

### 3.3 Development sites south of R125 Areas, 7 and 8



The R 125 regional road passes through Rowlestown. Although measures are proposed for traffic calming, it is prudent to limit the number of plots accessed off the road. Areas 7 and 8 are suitable for a small number of large plots, connected by an internal access road in area 7 and two shared access roads in Area 8. Combining the limited access points with low density development will optimise the balance between safety for vehicular traffic on the R125 and development on these contiguous plots.

Areas 7 and 8, **above**, lie directly to the South of the R125. The existing patterns of delineation by hedgerow are retained, and access is limited to three entrances off the R125. According to the shape of the boundaries, the houses are clustered around landscaped entrance avenues and shared greens. As the built areas are set back from the road, they provide easily accessible yet private groups. Pedestrian access is proposed to the low-lying riverside area to the north of the R125, with pedestrian crossing and a walking route to the school. The intention is to extend this route southwards through Development Area 8, linking into the existing housing along Rath Lane. This will allow for safer pedestrian movement to the village centre and school, away from the roads, although a pedestrian crossing for the R125 is needed.

# Areas 7,8

Clockwise from **top left**: location map, site existing, site proposed, axonometric view of 3D model, Area Plan



Areas 7 and 8, **above**, lie directly to the South of the R125. According to the shape of the boundaries, the houses are clustered around landscaped entrance avenues and shared greens. As the built areas are set back from the road, they provide easily accessible yet private groups.

## 3.3 Design Code:

R125 Road, Areas 7 and 8

### Area 7

Two accesses are necessary to serve two fields where development can be set back from the road. Between the two is the defunct petrol station and convenience shop which are in an unsatisfactory position on the road, although the absence of any shop in the village is regrettable. Eight plots are gathered around in two clusters, one with five houses and an attractive shared green. The other, due to the shape of the site, has a three house cluster with a more linear, attractive landscaped avenue. Two storey, and possibly two and a half storey houses may be considered.

Area 7: (3.43 Ha) Potential density: 2.33 units/Ha  
- Potential yield of 8 residential units

### Area 8

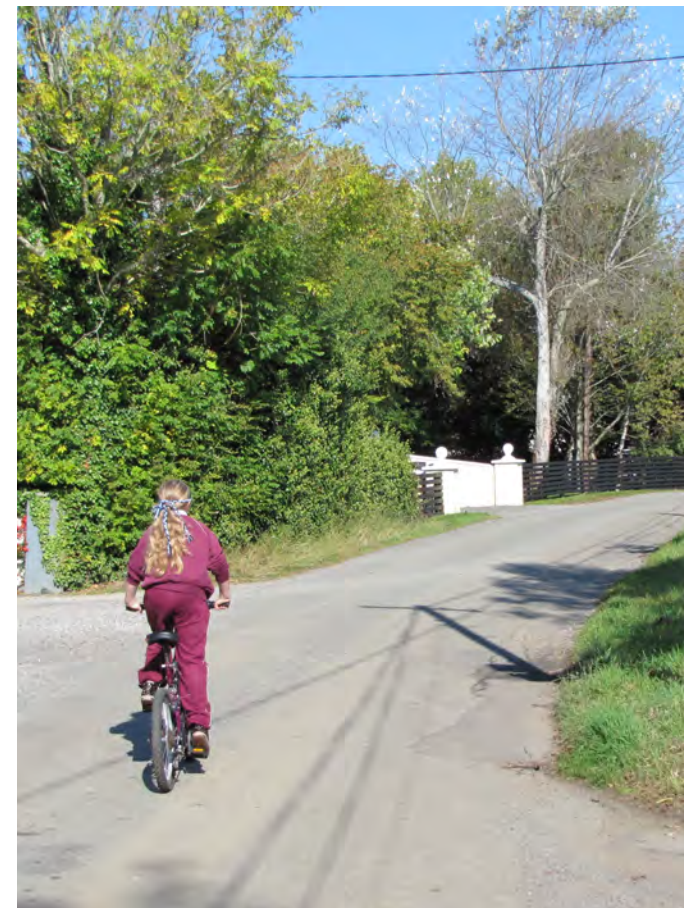
This area is served by a single loop, accessed from a new entrance and sharing an existing entrance at its western end. The houses are strung along the road access: a group of eight is clustered around shared green space. Three further houses, due to the shape of the site, are spaced out along the road, enjoying an attractive green area on the opposite side. A pedestrian and cycle link from Rath Lane is proposed, connecting onwards to village centre. Two storey, and possibly two and a half storey houses may be considered.

