

Comhairle Contae Thiobraid Árann Thuaidh
North Tipperary County Council



GARRYKENNEDY

VILLAGE DESIGN STATEMENT

DEC 2007

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1.0 INTRODUCTION

1.1 What is a VDS?

The village of Garrykennedy has a distinctive and diverse character, which is highly valued by its local residents. As the village continues to evolve, this process of change needs to be positively managed so that the unique qualities that contribute to the village's identity can be protected and enhanced, whilst managing future growth and new development.

A 'Village Design Statement' (or VDS for short) provides an account of the distinctive character of the village. The VDS helps all those involved with the future planning and enhancement of the village to understand what is important to local people and what aspirations the community has for the village.

Through a series of Design Guidelines, the VDS identifies what is worthy of protection and where improvements should be made. The VDS reflects the views and requirements of Garrykennedy's residents who participated in the VDS process.

Although non-statutory, this VDS shall be noted by North Tipperary County Council

as supplementary planning guidance for use alongside the County Development Plan and Local Area Plans. The VDS may also be used by the community to approach various funding organisations to fulfill various community aspirations and desires.

1.2 Who is the VDS for?

This VDS is a valuable resource of information about Garrykennedy for reference by individual householders and businesses, builders, developers, architects and statutory bodies.

1.3 How will the VDS work?

This guidance should be viewed as a stimulus for encouraging any new development or other proposals to respect and enhance, rather than compete with, the valued character features that define the village.

The VDS consists of a written statement, photographs and maps. The written statement contains sections which highlight the unique qualities of architectural, historical and natural importance that contribute to the village's character, and is followed by broad design guidelines to both safeguard its distinctive character and

enhance quality of life within the village. The photographs and maps give a graphic representation of the character and guidance of the VDS.

This guidance should be viewed as a stimulus for encouraging any new development or other proposals to respect and enhance, rather than compete with, the valued character features that define the village.

1.4 How has the VDS been produced?

This VDS has been produced through an extensive community consultation programme, including an introductory meeting and community workshop. This has been in partnership with the residents of Garrykennedy, North Tipperary County Council, and with the support of The Heritage Council.

Garrykennedy community workshop



2.0 VILLAGE PROFILE

2.1 Location and Profile

Garrykennedy (*Garraí Uí Chinnéide*) is located north of Portroe less than two miles off the Nenagh-Ballina R494 lake-drive road. The settlement is located at the edge of Lough Derg. Fronted by two impressive harbours, Castle (in ruins) and a slipway. Garrykennedy is a small rural lakeside village with a distinctive character defined by traditional buildings, stone walls and lake harbours. The land surrounding the village rises and is wooded with many farms.

The village is a popular centre for fishing and water sports and attracts a large number of visitors to the area. Over the years, the village has entered and been commended in the Tidy Towns competitions. The Lough Derg Way passes through the village.

The main street is small, consists of only nine properties and offers two pubs and restaurants famous for their traditional music and good food, and recent dwellings beside an 18th century cottage. The settlement has a number of

public amenities such as picnic and barbeque areas, public toilets, forest walks, tourist information notice boards, holiday cottages and marina.

2.2 Population

Although the core of the village is quite compact, Garrykennedy extends over a much larger area. It has approximately 50 residential buildings within the village area accounting for a population of about c.100. Of the 50 residences in Garrykennedy, 25 (50%) are holiday homes with no one residing in them on a permanent basis. If the settlement continues to follow this pattern of development, it will result in all the negative aspects associated with rural development in Ireland without any of the benefits of community and cultural development.

Table 1 shows the percentage population increase for Castletown District Electoral Division (DED) between 1991 and 2006. This demonstrates that during this period the population of the Castletown DED grew by 24.4%. In fact there has been a higher increase in population in Castletown between the 1996/2002 Census (6.5%) and the 2002/2006 Census (10%).



2.3 Brief History

The history of Garrykennedy dates back to the Norman era, when the village was the stronghold of the O’Kennedys. The ruins of their castle, built in 1480 on the lake shore remains the centerpiece of the village today.

The old stone Quay in the village was built in the late 1700’s (extended in 1829) using stone from the old castle. The Quay was used in the 1800’s to ship slate from the nearby slate quarries in Portroe

For centuries Garrykennedy with its sheltered harbour has been an important port on the River Shannon. The old Irish clans of O’Kennedy and O’Brien of Arra were ‘kinsmen’ and with the building of the castle towards the end of the 15th Century they were able to control the harbour together with the surrounding countryside.

With the passing of time their fortunes waned and the advent of Cromwell saw an end to their power and influence. Post Cromwellian Garrykennedy and its castle being starkly described in the civil survey of 1654 as ‘the demolished castle of Castle Gael and six thatch tenements’.

Presumably the Cromwellian grantee of Garrykennedy, Henry Feltham and his successors the Watson’s kept the harbour in working order as it was a valuable asset as a port on the Shannon, at that time the most important means of transport in the country.

By 1850 the harbour had again fallen into dis-repair as a report of the Royal Irish Mining Company (who was quarrying slates in the area) illustrates ‘The loading of slates was very hazardous as they had to be carried along a plank to a boat anchored out from the rocky shore’.

The road from the slate quarry at Corbally to Garrykennedy via Portroe Cross was finally built in 1834, but the building of the new harbour was delayed due to ‘the interference of parties – aggrieved by the Presentments’, presumably landowners who were being discommoded. Agreement was eventually reached, the harbour was built and in 1857 it is described in the brochure issued with the sale of Garrykennedy Estate ‘commodious harbour on the lake for boats of large size’. The brochure also highlighted the existence of ‘lead and silver mines’ and the fact that two

roads from the village intersect the property, the Old road and the New. Also mentioned is the ‘proposed railway from Nenagh to Killaloe which envisaged a station at Portroe. Excellent fishing on the lake for salmon and the ‘Gillaroe’ trout and a regatta for yachts held each year’.

