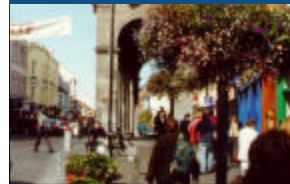


urban design

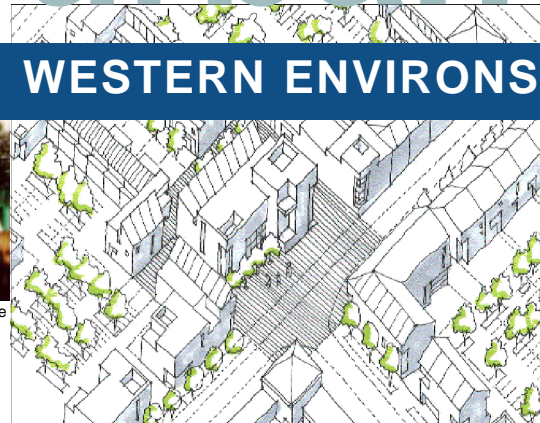
KILKENNY WESTERN ENVIRONS

URBAN DESIGN & INFRASTRUCTURE GUIDANCE DOCUMENT

for KILKENNY COUNTY and BOROUGH COUNCILS - January 2004



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0.0 Table of Contents

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1.0 Introduction

The aim of the Document

The aim of this document is to act as a development guide to the Local Area Plan. It will further illustrate to the public the proposed nature of development described in the LAP and act as a discussion document between developer and Local Authority.

All development quantum and density guidelines are identified in the Local Area Plan and should be read in conjunction to this document.

The plan area is bounded by the Circular road on the east the Kilmanagh road to the north, the Callan road to the south and by the line of the outer ring road to the west.

The area is one of the two last remaining stretches of undeveloped land within walking distance of Kilkenny City centre.

The process has involved:

- establishing aims and objectives;
- development of proposals
- testing of proposals
- identification of a series of design solutions

It is described in the local area plan how the lands are to be delivered contingent on the provision of proper community and physical infrastructure.

This document sets out to illustrate further the statutory aims of the LAP. Through a series of numbered Infrastructure and Urban Design Recommendations, illustrative layouts and images these documents hope to guide the delivery of these lands.

The aims and visions for the lands include:

- A Unique Sense of Place
- An Easily Accessible Village
- A Strong Sense of Community
- A Centre of Cultural and Sporting Excellence
- A Sustainable Community.

This is not high density development. It attempts to insure organisation of the development lands in a coordinated way and take advantage of the opportunities afforded by consideration of the lands as a whole rather than incremental additions to sub-urban sprawl. It intends to identify a 'hierarchy' to the the development which means that the community can identify and understand the development pattern. All non-residential uses are intended to provide street edges, thus avoiding the traditional set-backs seen in town edge sub-urban developments with car-parking to the road and poor quality 'non-urban' materials.

The issues that the Kilkenny Western Environs hopes to address:

Vision statement Suburban Questions

It's possible to walk home from the gym.

- There is proximity to facilities.

It's not necessary to drive everywhere.

- There is transport choice.

All the houses in my estate don't look the same.

- There is a sense of place.

The local shopping centre is not ugly.

- There is a sense of pride.

There is choice of what to do available for the kids.

- A sense of purpose.

My school friends live near me.

- There are local schools.

I can live near my gran.

- There is a variety of tenure.

People know where I live.

- There is a sense of identity.

I can use the local park.

- There is amenity.

I can walk home at night.

- There is a sense of security.

I can enjoy myself within my community.

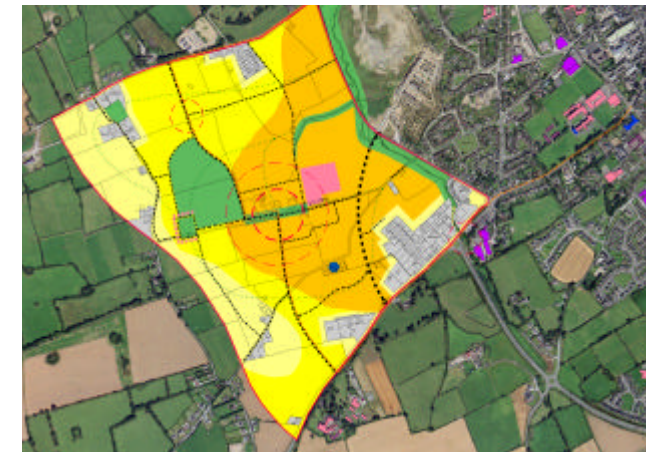
- There are local community facilities.

I can work locally.

- There is local employment.



▲ Aerial photograph showing boundary of plan lands



▲ Extract from local area plan

2.0 Site Organisation & Urban Design Principles

Site Organisation

A number of elements were identified within the study lands that were of sufficient importance to feed into the overall public realm/landscape strategy as follows:

The Landform

- Gently undulating landform is a distinctive feature within the study lands
- Varied topography provides an opportunity to make a major contribution to the public realm and reinforce the identity of the area

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 city
- Open Space Network

Urban Design Principles

Organising the location of the Village Centre was based on the following:

- Sustainability principles of Passive solar layout.
- Protecting the village street from south westerly winds.
- Using the historical traces of the existing road with vistas to the the Landmarks of the city of Kilkenny.
- Using the contours to strengthen these views and thus providing interest on the Main Street.
- Identifying appropriate locations for parks and school uses.

All these elements feed into the Main Street activities and provide magnets at either end of the Main Street to insure activity.



▲ Borough boundary on Circular road.



▲ Historical map showing circular road to west.



▲ View of Kilkenny showing undulating topography.

Process

- Identification of Development Plot size or parcels
- Development of Boundary conditions - Constraints and opportunities
- Development of sections for streets based on height to width ratios
- Identification of menu of development types and site appropriateness
- Network of cycleways, Park entrances and Residual Open Space
- Identification of locations for other uses
- Identification uses
- Develop palette of materials, Thresholds, setting data etc.

To illustrate the Urban Design Principles further the lands have been divided in to the character areas for more detailed description:

- Village Centre
- Community and School Site
- Residential Areas
- Open Space



Organisation of lands taking cognisance of the visual links to Kilkenny City ►



Early Site organisation ►



Movement diagram showing linkages between local and public parks ►

3.0 Village Centre

Design Principles

The plan envisages the creation of a village centre to act as a focal point for the new community while new neighbourhoods will develop their own distinctive character.

The village centre is to be considered not as a typical road in the development but as a 'destination'. As such it is to be developed much as a town square an outdoor room or outdoor community and retail 'mall'.

It is considered essential that the car is permitted access to insure that the space does not become unused.

Activity of both pedestrian and vehicular nature leads to safe, active, commercially viable and above all 'interesting' space.

However the street is not proposed to be a typical through route with unnecessary traffic.

- The inner relief road will take all by pass traffic.
- The proposed 2 public car parks north and south of the main street will insure that the majority of cars will access from the rear and only destination traffic, an imp service public transport and taxi will access the main street.

Car use is particularly important to insure safe night time use of the Main street through activity and passers by.

The aim is to ensure that employment, educational recreation and cultural facilities are accessible to all the citizens of the area.

Description

Town Centre/Main Street (0.5ha. approx.)

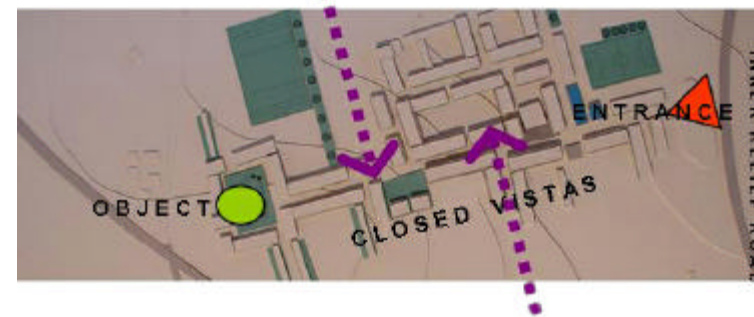
A new 'square' is proposed within the centre of the town (with a public building) to act as a strong focus within the area. The space shall be designed to a very high standard with emphasis on formal use and activities to promote civic pride. The main street will be enclosed by buildings at an appropriate height and scale to provide enclosure and provide a human scale space. Landmark buildings will provide a strong visual focus and terminate views at appropriate locations.



▲ Using topography & visual linkages to the city



▲ Staggered junctions



▲ Opportunities for landmark buildings

The Main street is set up on east-west axis on gently east facing slopes. It provides a physical and visual linkage to Kilkenny. The slopes also provide a backdrop to the plan area.



▲ Existing Route showing slope towards the city and views of St. Cannice's

Staggered Junctions allow natural road calming at the village and preclude the need for sub-urban roundabouts. A network of open space elements: urban square/ parks/ school play areas and local residential greens generate pedestrian permeability, variety and clarity.

The Staggered junctions provide closed vistas and landmark potential to provide markers and legibility. The western edge of Kilkenny can be defined by providing a landmark building/sculpture, located on the elevated lands, which would contribute to the skyline of Kilkenny. This sets up dialogue between the existing church spires e.g. St. Cannice's

URBAN DESIGN RECOMMENDATION

I.D.1

Traffic to be discouraged from access through the Village street by the provision of 3 t-junctions. These insure cars do not get the opportunity to increase speeds. Also the provision of car-parks, an alternative route for service vehicles and a narrow carriageway.

3.1 Village Centre

Town Centre Uses

To insure a village centre as a destination and insure activity the following potential uses and organisation are suggested:

ELEMENTS

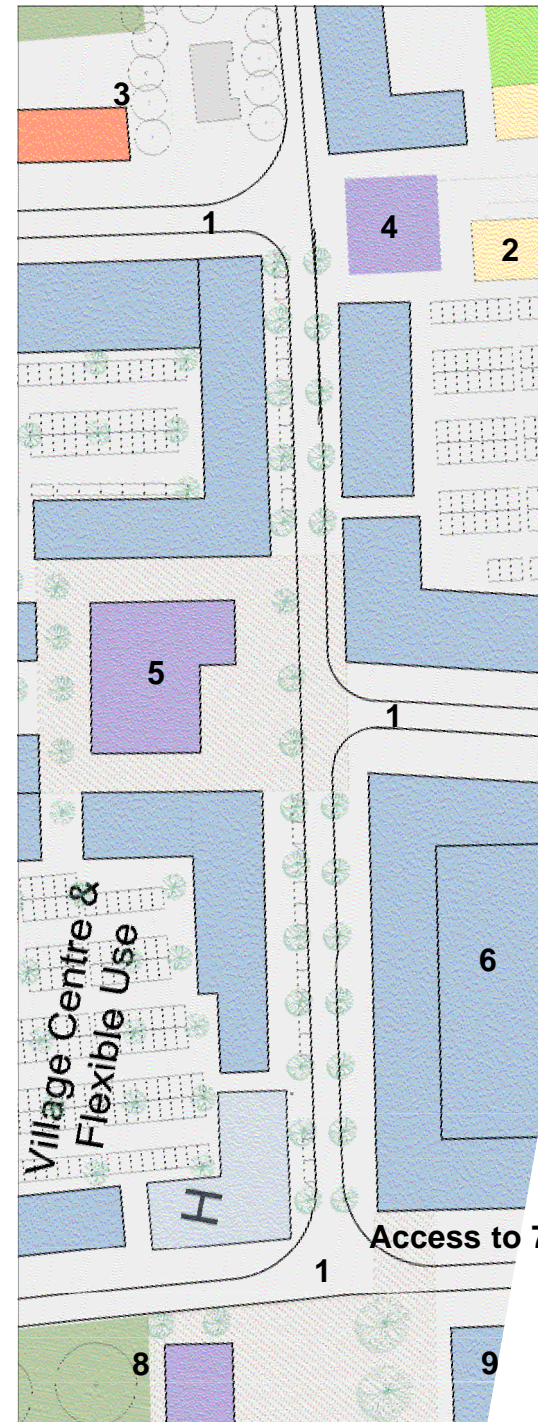
- 1) Access
- 2) Residential
- 3) School
- 4) Focal Building
- 5) Community Building
South Facing Village Square to street
Possible Market square to rear
- 6) Retail
'Anchor' supermarket tenant to be edged by smaller 'comparison' shopping to street.
- 7) Commercial Quarter
6 Hectare IDA site: Access through 'Craft' Courtyard from Main St.
- 8) Leisure + Public Park
2.5 hectare site – includes playing pitch
- 9) College
Possible Outreach / Craft

Parking

It is an objective in the plan to develop two public car parks, each of approx. 80 spaces capacity (60m x 32m).

