

## APPENDIX B: LAP HERITAGE FEATURES

### 1. PROTECTED VIEWS AND PROSPECTS

**Table B1.1: Protected Views and Prospects**

<b>V1</b>	The view of Bray Head, Little Sugar Loaf and the higher reaches of the Great Sugar Loaf from the eastern parts of harbour area, i.e. eastern pier and higher lands immediately south of the pier (location of anchor landmark), with the built up part of Greystones in the foreground.
<b>V2</b>	Views southwards at the 'Horse and Hound' in Delgany Village towards Drummin Hill.
<b>V3</b>	The views seaward from Cliff Road, Rathdown Upper
<b>V4</b>	View from R761 north of Greystones - View northwards to Bray Head and view southwards of sea and built up area of Greystones.
<b>V5</b>	View from R761 Windgates Coast Road of Bray Head
<b>V6</b>	View from Cliff Road Windgates of coast, Greystones and foreground of Bray Head
<b>P1</b>	The prospect seaward from Marine Road, Greystones
<b>P2</b>	The prospect of the coast and sea from the R761 from the junction with the Southern Access Route northwards to the northern boundary of Glenbrook.
<b>P3</b>	The prospect seaward from the R761 north of Redford.

### 2. TREE PROTECTION OBJECTIVES

**Table B2.1: Protected trees**

<b>T01</b>	Coolagad, Trees in vicinity of farmstead
<b>T02</b>	Delgany, Bellevue Demesne
<b>T03</b>	Delgany Village, western end of village, including Stylebawn House and Hillside House
<b>T04</b>	Delgany Village, trees on ground of 'Glenair'
<b>T05</b>	Delgany Village, the Old Rectory
<b>T06</b>	Delgany, Farrankelly, line of Scots Pine trees
<b>T07</b>	Delgany, Stilebawn
<b>T08</b>	Greystones, Burnaby Park
<b>T09</b>	Street trees (mainly sycamore and horse chestnut), Church Road, Greystones
<b>T10</b>	Greystones, Church Lane; mature conifers in large private gardens
<b>T11</b>	Greystones, The Mill, Mill Road
<b>T12</b>	Greystones, Mill Road, group of Scots Pine in vicinity of GAA grounds
<b>T13</b>	Greystones, Mill Road, group of Scots Pine on grounds of Rugby Club
<b>T14</b>	Greystones, Portland Road
<b>T15</b>	Greystones, Quarry Road
<b>T16</b>	Greystones, St. Vincent Road
<b>T17</b>	Greystones, Whitshed Road
<b>T18</b>	Greystones, Burnaby, group of mature trees in private garden
<b>T19</b>	Killincarrig, Treeline of Scots Pine
<b>T20</b>	Killincarrig, trees on grounds of private dwelling
<b>T21</b>	Killincarrig, group of trees to edge of open space
<b>T22</b>	Killincarrig Village, trees on grounds of private dwelling
<b>T23</b>	Killincarrig, group of Scot's Pine to the west of the park and ride facility

<b>T24</b>	Killincarrig, treeline of Scots Pine and Ash; running from Mill Road southwards to the Sewage Treatment Works
<b>T25</b>	Kindlestown Road, hedgerows and trees lining edges of road
<b>T26</b>	Kendalstown Rise, clumps of mature mixed woodland in open space and on private gardens
<b>T27</b>	Kindlestown, Glencarrig, groups of mature broadleaf trees on the grounds of private dwellings.
<b>T28</b>	Greystones Golf Club, group of mature Beech, Chestnut
<b>T29</b>	Line of trees, Drummin East
<b>T30</b>	Line of Scots pine on hill east of Drummin
<b>T31</b>	Mature deciduous trees to the front of the Catholic Church, Kilcoole
<b>T32</b>	Mature deciduous trees to rear and side of Convent grounds, Kilcoole

### **3. ARCHITECTURAL CONSERVATION AREAS (ACAs)**

#### **3.1 DELGANY VILLAGE ACA**

##### **Location and history**

The Delgany Village ACA comprises the larger part of the existing village core, from the old water pump on the western end to Christchurch on the eastern end. The village of Delgany predates Greystones as an urban centre. The tight clustering of late 18th and early 19th century buildings within Delgany, radiating from a much earlier monastic core, explains the S-shaped street pattern that remains today and lends a distinct and strong village character.