For many years after its rebuilding Garrykennedy Harbour was a very busy place with slate from the quarries going down river to Limerick and for export in very large quantities. Also farm product especially oats was loaded here for Limerick. A wide variety of goods including flour, porter, coal and boatloads of turf came through making Garrykennedy a hive of activity and laying the foundations for the Garrykennedy we know today.

Michael Joy 2005.

Table 1: Population				
	1991	1996	2002	2006
Castletown DED	1086	1148	1223	1352
Western Area	6,146	6,487	7,449	8772
North Tipperary	57,854	58,021	61,068	66,023

An interesting item is the village letterbox, which illustrates the transition from British jurisdiction to the of the Saorstát (Freestate) post in 1922.



Early map of Garrykennedy

2.4 Village Life today

Given that the settlement is a popular tourist destination it is subject to the seasonal fluctuations associated with tourism. Garrykennedy is a very difference place in the winter than in the summer. While there may be a great many visitors during the month May to September, the village is extremely quite during the other months of the year. This should be respected in the scale and type

of development to be undertaken in the future.

Garrykennedy has a thriving community spirit, and it is clear the residents take great pride in their village.

Sports and recreation are well catered for in the neighbouring village. The surrounding landscape is also suited for extensive walks, cycling, horse riding, and fishing in the lake.

2000 Map of Garrykennedy



2.5 Facilities and Services

Currently existing in the village are:

- Residents
- B & B's

- Pubs and Restaurants
- Tidy Towns/Community Association
- Post Box
- Recycling Facilities

Public/Tourist Facilities such as sanitary facilities, marina, designated walks, car park and picnic areas.

A delightful and popular spot, Garrykennedy has three harbours. The old, high walled stone harbour is very pretty but also very small and can be difficult if you have dogs or small children - unless you can berth beside the steps, there are ladders to climb to get on and off the boat. But there are now new floating jetties which have eased the congestion somewhat. There is also a council harbour, but this is generally full of local boats.

Although village facilities are limited, all the necessary facilities can be found in the nearby village of Portroe and towns of Ballina and Nenagh and generally the residents do not mind traveling to use these with banks and post offices in nearby towns. Were the village to expand, additional facilities may need to be considered.

2.6 Environmental Issues

There are recycling facilities in Garrykennedy. Currently residents can also use the facilities in the next village.

Pollution on land and in the lake should be prevented. Vehicle emissions and air quality should also be monitored.

Currently buildings in the settlement use septic tanks or other individual treatment systems such as aeration. The environmental issues which need to be addressed prior to future development include sewerage treatment and waste water run off.

2.7 Employment

There are a number of small businesses in the area, but most residents commute elsewhere for work. Zoning of land within the settlement plan for Garrykennedy under the Western Area Local Area Plan to allow for employment uses, such as commercial facilities enhance amenities for locals and tourists. The need for facilities may be assessed in terms of the scale and character of the village and the amenities provided in the near by areas of Portroe, Ballina and Nenagh. These facilities may include health and beauty, heritage centre, gallery, café, antiques, arts

& crafts, bicycle shop, angling shop, open farm, workshops for fly fishing, painting, etc.

KEY POINTS

- **Thriving active community.**
- **Current limited services and facilities. Any new development will need to include additional services.**
- **Environmentally conscious community.**



3.0 VILLAGE STRUCTURE

3.1 Shape of the village

Garrykennedy is a small rural lakeside village with a distinctive character defined by traditional buildings, Castle (in ruins), stone walls and lake harbours. The settlement is located at the mouth of Lough Derg and is fronted by three impressive harbours and a slipway.

Garrykennedy originally developed around the quay in a small tight pattern. Over time, the village has expanded on the raised south-west side of the lake and on



the western side of the main approach road to the village.

There is still a strong perception that the village consist of the “main street”, due to the extensive mature landscaping and this



is integral to the character of the settlement and should be maintained.

The land surrounding the village rises and is wooded with many farms.

3.2 Street pattern and built form

Generally the original houses form a small terrace, and one and half and two storey dwellings front the road.

Newer residential development takes the form of detached houses within cul-de-sacs. A line of one-off detached two storey houses has recently been built on the approach road to the village.

3.3 Scale and Dominance

Most of the buildings are located against a backdrop of wooded areas. The traditional buildings of the village sit on

the road, with some just set back from the road. The more modern houses are detached, on individual sites and set back further to accommodate parking.

3.4 New Development Areas

Several fields are zoned for development in the area, although this is dependent on landowner’s intentions and the planning application process which is open to the local community participation.



New development should respect the traditional style and structure of the village, and follow good practice.

The issue of parking should be addressed with planning applications for residential/ commercial/ leisure development. Parking

VILLAGE STRUCTURE

may be accommodated off the road and behind the buildings.

Land on the east side of the village has been zoned for an integrated tourism-leisure-recreational complex.

KEY POINTS

- **Variety of building scales and patterns, mostly two storey and detached or terraced.**
- **Individual buildings nestle inconspicuously in the surrounding Garrykennedy area.**
- **Potential for new development to provide a range of tourism-leisure-recreational facilities for the village.**

3.5 Design Guidelines

The setting and views of the historically important quay and the lake itself should be preserved and respected when considering the design and location of new development.

The existing structure and shape of Garrykennedy should be respected as a product of the village's evolution. New development should be of a scale that does not overwhelm or engulf this settlement pattern.

New development should consider opportunities to improve pedestrian access and links around the village.



Scenic view to the lake



Pedestrian/cycle path

Garrykennedy has a strong rural tradition and within a small village accommodates a surprising level of diversity with regard to house style and character.

Therefore, all aspects of new developments in the village should have regard to this existing established and recognised character of the village.

Whether infill or new development, building orientation and plot layout should reflect existing styles and patterns and an appropriate balance should be maintained between residential areas and green spaces within individual developments. Similarly, the proportion, scale and design of buildings and materials used should compliment the existing village character. The monotony typical of many modern residential developments can be avoided through the use of a variety of building types and the careful use of colour and other building features.