Traffic Calming Measures

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



If a business park use becomes apparent over the duration of the development of the lands it is recommended that it be developed as a 'Commercial street' parallel to the Main Village Street. It would have pedestrian links back to the core as illustrated below



URBAN DESIGN RECOMMENDATION

I.D.2

to provide 2 no. car parks in village centre to accommodate approximately 80 spaces each. These will be located to the north and south sides of the Main Street to reduce the traffic accessing the Village Centre

3.2 Village Centre

Town Square/Main Street

The new 'square' is located within the centre of the town to act as a focus within the area. The Street is to take advantage of the southern light with a wider pavement on it's north side.

It is intended that the commercial development will be levied to fund these works.

One of the spine routes to the village facing north with a possible guest house / hotel on the corner and gateway buildings to the Park illustrated below.

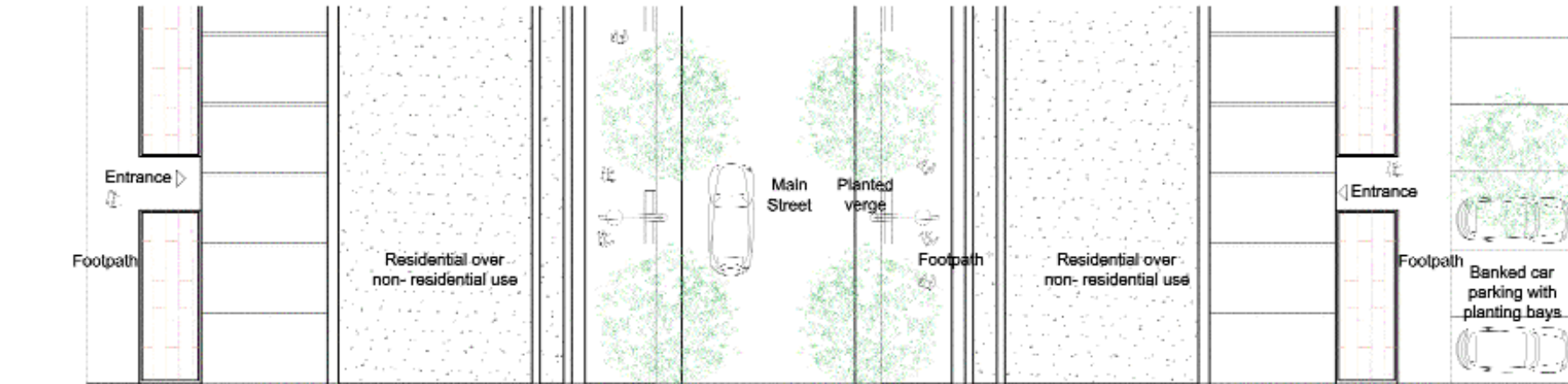


▲ Perspective view of Park Entrance at west end of Street

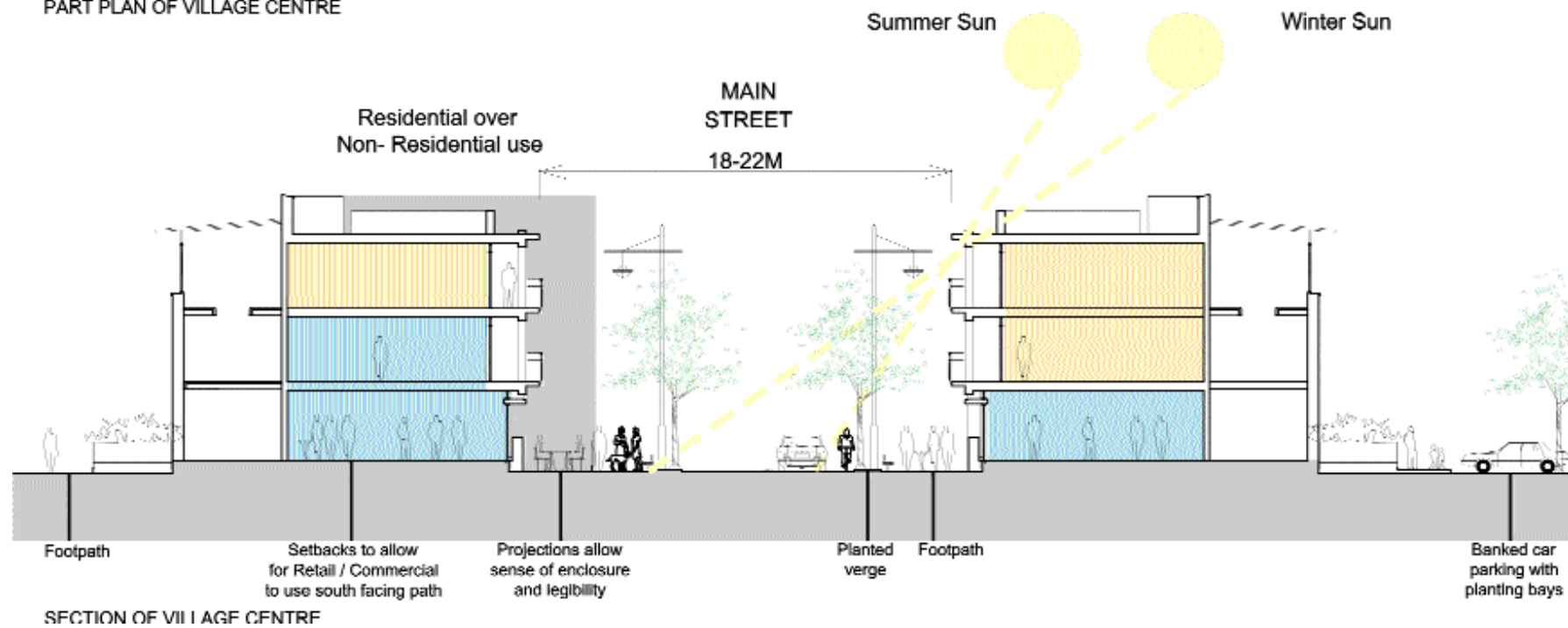


◀ Streetside activity

Busy Edges ▶



PART PLAN OF VILLAGE CENTRE

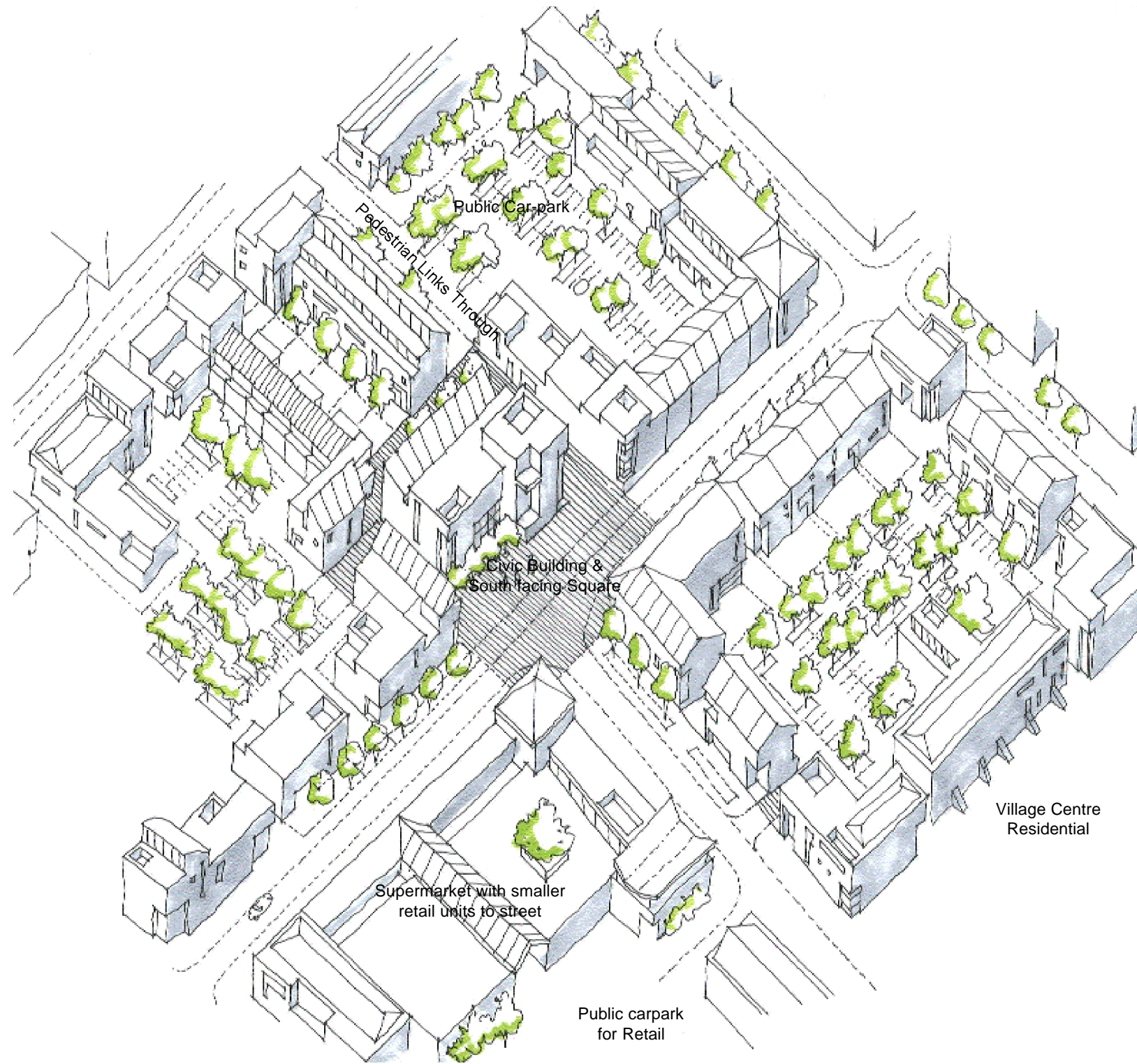


SECTION OF VILLAGE CENTRE



URBAN DESIGN RECOMMENDATION I.D.3
Commercial activity to face the Village street and not 'invert' into the public car-parks.

