stronger visual coherence in its main village street, but first it must be regarded as a single entity.

Two-Storey 18th and 19th Century Houses

If Garristown were to be identified by a predominant house type, it would be characterised by those which are situated at the northern fringe of the town, fronting onto Main Street. Similar in scale in height and width, but differentiated between 2 and 5 bays, these rubble built houses are yet of a type. Some are finer than others, some terraced, some separated from neighbours with wall or single-storey outbuilding, but they create a defined building line; each contributing to an elegant whole. Details such as vertical sash timber windows, slate roofs, solid chimneys and simple entrance doors, some with fanlight above are identifying features. A few are fairly recent additions such as the Garda Station, but in rhythm and scale, they just about fit into the existing palette. Others are thematic in scale and proportion, but do not conform in their window proportions.



This page: Objects and images which retain the memory of an earlier village; semicircular doorstep is one of a pair; Ogham stone in church grounds; millennium stone on the mall (and poorly located recycling area); gables in a group.



1.7 Spaces and Places, continued

1.72 Main Street and the Mall, continued

Right: One of several very attractive wide frontage houses on the Mall, detached, yet because of the boundary wall and the outbuilding to the right there is a continuous frontage to the street.

Far right: Possibly the longest building in Garristown... A beautiful, simple building, slate roof and stone walls with only tiny ventilation openings, defines the edge of the RC church grounds

Far right, centre: Simple storage building, yet it makes a good frontage to the Mall; beside Gormley's pub.

Far right, lower: Stone barn with ventilated loft area has its gated access off the Mall

Below: Remarkable architectural quality, restored and conserved in exemplary fashion; the old RIC barracks in the Mall.



1.73 Public Buildings

Primary School

It is located at the southern end of the village where density is low. The neat, single-storey unassuming building is set back with trees planted behind the low front wall, but faces it at an oblique angle. Its position at the southern junction, could be perceived as heralding the village from the southern approach. A small parking zone in front facilitates collection/delivery of children safely. There is however, no pedestrian crossing, which would certainly enhance safety and security.

Church and Library

Moving northwards, the stone-fronted Carnegie Library sits proudly next to the stone-fronted RC Church. This has been recently restored and extended. Both buildings are fine structures, entered into the Record of Protected Structures. Their presentation within the village is a credit to the owners, adding refinement and dignity to the Main Street.

Community Centre

The Community Centre is situated on Main Street, and stands proudly facing the street in amongst the large agribusiness buildings. The calibre of the stone faced Church and Library however, contrast with this unassuming, single-storey structure, which provides such a vital, social, caring and, on a Saturday, a market role in Garristown. The activities richly deserve an extension of their built area either on or off site to serve existing and future needs, and to create a resource for diversification.

The Graveyard and Church

Within calling distance of Main Street, the Church in ruins and graveyard are neatly tucked at the northwestern edge of the village. From certain points within the village and approaching it, from the Naul Road and from the Ardcath road, the tower provides a focal point. This is a beautiful place, made more so by the care that is obvious of the graves inside. The view is pleasing and the peace is disturbed only by the appropriate cawing of birds.

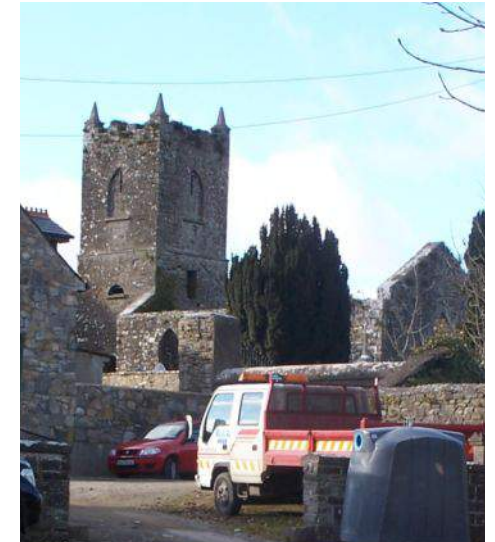
The Garda Station

Situated in the thick of it all, the Garda Station building seems recent, but in scale with its neighbours on the Mall.

Below: The Garda Station on the Mall. **Bottom:** The Primary School



Right:
C of I church,
in ruins, seen
from the Mall



Right:
Community Centre
in the Main Street



Right:
RC church and
Library make a pair.



Section 2

A Vision for the Future

2.1 Opportunities ahead for the village

This review of opportunities examines connections between the physical structure, form and appearance of the village, and opportunities for action they might suggest. New initiatives may help to realise the potential of buildings and places in the existing environment, as part of the ongoing process of growth and evolution. These are put forward as examples only, not as a definitive list.

Garristown is a long way from Dublin in many ways, but its travel distance from Dublin and airport is little more than 30 minutes for many of that conurbation's residents. The LAP objective of encouraging the development of tourism would seem to be a realistic objective for the village.

2.11 Workshop based activities.

Skills based initiatives whether for craft, manual skills or for electronic, computer based initiatives would have the potential for attracting visitors also if a project were to consider those successful projects already established in the region as a model, with merchandise of a special kind being promoted at the same time as reception facilities with refreshment and distinctive food. A proposal for Area 7 is an idea to reconcile development with a distinctive local architecture based on the vernacular style, and using an innovative below-ground show room and cafe to reconcile the location with its sensitive proximity to the churchyard.

2.12 Themed Fairs.

Garristown had a history of holding 3 fairs a year. There is a Farmers Market held at weekends through the year in the Community Centre. The opportunity to build on this and perhaps attract Craft fairs / May fairs / Book fairs / Art fairs, and possibly themed agricultural shows etc on the Mall or on the proposed Civic Space, or other appropriate location, could be grasped in summer months.

2.13 Historical Visits

For visitors to the town, signage and information are of fundamental importance. An easy-to-read map with illustrations could be produced and situated in the village core. Each destination would have an explanatory sign. As this develops, a walking trail could become part of the Garristown experience, as an adjunct to other tourism based activities above.

Existing signs to the village are badly stained. Their replacement, or cleaning is advised and regular maintenance recommended.

Below: Heritage trail for Emly village, Co Tipperary, a winner of the Tidy Towns competition for best village.



2.14 The Big Clean up

The BIG Clean Up is a familiar idea to the village community, who in the past have won prizes for their 'Cleaner Communities' efforts.

Another Big Clean Up, focused on the public areas could be a great boost to the community. The organisation of this would be at a community level, with an aspiration to really make a difference once again. The local authority will no doubt cooperate in such an initiative.

2.15 Brownfield site at agri-processing Glanbia site

The loss of the agri-processing sector in Garristown leaves a legacy of redundant buildings and large, some brownfield, sites. It is of considerable importance to the image of the village and self esteem of the community that the sites previously occupied by Glanbia should be tidied up and re-instated as a precondition before any development in that area could proceed. The short term imperative is to produce immediately a boundary wall to the street which is visually satisfactory. The effect of dereliction and abandonment to people in the village must be very discouraging.

The proposed replacement for the Glanbia buildings is a suggested employment area, with business, design and craft workshops, set up as a rural business incubator to help establish employment opportunities in a rural area as an alternative to commuting to work.

A Business Incubator is an economic development initiative designed to accelerate the growth and success of entrepreneurial companies. Business support resources and services include physical space, coaching, common services, and networking connections. A business incubator's main goal is to graduate successful firms that will be financially viable, freestanding and create a regional economic impact. It could focus on design and crafts as well as new technologies. The idea will need encouragement and support from the Fingal County Enterprise Board.

Whilst this is not the only possibility for the site, the need to establish a sustainable base of employment for the village and hinterland is evident.

Fethard Medieval Town

established by the Anglo-Normans circa 1200 AD



Fiodh Ard
'The High Wood'
Fethard

Town Trail

(1) TOWN HALL

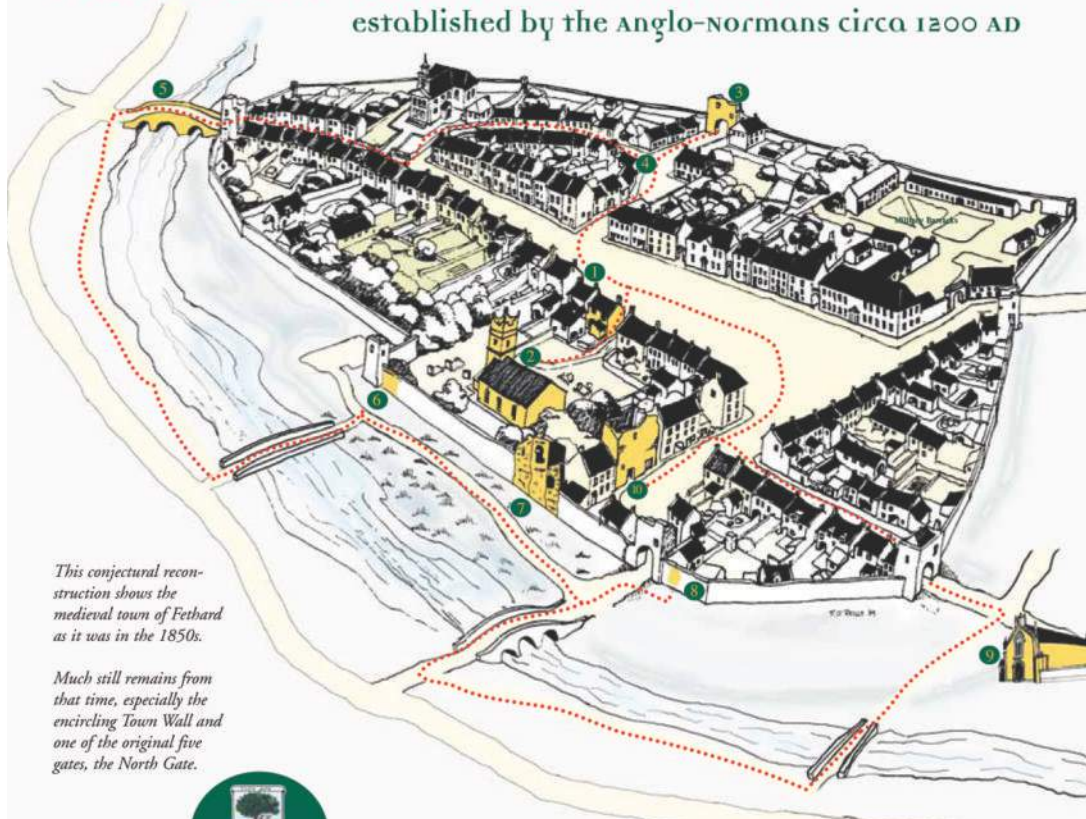
One of the most important historical buildings in Fethard. The town hall was built in the early 1600's by the Everard family as a "Tholsel" or Town Hall. It is one of the largest urban buildings of that period still standing in Ireland.

(2) HOLY TRINITY CHURCH

The original Norman Church was built in the early 13th Century. The west tower and the two ruined buildings on the south side of the church are late medieval additions. The window in the tower is a fine example of Irish craftsmanship of the period.

(3) NORTH GATE

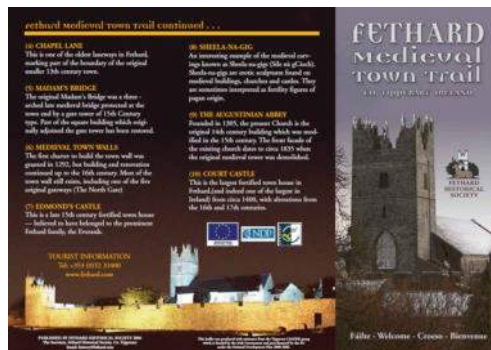
The North Gate (also known as Sparagoleith), is the only surviving gate of the five original gates in the town wall. On the underside of the archway are markings left by the wickerwork which was used in its construction.



This conjectural reconstruction shows the medieval town of Fethard as it was in the 1850s.

Much still remains from that time, especially the encircling Town Wall and one of the original five gates, the North Gate.

