

The Naul

Village Development Framework Plan
and
Design Guidance

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Comhairle Contae Fhine Gall
Fingal County Council

The Naul Village Development Framework Plan and Design Guidance was produced between September 2009 and June 2010. It was assembled by a team of architect urban designers, Philip and Delphine Geoghegan of iCON Architecture | Urban Design | Conservation, and Bernard Voortman of CUMMINS + VOORTMAN, Sustainable Architecture & Urban Design.

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Seamus Ennis Cultural Centre, The Naul. Pencil drawing by Tina Geoghegan

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Above: Aerial view of the village from the North. The circled area indicates the traditional village core. The River Delvin flows under the bridge, outlined in yellow, and between the trees in a secretive way. The open field rising up from the river offers an opportunity to protect the Structures listed in the Development Plan as well as to provide a space for recreation and quiet, close to the heart of the village.

The Naul Village Development Framework Plan and Design Guidance

The Character of the village and A Vision for the Future

Fingal County Council seek to maintain and strengthen the physical character of Naul; to guide careful urban improvement and to plan for appropriate future growth. In setting out these guidelines, The following issues are dealt with;

- Distinctive character of the village,
- Current issues, particularly concerning incomplete housing schemes.
- The need for conservation, sustainable growth, consolidation, and the protection of the quality, character and distinctiveness of important assets.

Creating a strategy for sustainable development should deliver not only solid economic and environmental benefits but also should provide an urban design framework, to guide the development of The Naul into the future.

Policy Context

The challenge of a successful urban design framework, through the identification of local distinctiveness, is to unlock opportunities and deliver a high quality village experience, thereby creating a better living environment, a more sustainable economic future and further tourism potential.

The Village Design Framework Plan is an advisory plan with a long term vision for the future. It offers support to the Local Area Plan, within the structure of the Fingal County Development Plan.



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Section 1

The Character of the Village

1.0 Introduction

The Naul is set within a valley landscape of rolling arable and pasture lands. Just North of the village, the Delvin River meanders under a historic mill side bridge and eastwards, cutting through the gorge of a picturesque area, the Lady Well, where sheer inclines once, apparently, sheltered highwaymen and thieves. This is a village of character, contrasts, heritage, unique landscape and hidden secrets.

1.1 First Impressions

A late afternoon Sunday visit in winter heralded surprising results. The village felt busy, vibrant and alive, due in no small part to an organic market at the Seamus Ennis Cultural Centre, friendly calls between residents filling their cars with produce and an active café supplying welcome hot drinks and sandwiches on a cold day. Cars were parked and double parked at the Seamus Ennis Cultural Centre corner where activity was centred.

The cemetery too had visitors, with families bringing flowers to graves. The gravity of the setting was offset by cheerful chat and camaraderie. In general, this Sunday visit indicated a rich vitality, and a village that was a 'destination' for people in the locality, and possibly farther afield.

A subsequent visit on a Tuesday afternoon proved otherwise. In stark contrast, the continual trundling of trucks from and to the Dublin Road across the Square, left the team with an entirely contradictory and lasting

impression – danger, speed, fumes and noise. It is rare to confront a problem with so immediate and deleterious an impact on pedestrian safety, environment, air quality, vehicular movement, and vibration on street buildings and the historic bridge. Activity in the main street centred around the Seamus Ennis Cultural Centre and the new shops opposite.

Each of the three main access roads presents a different impression, ignoring for the moment the new suburbs: *Down the hill* to a Main Street embedded in the landscape *Across the river* and up into the village *Past the church* and through the high hedges to a surprise entrance at the Square. They each announce the village from a distance yet the 'arrival' is very definite: *down into and along the Main Street and / or arriving at the Square.*

The Square is an unusually generous space, with stone walls and greenery on its edges and otherwise contained by four significant buildings occupying some of each of the four sides. One is a thatched cottage, Seamus Ennis Cultural Centre; opposite is Killian's pub, a lovely building incorporating a very old, tall annexe with a characterful and unusual round-topped gable. The other two buildings are less exciting, but do an important job of enclosing the space; one is a heavily altered nineteenth century building with window replacements, the other is a simple modern house with a crisp white gable edging the Square.

Visually, the village presents well – a place of character, with identifiable features, a main street and a square of pleasant proportion. Stone walls and trees create a strong visual impression.



1.1 First Impressions, continued

First Impressions on a winter's Tuesday...

Picture 1: Busy corner of the Square outside Seamus Ennis Cultural Centre. The parking at this location creates a hazard on the corner, affecting visibility and turning manoeuvres.

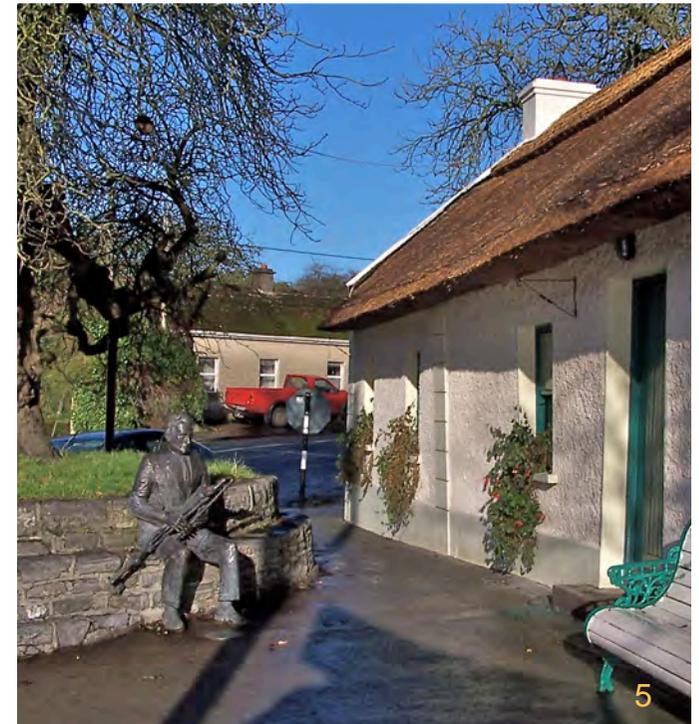
Picture 2: Heavy cement truck approaching the same corner; about to turn right onto and through the Square, another potentially dangerous manoeuvre.

Picture 3: Not the weather for sitting out. The seating defines an area in front of the pub which might be better designed as part of an exclusively pedestrian zone within the Square.

Picture 4: Beautiful ruins of mediaeval church set in the graveyard, close to the Square. The graveyard was a place for activity and friendly conversation on the Sunday afternoon.

Picture 5: Seamus Ennis, a solitary figure seated under the chestnut tree outside the Cultural Centre

Picture 6: Unusually quiet moment on Main Street...



1.2 Urban Form

The Naul is essentially a single street village which has expanded from that spine. It comprises an attractive, large, organically shaped square at its northern end, the intersection of the road from Dublin's M1 and the R108 which stretches to Drogheda to the North and Ballyboughal to the South. The main street of The Naul, along this road, is little more than 250 m in length, before it pushes out to the surrounding countryside, edged with sporadic development. The key buildings on the main street include some vernacular cottages with wide frontages and modest height, and 19th century houses, detached and characterful with a more urbane scale.

Right: Aerial view of The Naul, taken in September 2009. The area of the traditional core village is circled. Extension of the village has been mainly southwards and eastwards. Single buildings front onto the pavement, with long gardens, originally as kitchen gardens for growing vegetables and fruit.

Below: Aerial view of the East side of the main street, the core of the village. A family of four detached estate houses create an attractive rhythm along the street, with glimpses between the frontages. Seamus Ennis Centre is at extreme left.



1.2 Urban Form (continued)

The Naul is not a through route. Rather it serves its hinterland and therefore retains a village charm. However, there is a problem of heavy trucks which currently traverse the village and cause environmental disruption which needs to be addressed.

1.3 Economic Context

The economic boom that intensified during the last LAP since 2002, has resulted in a dramatic increase of housing units within the RV1 designation (as at March 2009). Pre 2002, there were 67 units. Post 2002, 113 units have been built. There are now 180 units built in the village; 142 are occupied and 39, that is 21% ,vacant. In real terms, it has resulted in less economic vitality, energy and population than had been anticipated.

Right: The position of the junction in the Square compromises the recreational use of the space and the immediate environment of the Seamus Ennis Cultural Centre, which is left of the truck.



Below, right: Delvin Banks housing scheme, photographed in Feb 2009, shortly after construction of this section. Relatively high density development has been accompanied by concern to create an attractive external environment.

Below, left: Delvin Banks housing scheme, Nov 2009. The impact of good tree-planting is already evident. Some of the houses are currently unoccupied.



1.4 A Village in the Landscape

The Naul village proclaims its hidden rocky outcrop just north of the village through its name, (derived from the Irish word for the Cliff "An Aill") - a sheer drop of a secret valley. Its existence is a startling discovery because it neither visually announces itself in the village form, nor through signage.

Yet, The Naul is a village which otherwise reaches out to the landscape that surrounds it. The access roads from Drogheda (north of the village) and Balbriggan (east of the village) are characterised by thick hedgerows and tall trees. The Main Street leads southwards towards Ballyboughal. Facing into the village from the school, the road commands sweeping views down to the village centre, and beyond, to the 'high quality landscape of the Naul Hills'.

Inside the village a fine, mature weeping Chestnut tree outside the thatched Seamus Ennis Centre adds a touch of nostalgia for a time when the village did not suffer from the rumbling of heavy trucks glancing by the tree, and for an era when it may have been carts that parked beside the 150 year old tree, rather than cars.

Landscape within the village is extraordinarily important, linking the village to its hinterland. The protection of mature trees and hedgerows that line meadows outside the town and reach into it, will help to ensure that new development will not erode the distinctive qualities of place.



Above: The Naul village, seen from the National School entrance, is a village within the landscape, where the vegetation still dominates over development when seen from a distance. The woodland groups occurring within a generally open landscape define the village and should be protected against unnecessary cutting down.



A Village in the Landscape (continued)

Above: Laneway leading off the Square. Stone walls and mature trees characterise the distinctive quality of 'place' in the Naul.

Right: Quiet entry into the lane is from the Square, where stone walls and trees are also dominant.

Left: A slice through the countryside, looking down on The Naul from the Ballyboughal Road, beside the National School. The open countryside gives way to woodland and high hedgerows to *contain* the village within the landscape.

Below: Entry to the Naul from the South: hedgerows and trees dominate.

Below, right: Stone wall and mature tree hedgerow abruptly terminate the built form around the Square at the northern, Balbriggan exit from the village centre. The contrast should be retained as part of the distinctive character.



1.5 Entrances

East Entry: From the M1 Dublin – leafy lanes, twisting roads of the R122. This feels like real countryside until the stark, long, high wall of Delvin Banks housing scheme rises up between hedgerows. The loss of greenery creates an oddly suburban entrance. Beyond, the silhouette of ruined church and cemetery crouch behind a stone wall. Trees overhang the road as the first glimpse of Killian’s Pub appears on the graceful square. An ancient stone wall curves around to the thatched cottage that makes the corner to the Square and Main Street. This is a picturesque first image.

Guidelines for East entry

- Protect trees and promote greenery at the eastern entrance. The shadows of foliage create a contrast with the open, generous square beyond.
- Soften the Delvin Banks wall with planting in front.
- Protect the stone wall.

North Entry; Drogheda Road south into The Naul: The road presents an enclosed view of The Naul surrounded by trees as one approaches southwards on the R108. The road arches downwards past a quaint 2-storey pink thatched cottage with gable to the road, and onward to the historic stone bridge with mill buildings alongside. Though large industry is situated here, the hedgerows and trees conceal it in large measure, announced only by their entrances and rumbling trucks. Approaching the junction with the square, the hedgerow breaks down on the right hand side, replaced by concrete post and wire fence. The left hand side with stone wall and dense, mature trees is attractive and adds a sense of permanence.

The approach is attractive, with heritage buildings and structures. However, the topography tempts quarry truck drivers to speed down the hill towards the bridge and onwards into the square. From The Naul, the trucks are revving up before the bridge to gain acceleration up the hill to the quarry. It happens in the other direction, too. Hence, heavy vehicles at excessive speed create hazard. Proposals to mitigate this are included in this report.



East Entry:

Delvin Banks housing scheme announces the village in an unfortunate way; the retaining wall has no place in the distinctive language of the village.

Picture 1: Long stark wall is the first point of arrival from the M1



Picture 2: The contrast of wall with the mature hedgerow is clear.



Picture 3: The wall gives way to the roadway opening, relieving the starkness of the wall with planting, which is more urgently needed in front of the wall



Picture 4: On the opposite side of the road and looking out from the village, the stone wall is softened by years of aging and quality material. It is comparable in height, but more sensitive to its setting.