3.4 Village Centre



▲ Axonometric view of the village centre



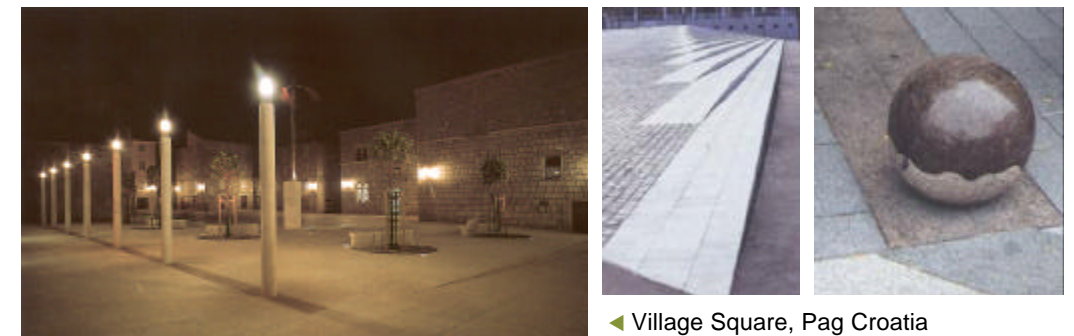
▲ Perspective view of south facing square

Materials

The choice of materials and their detailing is crucial to provide a 'quality' feel to the development. Materials and details should be selected that are appropriate for the different characters within the area. The following descriptions set out some 'guidelines' for the various character areas within the LAP and are suggestions rather than a rigid prescription.

Main Street

- block paviors or coloured macadam to main vehicular routes
- natural stone/conc. paving slabs and kerbs to footpaths
- 'family' of street furniture including lighting columns, bus shelters, seating & litter bins
- public art should be incorporated including within the public 'square'



◀ Village Square, Pag Croatia

4.0 Non-Residential Uses

Community Use

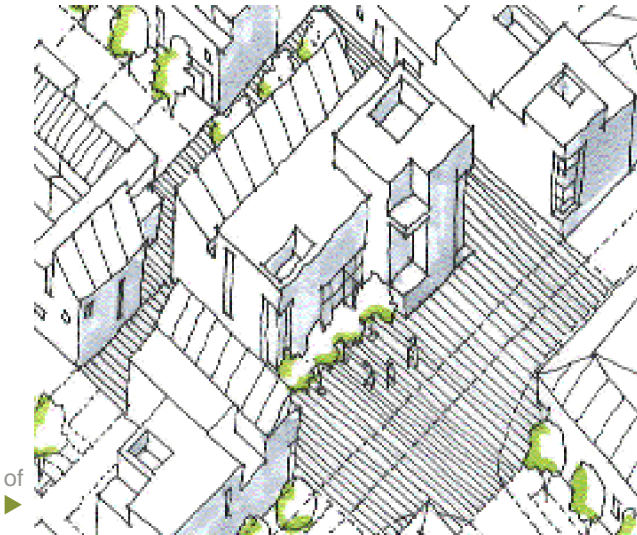
The Local authorities recognise that the provision of quality recreational and cultural facilities is important in attracting new residents and employers.

A community building(s) is proposed for the village centre to accommodate such possible uses as:
Library/Local Authority Outreach facility/Town Hall etc.
Expected cost is approximately €2,000,000
It is felt appropriate that all developers are levied for this use to insure it's delivery.

A **'Flexible Use'** site (as identified in the Local Area Plan) is promoted for a potential IDA site and / or craft based use / college. It maintains a presence on the west end of the street for potential commercial activity.
In the case that another school site becomes necessary, on review of the Local Area Plan after 6 years, this site will be maintained for that use.

The following indicative uses are suggested through consultation with the general public; interest groups and the local authority. All development proposals will be broken down into Community, residential and Non-Residential Uses.
Objective: To establish a mix of uses which can be sustained by a community of approximately 9,000

COMMUNITY USE		INDICATIVE AREA
Community School, Primary and gael scoil	6 acre site	10,000 m2
Non-exhaustive list of possible uses at an average of 150 m2: Post Office; Garda Station; Bus Station / Depot ; Health Clinic; KCC outreach office; Library; Community Hall.....		1,000 m2 11,000 m2
NON - RESIDENTIAL USE		INDICATIVE AREA
Potential Industrial Development Authority site	6 acre site	12,000 m2
Supermarket		3,000 m2
Leisure Centre		2,000 m2
Petrol Station		
Craft School		
Hotel and / or Hostel; Restaurants and Public House(s)		6,000 m2
Comparison Shopping list of possible uses at an average of 150 m2: Coffee Shop; Newsagents; Bookstore; Pharmacy; Butcher; Grocer; Baker; Florist; Clothes; Shoe Shop; Taxi Cabs; Gift Shop; Hairdresser; Restaurant(s); Take Away; Pub; Off-license; Garden Centre....		4,000 m2 27,000 m2
TOTAL NON-RESIDENTIAL USES =		38,500 m2 approx.



Axonometric view of Community building ►



Civic building commanding edge to Square ►



Gallery of photography ►

URBAN DESIGN RECOMMENDATION

I.D.4

Mix of Uses to be maintained with a presence on the Main Street to insure movement and activity

4.1 Non-Residential Uses

School Sites

2no. (3.5ha. primary and post primary school site and 1.5 ha. open space provision as part of reserved site).

High quality football pitches are proposed at the school sites for use by the pupils as well as the general public during non-school hours.

The primary and post primary school site can accommodate four under 13 pitches during school hours or two full size pitches for evening use/weekends. The reserved school site can accommodate two under 13 pitches or 1 full size pitch.



▲ School Building



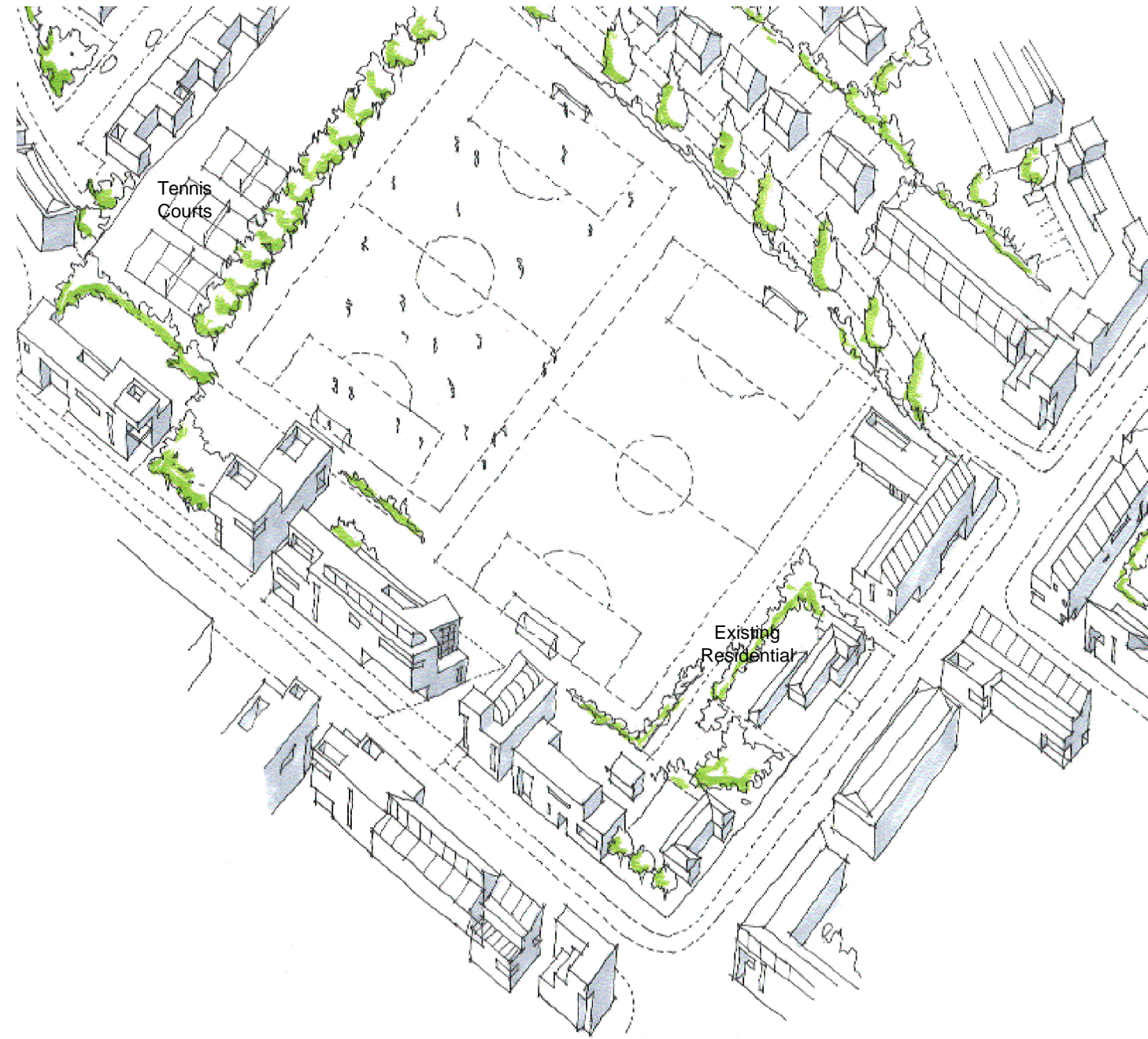
▲ Overlooked Pitches



▲ Park Activity



▲ Crèche Building



URBAN DESIGN RECOMMENDATION

I.D.5

The school site is to form a magnet at one end of the village. it is to be edged with buildings to form a street.

5.0 Residential Development

Introduction

The nature of sub-urban development in our towns and cities has meant a sameness in the quality of housing. To establish a hierarchy and resulting 'legibility' of the settlement we identify a mix of :

- road sections,
- housing prototypes,
- location for non-residential uses

Note: The following pages should be read with the illustration' of the overall lands at the back of the document.

To insure a 'Cradle to grave' development it is essential that there is a wide variety of housing and tenure. To protect a sense of 'community' residents should have the choice to remain in the area by 'upsizing and 'downsizing' as their needs demand.

The housing prototypes show typical examples of housing at various densities.

Proximity of surrounding dwellings

Several dwellings are located in close proximity to the site boundary with localised views into the site. Strategic screen planting in combination with appropriate scaled buildings along the perimeter of the study lands, shall ensure that these properties are minimally impacted by the development.