- | | | | | |
|-----------------------|---------------|----------------------|------------------|---------------------|
| 1 Town Hall | 3 North Gate | 5 Madam's Bridge | 7 Edmonds Castle | 9 Augustinian Abbey |
| 2 Holy Trinity Church | 4 Chapel Lane | 6 Medieval Town Wall | 8 Sheela na gig | 10 Court Castle |



Above: Fethard town trail is an excellent example of the promotion of a town trail. The attractively presented map / image of the town and the trail, is exhibited out of doors in the market square, the widened street visible in the map. The leaflet is also available, **left**, but less easy to find casually.

Right, top and centre: Community based project in northern Finland for the design and construction of a multi-use community building, including religious worship, engaged young and old in an extraordinary self-help scheme which mobilised the whole village for over a year with building, furnishings, textile hangings and glass making all undertaken in the village.

Right, Below: Completed church / community building, built from traditional materials (the exterior finish is timber shingles painted with tar) whilst having established a contemporary appearance.

Section 2 continued

A Vision for the Future

2.1 Opportunities ahead for the village, continued

2.16 Energy from the Wind

Garristown Windmill, one time model of sustainability is a feature dating back to the 1736. Two other mills were also in the locality. It is suggested that signage to the windmill(s) as part of a village trail be developed. The poor presentation of the reservoir along the way would require improvement. Alternatively, the green lane behind the school might be used, with stiles to access the meadow. However, this will alone would not generate significant interest. The Garristown history of harnessing wind should be researched and developed. It is suggested that contact with SEI be made to become the first self-sufficient wind-powered village in the State. Grants to develop wind-based local generation are available. This could provide a reason also to develop the first dedicated wind museum in Ireland, to create a themed approach to attract visitors and possibly provide links with other similar European projects.

2.17 Green Village Initiative

The small roads accessing Garristown are particularly attractive. It is recommended that the green of the access lanes, the indigenous hedgerow and trees, currently on the outskirts, be coaxed inward, the Mall extended and positive 'greening' initiatives undertaken. Volunteers to manage each lane or byway would be provided with litter collection gloves and tools.



Above: Garristown windmill, one time model of sustainability, is starkly beautiful on a hilltop horizon.

Conclusion

The ideas, opportunities outlined above are a response derived from a brief study of the physical environment of Garristown. They are presented to stimulate discussion. Countless other opportunities, fresh ones or already imagined, may be identified and developed at a local level, either as community-based or local privately developed projects. Many small communities in Ireland have taken initiatives to put their community on the map. They may serve as an inspiration for action in the village.

2.2 Improvements to the Main Street

Garristown has an attractive Main Street. Much of it is in good shape. Buildings, on the whole, are well maintained and colourful, with significant architectural quality in houses and public buildings.

However, it has its negative points as well as further opportunity for enhancement. This is a suggested list of improvements, dealing with negative aspects first and then suggesting new ideas.

2.21 Removing Wirescape and Poles

The telecoms and electricity companies have been requested to underground their services in key areas all over Ireland. This should be given priority in Garristown, firstly within the Architectural Conservation Area, ACA, then for the rest of Main Street. The poles are used, very efficiently, for street lighting. The combination of posts, wires and lighting is ugly, and out of scale with the village street. (see **below**)



2.22 Dealing with Dereliction and Unsightliness

The unruly fencing as boundary for the Glanbia sites is unacceptable in a village main street and should be removed and replaced with landscape treatment and new, screened security fencing as a matter of immediate concern.



Above: Unsightly security fencing with concrete uprights and barbed wire are compromising the image of the village and its future potential. The boundary needs to be landscaped and screened.

Below: The second part of the Glanbia site, separated by Chapel Lane, has no merit as a further unsightly and unacceptable contributor to the degraded environment of this part of the street.



2.22 Dealing with Dereliction and Unsightliness continued

Another area where there is incompatibility of use with the aspiration of creating good quality amenity is the car repair operation beside the old schoolhouse development at the end of the Mall. It is visually unsatisfactory, as it creates the foreground for the best view of the old church tower from the village centre, and should be moved to a more suitable location, possibly in the Glanbia lands.

2.23 Looking after the Public Realm in the Main Street

These are issues more concerned with upgrading existing facilities and improvement of already attractive places.

There is a lovely sweep to the edge of the street as it passes the village green area of the Mall. There seems to be a real opportunity for improvement here by examining a number of relatively straightforward issues:

- The half-barrel flower and shrub baskets should be removed. They have served their time and the Mall is attractive as an open green.



Above: the Mall is a most attractive village green for Garristown. Its impact could be extended by reconsidering the zone between grass and the street. The planters are unnecessary

- The litter bins should be checked to assess whether they need repair, repainting or replacement. The footpath is narrow, yet the road is up to 10 metres wide. To combine traffic calming, by reducing the road width, with an enlargement of the pavement, allowing for new street trees to be planted, reorganisation of planters and bins and shared use by bicycles, trikes, buggies and pedestrians of a much more generous footpath. Creating an overall width for existing and new footpath of 2.5 metres will leave the street with over 8 m width and would allow for street parking as well as carriage way. Trees could be incorporated within the footpath, car parking zone, and would make a real improvement to the street as well as leading down to the proposed Design Yard at the end of the Mall, described further on.
- Pedestrian crossings can be used to slow down traffic as well as make pedestrian movement safer. Raised pavement crossings make drivers more aware and wary. It is suggested that there should be four crossings on raised pavement: at the Design Yard location, which is close to the northern crossroads, between the church and pub in the Mall, at the community centre and close to the school, the exact locations to be determined.



Above: Attractive modern outdoor lighting suitable for pedestrian movement could transform the appearance of the Mall, and the Main Street. Lighting is by Aquila, images with their permission. The image, **right**, shows how effective lighting can be with the combination of new paved surfaces and tree planting with tree grids to allow water to penetrate.

- New street lighting should be related to pedestrian routes as well as through traffic, and should be undertaken as an enhancement project as well as safety measure.
- The location of the recycling facilities at the end of the Mall is convenient maybe, but not satisfactory if there is a wish to achieve a better public environment. The facility needs to be purpose designed, suitably screened and located elsewhere.

2.24 Outside Gormley's Pub

The space in front of Gormley's pub allows for casual parking and its expanse of tarmac is probably seen as much as a social space as a car park. It would not take a great deal to change the quality if footpath widening were to include the pub frontage, by making a paved area within a zone for pedestrians and trees which would still accommodate almost as many cars but which would have the quality of a paved and shared surface, a better place for the pub and a more attractive extension of the Mall for the pedestrian.



2.25 Conclusion

Putting together the proposals; undergrounding wirescape, removing dereliction, traffic calming with raised platform crossings, and improving paving, parking, lighting, planting and bins amounts to an integrated approach to improvement for the village Main Street. It should be set as a priority action to achieve improvement to the public realm in the future. The community's contribution would be to look after the renewed space, the private owners' contribution in the whole street would be to enhance their premises with good upkeep, as many already do, for the benefit of the village as a whole.



Above and left: Suggestion for paving outside Gormleys Pub.

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A Vision for the Future

2.3 Garristown Now, and into the Future

Existing New Developments

Garristown has a number of recent housing developments. Two of these are Fingal County Council Housing Schemes, both social and affordable.

FCC Social Housing to the rear of Ballygara Park

All 20 units are built and occupied. Of contemporary design, bright, friendly and set around a green, this housing scheme offers real play space and shared surveillance. Children seem to come from all corners to play here, monitored by parents.

FCC Affordable Housing

Of exemplary design, facing Main Street set behind a greened, treed space, this development follows all the rules of sensitive village design and presents quality houses of lovely, spare detailing. There are 18 units with, currently, only a few occupied. When the security fence to Main Street is removed, this will become a new contemporary addition to the streetscape.

Garristown Orchard

Situated above a beautiful stone wall with mature trees on the Naul Road, approaching from the east into Garristown, Garristown Orchard is close to the village core. Of the projected 23 units, 13 are built. It is a quality scheme with good finishes, low stone walls, box hedging, retention of mature trees which 'settle' the scheme into the context and

new tree planting. Not all units are occupied. Gardens are minimal. There is an area to the west, where 10 additional units were to be built. Should completion be delayed due to the economic climate, the developer should be encouraged to remove building debris and site hut, and allow residents to use the land as amenity in the interim.

Naul Road Entrance

Five three storey units step up the slope at the north eastern entrance to the village core. Due to the mature trees alongside, their scale is not untoward, although it is recommended that development generally range from single- to two-storey. These houses are unoccupied at present.



Above, far left, left: Social and affordable housing, designed by DMOD Architects for Fingal County Architect. Two schemes are on adjacent sites with a connection to be made between them, and further future housing proposed as infill in the Plan.

Left and above: Affordable housing facing onto Main Street achieves a comfortable scale and refined detailing. **far left:** Long view of the Social housing scheme at Ballygara. Building in continuous terraces also achieves a good scale for a new interpretation of village design.



Left: Garristown Orchard. Very well located and designed with the landscape, the scheme has attractive houses on minimal plots, and potentially good connections with further housing in the village.

The stone wall, fronting the Naul Road seems in stress, and remedial works are advisable.

The unfinished section of Garristown Orchard should be tidied and the space made available to existing owners in the interim.

