



SYDENHAM ROAD
Architectural Conservation Area

**Character Appraisal & Policy
Framework**

2014

Preface

The assessment of the special character of the Sydenham Road Architectural Conservation Area was commissioned by Dún Laoghaire-Rathdown County Council and was carried out *Rob Goodbody BA(mod), Dip Environmental Planning, DipABRC, MA, MUBC, MIPI, MRTPI, of Historic Building Consultants, Old Bawn, Old Connaught, Bray.*

The Character Appraisal, which includes an edited version of the special character report, was prepared by the Conservation Division and Planning Department of Dún Laoghaire-Rathdown County Council.

1.0 Introduction

Dún Laoghaire-Rathdown contains a number of areas which exhibit a distinct character and unique qualities based on their historic built form and layout. This character is often derived from the cumulative impact of an area's buildings, their setting, landscape and other locally important features developed gradually over time. These areas are an expression of our heritage and our identity and contribute significantly to the quality of our lives. These areas will continue to develop and change but their special character is of great value and worthy of protection.

The Planning and Development Act 2000, as amended, provides the legislative basis for the protection of such areas by facilitating their designation as Architectural Conservation Areas, or ACAs.

Under Part IV of this Act, 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, 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 centered on an individual building, or a terrace of houses and it may be rural or urban. ACA designation forms the basis for policies to preserve or

enhance an area and provides an element of 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 in the opinion of the Planning Authority would have a material effect on the character of an ACA require planning permission.

Retaining the special character of an area is best achieved by managing and guiding change on a wider scale than the individual structure. Hence, the objective of the ACA designation is to guide change within an area and ensure future development is carried out in a manner sympathetic to its special character.

It should be noted that ACA designation is distinct from designation as a protected structure, although Protected Structures may be located within an ACA area. Protected Structures are subject to separate procedures and requirements under the Planning and Development Act 2000, as amended.

1.1 Aim of study

A number of Conservation Areas were identified in the previous Dún Laoghaire-Rathdown County Development Plan. These have now been assigned 'Candidate Architectural Conservation Areas' status under the 2010 - 2016 Dún Laoghaire-Rathdown County Development Plan. Section 11.3.13. Policy AR10: Candidate Architectural Conservation Areas states that:

A number of Conservation Areas were identified in the previous County Development Plan. 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's "Architectural Heritage Protection Guidelines for Planning Authorities".

The primary aim of this study is to:

- *identify the special character of the proposed Sydenham 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.*

2.0 Location

Sydenham Road lies about three hundred metres to the east of the village of Dundrum, and is approximately parallel to the Main Street. It runs almost in a straight line from its beginning at the north-west end of Taney Road to its end at the south-east close to Overend Way. The road is approximately 450 metres in length and near to its mid-point it crosses Upper Kilmacud Road at a slight angle.

Dundrum Main Street runs parallel to the Slang River and the ground rises steadily from the river towards the east, but with a significant slope to the south also. As a result, there is a steep climb up along Sydenham Road from the Taney Road junction, levelling off about mid-way towards the junction with Upper Kilmacud Road. The eastward rise in the ground is seen in the substantial rise from the road level into the sites of the houses on the eastern side of the road, and a less prominent drop down to the houses on the western side.

2.1 Boundary of Candidate Architectural Conservation Area

The boundary of the candidate ACA is shown on Map 1 of the Dun Laoghaire-Rathdown County Development Plan 2010-2016. This shows that the candidate ACA would include all of the houses on Sydenham Road with the exception of St. Anne's and includes the site of Sydenham House, which is at the corner of Upper Kilmacud Road and Sydenham Villas.

The boundaries are defined to take in the eastern side of the road from Taney Road to the first property on the southern side of the road, beyond Upper Kilmacud Road. On the western side the candidate ACA includes a little more than half of the northern section of the street southwards from Taney Road, and does not extend as far as Upper Kilmacud Road. On both sides of the road the defined area generally runs to the centre line of the houses so as to exclude the rear half of each house and the rear

gardens. In that part of the street where only one side is within the candidate ACA the boundary runs along the kerb line to the front of the houses and excludes the carriageway.