Picture 5: The road retrieves its local distinctiveness with mature hedges and leads into the Square



North Entry:

Picture 1: Looking out from the village, this is a most attractive approach. However, from this point, trucks maximise their speed before crossing the bridge and rising up into the Square.



Picture 2: Downward slope to the bridge with speed limit sign. The woodlands around the Delvin river create a beautiful horizon; the slope encourages excessive speed.



Picture 3: Closer to the bridge; this is a dangerous point as trucks continue to speed up for the bridge. There is no footpath. (See image of bridge, following page).



Picture 4: After the bridge the view opens up, with hedgerow trees enclosing the space as the road leads into the Square.



Picture 5: Looking back from the Square, the road is attractive, but the traffic disrupts the potential enjoyment of the Square.

Guidelines for North entry

- Reintroduce tree growth on the approach road southwards, left hand side.
- Protect the stone walls and trees on the approach road, right hand side.
- Assess the structural capacity of the bridge.
- Introduce traffic calming measures.
- Improve visibility at the junction with the GAA.
- Ensure that pedestrian safety is achieved.



North Entry

Above: There are serious traffic issues before, and after the bridge. The speed of traffic needs to be reduced and a continuous footpath provided.

South Entry from Ballyboughal: The road follows the undulating landscape so that The Naul is seen contained within the wonderful backdrop of the Naul Hills. This entry is more open, with sporadic housing and views to the fields beyond.

Guidelines for South entry

- Retain hedgerows and trees, and soften the boundaries of houses with greenery, and village quality street lighting, to replace the telegraph poles sharing with electrical / telephonre supply



South Entry

Above, Picture 5: This is the generous view which unfolds as the road becomes a village street. The landscape makes the horizon. The approach sequence is shown on the **right** of the page.

South Entry
Picture 1: Long view from the School, shows the straight road descending into the village.



Picture 2: Approach to the village is characterised by sporadic housing, softened by planting at roadside.



Picture 3: Looking back up the hill towards the school, the straight road encourages excessive speed.



Picture 4, below: The garage, right, signals the beginning of the active village core as it descends gently towards The Square.



1.6 Built Heritage

A powerful air of nostalgia through historical context is derived from:

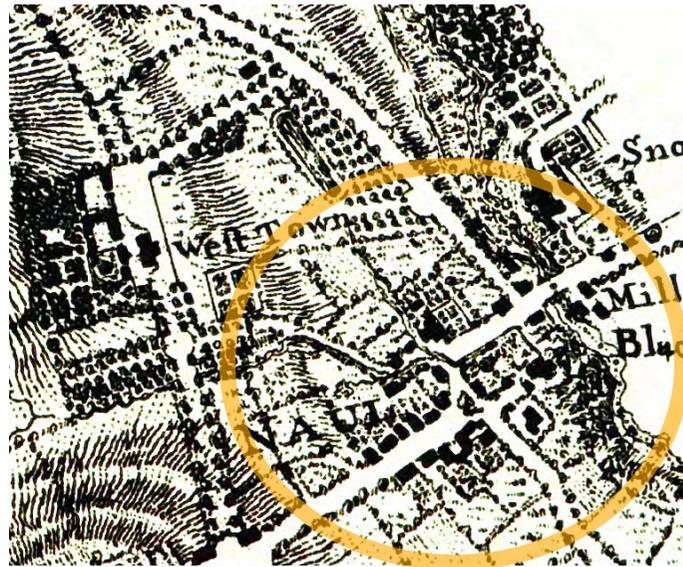
- A manorial village which still maintains the original street pattern,
- The ruined Church with ancient graveyard,
- The informal village square,
- The historic inn, and its two former flour mills
- The remains of one of its three mediaeval ruined tower houses.

The Naul has amassed a fascinating heritage, yet like its sheer rock outcrop, guards its secret closely, without signage or easy access for visitors. The County Council document produced for the Architectural Conservation Area describes and defines in a valuable, comprehensive way the built heritage of The Naul.

Industrial Heritage

Since the 19th century, limestone has been quarried near the Delvin River. Two former flour mills either side of the historic bridge add interest and indicate the rich industrial past of this village.

Today, the quarrying continues, on the northern side of the River Delvin, in County Meath, providing building material to a large and until recently, voracious building boom. The cement trucks continue to trundle unconstrained beside a listed cottage and through a square of extraordinary character, onwards across a historic bridge to collect their load. A resident informed the team that it used to be 'much worse'. The continued success of the business in today's economic climate is testimony to its quality of product and delivery. The cost to the town's fabric and environment however, is unacceptably heavy and needs to be mitigated.



Above: Rocque's Map of 1760 shows the core of the village, Main Street, with two watercourses converging on the Square. It appears that there might have been a cross in the square, or perhaps a village pump. The map was taken from the Naul Architectural Conservation Area Statement of Character.



Above: Mill house, beside the River Delvin, an attractive stone version of a house type prevalent in the area. This area has been extensively restored to create a residential cluster of buildings.

Guidelines for built heritage

Through traffic presents the biggest threat to the built heritage:

- A rigorous monitoring of truck speed on the roads is urgently required.
- A structural assessment of the bridge and buildings abutting the road is required as the continuous effect of heavy traffic may be damaging the structure.
- The introduction, should it not yet exist, of a collaborative scheme between the quarry owners and villagers to adopt a 'polluter pays' policy and to offset the cost of environmental improvements would help to distribute costs.

1.7 Cultural Heritage

Seamus Ennis Cultural Centre

"Our Venue's intimate performance space is regarded by many as one of the Irish music scene's best keep secrets, while The Parlour, The Cottage Café and adjacent rooms throughout The Cottage all provide a home and inspiration for stories, art, poetry, music, song and dance."

www.seamusenniscentre.com

Thus the active Seamus Ennis Centre promotes itself on its website as 'secret'. This charming, low slung thatched single storey long cottage hugs the northern corner of the Main Street. Once a post office, this building is now of pivotal importance in the town as an Arts Centre dedicated to the memory of one of Ireland's most famous traditional musicians, Séamus Ennis (1919–1982), an uilleann piper, singer, radio presenter and folk-song collector. Ennis spent his final years on adjacent family land he named Easter Snow after the famous song of that name. Workshops, films, theatre, exhibitions, lectures, crafts, literature, topical events, organic markets – all of these and more form a rich, varied palette which reaches out to all sectors. The Cottage includes also an inviting Café which provides home cooked food in an intimate atmosphere with log fire. Alongside, the Parlour provides additional cosy space for story telling, art, poetry, music, song and dance.

Guidelines for the Seamus Ennis Cultural Centre

- Remove parking from the corner and front of the Seamus Ennis Centre, to allow outdoor seating and informal outdoor performance.
- Promote organic / farmers' markets – in the Square when weather permits.
- Provide parking behind the Seamus Ennis Centre, shown on VDFP map.

Right: Seamus Ennis plays on outside the Cultural Centre.

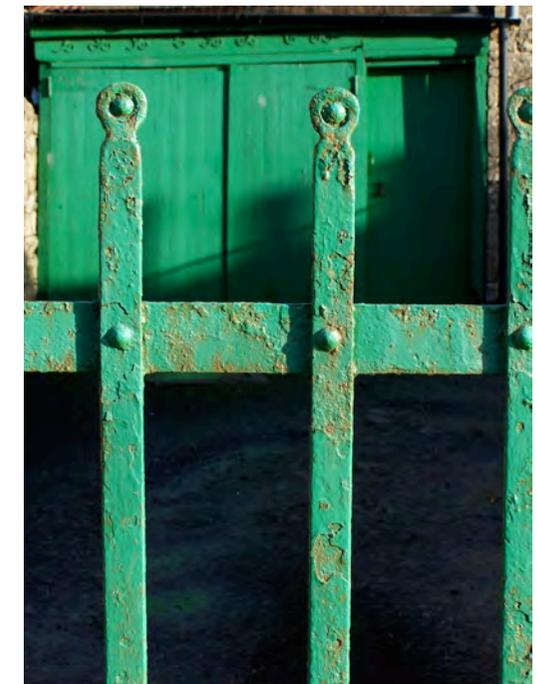




Above: Chapel Lane, an enchanting unspoiled path that should not be opened up to new traffic, whilst maintaining essential access. It makes a perfect section of a village loop trail.



Right: Detail of Gates on the Main Street giving access to mews buildings behind the nineteenth century estate houses - valuable elements of the village heritage.



1.8 Spaces and Places

1.80 General

The 'public realm' includes the streets, squares, open spaces, alleys; anywhere where the public may walk or drive freely. Features within the public realm may include trees, seats, planters, public art, traffic signs, railings, steps, water features, advertising hoardings.

The most important part of the public realm of The Naul is the Square, and its Main Street. This simplicity of form is pleasing and whilst it can be explained by topography and historic land ownership, it suggests that the retention of elegant simplicity is fundamental in new urban proposals.

1.81 The Village Square

The village square forms the intersection of four roads and is an organic response to the meeting point of two ancient routes. There is a single, significant building on each of the sides of the square, with three roads leading into and out of it and plenty of vegetation at the edges. The square is an undifferentiated surface of tarmacadam with white painted lines to hint at the routes through the space. It has a very informal appearance, and attractive buildings facing into it, but does not fulfil its potential as a space because the traffic dominates completely; the western side, though, is quieter, because the traffic is minor and local.

Aerial view, right: The Square is the key junction of the village. As a traffic junction it is messy, disorganised, dominated by through traffic travelling through the village, and dangerous. Management of traffic is a precondition for improving the quality of the Square as a key community space in the village. There is an attractive mixture of vegetation and buildings, very particular to the place and village quality. Consequently, it is important to safeguard and improve the whole environment of the Square.



Aerial photograph:
taken 11 Sept 2009

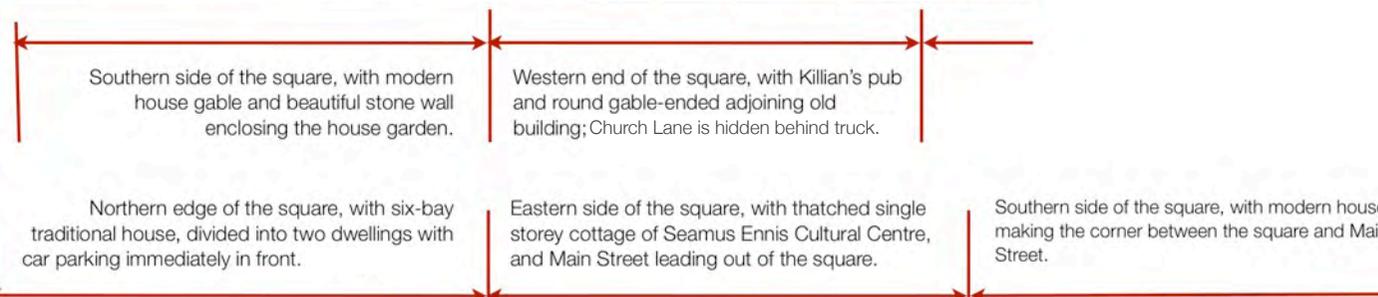
1.8 Spaces and Places

1.81 The Village Square (continued)

The **western** edge of the Square is defined by a former inn “of historical, social and architectural interest” a historic resting place for what was a main stagecoach route between Dublin and Drogheda. These are quite ancient buildings, appearing on Rocque’s map of 1760. The six-bayed building now functions as a pub, “Killian’s” and perpendicular to it, the adjoining, disused, older building presents a handsome semi-circular gable to the Square. Both buildings have altered considerably over the years, yet in scale and design they hark back to an era of stagecoach and present an attractive, identifying feature of The Naul. A pro-community use would be advantageous for the disused building, probably centred on community or tourism. eg as a Visitor or Interpretive Centre in the summer, with perhaps an alternative community use in the winter months. It has also been suggested that it might be used as accommodation for visiting musicians, convenient to the Centre across the Square

The **northern** edge of the square terminates the vista of the Main Street with a two-storey house dating back to the early 1800s. Divided in two, with the proportions of the lower windows altered and the addition of aluminium windows and glazed aluminium doors, the six-bayed house has lost its gracious appeal. It should be a planning prerogative to restore this focal building.

The **eastern** edge is rounded, forming an elongated corner, on which the single-storey, newly thatched building stands. It is the frontage of the Seamus Ennis Cultural Centre, with an important chestnut tree in front in a stone built circular container with a seat beside it where a life-sized sculpture of Seamus is seated, playing the pipes. This area is compromised by the road and parking and needs more space, more elbow room in front of the centre.



