

Foxrock

Architectural Conservation Area

Character Appraisal



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1.0 Introduction

Many of the towns and villages of Dun Laoghaire-Rathdown contain areas which exhibit a distinct character and intrinsic qualities, based on their historic built form and layout. This character is often derived from the cumulative impact of the area's buildings, their setting, landscape and other locally important feature. 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 this ACT, an ACA is defined as 'a place, area, group of structures or townscape, taking account of building 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 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.

Dun 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.

This document is one of a series of appraisals aimed at identifying the special character of each ACA, with specific conservation objectives and policies formulated to protect this character. The aim is to give guidance to owners/occupiers and developers on the type of work that would require planning permission.

This draft statement of character has been prepared by a multidisciplinary team from the Conservation Division of the Architect's Department, Economic Planning & Development, and Culture, Community Development & Amenities. It is based on an appraisal and architectural inventory carried out by Paul Arnold Architects, (Grade I Conservation Architects) in collaboration with Mitchell Associates, Landscape Architects.

2.0 Location & Boundary of Architectural Conservation Area

Location

Foxrock is a residential suburb located within the Dún Laoghaire-Rathdown administrative area. It is situated approximately south-south east of Dublin and south west of Dún Laoghaire. It is set on relatively level ground at the base of the Dublin Mountain foothills, which rise to the south-west and provide the focal point for long distance views out of the area. East of the area the land falls away towards the sea allowing impressive views towards Dublin Bay and Howth Head.

Existing Conservation Area

Many planning authorities, including Dun Laoghaire Rathdown County Council have non-statutory conservation areas. Section 10.3.1. Policy AC1 on Architectural Conservation Areas in the Dun Laoghaire Rathdown County Development Plan 2004-2010 states that the Council shall conduct a process during the lifetime of the Plan of assessing the existing conservation areas for possible designation as ACAs.

The existing Foxrock Conservation Area encompasses a large area illustrated on the map opposite. The boundaries of the Conservation Area were established at the review of the County Development Plan, adopted in April 2004.

The existing Foxrock conservation area boundaries were assessed in accordance with the DoE Architectural Heritage Protection Guidelines for Planning Authorities (Chapter 3: The Development Plan, Architectural Conservation Areas). The Guidelines state that the boundaries of an ACA should make physical, visual and planning-control sense.

In Foxrock, the ACA boundary attempts to establish a meaningful designation in order to protect the unique character of the area. The revised boundary is informed with reference to the historical development of the area as a Garden Suburb in the late 19th century.

The decision to include an area within the proposed ACA was determined by the contribution it makes to the character of the ACA as a whole. Consequently, those areas excluded are considered not to contribute to the special character of Foxrock and therefore do not warrant inclusion in the proposed ACA.

These areas include:

- Those areas of mid to late 20th century housing development including The Coppins, The Birches, Cairn Hill, Kilteragh Drive.
- Areas of land to the rear of dwellings located on the south side of Brighton Road;

- Foxrock Golf Club – The Golf Club is effectively a private amenity space, which is well enclosed and does not present a ‘public face’ within the area. There are no group of buildings or structures of special interest;
- Knocksinna – due to its location to the far north east of the proposed ACA it is considered that it has no visual or historic connection with the 19th century Garden Suburb of Foxrock. It was developed as a group of Modern Movement houses built within the grounds of an older structure, Knocksinna House.

While there are pockets within the proposed ACA where the character has changed, either as a result of the replacement or significant alteration of the original dwelling, these are still included due to their location in the historic core of Foxrock.

Proposed ACA Boundaries

The proposed Foxrock ACA encompasses a large area bounded by the Stillorgan and Bray Road to the east, with the disused Harcourt Street railway line and Leopardstown Golf Course lying to the west. To the north the area is bounded by the Leopardstown Road, with Glenamuck Road forming the southern boundary.

The area is centred on the principle road thoroughfares of Westminster Road, Brighton Road and Torquay Road. This is the area, which most readily define the architectural and landscape character of Foxrock and gives it its distinctive sense of place. Those secondary roads and lanes which contribute to the special character of the proposed ACA are also included. These include Kerry Mount Avenue and the north end of Mart Lane.

The proposed boundaries of the ACA are delineated on the accompanying map Drg No. PL-07-218.

3.0 Historical Development of Foxrock

The development of the suburb of Foxrock was initiated by William and John Bentley and Edward and Anthony Fox, who leased the lands of the Foxrock Estate from the Ecclesiastical Commissioners and Richard Whatley, The Archbishop of Dublin, in 1859.

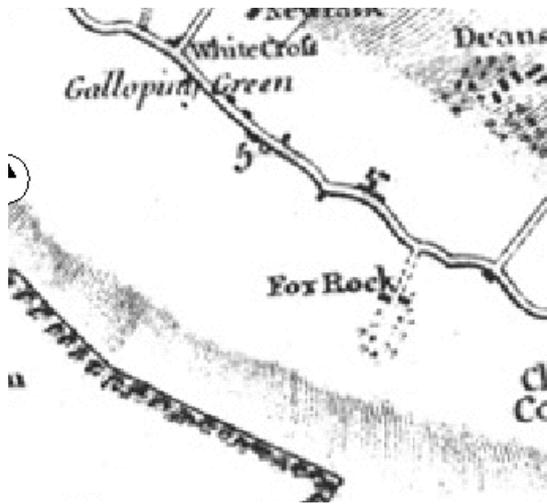


Fig 2. Extract from Taylors Map of 1816

Primarily driven by William Bentley, their vision was to create a garden suburb of *'beautiful building sites for mansions and pretty villas'*, as advertised in the Irish Times in 1862. In addition to creating an exclusive garden suburb within commuting distance of the city of Dublin, the intention was also to create *'a pleasure ground and ornamental gardens'*, as noted in The Dublin Builder in 1862, making the area attractive as a holiday resort for Dubliners seeking *'the fine air of a district midway between the mountains and the sea'*.



An extract from the 1871 Ordnance Survey Map, demonstrates the significant development of the area which took place in the 1860s, in which the primary roads associated with the heart of Foxrock were laid out. These include Leopardstown Road, Torquay Road, Brighton Road and Westminster Road. Also indicated are Victoria Road and The Birches, both of which were significantly truncated with the development of Foxrock Golf Club in 1893.

