

TYRRELLSPASS

Village Design Statement

This Village Design Statement, undertaken in partnership with the community of Tyrrellspass, was initiated by Westmeath County Council in association with the Heritage Council.

Westmeath County Council and the Heritage Council would like to acknowledge the role of Manogue Architects and Soltys:Brewster Consulting in working with the community of Tyrrellspass towards the realisation of this Village Design Statement.

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1.1 WHAT IS A VDS?

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

A 'Village Design Statement' (or VDS for short) is a good way to help all those involved with planning the future development of Tyrrellspass to understand the village's distinctive character and what makes it such a special place in which to live. A VDS describes the character of a village and provides broad design guidelines which address the qualities which local residents consider worthy of protection or improvement.

1.2 WHY IS A VDS NEEDED?

The 'Westmeath County Development Plan (2002-2008)' has identified Tyrrellspass as one of fifteen villages with the capacity to accommodate new development. The current improvement plans for the N6 and N52 will have a substantial effect on the village. The improving road network, the village's proximity to Dublin and its picturesque character makes it an attractive place to live. Pressure for new development will increase and will need to be carefully and sensitively planned and managed to protect and enhance the character of the village.



Although most local residents accept the decision for more development, there is concern about the quality and character of some recent modern housing developments in nearby settlements. Some of these new developments have used suburban density standards, monotonous road and building design, and inappropriate materials - which fail to complement the 'traditional' character of the village.

Design guidance is therefore needed to ensure that any new development within the village is based upon a considered understanding of the village's unique character. New development should be designed in such a way that sympathetically reflects and respects the qualities which local residents value within Tyrrellspass.



1.3 WHO IS THE VDS FOR?

This VDS is a valuable resource for individual householders and businesses, builders, developers, architects and statutory bodies. As every design solution will involve a compromise between competing ideas, the recommended approach is 'how can the best design be achieved within the bounds of meeting required standards, to the benefit of all involved?'

1.4 HOW WILL THE VDS WORK?

This VDS is not a masterplan of ready-made design solutions, and its recommendations should not be viewed as a barrier to modern design. Rather, the document highlights the unique qualities of architectural, historical, archaeological, ecological and geographical importance that contrib-



ute to the village's distinctive character, and provides broad design guidelines that reflect the views of Tyrrellspass residents.

These recommendations should be viewed as a stimulus for encouraging any new development to respect, rather than compete with, the valued character features that define the village. This will require careful consideration of how key elements of the village inter-relate with each other, and how they contribute to the character of the village as a whole.

1.5 HOW HAS THE VDS BEEN PRODUCED?

This VDS has been produced through an extensive community consultation programme in partnership with the residents of Tyrrellspass, Westmeath County Council and the Heritage Council.

The recommendations put forward within this VDS also take into consideration previous studies produced for Tyrrellspass, such as:
Meeting notes from the Tyrrellspass Development Association in partnership with Tyrrellspass Community Council meeting 21 November 2002

2.1 A variety of community consultation techniques were used to ensure that a wide range of local residents participated in the production of this Village Design Statement. These techniques included:

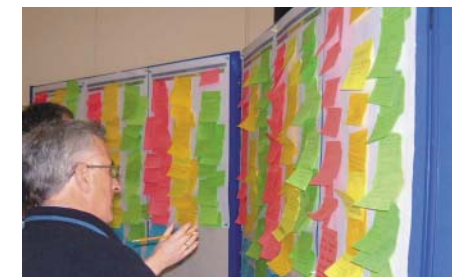
- An introductory meeting in the village with local residents, introducing the concept of Village Design Statements, and explaining the process that would follow.

- A 'Key Issues Leaflet' and 'Questionnaire Survey' - distributed to local residents. These highlighted key issues arising from preliminary site visits and the introductory meeting. Local residents were invited to comment on key issues for further debate at the VDS workshop.

- A VDS evening workshop, which involved groups of residents discussing what they liked and disliked about specific key issues within the village, and how things could be improved. Workshop exercises looked at; boundaries, open spaces, landscape backdrop and setting, approaches, landmarks, street scene, architecture and buildings, and life in the village.

- Workshop feedback forms were also distributed at the workshop. Most participants felt that the workshop had been useful and worthwhile, and appreciated the opportunity to discuss their views about their village and how it should evolve.

All of the comments received from the 'Key Issues Leaflet', 'Questionnaire Survey' and workshops were catalogued and used to determine the guidelines in this VDS. Some of the workshop comments are quoted throughout this document.



Photographs taken at the Tyrrellspass VDS community consultation workshop.



2.2 A 'Futurescaping' activity was adapted from the Connect2..education programme to facilitate a one hour session with pupils in Tyrrellspass school. The activity enabled pupils to share in the experiences of the adults who had participated in the Village Design Workshops. Some of the childrens comments are quoted in the VDS.



