

Rural Design Guide / Monaghan

CLIENT/MONAGHAN COUNTY COUNCIL
DATE/DECEMBER 2008

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FOREWORD

STATUS OF THE GUIDE

This guide has been prepared in accordance with Policy RD1 of the Draft County Development Plan – Policy of the Council to prepare and implement a Design Guide for Rural Housing in County Monaghan. Whilst non-statutory, the guide is a supplementary document which should be read in conjunction with the policies controlling development as set out in the County Development Plan. The guide will advise on design issues and assist applicants wishing to gain planning permission for new homes by highlighting the key issues that should be addressed at an early stage in the house design process.







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INTRODUCTION...

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INTRODUCTION

1.1 purpose of the GUIDE

PURPOSE OF THE GUIDE

This guide aims to improve the design quality of new rural dwellings throughout the county. The guide will also seek to achieve a better understanding of what constitutes a sensitive approach to siting new houses well in the countryside.

The guide aims to assist applicants to obtain planning permission for those proposing to build new dwellings or re-use existing properties in the countryside.

The Guide also explores some of the challenges of building sustainably in rural Monaghan.

The guide will make clear the Council's requirements when planning applications are made. It will explain how choices about the site and the design of a dwelling can determine the success of a planning application, and indeed the completed project.



OBJECTIVES:

- To improve the design quality of new dwellings in the countryside.
- To ensure all new dwellings are integrated with the landscape and minimise their impact on the surrounding environment.
- To encourage new dwellings in the countryside that draw on the key patterns in Co Monaghan's traditional domestic rural architecture, whilst still reflecting contemporary design.
- To explain and encourage the implementation of principles of sustainable development and design in rural housing.
- To guide applicants through the planning & design process





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1.2 how to use this GUIDE

Part 1 provides information on the purpose and aims of the Design Guide and how the guide is to be used.

Part 2 examines the nature of the character and cultural context of County Monaghan. This section will summarise the main characteristics of the landscape and built environment in County Monaghan. Every design decision should be informed by context so it is important to establish what elements form the predominant character or signature of a place. As well as looking at landscape, traditional building types and settlement forms, economic, social and cultural factors are also examined vis-a-vis their direct and indirect impact on rural design in the County.

Part 3 explores what might need to be accommodated in a new house and provides guidance on things to look out for when shopping for a site. The section concludes by illustrating the principles of good site layout.

Part 4 moves on to more detailed guidance on architectural design, materials, detailing and colour. Various building elements (windows, roofs, doors etc...) are also considered in the context of elevation design. Guidance is provided for inserting a new house close to an existing small grouping.

The Guide concludes with Part 5 which includes a worked example of the design stages from the beginning to planning application stage. This applies the guidance outlined in Parts 1-4.

This document is intended to provide a step by step guide to ensure informed decisions are made during the design process. The guide does not provide a pattern book of "good design". Instead it seeks to raise the quality of design.



1.3 the design PROCESS

The diagram below outlines the key stages in the design process. By its very nature a good design process is iterative (circular). It does not follow a simple linear sequence. The diagram below is intended to illustrate those tasks that will generally need to be undertaken if a design project is to result in a successful solution. Many of these occur in tandem. They may need to be re-examined as the brief is refined during the design process.