Above: Collage of different images showing how the edges of the square vary; between openings for roads, boundary walls, a corner building and three strongly different buildings; the iconic single-storey thatched vernacular building of Seamus Ennis Cultural Centre, the six-bay low height and wide frontage house in need of careful restoration and the other iconic building, Killian’s. ‘Iconic’ because both buildings contribute unique quality to the village and are inseparably associated with it. The diversity of style and tradition is fascinating. However, the plain tarmac surface everywhere does little to help distinguish the undifferentiated uses of the space. It is rather dangerous for traffic and not safe at all for pedestrians. There is an opportunity to recreate this space as a **place** at the heart of The Naul, This could be achieved by implementing a far reaching traffic management scheme to eliminate the negative impact of inessential traffic and by resurfacing the whole space with a lighter coloured, more attractive surface on which it will be possible to define and limit the necessary vehicular routes. It is desirable also to designate (subtly) some areas for parking and much more space for people uses - sitting, walking, standing around, having open air drinks, a farmers market out of doors when fine, village festivals once the traffic is effectively restricted.



Guidelines and opportunities relating to buildings facing onto the Square

1 Killian's Pub, left:

- Killian's Pub is perfectly positioned to continue its convivial role, with a great opportunity to improve the external space outside the pub.

2 House at the north side of the Square, below, left:

- Encourage the restoration of the house at the North side of the square
- Retain the green space alongside

3 The Seamus Ennis Cultural Centre, bottom, left:

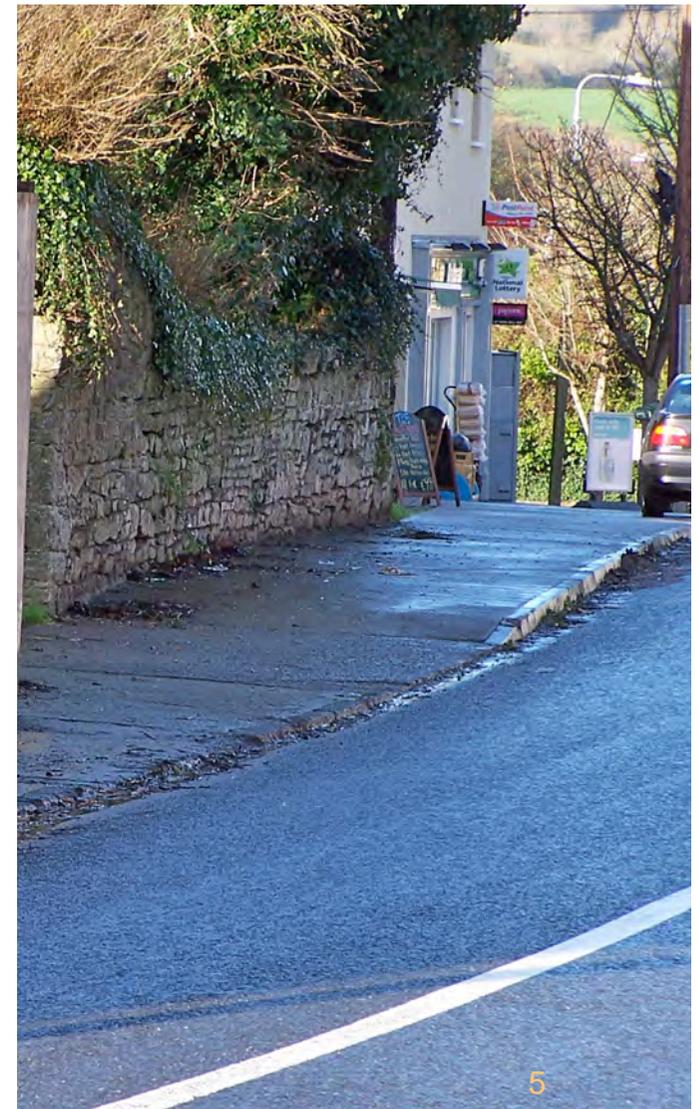
- These buildings, together with their stone outbuildings played a central role in the history of The Naul over generations. They deserve protection and assistance.
- The role of this complex of buildings could be reconsidered within a context of attracting more visitors to The Naul



A stone wall delineating a rear garden makes the **southern** edge of the square. The simple line and openness is attractive. The removal of small planters in front of the wall in favour of tree planting would be advantageous. The space is large and gracious and planting of a single line of trees, perhaps horse chestnut is suggested. Building on this edge should be resisted.

4 and 5 Guidelines relating to stone walls on the Square and Main Street, below, and right:

- Protect the stone walls, and others along the Main Street
- Remove visual clutter, ie planters in the zone
- Keep planting simple to allow the gracious elegance of the space to quietly announce itself



Above: This stone wall is a vulnerable remnant after many wall removals on the street. It is an essential part of The Naul's distinctive quality, and along with other stone walls it should be protected.

Left: stone walls at the southern end of the Square define the space and help to confirm the village quality of the space.



The Naul, Main Street, Images

Left: Aerial view shows how the Main Street is the key connector for the village. The top of this image delineates the end of the village street, after which there is sporadic development up to the school. At the bottom of the picture is the Delvin River crossing, with the restored mill beside the bridge; a beautiful copse of trees between the road and the GAA ground and on the other side of the road a lovely open field with the site of Naul Castle in the bottom left hand corner. Mature trees are packed in just behind the frontages along the street.

Right: Attractive row of nineteenth century estate houses.



Above: Aerial view of street frontage, West side: the new housing scheme, extreme left, is unfinished. The buildings mimic the terrace of detached nineteenth century estate houses in their frontage design, but with a housing estate layout. There is neither coherence nor consistency on this side of the street. Just about every one of the dwellings is different, yet they produce a definite and diversely interesting edge to the street. The small development with retail frontage and arched entrance to the rear is assimilated into the street, and maintains its frontage line. At the far right, Killian's pub in the Square is visible, and the substantial size of the square is apparent from above.

Below: Aerial view of street frontage, East side: The row of four Georgian estate houses has a pleasant rhythm, with access to mews behind between each one. Their neighbours, the houses to the left are a contemporary insertion. The adjacent one, left of the original row, shows little respect for the street character with a flat roofed extension and gable fronting the street. To the left of that dwelling is a quiet version of the older houses which fits in quite well. Outhouses beside the Cultural Centre are quite visible, left of the picture, offering another promising opportunity for tourism related uses close to the centre.



1.82 The Naul, Main Street

The Naul is composed principally of a north/south Main Street leading to a square at the northern end and to open countryside at the southern end. The street has experienced change and intervention over the years. It is fortunate that it has retained the charm of history, and less fortunate that some newer buildings jar the elegance of the older.

It still retains very much a 'village' urban form, whereby the buildings are individual dwellings; rural in type and varying in height, from two storey to single storey and dating back as far as the 18th century. Rubble walls, outbuildings and cottages present to the 'street' but the lack of formality or rules generates an original simplicity and a distinctive whole.

Newer buildings and interventions on original buildings have tended to the fussy, with projecting porticos, overhanging eaves, quoins, concrete tiling, porches etc. Observation suggests that the adoption of guidelines to limit unnecessary interventions and remove fussy detailing would strengthen the street.

Two Storey 19th Century Estate Houses

Along the east side of the main street, four mid-19th century houses of uniform design indicate they may have functioned as part of an estate. These are unadorned, two storey houses of rendered rubble walls, standing proudly square, with hipped slate roofs topped by two central solid chimneys. Whilst each house stands alone, they are separated by solid gate piers with wrought iron gates, leading in each case to a small yard behind with a stone coachhouse, and land beyond. Thus, between the houses the greenery of the land beyond remains, bringing elements of the countryside into the street-scape.

The simplicity of building form and the regular gaps between add elegant rhythm, regular proportion and satisfying scale.

Guidelines for the four 19th century estate houses

- The 4 buildings together with their gates, gate piers and openings between need protection
- Avoid changes in window openings or doors
- Retain original features including windows etc
- Aim to protect also the coach houses behind
- Encourage the return of render where it has been removed
- Encourage similarity in expression, eg some have quoins expressed, others not. It would appear that, originally, quoin stones may not have been expressed.

Single Storey Cottages, Outbuildings, and Stone Walls

The attractive higgledy-piggledy nature of the street whereby cottages and outbuildings, rubble walls and gaps present themselves, offers an opportunity to enthusiastically endorse the mild chaos that exists and protect its individuality. To this end, existing stone walls and trees should be retained and characterful reinterpretation permitted, eg glazed construction above a stone wall etc.

The following guidelines should serve to protect the rustic charm of the street.

Guidelines and opportunities for Conservation of the Main Street

- Protect those trees which create a presence in the streetscape
- Protect existing rubble walls
- Ensure that glimpses to the countryside beyond persist
- Allow metal roofs on single storey structures (corrugated iron was often a replacement for thatch)
- Protect metal gates
- Discourage gable elevations to the street
- Preserve incidents such as the iconic telephone box, the village pump etc
- Natural slate only to 2 storey buildings
- New buildings should be simply detailed with clean lines
- Avoid fussy detailing – disfavour quoins, dormers, overhanging eaves, porches or porticos on the street frontage
- Encourage creative design that is robust and individual
- Remove unnecessary visual clutter – wirescape, street planters, hanging baskets.



Above: Looking close up at the terrace of nineteenth century estate houses. They are kept in excellent condition and the variety of colour treatment is attractive. Treatment of surrounds to doors and windows suggests relatively recent replacement of render and introduction of quoins, the corner 'stones' applied to the middle house.



Left: The house at the North end of the Square 'closes' the vista at the end of Main Street. Thus it has a disproportionate importance to the structure of the village. It would be fortunate if there could be agreement about, and even some assistance with, replacing the inappropriate windows and returning the dignity to this building.



Above: Outbuildings in a farm courtyard close to the Cultural Centre offer an opportunity to extend the centre whilst conserving these attractive vernacular outbuildings. They might be used for accommodation, or for workshops, or a combination of both.

Below: Aerial view shows the form of the farm courtyard with a notional public building placed to complete the idea of a cultural complex at the heart of the village. When developing a future arts centre development a further direct link to the street through the courtyard may be possible.



Section 2

A Vision for the Future

2.1 Opportunities ahead for the Village

The significant local assets of The Naul can be utilised carefully to guide activities associated with cultural tourism. Activities which exploit the inherent potential of a historic village will encourage visitors to spend time and money there at little additional cost to the locality, but with the added boon of making it more attractive to its hinterland.

2.11 Residential Arts Courtyard

The reputation of The Naul for traditional music and the arts in the Seamus Ennis Centre, gives a dimension to cater for and to further retain cultural visitors. The largely disused attractive stone courtyard alongside the centre could be sensitively converted to provide workshops and/or accommodation to visiting musicians, poets etc, or those attending workshops. Pedestrian link to a future developed Arts Centre behind will enhance this as a real centre of music, crafts, poetry, literature and song.

Opportunities for Residential Arts Courtyard

Link the Seamus Ennis Centre with the proposed Performance Arts Centre behind with pedestrian routes. (see further description of proposals in Section 2)

Promote a residential musicians courtyard, possibly with craft instrument repair facilities or similar (Easter Snow Courtyard), within the arched stone stable yard next to the Seamus Ennis Cultural Centre.

2.13 Walking Routes and Trails around the Village

The legacy of historic sites, ruins, castles and demesnes provides rich opportunity to create walking trails in the Naul, essentially routes to enhance the experience of living in the village. The recreational, health, tourism and educational benefits of this local amenity can be enjoyed by visitors, but in addition to this, will provide dedicated cycling and pedestrian routes around the village, linking existing, recent and proposed development. Of manageable length, and including the Seamus Ennis Centre, ruined Church of Ireland and cemetery, the Black Castle, the Gorge, where due to the steep inclines, a viewing platform might be created offering extraordinary views, the route might twist across the Square, the RC Church and following the green lanes to proposed new developments east and west of the main street. Thought may be given to dedicating parts of the trails to Irish musicians. The addition of sculpture by local artists at specific points of interest, such as the Black Castle, would add further interest.

Opportunities for Walking routes in the village

- Develop a green walking trail for community and visitors
- Exploit local history, arts and school to create a vivid identity



Above, aerial view incorporating proposals for the lands north of the Square and graveyard: the walking routes around the village include a proposal to make a recreational park between the Square and the River Delvin, shown above, with a circuit which allows access, or views, to the castle, the river gorge below, the ruined church, and a footpath route to the Square. The suggested traffic management, to improve traffic conditions in the Square is described on p 21,

Left: The woodland close to the cemetery and the castle gives occasional glimpses of the Devlin pool below in wintertime. Careful design and management will create a delightful, short walking route,

2.2 Village Main Street and Square

2.21 Village Main Street

The traditional village Main Street is quite short, yet it has an interesting diversity of buildings along its frontages; a good mix of uses and space between the frontages for footpaths, the roadway and some parking.

It is disadvantaged by the problem of speeding traffic (heavy trucks), untidy parking and some ambiguous areas outside dwellings where cars are parked inside the footpath.