'A worthwhile exercise'

'Great. I just hope the delivered plan is put into practice without dilution by the council'

'Most interesting and enjoyable'

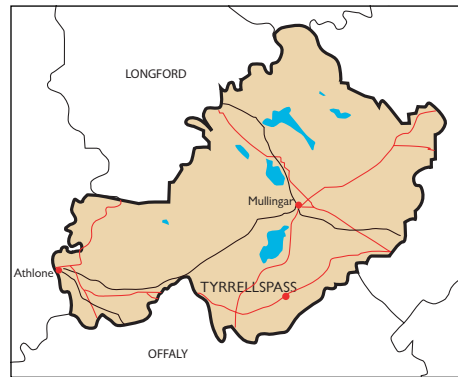
'I would hope that the ideas and views are taken seriously and are helpful in the planning of the village'

'Hope our comments will be taken into consideration and we will have a say in the development of our village.'

'Well run, well designed questions - informative and thought provoking session.'

3.1 Location and Profile

Tyrrellspass is a beautiful midland village, 50 miles west of Dublin, 10 miles south of Mullingar, and 25 miles east of Athlone. The village is relatively self-sufficient, with a number of shops, hairdressers, two petrol stations, butcher, village hotel, restaurant, post office, pubs, health centre, pharmacy, nursing home and a primary school. Tyrrellspass lies mainly in the parish of Newtown, barony of Fartullagh, but also partly in the parish of Clonfad.



Tyrrellspass is situated at the south of Westmeath County, at the edge of the lowlands and raised bogs. The countryside surrounding the village is characterised by the raised boglands to the south and northwest, and the lowland plains interrupted by eskers – long sinuous ridges of sand and gravel deposited by the last ice age. Gallowshill and Croghan are two local prominent hills. The hill of Gneevebaun rises to the east and provides good views over the village.

Two main roads – N6, the Dublin to Galway route, and the N52, the Mullingar to Tullamore route, dissect the village. These are heavily used routes and Tyrrellspass is suffering from the ever-increasing traffic. There are plans to bypass the village with new roads to the south and east.

3.2 Demographic Trends

The population has risen steadily in the last century. In 1986 there were 328 people, which by 1996 had increased to 396. The present population, according to the 2002 census is 443, a percentage increase of 11.9% from 1996. Presently there is a fairly even proportion of age groups, with a slightly larger proportion of villagers being between the ages of 25-44. It is predicted that with the new road alignment and subsequent development that there will be more families with young children moving into the village.



The restored tower of Tyrrell's Castle

3.3 History and Evolution of Tyrrellspass

The site of the village was a strategic point on high ground above marshy land on the main route west from Tara, the home of the High Kings of Ireland.

The eskers, so dominant in this landscape, often provided the only means to cross the countryside over bogland and through forests. The original inhabitants of this area – the Fir Tullach – or the People of the Mounds, might have been named for the number of eskers in the district.



Tyrrell's Coat of Arms

1169 - The Tyrrell's (who were a Norman family) were granted lands in this area and built 8 castles in all.

1411 - Tyrrell's Castle was built to guard the pass. One of the supports for the drawbridge is reputed to have stood where the Catholic church now stands and that the dip which is still visible around the entrance is actually part of the infilled moat.

The Tyrrell's were good landlords and had a good relationship with their local tenants. Beyond the castle, 13 cottages were erected in two rows and these were known locally as Weavers Village. A bleachers field lay behind today's Post Office, together with the remains of a scudding shed. The village was famous for its double damask cloth.

1597 - Battle of Tyrrellspass. Richard Tyrrell successfully fought against the English.

1650 - Cromwell's armies marched on West Meath, and it is believed that the Tyrrell family, who were living in the castle negotiated surrender, but when they emerged they were all killed, although the castle was the only one in the area not to be destroyed.

After the destruction came famine, while a decade later saw the area turn into a wilderness.

Around this time, Robert Rochfort amassed a huge amount of land including the area around Tyrrellspass, and the area became a Protestant stronghold.

1751 - the Rochfort's had been created peers of the realm and took the title Earl of Belvedere.

1796 - the 2nd Earl leased the castle at Tyrrellspass to the government as a barracks and built Belvedere House in Dublin. Jane, Countess of Belvedere was responsible for the development of the village of Tyrrellspass. She built the Wesleyan church (1814), refurbished the church of St. Sinian (1823) and added a steeple, developed the 'Green' and constructed the Georgian houses around it. She provided money towards the establishment of a Protestant school and in her will made provisions for a Protestant orphanage.



The Green, 1903 (Lawrence Collection)

1850 - the lands around Tyrrellspass came into the possession of Charles Brinsley Marlay, the grandson of the only daughter of the 1st Earl. He proved an excellent landlord up until his death in 1912. The estate was then passed to his cousin, Lieutenant Colonel Charles Howard-Bury, a famous explorer who led the first expedition to climb Mount Everest in 1921. During his lifetime, the last links of the Rochforts with Tyrrellspass were severed when houses belonging to the estate were sold off.

