



Community Centre

- Provide wider pavement on road, or bollards to discourage on-pavement parking in front of the centre, eventual parking and pedestrian link behind the building
- Encourage improvement and extension to the Centre, and plan for future community resources on or near to it
- The Centre may be able to act as a focal point to develop further potential for tourism development in the village
- Consider making provision for an outdoor market, preferably on land adjoining the cluster of vernacular buildings beside the pub

3.24 The Village Core

Generally

- Adhere to the design requirements of the Village Character Protection Zone the LAP and the County Development Plan
- Design should maintain and conserve the architectural quality, character and scale of its surroundings
- Recognise and work with the existing scale that exists in the layout and buildings of the Main St
- Existing 'gaps' between buildings, or stone walls, allow glimpses to the countryside beyond and add rhythm and character in the village streetscape.
- The diverse streetscape rhythm of single and two storey buildings, adjoining outbuildings and high walls, all set behind an identifiable building line should guide design solutions
- Utilise a restricted design palette that recognises existing materials, scale and rhythm
- In new design, find a contemporary, simple, modern expression derived from context and design creatively with it
- Avoid fussy detailing, porches, dormers, overhanging eaves, heavy barge boards - simple is best
- Make quality, solid boundaries, ie stone walls where fronting streets
- Quality, natural materials only should be utilised, and preferably locally sourced; stone, natural slate and timber windows and doors
- Don't introduce 'fussy' landscaping – learn from what is there
- Ensure quality 'finishing' of all development in and around the village

More Specifically for Ballyboghil village architectural heritage

- The traditional village street pattern and structure is still evident, and should not be further eroded by boundary hedgerow removal, or demolition of vernacular buildings.
- Some of the old vernacular buildings are at risk of demolition and need to be examined to establish and protect their heritage significance. Their retention is paramount and will need expert help to ensure that they may be reused and are not lost by default. These buildings, and a 'Village Character Protection Zone' are identified in the Village Design Framework Plan (VDFP)
- There are several stone built buildings of quality and interest, from the nineteenth century and possibly before.
- Mature trees in the village are an important part of the distinct character of the village, especially along the river. They need to be mapped and listed for protection.



Guidelines for Church, pub, community centre and some non-vernacular farm buildings

- Retain original features – for example: 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
- The 'gaps' between buildings, stone walls, outbuildings etc add interest in the village streetscape and should be maintained
- Extensions should be subordinate to the original building and readily identifiable



Vernacular Stone Cottages and Outbuildings

- Encourage the careful, sensitive reuse of redundant stone and outbuildings and corrugated iron clad and roofed agricultural buildings
- 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
- The slates of the older built heritage are larger than slates available today. These slates on older buildings should be preserved and carefully maintained

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 **'Village Character Protection Zone'** proposed in this Plan
- 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 is needed
- 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 in development areas to increase permeability and access
- Courtyard development may be suggested where appropriate
- Make a secure, attractive, intimate feeling within development, creating shared space and safe play areas
- Shape design for easy access by children to green areas; design for safe children's play in public areas close to home
- Optimise outlook to green / open space to provide passive surveillance
- Reduce the options of 'front of house' car parking in favour of shared and supervised small groups or garage solutions; it will help to create a more attractive, less repetitive environment
- 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 the aspiration - creating a house which makes a positive impact towards use of renewable fuels
- Consider and avoid overshadowing where possible
- 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
- Considering current difficulties with housing provision, care is paramount in the management of unfinished housing schemes to provide interim safety measure to protect sites and buildings in a visually satisfactory way and with due consideration for existing households.





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

3.33 Materials:

- High quality materials, if possible locally sourced
- Slate roofs generally
- 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).
- 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 Ballyboghil, 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 place-making.

This document suggests that all planning applications within Ballyboghil 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, zoning, '**Village Character Protection Zone**', designations where applicable to site or adjoining lands, protected structures, archaeological interest, National Monuments in vicinity.
- 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, including sustainable drainage proposals
- 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