2.2 Proposed Architectural Conservation Area

In light of the assessment of the candidate ACA it is proposed to revise the boundary to omit five houses on the east-side of Sydenham Road at the southern end of the ACA that joins with Kilmacud Road Upper. These houses are known as Brentwood, Mopoon Villa, The Boulders, Little Rock, and Kilronan. It is also proposed to omit a house known as Garryhoe on the west-side of the road. All are twentieth century and their character and style differ to those contained within. The site of Sydenham House has also been removed from the boundary.

The revisions will strengthen the ACA boundary in terms of its architectural quality and cohesiveness. The proposed amendments were made where it was felt that the structures did not warrant inclusion due to lack of architectural merit. The boundary will also be extended to include the rear plots where necessary to make greater physical sense and to rationalise the boundary. The boundary walls to the side on No.1 Sydenham Terrace and Tudor House are also included in recognition of their character and contribution to the ACA.

While Brentwood dates to 1861 its external expression and composition has arguably been affected by the tower-like side extension.

The exact boundaries of the proposed ACA are delineated on the

map no. PL-13-364 contained in Appendix 1.

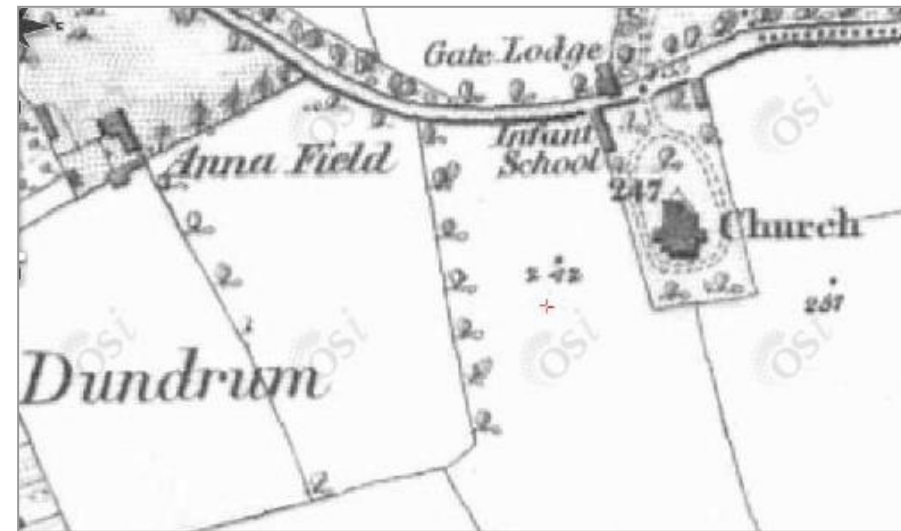


Fig 1: Extract from first edition Ordnance Survey map, 1837

3.0 Historical development

The village of Dundrum appears to be of medieval origin, and derives its existence from the ancient church site of St. Naithi or the thirteenth century castle of Dundrum – or perhaps some degree of each. By the middle of the eighteenth century Dundrum was a very small village, and was shown on John Rocque's map of County Dublin in 1760 as a small scatter of buildings on the western side of what is now the main street. By the beginning of the nineteenth century, Dundrum had grown, and early maps of the county such as John Taylors *Environs of*

Dublin of 1816 and William Duncan's map of County Dublin of 1821 both show a significant village, with development all along the eastern side as well as the west. During this time Upper Kilmacud Road was laid out, improving the accessibility of Dundrum. At this time the village had achieved a population of about five hundred.

The increase in size of Dundrum would have been influenced to some extent by improvements in transportation – both the quality of the roads and the sophistication of the coaches and wagons that used them. A big boost for Dundrum came in 1854, not from the roads, but the opening of the Dublin and Wicklow Railway, initially from Harcourt Road to Bray, and later from Harcourt Street to Wicklow and beyond. This accessibility meant that the new station at Dundrum could facilitate commuting to the city, while the commuter's family lived in the clearer, fresher air beyond the city's influence. It was also a cheaper area to live, particularly through the lower rates that were levied on properties outside the city.