Recent walkway with scenic view



4.0 SETTING & APPROACH

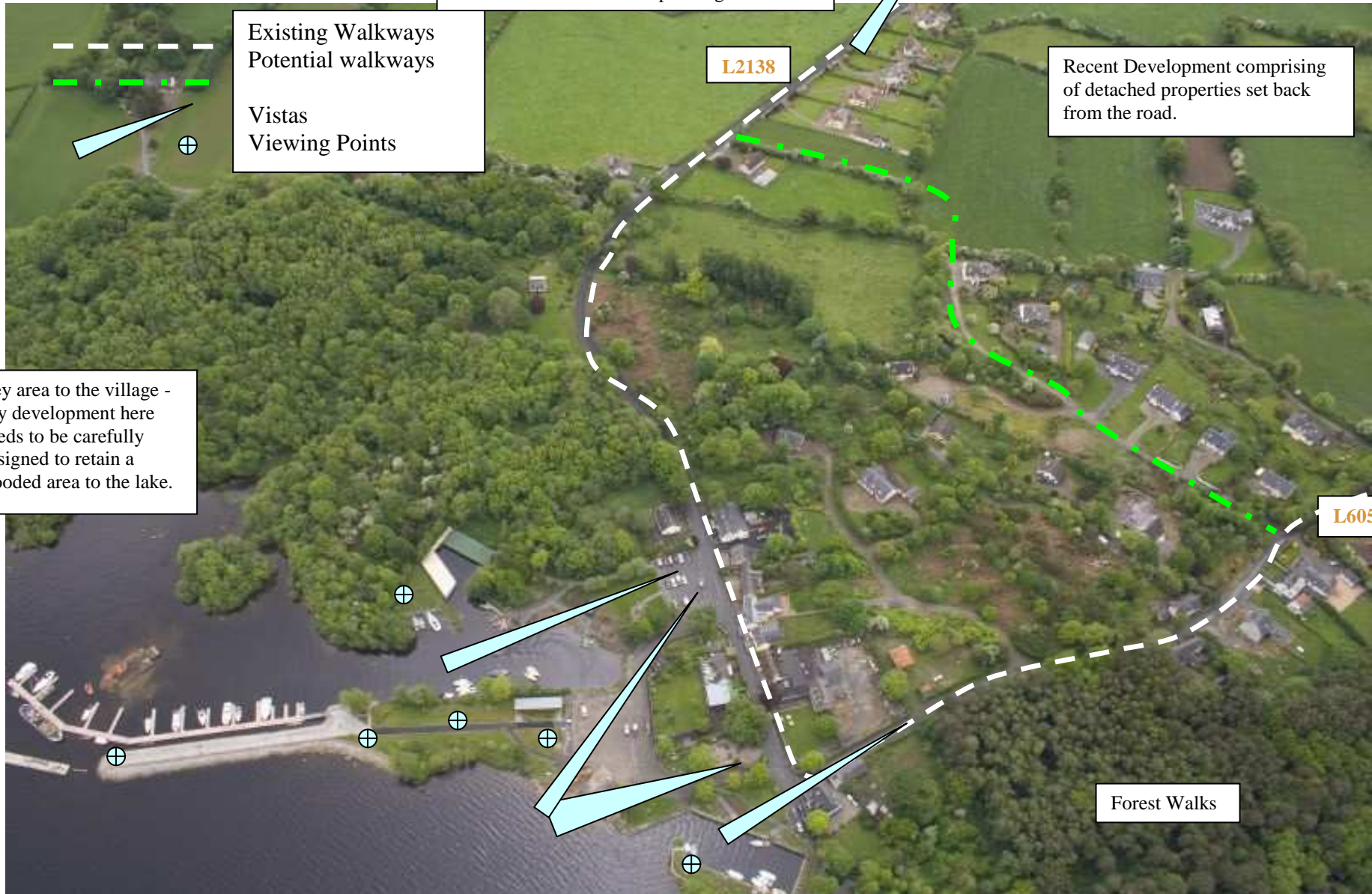
The local landscape is characterised by the rural agricultural open fields enclosed by mature hedgerows, and patches of broadleaf woodland and coniferous planting.

To Portroe

Existing Walkways
Potential walkways
Vistas
Viewing Points

Recent Development comprising of detached properties set back from the road.

Key area to the village - any development here needs to be carefully designed to retain a wooded area to the lake.



L2138

L6055

Forest Walks

4.1 Broad Landscape Setting

Garrykennedy lies on the shores of Lough Derg with surrounding rolling hills, which are likely to have been carved out during the last ice age by ice flows from the nearby Arra Mountains. The soil is likely to be composed of till derived from Lower Palaeozoic rocks. The bedrock in the area is Devonian Old Red Sandstone, the aquifer is classified by the geological Survey of Ireland as Locally Important Aquifer - Bedrock which is Moderately Productive only in Local Zones and the areas extreme vulnerability to pollution.

The lakeshore edge is lush with vegetation, and there are large areas of deciduous woodland surrounding the village.

The landscape is designated as an area of high amenity, which runs along the shores of Lough Derg.

The junction of the main and back roads in the village is about 33 metres above Ordnance Datum, with the land rising to about 50m a.o.d within the immediate vicinity of the village. To the south of the village the land inclines gradually to Portroe and beyond to become the foothills of the Arra Mountains with

Tountinna at 457m a.o.d as the highest point.



4.2 Important Views and Vistas

The shoreside location of Garrykennedy with the surrounding gentle and steeper hillsides provides great vantage points throughout the area.



One of the most recognisable sites on the lake is Garrykennedy castle and on approach from the lake the village, nestled in the landscape, provides an important landmark for users of the lake and an equally important safe harbour for boat users.

The old stone Castle/tower (*rath*) is a welcome sight on approach to the harbor from the lake offering a feeling of safety and respite. The existing landscaping offers a sense of tranquility and charm.



“This narrow, curving road offers a series of enclosed vista, dominated by woodland, that provide a distinctive and attractive gateway to the village”. Quote from Submission on Issues Paper.

well as acting as important wildlife habitats.

