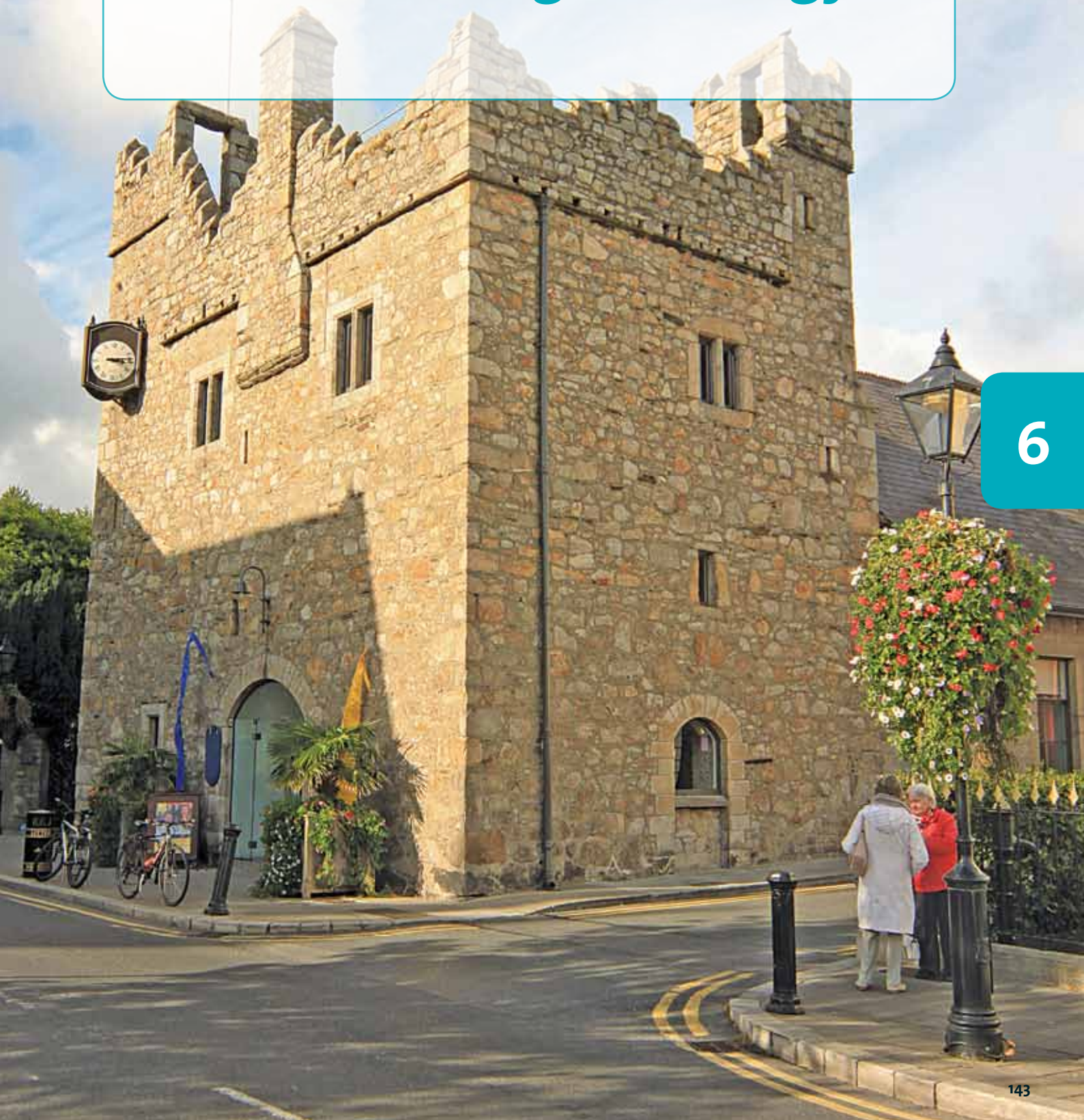




# Built Heritage Strategy

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**Vision statement:** To ensure that the protection and conservation of the outstanding architectural and archaeological built heritage of Dún Laoghaire–Rathdown forms an integral and component part in the continuing sustainable development of the County and that this valuable, and in many instances non-renewable, resource continues to be safeguarded through proper management, sensitive enhancement and appropriate development and re-development.