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A Vision for the Future

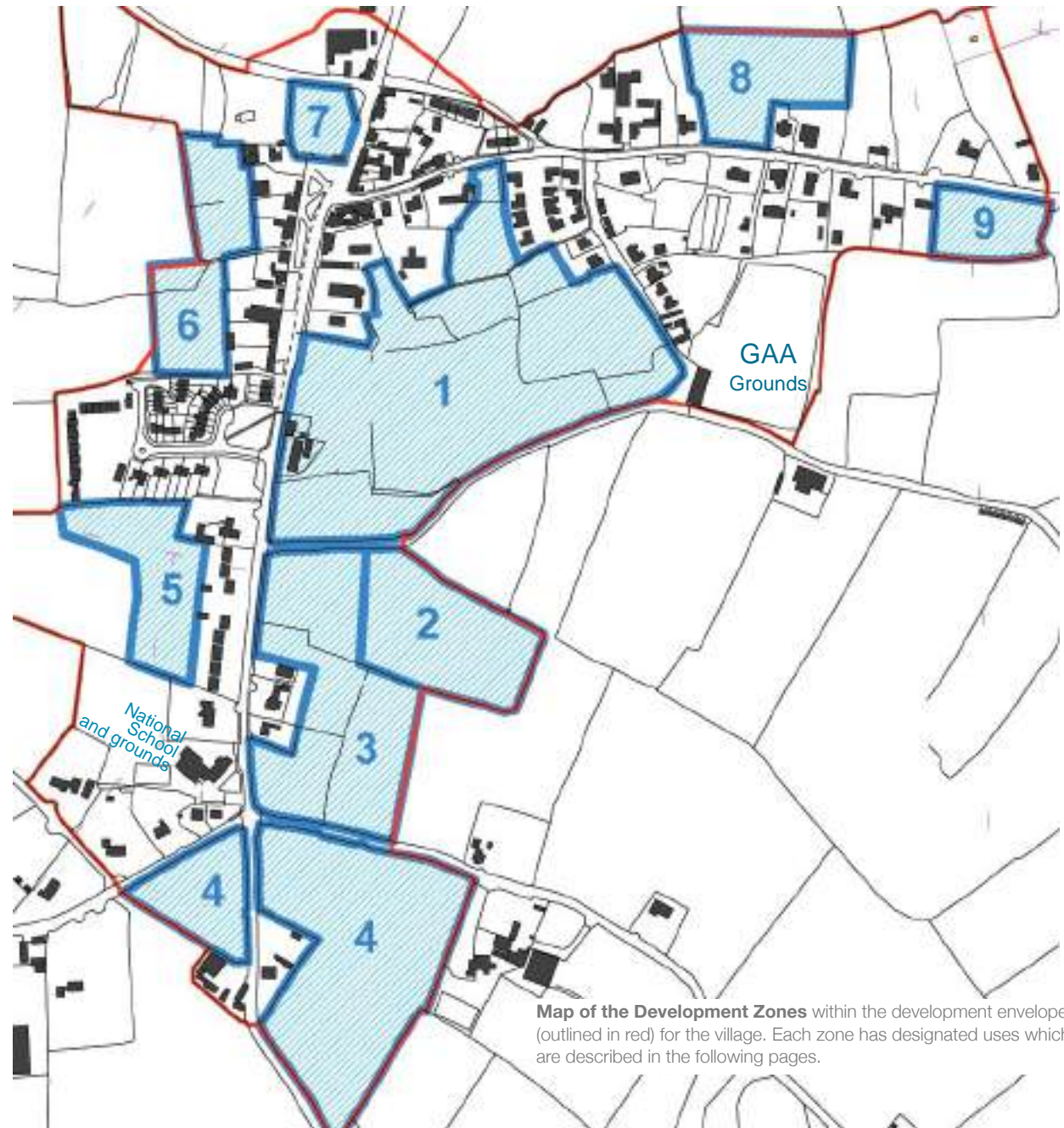
2.4 Development Areas

2.40 Introduction

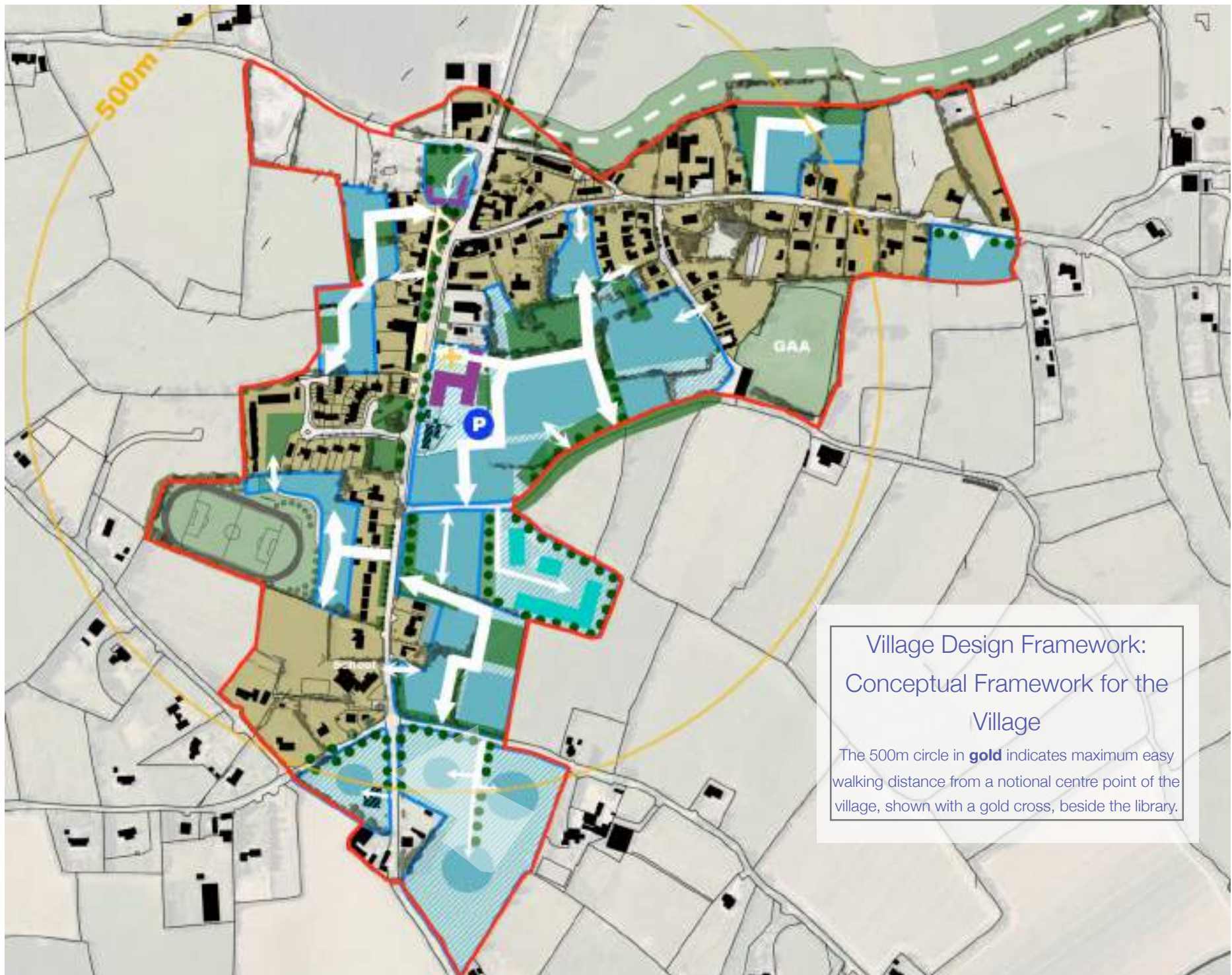
The current reality with future development is very uncertain. There are development permissions outstanding, in April 2010, and there are unoccupied houses in recent affordable housing and developer schemes.

Nevertheless there is value in designing a framework for development which will be valuable for any schemes which are processed within the plan period, and which has a long term aspiration to create a sustainable future whilst keeping its distinctive village qualities.

The Development zones show designed schemes which are quite realistic in their visual presentation. They should be viewed as a snapshot in time; an image of what *might* be, to facilitate long term planning of amenities and infrastructure, and primarily to act as a vehicle for illustrating and promoting the guidelines in Section 3. These reflect a longer term strategy to achieve a sustainable development process in the village, with each scheme or zone being evaluated at the time of submission against these development criteria.



Map of the Development Zones within the development envelope (outlined in red) for the village. Each zone has designated uses which are described in the following pages.



Village Design Framework:
Conceptual Framework for the
Village

The 500m circle in **gold** indicates maximum easy walking distance from a notional centre point of the village, shown with a gold cross, beside the library.

2.4 Development Areas

2.40 Introduction, (continued)

Village Design Framework 1: Conceptual Framework for the Village

The conceptual framework, **left**, is a summary of the key issues involved in the Village Design Framework Plan, in diagrammatic form. It may be simpler from this interpretation to understand the more detailed Plan.

The **Arrows** show the intention to connect the newer areas of the village and to create a new network of walking routes and green spaces and fingers, especially to facilitate safe movement of children between home and school. As a general principle, residential roads are seen to be shared surface, with cyclist, pedestrian and motorist using the same surface where there is little opportunity or risk of speeding. Connections where there is no through vehicular access will allow for pedestrian movement in safety for the whole length and breadth of the village. The **green areas** are shown, in green. At this scale they represent a major increase in the green infrastructure of the village, as green spaces, small parks and linear greenways. Care has been taken to maintain the mature trees within the development area, and new trees are proposed to strengthen the Main Street frontages of development. The **blue** coloured areas summarise the proposed housing areas each of which has been designed in some detail to typify how they might be treated.

The key **Civic Space** is proposed in the centre of the Main Street and effectively in the geographical centre of the village. Whilst this is a future proposal which may take some time for the mixed uses development to come to fruition, it is in an optimum location, on the Main Street, close to the community centre and the proposed creche, and beside a new green space which is proposed behind the library. The circle, **gold**, shows a radius of 500 metres from the proposed new centre; this is considered to be an ideal easy walking distance. Almost the entire village housing is within the circle, a valuable test of village accessibility and convenience.



2.4 Development Areas

2.40 Introduction, (continued)

Village Design Framework 2: Design Proposals for the Main Street

The Plan, **left**, is a diagram which summarise the key issues which are pertinent to improvement of the Main Street and the Mall.

The **Civic Space** will happen when the development of the commercial and mixed uses in Area 1 have been implemented. This will make the provision of a stretch of raised paved street along the development boundary an important element in the strategy, linking the substantial residential areas to the West, and generating a sense of arrival at the centre and civic space. Through that space there is access to car parking beside the community centre, the proposed crèche, the new village green space, and the proposed housing areas. The green space along the Mall offers a series of access opportunities to connect with future development on the western boundary. These connections are shown in more detail for each of the Development Areas in the following pages. The overall intention is to reestablish the Mall as the key identity of the village, to freshen its image and to allow, in the longer term, for the intensification of the village to realise a new life and vibrancy.

Right: Main Street in its current, cheerless state, presented to encourage street improvement with a recommended series of actions:

- The removal of electricity / lighting poles, with wires going underground and new, pedestrian friendly lighting columns with directional lighting.
- Improvement to the surface of the footpath, preferably with stone paving, to emphasise the lovely sweep in it, and to reduce the unkempt appearance of Main Street.
- The raised platform located on the map of the street, **previous page**, will further improve pedestrian safety and make drivers more cautious.
- The tarmac area in front of Gormley's pub could be upgraded with stone paving the same as the footpath. Cars are still able to park there, but it is more likely that this would become a favoured out of doors social space for the pub.





Above and right: Before and after images, with a photomontage of the East side of the Street after development has been undertaken. The photograph shows that the rhythm of the whole street on this side is not susceptible to being given a theme, or put another way, that its theme is diversity. The community centre is set back; the single storey cottage beside it sits on the edge of the footpath; the library and church are set back. The new frontage is deliberately layered with a zone for footpath and trees which will be the main visual impact of what happens on the development site, even though the scale is a little more than its neighbouring buildings. The new Civic space, a village square is an extension of the public realm. The mixed use development is open to a variety of activities, with residential or office use above shops and commercial uses, and possibly a medical / practice at ground floor. Space behind the community centre is reserved to allow extension in the future. Further behind it is a village centre parking area, serving the development, creche, library and the green space.