Abridged from:
'Tourist Guide to Tyrrellspass – A Guide to its Heritage' Tyrrellspass Town Development Committee
'Tyrrellspass – Past and Present' Oliver Egan

3.4 VILLAGE LIFE TODAY

Community

Tyrrellspass has a great community spirit and has various committees who are very active in running the village. Overall, the village provides a variety of activities, groups, and services for almost everyone.

The Elderly

There are a good percentage of elderly people in the village and although there is a successful senior citizens club, there are not enough appropriate services for them. Suggestions include having a drop-in centre, a health centre and other day services.



Main Street, 2004

"Size of village allows for good community spirit"
"The happiest place in the world to live!"



Main Street, 1903 (Lawrence Collection)

Leisure

The GAA's new premises are a great asset to the village and cater for many sports and interest groups, such as bowls, badminton, drama and art groups, and a gardening club.

The village has successful GAA teams and the U12 & U14 girls team have been county champions.

The many walks around the area should be better signed and promoted.

"No adequate space for children to play outdoors"
"Need facilities for kids to burn off energy"

Children & Teenagers

Tyrrellspass has an increasing number of children coming to the area. There is an active primary school in the village, and various sports clubs that the GAA hold. However, there is a need for more outside activity spaces, other than the green, and that new development should incorporate space for children to play. Greater provision for teenagers is suggested, including a youth club.



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P Bradley on the main street, 'Now and Then'

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"Our village is always admired by strangers who say 'how lucky we are to be living there'"



The Green, 1970's

*There's a sweet little village
in County Westmeath,
Four centuries old is the fame,
Of a daring, heroic, historical deed,
That gave this wee village its name,
The heroes of Ireland
in moments of peril,
Are renowned for their valour and class
And who more entitled than
famous Rich Tyrrell,
And the spot that's now known
as Tyrrellspass!*

Extract from 'Tyrrellspass' poem.



Early photograph of St Sinian's Church

"A very English Village, but also a very Irish Village"

"The village people and the country people are all one"



The Georgian houses around the Green, 1970's

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- | KEY POINTS | SECTION 3 |
|---|-----------|
| • Good active community | |
| • Generally plenty of activities and services for all | |
| • Good Transport links which could be exploited even more | |
| • Lack of Employment – potential to cope with new light industry sensitively placed | |

4.1 Shape of the Village

Today, Tyrrellspass has a predominantly linear shape but unlike many villages of this nature, it has a central focal point – the crescent and green. The village has over the years expanded in a linear fashion along the routes of the N6 and N52 from the central core of the village green incorporating smaller settlements along the road such as the Weavers village and Castle in to its boundaries.



Diagram showing the growth of the Tyrrellspass

There are very few derelict properties, the only main one being the Orphanage, which is subject to a sensitive redevelopment for the Council's Housing Section and will commence pending agreed government funding. This is located on the north strip of Tyrrellspass on the N52, which comes from the north into the Green to meet the N6.

The new bypass alignments will enclose the village to a certain degree and create new edges/boundaries to the south and east. This could influence new development patterns.

Tyrrell's Castle, which is now a restaurant, provides a western gateway into the village. The large well-kept Georgian houses form a crescent around the Green, where the Court house, St Sinian's Church of Ireland, and old school house are also located. Opposite the green on the main road there are some newer infill buildings, including the new school. Recent development includes the eleven two-storey houses that form Castle Terrace on the western limits of the village.

Whilst it is acknowledged that appropriate new development should be encouraged to stimulate the local economy and meet local needs within the district, it is important that any planned new development should be contained within the existing village as much as possible in order to protect Tyrrellspass's rural character and attractive landscape setting. The road should not be looked upon as a limit to the village for housing infill.



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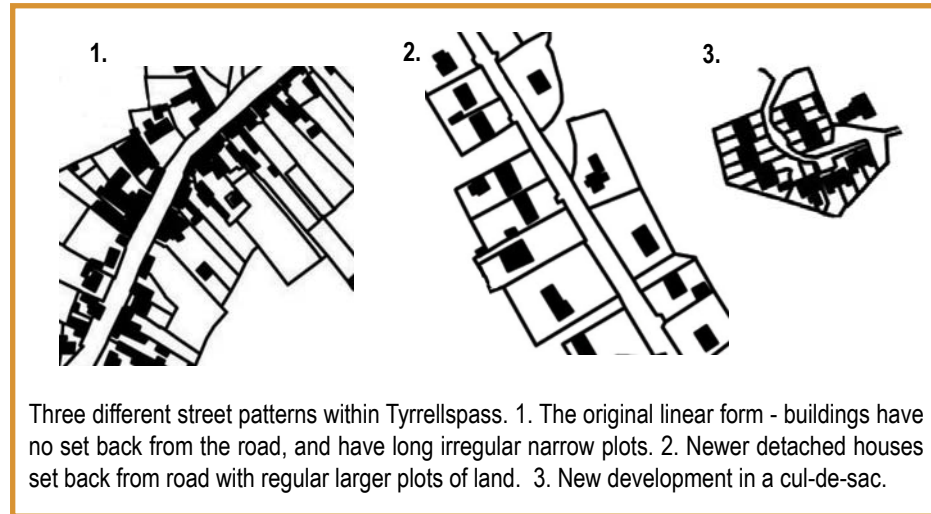
from the north into the Green to meet the N6.