It is unlikely that traffic could be removed completely from this part of the street, but measures for traffic calming could be implemented without delay. These measures may include pinch points, where a vehicle may need to give way to an opposing vehicle, speed tables, ramps, raised pedestrian crossing points, build outs and chicanes, all described in detail in the Irish Traffic Management Guidelines, (DoEHLG, DoT).

Parking in the Main Street needs to be regulated to give maximum convenience, yet avoiding congestion or hazardous parking situations. It would be valuable to provide some rear parking for the Cultural Centre, and to plan carefully for better organised parking on the Square. Elimination of parking directly outside the Cultural Centre would make it possible to extend the pavement and make a better gathering space immediately outside the centre.

The road width could be reduced at the core of the Main Street with designated parking bays. The arrangement by which cars are parked inside the pavement and outside the house is untidy, but useful. If the area between the footpath and the house were nicely paved there would be a better sense of what is public and what is private. The Main Street quality depends on the distinctive character not being changed unsympathetically. The traditional buildings and stone walls may need to be refurbished and extended, but not at the expense of the overall, special character of the street.



Above: The Naul Main Street leading into the Square at the lower end of the picture. The footpath already varies in its width but might be further modified to produce purpose designated parking bays and pinch points, where trees might be planted on either side. The area immediately outside the Cultural Centre thatched cottage could be enlarged, if the junction were redesigned and the road width reduced. This idea is partly visible in the image of the proposed paving of the Square on the following page. In conjunction with this, a raised crossing across the road in front of the Centre could be provided as a traffic management device to slow traffic and improve the Square for pedestrians.

2.22 Village Square

The scale, location and visual singularity of Killian's pub building on the Square is a real asset to the village. The opportunities offered by Square and building require inclusion here, as they represent an extraordinary resource. It is unusual in a village of this scale to present so gracious a square with so elegant a building. If the theme of the Arts; music, literature, dance; (incorporating fairs and market), is extended outwards in clement months to the Square, then Killian's Pub can provide also a focal point and community use linked with the Seamus Ennis Centre. The attraction for visitors will multiply. (Suggestions might include guest house, art gallery, gourmet restaurant, interpretive centre or all of these, etc).

This proposal is presented as an opportunity, because the interaction of several aspects is crucial and will involve several owners and organisers, not least the local authority. The Village Square is an underused and diminished asset at present. It already has all the edge conditions; buildings, connecting routes, attractive planting and landscape needed to make a unique and special place. At this time, efforts to improve village amenities could be wasted, unless much improved management of the traffic in the Square is undertaken.

Several actions may be taken; limiting the size of trucks allowed to travel through; creating physical management ; ramps, platforms, pedestrian crossings, changes in surface and minimal road widths for vehicles. A combination of these actions is seen as realistic and immediately feasible.



Guidelines and opportunities for the Square

- Undertake improvements to the Square with traffic management initiatives, controlled parking and road layout to give priority to pedestrians.
- Examine the buildings (Killians Pub, 2 on the aerial view, and the six-bay frontage building on the north side) for their potential locally and regionally to improve facilities for visitors as part of the county Arts community and those from further afield.
- Enter Killian's Pub, 2 onto the Record of Protected Structures.
- Make a plan for the building which closes the vista to Main Street, 3, to ensure that the frontage is improved.
- Explore Heritage Council / Failte Ireland funding for these building improvement suggestions as part of an overall regional tourism policy.
- Access to Chapel Lane off the Square, at 4 on the aerial view, should be limited to churchgoers and local users, to prioritise its use for pedestrians as part of the walking network in the village.

Above: aerial view of the Village Square, 1, where traffic reorganisation and paving improvement is suggested. The North South road divides the square in two on the diagonal, distorting the perception of the Square as a single space. The space allocated to cars by tarmac surface is almost 100%, with boundary footpaths only for pedestrians. The trucks coming from the North and heading East create most disturbance; intimidating, noisy and potentially dangerous. The great positive in this project is that the space is already there with a strong, distinctive character, which is an essential part of the identity of The Naul.

2.3 NAUL – Now and into the future

2.30 Existing New Developments

Whilst other settlements are faced with unfinished estates; broken concrete blocks, metal railings, torn polythene blowing in the wind and problems of isolation and vandalism; The Naul, for the most part, has realised practically complete new development. In addition, the significant recent new development is located behind Main Street, thereby increasing density without negative visual impact.

Pre-2002 there were 67 dwelling units in The Naul. Currently there are 180 dwellings in total in the village, 39 of which are vacant (Nov 2010), almost 22% of the total.

2.301 Delvin Banks

Delvin Banks, situated behind the north-eastern portion of the main Street, is the single largest development, (80 units), and it has been finished to exemplary quality, with footpaths, green spaces, verges, and even espalier trained trees in place. Named after its adjacent river, the form, expression and design of the houses is attractive, with differing styles and sizes, though not locally inspired. Their location behind Main Street means they are inconspicuous, yet this development adds over 44% more housing units to the village. Unfortunately, at the time of writing, a number of units, 32 out of 76 of the built units are unoccupied, representing economic and social loss to the village.

The rear gardens of Main Street abut west access road in Delvin Banks. This is a special zone, of mature trees and wide grassed verges which adds immediate landscape maturity to a recent development.

An undeveloped area lies to the west of Delvin Banks, linking to the rear of the Seamus Ennis Centre. This area is proposed as a playground for children and elders, forming an integral part of the proposed civic quarter in the village.

Guidelines and opportunities for Delvin Banks housing area

1. The opportunity to link this development by pedestrian pathways to Main Street should be explored. It would ensure full integration with the town and allow daily shopping trips to be undertaken without car use. Two are proposed – one through the charming courtyard close to Seamus Ennis Centre, (residential musicians's Easter Snow Courtyard), and another from the southern end of Delvin Banks to Main Street.
2. Protect the line of trees to the rear of Main Street. They create an attractive backdrop, essential to integration of a large development within the landscape.
3. Whilst the R122 from the M1 curves gently amongst trees and hedgerows, Delvin Banks heralds its public face through a yellow, hard, 3m high defensive wall. The loss of natural growth here is regrettable and the arrival to the village from the east suffers, becoming anonymously suburban. Existing climbing plants will take time to conceal the wall.
4. Remedial Measures:
 - Add additional fast-growing virginia creeper between existing plants
 - Reduce and combine width of pavement and cycle track, from east of the entrance and plant a line of hedgerow and trees
 - Consider painting wall to reduce impact – a subdued green may be suitable

2.302 Development at south end of the village

A new development at the south end of the village runs a neat line perpendicular to the west side of the street. This comprises 14 units of which 13 have been built. At the time of writing, 11 are unoccupied. The houses are two-storey individual villa type houses of clean, simple lines, perhaps inspired from the Victorian houses on Main Street. The access leads to a cul-de-sac. The road is awaiting its final cover. The house plots are small and there is little room for planting. Gable walls with an upper storey window and ugly external foul waste pipes face the Main Street. The unfinished nature of the junction with the street requires action to incorporate this development into the village in an attractive manner; this should be given priority.

Guidelines for new development at southern end of village

- The hard edges created by this scheme will be considerably relieved by the addition of trees to turn the corner from Main Street and abut the gable ends.
- Similarly, the addition of tree planting at the end of the cul-de-sac will soften lines and ensure a more successful integration with the landscape beyond.
- A pedestrian / cycle route from the cul-de-sac leading to the proposed walking trail will integrate the scheme successfully, to the new proposals, including play areas and green spaces for The Naul.



Above: aerial view of Delvin Banks. The estate is very well related to the village, but needs to be 'connected up' better; by using a through route to connect with the village walking /cycling route around the perimeter. The layout, although dense in parts has a good environment and if a through pedestrian route is made into the village via the courtyard or cultural centre, it will obviate the need to walk round on the main road which does not, at present, afford the safety of a footpath. The landscape elements in the gardens behind the Main Street form the horizon for many of the houses and should be protected.



Left: Estate at Weston Avenue, south end of the village Main Street, **top left** and circled in the aerial view above. Currently (as at Nov 2010), 11 units out of 13 are unoccupied and one is yet to be built. As a potentially successful scheme, it is disappointing that the end of the cul-de-sac facing the street should appear unfinished. A modest amount of landscaping could overcome the visual problem and a pedestrian link from the cul de sac would help present a better public face and connection.

Right: Delvin Banks estate looks good and has been carefully landscaped. The area where the site huts and storage used to be is the only unsightly part of the site and is fronting on to the main road (circled in yellow on aerial view **above**). A County Council proposal for this part of the site will overcome the difficulty.



2.303 The Mill

The conversion of the flour mill on the west side of the stone bridge to provide residential accommodation of apartments within the large stone structure and houses alongside is a considered scheme with a successful blend of scale and materials. Situated beside the River Delvin, the babbling water can be heard when trucks cease. There is ample parking and open space. This is well-finished, complete and occupied.



2.304 Shops on Main Street - with Residential courtyard behind

This completed, occupied development fronts Main Street with retail units. Behind, accessed beneath a shallow arch, parking for residents is provided to a 3 block, 3-storey development of dual frontage – into the east-facing courtyard and west in front of the RC Church. This is an interesting scheme which visually works, due in no small measure to the retention of mature trees which abut it. Nonetheless, it is suggested that further 3 storey development be avoided generally in favour of single and two storey.



Top; The Mill is a good example of conservation, which ensures the fabric of the mill has a future; residential units have been created within the structure.

Centre and bottom: Shops and residential development on Main Street has a good scale and uses for the village. The apartments behind, which face the church, are well contained in scale by the trees around them, but three-storeys are not likely to fit in with the village's typical one and two storey scale.



Guidelines for appropriate scale of development in the village

- The village context of The Naul suggests that one and two storey development is appropriate within RV1.
- The village-like 'feel' of the place in The Naul has to do with the diversity of building types along the Main Street, This characteristic should be respected in future development to maintain the distinctive character

2.31 Proposed New Developments

2.311 Proposed Local Medical Centre / residential care facility

The location of such a facility would serve the village and hinterland. It is appropriate to provide for this now, to serve an aging local population with the objective of providing an exemplary model with highly skilled, onsite care team. Its linkage with a medical centre facilitates immediate access to expertise.

Guidelines for a local medical centre and/or residential care facility

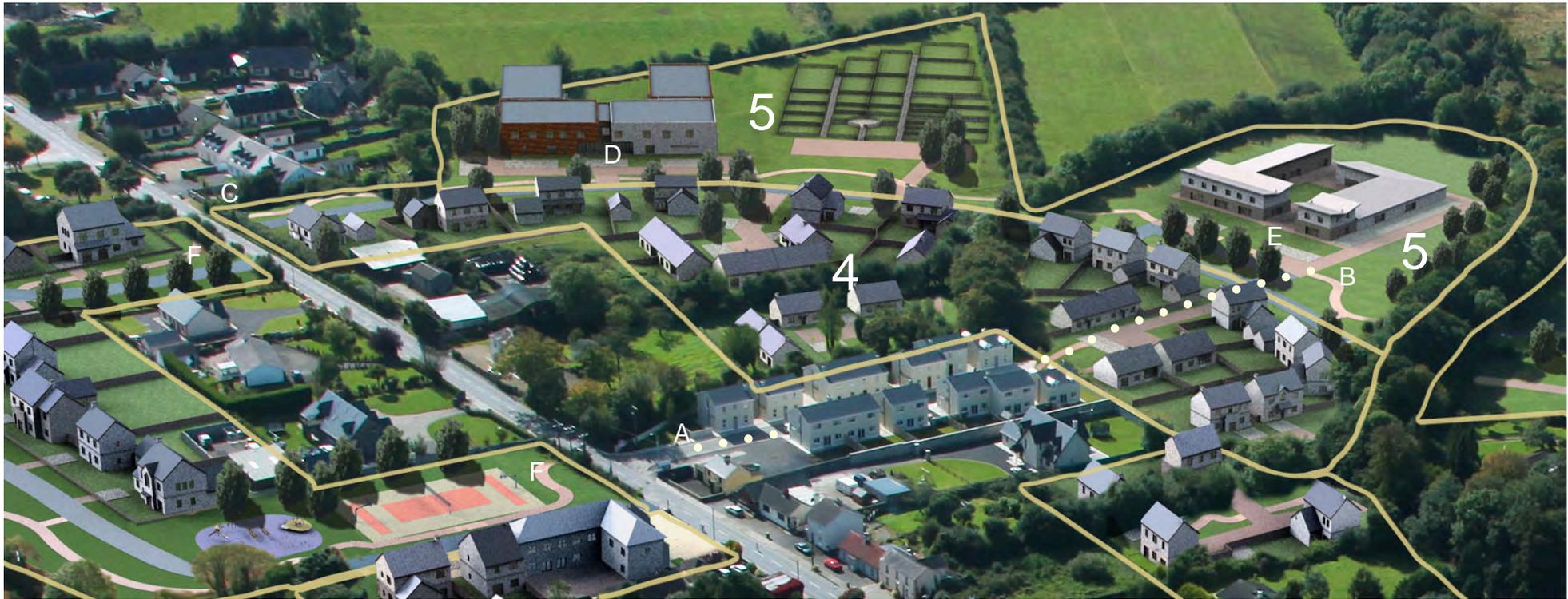
- Provide for aging population but integrate it with the community through location, amenity and design.
- Provide a local medical centre with on site care structures.
- Aim for excellence in design, comfort and delivery of service. (Planning permission has been granted now for the Nursing Home.)