Local residents value these existing mature planting features as important character features, and wish them to be retained and enhanced.

Seasonal displays such as the many daffodils, which surround the area in spring, add colour and interest and should be encouraged.

4.4 Important Open Spaces

Important open spaces need to be managed and maintained appropriately, and the parties with responsibility for this maintenance need to be identified. Details of the management and maintenance of open spaces, roadways, paths, etc. associated with new developments should be submitted at planning application stage.



The rural setting with rolling hillsides and deciduous and coniferous woodland obscures some parts of the village, and as you travel through the area the landscape opens out to give some great vistas.



Travelling down into the village on the L2138, mature hedgerows obscure most views, but past the graveyard the road bends gradually towards the lake and a picturesque view of Lough Derg opens out.

There are also good views travelling down on the back road from Portroe into the village.

4.3 Planting

There are many mature trees and hedgerows within and around the village. The canopies and foliage provide important green backdrops, as



The forest and its associated walks and the green areas around the castle and in front of the car park are the designed open public spaces in the village.

The key to maintaining the visual character of the village is to maintain the important open spaces around it. It is important to protect the setting of the Castle, forest and its walks and open spaces.

4.5 Permeability and Connectivity

A number of elements were identified within the village that were of sufficient importance to feed into the overall character and setting as follows:

- Gently undulating landform is a distinctive feature within the area.

- The lake as a village edge.
- Varied topography provides an opportunity to make a major contribution to the public realm and reinforce the identity of the area.



“The natural setting is beautiful and the forestry areas nearby add to the public enjoyment and wildlife environment.”

Quote from Submission on Issues Paper.

The vision for the VDS is to facilitate and provide for ease of movement through the area and to promote connectivity and permeability. This must be addressed by way of:

- Improving, developing and prioritizing pedestrian and cyclist routes.
- Managing parking provision.

Each element of movement is layered to make a pattern of development in relation to desire lines between uses:

- Road Hierarchy
- Pedestrian Permeability
- Linkages to the countryside
- Open Space Network

KEY POINTS

- **Lake shore setting and hillsides give opportunities for views over the whole village.**
- **Broadleaf woodlands, hedgerows, planting, and open fields are essential to the village’s character.**
- **Encourage the maintenance of existing vegetation when undertaking new developments, particularly mature trees etc.**
- **The lake shoreline vegetation should be maintained so that new developments are not visible.**

4.6 Design Guidelines

New development, infrastructure and land management should respect the attractive, scenic ‘rural’ character and distinctive landscape setting of the village and avoid visual intrusion into key views to and from the village, especially looking towards the lake, and the view of the lake as you approach from Portroe. Of equal importance is to ensure future development within the village has regard to its visual impact as viewed from the lake. New developments should be integrated into the landscape such as to maintain all vistas. Development proposals should be accompanied by visual impact assessments taken from approaches to the village from the lake and designs should ensure that any development shall have a minimal impact on all vistas defined in this document. Visual impact assessments should include photo montages and photo renderings to adequately convey any development in context.

New development should be of a low density and a location that consolidates and strengthens the core of the village.

New development, infrastructure and land management should avoid direct or indirect damage to sites of known

ecological interest surrounding the village, including the lake, hedgerows and trees.

Developments should provide for a high level of connectivity and permeability, to encourage walking and cycling and to promote linkages between areas.

Amenity areas should be retained and well maintained with the addition of lighting and seating to encourage their use and ensuring the safety of users. The current green areas at the Castle should be protected from any infringement and maintained for the enjoyment of all.

Landscaping adds greatly to an area and should be encouraged. The use of appropriate native trees, as a cost effective and environmentally friendly method of ‘livening up’ and visually improving the character of areas is recommended. In particular, the screening of unattractive features such as ESB boxes of telephone exchanges is encouraged. Where undertaking such works always liaise with the appropriate body.

The Western Area Local Area Plan sets out briefly a number of native species

that are commercially available and can be appropriately used in planting schemes. The planting of native species is important particularly as they play an important role in maintaining local wildlife and ecology.

Existing established planting, including mature trees should be preserved and managed to maintain them in good health. New and replacement planting in the village should be of species appropriate to the location and scale of the space. Open lawn areas around developments should be planted with trees where possible.

Close liaison between all groups in the village including the Tidy Towns Committee and the Garrykenny Development Association should be maintained to ensure all resources are used to maximum effect.



5.0 VILLAGE STREETScape

5.1 What is a 'Streetscape'?

The term 'streetscape' refers to the look of a particular road, regarding the arrangement and design of

- plots,
- buildings and materials,
- roads and footpaths,
- street furniture,
- open spaces and planting.

Attractive and coherent streetscapes happen when all of these features reinforce and work with one another.

The aim should be to consider the whole streetscape in the same way as we consider the conservation of an individual historic building. Building conservation specialists ensure that historic buildings are useful

and viable in a modern context but unspoilt. The whole street should be given the same attention.

5.2 Street Elements

Within the village core, the main road demonstrates a strong sense of enclosure reflecting a distinctive 'traditional' character, created by a dense arrangement of plots and buildings that have a close relationship with the design and layout of the road.

This creates a near-continuous building line, with occasional gaps providing glimpses out to the wider landscape setting. These gaps also provide access to the rear of the properties. The roof ridge, front facade and any front boundary treatments (such as a garden

wall or pavement) of these buildings all tend to run parallel to the edge of the road.

Continued improvements to the visual appearance of some buildings should be encouraged, perhaps with the provision of floral displays (such as window boxes, and wall-mounted baskets) to provide seasonal interest and enliven the village streetscapes.

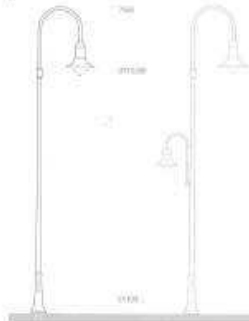
5.3 Street Furniture

The style and location of street furniture in the village is generally regarded as satisfactory. Seating on the green areas and in the open space areas is well used and appreciated by locals and tourists

Street furniture refers to such items as litter bins, benches, picnic areas, bollards, railings, lighting, signposts, CCTV, electricity substations and wiring, cycle stands, post boxes and any other utility items found within the public realm of streets and roads. Such items are generally owned and managed by different bodies, which can give rise to a lack of co-ordination, and their placement can be over-influenced by meeting road standards rather than pedestrian requirements.