Fig 3 Extract from 1871 Ordnance Survey Map

The Dublin Builder reported in 1861 that the area had attracted '*several gentlemen to erect villa residences and elegant mansions....of a very superior character*'. A number of villas are indicated on the 1871 OS Map and include *Hollybank House, Charlemont House, Mount Aventine, Kerrymount House and Tullow House* on Brighton Road, *Aille Meara, Whitehall, Stanford House* and *Hillside* on Westminster Road and a number of structures on Torquay Road, including *Woodbine Cottage* and *Foxrock Villa*.



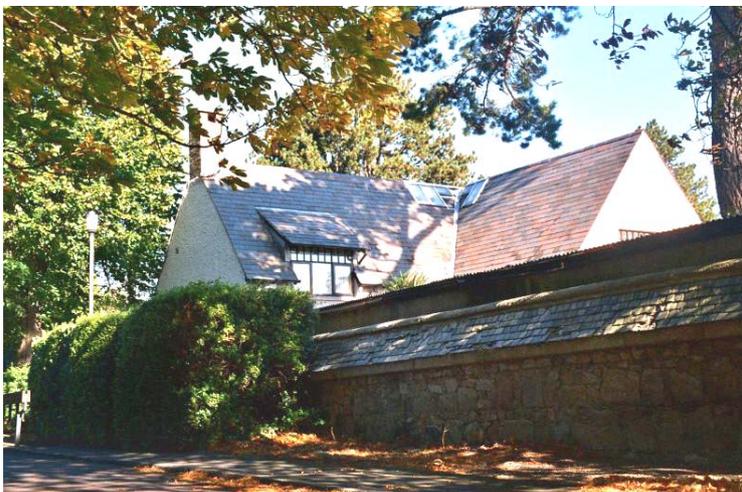
Also indicated is Tullow Church on Brighton Road, built on a site donated by William Bentley and designed by Welland & Gillespie in 1864.

Fig. 4 Tullow Church & Rectory, Brighton Road

With the arrival of the railway age and the construction of the Harcourt Street Line between Dublin and Bray, William Bentley appreciated the advantage of facilitating a railway link between Foxrock and the City of Dublin, and thus donated a site to the Dublin Wicklow and Wexford Railway Company, where they constructed Foxrock Station, opened in 1861.

Leopardstown Racecourse and Foxrock Golf Club were established in the late nineteenth century to cater for the leisure pursuits of the well-heeled local residents. The golf club, opened in 1898, has played a significant part in the development of the area since its inception, attracting many of the residents as members.

Foxrock attracted many notable residents, including successful members of the ascendancy, professionals and businessmen from the city of Dublin, artists and literary figures.



Many of the houses were designed by prominent architects of the day, including Richard Caulfield Orpen, Frederick Hicks, Richard Millar and W D Caroe.

Fig. 5 Willow Cottage, built in the 1920s within the grounds of Kilteragh as part of the reconstruction of the house by Richard Orpen and George Beckett

The elegant villas represented some of the finest examples of Victorian and Edwardian domestic architecture and were set in well-tended spacious grounds with luxurious planting, as befitted the affluence and status of their owners.

The 1909 Ordnance Survey Map depicts a marked increase in plot divisions and development of houses along the principal roads noted on the 1871 OS. Also significant is the replacement of a large part of Victoria Road and The Birches by Foxrock Golf Club, and the appearance of Kilteragh and its gardens on the south side of Westminster Road. Development of the village is evident, with Findlaters' Grocery Store, now known as *The Gables*, built in 1904 and designed by W A Kaye-Parry, at the junction of Torquay, Brighton and Westminster Roads. Also indicated is the terrace of workers' cottages at Brighton Terrace.

Most notable on the 1937 OS is the development of the land between Torquay Road and the Railway line, and the new roads at Plunkett Avenue and Gordon Avenue. The plot sizes in these areas are significantly smaller than the primary plots in the earlier development phase.

Development since the 1940s has included the loss of several large houses such as Rock House, Glensilla, Foxrock House, Avalon, and their replacement with modern housing estates. Also evident is the development of new housing within the grounds associated with the larger houses such as *Cairn Hill*, *Kerrymount*, *Carrickmines House* and *Kilteragh Pines*.



Fig. 6 Recent housing scheme constructed within the grounds of Cairn Hill, Westminster Road

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 2 of the Dún Laoghaire Rathdown County Development Plan 2004-2010.

Protected Structures within the proposed ACA are indicated in solid pink on the map opposite, 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.

Within the proposed boundary of the ACA there are nine protected structures.

Location	Structure/Site	Description
Brighton Road	Cooldrinagh	House
Foxrock Village		Telephone kiosk
Kerrymount Avenue	The Bawn	House and Conservatory
Mart Lane	Meander	House
<i>Westminster Road</i>	Hillside <i>Stanford House</i> Alton Grange Kilteragh Cairn Hill	House House House House House

During the character appraisal a number of structures were identified for possible inclusion in the RPS. Many of these structures date from the early phase of development of Foxrock and are good examples of their particular architectural style. Following further architectural assessment the decision will be made whether to add these structures to the RPS. It is intended that this process will commence following the adoption of the Foxrock ACA

There is one archaeological site within the boundary of the ACA, listed in Schedule 1 of the Record of Monuments and Places of the Dún Laoghaire Rathdown County Development Plan 2004-2010

Townland	Dúchas No.	Classification
Cairn Hill	DU023-026	Mound

5.0 Development Plan Zoning & Objectives

In the Dun Laoghaire-Rathdown County Development Plan 2004 – 2010, the following zoning objectives are indicated for the lands within the proposed ACA:

- Objective A: "To protect and / or improve residential amenity". This objective applies to the majority of the land within the ACA.
- Objective NC: "To protect, provide for and or improve neighbourhood centre facilities". This objective applies to Foxrock Village.
- Objective F: "To preserve and provide for open space and recreational amenities". This objective applies to an existing green area within Foxrock Village.
- The proposed ACA area is presently designated as a Conservation Area.
- Objectives for the protection and preservation of trees and woodlands are indicated at various locations within the proposed ACA area.
- The proposed ACA area is subject to the Section 49 Supplementary Development Contribution Scheme.
- There are a number of Protected Structures listed within the proposed ACA area.

