

**SILCHESTER ROAD
Architectural Conservation Area**

**Character Appraisal and
Recommendations**

2011



SILCHESTER ROAD ARCHITECTURAL CONSERVATION AREA

1.0 Introduction

Many of the towns and villages of Dun Laoghaire-Rathdown contain areas that 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. These areas are an expression of our culture and our identity and contribute significantly to the quality of our lives. The Planning and Development Act, 2000 provides the legislative basis for the protection of such areas, known as Architectural Conservation Areas, or ACAs.

Under Part IV of the Planning and Development Act, 2000, an ACA is defined as "a place, area, group of structures or townscape, taking account of building lines and heights, that:

- is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or
- contributes to the appreciation of protected structures".

A wide variety of areas can be considered for designation as an ACA. For example, an ACA could be centred on an individual building, or a terrace of houses; they may be rural or urban. ACA designation forms the basis for policies to preserve or enhance

an area, and provides a basic control over the external appearance of buildings, which make a positive contribution to the character of the area. Planning controls are more extensive with exempted development limited. Any works that would have a material effect on the character of an ACA require planning permission.

Dún Laoghaire Rathdown County Council recognises that by making provision for the protection of these areas, in order to retain the special character of an area, in many cases, this protection is best achieved by controlling and guiding change on a wider scale than the individual structure. The objective of the designation is to guide the processes of change within an area and ensure that all future developments are carried out in a manner sympathetic to the special character of the area.

The aim of this document is to identify the special character of Silchester Road, and to formulate specific conservation objectives and policies to protect this character, and to give guidance to owners/occupiers and developers on the type of work that would require planning permission. It is one of a series of documents set out to identify the special character of each individual ACA.

1.1 The Aim of Study

A number of Conservation Areas were identified in the previous County Development Plan. These have now been assigned

'Candidate Architectural Conservation Areas' under the current Dun Laoghaire-Rathdown County Development Plan 2010-2016. Section 11.3.13. Policy AR10 on Candidate Architectural Conservation Areas states:

"that the Council is committed to assessing these areas to determine if they meet the requirements and criteria for re-designation as Architectural Conservation Areas as set out in the Planning and Development Act 2000 and the Department of the Environment, Heritage and Local Government, "Architectural Heritage Protection Guidelines for Planning Authorities."

The initiation of the Silchester Road study arises from the 'Second Programme of ACA Formation' approved by Dun Laoghaire-Rathdown County Council on the 24th May 2007.

The primary aim of this study is to:

- Identify the special character of Silchester Road ACA.
- To set out conservation and planning policies which protect its special character and which will guide future development
- To inform owners/occupiers and developers of the type of work that would require planning permission.

Silchester Road is deemed to have special architectural interest and accordingly it is proposed to re-evaluate the existing Candidate Architectural Conservation Area boundary to determine the extent of additions and/or omissions that might be deemed necessary to reconstitute it as an ACA and, to establish a more comprehensive designation.

2.0 Location & Boundary of Architectural Conservation Area

Silchester Road is located in Glenageary, inland from Glasthule, between Glenageary Road and Adelaide Road. It is a predominately residential area, laid out in the latter half of the 19th century, comprising an impressive collection of residential houses, which by-and-large are still in use as single occupancy homes. The variety and quality of architectural styles are outstanding. In addition to the residential houses, St. Paul's Church and Glenageary Lawn Tennis Club are present.

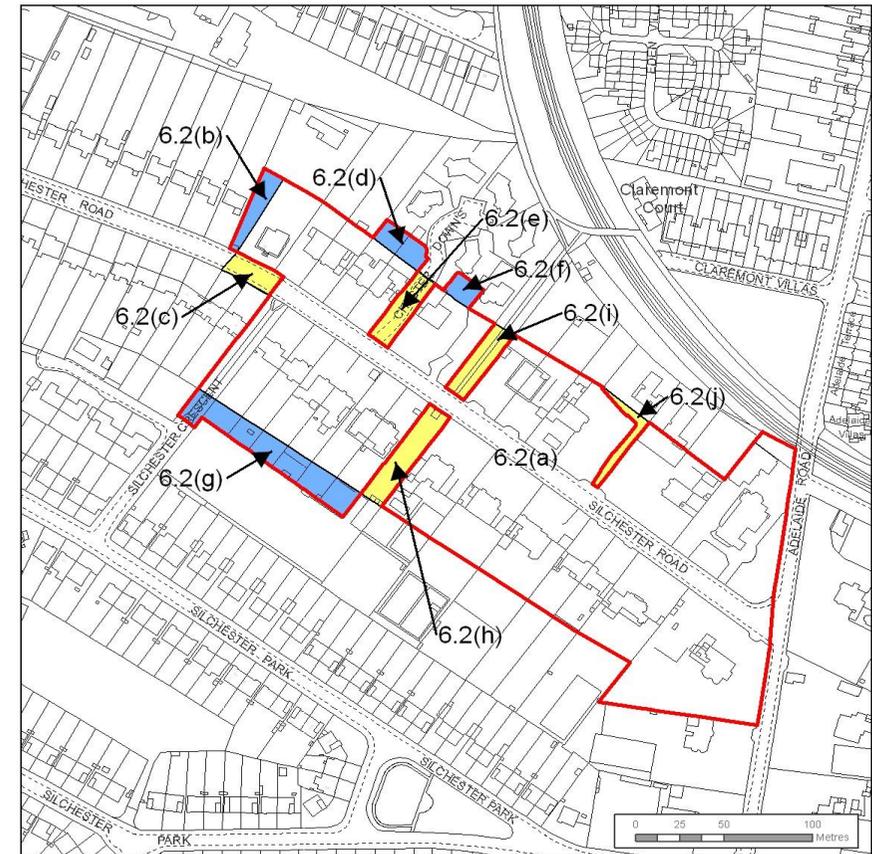
2.1 Existing Candidate Architectural Conservation Area

The existing boundary of the Candidate Architectural Conservation Area begins at 'Corrymeela' and 'Stratford' houses near the mid point of Silchester Road then extends eastwards from this point towards Adelaide Road to include St. Paul's Church and 'Rossmore House' located to the north and south corner sites respectively. The hatching continues east beyond Adelaide Road, however this is a separate candidate ACA.