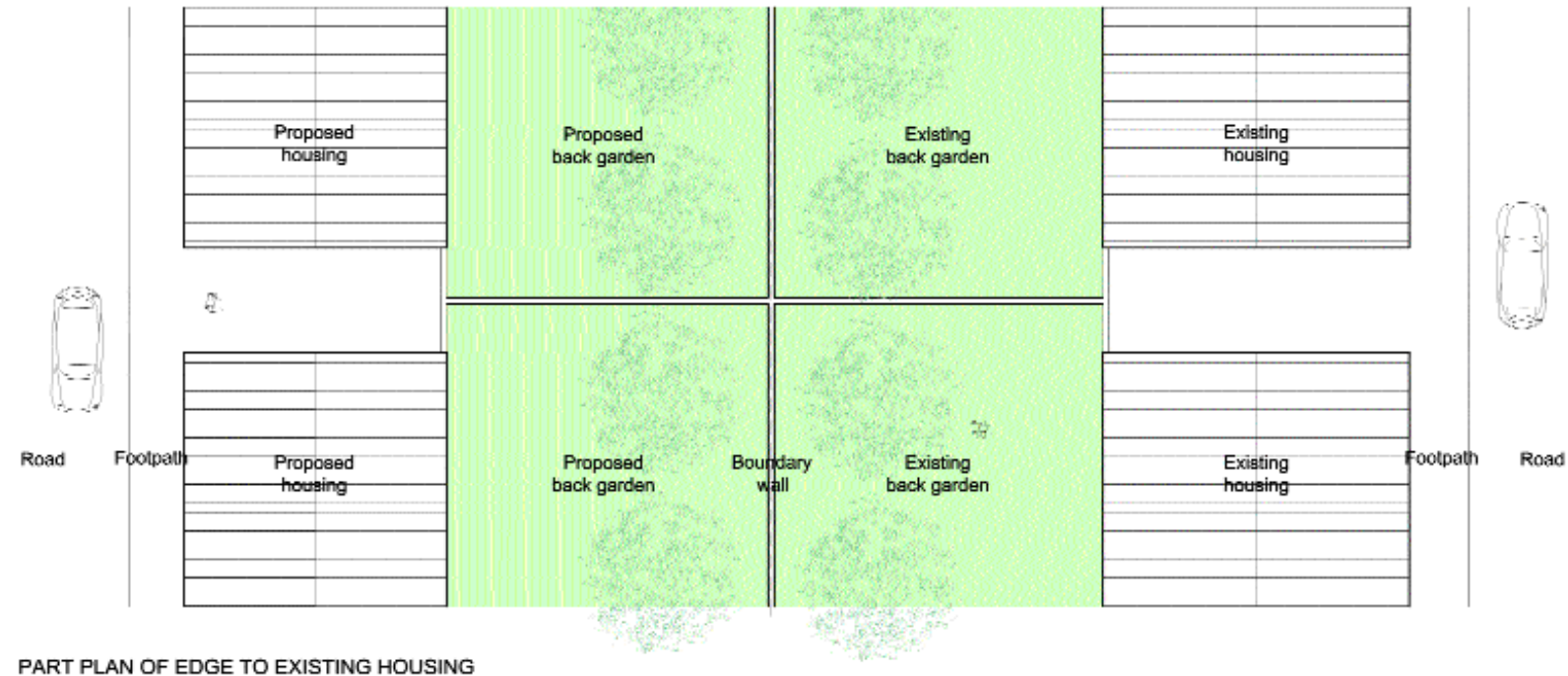
Where development is proposed around the Castle grounds particular boundary is recommended with a stone wall and sensitive screen planting to the Castle, to be agreed with the council.



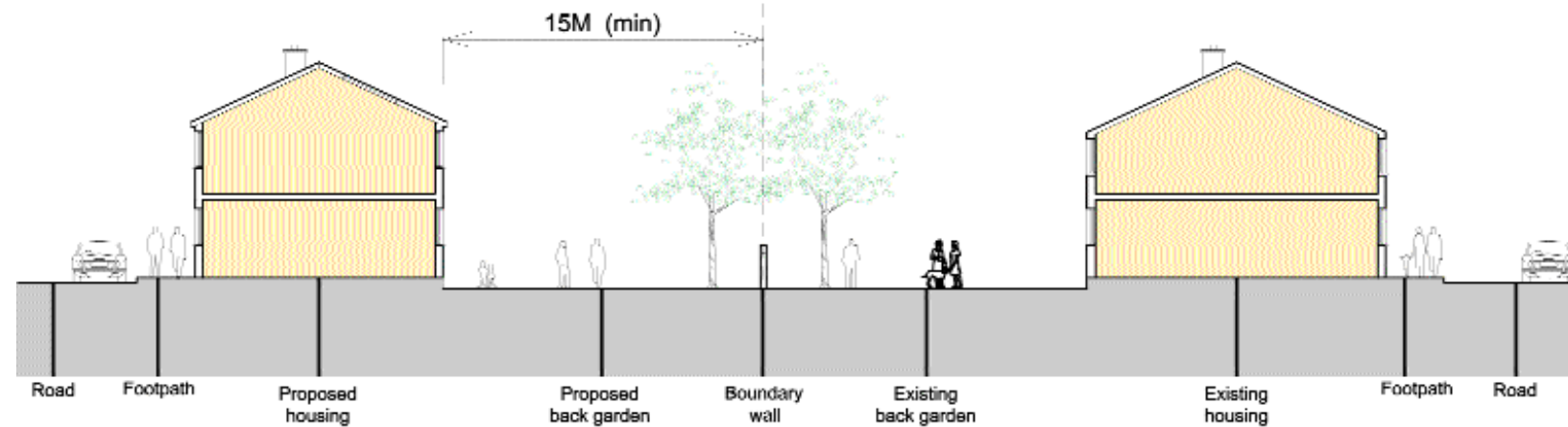
▲ Existing housing



▲ Screening of existing housing at school site



PART PLAN OF EDGE TO EXISTING HOUSING



SECTION OF EDGE TO EXISTING HOUSING

URBAN DESIGN RECOMMENDATION

I.D.6

Proximity of surrounding dwellings

Strategic screen planting in combination with similarly scaled buildings along the perimeter of the study lands, shall ensure that these properties are minimally impacted by the development.

5.1 Residential - lower density

LOWER DENSITY RESIDENTIAL

Lower Density Development will occur at the furthest edges from the proposed village and Kilkenny City centres, primarily in the western side. Each development parcel however can identify a mix of lower and higher residential as long as it meets the criteria outlined in the Local Area Plan.

Road Edges

The Inner relief road does not allow direct access to housing from it. Poor Quality edges are discouraged to these edges but screen planting (to buffer noise) and create a better quality of environment. Also building edges in the form of courtyard housing allows entrance from the access road but an edge and supervision of the Inner relief road.

Materials

Primary Neighbourhood Roads

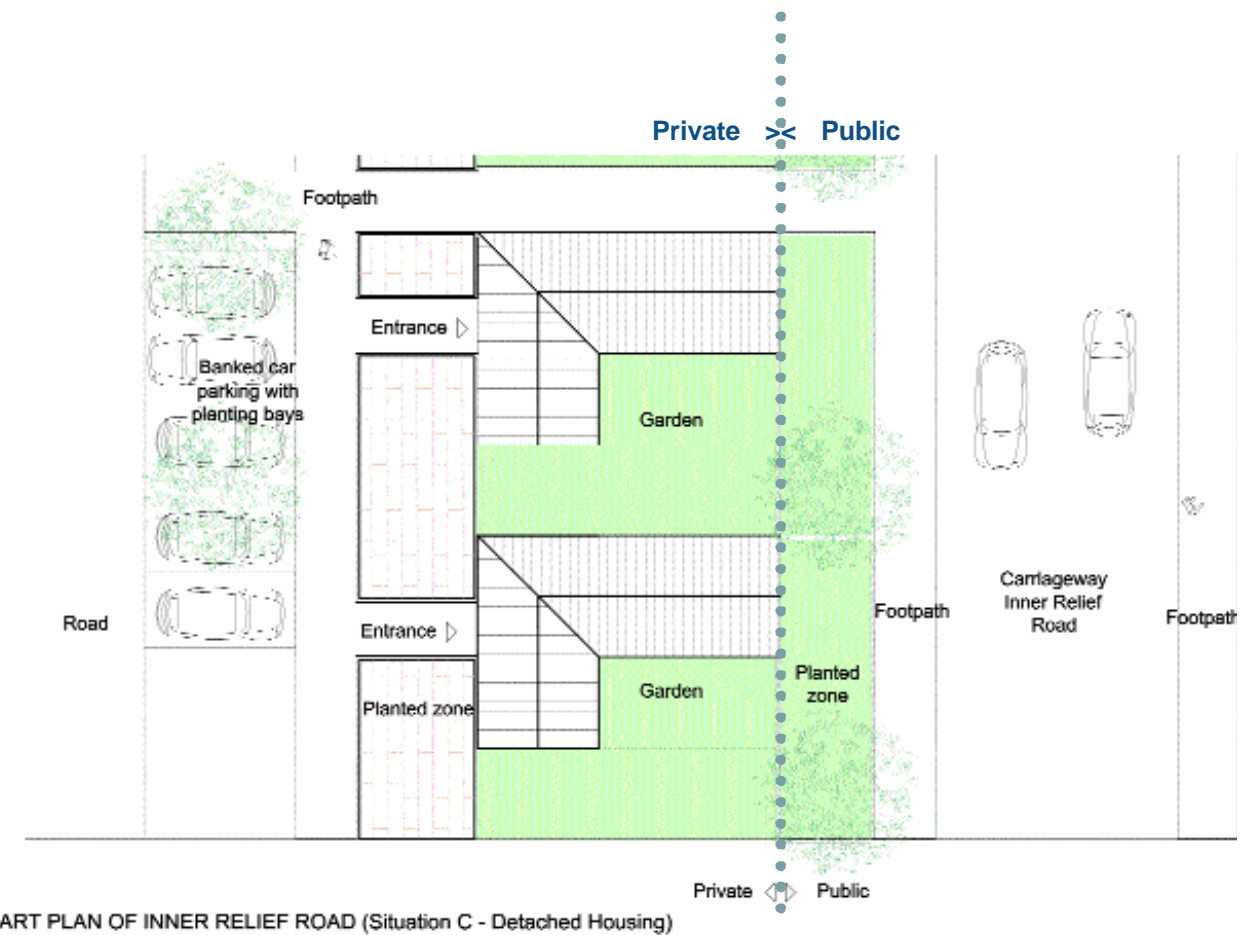
- blacktop macadam road surface with concrete kerbs
- kerbside parking
- grass margin for tree planting
- street tree planting (min. size 12-14cm girth) to provide structure and enclosure
- high quality boundary treatment to private (walls) and public areas (plinth wall and railings)
- continuity of 'family' of street furniture including bus shelters, seating, litter bins etc.

