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Section 1

Introduction and Process

What is a Village Design Statement?

The Village Design Statement is a document which is prepared based on the views of the local community, demonstrating how they want their town to develop in the future. It allows local communities to be actively involved in the formulation of design guidance for preserving and enhancing their town and its wider landscape setting.



What is the purpose of the VDS?

This Village Design Statement has been commissioned by Waterford County Council for Tallow. Tallow originated as a planned market town and has a strong industrial heritage.

The principle reasons for commissioning this VDS were:

- To give recognition to the architectural strength of the historical urban form and fine commercial buildings within the town
- To inform the future preparation of a Local Area Plan for the town
- To explore the potential for future population growth and improvement in the local services, facilities and a means of managing this change for the benefit of the whole town

The role of the VDS is to advise how development may be carried out in harmony with the character and quality of the local area. In this way, the special character of the town can be recognised, protected and enhanced for the enjoyment of both the local community and visitors to the area.



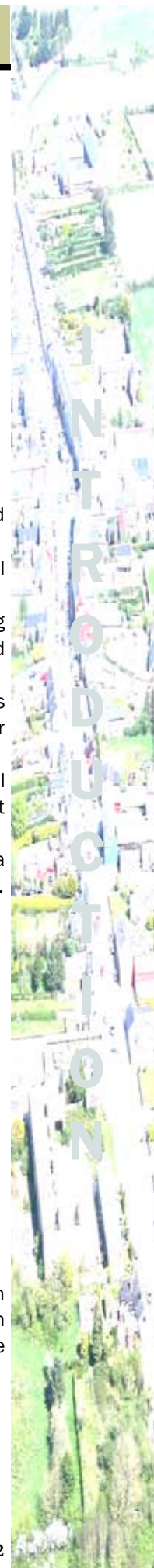
The six key aims of a VDS are:

- To enable communities to analyse and define the value of their local environment
- To act as a tool for accessing the local character of an area
- To assist the County Council in steering future development to respond to and respect that character
- To guide smaller development changes so as to enhance local townscape character (permitted development)
- To promote the scope for local environmental improvements and support community initiatives
- To be adopted and used by the Council as a material consideration in planning matters.



How has the VDS been produced?

The VDS has been produced through consultation with the local community in partnership with Waterford County Council and funded by the Heritage Council.





The VDS for Tallow involved the following key stages:

Stage 1: Information Gathering

This stage was undertaken through a site visit and desktop analysis. It involved gathering information and photographing the town in order to identify the town character, settlement pattern, buildings and spaces and roads and traffic.



Stage 2: Community Consultation

An initial community workshop was held in Tallow on 12th September 2007. There was a good attendance at this workshop and feedback obtained on the day, and along with subsequent submissions and comments has been fundamental to developing this VDS.

This workshop gave us an understanding of the likely desired community outcomes from the VDS process.

In addition, a School Project was run, which involved children in the local primary school drawing pictures and maps of what they currently like and dislike about Tallow.

Stage 3: Preparation of Draft Village Design Statement

This Draft Village Design Statement has been prepared for comment both by the local authority and the local community. A second community workshop on 23rd October 2007 allowed the gathering of feedback on the Draft VDS.

Stage 4: Publication of Final Village Design Statement

It is anticipated that the final Village Design Statement will incorporate the following elements:

- i. Achieve consensus with the local community as to the aims and objectives of the VDS;
- ii. Develop design principles for Tallow, based on the distinctive local character
- iii. Develop guidelines for incorporating new development within Tallow that would take account of key issues such as:
 - Landscape and setting
 - Structure and Streetscape
 - Buildings and Details
 - Landmark views and vistas
 - Proposed mechanisms and initiatives to ensure the successful delivery of this VDS.



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 and natural importance that contribute to the town's



character, and provides broad design guidelines to both safeguard its distinctive character and enhance the quality of life within the town.



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



Structure of the VDS

A VDS describes the character of the town and provides broad design guidelines which address the qualities which locals consider worthy of protection or improvement. A VDS will draw particular attention to features such as:

- Village Context
- Village Character and Character Areas
- Village Settlement Patterns
- Buildings and Spaces
- Opportunity Sites



- Roads and Traffic
- Mechanisms/Initiatives for Implementation



Section 2 Analysis of Tallow Village Profile

Location & Profile

Tallow, or *Tulach an Iarainn* meaning “Mound Summit of the Iron,” is a small town located in the west of County Waterford, between Fermoy, Youghal and Dungarvan, nestled behind the Knockmealdown Mountains. It is situated at the convergence of three regional roads, the R628, R627 and R634. The town is adjacent to the N72 National Secondary Route between Dungarvan and Fermoy.

Tallow is a rural, low-lying town, which originated as a planned market town, and has a strong industrial heritage. Tallow is characterised by stone buildings and boundary walls, with a wide main street. The main bridge to the north of the town spans the River Bride, while the Glenaboy River flows down the western edge of the town.

The distances to the nearest large towns and airports are indicated below. In terms of services and high-order shopping, the nearest local service centres are Fermoy and Youghal.

Tallow is designated a District Service Centre in the Waterford County Development Plan 2005-2011. The District Service Centres are so designated, because they are important resources for their hinterlands, providing community and infrastructural

facilities and services and the population base to maintain them.

Distances from Tallow to Nearest major Cities/Towns and Airports	
City/Town	Distance from Tallow (in kilometres)
Lismore	8
Youghal	23
Dungarvan	32
Fermoy	21
Cappoquin	14
Airport	Distance from Tallow (in kilometres)
Waterford	75
Cork	51



Population of Tallow 1991-2006

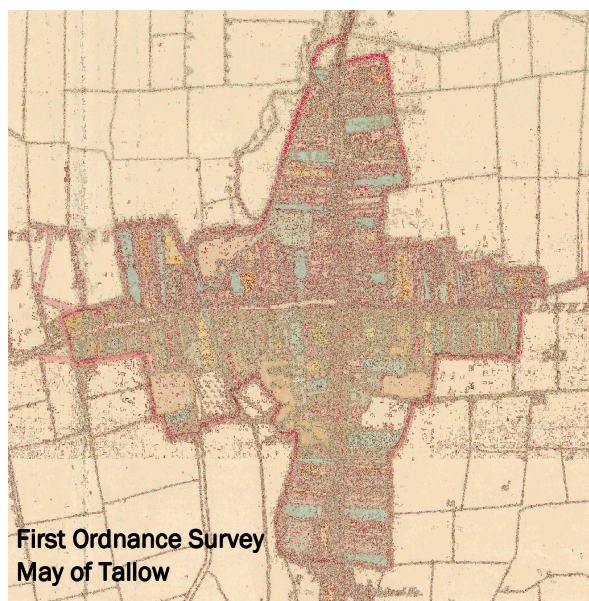
Year	1991	1996	2002	2006
Tallow Town	858	802	845	911
Tallow ED	1100	1053	1137	1215

Demographic Trends

The population of Tallow at the time of the 2006 Census was 911, a 7.8% increase from the 2002 Census. This is below the average population increase for County Waterford of 9.2%. The absence of new local employment opportunities suggests that growth is limited to commuters. An analysis of the planning history for the area established that numerous residential developments within the development boundary have been placed on hold due to the lack of sewerage capacity.

Historical Development of Tallow

There has been a settlement at or near Tallow at least since the thirteenth century, although it is thought that there may have been an earlier, pre-Norman settlement near the site of the present town (*The Urban Archaeology Survey for Co. Waterford*, p. 116). The medieval town was destroyed by fire in the late sixteenth century, and was rebuilt by Sir Richard Boyle, Earl of Cork, in the early seventeenth century as an English plantation (*Proudfoot, Urban Patronage & Social Authority*, p. 82). The town was granted a Royal Charter granted by James I in 1614, establishing the Borough of Tallow, with two returning Members of parliament. The new town was, as it is today, cruciform in plan, and the market place was located at the crossroads (*The Urban Archaeology Survey for Co. Waterford*, p. 116).



