

# Killiney Proposed Architectural Conservation Area

## Character Appraisal and Recommendations



December 2010

## 1) 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 features developed gradually over time. These areas are an expression of our culture 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 for the first time provided 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 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 that future development is carried out in a manner sympathetic to its special character.

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

## 2) AIM OF STUDY

The Dun Laoghaire Rathdown County Development Plan 2010-2016, Section 11.3.13 Policy AR10 on Candidate Architectural Conservation Areas states:

*“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.”*

The initiation of the Killiney study arises from the ‘Second Programme of ACA Formation’ approved by Dun Laoghaire-Rathdown County Council on the 24<sup>th</sup> May 2007.

Proposals for the designation of Killiney ACA were first put on display as Draft Variation No. 14 of the County Development Plan 2004-2010, from 20<sup>th</sup> April to 28<sup>th</sup> May 2009. The Managers Report was brought to Council on 6<sup>th</sup> July 2009 and following discussion it was agreed to not adopt the Manager’s Report and to start the public consultation again to include an extended area of land bounded by Military Road, Seafield Road and Killiney Hill Road.

The Department of Environment, Heritage and Local Government guidelines for planning authorities produced in 2004 entitled ‘Architectural Heritage Protection Guidelines for Planning Authorities’ sets out the recommended approach in designating an ACA. These guidelines, in conjunction with the policy set out by Dun Laoghaire-Rathdown County Council, were employed during the setting out of the study aims and objectives.

The primary aim of this study is to:

- *identify the special character of Killiney 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.*

The Killiney area has been deemed to have special interest. Accordingly it is proposed to re-evaluate the existing Conservation Area within its existing boundary to determine the extent of additions and/or omissions that might be deemed necessary to reconstitute it as an ACA and, to establish a more comprehensive designation. It is also proposed to examine the areas adjoining the existing Candidate Architectural Conservation Area to determine the extent to which it is necessary to make omissions and additions in order to establish the final boundary.

This report presents the re-evaluation as required by the various legislative enactments and proposal for its re-adoption as an ACA. It has been prepared by a multidisciplinary team from the Conservation Division of the Architect’s Department, and the Economic Development and Planning Department.

### 3) THE STUDY AREA

From the outset it must be understood that there are two distinct ‘Killineys’, one to the north of the Hill and one to the south. This study area is of the existing Candidate Architectural Conservation Area and its environs, and the extended area between Military Road and Seafield Road. The area is located 13.5 km southeast of Dublin City Centre and 3.7 km south of Dún Laoghaire. It lies to both sides of Killiney Hill Road and is contained by Victoria Road to the north and the Irish Sea along its eastern boundary with Seafield Road to the south. Its western boundary runs along back garden boundaries and generally includes the housing areas around St Georges Avenue, Killiney Avenue, part of Glenalua Road and Killiney Heath. Significantly the Candidate Architectural Conservation Area excludes Shanganagh Terrace.

Killiney is a residential area that has an undisputed reputation as being amongst the most exclusive in the state, with high-end property values underpinning this exclusivity. The appeal of the area is certainly the unique architectural and landscape character that evolved over the last 200 years, notably large classical villas, built mainly in the Victorian period, set in heavily wooded gardens.

- **Existing Candidate Architectural Conservation Area**

The existing Candidate Architectural Conservation Area boundary is shown in County Development Plan 2010-2016 Maps 7 & 10, accompanying the Plan and is shown in Appendix 1 of this report.

- **Proposed Architectural Conservation Area**

The proposed Architectural Conservation Area (ACA) boundary (shown in Appendix 2) contains a large portion of the present Killiney Townland and smaller parts of the Mount Mapas and Roches Hill Townlands. The Townland boundary differs from the Parish boundary. Whereas the existing Candidate Architectural Conservation Area boundary adequately contains most of the architecture of the nineteenth century that establishes the essential character of the Killiney Hill area, it is considered essential to include the Killiney village area which was inextricably linked with activities lower down the hill over its formative years. Equally the inclusion of Shanganagh Terrace in this ACA, an entity that makes a direct contribution to the character of the area, is essential. The area between Military Road and Seafield Road is also now included. However, it is not considered appropriate to have Killiney Heath included within the ACA, (being a twentieth century development).

#### 4) PROTECTED STRUCTURES & RECORDED MONUMENTS

Many structures located within the proposed ACA are included on Dun Laoghaire-Rathdown County Council's 'Record of Protected Structures', contained in Appendix C-Schedule 1 of the County Development Plan 2010-21016. The inclusion of these structures on the record, affords these structures protection under the Planning and Development Act 2000 (as amended). Under this Act, the obligation to preserve a protected structure applies to the structure and any element of that structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

##### Record of Protected Structures

| Location           | Structure Name  | Description                  | RPS No.   |
|--------------------|---|------------------------------|-----------|
| Killiney Hill Road | 1-7 Killiney Hill Cottages  | House Terrace                | 1647-1652 |
|                    | Fernside  | House                        | 1669      |
|                    | Cliff House   | House                        | 1668      |
|                    | Ilerton (The Neale)   | House                        | 1664      |
|                    | The Grove Nursing Home*<br>(incorrectly listed in<br>Schedule 1 as being on<br>Strathmore Road) | House                        | 1672      |
|                    | Hamp House  | House                        | 1766      |
|                    | Stonehurst  | House                        | 1760      |
|                    | Rose Cottage  | House                        | 1713      |
|                    | Druid Lodge   | House                        | 1692      |
|                    | Killiney House  | House and<br>Outbuildings    | 1661      |
|                    | Templeville   | House                        | 1890      |
|                    | Martello Tower  | Tower                        | 1703      |
| Killiney Avenue    | Clonard Lodge and<br>Entrance Gates   | Gate Lodge<br>Entrance Gates | 1699      |
|                    | Carrig Brae (formerly<br>Killiney Town Hall)  | House                        | 1698      |
|                    | Druid Hill  | House                        | 1694      |
|                    | Steeplewood House   | House                        | 1702      |
| Kilmore Avenue     | Kilmore House   | House                        | 1685      |
| Marino Avenue East | Eirene  | House                        | 1709      |
|                    | Galleen   | House                        | 1707      |
|                    | Kiltoon   | House                        | 1718      |
|                    | Killeen   | House                        | 1721      |
|                    | Saint Leonard   | House                        | 1716      |
|                    | Summerhill  | House                        | 1701      |
|                    | Winterslow  | House                        | 1723      |
| Marino Avenue West | Abbeylea (Australian<br>Embassy, formerly Marino)   | House                        | 1714      |
|                    | Ard Einin   | House                        | 1710      |
|                    | Lucca (formerly The<br>Chalet)  | House                        | 1706      |
|                    | Ash Hurst House   | House                        | 1749      |
| Military Road      | Kilmarnock (formerly The<br>Cenacle)  | House                        | 1750      |
|                    | Killacoona (Society of Holy<br>Child Convent)   | Original Building            | 1745      |
|                    | 1 Marine Terrace -<br>Lotherien   | House Terrace                | 1736      |

**KILLINEY – ARCHITECTURAL CONSERVATION AREA**

|                       |  |   |      |
|-----------------------|--|---|------|
|                       | 2 Marine Terrace - Eversley              | House Terrace   | 1735 |
|                       | 3 Marine Terrace – Aghern or Roseneath   | House Terrace   | 1734 |
|                       | Mentone                                  | House   | 1737 |
|                       | Abbeylands -Rosscahill                   | House Terrace   | 1725 |
|                       | Middle Abbeylands                        | House Terrace   | 1724 |
|                       | Abbeylands East                          | House Terrace   | 1722 |
| Church Avenue         | Saint Alphonsus & Saint Columba's Church | Church, Presbytery and Ballybrack Old National School | 1719 |
| Seafield Road         | Avonmore                                 | House   | 1759 |
|                       | Seacroft                                 | House   | 1764 |
|                       | The Red House                            | House   | 1763 |
| Shanganagh Terrace    | 1 Shanganagh Terrace                     | House Terrace   | 1742 |
|                       | 2 Shanganagh Terrace                     | House Terrace   | 1741 |
|                       | 3 Shanganagh Terrace                     | House Terrace   | 1740 |
|                       | 4 Shanganagh Terrace                     | House Terrace   | 1739 |
|                       | 5 Shanganagh Terrace                     | House Terrace   | 1738 |
|                       | 8 Shanganagh Terrace                     | House Terrace   | 1733 |
|                       | 9 Shanganagh Terrace                     | House Terrace   | 1732 |
|                       | 10 Shanganagh Terrace                    | House Terrace   | 1731 |
|                       | 11 Shanganagh Terrace                    | House Terrace   | 1728 |
|                       | 12 Shanganagh Terrace                    | House Terrace   | 1727 |
| 13 Shanganagh Terrace | House Terrace                            | 1726  |      |
| Station Road          | Victorian Villa, The Court Hotel         | Original Building                                     | 1697 |
| Strathmore Road       | Undercliff                               | House   | 1681 |
| Saint George's Avenue | Carrigrenane                             | House   | 1665 |
|                       | Kenah Hill                               | House   | 1670 |
|                       | Saint George's                           | House   | 1663 |
| Victoria Road         | Camelot                                  | Gate Lodge (Note: Arch also a Protected Structure)    | 1646 |
|                       | Ayesha Castle                            | Castle  | 1659 |
| Vico Road             | Mount Eagle                              | House and Outbuildings                                | 1644 |

Protected Structures within the proposed ACA are indicated in solid orange on the County Development Plan Maps 4, 7 & 10, 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 specifically defined by legislation, but is understood to be the parcel of land immediately associated with that structure, the landscape setting within which the structure stands and which contributes to the structures essential character.

Killiney has a modest archaeological heritage represented by those structures listed in the table below. These structures are protected under the National Monuments Acts. A number of structures included in Schedule 2, are also defined as Protected Structures. These structures are protected under both the National Monuments Acts and the Planning Acts.

The following table is taken from Appendix C- Schedule 2 Record of Monuments and Places of the Dún Laoghaire Rathdown County Development Plan 2010-2016.

Note: The RMP is accompanied by a set of maps on which monuments are designated by a relevant reference number and denoted by a circle defining a Zone of Archaeological Potential. <sup>ii</sup>

### Record of Monuments & Places

| Map | Location           | RMP No.      | Classification           | May Contain Protected Structure |
|-----|--------------------|--------------|--------------------------|---------------------------------|
| 07  | Killiney Hill Road | DU026-011    | Martello Tower           | Yes                             |
| 07  | Killiney Heath     | DU026-010    | Megalithic Structure     | Yes                             |
| 07  | Marino Ave West    | DU026-013001 | Church                   | Yes                             |
| 07  | Marino Ave West    | DU026-013002 | Graveyard                | Yes                             |
| 07  | Marino Ave West    | DU026-013003 | Inscribed Stone          |                                 |
| 07  | Marino Ave West    | DU026-013004 | Holy Tree                | Yes                             |
| 07  | Marino Ave West    | DU026-013005 | Font                     | Yes                             |
| 07  | Marino Ave West    | DU026-013006 | Cross                    | Yes                             |
| 07  | Marino Ave West    | DU026-013007 | Cross                    | Yes                             |
| 07  | Marino Ave West    | DU026-013008 | Ecclesiastical Enclosure |                                 |
| 07  | Strathmore Road    | DU026-012    | Battery                  | Yes                             |

## 5) SOCIAL DEVELOPMENT

As the fundamental objective of the proposed ACA, is to seek to protect the unique character and special historic values of the designated area; it is therefore necessary to first determine the historic basis for its selection and the significance of the special character. An historic review of any area must therefore recollect briefly on the earliest historic periods as commitments in the landscape, which will invariably have had some residual effects on the later and more important historic periods.