# 6.1 Archaeological and Architectural Heritage

## 6.1.1 Introduction

Past generations have left their mark on the towns, villages, countryside and coastline of Dún Laoghaire-Rathdown. This legacy is collectively referred to as the County's 'Built Heritage'. It encompasses an inventory of features and elements such as harbours, piers, boat slips, bridges, quarries, Martello Towers, Victorian terraces, Georgian, Victorian and Edwardian buildings, public buildings, street furniture, churches, castles, schools, yacht clubs and a range of domestic architecture, including some good quality early twentieth century social housing stock.

It is recognised that the conservation and enhancement of the County's built heritage has the potential to contribute to general 'quality of life' issues and helps generate an overall 'sense of place'. A key issue in the County Development Plan is how these significant elements are to be protected, while at the same time, allowing for their appropriate re-use and enhancement.

Protection of the historic environment is not about preventing change - rather it is about providing the appropriate tools and mechanisms through the County Development Plan to manage change in a positive way, so that it enhances rather than diminishes the historic environment.



Tully Cross, Cherrywood

## 6.1.2 Archaeological Heritage

### (i) Introduction

Dún Laoghaire-Rathdown has a rich archaeological heritage, which has left its traces in the landscape. This heritage includes structures, constructions, groups of buildings, moveable objects, developed sites and all recorded monuments (as well as their contexts) whether situated on land or underwater. The Council fully recognises its role in protecting this resource for future generations to enjoy.

The European Convention on the Protection of Archaeological Heritage (Valetta, 1992) was ratified by Ireland in 1997. The archaeological heritage of the County is protected by the National Monuments Acts 1930 -2004 and is comprised of:

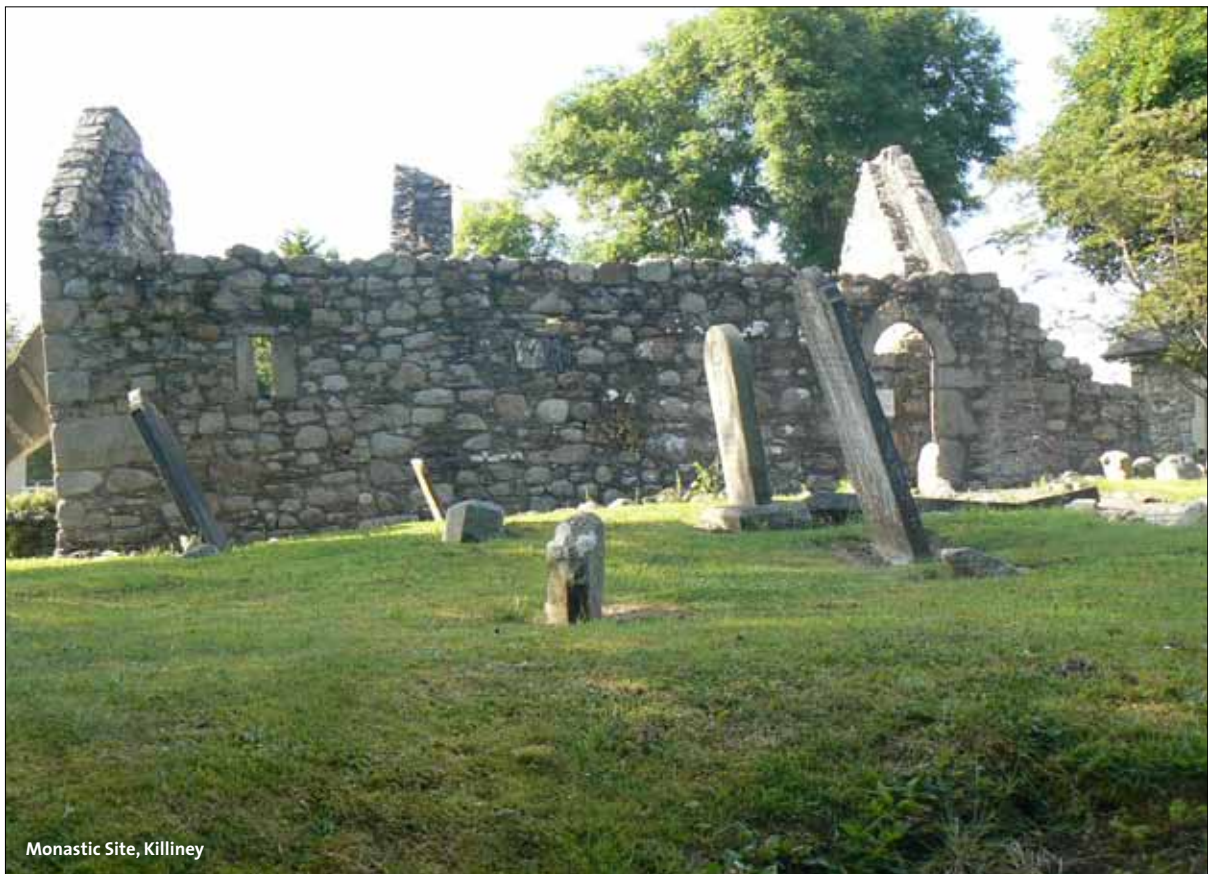
- Recorded sites and features of historical and archaeological importance included in the Record of Monuments and Places (RMP).
- Registered sites and features of historical and archaeological importance included in the Register of Historic Monuments, as established under Section 5 of the National Monuments Act, 1987.
- National Monuments in State Ownership or Guardianship.
- National Monuments, which are the subject of Preservation Orders.
- All previously unknown archaeology that becomes known (e.g. through ground disturbance, fieldwork or the discovery of sites underwater).

