

**Vesey Place, De Vesci Terrace, and Willow Bank
Architectural Conservation Area**

Character Appraisal and Recommendations



TABLE OF CONTENTS

1. Location and Description of Boundary of ACA.

2. Character Appraisal:

2.1 Building Typology.

2.2 Building Materials and Finishes.

3. Streetscape Character and Appraisal:

3.1 Visual Character.

3.2 Plots and Boundaries.

3.3 Density and Building Use.

3.4 Vistas.

3.5 Street Furniture and Surfacing.

4. Landscape Character and Appraisal:

4.1 Open Spaces.

5. Threats and Opportunities:

5.1 Negative Elements.

5.2 Positive Elements.

6. Assessment of Special Interest:

6.1 Architectural Interest.

6.2 Cultural Interest.

6.3 Historical Interest.

1. Location and Description of Boundary of ACA

De Vesce Terrace

De Vesce Terrace commands a prominent position on high ground overlooking De Vesce Gardens to the west, Dun Leary Hill and Cumberland Street to the north. De Vesce Terrace survives intact together with its original coach houses.

Willow Bank

Willow Bank is located lower down the hill to the south-east of De Vesce Terrace overlooking Vesey Gardens to the south, with York Road forming an eastern boundary. Dún Laoghaire VEC buildings and the higher density Smith's Villas are located along the northern boundary.

Vesey Place

Vesey Place is located on the southern side of Vesey Gardens, facing north to north west. There are two terraces of houses in Vesey Place, the eastern part consists of a terrace of eleven three-storey over basement houses, while the western part consists of a terrace of ten houses of similar form.

To the rear of Vesey Place runs a mews lane-way known as Vesey Mews, access to which runs in the gap between the two terraces. On the mews lane are nine former stable buildings, which start behind Nos. 2 to 10 Vesey Place. There is also a structure behind No. 1, but this does not open onto the mews lane. The mews development to the rear of the eastern terrace of Vesey Place is less regular, with a mixture of original and modern structures standing behind Nos. 11 to 19.

Notwithstanding that the houses already enjoy a strong level of protection, within the ACA as Protected Structures their designation within an Architectural Conservation Area is fully justified. Vesey Place and De Vesce Terrace, together with the associated Vesey Gardens and De Vesce Gardens, form a coherent architectural and historical unit, which merits this designation.

The ACA includes all the properties in De Vesce Terrace and associated coach houses; De Vesce Gardens; Willow Bank; Vesey Gardens and the two terraces on Vesey Place. However, the boundary excludes some areas and buildings of architectural heritage value. In particular the coach houses and the laneway to the rear of Vesey Place and the nineteenth-century railings and granite walls, which run northwards from The Slopes to the end of Sloperton.

Modifications are, therefore, proposed to include within the Architectural Conservation Area the entire curtilages of the houses on Vesey Place; the laneway to the rear; together with all the granite wall and railings at the Slopes and Sloperton. The recommended revised boundary to the ACA is shown here.



2. CHARACTER APPRAISAL

2.1 Building Typology

De Vesce Terrace and Vesey Place are examples of a building typology characteristic of the early to mid-nineteenth century. This era saw the development of classically designed terraces with a stucco finish in the Dublin area (mirroring similar trends in London), particularly along the new railway line running south from Dublin City. These terraces were especially built in the new sea-side residential suburbs of Dún Laoghaire (then Kingstown), Monkstown, Blackrock, and Bray. This marked a departure in design from the town houses of the high Georgian period of Dublin, particularly in the change of external finish from exposed brick to stucco.

There was also an increased uniformity in the design of the houses, especially their exterior treatment. Parapet heights and chimneystacks were more uniform. Certain elements were now mass-produced, including plaster mouldings around windows and doors.

De Vesce Terrace

De Vesce Terrace comprises ten, two-storey over basement, dwelling houses with mews or stabling to the rear. The houses



De Vesce terrace



No.s 10 and 10a De Vesce Terrace

face westwards over De Vesci Gardens, running in a continuous line from north to south, No. 10 is an exception, having been extended in the mid-nineteenth century to four bays in width, to accommodate No. 10a.

The houses in De Vesci Terrace are substantial in floor area, being in excess of 400sq.m. They are typically about 12metres in width and extend to approximately 8.5metres in depth. The mews buildings are also of significant size, being two storeys in height, and some are used as dwellings.

The front facades of De Vesci Terrace are rusticated on the ground floor to resemble ashlar stonework. The entire frontage of each house has a continuous frieze, stringcourse, cornice and blocking course with a strong horizontal emphasis typical of the era. All but the front facades of the two central houses are painted white.