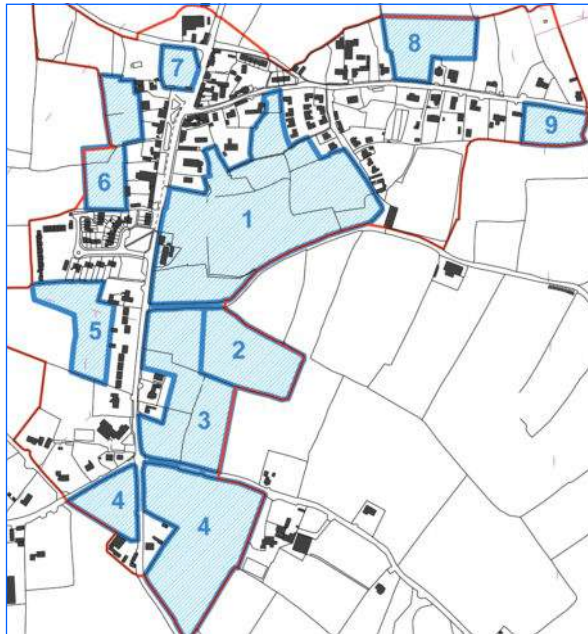


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2.4 Development Areas

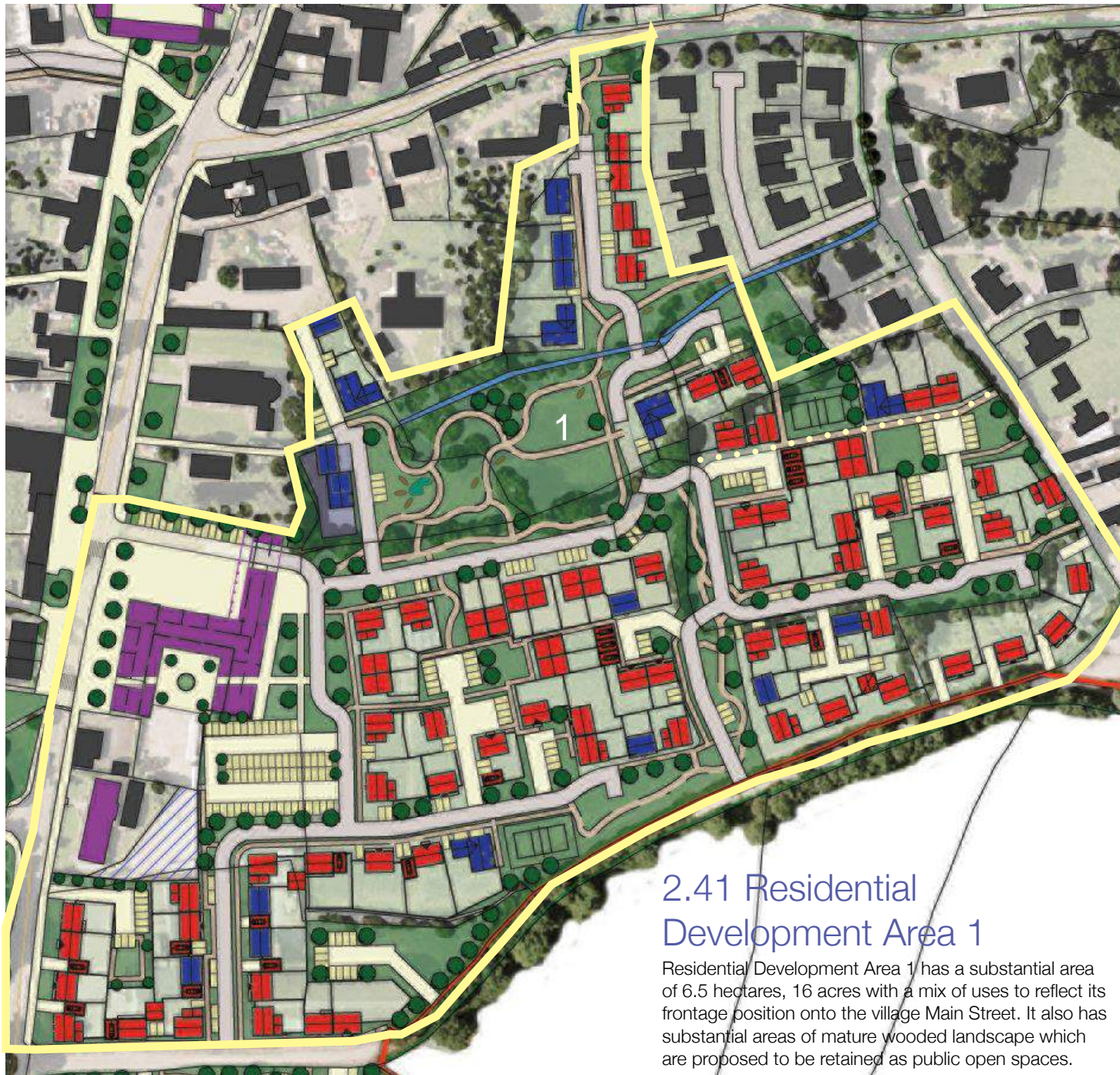
2.41 Residential Development Area 1



Uses and density on Residential Development Area 1:
Civic/Commercial building-
community resource centre
Creche
Village Green and Civic Space

Up to 69 residential units
Up to 16 retirement sheltered
housing units

Appropriate Village Residential
Density: 16 dwellings per hectare
gross within the whole area, or 7
dwellings per acre gross



LEGEND

- Trees with associated hedges
- Proposed Open Space
- Proposed Sports Grounds
- Proposed Private Space
- Proposed Civic Space
- Proposed Paths
- Proposed Car park areas
- Proposed Pedestrian priority space
- Proposed Street
- Proposed Pedestrian Crossing
- Existing Buildings
- Existing educational grounds
- Proposed Commercial Buildings
- Proposed Business units
- Proposed Homes for the elderly
- Proposed Two Storey Dwellings
- Proposed Creche
- Proposed site extension to community centre
- Existing sewage treatment plant with 100m buffer zone

2.41 Residential Development Area 1

Residential Development Area 1 has a substantial area of 6.5 hectares, 16 acres with a mix of uses to reflect its frontage position onto the village Main Street. It also has substantial areas of mature wooded landscape which are proposed to be retained as public open spaces.

The street frontage replaces a mix of derelict and underused buildings with some housing in terrace and a future commercial centre, which has a hard surface Village Square beside it with car parking areas behind to serve the development.

Small clusters of houses are set in strongly landscaped public areas linking through to different parts of the village. The hedgerow boundary onto Chapel Lane is retained with a green buffer to the housing clusters. The area is very permeable, easy to travel through, favouring pedestrians with good direct connections, linking school, the centre, and drawing in the countryside by retaining as many trees and hedgerows, as practicable.

Section 2

A Vision for the Future

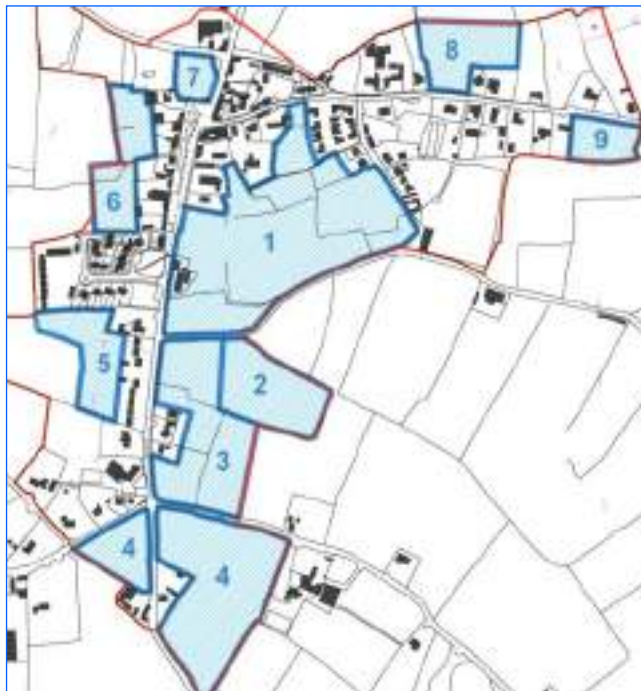
2.4 Development Areas

2.42 Employment Area 2



Uses on Employment Area 2:

Business, light industrial, or recreational, leisure tourism on the Glanbia site. (shown above is notional scheme for business incubator units with screened frontage to dwellings and green route.





2.42 Employment Area 2

Development Area 2, 1.5 hectares, 3.7 acres, incorporates the old Glanbia buildings, a brownfield site which will require a cleaning up process before development can proceed.

It is proposed that this site should be retained for development which will provide employment opportunities. The feasibility of regenerating and reusing existing buildings and silos on the site should be examined. There is a green route link through the site to the school, back down Chapel Lane and across to, and through Priority Residential

Development Area 1.

The green area is seen also as an important visual and landscape buffer between the employment zone and the residential area. The plan shows a notional configuration of the site with a series of small employment units, as a rural business incubator with a central resource base.

Should existing buildings not be retained, the scale should reflect the residential scale elsewhere, predominantly two storey, unless a major single building were to be proposed for the site as a landmark.

Yellow line is boundary of Employment Area 2. **Red** is village development boundary

Charcoal black buildings are existing.

Light Brown buildings represent the new provision of industrial / business incubator units.

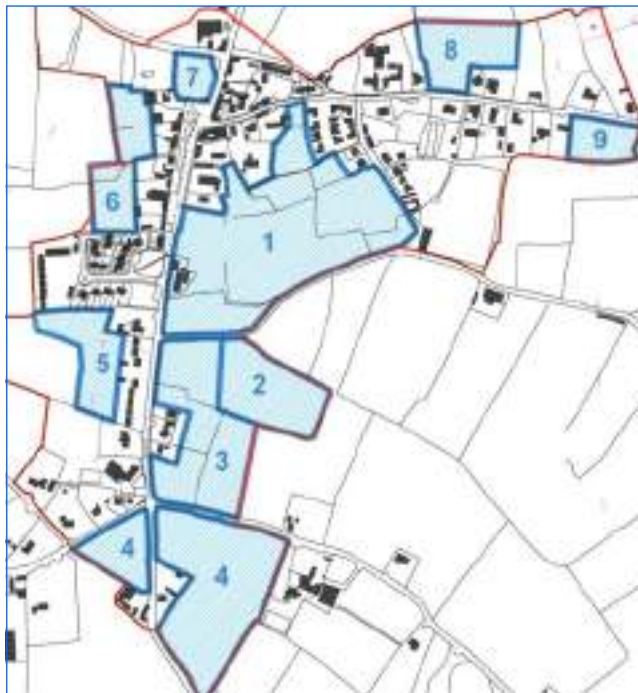


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2.4 Development Areas

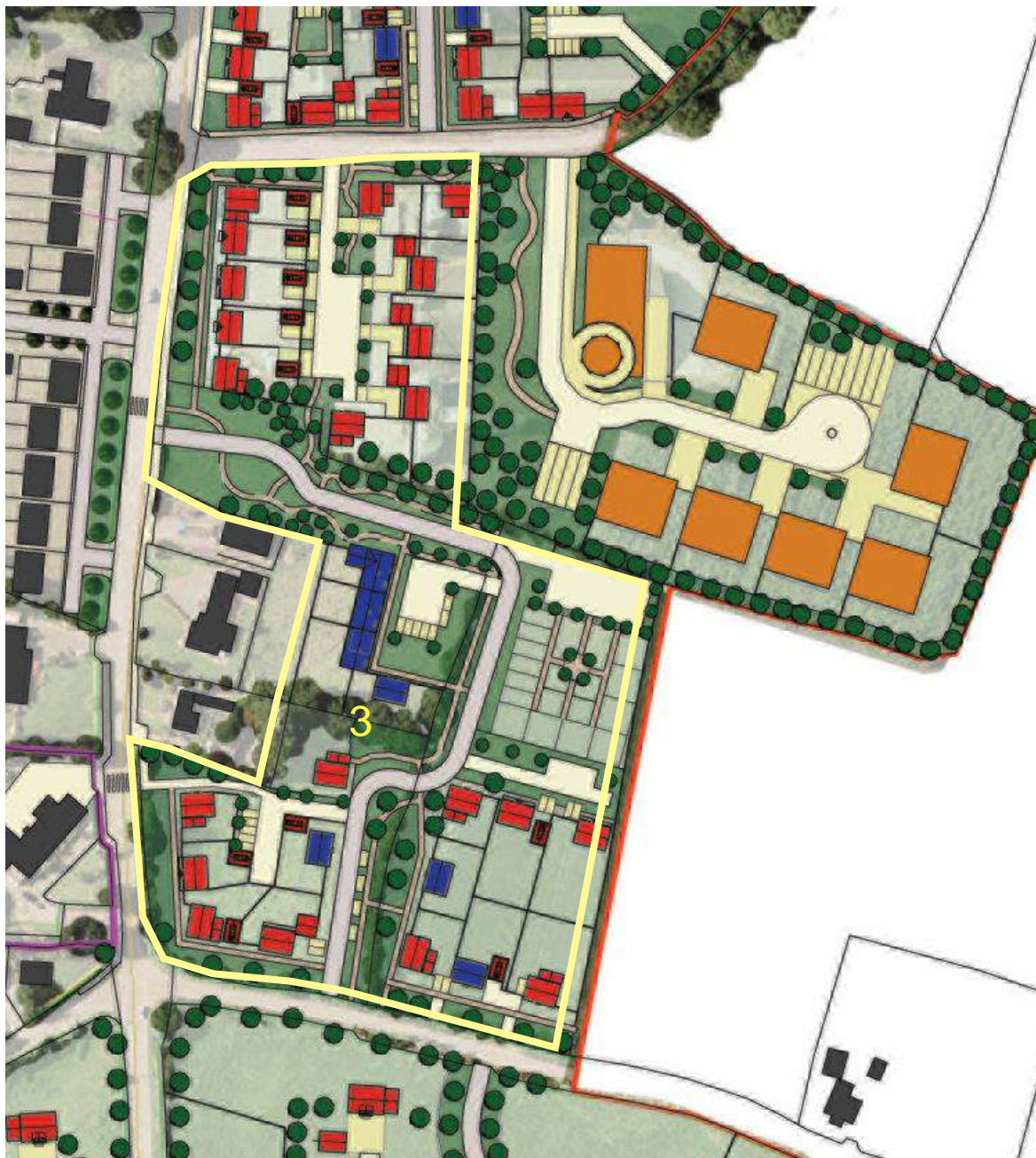
2.43 Residential Area 3

NB Aerial photograph not available to show the complete site of Residential Area 3



Uses on Village Residential Area 3: 2.75 ha. Up to 21 residential units, up to 7 retirement sheltered homes

Appropriate Village Residential Density: Up to 11 dwellings per hectare gross



2.43 Residential Area 3

Development area 3 2.75 Hectares, 6.8 acres.

This area is bounded by the Main Street on the West, the Glanbia site to the East and the crossroads to the Southwest.