2.2 Proposed Architectural Conservation Area

The quality of this boundary is coherent in terms of the legibility and presentation as the houses and corresponding plots within boundary are similar in age and scale, creating a homogeneous and logical study area.

However, a few alterations were necessary to make greater physical sense and to rationalise the boundary. The ACA boundary has been extended to include the entrance and full plot of 'Corrymeela' 6.2(b) the rear sites of 'Ladys Cross' and 'Ashdoonan' 6.2(d) and Rosenberg 6.2(f) to the north-side of Silchester Road. The ACA boundary has also been extended to include the rear plots of 'Strafford', 'Melrose', 'Argle', 'Coolarne', 'Invergarry' and 'Chesterfield' to the south-side of the Road 6.2(g). Other small changes include to the removal of a portion of road 6.2(c), the access lane to Glenageary Lawn Tennis Club 6.2(h) and Chester Downs 6.2(e) and that serving two infill properties 6.2(j). A section of the Metals to the north-side of Silchester Road has also been removed 6.2(i) as this is expected to be included within the proposed boundary for The Metals ACA.



LEGEND		
	Proposed Architectural Conservation Area Boundary	6.2(a)
	Area outside Candidate Architectural Conservation Boundary in the Development Plan 2010-16 but now proposed to be within new Architectural Conservation Boundary	6.2(b), 6.2(d), 6.2(f), 6.2(g)
	Area contained within Candidate Architectural Conservation Boundary in the Development Plan 2010-16 but now proposed to be excluded from within the new Architectural Conservation Boundary	6.2(c), 6.2(e), 6.2(h), 6.2(i), 6.2(j)

<p>Dun Laoghaire-Rathdown County Development Plan 2010-16</p> <p>Proposed Variation No 6.2</p> <p>Architectural Conservation Area at</p> <p>Silchester Road</p> <p>Map 3 & 7</p>		<p>Dun Laoghaire-Rathdown County Council Planning Department</p>	<p><small>Includes Ordnance Survey Ireland data reproduced under OSI License Number 2008/00026W with copyright 2007. Dun Laoghaire-Rathdown County Council. Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright. © Ordnance Survey Ireland, 2008.</small></p>
<p>Senior Planner: L. Walsh</p> <p>Prepared By: E. Nevin/S. O'Hara</p> <p>Date: June 2011</p>	<p>ICT Design: D. Daly</p> <p>Drawn By: M. Hevhan</p> <p>Scale: 1:2500</p>	<p>Drawing No: PL-11-230</p>	

3.0 Historical Development

Glenageary, 'Gleann na gCaorach' means 'Glen of the Sheep' in Irish. Silchester Road located in the heart of Glenageary, is a residential road, and is also the location of the only church in Glenageary. Silchester Road was laid out rather late in the development of Dun Laoghaire-Rathdown, with the earliest house dating to 1860. It was named after Lord Silchester, the junior heir to the Longford title. The Stewarts, the land agents to Lord Longford and De Vesci, played a leading role in developing this road. The first large houses set on spacious grounds appeared on the eastern half of Silchester Road.

St Paul's, a Gothic church built in 1868 of rustic granite masonry with tall spire, consists of a simple nave and chancel. In 1887 the Glenageary and Kingstown Lawn Tennis Club was founded and grounds were leased at Silchester Road. The club had seven grass courts and a small pavilion.

Many large estates elsewhere in Glenageary were demolished in the second half of the twentieth century to be replaced by high-density housing. Silchester Road however remained largely intact with high density backland development kept to a minimum. Chester Downs however is one housing development that was built with access from Silchester Road, although no house was demolished for its development. Instead the northern bounds of the gardens of Numbers 31, 32 and 33 were developed and an access avenue inserted between 31 and 32 to reach five houses.

In addition to this development, a number of one-off housing developments were built on the extensive lands of certain houses such as 'Rosenburg', 'Adare House' and 'Silchester House'.

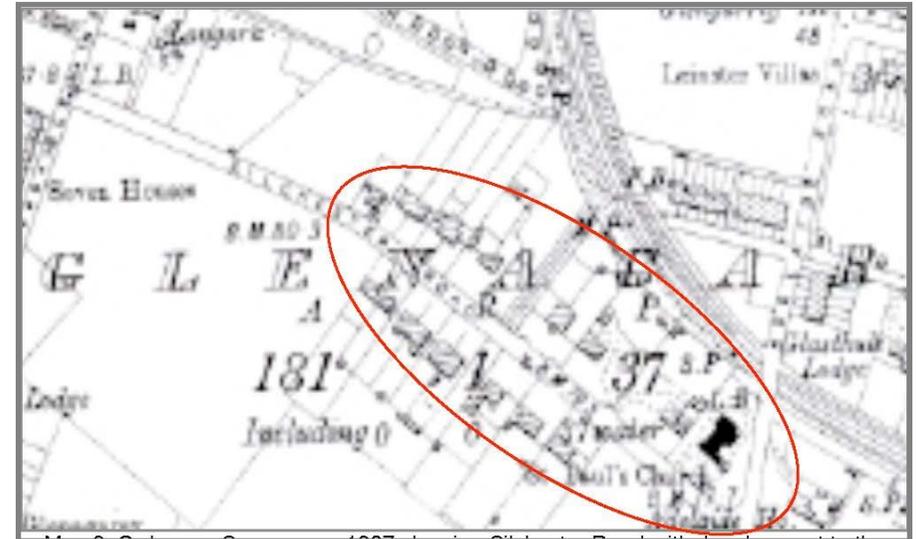
3.1 Cartographic History

The 1843 Ordnance Survey map shows the land occupied by the present day Silchester Road, between Glenageary Road Upper and Eden Road, as set out in field boundaries with no road or structures as yet developed. The railway track, which was part of the Dublin Kingstown Railway, is labelled on the map as 'Atmospheric Railway' and is shown to curve inland from its coastal location at Glasthule passing close to where Silchester Road will soon be laid out.

