

CONSERVATION REPORT

REFERENCE

Part 8 Planning Permission for:

the demolition of an existing shed structure and the construction of 17 apartments (with a mix of 13 no. 1 Bedroom apartments and 4 no. 2 bedroom apartments) in a 5-storey building along with all of the necessary ancillary site development works.

DEVELOPMENT ADDRESS

Parnell Road, Bray, Co. Wicklow

PREPARED ON BEHALF OF

Wicklow County Council

PREPARED BY

Vincent Hannon Architects, Abbey Street, Sligo

DATE OF ISSUE

12th-June-2019

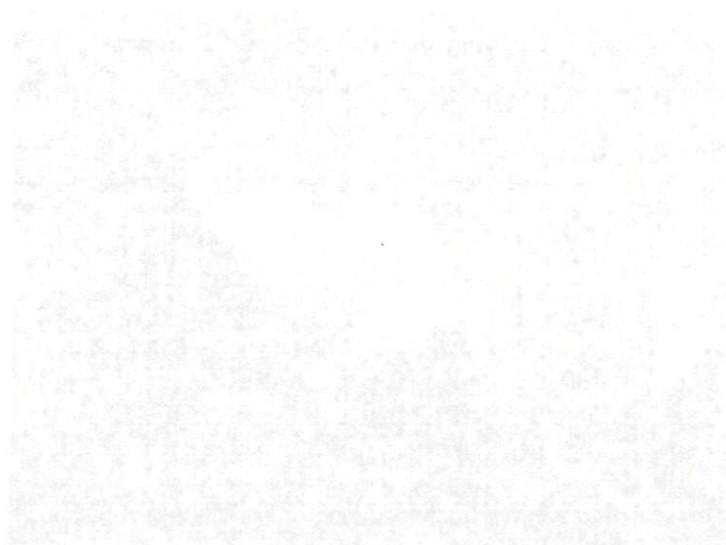


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THE PROPERTY

Introduction

Vincent Hannon architects were requested to carry out a conservation impact assessment of the proposed development at Parnell Road, Bray, County Wicklow. While the subject site itself does not contain any buildings that are protected or registered on the National Inventory of Architectural Heritage, there are adjacent protected buildings that require consideration. It is felt that a conservation impact assessment is warranted in the surrounding context of the proposal.

