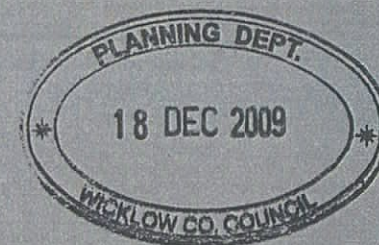
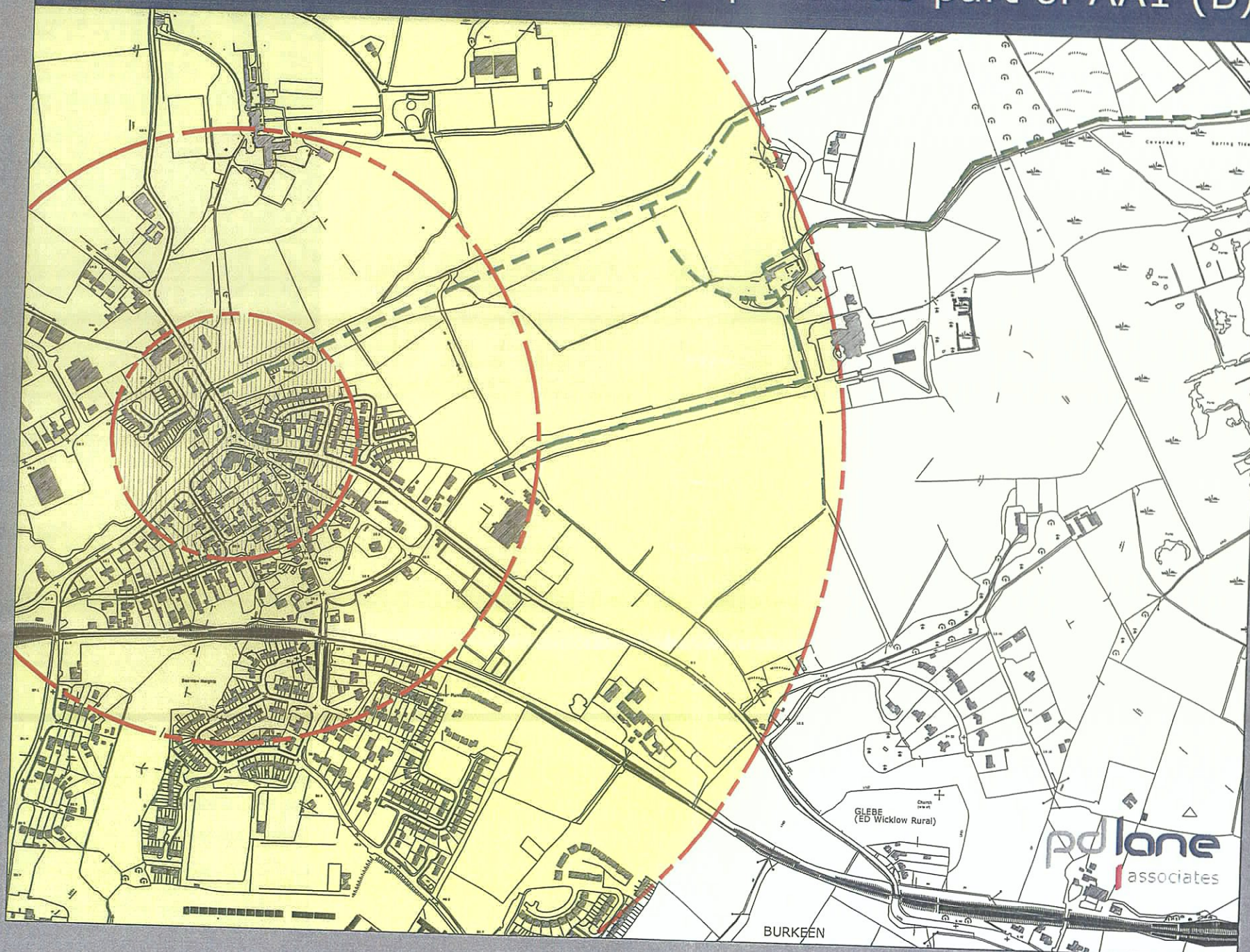


# rathnew urban framework plan

(December 2009)

proposed as part of AA1 (B)