##### **Protected Structures**

- 08-08 Old Graveyard
- 08-09 Health Centre
- 08-10 Delgany Inn, Public house
- 08-11 Old School House
- 08-12 Hand pump
- 08-13 Main Street, Wicklow Arms, Public house
- 08-14 Main Street, Arts and Crafts house
- 08-16 Christchurch Church of Ireland
- 08-18 Old Rectory
- 08-19 Malvern, Dwelling House
- 08-73 Stylebawn House

##### **Character**

The character of Delgany Village is of local historical interest containing many historical buildings and features. The village is also of considerable social and cultural interest within the settlement of Greystones-Delgany as a distinctive and attractive place.

The buildings within Delgany Village do not follow any formal geometric layout, but rather adhere to the contours of the land and the alignment of the old roads. The southern edge of the village street is largely undeveloped and open with some views to the south through and over wooded lands.

The village of Delgany is set on steep slope which rises up from the Three Trout's Valley. The village buildings are principally located on the northern side of the street with south facing aspect overlooking the Three Trout's Valley. The ground rises to the north behind the village.

Many of the buildings sit on large plots with considerable lands to the rear. Some of these lands are currently used for off-street parking or consist of large private gardens. The burial ground associated with Christ Church, Delgany is a Recorded Monument and represents an important publicly accessible green space in the village. Stylebawn House, The Rectory and Westgate have notable private gardens.

The ensemble of buildings does not represent a limited or homogenous style, but a diverse yet harmonious collection of rubble wall and rendered two storey buildings in a vernacular style. The village contains a number of Victorian style shop fronts that were inserted into the original elevations. The two churches were constructed of cut stone with high degrees of ornamentation in a gothic revival style.

The typical material and construction techniques are summarised below:

- The compositions of narrow sash windows set within rendered and dash facades.
- Eaves and frames of fenestrations and doors painted black or white.
- Buildings are predominantly two storey structures with single pitched roofs hipped at the ends.
- Use of dark slate.
- Religious buildings are constructed of cut limestone.
- Many buildings directly abut or open onto the footpath.
- Boundaries where present consist of rubble walls rendered and generally unpainted.

The existing mature trees, in particular those on the northern slope of the Three Trout's Stream Valley and at the western entrance to Delgany also contribute significantly to the village character and create a pleasant wooded backdrop.

The tall rubble built wall enclosing the boundary of the rectory is a prominent feature on the streetscape of the village and emphasises the village's historic S-shaped curved street layout. There are some extant granite kerbs along footpaths which may be contemporaneous to the older buildings. The implementation of a holistic scheme of environmental improvements would add to the conservation and appreciation of the heritage of Delgany Village.

## **Views**

The local area plan contains objectives for the preservation and protection of the following views:

V2: Views southwards at the 'Horse and Hound' in Delgany Village towards Drummin Hill.

The views from the village southwards are intrinsic to the character and heritage of Delgany Village and should be protected.

## **Condition of built fabric**

Protected structures within the village are generally in excellent condition. However a prevalent trend has been the replacement of timber frame sash windows with uPVC framed windows.

### **3.2 CHURCH ROAD ACA**

Church Road was laid out by the La Touche Estate during the latter half of the 19th century. Church Road connected the railway station with the old road from Blacklion to the Harbour.