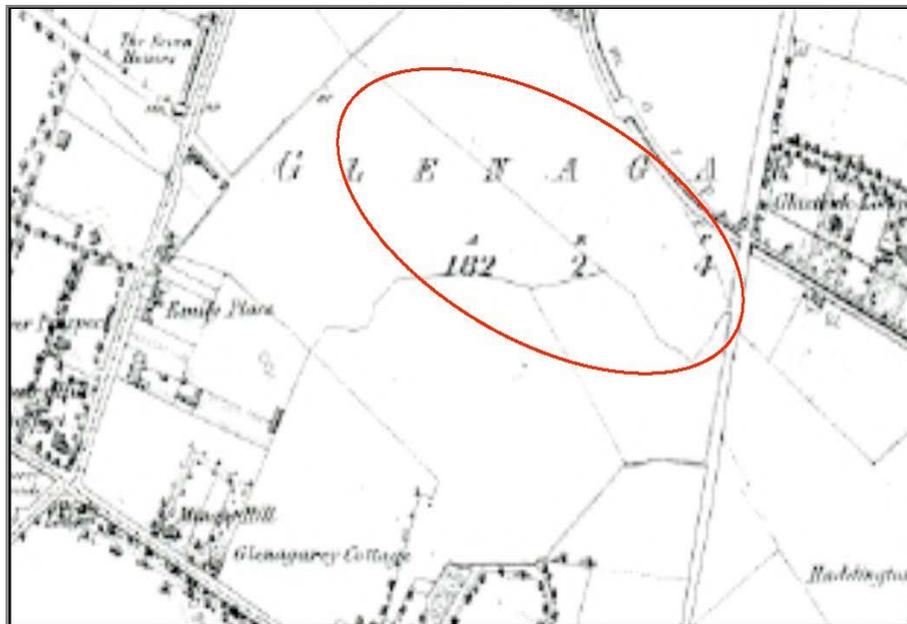
The 1907 Ordnance Survey map shows Silchester Road to have been laid out in an east-west direction from Adelaide Road to Glenageary Road. St Paul's Church has been erected on the north-east corner of Silchester Road and a number of houses have been developed on the eastern end of the road. The western end of the road is shown as having no development or sites laid out except one site on the north west corner which appears to be part of the house labelled Langara which is accessed from Glenageary Road. Most houses are depicted as having large front gardens and even more substantial rear gardens. A right of way is shown, which still exists today, linking 'The Metals' a historic route along the train tracks, to Silchester Road. Towards the south-eastern side of the road there is an

undeveloped site just west of 'Greinan House' now known as 'Rossmore'. To the north of St Paul's Church the railway passes under a bridge where Adelaide Road continues north.

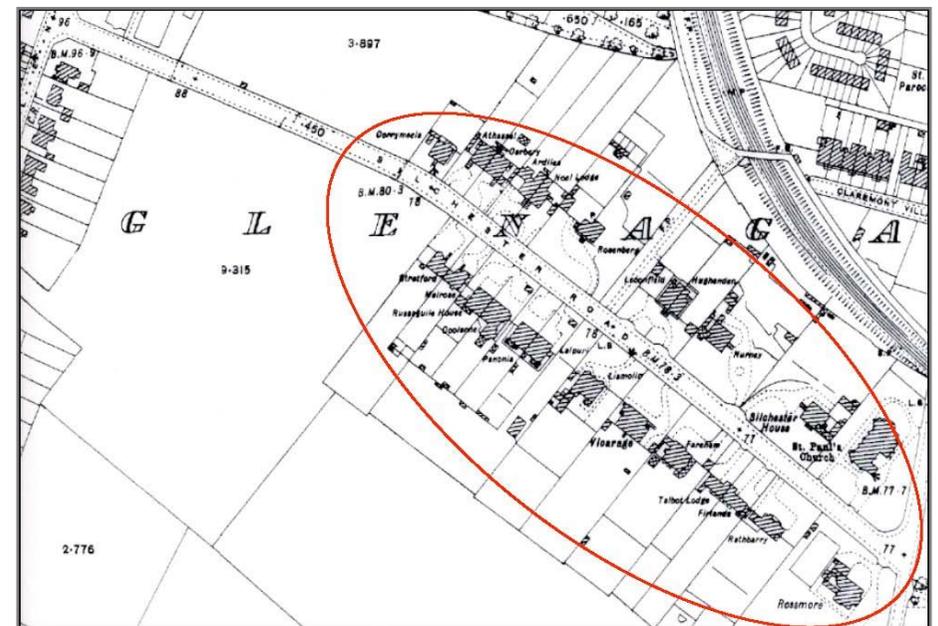
The 1937 Ordnance Survey Map shows the road only partially developed with the western end the road being laid out in open fields. The site west of 'Rossmore', shown as undeveloped on the 1907 map, is now shown with three separate houses, labelled as 'Talbot Lodge', 'Firlands' and 'Rathbarry' .



1907 OS Map



1843 OS Map



1937 OS Map

4.0 Schedule of Protected Structures & Recorded Monuments

A protected structure is a structure or part of a structure that a planning authority considers to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. The Record of Protected Structures (RPS) is contained in Schedule 1 of the Dún Laoghaire Rathdown County Development Plan 2010-2016.