*Handwritten signature/initials*



# contents

## Introduction

- \_ background

## Context

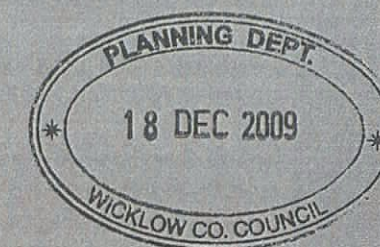
- \_ history
- \_ landscape
- \_ landscape images
- \_ built form
- \_ pattern & uses
- \_ infrastructure & LUTS
- \_ landownership
- \_ local area plan

## Urban Framework Plan

- \_ aerial view
- \_ movement - vehicular
- \_ movement - pedestrian
- \_ key public spaces
- \_ key frontages
- \_ landmark opportunities
- \_ urban framework plan
- \_ massing, density & heights
- \_ village square



# introduction



*11/30/4/10*



## background

According to the Wicklow Environs and Rathnew Local Area Plan 2008-2014, an urban framework plan is to be prepared for the new Rathnew Town Centre Activities (TC) and Residential (R2) High Density Potential zoned lands, to the immediate east and northeast of Rathnew village.

It was agreed that an overall broad scoping urban framework plan could be lodged as part of AA1 (B). And that a more in-depth and detailed urban framework plan could be prepared for the new Town Centre Activities zone, at an appropriate time in the future (potentially as part of AA1 (A)).

The following urban framework plan (the 'Plan') has been produced by Crackington Limited after a lengthy discussion and consultation process with all relevant stakeholders in the area.

This Plan addresses, in particular, future development on lands to the immediate east and northeast of Rathnew village, on the new Town Centre Activities and High Density Potential zoned lands.

This Plan will produce a broad urban design framework consisting of a network of movement and a series of indicative public spaces, that will connect the existing village with areas designated for future development. This approach will integrate the new town centre zoned lands, existing village and future residential high density potential areas with convenient access to Clermont Campus, existing and future road and transport infrastructure.

For places to be well-used and enjoyed, they must be safe, comfortable, varied and attractive. New development should enrich the qualities of existing urban places by responding and complementing the existing setting.

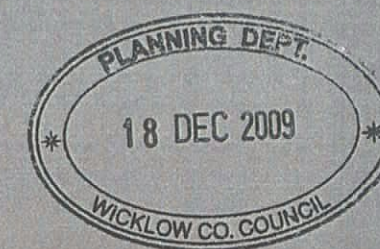
New places need to be easy to get to and be integrated physically and visually with their surroundings. How to get about on foot, bicycle, public transport and car - and in that order - is extremely important.

New places should strike a balance between the natural and manmade environment and use the area's resources - landform, landscape & ecology. They need to be flexible enough to respond to future changes in use, lifestyle and demography.

This Urban Framework Plan addresses these important principles governed by good urban design and place-making.