#### **Protected Structures**

- 08-24 Public Library
- 08-32 Killincarrig Road, Letter box
- 08-26 Killincarrig Road, 'Nature's Gold', House and shopfront
- 08-27 Killincarrig Road, 'Ireton', House and shopfront
- 08-63 Church Road, Railway Station

#### **Character**

The buildings on Church Road are formally arranged in rows following the alignment of the road. The historic character is that of a Victorian seaside town. The Church Road area is of considerable local historical and cultural interest, representing the nucleus of the historic seaside town and consisting of a planned and coherent ensemble of period buildings. The property or plot subdivisions consist of deep sites with narrow street frontages which lends to Church Road a consistent grain of building size, scale and a consistent visual rhythm of facades. The topography of Church Road rises gently, climbing from south to north as one approaches St. Patrick's Church.

The southern end of the ACA overlooks Burnaby Park, a substantial green space with a bowling green. The northern end of Church Road is distinguished by mature trees planted in the verge of the road.

From Church Road looking northwards there are framed views of Bray Head. From the southern end of Church Road there are views of the sea. These views are intrinsic to the amenity and character of Church Road, linking the street with its wider landscape and coastal context.

The architectural character of Church Road is characterised by:

- Buildings that are tightly arranged so as to appear as a continuous street edge, adhering to clear building lines.
- The predominant height of buildings is two storeys.
- The building facades are characterised by compositions of vertically orientated sash windows, in a formal geometrical order, set in rendered and dash facades. There is a considerable range of colours used on building fronts, many facades are left unpainted.
- Many of the buildings are set back from the street, with front gardens typically 10-12 metres deep enclosed by low rendered masonry walls.
- The building roofs are low, with a single pitch, many hipped at the ends.
- Roofs are typically finished in a dark slate.

There are two distinct streetscape conditions. The northern end of Church Road is of a suburban character with mature trees in the soft verge of the street. The southern end of Church Road has a street-like character with shop fronts opening directly to the pavement. The pedestrian areas have been paved in a red and charcoal concrete block paving, the general appearance of the paving treatment is of low visual amenity and does not contribute positively to the character of Church Road.

## **Condition of Built Fabric**

In general buildings are in a good state of repair. Issues of concern are the prevalent trend of replacing timber frame sash windows with uPVC framed windows and the design of shopfronts and signage on the southern end of Church Road.

### **3.3 KILLINCARRIG ACA**

#### **Location and history**

This small wayside village located on the Bray-Kilcoole road is among the oldest of the village settlements in Greystones- Delgany and Kilcoole area.

There is one protected structure in Killincarrig village, a dwelling house 'Cherry House', Killincarrig (reference number 08-07).

The village consists of approximately eight single and two storey buildings. The architectural character of Killincarrig is characterised by:

- Old village buildings and cottages directly abutting the footpath or street edge in a clear building line.
- The compositions of narrow sash windows set within rendered and dash facades, painted light tones; white-cream.
- The simple undecorated language of the facades.
- Low single pitch roofs, hipped at ends, use of dark slate.
- The contiguity or terracing of buildings together.
- Front gardens to cottages; 1-2 metres deep.
- Front boundaries of low (c. 1.2 metres) rendered masonry walls; painted white

There are views of the sea from the juncture of Carrig Villas and the R761 road.

The streetscape of the village is weak and does not contribute positively to the character of Killincarrig; being dominated by the road surface. Footpaths are narrow and constructed of in-situ concrete. The built fabric of Killincarrig is by and large in a state of good repair. Some sash windows have been replaced with uPVC framed windows.

### 3.4 THE BURNABY ACA

#### Location and history

The Burnaby covers a large area, the southern boundary being defined by Mill Road, and the northern boundary adjoining Hillside Road. To the west the Burnaby is bounded by Greystones Golf Club and to the east the rail station.

#### Character

The Burnaby as an historic residential suburb is not alone locally distinct but also of national interest. The Burnaby represents the historic emergence of low density garden suburbs for commuting families at the turn of the 19th and 20th centuries facilitated by the rail-line. The Burnaby is similar in style to the suburban sub-divisions of North American cities and Australian cities of that era. There are few other comparative examples within Ireland as there was in general limited urban development undertaken on the island during the first quarter of the 20th century.