The first edition Ordnance Survey map shows Dundrum and the future site of Sydenham Road in 1843, before the advent of the railway. Between Taney Church and Anna Field the land was laid out as fields.

One developer that saw the potential for capitalising on the arrival of the railway was the auctioneering firm of Messrs Bentley, run by William Bentley and his son John. In 1857 and 1858 they took out leases on a substantial amount of land, including part of the grounds of a house called Anna Field, which

had already lost part of its site to the railway. Acquisition of a field to the south of Anna Field and another to the east gave Bentleys a sufficient tract of land on which to lay out a street and houses.

The first construction project undertaken by the Bentleys at Sydenham Road was a group of six houses on the eastern side of the road, backing on to Taney Church. These were in three pairs of semi-detached houses and were known as Sydenham Terrace. The term "terrace" at that time referred to a levelled platform, and only later became used exclusively to mean more than two houses attached together. Soon after beginning on these houses the Bentleys built two pairs of semi-detached houses on the opposite side of the road, completing them in 1860 and 1861, together with a substantial detached house at the corner of Taney Road, also finished in 1860. On an area of land between Sydenham Road and the railway they built a detached house, known as Anne Field, with a driveway leading towards Taney Road.

The choice of the northern end of the new road as the starting point for new houses would have been driven by the accessibility to the railway station, down the hill on Taney Road. The Bentleys' land holdings ran further to the south, however, and across to the other side of Upper Kilmacud Road, then known as Drummartin Road. At the corners of the two roads they built Rich View – known at first as Sunnyfield – and Sydenham House. In 1863 they laid out the southern section of Sydenham Road, with a view to continuing the building further. The stage of construction that was reached by 1864 was shown on the first

edition Ordnance Survey 1:2500 map, which appeared in that year.

At the same time as they were developing Sydenham Road, the Bentleys had also acquired extensive lands at Foxrock with a view to developing them. There they laid out roads, provided a hotel and a mart, and assisted development with the provision of

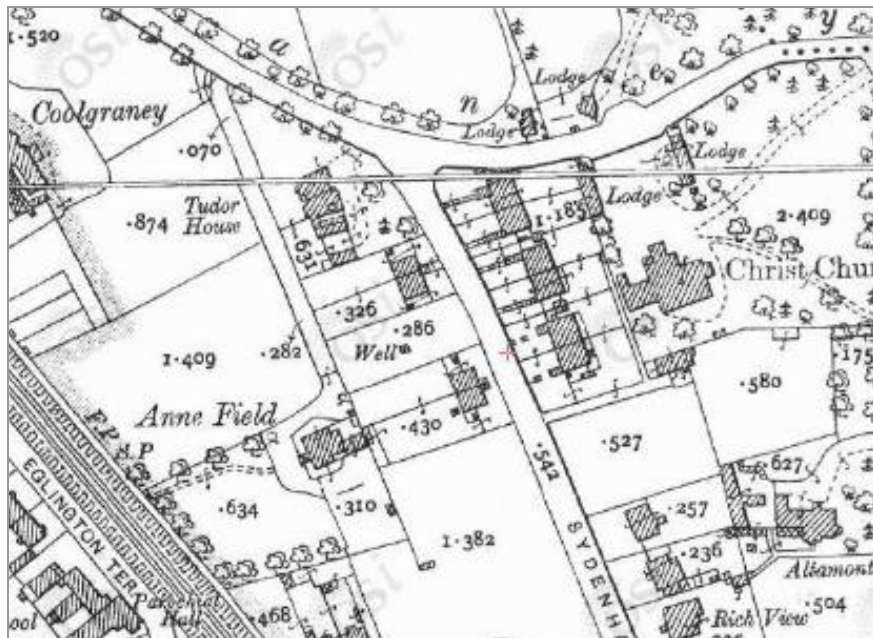


Fig 2: Extract from 1907 OS Map

brick fields and a nursery for the landscaping. The scale of the Foxrock development was unrealistic and only attracted a small number of purchasers, scattered widely over the developed area. The Bentleys had over-extended their enterprises and in the later

