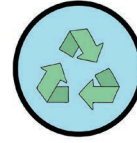


# **BRAY TIDY TOWNS**

Making a Great Town Better



9<sup>th</sup> January 2020

Dear Sir/Madam,

Extract from Tidy Towns Adjudication Report regarding Bray Tidy Towns Silver Award Winning Entry

*You are the caretakers of beautiful Bray which has an embarrassment of natural, historical and architectural heritage riches!*

## **Re: Wicklow County Development Plan 2021 – 2027 (WCDP)**

Further to Bray Tidy Towns submission of Architectural Conservation Area Plans (ACA's) to the Bray Municipal District Local Area Plan 2017 – 2023, we wish to further submit these plans to the WCDP. It is our strong contention that the protection of architectural heritage needs to be enshrined in the WCDP, which supersedes any Local Area Plan.

The areas which are in the attached email are:

Quinsboro Road, Florence Road and Eglinton Road.  
Galtrim/Wyndham/Adelaide/Novara/Sidmonton and Meath Road.  
Seafront

The intention of Bray Tidy Towns (BTT) submitting ACA's is to protect historical streetscapes and areas without bringing additional buildings onto the protected structures list. Merely putting protected structures on this list can sometimes be ineffective in preserving the generality of an historical area's appearance. In our experience listed buildings have in certain instances been allowed to disintegrate, making the task of their maintenance and repair impossible to carry out effectively.

In this regard we detail below some of the reasons for BTT's ACA proposals:

### **ACA MORE FLEXIBLE THAN PROTECTED STRUCTURE**

The building guidelines for ACA's relate to areas and streetscapes which are similar in character and although offering guidelines for the preservation of building exteriors do not, unlike guidelines affecting buildings with protected status, seek to influence the internal structures of buildings. An ACA status is arguably more user friendly than a Protected Structure status. See Section 3.2.3 of the AHPG.

### **ONLY RELEVANT GUIDELINES NEED BE INCLUDED IN PLANNING POLICY**

As you are aware, "it is at the discretion of the planning authority to make the policies to protect these areas appropriate to the particular circumstances". AHPG, Chapter 3 Section 3.2.10. Therefore controls can be put in place to suit specific areas.

### **NOT ALL NOTABLE BUILDINGS ARE ON PROTECTED STRUCTURE LIST**

There is a belief that most of the houses requiring to be protected are on the Record of Protected Structures list: this is not the case. In the case of Quinsboro Road the signage problem at the unprotected Main Street end is pervasive and interferes with the character of the entire Quinsboro Road.

### **OLD AND TROUBLESOME ISSUES SUCH AS SHOPFRONT NAMES AND SIGNAGE CAN BE GIVEN A FRAMEWORK**

ACA's are bespoke and can deal with concepts such as minimizing visual impact, general standard of design, signage on shop-fronts, service cables, size of road signage and waste disposal bins. Architectural Heritage Protection Guidelines for Planning Authorities (AHPG) Chapter 3 Section 3.11.2 & Section 3.7.4. In we are of the opinion that the Quinsboro Road in particular would benefit from a signage policy.

### **QUINSBORO ROAD**

We firmly believe that the adoption of planning policies through an ACA for the Quinsboro Road would at least halt some of the neglect currently endured by this most historical of Streets. The houses at the back of Nos. 1-11 Quinsboro Road are derelict and have been for quite some time.

### **OTHER AREAS IN WICKLOW WITH ACA'S**

Currently Bray, unlike eight towns in Wicklow does not have any ACA's in place although a previous plan stated the intention of looking for ACA status for two locations namely Sidmonton Park and King Edward Road. The nearest town in size to Bray on this list is Wicklow town, which has ACA's for four separate areas including their Main Street. Other towns, which have ACA's are: Tinahely, Blessington, Greystones, Delgany, Dunlavin, Rathdrum and Enniskerry.

## CONSOLIDATING ACA AREAS

If the current format of having three ACA areas is not feasible it may be more appropriate to combine all three areas into one for the sake of cohesion as the houses in these areas were built either during the Victorian era which is 1837 – 1901 or the Edwardian era which is 1901 – 1910. The features requiring preservation in both cases would consist mainly of the cast iron railings, sash windows, brick-work, roof tiles and timber detail on front doors and surrounds. In some instances the front curtilages would require protection. See AHPG Sections 3.2.3, 3.2.10 and 3.3.2 : <https://www.chg.gov.ie/app/uploads/2015/07/Architectural-Heritage-Protection-Guidelines-2011.pdf>

Bray Tidy Towns is of the opinion that the ACA is a planning tool to be used by planners to enhance their influence on how historical areas develop. The recommended 'building attributes' detailed by BTT in the attached ACA proposals are only given as examples of items in areas requiring policies and guidelines, they are not meant as definitive recommendations in themselves.

Bray Tidy Towns would urge you to consider these ACA's as their coherence lies in the fact that Bray (the largest town in Wicklow) was developed because of the railway and became an important Victorian resort. Dargan provided the inspiration and in some cases the finance, for the building and development of the streets, roads, villas, parks and the original Seafront. This town as it was designed and built in the late 1800s and early 1900's is sustaining a population of over 36,000 and it arguably deserves a helping hand to ensure that it will continue to thrive as an urban population centre.

We had intended to submit a fourth ACA, being the area around the Town Hall; we may do this separately but we firstly wanted to consolidate the above submissions.

Yours truly



---

Mary Hargaden  
Secretary  
Bray Tidy Towns



PROPOSED ARCHITECTURAL CONSERVATION AREA PLAN  
for Quinsboro Road, Florence Road and Eglinton Road, Bray  
(Plan No: 1 of 4)

Submitted By: Bray Tidy Towns





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# Introduction

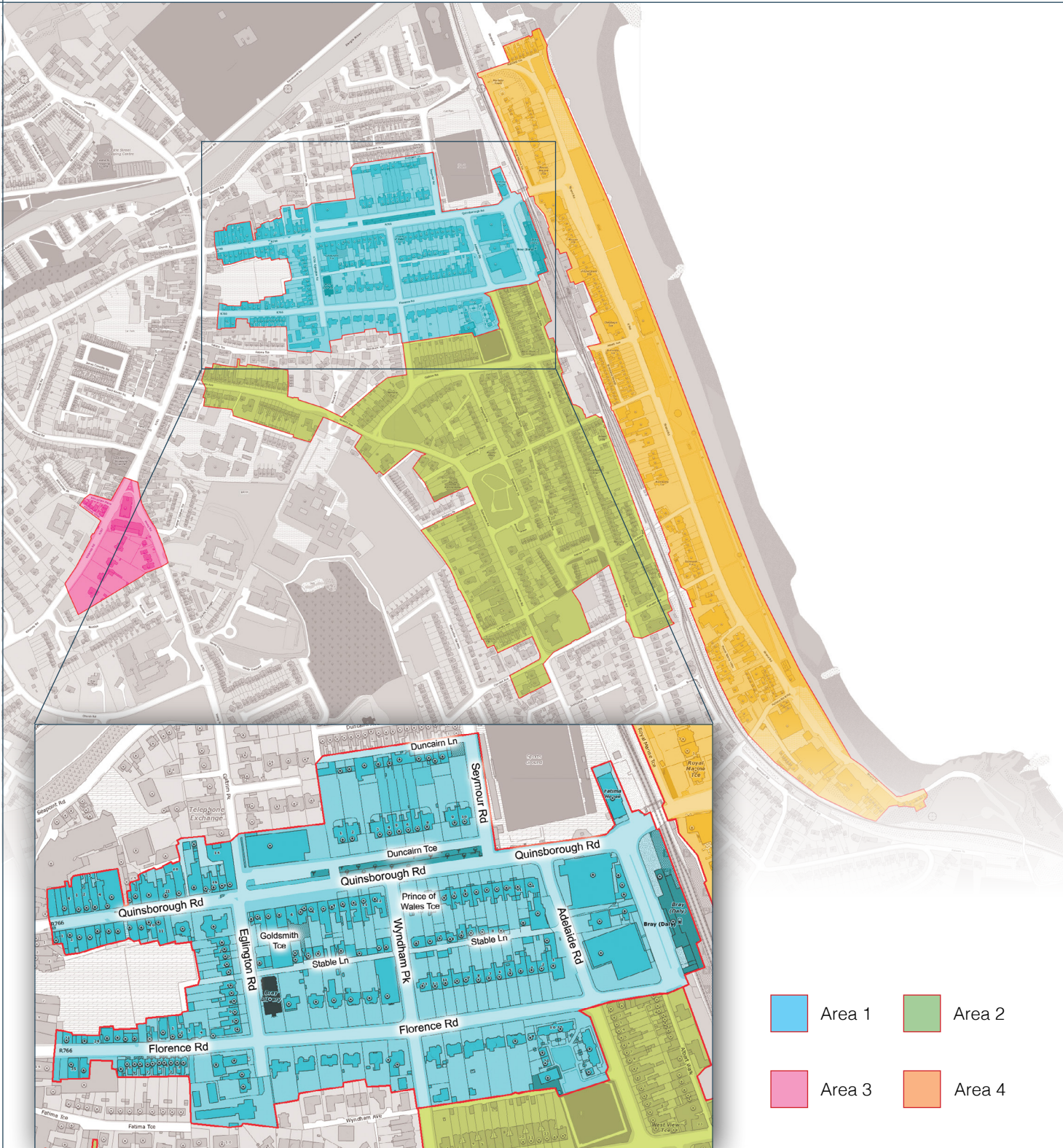
Several towns in Wicklow have ACAs and it is thought timely that Bray, given its size and unique history, should have areas within the town protected by Architectural Conservation Area status. The area under consideration was developed in Victorian times and contains many examples of well designed buildings by impressive, nationally accredited architects and engineers of the Victorian era.

The construction of the railway from Dublin to Bray led to extensive development in Bray, which was until then an unimportant market town and small bathing resort. The coming of the railway sparked off a massive building boom which turned the town into a major seaside resort and commuter town for Dublin. Architecturally important terraces and houses were built along new roads using the most competent architects of the time. The entrepreneurs responsible for building the railway and for financing the building boom in Bray included the notable railway engineer William Dargan (1799–1867) and local businessmen John Quin Junior, Edward Breslin and John Brennan. Quin supplied the land allowing the Dublin and Wicklow Railway Co. to lay out Quinsborough Road and Dargan laid out the seafront and provided structures on Quinsborough Road.

As was fashionable at the time three very grand rows of houses were erected along Quinsborough Road, which rivalled the town houses of Dublin: Dargan (now Duncairn) Terrace built c. 1859, Prince of Wales Terrace built c. 1860 and Goldsmith Terrace built c. 1863.



# Proposed Architectural Conservation Areas - Bray





## Historic Development

Quinsborough Road was laid out in 1854 by the Dublin and Wicklow Railway Co. under William Dargan: he also laid out the first Bray Promenade at his own expense in 1859.

The Quin family stipulated that the railway company undertake to build the Quinsborough Road. It was designed to be 40 feet wide at the west end from the main street as far as Eglinton Road and 50 feet wide from there to the railway level crossing. The west end was not developed as early as the wider end. On the north side of Quinsborough Road, Westbourne Terrace was built by 1870 and the houses were set back from the road with front gardens which were built over in the 20th century to provide street-front commercial premises.



*NLI - Duncairn Terrace, Bray, Co. Wicklow by French, Robert, 1841-1917 photographer  
Published / Created: [between ca. 1865-1914]. - Lawrence Collection*

# Character of the proposed Architectural Conservation Area (ACA)

## 1. LIST OF PROTECTED STRUCTURES IN THE ACA:

1/12 PRINCE OF WALES TERRACE

1/12 GOLDSMITH TERRACE

1/10 DUNCAIRN TERRACE

ST. ANDREWS PRESBYTERIAN CHURCH

FORMER MANSE OF ST. ANDREWS CHURCH

NO. 15 GOLDSMITH TERRACE (LAWLOR'S PHARMACY)

NO. 9 QUINSBORO RD.

BRAY POST OFFICE

1/13 FLORENCE TERRACE

ARNO FLORENCE ROAD

COLAISTE RAITHIN – FLORENCE ROAD

1-11 EGLINTON ROAD (INCLUDING NOS. 1-5 LONGFORD TERRACE)

CARNEGIE - BRAY PUBLIC LIBRARY – EGLINTON ROAD

METHODIST CHURCH

*See profiles of the Protected Structures in Appendix 1.*

## 2. BUILDING SEQUENCE

The railway was built in 1854, St. Andrew's church was built in 1858, and the terraces of houses were built in the following sequence: Duncairn Terrace (previously Dargan Terrace) c. 1859, Prince of Wales Terrace c. 1860, Goldsmith Terrace c. 1863. The Methodist Church on the corner of Eglinton Road and Florence Road was built in 1864. Eglinton Road and Florence Terrace were built c. 1870. The Post Office was built in 1905 and the Carnegie Library in 1910.

### **3. CHARACTERISTICS OF PRINCE OF WALES, GOLDSMITH, DUNCAIRN AND FLORENCE TERRACES / EGLINTON ROAD**

#### **ORIGINAL BUILDING FEATURES AND MATERIALS INCLUDE:**

- Uniform terraces with matching features
- Decorative wrought iron railings and gates
- Cast-iron rainwater goods
- Decorative wrought-iron balconies
- Slate hipped roofs sometimes behind parapets
- Granite stone steps
- Entrances, consisting mainly of panelled timber doors, sometimes flanked by pairs of moulded jambs with decorative console brackets, set within projecting porticos with Ionic columns, corner pilasters.
- Openings with decorative moulded surrounds with semi-circular fanlights
- Segmental pediments in brackets above windows
- Simpler copice like hoods on brackets above windows
- Brick and granite details including guardrails
- Timber doors with plain segmental fanlights
- Jambs with decorative brackets
- Timber sash framed windows
- Granite window sills
- Bay windows
- Windows with decorative wrought-iron security grills
- Full height gabled bays forming symmetrical "palace fronts" in the case of some Florence Terrace houses
- Apart from the redbrick houses some are finished in unpainted limed render
- Moulded quoins surrounding openings
- Terracotta tiling at entrances/porches.

### CHARACTERISTICS OF SOME OTHER BUILDINGS IN THIS ACA INCLUDE:

Carnegie Library on the corner of Eglinton and Florence Road, built in locally sourced granite (Glencullen) with many of its original features intact. Laid out tastefully back from the road and on the same line as other houses and buildings in Eglinton Road and Florence Road.