The Department of Arts, Heritage, Gaeltacht and the Islands (DoAHGI) sets out guiding policies in the publication 'Framework and Principles for the Protection of the Archaeological Heritage', (1999) and part of the defining policy is that full account is taken of archaeological considerations in the wider planning and development process.

### (ii) The Record of Monuments and Places (RMP)

The Record of Monuments and Places (RMP) was established under Section 12 of the National Monuments (Amendment) Act 1994. Structures, features, objects or sites listed in this Record are known as Recorded Monuments. The RMP is accompanied by a set of maps on which monuments are designated by a relevant reference number and denoted by a circle defining a Zone of Archaeological Potential.

The Record of Monuments and Places for Dún Laoghaire-Rathdown is listed in Appendix 4.



Monastic Site, Killiney

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The qualities of archaeological and architectural interest are not mutually exclusive and certain structures may appear on both the Record of Monuments and Places and the Record of Protected Structures.

Applicants with development proposals proximate to sites listed within the RMP are encouraged to consult with The National Monuments Service at an early stage in order to ascertain any specific requirements that may be required to protect the site in question.

### 6.1.2.1 Policy AH1: Protection of Archaeological Heritage

**It is Council policy to protect archaeological sites, National Monuments (and their settings), which have been identified in the Record of Monuments and Places (RMP) and, where feasible, appropriate and applicable to promote access to and signposting of such sites and monuments.**

In the implementation of this policy, the Council will endeavour to review and assess the feasibility of improving public accessibility to sites and monuments under the direct ownership or control of the Council or of the State.

### 6.1.2.2 Policy AH2: Protection of Archaeological Material in Situ

**It is Council policy to seek the preservation in situ (or where this is not possible or appropriate, as a minimum, preservation by record) of all archaeological monuments included in the Record of Monuments and Places, and of previously unknown sites, features and objects of archaeological interest that become revealed through development activity. In respect of decision making on development proposals affecting sites listed in the Record of Monuments and Places, the Council will have regard to the advice and/or recommendations of the Department of Arts, Heritage and the Gaeltacht (DoAHG).**

The Council will strictly control development proposals that could have a negative impact on the significance of archaeological sites and monuments, their settlements and/or interpretation. Land uses shall not give rise to significant losses of the integrity, quality or context of archaeological material – except as may be conditioned or directed by the appropriate heritage agencies. This shall be achieved by the application of appropriate design standards and criteria.