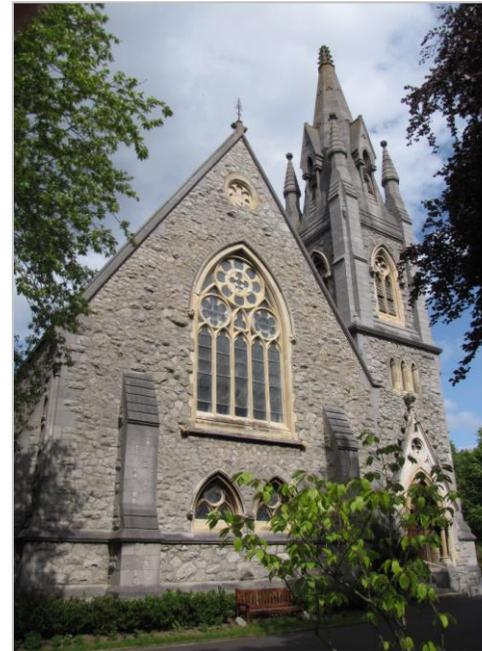
Protected Structures within the ACA are indicated in solid orange on the County Development Plan Maps 2010-2016; however, this does not define the full extent of the protected site. By definition, a protected structure includes the land lying within the curtilage of the protected structure and other structures within that curtilage and their interiors. The notion of curtilage is not defined by legislation, but is understood to be the parcel of land immediately associated with that structure and which is (or was) in use for the purposes of the structure.

Protection/ Zoning Afforded

Only two buildings contained within the proposed Silchester Road ACA are listed in Schedule 1 The Record of Protected Structures and shown on Map 3 of Dun Laoghaire-Rathdown County Council’s Development Plan 2010-2016. This affords the

buildings protection under Part IV of the Planning and Development Act 2000.

In addition, Silchester Road is contained within Zone Objective A: To protect and/or improve residential amenity. The open space area at Silchester Crescent is contained within Zone Objective F: To preserve and provide for open space with ancillary active recreational amenities.



St. Paul’s Church

RECORD OF PROTECTED STURCTURES		
Structure name	Location	RPS No
St Paul’s Church	Silchester and Adelaide Road	1430
Rossmore	Silchester Road	1439

5.0 Character Appraisal

5.1 Architectural Character Appraisal

a) Building Type

The character of the area is very much a mid-19th and early-20th Century exclusive and fashionable residential suburb. The houses comprise mainly detached and semi-detached Victorian properties. The houses were built in a series of phases since 1860, with two main phases being noticeable in the architectural style of the houses. The first comprises the Victorian detached and semi-detached red brick and rendered houses, and the second comprises three houses to the south east of the road which, developed at the beginning of the 20th century, have taken on characteristics of the Arts and Crafts/Art Deco period.

Although the execution of styles varies slightly within the ACA, many structures are constructed using similar features and materials. Features that are noted as being prevalent on the street include raised basements, canted bay windows, hipped slate roofs, single and double-pane timber sash windows, timber or brick corbels supporting overhanging roof eaves, cast-iron railings flanking stone steps ascending to front entrance and timber panelled doors.

The majority of houses are three-bay two-storey over raised basements having centrally located entrance doors flanked by



'Lismolin'
Detached
Victorian
House



'Montrose'
Detached
cement
rendered
house



'Melrose'
Victorian semi-
detached

canted-bay windows. Three properties located towards the south-eastern end of the road are different in style as they were constructed at the beginning of the 20th century. Their style reflects the Arts and Crafts/Deco influence popular at this time. The majority of houses are set back from the road with front gardens bounded by granite or red brick plinth walls surmounted by cast-iron railings with hedgerows behind and mature trees rising above. Access to the majority of sites is gained through decorative cast-iron vehicle gates supported on granite, red brick or rendered piers.

Many structures have not been altered dramatically since their original construction date and unusually, considering the substantial size of some of the houses, the majority still remain in use as single family residential homes. This has had a positive influence and is evident by the care and maintenance that houses have received. Minor alterations and incidental replacement of historic materials have been carried out, but not to the detriment of the houses' architectural significance.

The overall condition of structures located within the proposed ACA is excellent. Cast-iron elements, brick and stonework, timber windows and doors, rainwater goods, roofs and chimneys all appear to be maintained regularly and to a high standard. Gardens and front boundary walls and railings are also maintained to a high standard. In one or two cases brick entrance piers require re-pointing and re-capping.

b) Building Materials & Prominent Detailing

The prominent material used in the construction of properties in the proposed ACA is granite, red and yellow brick, and cement render. Cast-iron elements are also prevalent as are slate and timber.

Stone: Stone can be seen in quoining, steps, sills, piers, walls and footpath edging. The prominent stone type is granite. The 'Metals,' an historic route used to transport granite from Dalkey Quarry to Dun Laoghaire for the building of the harbour passed through Silchester Road. This would have established a link between this neighbourhood and Dalkey Quarry, which may have supplied granite during construction of houses on Silchester Road. Granite as well as limestone and sandstone were used in the building of St Paul's Church. Fine stone carving is visible over the doorways and on the tower and steeple. Terracotta is noted to a lesser extent.

Brick: Brick is a prominent material seen throughout the proposed ACA site. It is used in the construction of houses, chimneystacks, and boundary walls. Polychromatic brickwork can be seen in the treatment of openings especially to door arches. Dog-tooth and chamfered brick detailing is common in boundary walls, window, and door reveals and chimneystack cornices.

Slate: Most roofs in the proposed ACA comprise hipped slate roofs having timber or brick corbels supporting overhanging

eaves. Bangor Blue slates, a bluish coloured slate imported from Wales during the 19th and 20th centuries, is prevalent. Cement tiles are also common but these are more recent and have replaced many original slates roofs throughout the twentieth century when they became cheaper to use than slate.

Use of Brick throughout ACA



Timber: The majority of windows in the proposed ACA comprise timber sash windows, most commonly single-panes set into timber frames. Timber canted bay and oriel windows are also prevalent in the terraced Victorian houses constructed out of timber or in some cases red brick. Timber is still widely used and replacement of sashes. Also timber replica windows are more common here than the insertion of inappropriate uPVC windows. Doors are almost all timber panelled. The treatment of door openings differs from round-headed to square-headed to segmental-headed and even gothic arched. However there is a common typology, prevalent on the northern side of the road, which comprises stone steps leading up to an arched opening with recessed doorway. Timber is also seen used in corbels supporting timber roof eaves and in timber panelled doors and timber sash windows.