# context

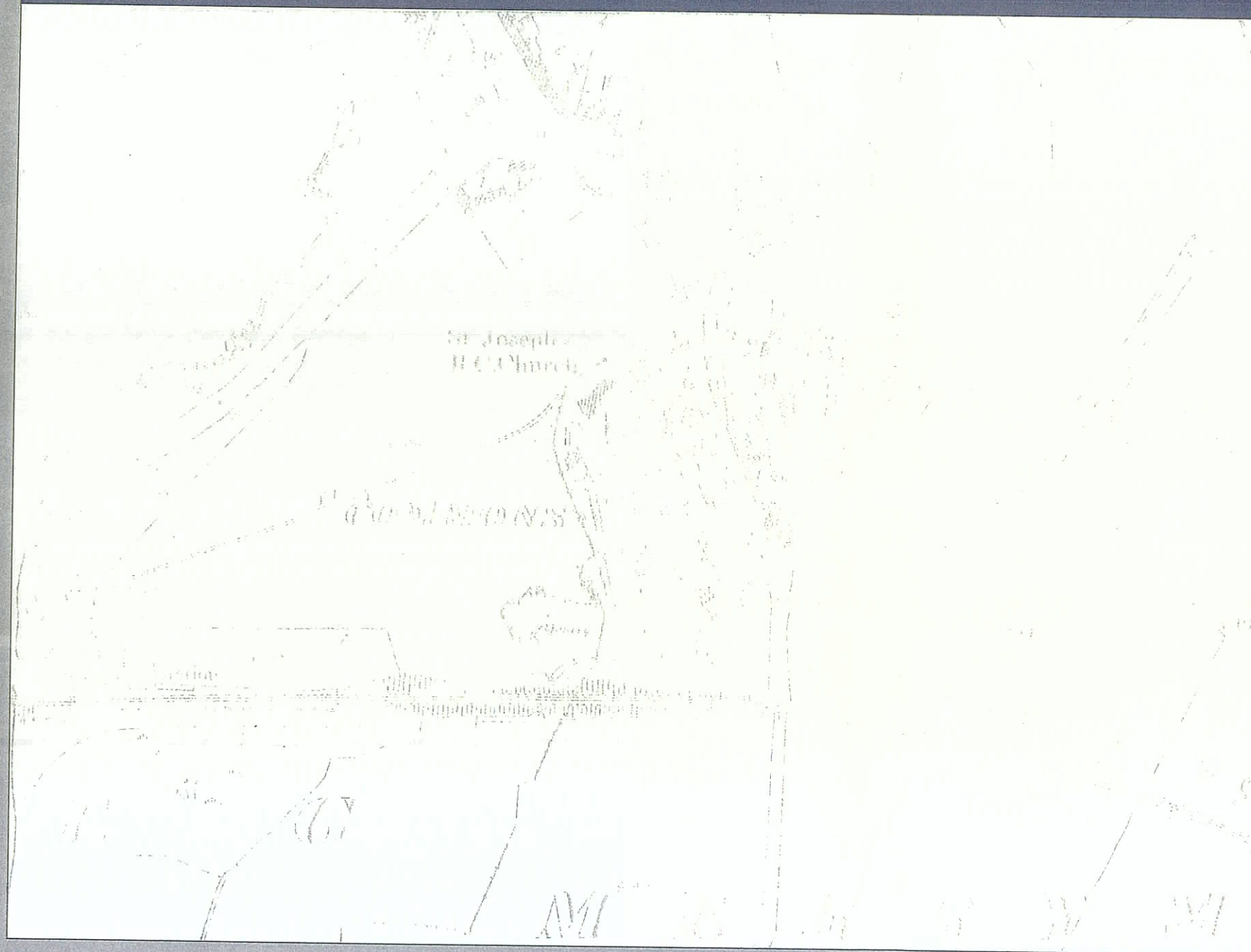


December 2009

130/4/10 4.



## history



Rathnew can be described as a small town or village on the Dublin-Wicklow road (and at one time on the Dublin-Arklow road) half way between Ashford and Wicklow town, in north County Wicklow.

Rathnew is situated at the main entrance point (off the N11) into the county town of Wicklow.

The Ordnance Survey in their report in the early 19th century said that the Danes had occupied Rathnew in pre-Norman times. The arrival of the railway in 1863 was very important for life in the village.

A lady named Miss Blake from Rathdrum owned the Rathnew Commons in the eighteenth century. Miss Blake agreed to give this ground to anyone who wanted to build a house. There was neither law nor order in the selection of a site with the result that houses were facing every way. There was a lot of expertise in roofing with thatch at the time and the houses were completed within four days. Some of those houses lasted well into the 20th century (see below: OS Map, 1908).

But, they were not all small houses around Rathnew - large country houses like Clermont and Tinakilly were among the most important in the county in the eighteenth and nineteenth centuries. Clermont House (now Wicklow County Campus) was the home of the Yarner family. It was built in 1730 and it is thought the architect was Francis Bindon. The house was until recently used as a girls boarding school. Tinakilly House (now Tinakilly House Hotel) was built in the late-19th Century by Halpin, Captain of the Great Eastern.



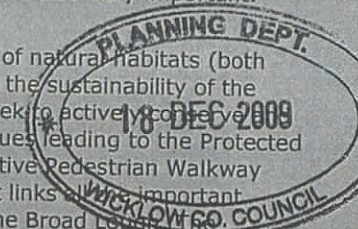
# landscape



The land on which the urban framework plan is located is relatively flat, close to the village centre, with Rathnew Stream dividing the new Town Centre Activities zoned lands with the Residential (R2) high density potential lands. As the future residential development lands crosses a stream to the rear and the east of the settlement it starts to climb eastwards up towards Tinakilly House.

