



# ARCHITECTURAL DESIGN STATEMENT

Thomastown, Kilkenny

MAY 2023

This document has been prepared as part of the Section 179A process leading to the accelerated delivery of much needed housing at Ladyswell Street, Thomastown, Co. Kilkenny.

The scheme consists of 42no. own door units arranged around high quality landscaping. This document outlines the preliminary vision for the proposed development which has been designed in full compliance with the Kilkenny City and County Development Plan 2021-2027.

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Thomastown is a historic market town on the River Nore. With a population of c. 2,500, the town is the third largest in the county after Kilkenny City and Callan.

In a 2015 article in The Independent titled "Let's move to... Thomastown," the town was noted as having an "attractive townscape with historic buildings and... riverside surroundings," and a "predominantly young population and thriving arts, crafts and cultural scene..."

The article however went on to say the town had a "regrettable lack of new housing" and "no public park."

This scheme will increase the housing stock of Thomastown with the delivery of 42no. high quality units, as well as delivering a new 1,200sq.m public open space for use by both the occupants of the subject site, and the wider town.





The site is located to the north-west of the town centre, and to the east of the Dublin Hueston - Waterford railway line.

The site is accessed via Ladyswell Street and is bounded by Grennan College Post Primary School to the North, Thomastown Primary Care Centre to the West, and associated access road and council lands to the south and east.

It is an elevated site, sitting above Ladyswell Street, and the town itself.

The site is zoned "mixed use" in the Kilkenny County Development Plan 2021-2027 meaning "To allow a flexible approach to development that supports the vitality and viability of the town centre".





Google Streetview - Sept 2019

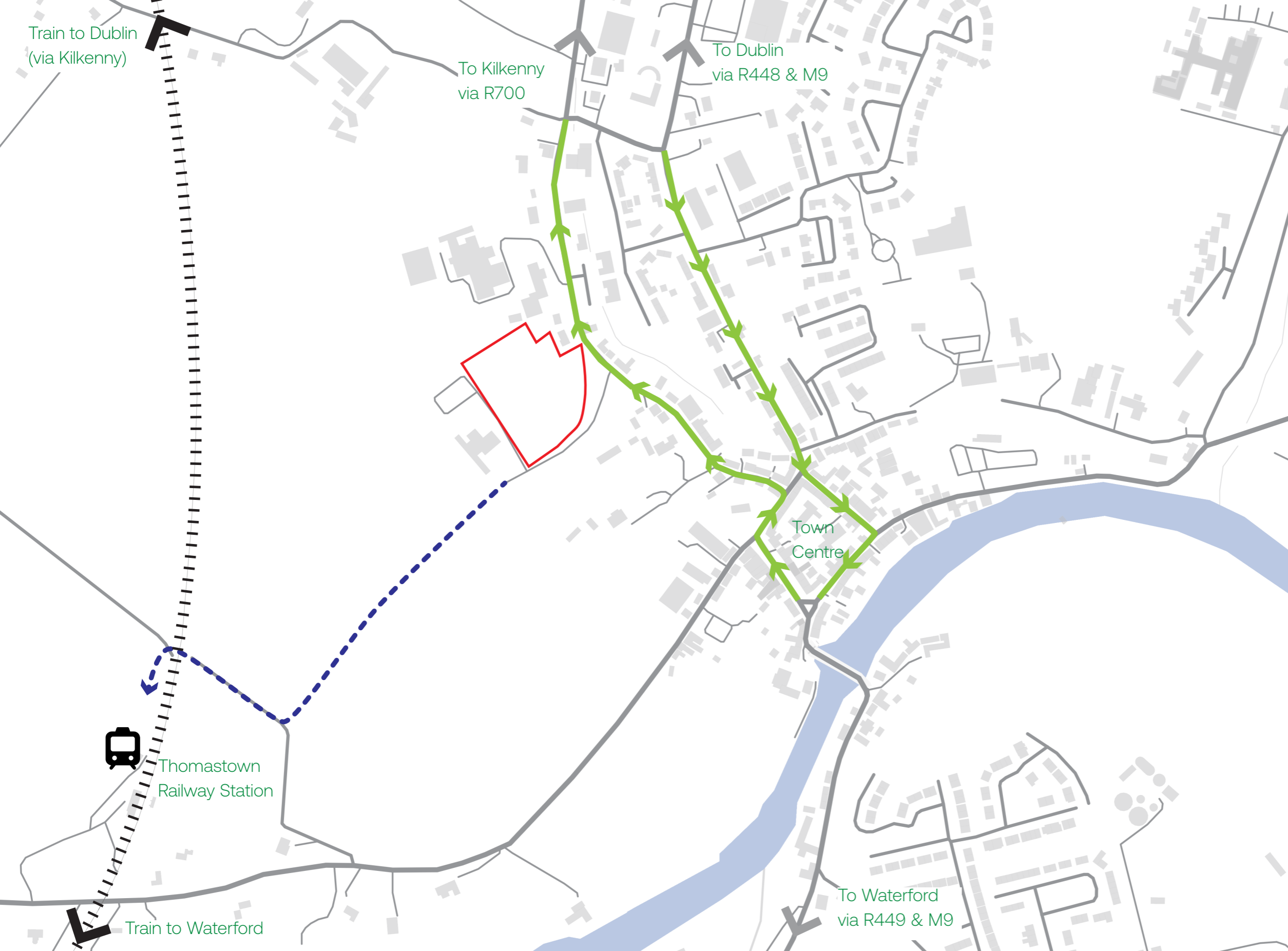


Google Streetview - Sept 2022

Up until 2019, the site and neighbouring lands sat c. 2m above the road level and were inaccessible from Ladyswell Street.