### 6.1.2.3 Policy AH3: Protection of Historic Towns

**It is Council policy to promote and protect the Historic Town of Dalkey as identified by the Department of Arts, Heritage and the Gaeltacht (DoAHG).**

Dalkey, a historic town, has been designated by the Department as a zone of Archaeological Potential, and is an area where intense archaeology is present.

The redevelopment of the historic town of Dalkey will include as far as is practical the retention of the existing street layout, historic building lines and traditional plot widths where these derive from medieval or earlier origins.

The historic core of Dalkey is also an Architectural Conservation Area, with specific policy recommendations formulated to protect its special character and guide its future development.

#### 6.1.2.4 Policy AH4: Carrickmines Castle Site

**It is Council Policy to support the implementation of the (Archaeological) Draft Conservation Plan for the Carrickmines Castle Site.**

The Carrickmines Castle (Archaeological) Conservation Plan will guide the management and conservation of the archaeological site through specific policies and actions for its care and conservation based on an understanding of the site.

#### 6.1.2.5 Policy AH5: Historic Burial Grounds

**It is Council policy to protect historical and/or closed burial grounds within the County and encourage their maintenance in accordance with good conservation practice and to promote access to such sites where possible.**

There are numerous ecclesiastical sites throughout the County which are of significant archaeological interest, many of which are listed in the Record of Monuments and Places.

For the purposes of this policy, a historical burial ground is generally one which is no longer active and/or that is included within the Record of Monuments and Places.

#### 6.1.2.6 Policy AH6: Underwater Archaeology

**It is Council policy for all developments, which have potential to impact on riverine, intertidal and sub-tidal environments to require an archaeological assessment prior to works being carried out.**

Under the National Monuments Act all shipwrecks over one hundred years old, and other underwater archaeological structures, features and objects are protected.

## 6.1.3 Architectural Heritage

### Introduction

Dún Laoghaire-Rathdown has a diverse architectural heritage that is reflected in the significant number of areas of special character - which are defined as Architectural Conservation Areas - and the very high number of Protected Structures.

The Convention for the Protection of the Architectural Heritage of Europe (The Granada Convention), drawn up by the Council of Europe, was ratified by Ireland in 1997. The national legislative provision for the protection of architectural heritage was subsequently introduced and implemented in the form of the Planning and Development Act, 2000. Part IV of the Act provides the legislative basis for the protection of architectural heritage. To complement this, the DoAHG issued 'Architectural Heritage Protection Guidelines for Planning Authorities'. These offer assistance and advice to owners and occupiers of Protected Structures and buildings within Architectural Conservation Areas (ACAs) in addition to offering guidance to Planning Authorities.

The historic built environment makes a significant contribution to the economic prosperity of an area by attracting investment, providing direct and indirect employment, as well as sustaining a traditional skills base. It is recognised that the County's built heritage is one of the main attractions for visitors to Ireland and its conservation reinforces and promotes our tourism industry.







### 6.1.3.1 Policy AR1: Record of Protected Structures

It is Council policy to:

- i. Include those structures that are considered in the opinion of the Planning Authority to be of special architectural, historical, archaeological, artistic, cultural, scientific, technical or social interest in the Record of Protected Structures (RPS).
- ii. Protect structures included on the RPS from any works that would negatively impact their special character and appearance.
- iii. Ensure that any development proposals to Protected Structures, their curtilage and setting shall have regard to the Department of the Arts, Heritage and the Gaeltacht 'Architectural Heritage Protection Guidelines for Planning Authorities' (2011).
- iv. Ensure that new and adapted uses are compatible with the character and special interest of the Protected Structure.