*NLI -  
St. Andrew's Church  
by French, Robert,  
1841-1917 photographer  
Published / Created:  
[between ca. 1865-1914].  
Lawrence Collection*

### ST. ANDREW'S CHURCH – QUINSBORO ROAD:

- Granite with clasping and diagonal buttresses
- Slated roof with crenellated granite parapets
- Pitched arch timber door with strap hinges
- Arch-headed windows with stone tracery and moulded drip stones
- Area of planting enclosed by decorative cast-iron railings and carriage gateway

### METHODIST CHURCH AND MANSE - FLORENCE ROAD:

- Built of granite rubble with sandstone dressings
- Gothic arched opening with pointed arch windows geometric tracery with sandstone surrounds.
- Rose window
- Double sheeted timber doors
- Wrought-iron railings
- Natural slate, granite chimneys with clay pots.

#### 4. ARCHITECTS

Many acclaimed architects worked on the infrastructure of Bray in Victorian times and later and these include the following:

STRUCTURE	ARCHITECTS
Prince of Wales Tce. and Florence Tce.	Lanyon and Lanyon.
Duncairn Tce.	George Wilkinson designed Bray Greystones and Dalkey railway stations among others.
Post Office	Robert Cochrane who designed many other post offices and coastguard stations.
Carnegie Library	John C. Wilmot resident of Bray who also designed houses in Galtrim Road.
Methodist Church	A.G. Jones who designed the famous wall, chained railings and entrance gates for Earlsfort Terrace Exhibition Palace and Winter Garden (National Concert Hall).
St. Andrew's Church	W.J. Barre church designer in Northern Ireland.
Florence Road – Up to Eglinton Road.	John Ryan railway engineer worked in US and Ireland. Also worked on Duncairn Tce. houses.

## 5. SETTING

The Quinsborough Road was conceived and built in Victorian times to serve the seafront, the railway station and the Main Street. This road, together with the adjacent Eglinton and Florence Roads, was built to service a thriving seaside and railway town, which was imaginatively and competently planned.

The street width, the trees and design are intrinsic to the amenity and character of Quinsborough Road. Mature trees are planted in a line in front of Duncairn Terrace providing diversity, and there is a line of well-planted trees on the footpaths alongside Prince of Wales Terrace and both sides of the Main Street end of the Quinsborough Road.

The uniform proportions of groupings of houses and their front gardens create pleasing views from the roadways included in the proposed ACA. The churches together with their well tended gardens and settings provide pleasant features on the Quinsborough, Florence and Eglinton Roads.



*Prince of Wales Terrace.  
According to NIAH this building “is still largely intact, which along with Duncairn Terrace and Goldsmith Terrace, makes Quinsborough Road Bray’s most impressive thoroughfare.”*

The Buildings of Ireland (NIAH) survey carried out by The Department of Arts Heritage and the Gaeltacht <http://www.buildingsofireland.ie/Surveys>, has much to say about these Victorian terraces in Bray. It says *“The Prince of Wales Terrace in particular, possesses a mid Victorian splendour to equal contemporary terraces in London.”* It also says *“this Victorian Terrace is one of Bray’s most complete and most impressive 19 c. groupings”*.

*“Quinsborough Road is undoubtedly the most architecturally impressive of Bray’s main thoroughfares, largely due to its three grand, late 1850s/early 1860s terraces.”*

The Methodist Church and Manse *“has been well preserved and combined with the group value of the adjoining manse it adds much to both the streetscape and the historic character of the area”*.



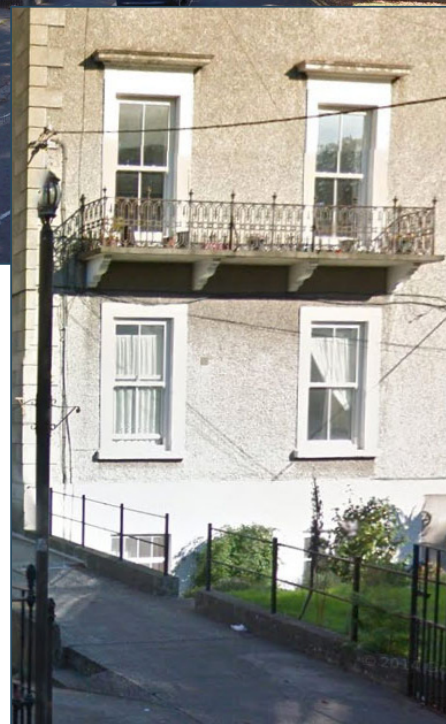
*This Methodist Church, on the corner of Florence Road and Eglinton Road, was built in 1864 from granite rubble with sandstone dressings. According to NIAH it is “well preserved and combined with the group value of the adjoining manse it adds much to both the streetscape and the historic character of the area”.*

Duncairn Terrace - According to NIAH this group of houses “along with the contemporary Prince of Wales Terrace and Goldsmith Terrace makes Quinsborough Road Bray’s most impressive thoroughfare”.



*Duncairn Terrace. These houses were built in 1859. Its features include a panelled timber door with semi-circular fanlight encased in a moulded surround, granite stone steps, timber sashed window frames. Most of the houses have decorative wrought-iron balconies and cast-iron rainwater goods.*

*Some of the houses have decorative wrought-iron balconies.*





St. Andrew's Church "is a neat, well preserved mid 19th century Presbyterian church, which, unusually for this denomination/date, is constructed in the Gothic Style. The corner site ensures the building's prominence and as such its value to the streetscape".

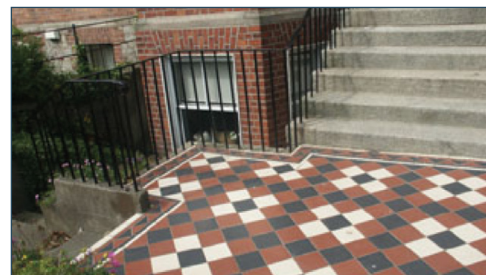


The Presbyterian Church St. Andrews on the corner of Quinsboro and Eglinton Road. This church is built of granite and the entrance timber door is in the shape of an arch with strapped hinges. According to NIAH "this is a neat, well preserved mid 19c Presbyterian Church, which unusually for this denomination/date , is constructed in the Gothic Style. The corner site ensures the building's prominence and as such its value to the streetscape".

Goldsmith Terrace (below) - Quinsborough Road is undoubtedly the most architecturally impressive of Bray's main thoroughfares, largely due to its three grand late 1850s / early 1860s terraces. Of the three Goldsmith Terrace is the most altered, all bar two of the properties having been given over to commercial use, with many unsympathetic shop fronts inserted and front gardens lost; however the Regency style grandeur of the row is still evident and the terrace continues to make an important contribution to the streetscape.



Eglinton Road Nos. 1-8 are “one of the most complete mid to later Victorian Terrace groupings in the whole of Bray”. Nos 9-11 are houses “whose restrained, dignified air contributes much to the streetscape”.



Nos. 6/7 Longford Tce. Eglinton Road. These houses were built c 1865. The facade is finished in brick with decorative eaves course. (Terracotta tiles at entrance above). The granite stone steps are a feature together with the original railings and guardrails. According to NIAH the west side of Eglinton Road is “one of the most complete mid to later Victorian groupings in the whole of Bray. (These houses are now in a very dilapidated condition).

## Problems and Pressures

Over the years there have been a number of developments of shop-fronts and mixed-use commercial developments which have negatively impacted on the Quinsborough Road in particular. While the listings of a protected structure protects the immediate building, it is critical that a cohesive approach is taken to the design of this road along with the Florence and Eglinton Roads in order to ensure that the formality of the road is maintained.

### ISSUES INCLUDE:

- Signs including illuminated projecting and non-projecting signage, down-lighters, neon signs and large window graphics erodes the uniform appearance of Quinsborough Road (see below).
- Buildings at the Westbourne Terrace end of Quinsborough Road are uninhabited, accessible, subject to illegal dumping and a health and safety issue. These need to be boarded up.
- Although Goldsmith Terrace still has characteristics of well-designed buildings, additions to the fronts of the buildings need to be monitored.
- Small incremental changes can quickly erode the appearance of historic buildings. In particular the use of uPVC windows/door frames.
- Bin-storage, necessitated by sub-divided units, leads to deterioration of visual appearance.
- Porches, extensions, roof alterations need to take into consideration the historic nature of the area.
- Electrical and Telecoms cables litter the facades of many of the buildings.



## Objectives

It is desired that guidelines for development will carry significant weight in determining applications for planning permission within the ACA. Possible outcomes of submitting an ACA include:

- Encouraging the retention of original features such as roof coverings, wall renders, windows, doors, railings, trees, streetscapes, gardens.
- To ensure that any developments, modifications, alterations or extensions affecting a structure within an ACA comply with planning standards and are sited/designed appropriately.
- Encouraging the removal of redundant modern signage which detract from the visual quality of the streetscapes.



Photos: Google Maps (Bannan Jewellers commended in Tidy Towns Adjudication Report - Bray)

## Appendix 1 - Profiles of Protected Structures

In most cases details of the architects responsible for the design of buildings was sourced from the Dictionary of Architects in Ireland <http://www.dia.ie/>. Details of the characteristics of the buildings was sourced from the Building Survey of Ireland - National Inventory of Architectural Heritage

<http://www.buildingsofireland.ie/Surveys/Buildings/>

1/12 Prince of Wales Terrace	Structure, including interior, gates and railings. Ref No. 68
1/12 Goldsmith Terrace	Structure and railings. Ref No. 72
1/10 Duncairn Terrace	Structure and railings. Ref No. 73
St. Andrews Presbyterian Church	Structure and interior. Ref No. 69
Former Manse of St. Andrews Church	Structure. Ref No. 69
No. 15 Goldsmith Terrace (Lawlor's Pharmacy)**	Façade. Ref No. 74
No. 9 Quinsboro Rd.**	Structure. Ref No. 70
Bray Post Office	Structure. Ref No. 65
1/13 Florence Terrace	Structure and railings. Ref No. 14
Arno Florence Road**	Structure. Ref No. 16
Colaiste Raithin – Florence Road**	Façade, external walls and roof. Ref No. 17
1-11 Eglinton Road (Including Nos. 1-5 Longford Terrace)	Structure. Ref No. 11
Carnegie - Bray Public Library – Eglinton Road	Structure. Ref No. 12
Methodist Church	Structure and interior. Ref No. 15

\*\* Profiles not included

#### **QUINSBORO ROAD, 1-12 PRINCE OF WALES TERRACE. REF NO. 68**

The *“twelve Italiante houses”* on Prince of Wales Terrace were designed in 1860 by Lanyon, Lynn and Lanyon, important architects of the mid 1800’s. These architects were also responsible for other work in Bray including those in Florence Tce, Ardmore House and also built a number of other houses for Dargan. They also completed drawings for Edward Breslin, another developer at that time in Bray. Prince of Wales Terrace *“has been described by a modern architectural writer as a splendid example of Victorian town development and a monument to 19c confidence, and so it remains”*. According to NIAH this is still a *“largely intact, terrace, which along with the contemporary Duncairn Terrace and Goldsmith Terrace, makes Quinsboro Road Bray’s most impressive thoroughfare”*.

#### **QUINSBORO ROAD, 1-12, GOLDSMITH TERRACE. REF NO. 72**

This was built by 1863 but unlike the Prince of Wales Terrace it is in commercial usage. And is absent of enclosed front gardens at most properties. According to NIAH of the three terraces in Quinsboro Road *“this is the most altered, all bar two of the properties having been given over to commercial use, with many unsympathetic shopfronts inserted and front gardens lost; however the Regency style grandeur of the row is still evident and the terrace continues to make an important contribution to the streetscape”*.

#### **QUINSBORO ROAD, 1-10 DUNCAIRN TERRACE (PREVIOUSLY DARGAN TERRACE). REF NO. 73**

At least four of the houses in Duncairn Terrace, were designed for William Dargan, by the famous architect, George Wilkinson who designed many railway stations in Ireland including Bray, Greystones, Dalkey and Wicklow. He was responsible for the design of the station-masters house which currently lies in ruins. He also designed the Royal Marine Hotel for Edward Breslin. These are semi-detached three storey over basement houses built in 1859 as part of a planned, part terraced, part semi-detached development of ten houses. There are decorative wrought-iron balconies to the first floor and each has cast-iron rainwater goods. Similar to the other house built nearby they face on to the road but are separated from the road by a relatively large garden, they are enclosed by decorative cast-iron railings with matching gates.

According to NIAH *“this large mid-Victorian residence is part of a grand, still largely intact grouping of similar houses, which, along with the Prince of Wales Terrace and Goldsmith Terrace, makes Quinsboro Road Bray’s most impressive thoroughfare”*.

#### **QUINSBORO ROAD, ST. ANDREW'S PRESBYTERIAN CHURCH AND MANSE REF NO. 69**

St. Andrews Presbyterian Church, was designed by William J. Barre in 1858. Most of Barres work was carried out in the Northern counties and he lived in Newry and Belfast. He is also responsible for the Church of Ireland church at Kilbride.

#### **QUINSBORO ROAD, THE POST OFFICE. REF NO. 75**

The Post Office was built in the 'New Dutch Renaissance style' according to the Irish Dictionary of Architects. The Post Office was designed in 1905, by Robert Cochrane, who designed a large number of Post Offices throughout Ireland including ones in Ennis, Belfast, Armagh, Newry Birr and Omagh. He also built quite a number of coastguard stations including ones at Fenit, Dingle and Bunbeg.

#### **FLORENCE TERRACE NOS. 1-13**

Like the Prince of Wales Tce, on the Quinsboro Road, the houses on Florence Terrace, were built by the architects, Lanyon Lynn and Lanyon. According to NIAH these are a relatively uniform but non-identical row of thirteen two storey over basement houses built c 1870. Many of the original features remain including the stone steps, timber doors with sidelights, timber jambs with decorative brackets and plain semi-circular fanlights. Most have timber frames. Some windows have decorative wrought-iron security 'grills'. Most have cast-iron rainwater goods. According to NIAH this is a Victorian terrace and one of "*Bray's most complete and most impressive 19c groupings*".

#### **EGLINTON ROAD 1-8**

Similar to Nos. 9-11 however NIAH states that these houses make the west side of Eglinton Road "*one of the most complete mid to later Victorian terrace groupings in the whole of Bray*".