#### Protected structures

- 08-25 Portland Road, Pillar box
- 08-22 Whitshed Road, Pillar Box
- 08-23 Pavilion Road, 'The Shrubberies' - Dwelling House
- 08-28 Whitshed Road, 'Moorlands' - Dwelling house
- 08-31 Delgany Road, Post box

The only communal or public green space within the area is Burnaby Park; a substantial urban greenspace with a bowling green, lawn areas and mature trees.

The range of architectural styles within The Burnaby is diverse and considerably different to the predominant character of Victorian and Edwardian Greystones. The arrangement of dwellings on the large plots does not follow any strict order. The streets of The Burnaby are laid out as a grid. The plot sizes are large and vary considerably typically in the range of 0.2 to 0.8 hectares, often sufficiently large to accommodate tennis courts. The architectural character of The Burnaby is characterised by:

- Buildings in the arts and crafts and domestic revival style.
- Large plots with buildings set back from the edge of the plot and street.
- Plot boundaries are typically defined by low cast iron policy railings<sup>1</sup> and hedges.
- The large gardens contain many mature trees and large shrubs, which cumulatively create a wooded green character.
- Buildings are an eclectic mix of single storey bungalows and villas and two storey dwellings.
- Buildings are Arcadian and rural in styles as opposed to street like.
- House plans are generally asymmetrical in form.
- Steep roof pitches generally in tiles as oppose to slates; with tall chimney stacks and dormer windows.
- Gables facing the street.
- Eave overhangs, bay windows, porches and verandas.

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<sup>1</sup> Policy Railing is more commonly referred to as Estate Fencing or parkland railing. This style of fence incorporates round iron bars on the horizontal and flat bars on the uprights. It is widely used in the Burnaby and would appear to be the original front boundary treatment to the plots.

- There is considerable diversity in the range of building materials with a strong use of red-brown brick, dash render walls, terracotta roof tiles and cladding and mock timber framing.

The streetscape of The Burnaby is characterised by leafy and green suburban style streets. Street furnishings are limited and the cumulative effect of the buildings set deep within the plots creates a streetscape character of green vegetated tunnels. This green character is intrinsic to what is distinctive and valued in the character of The Burnaby. There are granite kerbs along footpaths, the surfaces of the footpaths are macadam.

Most of the streets in The Burnaby are tree lined; with Oak and Sycamore the predominant species. The height of the street trees would suggest that they are contemporaneous with the original setting out of The Burnaby.

The building fabric of The Burnaby is in general in excellent condition. A concern would be the poor condition of some plot boundaries and the replacement of policy railing and hedging with solid boundaries.

### **Development in The Burnaby**

Not all existing buildings in The Burnaby area merit protected status and retention. The adoption of the Burnaby ACA does not preclude nor prejudice the demolition and redevelopment of individual sites provided proposals are in accordance with the policies and objectives of the Architectural Conservation Area. The heritage value of individual buildings will be judged on a case by case basis.

The adoption of the Burnaby Architectural Conservation Area does not preclude or prejudice against: subdivision of dwelling into apartments, extensions, change of use and/or infill development. However such development may only be permitted provided they are in accordance with the policies and objectives of the Architectural Conservation Area, and in the case of conversion to apartments cannot result in the subdivision of front gardens.

It will be an objective of Council to encourage the retention of original policy railings and hedging to plot boundaries. Where boundaries must be repaired or replaced or where new boundaries are required, the Council will promote the use of policy style railing and formal hedge planting.