The creation of the new access road to the Primary Care Centre in recent years has unlocked the site and lands beyond for development.

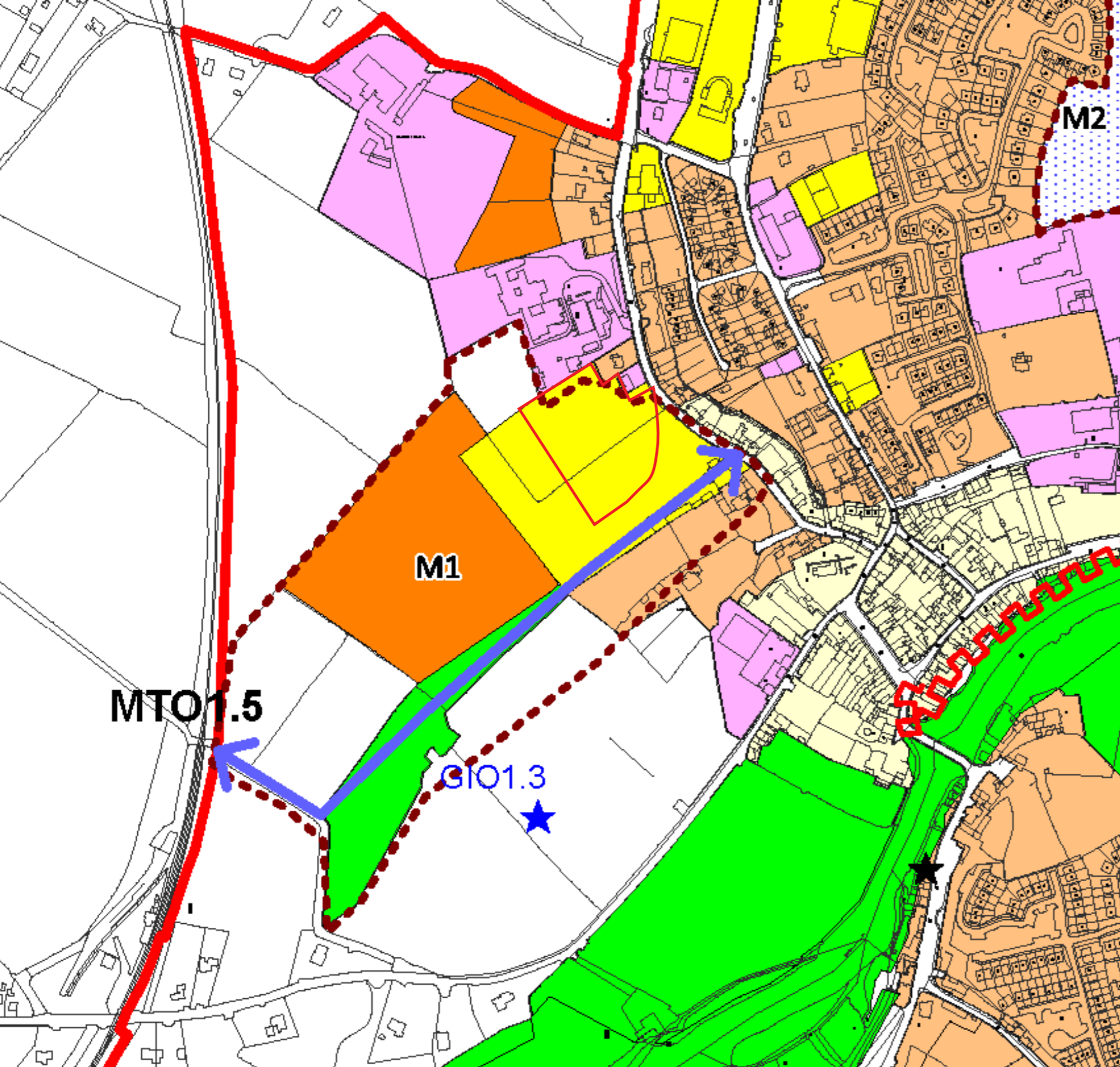




Thomastown is located 18km / 20minutes by car from Kilkenny City, and 40km / 35 minutes by car from Waterford City, with rail links to both cities.

The site is a short walk from the centre of Thomastown and is accessed from Ladyswell Street, a one way street which brings traffic uphill and away from the town.

There is a new foot and cycle path running along the Primary Care Centre access road which will be extended to create a green link from Ladyswell Street to the Train Station as part of the Thomastown Local Area Plan.