VILLAGE STREETSCAPE



Street lighting



Timber seating to Lakeside open space



Timber bollards



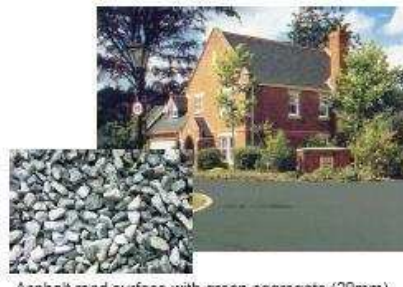
Traffic calming



Footpaths—Small Unit P.C. slabs



Conservation kerb



Asphalt road surface with green aggregate (20mm) dressing (Criggion or similar)



Reinforced grass surface



Self binding gravel informal paths of open spaces

5.3.1 Design Guidelines

Clutter is made up of lots of bits and pieces. The only way to reduce clutter in the streetscape is to look at each individual item and consider whether it really is necessary and whether it can be removed, hidden, replaced in a less noticeable position or at least painted a less obtrusive colour.

Local residents put forward several suggestions, including ideas for overhead electricity wiring to be accommodated underground wherever and whenever possible, and for the provision of more co-ordinated cast iron or heritage-style street furniture to reflect the historical and rural character of the village.



Similarly, street furniture should be provided with cognisance for the existing street layout and style.



In general, the provision of street furniture can raise the somewhat difficult question of maintenance. The variety of 'shareholders' in this aspect of the 'streetscape' including private residential owners, private commercial ventures, the ESB and the County Council makes the organisation and co-ordination of design and maintenance often difficult.

However, there are a number of key principles to be observed:

- Temporary and permanent street furniture should be organised to minimise clutter. This is important in relation not only to appearances but also

to the ease with which a mobility impaired person or person with a pram or wheelchair can realistically navigate.

- Street furniture such as lamp standards should compliment the area and in general overly ornate designs should be avoided.



- A schedule of maintenance should be drawn up with particular references to painting and regular maintenance.
- A co-ordinated approach to providing these facilities throughout the village should be considered. In particular, a uniform approach should be taken to the provision of lamp standards, seating, litter bins and any fencing or boundary treatment with the historic core of the village.

5.4 Surfacing

Roads and paved areas impact greatly on the streetscape. Structured footpaths are associated with more urban settings. The provision of footpaths everywhere will detract from the rural character of the settlement. Streets in the village are generally tarmac with cul-de-sacs generally gravel. Road edges are generally without footpaths.



5.4.1 Design Guidelines

A good shared road surface for walking, cycling and driving contributes to both comfort and safety. The road should be adequately drained, and without hollows where puddles may form.

Material for Cul-de-sacs and Mews

- combined shared surface for roads and footpaths, using macadam or gravel
- where appropriate low level natural boundaries to public areas
- street tree planting where appropriate
- tree and shrub planting to visible private areas (front gardens etc.)

Materials for Primary Neighbourhood Roads

- macadam or gravel shared road surface
- parking
- grass margin for tree planting
- street tree planting (min. size 12-14cm girth)
- high quality boundary treatment to private (walls) and public areas

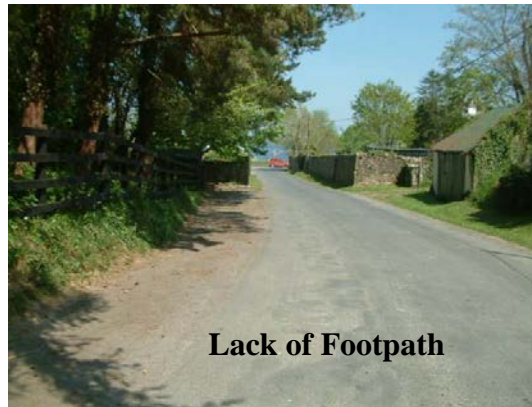


5.5 Footpaths & Roads

The lack of footpaths, at least the paved and kerbed kind, is part of the character of Garrykenny. Footpaths are rare throughout the village and vary in appearance, width and materials.

used safely and easily by everyone who is likely to walk it'.

Footpaths away from the kerb in major roads are preferred because of safety issues and visual amenity of the



The new and old pathways do not always link up or extend any great distance throughout the village. This is an especially important issue in relation to safety. The speed of traffic is naturally calmed where pedestrians and traffic share the same space safely. The provision of new footpaths should taken place in consultation with the community.

5.5.1 Design Guidelines

In an ideal world, all footpaths would be clear and accessible throughout their length, but unfortunately this is not always the case.

Walkers vary immensely in agility. Please apply the test 'Can this right of way be



streetscape. Alternative designs that provide for better stormwater management are encouraged



Design considerations of all footpaths will:

- design and maintain surfaces to be stable, firm, even, and slip resistant to ensure safety for all users of footpaths
- design footpaths with the principle of enhancing accessible journeys
- ensure footpath designs consider linkages to kerb and channel, stormwater, vehicle crossings, grass berms, street furniture,

carriageway light poles, trees and road signs

- ensure all renewal or upgraded footpaths will provide a minimum width of useable footpath
- use materials that can be sourced for the intended life of the footpath asset
- use the texture and colour of materials to provide interest in new or upgraded streets
- ensure that materials used in high volume pedestrian locations are of the highest quality and amenity
- ensure pedestrian priority is clearly indicated at vehicle crossings.

5.6 Lighting

With the need for extensions and improvements to footpaths, street lighting needs to be considered. This should be limited to the key areas of the village, as light pollution to the surrounding rural area is a concern.

However, low lighting along the minor roads near houses may need to be considered for safety reasons.