The Planning and Development Act 2000 (as amended) requires each Planning Authority to include in their Development Plan objectives for the protection of structures, or parts of structures, which are of, special architectural, historical, archaeological, artistic, cultural, scientific, technical or social interest. These buildings and structures are compiled on a register referred to as the Record of Protected Structures (RPS). Dún Laoghaire-Rathdown has an extensive number of structures listed on our RPS, which is contained in Appendix 4 and is shown on the County Development Plan maps.

A Protected Structure, unless otherwise stated, includes the interior of the structure, the land lying within the curtilage of the structure, any other structures lying within that curtilage and their interior

and all fixtures and features which form part of the interior or exterior of that structure. The protection also extends to any features specified as being in the attendant grounds including boundary treatments.

### 6.1.3.2 Policy AR2: Protected Structures Applications and Documentation

It is Council policy to require all planning applications relating to Protected Structures to contain the appropriate level of documentation in accordance with Article 23 (2) Planning Regulations and Chapter 6 and Appendix B of the Architectural Heritage Protection Guidelines for Planning Authorities, or any variation thereof.

Adherence to this policy will enable the proper assessment of the proposed works and encourage best practice and the use of skilled specialist practitioners in the conservation of Protected Structures.

### 6.1.3.3 Policy AR3: Protected Structures and Building Regulations

It is Council policy to protect the character and special interest of Protected Structures when considering or carrying out interventions to comply with the requirements of the Building Regulations - with particular reference to Part B and Part M.

Regard will be had to the Department of Arts, Heritage and the Gaeltacht publication 'Access: Improving the Accessibility of Historic Buildings and Places'.

### 6.1.3.4 Policy AR4: National Inventory of Architectural Heritage (NIAH)

It is Council policy to review and update the RPS on foot of any Ministerial recommendations following the completion of the National Inventory of Architectural Heritage (NIAH).

The Department of Arts, Heritage and the Gaeltacht is responsible for carrying out surveys of the architectural heritage on a county-by-county basis. Following the publication of the NIAH of the County, and any subsequent Ministerial recommendations, the Council will consider further amendments to the Record of Protected Structures.

### 6.1.3.5 Policy AR5: Buildings of Heritage Interest

It is Council policy to:

- i. Retain, where appropriate, and encourage the rehabilitation and suitable reuse of existing older buildings/structures/features which make a positive contribution to the character and appearance of a streetscape in preference to their demolition and redevelopment and to preserve

surviving shop and pub fronts of special historical or architectural interest including signage and associated features.

- ii. **Identify buildings of vernacular significance with a view to assessing them for inclusion in the Record of Protected Structures.**

Many of the older buildings and structures in the County, whilst not strictly meeting the criteria for inclusion in the Record of Protected Structures, are often modest buildings which make a positive contribution to the historic built environment of Dún Laoghaire-Rathdown. The retention and reuse of these buildings adds to the streetscape and sense of place and has a role in the sustainable development of the County<sup>1</sup>.

The retention of original features on such structures - including windows, doors, roof coverings, shop and pub fronts and other significant features - will be encouraged.

### 6.1.3.6 Policy AR6: Protection of Buildings in Council Ownership

**It is Council policy to continue to demonstrate best practice with regard to Protected Structures, Recorded Monuments and often elements of architectural heritage in its ownership and care.**

The Council has responsibility for a wide variety of structures of heritage significance, many of which are included on the RPS and/or RMP, including Marlay House, Cabinteely House, Martello Towers and Carnegie Libraries, the Dún Laoghaire Baths Pavilion and some examples of good quality early twentieth century housing.



Protected Structure in Sandycove ACA

### 6.1.3.7 Policy AR7: Energy Efficiency of Protected Structures

**It is Council policy to have regard to the Department of Environment, Heritage and Local Government's publication on 'Energy Efficiency in Traditional Buildings' and any future advisory documents in assessing proposed works on Protected Structures.**

The enhanced thermal performance requirements (Part L) of the Building Regulations do not apply to buildings included on the Record of Protected Structures.

Notwithstanding the exemptions, and in the overall interest of promoting sustainability, the Council recognises the need to improve energy efficiency, provided that the retrofitting of energy efficiency measures does not harm or compromise the special interest of the Protected Structure.