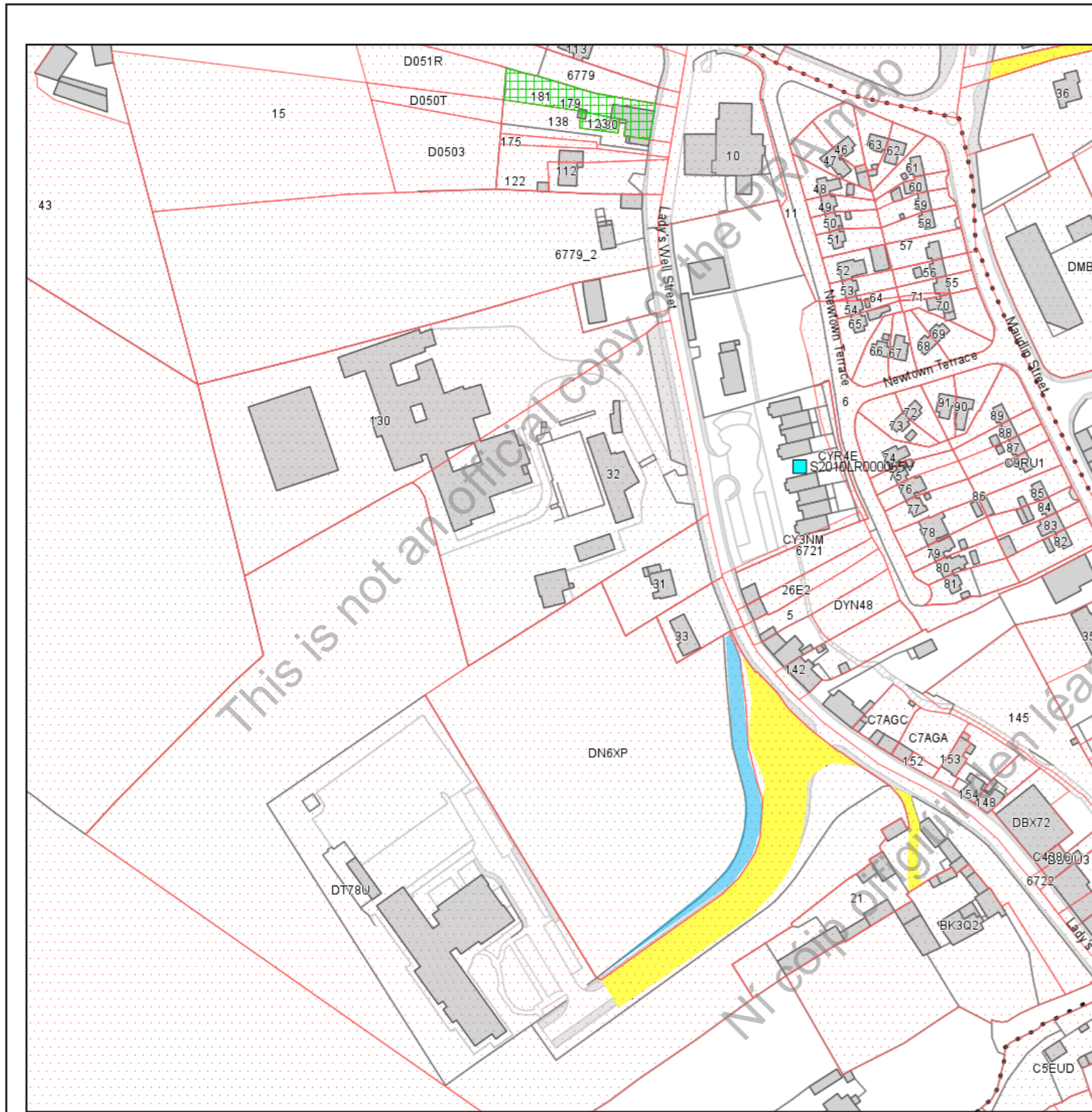
- - - Plan Boundary
- Line of R700 Relief Road
- Agriculture
- Community Facilities
- Existing Residential
- Industrial
- Low density Residential
- Mixed Use
- New Residential
- Open Space/biodiversity Conservation
- Town Centre
- - - M1 Masterplan area
- - - M2 Masterplan area
- Objectives**
- Movement and Transport Obj. 1.5
- - - Tourism Obj. 2.4
- ★ Infrastructure Obj. 3.4
- ★ Green Infrastructure Obj. 1.3

The zoning of the site in KCC Development Plan as mixed use is further supported by the Thomastown Local Area Plan 2019 which identifies the site and surrounding context as a masterplan area (M1), the focus of which "will be the release of lands to meet the housing need in addition to the delivery of a pedestrian and cycle route that connects the neighbourhoods to the north of Thomastown... with the railway station."

This is further re-inforced by Thomastown LAP's Movement and Transport Objective. 1.5 which aims to provide "an enhanced pedestrian and cycle network in Thomastown... including a green link from Ladyswell Street to the Train Station through the masterplan lands.."

While this report does not set out a full masterplan for the lands, it will demonstrate the scheme's compliance with the Masterplan objectives.





Creation Date: 27 January 2023 10:36:32

### The Property Registration Authority An tÚdarás Clárúcháin Maoine



Official Property Registration Map

This map should be read in conjunction with the folio.