1860s the business collapsed. Their properties at Sydenham Road were sold at auction on 12th February 1869 in seven lots and this included two houses that were let to tenants and all of the remaining tracts of building land. Each of the seven lots was sold at the auction and there may have been no reserve, as the two houses, which cost about £700 each to build and were said to bring in annual rents of £45 and £50 respectively, were sold for £5 each. This was not as much a bargain as it seems, as tenants had proved difficult to find, there was a very rapid turnover of occupiers and the houses were often vacant. When built they had been offered at rents of £70 to £75, but in the light of the poor record of letting the rents had gone down significantly over the first ten years. To reflect this poor performance the Valuation Office had reduced the rateable valuation of the houses in 1868.

The four houses at the southern end of the road were developed separately. Only one additional house was built within the Bentley land-holdings in almost forty years to the end of the century. In 1882 a house called Mopoon Villa was built on the eastern side of the road.

It was not until the early twentieth century that further development took place along Sydenham Road. In 1904 a house named Lisnivas was built on the land between number 6 Sydenham Road and Mopoon Villa. In 1927 a bungalow was built to the north of it, and in the early 1930s two houses were built on sites opposite, on the western side of the road.

To the south of the junction with Kilmacud Road Upper a pair of houses was built on the western side of the road in 1940, and two pairs of semi-detached houses in the early 1950s. Also in the early 1950s the Vocational School was erected on the substantial site at the north-western corner of Sydenham Road and Upper Kilmacud Road.

4.0 Schedule of Protected Structures & Record Monuments

- Record of Protected Structures

There are no protected structures within the defined boundaries of the Architectural Conservation Area. Two protected structures lie in the vicinity, Anne Field, which is to the rear of gardens on the western side of Sydenham Road, and Christ Church, Taney, which lies to the rear of gardens on the eastern side, and which has two cottages and the front boundary walls, railings and gates which are also included in the protection.

- Record of Monuments and Places

No structures or sites within the Architectural Conservation Area are included in the Record of Monuments and Places. The nearest such sites are St. Naithi's Church, approximately 500 metres to the north west, and Dundrum Castle, about 400 metres to the west.

- National Inventory of Architectural Heritage

The NIAH Survey of Historic Gardens and Designed Landscapes includes a number of sites within the general area, the closest of

which is Taney Hill, on the northern side of Taney Road, opposite the junction with Sydenham Road. This house is now gone and the site built over.

5.0 Character appraisal

Public realm

There are no remaining early features within the public areas in Sydenham Road. The road itself dates from the period when the street was laid out and the first houses built, but all of the original features are now missing, along with any features that might have been introduced later in the nineteenth century or in the first half of the twentieth century. Hence there are no elements of historic paving and the granite kerb stones that are frequently found remaining in nineteenth century streets are absent here. There are no traditional lighting columns or street names or other street furniture. There are no open spaces or common areas other than the street itself.

Arising from this, all features of architectural heritage significance at Sydenham Road are within the private spaces associated with the private houses.

Private spaces

All of the buildings within the ACA are private houses and their associated structures such as garages. All of the houses have front and rear gardens, though the front gardens on the western side of the road are shorter than those to the east. The garden

sizes vary significantly, from about 700m² to about 2400m², with the detached houses generally having more garden space than the semi-detached houses. The rear gardens are not visible from public areas – to the east the houses back on to Taney Parish Church and an apartment scheme, and to the west the boundary is with the grounds of a private house. At the northern end there are substantial walls screening the rear gardens from Taney Road.

Elements that enhance or detract from the character

Sydenham Road ACA derives a considerable amount of character from the contours.



Plate 1: Sydenham Road seen from Taney Road

The land to the east of Dundrum village rises up sharply, but not evenly, such that there is a ridge between Taney Road and Upper Kilmacud Road. As a result, Sydenham Road rises up sharply from Taney Road, reaches a crest and then falls slightly towards Upper Kilmacud Road. At the same time, the houses on the western side of Sydenham Road are significantly below the road level, while those to the east rise high above.

