

APPENDIX A:
Kiltiernan Neighbourhood
Framework Plan

Kiltiernan Neighbourhood Framework Plan

January 2010

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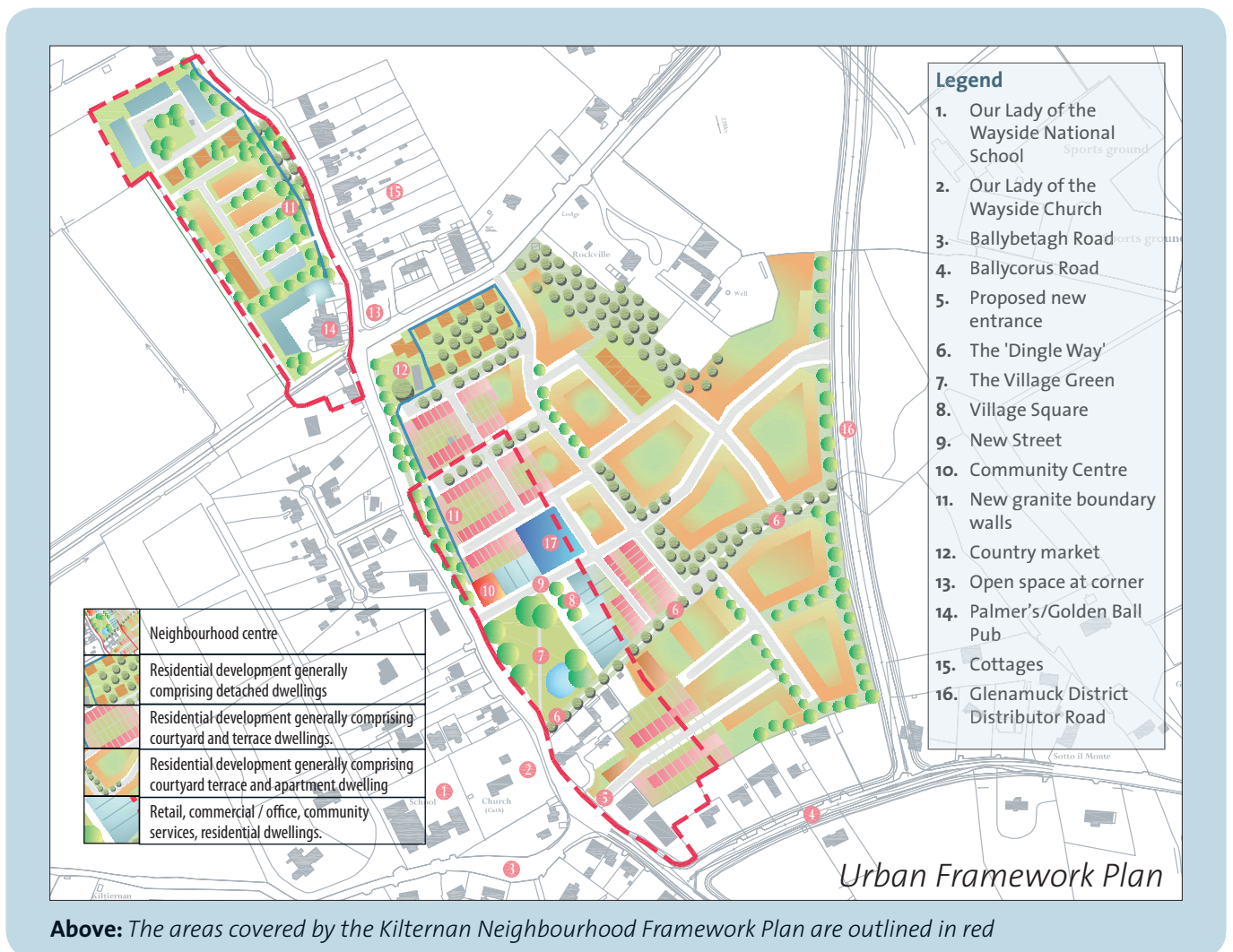
Kiltiernan Neighbourhood Framework Plan

Context

On foot of the adoption of the Kiltiernan/ Glenamuck Local Area Plan in July 2007 a short Neighbourhood Framework Plan (NFP) is required to guide the development of the Primary and Secondary Neighbourhood Centres at Kiltiernan. Local Area Plan Objective E sets out the specific requirements of this Plan,