Registry maps are based on OSi topographic mapping. Where registry maps are printed at a scale that is larger than the OSi published scale accuracy is limited to that of the original OSi Map Scale.

For details of the terms of use, and limitations as to scale, accuracy and other conditions relating to Land Registry Maps, see [www.prai.ie](http://www.prai.ie).

This map incorporates Ordnance Survey Ireland (OSi) mapping data under a licence from OSi. Copyright © OSi and Government of Ireland.

- (centre-line of parcel(s) edged)
  - Freehold
  - Leasehold
  - SubLeasehold
  - 'S' Register
- (see Section 8(b)(II) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).
- Burdens** (may not all be represented on map)
- Right of Way / Wayleave
  - Turbary
  - Pipeline
  - Well
  - Pump
  - Septic Tank
  - Soak Pit
- A full list of burdens and their symbology can be found at: [www.landdirect.ie](http://www.landdirect.ie)

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent.

(see Section 85 of the Registration of Title Act, 1964). As Inserted by Section 62 of the Registration of Deed and Title Act 2006.



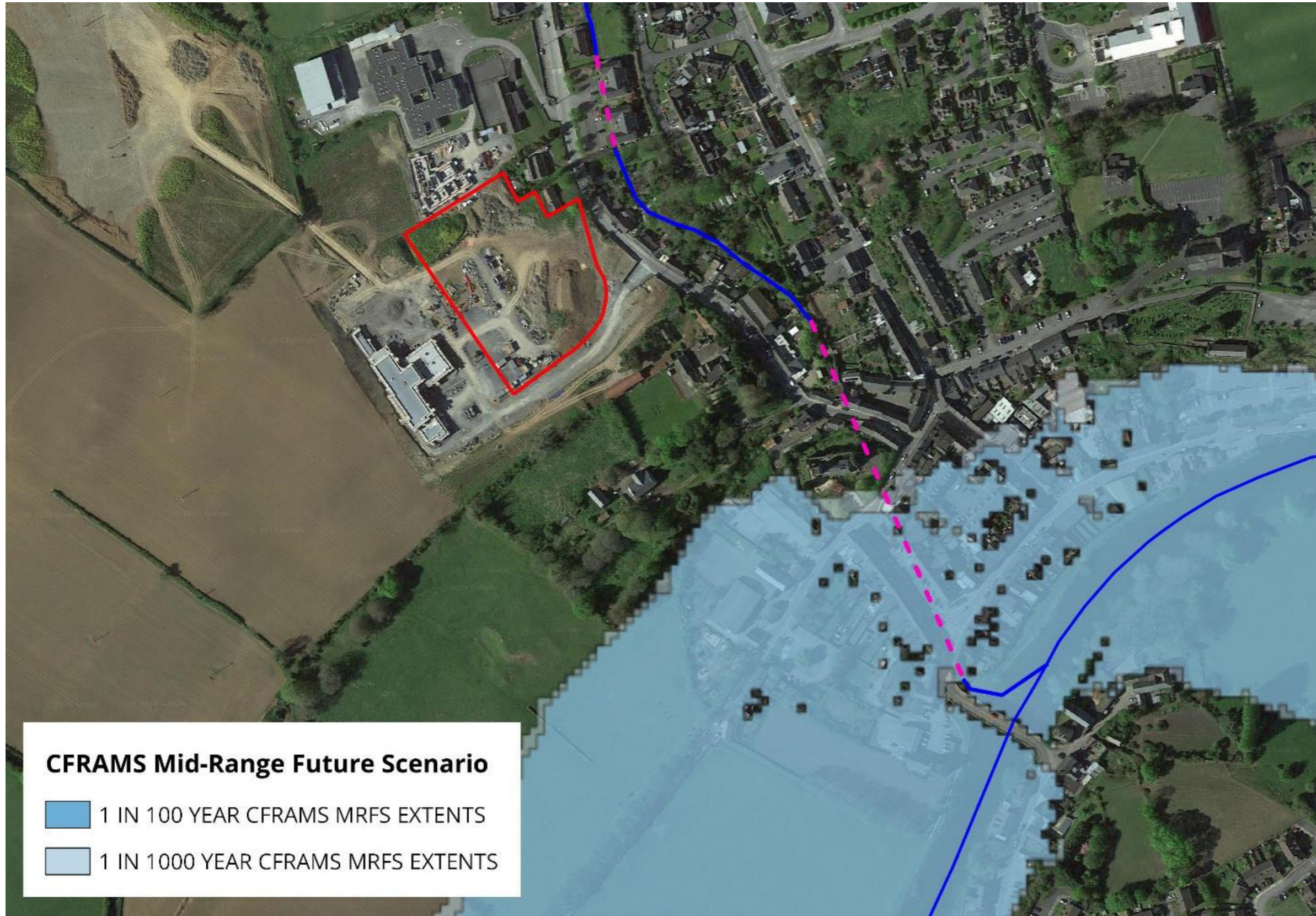
The site is bounded in its entirety by a recently completed post and rail timber fence.

An overlay of the PRAI map shows that the actual legal boundary extends beyond the fence, however for the purpose of this development it is proposed to retain the existing fenceline which is sited at a suitable contour level.