While these slopes add to the overall character of the street, they also serve to distance the houses from the public realm, rather than facing on to it at the same level. This is exacerbated, particularly on the eastern side, by a wall of trees and hedges along much of the street. The effect is made more severe by the uneasy mix of varieties, most particularly the inappropriately large and dark yew and *Macrocarpa*, the varieties of *Cupressus* and *Chamaecyparis* and the high, overgrown hedges, some choked with ivy.

Building typologies and materials

There is a wide variety of house styles in Sydenham Road, the common thread being that they are all substantial suburban houses of the business and professional classes. The houses at the northern end are for the most part the earliest, built by Bentley & Son, but they aimed at a varied market, producing six similar houses on the eastern side of the road and four smaller and one larger one on the western side, in different styles. The

one remaining Bentley house at the southern end of Sydenham Road and the former Sydenham House are in different styles again. The three pairs of semi-detached Bentley houses are built

in red brick. The houses on the western side are rendered and built in very different styles. One being a Victorian rendition of the Georgian tradition with Italianate elements, another being more austere and formal, but with finesse in the detail. A pair of smaller brick houses stands opposite the Bentley houses.

The individual elements of the houses are examined below to indicate the styles of the houses and character of the street.

Facades and types: The six substantial semi-detached houses at the northern end of Sydenham Road were originally known as Sydenham Terrace, as they were built on a levelled terrace at a height above the street. These houses are two-storey over basement and double pile with single-storey over basement to the side containing the entrance. These houses are faced with red brick to the front and rendered on the other three sides. The basements were rendered originally.

Opposite Sydenham Terrace a pair of smaller semi-detached houses was built in a style that derived more from the Georgian period, without the side extensions and with the doors in the front facade, approached by a flight of granite steps. To the south of these another pair of semi-detached houses of the same period opted for the rendered form that was common in contemporary suburbs in Blackrock and Dun Laoghaire. These have front doors set in glazed screens and with projecting canopies above as a form of open porch.



Plate 3: No's 3 and 4 Sydenham Terrace



Plate 3: No's 7 and 8



Plate 4: Tudor House

Of the three detached houses built by Bentley & Son, Tudor House, at the northern end of the street, has an elegant simplicity, with tall two-over-two sash windows and with subtle decorative elements such as decorative barge ends and an elaborate timber screen at the front door.

Roofs: The majority of roofs in Sydenham Road are hipped, double pile and covered in natural slate. Tudor House has a steep pitched roof with gables to the front.

Rainwater goods: The majority of houses have cast iron rainwater goods.

Chimneys: All of the houses apart from No's 7 and 8 have red brick chimney stacks with clay pots – most of the pots being cylindrical clay pots in a buff colour, with a horizontal band below the rim. The latter have rendered stacks that vary in finish, some are painted and others unpainted; a few pots have been replaced.

Windows: The majority of houses in Sydenham Road have timber sliding sashes. The windows to the front of the earliest houses from the 1860s would probably have been two-over-two sashes, though six-over-six sashes survive to the rear of some of these houses and were probably just used at the rear. The windows on Tudor House demonstrate the simple elegance that two-over-two sashes can give to a house. The contrasting elegance and character arising from the well-kept timber sashes in numbers 7 and 8 contrasts with the unfortunate replacement of sashes with uPVC in numbers 9 and 10.



Plate 5: Windows No.7 and Tudor House

Front doors: In most cases the original front doors survive and add greatly to the original character of the houses. This is seen to good effect in the pair of front doors to numbers 9 and 10, which have been kept well and which have their impact increased by their location at the top of a substantial flight of granite steps. The doorways to numbers 1 to 6, in Sydenham Terrace, are of similar style, but with flanking columns, though they are less visible. At number 7 and 8 the doors are of a later style, though in fact built at the same time, and are set in glazed screens with rectangular overlights.