- **Ecclesiastical origins**

There is archaeological evidence of pre-Christian activities in the area, with the discovery of some ancient artifacts but no conclusive evidence to their actual origins. Stone coffins and urns of baked clay were excavated in the grounds north of Killiney House, in approximately 1784. A stone circle on the high ground near the Martello tower known as The Druids chair is said to have its origins in a Neolithic portal tomb later to become a pagan temple, and there is a suggestion that a ringfort existed near the old church on Marino Ave West.



However the earliest tangible remains are the ancient church on Marino Ave West. Whereas the ruins have been dated from the eleventh century, the site is reputed to have been occupied from the sixth century as a religious settlement dedicated to the Daughters of Lenin. The name Killiney is derived from the Irish, Cill-Inion-Leinin, which translates as “*the church of the daughter of Lenin*”. (Lenin was the patron Saint of this site in the 6<sup>th</sup> Century).

The church site, located on a significant landscape feature at the junction of the wild territory to the north and the more fertile lands to the south, would have been an ideal habitation site with views over the Shanganagh Vale to the south and the Irish Sea to the east. However, the geographical area the site commanded would not be considered wealthy in agricultural terms, with the topography of the Killiney area behind being wild and stoney.



The circular topographical features surrounding the church are noted as being typical of a small ecclesiastical enclosure that would certainly have had its origins in an earlier ringfort type settlement. It is likely that there were clusters of the rudimentary dwellings occupied by the indigenous people (associated with the religious site) in close proximity, this being part of the territory of the people of Cualann. It certainly was a feature of sufficient local importance that it was attached to the Priory of the Holy Trinity (commonly called Christchurch) with a considerable amount of the surrounding territory nominated to it.

*“Before the English invasion, the lands of Killiney had been given to the Priory of the Holy Trinity, and subsequently they were confirmed to it, with those of Kill-of-the-Grange, by the ecclesiastical and lay authorities.”<sup>iii</sup>*

### • The Medieval Period

The Church of St. Lenin, remained in use until the seventeenth century when it became a ruin, however for in excess of 800 years, it existed as a significant influence on this locality. Its connection with the Priory of the Holy Trinity (commonly called Christchurch), endured for that period surviving the 1169 Cambro-Norman invasion of Ireland that brought new social and political organisation and the imposition of the feudal system on the territory subjugated by the invaders. This was a period of much change particularly as the east coast lands were seized by the invaders and redistributed to subjects of the crown. The church had a special position where its bishops held land as equals to the lords of the realm.

*“In 1178 the church and town of Killiney were confirmed to the parish of the Church of the Holy Trinity, by Archbishop O’Toole”.<sup>iv</sup>*

The Priory of the Holy Trinity was endowed with considerable land holdings that included not only those at Killiney but extended over to Murphystown as far as the foothills of Three Rock Mountain. The Priory farm was at Kill-of-the-Grange and was a centre of local administration and employment.

Referring to the Killiney lands, Ball notes that:

*“They were included in the Manor of Kill-of-the-Grange, and, in spite of their rocky and sterile character, they were inhabited, in the fourteenth century, by John Milis, and many cottagers, who were bound to do "divers works" on the home farm of the Priory, and who contributed fifteen reapers at harvest time.”<sup>v</sup>*

After 1218 Talbot de Malahide became secular overlords of much of south county Dublin, excepting the lands specifically granted to the Priory. The lands of to the north of Killiney Hill were in the Parish of Kill and were subsequently let to the Mapas family who established their main residence at Rochestown House while the lands south of the hill, excepting the church lands, were granted to the Goodman family, English settlers, who set up home at Loughlinstown Castle. The significance of this is that this study area lies entirely within these church lands excepting for the inclusion of a fringe of Mapas land to the north.

A small settlement existed at the current Killiney village. Its residents would have supported themselves by seeking casual work from not only the Priory but also the

Goodman and Mapas estates. Residents would have supplemented their incomes by fishing off the beach at the bottom of the hill. There is no evidence remaining of any dwellings associated with the ecclesiastical Killiney Church lands further to the south.

- **Post Medieval consolidation**

The final acts of integrating Ireland into a British state, the military subjugation and the displacement of the native elite by a protestant and British landed class, was the catalyst for a dramatic social and economic change. By the end of the 17th century and during the mid years of the 18<sup>th</sup> century a new age of peace and prosperity emerged. The defensive architecture of the Tower house gradually gave way to lavish and palatial houses in planned landscape settings, prompted by the Reformation that was transforming Europe.

With repeal of the penal laws and the emergence of a burgeoning professional class The Hill at Killiney, a wild and wonderful landscape (and being so near to Dublin), was an obvious target for those wealthy merchants who aspired to the grandeur of such a picturesque setting. The topography played a significant role in determining the future landscape.

The direct road from Dalkey to the south traversed the pass between Killiney and Roches Hill. The road follows the contours along a high ridge as it eases its way past the steeply falling ground to the south. The first investments of this new age for Killiney were “Lodges” built on the elevated west side of the road where they could achieve ease of access and at the same time enjoy the magnificent views over Killiney Bay.

- **19<sup>th</sup> Century development**

The end of the eighteenth century saw a few notable new dwellings established. Samuel Lewis, in 1837, in his *“Topographical Dictionary of Ireland”* notes that:

*“Killiney and its vicinity are favourite places of residence, and several pretty villas and rustic cottages have been erected for such as may take up their abode here.”<sup>vi</sup>*

In addition to the principal dwellings, associated with the estate lands to the north and west of the church lands, were **Loftus Hill, (Killiney Castle) Laughlinstown House, and Ballinclea.**

Lewis lists eight significant dwellings on or in the vicinity of the church lands including **Killiney House**. These houses would be expected to reflect the architecture of the late Georgian period and would certainly have elements of structure from eighteenth century buildings. The following are the houses that represent this early period that are in the larger geographical area covered by this study. Some are outside the recommended ACA:

- **Killiney Park**, This house was sold for development in 1965 and demolished, its lands approximate to the present Killiney Heath Estate.

- **Killiney House – Killiney Hill Road.**

This is possibly the most significant dwelling on the southern side of the hill. There is evidence held by the Gaynor family who were in possession of this property before the end of the eighteenth century that suggests it was the residence of the principal landowners of the parish. The house came into the Gaynor family through the marriage in 1819 of Anna Maria Sherwood to Col Bryan Gaynor. Anna Marie's father was a John Sherwood, probably son of Thomas Sherwood, who had married Anna Marie Domville, daughter of Sir Compton Domville in 1787. This must be the same house that is mentioned in her dowry as Killiney Manor House with:

*“252 acres of townland in Killiney including the Killiney Manor House, three villages, castle ruins and two parish churches”<sup>vii</sup>*

These are most likely the church lands to the south of the Mapas estate that are noted by Sherrard in 1787 as being held by a Mrs Domville, together with Ballybrack, Shanganagh and Killiney Villages.

Photographic records show the house in its evolutionary stages, the earliest taken from a sepia print in the late nineteenth century and before the current façade was built probably around the turn of the century. There is a suggestion that this could have been a coaching house in its early days.



Original House 18<sup>th</sup> century



Remodelled House 19<sup>th</sup> century



20<sup>th</sup> century house

- **Kilmarnock House**, on Military Road, called Haldene Grange in 1897, Pearson notes:

*“situated originally on about nine acres. Dating from about 1830, the original house was greatly enlarged around 1860 by the Right Hon. David Fitzgerald, when a whole new series of spacious rooms and a grandiose Italianate facade to the front were added. The hipped roof with its bracketed eaves, projecting porch with its balcony, and all the stucco enrichments are typical of the work of architect Charles Geoghegan, who designed the additions. Kilmarnock belonged to the Talbot Crosby family of Ardfert Abbey, County Kerry, until the 1940s. More recently it was known as the Cenacle Retreat House, during which period a large residential block was built to the rear”<sup>viii</sup>.*

- **Druid Cottage** – Killiney Hill Road.

Druid Cottage, on Killiney Hill Road, is a bit of a mystery as that name has disappeared today but was likely the forerunner of one of the present houses near the Druid Circle. Name changes were often made to reflect the improved circumstances of the structure, a cottage becoming a house or villa. The most likely candidates for this, are Druid Lodge or its neighbour Templeville, both of whom are shown to exist prior to 1810 in the vicinity of the Druid Circle.

- **Martello Farm, Military Road.**

Later called Martello House (1837 OS). Whereas this structure started life as a farm building type enclosure, that was shown on the Roques map in a generally similar position. The name Martello suggests that it became a significant residence around the time of the construction of the adjacent military facility (acquiring a related name).

- **Ballybrack Grove** (now Ballybrack House), Millitary Road, and **Saintbury**, Kilmore Avenue.

Saintbury is now semi-detached property with Lynwood to its east. Lynwood is contiguous with the building shown on the 1837 OS map and noted as being Saintbury, suggesting a name transfer. Ballybrack House is illustrated below.



Ballybrack House



Saintbury

- **Marino** (now called Abbey Lea), Killiney Hill Road Lower.

A predecessor of the current house was built around the same time as the Martello Tower, which is higher up the hill. It was noted on the Tower drawings as 'The New Marino'.

Referring to the present house Pearson notes that:

*“A plaque on the wall records the fact that it was largely rebuilt “this house was built by Lawrence A. Waldron 1909”. Arts and Crafts'-style house with wide-mullioned windows which have small leaded panes of glass. It is roofed with small slates and has dormer windows. The entrance has elaborately carved brackets and is built in the form of a projecting bow. In the garden there is an attractive octagonal gazebo with round-headed windows of coloured glass. It is now the residence of the Australian ambassador. The original house was occupied by a Joshua Cheator, or Chaytor, who owned a substantial amount of land in Killiney.”<sup>x</sup>*



Abbey Lea

Killiney Hill Road remained the only north-south thoroughfare until the Vico Road was extended in the 19<sup>th</sup> century and a network of other roads built to improve permeability as more building sites were opened up. From the middle of the nineteenth century and for the next fifty years there was an explosion of development works on the Hill. A map analysis in the following chapter demonstrates how this late 19th century development boom laid down the landscape pattern that exists today and that is much valued.

## 6) PHYSICAL DEVELOPMENT

Any commitment in respect to the development of the physical landscape is invariably recorded on maps. Killiney Hill is well represented with a series of records starting from **John Roques Map of 1757**, the estate maps of the **Deans of Christchurch** and the **Mapas Estate** through to the series of **Ordnance Surveys** from 1837 to the modern 1/1000 series. This analysis follows each map of relevance to this study starting from the earliest, **Roques 1757**.

### JOHN ROQUES MAP – 1757



John Roque's map of 1757 shows Killiney as a place largely unchanged since medieval times. The map shows the road that follows the line of the present Killiney Hill Road carrying through to Ballybrack, noted as "Brackens Town" and passing "Killynee" church. There is a property shown to the north of Killiney Hill noted as "Capt Malpas". There is an obelisk shown on Killiney Hill noted as "Roche's Town Obelisk". A Bath House is shown on the site of the present derelict Tea Rooms on the beach. The map graphically illustrates the contrast of landscape character -between arable and wilderness (the latter category applying to the totality of the study area). Two buildings are shown a short distance down the hill road from Killiney village. The building to the west approximates the current position of Killiney House, however the other building further down to the east, has no counterpart on the 1837 Ordnance survey map, other than **Saintbury** which is proportionately much further down the hill. These buildings are not shown on the later Taylor map (1787). It is likely that these buildings are workers cabins that have disappeared over time.