Relocation of the fence to acquire the lands highlighted in blue would not result in an increase of valuable land as the gradient of the additional land renders it unusable as part of a public open space.

Lands outside of physical boundary within ownership of Kilkenny CoCo

PRA Map - Not to scale

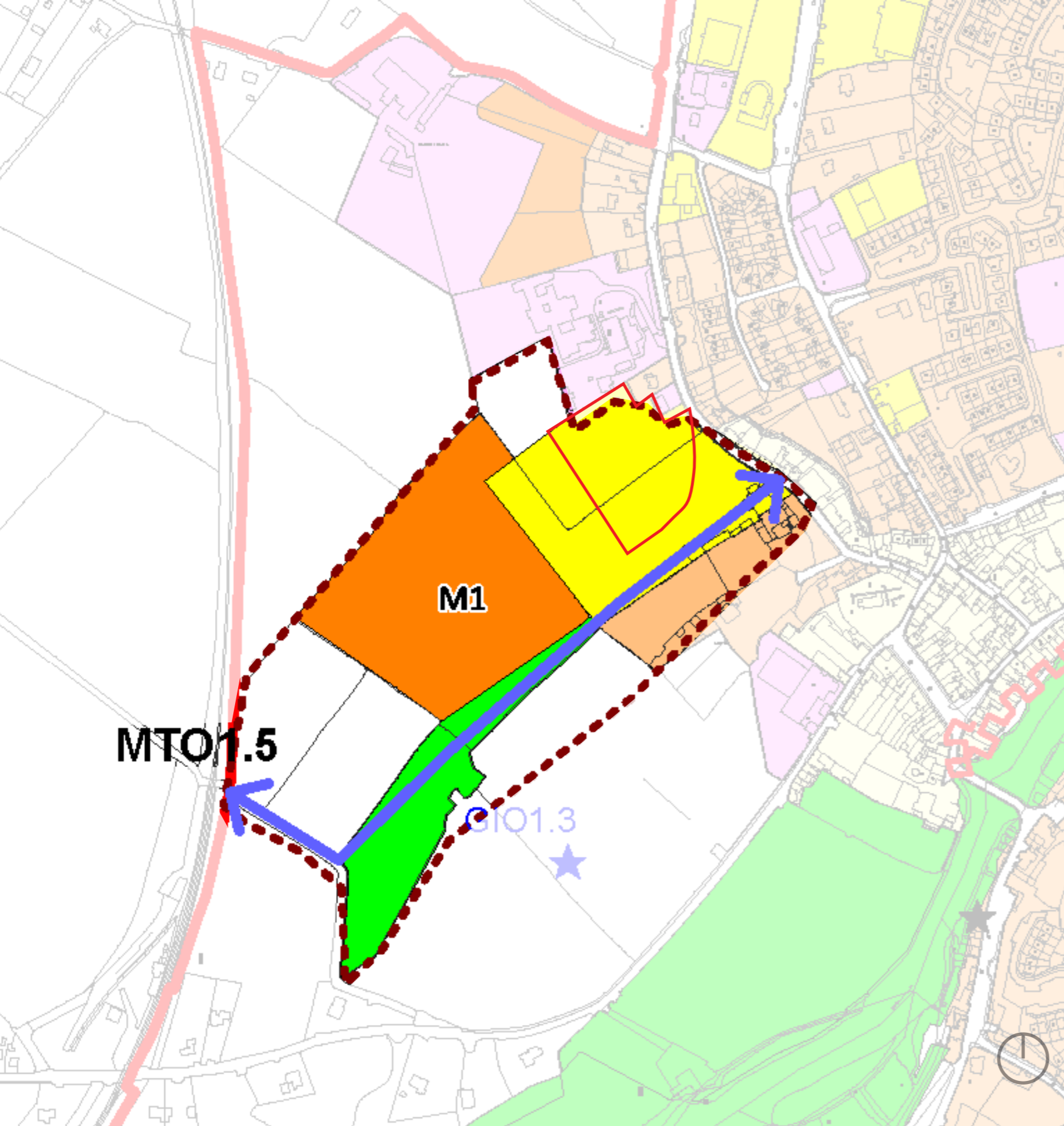


This map is taken from a Site Specific Flood Risk Assessment carried out in March 2023 by IE Consulting on behalf of Kilkenny County Council.

The map indicates that the site of proposed development does not fall within a MRFS 1% AEP (1 in 100 year) or 0.1% AEP (1 in 1000 year) fluvial flood zone.







The extract below lists out the requirements for the masterplan.

The subject site's location at the edge of the M1 Masterplan area, sandwiched between the existing Primary Care Centre and the road network, means there is minimal opportunity within this site to greatly impact the overall masterplan.

For this reason, in addition to the context of the Section 179A application for expedited delivery of housing, in lieu of providing a full masterplan this document endeavours to demonstrate that the development is in line with the overall masterplan objectives, in particular the first objective regarding movement through the site. Furthermore this proposed development will not impede any future development.