Plate 6: Front doors of numbers 9 and 10



Plate 7: Approach to front door of No. 4

Front boundaries: All of the houses in Sydenham Road have masonry front boundaries though there is a great deal of variety. The finest of all of them is the wall to the front of numbers 1 and 2, which is of red brick, rising off a cut granite plinth and with cut granite capping, with both plinth and capping having delicate profiling and both stepping up through curved mouldings to accommodate the rise in ground level across the frontage. There are piers to match. The other four houses in Sydenham Terrace have rendered walls, some with simple granite copings, others without.

Along the rest of the street the boundaries include low cut granite plinths with iron railings at numbers 9 and 10, while railings are present with rubble granite or rendered walls at numbers 7 and 8. Tudor House has a long and prominent wall that has a crenellation of squared granite blocks, while the wall to the front of Brentwood has been rebuilt recently in concrete, clad with rubble granite.



Plate 8: Boundary wall of Tudor House



Plate 9: Boundary wall of No's 1 and 2

Vehicular entrances and garages: All of the houses have vehicular access of some kind. The provision of parking is exacerbated by the substantial rise in levels on the eastern side of the street and by the presence of double yellow lines along both sides of the entire street and the adjacent Taney Road and Upper Kilmacud Road. In some instances the entrances have been kept narrow and low-key, often using the original gate piers, as at Tudor House.

In other cases new entrances have been formed that have blended with the original boundaries. In several cases, however, the entrances have cut through the original boundary, leaving a wide gap, often without piers or gates, as at numbers 2, 3 and 5 Sydenham Terrace. At number 8 the plot has been subdivided to build a second house, with the result that both the original house and the new house, Windrush, have very narrow frontages that are taken over by gates and parking.

Alterations and additions: Most of the houses have not undergone significant alterations or additions over time other than replacement of windows or formation of vehicular accesses. Some have had additions such as conservatories built to the rear, and which do not affect the appearance as seen from the street. Some have had extensions to the side that are discreet and have little effect on the character, such as a single-storey red-brick extension to the side of number 3 and a large extension to No.7 that is in similar materials and style. The most significant additions have been the erection of a house attached to the side of number 8.



Plate 10: Extension to the side of number 7

6.0 Threats and opportunities

Negative elements

The houses in Sydenham Road were built as suburban homes for the professional and business classes, from the late 1850s onwards. Over time, however, there has been a certain amount of erosion of the original character. The initial setback was the failure of the firm of developers that was providing the houses, Bentley and Son, as this left a significant amount of the land vacant for several decades. However, by the middle of the twentieth century all of the sites had been developed, the last being the large corner site at the south-western end, where the college was built in the early 1950s.

The alterations to the houses themselves have been relatively few and most of the extensions have blended well with the houses.

Elsewhere the replacement of windows on No's 9 and 10 with uPVC has taken from the character of those houses. Even where the divisions of the panes match that of the original windows the uPVC replacements do not look like sliding sashes and at best they look bland and featureless. The insensitive way in which vehicular accesses have been provided to many of the front gardens is also unfortunate.

The screening of the street as a whole is also a serious detraction from the character that was originally based on the prominent line of houses, particularly those on the eastern side, rising above the street. The massively overgrown hedges at numbers

1, 6 and elsewhere, the over-sized *Macrocarpa* in the grounds of number 6 and Kilronan, and the large yew, *Cupressus*, *Chamaecyparis* and other trees, particularly in the front gardens towards the northern end on the eastern side. This planting all adds up to an oppressively dark and unkempt appearance along this frontage and also conceals the fine red brick houses that were known as Sydenham Terrace.

Positive elements

The strongest positive attribute in Sydenham Road is the collection of houses that date from the original phase of building, but those on the opposite side of the street have added an interesting variety while maintaining the individual quality that is seen in each house.

The infilling of the sites left vacant in the nineteenth century came to an end with the insertion of the only non-residential element into the street, with the construction of the college. It is fortunate that the architects for this scheme carried out an imaginative work, making great use of local granite and producing a high quality building.