#### **EGLINTON ROAD NOS. 9-11**

These are two-storey over basement houses built in a uniform row c1870. According to NIAH "*The front façade is finished in brick and granite with a decorative brick eaves course*" Each has a flight of stone steps with a plain segmental fanlight. The houses front onto the street but is separated from it by a garden enclosed by "*rendered wall topped with cast-iron railings*". NIAH states these are houses "*whose restrained, dignified air contributes much to the streetscape*".

### **BRAY PUBLIC LIBRARY**

This is a Carnegie Library built in 1910 from a grant of £2,000 given by Andrew Carnegie. John C. Wilmot was the architect, he also designed houses at Galtrim Road and the Northern Bank façade on the Quinsboro Road. He died at his residence at No. 3 Galtrim Road in 1912. The Granite used to build the library was from Glencullen and this stone was dressed in Glencree. It was built by A. Hull .

### **METHODIST CHURCH**

This church was built in 1864 of granite rubble and sandstone dressings. The double sheeted timber doors are set in a gothic arched opening set within a porch. There is a large rose window above this door. The window openings are pointed-arched with geometric tracery and sandstone surrounds. The roof is of natural slate and cast-iron rainwater goods. This church was designed by A.G. Jones who built several Methodist Churches around Dublin, including one at Silchester Road Dunlaoghaire.

### **BRAY RAILWAY STATION. NOT ON PROTECTED STRUCTURE LIST**

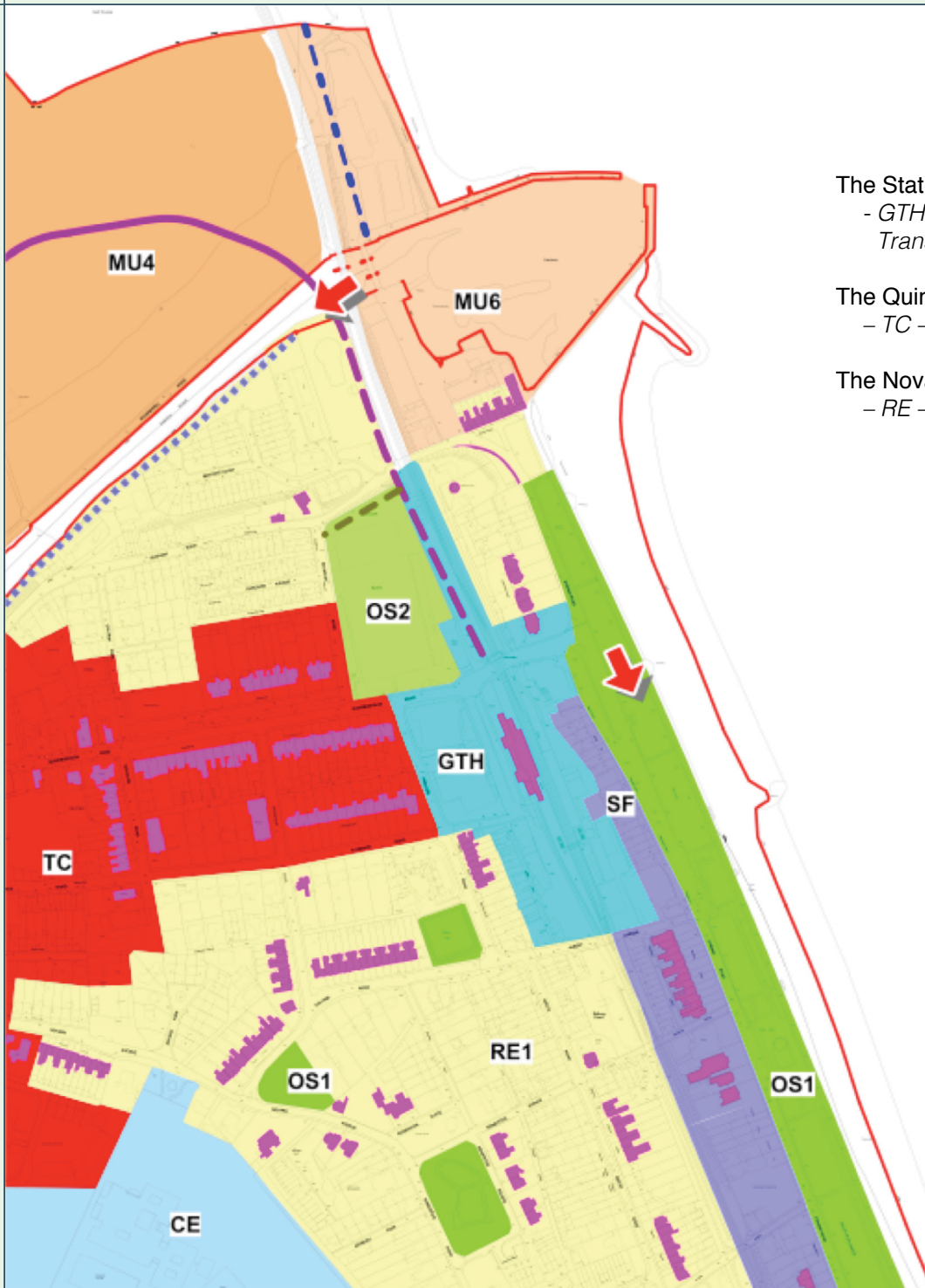
The famous architect of workhouses George Wilkinson built the Bray Railway Station in 1852 along with other stations including those in Dalkey, Killiney, Dundrum, Greystones and Wicklow. Up until this time he had designed up to two hundred workhouses. His works include buildings at Phoenix Park and the Agricultural Hall at the RDS. In Bray he also built the Royal Marine Hotel, Duncairn Terrace Houses and the Station Master's House.

### **NORTHERN BANK. NOT ON PROTECTED STRUCTURE LIST.**

The Northern Bank was designed in 1890 by George P. Beater who worked on many commercial premises in Dublin including Arnotts, Elverys and Bewleys Henry Street, which was destroyed during 1916. He also worked on the entrance porch to the Nelson Monument in O'Connell Street.



## Appendix 2 - Existing Designations/Zonings



The Station Area is Zoned  
- *GTH* – Gateway and  
Transportation Hub

The Quinsboro Road is Zoned  
- *TC* – Town Centre.

The Novara Road  
- *RE* – Residential



BRAY TOWN DEVELOPMENT PLAN 2011 - 2017  
MAP NO. 3

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Scale:  
1:5000  
Date:  
10/5/10







PROPOSED ARCHITECTURAL CONSERVATION AREA PLAN  
for Galtrim Road, Wyndham Park, Adelaide Road,  
Novara Avenue, Sidmonton and Meath Road Bray  
(Plan No: 2 of 4)

Submitted By: Bray Tidy Towns





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## Introduction

This is the second of four ACA submissions detailed on the attached Map at Appendix 3. As with the ACA submission for Quinsborough Road, Eglinton Road and Florence Road, this area was developed in Victorian times and contains many examples of well designed buildings by impressive, nationally accredited architects and engineers of the Victorian era.

The population of Bray in 1841 before the arrival of the railway in 1854 was 3,169 and with the spurt of house-building which took place after 1854, by 1861 the population had grown by 325% to 4,182. From 1861 to 1901 the population grew to 7,424. In other words the population doubled in 60 years.

Until the railway was constructed, Bray was an unimportant market town and small bathing resort. The coming of the railway sparked off a massive building boom which turned the town into a major seaside resort and commuter town for Dublin. Sea air was regarded as healthy and therefore many Dublin families moved to Bray for the Summer and many houses were rented. These Victorian houses in Bray were rented by people who did not have to travel into Dublin every day. Houses similar to those in Milward Tce. can be found in many Dublin suburbs including Rathmines. Similar houses to the two storey terraced houses can also be found in suburbs including those in Sth. Circular Road.

As was fashionable at the time many terraces, mainly redbrick, were erected along the Galtrim, Novara, Sidmonton and Meath Roads similar to other terraces which were built in other parts of the country but particularly in Dublin at the time.



# Proposed Architectural Conservation Areas - Bray





## Historic Development

The Quinsboro Road, was laid out in 1854, by the railway entrepreneur William Dargan who built the Bray to Dublin railway: he also laid out Bray Promenade at his own expense in 1859. As an able building contractor he built a number of roads including Dublin to Howth and Dublin to Blessington. He attracted a number of investors and architects to Bray including the famous George Wilkinson who designed the Bray Railway Station.

The town grew steadily in the fifteen years following the arrival of the railway indicated by the development, of the Quinsboro Road, its terraces, the two hotels the Royal Marine and the International, the Methodist Church 1859, the Presbyterian Church in 1860, Christchurch in 1863 and the Turkish Baths in 1859. The Florence Road followed and by 1860 other residential areas such as Sidmonton Square and Novara Avenue were being developed. In 1857 a Town Commission was established, which was responsible for lighting, water supply and paving. Before 1854 according to Davies<sup>1</sup> there was “no lighting supply of any kind; paraffin lamps and candles were still the order of the day, even though Dublin had had gas street lighting since 1825”.

Bray continued to expand through the late nineteenth and early twentieth centuries in contrast to the majority of Irish towns, which ceased to grow by the end of the 19c. To emphasise the importance of Bray the famous architectural practice of Thomas Newenham Deane & Son designed a ‘grand Town Hall’ paid for by the Brabazons<sup>2</sup> (benevolent landlords of the greater part of the township of Bray)



*NLI - Wyndham Park and corner of Galtrim Road Bray, Co. Wicklow  
by French, Robert, 1841-1917 photographer*

<sup>1</sup> Davies, Mary (2007) *That Favourite Resort*. Wordwell Limited.

<sup>2</sup> Garner, W. (1980) *Bray Architectural Heritage*. National Heritage Inventory Sponsored by The Heritage Trust.

# Character of the proposed Architectural Conservation Area (ACA)

## 1. LIST OF PROTECTED STRUCTURES IN THE ACA:

1-7 WYNDHAM PARK

1-14 GALTRIM ROAD

1-8 WAVERLEY TERRACE, ADELAIDE ROAD\*

1/7 NOVARA TERRACE

NOVARA AVENUE – BRAY PAROCHIAL HALL INCLUDING HOUSE

NOVARA AVENUE – FERNDALE

NOVARA AVENUE – WELLINGTON

NOVARA AVENUE –SIDMONTON COTTAGE\*

NOVARA AVENUE – LAXTON

NOVARA AVENUE – NOVARA HOUSE

1/6 SIDMONTON SQUARE

SIDMONTON PLACE – TONER HOUSE (FRENCH SCHOOL)

MEATH ROAD – 1/8 MILWARD TERRACE

MEATH ROAD – RICHMOND TERRACE

MEATH ROAD – CLAREMONT TERRACE

MEATH ROAD - EARLSBROOK HOUSE

*\*Details not readily available for these houses.*

*See profiles of the Protected Structures in Appendix (A).*

**2. LIST OF SURVEYED STRUCTURES, NOT ON PROTECTED STRUCTURE LIST (BUT RECORDED ON THE BUILDING SURVEY OF IRELAND NIAH).**

MEATH ROAD – SHORELINE HOUSE AND ARDEEVAN HOUSE.

MEATH ROAD – WOJTYLA HOUSE

MEATH ROAD – ROSEVILLE HOUSE

MEATH ROAD – IVERAGH HOUSE

MEATH ROAD – KILLISK HOUSE

MEATH ROAD – HEYFORD HOUSE

MEATH ROAD – SLOAN TERRACE



*NLI - The Meath Road, built c. 1855, with Milward Terrace at left built 1864  
by French, Robert, 1841-1917 photographer  
Published / Created: [between ca. 1865-1914].*

### 3. CHARACTERISTICS OF HOUSES IN THE PROPOSED ACA AREA

#### *Features on specific Terraces, Roads, Avenue and Square:*

The characteristics of quite a number of the houses in this proposed ACA area are detailed by the Buildings of Ireland (NIAH) survey carried out by the Department of Arts Heritage and the Gaeltacht, <http://www.buildingsofireland.ie/Surveys> and can be found in Appendix (A). According to this survey, houses in the roads, avenues, terraces and squares in this proposed area have similar Victorian and Edwardian architectural features. These include Milward Tce, Novara Tce, Sidmanton Sq/Place, Claremont Tce, Richmond Tce, Novara Ave and Wayverley Tce.

- **Sidmanton Square** are single-storey over basement houses and according to NIAH this design takes advantage of the sloping site and adds considerable interest.
- **Novara Terrace** - some of the balconies have Regency style cast-iron guard rails.
- Most of the Edwardian Houses on **Galtrim Road** have recessed porches.
- **Alexandra Terrace**, Novara Avenue Nos. 1-6 have decorative moulded keystones in the form of the 'Prince of Wales' feathers.
- **Milward Terrace**, the upper floors have granite quoins, sills and string course. Each house has a broad flight of granite steps with wrought-iron guard rails.



*Sidmanton Square*



*Novara Terrace*



*Galtrim Road*



*Alexandra Terrace*



*Milward Terrace*

*Most of the Terraced houses in the proposed ACA area have the following features:*

- Front gardens with cast-iron railings and stone plinths.
- Slate hipped roofs sometimes behind parapets
- Panelled front doors with segmental, or semi-circular fanlights and jams with decorative brackets
- Timber sashed windows
- Brick details
- Rectilinear overlights.
- Front doors with side lights.
- Original crown and cylinder glass survives on some of the houses which adds to their character.

*Victorian houses in the ACA area have:*

- Granite stone steps
- Cast-iron rainwater goods
- Decorative wrought-iron balconies
- Granite window sills
- Bay windows
- Moulded quoins surrounding openings
- Terracotta tiling at entrances
- Some front entrances are set within projecting porticos
- Segmental pediments in brackets above the windows
- Different colours in the façade of the brick houses and different shapes of brick in some cases.
- Parapet structures
- Natural slate
- Gothic arches made of mixed red and yellow brick.
- Boundary walls of brick, granite (with a chamfered edge to promote the run off of water) or a mix of both.

**3 (A) SPECIFIC CHARACTERISTICS OF OTHER HOUSES IN THIS ACA PROPOSAL INCLUDE:**

Laxton House on Novara Avenue has a door opening which according to the NIAH is dressed with “distinctive block and start quoins”. There is also a Regency style screen sitting in front of the door which raises to support a small balcony.



*Laxton House, Novara Avenue - Photo: Mary Hargaden*

Killisk House – Meath Road. According to the NIAH “This late Victorian house has an original veranda”.