6.0 Description of Existing Environment

Within such a large area there are four distinctive areas. Some characteristics are specific to each, while some are also typical of the area as a whole. The four recognised sub-areas within the ACA are:

- A. Westminster Road
- B. Torquay Road
- C. Brighton Road
- D. Foxrock Village

Westminster Road

Spatial Quality

Westminster Road is a gently winding thoroughfare with a dense tree canopy and soft roadside edge, which provides a very coherent and pleasant rural character. There is a mixture of soft boundaries consisting of mature trees and hedge species and hard edges consisting of stone and/or brick walls and piers. The road is characterised by more varied plot widths and sizes, and irregular building lines than elsewhere in the ACA.



Fig. 7 View of roadside boundary



Fig. 8 View at the western end towards the village and the landmark Gables.

Architectural Character

Westminster Road is essentially an area of mid to late nineteenth century residential developments, displaying two distinct periods of building each with its own architectural style. It has a distinct spatial quality associated with the nineteenth century suburban nature of the environment. The houses sit comfortably on their plots and most still retain their landscaped front gardens creating private front zones, which add to the sense of seclusion and privacy. Within the last 30 years a number of modern housing developments have been constructed within the grounds of period houses, including Westminster Hall, Cairn Hill and Kilteragh Pines.

The first houses to be built on Westminster Road pre-date the acquisition of the lands of by W.W. Bentley and are typical of mid-Victorian architecture, being for the most part designed in a hybrid classical or Italianate style. Houses of this type include Hillside, Stanford House and Cairn Hill located towards the eastern end of the road. Unlike later residential developments, these houses were sited within generous grounds set well back from the road.



Fig. 9 Hillside, which dates to the mid 19th century



Figs 10 & 11. Cairn Hill, built around 1860 displaying the characteristic features of houses from this period.

Typical features of houses of this period include:

- rendered elevations with decorative plaster features such as cornices, quoins and window surrounds,
- regular and symmetrical fenestration imposed on an elevation,
- canted bay windows,
- timber sash windows of single pane or two-over-two pane pattern and
- classically inspired doorcases, porches and porticos

The second phase of development occurred on the northwestern side of the Westminster Road with a group of houses constructed between 1890-1900 in the Arts & Crafts and Queen Anne styles. These dwellings were constructed on smaller plots, separated from the road by a front garden area, an essential suburban component. The presence of a front garden at each property is an important feature as it clearly distinguishes the private domain from the public realm and introduces a pleasing landscaped buffer zone between the building and the public thoroughfare.

Typical features of these houses include:

- the use of clay tiles for roofing in place of slate,
- wide overhanging eaves,
- tall decorative brick and/or rendered chimneystacks,
- a combination of smooth and textured render, brick, stone and half timbered cladding and/or tiled cladding to wall surfaces,
- square bay windows, corner sited bays and oriels,
- timber casement windows with leaded lights and/or stained glass panels,
- boarded oak doors of a cottage style or doors with Art Nouveau style panels and glazing,
- timber porches and verandas.



Figs. 12 & 13 Both houses employ elements from the Arts & Crafts periods

The most recent development trend has been the construction new houses within the grounds of period houses. Cairn Hill and Kilteragh Pines are good examples of sensitive development within the grounds of historic buildings, enabling the original house to retain a large setting befitting their grandeur.

This building on the right is one of several modern movement dwellings constructed in the grounds of Kilteragh House in the 1960s. The low lying nature of this sensitive development, accompanied by the planting scheme now in a mature state, has not affected the character of the Protected Structure and has maintained the sylvan setting of the site.

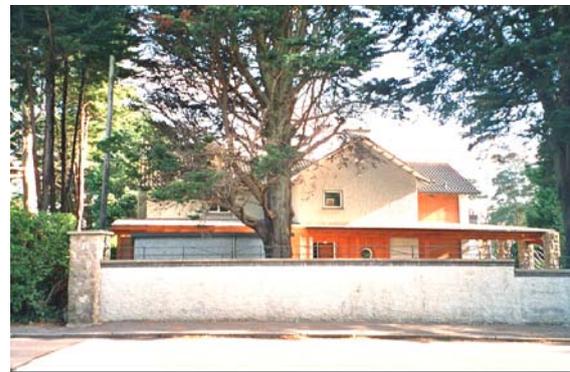


Fig 14 Kilteragh Pines

The southern side of Westminster Road is predominantly characterised by infill development. A notable exception is Primrose Cottage, a single-storey house originally built as the estate office for the developers William and John Bentley.



Fig. 15 Primrose Cottage the former estate office of the developers of Foxrock.



Figs 16 & 17 Late 20th century housing on the south side of Westminster Road

Torquay Road

Spatial quality

Torquay Road is more residential in character with a more controlled pavement boundary consisting of trimmed hedges, walls and gates with the quality tapering off towards the junction with Leopardstown Road. The sense of a rural road is less tenuous as the tree canopy is less dense. This sylvan atmosphere is quite vulnerable to future development.



Fig.18 View showing enclosed character of the road with low walls, hedge planting to boundaries with mature tree planting to plot edges.

Fig.19 View at the southern end of Torquay Road towards the village. The nature of the road enclosure changes here and is more open.



Architectural Character

Torquay Road, from Leopardstown Road to the village, is characterised by a fairly regular pattern of narrow plot widths, which unlike Westminster Road offer a consistent building line and defined edge to the road on both sides. This ensures that the buildings have a strong presence on the streetscape.

The earliest houses on Torquay Road were constructed in the mid-nineteenth century towards the northern end. There is a distinctive group of six detached houses which are considered amongst the finest architecturally in the ACA, and have been attributed to the developer William Bentley. These relatively large two-storey houses, with projecting bay have painted and rendered walls with decorative plaster window surrounds and natural slate roof coverings. The majority of the group retain their original random rubble granite walls with crenelated granite top and mature hedge behind and square profile rendered granite piers with wrought iron gates.



Figs. 20 & 21 These houses are part of a group of six early to mid 19th century buildings

Other houses associated with Bentley are Mandeville and Cullenwaine. Although Mandeville is part of the Bentley era, it is not part of any distinct architectural group having unpainted rendered walls, round-arched windows with decorative hood-mouldings.



Fig. 22 & 23 Mandeville (left) and Cullenwaine both by the architect, William Bentley

Entrance gate, right, to Cullenwaine with a sunburst pattern. This was the childhood home of the artist Beatrice Elvery (Lady Glenavy) who was responsible for some of the stained glass windows in Tullow Church.



Fig.24 Entrance Gate

The western side of Torquay Road was developed much later with the houses largely dating from the 1930s onwards. The house types here tend to be smaller in sale with single storey or dormer bungalows becoming popular. Architecturally the Arts and Crafts style continued in vogue but was employed in a watered down manner. These house types signify a change in the development pattern in Foxrock, which resulted in smaller building plots and a closer proximity of houses to the roadside edge and to neighbouring properties.