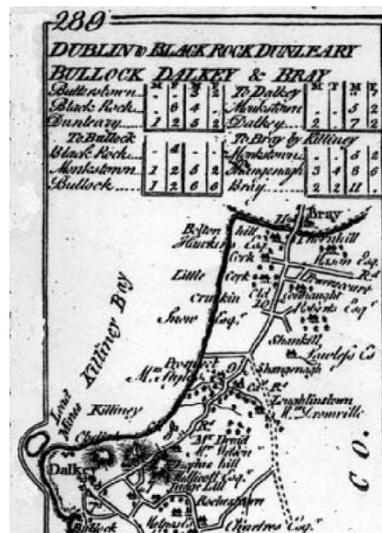
Roques map is misleading in that the Hill Road is shown running directly through Ballybrack to Loughlinstown. It was well known that this road runs directly to the river ford at Shanganagh Castle which is confirmed by the arrangement of early walling and field boundaries.

**MATHEWS MAP – 1767**



This map was surveyed by T Mathews, the City Surveyor, for the Dean of Christchurch, in 1767. This map provides little information other than confirming the size and boundary of the church holding that stretched from Hackettsland in the south northward to Roches Hill. Only one significant building is described, the ancient ruined church.

**TAYLOR AND SKINNER MAP – 1787**



The Taylor and Skinner map surveyed in 1777 and published in 1787 shows the main road from Dalkey to Bray as traversing the pass between Loftus Hill and Roches Hill heading south. This route passes by a house called **Mount Druid** that is nominated to a Mr Wilson. This is certainly the same Peter Wilson, mentioned by Ball, as having retired from business in Dalkey and built "a neat lodge" near the ruined church and in 1785, discovered stone remains and burying-place. The site for this house must surely have been near the Druids circle, however the house named **Mount Druid** in the 1987 OS map, now called Calezar, (located opposite the Martello Tower on Killiney Hill Road), does not show on either the 1810 Longfield Map or the 1837 OS map. This could be of course the result of a name transfer from an earlier structure further up the hill to the present 19<sup>th</sup> century house.

**THE SHERRARD MAP 1787** (South East part)



The Thomas Sherrard map of 1787, an inventory of the tenancies on the Mapas estate of the time, is a remarkably accurate record for this period, for the territory north of the Killiney parish lands. The Mapas family who were the proprietors of Rochestown House for a number of centuries, built a house on the north western slope of the Hill and called it Mount Mapas in 1740. This was obviously a speculative venture as it was on the rental market within a short time. A text in Falkiner's "*Dublin Journal*", offered:

*"Roxborough, formerly called Mount Mapas, containing 150 acres of land enclosed by a stone wall and a new well-furnished house of six rooms and two large closets on a floor with offices."*<sup>x</sup>

The house, which was to eventually evolve into the present Killiney Castle, appears to have been occupied in 1755 by a Capt Maunsell who before his death in 1765 assigned his interest to the then Colonel the Hon. Henry Loftus, M.P. for Bannow who, on his accession to become right Hon. Henry, Lord Viscount Loftus of Ely with interests elsewhere disposed of the Loftus Hill lease.

In 1778 Killiney Castle was occupied by a Mr. Medlicott, and subsequently by a Mr. Minchin. The Hill was, in 1790, taken by Lord Clonmell, who built a Deerpark, the southern boundary of which appears to coincide with that of the former Victoria Castle, (within the study site).

The Sherrard map shows the site of the present Killiney Village site as divided into tenanted plots. Plot 50 with four 'cabyns', a garden shed and meadow, let to Andrew Mullin. Adjacent, to the north, Widow Curran has Plot 48 with two cabyns and a field while to the south and lower down the hill, Plot 56 includes the site of the present **Killiney House** and was let to Joseph Sherwood with House, offices and fields.

**LONGFIELD MAPS - 1810**



1



2

These maps are a more detailed version of the Mathews map (made 43 years previous). The first map is more in the form of field notes while the second is the final presentation version. These documents can be considered to be highly reliable in that many of its features such as entrances to houses on the Hill Road are arranged exactly as they are today. Structures of significance confirmed by this map includes **Killiney House**, **Killiney Lodge** (now demolished) and replaced by Ballycarbery, **Merton Lodge**, also demolished, **Glenfield** probably the forerunner of The Grove, **Templeville House**, **Druid Lodge**, **Marino**, and **Rose Cottage**. Other structures appear in the vicinity of Laragh, Clonard Lodge and Susquevannagh Mews however there is no trace of these on the 1837 survey and cannot be confirmed as still existing today.

In respect to **Templeville**, Pearson notes that:

*“This is one of Killiney’s few Georgian-style houses, and is historically interesting for once having been used as a church. Indeed, a curious feature of its chimney stack is a small, arched opening which may once have housed a bell. Church services were held here until the opening of St Matthias Church, Ballybrack, in 1835. The house is a five bay, two storey, non-basement residence with dormer windows. The interior exhibits typical late georgian features such as a narrow cornice and six-paneled doors.”<sup>xi</sup>*

Its next door neighbour **Druid Lodge** is certainly of similar vintage and the rear wing displays all the same Georgian features internally.



**Templeville**



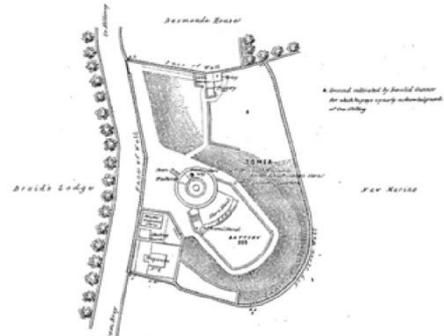
**Druid Lodge**

## KILLINEY – ARCHITECTURAL CONSERVATION AREA

The Military Road and the defensive features of the Martello Tower (No 7) noted as being on Tarrong Hill<sup>xii</sup>, and the Battery (No 8) on the Strand, noted as being near the Lime Kiln, were completed in 1805.

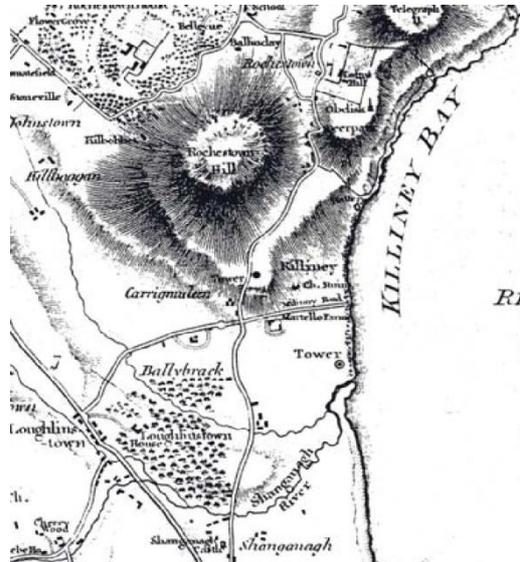


Martello Tower from Road



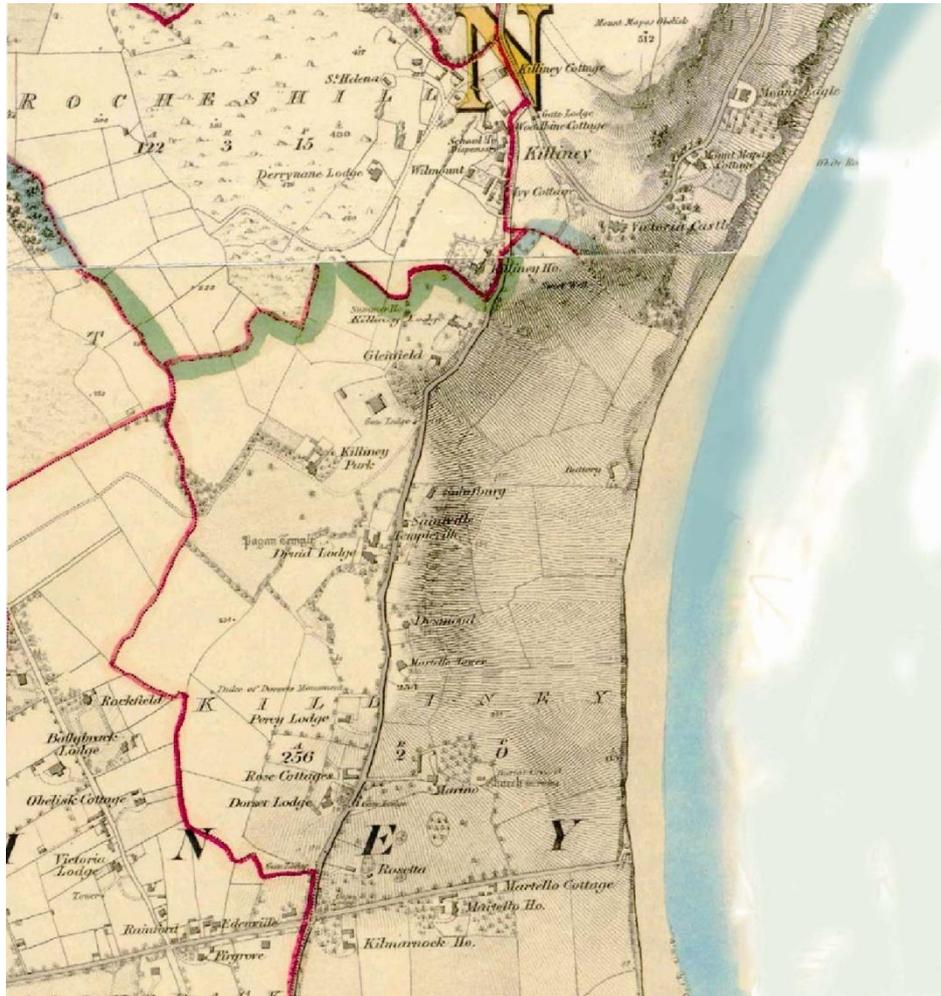
19<sup>th</sup> Century site map

### The Taylor Map 1816



The Taylor map of 1816 indicates only significant features such as the military defenses added in 1803-5, Killiney Hill Martello Tower and the Strand Road Battery, with the new Military Road to the south. Also it shows the new Deerpark enclosing most of Killiney Hill and attributed to the works of John Scott, Lord Clonmel, who leased Killiney Hill in 1790. A cluster of buildings, the homes of the local workers, are shown in the hollow between the latter and Rochestown Hill to the west. A further group of buildings are shown at the intersection of Killiney Hill Road and Military Road and in particular **Martello Farm** is shown to the south of Military Road. This was later to develop into the Martello House that appears on the first edition OS, 1837. The name **Carrigmuleen** appears, though no building is marked. A house of this name appears on later maps in the same location. There would certainly have been more domestic buildings on the middle section of the Hill Road at this time than are shown on this map.

**FIRST EDITION ORDINANCE SURVEY MAP - 1837**



Whereas the Roques and Taylor maps can only be relied upon to give an approximate indication of conditions at the time of surveys, the 1837 Ordinance Survey (OS) first edition maps provided an exceptionally accurate view of the local landscape as it existed at that time. These maps and their successors are therefore given precedence over other records.