Area 8: (4.75 Ha) Potential density: 2.31 units/Ha  
- Potential yield of 11 residential units

*This part of the Design Code is a specific application to ensure that ‘VILLAGE QUALITY’ be maintained through a combination of protection of the landscape and rural character, and village quality requirements for design. A Generic Design Code, incorporating more general issues of good practice is included in Section 4 of the report.*

### Design Code for Areas 7 and 8

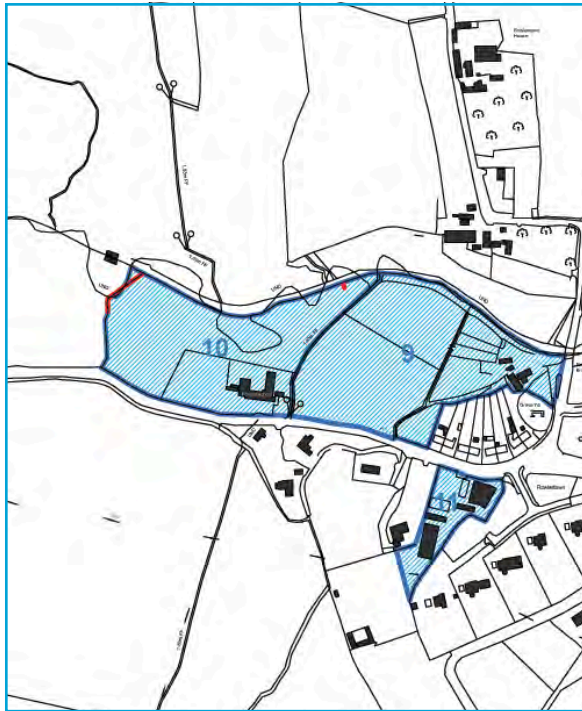
- Retention of hedgerow field boundaries is required, modified as necessary by landscape plan to be prepared by the developer.
- Trees on site and boundary to be protected and pruned, suitable and safe for public access, and according to a landscape plan, prepared by the developer.
- The houses front onto landscaped areas. Boundary divisions onto these public areas should be hedgerow planting and not exceeding 1.2m height at front and 2m at sides. The species of hedgerow to be mixed hawthorn and beech, planted in a single contract before sale of dwellings.
- Houses generally two storey in this area have substantial gardens, and a garage space which may also be used for home business purposes, subject to approval. Two and a half storey houses may be considered



**Above:** Rath Lane, a quiet residential lane, lies outside the VDFFP boundary. It is close to the village centre, south of the R125. It is proposed to link the Lane with a pedestrian and cycle access, providing a walking, cycling link across the R125 by pedestrian crossing, and up to the school.

### 3.4 West of Village

Main Road, R125, and Old School Areas 9,10, including 11



The western end of the village acts as an entrance from the main road, R125, signalled by the Old School. It also includes the riverside and its wooded landscape on either side. Travelling from Ashbourne, there is little indication of the village until the R125 passes the cottages on the left and meets the junction up to Rowlestown House and the village centre. The western end presents an opportunity to announce and define the entrance to the village, with development around the Old School facing onto the riverside landscape and fronting onto the R125.



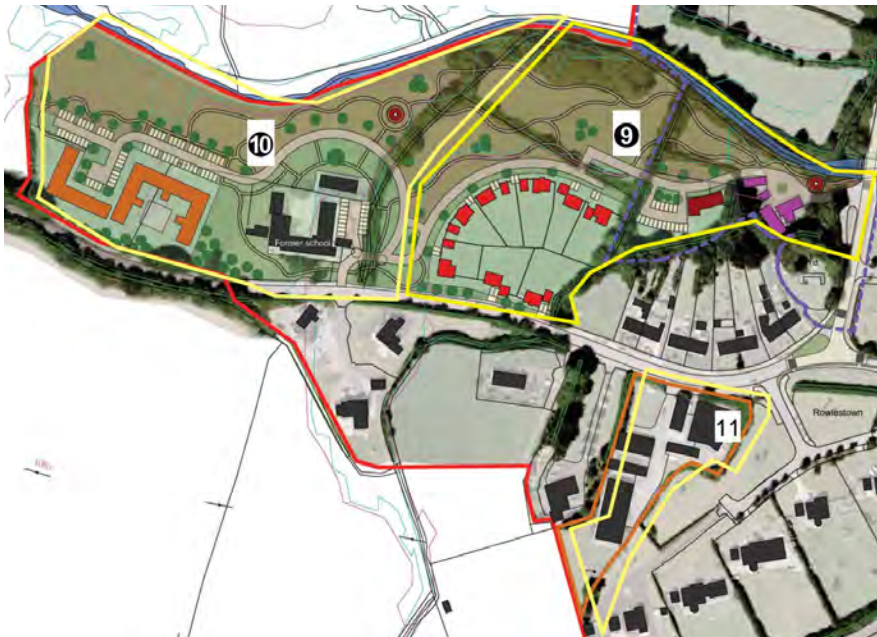
**Above:** The western end of the village offers an opportunity to extend the residential component along the main road and to anticipate reuse of the old school as a refurbishment project, which could provide community use in some of the spaces and the possibility of small start up enterprise spaces. Provision is made for a commercial zone, well located on the regional road and benefitting the village. The riverside area is an important amenity for the proposed housing, but also links in to the linear riverside park proposed to follow the river over the length of the village and further as a proposed long term regional recreational facility which in time may stretch to the Broadmeadow estuary. area 11 allows for revitalisation of existing Rowlestown Business Centre, shown **above**.