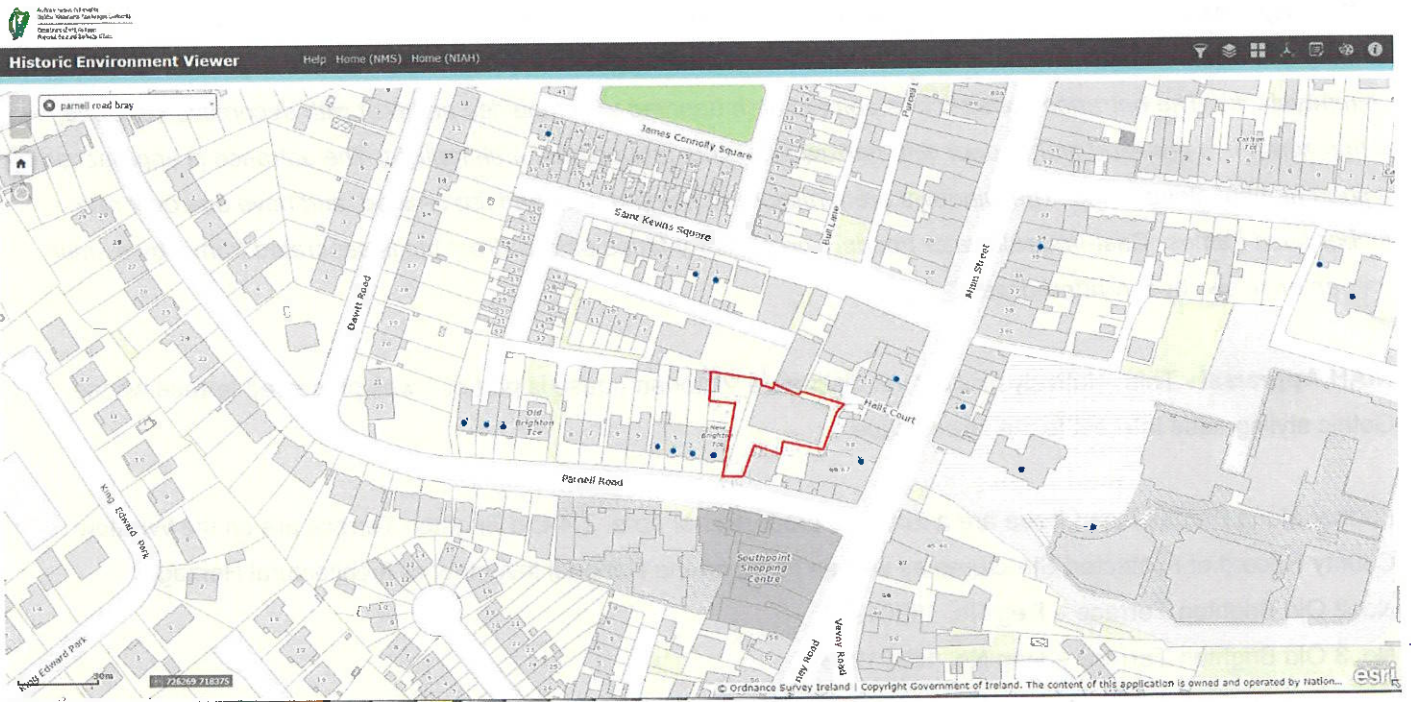


Fig 1 – Extract National Inventory of Architectural Heritage

Site History

Architectural Heritage

As can be seen on Fig. 1 above there are no protected structures on the subject site. To the west however the immediate 4 no. residential properties of Brighton Terrace which are noted on the National Inventory of Architectural Heritage.

No. 1 Brighton Terrace – Reg No. 16301310

No. 2 Brighton Terrace – Reg No. 16301311

No. 3 Brighton Terrace – Reg No. 16301312

No. 4 Brighton Terrace – Reg No. 16301313

These are described as 'Terrace of three-bay two-storey over basement double-pile houses, built c.1875 as part of a row of four similar properties with simplified Gothic styling. To front there is a single-storey over basement hipped roof canted bay. The façade is finished in part painted part unpainted render with a bracketed eaves course and small shallow roundel recesses at either side of the first floor windows and to the bay, whilst the slated pitched roof has brick chimneystacks. The entrance consists of a pointed arch opening with moulded archivolt with decorative keystone, within which is a panelled timber door with narrow sidelights and pointed arch fanlight. The entrance is approached by a short flight of stone steps. The windows are a mixture of pointed arch and flat-headed, and have one over one timber sash frames. Cast-iron rainwater goods. The property faces onto a street but is separated from it by a small garden enclosed by a rendered wall.'

NIAH Appraisal - This relatively modest yet distinctive Victorian house is part of a well-preserved terrace whose Gothic styling adds interest to the streetscape.

Further along Parnell Road there are a further 3 properties of note. 2-4 Old Brighton Terrace are on the Wicklow County Record of Protected Structures as well as being on the National Inventory of Architectural Heritage.

No. 2 Old Brighton Terrace – Reg No. 16301277

No. 3 Old Brighton Terrace – Reg No. 16301278

No. 4 Old Brighton Terrace – Reg No. 16301279

These are described as 'Terraced two-bay two-storey over basement house, built in 1855. The façade is finished in painted 'Tyrolean' render whilst the roof is hidden behind a parapet and has a shared rendered chimneystack. The entrance consists of a replacement timber and glazed door with sidelights and fanlight, all encased by panelled pilaster 'jambs' with decorative brackets, and a shallow hood over. The entrance is reached via a flight of stone steps with simple iron railings. To the east of the entrance there is a flat-roofed canted oriel window supported on a slender cast-iron column. The window openings themselves are flat-headed and have one over one and two over two timber

sash frames; the first floor windows have moulded surrounds. The property faces onto a street but is separated from it by a small garden enclosed with cast-iron railings and a gate."

NIAH Appraisal - This generally well-preserved house belongs to what would appear to be Bray's second oldest surviving terrace, and is noteworthy for this alone.