Figs 25 & 26 Examples of the style of houses built in the 1930s

A small group of houses beyond the village crossroads, retain a ditch located within the front boundary. This distinctive feature is likely to date from the earliest phase of the development.

As with the other roads in the area, the mid-twentieth century has seen a number of infill developments along Torquay Road resulting in a discordant mix of architectural styles, and boundary treatments.

A less welcome trend has been the recent insertion of splayed entrance gateways, which breaks the soft roadside boundary treatment and are inconsistent with the character of the area.



Figs. 27 & 28 Splayed entrances along Torquay Road

Brighton Road

Spatial Quality

Brighton Road is noticeably better enclosed than Torquay Road, with the section immediately leaving the village having a particular overarching tree canopy, which provides an aerial ceiling of foliage and marks the transition from the village core to the residential zone.

There is mixture between soft and hard boundary treatments along the road, with hard edges generally comprised of tall granite walls.



Figs. 29 & 30 Views along Brighton Road illustrating the soft roadside boundary and mature planting

The quality and continuity of the edge is consistently good with the exception of Hollybrook, a recent development where the loss of original soft roadside boundary allows unrestricted open views into the development, which is uncharacteristic with the prevailing secluded nature of Foxrock.



Fig 30 The soft boundary synonymous with Foxrock has been replaced by a low granite wall and railings. This type of boundary is traditionally associated with urban areas.

Narrow pavements on both sides of Brighton Road contribute to the rural character of the area. While, residential lanes leading to back land development are a noteworthy characteristic of this road.

Architectural Character

Brighton Road, from Claremont Road to the village, has larger and more irregular plot sizes than those on Torquay Road with a number of exceptionally large plots on the northeastern side of the road. The architectural styles vary with the older late 19th century structures located at the mid-section on both side of the road, with later 20th century infill located at either end.

The first phase of development took place along the eastern side of the road prior to the development of Foxrock as a garden suburb. As with the early houses on Westminster Road, these comprise of large detached houses set in substantial grounds well back from the road. Lis-na-Carrig (known as Mount Aventine on the 1871 O.S Map) is the sole survivor from this period. It is a large detached two-storey house with central three-bay section flanked by lower 2-storey ranges to the side and rear. It has a centrally placed doorcase with classical detailing and fanlight, a typical feature of houses from the Bentley period.



Fig. 31 Lis-na-Carrig

One of the best examples of the Arts & Crafts period is Cooldrinagh located at the junction with Kerryfont Avenue. The former home of the writer Samuel Beckett, designed by F.G. Hicks in 1903, Cooldrinagh displays typical features of the Arts & Crafts style including clay roof tiles, timber porch and verandah.



Fig.32 Cooldrinagh, former home of Samuel Beckett



Fig.33 Altmor, Brighton Road

There is a group of three 1890s houses at the southern end of the ACA boundary, also in the Arts & Crafts Style. They share a number of common features including the off-centre front entrance. Houses of this period usually have their doorways placed off-centre and in many cases are placed in a more discreet and less formal manner behind verandas and porches.

On the southwestern end there is a significant grouping of houses dating between the 1890s and 1930s, which employ characteristic elements of houses of this period, each in their own unique way. A notable exception within the group is Cloncarrig with its squared rock-faced granite walls and brick dressing, an elevational treatment rarely found within the ACA.



Fig. 34 Cloncarrig, Brighton Road



Fig. 35 Abbotsford, Brighton Road.

Beyond this group lie a number of house dating from the 1930s onwards which comprise a variety of architectural styles and boundary treatments, some of which have a quality, which adds to the rich architectural tapestry of Foxrock.

Within the last 30 years a number of modern houses have been constructed including a group of 6 houses on regular plot sizes on either side of the junction with The Coppins, on land formerly associated with larger villas.

As with Torquay Road a common feature of these houses has been the change in boundary treatments and entrances, which do not maintain the sylvan character of the area.



Figs. 36 & 37 Illustrate the loss of traditional soft found treatment in many late twentieth century housing along Brighton Road

The Village

Foxrock village lies at the junction of Westminster, Brighton and Torquay Roads. Its character differs from the other parts of the ACA because it is primarily commercial in nature, though it retains a definite rural character with a mix of small-scale business uses. The village forms an identifiable visual and social focal point for the ACA and its central location makes it an integral link between the other three areas.

Local landmark, Findlaters Grocery Store, and now known as *The Gables*, opened in 1904 and was designed by W. A. Kaye-Parry. It employs many of the characteristic features of the Edwardian period including, high gabled pitched roof covered in red clay tiles, incorporating a third storey. There is a timber shopfront with fluted timber piers at ground floor level.



Fig.38 The Gables

Finishes include red brick at ground floor level with dashed render to the upper floors and half-timber cladding to the gables.

Contrasting in scale to this building, are the terraces of single-storey artisan cottages known collectively as Brighton Terrace. Originally comprising one terrace of twelve and two terraces of four cottages, five were demolished to facilitate access to Brighton Lodge, a late twentieth century housing development. These cottages are a distinctive grouping within the ACA, in that they are a terrace, are of a very much small scale and have their principal private open space provided



in long narrow gardens to the rear. The communal space to the front of the cottages is lined with vegetation, which provides a rural village atmosphere, helped by the partnering of the overhanging high tree canopy from the garden plot on the opposite side of Brighton Road.



Fig. 39 (above) & 40 Brighton Terrace

The remainder of the structures in the village date to the mid-twentieth century, and while they are well maintained, they suffer from poorly designed shopfronts and signage.



Fig. 41 Foxrock village



Fig. 42 Foxrock Village

On the eastern corner at the junction with Westminster Road, is a small area of public amenity open space, which contains a group of pine trees, which act as a counterpoise to the built structures and provides a connection between Torquay Road and Brighton Road.

Character and Appearance

The present character of the village is considered to be largely rural due to its sylvan setting, its low scale and its mix of uses and the small scale nature of these uses. While the village has a distinct charm and character, it could be undermined by inappropriate development and would benefit from clear guidance to direct its future form and scale in the context of its central location within the ACA.