2.312 Employment Zone and workshops - a Rural Business incubator

A Rural Business Incubator is proposed within the employment zone. It is an economic development initiative designed to accelerate the growth and success of entrepreneurial companies. Business support resources and services include physical space, coaching, common services, and networking connections. A business incubator's main goal is to graduate successful firms that will be financially viable, freestanding and create a regional economic impact. It could focus on design and crafts as well as new technologies.

Guidelines for a Rural Business Incubator

- Generate a campus with a combined educational and employment facility with business, design, craft workshops to serve employment, training and needs of the hinterland.
- Building design and landscape screening need to ensure that development will not impact negatively on adjacent residential development.



2.313 Integration of uses in future Development Areas

Expectation of further residential development is not high in the period of the Development Plan, 2011-2017, yet good preparation for development is an opportunity for the village to envision a long term strategy. The illustrated example, in the Southeast Quarter of the village (Development Areas 4 and 5), shows how existing recent development is tied in with future development. It is proposed to locate socially important uses, such as a rural business incubator and a residential care facility in Area 5. The walking loop connects back to Chapel Lane and the Main Street, and back through the new south end development onto Main Street.

Above: Aerial view of the Southeast quarter of the village with notional new development shown in photomontage, to give an impression of the intentions toward the long term completion of the plan. The recent housing development in lower part of the view, A, links up with the pedestrian / cycling trail at B. The scale of the existing housing scheme at the top left is modest; it has been connected with this plan by its easy access to the trail, C. The larger (2 storey) buildings at D, representing the residential care home / local medical centre, and E, representing a rural business incubator, are purely notional in form, but make it easier to imagine the relative proximity and connectivity to be understood. The housing area is shown with a mix of houses, including single storey housing for older people, as it is in a situation where there would daytime activity, drawn in from village and hinterland, which would help to create movement and activity close to older people. Across the road, at F, the village loop trail continues. This image should help to convey the idea and importance of attaching a longer term importance to the creation of green areas connected right around the village core, as free access to the fields and countryside is no longer easily found. Its completion will be dependent on the pace of development over the years. Each part of the route will be opened up as development opportunities are implemented.



Section 2

A Vision for the Future

2.4 Development Areas

2.40 Introduction

The current reality for future development is very uncertain. In The Naul, with unoccupied houses in recent developer schemes.

There is value however in designing a development framework which will be relevant for any schemes which may be processed within the plan period, and which has a long term aspiration to create a sustainable future whilst keeping The Naul's distinctive village qualities.

The Development Areas show designed schemes which are quite realistic in their visual presentation. They should be viewed as a snapshot in time; an image of what *might* be, to facilitate long term planning of amenities and infrastructure, and primarily to act as a vehicle for illustrating and promoting the guidelines in Section 3. These reflect a longer term strategy to achieve a sustainable development process in the village, with each scheme or zone being evaluated at the time of submission against these development criteria.



Map of the Development Areas within the development envelope (outlined in red) for the village. Each zone has designated uses which are described in the following pages.

Section 2

A Vision for the Future

2.4 Development Areas

2.40 Introduction

The making of a Village Development Framework Plan and Design Guidance is an opportunity to take a more conceptual and longer term view of the village, whilst having regard to the statutory framework of the County Development Plan. The Plan is advisory and is aimed to provide the essential structure for the physical framework of the ensuing Local Area Plan.

The Naul has strong, locally distinctive characteristics, in its built village form and its remarkable immediate landscape context. The Plan seeks to identify and protect these and to help carry and conserve them through the process of future development, ensuring that the identity of the village is retained during a period of change. The Plan on the **right**, is an expression of those objectives and is explained in some detail on the following page.



2.4 Development Areas

2.40 Introduction, (continued)

Village Development Framework Conceptual Framework for the Village

The conceptual framework, **left**, is a summary of the key issues involved in the Village Development Framework Plan, in diagrammatic form. It may be simpler, from this interpretation, to read and understand the more detailed Plans which follow.

The **white lines and Arrows** show the intention to connect the newer areas of the village and to create a new network of walking routes and green spaces and fingers. As a general principle, residential roads are seen to be shared surface, with cyclist, pedestrian and motorist using the same surface where there is little opportunity or risk of speeding. Connections with no through vehicular access will allow for pedestrian movement in safety for the whole length and breadth of the village. The **green areas** are shown, in green. At this scale they represent a major increase in the green infrastructure of the village, as green spaces, small parks and linear greenways. Care has been taken to maintain the mature trees within the development area, and new trees are proposed to strengthen the Main Street frontages of development. The green areas provide connection path systems which develop into a system of walking paths as development proceeds, see diagram, **right**. The **blue** coloured areas summarise the proposed housing areas each of which has been designed in some detail to typify how they might be treated. The key **Civic Space** is the Square. It already has a strong presence and character, but its use is circumscribed by conflicting traffic problems. Regular and predictable use by heavy trucks means that the remarkable village square is compromised for community use, including parking, recreational purposes and open air markets and performances. An agreed, pedestrian friendly design solution for this problem is a key issue for the framework plan.

The circle, **gold**, shows a radius of 500 metres from the proposed new centre; this is considered to be an ideal easy walking distance. Almost the entire village housing stock is within the circle, a simple, practical test of village accessibility and convenience.



Village Development Framework: Conceptual Framework for the Village - Walking Routes will expand at the pace of new development to complete a continuous 'greenway' around the village centre

Design Proposals for the Main Street and the Square, 1

Key proposals for improvement along the Main Street are to alleviate traffic problems at the Square and to make movement and parking in the Main Street operate without congestion and danger.

The preferred solution is to reinstate the Square as a centre for the village, both symbolically and socially. At present the Square is compromised by the weight of traffic going through and the speed at which it travels. Traffic calming measures to channel traffic more effectively are suggested on the following page. Parking immediately outside the Cultural centre is omitted, for traffic safety reasons, with future provision provided in the Square and behind the Cultural Centre.

Maintaining through traffic safely through the Square will unavoidably reduce its usability as a car parking area and central focus as the Village Square. Parking is regulated on the Main Street with parking bays identified. These areas will need to be discussed with house owners to maintain essential access.

Two pedestrian crossings in the Square will help to reduce traffic speeds as well as to make for safer crossing of the road.

At the southern end, **bottom right** in the plan, a small commercial centre is proposed, which may include retail uses and small business units; its location in the Main Street is seen as an opportunity to locate retail, whenever demand may justify it, in the heart of the village. Beside this is a small sports recreation area and a children's play area, outside the image.

Behind the Seamus Ennis Cultural Centre is a proposal for a performance hall, to build on the remarkable energies of the current centre and provide a suitable place for many kinds of performance. Strengthening the village centre with these proposals will help it to thrive, as the population growth stabilises with occupied houses. A children's play area is incorporated in the site.



Right: Emmet Square in Wicklow town. The monument acted before as a roundabout; the traffic took up the whole space and there was no civic area for people outside the Courthouse and Town Hall. This scheme reclaimed two-thirds of the space for the townspeople; now it is a very popular meeting space with a pub, cafe and restaurant with town hall, courthouse, library and old gaol, all within a short distance. Completed in 2005, (when the picture was taken), the trees are now grown up and the space is a green oasis in the town centre. Whilst The Naul's Square is a *village* rather than town space, the traffic issues are not dissimilar with trucks and buses using the space - in a much more orderly way than previously. The gradient of the near street is steeper and the turning kerb radii much smaller than design for new roads proposes.



Design Proposals for the Main Street and the Square, 2

This closer view of the Square, **left**, shows a definite division between the through road shown in grey, left on the photomontage, and the open square to the right of the road, where the route is defined across a primarily pedestrian environment. The darker area on the Square denotes the right of way to the church and the lane beyond it, and provides for access traffic only, which is the case at present. There is also a zone defined in front of Killian's Pub which would provide an immediate apron outside the pub for seating, as at present, and the possibility of extending outwards seasonally. The larger space defining the core of the Square may be used flexibly for parking at most times in designated spaces and the whole Square from time to time used for markets, festivals, summer nights, outdoor performance and so on, when the road might be closed to traffic for a period.

There is more space, and no longer any kerbside parking, immediately outside the Cultural Centre, which should give better safety, more gathering space outside its entrance and a safer environment overall.

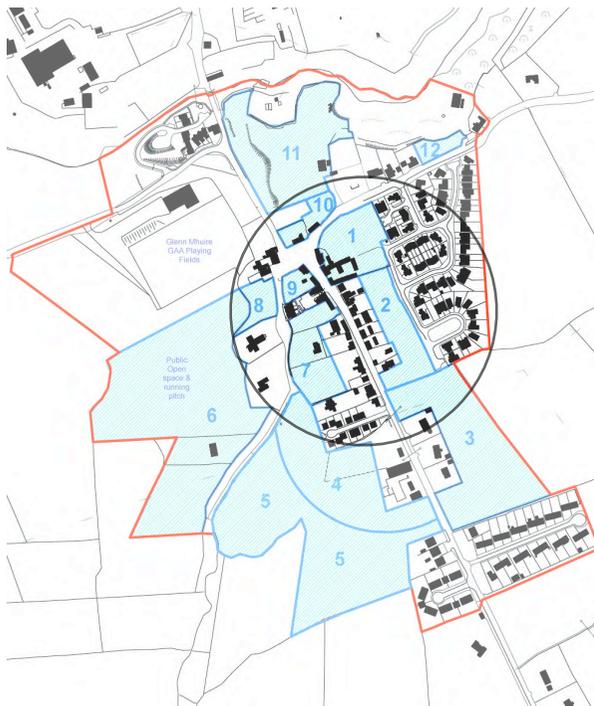
This design is preliminary and may need to be adjusted to reflect best practice traffic engineering design in an urban design context, where pedestrian safety, protection and enhancement of village quality are prioritised.

Section 2

A Vision for the Future

2.4 Development Areas

2.41 Development Areas 1 and 2



Areas 1 and 2 are particularly important to the village.

Area 1 is in a key location beside the Square, and between the new housing and the Main Street. It is a suitable site for community and service uses and possible accommodation in Easter Snow courtyard for visiting artists.

Area 2 now acts as a buffer zone between housing and the Main Street where the landscape of the gardens and their boundaries retains the village landscape quality right in the village.

On both sites the groups of trees are ringed in yellow. They are identified as important for protection in any development proposal, as they currently represent considerable amenity quality for the new housing area.