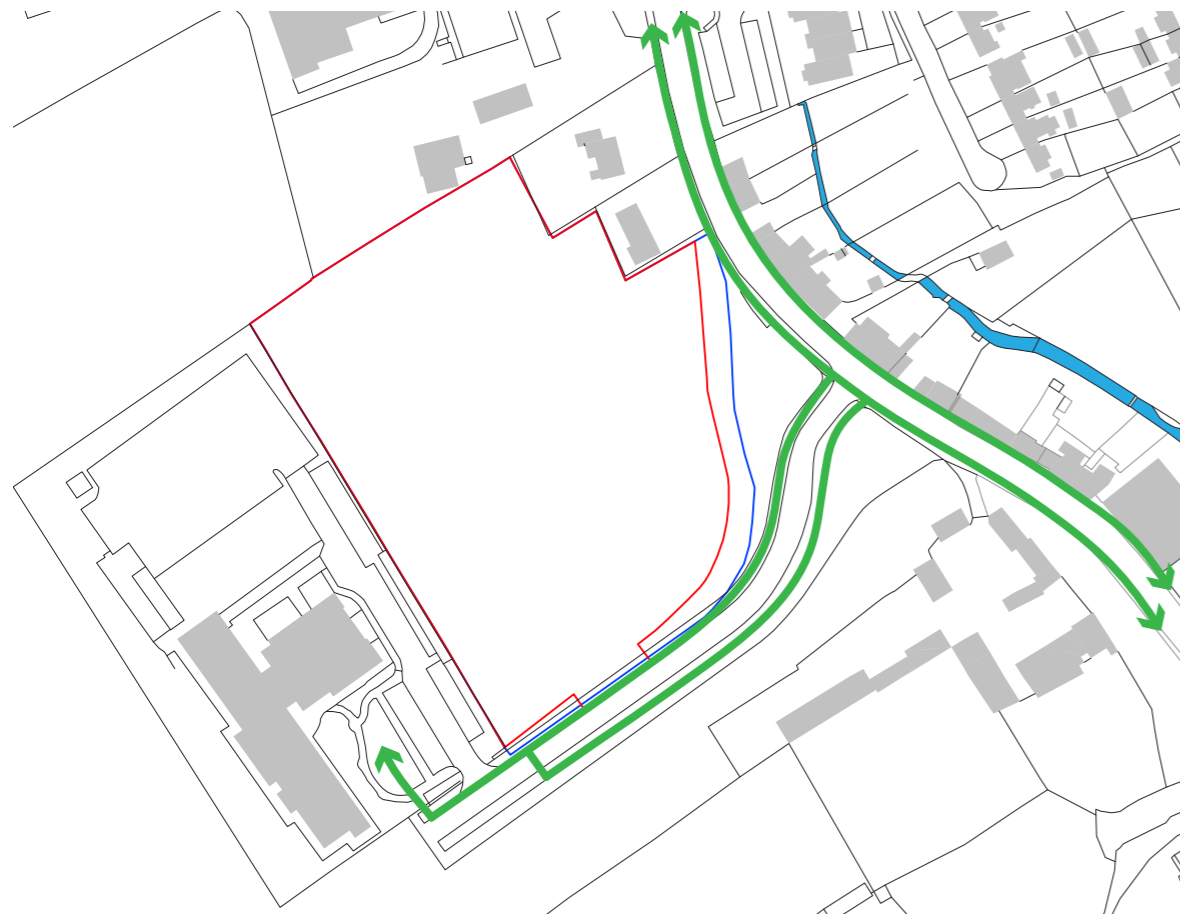
**Masterplan 1 (New Residential): Ladyswell Street to Sheephouse Lane**

As set out above a masterplan approach is required for this area, which includes a significant area of underutilised land to the west of the Mixed Use lands currently in state ownership and the site of the HSE Primary Care Centre at Ladyswell Street. The focus of this masterplan will be the release of lands to meet the housing need in addition to the delivery of a pedestrian and cycle route that connects the neighbourhoods to the north of Thomastown in the Cloughabrody/Dublin Road Area with the railway station. New development at this location will be required to address both the natural topography of lands and the amenity zoned lands to the south in addition to enhanced permeability to the town centre.

The masterplan shall be prepared by, or on behalf of Kilkenny County Council and shall consist of a written statement and a plan or series of plans indicating the objectives in appropriate detail, to include, *inter alia*, the following details:

- Opportunities for movement into and through the site to Sheephouse Lane. The principal vehicular access shall be via the permitted entrance from Ladyswell Street. Pedestrian and cycle links should provide for obvious desire lines to the train station as a priority with additional desire lines from the surrounding area including enhanced connections to the town centre where possible. Such proposals should be in accordance with Design Manual for Urban Roads and Streets (DMURS) (2013);
- Provide a high quality layout with a range of house types including older persons houses;
- Adequate conservation proposals for the recorded monuments on Ladyswell Street on the basis of condition surveys completed and approved by the Kilkenny County Council Heritage Officer;
- Identify, where appropriate, a potential location for a childcare facility
- Opportunities for the ETB school, as needs arise

Extract from Thomastown Local Area Plan 2019 (pg. 53)