A community garden acts as a buffer between the Glanbia site and this Area, also a potentially attractive amenity for the village. The housing is gathered into two clusters at the southern end. They help to define an edge to the village with a clear frontage, even though the houses are shown as detached. As in other scheme proposals there is a through footpath as a walking route which travels through the area.

There is provision for 7 retirement sheltered homes. Yellow line is boundary of Area 3.

LEGEND

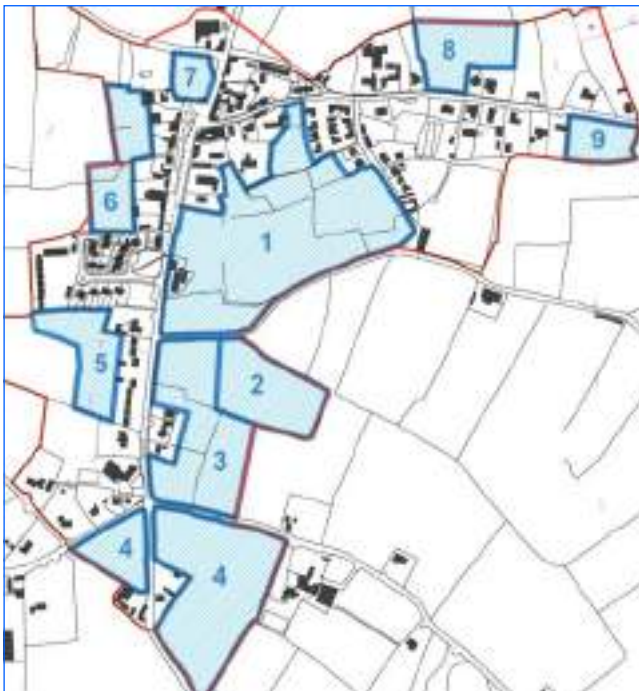
-  Trees with associated hedges
-  Proposed Open Space
-  Proposed Sports Grounds
-  Proposed Private Space
-  Proposed Civic Space
-  Proposed Paths
-  Proposed Car park areas
-  Proposed Pedestrian priority space
-  Proposed Street
-  Proposed Pedestrian Crossing
-  Existing Buildings
-  Existing educational grounds
-  Proposed Commercial Buildings
-  Proposed Business units
-  Proposed Homes for the elderly
-  Proposed Two Storey Dwellings
-  Proposed Creche
-  Proposed site extension to community centre
-  Existing sewage treatment plant with 100m buffer zone

A Vision for the Future

2.4 Development Areas

2.44 Edge of Village Area 4

Uses on Edge of village Area 4: 4.2 Ha. Up to 14 dwellings in 4 village clusters.
Appropriate edge of village density: 3-4 dwellings per Hectare in village clusters





2.44 Edge of Village Area 4

Development area 4, 4.2 Hectares, 10.4 acres.

This area is at the southern extremity of the village and is intended as a low density scheme of individual houses, loosely gathered in clusters with generous front and rear gardens. It is suggested that these sites be sold as single sites with a design code to establish some coherence to the height and scale of the frontages and the detail of hedges, as follows:

Houses will not exceed two storeys in height, roof pitch 40°, or maximum 4 m ridge height from eaves. Exterior surface material in coloured render smooth finish, with slate roof. Planting to public edges of cluster cul de sac to be beech or hornbeam hedging.

Avenue trees to be planted before development of sites.

LEGEND	
	Trees with associated hedges
	Proposed Open Space
	Proposed Sports Grounds
	Proposed Private Space
	Proposed Civic Space
	Proposed Paths
	Proposed Car park areas
	Proposed Pedestrian priority space
	Proposed Street
	Proposed Pedestrian Crossing
	Existing Buildings
	Existing educational grounds
	Proposed Commercial Buildings
	Proposed Business units
	Proposed Homes for the elderly
	Proposed Two Storey Dwellings
	Proposed Creche
	Proposed site extension to community centre
	Existing sewage treatment plant with 100m buffer zone

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2.4 Development Areas

2.45 Windmill Area 5

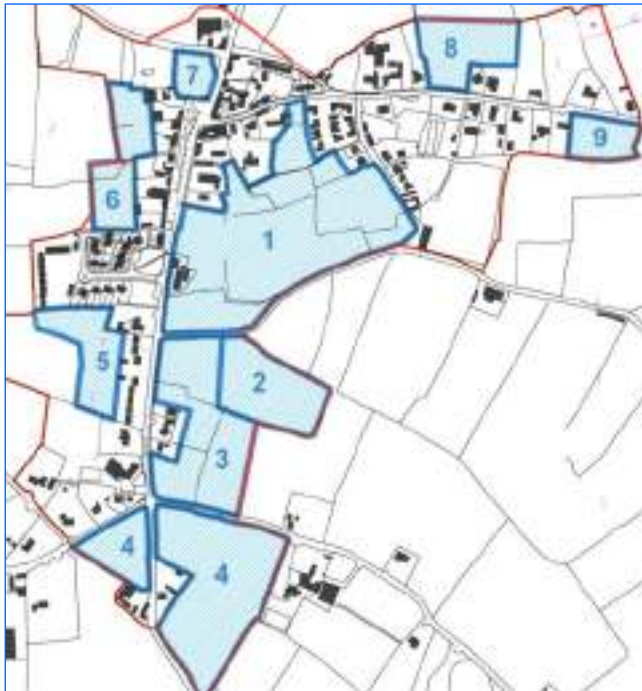


Uses on Development Area 5:

9 residential units

3 retirement sheltered housing units, playing fields to the West

Appropriate Village Residential Density: up to 15 dwellings per hectare gross within the whole area, or up to 6 dwellings per acre gross.





2.45 Windmill Area 5

Development Area 5, 0.8 Hectares, 2 acres.
 This is an important connecting site which will define the western side of the site for the future, and make connection between the two County Council designed sites and the school. The site has an attractive frontage onto the new sports field and distant views to the hills. The proposal is for residential use and the sports facility in the area with a vital green route through which could be a shared cycle way as well as pedestrian route. The design shows a mainly continuous frontage facing west, with private rear gardens.
Yellow line is boundary of Area 5.

LEGEND

-  Proposed Open Space
-  Proposed Sports Grounds
-  Proposed Private Space
-  Proposed Civic Space
-  Proposed Paths
-  Proposed Car park areas
-  Proposed Pedestrian priority space
-  Proposed Street
-  Proposed Pedestrian Crossing
-  Existing Buildings
-  Existing Approved Permission
-  Proposed Civic / Commercial Buildings
-  Proposed Retirement Homes
-  Proposed Two Storey Dwellings
-  Proposed Creche

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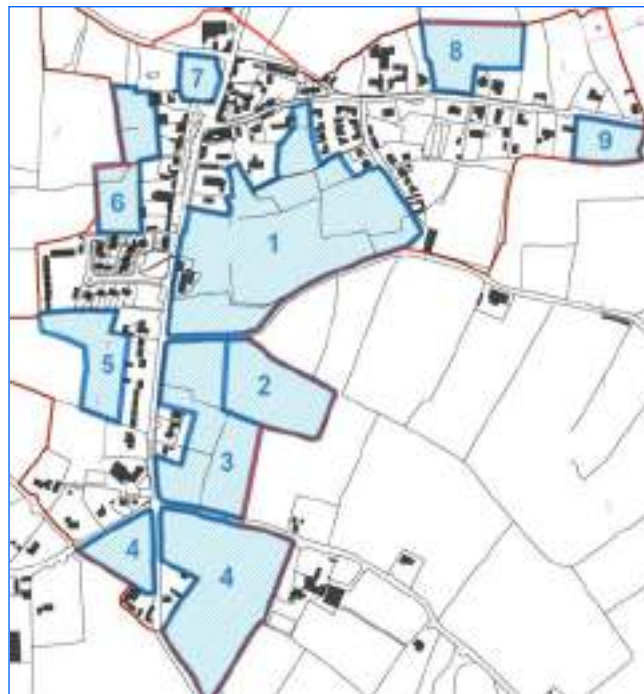
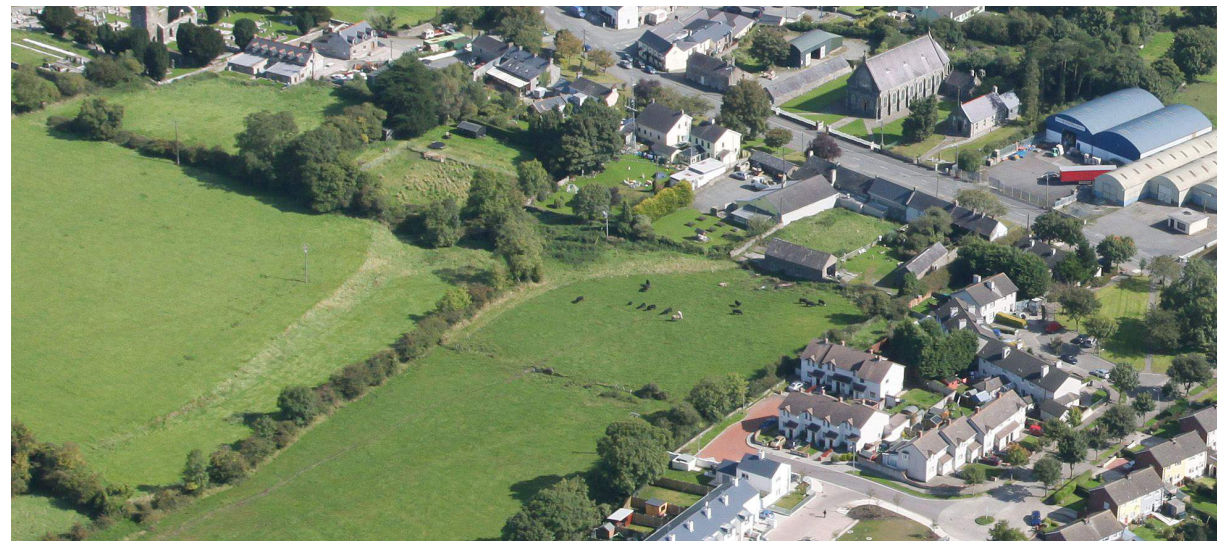
2.4 Development Areas

2.46 Development Area 6



Uses on Development Area 6: Up to 19 detached houses in two clusters.
Continuation of green bicycle / pedestrian loop route from the school to the end of the Mall.

Appropriate Village Residential Density: 15 dwellings per hectare gross within the whole area, or up to 6 dwellings per acre gross.





2.46 Development Area 6

Development area 6, 1.3 Hectares, 3.2 acres.

These clusters of houses define the western edge of the village. They connect with the Mall, and they also enable the pedestrian walk to continue from the social housing in Development Area 3, and to link in with the Mall creating a pleasant loop walk along the western edge of the village. Passive surveillance is given along the entire route.

Yellow line is boundary of Area 6.



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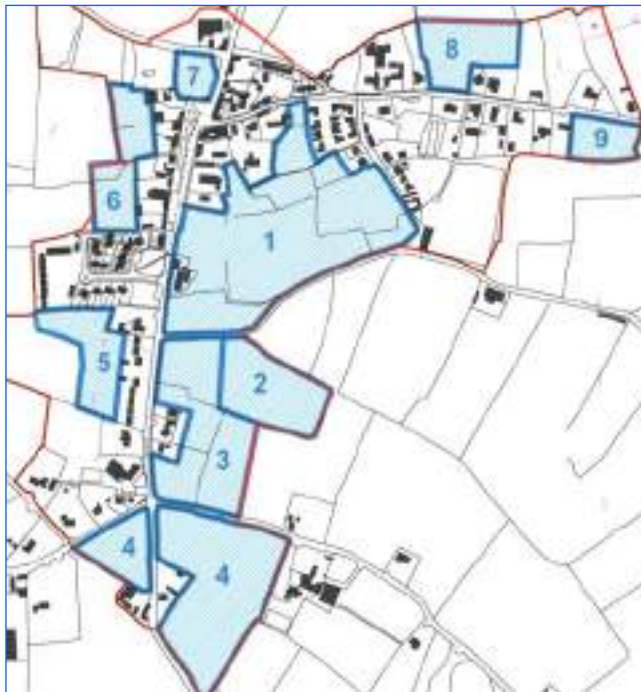
2.4 Development Areas

2.47 Design Yard 7



Above: aerial view and outline of Design Yard 7, Development Area. the existing building on site is hidden behind trees in top right hand corner of the Area

Uses on Development Area 7: Design Yard or similar in vernacular scale buildings; Arts and crafts units, cafe, or restaurant, or gallery, appropriate as local tourism attraction as green space,



2.47 Design Yard 7

Development Area 7, 0.386 hectare, 0.94 acre. This is the smallest of the Development Areas. It is in a critical environmental situation at the crossroads, next to the old church and graveyard, and with spectacular views. Given its location it is likely to have archaeological remains underground. Thus, development would need to be conditional on archaeological investigation before granting of any permission. Its direct connection with the Mall at the southern side would make it an ideal place for a green recreation area.