First Ordnance Survey
May of Tallow

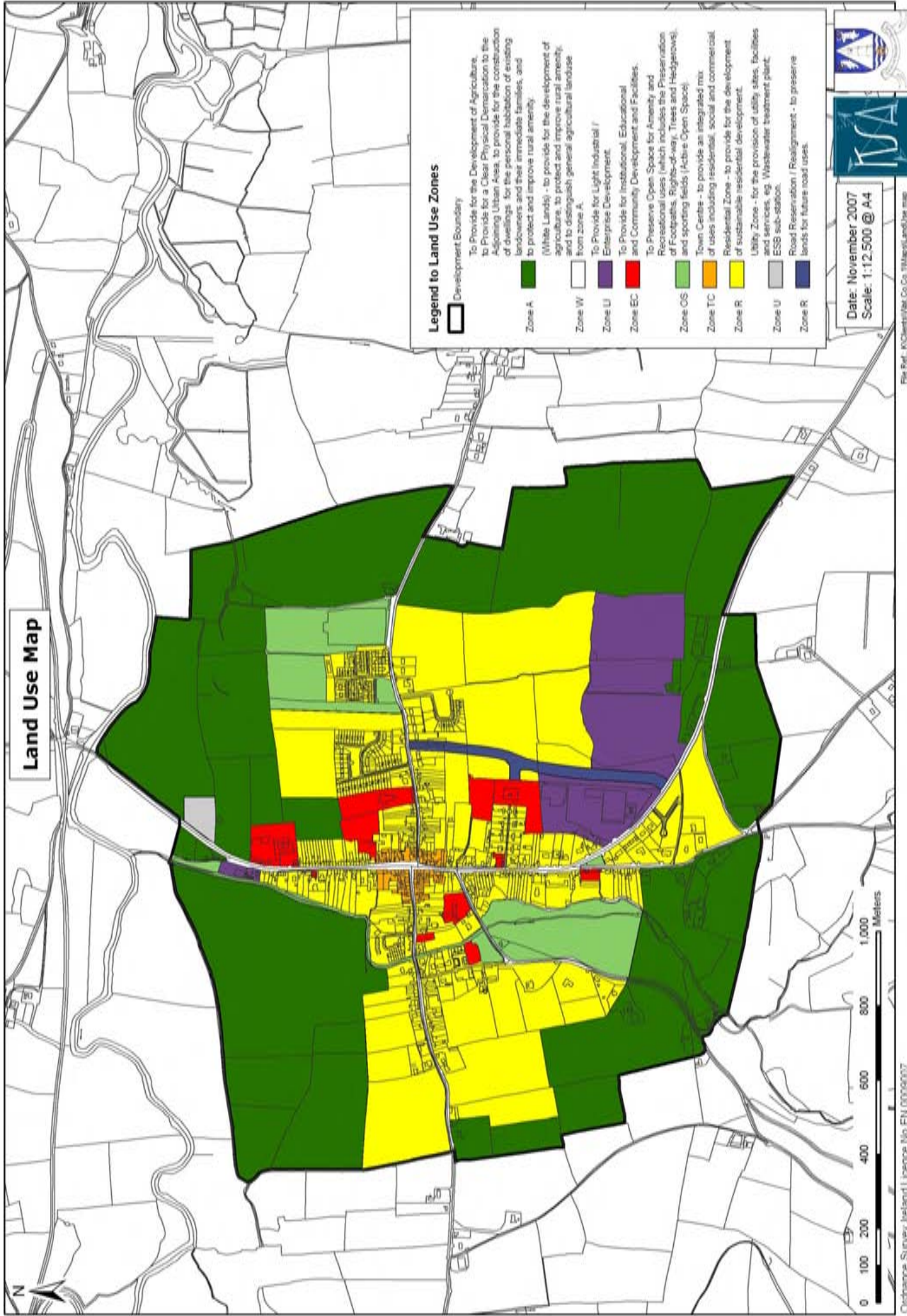
The town blossomed with the advent of various industries throughout its history, aided by its location adjacent to the River Bride, beginning with establishment of the iron industry in 1608 (*The Urban Archaeology Survey of Co. Waterford*, p. 117). The town continued to be an important industrial centre until the twentieth century, producing flour, coarse lace, ale and porter. This facilitated Tallow's economic and physical expansion, and as a result most of the buildings date from this affluent period, c. 1780-1910 (*NIAH Survey of Co. Waterford*, 2004, <http://www.buildingsofireland.ie>). Development from the centre of the town outwards is progressively more modern, and includes several one-off developments as well as a 1950s council estate to the east.



Land Uses

The town has a wide range of retail services and community facilities, including 8 pubs, 3 Restaurants, a Guest House, Tallow Enterprise Centre, Credit Union and Bank, Community Hall, Library, Veterinary Clinic, Pharmacy, Supermarkets, Retail Shops and Hardware Stores. There is a number of small industries located in the industrial estate in the town. The land around the town is predominantly agricultural, and its uses include tillage and grazing lands for livestock rearing. The predominant land use within the town is for residential purposes, however the Main Square of the town is zoned as such to provide an integrated mix of uses including residential, social and commercial. There is some light industry located on the edges of the town.

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Local Community Facilities & Groups		
Library	Parish Hall	Multimedia Centre
Health Centre	Community Hall	Traders Association
Primary School	Church of the Immaculate Conception	IFA
GAA Club & Pitch	Recycling Centre	Tallow GAA
Tallow Enterprise Group	Brideview FC & Pitch	Drama Group
Tallow Landscaping Committee	Tallow and District Angling Club	Woodview Park Residents Association

Local Community

Tallow has an active local community with a wide variety of community groups and facilities present and operating within the town. The local community centre is a valued asset to the people of Tallow. The community centre hosts various sporting events and is widely used by the different societies and groups operating in the town. Tallow Enterprise Group Ltd help promote local enterprise at the Enterprise Centre in West Street and the Enterprise Park at Barrack Street.

The town has a primary school and a local soccer and GAA club. The children's playground at the entrance to Brideview Close is well used but there is a need for more youth facilities in the town. The main leisure activities are closely associated with the societies that use the community centre and the local GAA and soccer club. There is scope to sign post and promote local walks around the town.



Local Businesses in Tallow		
Public Houses	Pharmacy	Hairdressers
Vet	Garage	Restaurants
Post Office	Victuallers	Antique Shop
Beauty Salons	Auctioneers	Building Contractors
Sports Manufacturer	Car Dealerships	Guest House
Bank	Movie Rental	Accountant
Credit Union	Butcher	Draper
Hardware	Picture Framer	Bookmaker
Tyre Centre	Saddle Maker	Merchandising Design

Village Character: Landscape and Setting

The Surrounding Landscape

Tallow is located in a low lying predominately rural area. The surrounding landscape is that typical of a productive agricultural area with most fields dedicated to either tillage or livestock grazing. The field system is demarcated by a series of mature natural hedgerows typical of the Irish countryside. The village is located within a valley behind the Knockmealdown Mountains. The surrounding hills are covered by a mix of deciduous and coniferous woodland.



Approaches to Tallow

Tallow is situated at the convergence of three regional roads, the R628, R627 and R634. The town is adjacent to the N72 National Secondary Route between Dungarvan and Fermoy. The approaches to the town are that typical of a small rural town. Some of the approaches to the town have been attractively landscaped in recent times.



Views & Vistas

The location of the town within a valley creates several attractive natural views, particularly from the Youghal Road approaching the town centre. The development of the built environment has created some fine vistas, particularly around both churches. Glimpsed views of the churches and Lisfinney Castle are offered on all approach roads to the town. Within the town itself attractive views are offered of the surrounding undulating rural landscape. These views and vistas are essential aspects of the character of the town, and as such it is important that they are retained and respected by any new developments.

Landscape Features

Tallow lies adjacent to the 'Bride' and 'Glenaboy' rivers and these are important landscape features within the town. There is an attractive landscape area on the approach road to the town on the Dungarvan-Fermoy road. Within the town itself there is some attractive tree planting and street furniture, however the opportunity exists to improve upon the existing landscape features within the town.



Open Spaces

There are limited areas of existing open space within the town. A new playground has been developed at the entrance to Brideview Close. Tallow GAA and Brideview United provide GAA and Soccer pitches on the eastern outskirts of the town. The only other areas are incidental areas of open space which form part of the more recent residential developments. The opportunity exists within the framework of the current Waterford Development Plan to develop more areas of open space for the town.