Below: Plan of Development Areas 1 and 2. The Plan has been rotated with South at top of page to make comparison easier with the three dimensional view, **Left.**



Area 1: Uses and Density: (Area 0.78Ha)

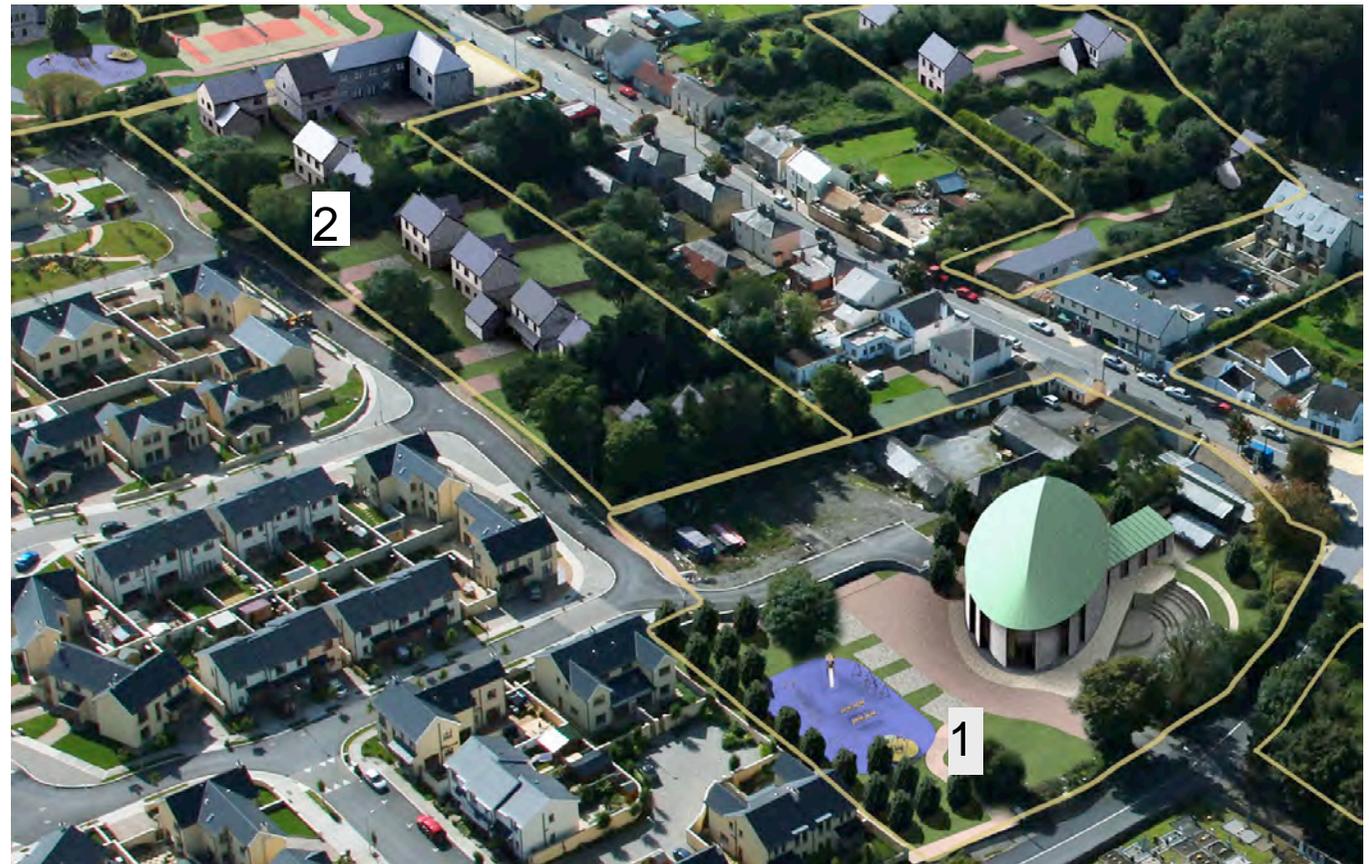
Mixed Uses, Village Centre, playground: Civic / Commercial building - community resource centre, outdoor performance and Children's and elders' Playground.

(This area is intended to be a Fingal County Council directed proposal.)

Area 2: Uses and Density: (Area 0.70 Ha), 12.8 units/Ha

Retail, Mixed Development fronting Village Main Street, at the southern end of this development area, incorporating two town house units and business use above retail.

Up to nine detached units in rear gardens of Main Street buildings, accessed from Devlin Banks estate.



Above: Three-dimensional view of Development Areas 1 and 2. Illustration of how development may be made within overall village constraints. In the foreground, left is a notional image of a performance centre to extend the scope of the Seamus Ennis Cultural Centre. Beside it is a children's playground. The footpaths connect with the Main Street and the building connects with the existing buildings. Individual houses are shown within back gardens to facilitate ownership transfers. **Area 2**, top left proposes a site for mixed development in a key location at the southern end.

Development Area 3

Area 3: Uses and Density: (Area 1.19 Ha, for residential area only, potential density 7.5 units/Ha)

Residential - village scale housing.

Up to 9 residential units.
Open space of 0.85Ha

Three-dimensional view of Development Area 3. Above, right: This development will generate a satisfactory boundary to the village core, allowing a continuous loop footpath to pass between houses and retained boundary hedgerow. Generous amenity space is provided as a small local park, with playground and sports recreation facilities. Good privacy is maintained to existing dwellings.



Left: Plan of Area 3. Plan rotated with South facing up the page for easier comparison with 3D image. **Below:** Aerial view of existing situation.



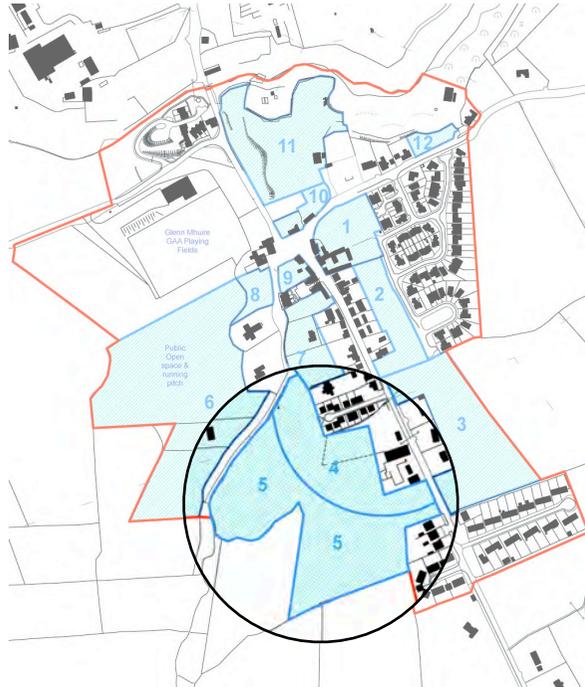
Development Areas 4, 5

Area 4: Uses and Density: 1.86Ha. Residential area, 28 units, potential density 15 units/Ha)

Area 5: Uses:

- 3.33Ha,
- Nursing Home
- Business Incubator Units
- Community Garden

Area 4 is proposed as residential use, suitable for occupation by people who intend to stay in their houses as the years advance; a combination of single storey lifetime homes, and family homes, given the proximity of the village centre. They are located on a crescent shaped road which also serves incubator units for business and small industrial uses, and is the proposed location for a residential care home. This area is close and accessible to the services of the village centre, connected by Chapel Lane to the Square. The image may appear somewhat distorted as it is a distant part of the overall aerial image.



Area 5, above, serves three different uses and divides easily into 3 sites owing to the landscape features. The upper left site illustrates a possible form for the residential care home; to the right of which is a community garden site, shown with a range of parterres for cultivation of flowers and vegetables. To the right of the garden is a proposal for a business use, an incubator site for start up and young businesses.

Left: Plan of areas 4 and 5 inverted with South up the page, to make it easier to read and compare the 3D image with the Plan.

Below: Aerial image as existing.



Development Areas 6, 7, 8, 9

Uses and Density:

Area 6:

- 4.60Ha. Potential density 3.88 units/Ha
- potential yield 8 residential units
- public open space including running pitch - 2.5Ha

Area 7:

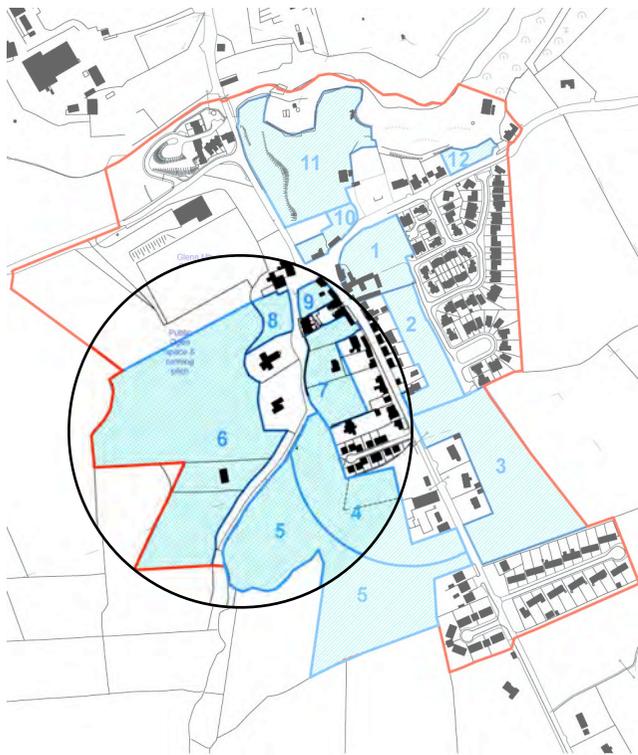
- 0.75Ha - 6 dwellings - 10 units/Ha; or 2 retirement units and one dwelling house

Area 8:

- 0.20Ha - 2 dwellings 12.5 units/Ha; recommend 2 retirement units as sites are small.

Area 9:

- 0.16Ha - restricted site, possibly 2 small dwellings with limited gardens for elderly people.



Area 6 is accessed from the existing Chapel Lane, which originates in the Square. This lane is of outstanding environmental quality and no road improvements other than possible resurfacing should be undertaken, nor should the hedgerows be damaged. Development is proposed as a pair of clusters of houses, echoing a traditional village scale. The houses could be developed as serviced sites, provided the configuration of the clusters were adhered to. The open space in this area is within a high quality landscape. It incorporates a proposed running track and sports pitch, accessed from the Square and adjacent to the GAA ground.

Areas 7, 8 and 9 are relatively small sites within the centre of the village. They are seen as infill sites to help consolidate the village centre. Area 7 is a back area of land behind the Main Street, with mature hedgerows screening the site in an important way from Chapel Lane. There is capacity for a small number of houses which fit into the existing mature landscape.



Area 8 is similar; the landscape boundary and stone walling have an impact on the Square and should not be compromised by development.

Area 9 is a large garden, the edges of which are very attractive. Insertion of a small single storey house, or possibly two, could be achieved.

Below: Aerial image of existing.



Development Area 10

Car Parking, retention and refurbishment of vernacular houses

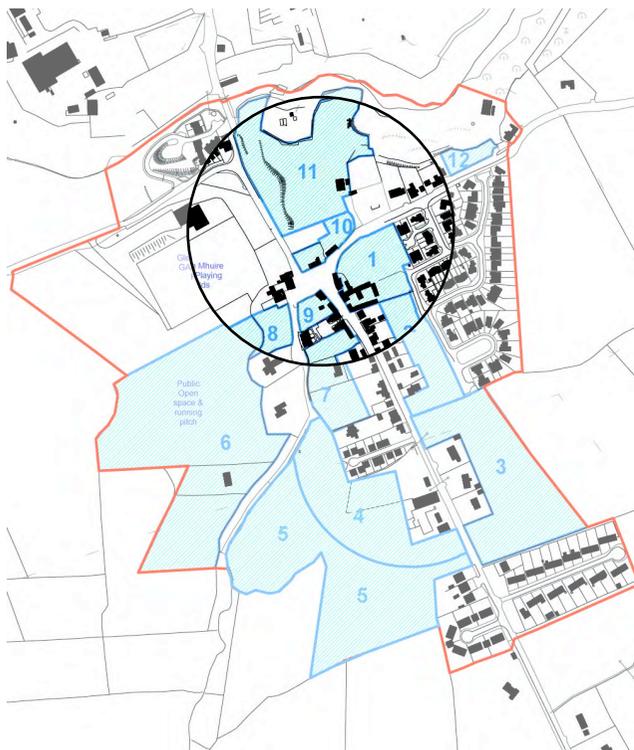
Area 10; Uses and Density:
0.11Ha

- Public Car Park at entrance to park
- Retention and refurbishment of vernacular dwellings



Above: Aerial view of Area10 shows a well tended vegetable garden as well as mature tree surround. Many trees should be retained to protect the rural appearance, and screen the sites, and to keep the car park within and among the trees

Below: Plan enlargement of Area 10, shows proposed location of car parking for cemetery and park.



Right: Main Street in The Naul in 19th century with building at end of the street and on the Square.



Development Area 10

Above and above, left: the properties on this side of the village Square play an important role in defining the edge, and influencing the character of the Square with their architecture. The elongated vernacular house, visible in this picture, has retained its form, although some of its openings along the frontage have been modified and unsuitable window replacement has happened.

"The appearance of the house has suffered from the loss of its thatched roof, its historic windows and other external finishes, and possibly also from internal alterations. The exterior is distinguished by the stepped arrangement of windows resulting from the sloping site, a feature which reinforces its vernacular character." Extract from ACA report.

The house closes the vista from the Main Street, as well as defining the edge of the Square; it should be given priority for its conservation and restoration as a building at risk of further deterioration.

The adjacent cottage, just visible far right in the recent picture above also helps to enclose the exit from the village.



Development Areas 11,12

11, Recreation Park

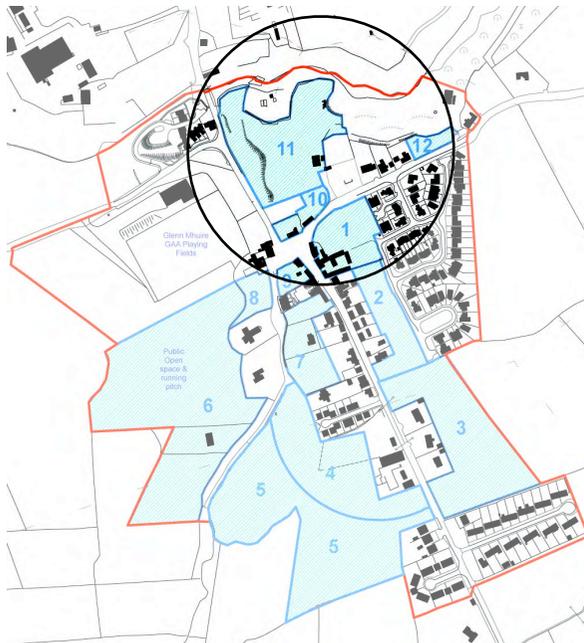
12, Edge of village site

Area 11; (1.95Ha) Uses and Density:
Public Recreation Park

Area 11 is proposed as a public recreation park. It has a powerful landscape setting, close to, but set apart from the village, and will serve to protect the surroundings of the remains of the castle. The park overlooks the river. The side which skirts the road could incorporate a footpath between the trees and the road within the green area, Detailed landscape design needs to be prepared for the area.