5.6.1 Design Guidelines

For a lighting scheme to be successful, we need to understand the way in which the architecture - including buildings and townscape features - affect the character of the external space which we occupy. A well designed scheme can offer security, drawing attention to key elements and developing a new character to the space, or it can be modest, in sympathy with the existing architecture.

In both cases shadows and darkness are as important as light.

One approach is to light only the most interesting features of a facade: after all, why draw attention to the boring bits? Cornices, windows, doorways, columns and so on can be picked out with small, narrow-beam, close-set luminaires, leaving the rest in relative darkness. As well as enhancing the architectural form, this largely avoids glare to users and visitors.

5.7 Signs

Signs should be clear and accurate, and appropriately placed. Presently some signs around the village are ambiguous, for example the signs on the back road.

Signs – both commercial and road signage, can have a particularly strong impact on the quality of a streetscape.

In general, advertising in the village does not detract from the visual quality of the area.





Too many signs on one post can be confusing and unclear.

5.7.1 Design Guidelines

Place names and signage should reflect local trends and traditions.

Appropriate signage of amenity areas – such as indicating walks and trails, is encouraged, as is the on-going use of walking path maps and information packs.

Signs at the approach into a village should be clearly visible and made from an appropriate material. However, these should not be excessively dominant or bright. Within the village, the retention of bi-lingual street signs should be encouraged.

New signage should mimic the small proportions of older signs and metal and wood should be used in preference to plastic.

The confusing cluster of road signs and independent signage in the village – particularly on the green by the Castle, should be re-organised.

5.8 Traffic

Traffic is a big problem in Garrykennedy, especially in the holiday season. Apart from the narrowness of the roads, the speed of traffic also makes walking around the village dangerous. Speed restrictions and calming methods are currently lacking.



Also of concern for pedestrian safety is the blind bend in the approach road, as vehicles tend to speed around the corner into the village. In addition, parking occurs here during the summer months.

5.8.1 Design Guidelines

Traffic calming measures and enhanced pavements to improve pedestrian safety should be a high priority for implementation throughout the village, especially on the approach roads.

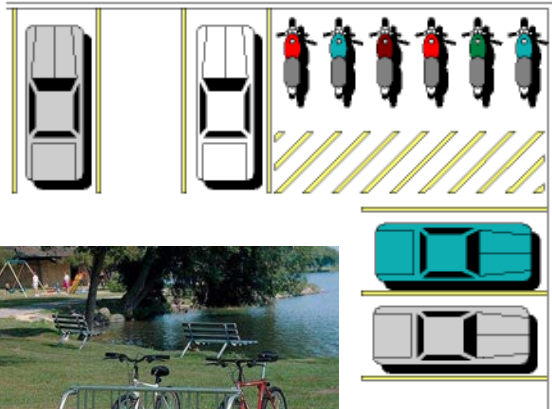
Traffic Calming Measures

- Raised Junction Platforms
- Small Radii Corners with Over-runable Strips
- Surface Treatments
- On Street Parking

5.9 Parking



There are two public parking areas within the village. One has designated and lined car parking spaces.



In the main part of the village, where the houses have little or no setback, parking is difficult. Back lanes may alleviate this in some places, and should be considered in any new development.

Off road parking beside the pub would be of benefit if there is available land.

There is no designated parking areas for bicycles or motorbikes.



5.9.1 Design Guidelines

Parking Areas should be identified, sign posted and designated and lined for bicycles, motorbikes and cars. The sign shall be the standard parking sign, showing a white letter P on a blue background on reflectorised material.

5.10 Boundary Treatment

Within the central village area few residential properties have private front gardens. Therefore direct frontage onto the street is characteristic in these areas. with small walls containing small front gardens.

The most important boundary walls in the village are those of the cottage, which are a dominant and attractive feature. These walls consist of natural stone and are well maintained.

Other un-coursed stone walls are evidenced in the village and these tend to use locally sourced material. These are attractive and many remain. Where they do exist they should be carefully maintained and repaired as required.

5.10.1 Design Guidelines

Attractive, safe and comfortable outdoor spaces should be created within the public realm. These should be permeable, easy to access, and include provision for pushchair users and those with mobility impairments. Such spaces should have appropriate paving, lighting, seating and signage features, which compliment the character of Garrykenny.

Modern walls tend to be constructed from breezeblock.

These can look bare and unsightly but can be greatly enhanced by careful planting of appropriate native trees.



KEY POINTS

- **Traffic calming measures such as speed restrictions signage, sensibly placed narrowing or rumble strips could be considered.**
- **Provision of adequate footpaths throughout the village, with associated lighting.**
- **Overhead wires are unsightly and should be placed underground where possible.**
- **Parking is difficult in the older parts of the village and has to be on narrow roads which can cause obstructions.**
- **Provision for parking off road, behind or alongside buildings should be made where possible.**

The Design Guidelines are based on a thorough analysis of the qualities and characteristics of Garrykennedy which contribute to its distinctive identity, and which are appreciated and valued by local residents.

The design guidelines aim to preserve and enhance the important character features identified within the VDS, and seek to encourage proposals for new development to be based upon a considered understanding of the village's unique character.

Table 1 Characteristic Features These should be maintained in existing buildings and complimented by new development.
Relationship with the lake
Clusters of Single and Two-Storey dwellings on short cul-de-sacs
Painted Plinths
Use of natural stone
White or limited palette of bright colours painted on plaster finished building facades
Significant place names, e.g. Larkins, Ryans, etc.
Dark colours on door and window surrounds
Traditional style windows and doors with a vertical emphasis
Sash windows
Uniform roof pitches (while possibly accommodating variations in height)
Chimney stacks
Natural or natural look slate roofs
Native species and planting
Subtle signage using wood, stone and small metal signs as appropriate
Traditional pub/shopfronts

Table 2 Uncharacteristic Features Where possible, these features should be avoided in both existing and new developments.
Roof Tiles
Flat roofs
Red brick finishes
Painting or stone facing of original facades
uPVC doors and windows
Swing-out windows in all buildings
Removal of render
Inappropriate place names
Plastic and corporate shopfronts
Overhead wiring
Large-scale and plastic signage
Removal of and re-organisation of building facades

6.0 BUILDINGS AND DETAILS

6.1 Buildings and Features of Interest

Garrykennedy has a diverse and varied built environment, which has evolved over the years. Although few buildings and sites in the village are of regional architectural and historical interest, they have played an important role in the evolution of the village.