Planting

Mature hedgerows are still a feature between the open fields, and should be retained. Deciduous woodland is evident in the surrounding hills and in some locations along the banks of the 'Bride' and 'Glenaboy' rivers. This deciduous woodland is important in creating shelter, enclosure, wildlife habitats and as a lush backdrop to the village. Individual stands of mature trees are evident on some of the approach roads to the town. Trees are part of the village character, and there are opportunities to establish more tree planting along the main street and on some of the approach roads to the town.



Natural Heritage Area

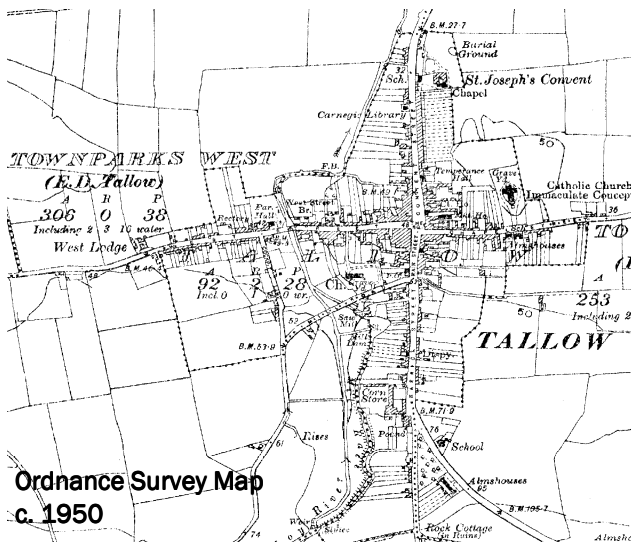
Natural Heritage Areas are areas which are considered significant for the habitats present or which hold species of plants and animals whose habitat needs protection.

Owing to the presence of a large and important roost for Leisler bats, St. Paul's Church of Ireland Church is a proposed Natural Heritage Area (pNHA), an area of special scientific significance for a species.

Village Character: Structure and Streetscape

Shape of the village

Tallow is a rural, low-lying town, which originated as a planned market town, and has a strong industrial heritage. The town has developed around a central crossroads, with linear development extending to the north, south, east and west. The town has three distinct character areas, incorporating the commercial and civic core at the centre, the established areas to the north, south, east and west, incorporating single, two and three-storey terraces, the Mill Road area incorporating St Paul's Church and the riverside and the new housing areas to the east, west and south. Tallow is delineated on all four sides by an undulating agricultural landscape.



Within the historic core, most buildings front directly onto the street with their facades defining the edge of the public street. Gable walls similarly define a number of corner sites to good effect. Given the prominence of building features and facades as



elements of the streetscape, their appearance and maintenance greatly affects the appearance of the street and the overall town.



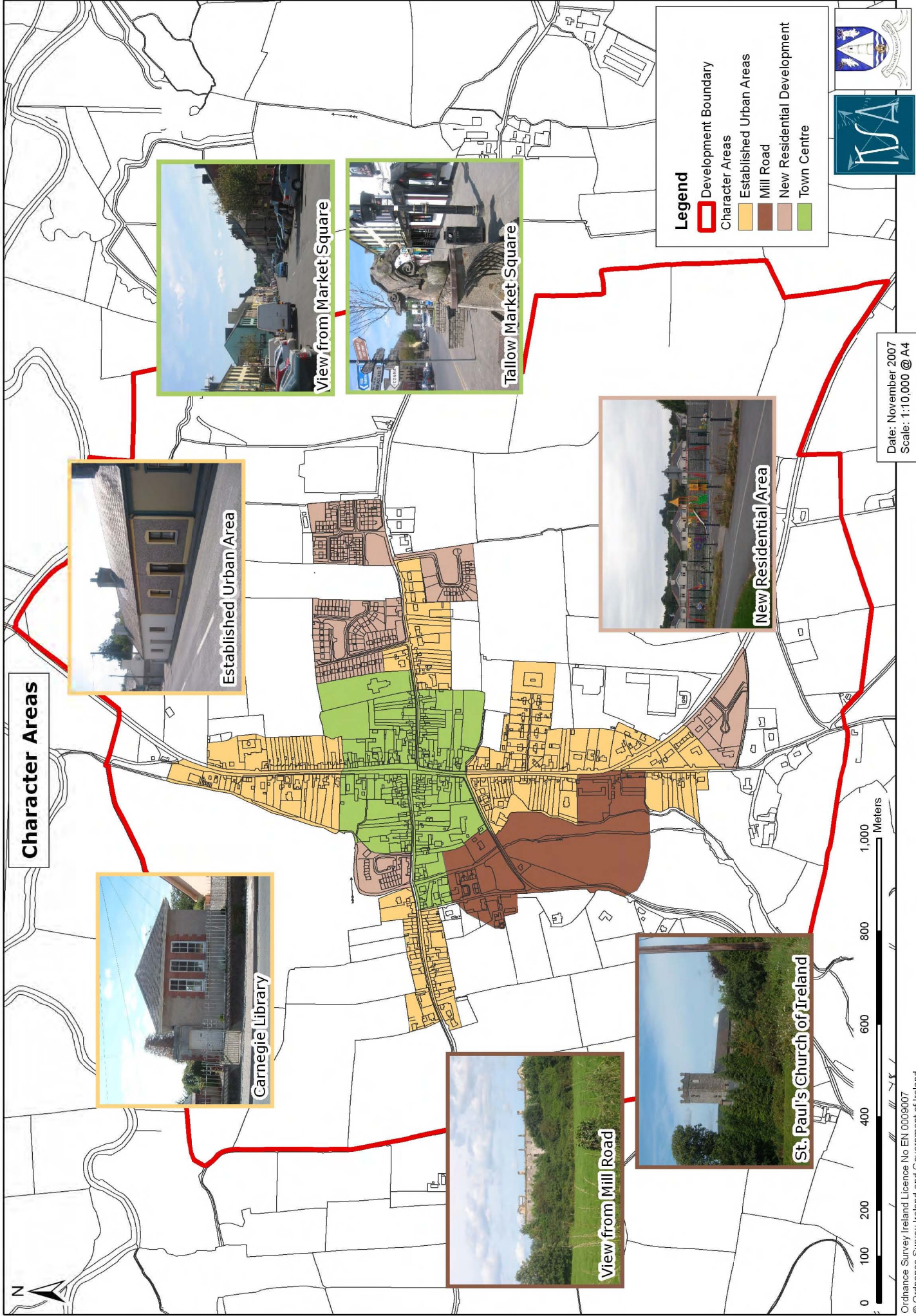
Tallow is fortunate to have retained many of its traditional burgage plots to the rear of the terraces, which are an important feature of historic fabric of the town. The linear street pattern and width are important features of the historic character of the town which have changed little over time, and can be traced through the historic maps.