## Street-scape settings and features:

Along with the Victorian and Edwardian Houses and buildings dealt with below there are a number of well designed terraces which are not protected or which are not on the Buildings of Ireland (NIAH) survey, carried out by the Department of Arts Heritage and the Gaeltacht. These houses are in keeping with good design and streetscapes. An ACA will give weight to the assessments of developments in regard to this area as a whole and encourage the development of the street-scape with appropriate street furniture and landscape.

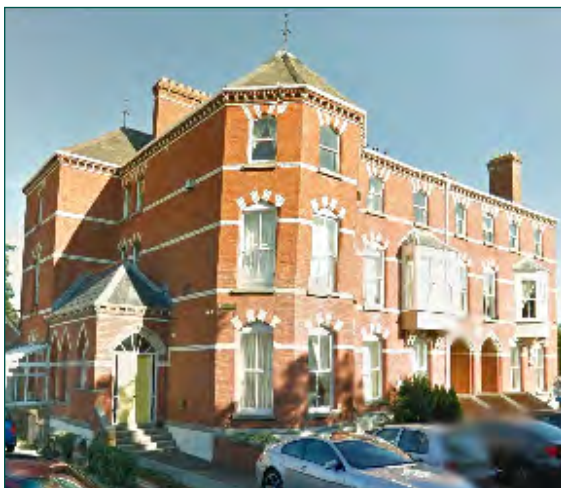
The incremental loss of seemingly small elements such as street furniture, original doors and windows, paving and other architectural elements, has a significant effect on the character of an area. All efforts should be made to retain the existing fabric and to aim for the reinstatement of any architectural element, which it has been lost.

The Buildings of Ireland (NIAH) has made comments about the street-scapes in this area which include the following (fuller versions of these comments can be found in Appendix A):

**TONER HOUSE**, Sidmonton Place – (Old French School) According to NIAH “this Ruskinian Gothic style former terrace introduces a mildly Venetian appearance to the street-scape..... this building has retained much of its original charm and character. This is now an increasingly rare example of the genre”.

**GALTRIM ROAD** is, according to NIAH “one of the most complete and most attractive terraces in Bray”

**SIDMONTON SQUARE** - According to the NIAH “This small group of houses is distinctive well preserved and has retained much of its original character. The single-storey over basement design takes advantage of the sloping site and adds considerable interest to the street-scape”.



*Toner House,  
Sidmonton Place - Google Earth*



*Galtrim Road - Google Earth*

**LAXTON HOUSE**, Novara Avenue - NIAH states that this is a “well preserved mid 19c house which is in good condition and which retains its original setting. Despite the addition of rough-cast render, this building maintains the Victorian character of the street-scape”.

**ALEXANDRA TERRACE, NOS. 1-6**, Novara Avenue - According to NIAH this is “one of Bray’s more distinctive later Victorian terraces, the grouping contributing much to the street-scape and the unusual keystones lifting the whole row that little bit above the ordinary”.

**FERGUSLEA HOUSE AND ROSSLEA HOUSE** – Waverley Terrace - Adelaide Road. According to NIAH “These two houses are flamboyant and well preserved examples of Edwardian Tudor style houses, they have retained their original setting and add to the historic character of the street in a most dramatic way”.



*Wellington House,  
Novara Avenue  
- Building Survey of Ireland.*



*The Parochial Hall and Caretakers House,  
Novara Avenue  
- Google Earth*

**WELLINGTON HOUSE** – Novara Avenue. According to NIAH this is “a striking example of an early Edwardian House built with mild Tudor overtones which adds diversity and richness to the rhythm of the street-scape”.

**THE PAROCHIAL HALL & CARETAKERS HOUSE** – Novara Avenue, was built in 1886 by Thomas P. Figgis. To his credit are thirteen stations on the Northern Line subway in London and he was also an adviser to the Presbyterian Church in England.



**BEECHFIELD HOUSE** - Novara Avenue was built c1880 and is according to the NIAH “in very original condition and is well preserved. It adds to the historic character of the street-scape”.



*Beechfield House, Novara Avenue  
- Google Earth*



*Richmond Terrace, Meath Road  
- Google Earth*

**RICHMOND TERRACE** , Meath Road –The terrace according to NIAH “is all in very original condition. Each house adds character and quality to the street-scape but with a group as complete as this, the overall effect is greater than the sum of the parts”.

**MILWARD TERRACE**, Meath Road – According to NIAH this is a “well preserved terrace” the terrace “makes a major contribution to the street-scape”.

**CLAREMONT TERRACE**, Meath Road – NIAH this is a “well preserved terrace” the terrace “makes a major contribution to the street-scape”.

**EARLSBROOK HOUSE**, Meath Road - According to NIAH “this is a very decorative late Victorian house whose distinctiveness adds variety to the street-scape”.

**RAHEEN HOUSE, ARDVEEN HOUSE, SHORELINE HOUSE, IVERAGH HOUSE, SLOAN TCE, WOJTYLA HOUSE, KILLISK HOSE, ROSEVILLE HOUSE, ARD BEAG and HEYFORD HOUSE**, on the Meath Road, though not on the ‘Protected Structures list’ according to the NIAH add rhythm, variety and distinctiveness, contributing greatly to the 19c street-scape

## Open Space-Private and Public

### **SIDMONTON SQUARE PARK – PUBLIC**

In the 2011-2017 Bray Town Development Plan Section 8.4.5.2 it was stated that “It is the policy of the Council to consider making Architectural Conservation Areas to preserve the character of areas of special interest” and “Having regard to the requirements of Part IV of the Planning and Development Act 2000 as amended, the Council will investigate the designation of A.C.A.’s for” “Sidmonton Square”

This important amenity is defined by continuous fencing and has an entrance at Sidmonton Square. Tree planting is concentrated within the park boundaries and apart from having a good stock of original trees, new ones have been planted by volunteers and residents. The park is under the control of Bray Municipal District with the cooperation of local residents. It also has a selection of playground furniture and well placed seating.

### **BOWLING GREEN - ADELAIDE ROAD**

This is used by the Bray Bowling Club and is leased from Bray Municipal District.

### **NOVARA TERRACE PARK – PRIVATE**

Residents of Novara Terrace hold keys to this park, which is well maintained and contains quite a number of deciduous trees and adds to the character of the area.



*Sidmonton Square Park layout, Aerial Shot - Google Earth*

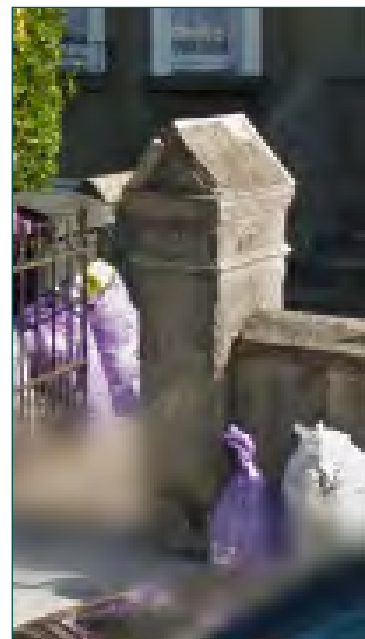
## Problems and Pressures

The uniformity of terraces is dependent on continuous horizontal lines and vertical divisions achieved by planned alignment as well as by parapet walls and the repetition of the stucco detailing, each finely balanced against the other. Incremental changes can quickly erode the appearance of historic buildings in particular the use of uPVC windows and door frames.

Altering the shape of window and door openings especially in some of the Victorian Terraces can compromise the integrity of the entire terrace. Bin-storage and car parking spaces, necessitated by sub-divided units, leads to deterioration of visual appearance. Porches, extensions, roof and chimney alterations need to take into consideration the historic nature of the area.

### ISSUES INCLUDE:

- Damage or loss of Iron Work.
- Removal of front boundary railings.
- The loss of original sash windows or bay windows.
- Damage or loss of original wall brickwork.
- Extensions which are clearly not in keeping with the spirit of the original designs and using inappropriate materials.
- Electric wiring clutter on some buildings.
- Removal of roof parapets.
- Wall renders being unsympathetic to the other houses in the street-scape.
- Some of the 'curtilages' of the protected structures need to be considered when allowing car-parking spaces to be built especially for the buildings designed by highly regarded architects such as Toner House and Wellington House which were designed by Thomas Newenham Deane.



## Objectives

ACA designation will give significant statutory protection to the houses in this area. The designation aims to protect the special character of a place and in this instance this area contains many of the Victorian Terraces outside the seafront in Bray. The importance of the houses in this area lies in their street-scape value.

It is desired that guidelines for development will carry significant weight in determining applications for planning permission within the ACA. Possible outcomes of the acceptance of this ACA submission include:

- Encouraging the retention of original features such as roofs, walls and wall renders, windows, doors, railings, trees street-scapes.
- Ensuring that any developments, modifications, alterations or extensions affecting a structure within the proposed ACA area complies with planning standards and are sited/designed appropriately.
- Discouraging the abolition of front gardens in favour of off street parking.

*NOTE: The Conservation Grants Scheme for Protected structures allow for the careful repair of some of the features of these structures including windows, roofs and railings.*

*[http://www.citizensinformation.ie/en/housing/building\\_or\\_altering\\_a\\_home/protected\\_structures.html](http://www.citizensinformation.ie/en/housing/building_or_altering_a_home/protected_structures.html)*



*Gardens and railings intact - Novara Terrace  
Inset: Preserved features - Sidmonton Square  
- Google Earth*

## Appendix A - Profiles of Protected & Unprotected Structures

### PROTECTED STRUCTURES

Where available the details of the architects responsible for the design of the buildings was sourced from the Dictionary of Architects in Ireland <http://www.dia.ie/>.

Details of the characteristics of the buildings were mainly sourced from the Building Survey of Ireland – National Inventory of Architectural Heritage <http://buildingsofireland.ie/Surveys/Buildings>

Name of Area	References	Approximate Date Built
1-8 Waverley Terrace, Adelaide Road	Structures including gates and railings. Ref No. 1	1910
Culloden, Wyndham Parkw	Structure. Ref No. 107*	
1-7 Wyndham Park	Structure and railings. Ref No. 108*	
Galtrim Road 1-14	Structure. Ref No. 19	1907
1/7 Novara Terrace	Structure railings and remaining balconies. Ref No. 57	1862
Novara Avenue – 1-11 Alexandra Terrace	Structure. Ref No. 57	1880
Novara Avenue – Bray Parochial Hall including House	Structure. Ref No. 61	1886
Novara Avenue – Ferndale	Structure. Ref No. 60*	
Novara Avenue – Wellington,	Structure. Ref No. 58	1905
Novara Avenue – Sidmanton Cottage	Structure. Ref No. 59*	
Novara Avenue - Novara House		
Novara Avenue – Laxton	Structure. Ref No. 62	1858
Sidmanton Square – 1/6	Structure	1870
Sidmanton Place – Toner House (French School)	Structure. Ref No. 78	1868
Meath Road – 1/8 Milward Terrace	Structure. Ref No. 53	1864
Meath Road – Richmond Terrace	Structure. Ref No. 54	1890
Meath Road – Claremont Terrace	Structure. Ref No. 55	1880
Meath Road – Dargan Court,	Structure. Ref No. 51*	
Meath Road - Earlsbrook House.	Structure. Ref No. 52	1875

*\*Profiles not included as details not available in the NIAH Building Survey of Ireland*

## UNPROTECTED STRUCTURES

Buildings - not on the Protected Structure list but recorded on the Building Survey of Ireland. They are considered good examples of Victorian/Edwardian buildings in the NIAH Survey.

Name of Area
Meath Road – Shoreline House and Ardeevan House.
Meath Road – Wojtyla House
Meath Road – Roseville House
Meath Road – Iveragh House
Meath Road – Killisk House
Meath Road – Heyford House
Meath Road – Sloan Terrace

### ***Profiles for Protected Structures***

#### **ADELAIDE ROAD 1-8 WAVERLEY TERRACE. REF NO. 1**

Built by Edward Breslin the businessman and John Brennan the builder who gave his name to Brennan's Parade and Brennan's Terrace. He named Adelaide Road after his daughter.

#### **WAVERLEY TERRACE – FERGUSLEA HOUSE AND ROSSLEA HOUSE ADELAIDE ROAD. REF NO. 1**

Houses here were built c 1910 and were constructed in red brick with mock half timbering. Stone steps lead to the panelled front door with plain sidelights and a fanlight set within a semi-circular arched opening with moulded keystones. Window frames are a mix of casement and top hung. The roof is finished with cast-iron rainwater goods, serrated clay ridge tiles and bracketed overhanging eaves. The house is set back behind a rendered wall with elaborate cast-iron railings and gate. According to NIAH *"These two houses are flamboyant and well preserved examples of Edwardian Tudor style houses, they have retained their original setting and add to the historic character of the street in a most dramatic way"*.

#### **MORNINGTON HOUSE - GALTRIM ROAD NO. 1. REF NO. 19**

This was built in 1907 It has a *"typical Edwardian asymmetrical front elevation with a five-sided, full height, hipped roof, corner bay to the west side, and a full-height canted bay, topped with a gable. Entrance consists of a semi-circular headed opening with moulded archivolt, behind which is a recessed porch area, with a part glazed timber door screen."* The windows are of various sizes and have mullioned and transomed timber frames with small panes to the upper lights. House has cast-iron rainwater goods. House is separated from the street by rendered wall and hedging. It is, according to NIAH a *"well preserved Edwardian House, which along with the equally well preserved contemporary terrace, is a good asset to the street-scape"*.

#### **GALTRIM ROAD 2 - 14.**

According to the NIAH the Edwardian Houses built in 1907 on Galtrim Road were built as a uniform row of thirteen properties and are *“one of the most complete and most attractive terraces”* in Bray. The entrances consist of semi-circular headed openings with moulded archivolt fronting a recessed porch *“.....the windows are flat headed and have mullioned and transformed timber frames, with casement and top-hung openings.....Cast iron rainwater goods”*. The tiled pitched roof has a slight overhang with exposed rafter ends and plain barge-boards, decorative ridge tiles and brick chimneys-tacks with corbelling” Some of the windows have upper lights which are filled with small panes and some are leaded.

#### **KILADREENAN HOUSE – 14, GALTRIM ROAD**

This house has an asymmetrical front elevation with a recessed, veranda-like porch to the east side with a small first floor balcony area directly above it. The entrance consists of a mainly glazed timber door screen, with decorative leaded panes. Above the porch is a balcony with plain railings and posts which support the overhang of the main roof. The windows have timber frames and stone sills and cast iron rainwater goods are used for drainage. The house is separated from the street by a garden which has a decorative wrought-iron gate with square brick piers. According to NIAH *“This house is not as architecturally interesting, nor ads well preserved as its near neighbours, however, it is still an important part of the grouping and as such is still of value”*.

