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HB

LAP, Appendix B – Heritage, Section 3.6:

Location and History

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

Protected Structures

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

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

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Character

The ACA is characterised by its seaside location and a predominance of well preserved 19th century buildings which includes houses, public buildings and a small number of commercial premises. There are fine semi-detached Victorian houses, and terraces at Bayswater Terrace, Simonton Place and Marine Terrace. The former Coastguard station, now a Garda Station, is a significant public building occupying a terrace of eight houses, part two-storey and part three storeys. The La Touche Hotel, although no longer in use, remains a significant local landmark and a reminder of the area's late Victorian / Early Edwardian seaside resort popularity. The original building occupies a prominent elevated position and an extensive associated site and contributes significantly to the special interest of the area. There are two churches - the Greystones Presbyterian Church on Trafalgar Road and the Church of the Holy Rosary on La Touche Road, the latter occupying a large site which includes a car park to the rear. The two schools - St. Bridget's National School and St. David's Secondary school are both modern buildings with flat roofs. Evidence of Greystones' earlier pre Victorian origins as a small fishing settlement can be found in the single storey vernacular style buildings along the west side of Trafalgar road, while Bethal terrace contains a fine example of Georgian architecture.

Proximity to the coast and the views of the sea to the east and north are key characteristics of this area. There is an extensive and accessible coastal open space along the length of Marine Road and Cliff Road. This area is of high amenity value and is an integral backdrop to the harbour area ACA.

The area is characterised by:

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

Condition of Built Fabric

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

Carraig Eden Architectural Design Statement, RKD

The Carraig Eden site is located between Kimberley Road, Kimberley Lane, and Marine Road. The site is within The Greystones Harbour Architectural Conservation Area of the Greystones – Delgany and Kilcoole Local Area Plan (LAP) 2013-2019.

The existing Carraig Eden House has been restored by Wicklow County Council and is in good condition. The site in the proposed application is the to the east and partially to the north of the existing house. The building that is to be demolished is single storey structure of poor quality and condition and was not part of the original building. It is in poor condition does not contribute positively to the character of the building. The single storey structure on the east corner of the site is to be retained. New openings in the random rubble wall will provide entrances in the appropriate locations for the new housing development.

The proposed development is for a three storey apartment building to include 14 no. one-bedroom units, an external single storey plant room and bin storage area and secured bike parking. The site layout has been well considered to appropriately sit within the surrounding context. To the south, there are a mix of two semi-detached and detached Victorian houses and a late 20th Century School. To the west is the original Carraig Eden House, a two storey detached Victorian house with a 20th Century extension. To the northwest across the road junction is La Touche, a four storey Victorian Hotel that has recently been converted into apartments, and three storey houses. To the east and north is the coastline including Cove Beach, Cove Point, and open space amenity on the other side of the road.

The context has a mix of form and height, ranging from one to three storeys. There is no fixed setback line or orientation followed between most properties but they generally setback from the street edge. The orientation appears to shift slightly between buildings which creates a slightly varying form and pattern that corresponds to the streets and to the irregular coastline. The original Carraig Eden house orientates itself towards Cove Beach. The proposed building is to sit on a prominent corner of the ACA along Marine Road. The proposed building aligns the north facade with the original house and the northeast façade with the houses to the southeast. The proposed building alignment is parallel to the building line of its neighbours but sits proud slightly by approximately 2m. The building is setback approximately 11.9m from the original Carraig Eden house and 15m from the nearest neighbour to the south.

The proposed materials are a coloured render façade, stone details, stone bay windows, metal and glass windows, metal balconies and access deck. The coloured render will match the blue of the main house, so it relates to it. The form and detailing of the proposed building are contemporary so it does not appear pastiche or detract from the heritage of the original house. Bay windows over two storeys are common in Victorian houses in Greystones. They create an extension to the living or bedroom space and attract more light internally by having aspect on three sides. The proposed apartments have bay window winter gardens, employing similar principles in a contemporary fashion. The stepped out bay windows create a space for the balcony to be inset. The form of the windows are all portrait. The smaller windows are of a similar size and scale to the windows on the

existing house. The larger windows and bay windows are proportionally wider, which is more appropriate for apartment units to gain more light. This also helps visually distinguish the building as an apartment building and not a house. The variety of materials, layers, depth, and rhythm to create a visually appealing form that is in scale and harmony with the adjacent buildings and area.

LAP, Appendix B – Heritage, Section 3.8

3.8 ARCHITECTURAL CONSERVATION AREAS AND DEVELOPMENT

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

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

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

- *Proposals will only be considered where they positively enhance the character of the Conservation Area.*
 - **RKD Response:** The proposal enhances the character of the conservation area by being sympathetic and sensitive to the existing context while also adding a well-designed / well-considered building with a more contemporary architecture. The location on the corner will ensure that the new building will be prominent in the context. The design ensures that it will sit in harmony with the existing context.
- *Proposals to demolish buildings or other features which contribute to the special interest of the ACA will not be permitted.*
 - **RKD Response:** No buildings or other features which contribute to the special interest of the ACA will be demolished as part of this proposal.
- *New buildings should, where appropriate retain the existing street building line.*
 - **RKD Response:** As stated above, the new building aligns with the existing building lines and urban fabric of the area.
- *The mass of the new buildings should be in scale and harmony with the adjoining buildings and the area as a whole, and the proportions of its parts relate to each other and to the adjoining buildings*
 - **RKD Response:** As described above, the mass, form, scale, and position of the proposed building has been carefully considered with context of the surrounding existing buildings. The proportions relate to but do not mimic the historic architecture. The design is sympathetic by using similar ideas in contemporary ways.
- *The Council shall actively encourage the reinstatement of historically accurate architectural detailing on buildings of heritage interest in accordance with good conservation practice.*
 - **RKD Response:** Not Applicable.
- *The introduction of roof-lights to buildings of heritage or historical value should in principle be limited to the rear of the building.*

- **RKD Response:** Not Applicable.
- *A high standard of shop front design relating sympathetically to the character of the building and the surrounding area will be required.*
 - **RKD Response:** Not Applicable.
- *The materials used should be appropriate to the character of the area. Proposals to repair rather than replace original features will be encouraged, and where replacement does occur similar materials and compatible design will be required.*
 - **RKD Response:** The materials on the proposed building are appropriate to the character of the area. The proposed materials are coloured render, stone, metal and glass.
- *Planning applications in Architectural Conservation Areas should be in the form of detailed proposals, incorporating drawings of full elevation treatment, colours and materials to be used.*
 - **RKD Response:** The planning application documents include a detailed proposal, incorporating drawings, full elevations, colours and materials used.