### 6.1.3.8 Policy AR8: Nineteenth and Twentieth Century Buildings, Estates and Features

**It is Council policy to:**

- i. **Encourage the appropriate development of exemplar nineteenth and twentieth century buildings and estates to ensure their character is not compromised.**
- ii. **Encourage the retention of features that contribute to the character of exemplar nineteenth and twentieth century buildings and estates such as roofscapes, boundary treatments and other features considered worthy of retention.**

<sup>1</sup> In the interests of clarity, the former Stepside Garda Station will be afforded protection under this policy.

Some urban and suburban areas within the County contain groupings of nineteenth and twentieth century buildings that are recognised for their distinctive planned layout and collective interest, as determined by the Planning Authority.

### 6.1.3.9 Policy AR9: Protection of Historic Street Furniture

It is Council policy to:

- i. **Preserve the retention of historic items of street furniture where these contribute to the character of the area including items of a vernacular or local significance.**
- ii. **Promote high standards for design, materials and workmanship in public realm improvements within areas of historic character.**

Items of historic street furniture can be important elements in establishing the character of our streetscapes and sense of place. Such items could include bollards, railings, street signs, post boxes, telephone kiosks, horse troughs, water pumps, jostle stones, milestones, cobbles and setts, coal hole covers, weighbridges, plaques and granite kerbing.

### 6.1.3.10 Policy AR10: Protection of Coastline Heritage

It is Council policy to:

- i. **Encourage and promote the retention of features of the County's coastal heritage where these contribute to the character of the area.**
- ii. **Have regard to those items identified in the Coastal Architecture Heritage Survey when assessing any development proposals.**

The 17km coastline of Dún Laoghaire-Rathdown is central to the historical development and identity of the County. In recognition of the wealth of coastal heritage contained within the County, a Coastal Architectural Heritage survey was undertaken as part of the County Heritage Plan.

A wide range of coastal buildings and structures are currently on the Record of Protected Structures. These include Dún Laoghaire Harbour, the smaller harbours at Coliemore and Bullock, the Martello Towers and associated gun batteries, as well as private residences. There are many other generally smaller features and structures such as slipways, bathing structures, steps and informal or small landing jetties, seawalls and follies that are also part of the coastal built heritage, including Dún Laoghaire Baths. While many of these are not afforded statutory protection they do add to the overall visual richness of the County's coastal landscape.

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Martello Tower, Dalkey Island



### 6.1.3.11 Policy AR11: Industrial Heritage

It is Council policy to:

- i. Have regard to those items identified in the Industrial Heritage Survey listed in Appendix 5 when assessing any development proposals.
- ii. Identify further sites of industrial heritage significance with a view to assessing them for inclusion in the Record of Protected Structures.

The industrial heritage of Dún Laoghaire-Rathdown includes some sites of National, and International importance. These include Dún Laoghaire Harbour, the Dublin and Kingstown Railway and the Atmospheric Railway which was the first of its kind. Also of note is the chimney flue at Ballycorus lead mines due to its pioneering design. The County's industrial heritage also includes engineering structures such as bridges and viaducts.

In recognition of the wealth of industrial heritage contained within the County, an Industrial Heritage Survey was carried under the 'County Heritage Plan' (2009).



Lead Mine Chimney, Ballycorus

## 6.1.4 Architectural Conservation Areas (ACA)

### 6.1.4.1 Policy AR12: Architectural Conservation Areas

It is Council policy to:

- i. Protect the character and special interest of an area which has been designated as an Architectural Conservation Area (ACA).
- ii. Ensure that all development proposals within an ACA be appropriate to the character of the area having regard to the Character Appraisals for each area.
- iii. Seek a high quality, sensitive design for any new development(s) that are complimentary and/or sympathetic to their context and scale, whilst simultaneously encouraging contemporary design.
- iv. Ensure street furniture is kept to a minimum, is of good design and any redundant street furniture removed.
- v. Seek the retention of all features that contribute to the character of an ACA including boundary walls, railings, soft landscaping, traditional paving and street furniture.

