

The character of the area is largely defined by the bends and twists of the Enniskerry Road, dense stands of trees, walls, vernacular and ecclesiastic buildings.

As the Local Area Plan notes however the village does not have the concentrated centre found in some rural towns but is instead dispersed. In some places where enclosure has been lost, the area lacks spatial definition. The effect of through traffic along the Enniskerry Road (R117), also significantly erodes the qualities of the area and the potential to create a strong 'sense of place'.

Proposed Urban Form

Goals and objectives

The challenge of the urban design framework is to guide development in a manner that creates an environment that builds upon the specific qualities of Kiltiernan. It also offers a historic opportunity to create a real centre that can become the heart of the village. Good quality urban design is central to creating vibrant and attractive places and when employed with moderate to higher densities can help achieve a more efficient use of existing lands, resources and infrastructure. Good urban design is essential if the County is to produce attractive, high quality, sustainable places in which people will want to live, work and relax.

Several potential scenarios exist for developing the Neighbourhood Centre lands. One option is to consider Enniskerry Road as a 'Main Street' that can link the two zoned parcels of land. However this strategy is problematic as the qualities that characterise a traditional main street are unlikely to come to fruition -such as enclosure and active commercial uses on both sides. It is also considered that a long linear or 'ribbon' development would not be a form that is *'sympathetic to the special character of Kiltiernan and its rural identity'*.

The Neighbourhood Framework Plan instead seeks to reinforce the existing pattern of nodes creating clusters of development while at the same time reinforcing the walls, trees and scattered buildings that both link and separate each node. The Local Area Plan sets out that Development Parcel 22 will be the primary centre and the visual primacy of this centre over development Parcels 13a and 13b should be reflected in the final urban form. It is also considered sensible to concentrate the main element of retail to the Primary centre and link it with community facilities to create a sense of vitality within the village core that encourages daily social exchange and minimises the necessity to take multiple car trips.



Above: A self contained development of complimentary uses will be created at the secondary Neighbourhood Centre . With the exception of some minor retail connected to Palmer's Pub, development will be designed and set behind stone walls and trees and will not present commercial or retail frontage to the Enniskerry Road in competition with the primary centre.

Such activity and uses require a significant public space to create a central focus for the Village. Several potential models for such spaces exist such as plazas and squares. However taking account of the rural nature of Kiltarnan, it is considered that the form of a traditional Village Green offers the best model. Such a space will resonate with the rural character of the area and offers the potential to be actively used for a variety of uses such as play or market spaces.



Above: *The Crescent at Tyrrellspass^[1], the Green and tree lined roads at Sandymount represent potential models for the development of Kiltarnan.*

[1] Photograph accessed at www.buildingsofireland.ie/niah/images/survey_specific/wm_tyrrellspass.jpg

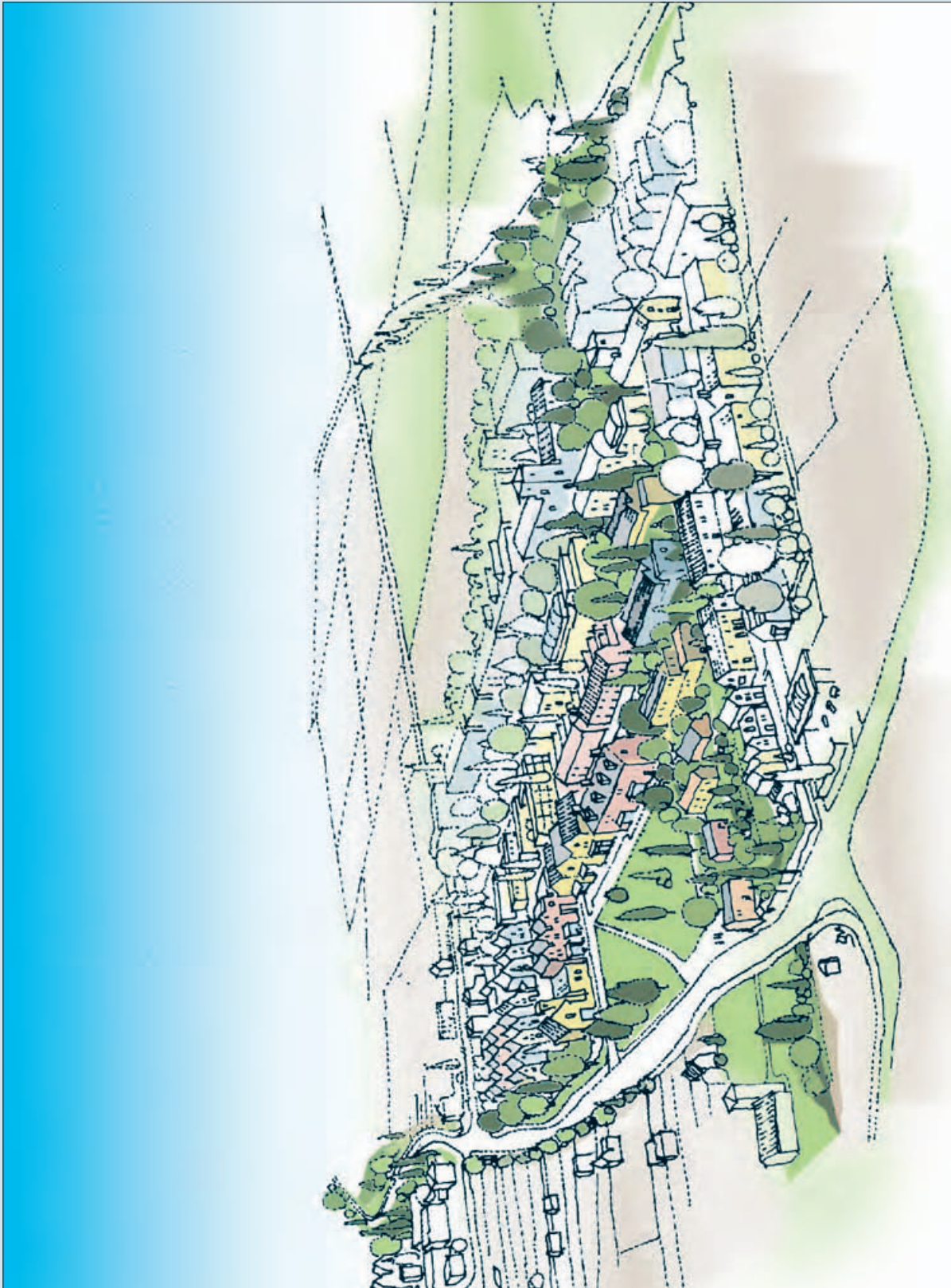
Therefore the framework plan aims to:

- (i) Reinforce the node centred on Our Lady of the Wayside Church and to concentrate retail, commercial and community activities in one area centred on a new 'green' that will become the heart of the village. Maintain the scale and height of existing development along the Enniskerry Road. Direct higher and denser development away from the road edge deeper into the zoned development lands.
- (ii) Create a self-contained development of complimentary uses on the secondary Neighbourhood Centre on Parcel Nos. 13a and 13b. This development will be designed and set behind stone walls and trees and will not present commercial or retail frontage to the Enniskerry Road in competition with the primary centre.
- (iii) Strengthen the elements that link these nodes by retaining existing walls where possible and where appropriate, building new walls to create visual and spatial enclosure. At the same time sufficient space for abundant tree planting and generous pavements should be allowed. Co-ordinated lighting, seating and soft planting should be introduced along the Enniskerry Road.



Above: Impression of a small retail unit adjoining the Golden Ball / Palmer's Pub together with new walls and street furniture.





Above: Aerial view of the proposed village green and Dingle Way.

Urban Design Elements and Features

The following section sets out urban design principles for the creation of good places. These principles reflect the guidance of documents such as the Urban Design Manual – A Best Practice Guide (May 2009) and the earlier Urban Design Compendium (2000). These principles underpin the Neighbourhood Framework Plan for Kiltiernan as follows:

Permeability

A successful place is easy to get to and move through. Places should connect to their surroundings. A successful place gives people the maximum amount of choice of how to make a journey and takes into account all forms of movement (foot, cycle, public transport and car).

The Neighbourhood Plan creates a network of interconnected spaces based largely on the concept of small ‘perimeter’ blocks arranged in a loose grid. These blocks should be sized between 40 metres and 80 metres to allow for the easy movement of people. The perimeter block is seen as the best typology to create a clear distinction between public and private space. Larger blocks to accommodate buildings such as the supermarket may be necessary, to hide blank walls and service areas from the public realm.



Above: In Kiltiernan the activities are concentrated around the Village Green to create an atmosphere of vitality.



1.



2.



3.



4.



5.



6.



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9.



10.



11.



12.

Lessons from Dalkey

The sketches above highlight some of these qualities that characterise a special place like Dalkey. Many lessons can be learnt from successful places and used in creating a new heart for Kiltiernan.

The entrance to Dalkey (1) is dramatically framed by the backdrop of Dalkey Quarry. Dalkey has an unfolding sequence of views (2,3,4) emphasised by the curve of the main street. Occasionally the main street narrows particularly between the Town Hall and the gable wall of the Church (5) an experience counter pointed by long distance views out to Dalkey Hill (6). The main street has a sense of visual enclosure (7,8) and is framed by buildings generally of narrow widths and characterised by variety in styles, materials textures and scales (9-12).