Significant about this map and its predecessors is that all development follows the Hill Road. None of the additional road infrastructure that we have today is present except the Vico Road. There is no railway at this point, nor any development of the lands adjacent to the sea. Field boundaries are shown between the road and the sea that appear to indicate some form of organized agricultural activity. As the land is not really suitable for tillage it is probable that these features were for the containment of livestock as this was generally still open country. The record of the death of the Duke of Dorset in 1815 in a hunting accident is testament to this.

*“During the first part of the nineteenth century Killiney was still open country, as the fatal accident, in 1815, to the Duke of Dorset—the stepson of Lord Whitworth, the Viceroy of the time—while hunting on its lands,”<sup>xiii</sup>*

All maps agree on the site of the ancient burial ground on Marino Avenue. There is no dispute either with regard to the early origins and position of Killiney village in the pass between Killiney and Rochestown Hills. While the OS map indicates the presence of a Pagan Temple there is no earlier cartographic evidence of the presence of this, however if it had been an ancient passage grave as alleged, it would have not been given any importance in earlier survey records.

This first edition Ordinance Survey in 1837 provides information of other significant residencies that have appeared up to the time of that survey, that straddled the turn of the century. These are additional dwellings to those mentioned by Lewis, and the foregoing text. Most significant are:

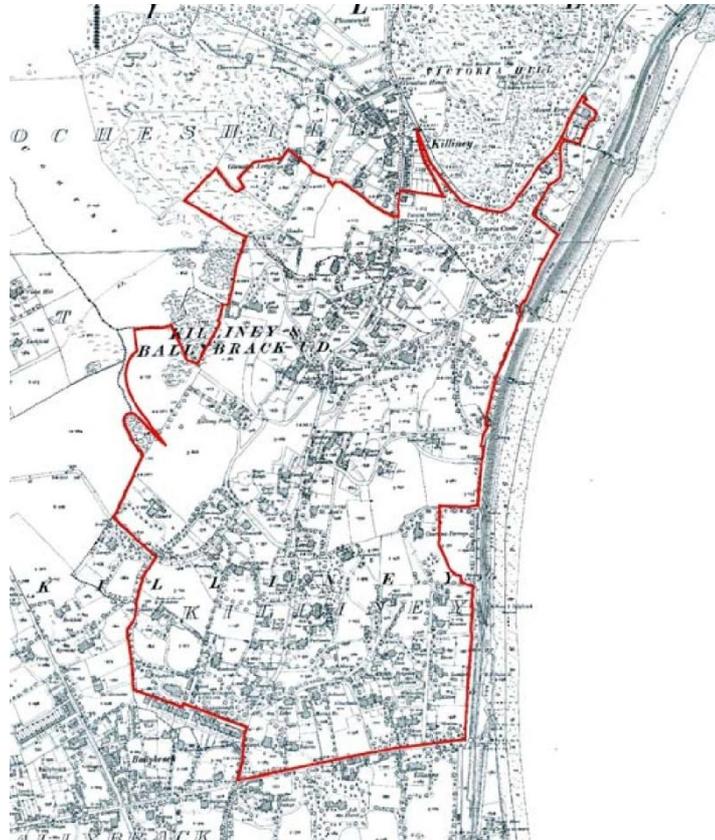
- Buildings in the Killiney-Ballybrack townlands lower down the Hill includes **Desmond** enlarged and now called **Padua, Percy Lodge, Rathleigh, Saintville, Rosetta**, including its gate lodge - **Martello Cottage**, and **Marchington** now **Evergreen Lodge**.
- Buildings in Mount Mapas-Rocheshill townland, in the enlarged study area to include Killiney village, includes **St Helena** later called **The Peak, Killiney Cottage**, successor to the structures on the Widow Currans plot in 1787, called **Plasnewydd. Willmount, Ivy Cottage**, and **Woodbine Cottage**, are all built on the plot that was let to Andrew Mullen and identified in the Sherwood 1787 map.
- Buildings outside the Killiney townland but within the original Conservation Area includes **Victoria Castle, and Mount Eagle. Mount Mapus Cottage, and the Gate Lodge** now Camelot and finally, **Derrynane Lodge**, later called Glenalua Lodge, is on the south side of Roches Hill.

The foregoing evidence certainly suggests that the dwelling houses shown on the 1837 map represent the first phase of the transition of the study site into a highly desirable residential area.

The origins of the first wave of dwelling construction commenced in the study site early in the second half of the eighteenth century undoubtedly inspired by the high amenity value of the rugged and picturesque landscape and southern aspect with magnificent views over the Irish Sea. This metamorphosis was augmented by improved transportation infrastructure, in particular the new railway that opened up access to the wealthy merchant classes now emerging from Dublin City, looking for lifestyle improvements.

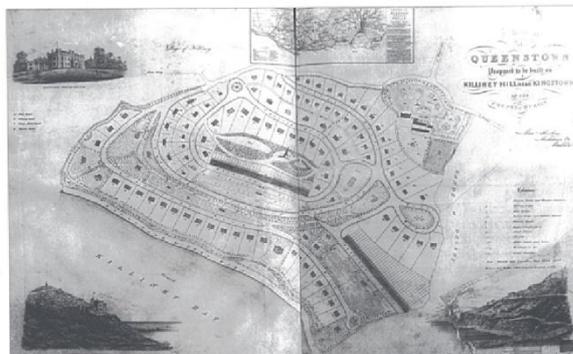
There is little doubt that this new interest enhanced development values on what was previously marginal agricultural land that in turn inspired a second wave of development with the earlier lease holders taking profits by making subdivisions. This has been the trend up to the present day.

**ORDNANCE SURVEY MAP – 1897 (red line boundary refers to the original Candidate Conservation Area Boundary)**



During the period between the 1837 and the 1897 surveys, the Killiney Hill landscape experienced its most dramatic changes. The road pattern that we have today was laid down and in excess of seventy substantial houses were erected.

Aside from the arrival of the railway, the presence of Robert Warren as the owner of Killiney Hill estate (at the beginning of the 19<sup>th</sup> century), is possibly the defining moment for the development of this whole area. An unprecedented plan to develop the entire eighteenth century Deerpark was drawn up for him by architects Hoskin & Son around 1840.



Hoskin & Son, drawing

**KILLINEY – ARCHITECTURAL CONSERVATION AREA**

The development proposal subdivided the Deerpark into a variety of terraces and single dwelling numbering about 160 plots. The proposal would have been a feat of civil engineering considering the difficult terrain however the project was abandoned when the lands were sold into public ownership. The only elements of that plan that survive today are the **Victoria Castle, Mount Mapas Cottage** and **Mount Eagle** that were in-situ before the plans publication. A fine arch structure was built as part of the gate lodge, now known as **Camelot**, on the entrance avenue to these three properties in 1853. This subsequently linked up with the Vico Road that was constructed parallel to the new railway line.



**Ayesha Castle 21<sup>st</sup> C view**



**Ayesha Castle 19<sup>th</sup> C view**

This extension of the Dun Laoghaire to Dublin railway made the Hill even more accessible and thereby facilitated further development.

The substantial building period established the architectural character that defines present day Killiney, a character that is valued and the reason that its protection is considered important. Rather than examine these dwellings in isolation it is now proposed to continue this study in respect to the contribution these dwellings give collectively to the character of the area.

## 7) CHARACTER APPRAISAL

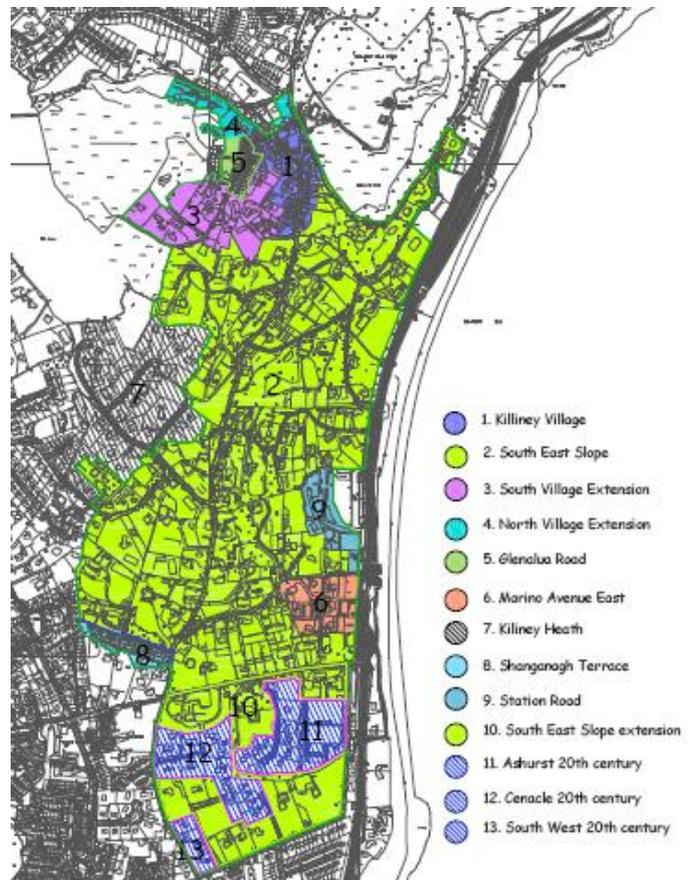
The primary objective of the formation of an ACA is to protect the architecture and landscape character of an area, because, its distinct character and intrinsic qualities based on the historic built form and layout is perceived to be of value culturally. The study so far has provided the basis for making an informed assessment. It gives us a detailed knowledge of the physical and social evolution of the study area and thereby reveals the character differentials of the component parts, and permits us to define them as separate character areas (map of Character Areas shown in Appendix 3)

The final part of the study is to look at each character area and determine the value its contribution makes to the objectives of the ACA and to conclude if the area should be included or excluded from the ACA. A study of architectural character requires an appraisal of the different types of buildings within their setting that helps to build up a picture of its character identifying the prevailing scale, design and materials of its buildings. The public realm, and the roadways, present an additional and unique visual experience that is much valued, that falls into the landscape category rather than architectural.

The instant impression of Killiney is a place of roads flanked by individual properties in large heavily wooded gardens surrounded by high stone walls. Killiney is a very private place with the majority of the most significant buildings within gated enclosures where, there are very clear boundaries between the public and private areas. This first impression conceals important architectural characteristics from public view.

There are two obviously distinct territorial divisions, The Village at the top of the Hill Road and the general residential areas lower down. However the study reveals that there are less obvious character differentials within these two main divisions. These are listed and studied hereafter:

- Killiney Village,
- The South East slope
- South Village Extension
- North Village extension
- Glenalua Road
- Marino Avenue East
- Killiney Heath,
- Shanganagh Terrace
- Station Road
- 10. South-East Slope Extension
- 11-13      20<sup>th</sup>      Century      Infill



## **1. KILLINEY VILLAGE**

Killiney village lies at the highest point of the Hill Road in the hollow between Killiney and Roches Hills. Whereas it is not included in the present CACA there is little argument that it forms an identifiable visual and focal point for the ACA and should therefore be included. It is the meeting point of a number of communication lines, a place where, besides being at a roads junction a number of walking routes converge. The pedestrian link through Claremount Road connecting the two hills, though not well flagged, is particularly important.

The village though unique and distinctive is modest with one shop and one pub. The latter The Druids Chair, formerly The Victoria Hotel, while being a well known landmark is a rather modest two storey edifice that has lost most of its 18<sup>th</sup> century past through suffering piecemeal modifications to its architectural features.