Building Form:

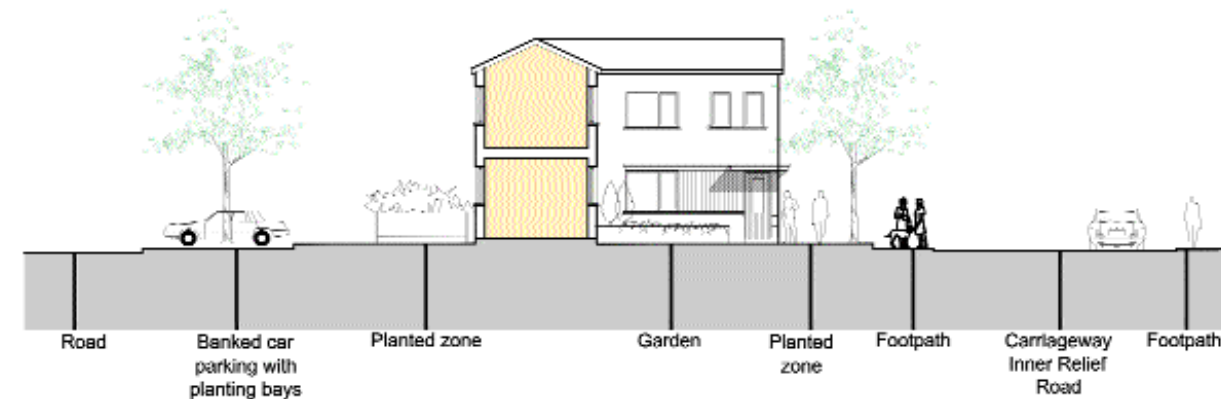
No hip roofs are recommended



Anonymous and poor quality edge to Road ►



PART PLAN OF INNER RELIEF ROAD (Situation C - Detached Housing)



URBAN DESIGN RECOMMENDATION

I.D.7

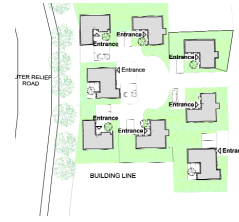
Building edges should be used to from the edge to roads even where direct access is not permitted (Inner relief road). This avoids the

5.2 Residential Prototypes : Lowest Density Housing

LOWER DENSITY RESIDENTIAL –

Examples:

- As 2 Storey housing backing onto existing development
- As Cluster schemes to the edge of the Outer Relief road
- As detached / semi detached where appropriate in all neighbourhoods to insure cradle to grave settlement potential through the community.



Cluster Plan ▲



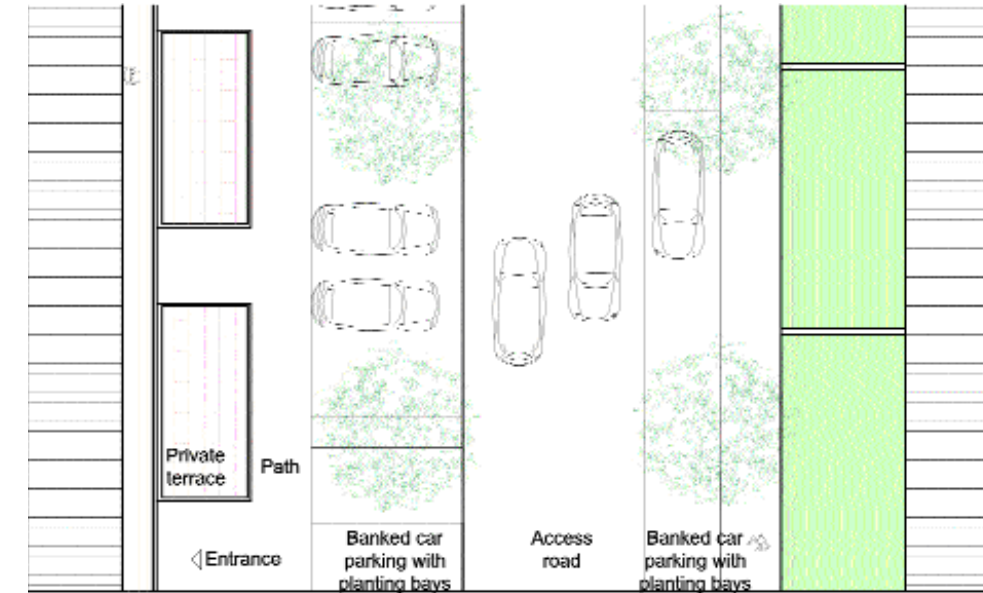
Extract from overall Site Illustration showing types of housing ▲



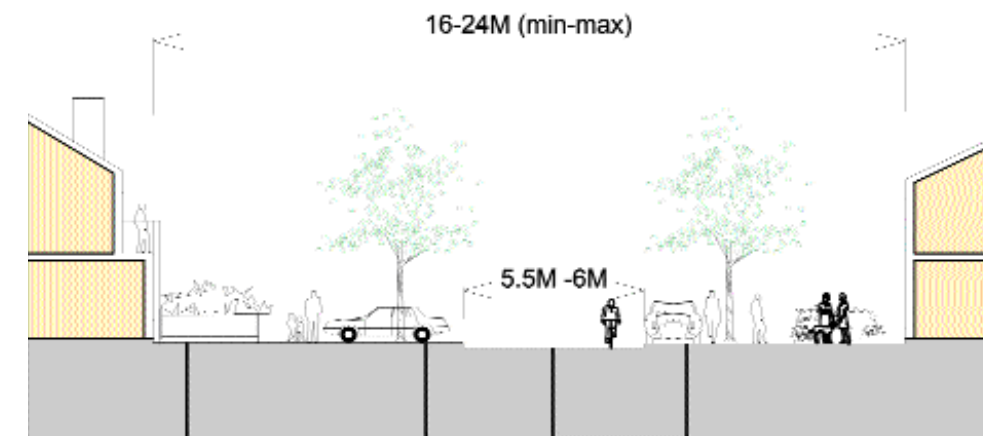
▲ Housing passively supervising local park ▲



planting ▲ Pavilions at Road corner ▲



PART PLAN OF ACCESS ROAD



SECTION OF ACCESS ROAD

URBAN DESIGN RECOMMENDATION

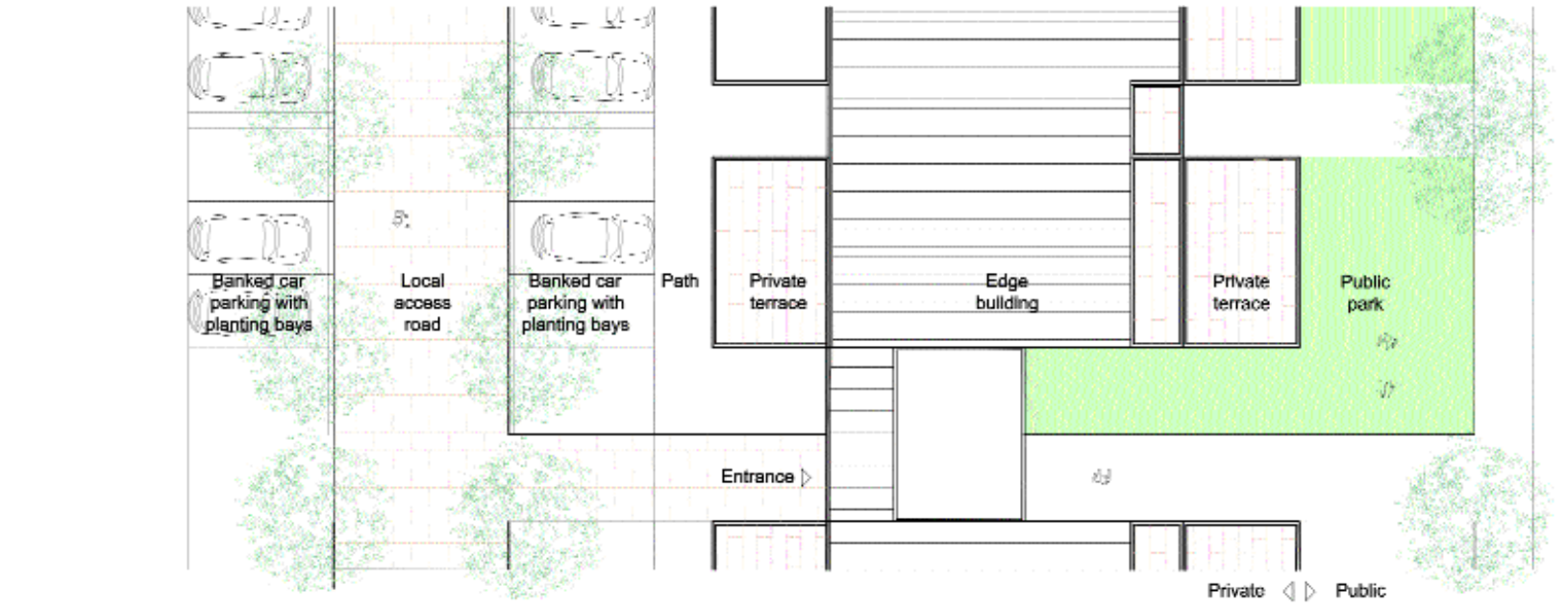
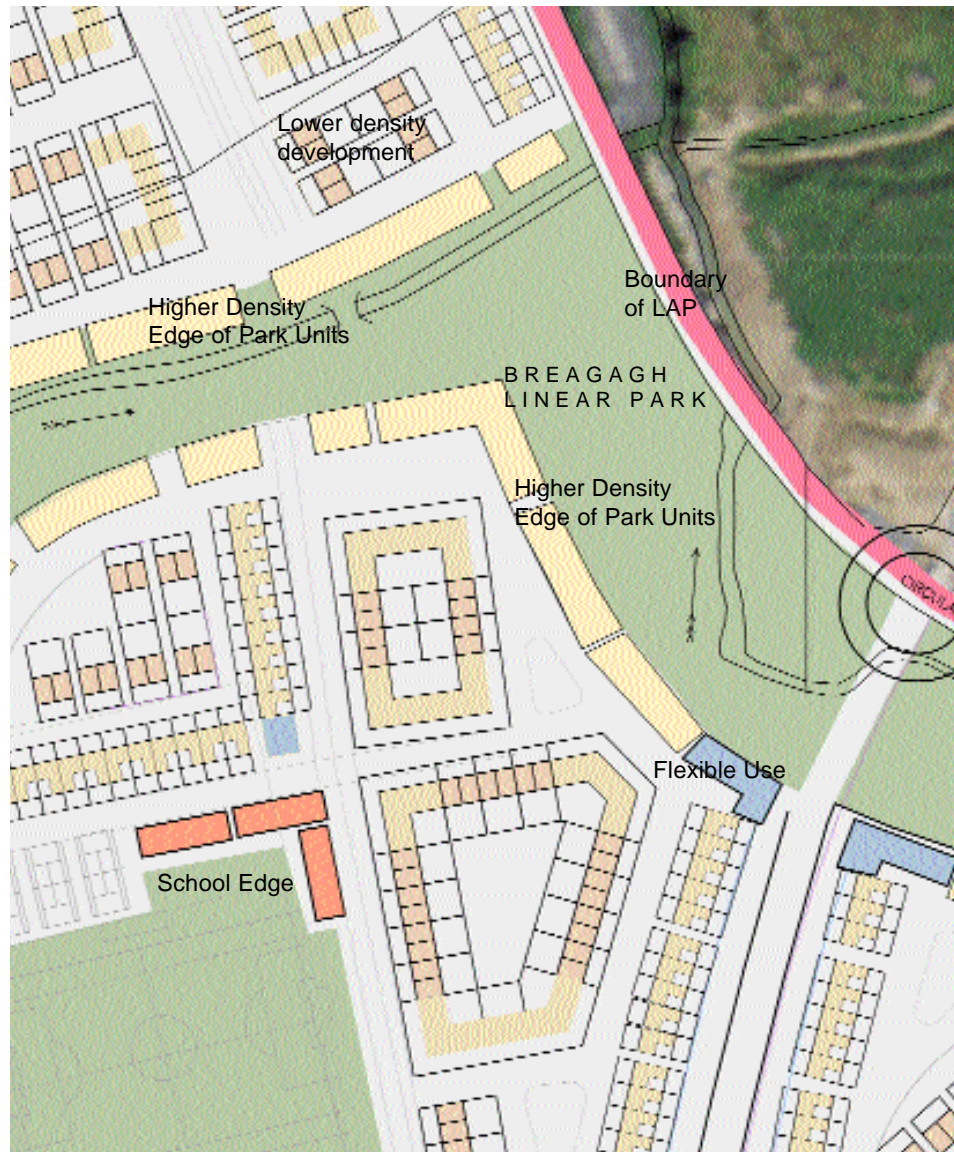
I.D.8