#### **NOVARA TERRACE**

Built in 1862 According to the National Inventory of Architectural Heritage (NIAH) Novara Terrace on Galtrim Road is *“a quite well preserved and complete terrace of the mid 19th century; its rhythm adds richness to the area and its age contributes a sense of permanence to the street-scape”*. Some of the balconies have Regency style cast-iron guard rails and some of the rainwater goods are cast-iron. They are slightly set back from the road behind hedges.

#### **NOVARA AVENUE - ALEXANDRA TERRACE NOS 1-6**

The six identical houses in Alexandra Terrace were built in 1880. They have decorative moulded keystones in the form of the ‘Prince of Wales’ feathers. Most of the houses have cast-iron rainwater goods. The houses front on to the street but are separated by small gardens with wrought iron gates with rendered piers.

According to NIAH these properties constitute *“one of Bray’s more distinctive later Victorian terraces, the grouping contributing much to the street-scape and the unusual keystones lifting the whole row that little bit above the ordinary”*.

#### **NOVARA AVENUE - ALEXANDRA TERRACE NOS. 7-11**

These houses have original cast iron rain water goods, original fanlights and wrought-iron gates. These two-bay three-storied houses were built in 1865 as part of a group of five similar properties. According to NIAH these houses remain a *“valuable part of the street-scape”*.

#### **NOVARA AVENUE – THE PAROCHIAL HALL. REF NO. 61**

The Parochial Hall was built in 1886 by Thomas P. Figgis who was based in England. To his credit are thirteen stations on the Northern Line subway in London and he was also an adviser to the Presbyterian Church in England.

#### **BEECHFIELD HOUSE NOVARA AVENUE**

This was built c1880 and is according to the NIAH *“in very original condition and is well preserved. It adds to the historic character of the street-scape”*.

#### **NOVARA AVENUE – WELLINGTON HOUSE. REF NO. 58**

Detached three bay two and a half storey house, built c 1905. According to NIAH this house is built in red brick with granite dressings. Front door has a plain fanlight and is set below a stone balcony with turned balusters supported on a column and anta pilasters all of Tuscan order. Windows have block and start dressings, some are mullioned and transomed. The pitched roof is covered with rosemary tiles and clay ridge tiles, the eaves are bracketed and the chimney-stacks are brick with slightly corbelled caps with clay pots. Rainwater goods are cast-iron. The gate pillars have decorative pyramidal caps and support a wrought-iron gate. According to NIAH this is *“a striking example of an early Edwardian House built with mild Tudor overtones which adds diversity and richness to the rhythm of the street-scape”*.



### **NOVARA AVENUE – LAXTON HOUSE. REF NO. 62**

This two storey three bay house was built in 1858. The NIAH states that the panelled door is flanked by pilasters and has a semi-circular headed fanlight. The door opening is dressed with *“distinctive block and start quoins”*. A wrought-iron Regency Style screen sits in front of the door and raises to support a small balcony. Windows have timber sash frames and a *“French window opens from first floor onto the balcony”*. Eaves are overhanging and rainwater goods are cast-iron. House has wrought-iron gates set in a mature garden. According to NIAH this is a *“well preserved mid 19c house which is in good condition and which retains its original setting. Despite the addition of rough-cast render, this building maintains the Victorian character of the street-scape”*.

### **SIDMONTON SQUARE NOS. 1-6 REF NO. 79**

These consist of three pairs of semi-detached three-bay single-storey over basement houses built c 1870. Each house has granite stone steps and panelled front doors which have plain sidelights and fanlights set within segmental arch headed openings with moulded keystones and surrounds. Windows have timber sash frames. Rainwater goods are a mixture of uPVC and cast-iron. The houses face the road and are slightly set back behind low walls with, in most casts, original cast-iron gates. According to the NIAH *“This small group of houses is distinctive well preserved and has retained much of its original character. The single-storey over basement design takes advantage of the sloping site and adds considerable interest to the street-scape”*.

### **SIDMONTON PLACE – TONER HOUSE REF NO. 78 (OLD FRENCH SCHOOL)**

The four houses in Sidmonton Place were built by the famous architect Thomas Newenham Deane c 1868 who was also responsible for building the Town Hall and Market Square at the Vevay Road end of the Main Street in Bray. Deane was also responsible for works on Christ Church College in Oxford, Portumna Castle Co. Galway, St. Canice's cathedral in Co. Kilkenny, St. Anne's in Dawson Street, the Museum Building in Trinity College, Westland Road Railway Station among many others. House is finished in red brick with straw-coloured brick dressings in Ruskinian Gothic style. The doors are recessed within Gothic arched porches. Window openings have shallow Gothic openings with timber sash frames. Two of the houses have first floor oriel windows supported on brackets. The roof is finished with slate and cast-iron rainwater goods. The building is slightly set back from the road. According to NIAH this group of houses is *“prominently sited at the junction of Sidmonton Place and Novara Avenue, this Ruskinian Gothic style former terrace introduces a mildly Venetian appearance to the street-scape. Despite the two changes of use, this building has retained much of its original charm and character. This is now an increasingly rare example of the genre”*.

#### **MEATH ROAD – MILWARD TERRACE. REF NO. 53**

Milward Terrace houses were built in 1864. Basement constructed in squared rubble granite with brick dressings. Upper floors have granite quoins, sills and string course. Each house has a broad flight of granite steps with wrought-iron guard rails and the front door is flanked with panelled pilasters which support a cornice above which is a plain fanlight all of which is *“set within a semi-circular headed opening which is in itself recessed within a semi-circular headed open porch”*. The porch arch is dressed with radial brick of contrasting colours. Cast-iron rainwater goods are used. The low granite garden wall has square brick gate pillars with granite caps. Some of the houses have *“oriel bay”* windows, which have *“one over one timber sash frames”*. According to the NIAH this is a *“well preserved terrace”* which *“makes a major contribution to the street-scape”*.

#### **MEATH ROAD – RICHMOND TERRACE. REF NO. 54**

These houses were built c. 1890 and were constructed *“in red brick with straw and grey coloured brick decoration. The front panelled door is flanked by panelled pilasters with console brackets which support a projecting cornice with a plain fanlight; all is set within a semi-circular headed opening with radial brick decoration”*. Window openings are *“segmental arch-headed with radial brick decoration; each one has a one over one timber sash frame. The pitched roof is slated with cast-iron rainwater goods. The house faces the road and is slightly set back behind wrought-iron railings”*. This is a group of six similar houses. The terrace according to NIAH is all in very original condition. *“Each house adds character and quality to the street-scape but with a group as complete as this, the overall effect is greater than the sum of the parts”*.

#### **MEATH ROAD - CLAREMONT TERRACE. REF NO. 55**

Similar to other red brick houses on this road this house was built c 1880. Panelled front door has a plain fanlight set within a segmental arch headed opening, each opening has a raised brick surround. Window openings have one over timber sash frames and the house has cast-iron rainwater goods. According to NIAH *“the houses are substantially complete and compliment the street-scape within this 19th century area of townscape”*.

### **MEATH ROAD – EARLSBROOK HOUSE. REF NO. 52**

This was built c 1875 is designed with free classical detailing. Panelled front door with plain sidelights, semi-circular fanlight and flanked panelled pilasters with moulded capitals supporting a segmental arched pediment. Windows are segmented headed with eared moulded segments with keystones. Windows are *timber sash*. The roof is hidden behind a high parapet moulded coping with rise to centre of parapet. Very decorative wrought-iron front gate. According to NIAH *“this is a very decorative late Victorian house whose distinctiveness adds variety to the street-scape”*.

### **VICTORIAN PILLAR BOXES**

Junction of Sidmonton Road and Loreto Avenue. Junction of Sidmonton Road and Novara Terrace. Ref No. 44

### ***Profiles for Unprotected Structures***

Houses - not on the Protected Structure list but recorded on the Building Survey of Ireland. They have features which are considered good examples of Victorian/Edwardian housing.

### **NOVARA ROAD - NOVARA HOUSE**

*“Novara House, an early beach lodge, lying at the southern end of Novara Avenue, dates from this time, though it has been extensively modernised. Originally known as Bay View, it is sited a half mile inland from the seafront itself.”* This house dates from the early 18c.<sup>1</sup> *“The façade and gateposts of the early bathing lodge survive.”*<sup>2</sup>

### **MEATH ROAD – SHORELINE HOUSE AND ARDEEVAN HOUSE.**

Both of these were built c 1880. Feature wrought iron railings, timber sash frames and some cast-iron rainwater goods. The front door has projecting cornices and set in a semi-circular arch-headed opening with matched notching and has a plain fanlight. According to NIAH these well preserved late Victorian houses, *“retain much of their original character and are in good condition. The houses add variety and rhythm to the street-scape though setting is weakened by the loss of the front gardens”*.

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<sup>1</sup> xxharrison. Just another WordPress.com site <https://xxharrison.wordpress.com/2015/03/23/bray-a-short-history/>

<sup>2</sup> Davies, Mary. Author of *That Favourite Resort: The story of Bray Co Wicklow*

### **MEATH ROAD – WOJTYLA HOUSE.**

This house was built c 1880 similar to other houses along this road the panelled front door is flanked with Panelled pillars with console brackets supporting a projecting cornice with a plain fanlight all set within a segmental-arched opening with moulded surrounds. To either side is a canted single-storey bay with a hipped roof. Windows have timber sash frames and the roof is finished with cast-iron rainwater goods. The house is slightly set back behind wrought-iron railings and gates. According to NIAH the house is *“set within an area of historic character is well preserved and maintains the 19c feel of the street-scape”*.

### **MEATH ROAD - ROSEVILLE HOUSE**

This house was built c 1890. It has two projecting bay windows with a gable. It has its original roofing on the main building of black-blue slate with green slate over the bay windows. The chimney stacks are panelled and rendered with corbelled caps and clay pots. The house still has its original square gate pillars with wrought iron gate. According to NIAH *“this is a good example of an imposing late Victorian house which adds much to the built heritage of the area”*.

### **MEATH ROAD - IVERAGH HOUSE**

This house was built c 1880 and has a panelled front door with a plain fanlight set within a semi-circular headed opening with twisted rope decoration flanked with panelled pilasters with console brackets supporting a projecting cornice. There are two storey canted bay windows, a slated roof with cast-iron rain-water goods. The chimneys are rendered with corbelled capstone and clay pots. The original square gate pillars have pyramidal caps and support wrought-iron gates. According to NIAH this is *“a well-preserved original late Victorian house, which retains much of its original charm and character: its properties add*

*greatly to the street-scape”.*

#### **MEATH ROAD - KILLISK HOUSE**

This house was built circa 1883 in redbrick with projecting base, eaves and decorative saw-tooth ..... course. It has a plaque stating *“Killisk House 1883”*. The house has a plain front door, a fanlight set in a semi-circular headed opening. The inner screens has decorative sidelights and fanlight. The North window is a cantred bay and the South window is a square bay. The veranda is slated and supported by plain timber posts with a decorative timber fascia. The timber sash windows are segmental arch-headed. The upper windows have margin panes. Roof is slated with barge-boards. There is a granite and brick wall with cast-iron gates. According to NIAH this is a *“good and well-preserved example of a distinctive late Victorian House with an original veranda. This house adds much to the 19c feel of the street-scape”*.

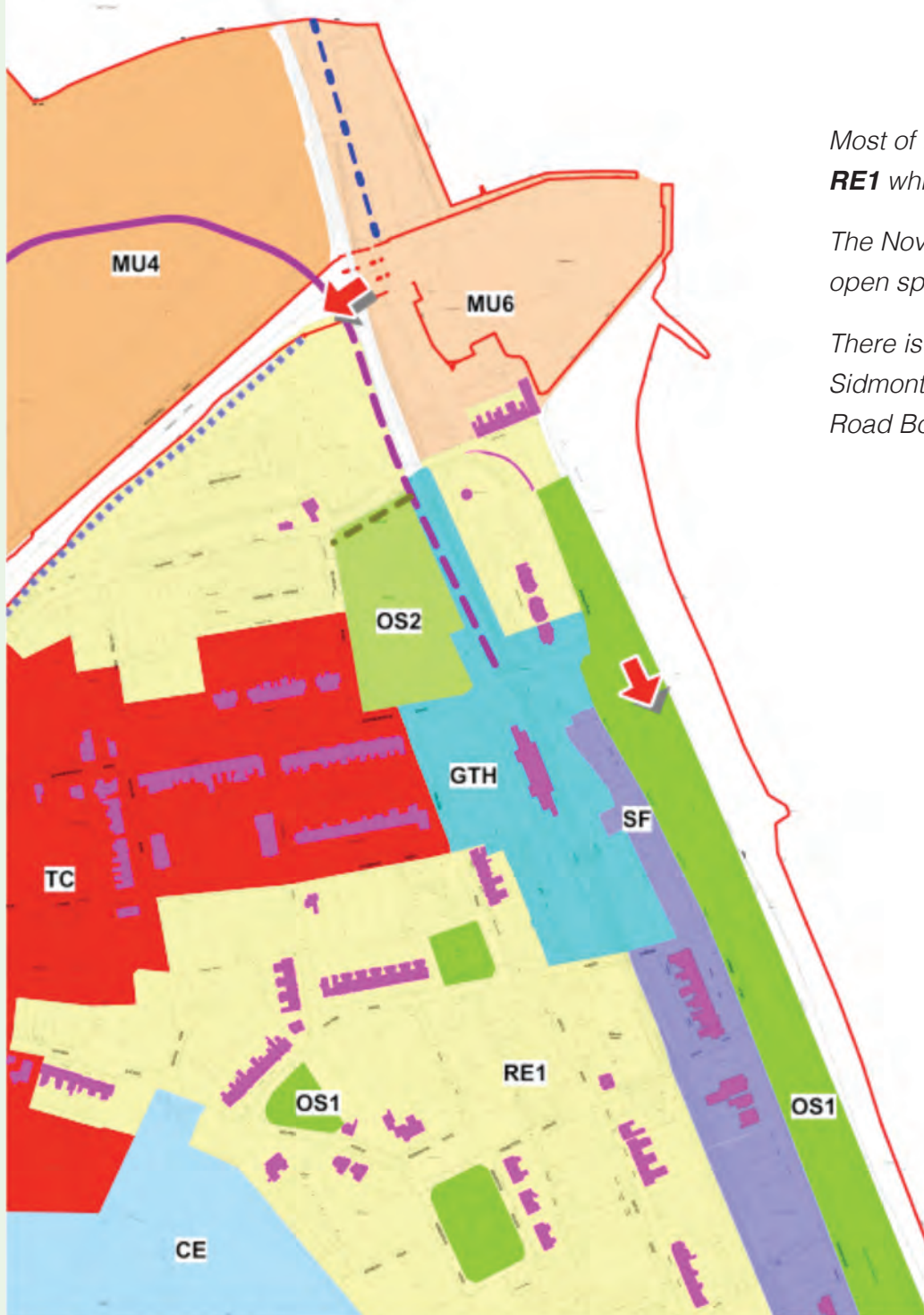
#### **MEATH ROAD - HEYFORD HOUSE.**

This is a semi-detached, two-bay two-storey house, built c.1880. The panelled front door has *“panelled pilasters with console brackets and plain fanlight, all within a semi-circular headed opening with moulded surround. To the south is a two-storey cantred bay. Window openings are all flat-headed with two over two timber sash frames. The pitched roof is slated with cast-iron rainwater goods and projecting eaves. An original chimney-stack is rendered with corbelled caps and clay pots; a second rendered replacement chimney-stack is small and plain. The house is slightly set back behind a low rendered wall with a small pedestrian wrought-iron gate”*. According to the NIAH this is *“one of a pair of modest but well preserved houses of the later Victorian period, whose plain proportions fit well with the 19th-century feel of the street-scape”*.