Nos. 5 and 6 the central two houses of the terrace form a breakfront creating a central form, while the end houses, Nos. 1 and 10 also step forward to provide stopends. At the centre point of the two middle houses the front roof parapet steps up to support the twin figures of Greek and Roman mythology, Castor and Pollux, the emblem of the De Vesci family. Castor and Pollux feature on the De Vesci family coat of arms, with the motto *Sub Hoc Signo Vince* (Under This Sign You Will Conquer), appearing just below the twin figures.



No 5 and No. 6 De Vesci Terrace 'Castor and Pollux'



No.10 and No. 10a De Vesci Terrace

The centrally positioned entrance door to each house in the terrace is reached by a flight of granite steps, the number of steps increasing in number from No. 10 to No. 1, to allow for the topography. With the exception of No. 10, the entrance is framed by a classical portico, with a pair of sturdy Greek Doric columns supporting a simple entablature. The doors are square with rectangular toplights and bracket surrounds. Oriel casement windows, with lead canopy roofs, are located to each side of the entrance at ground floor level while the upper level sash windows on the front façade have simple, moulded architraves, surmounted with a cornice. The front upper windows of Nos. 1, 9 and 10 De Vesci Terrace are six-over-six sash windows, but those of the remaining houses are one-over-one sash type.

No. 10 was the largest house on the terrace, facing *'Gortleitragh House'*, at one time home of Lady Gillamore, for whom stables were provided at the back of the terrace. Originally No. 10 was known as *'De Vesci Park House'*, it was later extended and sub-divided into two dwellings – Nos. 10 and 10a.

The coach houses to the rear in many cases have been altered, although some still retain their original fanlights above the entrance doors. These buildings have slated roofs and rendered walls. But the render has been removed in several cases, exposing rubble granite walls.



No.7 De Vesci Terrace



De Vesci Mews Lane

De Vesci Gardens

De Vesci Gardens, now privately owned by a committee of lessees and residents, have been maintained since 1844. The gardens are an integral part of De Vesci Terrace and Sloperton. Consisting of six acres of ground, they were laid out on the same level as De Vesci Terrace to overlook Dún Laoghaire Harbour and Dublin Bay. Approximately one and a half acres are set out as tennis courts with a small club house, while the remaining grounds are formally set out with walkways, arbours, planted flower beds and open lawns. Gravelled pathways wind through the gardens in the Victorian style to display the individual trees, shrubs, and plants.

The main gates to the gardens are at the junction of De Vesci Terrace and Sloperton, but there are other wrought iron pedestrian gates leading into the gardens. In the past, the gardens included a croquet lawn and a fine Victorian thatched summerhouse, which was used to host summer parties by the residents. Also scattered around the grounds were Victorian garden benches with a leaf branch pattern, many of which survive. The summerhouse and croquet lawn are no longer in existence. The Longford-De Vesci Estate generally turned down requests by others to use the gardens, but an exception was



De Vesci Gardens



De Vesci Gardens

made for the doctors and nurses of the nearby Monkstown Hospital on Pakenham Road (De Vesci Papers). In 1926 a small portion of the gardens on the northern side was compulsory purchased for road widening at Dún Laoghaire Hill.

In 1949 the Longford-De Vesci Estate proposed to sell off the gardens to the Council. However, the residents of De Vesci Terrace and Sloperton secured a lease for their continued private ownership of the gardens.

The trustees and residents would not like to see the gardens handed over to the Local Authority (Vesey Papers, Kingstown Sales Committee).

De Vesci Lodge, later described as the gardener's cottage, was built in 1836 behind No. 1 De Vesci Terrace, leading onto Cumberland Street (James McEvoy lease map 1844). Today a bungalow stands on the site.

Willow Bank

Stewarts, the land agents, leased the lands for the two pairs of semi-detached houses overlooking the lower section of Vesey Place Pleasure Grounds. These four dwellings known as Willow Bank were built between 1860-1864. Set out on large plots on lands previously occupied by a gravel pit in the early nineteenth century, they consist of two pairs of two-storey over semi-



De Vesci Lodge to rear of No.1



Willow Bank

basement, semi-detached villas. The houses reflect some of the changes that occurred within residential design in mid-nineteenth century suburban Dublin, in the semi-detached format and overhanging eaves - replacing the terraces and parapets of the late Georgian era. Also representative of these changes is the change from full basement to half basement with raised ground floor level. The fenestration retains the essential characteristics of the previous era, consisting of sash windows, generally with six-over-six or four-over-four glazing patterns. A flight of steps originally gave access onto York Road, at the end of the Willow Bank road, but this has since largely disappeared.

Vesey Place

Vesey Place built between 1843 and 1855 and named after William Vesey, consists of two residential terraces located between The Slopes and York Road, overlooking Vesey Gardens to the north. There is a laneway to the rear called Vesey Mews leading to some substantial mews buildings.