A variety of site organisations are encouraged with overlooking of local parks

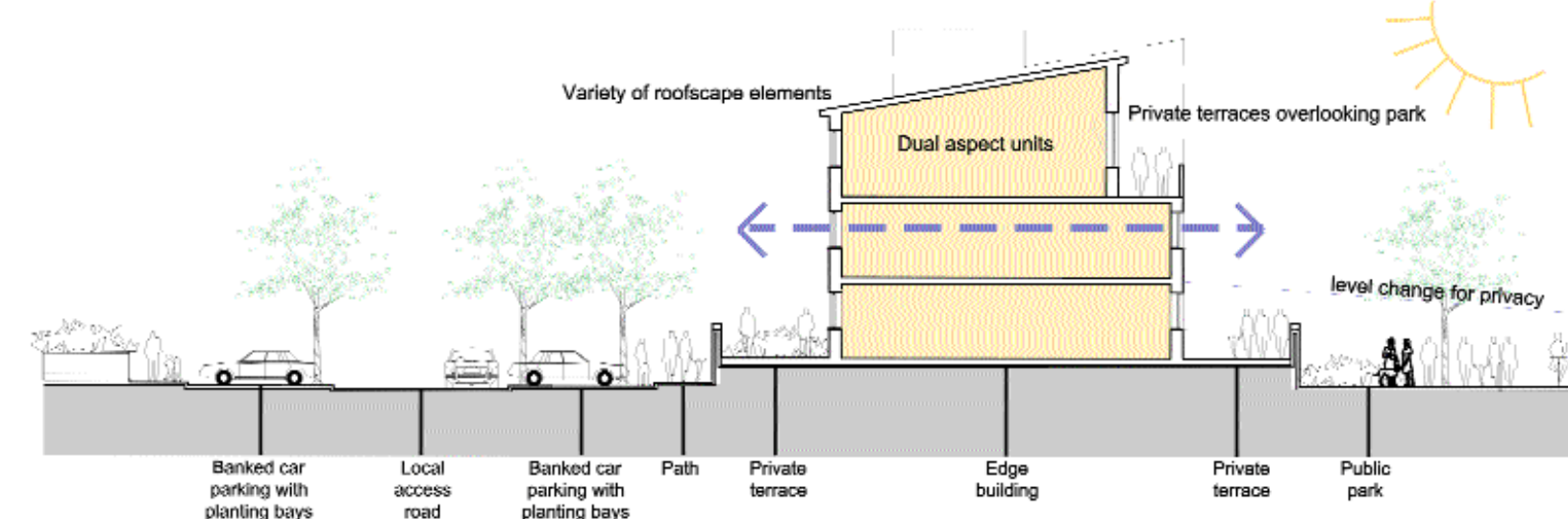
5.3 Residential - Higher Density - Park Edge

Park Edge

Park areas require supervision at all times. The amenity value afforded by the Public and Linear Parks suggests more intensive use if higher density is permitted at their edge. The diagram on the right identifies a series of treatments to the park edge at various intensities of development.



PART PLAN OF EDGE BLOCK



SECTION OF EDGE BLOCK



As illustrated in the image of the Nore to the left, the city of Kilkenny is reclaiming its amenity

URBAN DESIGN RECOMMENDATION **I.D.9**
 All the open space should be overlooked directly to insure passive supervision

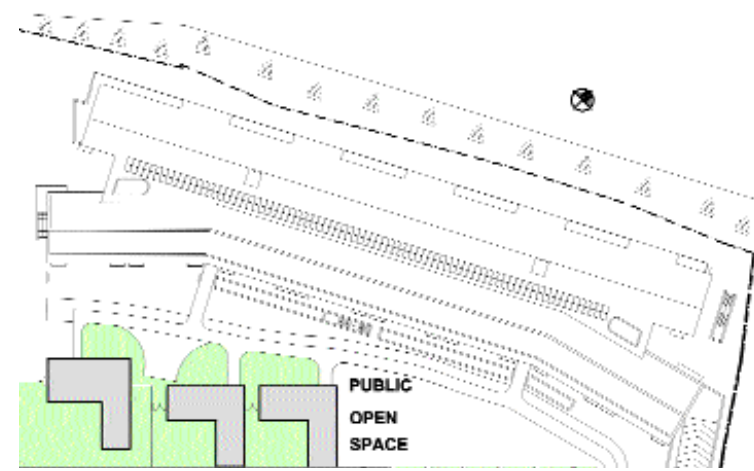
5.4 Residential - Higher Density - Prototypes - Edge to Linear and Public Parks

HIGHER DENSITY RESIDENTIAL –
Examples of types and locations:

- As terraced Housing in and edging the Village centre
- As Housing Courts in and edging the Village centre with Possible apartments at corners
- As low level Apartments and three storey Housing to the Breaghagh Linear Park



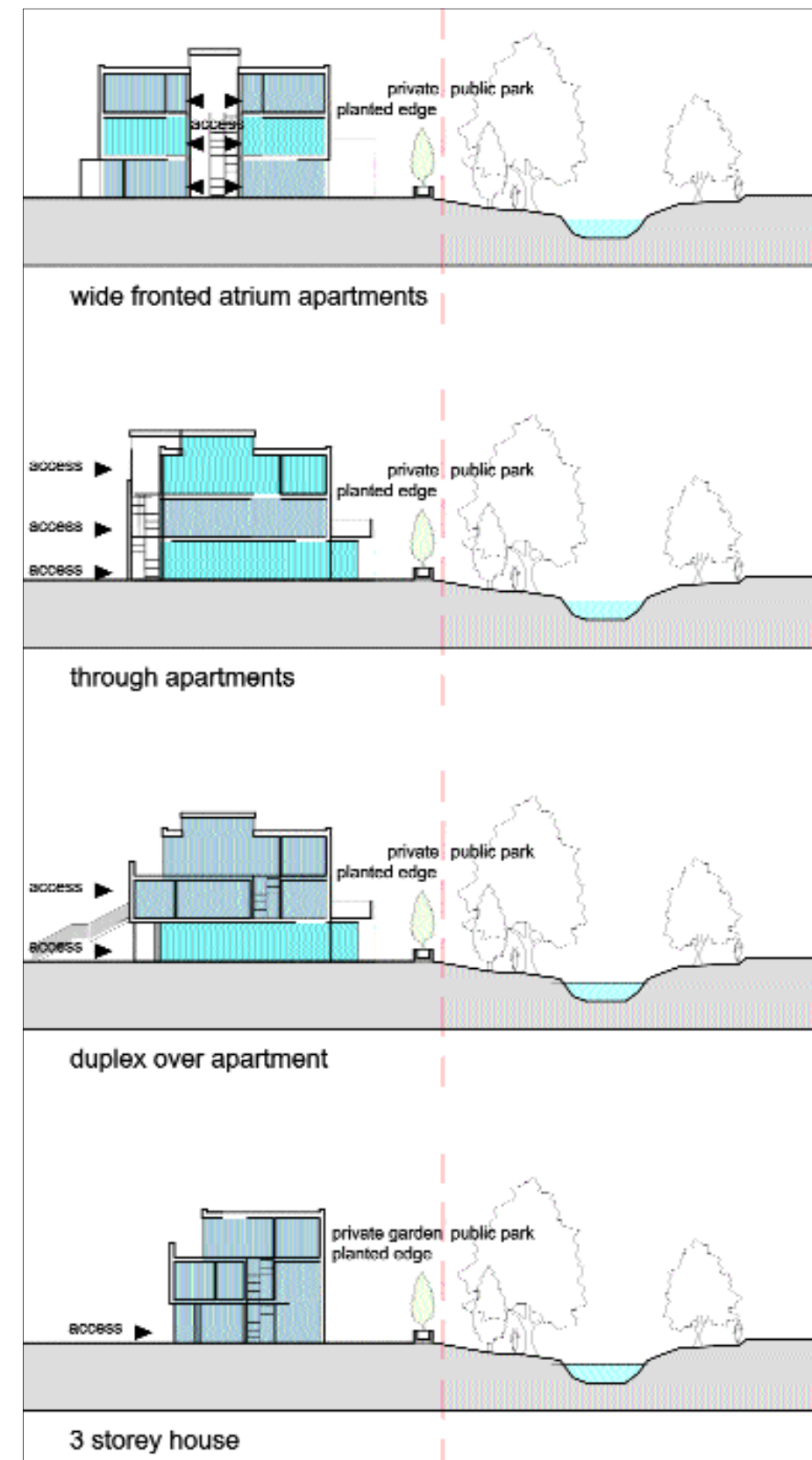
Howth Road Image ▲



▲ Howth Road Plan



INCREASING DENSITY



5.5 Residential - Higher Density - Village Centre Housing

Village Centre Housing

Residential Use in the Village Centre as identified in the Local area Plan should form tight streets and have flexible use at ground level.

Materials

Cul de sacs and Mews

- combined surface for roads and footpaths, using block paviors or coloured macadam
- low level boundaries to public areas (plinth wall and railings)
- continuity of 'family' of street furniture including seating and bollards
- street tree planting where appropriate
- tree and shrub planting to visible private areas (front gardens etc.)



Higher corner elements ▲

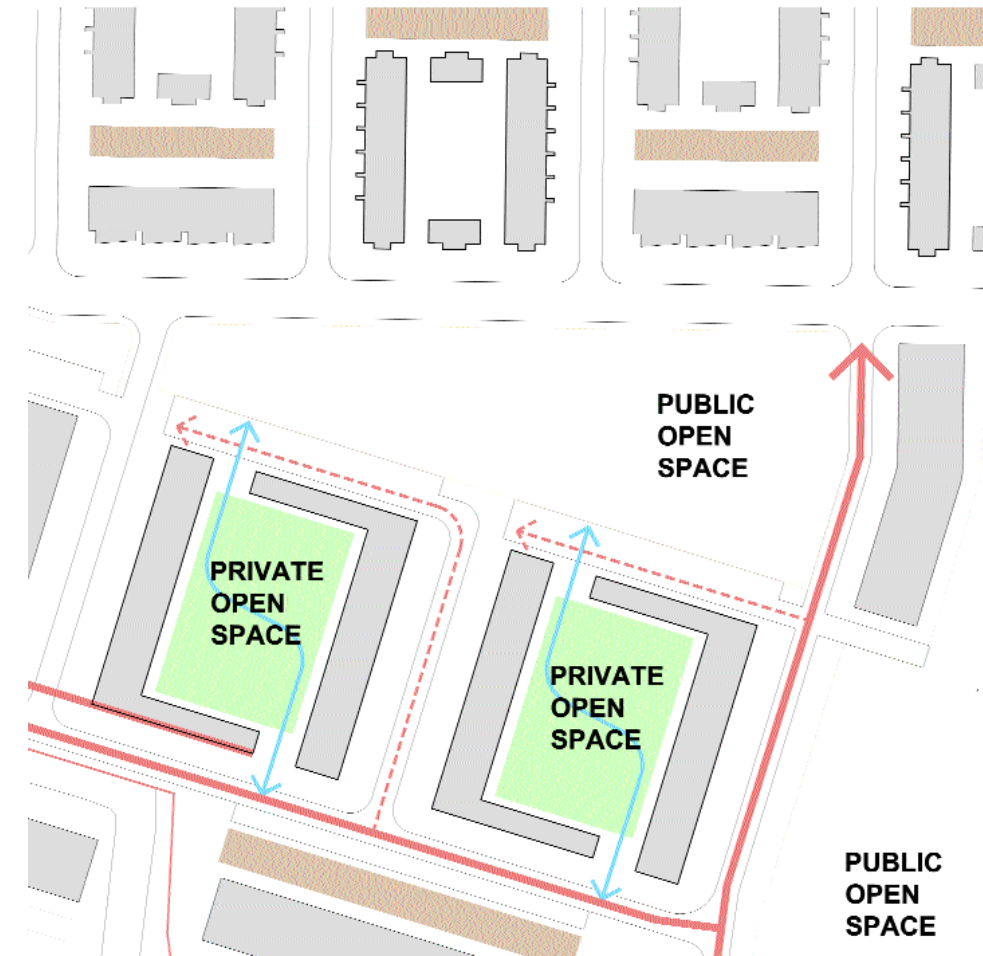


Series of Street types ▲

Private 'shared' open space such as courtyards are appropriate in this area of the Plan lands.