#### **MEATH ROAD – SLOAN TCE.**

According to NIAH, these are semi-detached two-bay two-storey houses, built c.1880. They have panelled front doors with panelled pilasters with console brackets supporting projecting cornices; above is a plain fanlight and all is set within a semi-circular headed arched opening with a moulded surround. They have timber sash windows and the roof is finished with slate and cast-iron rainwater goods. The chimney-stacks have corbelled caps and clay pots. The house has decorative wrought-iron railings on a low wall with square gate pillars and pyramidal caps. The NIAH states that these are *“well preserved houses which remain very much intact. A very typical design which adds greatly to the 19th-century street-scape”*.

## Appendix B - Existing Designations/Zonings



Most of this area is zoned **RE1** which is residential.

The Novara Terrace Private open space is zoned **OS1**.

There is no zoning on Sidmorton Park or Adelaide Road Bowling Green



BRAY TOWN DEVELOPMENT PLAN 2011 - 2017  
MAP NO. 3

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Scale: 1:5000  
Date: 10/5/11





PROPOSED ARCHITECTURAL CONSERVATION AREA PLAN  
for Bray Seafront  
(Plan No: 4 of 4)

Submitted By: Bray Tidy Towns







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# 1. Introduction

This is the third of four ACA submissions on Bray, in this case dealing with Bray Seafront as outlined on the attached Map at Appendix B. As with the ACA previous submissions this area was primarily developed in Victorian times and contains many examples of well designed buildings by impressive, nationally accredited architects and engineers of the Victorian era.

**The basic original Bray Esplanade** according to the National Inventory of Architectural Heritage (NIAH) was laid out between 1859-61 by William Dargan. The present concrete walled one described below was built by the Town in the 1880's. It comprises a slightly raised concrete walkway some four metres wide which separates and protects the gardens from the beach and sea. It has a tubular metal railing with ball finials to the seaward side and a low rendered wall with wrought iron sloping railing (all of which acts as a very long bench) to the western side. Various openings on either side give access to and from the beach and gardens. There are various structures to the garden side:

- One is the only surviving of three bandstands. It is octagonal in plan and has decorative cast-iron columns which support a copper clad roof.
- In addition there is a small rectangular plan shelter which is constructed in cast-iron and timber and has a replacement metal deck roof.
- Also there are a number of small kiosks which have copper clad roofs; these open on summer days for the sale of confectionery.



NLI - Esplanade, Bray, Co. Wicklow  
by French, Robert, 1865-1914 photographer (Lawrence Collection)

Although conceived and constructed over 140 years ago this walkway is in regular use today for the purpose for which it was originally intended. It is a most valuable, useful and decorative Victorian legacy which complements the 19th century buildings of the promenade.

The coming of the railway sparked off a massive building boom and turned the town into a major seaside resort and commuter town for Dublin. The sea air was regarded as healthy and therefore many Dublin families moved to Bray for the Summer and many houses were rented.

According to Mary Davies who has written extensively on Bray's history

*"In the late 18th century and early 19th centuries it blossomed into a successful resort, catering for invalids and for those seeking fresh air away from grimy Dublin, and forming a base for visitors to the beauty spots of Wicklow. This existing resort role was a factor in the deliberate choice of the town for development when the railway was built in the 1850's.*

*As a planned town – albeit one planned by businessmen rather than by a great landowner – Bray is one of a small distinctive group of Irish towns designed; as a major Irish holiday resort on the British pattern it has a character all of its own.*

*Although the general decline of the traditional seaside resort after 1970 has changed Bray's role yet again, the lengthy Esplanade, the long straight roads and the grand late-nineteenth century terraces and houses survive as a reminder of the town's special history".<sup>1</sup>*

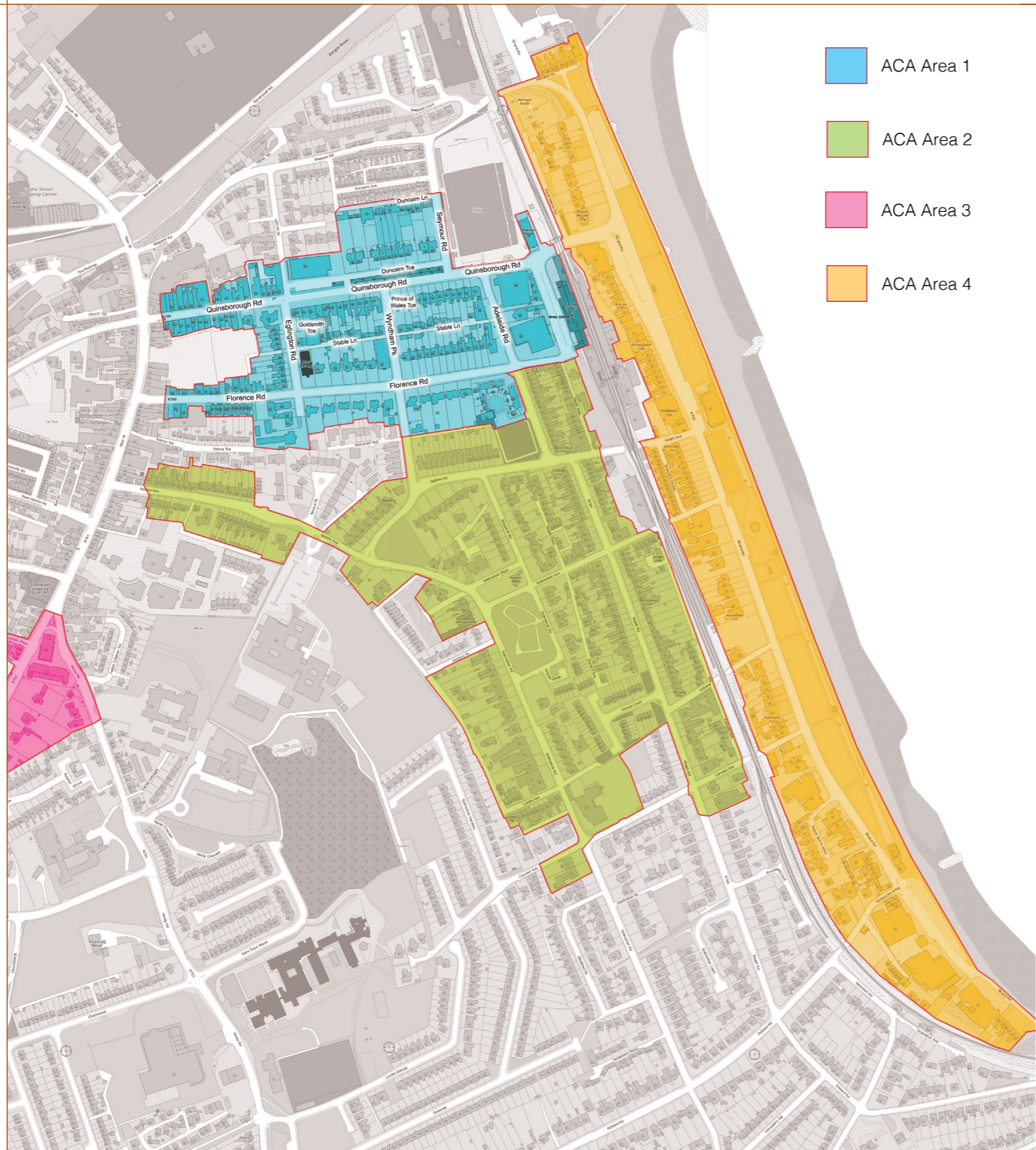
Many famous people are associated with Bray seafront: James Joyce lived at 1, Martello Terrace, The Wilde Family lived in the Strand Hotel and built Kinvara House.

Many celebrities visited Bray: the Prince of Wales stopped off in Bray for a few hours on their way to Kilruddery in 1868; the Lord Mayor of London and Mayor of York visited in 1875; William Gladstone in 1877; the Queen of Romania in 1890 and Lord Lieutenants of Ireland on numerous occasions. Bray even had a perfumiere who boasted the patronage of the Prince of Wales <sup>2</sup>.

<sup>1</sup> Davies, Mary. (2007) *That Favourite Resort: The story of Bray, Co. Wicklow.*

<sup>2</sup> Isolde Moylan *The Development and Growth of Bray c 1750-1900* submitted to the Dept of Modern History. Trinity College. 1972.

## 2. Proposed Architectural Conservation Areas - Bray



## 3. Architects and Engineers

Most of the information below dealing with architects and engineers was sourced through the Dictionary of Architects [www.dia.ie](http://www.dia.ie) Bray Promenade was designed by Patrick Forstall Comber in 1884, who also worked on the Sea Wall and Bray Harbour. He was appointed surveyor to Bray Township in 1881 and lived in the Prince of Wales Terrace in Bray. He was responsible also for many water works and labourers' cottages in Bray. Outside that, his commissions included the building of the chapel, wards and nuns residences at Loughlinstown hospital and he also designed some of the buildings at Deans Grange cemetery.

*"P.F Comber who was the Bray town surveyor, drew-up Plans for the Sea Wall and promenade, ornamental railings were put at the top. Six sets of steps led to the beach. The 18ft wide promenade was asphalted and sloped gently towards the sea for drainage. A dwarf wall was then built to protect this area and "on this wall wooden planks were to be placed and seating formed with ornamental backs". Seven places for steps only and four places with steps and ramps for invalid chairs were erected with ornamental gas lamps at either side. An Act of "Parliament authorized the building of Comber's sea wall and promenade was passed in 1881". Furthermore "Lord Brabazon was responsible for its quick passage through the commons. In 1884 tenders for the work were advertised and that of Mc Alpines of Glasgow were accepted". The "Lord Lieutenant Lord Carnarvon opened it. This was built in stages. Debenture stock financed the work. It was known as the Grand Marine Promenade".<sup>3</sup>*

**Breslin's Royal Marine Hotel** was added to by George Wilkinson (1859-63). He was also the architect for three railway companies and the railway stations he designed include Bray, Greystones, Harcourt Street, Dalkey, Athlone and Sligo. He was also the famous Poor Law Commission architect who designed several poorhouses around Ireland.

**Esplanade Terrace/ Kinvara House**, was probably designed by the architect and engineer Isaac Farrell who was also responsible for several well known buildings in Dublin and elsewhere including the Presbyterian Church, Adelaide Road, the National Bank in College Green and the Methodist Church in St. Stephens Green.

**The Esplanade Pavillion**, was designed by William Mansfield Mitchell in 1883 he was also responsible for additions to Christ Church, Park Road, Dunlaoghaire (new tower), Church of Ireland, Monkstown (new chancel), Glenart Castle (additions to) and gate lodge for Dunlaoghaire Park.

## 4. Character of the proposed Architectural Conservation Area (ACA)

**The Bray Head Hotel, previously the Bethel Hotel Ltd**, was added to by the architect William Henry Byrne in 1901. He was very prolific and worked on changes and additions to many chapels, churches, and parochial houses, in Dublin and in the rest of Ireland. Some of his interior decoration work included working on the transepts, apses, pulpit, sacristy and communion rail of the Holy Redeemer Church in Bray from 1894 – 1898. He also built the curates house in Bray for Dr. Donnelly, Bishop of Carea.

**Brennans Terrace and The Wavecrest (now known as the Porterhouse)**, were designed by the architect John Joseph Lyons in 1859, he was the founder of the Dublin Builder. Lyons was also responsible for many works including the Circular Oratory in Glasnevin cemetery, houses at Sorrento Terrace, side altars at the Pro-Cathedral, St. Augustine's Church Galway to name but a few.



Brennans Terrace - Photo Google Maps

### 4.1. LIST OF PROTECTED STRUCTURES IN THE ACA:

ESPLANADE HOTEL/ LACYS

BELLA VISTA

1/8 MARTELLO TERRACE

MARTELLO TOWER

1/5 MARINE TERRACE

1/12 BRENNANS TERRACE

THE WAVECREST (PORTERHOUSE)

JIM DOYLE'S

SEANCHARA – TULLYRA

1/4 ESPLANADE TERRACE – KINVARA HOUSE

STRAND HOTEL

DUNLUCE \*\*

TREE OF IDLENESS \*\*

ALTONA

NEPTUNE HOUSE

KELLY'S BATH HOUSE

1/ 4 MOUNT NORRIS VILLAS

BRAY HEAD HOTEL

1/6 FONTENOY TERRACE

THE BATTERY \*\*

ST. MARY'S TERRACE \*\*

*\*\* Details not readily available for these houses.*

*See profiles of the Protected Structures in Appendix (A).*

**4.2. LIST OF SURVEYED STRUCTURES, NOT ON PROTECTED STRUCTURE LIST BUT RECORDED ON THE BUILDING SURVEY OF IRELAND (NIAH).**

BRENNANS PARADE

COASTGUARD COTTAGES \*\*

FITZWILLIAM TERRACE/MALBOROUGH TERRACE

MARINE TERRACE

ST. CANICE'S/SEADECO TWO OF THE ART DECO HOUSES AT HARBOUR END OF SEAFRONT

ST. TERESA'S NURSING HOME

*\*\* Details not readily available for these houses.  
See profiles of the Unprotected Structures in Appendix (A).*



Mount Norris Villas - Photo Patrick Comerford 2016

**4.3. ARCHITECTURAL FEATURES OF BUILDINGS**

Most of the buildings in the proposed ACA for the seafront area were built in the Victorian era and have some or all of the following features:

**Entrances**

- Front gardens with cast-iron railings and stone plinths.
- Granite stone steps
- Iron railings usually in with one of the two main filial designs namely 'fleur the lis' and 'palmette'.