The village is more extensive than that part visible from the Hill Road. The fine grain that establishes its essential character extends upwards and to the west along Talbot Road towards Glenalua Road and Claremont Road. A network of pedestrianised laneways exist to give an attractive permeability that has its origins in the 18<sup>th</sup> century, when the site was subdivided into small plots for the cabins that housed the workers serving the local land owners. This is a classic estate village setting where the houses of the estate workers cluster outside the high wall of the grounds of the main house, in this instance Mount Mapas estate, now Killiney Hill Park.

This character was reinforced during the mid to late 19<sup>th</sup> century with the construction of the artisans cottages on the east side of the Hill Road that certainly represented an upturn in the villages fortunes and economic wellbeing. These redbrick cottages are a most notable and attractive feature whose visual appeal is threatened by haphazard alteration.

The dominance of traffic and parking submerge any potential of the village to be a most attractive place. Policies have been recommended in order to safeguard the historic and aesthetic value of the Village core and the sympathetic replacement of insensitive additions will be a core policy objective. This area has been recommended for inclusion within the ACA.

## **2. THE SOUTH EAST SLOPE**

Central to the ACA are the various large villas and other detached dwellings in large landscaped gardens that lie on the south east slope of the hill and constitutes the entire central zone. There is little argument as to the contribution of this group to the establishment of the ACA.

The overriding character of this area and its visual appeal comes from its physical diversity, a result of over two centuries of organic growth. There are no formal building lines, no set rules with regard to plot size, layout or architectural style. The area up to the middle of the twentieth century was self regulating and the result is a visual expression of the cultural values of the people whose lives revolved around the immediate area. This area has been recommended for inclusion within the ACA.

An analysis of the development trends to the present time illustrates the following observations:

- A. The area is exclusively residential,
- B. There are a range of plot sizes, that can be classified as follows
  - i. The largest, **Strathmore** at 3.5 hectares, (8.85 acres).
  - ii. A small group of about ten plots, between 1 to 2 hectares, (2.5 to 5 acres), that includes for example, **Mount Eagle**, **Ayesha Castle**, to the north, **Summerhill** and **Bramblings** in the middle and **Kilmarnock** and **Ashurst** at the Military Road end to the south.
  - iii. A substantial group occupy plots between 0.5 and 1 hectares, (1 to 2.5 acres). This group includes **Mount Mapas House** and **Gorse Hill** at the north, **Carrickmoleen** and **Fortlands** in the middle and **Rathleigh** and **Mentone** again along the Military Road.
  - iv. There is another substantial group between 0.1 and 0.5 hectares, (0.25 to 1 acres), examples being, **Curlews** and **Kinvarra** to the North, **Druid Lodge** and **Templeville** in the middle and **Rose Cottage** and **Winterslow House** to the south.
  - v. A final group of small dwellings are on plots of less than 0.1 hectares, less than 0.25 acres. Examples being, **Woodmancote** and **Fernside Mews** to north, **Padua** and **Oakdene** in the middle, while **Lucca** and **Abbey Lodge** lie to the south.
- C. There is a variety of architectural styles, excluding the 6<sup>th</sup> century church ruins:
  - i. **Georgian**, the prime example being Templeville House.
  - ii. **Victorian**, there are a wide range of revivalist styles, in particular the Italianate and Gothic expressions, best examples each being, **Illerton** and **St Georges**.
  - iii. **Arts and Crafts**, this category is centered on the group of eight houses on Marino Ave East with other isolated examples such as **Druid Lodge** on Kiliney Ave and **Carrigreine** on St Georges Avenue.
  - iv. **Contemporary**, building continues today and recent examples include **PaddockWood** and **Hendre**.

This all demonstrates the diversity of distribution in terms of size and style and the random nature of site selection, the underlying determinant of both the architectural and landscape character. It should be noted that some of these sites are outside the recommended ACA.

The spatial quality of the public realm is established by the relatively narrow and winding nature of the road network with a predominance of high stone boundary walls. Intermittent and random openings afford glimpses of the landscapes beyond, invariably composed of roofscapes set amongst a dominating canopy of mature trees. These roads show certain

distinguishing features that are worth separate mention.

### Killiney Hill Road

Central to the SE slope is the Killiney Hill Road, the original spine that facilitated communication between Dalkey and Bray. It is a narrow steep winding country road that has not changed much over many years. The overall visual character is sylvan in nature punctuated by low density development in a well defined road corridor contained for most of its length by random stone walling. While some of this walling is of modern construction long stretches that date back to the 18th century can be identified.

While its overall architectural character is 19th century, this road has a number of earlier dwellings, mentioned previously, representing the Georgian period that were improved and restyled with Victorian features. This road certainly represents one of the older historic landscapes in the county.

With only about two exceptions all the new mid to late 19th century houses happened on the east of this road built mainly on what was meadow land, while the earlier dwellings stood to the west, taking advantage of the higher ground achieving spectacular views to the south and towards the sea. The building types on this road are mixed generally detached villas in a wide variety of size and forms, in their own grounds. They vary in style from hybrid classical or Italianate to polychromatic neo-gothic.

Most notable of these are **Illerton**, on Killiney Hill Road, (which lies to the south of the old Deerpark walls, which still retain its importance as a strong feature of the area). Illerton was built in 1863 for William Bewley. In 1861 *The Dublin Builder* announced that the architects Deane and Woodward were designing six new dwelling houses, including Illerton, Alloa, Undercliff, Cliff House and Fernside.

Other important dwellings include **Green Hill, Palermo, South Hill, Sunnybank, Hillside House, Ashton, The Hall**, while **Merton Lodge** is long gone and replaced by **Ballycarbery**, a redbrick late 20<sup>th</sup> century dwelling in a mock Georgian style. **St Annes**, a *Victorian house with terraced gardens, occupied in 1860's by the Du Bedat family*<sup>xiv</sup>.



Southill



St Annes



The Hall



Ballycarbery

### Vico Road

The Vico Road traverses the lower slope of what was formerly the 18<sup>th</sup> Century Deerpark attached to the Mount Loftus (now Killiney Castle) and was formally opened in 1889. It connected to the eastern end of the Victoria Road and provided for the first time a circular route around the Hill. An extension from its junction with Victoria Road meets the midpoint of Strathmore Road.

Its historic landscape is like much of the road network elsewhere on the hill. It is contained by stone walls with a woodland canopy beyond affording glimpses of dwellings standing in large landscaped gardens. A major characteristic is the massive stone buttress wall supporting the Mapas Cottage where the new road severed it from its gardens lower down the hill and necessitated the construction of a connecting tunnel beneath.

On the sea side is **Temple Hill**, designed by George Wilkinson during the Victorian period, a large house with classical features. Later subdivisions have seen the insertion of **Gorse Hill**, **Curlews** and recently constructed (1990's) **Mount Eagle Lodge** (a linear residential art gallery). Again, the only real visible interventions are the gateway features that have been done with reasonable sensitivity to the existing palette of materials.



Temple Hill



Gorse Hill



Curlews

### Victoria Road

The Victoria Road started out as a private access to the Robert Warren developments of **Victoria Castle** (now Ayesha Castle) and **Coburg Lodge** (now Mount Eagle) 1830 and 1837 respectively and **Mount Mapas Cottage** circa 1840. Its historic landscape has been altered in recent times by the insertion of new gateways, however these have been done reasonably sensitively.

Contained by a high stone wall on its south and east sides this road is separated from the Killiney Hill Park by a softer edge of vegetation spilling over a low wall and through railings. The parks woodland rising to the north is however its dominating landscape feature and sets this road aside from others on the Hill. In particular, the imposing stone arch that was built as a gate lodge defines the end of this road and the entrance to the village.



Mapas House



Mount Eagle



Victoria House



East Grove

### Strathmore Road

Strathmore Road provides a specific purpose that is to connect the top of the hill to the bottom. Its winding route, has a sharp turn at mid point where it meets the most southerly point of the Vico Road. It was certainly designed to ease it across the steeply falling ground at this particular location probably circa 1860-65 when all the adjacent lands were being developed. It is strongly contained by stone walls on both sides with virtually the full length of the south and west sides, that form the boundary to Strathmore, - *built for William Henry, a retired wine merchant, in about 1865<sup>xv</sup>*, now the Canadian Embassy residence, regrettably

much altered with a resulting loss of its original historic values. The eucalyptus plantation on the Strathmore lands, adjacent to the lower stretch, are a special and significant landscape element worthy of protection.

The entrances off this road are few. Other than a few back gates to houses further up the hill, there are only two on the upper half, **Belfort** (formerly Ardkill) and **Archacon**. **Strathmore** and **Templehill** are at the junction with The Vico Road, and at the bottom is **Frazerbank**, **The Anchorage** and **Undercliff**, the latter characterized by its Victorian Gothic features circular towers and conical roofs in the romantic style practiced by Deane and Woodward, its architects.



Frazerbank



Archacon



Undercliffe



Strathmore

### St Georges Avenue

A steep winding 300 meter long cul-de-sac, Georges Avenue is lined on both sides by stone walls covered by untamed hedgerows. This road would have been constructed in place of an old footpath that connected Roches Hill down to the beach. Another overgrown path remains connecting it to the Hill Road beside the entrance to **The Grove**.

Most notable is **Saint Georges**, a large Victorian gothic revival style mansion designed and built by George Ashlin in 1882. **Kenah Hill** originally called Frankfort, is perched at the top of the hill among Scots pine trees. It is a very large Italianate house set in an extensive landscaped garden. Near this is **Hendre**, **Woodbank** and **Carrigrennane**, the latter nominally of the Arts and Crafts style, dated 1882.



Carrigrennane



Kilda Lodge



Stone Leigh



Woodbank

### Marino Avenue West

This cul-de-sac is again on the line of what would have been an ancient footpath that afforded access to the old church and beyond it to the footpath connecting down to the beach. A high stone wall contains the south side and a dense hedge along the north side gives almost total obscurity to the dwellings on each side. The only exception is Marino Lodge, a three bay 19<sup>th</sup> century single storey over basement house with classical features that directly addresses the road.

At the termination of this road are two of the largest houses in the area, **Campanella** and **Summerhill**, both mid 19<sup>th</sup> century of Victorian classical style. Also the house that gave its name to the area, **Marino**, stood on the site of the current Abbey Lea in 1837. The name

appears to have been transferred to the Greek Embassy at the other side of the avenue when it was built and the old house was rebuilt in 1909 in the Arts and Crafts style and renamed. To confuse matters more the 19<sup>th</sup> century map of the Martello Tower names the adjacent land to the south east as belonging to the “New Marino” built around the same time as the Martello Tower. **Ardmore** (now Weisford) and **Abbeylands** are other notable 19<sup>th</sup> century additions adjacent to Marino Avenue West.



Abbey Lodge



Marino Lodge



Campanella



Lucca

### Kilmore Avenue formerly Saintbury Avenue.

This is a private road that was originally the avenues to Saintbury and presumably ran through lands attached to that house. The name obviously changed with the construction of **Kilmore House** when it became the dominant dwelling on the avenue. This land was subsequently subdivided into a range of plots with **Kilmore House**, **Mon Abri**, and the semi detached pair of **Lecarrow** and **Lisnamara** being built before the end of the 19<sup>th</sup> century.