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"I think Tyrrellspass needs new development, no village should stand still but development should be in keeping with the village"



New housing behind the Orphanage



Three different street patterns within Tyrrellspass. 1. The original linear form - buildings have no set back from the road, and have long irregular narrow plots. 2. Newer detached houses set back from road with regular larger plots of land. 3. New development in a cul-de-sac.

"I like the symmetry of the streets,...the well-kept properties and the overall cleanliness"

"New bypass will isolate village - need signage to advertise facility in village"

"Worried about Heathrow-like night light from new roundabout and loss of night sky"



Cars parking on edge of Green beside hotel

KEY POINTS SECTION 4

• Character of Tyrrellspass has evolved over the years:

- › Central core with expanding linear development east and west and to the south.
- › Dense, closely arranged plots, extending a considerable way back
- › No setbacks in the older developments
- › Stone walls intrinsic part of Tyrrellspass's character

• New Developments tend to visually and physically contrast with the historical parts of the village.

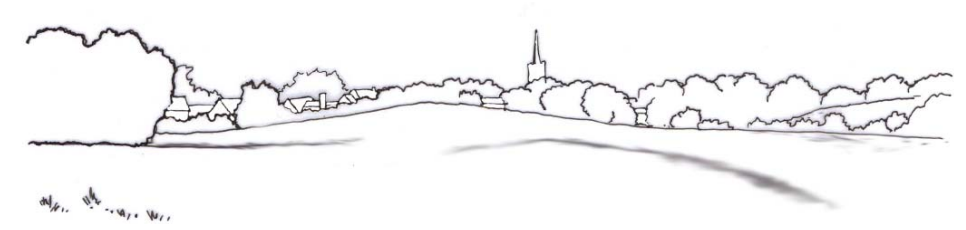
- › inappropriate local materials
- › mixing of different architectural styles and detailing
- › rigid application of road and parking standards

5.1 Broad Landscape Setting

The underlying geology consists mainly of the carboniferous limestones that cover most of central Ireland. This gives rise to distinct landscape types within the area. The glacial landforms of eskers are abundant around the village and create the enclosed landscape niches, wooded hedgerows, and the settlement pattern that we see today. The area is also characterised by the open and expansive bogland and moraine landscapes. This gives rise to the peat and peaty gleys in contrast to the grey-brown podzolic soils of the esker landscapes. These soils are capable of a wide range of land uses.

5.2 Important Views and Vistas

Tyrrellspass is known throughout Ireland with its picture postcard image of the green overlooked by the well-kept Georgian houses, St Sinian's Church and cottages. It competes in Ireland's Tidy Town Competition every year and has won the county and country title in



View of the village and distinctive spire of St Sinian's Church from the north west

the past. The main road brings many visitors through the village and there are key views and features that the locals and visitors recognise as Tyrrellspass. It also has a strong and intimate relationship with its wider rural landscape setting which gives rise to important views and vistas. These attractive views are valued by local residents, and appreciated by visitors attracted to the area by its natural and designed beauty.

There is concern that some of the recent developments at the fringes of the village have encroached on views, weakening the overall image of Tyrrellspass.

A concern is that the new roads will dominate part of the landscape and affect existing views and vistas, and the overall character of Tyrrellspass. There are also concerns that the new roads will open up less attractive views of the village 'backlands'. The lay-by at the eastern end of the village is a negative entrance to the village. Improvements could include tidying and landscaping around the layby and castle, and restoring stone walls at the edges of the village.

5.3 Important Open Spaces

There are few open public spaces within or around the village, other than the Green. The undulating field in front of St Stephens church is important to keep open as well as a potential site for a public park. The open space near the Flash that extends to the road should also be kept open to preserve views into the village.

5.4 Landscape Features

The landscape features, setting and views of Tyrrellspass are shown on the aerial photo spread on the next two pages. This clearly shows how important the landscape setting is to the village's character.