Rathnew is a village of many physical qualities, contained in both its built and natural landscape. For example, the formal tree-lined avenues leading from the main street to the large Protected Structures of Clermont House and Tinakilly House are considered very unique and extremely important landscape elements. The demense walls around Clermont House and the stone bridge over Rathnew Stream are also very important.

The preservation and enhancement of natural habitats (both terrestrial and aquatic) is central to the sustainability of the area's biodiversity. The Plan will seek to actively enhance Rathnew Stream, the Avenues leading to the Protected Structures, and the proposed Indicative Pedestrian Walkway loop identified in Action Area 1, that links the important landscape elements in the area to the Broad Leas Murrough).



legend

December 2009

30/4/10



## landscape images



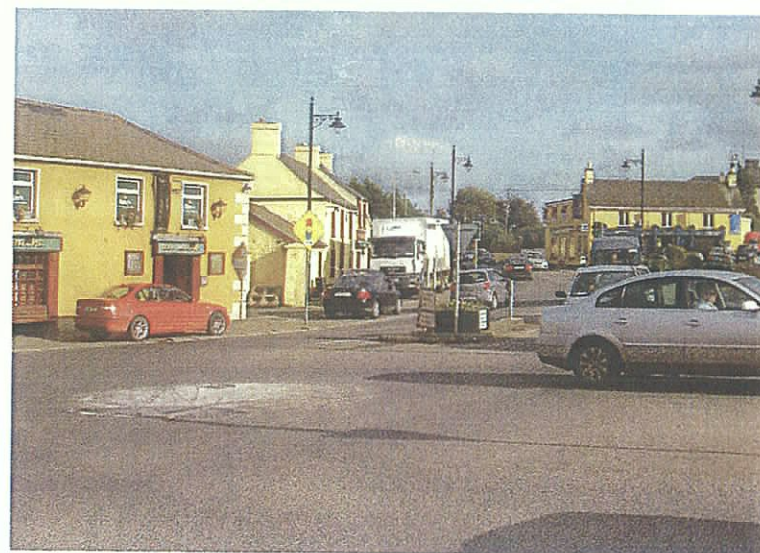
View down Tinakilly House Avenue



Existing Stone Wall



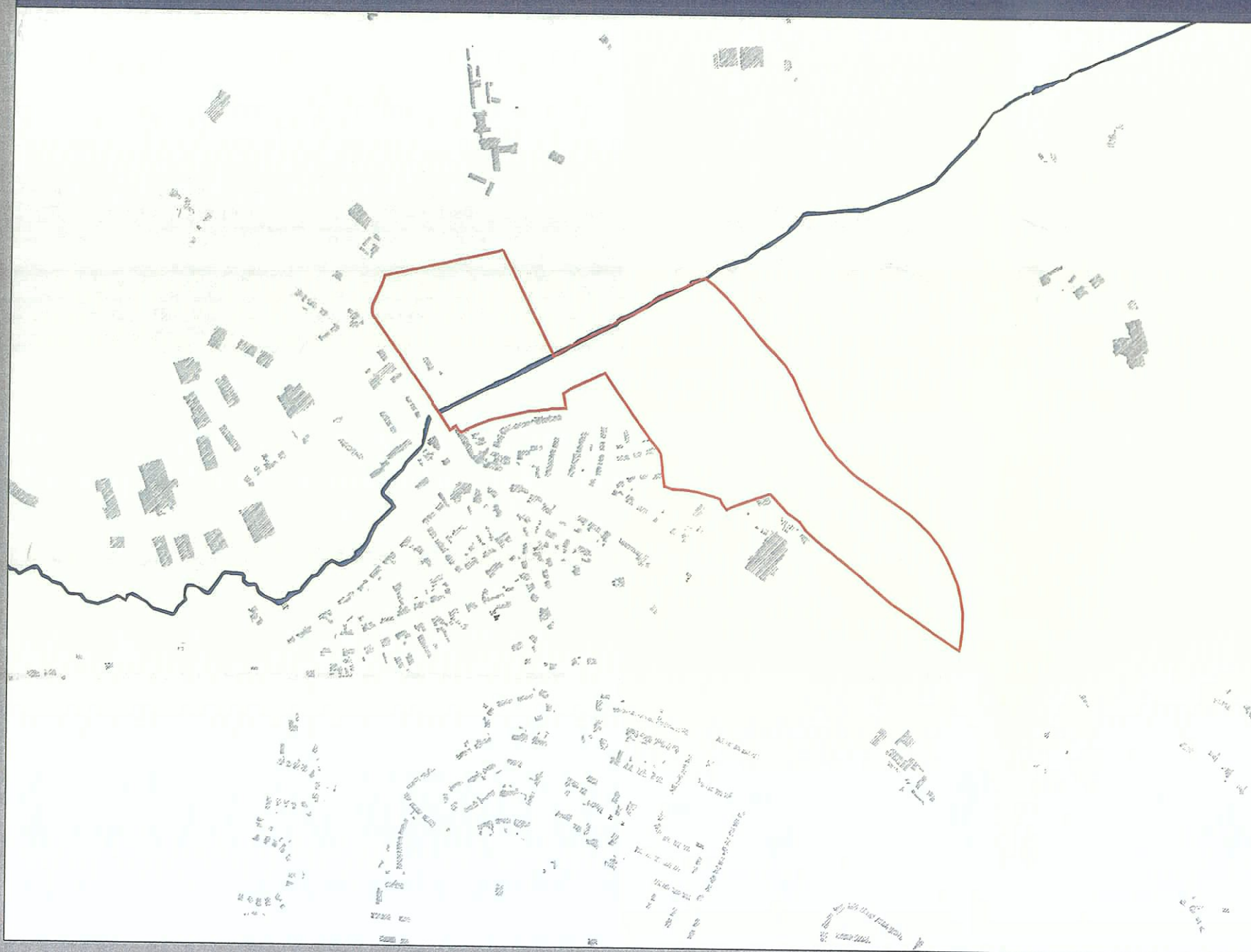
View of Clermont College main entrance.



