

CONSERVATION OF THE ARCHAEOLOGICAL AND ARCHITECTURAL HERITAGE



Vision

The Council recognises that Dun Laoghaire Rathdown has an outstanding built heritage, both archaeological and architectural, with the highest concentration of Protected Structures outside of the Dublin City area.

This diverse range of structures includes dolmens, early christian churches, tower houses, sites of industrial archaeology, maritime structures including the harbours and Martello towers, Georgian houses, Victorian terraces and villas, and early 20th Century International style houses. These structures should be valued as a unique and special finite resource for the County.

The Council is committed to ensuring that this heritage plays its part in the future sustainable development of the County.

History of the County

Dun Laoghaire-Rathdown County was created in 1994. It comprises the area covered by the former Dun Laoghaire Borough and half of the original barony of Rathdown – the other half is in county Wicklow. It has a rich and varied landscape from the spectacular coastal sweep to the Dublin Mountains.

There has been human settlement in the county since earliest times. Many of these monuments have survived to the present day such as the Kiltiernan Portal tomb and the wedge tomb at Ballyedmonduff. A number of medieval castles, tower houses and churches testify to the continuing importance of the area.

It was not until the nineteenth century that the county began to be significantly developed as an extension of Dublin City. The beginning of the construction of Dun Laoghaire Harbour in 1817 was a major spur for this development. This was further accelerated with the opening of the first railway in Ireland between Dublin and Kingstown in 1834. These nineteenth century developments are still characteristic of this part of the county.

The second major phase of development began in the latter decades of the twentieth century with the construction of major residential areas away from the coast. This is a trend that continues today.

Archaeological Heritage

Context

The European Convention on the Protection of the Archaeological Heritage (Valetta, 1992) was ratified by Ireland in 1997.

The Archaeological Heritage is protected by the National Monuments Acts 1930-1994 and is comprised of:

- Archaeological and architectural monuments and sites included in the Record of Monuments as established under Section 12 of the National Monuments (Amendment) Act, 1994.
- Major sites of archaeological importance in Dun Laoghaire-Rathdown in State ownership or guardianship.
- National Monuments which are the subject of preservation orders in Dun Laoghaire-Rathdown.
- Zones of archaeological potential in historic towns.
- The underwater archaeological heritage, including historic wrecks.
- All previously unknown and unrecorded archaeological sites that become known through ground disturbance, or the discovery of sites underwater (including sub-surface elements with no visible surface remains); potential sites located in the vicinity of large complexes of sites or monuments, present or former wetlands, unenclosed land, rivers or lakes, or the inter-tidal zone.

The Planning and Development Act, 2000, now makes it mandatory that objectives for the conservation and protection of archaeological sites be included in a Development Plan.

The Department of Arts, Heritage, Gaeltacht and The Islands published guidelines concerning the protection of the



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archaeological heritage in 'Framework and Principles for the Protection of the Archaeological Heritage'.

10.1 Policy

10.1.1 Policy AH1: Protection of Archaeological Heritage

It is Council policy to protect the archaeological heritage of the County.

It is the policy of the Council to presume in favour of the preservation in situ of archaeological remains of importance and their settings. The Council will strictly control development proposals which may have a negative impact on the significance of archaeological sites and monuments, and their setting and interpretation. Development proposals within Zones of Archaeological Potential and in sites on or near Recorded Monuments, will be considered when accompanied by an archaeological assessment. This assessment will:

1. Articulate the significance of the site (in accordance with Section 3.6 of the Government's *Framework and Principles for the Protection of the Archaeological Heritage*;))
2. Identify how this significance is vulnerable;
3. Address measures that will be taken to protect the significance of the site. These may include: survey, preservation in situ, preservation by record etc.

This statement will inform the planning authority in its decision making process as to the appropriateness of development in these sensitive locations.

The Council will include all recorded monuments on the Record of Monuments and Places on Development Plan maps. All such material is designated by the relevant Dúchas reference numbers on the map and listed in Schedule 1 of this written statement.

All structures highlighted in this Schedule are also defined as Protected Structures and there is scope between the ambit of protection under the provisions of the Monuments Acts and

the protected mechanisms established for structures of archaeological or architectural interest under the Planning Acts. The qualities of archaeological and architectural interest are not mutually exclusive and certain structures can have both qualities and be protected by both Acts.

10.1.2 Policy AH2: Protection of Zones of Archaeological Potential

It is Council policy to protect Zones of Archaeological Potential.

Dalkey, an historic town, has been designated by the Department of the Environment, Heritage and Local Government as a Zone of Archaeological Potential, and is an area where intense archaeology is present. Reference should be made to the Bruges Resolution on the Conservation of Smaller Historic Towns (1975), which was adopted by the 4th ICOMOS General Assembly. This Resolution outlines the importance of preserving the features of historic towns while allowing for the necessity of development.