'Prior to the development of the Primary Neighbourhood Centre located at Parcel No. 22, and adjacent lands at Parcel No. 21, which is also zoned 'Objective NC', and the Secondary Neighbourhood Centre at Parcel No 13a and 13b, a short Neighbourhood Framework Plan - with particular emphasis on such matters as proposed Urban Form, Urban Design Features, Architectural Style, Materials, Colours, Urban Space/Activity/Community Areas, and other relevant features, - shall be prepared by the Council for consultation and to help guide the eventual form of the Primary and Secondary Neighbourhood Centres. The Framework plan will have regard to and be sympathetic to the special character of Kiltiernan and its rural identity.'

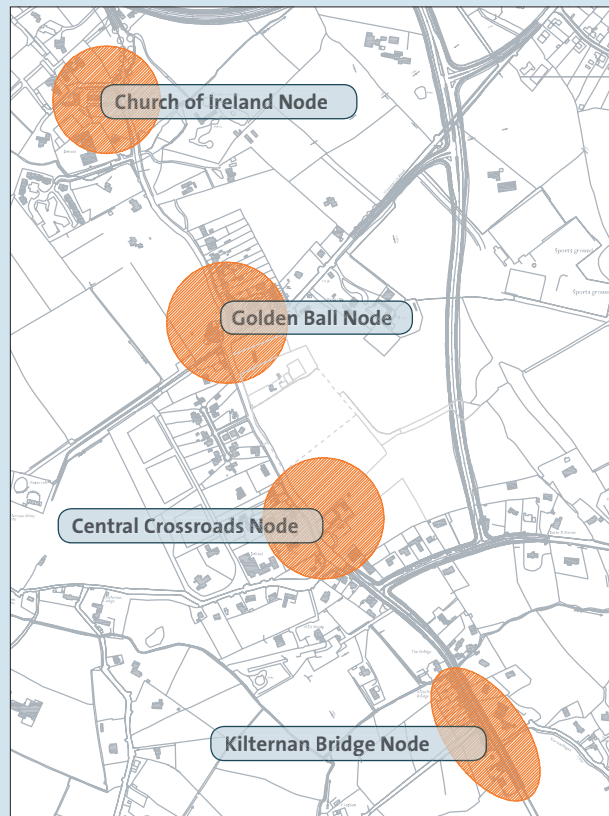
As such this Plan focuses on the development parcels noted but also anticipates emerging development in the broader context. It will concentrate in particular on the urban form layout and urban spaces appropriate to the Neighbourhood Centres together with a commentary on appropriate styles and materials.



Appraisal

The adopted Kiltiernan / Glenamuck Local Area Plan, 2007, describes in detail the contextual setting of Kiltiernan, in particular its position at the foothills of the Dublin Mountains and the significance of the Enniskerry Road as a strategic route leading southwards from the city. It notes that while *'development has to some extent clustered around the Glenamuck / Enniskerry Roads and Enniskerry / Ballycorus / Ballybetagh Road junctions, the overall development pattern is very linear and fragmented and as such, the LAP area lacks a strong physical identity or indeed, focal point.'*

The Historic Landscape Character Assessment carried out by DIT (2004) also describes this settlement pattern identifying clusters of development 'nodes' at certain points along the road. The nodes that it identifies which are of significance to this Neighbourhood Framework Plan include the Church of Ireland Node, the Golden Ball Node, and the nodes at the intersection of Ballybetagh and Ballycorus Roads.



Above: Kiltiernan is characterised by a dispersed settlement pattern (left) with clusters of development 'nodes' at certain points along the road (right).

The Enniskerry Road links these nodes with the more scattered and fragmented developments that lie between them. The character of the area is largely defined by the road with its bends and twists. The character of the area is also defined by the sense of enclosure created by dense stands of trees and walls along the edge of the road. This character varies from tree lined enclosed and 'sylvan' at the Kiltiernan Church of Ireland Parish becoming more open with vistas unfolding to the mountains as one moves south to Our Lady of the Wayside Church and the intersection with Ballybetagh Road. Throughout the area there are attractive buildings of considerable character. These vernacular buildings which are generally low, reflect the agricultural and rural past of the area. It is these elements –rural buildings, trees, and walls punctuated by the more dramatic ecclesiastic buildings that define the special character of Kiltiernan.