The proposal for this site is intended to show that a small amount of development may be possible and beneficial to the village. The buildings retain and integrate the small existing vernacular building on the Southeast corner, using the footprint and gable of the earlier building on the southern side and a new building fronting the eastern boundary, further defining the village entrance. In this way the view is protected and use as an open space or garden is also possible. The suggested buildings are small enough in scale to retain the scale of the oldest part of the village.

These designs were prepared to ensure that the use of this critical area to the village would be heavily constrained by its unique position and quality, and that any development would be seen to benefit the community and the enhancement of the village.

Yellow line is boundary of Area 7.

An additional idea, which could only be consequent on negative findings from archaeological search, is to create a below ground space with outlook to the East, which could be used as a facility to attract visitors as well as people, such as a cafe / restaurant, a gallery and / or an additional village meeting room. An interpretation of this is shown on the previous facing page, lower.



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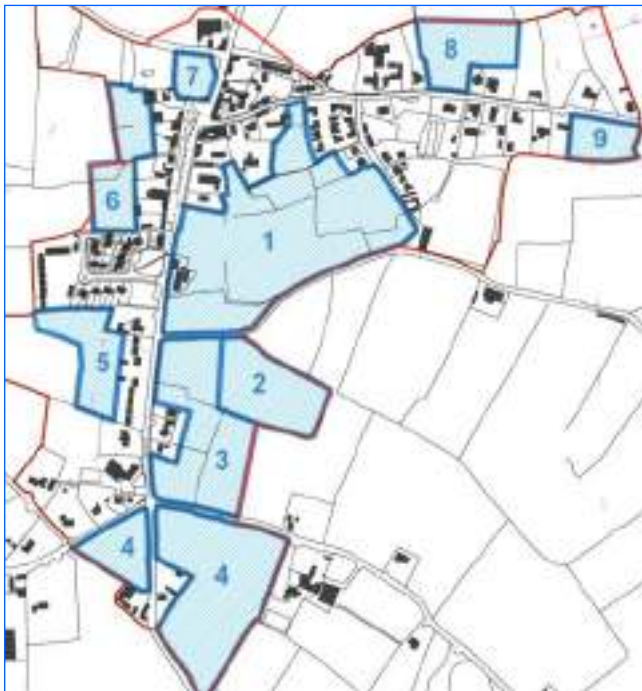
2.4 Development Areas

2.48 with 2.49: Edge of village Areas 8, 9

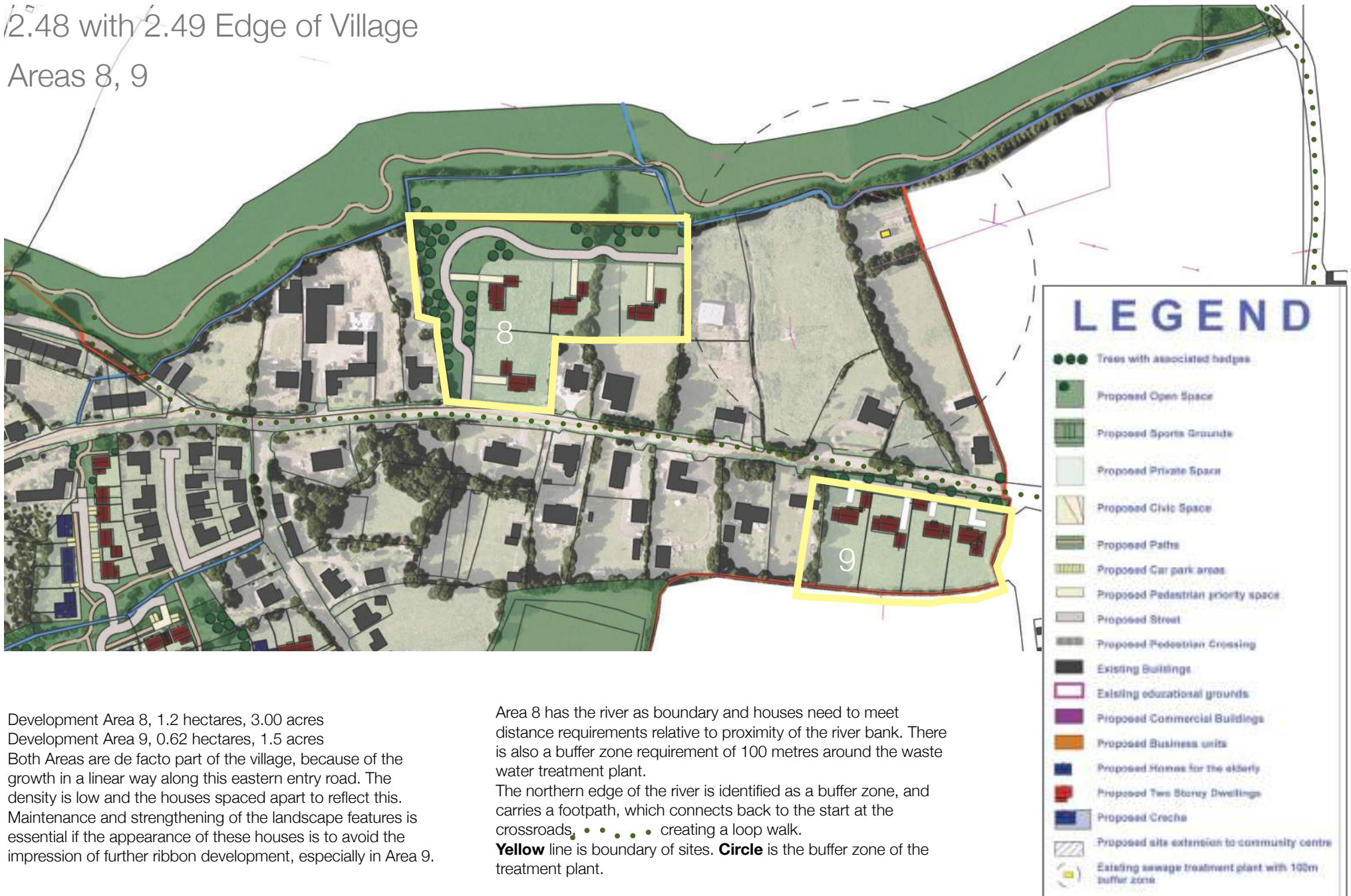


Uses on Edge of Village Areas 8 and 9: Up to 4 detached houses
Uses on Development Area 8; 4 detached houses
Uses on Development Area 9; 4 detached houses

Appropriate edge of Village Residential Density:
Area 8: 2.5 dwellings per hectare, or 1 dwelling per acre.
Area 9: 6.5 dwellings per hectare gross, or 2.6 per acre.



2.48 with 2.49 Edge of Village
Areas 8, 9



Development Area 8, 1.2 hectares, 3.00 acres
 Development Area 9, 0.62 hectares, 1.5 acres
 Both Areas are de facto part of the village, because of the growth in a linear way along this eastern entry road. The density is low and the houses spaced apart to reflect this. Maintenance and strengthening of the landscape features is essential if the appearance of these houses is to avoid the impression of further ribbon development, especially in Area 9.

Area 8 has the river as boundary and houses need to meet distance requirements relative to proximity of the river bank. There is also a buffer zone requirement of 100 metres around the waste water treatment plant.
 The northern edge of the river is identified as a buffer zone, and carries a footpath, which connects back to the start at the crossroads, creating a loop walk.
Yellow line is boundary of sites. **Circle** is the buffer zone of the treatment plant.

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A Vision for the Future

2.5 Overall village Design Framework Plan

2.51 Village Design Framework Plan Incorporating the 9 Development Areas (this page)

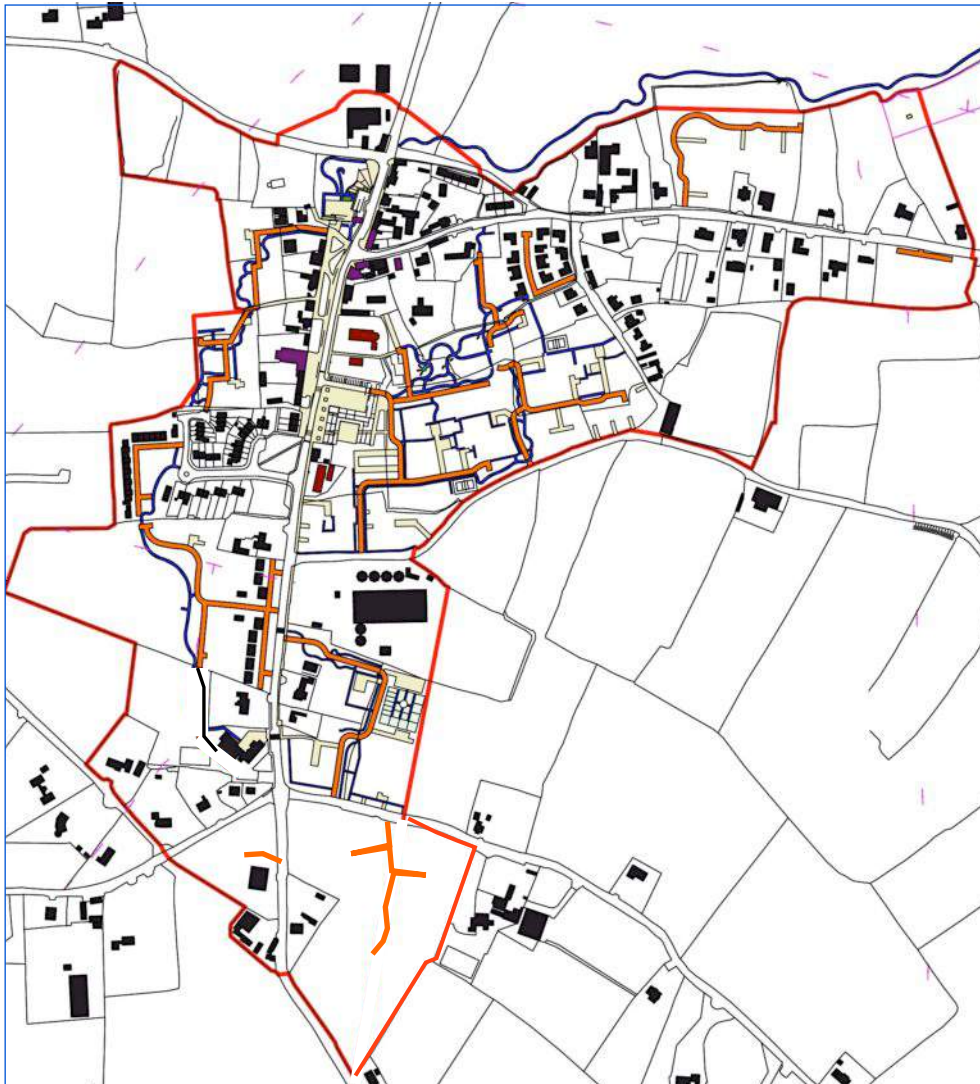
This Plan is available at a larger size.