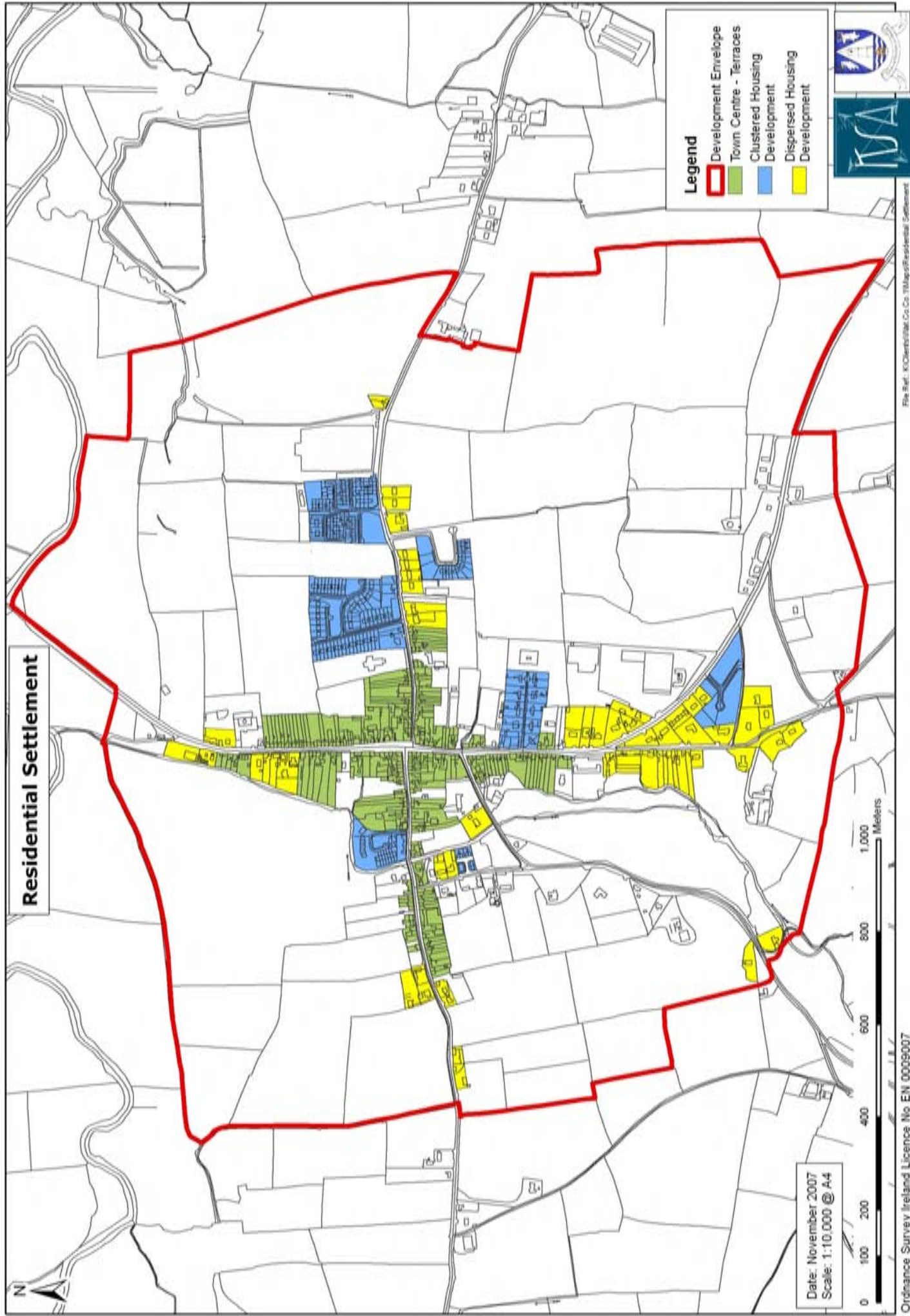
Tallow's industrial heritage has left a legacy of mill and warehouse buildings scattered throughout the town, mostly dating from the nineteenth century. More recent industrial development has occurred to the south of the town.



Street Patterns and Built Form

Tallow is characterised by its traditional stone buildings and boundary walls, with a wide linear main street. The areas immediately to the north, south and west of the market square are the traditional commercial core of the town, and exhibit many fine traditional two- and three-storey commercial premises, shopfronts and other traditional architectural features such as timber sliding sash windows





and timber panelled doors. The residential areas, particularly to the north and south of the commercial area, comprise attractive nineteenth century terraced cottages, while Chapel Street to the east is dominated by the Catholic Church, and comprises two-bay two-storey terraced houses. West Street in particular has several attractive nineteenth century shopfronts, windows and doors, while Mill Road and Cockpit Lane have retained An Foras Forbatha (1977) and the National Inventory for the Architectural Heritage (2003) for Co Waterford identified a wide variety of historic structures within the town of architectural merit, such as St. Paul's Church, the School House and Cunningham's & Lynch's shopfronts.

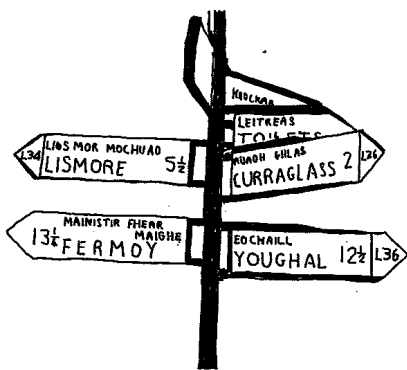
Lighting

Existing street lighting in the town is typically attached to ESB poles, although new lampposts have been erected in Convent St. The undergrounding of overhead cables would allow for the introduction of more lampposts. These should be of a style that reflects the character of the traditional streetscape. Some areas on the outskirts of the town are without pavements and are also badly lit.



Roads, Traffic and Services

The public water supply and sewerage systems require upgrading. A waste-water treatment plant will be provided as part of the County Waterford Seven Villages Sewerage Scheme, which is expected to be completed in 2010-2011.



Tallow is located at the convergence of three regional roads, the R628, R627 and R634. The town is adjacent to the N72 National Secondary Route between Dungarvan and Fermoy. At peak times the Main Square in the town can become choked with traffic. There are also numerous heavy goods vehicles passing through the town each day. Traffic within the town normally achieves its highest flow

level in the am and pm daily commuters peak during the school year. These add to the traffic problems associated with the Main Square.

A new Traffic Management Plan compiled by Waterford County Council was adopted for Tallow in May 2007 with a working timeframe of 10 years. It aims through short, medium and long term measures to improve traffic flow within and through the town. A new relief road immediately to the east of the town should alleviate some of the traffic problems associated with the town when fully completed.

Street Furniture

Street furniture refers to all ancillary "furniture" such as benches, bollards, street lighting, post boxes, phone boxes, signposting, litter bins and cabling which can be found in the public realm. Tallow is fortunate to have retained much of its traditional street furniture, such as the jostle stones adjacent to the Parochial Hall. Some limestone kerbing in Convent Street and freestanding cast-iron signage remain at the entrance to the town from the south at the centre of the town and at the junction between Mill Road and Barrack Street.



Boundary Features

The majority of buildings in the centre of Tallow front onto the street. However, further away from the centre there are some attractive cast-iron railings and gates with limestone piers and boundary walls, particularly outside the churches in Chapel St and Mill Rd, which dominate the streetscape, and the old national school in Chapel St. The limestone piers and wrought-iron gates at the entrance to Boyce Cottages make a positive contribution to the townscape at the entrance to the town from the south. Stone walls and hedges are common boundary features on the outskirts of the town, although in more recent housing developments boundary walls are typically of concrete block construction with a painted render finish.



Village Character: Buildings and Details

Buildings and Features of Interest

Most of the buildings in Tallow date from the eighteenth, nineteenth and twentieth centuries, and there are many fine examples of public, private and commercial buildings reflecting the affluence of the town at its peak. The focal point at the centre of Tallow is the market square, where the four main roads meet. The buildings around this area are traditional commercial premises dating from the eighteenth and nineteenth centuries.

Church of the Immaculate Conception, built 1836

This attractive nineteenth century cruciform-plan church has retained many of its original features. The church is set back from the road, with a surrounding graveyard, and combined with the imposing gateway to the site it is an attractive and prominent feature of the streetscape.



St. Paul's Church, built c. 1775

This late eighteenth century Church of Ireland church is set within an older graveyard. The church has retained many attractive original features, including the decorative timber windows, and the graveyard has some sixteenth century grave slabs and a sheela-na-gig. Although disused, the church is well preserved and an important feature of local heritage, as well as being a prominent townscape feature with its distinctive tower and attractive gateway and boundary wall fronting onto Mill Road.



Lisfinny Castle, built c. 1460.

Lisfinny Castle is a ruined fifteenth century tower house situated on a hill overlooking Tallow, to the north of the town. The castle was one of a group of five built by the Earls of Desmond.



National School, built c. 1840



This attractive nineteenth century school building has been adapted for use as a house, and has retained many significant features, most notably the recessed arch plasterwork to the façade. Combined with the boundary wall and entrance gates, this makes an attractive addition to the streetscape.

Carnegie Library, built 1910.

The Carnegie Library is one of a group of five in County Waterford, and one of over 2500 worldwide, donated by philanthropic Scottish



businessman Andrew Carnegie at the turn of the twentieth century. Its simple design makes a positive contribution to the streetscape.