Nos. 1-10 Vesey Place

Nos. 1 to 10 were constructed first, between 1843 and 1848, as two storey over basement, three-bay houses. The plots are substantial and vary slightly in depth, being 67metres deep (including the mews) and are about 12metres wide on average.



Willow Bank



Nos 1-10 Vesey Place

The houses are comparable in scale with those of De Vesci Terrace, the main part being approximately 8metres deep, with a very substantial return bringing the overall depth up to approximately 12metres. At the front, the houses are set back from the public footpath by 11.5metres, with the boundary defined by decorative metal railings over a granite plinth wall.

The terrace is classical in style, with a painted, stucco finish to the front façade and each house is separated from its neighbour by plaster quoins. String courses divide the facades horizontally at ground and first floor cill levels, with a plain cornice and blocking course at parapet level.

The sash windows of the front façade, ground and first floor, are framed with simple architraves with classical mouldings, supported by decorative brackets above. The sash windows in the front elevations of Nos. 1 to 6 Vesey Place has six-over-six glazing patterns. The last four houses in the terrace, Nos. 7 to 10, have one-over one plate glass sashes, reflecting improved availability of larger panes of glass in the middle of the nineteenth century.

Each house has a substantial front entrance porch, which projects approximately 2metres from the main façade and is about 3metres in width (externally). These are also designed in classical style with plain pilasters at the corners surmounted by a frieze and cornice.



No.1 Vesey Place



Mews lane between Nos. 10

Below this entablature the pilasters frame a central panel into which a relatively simple, four panel timber doors are inserted, with a decorative fanlight over. The side elevations of each porch are also fitted with corner pilasters framing a round headed window at the same height as the entrance door. A decorative moulding, at the head of the door, returns around the side elevations, tying the composition together.

To the rear of Nos. 2 to 10 are the associated coach houses, many of which retain their original form, despite having been separated from the main dwelling. These mews buildings are of particularly good design quality and finish and are for the most part in use as separate dwellings. They are constructed in pairs of semi-detached buildings, with the principal elevations at right angles to the laneway. The mews buildings are of significant scale, being about 11metres x 5metres on plan and containing two floors.

Nos. 11-21 Vesey Place

Nos. 11 to 21 Vesey Place, located between the Vesey Mews Lane and York Road, were constructed between 1849 and 1855. These houses are two bay, three-storey over basement. The original plots were, for the most part, similar in depth to those of Nos. 1 to 10 Vesey Place, but at 7.5metres width are significantly narrower, But Nos. 19 to 21 have more shallow plots.



Mews lane to rear of Nos. 1- 10 Vesey Place



Nos. 11-21 Vesey Place (view from York Road)

The houses are approximately 12metres deep, with some having additional returns. At the front, the houses are set back from the public footpath by a distance of 11.5metres, with the boundary defined by decorative metal railings over a granite plinth wall.

The front facades of Nos. 11 to 21 Vesey Place are finished in painted stucco. There are continuous stringcourses running horizontally at ground floor level and at first floor cill level. As with Nos. 1 to 10 Vesey Place, there is a strong, simple frieze, cornice and parapet treatment at the top of the front elevation. The houses are set out in pairs (i.e. with a handed plan), with two sets of granite steps leading up to each pair of front entrance doors.

In Nos. 11 to 20 Vesey Place, decorative brackets to each side of the entrance doorways support a single, strong entablature over both entrance doors. The doorways are typical of this type of nineteenth century architecture, and comparable examples from the period are found throughout Dún Laoghaire and Blackrock. The panelled entrance doors have half-glazed side lights and rectangular fanlights integrated into the door frame. An exception to this pattern is No. 21, at the eastern end of the terrace, which has an additional entrance porch located to the side of the house. The fenestration and doorway of No. 21 are also different, incorporating round heads to the windows.



Nos. 11 and 12 Vesey Place



Nos. 19 and 20 Vesey Place

The window openings in the front façade of Nos. 11 to 21 Vesey Place are classically proportioned, those on the top floor lacking the height of the ground and first floor windows. The latter have decorative moulded architraves, with a cornice and frieze over, whereas the second-floor windows are simpler, lacking a cornice over. Timber sash windows were used almost universally in buildings of the mid-nineteenth century, as during the previous century. But the improved availability of glass, due to both technological changes and taxation policy, lead to the introduction of larger window panes, dispensing with the typical Georgian style small panes of the previous era. Numbers 11 to 21 Vesey Place display a mixture of earlier forms – six-over-six sashes, with the larger panes of glass one-over-one sashes.

Substantial mews buildings were not erected to the rear of every house in the terrace of Nos. 11 to 21 Vesey Place, in direct contrast to Nos. 1 to 10 Vesey Place (cf. Second Edition OS Map). There are four older, two-storey mews houses on this section of the lane – Nos. 12, 13, 16 and 20a (rear of No. 18 Vesey Place). Modern houses have been inserted to the rear of Nos. 11, 14 and 15, but are set back from the established building line. A large area to the rear of Nos. 17 to 21 Vesey Place is used as a builder's yard.