2.52 Village Design Framework: plans showing the proposed road and footpath network and the New Green Infrastructure (following page)

2.53 Aerial view of the Village with Development Framework Superimposed (end page)

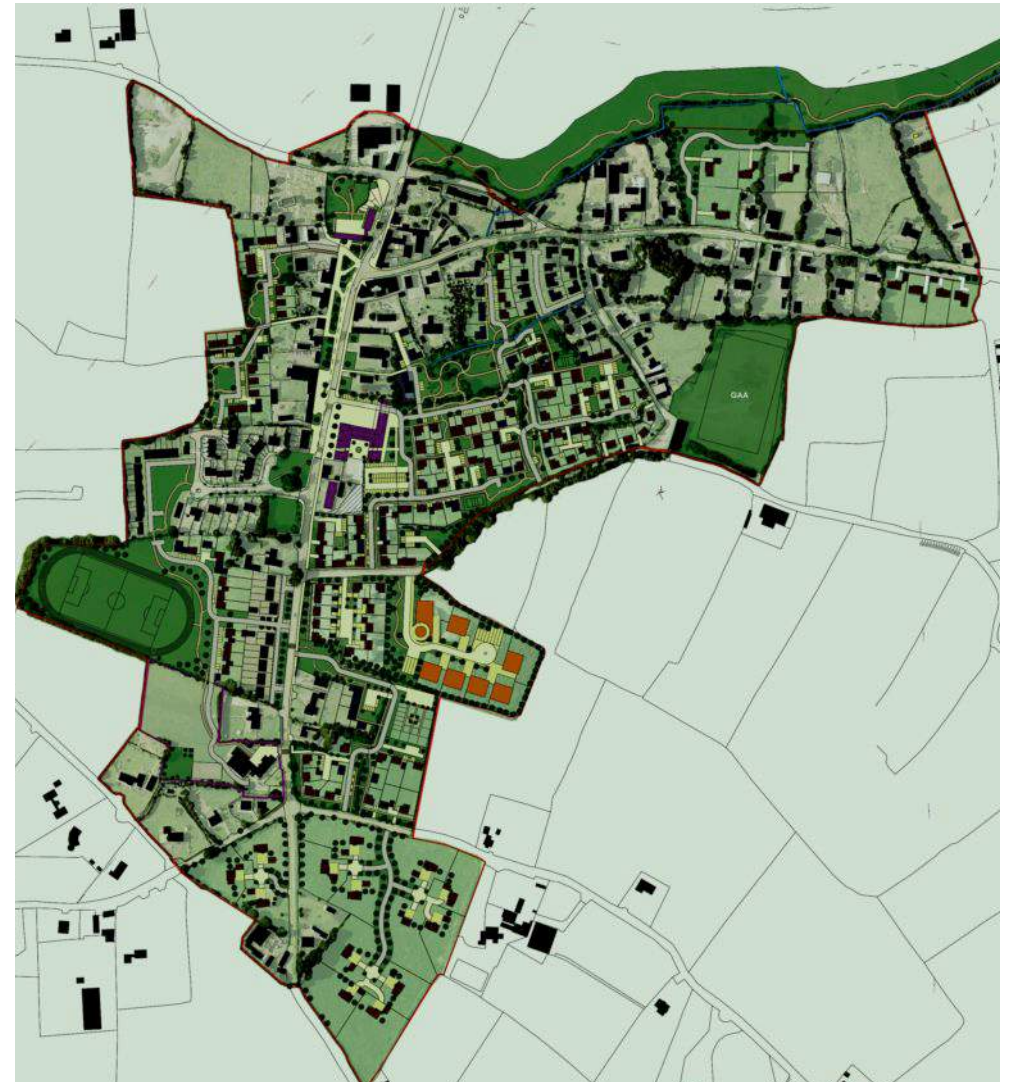


2.52 Village Design Framework: plans showing the Proposed New Road and footpath Network and the New Green Infrastructure



Below, left: Plan showing the network of new routes both vehicular, **orange**, and pedestrian, **dark blue**, created to provide for a long term accessibility to the outer areas of the village and using loops to make recreational opportunities for the routes as well as safe routes for school journeys within the village and access to new village green and other green areas.

Below, right: Plan which highlights the development of further green areas for the village, along the western side, along the Main Street, and behind the RC church, a new village green recreation area which recognises the landscape quality already there. A footpath on the North side of the Garristown Stream corridor is anticipated.

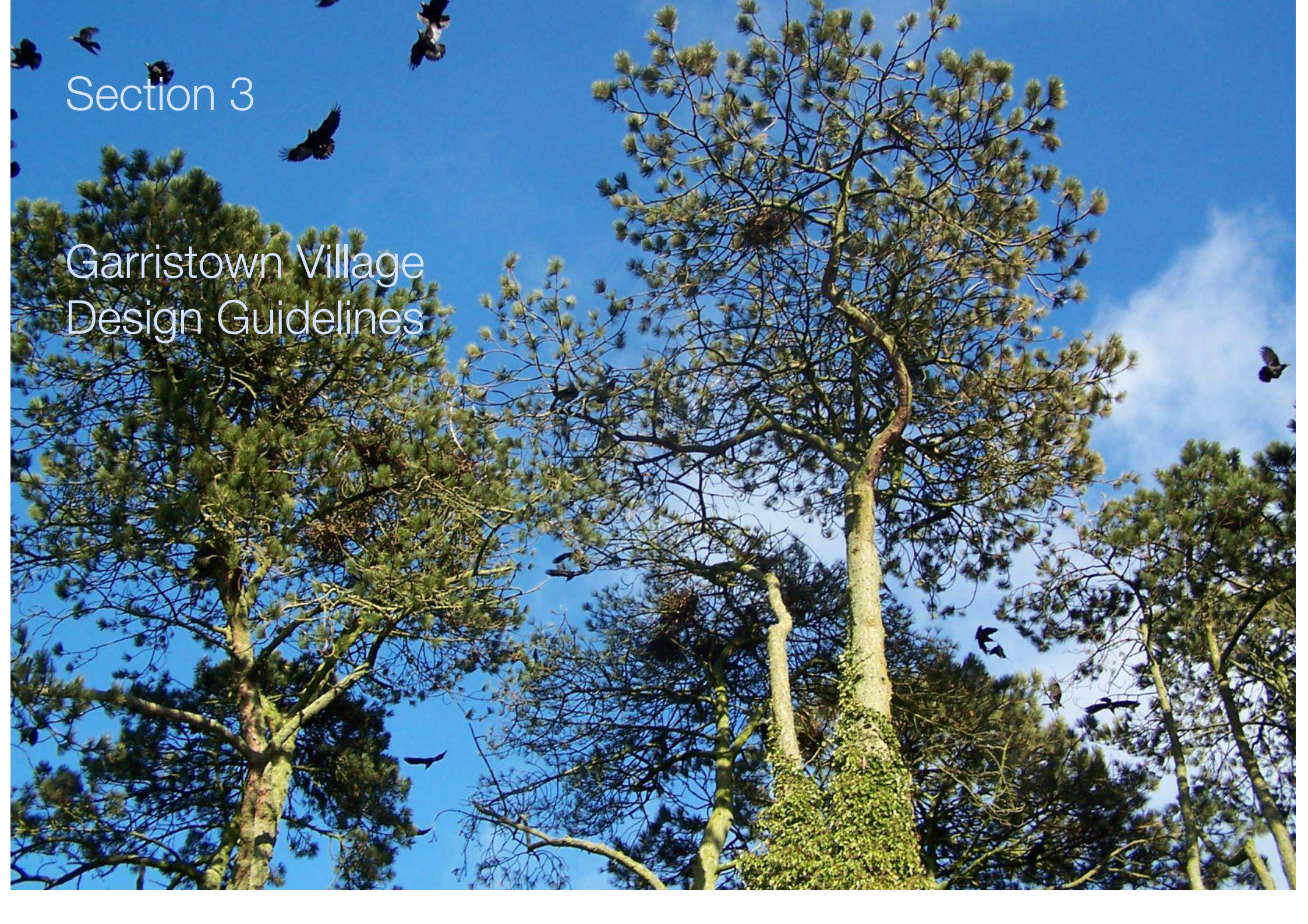




2.53 View of proposed future development framework and green infrastructure: superimposed on Aerial image of Garristown, taken Sept 2009

Section 3

Garristown Village Design Guidelines



Section 3

Garristown Village Design Guidelines

3.1 Sustainable Design Objectives

3.2 General Village Objectives

- 3.21 Entrances to the Village
- 3.22 Public Buildings
- 3.23 The Buildings of Main Street, the Mall and the Village Core

3.3 New Residential Design

- 3.31 Recommendations
- 3.32 Opportunities

3.4 Site Design Statement (SDS)

3.1 Sustainable Design Objectives

Environmental Sustainability

Reduce pressure on the environment:

- Foster walking and cycling by provision of safe, attractive, clutter-free pedestrian and cycling routes between attractors of activity: school, church, community facilities, shops, recreation areas and parks
- Promote biodiversity by conserving existing indigenous hedgerows and trees. Introduce 'green' pathways through the village. Encourage community-led planting programmes
- Provide opportunities for food production through allotments or community gardens
- Recognise the microclimatic advantages of tree belts and hedgerows
- Use quality, locally sourced materials and detailing to make streets and spaces more attractive, accessible and inclusive
- Make the best use of land – a finite resource
- Foster waste reduction. Provide a convenient, well-maintained recycling area in the village

Making villages more attractive and sustainable: Local Identity

- Recognising and building on the strong, distinctive identity of Garristown village will assist community and economic regeneration. A quality environment with pride of place will benefit the community, attract visitors and promote long-term economic, social and environmental well-being
- A quality public realm is very important

Heritage and Culture

- The history and heritage of a place are central to shaping and building local distinctiveness
- Conserve older building stock and find sustainable opportunity for sensitive reuse
- Cherish distinctive local features – provide good signage and develop cultural tourism

Community

- Assets that help constitute local identity include a strong community spirit, a culture of friendliness and neighbourliness, and a strong and unique local brand that is born of history and shared experience
- Promote community-led participation in the implementation of proposals for the public realm
- Erect a public notice board for events, local news



Above: New materials and effective spatial enclosure with shared surface for pedestrians and cars. Designed by DMOD Architects for Fingal County Architect

Below: New building can fit into an established, mature setting. This example of the extension to Garristown Library, a Protected Structure, does not need to mimic its parent, but is respectful of the form and scale of the original building. Designed by Fingal County Architect



Leisure

- Strengthen existing amenities and leisure and make them accessible to all sectors and age groups
- Diversify: Target additional leisure activities that could act as attractors to the village

Natural Beauty

- Recognise the extraordinary value of an unspoilt rural environment and strive to maintain it
- Confining development within the village will increase its identity and strengthen the distinction between village and open countryside
- Maintain important views from the village to the countryside
- Develop good walking trails from village to countryside incorporating special features

Economy and Destination

- Identifying what attracts visitors to an area is important in enhancing distinctiveness – look for untapped opportunities
- Village shops, within convenient walking distance play a vital economic and social role in rural areas and are important for essential day-to-day needs. Aim to diversify to increase market share, eg crafts, coffee shop etc
- Local country markets devoted to indigenous agricultural and craft produce are good for the rural economy and the village, becoming attractors of visitors. Explore ways to enhance this activity and possibly extend it into the public realm in summer months
- Encourage home-based office and economic activities which are not traffic-generating

New Buildings

- Site-sensitive, contemporary, sustainable design recognising the special character of place will be encouraged
- Design for adaptability and flexibility –to promote long building life and socially sustainable settlements which recognise life change
- Conserve energy in buildings. Aim for zero carbon design and incorporate high insulation, passive design and energy-efficient components. Exploit orientation. (www.sei.ie)
- Shape building form to create attractive, usable public and private spaces. Design to minimise wind and overshadowing, and to enhance shelter and sunlight
- Use environmentally friendly and preferably local materials for construction. Minimise construction waste and spoil by careful specification and segregation
- Reduce water consumption through water-sparing sanitary equipment. Encourage rainwater harvesting and grey water recycling in new development

Section 3

Garristown Village Design Guidelines

3.2 General Village Objectives

3.2 General Village Objectives

3.21 Entrances to the Village

Generally:

- Upgrade village and speed signs
- The hedgerows and trees of the historic, leafy approach roads to Garristown should be rigorously protected, and where degraded, encourage new planting, with indigenous types
- New entrances on approach roads should be permitted only where a degraded section in hedgerow has been identified
- Protect stone walls

South Entrance

- Introduce trees / hedgerow on the approach road before the crossroads
- A paved platform to replace the existing traffic hump, would heighten the sense of entry

North Entrance

- Ensure that this exceptional approach road is not spoiled by ribbon development
- Consider traffic calming after the crossroads, with a paved platform and pedestrian crossing to slow traffic
- Retain the small, stone vernacular building, circled at 2, at the southeast corner of 'The Haggard', the field east of the graveyard. It is doing an important job in defining the entry to the village and enclosing the end of the Mall

West Entrance

- Discourage development on the North side of this approach road to define separation between village and open countryside
- Protect the dwelling and stone outbuildings which form the northwest corner. They serve an important place-making role
- Integrate the diagonal space at the crossroads with a proposal for the Design Yard on 'The Haggard'

East Entrance

- Retain the small vernacular building on the Northeast corner of the crossroads
- Discourage development on the North side of this approach to define separation between village and countryside
- The mature trees between the new town houses and the corner should be protected
- Stone wall perimeter edges, particularly at the y-junction must be preserved



Above: Proposal to widen the pavement in the Mall is an opportunity to give precedence to pedestrian needs, whilst at the same time slowing down traffic with a narrower carriage way. In this image it has been possible to show the wirescape removed and new lights more in scale with pedestrian needs.