### **3.5 BLACKLION ACA**

#### **Location and History**

The Blacklion ACA consists of a cluster of single storey cottages and the church of St. Killian, located on a bend of the Chapel Lane Road. The cluster of cottages represents an older agrarian hamlet or clachan. The OS map of 1839 indicates similar dwellings/structures. The cottage structures are not of high architectural interest in themselves, having undergone numerous and significant modifications. The Blacklion cluster is however of local historical significance as a reminder of the pre-urban settlement patterns in Greystones/Delgany.

The church of St Killian (reference number 08-35) is a protected structure.

The architectural character of Blacklion is characterised by:

- The Church building and the collection of eleven single storey / single storey with dormer cottages.
- Slate roofs to cottages
- Seven of the cottages are in a vernacular style, with a low pitch roof and narrow plan.
- Four of the cottages are of a more elaborate style, with ornamental eave overhangs and brick or masonry quoins.
- Walls are masonry with render or dash.
- The church of St. Killian is in the gothic style, ornamentation is minimal, with granite quoins, window frames and gable tops. The walls are masonry with a render.

There are views of Kindlestown Hill and Wood to the north-west from Blacklion. The views of the hill contribute significantly to the character of Blacklion connecting the historic settlement cluster with its wider hinterland.

#### **Condition of Built Fabric**

The cottages have undergone many modifications. The majority of the original windows have been replaced with aluminium and uPVC framed windows. Porches have been added to some frontages and dwellings have been extended to the side and rear.



### **3.6 GREYSTONES HARBOUR ACA**

#### **Location and History**

The area of Greystones town centre that lies to the east of the railway line and which is framed by Marine Road, Cliff Road, the harbour and Victoria Road, has a distinctive seaside character and many buildings of historic and architectural heritage interest. The area is testament to the historic expansion of Greystones in Victorian times following the arrival of railway in 1855 and contains a good collection of buildings relating to this period, intermingled with some earlier Georgian and vernacular houses and more recent houses and public buildings.

#### **Protected Structures**

There is a high concentration of Protected Structures in this ACA, reflecting the high quality of the architectural heritage. There are 24 Protected Structures in total:

- 08-37 Bayswater Terrace, Harbour Lodge
- 08-38 Dencairn, Victoria Road
- 08-39 Emily Lodge, Trafalgar Road
- 08-40 No. 1 Emily House, Trafalgar Road
- 08-41 No. 2 Emily House, Trafalgar Road
- 08-42 No. 3 Emily House, Trafalgar Road
- 08-43 Cliff House, Cliff Road
- 08-44 Carrig House, Cliff Road
- 08-45 Lifeboat houses
- 08-46 Presbyterian Church, Trafalgar Road
- 08-47 Catholic Church, La Touche Road
- 08-48 'R.J. Mooney', Trafalgar Road
- 08-49 'Sommerville' formerly 'S.Ferns', Trafalgar Road
- 08-51 'The Beach House', Greystones Harbour
- 08-52 No. 1 (Triton House), Trafalgar Road
- 08-53 No. 2 (Triton House), Trafalgar Road
- 08-54 No. 3 Bethel, Trafalgar Road
- 08-55 Sharavogue, Bayswater Terrace
- 08-56 Slievemore, Bayswater Terrace
- 08-57 Bayview, Bayswater Terrace
- 08-58 Wavecrest, Cliff Road
- 08-59 Letter Box, Victoria Road
- 08-60 Burlington, Victoria Road
- 08-61 Garda Station and former Coastguard cottages

#### **Character**

The ACA is characterised by its seaside location and a predominance of well preserved 19<sup>th</sup> century buildings which includes houses, public buildings and a small number of commercial premises. There are fine semi-detached Victorian houses, and terraces at Bayswater Terrace, Simonton Place and Marine Terrace. The former Coastguard station, now a Garda Station, is a significant public building occupying a terrace of eight houses, part two-storey and part three-storeys. The La Touche Hotel, although no longer in use, remains a significant local landmark and a reminder of the area's late Victorian / Early Edwardian seaside resort popularity. The original building occupies a prominent elevated position and an extensive associated site and contributes significantly to the special interest of the area. There are two churches - the Greystones Presbyterian Church on Trafalgar Road and the Church of the Holy Rosary on La Touche Road,

the latter occupying a large site which includes a car park to the rear. The two schools - St. Bridget's National School and St. David's Secondary school are both modern buildings with flat roofs. Evidence of Greystones' earlier pre Victorian origins as a small fishing settlement can be found in the single storey vernacular style buildings along the west side of Trafalgar road, while Bethal terrace contains a fine example of Georgian architecture.