Terracotta: Terracotta is a ceramic baked earth used as an embellishment in building construction. It is a natural orange brown colour. It is seen in Silchester Road over the doorways of two houses 'Melrose' and 'Stratford' on the southern side of the road. These decorative terracotta tiles lend a fine quality of detail that adding artistic quality to the structures.

Steel: Steel metal windows can be seen in two of the three houses built in the twentieth century 'Firlands' and 'Rathbarry'.

Cast-iron: Rainwater goods including downpipes, hoppers and guttering were traditionally cast-iron, however many metal elements have been replaced by uPVC rainwater goods in more recent times as they have become cheaper to install. It is also commonly used for railings seen surmounted on granite boundary walls and also in pedestrian and vehicle gates.



Typical cast-iron railings to boundary

c) Key Buildings RPS

Only two structures, St. Paul's Church and 'Rossmore,' located within in the ACA boundary are protected individually by inclusion on Dun Laoghaire-Rathdown's Record of Protected Structures. However every other structure located within the ACA boundary is significant in terms of their architectural heritage, albeit to various levels. It is our opinion that the ACA designation will offer adequate protection to all architecturally significant structures on the street. Therefore no further structures have

been recommended for inclusion on the Record of Protected Structures.



Clockwise from top: 'Asthasal' - Victorian red-brick, 'Corrymeela' - Villa Style, 'Invergarry' - Victorian rendered and 'Fareham' - Queen Ann Revival style



View E
along Road



View along
South-side
of road



Junction
with
Adelaide
Road

5.2 Townscape Character Appraisal

a) Visual Character

Silchester Road is a long residential street with two distinctive characters. The eastern half of the road, which was the first half to be developed during the second half of the 19th century, appears as a leafy residential street with large historic homes occupying substantial sized plots. This half of the road lies within the area outlined for designation as an ACA. Each site contains generous front and rear gardens and is bounded to the street by rubble stone or brick boundary walls with cast-iron vehicle gates. The majority of these sites have tall deciduous trees planted just within their front boundaries, which lend the road a leafy rural aspect.

The western half of the road was developed later, with most houses dating to the mid-20th century. The properties here are completely different in style to the houses built a century earlier along the eastern half of the road. This half of the road appears more open, having less tree coverage and has a 20th century suburban feel, with higher density housing and narrower plots.

Although this area of Glenageary is known for its relatively steep north-south uphill inclines, from sea level at Glasthule to Glenageary Road Upper, Silchester Road is relatively flat due to its north-west south-east axis. The road is also particularly straight.

b) Plots and Boundaries

The majority of plots are substantial in size, having large front gardens and more substantial rear gardens. Some of the plots have been further partially developed since the time of initial construction, providing bungalows or small houses with separate or shared entrances. Due to the generous plot sizes most additional structures have been built at a distance from the main house lessening any impact that they may have on the original structure.



Boundary treatment to Rossmore

It heads in a north-west direction from the T-junction at Silchester and Adelaide Road, only altering course by a degree or two south, half way down the road at 'Corrymeela' where the ACA boundary lies.

The majority of plots are bounded to the front by brick and granite capped boundary walls surmounted in some cases by decorative cast-iron railings. Some walls and piers are smooth or rough rendered.

The inter-property boundaries comprise a variety of materials from timber fences to concrete, brick or granite walls. Many of the inter-property boundaries are now hidden behind mature vegetation.

c) Street Furniture & Surfacing

Street furniture on Silchester Road comprises parking ticket dispensers, modern parking information signposts and electricity pylons. The electricity pylons comprise a mixture of timber and metal posts, both dating to the latter half of the 20th century, the styles being functional not artistic. There are no letterboxes or benches. The footpaths are concrete with granite kerb-stone edging. Parking restrictions have been introduced on both sides of the road. This has reduced the number of Dart commuters parking for free on the street, which was previously a problem for local residents. These commuters are now parking along Adelaide Road where there are less parking restrictions along the area adjoining Silchester Road. This has created a traffic problem at the junction of Silchester Road and Adelaide Road as both lanes of cars on Adelaide Road cannot pass simultaneously.

d) Vistas

The views in and out of the area are limited due to tall banks of trees to either side of the road. The view east, ends at Adelaide Road where a property boundary wall fronts onto the footpath. Trees rise above the wall and just above the tree line a glimpse of Killiney Hill can be seen. On the corner of Silchester Road, where it meets Adelaide Road, a view of Dublin Bay with Howth Head sitting on the horizon can be seen to the north framed by trees. To the west the view terminates at a bend in the road at the beginning of the ACA with the boundaries walls of houses fronting onto the road.

e) Density/ Building Use

All structures located in the ACA are in residential use except the St Paul's Church, which is in use as Church of Ireland Parish Church. The ACA study area contrasts with the higher density of the more recent suburban dwellings built in the 1950s and 60s towards the west of Silchester Road and in the surrounding areas such as 'Silchester Crescent' to the south of the site. The grain of development within the ACA is characterised by low-density large detached and semi detached houses sited on substantial sized individual plots of ground. Also in contrast to surrounding areas the redevelopment of sites along this road have been kept to a minimum and where development has occurred it has mainly consisted of one-off housing, built within the grounds of the original house. Chester Downs is the only back-land development that comprises a higher density development with five individual

family homes built on the amalgamated rear plots of No's 31, 32 and 33 Silchester Road.