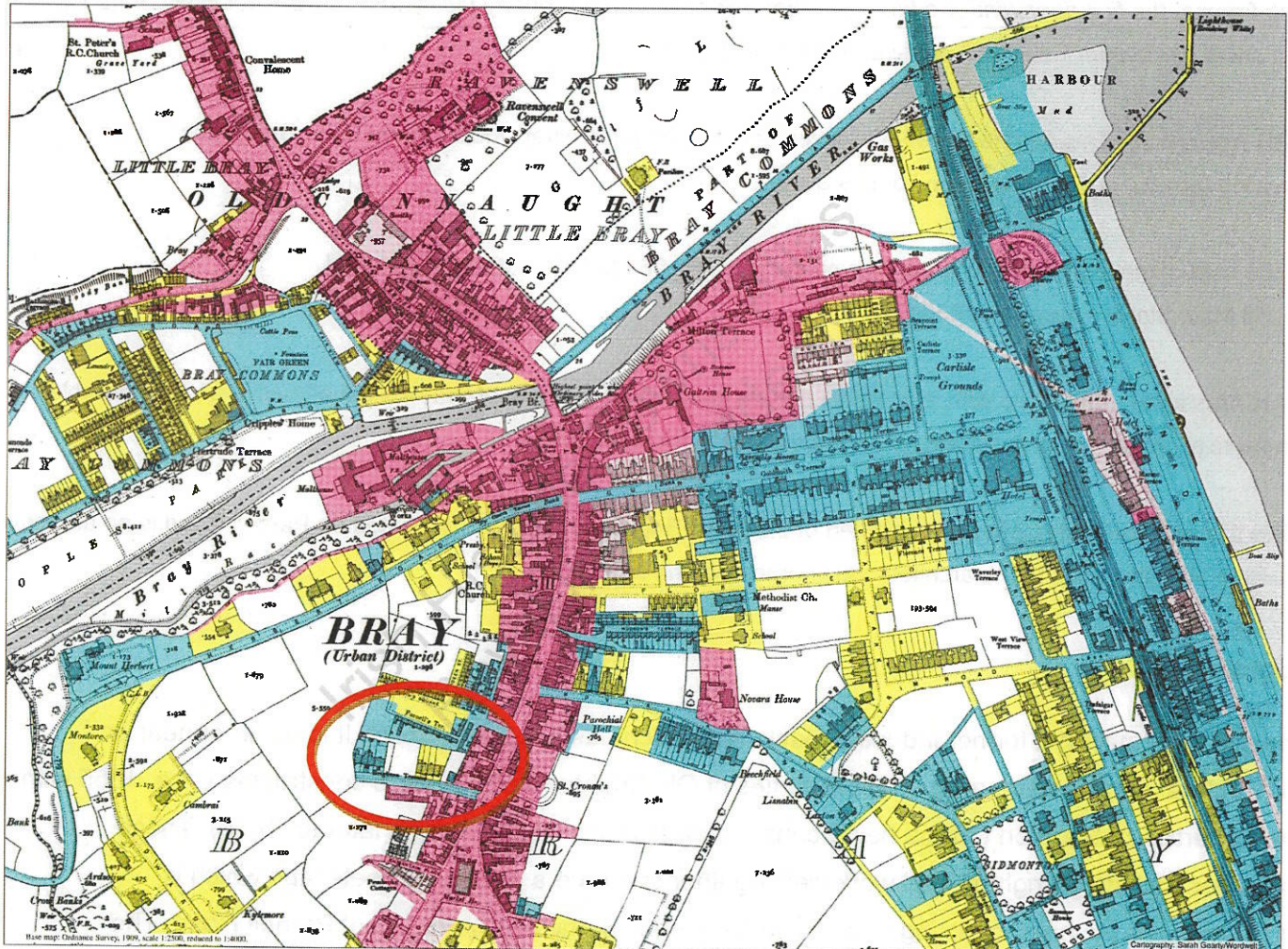
To the east of the subject there is also the property of No. 68 Main St. noted on the NIAH.
No. 68 Main Street – Reg No. 16301276

NIAH Appraisal - This shop with its c.1930s curved glass window is one of Bray's most attractive and memorable commercial properties, and remains a valuable asset to the streetscape.

While it is not a protected structure or noted of the NIAH Brighton Hall which is located on Parnell Road is an attractive structure and also adds to the architectural character of the streetscape.

Appraisal

The site is located in a former industrial back land which has become derelict. It is not in or near an architectural conservation area. The properties of Old Brighton Terrace were constructed circa. 1855 with the properties of Brighton terrace being constructed approximated 20 years later (c. 1875). These properties including Brighton Hall work well together to create a pleasant streetscape which is complemented by the contrasting modern development on the southern side of Parnell Road. The properties can be seen in the map below indicating the growth of Bray. At this time Parnell Road existed as a cul-de-sac. The site is located behind the Brighton hall and is partially occupied on the Eastern side by small sheds, and outbuildings. The site was later amalgamated into a single area with an industrial building constructed along the Northern boundary.



Map 8. Growth of Bray, c. 1838–1909, by K.M. Davies.

Urban area c. 1838 c. 1838, subsequently redeveloped (not including individual properties on Main Street);
expansion c. 1838–70 expansion 1870–1909. Based on the large-scale maps of the Ordnance Survey, extent of Little Bray in 1870 based on Heffernan.

Irish Historic Towns Atlas

Map Source:- Map 8, Growth of Bray, c. 1838–1909. In K.M. Davies, Irish Historic Towns Atlas, no. 9, *Bray*. Royal Irish Academy, Dublin, 1998 (www.ihata.ie, accessed 14 April 2016).

Site Pictures



Image 1: Rear of Brighton Terrace Properties



Image 2: Entrance off Parnell Road



Image 3: Brighton Hall



Image 4: Brighton Terrace



Image 5: Old Brighton Terrace

ARCHITECTURAL PROPOSAL

The proposed new building is set back on the site as much as possible to minimise impact on the protected structures too the front. The scale of the new building is also absorbed by the set back ensuring that there is minimal impact when viewed from Parnell Road. The view below demonstrates how the building will be seen from the street with the protected Brighton Terrace to the left and the Brighton Hall to the right.



The red brick façade picks up on the use of red brick in many of the traditional buildings of bray such as the Esplanade Hotel and the old Town Hall, whilst the lighter brick is used to balance the façade and break down the scale of the building into smaller elements. Development of the derelict former industrial site will have a positive impact on the setting of the protected structures with high quality hard landscaping softened with planting proposed on the site. This will particularly enhance the setting of the Brighton Hall.