**Doors**

- Panelled front doors with segmental, or semi-circular fanlights and jams with decorative brackets
- Rectilinear over-lights.
- Front doors with side-lights.
- Decorative wrought-iron balconies
- Front entrances are set within projecting porticos

**Windows**

- Timber sashed windows
- Granite window sills
- Bay windows
- Moulded quoins surrounding openings
- Segmental pediments in brackets above the windows

**House Finish**

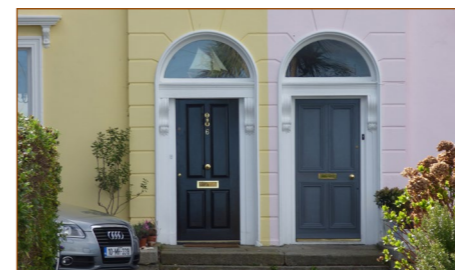
- Different colours in the façade of the brick houses and
- Parapet structures
- Brick detail
- Natural slate
- Boundary walls of brick, granite (with a chamfered edge to promote the run off of water) or a mix of both.
- Cast-iron rainwater goods.



Entrance



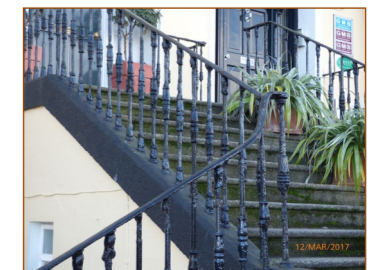
Windows



Doors



House Finishes



Railings

## 5. Streetscape settings and features

### 5.1. LANDSCAPE/STREETSCAPE SETTINGS AND FEATURES:

The landscaping of the seafront is quite specific and unique and attention is constantly given to the upgrading and re-creation of the promenade area, the seating area and the park area together with the facilitation of the necessary road and cycle access while paying attention to the setting of the houses along the Strand Road.

Apart from the houses, the design of the 'Bray Promenade Railings', the sensitively restored 'Victorian Seat Backs', the recently added street furniture and granite pathways, the Martello Tower at the Harbour-end and the dominating presence of Bray Head creates a theatre of interest which consistently engages the imagination of the public, poets, writers, artists, musicians, filmmakers and photographers.

The seafront is also used daily by walkers, dog-walkers, runners, athletes, cyclists, swimmers, fishermen, wheel-chair users, diners, picnickers, sailors, scouts and guides to name but a few.

It is also the setting for charity, musical and spectacular events from the award winning "Air-Show" through to triathlon participants, to Sumo Runners and many others. It is truly a rich resource shared by all segments of the population.

### 5.2. DETAILED APPRAISALS FOR PROTECTED STRUCTURES FROM NIAH:

The Buildings of Ireland (NIAH) survey carried out by the Department of Arts Heritage and the Gaeltacht, <http://www.buildingsofireland.ie/Surveys>, has made the following comments in relation to the following protected structures and streetscapes in this area (see table on page 8)

*Fuller versions of these comments are in the attached Appendix A*



NLI - Esplanade, Bray, Co. Wicklow  
by French, Robert, 1860-1920  
Photographer (Lawrence Collection)



Bella Vista and Esplanade Tce (Kinvara)  
Photo - Google Earth

**Esplanade Hotel** – a well-preserved late Victorian hotel which retains much of its original detailing and all of its original grandeur. Its proportions add considerably to the streetscape of the sea front.

**Bella Vista** - Memorable, late Victorian eclectic, house which makes a unique contribution to the sea front.

**1/8 Martello Terrace** - one of Bray's earliest, best preserved, and most distinctive seafront terraces; it is also of some historical value due to the fact that James Joyce lived in one of the properties between 1887 and 1891.



*Martello Terrace - Photo, NIAH*

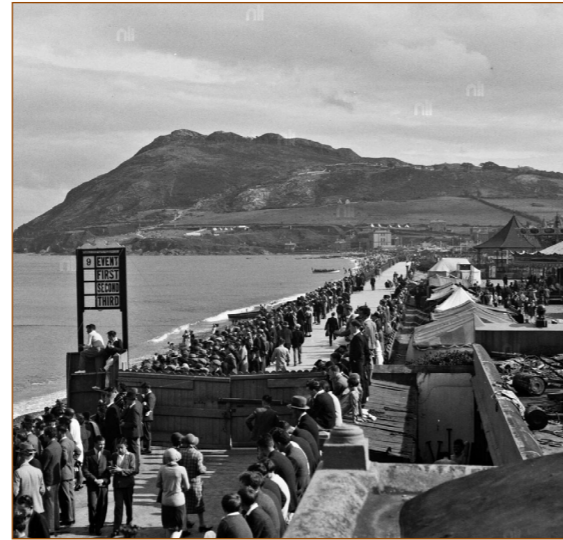
**Martello Tower** - A good example of a Martello tower which has found a new use. Originally Bray had two such towers but that to the east of Strand Road was demolished in 1884. This is an important example of comprehensive sea defences which were erected around the British Isles in the early 19th century to resist the threat of invasion by the French.

**2/5 Royal Marine Terrace** - well preserved mid 19th-century houses, which are in very good condition. Their imposing design and setting add much the 19th-century character and streetscape of the promenade. They are unusual in that they face a private cul-de-sac and have a very public elevation to the promenade.

**Hibernia Inn** – 1, Royal Marine Terrace - although it was radically altered in the early 20th century this structure remains a good example of a conversion of a house to commercial use. It is well preserved and in good condition and its character and detailing adds much to the rhythm of this mainly 19th century street.



*Hibernia Inn - Google Maps*



*NLI - Swimming Event, Esplanade, Bray, Co. Wicklow  
Eason photograph Collection 1900 - 1939*

**1/12 Brennans Terrace** - one of Bray's earliest and most complete seafront terraces. It is of considerable importance in terms of local heritage and makes a positive contribution to the streetscape.

**Wavecrest/ Porterhouse** - Although it was much altered in the later 20th century, this remains a good example of a conversion of a house to commercial use. It is well preserved and in good condition and its character and detailing add much to the rhythm of this mainly Victorian promenade.

**Jim Doyle's** - Although it was much altered in the later 20th century this remains a good example of a conversion of a house to commercial use. This flamboyant Edwardian free style design is well preserved and in good condition and its design adds variety and rhythm of this mainly 19th century promenade.

**Seanchara/Tullyra** - this delightful former house is otherwise in excellent condition and adds much variety to the promenade. It is in marked contrast to many of the adjacent tall houses.

**1/4 Esplanade Terrace** - Somewhat austere but with much site presence this group make a valuable contribution to Bray's sea front. Despite many replacement windows this property has retained many original features.

**Elsinore/Strand Hotel** - A well preserved example of an early but quite modest hotel which recalls the Victorian love of the seaside. It forms an important part of the promenade which is comprised of mainly Victorian houses. Sir William and Lady Jane Wilde built Esplanade Terrace and Elsinore (now the Strand Hotel) as an investment. Oscar Wilde inherited the properties in 1876 and sold them in 1878.

**Altona** - A well preserved example of an early semi-detached dwelling which recalls the Victorian love of the seaside and forms an important part of the promenade's set of mainly Victorian houses.



*Fontenoy Terrace - Photo, Google Maps*

**Neptune House** - A well preserved example of an early semi-detached dwelling which recalls the Victorian love of the seaside and forms an important part of the promenade's set of mainly Victorian houses.

**Kelly's Bath House** - Despite changes of material and loss of detail, this modest bath house is nevertheless an extremely rare example of building genre in the later 19th century once relatively common in coastal resorts. It shares with, and contributes to, the group value of the promenade and Strand Road.

**1/4 Mount Norris Villas** – The houses are somewhat altered but still retain much of their charm.

**Bray Head Hotel** - Though now somewhat altered this hotel still retains much of its late Victorian grandeur and forms a fitting end to Bray's largely 19th-century seafront.

**1/6 Fontenoy Terrace** - a palace-fronted terrace of c.1860 whose proportions add grandeur to the streetscape.

### 5.3. DETAILED APPRAISALS FOR UNPROTECTED STRUCTURES FROM NIAH:

The NIAH has the following comments to make in relation to the following unprotected structures along Strand Road (see table 1a above):

The Buildings of Ireland (NIAH) has made the following comments in relation to the following unprotected structures and streetscapes in this area (see table 1 above):

*Fuller versions of these comments are in the attached Appendix A*

**Brennans Parade** - a uniform mews terrace of fourteen, something of a rarity within Bray. The property has been altered somewhat with the replacement of the window frames, however as part of this unique terrace, it remains of some value.

**St. Canice** - This is a good example of a modern movement design of the early 20th century with mild Art Deco overtones. It was built as a pair with the other house set to the south side. This adds considerable variety to the streetscape and is an increasingly rare example of the genre.

**Seadeco House** - This is a good example of a modern movement design of the early 20th century with mild Art Deco overtones. It was built as a pair with the other house set to the north side. This adds considerable variety to the streetscape and is an increasingly rare example of the genre.



*Brennans Tce - Brennans Parade - Google Earth*



*Marine Terrace - Google Maps*

**Marine Terrace** - one of Bray's earliest seafront terraces- a terrace whose simple, well-mannered, relatively low two-storey proportions, set it apart from many of its neighbours yet allow it to make a valuable contribution to the streetscape.

**St. Teresa's Nursing Home** - Although it was altered in the later 20th century, this remains a good example of a conversion of a house to "commercial" use. It is well preserved and in good condition and its character and detailing adds much to the quality of this mainly 19th century street.

**Fitzwilliam/Marlborough Terrace** - In relation to loss of detail, this terrace now suffers from the "significance of small effects". That said, it is still a prominent and important part of the 19th century fabric within what is essentially a 19th century town. It maintains the flow of tall detached and terraced properties along the promenade.



## 6. Problems and Pressures

- Small incremental changes can erode the historic buildings in particular the use of uPVC windows and door frames.
- There are a number of gap sites on the seafront leading to the understandable pressure to maximize the use of these sites which can lead to a tipping point between this and retaining the character of the area.
- Front extensions to buildings, are sometimes insensitive to its character.
- Repairs are sometimes not in keeping with the character of the buildings.
- Painting of previously unpainted brick or stone surfaces can negatively impact on the whole structure.
- Cheap or temporary signage can overpower neighbouring non-commercial streetscapes. Such signage when allowed to stay unchecked can create a precedent.
- Additions to buildings can be excessively out of character with the area and the immediate neighbouring buildings.
- Bin-storage, necessitated by sub-divided units, leads to deterioration of visual appearance.
- Pressure will mount on the Bray Head Hotel to change some of the protected parts of its original structure. Though this building is arguably in a bad condition it is none the less desirable that the site and general building layout of the apartments will take into consideration the Victorian seafront context of this building in respect of:
  - Colour
  - Site layout – building well set back from the road.
  - Mounted railings on road boundary wall.
  - Protected parts of the current structure.
- Altering the shape of window and door openings especially in some of the Victorian Terraces can compromise the integrity of the entire terrace.
- Alterations to porches, extensions, roof and chimney alterations can have a detrimental effect of the overall 'feel' of the buildings and terraces.
- Curtilages and attendant areas of protected structures are not always fully considered when improvements are made to structures.



## 7. Objectives

ACA designation will give significant statutory protection to the houses in this area. The designation aims to protect the special character of a place and in this instance this area contains many Victorian Terraces. The importance of the houses in this area lies in their streetscape value.

It is desired that guidelines for development will carry significant weight in determining applications for planning permission within the ACA. It is also desirable that unnecessary controls are avoided while ensuring that new developments will accord with the proposed ACA designated area. Possible outcomes of the acceptance of this ACA submission include:

- Encouraging the retention of original features such as roofs, walls and wall renders, windows, doors, railings, trees, green areas, public walking and cycling areas and streetscapes.
- Ensuring that any developments, modifications, alterations or extensions affecting a structure within the proposed ACA area complies with planning standards, are sited/designated appropriately and are not detrimental to the general character of the ACA.
- To encourage the removal of redundant or unsightly signage which detract from the visual quality of the visual realm.
- Discouraging the abolition of front gardens in favour of off street parking.
- To encourage the reinstatement of original features.
- To ensure that any works carried out are of the highest standards and do not add clutter to or detract from the character of the area.
- To avoid the demolition of the removal of protected structures and to encourage the maintenance so that structures do not fall into disrepair.



## Appendix A - Profiles of Protected & Unprotected Structures

### PROTECTED STRUCTURES

Where available, the details of the designing architects was added, and this information was sourced from the Dictionary of Architects in Ireland <http://www.dia.ie/>.

Details of the characteristics of the buildings were mainly sourced from the Building Survey of Ireland – National Inventory of Architectural Heritage <http://buildingsofireland.ie/Surveys/Buildings>

Name of Area/Structure
Esplanade Hotel/ Lacys
Bella Vista
1/8 Martello Terrace
Martello Tower
1/5 Marine Terrace
1/12 Brennans Terrace
The Wavecrest (Porterhouse)
Jim Doyle's
Seanchara – Tullyra
1/4 Esplanade Terrace – Kinvara House
Strand Hotel
Dunluce **
Tree of Idleness **
Altona
Neptune House
Kelly's Bath House
1/ 4 Mount Norris Villas
Bray Head Hotel
1/6 Fontenoy Terrace
The Battery **
St. Mary's Terrace**

\*\* Details not readily available for these houses.  
See fuller profiles of the Protected Structures in Appendix A.

### PROFILES FOR PROTECTED STRUCTURES - NIAH

**Esplanade Hotel** – According to NIAH this a detached multiple bay 3 storey Gothic style hotel built in 1900. It is constructed in red brick with ground floor finished in smooth render. The façade consists of cantered bay windows, which have hipped, gabled or spire like slated roofs. The door opening is set within a Gothic arched opening with sandstone dressing. This opening is framed with painted pilasters. There are timber sashed windows throughout and cast-iron rainwater goods.