Summary of Architectural Character

Foxrock is important both architecturally and historically and provides a social commentary on the residential development of this part of Dun Laoghaire Rathdown over a 170-year period. Developed as a garden suburb in the mid-nineteenth century, the houses are principally residential dwellings of a higher socio-economic type. Having been developed in a number of phases, the area reflects a number of periods of historical development, which has resulted in a variety of character of house types. However, distinct characteristics are evident in dwellings from each phase of development.

Houses built as part of the earlier developments are generally planned as sizeable villas set in spacious grounds. Later mid-twentieth century houses are built on smaller and more regular plots. These are generally of a smaller scale representing a changing socio-economic profile and a reduction in the numbers of domestic staff employed by households. Within the last thirty years there has been a growing trend of subdivision of larger plots and/or demolition of individual houses allowing for the construction of housing developments containing uniform residential units.



Mid 19th century villa



Arts & Crafts style



Interwar Phase



Later 20th century phase

Summary of Landscape Character

The architectural character of the area is created not just by the by the design of the individual structures. A significant aspect of its character is informed by the layout of sites, the setting of buildings within the sites and the surrounding landscaping.



The overall visual character of the area is sylvan in nature characterised by low density residential development with well enclosed road corridors which are almost rural in character. The well defined road edges are enclosed by mature planting and property boundaries which generally consist of a limited palette of natural materials including granite walls, timber and metal fencing and gates or hedging. In urban design terms this type of development is described as 'Arcadian' a concept given its clearest formulation in the Essex Design Guide first published in 1973.

7.0 Architectural Details and Local Characteristics

Roofing Materials

A variety of different materials have been used for the covering of roofs within the study area and these generally reflect the changing architectural idioms then favoured. The earliest houses built within the latter half of the nineteenth century were covered with natural slate of Welsh origin. The Arts and



Crafts movement saw a preference for handcrafted materials and inspired a renaissance in the use of simple handmade clay tiles as a roofing material. While such a material had continued in use up to the late nineteenth century in vernacular architecture in various parts of England, it has to be noted that this was of course a material which was largely alien to Ireland. Such widespread use of this material in Foxrock certainly represents an interesting local use of a material.

The use of clay tiles continued into the middle of the twentieth century but these soon gave way to artificial tiles made from concrete and other cement based products.

Decorative features such as crested ridge tiles, timber bargeboards and apex finials are applied to a number of the houses of the Edwardian period and form distinctive roofscape features.

Walls

The basic materials employed for constructing and finishing walls are for the most part, brick, stone and render with timber cladding being used in a few individual cases. The finish, texture and colour of these materials differs according to the age of the subject building and while uniformity of finish is not as such a rule, a recurring pattern is apparent in many houses.

Brick & Render

Brick and render are the most common finishing materials employed in Foxrock. While the earliest houses in the area generally tended to employ renders for external finishes for the purposes of achieving the desired classical or Italianate appearance, brick was used for individual features such as chimneys.



It was during the second phase of development that the use of brick became widespread. However, few houses were faced entirely of red brick. Brick was generally used at this time in tandem with textured renders, half-timber cladding and in some cases stonework for the purposes of achieving the distinctive Arts and Crafts look. This juxtaposition of different materials in place of the use of a single facing material continued to be employed right into the middle of the twentieth century and is a distinctive feature of houses in Foxrock.

The manner in which these materials were deployed varied but included the use of brick as a facing material at ground floor level with render used on the upper floors. Brick and clay tiling was also used to emphasise features such as bay windows, breakfronts and porches on predominantly rendered or stone buildings, or to pick out smaller features such as door and window surrounds.

Stone

The most commonly used stone within Foxrock is granite. This material was historically in plentiful supply in this area with active quarries at Dalkey, Kiltiernan and Ticknock as well as being prevalent as the natural bedrock in the area. Typically granite is used for steps, plinths, window cills and copings to parapets and chimneys. In some cases, granite ashlar is more extensively used



as a facing material to such features as porches and door surrounds while a number of houses including, *Cloncarrig* on Brighton Road, are constructed substantially of random rubble granite with brick being used for dressings.

Windows

A range of materials are used for the framing of windows including softwood timbers, cast-iron, steel, aluminium and uPVC. Timber is the most commonly used material and has been used during all phases of development. The earliest houses were typically provided with standard timber single pane or two-over-two pane sashes. Houses from the second phase or Arts and Crafts phase



are provided with both timber sashes as well as timber casement windows. In some cases, both window types would be deployed in the same building for the purposes of achieving the desired irregularity of form. The use of smaller panes rather than large sheets of glass also became popular at this time as did the use of leaded lights of clear and stained glass. These later window types continued in use during the interwar period but in some cases, metal framed windows with either plane glazing or lead glazing were provided. The quality of windows employed in modern houses varies but in several cases, good quality timber casements and sash windows have been used in a reproduction manner.

Doors

The treatment and composition of entrance doors and doorways varies with the architectural character of the individual houses. The earlier houses of the Bentley period typically have formal centrally placed doorways with classical detailing. Houses of the Edwardian period more usually have their doorways placed off centre and in many cases are placed in a more discreet and less formal manner behind verandas and porches allowing the windows to act as the dominant fenestration features.



Earlier doors are generally detailed with solid timber panels and having either plain or decorative fanlights above. During the later phases of development, doors are often provided with glazed panels of decorative glazing or are set within screens with glazed side and overlights. The construction of these doors was either of timber panels with decorative panel arrangements sometimes being employed or is of timber boarded construction, often with decorative iron hinges.

Rainwater Goods

The majority of the earlier houses retain cast-iron rainwater goods such as eaves, gutters and downpipes, while later houses possess rainwater goods made from cast-iron, other metal types and plastics.

Boundary Treatments

Boundary treatments are largely comprised of tree and hedgerow planting with occasional stone walls, partially concealing houses in mature settings. This boundary treatment allows houses to appear at intervals through the trees and hedges, giving an awareness of the high quality landscape setting rather than the buildings themselves. The boundary treatments to the individual plots vary in a limited range of materials comprising mature hedges with tree planting, concrete walls, natural stone walls, timber and metal fences and gates. The simple palette of materials typically used for boundary and entrance treatments is of particular note.

Laneways

A number of laneways are located throughout the ACA and they vary from short access drives serving individual dwellings to longer avenues serving a number of properties. Many of them are tree lined and bounded by hedgerows and as such make an important contribution to the overall sylvan character of the area. They also provide local pedestrian routes and lend the area a distinctly rural feel.