Many of the towns and villages of Dún Laoghaire-Rathdown contain areas which exhibit a distinct character and intrinsic qualities based on their historic built form and layout. This character is often derived from the cumulative impact of the area's buildings, their setting, landscape and other locally important features developed gradually over time. The Planning and Development Act 2000 provides the legislative basis for the protection of such areas, known as Architectural Conservation Areas. Under this Act, an Architectural Conservation Area is defined as a place, area, group of structures or townscape, that is of special architectural, historical, archaeological, artistic, cultural, scientific, technical, social interest or value, or contributes to the appreciation of Protected Structures.

An Architectural Conservation Area may consist of groupings of buildings and streetscapes and associated open spaces. The protected status afforded by inclusion in an ACA only applies to the exteriors of structures and features of the streetscape. It does not prevent internal changes or rearrangements provided that these changes do not impact on the external appearance of the structure.

While the purpose of ACA designation is to protect and enhance the special character of an area, it should not be viewed as a means of preventing new

development but rather to help guide and manage change to ensure developments are sympathetic to the special character of the ACA.

Dún Laoghaire-Rathdown has 26 designated ACAs which range from groups of artisan and estate workers cottages, planned residential Victorian squares to large areas of residential suburbs and villages.

The boundary of each designated ACA is delineated and accompanied by a detailed description of the architectural character and special interest of the area supported by policies and objectives to assist in the future management of the area. ACA appraisals and boundaries can be viewed online at: [http://www.dlrcoco.ie/conservation/cons\\_areas.html](http://www.dlrcoco.ie/conservation/cons_areas.html).

#### 6.1.4.2 Policy AR13: Demolition within an ACA

**It is Council policy to prohibit the demolition of a structure(s) that positively contributes to the character of the ACA.**

Any such proposals will be required to demonstrate that the existing building is incapable of viable repair and reuse and should be accompanied by an Architectural Heritage Assessment, photographic survey and condition report. (Refer also to Section 8.2.11.3).

#### 6.1.4.3 Policy AR14: Shopfronts within an ACA

**It is Council policy to:**

- i. Ensure that all original and traditional shopfronts which contribute positively to the appearance and character of a streetscape within an ACA are retained and restored.**
- ii. Ensure that new shopfronts are well-designed, through the sympathetic use of scale, proportion and materials (Refer also to Section 8.2.6.8).**

Well-designed and high quality shopfronts make a positive contribution to the appearance of an ACA. Conversely, insensitive and poorly crafted shopfronts detract from the character of the streetscene.



Dwelling, Killiney ACA



Canon, Dún Laoghaire

#### 6.1.4.4 Policy AR15: Public Realm and Public Utility works within an ACA

**It is Council policy to:**

- i. Retain any surviving items of historic street furniture and finishes such as granite kerbing and paving that contribute to the character of an ACA**
- ii. Ensure that works to the public realm - such as the provision of traffic control measures, street furniture, materials and finishes - have regard to the distinctive character of the area.**
- iii. Encourage the undergrounding of over-head services and the removal of redundant wiring/ cables within an ACA.**

Proposed infrastructural and public utility works within an Architectural Conservation Area can have an impact upon the character of the public realm. The Council recognises the need for care in the undertaking of works by itself, statutory undertakers, private developers and owners within an ACA.

#### 6.1.4.5 Policy AR16: Candidate Architectural Conservation Areas (cACA)

**It is Council policy to assess candidate Architectural Conservation Areas (cACA) to determine if they meet the requirements and criteria for re-designation as Architectural Conservation Areas.**

Assessment criteria are set out in the Planning and Development Act 2000 and the Department of Arts, Heritage and the Gaeltacht 'Architectural Heritage Protection Guidelines for Planning Authorities'.

#### 6.1.4.6 Policy AR17: Development within a cACA

**It is Council policy that development proposals within a candidate Architectural Conservation Area will be assessed having regard to the impact on the character of the area in which it is to be placed.**

All proposals for new development should preserve or enhance the established character of the buildings and streetscape.