5.3 Landscape Character Appraisal

a) Private/Public Open Space



Laneway to Silchester Crescent

Silchester Road is a residential road with little public open space. The majority of land in this vicinity is under private ownership. There are two public right-of-ways, one from the 'Metals' to Silchester Road and the other from Silchester Road to Silchester Crescent. That to the 'Metals' is not contained within the proposed ACA boundary; this will form part of the proposed Metals ACA. Both these open spaces are presented as pedestrian

links from one area to another. As right-of-ways these links create a more permeable neighbourhood, offering varying opportunities for residents and visitors to navigate from one locality to the next.

Private open space is contained in the substantial sized gardens located within the ACA site. Although front gardens are large, rear gardens are substantially larger. A number of houses on the north side of the road have chosen to build separate residences within their boundaries, often using the same entrance to both properties. However, to a greater extent than other localities in Glenageary, original plots have remained intact, notwithstanding policies and trends of intensification.

b) Natural Features

Silchester Road is a purpose-built late 19th century residential street. Natural features comprise planted deciduous and evergreen trees. Many, close to maturity, have reached considerable heights and tower above properties and boundary walls. The presence of these prominent trees lends a leafy suburban enclosed feel to the street. Smaller shrubs and hedges are common in front gardens along boundary walls.

6.0 Opportunities and Threats

Negative Elements

- New boundary walls have been inserted to the front of certain houses such as 'Lismolin'. These modern metal railings, gates, plinth wall and piers although carried out in a similar material are slightly over-ornate and out of character for the area. The front wall bounding the public right of way to Silchester Crescent is built using modern red brick which is not in keeping with the rest of the road.
- In certain cases lack of repair and maintenance was noted to plinth walls and cast-iron railings and rainwater goods. Overall the majority of houses are well maintained but a certain number require standard repair and maintenance work carried out.

Positive Elements

- The condition of the majority of structures is excellent. On initial inspection no structural damage is obvious such as slumping or bowing of exterior walls. Roofs are intact, certain repairs are necessary to replace fallen and slipped slates and ridge tiles and maintenance is required on rainwater goods and chimneys.
- The majority of the structures retain a good percentage of original fabric including granite window sills and door

steps, sash windows and timber doors and cast-iron rainwater goods and railings.

- All houses appear lived in and are well maintained. Front sites are well presented.
- On-street paid parking introduced onto the street has reduced the amount of cars parked on the road. Prior to the introduction of parking restrictions cars were occupying the street for the entire day while commuters travelled the rest of the journey into the city centre on the Dart.
- The few piecemeal changes identified, such as replacement of original windows and doors, are incidental and reversible.

7.0 Assessment of ACA in terms of Categories of Special Interest

Architectural Interest: Silchester Road has an impressive collection of Victorian style houses. In addition there are three houses, which date to the beginning of the 20th Century and vary in style. St Paul's Church is executed in a Gothic Revival style. The resulting architectural merit of the road is diverse and significant. The road as an urban or sub-urban entity, has character.

Historical Interest: Historical merit is given for the development of the road in Victorian times as a residential suburban street.

Social Interest: Social interest is merited due to the important role St. Paul's Church plays in the locality as an Anglican Church.

8.0 Implications for Planning and Development

The aim of designating Silchester Road an Architectural Conservation Area is to protect the special external expression of the buildings by managing change in a positive manner.

In general terms, there is a requirement under the Planning and Development Act 2000 that planning permission be sought for all development works except those considered exempted development. The regulations governing exempted development are set out in the Planning and Development Regulations 2001.

Section 4 (1)(h) of the Planning and Development Act 2000 also lists developments which constitute exempted development, it states:

"Development consisting of the carrying out of works for the maintenance improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures".

Where uncertainty arises as to what, in a particular case, is or is not exempted development, any person may under Section 5(1) of the Planning and Development Act, on payment of the prescribed fee, request in writing from the Planning Authority, a Declaration in relation to the query.

Implications of ACA Designation

The objective of the ACA is to protect the special character of an area through the careful control and management of change. Section 82(1) and (2) of the Planning and Development Act 2000 states:

- (1) Notwithstanding Section 4 (1)(h) the carrying out of works to the exterior of a structure located in an architectural conservation area shall be exempted development only if those works would not materially affect the character of the area.
- (2) In considering an application for permission for development in relation to land situated in an ACA, a planning authority, or the Board on appeal, shall take into account the material effect (if any) that the proposed development would be likely to have on the character of the architectural conservation area.

In effect, ACA designation assigns significant restrictions on works to the exteriors of structures within the boundary of the

ACA. Owners, occupiers or developers proposing to carry out works within the ACA should be aware that the normal exemptions from seeking planning permission, do not apply where the planning authority considers that they will materially affect the character of the ACA.

Therefore, in its assessment of whether or not works constitute exempted development, the Planning Authority must have regard to not only the impact on the character of the structure itself and adjacent structures, as required under Section 4(1)(h) but must now also have regard to the impact on the overall character of the area, as required under Section 82(1) and (2) of the Planning and Development Act 2000.

The designation of ACA status therefore results in restrictions on certain works to the exteriors of the structures, their settings and plot boundaries. For example, the construction of a small house extension or a boundary wall within an ACA may require planning permission, although such works may be exempted development elsewhere.

It is the purpose of this Section of the ACA document to give detailed direction and guidance on the type of works that do and do not impact on the character of the ACA and therefore will or will not require planning permission. This list is not a definitive list of all works, in all circumstances, that require planning permission, but identifies those works, which would impact on

the character of ACA. It should also be noted that some of the following works already constitute development regardless of ACA designation and would require planning permission.

Protected Structures

At present only two buildings, St Paul's Church and 'Rossmore' are Protected Structures. The obligations on owners of these buildings differ from the majority of those non-Protected Structures contained within the proposed ACA.

Owners of Protected Structures are advised that planning permission is required for all works, which would materially affect the character of a protected structure, or any element of the structure, including its curtilage and its interior, which contributes to its special interest. Owners proposing to carry out any works to a protected structure including essential repair and maintenance works are advised to request a declaration from the Planning Authority under Section 57 of the Planning and Development Act 2000. A declaration issued under this section sets out the type of works the Planning Authority considers would or would not materially affect the character of the structure or of any element of that structure, which contributes to its special interest.