8.0 Implications for Planning & Development

In general terms there is a requirement under the Planning & Development Act 2000 to obtain planning permission for all development works which do not constitute exempted development. The regulations governing exempted development are set out under Schedule 2 of the Planning & Development Regulations 2001. These regulations set out the classes of development, which constitute exempted development together with relevant conditions and limitations.

Section 4 of the Planning and Development Act 2000 also lists developments, which constitute exempted development, for the purposes of the Act. Section 4(1)(h) is of particular relevance. It states that the following shall be exempted development for the purposes of the Act:

“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 a question 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 2000, on payment of the prescribed fee, request in writing from the Planning Authority, a declaration on that question.

Protected Structures

Owners and occupiers 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, which contributes to its special interest. Owners and occupiers 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. It should also be noted that there is a greater level of protection within ACAs for protected structures.

Implications of ACA Designation

The objective of an Architectural Conservation Area is to protect the special character of an area through the careful control and management of change.

Section 82(1) of the Planning & Development Act 2000 indicates that:

“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”

Owners, occupiers or developers proposing to carry out works within the ACA should be aware that the normal exemptions from seeking planning permission, as outlined above, will no longer apply.

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).

The designation of ACA status therefore results in restrictions on certain works to the exteriors of 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.

In order to support the ACA designation, the Planning Authority is de-exempting certain classes of exempted development listed in the Planning and Development Regulations 2001, which it is considered would potentially have a material affect on the character of the ACA. A full list of the de-exempted classes is given in appendix 2.

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 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.

Owners, occupiers or developers proposing to carry out works within the ACA should be aware that in general, planning permission will be required for any new build to the front of structures and changes of original materials, such as windows, wall finishes, boundary walls, roof materials etc. While new development and alterations to existing structures can still occur subject to planning, proposals should respect or enhance the area's special character. The key consideration for the Planning Authority will be to ensure that development proposals respect the special character and appearance of the area and contribute to its preservation and enhancement.

Where there is uncertainty as to what in a particular case is or is not exempted development, the Planning Authority would strongly recommend requesting a Declaration under Section 5(1) of the Planning and Development Act 2000. It should also be noted that where a declaration is issued under this section, any person issued with a declaration, may refer a declaration for review by An Bord Pleanála in accordance with Section 5(3)(a) of the Planning & Development Act 2000.

Works not affecting the character of the ACA and not require planning permission:

A. 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. It should be noted that all internal changes are however a matter for compliance with current Building Regulations.

B. Maintenance & Repairs

Planning permission is not required for regular maintenance works and repairs within the ACA, to features such as roofs, rainwater goods and window repairs, provided that original materials are retained where they exist, or where replacement is necessary, that it is on a like-for-like basis.

Roofs

The earliest mid-19th century structures within Foxrock were traditionally covered with natural slates and have simple rendered chimneystacks with moulded cornices. Later 19th century and early 20th century structures are covered with clay tiles, which are a typical feature of the Arts & Crafts style. Many of those structures dating from the Arts & Crafts period have elaborate red brick and/or rendered chimneystacks. The traditional moulded clay pots are also important features found on dwellings from both periods. Houses from the second half of the 20th century are largely roofed by either clay tiles or some form of artificial tile.

Original roofing materials and associated elements such as chimneystacks, bargeboards, rainwater goods make a significant contribution to the special character of the area.

In the case of pre-1950 structures within the ACA the following will apply:

- Recovering of roofs of to match their original finish, namely natural slate or clay tiles where applicable.
- Replacement of cast-iron rainwater goods provided they match the original in profile and material.

Rooflights & Dormer Windows

Rooflights were traditionally used in mid to late 19th century houses to illuminate staircases to the upper floor. The staircases were located to the rear of the houses and therefore roof-lights were confined to the inner slopes or the rear slopes of the roof. The historic roof-lights were generally quite small, constructed of metal with a central glazing bar.

In order to maximise internal space and light through attic conversions etc., roof-lights have become increasingly popular. However, modern rooflights are

generally much larger than their predecessors, and stand proud of the roof to a much greater degree. Whilst they maximise light to the interior, they can also detract from the appearance of the exterior, particularly on older houses.

In the case of pre-1950 structures within the ACA the following will apply:

- The insertion of new roof-lights on inner slopes or on slopes not visible from the public realm. New or replacement roof-lights should be based on traditional examples, as these are more in keeping with the age and appearance of such houses.

External Walls

In the case of pre-1950 structures within the ACA the following will apply:

- Repainting of previously painted surfaces to all structures within the ACA.
- Localised repointing using the original material, and following traditional techniques.

Openings

Doors, windows and the openings that contain them are important architectural features of an elevation. The design of doors and windows and the materials used contribute to the special character of a structure. The architectural treatment and proportions of the openings themselves are also of significance.

In the case of pre-1950 structures within the ACAs the following will apply:

- Repair of original or historic timber sash and timber or metal casement windows using the same material and methods as the existing.
- In the case of a replacement window this shall be carried out on a like for like basis in terms of material, glazing bar profile, pane size and arrangement and method of opening.
- In the case of repairs to historic doors these shall be carried out replicating the existing material, and design features such as panel size, arrangement and moulding. Original ironmongery should also be retained.

C. Restoration of Character

Where original materials have been removed and replaced with inappropriate alternatives, the restoration or re-instatement of such features will not require planning permission where the method, materials and details for the works have been agreed with the Planning Authority or subject to a Section 5 Declaration. Such works might include the replacement of fibre cement roof tiles with natural slate.

Works impacting on the character of the ACA and requiring planning permission:

In the case of pre-1950 structures within the ACA the following policies will apply:

A. External Walls

- The painting of previously unpainted surfaces. This includes the painting of structures, which were not intended for painting such as existing historic lime and sand/cement render finishes.
- Complete repointing in a style or material other than the existing.
- Removal of render.
- Changes to the original finish or the addition of applied layer of masonry, brick, wood or plaster.

B. Roofs

- The removal of the original roofing materials such as natural slate or clay tiles and their replacement with modern materials such as fibre cement tiles.
- The removal of existing chimneystacks and early terracotta or clay pots or other features of the roofscape.
- The removal of timber bargeboards and/or their replacement in a material other than the existing.
- The installation of rooflights or dormer windows on front elevations or on slopes visible from the public realm. Where dormer windows are deemed to be permissible, these should fit in with the character of the structure, be of a modest size and must be constructed of natural materials.

C. Openings

- Alterations to structural openings, and creation of additional openings
- Replacement of doors or windows in a style, material, or method of opening other than the existing.
- The replacement of single glass panes with double glazed units, reinforced glass or textured glass.
- Removal of features such as fanlights, overlights, sidelights and door ironmongery.