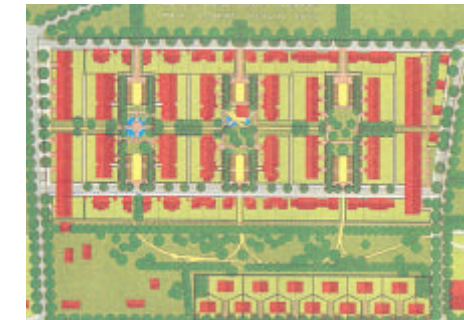
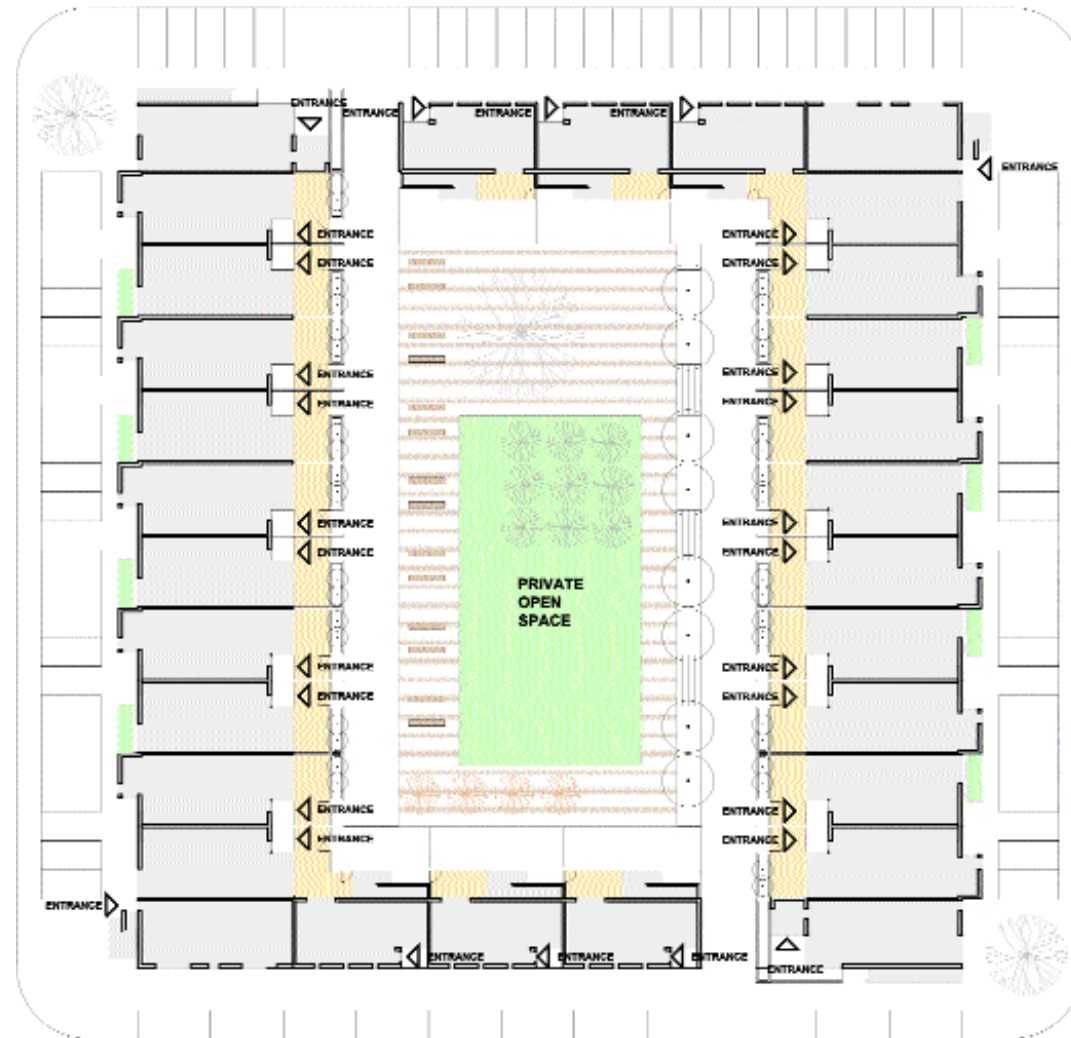
Private Open Space: Courtyard ▲



Relationship between Public and Private Open Space: ▲

URBAN DESIGN RECOMMENDATION **I.D.10**
Residential Use in the Village Centre should form streets and have flexible use at ground level

5.5 Residential - Higher Density - Prototypes : Village Centre Housing



Prototypical layouts ▲

HIGHER DENSITY RESIDENTIAL – Examples of types and locations:

- As terraced Housing in and edging the Village centre
- As Housing Courts in and edging the Village centre with Possible apartments at corners.

URBAN DESIGN RECOMMENDATION I.D.11
Grids are recommended in these streets to give a more urban environment.

6.0 Open Space Strategy

Aims

One of the primary aims of the early phases of development will be to create a framework within which the future building programme can be developed. The public realm component of the proposed Urban Design Framework Document is based around three key functions:

- To provide a high quality setting at an early stage of development within which future built elements can be located. This also includes treatment to the key boundaries at early stages to provide screening for future development areas.

- To provide a range of public spaces and amenity facilities with full access not only to those working within the development, but by the public generally.

- To integrate the development into the surrounding landscape. This would be achieved by capitalising on existing landscape elements such as the landform, creating a setting for development that is sympathetic to the surrounding landscape and by providing visual screening where appropriate.

- The projected population of the Local Area Plan is 9,500. The Kilkenny Open Space, Sports and Recreation Study identifies that 2.4 hectares (6acres) of open space (excluding private open space) must be provided for every 1,000 population. On this basis it will be necessary to provide 22.5 hectares (55.5 acres) of public open space.

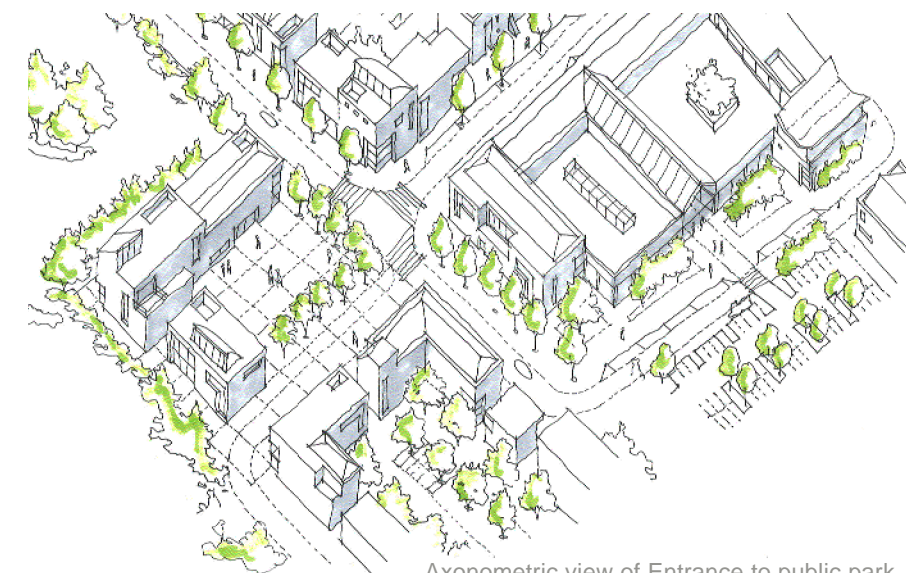
It is intended that the above facilities will be provided throughout the Local Area Plan. Further, it is paramount that in providing new open space that:

- the design of the spaces are of a high standard and have clear function/purpose
- adequate resources for management/maintenance of the spaces is provided

The overall public realm vision centres around two complementary principles;

- the retention and augmentation of existing landscape features
- creating a number of high quality public spaces of various sizes throughout the study lands.

A number of public spaces are proposed within the Local Area Plan, including a 6.0 hectare park with recreation facilities, a 4.0 hectare linear park containing the Breaghagh River (and incorporating the surface water attenuation area for the lands) and local parks for use by the residents within the immediate area. The following schedule identifies the proposed open space provision within the LAP and facilities to be provided:



Schedule of Open Space Provision

Facility	Size (ha.)	Active/Passive Recreation	Anticipated facilities	Management
Town Centre	0.5	Passive		Taken in Charge (possibly privately managed)
Public Park	6.0	Active and Passive	2no. under 13 or 1 full size plus all-weather pitch, play area etc.	Taken in charge
Linear Park	4.0	Passive		Taken in Charge
Local Parks	7.0 total (av. 0.5- 1.0ha. ea)	Passive		Privately managed by developer
School Site 1 (P and PPS) (2.2 + 1.3)	3.5	Active	4no. under 13 or 2no. full size	To be agreed
School Site 2 (reserved site)	1.5	Active	2no. under 13 or 1no. full size	To be agreed
Total OS provision	22.5ha.		8 under 13 or 4 full size	

6.1 Open Space Strategy

Successful public spaces are created by careful planning/siting of the built elements. In this regard, careful consideration was given to the location and size of the spaces to provide a series of linked spaces of various sizes. The spaces have also been located throughout the plan area to provide a strong focus and to allow for overlooking and self-supervision. In addition, there should also be a clear definition between public and private space to maximise ownership by the community.



Public Park (6.0 hectares approx.)

This large park will be enclosed by 2 and 3 storey dwellings, fronting onto the park to create a sense of scale and containment and to create a well defined public space. The park will contain one full size quality football pitch (or 2no. under 13 pitches), an all weather pitch for multi-use games including tennis/five a side football and basketball. It is envisaged that this facility would be floodlit for evening use. In addition, the park would contain a high quality play area as well as areas for sitting and walking. It is envisaged that the park will be enclosed with a plinth wall and railing with vehicular and pedestrian access points at strategic locations.