Non-Protected Structures

For the vast majority of the buildings within Silchester Road ACA owners and occupiers should be aware that works which, in the opinion of the Planning Authority, would materially affect the external character of the Silchester Road ACA will require planning permission. Clearly this will depend on details of each proposal, but it is likely to include the following:

Works likely to affect the character of the ACA.

Roofs:

- The removal of the original roofing materials and their replacements with modern material such as fibre cement tiles.
- The removal of existing chimneystacks and early terracotta or clay pots.
- The removal of decorative features such as timber barge-boards or cast-iron ridge cresting.
- The installation of solar panels, roof-lights or changes to the front elevation.
- The erection of communications antennae or support structures for same to the front elevation.
- The removal of original rainwater goods such as the gutters and downpipes and their replacement with modern material such as uPvc to the front elevation.

External Walls:

- The removal of the external render, or the plastering over of exposed stone detailing to the surrounds and quoins.
- The external painting of previously unpainted surfaces to the front elevation

Openings:

- The removal, alteration or enlargement of original window openings and the replacement of original windows, with inappropriate modern insertions to the front elevation only. The installation of aluminium and uPvc windows are not considered appropriate, as too is the replacement of a different type of window i.e. casement windows in place of sash windows.
- The replacement of clear glass panes with reinforced glass or textured glass to the front elevation.
- Replacement of entrance doors in an inappropriate style, material or method of opening.

Boundary Treatment:

- The removal of any original boundary walls, gate piers or cast-iron railings.
- Any modifications to the width of the entrances.

New Extensions:

- Extensions and all new build that impact on the street-facing elevations of buildings, or would be clearly visible from the public realm.
- A contemporary high-quality design should be encouraged.

The above list is not definitive. Owners and occupiers are advised to consult with the Planning Authority prior to undertaking any development including any physical works. Where there is uncertainty as to a particular case the Planning Authority would advise that a Section 5 Declaration be sought.

Works not affecting the character of the ACA.**Maintenance & Repairs:**

- All original or early features/materials should be retained and repaired where possible, as these positively contribute to the character of the area, where replacement is necessary it should be on a like for like basis.

Internal alterations:

- For structures/houses, which are not listed as Protected Structures, the ACA designation does not prevent internal changes or re-arrangements, provided that these changes do not impact on the exterior of the structure. However, internal changes must comply with current building regulations.

Restoration of Character:

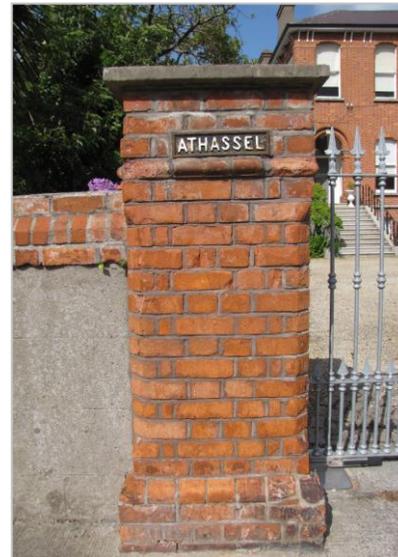
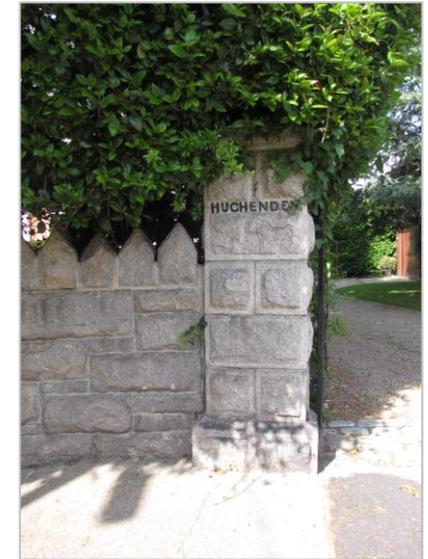
- Where original features have been lost or replaced with inappropriate alternatives, the reinstatement of these features do not require planning permission.

Openings:

- The repair and maintenance of entrance doors and windows.

Services:

- The positioning of security alarm boxes, electrical boxes, wires and cables should be placed in the most discreet locations in an effort to reduce any visual impact. Where there are any unused services such as these, they should be removed to enhance the overall appearance and character of the terrace. Electrical and telecommunication wires should utilise any vertical architectural lines i.e. channelling the wires along rainwater good and vertical mouldings.



A range of gate piers within the ACA

9.0 New Development Works

New developments should contribute to the visual enhancement and vibrancy of the area whilst respecting its existing physical character. All new buildings should be to the highest standards of architectural design. Proposals to demolish structures of architectural merit within the A.C.A. require planning permission. In general, they will not be permitted unless the proposed new structure is a positive benefit to the area.

GENERAL POLICY OBJECTIVES

- The Council will ensure that development in Silchester Road ACA will be managed in order to protect, safeguard and enhance the special character and environmental quality of the area.
- The Council will seek to preserve, protect and enhance the architectural heritage of Silchester Road ACA for future generations.
- The Council will actively encourage the reinstatement of historically accurate architectural detailing on buildings of heritage value/interest in accordance with recognised conservation practice. However, the use of contemporary new-build extensions will be encouraged where appropriate and materials/finishes used should complement the character of the area.
- The Council will not normally consider the demolition of a structure without proposals for re-development, and will seek to ensure that demolition if permitted will be

followed by a continuous re-development building operation.