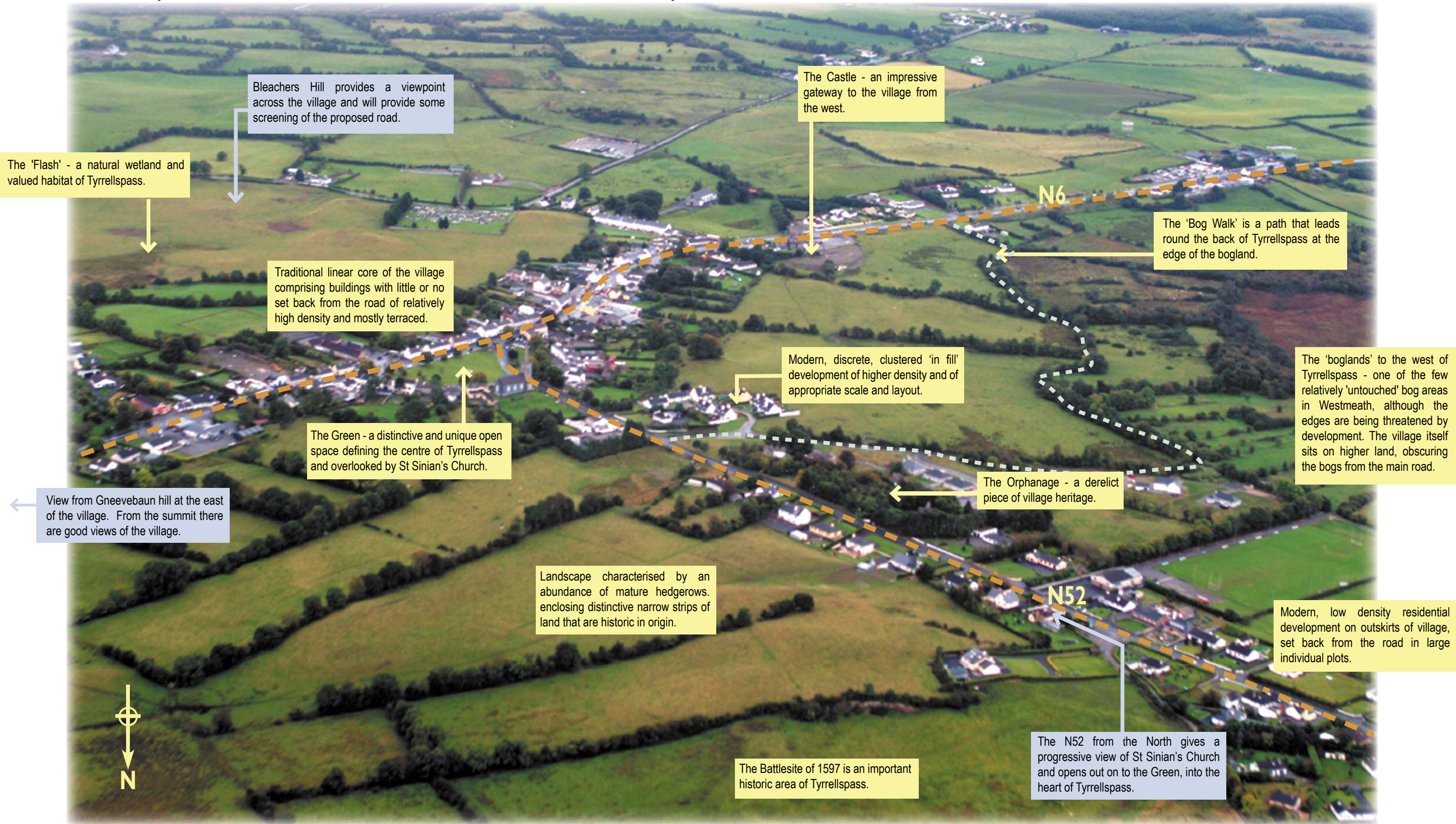


The village in its broad landscape setting

"We like the bog because the nature is lovely, it is spacious and it has clean air"

"There is widespread dismay at the export of peat from our bogs all around the village"

THE VILLAGE IN ITS LANDSCAPE SETTING





Looking across the Esker landscape at the edge of the village

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The Green is an important open space in the village

"Lovely view from Gneevebaun coming down to the village with the church spires peeping above the trees"

"Approach from Kilbeggan is lovely coming towards the Castle - then entering the village to the green"



The undulating open land in front of St Stephen's Church

"We like Mullingar Road because it's very colourful, it's historical and has lots of nice sights to see"

KEY POINTS SECTION 5

- Village is intimately immersed within its scenic, distinctive yet diverse landscape setting - Esker landscape, bogland, The Flash
- Open spaces at the edges of the village are important to the setting and views of the village.
- Gneevebaun hill summit provides a good uninterrupted viewpoint over the whole village
- Tyrrell's Castle is an important gateway to the village
- The green is a distinctive and unique core to the village
- Hedgerows and mature trees that surround the village are intrinsic to village character

6.1 Street Elements

Important focal areas such as the Green, the Castle, and Orphanage, should continue to be subject to streetscape improvements. This could include improvements to paving, lighting, signage, and street furniture and the under grounding of all overhead cabling wherever possible, as well as the provision and reorganisation of parking spaces. The provision of floral displays in window boxes and pots outside houses is appreciated by residents and is an essential part of Tyrrellspass's character.