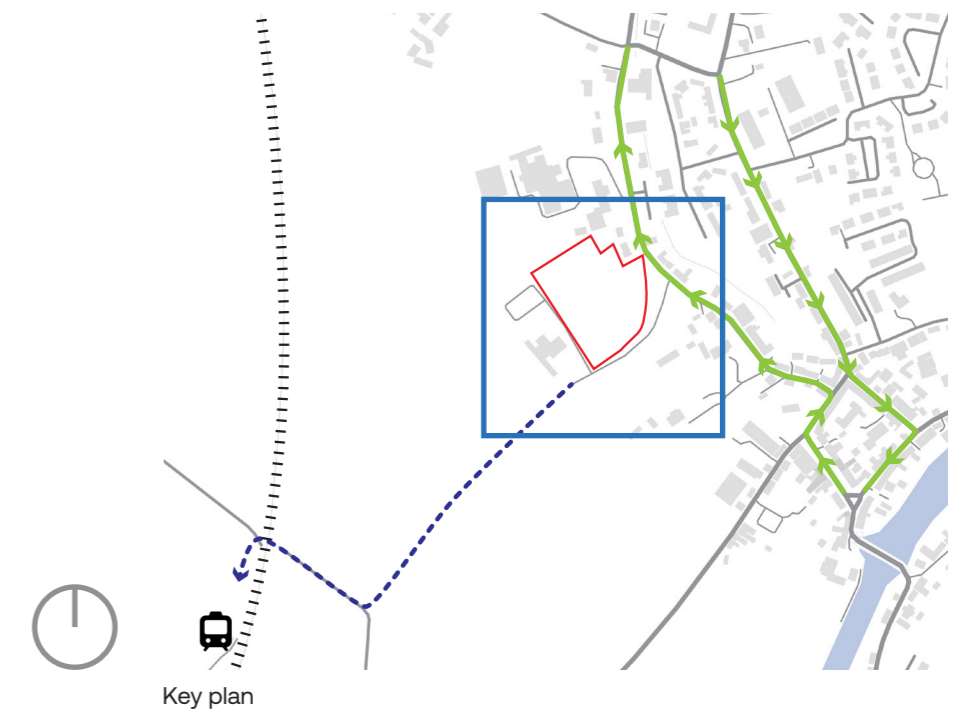
Existing pedestrian links



Proposed pedestrian links

The first objective of the masterplan relates to opportunities for movement into and through the masterplan site.

The creation of new direct pedestrian paths from Ladyswell St to the Primary Care Centre and beyond, running through the development, addresses this objective to provide "enhanced connections to the town centre where possible" which will in turn encourage greener modes of transport due to increased pedestrian permeability.



Key plan



Access point 1  
Proposed stepped access from Ladyswell Rd  
To be agreed and constructed by others



Access point 2  
Proposed stepped access from Primary Care Access Rd



Access point 3  
Proposed access from development to Primary Care Centre  
To be agreed

The proposed site access points are indicative and are shown to highlight opportunities and demonstrate compliance with the masterplan objectives.

All connections are subject to agreement.

Extension of the pedestrian, cycle and vehicular routes further into the site will be subject to the larger masterplan exercise by others.





Two Storey Houses - 40 units



Early in the design process, a massing study was carried out to test the suitability of three storey duplex units on the site to maximise the density.

The study concluded that 3 storey units do not appear overbearing on the site and would be suitable, however these units tend to be harder to allocate to occupiers.

For this reason, the majority of the proposed development is semi-detached and terraced 2 storey houses, with a small number of 2 storey own-door duplex units making up the central block to provide smaller 1 bed units, and ground floor accessible 3 bed corner units overlooking the open space.

Three Storey Duplexes - 44 units





The proposed site layout has been designed to account for the orientation and natural topography. The northern and western boundaries are lined with 24no. 2 storey houses which have a railing bound defensible space to the front, and a private garden to the rear. The 2no. 4 bed units in the development are corner units and book-end the western terrace so that there are no blank gables facing out on to the public areas.

The central block contains a mix of apartments and semi detached houses arranged to create active frontages along the entire perimeter, providing passive surveillance to the public open spaces. This higher density cluster is also in closest proximity to the proposed cycleways and transport infrastructure to encourage the use of public transport.

The proposed site layout adopts the Woonerf Principle intended to slow traffic and provide a safer environment for pedestrians. The open spaces distributed throughout the site provide a range of environments for the enjoyment of the site's occupants.

Communal amenity areas are located to the rear of the apartments to screen the associated bicycle and bin storage.

24no. dedicated covered and secure bicycle spaces and 84no. parking spaces have been provided in line with the development plan.

- Active frontages to Public Open Space
- Public Open Space
- Direct pedestrian access to apartments
- Traffic calming measures



The second objective of the masterplan relates to the requirement for a "high quality layout with a range of house types including older persons houses."

While this objective applies to the masterplan site as a whole, it has been exercised at the smaller subject site, which has a range of accommodation options available to achieve a mixed tenure population in line with the target site density and unit breakdown provided by Kilkenny CoCo.

The breakdown of units is as follows:

- 6no. 2 bed houses
- 20no. 3 bed houses
- 2no. 4 bed houses
- 10no. 1 bed apartments  
(5no. ground floor accessible)
- 4no. 3 bed apartments  
(2no. ground floor accessible)



Ballyogan, Dún Laoghaire–Rathdown - van Dijk Architects  
Metal railing to defensible spaces at the front of the houses



Dunshaughlin, Co.Meath —van Dijk Architects  
Self coloured render and brick details



A small palette of materials is proposed to provide a contemporary low maintenance finish, with the colours selected to tie in harmoniously to the surrounding context.