**Bella Vista** – A three-storey terraced over basement house built c 1890. The building is rendered with moulded decoration. There is a large canted projecting bay window on one side. There are steps to the front entrance with a decorated guard rail. The part panelled door has a canopy supported on moulded brackets with a plain fanlight. There is a cast iron balcony on the first floor. The chimney stacks have corbelled caps and the house is set back from road behind decorative wrought-iron railings. Bella Vista was built in 1890 for the Lord Mayor of Dublin – Joseph Meade.

**Martello Terrace** – Two two-bay three-storey houses, row of eight, built in 1860. A veranda and first floor Regency style balcony spans the front of the buildings, continuing across the whole grouping. The verandas have low rendered wall with simple railings and steps, and slender iron columns with brackets support the balcony. The balconies have decorative geometric Chinoiserie railings. The entrances consist of timber and glazed doors with narrow sidelights and segmental-headed fanlight. The windows have timber sash frames. Glazed doors to the first floor leads onto the balconies. Windows have painted stone sills. The houses have cast-iron rainwater goods. The properties face onto Bray's grass-covered esplanade, but is separated from it by a small private space now mainly used for car-parking. James Joyce lived in one of the properties in this terrace between 1887 and 1891.

**Esplanade Terrace Kinvara House** – A terraced six-bay three-storey over basement pair of former houses, built c.1870, now amalgamated as an old peoples' home. The building is reached by a pair of "sweeping stairs with wrought-iron railings" leading to a platform. Doors have semi-circular headed sidelights set within semi-circular headed opening. Windows have sash frames. The first floor have canted oriel windows with panelled bases. Chimney stacks have "corbelled caps and clay pots" Houses are set back behind wrought-iron railings.

**Wavecrest/Porterhouse** - This is a detached four-bay three-story public house, built c. 1860. This was originally two semi-detached houses. The building has a pedimented parapet and is framed with giant order pilasters. Window openings are dressed with moulded surrounds and some have blocking courses with projecting cornices. The roof is finished with natural slate and cast-iron rainwater goods. The former front garden is now in use as a beer garden. Although much modified it is a good example of a conversion of a house to commercial use.

**Jim Doyle's** – This is a detached two-bay three-storey former house, built c.1900 in Jacobean style. The building is finished with render and the tall bays are constructed in ashlar granite. To either side of the front east elevation is a three-storey canted bay with a copper clad domed roof; each bay sits on a three-storey bay with a Jacobean gable. Windows have timber sash frames. The roof is finished with natural slate.

**Marine Terrace 1 to 4** – This is a terrace of largely identical three-bay two storey houses built in 1862. The façade has moulded quoins and a projecting eaves course. Entrances consist of panelled timber doors, segmental fan lights and decorative brackets supporting a “plain entablature”. The houses face on to the road but are separated from it by a garden which is enclosed by a wall with cast-iron gates.

**Brennans Terrace** – According to Davies “John Brennan had in 1859 built the terrace of twelve houses that bears his name, another terrace which has survived remarkably intact to the present. This terrace, and the other houses southwards along the Strand Road, have the benefit of being set further back from the road than is Fitzwilliam Terrace, with front gardens some ten metres long. When built they were at the very edge of the fields, with their flights of front steps touching the divide between pasture and strand...Although they had good front gardens the houses of Brennans terrace had only modest yards at the rear, given that Brennans Parade with its small terraced dwellings had been fitted in behind next to the railway track and engine house”<sup>1</sup>.

**Neptune/Altona** – According to NIAH these are Semi-detached two-bay two-storey over basement houses, built c.1880. The building are finished in render with a Tyrolean finish. “Paired and curved dogleg stairs rise to the broad shared stair which rises to the raised ground floor”; they have “decorative wrought-iron guard rails. The panelled doors have plain fanlights and sit within a semi-circular arched opening which in turn is set within a semi-circular arched recess with twisted rope decoration. Window openings have segmental arch heads to the ground floor with flat-headed openings elsewhere and have one over one timber sash windows”. They each have “a two-storey over basement canted bay. The roof is obscured by a high parapet with a heavy moulded cornice. Chimney stacks are rendered and have corbelled caps; cast-iron rainwater goods. The house sits at the south end of the promenade behind a rendered wall with square gate pillars with pyramidal caps and looks out to sea”. Ground floor window in Neptune has been replaced with French windows.

**Tree of Idleness and Dunluce** – These are similar in style to Neptune and Altona but are not included in the Building Survey of Ireland.

**Bray Head Hotel** - This is a detached multiple-bay part three part four-storey hotel, built c. 1860 and extended in the later 19th and early 20th centuries. The building has moulded quoins and decorative balustraded parapet. The central section is three-storey with mansard roof and gabled dormer windows. To the south side is a large three-storey projecting bay while to the north is a large four-storey projecting squared bay which in turn has a two-storey projecting squared bay. The ground floor of the central and northern sections are enclosed with a replacement porch / conservatory. To first floor of the central and northern sections is a balcony with decorative wrought-iron guardrail directly above the porch; to the central section there is a further balcony at second floor and this has a plain guard rail on which the hotel name is painted. The windows have timber sash frames. The mansard roof is slated with mainly cast-iron rainwater goods. The hotel is set behind a rendered wall with decorative wrought-iron railings. The Bray Head Hotel was the flagship of the Seafront hotels; it had white gloved waiters and did not allow any sand on the carpets.

**Fontenoy Terrace Nos. 1/6** - These are terraced two-bay two-storey houses, built c.1860. They form part of a palace-fronted terrace. They have giant order panelled pilaster between the houses. The panelled doors are framed with panelled pilasters with console brackets and is set within a semi-circular headed

opening; the door sits in a projecting two-storey bay. The ground floor window has a projecting cornice which is supported on console brackets while other windows have broad surrounds. The high parapet partly obscures the roof which is pitched and slated. The chimney stack is rendered with a corbelled cap and clay pots. The terrace sits at the south end of the sea front slightly set back from a rendered wall with wrought-iron railings.

## UNPROTECTED STRUCTURES

List of Structures, not on the Protected Structure list but recorded in the Building Survey of Ireland.

Name of Area
Brennans Parade
Coastguard Cottages **
Marine Terrace
Fitzwilliam Terrace/Malborough Terrace
St. Canice's/Seadeco two of the Art Deco Houses at Harbour end of the seafront
St. Teresa's Nursing Home

## PROFILES FOR UNPROTECTED STRUCTURES - NIAH

**Martello Tower** – This coursed granite tower was built in 1804. It comprises of a high battered granite wall with small plain defensive openings. It is now surmounted by a glazed ‘drum’ with a glazed conical roof. It overlooks the shoreline and is built on a bailey like mound circled by a stone wall.

**Mount Norris Villas** – Houses have timber front doors with plain fanlights surmounted by projecting cornices supported by console brackets. Windows have timber sash frames. The single window is modelled like the front door and there is a projecting square bay window on the opposite side of the front door with decorative pilasters.

**Coastguard Cottages** - This is a detached multiple-bay two-storey coastguard station, built in 1877, now in use as six private dwellings. The building is constructed in semi-coursed rubble granite with brick dressings and a slightly battered base course. Five of the houses are entered from a rear private yard to which there was no public access; the sixth has a small porch projection with a sheeted side door and sits on the south side. The pitched roof is slated and rainwater goods are cast-iron; the stone eaves course is bracketed. Chimney stacks are rendered with corbelled caps and clay pots. The building sits on a slight rise behind promenade; a narrow lane way extends across the east side. The station was converted to an army barracks in 1922 and then to private dwellings in 1925.

<sup>1</sup> Davies, Mary. (2007) *That Favourite Resort: The story of Bray Co. Wicklow*. Wordwell Press, Bray, Co. Wicklow.

## Appendix B - Existing Designations/Zonings

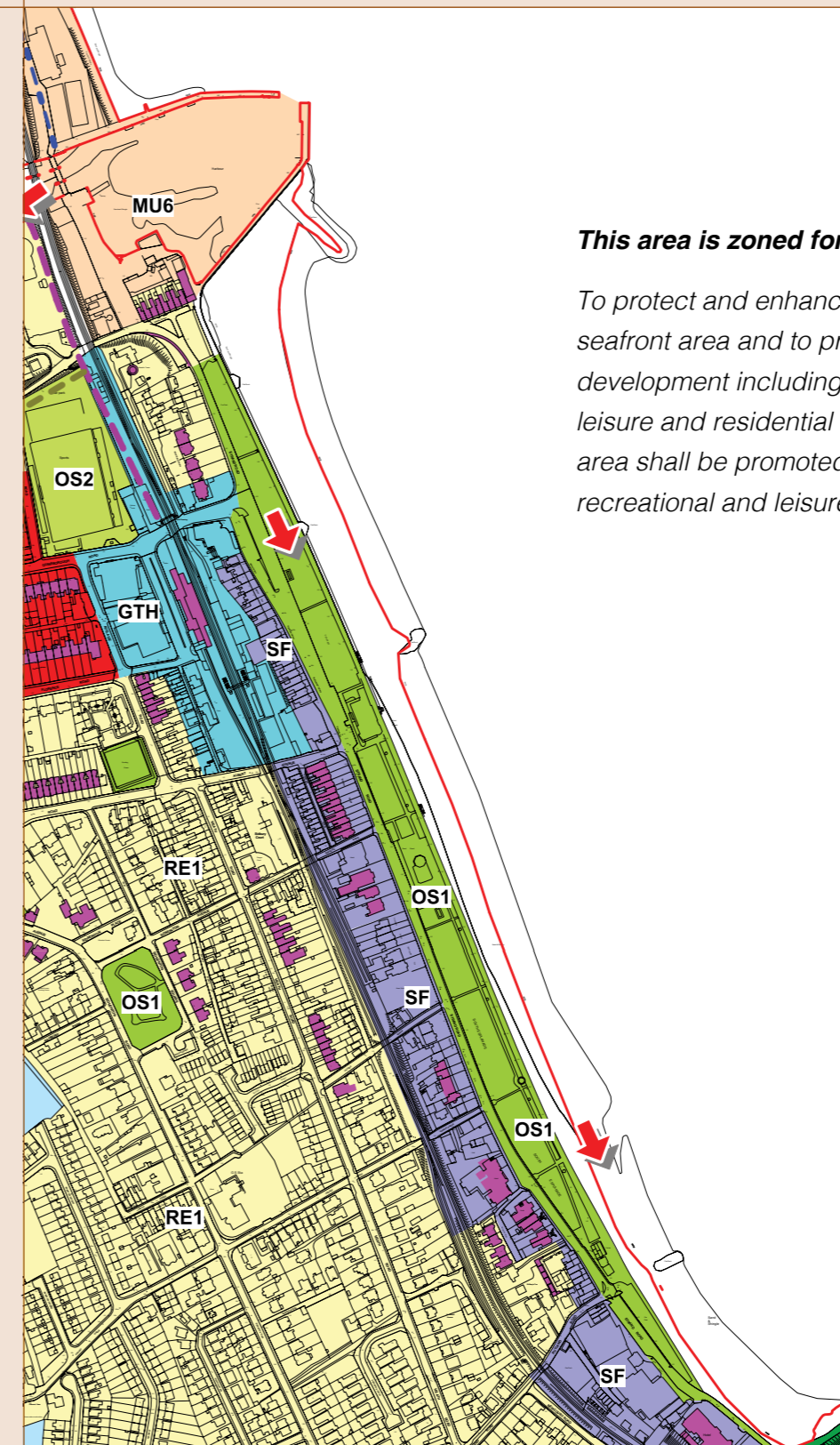
**Royal Marine Terrace No.1 Hibernian Inn** - This is a detached three-bay three-storey former house, built 1861, converted to a hotel c.1920 and now in use as a public house. The top is constructed in brick with granite quoins and moulded pilasters and the ground floor is finished in rusticated render. To the east and west elevations there is a recent uPVC conservatory. The panelled double front door is framed with a recent projecting pedimented door surround with paired columns. The south elevation is framed with giant order pilasters with floor height pilasters between windows. Window openings to the south have a variety of moulded pedimented dressings, with a moulded string course. The roof is finished with natural slate with cast-iron rainwater goods; the overhanging eaves are bracketed with cast-iron rainwater goods. There have been several alterations carried out on the building but it still identifiable as a Victorian house.

**Royal Marine Terrace 2/5** – These are a set of four semi-detached, three bay, two storey over basement houses built in 1862. They are constructed in brick with moulded quoins. Short flight of steps lead up to a panelled front door with free standing columns and pilasters supporting a cornice. Door has plain fanlight with semi-circular headed opening in a recessed bay. Roof has natural slate and a mixture of uPVC and cast-iron rainwater goods. Overhanging eaves have moulded brackets. Houses are accessed from short cul-de-sac.

**St. Canice's and Seadeco Houses, Harbour end of the seafront.** - These art deco influenced single story detached houses were built in 1937. The front door is flanked by two wide multiple pane windows, set within a recessed bay with a plain flat roofed concrete porch roof supported by two separate columns. Seadeco has been recently sympathetically renovated.

**St. Teresa's Nursing Home** - This Terraced four-bay three-storey former house was built c.1870. A short flight of steps, with cast-iron guard rails, rises to the panelled front door; this is flanked by panelled pilasters with console brackets which support a projecting cornice. Sidelight and the fanlight are plain and all is set within a semi-circular-headed opening which has a raised moulded surround which in turn has a projecting cornice with console brackets. To one side is a canted bay, which is single-storey over basement. The pitched roof is finished with slate and has cast-iron rainwater goods and a bracketed overhanging eaves. The building is road fronted.

**Fitzwilliam Terrace/Malborough Terrace** - These terraces of eight four-bay two-storey over basement houses, were built 1863. The houses are finished in render with moulded dressings. Each pair of houses share a wide stair with cast-iron guard rails raising to the panelled front door which is flanked with panelled pilasters with console brackets; above is a plain fanlight and all is set within a semi-circular arched headed opening. To one side is a single-storey over basement canted bay. Some chimney stacks are missing but those remaining are rendered with clay pots. The terrace is road fronted. Many of the houses along this terrace have been altered but are still identifiable as Victorian Houses.



### **This area is zoned for seafront uses:**

To protect and enhance the character of the seafront area and to provide for mixed-use development including appropriate tourism, leisure and residential uses The seafront area shall be promoted as the primary tourist, recreational and leisure centre of the town.