Boyce Cottages, built 1830

Boyce Cottages is a terrace of six almshouses which were sponsored by John Boyce of



Tallow for aged couples. The houses have retained many original features, including the ornate timber windows, and are an attractive element of the streetscape.

Rectory, built c. 1840

Tallow Rectory in West St. is an attractive mid-nineteenth century house with an unusual



recessed façade. The cut-limestone breakfront at the entrance adds textural quality to the otherwise simple finish. The stained glass windows and the fanlight over

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the timber battened door give are reminiscent of the building's original use as a Rectory.

Industrial Buildings



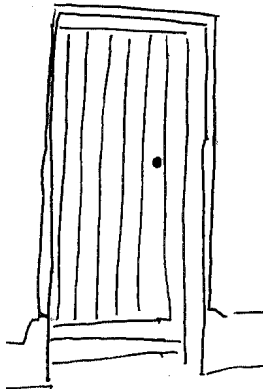
Tallow's industrial heritage is an important aspect of its past, which has significantly shaped the town and is evident in the nineteenth century former mill and warehouse buildings which can be found throughout the town, whilst some of these have found alternative uses, others are derelict and in need of repair.

New Design

Recent development within the town comprises small housing estates in West Street, Chapel Street and on the southern approach to the town, and one-off housing outside the development boundary.

Traditional Design

There are many attractive historic buildings in Tallow, and these can be split into three groups: two- and three-storey residential and commercial terraces, single-storey terraces and more substantial two- and three storey houses. Traditional features can be found in Tallow were once common features in every town and village, but constant development pressure has in many cases led to the gradual disappearance of many attractive characteristics.

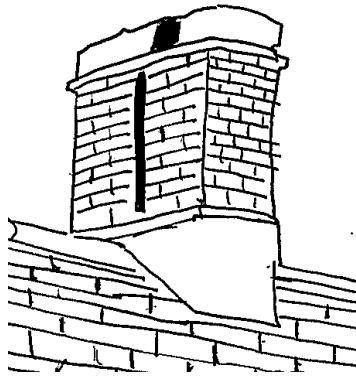


These traditional rooflines, chimneystacks, finishes, windows, doors and shopfronts are important aspects of the character of the streetscape and the town. The retention of these features will add value to Tallow's built heritage.



Roofs

The predominant traditional roof material in Tallow is slate. The pitch and style of the roofs throughout Tallow is generally simple and uniform, and this uniformity, particularly in the terraces, is an important element of the streetscape.



Chimneystacks are normally located at the main ridge of the roof and are frequently found at gable ends, and usually have clay chimney pots. Chimneys add character to the building

and are an attractive feature of roofscapes, particularly in terraces, which are uniform in design. It is important that these are retained, even when no longer in use so as to avoid the loss of character within the overall streetscape.

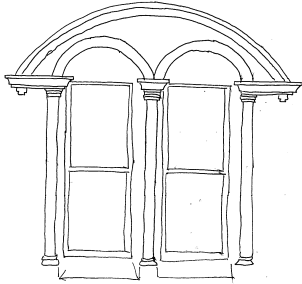
Finishes



The majority of traditional buildings in Tallow have a render finish. Traditionally this render would have been lime-based and painted with lime washes, often using soft and subtle colours. These renders provide a protective barrier for the stone underneath, and as such it is structurally important to retain these renders on buildings which would always have been rendered. The render detailing to many buildings in the town, such as the decorative window and door surrounds, quoins and eaves courses, add character to the streetscape and exhibit nineteenth century local craftsmanship.

Windows and Doors

There is a wide variety of window styles in Tallow, and many of the original timber sliding sash windows have been retained in the older buildings. These are important aspects of the buildings, and make a positive contribution to the character of the buildings and the streetscape.



Development pressure throughout Ireland has resulted in the loss of many timber windows.

an important aspect of local distinctiveness and make a positive contribution to the streetscape, and as such it is important that they are maintained to ensure their survival.



Timber battened and panelled doors were typical features of small towns and villages in the nineteenth and early twentieth century, although pressure from development has resulted in their widespread replacement in favour of more modern equivalents. The mid nineteenth century three storey house in West Street has an interesting Neo Classical door frame, which is an unusual feature in town and

makes a positive contribution to the streetscape. It is important that these features are retained where possible to maintain the interesting and attractive character of the streetscape.

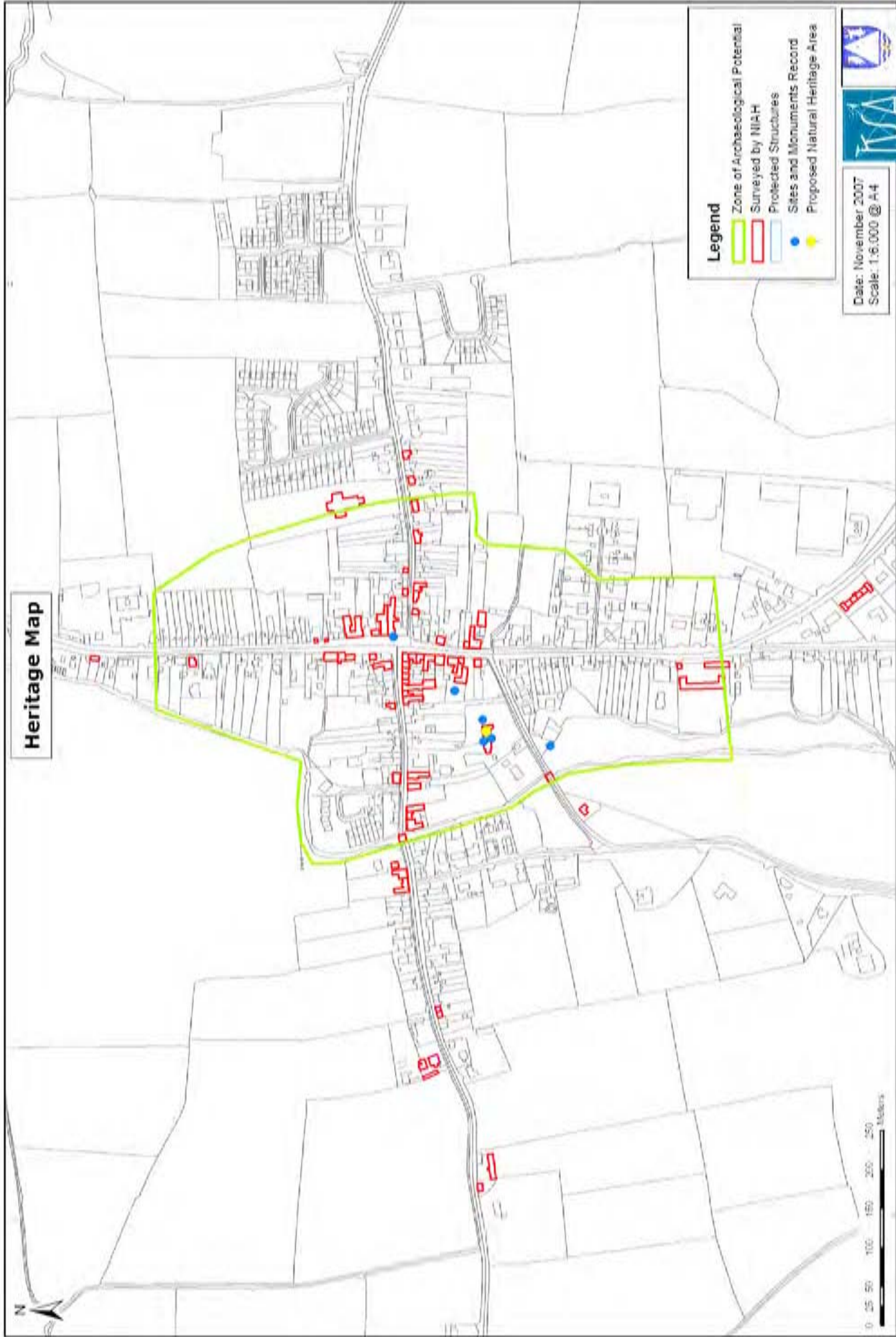
There are also surviving examples of limestone steps at entrances to various buildings within the town,

most notably at the Devonshire Arms Hotel, where the three cut-stone steps project into the street.