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

10.1.3 Policy AH3: Designation of Archaeological Landscapes

It is Council policy to designate Archaeological Landscapes within the lifetime of the Plan.

Following consultation between the Department of the Environment, Heritage and Local Government and the Council, areas that contain several Recorded Monuments or very important sites will be designated as Archaeological Landscapes.

10.1.4 Policy AH4: County Heritage Plan

It is Council policy to produce and implement a Dun Laoghaire-Rathdown County Heritage Plan with a

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section on the archaeological heritage within the lifetime of the Development Plan.

This plan will be generated through a partnership approach with other statutory bodies, non-government organisations and community groups. The overall aim will be to protect, promote and enhance the understanding of the heritage of the County including the archaeological heritage. Measures will be implemented over a five year period.

Architectural Heritage

Context

The Convention for the Protection of the Architectural Heritage of Europe (The Granada Convention), drawn up by the Council of Europe and signed at Granada in 1985, was

ratified by Ireland in 1997.

As a result, comprehensive and systematic legislative provisions for protection of the architectural heritage were introduced by the Government as part of the Planning Code, with implementation of the Local Government (Planning and Development) Act, 1999.

This Act is now consolidated into Part IV of the Planning and Development Act, 2000. This Act provides a range of measures for the protection of the architectural heritage including the Record of Protected Structures and Architectural Conservation Areas.

The Department of Arts, Heritage, Gaeltacht and the Islands, and Dúchas, the Heritage Service published detailed guidance notes in the form of '*Architectural Heritage Protection – Guidelines for Planning Authorities*' – Draft December 2001. The Government Policy on Architecture - *Action on Architecture, 2002-2005* published by The Department of Arts, Heritage, Gaeltacht and the Islands, also contains objectives for the architectural heritage.

10.2 Policy

10.2.1 Policy AR1: Protection of Architectural Heritage

It is Council policy to protect the architectural heritage of the County.

The Council will compile and maintain a Record of Protected Structures and will include in the Record every structure or parts of such structures which, in the Planning Authority's opinion, is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

In relation to a Protected Structure or proposed protected structure, the meaning of the term structure 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, 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.



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Protected Structures are shown on the Development Plan maps and listed in Schedule 2 of this written statement.

The Department of the Environment and Local Government have issued a practical Guide to understanding the protection of Protected Structures. This Guide "PL 12 – A Guide to Architectural Heritage" is available from the Planning Authority.

After the publication of the *National Inventory of Architectural Heritage Survey of the County*, and any subsequent ministerial recommendation, the Council will consider further amendments to the Record of Protected Structures.

10.2.2 Policy AR2: Historic Items of Street Furniture

It is Council policy to retain historic items of street furniture wherever possible.

Items of street furniture can be important elements in establishing the character and interest of an Architectural Conservation Area. Such items could include lamp standards, seats and benches, bollards, railings, street signs, freestanding or wall mounted post boxes, telephone kiosks, horse troughs, water pumps, drinking fountains, jostle stones, milestones, paving, kerbstones, cobbles and setts, pavement lights, coal hole covers, weighbridges, statues, plaques and other monuments.

10.2.3 Policy AR3: County Heritage Plan

It is Council policy to produce and implement a Dun Laoghaire-Rathdown County Heritage Plan with a section on the architectural heritage within the lifetime of the Development Plan.

See Section 10.1.4, Policy AH 4.

10.2.4 Policy AR4: Protection of Architectural Heritage Buildings.

It is Council policy to protect the architectural heritage buildings within its care.

The Council has commenced the task of carrying out an inventory of all the architectural heritage buildings and structures within its care. The condition of all buildings will be assessed and a management and maintenance programme implemented as resources permit. All proposed works will be carried out with appropriate architectural conservation advice.

10.2.5 Policy AR5: Rehabilitation, Renovation and Re-use of existing older buildings

It is Council policy to encourage the rehabilitation, renovation and re-use of existing older buildings where appropriate, in preference to their demolition and redevelopment.

This policy refers to all other buildings including those that are not Protected Structures or located within architectural conservation areas. It will be implemented through the development control process and is consistent with the achievement of sustainability.

Architectural Conservation Areas

10.3 Policy

10.3.1 Policy AC1: Architectural Conservation Areas

It is Council policy to protect the special character of places, areas, groups of structures or townscapes within the County that,

- have special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or*
- that contributes to the appreciation of protected structures, by the introduction of Architectural Conservation Areas.*

The purpose of an Architectural Conservation Area designation is to protect and enhance the special character of the A.C.A., and its objectives are to:

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- Conserve, restore and rehabilitate the existing building stock in the area;
- Ensure that all proposed developments are carried out in a manner sympathetic to the special character of the area.