7.0 Assessment of special interest

The planning act defines eight categories of special interest under which a building or other structure may be added to the Record of Protected Structures. These are architectural, historical, archaeological, artistic, cultural, scientific, social or

technical interest or value. Section 81(1) of the Planning and Development Act 2000 provides for the declaration of a planning authority of an architectural conservation area where there are buildings that are of special interest under any of these eight categories, or where the conservation of the area would contribute to the appreciation of protected structures. There are no protected structures in the Sydenham Road ACA. There are two protected structures nearby – Anne Field, to the west, shares a common boundary with the houses in Sydenham Road, as does Taney Parish Church, to the east.

Under a strict definition of each of these categories, only one category would apply to the houses in Sydenham Road, that being architectural interest.

Architectural interest

Sydenham Road is considered to be of special architectural interest through the high quality of the buildings of a variety of dates and the high degree of survival of the original character of the individual buildings.

The earliest houses are typical of the substantial suburban houses that were being built in the Dublin suburbs in the late 1850s and early 1860s. While numbers 1 to 6 form a unified group the other buildings of the early period diverge from the unified approach to bring a variety of textures and materials as well as in the size of each house and of its site.

8.0 Development Control within Sydenham Road ACA

The objective of the ACA is to protect the special character of an area through the careful control and positive management of change of the built environment. Section 82(1) of the Planning and Development Act 2000 (as amended) indicates that;

"Notwithstanding paragraph (a), (h), (i), (ia), (j), (k), or (l) of section 4(1), or any regulations made under Section 4(2) 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"

For the purpose of the Sydenham Road ACA development prescribed under 4(1)(h) of the Planning and Development Act 2000 (as amended) and Classes 1, 4, 5, 7, 9 and 11 of Schedule 2 (Part 1) of the Planning and Development Regulations 2001 (as amended) are considered to potentially materially affect the character of the ACA.

Where a question arises as to what works is, or is not exempted development, any person may, under Section 5(1) of the Planning and Development Act 2000 (as amended), on payment of the prescribed fee, request in writing from the Planning Authority, a declaration of that question.

Owners, occupiers or developers proposing to carry out works within the ACA should be aware that the normal exemptions from seeking planning permission, will no longer apply where the Planning Authority considers that the works will materially affect the character of the Architectural Conservation Area. 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) and Schedule 2 of the Planning and Development Regulations 2001 (as amended), 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, as amended.

The designation of ACA status therefore results in restrictions on certain works to the exteriors of structures, their settings and plot boundaries.

The purpose of Section 8.1 of this ACA document is 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. The following 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 the ACA. It should also be noted that some of the following works already constitute development

regardless of ACA designation and would require planning permission.

8.1 Development that may materially affect the character of the Sydenham Road ACA.

The following exempted development classes will not apply to Sydenham Road ACA as they are considered to potentially materially impact on the character of the area.

Planning and Development regulations 2001 (as amended) Schedule 2, Part 1- Exempted Development – General, including the following classes:

CLASS 1, 4, 5, 6, 7, 9, 11.

- Extensions (Class 1) – It is Council policy to ensure that planning permission is required for domestic extensions within ACA.
- Dish type antenna (Class 4) – It is Council policy to ensure that planning permission is required for dish type antenna within the ACA.
- Boundary treatment (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).
- Alterations to or erection of a gate or gateway (Class 9) – It is Council Policy to ensure that planning permission is required for dish type entrance within the ACA.
- Alteration to or construction of boundary and wall or fence (Class 11) – It is Council Policy to ensure that planning permission is required for alteration or construction of boundary wall or fence.

In addition the following works are considered to potentially impact on the character of the ACA and therefore are not exempt.

Roofs:

- The removal, or partial removal, of original roofing materials such as quarry slates and ceramic ridge and hip

tiles, and their replacement with modern materials such as fibre cement slates or tiles

- The removal or replacement of existing chimney stacks and original terracotta or clay chimney pots
- The rendering of brick chimney stacks
- The installation of solar panels or roof lights visible to the front
- The removal of original rainwater goods such as gutters, hoppers, brackets and downpipes and their replacement with modern materials such as uPVC to the front elevation
- The replacement of the existing ogee-profiled cast iron gutters with different profiles.