Shopfronts

Well-designed shopfronts make a positive contribution to the streetscape, and traditional shopfronts are becoming increasingly rare. Tallow still has many of its traditional shopfronts, particularly in West Street, which form an important part of the character of the town. Cunningham's in West Street is an unusual bow fronted shopfront, while Lynch's is a good example of an early nineteenth century shopfront. These shopfronts are



Legend

- Zone of Archaeological Potential
- Surveyed by NIAH
- Protected Structures
- Sites and Monuments Record
- Proposed Natural Heritage Area

Date: November 2007
 Scale: 1:6,000 @ A4



Section 3 Public Consultation Critical Issues



A public meeting was held on 12th September 2007 in Tallow Community Centre. At this meeting, members of the local community voiced their opinions on what they felt were the critical issues concerning the future development of the town. The following points are a summary of the issues raised.

Local Services

- Sewerage Infrastructure – Holding up a lot of developments in the town.
- New sewerage treatment works to be in place by 2010. Opportunity to get all services located underground when sewerage pipelines are being put in place.
- Need to ensure that treatment plant is appropriately screened with landscaping due to its close proximity to Tallow Bridge.



- Upgrading of existing Fire Station. Do not want to lose this valuable resource.
- No broadband facilities available for the town.

Traffic Management & Parking

- Traffic in the market square. Traffic associated with lorries carrying timber passing through the town from the Youghal Road. High amounts of articulated lorries passing through the town.
- A new traffic management plan is to be implemented for Tallow – this will aid traffic congestion and free up the Market Square. Plan will also include provision for pedestrian crossings – at present there are none located in the town.
- Link Road running to the East of the town. Work has now commenced on this link Road but will only go as far as the primary school. The road is indicated as joining in with the Youghal Road and the locals cannot understand why the road will not be continued onwards to join up with this road as indicated in the Waterford County Development Plan.
- New Traffic Management Plan. While elements of plan will prove beneficial local businesses want to ensure that there is some on-street parking. Current public car park is too far from the Main Street. Any new off-street car parking would need to be near the Main Street.

Pedestrian Safety

- Lack of lighted footpaths on approach roads to the town.
- Lack of pedestrian crossings in the town.
- Pedestrian footbridge needed at Tallow Bridge crossing. At present there is no footpath crossing the bridge and it is dangerous for pedestrians.



Derelict Buildings

- Old Mill needs to be renovated and/or redeveloped. At the moment it is an eyesore.
- Dereliction at entrances to the town including the old mill and petrol pumps. Areas need to be cleaned up as they are the first things to be seen on entry to the town.
- Refurbishing/restoring Bridevalley Stores.
- Derelict buildings – possibility of getting

- grants to repair.
- Lisfinny Castle – unused and located on private property.

Landscaping & Public Realm

- Seating Area in the Main Square and tree planting on Barrack Street.
- Cleaning of Glenaboy and Bride rivers.
- Reclaiming walkways around the town.
- Area between Tallow Bridge and the town could be planted with trees and incorporated more into the town.
- Planters in Market Square should be removed – opportunity to do so as part of traffic management plan. More Street planting on the Main Street. Street
- Street lighting

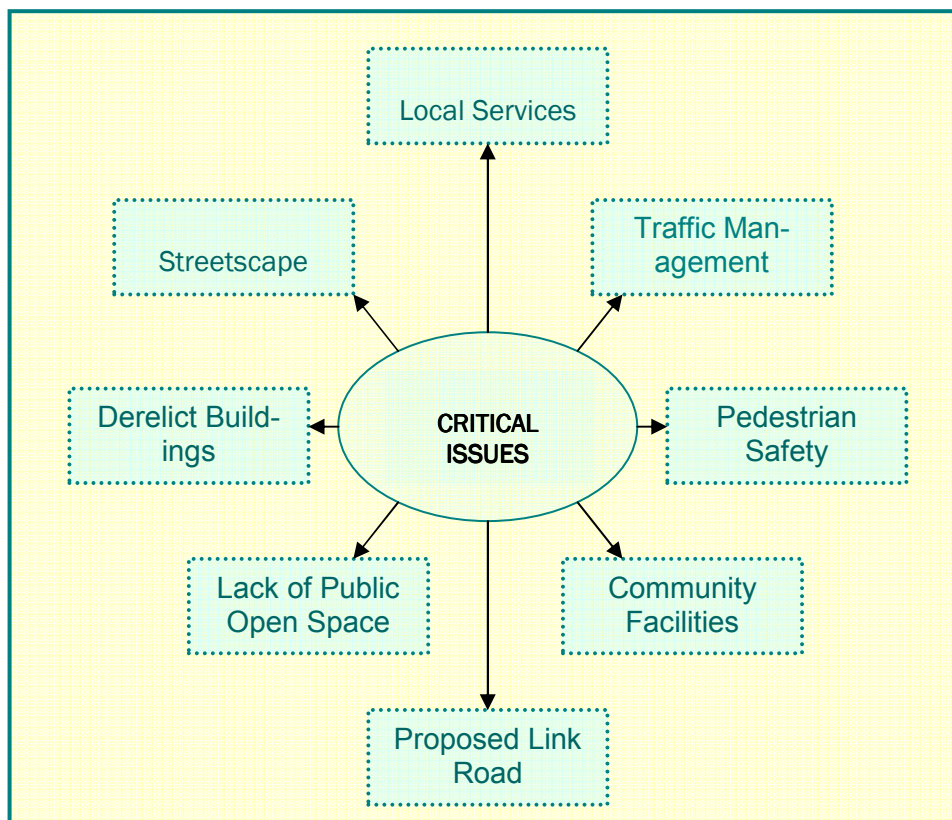


Lack of Public Open Space

- Opportunity to develop walkway around the town.
- Development of a Town Park at a suitable location – need to ensure that this park is centrally located.

Lack of Community Facilities

- Need for an elected Community Council.
- Need for facilities for young people.
- Community hall is a valuable asset for the town and whilst it has been upgraded in recent years further upgrading is necessary.
- Sheltered housing for older people in the town.
- Bus service needs to be improved.
- Opportunity to promote tourism in the town by developing a museum in the old Protestant church. Lots of people including locals are not aware of the history attached with the town. This museum could promote local history and be a tourist attraction.
- Tennis Courts behind St Patrick's Hall are unused.



CRITICAL ISSUES

LOCAL
SERVICES

LACK OF
COMMUNITY
FACILITIES

RELIEF ROAD
INCOMPLETE

PEDESTRIAN
SAFETY

TRAFFIC
MANAGEMENT

OLD CHURCH
UNUSED
AND IN NEED OF
REPAIR

DERELICT
BUILDINGS



Section 4 Design Guidelines

The following Design Guidelines are based on a thorough analysis of the qualities and characteristics of Tallow which contribute to its distinctive 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 seeks to encourage proposals for new development based upon a considered understanding of the towns unique character.

Village Structure

1. The existing structure and shape of Tallow should be respected as a product of the town's evolution. New development should be of a scale and proportion that does not overwhelm or engulf the existing settlement pattern.
2. New development should be of a low to medium density and at locations that consolidate and strengthen the core of the town.
3. Walking routes in and around the town should be retained, and new routes established wherever possible to provide improved access to the countryside, including access to and along the 'Bride' and 'Glenaboy' rivers. Promotion of routes should be encouraged by means of improved signage and local tourism initiatives.
4. The setting and views of historically important buildings should be preserved and respected when considering the design and location of new development.



Landscape Setting and Open Space

5. New development, infrastructure and land management should respect the attractive scenic 'rural' character and distinctive setting of the town and avoid visual intrusion of key views into and out of the town.

6. New development, infrastructure and land management should avoid direct or indirect damage to sites of known ecological interest surrounding the town including the rivers 'Bride' and 'Glenaboy' and trees and hedgerows.

7. The rivers 'Bride' and 'Glenaboy' are assets which are underutilised and should be developed as such to become more attractive and used by the residents of Tallow.

8. A town park as indicated on the Design Guidelines graphic should be developed alongside the river 'Glenaboy' with good links to and from the town centre.



Village Streetscape

9. Existing established street tree planting should be preserved and managed to keep trees in good health. New and replacement planting in the town should be of a species appropriate to the location and scale of the space with a preference for native species.