3.22 The Public Realm

Generally:

- Promote the removal of overhead wires and poles
- Establish a principle of unfettered pedestrian and disabled mobility
- Reduce visual clutter, on-street signage and planters
- Bring green into the public realm by trees, grass, shrubs, preserving glimpses to countryside etc
- Where replacement of village outdoor furniture is deemed necessary, it should be contemporary in style and similar in type throughout the village to provide cohesive identity
- Assess existing litter bins – clean or replace where necessary with contemporary, attractive solutions
- Keep seats in good repair and regularly paint
- Preserve stone walls and trees
- New, contemporary street lighting of village scale relating to pedestrian routes and traffic will enhance safety and look better
- Proposed new tree planting on the Mall should be deciduous, preferably of a type to match the original Mall trees
- Encourage the implementation of a 'litter-free' Garristown
- Bollards are visually intrusive and best avoided in village locations. Favour trees or planting instead
- Reduce traffic speed by widening footpaths and providing accessible pedestrian crossings
- Act to deter new or existing semi-industrial 'spilling' onto the Mall, eg vehicular repair on Main Street

Opportunities

- Four raised, pavement pedestrian crossings are proposed on Main Street: at the Primary School, the Community Centre, the RC Church of the Assumption and at the proposed new Civic Park. Exact locations to be determined

3.23 Public Buildings

Generally

- Recognise the importance of setting and 'place-making' in new design
- Landmark buildings in Garristown, such as the RC Church and the Glanbia buildings are large in scale. Variations in scale alongside may be appropriate
- Introduce descriptive historical information in approved signage format for all heritage buildings

Primary School

- Provide pedestrian crossing to school
- The vehicular entrance requires visual enhancement. Render and paint raw blockwork to match existing
- Improve the uneven pavement
- Ensure perimeter wall is regularly cleaned/painted

Church of the Assumption (RC) and Carnegie Library

- Maintain perimeter stone walls and railings
- Painting of both sets of railings in the same colour will aid visual cohesion in the streetscape

Community Centre

- Encourage improvement and extension to the Community Centre, and plan for future community resources
- Funding opportunities, lottery etc, should be explored and professional advice sought
- A brief to cover those activities, existing and projected should be prepared by the Community Council
- Aim for flexibility of use
- Consider provision for an outdoor market, community garden etc

Church in Ruins and Graveyard

- Protect views from the graveyard eastwards
- Archaeological investigations must be carried out before any development on 'The Haggard'. In the interim, no earth removal or heavy machinery should be permitted on site
- Improve the pedestrian link to the Mall and consider incorporation within a pedestrian trail

3.24 The Buildings of Main Street, the Mall and the Village Core

Generally

- Adhere to the design requirements of the ACA, the LAP and the County Development Plan
- Design should maintain and conserve the architectural quality, character and scale of its surroundings
- Recognise the existing strong, coherent code that exists in the layout and buildings of the older northern core
- Existing 'gaps' between buildings, or stone walls, allow glimpses to the countryside beyond and add rhythm and character in the village streetscape. The urge to 'infill, particularly in the defined village core, should be resisted in favour of maintaining this attractive village characteristic
- The streetscape rhythm of two storey terraced buildings, single storey adjoining outbuildings and high walls, all set behind an identifiable building line should guide design solutions
- The existing imposing scale of buildings on the East side of Main Street is significant, suggesting opportunities for diversity of scale in new design
- Utilise a restricted design palette that recognises existing materials, scale and rhythm
- In new design, find a contemporary, simple, modern expression that learns from context and design creatively
- Avoid fussy detailing, porches, dormers, overhanging eaves, heavy barge boards - simple is best
- Make quality, solid boundaries, ie walls where fronting streets
- Quality, natural materials only should be utilised, and preferably locally sourced
- New planning applications on Main Street should be accompanied by a landscape analysis to ensure landscaping adheres to existing rules of grassed areas, single line of trees etc.
- Don't introduce 'fussy' landscaping – learn from what is there
- Ensure quality 'finishing' of all developments



Above: Old stonework, second hand slates and new timber in Kinsale, Co Cork

Below: Converted milking parlour with eco-friendly principles, using roof lighting to for daylight and ventilation and making it possible to retain original openings. Ballymurrin House, Wicklow,



18th and 19th century Dwellings - Guidelines for existing buildings

- Retain original features in existing buildings – slate roofs, vertical sash timber windows, timber doors some with fanlight, solid chimneys, stone doorsteps/thresholds
- Where inappropriate window or door replacement has occurred, encourage replacement with quality natural materials
- Protect adjoining outbuildings and walls in scale and proportion
- Encourage the return of render where it has been inadvisedly removed
- The ‘gaps’ between buildings, stone walls, outbuildings etc add interest in the streetscape and should be maintained
- Extensions should be subordinate to the original building and readily identifiable
- Refer to the ACA for guidelines

Stone Cottages and Outbuildings

- Encourage the careful, sensitive reuse of redundant stone outbuildings and cottages
- Identify those currently at risk and provide protection
- The rich heritage of stone facades on outbuildings should be preserved – they provide a contrast with the residential buildings
- Metal roofs provide a welcome contrast with slated neighbours. Their retention in the streetscape is desirable, but maintenance is recommended
- The slates of the older built heritage are larger than slates available today. These slates on older buildings should be preserved and carefully maintained.

Opportunity

- Prepare an inventory of stone outbuildings and cottages

Agri-Processing Warehouses, Silos and Structures Sites

- Undertake professional surveys to identify dangerous or toxic materials or land pollution, together with detailed proposals for removal or remedial work
- Existing concrete and wire fencing to boundary edges detracts from village appearance. Proposals for landscaping and screening of the frontage to Main Street and Chapel Lane should be an immediate priority
- Planning applications should incorporate the ‘Mall’ type planting of Main Street, with generous grassed verges and a single line of semi-mature indigenous trees
- Hedgerow and trees to match existing further eastwards should be returned to Chapel Lane

Section 3

Garristown Village Design Guidelines

3.3 Residential Design recommendations

3.3 Residential Design Recommendations

Provide a Site Design Statement, (See 3.4), to precede or accompany a planning application.

3.31 Aims:

- Design with careful regard to the objectives set out in Fingal County Development Plan, the Local Area Plan and the Architectural Conservation Area Plan for Garristown
- The achievement of high quality, innovative, safe and pleasant residential environments is a key objective
- Avoid typical patterns of estate housing - creative, site-sensitive innovation will be encouraged
- Respect neighbouring developments, the historical significance of the village and special character of site
- Allow the form of the land and landscape to shape design
- Residential amenity, environmental sustainability, high standards, quality materials and attractive forms are significant factors
- Apply Sustainable Design Objectives
- Avoid long straight roads in favour of gentle curves
- Provide for cycle and pedestrian routes to increase permeability and access in Garristown
- Courtyard development will be encouraged
- Make a secure, attractive, intimate feeling within the development, creating shared space and safe play areas
- Shape design for easy access by children to green areas and design
- Optimise views to green / open space to provide passive surveillance
- Reduce the options of 'front of house' car parking in favour of shared and supervised or garage solutions
- Exploit orientation to increase light and passive solar gain
- Shape design to reduce the visual clutter associated with rear gardens - sheds, washing lines etc
- Zero carbon design is required
- Consider overshadowing
- Use materials judiciously on site to enhance the ambience and create a sense of identity and place
- Create special places of intimate scale within the design
- Promote views to landscape

3.32 Form:

To provide:

- Simple legible forms of varying size and type
- High standard of detailing and workmanship
- Natural roofing materials
- Contemporary design
- Sustainable design



Above and below: New house in Co Antrim uses traditional materials and form in a contemporary interpretation. The traditional courtyard form, **below**, is sheltered and offers privacy to the occupants. Architect Neil Darby



3.33 Materials:

- High quality materials, if possible locally sourced
- Slate roofs
- Rendered elevations
- Timber windows and doors preferred
- Provide quality boundary walls, planters, seats and other special areas

3.34 Landscaping and Sustainable Drainage:

- Design and incorporate suitable landscaping, hard and soft
- Design to maximise microclimatic advantage
- New residential development should incorporate planting which takes into account existing tree types and patterns
- Identify plant and tree types at the outset. All external landscaping will require a completion certification to be submitted to Fingal County Council before residential units may be placed on the market

3.35 Soft Landscaping and Sustainable Drainage:

- Make it meaningful - to enhance privacy, to create attractive neighbourhoods or to provide play area
- Learn from existing on-site planting and local planting
- Retain and protect all existing mature, healthy trees and hedgerows
- Promote co-ordinated planting at boundary edges
- Be creative but keep it simple – identify specific types to bring simplicity and cohesion
- Use soft landscaping as an opportunity for permeable drainage surfaces, and make swales (shallow channels in green areas which have the capacity to hold surface water and slow down the entry of water into the local stream and River Delvin).
- Use pervious materials on areas which may normally be hard such as parking areas, and recreational areas. These must be designed as engineering contributions with a high landscape sensitivity.

3.36 Hard Landscaping:

- Minimise hard landscaping; use permeable gravel or hogging where appropriate.
- Quality materials; resist the tendency to cover paved surfaces with cobble effect concrete bricks. The appearance of these areas deteriorates with use, whereas natural stone, appropriate to location, has a more durable lifespan
- Hard landscape space should have a useful purpose. Left over hard surface space may be a future liability.

3.4 Site Design Statement (SDS)

All development must reflect the need to safeguard the quality of village life in Garristown, to protect, and to enhance, the character of its environmental assets.

Successful design relies on effective contextual analysis to identify the characteristics of place - scale, character, rhythm, materials, opportunities, challenges and even the oddities in a particular streetscape. The aim should be to stimulate contemporary reinterpretation and placemaking.

This document suggests that all planning applications within Garristown RV1 should be preceded or accompanied by a Site Design Statement with accompanying contextual photographs and maps. This checklist is not intended to be prescriptive, since each proposal will have its own specific influences and requirements.

An SDS should include the following:

- Introduction - the applicant, the proposal, existing use and planning history if any.
- Planning Requirements - County Development Plan, Local Area Plan, Architectural Conservation Area, zoning, designations applicable to site or adjoining lands, protected structures, archaeological interest
- Development context – existing pattern language, neighbouring buildings, uses, character, materials, scale, rhythm, frontage widths, landscape, etc
- The Site - Site dimensions, topography, orientation, overlooking, views and prospects drainage, plot ratio, site coverage, location and capacity of services and relevant planning conditions
- Proposed Use – main issues, attractor/generator of activity, benefits, challenges
- Urban Opportunity - identify benefits to village
- Design Opportunities - identify the main design issues
- Landscaping Opportunity- vegetation and landscape features
- Vehicular and Pedestrian Opportunities – safe pedestrian routes and linkages
- Preliminary Design Proposal - Summary of design aims, preliminary sketches including Before and After sketches of the streetscape