External walls:

- The removal or replacement of external render
- Rendering of facades not originally rendered
- Repointing of brickwork on facades other than with lime-based mortar of a softer mix than the original brick
- Repointing of any brickwork that currently has surviving tuck pointing or wiggling
- Alterations to the parapets, including application of moisture barriers
- The erection of communications antennae, dishes or support structures for such equipment in such a way as to

be visible from the street, whether on the external walls, chimney stacks, roofs or elsewhere

- Power washing or cleaning of facades with abrasive or chemical methods other than low pressure water and gentle cleansing agents.

Openings and approaches:

- The removal, alteration or enlargement of original window openings in the front elevation and the replacement of timber sash windows with inappropriate modern materials such as uPVC or aluminium, or inappropriate styles such as casement windows
- The replacement of original glass in the windows and the replacement of any glass, whether or not original, with reinforced or textured glass in the front elevation
- Replacement of the front door in an inappropriate style, material or method of opening or the removal or replacement of any of the elements of the front door assemblage, including fanlight
- Power washing or cleaning of front steps with abrasive or chemical methods other than low pressure water and gentle cleansing agents
- Repointing of front steps other than with a lime-based mortar.

Porches:

- The construction of a porch to the front of any of the houses.

Boundary treatment:

- Alteration to the height of the front walls
- Alteration or removal of coping stones on boundary walls
- Alteration or removal of railings or pedestrian gates on the front boundary
- The provision of a new opening or widening of an existing opening in the front boundary
- Repointing of the front walls using a cement-based mortar
- Repointing of any part of the brick boundary walls that currently have remnants of tuck pointing or wiggling
- Rendering of the front walls unless except to replace existing render in a lime-based render.

Extensions:

- The construction of any extension to the buildings that would be visible from the front of the property, or from the Sydenham Road and Taney Road.

8.2 Works not affecting the character of the Sydenham Road ACA

Maintenance and repairs:

- All original or early features and materials should be retained and repaired where possible, as these contribute to the character of the ACA in a positive way. Where replacement is necessary they should be carried out using similar materials and styles to those being replaced, unless they are replacing later inappropriate works.
- Repointing of brickwork or stonework on chimney stacks or front boundary walls, providing it is carried out using a suitable lime-based mortar that is softer and more porous than the masonry, and where there is no surviving original tuck pointing or wiggling.

Internal alterations:

- Internal alterations to the houses in Sydenham Road would not normally require planning permission providing they do not impact on the external character of the building.

Restoration of character:

- Where original materials have been lost or have been replaced with inappropriate alternatives the reinstatement of these features would not be considered to have an adverse effect on the character of the ACA except where the removal would cause damage to the fabric, such as the removal of a cement-based mortar from brickwork.

Should the reinstatement of timber sash windows be considered in place of uPVC or timber casements the sashes should be in keeping with the style that would have been in the house originally, including the divisions of the glazing bars, the profiles of the timbers and the form of the horns.

Works within the setting:

- Works in the grounds to the rear of the houses, including boundary treatment, landscaping and garden sheds and greenhouses.

Services:

- The positioning or replacement of external services should respect the character of the houses and the ACA, placing all cables or boxes in such a way as to cause minimal disruption to the visual qualities of the ACA. Running cables alongside rainwater goods, or along eaves should be achieved where possible.
- Removal of existing or redundant services from the faces of the buildings.

Works in 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.

- New street furniture when being provided will be of high quality reflecting the character of the ACA.
- redundant services from the faces of the buildings is to be encouraged.

Works in 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.
- New street furniture when being provided will be of high quality reflecting the character of the ACA.

NOTE: The guidance given above is not in itself a comprehensive list of all works, in all circumstances, that require planning permission, but identifies those works that would impact on the character of the ACA. Development must adhere to the general provisions of the Planning and Development Act 2000 (as amended), and the policies and objectives within the Dún Laoghaire-Rathdown County Development Plan. The Area Planner and Conservation Officer of Dún Laoghaire-Rathdown County Council can be consulted if there is any doubt as to whether planning permission is required or not.

Appendix 1:

Proposed Architectural Conservation Area Boundary

(Drawing No. PL-13-364)