10. Traffic management measures and enhanced pavements to improve pedestrian safety should be a high priority for implementation throughout the town, especially in the Market Square area. Traffic management measures should be implemented to remove all HGV movements associated with local traffic. This should occur with the implementation of the Traffic Management Plan for the town.

11. A strategy for streetscape improvements in the town including, paving, lighting, signage and

the undergrounding of overhead cabling should be prepared for Tallow to identify priorities and assist future application for town renewal funding. Opportunity to underground cables will arise with the upgrading of the sewerage scheme.

12. Attractive, safe and comfortable outdoor spaces should be created within the public realm. These should be permeable, easy to access and include provision for the mobility impaired.

13. Improvements to the visual appearance of some buildings should be encouraged to provide seasonal interest and to enliven the town streetscapes.



Providing for the Local Community

14. Existing and new community facilities for all ages should be developed in line with future growth and development of the town, including provision of services for the elderly, and space and facilities for children and teenagers.

15. There should be active promotion of the local heritage of the area. The possible redevelopment of St Paul's Church as a heritage centre could act as a focal point to promote the local heritage of the town and its surrounding countryside.

16. There should be a co-ordinated programme to increase pedestrian safety through adequate provision of street lighting, pavements and cycle paths, particularly in the vicinity of widely used public areas such as the community hall and sports fields.

17. Opportunity exists with the upgrading of the sewerage infrastructure network to provide Broadband facilities for the town.



Maintaining Existing Built Fabric

18. Buildings and areas defined as being of historical archaeological or architectural significance should be maintained and conserved as important characteristics of the town.

19. Property owners should be encouraged to maintain existing architectural details such as chimneystacks, ornate windows and doors, shopfronts and stonework as important aspects of the character of the town.

20. Replacement windows, doors, shopfronts and other features should be of a style, appearance and material that is respectful to the character of the building.

21. Shopfronts and advertising should relate to the building in size, scale and materials and should complement the overall appearance of the structure and the streetscape.

22. External lighting of important structures such as the churches should be encouraged, although the effect should be subtle and the fittings should be as small and unobtrusive as possible.



Design and Implementation of New Development

23. Design proposals for new development should respect local characteristics of existing buildings and the surrounding landscape by working with rather than against key features including the existing contours of the land and established boundaries. Development should be adapted to the site, rather than the site being adapted to the development.

24. Existing patterns of development should be used to guide new development and designs should take into consideration building heights, lines, setback levels and plot size, proportions, roof pitches and scale and massing of existing buildings.

25. Materials should fit in with the existing character of the town and new developments should be designed to respect nearby colours, textures, styles and proportions.

26. Efforts should be made to refurbish existing buildings where possible, particularly in the case of Tallow's historic industrial structures. Refurbishments should take into account the height, scale, proportions and massing of the buildings and any new design should be sympathetic to the surviving fabric.

27. Variation in new building design should be encouraged within the defined limits and based upon the prevalent themes apparent in Tallow. All new development should complement the existing character and contribute to the distinct sense of place of the town.



Opportunity Sites

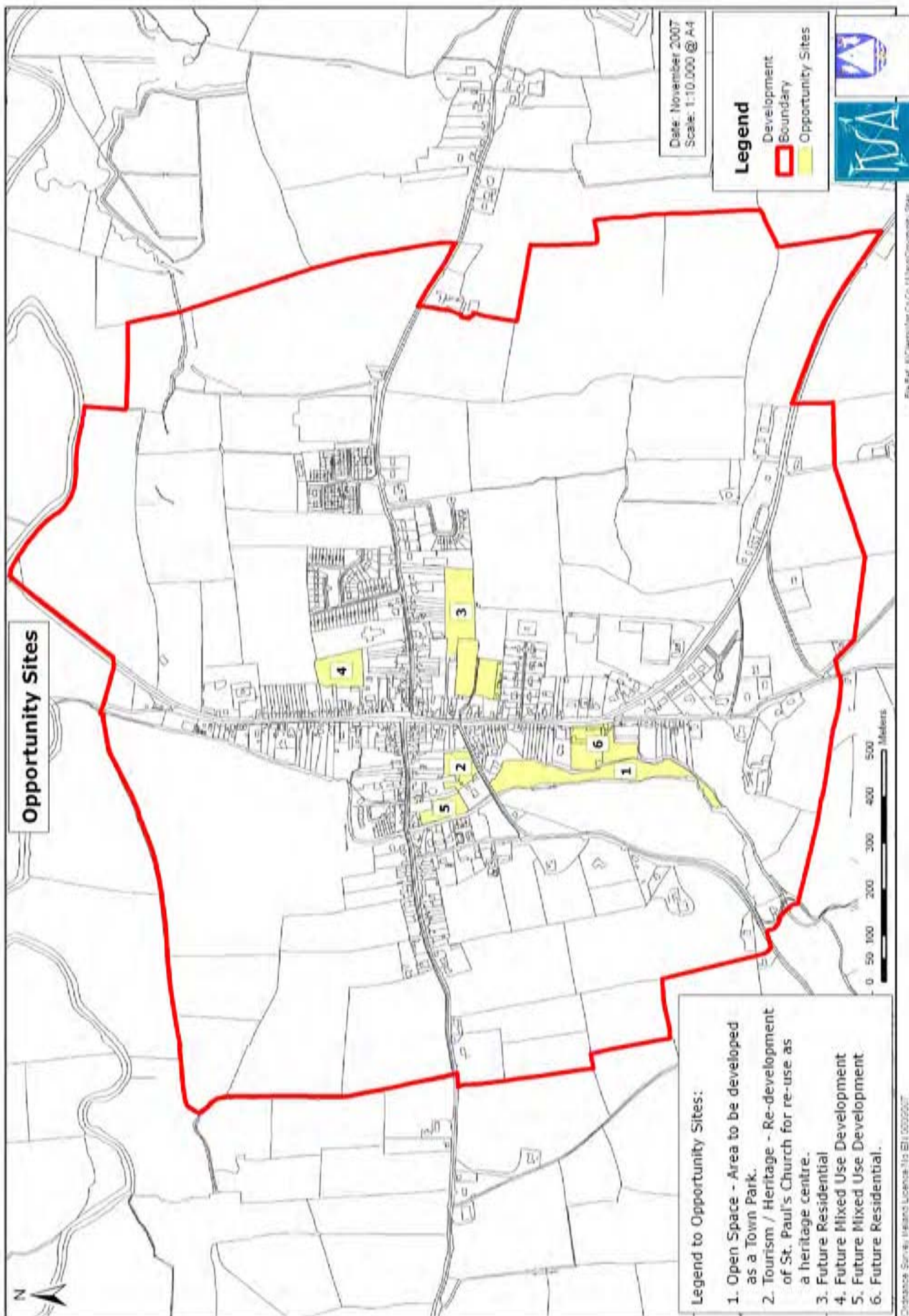
As part of these design guidelines, we have outlined six opportunity sites for future development. These sites incorporate a mix of residential, mixed use and amenity development and are identified on the Opportunity Sites map on page 29.

These sites are:

1. Open Space—area to be developed as a Town park
2. Tourism/Heritage—Redevelopment of St. Paul's Church for reuse as a Heritage Centre
3. Future residential development
4. Future mixed use development
5. Future mixed use development
6. Future residential development.



DEVELOPMENT OF DESIGNATED
PEDESTRIAN WALKWAY
SURROUNDING THE TOWN

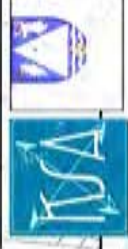


Opportunity Sites

- Legend to Opportunity Sites:**
- 1. Open Space - Area to be developed as a Town Park.
 - 2. Tourism / Heritage - Re-development of St. Paul's Church for re-use as a heritage centre.
 - 3. Future Residential
 - 4. Future Mixed Use Development
 - 5. Future Mixed Use Development
 - 6. Future Residential.