- The Council will seek to prohibit the demolition of structures that positively contribute to the character of Silchester Road ACA, except in very exceptional circumstances in accordance with the current Development Plan policy AR12. Where demolition of a building/structure/item is considered, within the ACA, an assessment of the impact of the replacement building on the essential character of the ACA will be required.
- The designation of Silchester Road ACA will not necessarily preclude the sub-division of dwellings into apartments, extensions, or for 'sensitive infill' or 'change of use' proposals where appropriate, and the re-use of existing entrances/maintenance of original boundary walls where appropriate in order to maintain the essential character of Silchester Road ACA.

NEW BUILD –Policy

- The Council will seek to ensure that any development including modifications and/or alterations or extensions within the Silchester Road ACA, are designed and sited appropriately and are not detrimental to the character of the structure or its setting and context within the ACA.
- The Council will encourage where appropriate the use of non-reflective glazing to exposed elevations containing a

low solid to void ratio (i.e. large extent of glazing relative to masonry).

- The Council will seek to encourage (where appropriate) a stimulus to imaginative, high quality, passive design, and an opportunity to enhance the ACA generally. In this regard appropriately scaled new build should have respect for the site/building context, without imitating earlier styles.
- The Council will encourage a sensitive design approach to maintain the overall integrity of the urban grain, whilst also encouraging where appropriate, contemporary designs that are complementary and/or sympathetic to their context and scale.

ALTERATIONS AND EXTENSIONS

- The Council will seek to encourage appropriately scaled extensions and alterations to properties within Silchester Road ACA that are generally sensitive to the main structure and subsidiary (to the main structure), particularly in the case of protected structures and positioned generally to the rear or lesser elevation.
- All proposals to extend properties within the ACA involving/affecting the roof of a property particularly those of the Arts and Crafts style shall be carefully and sensitively considered.
- The Council will seek to encourage the retention of original features where appropriate, including windows,

doors, renders, roof coverings, and other significant features of buildings and structures within Silchester Road ACA whether protected structures or otherwise, whilst simultaneously encouraging a continued diversity of sensitively scaled contemporary and energy efficient designs.

INTERNAL ALTERATIONS:

- The majority of the buildings in the ACA are not Protected Structures, the ACA designation does not prevent internal changes or re-arrangements, provided that these changes do not impact on the exterior of the structure. However, internal changes must comply with current building regulations.

WORKS TO THE PUBLIC REALM:

- Works to the public realm, which includes footpaths, street furniture, parking provision etc, will have to have due regard to the special character of the ACA in line with Policy AR6 . Future traffic control measures will have due regard to the context of the Historic landscape/essential character as outlined in this document.
- The Council will actively promote the retention of all surviving original kerbing, paving, and items of street furniture, which contribute to the special character of the ACA.

- New street furniture when being provided will be of high quality reflecting the character of the ACA.
- The Council will encourage the under-grounding of overhead services and the removal of redundant wiring / lighting cables etc., from building facades in line with Policy AR9.

LANDSCAPE PROTECTION:

Reinforce existing character:

- The Silchester Road ACA seeks to protect buildings, structures and items of architectural interest and will also seek to protect and enhance the spatial quality of Silchester Road, its natural environment, groups of trees, boundary treatments and associated hedgerow planting/periphery planting to individual plots, views and prospects and other intrinsic aspects of the ACA.

New or replacement planting:

- Where boundaries must be repaired or replaced or where new boundaries are required, the Council will promote the use of materials which are sympathetic to that existing, including where applicable, hedgerow planting and informal tree planting etc.

Views and prospects:

- The Council will seek to protect views and prospects from insensitive development including landscaping/boundary treatments.

DE-EXEMPTED DEVELOPMENT WITHIN ACA

In summary the de-exempt development classes for Silchester Road ACA (with reference to the Planning and Development Regulations 2001 (as amended) are;

Schedule 2, Part 1- Exempted Development – General, including the following classes;

CLASS 1,3,4, 5,6,7,9, 11, 50b.

- Extensions (Class 1) – It is Council policy to ensure that planning permission is required for domestic extensions within Silchester Road ACA.
- Garages/sheds etc (Class 3) - It is Council policy to ensure that planning permission is required for domestic garages, glasshouses, sheds etc. within Silchester Road ACA.
- Signage and pillars (Class 5) – It is Council policy that planning permission is required for alterations to boundary treatments to residential plot boundaries,

including entrance gates and pillars and associated signage, on public and private roads within the ACA.

- Landscaping works (including hard surface areas), to domestic plots (Class 6) - It is Council policy to ensure that planning permission is required for such works.
- Domestic porches (Class 7) - It is Council policy that planning permission be required for the addition of porches outside any external door of a dwelling house (also including canopies and awnings).

USE ZONING OBJECTIVES

- Objective A  To protect and/or improve residential amenity.
- Objective NC  To protect, provide for and/or improve mixed-use neighbourhood centre facilities.
- Objective MTC  To protect, provide for and/or improve major town centre facilities.
- Objective F  To preserve and provide for open space with ancillary active recreational amenities.
- Objective TLI  To facilitate, support and enhance the development of third level education institutions.
- Objective W  To provide for waterfront development and harbour related uses

OTHER OBJECTIVES

- 6 Year Road Proposal  _____
- 6 Year Motorway Proposal  _____
- Proposed Quality Bus/Bus Priority Route  _____
- Public Right of Way  _____
- Proposed Walkway/Cycleway-Sutton to Sandycove (Alignment Indicative Only)   _____
- Proposed Natural Heritage Areas  _____
- Protected Structures  _____
- Record of Monuments and Places (For Areas of Archaeological Potential)  _____
- Architectural Conservation Area  _____
- Candidate Architectural Conservation Area  _____
- To preserve Views  _____
- To preserve Prospects  _____
- To protect and preserve Trees and Woodlands  _____
- To increase in the number of buildings permissible  _____
- Boundary of Local Area Plan  _____
- Specific Local Objective  _____
- To provide accommodation for the Travelling Community  _____
- County Council Housing Programme Site  _____
- To protect and/or provide for Institutional Use in open lands  _____

Legend of County Development Plan 2010-2016