The carrying out of works to the exterior of a structure in an Architectural Conservation Area shall be exempted development only if the works do not affect the character of the exterior of the structure or that of neighbouring structures.

The Council shall conduct a process during the lifetime of the Plan of establishing A.C.A.s, and in that regard shall initiate the process through the adoption of a Scheme of Priorities. This Scheme shall be based on assessing the existing Conservation Areas as set out in Schedule 3 in accordance with the Dúchas Guidelines, to be brought to Council for adoption.

The Council will examine limited specified areas in Dalkey, Killiney and Foxrock for the designation of further Architectural Conservation Areas within the lifetime of the plan.

10.3.2 Policy AC2: Management Plan for Public Authority works within A.C.A.s

It is Council policy to produce a Management Plan for public authority works within A.C.A.s and which affect Protected Structures.

This plan will take into consideration the management of proposed infrastructural development carried out by the Planning Authority and public utilities within these areas. It will include objectives for the retention of existing street furniture and paving, and for standards of all proposed interventions including pavement and road surfaces, public lighting, signage and the placement and specification of street furniture.

It is Council policy to seek the placing underground of all electricity, telephone and TV cables within such areas.

10.3.3 Policy CA1: Conservation Areas

Within a Conservation Area the Council will have particular regard to the impact of a proposed development on the character of the area in which it is to be placed. The preservation of the existing character of an area does not preclude all forms of development. All proposals for new development should preserve or enhance the character and quality of the environment within a Conservation Area.

Development and Archaeological Heritage

Proposed developments that may, due to their location, size or nature, have implications for archaeological heritage should be subject to archaeological assessment. Such developments include those that are located at or close to archaeological monuments or sites, those that are extensive in terms of area (1/2 hectare or more) or length (1 kilometre or more), and developments that require an Environmental Impact Assessment.

The applicant may be formally requested, as part of the planning process to have a report prepared by a qualified archaeologist on the archaeological implications, if any, of the proposed development. The applicant shall commission this assessment report. The archaeological assessment shall be submitted to the planning authority, and to the Department of the Environment, Heritage and Local Government for their consideration prior to the planning decision.

Conditions which the planning authority may place on developments within the zone of archaeological potential and within close proximity to Recorded Monuments and sites may include the funding by the applicant of archaeological assessment, monitoring, testing or excavation within the area covered by the permission, either prior to the planning decision or prior to any development works proceeding on the site following the grant of planning permission. The preservation of all or part of the archaeological remains in the area covered by the permission may also be covered by the planning authority as a condition on such developments. Each planning application for



development within the Zone of Archaeological Potential of Dalkey or in close proximity to monuments and sites included in the Record of Monuments shall be assessed on its own merits.

All such planning applications will be referred to the Department of Environment, Heritage and Local Government for its advice.

Development and Architectural Heritage

The planning authority recognises that the best way to conserve historic buildings is to keep them in active use. The policy of the planning authority is to permit the refurbishment, re-use and where appropriate, redevelopment of Protected Structures, attendant grounds, curtilage and setting, where it can be demonstrated that these changes do not adversely affect the Protected Structure and its setting; where its special interest or character is not damaged and proposals may be reversible if appropriate.

Change may be necessitated by the requirement that a structure yields an economic return to pay for its maintenance, that it be made fit for modern living, that it be made safe from fire for its occupants, or that improvements be made in its access. This may require a change of use of, development of, or an extension to a Protected Structure.

Dúchas Guidelines provide that change of use is acceptable provided that 'any proposed material change of use should be compatible with the fabric, character and special interest of the structure'. With regard to extensions the Guidelines state that 'it will often be necessary to permit new extensions to structures that are protected... Extensions should complement the original structure in terms of scale, materials and detailed design while reflecting the values of our time'.

The inclusion of a structure in the RPS does not prevent a change of use of the structure, and/or development of and/or extension to a structure provided that the impact of any proposed development does not negatively affect the character of a protected structure in accordance with Dúchas Guidelines.

The design of new buildings, with the potential to impact on the character of Protected Structures, needs careful consideration. Such proposals should not have an adverse effect in terms of scale, height, massing and alignment and materials and should be of high quality contemporary design.

All applications in relation to Protected Structures should include an Architectural Heritage Assessment report as part of the planning application documentation. This report should include a comprehensive assessment of the implications of the development for the character of the structure and the area in which it is located.

All such planning applications will be referred to the Department of the Environment, Heritage and Local Government, the Heritage Council, An Taisce, An Chomhairle Ealaíon and Bord Fáilte Eireann, and will have regard to the advice and recommendations, both in respect of whether or not to grant planning permission and in respect of the conditions to which permission, if granted, should be subject.

All proposed applications should be assessed by taking into consideration the advice contained in Architectural Heritage Protection – Guidelines for Planning Authorities - Draft December 2001, and any subsequent drafts.