Proximity to the coast and the views of the sea to the east and north are key characteristics of this area. There is an extensive and accessible coastal open space along the length of Marine Road and Cliff Road. This area is of high amenity value and is an integral backdrop to the harbour area ACA. Other important open spaces include the hard landscaped triangular area with ship's anchor in front of Bayswater Terrace which contributes greatly to the local seaside character, and the car park on Trafalgar road which is pleasantly screened by trees and vegetation. Many of the houses have small front gardens, with planting and boundary hedging that softens the overall visual appearance of the built environment.

The area is characterised by:

- Predominance of two storey semi detached and terraced house with rendered finishes, moulded quoins and slate roofs.
- The building facades are characterised vertically orientated sash windows, timber panelled doorways and fanlights, many chimneys are rendered with corbelled caps and clay pots.
- Houses generally set back from street and surrounded by low roughcast rendered walls and square rendered gate pillars, with small front gardens.
- Pebble encrusted coping where used on boundary walls adds a local distinctiveness and seaside character.
- There are some well preserved traditional style shopfronts
- The views of the sea and coast with an extensive green open space running along Marine Road and Cliff road and associated hard landscaping, paths and benches.
- The Victorian seaside resort character as represented by the original building of the La Touche Hotel.

### **Condition of Built Fabric**

The buildings are generally in an excellent state of repair, with the derelict La Touche Hotel a notable exception. Some of the traditional timber sash windows, doors and rainwater goods have been replaced with uPVC which detracts from the character of the ACA.

### **3.7 EXEMPTED DEVELOPMENT**

In an ACA, the carrying out of works to the exterior of a structure will be exempted development only if those works would not materially affect the character of the area. This is in addition to the requirement under Section 4 (1) (h) of the Planning and Development Act 2000 (as amended) that for works to be exempted they must be consistent with the appearance of the structure itself and neighbouring structures.

### **3.8 ARCHITECTURAL CONSERVATION AREAS AND DEVELOPMENT**

When submitting a planning application for works to a non-protected structure located in an Architectural Conservation Area, additional information may be requested by the Planning Authority, depending on the extent and likely impacts of the development proposed.

In principle, applications for development which are not consistent with the character, policies and objectives for Architectural Conservation Areas will not be granted planning permission.

In consideration of applications for new buildings, alterations and extensions affecting Architectural Conservation Areas, the following principles apply:

- Proposals will only be considered where they positively enhance the character of the Conservation Area.
- Proposals to demolish buildings or other features which contribute to the special interest of the ACA will not be permitted.
- New buildings should, where appropriate retain the existing street building line.
- The mass of the new buildings should be in scale and harmony with the adjoining buildings and the area as a whole, and the proportions of its parts relate to each other and to the adjoining buildings
- The Council shall actively encourage the reinstatement of historically accurate architectural detailing on buildings of heritage interest in accordance with good conservation practice.
- The introduction of roof-lights to buildings of heritage or historical value should in principle be limited to the rear of the building.
- A high standard of shop front design relating sympathetically to the character of the building and the surrounding area will be required.
- The materials used should be appropriate to the character of the area. Proposals to repair rather than replace original features will be encouraged, and where replacement does occur similar materials and compatible design will be required.
- Planning applications in Architectural Conservation Areas should be in the form of detailed proposals, incorporating drawings of full elevation treatment, colours and materials to be used.