Linear Park (4.0 hectares approx.)

This space is designed with the Breaghagh River as the primary focus and contains walks and informal play areas. Designated areas within the park will also be used for storm water attenuation during times of flood. The park will be enclosed by 3 or 4 storey dwellings, fronting onto the park to ensure a sense of scale and containment and to allow for self-policing by the residents.



Local parks (0.5 - 1.0 hectare)

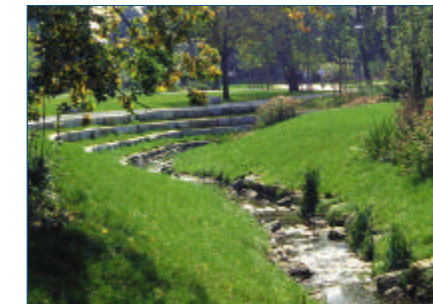
These small spaces enclosed by residential dwellings, will be located throughout the residential areas for use by the local residents as a place to stay, sit and enjoy. The parks shall be designed to a high standard and incorporate seating areas, paths and informal play areas as well as provision of quality street furniture including, lighting and sculpture. It is also envisaged that they would contain a small play area.

A range of open space is proposed within the Local Area Plan from recreation grounds for active sports including football, tennis etc., to local parks which will contain seating and small play areas. It is intended that most residents should have access to an open space area within 5 minutes walking distance from their home which can be easily reached by only crossing minor streets.

Pedestrian Movement

The Councils are committed to the delivery of a self-sustaining urban community, intimately linked to the city, but capable of providing for most of the needs of the community locally.

As the Local Area Plan aims to provide a community of up to 9,500 population, it is essential that the new community is not segregated from the population of Kilkenny City.



URBAN DESIGN RECOMMENDATION

I.D.12

On grade Pedestrian links will be established to insure the new community are not segregated from Kilkenny City Centre

7.0 Environmental Design

Aims

- A Unique Sense of Place
- A Sustainable Community.
- Durable materials



Architecture

Building need to be designed for their environments e.g. taken cognaisance of sloping site as on the Main Village Street.

Articulation should be given to corners etc. to aid legibility of the Plan



Civic Buildings are to be of a ceratin quality of durable Material to insure a robust and civic nature.
A Palette of Materials will be essential to discuss with the Local Authority prior to any applications



Sustainability

The councils will ensure that the local natural and built heritage are nurtured and protected.

When using a render finish a durable low maintenance finish is essential e.g. (pigmented render)

Brick / Stone cladding may be used in accent buildings.

Principles such as passive solar layout are to be considered in layouts.

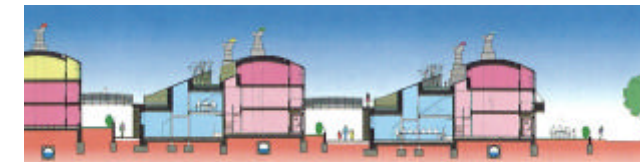
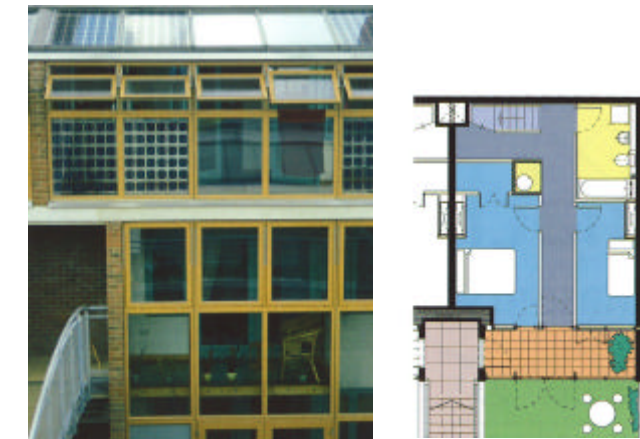
e.g. On an east -west access housing should be wider fronted. This allows benefit from the sun. The glazing on the south face should be substantial (60%-70%) and the glazing to the north side should be as close to 10% as possible while still maintaining the requirements of natural daylight into rooms.

On a South - north street, Housing should be narrow fronted and through lit where possible.

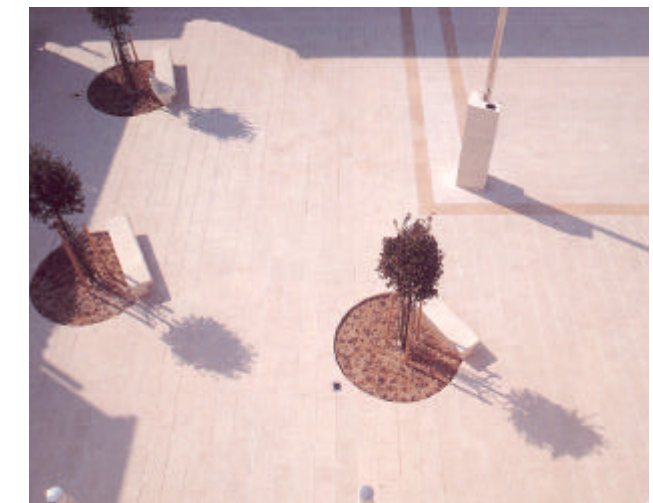
Where 'mews' lanes occur particularly in the village centre, it is recommended that plots are to be set up to allow for intensification of the gardens / mews at a later date.

Biodiversity, water quality and the areas architectural and archaeological heritage will be protected and where possible and appropriate enhanced.

These and other priciples are further discussed in the Infrastruture Guidance document



'bed zed' development, London Zero energy emissions ▲



materilas public square, Pag, Croatia ▲

URBAN DESIGN RECOMMENDATION

Sustainability principles shall be used throughout in design

I.D.13

8.0 Implementation

Deliverability of the Plan

The team has endeavoured to aid the implementation of the plan through consideration of the following in the development of the proposals

- Parity on the distribution of uses and development opportunity
- Cognisance of ownership boundaries.
- Deliverability of development parcels without generating ransom strips.

We encourage as much co-operation between landowners as possible.

The insistence on the deliverability of infrastructure prior to the development of the lands we hope will secure co-operation from the community.

We acknowledge the difficulty for existing residents and though the lands will significantly change we hope that the proposals will insure that due cognisance is taken of their privacy

Phasing Considerations

- Natural organic growth
- Serviced Lands v's Unserviced lands
- Development interest + capability of Landowners
- Quantum of lands required to generate development of infrastructure

Landscape Phasing

Enhancing the environment is a long term investment to the future of the western environs. It is intended that landscape works and construction of the parks will begin as each phase of building works commences.

Through the process of discussion with Local Authority, the community and amongst the design team the following 'ideas' had come up as for consideration

Placemaking + Landscaping

Community Arboretum -
in a park or on a ceremonial boulevard
Community Art Programme -
Maze
Swimming Lake and grass / sand beach
Sculpture Court
Civic Space
Market Square

Ideas

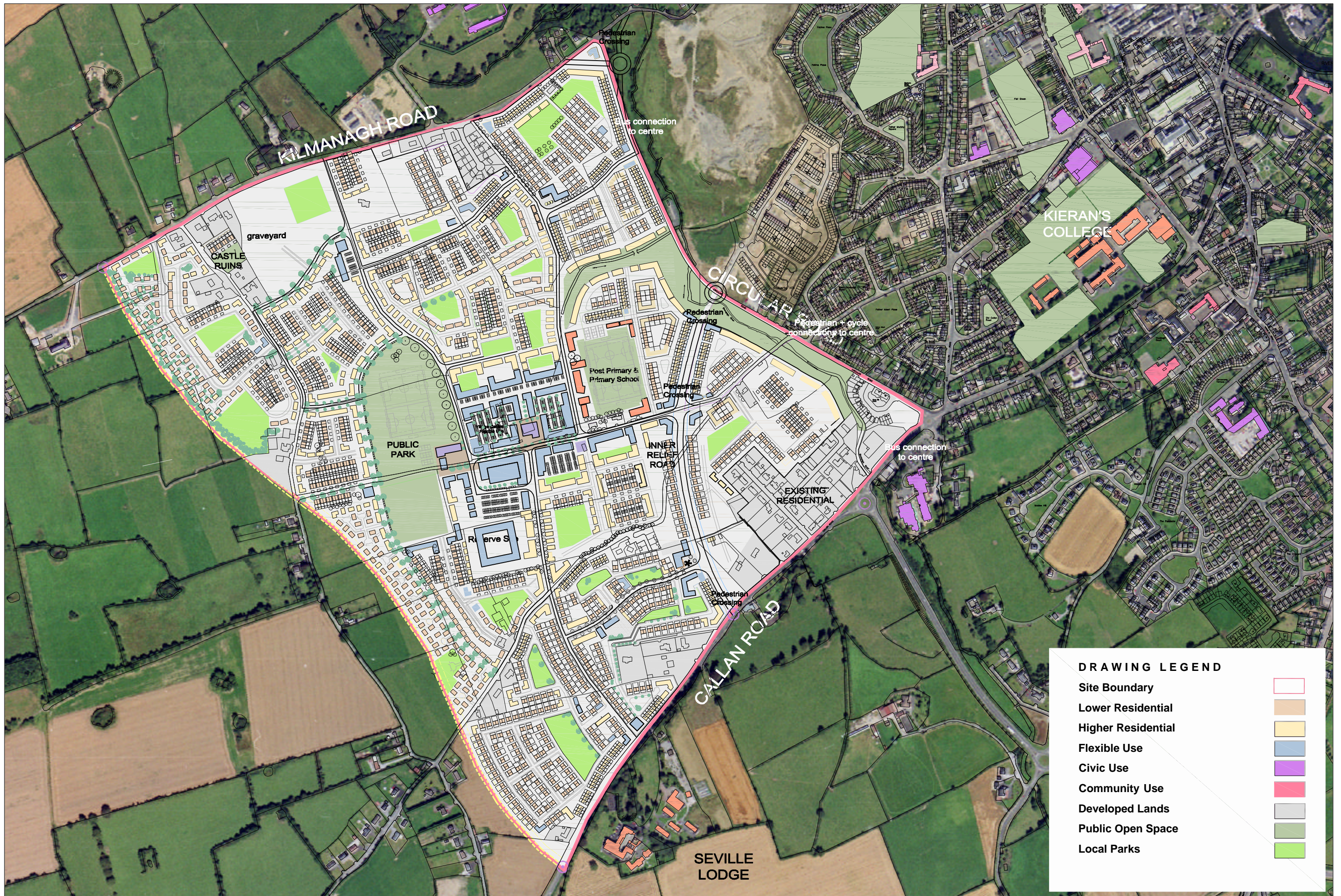
Each household has an Irish specimen tree planted in a forward planting scheme either
A % allocation by developer to a public art scheme
Attraction to outside visitors
Focal point in linear Park / attenuation
Close to community facilities
Designed to accommodate permanent market

School competition to name the villages

Outreach / 3rd Level Campus Skills based Third Level Institution based on crafts tradition in Kilkenny (talk to Crafts Council and VEC)



Market Area enlivens Public Space ▲



DRAWING LEGEND

Site Boundary	
Lower Residential	
Higher Residential	
Flexible Use	
Civic Use	
Community Use	
Developed Lands	
Public Open Space	
Local Parks	