Paving and external areas will align with SUDS requirements and landscaping will be designed to maximise permeability, movement and social interaction through the creation of convivial open spaces that are safe and easy to use by all.

A variety of open spaces are provided which encourage connectivity and permeability through the site while meeting the amenity needs of the residents.

#### Outline Specification:

##### External Walls

- Self coloured render
- Brick
- Brick detail panels
- Fibre cement cladding

##### Roofs

- Concrete tiles
- Flat roof with parapet to rear of apartments

##### Windows and Doors

- High quality aluminium finish



Fibre cement cladding  
Feature cladding to blocks 3 and 7



High quality paving



Variety of landscaping

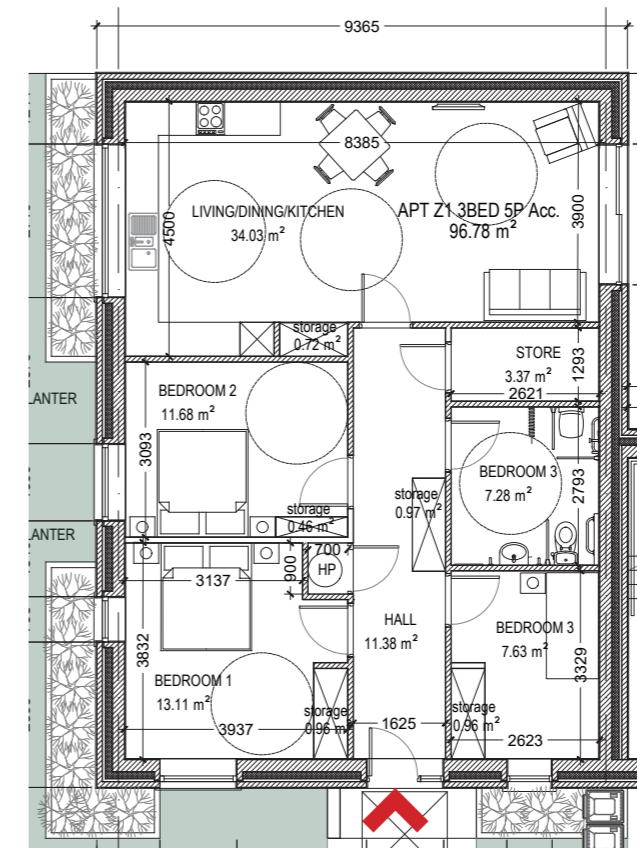


UD Provision

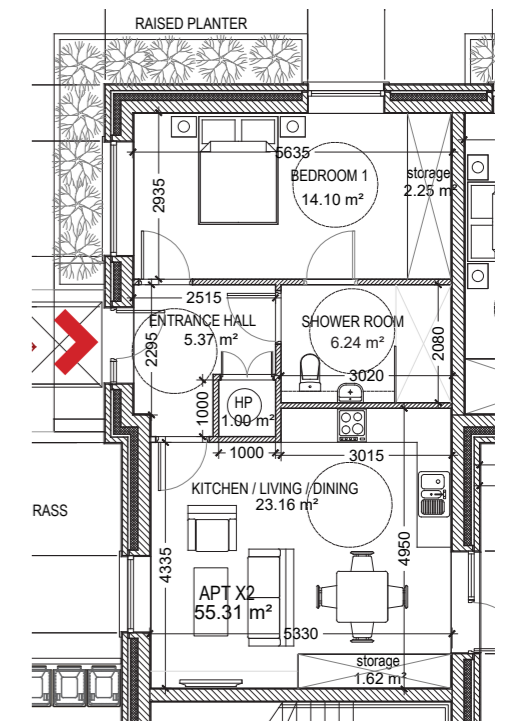
Ireland's population is living longer than ever before and our older population is consistently growing in size. The NDA (National Disability Authority) published findings that there is a 60% chance that a new home will be occupied by a person with some form of disability.

KCC Development plan requires that minimum 10% of units are Universal Design (UD) compliant, and the brief specified 2no. fully 3 bed accessible units. Furthermore, the masterplan objectives includes provision of housing for older people.

There are 7no. UD units in the development. which, at 16%, exceeds the minimum requirement. The layouts below demonstrate the compliance with UD requirement including provision of turning circles,



3 bed apartment (2no.)



1 bed apartment (5no.)











As demonstrated by the Local Area Plan, the subject site is a suitable location for much needed housing provision in Thomastown.

This scheme delivers an efficiently laid out development, and through design elements such as the provision of new public access routes through the open spaces, a high density central block addressing the public open space, and streets where traffic is slowed to give pedestrians priority, an urban community will be established.

Careful attention has been paid to material selection to reduce maintenance, and landscaping has been selected to mature and add to the visual appearance and character of the area over time.

We believe this proposal is highly appropriate in terms of the surrounding context, the objectives of the masterplan and most importantly the needs of the future residents.

[vandijkarchitects.com](http://vandijkarchitects.com)

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