The National Inventory of Architectural Heritage (NIAH) has listed *Garrykennedy Quay* as a site of architectural and historical interest. It is highly valued by the local community and should be sensitively preserved and maintained as part of the local distinctive character, sense of place, and cultural heritage of Garrykennedy for future generations.



The cut stone quay was built c. 1780 using stone from the Castle, on a rectangular plan with roughly dressed limestone rubble walls brought to courses having stone steps and protruding rounded mooring platform to north-east and cast-iron mooring bollards. There is also a surviving wall of medieval tower house.

This quay is a well-known and important feature of Lough Derg. Its setting is enhanced by the ruins of Garrykennedy Castle. It is clearly well designed and executed and retains interesting features such as the mooring platform and cast-iron mooring bollards.

Garrykennedy Cottage is listed in the NIAH as of Local Importance. This is a terraced three-bay two-storey house, built c. 1800, with single-bay two-storey outbuilding with carriage arch to the north-west, and single-bay single-storey addition to south-east.

This house contributes positively to the streetscape of similarly-sized and styled buildings in the village of Garrykennedy.



Ciss Ryan's Pub is again listed of Local Importance; it is a detached seven-bay two-pile two-storey former house, built c.1800, now in use as public house with projecting gabled porch.

This building contributes positively to the streetscape of the village. It retains much of its original form which is enhanced by the retention of interesting features such as the timber sash windows.

6.2 Traditional

Garrykennedy is a relatively small village with the buildings based around the lake shore. There are a few early houses from the 19th and 20th century surviving. These older houses and buildings tend to have been repaired, extended and reused over the last century with minor changes and extensions. Many of the original openings remain in these buildings and many retain their original sash windows. Doors have also largely been retained.

There are very good examples of original timberwork and ancillary features such as ridge tiles that show the richness, style and skills of the original builders.

Many of the walls and finishes of the older buildings remain with roughcast renders or

dash most used. These often have modern painted finishes applied today. The external finish to several older buildings has been removed to expose their original stone construction.



“The white stone-washed house on the right beside the carpark is very pretty. The windows and chimney are artificial and were placed there for decorative purposes.”

Quote taken from community responses at the workshop and submissions on proposed Village Design Statement.

The roofs are generally pitched and several buildings retain their natural slates and ridge tiles with traditional guttering.

The older buildings lines usually front the road directly with little or no garden frontage, the older buildings are generally located in centre of village. Unusually the village does not have a church or religious building here to act as a focus to the village.



6.3 Newer Buildings

Later residential development in the village typically consists of detached dwelling with simple footprint, rendered walls, and natural slate roof tiles. Set in larger plots, these buildings are set back from the road line and have access via a cul-de-sac to the local road.

In terms of materials these are usually simple rendered finish with modern windows in both material and style.



Replacement building

6.4 Variation and Innovation in New Development

Modern design can play an essential role within the traditional streetscape, by contributing an element of variety, so long as it is based upon a careful consideration of the main characteristics found locally.

Subtle variations in the design of buildings and their key elements is desirable in creating an interesting and attractive streetscape and in perpetuating an identity for the village.

It is essential that such variation is based within limits, and on the careful consideration of a common design style. New buildings should respect the strict relationship between types of construction (i.e. stone or blockwork) and the proportion of elements and materials used.

KEY POINTS

- **Shape, size, proportion, materials and colours should all be considered in the construction of new buildings, extensions, windows and doors in the village.**

- **The design of new development should seek to enhance visually and physically the character of Garrykennedy by using the prevailing architectural detailing and appropriate local materials as a stimulus for creative interpretation.**

6.5 Design Guidelines

Design proposals for new development should respect the local characteristics of the site and its wider context, by working with rather than against key features including the existing contours of the site, lake, and established boundaries. Development should be adapted to the site and its natural features and characteristics, and not the site adapted to the development.

New developments should be phased in pace with improvements to local infrastructure, village facilities and services, such as the sewage system, roads, pavements, lighting, open space and community facilities.

The established patterns of development within the village, including levels and road layout, should be used to guide the design of new development proposals. Careful consideration should be given to

complementing the pattern and density of adjacent plot arrangements, building lines, setback levels, plot enclosure, building scale and massing, proportion of architectural features and the height/pitch/ridge of roofs.

Within the historic core of the village, development should aim to complement visually and physically the established traditional character of the buildings.

The Castle ruins, traditional buildings and stone quay should be conserved and maintained as key assets of the village.

Property owners should be encouraged to retain, maintain, and restore original vernacular and architectural details (such as ornate window frames and stone work, roof slates, rendered wall finishes etc) as important character features of the village.

The total energy used in development should be minimised as far as possible to encourage sustainable development practices in line with government initiatives and current legislation. This should encourage the use of locally sourced, ‘environmentally friendly’ and energy efficient materials for construction as well as minimise running costs.

Alterations to Existing Buildings

All works undertaken on an existing building should reflect the character of the building and its vicinity. In particular, the building style should be reflected through the façade elements – such as windows, doors, etc. Roof styles and pitches should similarly compliment the existing structure.

The use of appropriate materials is critical and all aspects such as - texture, colour, proportion, etc. should reflect the established character of the area and compliment existing buildings and styles.

Where possible, un-used materials from older buildings should be recycled for re-use.

Building Maintenance

Building maintenance plays an essential role in ensuring the built tradition of the village is protected. This is important for *all* village buildings.

All owners of buildings in the village should appreciate the importance of maintenance through regular painting, retention of boundaries and original

features is important in preserving the village’s character.