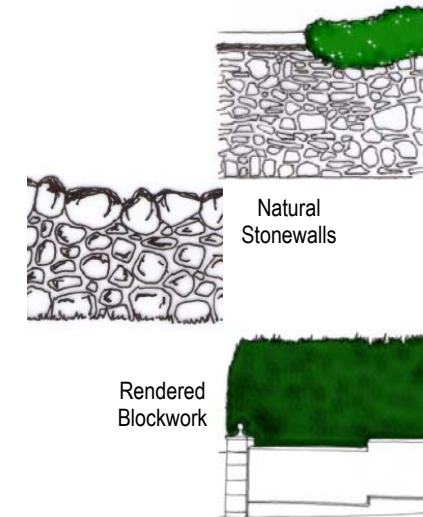
6.2 Parking – Tyrrellspass has few designated parking spaces due to the narrow but very busy road, and traditional building and street design. Car parking on the edges of the green should be discouraged. All new development should incorporate parking but in a sensitive manner. Buildings that incorporate parking behind the frontage, thus maintaining the traditional streetscape are preferable.



Parking can be a problem in Tyrrellspass

6.3 Pavements – The main road for some of its length through the village is unable to support footpaths on both sides of the road. Where footpaths are provided, these tend to be of varying quality and type of paving materials and too narrow for wheelchairs or buggies etc. There is a need to improve road and pedestrian safety in the village through speed control and traffic calming.

6.4 Boundary features – As most of the buildings amongst the older parts of Tyrrellspass sit along the edge of the road, there are few examples of boundary walls or fences. However, stone walls can be seen around the Green, church and several other areas around the village. Around some newer housing plots painted blockwork and rendered walls fit well and add variety to the streetscape.



The variety of boundary materials in Tyrrellspass

6.5 Street Furniture – Tyrrellspass currently has a small number of white painted cast iron benches and litter bins throughout the village. A coherent palette of street furniture should be agreed, retained and installed so to avoid an uncoordinated appearance.



Street furniture along Tyrrellspass's main road

6.6 Lighting – Existing street lighting is of a typical highways design and is fairly unobtrusive. There is a need for street lighting to be extended into side streets and to the perimeter of the village, including the layby to the southwest of the village. Light pollution from the new road and roundabouts needs to be minimised.

6.7 Signs – As Tyrrellspass has a major road junction in its centre, there is a need for signage, but this should be more discrete and better designed so that views into and around the village are not obscured or dominated by signage.



KEY POINTS SECTION 6

- The village has a coherent, attractive and visually rich streetscape that should be maintained
- Street furniture, lighting, street planting and boundaries need to blend with the existing street scape appearance.
- New road alignment will cause new boundary pressures on the village
- Lack of car parking, call for sensitive parking provision in new developments
- Consistent wider pavements needed
- Light pollution from new road could affect village night-time character



7.1 Buildings and Features of Interest

Tyrrellspass has a number of buildings and sites in the area of architectural and historical interest that have played an important role in the evolution of the village. These buildings and sites of architectural and historical interest are highly valued by the local community and should be sensitively preserved and maintained as part of the local distinctive character, sense of place, and cultural heritage of Tyrrellspass for future generations.

The Crescent & the Green



The Water Pump on the Green



The Court House



Tyrrell's Castle



The old School



St Stephen's

St Sinian's



The Orphanage

The orphanage is presently derelict and in disrepair. It will be subject to a sensitive redevelopment for the Council's Housing Section which will commence pending agreed government funding.

7.2 Traditional Building Design

Apart from the larger set architectural set pieces such as the churches and Castle which act as key focal points, the older traditional buildings of the village fall into two general categories – the large Georgian houses around the Green, and the more vernacular one and two storey buildings that line the main road. The latter are generally simple in form and design, and typical of similar sized villages within the county.



Georgian Houses on the Green

7.3 Variation and innovation in new development

The diverse and varied character of the built environment within Tyrrellspass has evolved over hundreds of years. The design of the buildings along the main street differ in scale, density, design and materials in comparison to the design of more modern residential developments on the edge of the village and nearby.

Newer buildings tend to share similar styles, heights, window and door designs and proportions, although some subtle variation within defined limits can contribute to local distinctiveness, whilst enriching visual interest. Modern design can therefore also play an essential role within the traditional streetscape, by contributing an element of variety, so long as it is based upon careful consideration of the main characteristics found locally.

Subtle variations of the design in buildings and their key elements is desirable in creating an interesting and attractive streetscape and in perpetuating an identity for the village. In comparison, recent development elsewhere lacks local distinctiveness due to the monotonous repetition of standard housing types and designs, with standard road layouts.