The main characteristics of Kilmore Avenue are like elsewhere in this area, being narrow and winding with an adjacent woodland canopy through which there are glimpses of dwellings standing in large landscaped gardens (with some properties fronting directly onto the road). (Even though there is full public access there is no through traffic, as it is used almost entirely for access to adjacent dwellings).



Glenmalure



Oakdene



Kilmore House



Lisarrow

Despite the number of 20<sup>th</sup> century subdivisions and the addition of new entrances the character of the historic landscape of this area has probably not changed much since the end 19<sup>th</sup> century. Its soft landscape has obviously densified with the passage of time and is the most dominant characteristic.

### Military Road

The Military Road presents a strong linear feature that contrasts with the undulating character of other roads further up the hill. This layout is a direct result of the need to provide the most direct link between the existing road network and the shore to aid the construction of defensive facilities in 1804. It followed the easiest and most direct route from Ballybrack village, crossing gently falling former meadowland and was the best solution at the time. It is likely that an earlier track existed on this line to Martello Farm (later Martello House), the farm settlement that was most likely to have been the centre for agricultural activities for the immediate area at the turn of the 18<sup>th</sup> century. This road presented the opportunity to open up

new dwelling sites and shortly after its construction **Rathleigh**, a plain, five-bay, two storey house and **Rosetta** (later Salerno) were built. These houses were modified late in the 19<sup>th</sup> century when they were given their present Victorian facades.

This road is relatively narrow and is still flanked on both sides by long sections of the original stone walls. As land subdivisions occurred over the following years this wall was breached for new entrances and sections were removed. Setting aside the linear characteristic, the appearance of this road differs little from the roads higher up the hill. A hard edge of high stone walls, (entrances to substantial dwelling sites) and glimpses of these dwellings through heavily landscaped gardens with a strong mature tree canopy, is its character.

**Ballybrack House**, **Marchington** and **Kilmarnock** were probably present at the new crossroad with the Hill Road when the Military Road was built. Other significant buildings on this road includes **Killacoona House**, a Victorian Tudor styled dwelling now incorporated into the Holy Child Convent School. Across the road is **Mentone**, another classic house of the Victorian period. **Ashurst** was built in 1861. It was designed by W. H. Lynn in the Victorian Gothic manner, a time when there was building activity all over the hill.



Kilmarnock



Rathleigh



Killacoona House



Salerno

### Killiney Avenue

Killiney Avenue is another road that was built in the middle of the 19<sup>th</sup> Century. It was initially built as the approach road to a new formal entrance to Killiney Park House. Clustered around this entrance are **Stonehenge**, **Cloneevin** and **Druid Hill**, the latter built in 1902 in the Art and Crafts period. This road was probably extended to the south as part of the same operation that facilitated the construction of **Laragh** and **Clonard**, two late Victorian classical styled villas.

Killiney Urban District Council built its new headquarters in 1889, now a private house called **Carrickbrae**. This was certainly in response to the establishment of a new sanitary authority for the area under "*the Local Government Board (Ireland) Act, 1872*". **Carricmoleen**, and **St Maurice** were built during this period also. Of interest is the long overgrown avenue that lies adjacent to Carricmoleen and runs past Montebello to meet Church Avenue at the south. This looks as if it was the intended line of a new road to open up further backland development that never happened. This is a possibility that still exists that needs to be considered with care not to reverse the current Arcadian landscape that lies adjacent.



Carrickbrae



Clonard



Laragh



Stonehenge

### 3. THE SOUTH VILLAGE EXTENSION

This area represents a transition between the dense village centre and the less dense SE Slope. It is an area with more modest detached housing mainly of 20<sup>th</sup> century origin that lies along the Glenalua Road extension and the cul-de-sac to the north of Killiney House. Whereas this housing is set on a mixture of plot sizes all are invariably visible from the public road and are not protected from view by high walls as are those on the SE slope area. With heavily wooded and landscaped gardens they present a stronger architectural presence to the public realm. This area has been recommended for inclusion within the ACA.



Glenalua Lodge



Reenavanna



Blue Ridge



Wilmount

This area is dominated by **Glenalua Lodge** set on an elevated site over Glenalua Road. This and **Wilmount** are, the only significant dwellings in this sector remaining with probable origins in late 18<sup>th</sup> century. A number of other large dwellings were built in the 20<sup>th</sup> century, of particular interest being **Reenavanna** representing the Modern Movement and the recently completed **Blue Ridge** and **Knockbo**.

### 4. THE NORTH VILLAGE EXTENSION

This area plays a similar role and has a similar character as described for the South Village Extension with a significant collection of moderately sized plots with 20<sup>th</sup> century detached dwellings, heavily landscaped. There are two dwellings present that have possible origins in the 18<sup>th</sup> century, **The Peak** and **Stone Cottage**, though these are now much modified. Unfortunately, a further 18<sup>th</sup> century dwelling of some significance, **Plasnewyd**, has been demolished to facilitate a modern housing development. Some elements of the garden enclosures of this house remain, in particular the walled orchard. These elements contribute to the historic landscape to a sufficient extent that warrants a degree of protection and inclusion in the ACA. Another significant building, **Mount Prospect** is in a derelict state and is worthy for additional protection. This area has been recommended for inclusion within the ACA.



The Peak



Claremont



Mount Prospect



Stone Cottage

## 5. GLENALUA ROAD

The use of the central section of Glenalua Road to provide social housing sets it apart in the area. Whereas there are earlier examples of subsidized housing types such as the **Hill Cottages** this group has a significantly dominant presence to warrant separate mention. This area has been recommended for inclusion within the ACA.

**Glenalua Terrace** represents one of the earliest investment in social housing by the local authority, built early in the 20<sup>th</sup> century. The housing at the other side represents a further phase built in the second half of the century. This housing type adds to and reinforces the fine grained character of the village. Set centrally between the areas that establish the historic landscape of the proposed ACA the architecture of this element makes its own unique historic statement and is an essential ingredient in maintaining the integrity of the whole ACA.



Glenalua Terrace south



Glenalua Terrace north

## 6. MARINO AVENUE EAST

While this area displays many of the overall landscape characteristics of the main SE slope area it was felt that it had enough unique features to be categorised separately. Built circa 1880 the group relies heavily on the Arts and Crafts style that was much favoured at the end of the 19th century. This area has been recommended for inclusion within the ACA. The group consists of **Winterslow House, Kildoon, Eirene, St Leonards, Killeen** and **Mirimar**. Eirene is known to have been designed by Thomas Deane, the possibility follows that he was also the architect for the whole group.



Eirene



Kildoon



Galleen



Winterslow House

## 7. KILLINEY HEATH

This area lies entirely on the lands that once formed the grounds of Killiney Park House. The house which certainly had its origins in the group of buildings shown on the 1887 Longfield map, was demolished in 1965 to facilitate the redevelopment of the lands to become the Killiney Heath estate. The architecture typology of this estate is widespread throughout the suburbs of all our towns and cities. It has no unique architectural or landscape features that give sufficient reason for it to be included in an ACA. It is recommended therefore that it should not be included.



No 8 Silvermere



No 11 Ronella



No 18 Heatherly



No 27 San Aida

## 8. SHANGANAGH TERRACE INCLUDING CHURCH ROAD BEHIND

Shanganagh Terrace is an unusual anomaly in this area. A long terrace of 16 mid Victorian dwellings presents a strong unique architectural feature that is in complete contrast to the surrounding hill area. Though it is accessed off the Hill Road this terrace relates better as an architectural grouping with the church buildings behind and Ballybrack Village. Whereas the terrace designation comes from the connected form of the buildings these are in fact a series of separate building projects separated with a single detached dwelling in the centre. This dwelling, number 8 is reputed to be where Mr Byrne, the developer of the terrace lived in 1845 when work commenced. The initial development consisted of two pairs of modest three bay semi detached two storey dwellings on the inner side (9-10 & 12-14) and the terrace (1-5) of single floor over basement storey dwellings at the entrance. A series of infills were then done with Number 6 followed by the redbrick houses that are of a later gothic style. An interesting feature are the front gardens severed from their related properties by the road, a significant and important characteristic. This area has been recommended for inclusion within the ACA.



Nos 11-12



No 8



No 7



No 1

The success and appeal of this terrace is in the selection of a site on slightly elevated ground that gives a southern aspect with views out over the Shanganagh valley. This would have been quite dramatic at a time before the woodlands in front matured to reduce this impact somewhat.

Religious establishment played an important role in the activities in this area with a whole strip of church owned property extending from Ballybrack to the sea. This includes virtually the whole south side of Military Road, containing Kilmarnock, Ash Hurst and **Killacoona House**.

Off church Road is **Saint Alphonsus & Columba** Church which was built in the 1850`s with its Gothic spire added in about 1870 to the design of George Ashlin. There is also a fine cut stone gothic style single storey over basement parochial house and parochial hall on the grounds. Behind is **St Columbas**, a mid Victorian house from 1857, with classical features

that provides for functions of the RC church. This house is in a particularly remote setting that gives it an almost rural character.



St Columbas House



St Columbas  
Church



The Lodge



Parochial House

### **9. STATION ROAD**

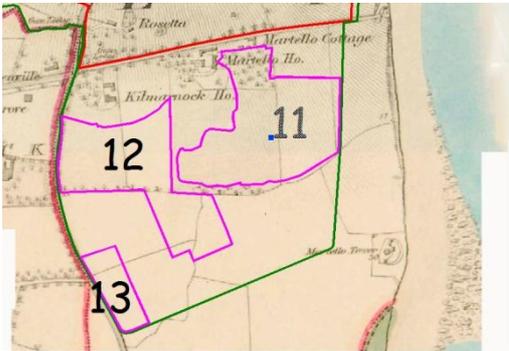
The architectural character of this area is dominated by the large apartment block that embraces the original gothic style villa of the former Court Hotel, which was designed in 1865, by the architect T.N.Deane. The latter is a protected structure and has been recently restored. This area has little to contribute to the historic landscape of the hill in general other than the fact that it is situated between the dwellings further up the hill and the sea, and therefore intrudes into the foreground of the south east aspect of their sites. This aspect is an important and valuable component of the southeast slope that should be protected. It is therefore recommended that this area remain within the proposed ACA, in order that any future development proposals are considered within the context of what the ACA is aiming to protect. This area has been recommended for inclusion within the ACA.



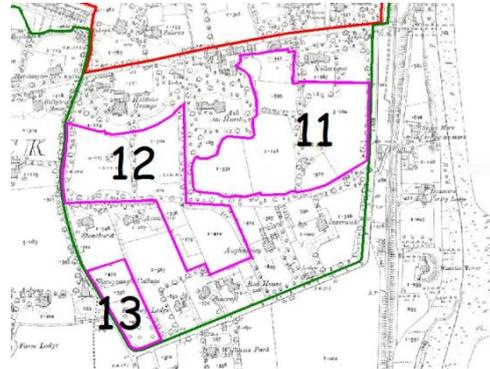
Court-na-farraige

### 10. South-East Slope Extension

This area contains a number of 19<sup>th</sup> century dwellings in large landscape gardens of similar character to the South East Slope area. An analysis of the historic maps shows that the only structures that existed prior to 1830 were Kilmarnock House and the Martello House and Cottage. Martello House has been demolished while the cottage still exists intact as Kilmuir. Kilmarnock exists intact and is a protected structure.



1830 Ordnance Survey Map



1897 Ordnance Survey Map

By the end of the 19<sup>th</sup> century 9 new houses were developed. They included seven on Seafield Road - Seacroft, Avonmore Hall, Killiney Lodge, Rathleigh, Red House, Aughnacloy Inveruisk (now Dun Muire) and 2 on Military Road – Ashurst and Killacoona.