All owners of Protected Structures should be aware of their legal obligation to maintain their property and prevent it from falling into disrepair. In such buildings particular care should be taken to seek expert advice to ensure the use of proper materials and procedures. Due to recent changes in legislation for planning permission for works on Protected Structures, the advice of the County Council should be sought before any works are undertaken. The Council will assist people where possible through the operation of Conservation Grants.

Materials

The type of materials to be used in new development or improvements to existing properties should:

- (i) fit in with the prevailing character of the village, and be designed to reflect and respect nearby colours, textures, materials, shapes, styles and proportions;
- (ii) take account of other materials used in the immediate vicinity;
- (iii) utilise materials for extensions which match those of the existing property;
- (iv) ensure that replacement windows and doors respect the age and character of the

existing building - in particular, the use of UPVC is considered to be inappropriate for use in a designated historically or architecturally important building;
 (v) encourage the re-use of appropriate building materials from buildings which have been unavoidably demolished.

Extreme caution should be exercised in combining different external materials in the same building – in general there should be one principal external material.

New development designs should avoid monotonous repetition by inclusion of subtle variation, and should use materials, which compliment the established variants of design, silhouette, scale, density, materials and colour within the village.

External Renders

This is the main feature of many of the characteristic buildings in the village.

Traditionally these would have been lime based renders that would have been painted



with lime washes. Today these are often

replaced with harder cement based renders with modern synthetic paint systems. These are both physically harder and can look sharper compared to the softer and subtler colours available with lime washes.

Lime based renders should be encouraged and in any event the external renders should be in keeping with the existing character of the village.

Wall Construction

Within the historical parts of the village (such as the main road) the majority of the buildings have a render coat to the underlying construction.

The use of brick and concrete blocks is mostly confined to the recently constructed buildings. New buildings should have some sort of render (either coloured, white or pebble-dashed) to conceal the use of brick and blocks and should compliment existing buildings.

Roof Features & Construction Materials

Roof construction styles and materials have a direct association to the predominant building construction type.

The most common verge detail for roofs within the village is a barge edge to the slate and render or walling.

The majority of older buildings within the village have chimneys, and are an important character feature that significantly contribute towards visually interesting



streetscapes. Such chimneys and future chimneys should be located at the main ridge of the roof and, as very frequently found, on gable ends, in which case they are often flush with an internal breast. Designed as rectangular in plan, orientated at right angle to the ridge, and usually capped with clay chimney pots would be in keeping with existing.

Windows & Door Openings

In most buildings in the village, the door openings are vertically aligned, which is particularly important on buildings with small



facades. On smaller houses and cottages, first floor windows are often set just below the eaves line, with only the top-plate or several courses of stone or brick over the openings. Most window openings are also vertically orientated. Recent development has been designed with this in mind and this trend should be encouraged.

Cills

A range of window cills are found in the village all of which relate to the walling material. The important characteristic is the profile and thickness of the front edge or face.

Window Frames & Door Leafs

The window frame should be set back from the face of the building to give a shadow line. The presence and design of



glazing bars should be suited to the opening size, the position of the window in the building, and the overall form of the house.

The type of door proposed should suit the building type and the position of the door within the building. Simple vertical plank doors are generally suited to smaller vernacular type buildings and moulded panel doors to larger houses. Glazing on doors should follow the same pattern as the windows. The use of uPVC is not considered appropriate.



Shopfronts Signage

The over-riding principle for the design of shopfronts and the design and placement of advertisements and signs should be restraint. The aim should be to

create an environment in which the buildings and activities themselves are the principle attraction and visual interest, not the advertisements and signs. Shopfronts, signs and advertisements should therefore work within the overall form and structure of a building and should be subservient to it.

A shopfront should suit the type and style of the building as a whole. If for example, the building is symmetrical, the design of the shopfront should maintain the overall symmetry.

Illumination of Buildings

External lighting of buildings and signs should normally be avoided, but the sensitive and selective lighting of key features such as the Castle ruins and quay, and key distinctive buildings should be encouraged. Light fittings should be as small and unobtrusive as possible.



7.0 COMMUNITY ACTION LIST

Throughout public information sessions a number of issues arose about which the local community felt extremely strongly. While some of these suggestions are beyond the remit of the VDS they are nonetheless included as part of a comprehensive community ‘Action List’.

Providing for the Local Community

There should be a coordinated programme to increase pedestrian safety through adequate provision of street lighting, pavements and cycle paths, particularly in the vicinity of widely used public areas such as the pubs, castle and facilities and open areas.

Existing and new community facilities for all ages should be developed in line with future growth and development of the village, including provision of services for the elderly, and space and facilities for children and teenagers.

<i>Community Action List</i>
1. In the absence of a off-street parking, some measures should be employed to reduce the dominance of traffic in the village.
2. Additional pedestrian crossings are required particularly across the car-park and to the Castle.
3. There is a need to provide defined short-term and long-term parking areas. This could effectively be achieved by making the access road to the quay oneway and delineating parking areas. These should be reserved for short-term parking only with a 'Pay and Display' system brought in. Similarly, commuter and long term parking needs should be met by the provision of a suitable parking area.
4. Action should be taken immediately to reverse the decline of key areas and buildings within the village. In particular, the County Council should act for the preservation of the village’s built environment.
5. There is no dedicated children’s play facility in the village and this would be a welcome addition to the area.
6. New development is welcome but services and infrastructure should be provided to ensure these integrate with the physical and social environment.
7. The heritage and tourism potential of the area should be realised by the development of heritage trails and information points.
8. An integrated plan should be drawn up for the development of footpaths and roads in light of the damage caused by passing traffic. This plan should consider the need to ‘standardise’ the appearance of paved areas with the used of appropriate materials.
9. Where buildings fall into disuse or are under-utilised their possible use as a community facility should be investigated.

8.0 YOUNG PEOPLE HAVE THEIR SAY



The younger people of the village had the opportunity to draw or write about their village.

This Village Design Statement, undertaken in partnership with the community of Garrykennedy, was produced by North Tipperary County Council, with support from The Heritage Council.

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