It is essential that such variation is based within limits, and on the careful consideration of a common design style. New building should respect the strict relationship between types of construction (i.e. stone or blockwork) and the proportion of elements and materials used. Designers should carry forward the predominant characteristics of buildings within the area where the new development is to be located.

"As I live in an old house I am very fond of the older style myself. However, I admire the new houses and Sherwell Court, they fit in very well with the architecture"

"I think that new development could improve appearances provided it was friendly and environmentally suitable"



A typical terraced property illustrating the building elements that play a part in determining local distinctiveness and sense of place.



7.4 Stone Construction

7.6 External Render



7.8 Window & Door Openings



7.7 Roof Features



7.5 Brick & Blockwork Design



7.9 Window & Door Frames



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Newer buildings tend to share similar



"Future housing should be matched by employment potential within the village"

"New developments should be in scale with existing housing and be of varied styles which blend in"

"...should not stop 'interesting architecture' being developed, nor should bland mono-style housing be permitted"

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7.4 Stone Construction

In the historical part of the village, such as along the main street, stone building construction predominates, although most of the buildings do have external renders. Local limestone is probably the



most predominant type of stone used. The hidden stone is often built in layers or courses and these can vary in depth. It is important to retain a render on buildings that, although constructed of stone, have always been rendered.

The quoins (larger square stones at the corners of the buildings) are generally larger than the rubble making up the wall, and the coursing runs through to the joints between the quoins.

7.5 Brick & Blockwork Construction

Blockwork is mostly confined to recently

KEY POINTS

SECTION 7

• Tyrrell's Castle, the Green, the orphanage and other buildings and features of historical and architectural importance are highly valued and should be preserved and sensitively enhanced wherever possible

• Local materials and the prevailing 'traditional' architectural styles and building detailing contribute significantly towards local distinctiveness and sense of place.

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

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

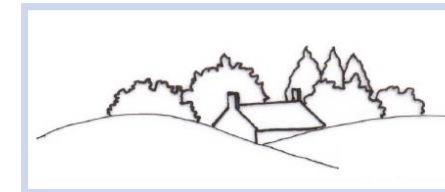
VILLAGE STRUCTURE

DG.01 Historically important open spaces and landscape features including 'The Green', and 'Battle-Site of 1597', including views of these sites and their setting, should be preserved in perpetuity and respected with regard to the design and location of adjacent development.

DG.02 The historic buildings and open spaces of Tyrrellspass should be recognised as valuable resources within local tourism, economic and sustainable development strategies for the area.

DG.03 The existing structure and shape of Tyrrellspass should be respected as a product of the village's evolution. New development should be of a scale that does not overwhelm or engulf this historic settlement pattern but rather emphasises and respects the village's distinctive shape and pattern.

DG.04 Existing Public Rights of Way in and around the village should be retained and enhanced, and new Public Rights of Way established wherever possible to provide improved access into the countryside including the 'Boglands, the 'Flash' and surrounding hills. Promotion of routes through improved signage and local tourism initiatives should be encouraged.



LANDSCAPE SETTING & OPEN SPACE

DG.05 New development, infrastructure and land management should respect the attractive, scenic "rural" character and distinctive 'Esker' landscape setting of the village and avoid visual intrusion into key views of the village, including those from Gneevebaun Hill.

DG.06 New development, infrastructure and land management should avoid direct or indirect damage to the delicate local ecology of the 'Boglands' and the 'Flash' and other sites of known ecological interest surrounding the village including hedgerows and trees.

DG.07 The green-space between St Stephens Church and the main road should be retained free from built development and kept as an open space for possible future use as a public park.

VILLAGE STREETScape

DG.08 Existing established planted features, including the mature trees around the Green should be preserved and managed to maintain good health. New and replacement tree planting in the village should be of species appropriate to the location and scale of the space, with a preference towards native species where possible with avoidance of quick growing coniferous hedging.

DG.09 Attractive, safe and comfortable outdoor spaces should be created within the public realm, which are easy to access and move through and easy to understand. This should include provision for pushchair users and those with mobility impairments. Such spaces should have appropriate paving, lighting, seating and signage features, which complement the character of Tyrrellspass.

DG.10 With the completion of the bypass, traffic calming measures and enhanced pavements to improve pedestrian safety should be considered along with improved provision for safe car parking close to the main facilities, school and shops of the village.



DG.11 "Streetscape" improvements, including paving, lighting, signage and street furniture, the under-grounding of all overhead cabling and re-organisation of parking space, should be undertaken within the village, with priority given to central public spaces including the Green and along the main road corridors.

DG.12 Improvements to the visual appearance of buildings should also be encouraged, with the continued provision of floral displays (such as window boxes and wall mounted baskets) to provide seasonal interest and enliven village "streetscapes".