D. Boundary Treatment

The features used to define the boundaries of a structure within the ACA make an important contribution to the quality and character of the building and the surrounding streetscape.

- The removal or alteration of traditional stone walls, hedges, planting, trees, or railings whether privately owned or in the public domain, where the works involved would materially affect the character as described in Section 6 of the character appraisal document.

E. Porches

The addition of porches to the front facades of buildings. Any proposals for new porches to the front of houses should be simple in design and subservient to the main house.

F. Extensions

Extensions and all new build that impacts on the street facing elevations of buildings within the ACA will require planning permission.

Proposals for the alteration or extension of properties within the ACA will normally be acceptable where they are sensitive to the existing building, in keeping with the character and appearance of the area and will not compromise the amenities of adjacent properties.

Any proposals for extensions should be subsidiary in size and design to the main building and of appropriate scale, use appropriate materials and should normally be located on the rear elevations of a property. Very careful consideration will be required for alterations and extensions affecting the roof of a property as these have the potential to significantly impact on the character and appearance of the ACA.

G. Commercial Frontages

The alteration of frontages of shops or other commercial premises within the ACA, the installation of new signage and the installation of additional external elements to the facades of commercial premises.

9.0 Future Development

As already highlighted in this ACA document, the Foxrock area is coming under considerable development pressure, which may harm the balance of the landscape dominated setting which so strongly informs its special character. To safeguard this special character and to ensure the appropriate management of development within the area, the Planning Authority sets out the following guidance:

1. Infill Development and Sub-division of Existing Sites

Development proposals in this regard need to respect the special character of the ACA and have regard to the scale, massing, height, design and setting of existing structures. New structures should be subservient to the existing structure with due regard to site coverage and design. In assessing applications for the infill / subdivision of existing sites, the Planning Authority will have regard to the following:

- The extent to which new proposals respect the special character of the ACA.
- The extent to which new structures are subsidiary to the main dwelling and do not diminish or relegate its status within the site.
- The extent to which proposals have regard to the scale, massing, height and design of existing structures, both on the application site and on adjoining lands.
- The extent to which existing boundary treatments, hedgerows and trees are retained and existing access points used.
- The extent to which new structures are set back from site boundaries and reflect the existing pattern of development in the area.
- The extent to which hedgerows, suitable trees and soft landscaping elements inform internal boundaries in favour of walls or other hard landscaping features.

2. Demolition and Replacement of Existing Structures

The Planning Authority's approach in this regard is informed by Policy AR5 of the current County Development Plan 2004-2010, which sets out policy in relation to the rehabilitation and reuse of existing older buildings. This policy states the following:

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

There will therefore be a presumption in favor of retaining any building, which makes a positive contribution to the character of the ACA. Where the demolition

of a building is proposed the key considerations that will be taken into account include:

- (a) The contribution of the building to the ACA and the effect of its demolition on the special character of the area.
- (b) Whether the quality of the proposal for the redevelopment of the site will maintain or enhance the distinctive / special character of the area.

Where planning permission is sought for demolition on the grounds of structural defects the applicant must include an assessment by a suitably qualified professional on the existing condition of the structure. Justification for any demolition within the ACA on structural grounds will require details demonstrating why repairs and remedial works are not feasible.

Details of the design including materials proposed for replacement buildings will be required in any case where demolition is proposed.

In general, the re-use of existing buildings is preferable to their replacement. Applications for permission to demolish buildings, which contribute to the special character of the ACA, will only be granted in exceptional circumstances. The onus will be on the applicant to justify the demolition of the building.

3. Amalgamation of Properties / Sites.

In order to preserve the special character of the ACA, the Planning Authority is not favourably disposed to the amalgamation of existing sites within the ACA. It is considered that the integrity of existing individual plots is a distinctive feature of the pattern of development within the Foxrock area and as such is an integral aspect of its special character. Any development proposals therefore which compromise the integrity of existing plots through the removal of existing boundary trees and hedgerows or inappropriate development proposals in terms of scale, design, site coverage and setting, are unlikely to receive favourable consideration from the Planning Authority. For any proposed development, which involves the amalgamation of a group of sites within the ACA, the onus would be on the applicant to demonstrate that the special character of the ACA would not be adversely affected.

4. Future Village Development and Improvement

Foxrock village presently accommodates a mix of small-scale commercial uses commensurate with its neighbourhood centre status. The village area is taken to include the following:

- (a) The lands adjacent to the village crossroads, which are zoned "NC" (neighbourhood Centre) and "F" (Open Space / Amenity Provision) in the current County Development Plan.

- (b) Adjacent residential areas including the terrace of 3 dwellings adjacent to the Gables on Torquay Road and Brighton Terrace off Brighton Road. These residential areas are considered to comprise part of the village and are seen as being distinct in terms of size and scale from the existing pattern of development on adjacent lands.
- (c) The inclusion of the site at the junction of Torquay Road and Westminster Road and a portion of the site on the north side of Brighton Road immediately adjacent to the existing village core to allow for the balanced development and consolidation of the village.

Future development proposals within the village will need to respect its existing character and have regard to the following village characteristics:

- The strong focal point, which the Gables building provides.
- The mix of uses presently supported.
- The small-scale nature of the existing commercial units, considered appropriate for this village setting.
- The relationship, which the village has with the surrounding areas and its function as a neighbourhood centre.

While the village has a distinct character and charm, there are a number of issues, which currently detract from its character, including:

- The lack of off-street car parking provision and the congestion this gives rise to.
- The poor definition and layout of the public realm.
- The poorly defined relationship with adjoining residential areas.
- The lack of space to extend the village to provide for its immediate catchment area.

To address these issues there is a need for an environmental improvement scheme that provides improved off-street parking provision together with an improved layout and definition of the public realm with appropriate landscaping measures, surface treatments and street furniture, which complement the character of the village.

5. New Buildings

The development of new buildings within the ACA should be a stimulus to imaginative, high quality design, and seen as an opportunity to enhance the area. What is important is not that new buildings should directly imitate earlier styles, rather that they should be designed with respect to their context, as part of a larger whole, which has a well established character and appearance of its own.

Development Criteria for New Buildings:

- i. New developments must not adversely affect the character of the streetscape.
- ii. New developments must respect the existing pattern of development in the area with regard to setting and should be appropriately set back from the public road.
- iii. The scale massing and height of proposed developments must be generally consistent with neighbouring dwellings.