# Areas 9, 10, 11

Clockwise from top left: site existing, site proposed, axonometric view of 3D model



Area 10 anticipates reuse of the old school as a refurbishment project, providing community use and the possibility of small start up enterprise spaces. A commercial zone is located on the regional road. The riverside area is an important amenity for proposed housing in Area 9, but also links in to the linear riverside park proposed.



## 3.4 Design Code:

R125, Areas 9 and 10

### Area 9

The area helps to connect development along the riverside, and away from the R125, making for a coherent village structure with mixed uses. It creates the link between the Old School site and the Old Mill site, and onwards across the bridge to the village centre.

Area 9: (3.15 Ha) Potential density: 5.71 units/Ha

- Potential yield of 8 residential units (1.4Ha)

- Renovation of mill building to pub / restaurant (0.73Ha)

- Riverside amenity park (1.02 Ha)

- Access from a single, common access point off R125 for Areas 9 and 10.
- Residential use and amenity riverside area are included.
- Allowance for up to 8 houses, with max two and a half storeys scale.
- Garage with on-site parking space for 2 cars per dwelling
- Frontage onto green area with common verge between house frontage and access road
- Frontage line follows circular edge, with two houses fronting onto R125
- Materials: Slate roofs, render and painted walls,
- Planting: hedgerow 1.2m, beside access road along common verge frontage.
- Landscape layout for riverside amenity to include footpaths and shared footpath / cycle path, with easy maintenance open area to riverside, and designed to link to Area 10.
- Trees on site and boundary to be protected and pruned, suitable and safe for public access, and according to a landscape plan, prepared by the developer.

The **Old Mill** has been identified as a building of significance in the tradition of vernacular buildings in the county. It is imperative to retain its essential quality whilst generating a sustainable new use for the buildings. A conservation plan for the complex is necessary. Allowance has been made for some extension of the complex and car parking to help to maintain the integrity of the group of buildings.

- Conservation Plan is required to ensure positive and sustainable reuse without loss of essential character.
- Access from the bridge end is limited to pedestrians, cyclists only.
- Car parking, servicing provision to be made in adjoining open area, West of the building complex.
- New building should be compatible in scale with older buildings, albeit of modern design.
- External paved and grassed areas should be designed to avoid hard materials and with simple planting to allow the qualities of the vernacular buildings to predominate.

### Area 10

The **old school** is a potential resource for the village. It is located, at the edge of the village, yet it is close to the area proposed as village centre, and could easily be connected with a public footpath / cycle path.

The school retains its disposition of classrooms and a meeting hall, and attractive surrounding outdoor spaces. The project could offer a cultural / recreational facility for the village and extended area. As may be exemplified by the remarkable Seamus Ennis centre for traditional music in The Naul, the location and accessibility of the old School could attract a large hinterland population. The Old School site has good potential for community-related and enterprise development.

Area 10: (2.64 Ha)

- Business park

- Riverside amenity park (1.02 Ha)

- Refurbishment of school into business centre and / or community related uses

- Access from single, common access point off R125 for Areas 9 and 10.
- Mixed commercial, enterprise use; and cultural, recreational use; determined after survey of existing building. Alternative uses may be considered.
- Retention of essential components of existing school, its relationship with spaces outside and its frontage to the road.
- Protection of existing landscape elements around the school.
- Any extension or alteration to school to be kept within its current curtilage.

The **adjacent field** with frontage onto the R125 is designated for commercial enterprise at a moderate scale to attract businesses originating in the rural hinterland with growth potential.

- New commercial / enterprise development will act as a marker building for the village on the R125. Design and presentation needs to acknowledge its gateway significance.
- Materials to be appropriate to a quality new building complex with controlled graphic treatment.
- Landscape layout for riverside amenity to include footpaths and shared footpath / cycle path, with easy maintenance open area to riverside.
- Trees on site and boundary to be protected and pruned, suitable and safe for public access, and according to a landscape plan, prepared by the developer.