Area 12; (0.16Ha) Uses and Density:
2 dwellings - 12.5 dw/Ha

Area 12 is a small residual site which could yield two dwellings on a difficult contoured site with a background of trees, and shared access off the Balbriggan Road



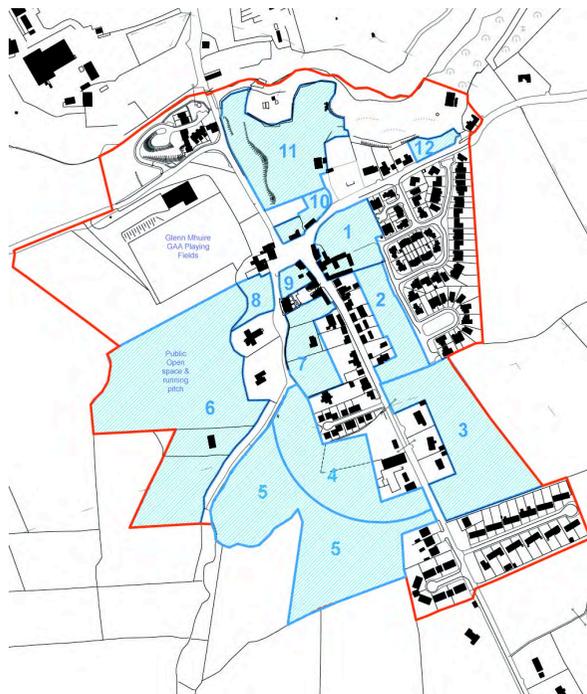
Above: enlarged plan of Areas 11 and 12, inverted for easier comparison with 3D image, above.
Right: Different aerial view with whole of Area 11 included to show the lake beside the proposed park, and approximate position of castle ruin.



Section 2

A Vision for the Future

2.5 Overall Village Design Framework Plan incorporating the 12 Development Areas This Plan is available at a larger size and to scale

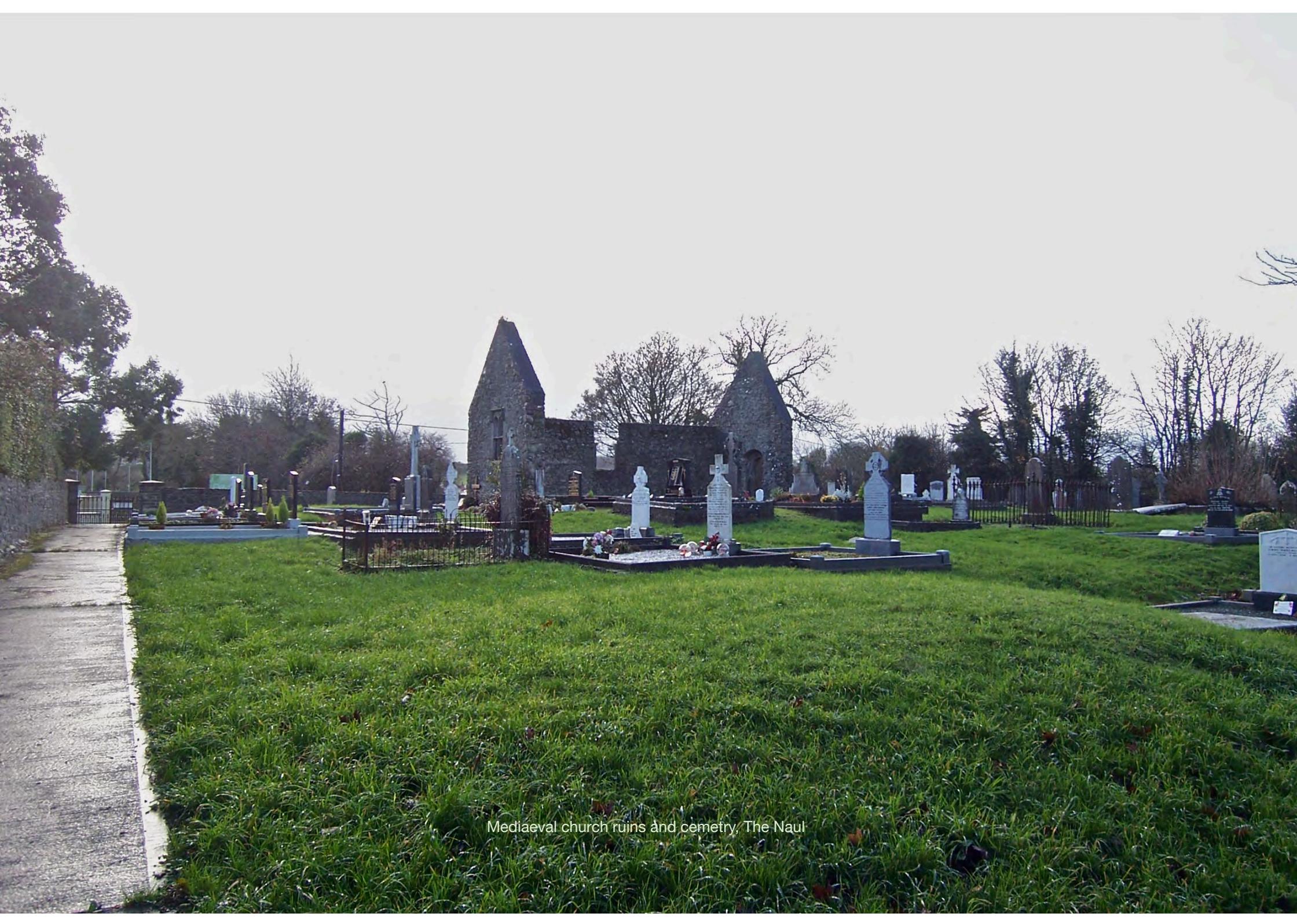




Photomontage view of proposed future development with green infrastructure, superimposed on Aerial image of the Naul
Original Photograph taken in Sept 2009



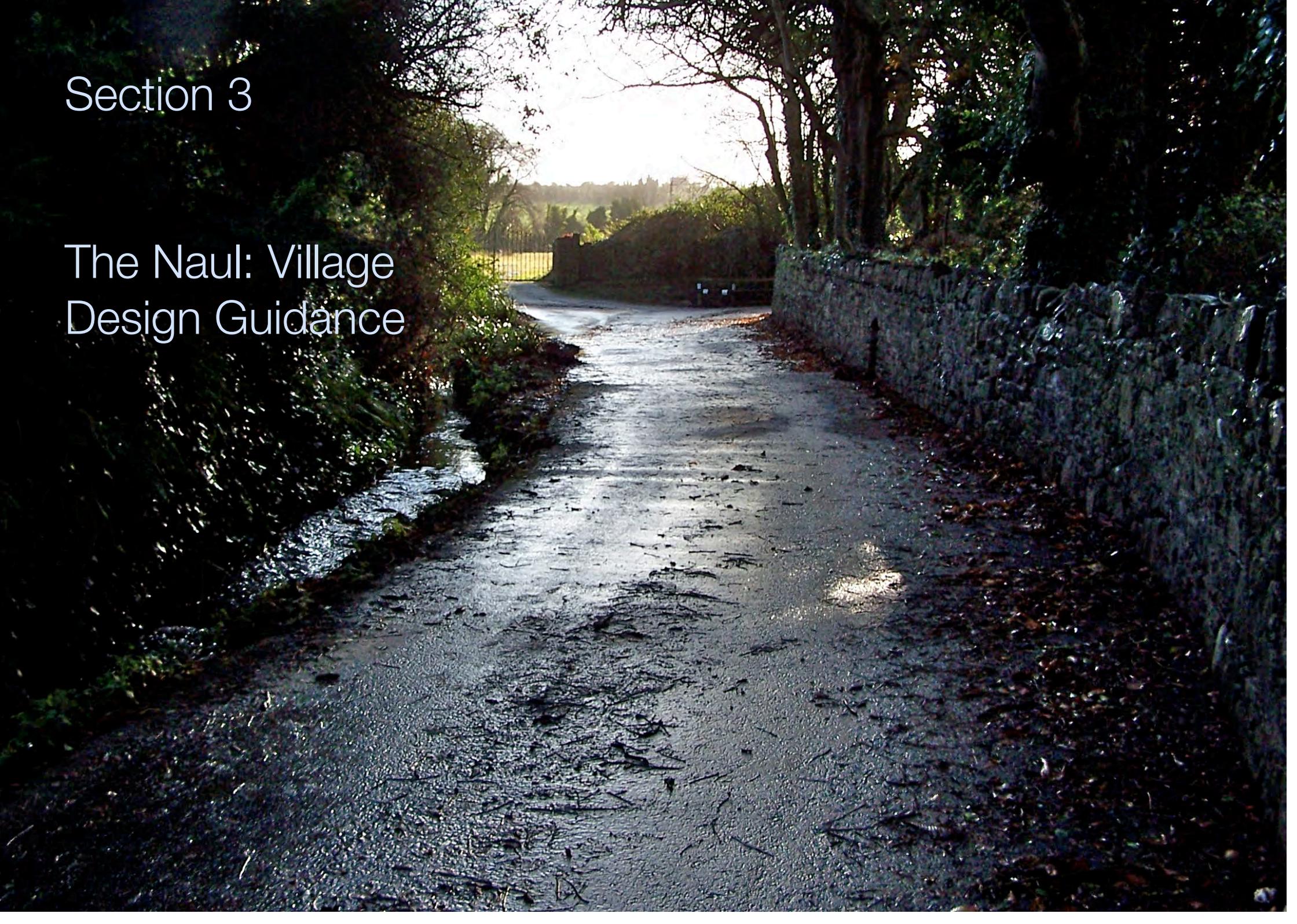
Extract from Rocque's Map of 1760.



Mediaeval church ruins and cemetery, The Naul

Section 3

The Naul: Village Design Guidance



Section 3

The Naul: Village Design Guidance

3.1 Sustainable Design Objectives

3.2 General Village Objectives

3.21 Entrances to the Village

3.22 Public Buildings

3.23 The Buildings of Main Street, the Square

3.3 New Residential Design

3.31 Recommendations

3.32 Opportunities

3.4 Site Design Statement (SDS)

3.1 Sustainable Design Objectives

Environmental Sustainability

Reduce pressure on the environment:

- Foster walking and cycling by provision of safe, attractive, clutter-free pedestrian and cycling routes between attractors of activity: school, church, community facilities, shops, recreation areas and parks
- Promote biodiversity by conserving existing indigenous hedgerows and trees. Introduce 'green' pathways through the village. Encourage community-led planting programmes
- Provide opportunities for food production through allotments and/or community gardens
- Recognise the microclimatic advantages of tree belts and hedgerows
- Use quality, preferably locally sourced materials and detailing to make streets and spaces more attractive, accessible and inclusive
- Make the best use of land – a finite resource
- Foster waste reduction. Provide a convenient, attractive and well-maintained recycling area in the village

Making villages more attractive and sustainable: Local Identity

- Recognising and building on the strong, distinctive identity of The Naul village will assist community and economic regeneration. A quality environment with pride of place will benefit the community, attract visitors and promote long-term economic, social and environmental well-being
- A quality public realm is very important as the meeting place

Heritage and Culture

- The history and heritage of the place are central to shaping and building local distinctiveness
- Conserve older building stock and find sustainable opportunity for sensitive reuse
- Cherish distinctive local features – provide good signage and further develop cultural tourism

Community

- Assets that help constitute local identity include a strong community spirit, a culture of friendliness and neighbourliness, and a strong and unique local brand that is born of history and shared experience. Seamus Ennis and the associated Seamus Ennis Cultural Centre are impressive examples of a unique local asset
- Promote community participation in the implementation of proposals for the public realm
- Erect a public notice board for events, local news (already provided outside Seamus Ennis Cultural Centre)



Leisure

- Strengthen existing amenities and leisure and make them accessible to all sectors and age groups
- Diversify: Target additional leisure activities that could act as attractors to the village