Stonehurst



Avonmore Hall



Ashurst



Killiney Lodge



Aughnacloy



Red House

**11-13 20<sup>th</sup> Century Infill**

These three areas contain typical detached modern estate development with moderate sized plots. The predominance of 20<sup>th</sup> century development that effectively severs the 19<sup>th</sup> century sites adjacent to Seaford Road from the area of similar character to the north reduces the case in favour of including the whole area in the Killiney ACA. However they are included due to their location and not as a result of their architectural significance.



Bayshore Lane



SE corner



Ash Hurst

## 8) Architectural Features

### 1. BUILDING TYPOLOGIES

The main characteristic that gives Killiney its special interest is without question the rich mixture of dwelling types and styles resulting from over two centuries of organic growth. The main domestic architectural styles from the Georgian period to the present day is represented in a range of dwellings from the smallest artisans cottages to the larger villas of the professional and merchant classes. As there is no doubt that the size of a dwelling was related to the socio- economic position of the owners, and that such is the case even today. It follows therefore that an analysis of the building typology should be ordered on a size basis. The following categories are deemed to represent a relatively wide cross section of the dwellings present on the hill, namely:

- Large individual dwellings of the ‘upper’ socio-economic group.
- Terrace housing of the 19<sup>th</sup> century.
- Smaller dwellings of the Middle class.
- Social housing.

#### Large individual dwellings

The earlier chapters described how the foundations for the 19<sup>th</sup> century development of the Hill, the most prolific period, were laid down in the preceding periods. By the second half of the 19<sup>th</sup> century new dwellings were under construction all over the Hill. Each house was an individual project designed to the personal preferences of the owner. Competition was probably intense, to have the biggest and the best property. While investment dwindled during the upheavals that led to the formation of the new Irish State, the return to prosperity during the last quarter of the 20<sup>th</sup> century has seen an upsurge in the construction of new large dwellings on the Hill.

A succession of styles are evident and the progression can be followed through **Kenah Hill**, a Victorian pile with rendered exterior and classical details, **St. Georges**, brick Victorian Gothic dwelling, **Druid Hill**, an Arts and Crafts property, and **Knockbo**, recently completed on Glenalua Road with concrete forms as its dominant feature and minimal detailing.



Kenah Hill



St Georges



Druid Hill



Knockbo

#### Nineteenth Century Terraces

The terraced house type provided a more economic dwelling solution in a place with high land values. In Killiney the terrace could be seen as an alien form where land was more plentiful. A small number of terraces were constructed during the 19<sup>th</sup> century that are probably as a result of speculative ventures to exploit the high amenity value of the landscape and sea views, just as the terrace solution was used on other coastal sites nearer Dublin centre.

This theory certainly applies to Shanganagh Terrace, Abbeylands and Marine Terrace but is less applicable to Killiney Hill Cottages that are in a semi urbanised setting and the ambitions of its constructors was probably to house a socially disadvantaged group such as ex-servicemen.

To classify the Killiney terrace as such is in fact a misnomer. As regards to Shanganagh Terrace, except for Nos 1-5 the rest are a series of detached and semi-detached dwellings joined together through a series of infills. A break in the middle accommodates a single free-standing house, No 8. No 8 was likely to have been the first commitment on this site. The earliest of these houses commenced in 1845 and are generally quite plain with rendered exteriors and simple classical details. The two red brick late Victorian houses are obvious discordant later additions.

Abbeylands is in many respects like Shanganagh in its genesis in that it consists of a pair of semi-detached and a single detached dwelling, No 3, and is not strictly a terrace. No 3 was possibly the home of the developer of No's 1 & 2. With a rendered finish and finer classical details Abbeylands represent a contrast to Marine Terrace (the latter being red brick), with the rendered terraces generally pre-dating their red brick counterparts.

Killiney Hill Cottages are an attractive arts and crafts assembly that can be better classified as a terrace as they were obviously designed as a set piece.



Shanganagh Terrace



Abbeylands



Marine Terrace



Killiney Hill Cottages

### Smaller dwellings of the 'middle class'

Whereas the prime sites on the southeast slope were almost exclusively developed for large houses there are some exceptions notably the gate lodges guarding entrances. Clusters of more modest dwellings were sited around the north and south village fringes. Again there is a multiplicity of styles, represented by Derryolam and Bramley Cottage, both Tudouresque Victorian with Treetops and Villa Alto representing the late 20<sup>th</sup> century.



Derryolam



Tree Tops



Villa Alto



Bramley Cottage

### 'Social Housing'

Killiney village of the 19<sup>th</sup> century was known to be the place where the estate workers of the Mapas Estate lived. Indeed the 1887 Longfield estate map refers to the cabins located there. The first Labourers Act of 1883 enabled public authorities for the first time, to replace the primitive one roomed cabins of the laboring class with more substantial structures. It is certain that the slate roof semi-detached single storey cottages on the Hill Road are an early result of this initiative, and are representative of a type that relied on simple detailing, traditional sash windows and timber panelled doors.

Later investments in social housing are represented on both sides of Glenalua Road and on Talbot Road. Elsewhere in the village many small cottages that have very early origins are inter dispersed between more modern buildings. Two typical examples are **Glen Cottage** and **Talbot Mews**.



Talbot Mews



Hill Cottages



Glenalua Terrace



Glen Cottage

## **2. PALETTE OF MATERIALS**

The earliest conclusion of this study points to the predominant characteristic of the proposed ACA, as seen from the public realm, as being a place dominated by rubble granite walling. To a lesser degree glimpses of the housing set back from the road displays roofing slates or tiles, stucco-facing, other renders and red brick being the main construction materials. This palette of materials contributes to the localized character of each road, with certain combinations of these materials associated with certain roads.

### Granite walls:

Granite is the most common building material used in Killiney owing to the proximity of the material so close to the surface throughout the area. Most of the older houses, castles, churches and other structures are built with rendered granite rubble walls. The use of ashlar masonry to achieve a planned architectural aesthetic occurs on a number of buildings that includes Ayesha Castle, Mount Eagle, The Victoria Road gateway, St Columbas Church and its parochial house. Elsewhere cut stone is used mainly on window sills and more decorative elements such as plinth courses and parapets. Rubble stone walls with brick leveling courses and brick trims around openings are also recurring themes.



Victoria Road Gate



Claremont Road



Vico Road



Strathmore Road

Common features are the rubble stone retaining walls that are used at numerous locations to create building platforms. These are particularly noticeable in the village area with a notable example on Claremont Road. The use of stone to contain paths and staircases such as the flight below Mount Mapus Cottage on the Vico Road are other important contributors to the architectural character.

### Red brick:

Clay brick is a material that has been in use throughout all historic periods being one of the earliest man made products. It was used extensively in Georgian Ireland, where it was the main facing material on all important streetscapes of that period. However the economics of construction dictated that rubble stone walling constituted the bulk of the underlying structure and brick was reserved for visible locations and other special features. Brick was used sparingly as bedding courses and for trimming opes, or confined to being a supplementary decorative material or for use in the construction of chimney stacks.

Only later in the 19<sup>th</sup> century with the advent of mass production techniques for clay products did the clay brick come into its own to become a significant component of late Victorian period architecture. The most notable example of a brick construction in the study area is St Georges, built in 1882, described by Pearson “as something of a Victorian Gothic extravaganza”<sup>xvi</sup>.



Shanganagh Tce



Lismellow



Ash Hurst Lodge



The Peak



St Georges

### Stucco and Render:

The difference in nomenclature between stucco, plaster, and mortar is based more on use than composition. Until the later part of the 19<sup>th</sup> century, it was common that the rendering or plaster coat, which was used inside a building, and stucco, which was used outside, would consist of the same primary materials: lime and sand. In the later part of the 19<sup>th</sup> Century, Portland cement was added with increasing frequency in an attempt to improve its durability. At the same time, traditional lime plasters were being replaced by gypsum plaster. Traditional stucco is made of lime, sand, and water. Modern stucco is made of Portland cement, sand and water with lime added to decrease the permeability and increase the workability.

The use of stucco facing is generally limited to buildings pre-dating 1860 with sand cement renders used latterly. It is not possible to determine the period of the facing through casual observation as many older buildings have been renovated with the modern compositions. However there are some examples of the older Villa Style houses and cottages where the original render coats are obviously still extant, Templeville House being the most notable example. Render finishes are varied from the plain render finish of the early 19<sup>th</sup> Century cottages to the pebbledash render of mid 20<sup>th</sup> Century housing on Glenalua Road. Rendered roadside boundary walls are a common feature found all over this area.



Templeville House



Glenalua Terrace



Kilmarnock



Hill Cottages

### Roofing:

There is a wide range of roof finishes on view, which are ordered, in a recognisable historic sequence. From the 17<sup>th</sup> Century onwards, slate was the most commonly used roof covering up to the middle of the 19<sup>th</sup> Century when the handmade red clay tile, a product of the Arts and Crafts period, was introduced. The 20<sup>th</sup> Century saw the introduction of the concrete tile and fibrous cement slates with sheet metal and synthetic membrane coverings, which were in favour by the end of that century. While many houses within the proposed ACA retain their natural slate roofs, the vertically hung tile on the Arts and Crafts period houses, are a rich and picturesque feature.



Blue Slate



Clay Tiles



Fibre cement slate  
and concrete tiles



Flat roof covering

### Chimneys and Roofscape

The visual richness of the proposed ACA is reinforced by the variation of pitched roof types punctuated by clusters of chimneys that appear throughout the study area. The flat roof, which was introduced for the first time through the modern movement houses, is an alien form. Whereas the flat roof is ideal in situations where the optimum volume of building accommodation is sought beneath, without imposing on the skyline when viewed from lower down the hill, when viewed from above, a discordant appearance may be evident.



Attractive view: fine grain

The variety of chimney types are considerable and are an important contributor to the landscape character. They are in either brick or rendered finish generally with some degree of ornamentation.



Brick



Render



### Gardens

The landscape settings of the larger houses are an important element in the rich mix that expresses the Killiney character. Many gardens are concealed from public view but others can be seen from the public road. Of particular note is Mapas House, though severed by Vico Road, the totality of the assembly of garden and house is an important historic relationship that should always remain intact.



Mount Mapas House



Lismellow

### Windows

The considerable range and variety of glazing solutions used adds to the visual richness of the high level views of the Killiney landscape. The progression of improved glazing techniques is quite evident with the smaller paned sash windows of the late Georgian period giving way through a succession of styles to the plate glass solutions of the contemporary architecture of recent times.



Shanganagh Tce



Antsic Lodge



Templeville



St Leonards



Blue Ridge

### Doors

A wide range of door types again add to the visual richness of the area. The door is a unique element as it is a symbol of social order. At one end of the economic scale the modest doors of the terrace housing in the village, contrast with the flamboyant entrances of the larger villas elsewhere on the hill.



Talbot Road



Shanganagh Tce



Marchington



Parochial House

### Gates/Ironwork:

Gates are a particularly dominant feature being at the interface between private and public domains. (There are many examples representing all periods). In particular, examples of ironwork, particularly wrought iron, may be found throughout the study area. In the 19<sup>th</sup> Century wrought-iron, often decorated with cast-iron detailing was used for gates and railings. The finest example of ironwork in the study area is the ornate gates to Montebello at the lower end of the Killiney Hill Road. In total contrast but nonetheless adding to the areas rich variety, are the contemporary styled gates at the top of the same road (at Paddock Wood). The Art Nouveau style gates at Currabinny are quite extrovert in contrast to the classical entrance to Summerhill.