Existing Rathnew Village Centre



## built form



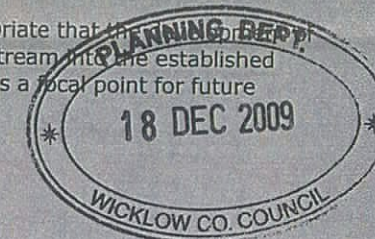
Rathnew has been described as a small town or village. The village of Rathnew has grown outwards to the south and southwest, along the main roads to Wicklow, Rathdrum (and historically Arklow). Very little expansion of the village has taken place to the east and northeast of the village core (the Dublin to Wicklow Road).

In order to balance the skewed growth pattern of the settlement of Rathnew, it is imperative that the east and northeast side of the village centre is developed in an appropriate fashion in accordance with proper planning and sustainable development. This Plan addresses the important planning and design challenges that face the future expansion of this settlement over the next 10 to 15 years.

It is considered appropriate that any development on the Town Centre Activities (TC) lands along Rathnew Main Street and to the rear of existing built form should respect and acknowledge the existing heights and building lines.

The existing built form of Rathnew has tended to turn its back on Rathnew Stream, an extremely important landscape feature and natural habitat running through the settlement.

Therefore, it is considered appropriate that the development of the TC lands connects Rathnew Stream into the established settlement pattern and define it as a focal point for future community and economic activity.





## pattern & uses



The small village core of Rathnew is reasonably compact and densely developed, with continuous frontages and a clearly pronounced street providing varied building uses. This pattern of development is a traditional form of urban development experienced before the 20th Century.

The areas immediately surrounding the village core that were developed in the 20th Century are of a less compact, lower density residential nature. This lower densely packed pattern of development is a departure from the more traditional urban forms, with less clearly defined streets and open spaces.

Large building footprints are evident as you move beyond the more recent residential developments along the main roads radiating from the village core. These large buildings provide employment and institutional uses generally - Clermont Third Level College, Local National School, Tinakilly House Hotel and the employment area at Merrymeeting.

Generally, the village of Rathnew has a poor mixture of retail, leisure and community buildings with a number of vacant and derelict structures.

It is considered appropriate that any development of the Town Centre Activities (TC) lands should reinforce the compact and densely developed village core by providing continuous frontages and clearly pronounced streets and spaces providing a variety of building uses at their edges.

This more compact built form should 'turn-the-corner' along Rathnew Main Street along the stream and provide perimeter blocks along the stream and the tree-lined avenue leading to Clermont Campus.

legend

December 2009