Natural Beauty

- Recognise the extraordinary value of an unspoilt rural environment and strive to maintain it
- Confining development within the village envelope will increase its identity and strengthen the distinction between village and open countryside
- Maintain important views from the village to the countryside
- Develop good walking trails from village to countryside incorporating special features. Identify 'green' roads around the village and make them pedestrian friendly

Economy and Destination

- Identifying what attracts visitors to an area is important in enhancing distinctiveness – look for untapped opportunities; The Naul has a major attraction in its Seamus Ennis Centre
- Village shops, within convenient walking distance play a vital economic and social role in rural areas and are important for essential day-to-day needs. Aim to diversify to increase market share, eg crafts, coffee shop etc
- Local country markets devoted to indigenous agricultural and craft produce are good for the rural economy and the village, becoming attractors of visitors. Explore ways to further enhance this activity and possibly extend it into the public realm in summer months
- Encourage home-based office and economic activities which are not traffic-generating

New Buildings

- Site-sensitive, contemporary, sustainable design recognising the special character of place will be encouraged
- Design for adaptability and flexibility – to promote long building life and socially sustainable settlements which are adaptable to life change
- Conserve energy in buildings. Aim for zero carbon design and incorporate high insulation, passive design and energy-efficient components. Exploit orientation. (www.seai.ie)
- Shape building form to create attractive, usable public and private spaces. Design to minimise wind and overshadowing, and to enhance shelter and sunlight
- Use environmentally friendly and preferably local materials where available for construction. Minimise construction waste and spoil by careful specification and segregation
- Reduce water consumption through water-sparing sanitary equipment. Encourage rainwater harvesting and grey water recycling in new development

Section 3

The Naul: Village Design Guidance

3.2 General Village Objectives

3.2 General Village Objectives

3.2.1 Entrances to the Village

Generally:

- Upgrade village and speed signs
- The hedgerows and trees creating leafy approach roads to The Naul should be rigorously protected, and where degraded, new planting encouraged, with indigenous types
- New entrances on approach roads should be permitted only where it is possible to minimise damage to, or use a degraded section of hedgerow
- Protect stone walls

South Entrance

- Introduce traffic calming around the school and on the approaches to the village centre
- A paved, raised platform at these points would heighten the sense of entry and reduce speed

North Entrance

- Ensure that this approach road is not spoiled by ribbon development
- Consider traffic calming before the bridge to slow down traffic. Improve the junction from the West
- Consider the options of weight restriction and / or a mini by pass before the Square

West Entrance

- Discourage development on this entrance as it approaches from open countryside and arrives at a visually dramatic point beside the river and bridge

East Entrance

- Minimise the negative impact of the retaining wall passing Devlin Banks
- Keep the tight corner before Devlin Banks estate, effective for reducing speed
- The mature trees after the cemetery on either side of the road should be protected as they heighten the sense of arriving in the village centre at the Square
- Stone wall perimeter edges should be kept.



3.22 The Public Realm

Generally:

- Promote the removal of overhead wires and poles, **especially around the Square and Main Street**
- Establish a principle of unfettered pedestrian and disabled mobility - **this should be applied to the Square**
- Reduce visual clutter, on-street signage and planters
- Bring green into the public realm by trees, grass, shrubs, preserving glimpses to countryside etc
- Where replacement of village outdoor furniture is deemed necessary, it should be contemporary in style and similar in type throughout the village to provide cohesive identity
- Assess existing litter bins – clean or replace where necessary with contemporary, attractive solutions
- Keep seats in good repair and regularly paint
- Preserve stone walls and trees
- New, contemporary street lighting of village scale relating to pedestrian routes and traffic will enhance safety and look better - **needed as a priority in Naul**
- Proposed new tree planting should be deciduous.
- Encourage the implementation of a 'litter-free' village
- Bollards are visually intrusive and best avoided in village locations, except where safety is a priority. Favour trees or planting instead
- Reduce traffic speed by widening footpaths and providing accessible pedestrian crossings

Opportunities

- Consider widening Main Street footpath using road space rather than green space – a natural traffic calming measure, which will also allow new street trees to be planted within the new footpath. Provide footpath on route to village from Devlin Banks
- Two raised, pavement pedestrian crossings are proposed on the Square: exact locations to be determined

3.23 Public Buildings

Generally

- Recognise the importance of setting and 'place-making' in new design
- Landmark buildings in Naul are modest in scale. Variations in scale alongside may dominate them unnecessarily
- Introduce descriptive historical information in approved signage format for all heritage buildings

Primary School

- Provide pedestrian crossing and traffic calming to school approaches
- The entrance to the school grounds is quite open and although it is well maintained its appearance could be softened, perhaps with more planting in front of the buildings as well as at the entrance



Seamus Ennis Cultural Centre

- Encourage improvement and extension to the Centre, and plan for future community resources
- The Centre already has a major local role as well as further potential for regional, even national tourism development
- A brief to cover those activities, existing and projected should be prepared by the Cultural Centre Council, if not already done, with potential for a new performance centre to operate in conjunction with the existing facilities
- Aim for flexibility of use, to maintain its dual role as community and cultural centre
- Continue and improve provision for an outdoor market, and community garden on identified site in Development Area 5

Church in Ruins and Graveyard

- Protect views from the graveyard. Retain width of the lane way, beside the graveyard, for pedestrian priority and essential vehicular access to graveyard and proposed public park. Minimise the impact of access to proposed car park from, or beside this road, keeping trees and ensuring minimal disturbance of lane character.

3.24 The Buildings of Main Street and the Village Core

Generally

- Adhere to the design requirements of the Architectural Conservation Area, the LAP and the County Development Plan
- Design should maintain and conserve the architectural quality, character and scale of its surroundings
- Recognise and work with the existing scales that exist in the layout and buildings of the Main St and Square.
- Existing 'gaps' between buildings, or stone walls, allow glimpses to the countryside beyond and add rhythm and character in the village streetscape.
- The diverse streetscape rhythm of two storey terraced buildings, single storey adjoining outbuildings and high walls, all set behind an identifiable building line should guide design solutions

- Utilise a restricted design palette that recognises existing materials, scale and rhythm
- In new design, find a contemporary, simple, modern expression derived from context and design creatively with it
- Avoid fussy detailing, porches, dormers, overhanging eaves, heavy barge boards - simple is best
- Make quality, solid boundaries, ie stone walls where fronting streets
- Quality, natural materials only should be utilised, and preferably locally sourced; stone, natural slate and timber windows and doors

- Don't introduce 'fussy' landscaping – learn from what is there
- Ensure quality 'finishing' of all development in and around the village



Above: Old stone outbuildings beside Seamus Ennis centre provide an opportunity for sensitive reuse

Below: Converted milking parlour with eco-friendly principles, using roof lighting for daylight and ventilation, making it possible to retain original openings. Ballymurrin House, Kilbride, Wicklow,



18th and 19th century Dwellings - Guidelines for existing buildings

- Retain original features in existing buildings – slate roofs, vertical sash timber windows, timber doors some with fanlight, solid chimneys, stone doorsteps/thresholds
- Where inappropriate window or door replacement has occurred, encourage replacement with quality natural materials
- Protect adjoining outbuildings and walls in scale and proportion
- Encourage the return of render where it may have been inadvisedly removed
- The ‘gaps’ between buildings, stone walls, outbuildings etc add interest in the village streetscape and should be maintained
- Extensions should be subordinate to the original building and readily identifiable
- Refer to the ACA for guidelines

Stone Cottages and Outbuildings

- Encourage the careful, sensitive reuse of redundant stone outbuildings and cottages
- Identify those currently at risk and provide protection
- The rich heritage of stone facades on outbuildings should be preserved – they provide a contrast with the residential buildings
- The slates of the older built heritage are larger than slates available today. These slates on older buildings should be preserved and carefully maintained.

Opportunity

- Prepare an inventory of stone outbuildings and cottages.

Section 3

The Naul: Village Design Guidance

3.3 Residential Design Recommendations

3.3 Residential Design Recommendations

Provide a Site Design Statement, (See 3.4), to precede or accompany a planning application.

3.31 Aims:

- Design with careful regard to the objectives set out in Fingal County Development Plan, the Local Area Plan and the Architectural Conservation Area Plan for the Naul
- The achievement of high quality, innovative, safe and pleasant residential environments is a key objective
- Avoid typical patterns of estate housing - creative, site-sensitive innovation will be encouraged
- Respect neighbouring developments, the historical significance of the village and special character of site
- Allow the form of the land and landscape to shape design
- Residential amenity, environmental sustainability, high standards, quality materials and attractive forms are significant factors
- Apply Sustainable Design Objectives
- Avoid long straight roads in favour of gentle curves
- Provide for cycle and pedestrian routes in development zones to increase permeability and access in The Naul
- Courtyard development will be encouraged where appropriate
- Make a secure, attractive, intimate feeling within the development, creating shared space and safe play areas
- Shape design for easy access by children to green areas; design for safe children's play in public areas close to home
- Optimise outlook to green / open space to provide passive surveillance
- Reduce the options of 'front of house' car parking in favour of shared and supervised or garage solutions
- Exploit orientation to increase light and passive solar gain
- Shape design to reduce the visual clutter associated with rear gardens - sheds, washing lines etc
- Zero carbon design is required - creating a house which does not make a negative impact on non-renewable fuels
- Consider and avoid overshadowing where possible
- Use materials judiciously on site to enhance the ambience and create a sense of identity and place
- Create special places of intimate scale within the design
- Promote views to landscape
- Considering current difficulties with housing provision, care is paramount in the management of unfinished housing schemes to provide interim safety measure to protect sites and buildings in a visually satisfactory way and with due consideration for existing households.

3.32 Form:

To provide:

- Simple legible forms of varying size and type
- High standard of detailing and workmanship
- Natural roofing materials
- Contemporary design
- Sustainable design



3.33 Materials:

- High quality materials, if possible locally sourced
- Slate roofs
- Rendered elevations
- Timber windows and doors preferred
- Provide quality boundary walls, planters, seats and other special areas

3.34 Landscaping and Sustainable Drainage:

- Design and incorporate suitable landscaping, hard and soft
- Design to maximise microclimatic advantage
- New residential development should incorporate planting which takes into account existing tree types and patterns
- Identify plant and tree types at the outset. All external landscaping will require a completion certification to be submitted to Fingal County Council before residential units may be placed on the market

3.35 Soft Landscaping and Sustainable Drainage:

- Make it meaningful - to enhance privacy, to create attractive neighbourhoods or to provide play area
- Learn from existing on-site planting and local planting
- Retain and protect all existing mature, healthy trees and hedgerows
- Promote co-ordinated planting at boundary edges
- Be creative but keep it simple – identify specific types to bring simplicity and cohesion
- Use soft landscaping as an opportunity for permeable drainage surfaces, and make swales (shallow channels in green areas which have the capacity to hold surface water and slow down the entry of water into the local stream).
- Use pervious materials on areas which may normally be hard such as parking areas, and recreational areas. These must be designed as engineering contributions with a high landscape sensitivity.

3.36 Hard Landscaping:

- Minimise hard landscaping; use permeable gravel or hogging where appropriate.
- Quality materials; resist the tendency to cover paved surfaces with cobble effect concrete bricks. The appearance of these areas deteriorates with use, whereas natural stone, appropriate to location, has a more durable lifespan
- Hard landscape space should have a useful purpose. Left over hard surface space may be a future liability.



3.4 Site Design Statement (SDS)

All development must reflect the need to safeguard the quality of village life in the Naul, to protect, and to enhance, the character of its environmental assets.

Successful design relies on effective contextual analysis to identify the characteristics of place - scale, character, rhythm, materials, opportunities, challenges and even the oddities in a particular streetscape. The aim should be to stimulate contemporary reinterpretation and placemaking.

This document suggests that all planning applications within The Naul should be preceded or accompanied by a Site Design Statement with accompanying contextual photographs and maps. This checklist is not intended to be prescriptive, since each proposal will have its own specific influences and requirements.

An SDS should include the following:

- Introduction - the applicant, the proposal, existing use and planning history if any.
- Planning Requirements - County Development Plan, Local Area Plan, Architectural Conservation Area, zoning, designations applicable to site or adjoining lands, protected structures, archaeological interest
- Development context – existing pattern language, neighbouring buildings, uses, character, materials, scale, rhythm, frontage widths, landscape, etc
- The Site - Site dimensions, topography, orientation, overlooking, views and prospects drainage, plot ratio, site coverage, location and capacity of services and relevant planning conditions
- Proposed Use - main issues, attractor/generator of activity, benefits, challenges
- Urban Opportunity - identify benefits to village
- Design Opportunities - identify the main design issues
- Landscaping Opportunity - vegetation and landscape features
- Vehicular and Pedestrian Opportunities – safe pedestrian routes and linkages
- Preliminary Design Proposal - Summary of design aims, preliminary sketches including Before and After sketches of the streetscape