Currabinny



Summerhill



Montebello



Paddock Wood

### Other features

There are many examples of gazebos and summerhouses in the gardens of the bigger houses. Such features as the letter box, the viewing towers and special roof features are evident in the study area.



Gazebo



Tower



Letterbox

**KILLINEY – ARCHITECTURAL CONSERVATION AREA**



Ornamentation



Weather vane



Ventilator



## 9) 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 in the Planning & Development Regulations 2001, as amended. 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.

### Implications of ACA designation

The objective of the ACA is to protect the special character of an area through the careful control and management of change. Section 82(1) of the Planning and Development Act 2000 (as amended) 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, do not apply where the planning authority considers that they will materially affect the character of the ACA.**

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

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.

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.

### Non-Protected Structures

Owners and occupiers of non-protected structures located within the Killiney Architectural Conservation Area should be aware that works which, in the opinion of the Planning Authority, would materially affect the character of the ACA. will require specific grant of planning permission. Clearly this will depend on details of each proposal, but it is likely to include the following:

- *Extensions and all new build that impact on the street-facing elevations of buildings, or would be clearly visible from the public realm.*
- *The demolition of a structure or part thereof.*
- *Complete re-pointing in a style or manner other than existing.*
- *Removal or alteration of original architectural features on the main facades of non-protected structures including:*
  - *painting of previously unpainted brick or stone surfaces.*
  - *rendering of any façade not previously rendered.*
  - *The removal of existing render or material finish of a structure and its replacement with another material or detail, including the removal of any previously rendered/stuccoed surface to expose otherwise inferior stonework underneath.*
- D. *Formation of parking spaces.*
- E. *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.*
- F. *The removal of existing chimneystacks and early terracotta or clay pots or other original features of the roofscape.*
- G. *The removal of timber bargeboards and/or their replacement in a material other than the existing.*
- *The installation of solar panels, roof-lights or dormer windows on front elevations or on visible slopes. Where dormer windows are deemed to be permissible, these should fit in with the character of the structure, be of a modest size and should be constructed of high quality or appropriate materials.*

## KILLINEY – ARCHITECTURAL CONSERVATION AREA

- *New premises and material alterations to existing shopfronts.*
- *The erection of, or alterations to, externally mounted signs and advertisements, including banners.*
- *The provision of awnings, canopies, flags and flagpoles.*
- *The provision of any security shutters or grilles and associated casings and fittings on the face of a building or in front of a window display area.*
- *The erection of communications antennae or support structures for same.*
- *The removal or alteration of traditional stone walls or railings, including historical plot boundaries.*

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

Maintenance and repairs, which are of a similar type and material, will generally be exempted development.

### 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 (as amended). 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.

## 10) New Development Works

New development should contribute to the visual enhancement and vibrancy of the area whilst respecting its existing physical character. All new buildings should be to the highest standards of architectural design. Proposals to demolish structures of architectural merit within the A.C.A. require planning permission. In general, they will not be permitted unless the proposed new structure is a positive benefit to the area. The amalgamation of one or more sites will require sensitive planning and design treatment in order to complement the fine grain of the established streetscape.

### General Policy Objectives

- The Council will ensure that development in Killiney ACA will be managed in order to protect, safeguard and enhance the special character and environmental quality of the area.
- The Council will seek to preserve, protect and enhance the architectural heritage of Killiney for future generations.
- The Council will actively encourage the reinstatement of historically accurate architectural detailing on buildings of heritage value/interest in accordance with recognised conservation practice. However, the use of contemporary new-build extensions will generally be encouraged and materials/finishes used should complement the character of the area.
- The Council will not normally consider the demolition of a structure without proposals for re-development, and will seek to ensure that demolition if permitted will be followed by continuous re-development building operation.
- The Council will seek to prohibit the demolition of structures that positively contribute to the character of Killiney ACA, except in exceptional circumstances in accordance with Policy AR12 of the County Development Plan 2010-2016. Where demolition of a building/structure/item is considered, within the ACA, one of the key considerations that will be taken into account is whether the quality of the new structure will visually enhance and enrich the area.
- The designation of Killiney ACA does not preclude the sub-division of dwellings into apartments, extensions, or for 'sensitive infill' in accordance with land-use zoning objective 0/0 of the County Development Plan 2010-2016, or 'change of use', and the re-use of existing entrances/maintenance of original boundary walls where appropriate in order to maintain the essential character of Killiney ACA.

### New Build

- The Council will seek to ensure that any development including modifications and/or alterations or extensions affecting structures within the Killiney ACA, are designed and sited appropriately and are not detrimental to the character of the structure or its setting and context within the ACA.
- The Council will encourage where appropriate the use of non-reflective glazing to exposed elevations containing a low solid to void ratio (i.e. large extent of glazing relative to masonry).
- In considering all proposals for building/structures, the Council will seek to encourage the development of new buildings in Killiney ACA in accordance with

County Development Plan Policy as being a stimulus to imaginative, high quality, passive design, and an opportunity to enhance the ACA generally. In this regard appropriately scaled new build should have respect for the site/building context, without imitating earlier styles.

- In Killiney Village Character Area 1 (Map of Character Areas shown in Appendix 3), (generally), the Council will encourage a sensitive design approach to infill/gap sites, to maintain the overall integrity of the urban grain, whilst also encouraging where appropriate, contemporary designs that are complementary and/or sympathetic to their context and scale. Particular regard will be had to roofscape treatment to avoid large unbroken flat roof spans.
- Character Area's 11-13 are 20<sup>th</sup> Century estates which do not contribute to the architectural character of the ACA. Consequently the Council will adopt a less rigid approach to development proposals in these areas.

### Alterations and Extensions

- The Council will seek to encourage appropriately scaled extensions and alterations to properties within Killiney ACA that are generally sensitive to the main structure and subsidiary (to the main structure), particularly in the case of protected structures and positioned generally to the rear or lesser elevation.
- All proposals to extend properties within the ACA involving/affecting the roof of a property particularly those of the Arts and Crafts style shall be carefully and sensitively considered.
- The Council will seek to encourage the retention of original features, including windows, doors, renders, roof coverings, and other significant features of buildings and structures within Killiney ACA whether protected structures or otherwise, whilst simultaneously encouraging a continued diversity of sensitively scaled contemporary and energy efficient designs.

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

### Works to the Public Realm

- The Council will actively promote the retention of all surviving original kerbing, paving, and items of street furniture, which contribute to the special character of the ACA, in line with Policy AR6 of the County Development Plan 2010-2016.
- Works to the public realm, such as footpaths, street furniture, parking provision etc, must have due regard to the special character of the ACA. Design and provision of traffic control measures, including signage, ramps, renewed surfaces, dished pavements etc. will be required to consider the Historic Landscape and essential character of the area as outlined in this document.
- New street furniture when being provided will be of high quality reflecting the character of the ACA.
- The Council will encourage the under-grounding of overhead services and the removal of redundant wiring / lighting cables etc., from building facades in line with Policy AR9.

## Landscape Protection

Reinforce existing character:

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

New or replacement planting:

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

Views and prospects:

- The Council will seek to protect from insensitive development, the views and prospects identified in the current County Development Plan.
- The Council will seek to protect views and prospects from Killiney Hill by minimizing the impact of new developments on the existing roofspaces and will consider where appropriate, the use of green roof technology, (for example, limited spans/roof planes and curved or mono-pitched roof sections).
- The Council will seek to minimize any negative visual impact of all new structures within the protected views and prospects and will seek to preserve those structures of civic/historic and/or architectural interest, which currently punctuate these prospects/skylines.

Features that detract from the area:

- The Council will encourage the appropriate or sympathetic replacement of elements that detract visually from the built form, that are considered unacceptably intrusive, where their replacement or substantial alteration would improve the character of the ACA for example;
- The placing underground of all electricity, television and telephone cables within the ACA, particularly within the Killiney Village-Landscape Area 1 and its environs.
- The insensitive repair/replacement/supplementing of boundary treatments.
- The removal of inappropriate signage and incongruous surface finishes

## Planning Applications – Checklist for developments within Killiney ACA

- The Council will not normally consider outline-planning applications within the ACA. All proposals for new development should enhance the character of the area and ultimately deliver a consistently high standard of design.
- Detailed proposals incorporating drawings of fully rendered elevational treatment (i.e. detailed sections showing finishes, components etc. where necessary). A colour and material pallet should also be included.
- Potential impact of the proposal upon views and prospects (if applicable) within the Killiney ACA.
- Detailed Landscaping plans and specifications including details on new and/or replacement planting. This may also include an Arborists report/tree survey.

## 11) Acknowledgements

The authors appreciation is offered to the following persons who contributed material for this report:

- |   |                                    |
|---|------------------------------------|
| <input type="checkbox"/> Albie Millerick              | Former resident Killiney House.    |
| <input type="checkbox"/> Valerie McCarthy             | Former Resident Rathleigh.         |
| <input type="checkbox"/> Derry McCarthy               | Information about the Village.     |
| <input type="checkbox"/> Philip Shipman               | Information about Plasnewydd.      |
| <input type="checkbox"/> Cynthia McClenaghan          | Resident Druid Lodge.              |
| <input type="checkbox"/> Michael Clarke               | Proprietor Killiney Stores.        |
| <input type="checkbox"/> Bridget Aylmer               | Resident Valparaiso.               |
| <input type="checkbox"/> Timothy King                 | Resident Shanganagh Terrace.       |
| <input type="checkbox"/> National Library of Ireland: | Maps from the manuscripts section. |
| <input type="checkbox"/> Representative Church Body:  | Maps of the Dean of Christchurch.  |

### End notes:

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<sup>i</sup> *Dun Laoghaire Rathdown County Development Plan 2010-2016 Policy AR10, page 109*

<sup>ii</sup> *Dun Laoghaire Rathdown County Development Plan 2010-2016, page 103*

<sup>iii</sup> *"A History of the County of Dublin" F E Ball page, 86*

<sup>iv</sup> *"A General History of the County of Dublin" John D'Alton, 1838, page, 898*

<sup>v</sup> *"A History of the County of Dublin" F E Ball 1902, Vol 1. FE Ball page, 86*

<sup>vi</sup> *"A Topographical Dictionary of Ireland" Samuel Lewis, 1838, P 149*

<sup>vii</sup> *Gaynor family paper.*

<sup>viii</sup> *"From the mountains to the Sea" P Pearson. 2007. Page 75*

<sup>ix</sup> *"From the mountains to the Sea" P Pearson. 2007.*

*Page 70-71*

<sup>x</sup> *Falkiner's "Dublin Journal",*

<sup>xii</sup> *"From the mountains to the Sea" P Pearson. 2007. Pearson, page 69*

<sup>xiii</sup> *Return 30<sup>th</sup> June 1804 for towers and Batteries on coast from Bray to Dublin WO 55 831.*

<sup>xiii</sup> *"A History of the County of Dublin" F E Ball page 86*

<sup>xiv</sup> *"From the mountains to the Sea" P Pearson. 2007.*

*Pearson page 70*

<sup>xv</sup> *"From the mountains to the Sea" P Pearson. 2007.*

*Pearson page 71*

<sup>xvi</sup> *"From the mountains to the Sea" P Pearson. 2007. Page*

*74.*