VILLAGE STREETScape

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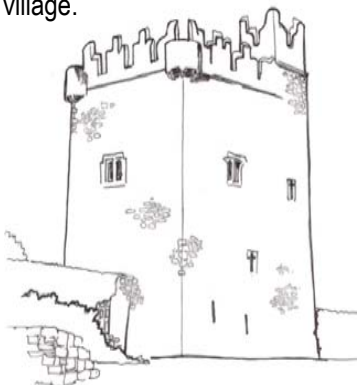


MAINTAINING THE EXISTING BUILT FABRIC

DG. 14 Buildings and features identified as being of historical, archaeological, or architectural importance, including buildings around the Green, Tyrrell's Castle, the churches and the traditional building frontages along the main street should be preserved and maintained as key assets of the village.

DG. 15 The derelict Orphanage site and buildings should be restored in sympathy with the original crescent design.

DG. 16 Property owners should be encouraged to retain and maintain existing architectural details (such as decorated chimney stacks, ornate window frames and stonework, date plaques, estate owners' insignias, rendered wall finishes etc.) as important "character features" of the village.



DG. 17 Shop fronts, signs and advertisements should be restrained in design and work within the overall form and structure of a building and should be subservient to it. The buildings and activities themselves should be the principle visual attraction and not the advertisements and signs. They should remain less dominant to the building and appear as a component part of it.

DG. 18 External lighting of buildings and signs should normally be avoided, but careful, selective lighting of key buildings or of particular architectural features such as the Castle, Church and Green should be encouraged. Lighting should not be a feature in itself, and fittings should be as small and unobtrusive as possible.

DG. 19 The new bypass should adopt a sensitive lighting regime which will reflect the important character of the village without detriment to public highway safety.

DG. 20 Replacement windows and doors should be of a style and appearance that respects the building's age and character.



DESIGN & IMPLEMENTATION OF NEW DEVELOPMENT

DG. 21 Design proposals for new development should respect the local characteristics of the site and its wider landscape context, by working with rather than against key features including the existing contours of the slope and established boundaries. Development should be adapted to the site, and not the site adapted to the development.



DG. 22 New development should be phased in pace with improvements to local infrastructure, village facilities and services.

DG. 23 The established patterns of development within the village, including levels and road layout, should be used to guide the design of new development proposals. Careful consideration should be paid to complementing the pattern of plot arrangements, building lines, setback levels, plot enclosure, building scale and massing, proportion of architectural features and the height/pitch/ridge of roofs.

DG. 24 Established "traditional" methods of construction and architectural detailing should be respected and used as appropriate for new development within or near the historical parts of Tyrrellspass, including the design of quoins and lintels, windows, doors, chimneys, and boundary features (such as stone walls), and the use of appropriate local materials. Development should aim to visually and physically complement the established "traditional" character of these areas.

DG. 25 Materials used in any proposed new development should fit in with the prevailing character of the village, and be designed to reflect and respect nearby colours, textures, shapes, styles and proportions.

DG. 26 Provision should be made within new development proposals to use any existing but redundant buildings that contribute significantly to the village's character. Such buildings and features should be sympathetically restored back into active use.

DG. 27 Monotonous repetition of standard housing types and designs should be avoided. Variation in new building design should be encouraged within defined limits and based upon a common design "theme" appropriate to the location. All new development should complement the character of Tyrrellspass and contribute towards the village's distinctive sense of place.

DG. 28 Combining different architectural styles and materials should be avoided, to prevent creating visually disharmonious "hybrid" designs, which fail to reflect and respect the character of Tyrrellspass. For example, half-hipped dormer roofs, wooden or steel boundary fences, and contrasting exposed brick detail are not common in Tyrrellspass, and should not be encouraged. The removal of original shop-front features and "render stripping" should be discouraged.

DG. 29 Proposed extensions to buildings and boundary features, such as front,

rear and side walls, should use matching materials in a style to complement the original building and adjacent boundaries.

DG. 30 Any new agricultural or industrial buildings should be carefully sited, and designed to reduce their apparent mass so as to minimise impact upon the wider landscape setting of the village and should be of appropriate height and scale to blend into the wider landscape setting. Large "shed" structures should be discouraged as being of an inappropriate scale within the village context and setting of Tyrrellspass.

DG. 31 The total energy used in development should be minimised as far as possible to encourage sustainable development practices in line with government initiatives and current legislation. This should encourage the use of locally-sourced, environmentally-friendly and energy efficient materials for construction as well as to minimise running costs.

PROVIDING FOR THE LOCAL COMMUNITY

DG. 32 Community facilities for all age groups should be developed in line with future growth and development of the village, including provision of services for the elderly, and space and facilities for children and teenagers.

DG. 33 Facilities for recycling within Tyrrellspass should be improved and increased to accommodate different types of recycling alongside future growth of the village.