The emphasis must be on a high quality design solution, which would preserve or enhance the special character of the area. The Planning Authority will seek to encourage high quality contemporary design solutions, which reflect the age in which we live.

6. Landscape Protection

As the essence of what is Foxrock is to a great degree derived from its mature trees, shrubs and hedgerows, future developments within the area must include provisions to protect and maintain the sylvan character of the area and the sense of enclosure, which the tree canopy and hedgerows provide along the roads within the ACA. In assessing development proposals within the ACA, the Planning Authority will take into account their potential impact on these elements.

A Tree Survey must be carried out by a qualified Arborist, as an initial step to formulating a development proposal for a site within the ACA. This survey must inform the layout of the development proposal and advise as to the overall site suitability and compatibility with preserving the sylvan character of the area.

Future developments must take cognisance of the existing mature planting and vegetation cover from the outset so that vehicular access requirements and the siting of new buildings do not impinge on the existing landscape character. Access and hard standing must not dominate the site or adversely affect existing amenity vegetation. Hard and soft landscaping should be used to divide parking areas and soften their impact. In addition, a comprehensive landscape plan must accompany any applications for development within the ACA. This plan must aim to strengthen the landscape character around and within the development site.

Consideration must be given to the suitability of new species, which are sympathetic with the existing historic landscape character. Where new development does occur, adequate space must be provided for larger trees to be planted and given room to mature. The particular importance of maintaining roadside hedgerows must also be acknowledged and reflected in any development proposals. The piecemeal removal of hedgerows will be viewed in terms of the accumulative impact over time on the sylvan character of the ACA. The removal of roadside hedgerows or the splaying of existing entrances to provide new or improved vehicular access points, should only be contemplated

when it can be realistically justified on the grounds of traffic or pedestrian safety.

Suggested species to be used for hedgerows and boundary treatments:

Beech	<i>(Fagus sylvatica)</i>	Holly	<i>(Ilex aquifolium)</i>
Hazel	<i>(Corylus avellana)</i>	Field Maple	<i>(Acer Campestre)</i>
Hawthorn	<i>(Crataegus spp)</i>	Private	<i>(Ligustrum ovalifolium)</i>
Blackthorn	<i>(Prunus spinosa)</i>	Bay Laurel	<i>(Laurus nobilis)</i>
Yew	<i>(Taxus spp)</i>	Phillyrea	<i>(Phillyrea spp)</i>
Holm Oak	<i>(Quercus ilex)</i>	Osmanthus	<i>(Osmanthus spp)</i>
Hornbeam	<i>(Carpinus betulus)</i>		

Given the immense importance of the trees and other vegetation to informing the special sylvan character of this area, it is proposed that as part of this ACA designation, an assessment of existing trees and other important vegetation will be carried out by the Planning Authority with a view to making Tree Preservation Orders under Section 205 of the Planning and Development Act 2000 in order to ensure the preservation of this important aspect of the ACA landscape.

7. Works to the Public Realm

Works to the public realm, which include footpaths, street furniture, parking provision etc will have to have due regard to the special character of the ACA.

Any changes to traffic management and parking within the ACA will take into account its ACA designation and will seek to preserve or enhance the special character of the ACA in the design and provision of Pay and Display machines, signage, ramps, renewed surfaces, dished pavements etc.

The Council will actively promote the retention of all surviving original kerbing 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.

8. Views and Vistas

(Note: Draft list, still under consideration)

The preservation of existing views and vistas is important for the overall integrity of this ACA. The following views are considered important in this context:

View 1:

As one moves south along Westminster Road, from approximately 300m – 400m before Hainault Road, there is a significant view towards the Dublin Mountains in the distance. This view is exceptionally well framed as one moves south along Westminster Road by the trees and hedgerows on the eastern side of Westminster Road, which give way to the hills, mountains and forests in the distance. This gives the impression that one is in a more rural than suburban landscape with uninterrupted views to quintessential rural scenery in the distance affording a strong impression that one is approaching the countryside. These views are presently available at street level and add to the sense that Foxrock Village is almost rural in its setting.

The existing curve along this stretch of Westminster Road throws the line of this view to the mountains over existing front garden areas as opposed to the view being largely over the road. Existing strong hedgerow and tree cover in these front gardens is essential for framing this view of what essentially appears to be unbroken greenery from Westminster Road through to the forests and mountains. It is important to note that this “green” view is also facilitated by the significant set back from the roadside boundary of any large dwellings and where dwellings are located in closer proximity to the road, they tend to be more modest cottage style single storey structures.

View 2

The view through loose roadside canopy from the junction at the Birches through to the Gables at the junction at Leopardstown Village, and through to the Sugar loaf mountain.

View 3

The view from Torquay Road to the side gable of the pharmacy with the group of pines at the junction in Foxrock village.

View 4

The view from the Post office at the junction in Foxrock village to the Junction at the Koppings residence provides a superior Tree Canopy.

View 5

The view from the section of road from The Residence Foxdene To the Residence Red Cottage has a superior high Canopy of Pine, Cupressus, Picea and Abies.

View 6

The view from the residence Cedar Lodge to the residence Swynnerton is very good with a high tree Canopy overarching the road.

View 7

The view from the residence Brighton Hall and Woodfield contains a good roadside tree canopy of Beech ,Pine and Chestnut.

View 8

The view from the Gables in Foxrock village to the junction at Plunkett Avenue is of loose canopy in a garden style.

View 9

The view from the residence at Rusheen and Kenure to the residence of Alton Grange is one of mature trees.

View 10

The view from Mart Lane to the Stillorgan Road is amongst the more mature tree canopy on Westminster Road.

The preservation of these views will require:

- The protection of existing trees and hedgerows, which presently frame and inform the views.
- The setting back of any new development sufficiently to ensure that the view is not impeded/degraded or that roadside trees are not compromised.

Appendix 1

Historic Maps of the area

Appendix 2

List of Development Classes proposed for de-Exemption within the Foxrock ACA

1. Please refer to the Planning and Development Regulations, 2001

Schedule 2 Part 1, Exempted Development – General

Classes 1, 5, 6, 7, 9, 10, 11, 31d, 50b – De-Exempted.

Schedule 2 Part 2: Exempted Development – Advertisements

Class 1 – De-Exempted.

2. Please refer to the Planning and Development Act 2000

Section 4(1)(h) – De-exempted.