### Area 11

This area allows the continuation and revitalisation of Rowlestown Business Centre.



The Village Development Framework Plan is prepared at a scale of 1:2,500. The illustrations in this Section of the report are reduced and not to scale. The Plan is available separately to scale or in digital format

<b>LEGEND</b>		Proposed Village Green		Proposed Civic Space
		Proposed Terraced Community Garden		Proposed Paths
		Proposed School Community Garden		Proposed Car park areas
		Proposed Children's Playground		Proposed Pedestrian priority space
		Proposed "Health-Hub"		Proposed Street
		Proposed Open Space		Proposed Pedestrian Crossing
		Proposed Extensively Managed Open Space		Existing Buildings
		Proposed Private Space		Protected Structures
		Proposed serviced sites		Proposed single storey dwellings suitable for the elderly
		Architectural Conservation Area		Existing Two Storey Dwellings
		Proposed Allotments		Existing vernacular buildings to be retained
		Hedgerows and trees to be retained		Rowlestown Business Centre
				Proposed retail / commercial units
				Proposed business units
				Proposed retail / commercial units

<p><b>Area 1: (1.65 Ha)</b> Potential density: 15.57 units/Ha</p> <ul style="list-style-type: none"> <li>- Proposed Community Garden (0.19Ha)</li> <li>- Potential yield of 15 residential units (1.22 Ha)</li> <li>- Potential yield 4 single storey dwellings, suitable for the elderly</li> <li>- Proposed civic space &amp; commercial / retail (0.24Ha)</li> </ul>	<p><b>Area 6: (0.96 Ha)</b> Potential density: 7.69 units/Ha</p> <ul style="list-style-type: none"> <li>- Potential yield of 30 residential units - Phase 1 (3.94Ha)</li> <li>- Long term development lands (3.12Ha)</li> <li>- Riverside amenity park (2.24Ha)</li> </ul>
<p><b>Area 2: (1.38 Ha)</b></p> <ul style="list-style-type: none"> <li>- Potential yield of 8 residential units on 8 private serviced sites</li> <li>- Proposed Children's Playground, Carpark area</li> <li>- Relocated Community Hall</li> <li>- Terraced Community Gardens / Adventure trail</li> <li>- Health hub</li> <li>- Riverside amenity park (0.69 Ha)</li> </ul>	<p><b>Area 7: (0.43 Ha)</b> Potential density: 2.33 units/Ha</p>
<p><b>Area 3: (2.65 Ha)</b> Potential density: 13.49 units/Ha</p> <ul style="list-style-type: none"> <li>- Potential yield of 18 residential units</li> <li>- Potential yield 4 single storey dwellings, suitable for the elderly</li> <li>- Proposed Nursing home (0.47 Ha)</li> <li>- Riverside amenity park (1.23 Ha)</li> </ul>	<p><b>Area 8: (4.75 Ha)</b> Potential density: 2.31 units/Ha</p> <ul style="list-style-type: none"> <li>- Potential yield of 11 residential units on 11 private serviced sites</li> <li>- Riverside amenity park (1.02 Ha)</li> </ul>
<p><b>Area 4: (5.67 Ha)</b> Potential density: 6.46 units/Ha</p> <ul style="list-style-type: none"> <li>- Potential yield of 36 residential units &amp; associated open space, including 4 no. serviced sites</li> </ul>	<p><b>Area 9: (0.15 Ha)</b> Potential density: 5.71 units/Ha</p> <ul style="list-style-type: none"> <li>- Potential yield of 8 residential units (1.41Ha)</li> <li>- Relocated of mill building into pub / restaurant (0.73Ha)</li> <li>- Riverside amenity park (1.02 Ha)</li> </ul>
<p><b>Area 5: (2.08 Ha)</b> Potential density: 11.26 units/Ha</p> <ul style="list-style-type: none"> <li>- Potential yield of 16 residential units (1.42Ha)</li> <li>- Riverside amenity park (0.69Ha)</li> </ul>	<p><b>Area 10: (2.84 Ha)</b></p> <ul style="list-style-type: none"> <li>- Business park</li> <li>- Riverside amenity park (1.02 Ha)</li> <li>- Relocated of former school into business centre</li> </ul>
	<p><b>Area 11: (0.85 Ha)</b></p> <ul style="list-style-type: none"> <li>- Existing Rowlestown Business Centre</li> </ul>



Section 3



Photomontage view of proposed future development and green infrastructure  
added to aerial photograph taken in July 2011





Section 4

Rowlestown: Village  
Design Code