- Legend**
- Development
 - Boundary
 - Opportunity Sites

Date: November 2007
Scale: 1:10,000 @ A4



Section 5 Delivery of Village Design Statement

Community Engagement

As a document setting out the guidance for the design of all development in the area, based on its history & existing character, it is important that the Tallow Village Design Statement reflects the wishes of the local community. In order to facilitate this, extensive consultation was ongoing between the community, the Council and Keith Simpson and Associates. This was in the form of public meetings and workshop groups with the aim of reaching the largest number of community residents possible.

In addition, we have attempted to engage the local children in this process through the preparation of graphical images, drawn by them, of their current likes and dislikes in Tallow.

Delivery of Village Design Statement

The appointment/establishment of a Steering Group to progress the delivery of this VDS is fundamental to its success. The group will be made up of the town residents and will be an elected body with regular re-elections. The role of the group is not only to assist in future community consultation exercises but also to champion the delivery of the VDS once completed. The steering group is an effective means to retain the control of future development in the town by the community.

In order to ensure the delivery of the key strategies in this VDS, an Action Plan is provided overleaf with several key actions that should be further prioritised by the steering group. These may be updated and amended in the future but the actions listed overleaf represent the outcomes of the community consultation. This "Action Plan" is broken down into relevant categories and incorporates the following:

- List of actions
- Delivery agency
- Possible sources of funding
- Timescale (short/medium/long term)

The purpose of indicating the possible sources of funding and timescale is to ensure the delivery of this Action Plan in a logical and coherent manner to the satisfaction of the local community.

The implementation stage of this VDS begins before the VDS is finished. It will involve communication between the Steering Group, Waterford County Council and relevant bodies in relation to the implementation of the plan. The development of the implementation strategy can

be broken into the following key stages.

A Model of Implementation

The implementation stage of any plan of this type is often the most difficult. The following are some key criteria that are required to underpin any successful implementation process: –

- The existence of a formal community organisation with an executive formally nominated in a public forum on an annual basis (this may be either the established Tallow Community Council or another elected Steering Group).
- The development of sub-committees of this organisation to implement specific elements of the strategy
- The development of an annual action plan with reachable targets
- The active involvement of the public representatives for the area
- The active involvement of existing organisations in the community
- The provision of training in plan development and implementation to the Executive of the Community organisation
- The development of some new key organisations
- The active and structured support of key individuals in the state sector
- The ongoing support and mentoring of a community development specialist, perhaps from the local authority
- Good communication between the central organisation and the community
- The development of a community fund.

Initiating the Implementation

A key step in moving this process forward is the initiation of the implementation stage of the strategy. The following are some of the key stages. The Steering Group can help the implementation process by:

- Agreeing a structure and mechanism of election of a Steering Group (council -type structure), including the preparation of a Draft Constitution/Memorandum of Association

- Seeking the agreement of the existing organisations in the town to this process and to the nomination of a representative
- Holding a public meeting to launch the Strategy and to formally elect the first Council or agree that Tallow Community Council is to act in this capacity. It would then be a matter for the new group to pursue the other steps in the implementation strategy.

Some of the key elements of which would include the establishment of the following:

a) Annual Action Plan

This, as mentioned earlier, is formed by the steering group, which reviews the issues of this plan and sets out a small number of priority actions. These priority actions will form the prime focus of the work of the Steering Group and its sub committees for the coming year. By achieving these attainable goals each year, the strategy draws closer and closer to completion.

b) Community Fund

The steering group will contribute resources to the implementation of the Plan; these contributions can take the form of money or time and expertise. A community fund is a key component of the implementation of the Annual Action Plan mentioned above and in the longer-term strategy. The form this fund will take as well as its collection and allocation mechanism is something that will have to be considered and decided by the steering group and the community.

c) Monitoring, evaluation and review

While it is considered that a complex and time-consuming monitoring and review process would not be appropriate, it is also considered that some measures of progress in achieving the goals of the plan need to be put in place.

It is proposed that:

- The Action Plan should be the principal mechanism for monitoring and evaluating achievements of the community. As the plan would identify the targets for the year it would also allow achievements to be considered against these targets in a review of the year.
- The report on the review of the achievement of the targets set out in the Annual Action Plan would then feedback to the AGM of the steering group. The success or lack of it as outlined in this report would form the basis of the review

of the years work and of the Draft Strategic Plan. In addition, the process for the development of the Annual Action Plan would facilitate a review of the strategic Plan and its overarching goals. The reports of sub-committees and their progress in achieving the targets set in the Annual Action Plan would also provide information to facilitate the review process. It is proposed that the Executive of the steering group would be the body responsible for monitoring, evaluation and review and for the preparation of the Action Plan.

d) Training

It is unreasonable to expect that, even with ongoing mentoring and support, a voluntary community-based organisation would be capable of carrying out some of the relatively complex tasks involved in strategy implementation without training. It is proposed, therefore, that an ongoing training programme be devised and implemented that would assist the group addressing this task. This training needs to be continuous as personnel on the Executive will change and complex tasks require regular reinforcement. Waterford County Council should continue to work with the local community in moving towards the vision and goals identified in the plan. Funding for the various projects should be sought through the different organisations.



ACTION PLAN FOR VILLAGE DESIGN STATEMENT STRATEGY

Number	Action	Delivery: Lead Agency/ Body	Possible Sources of Funding	Likely Timescale
1.	Maintain existing green/open spaces for local usage, including providing walking routes, seating areas, lighting and feature trees/ planting/public art	Landscaping Committee/ Tidy Towns Committee, Tallow Community Council Waterford County Council	Tidy Towns/Landscaping Committee, Tallow Community Council	Ongoing
2.	Increase the capacity of sewerage treatment infrastructure to accommodate new development	Waterford County Council	National Development Plan, Waterford County Council, Development Contributions	Short Term
3.	Restoration and redevelopment of St Pauls Church as a possible Heritage Centre	Waterford County Council, Tallow Community Council	LEADER+, The Heritage Council, Local Authority Conservation Grants, Civic Structures Conservation Grants Scheme (DoEHLG)	Medium Term
4.	Investigate the potential for reusing or sympathetically redeveloping derelict buildings for community or local residential use	Private developers, Waterford County Council	LEADER+, The Heritage Council, Local Authority Conservation Grants, Private Developers	Medium Term
5.	Improve pedestrian footpaths along all approach roads to the town	Waterford County Council	Urban Renewal Scheme, National Roads Authority, Development Contributions	Medium Term
6.	Preserve traditional shopfronts and encourage new shop fronts that are sympathetic to the character of Barrack St, Convent St, West St and Chapel St	Waterford County Council, Heritage Council & Dept of Environment	Tidy Towns/Landscaping Committee, The Heritage Council, Department of the Environment	Ongoing

7.	Implement Traffic management Plan	Waterford County Council NRA Department of Transport	Waterford County Council NDP	Medium Term
8.	Develop town park alongside the 'Glenaboy' river	Tallow Community Council, Waterford County Council.	Tallow Community Council, Waterford County Council	Medium Term
9.	Underground electricity cables in the town and adopt a standard style of street lighting and street furniture that is in character with the town	E.S.B., Waterford County Council	Urban Renewal Scheme, Waterford County Council, National Development Plan	Medium Term
10.	Investigate the potential for re-using or sympathetically redeveloping derelict buildings for community or local residential use	Private developers, Waterford County Council	LEADER+, The Heritage Council, Department of the Environment, Private Developers	Medium Term
11.	Encourage support of local shops and investigate the possibility of grant aid for their retention, if necessary	Tallow Community Council, Waterford County Council	The Heritage Council, Local Authority Conservation Grants	Ongoing
12.	Investigate the possibility of developing a designated pedestrian walkway circling the town	Tallow Community Council, Waterford County Council	LEADER+, Tallow Community Council	Short Term
13.	Tree planting along approach to town from N72	Tallow Community Council	Tallow Community Council, Waterford County Council	Short Term

The Younger people of Tallow had the opportunity to draw and write about their town.



This Village Design Statement, undertaken in partnership with the community of Tallow, was produced by Waterford County Council, with support from the Heritage Council.

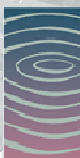
Waterford County Council would like to acknowledge the role of Keith Simpson & Associates in working with the community of Tallow towards the realisation of this Village Design Statement.

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October 2007



AN
CHOMHAIRLE
ODHREAGHTA

THE
HERITAGE
COUNCIL