In the 1950's and 1960's a number of the houses in Vesey Place were divided into flats, and the mews buildings were converted to provide residential use separated from the main house. During the late 1970's and early 1980's, the terraces again began to attract families and many of the Vesey Place houses were reconverted to single-family dwellings.



No. 21 Vesey Place



Mews lane to rear of Nos. 11-14 Vesey

Vesey Gardens

This public open space separates Vesey Place from Willow Bank and Sloperton. The gardens are set out on two levels, the lower area located in front of Willow Bank, and at approximately the same ground level. In the early nineteenth century, this area was a gravel pit. The upper level of Vesey Gardens, to the north, stands in front of Nos. 1 to 10 Vesey Place. In the sixties, the upkeep of these gardens became problematic, as more of the houses in Vesey Place were converted into flats. In May 1966, the Longford-De Vesce Estate Architect was requested to submit plans to the Local Authority for approval of building on Vesey Gardens (De Vesey Papers). However, the proposal did not advance. In 1970, the Longford-De Vesce Estate became increasingly concerned because of the conversion of almost all the houses in Vesey Place to flats and significant dumping of waste in Vesey Gardens. At this time, the Gardens were described as being almost derelict. In 1972, it was proposed to sell the Gardens to Dún Laoghaire Corporation, but as a clause in the lease of these lands, which predated 1931, stated:

“the gardens shall continue to be used only as pleasure grounds at present”.

This clause prevented the sale of the Gardens and the Estate decided to cooperate with the trustees of the Gardens, by making only a nominal objection to a compulsory purchase order by Dún Laoghaire Borough Corporation. Vesey Gardens are now in the care of Dún Laoghaire-Rathdown County Council, with low granite walls that run around the perimeter of the parkland and with pathways running between the trees.



Vesey Gardens - view from Vesey Place



Vesey Gardens - view from Willow Bank

2.2 Building Materials and Finishes

Roofs and Chimneys

The pitched roofs of the houses in De Vesce Terrace are in three parts. The front section is generally continuous with its neighbours, with a valley parallel with the ridge and separating the front from the rear. The rear roofs are in two, hipped semi-detached parts of unequal size. There are views of the rear roofs from Cumberland Street and from the VEC lands.

The roofs of numbers Vesey Place are in two main parts, with valleys in between. Nos. 1 to 10 have hipped, gabled returns at right angles to the main, front roof. Nos. 11 to 21 also have a continuous ridge to the front roof. The rear roofs are of similar scale, but subdivided by valleys running between hips, at right angles to the main ridge.

The roofs were originally covered with natural Welsh slates, some of which have been replaced by modern artificial equivalents. The very substantial parapets to the front of the houses in De Vesce Terrace and Vesey Place, limit views of the front roofs from the public realm. However, there are views of the roofs at the rear of Vesey Place from York Road and from Knapton Road.



Rear roofscape De Vesce Terrace



Rear roofscape Vesey Place

Chimney stacks, placed centrally over party walls, with twin rows of terracotta pots above, form a visually important feature of the terraces. At Nos. 1 to 10 Vesey Place the chimney stacks are painted to match the houses and most of the clay pots are original terracotta. The pots are in groups of ten to the front and in groups of six on the rear stacks. At Nos. 11 to 21 Vesey Place the chimney stacks are cement rendered with each stack to the front containing ten terracotta pots and six to the rear. Along De Vesci Terrace the grouped chimney stacks are finished in cement render with terracotta clay pots in groups above.

Stucco Finish to Walls

The consistent use of stucco or lime render is a strongly unifying feature of Vesey Place and De Vesci Terrace. This is typical of many of the terraces built in south County Dublin in the mid- nineteenth century following construction of the new Dublin to Kingstown railway line, which was subsequently extended to Bray.

The strong horizontal lines of the parapet-level cornice and first floor string courses, visible on De Vesci Terrace, are typical of the era, together with the channelling of the external render on the ground floor to resemble stonework. With the exception of the two central houses of the terrace, the front facades are painted white. Rear facades are generally left unpainted.



Chimney Stacks and Pots Vesey Place



No.6 De Vesci Terrace

In the case of Nos. 1 to 10 Vesey Place, the terrace has a painted, stucco finish to the front façade and each house is separated from its neighbour by plaster quoins. Again, the façades are divided horizontally by string courses at ground level and first floor cill level, with a plain cornice and blocking course at parapet level. The front façades of Nos. 11 to 21 Vesey Place are also finished in painted stucco with continuous stringcourses running horizontally at ground floor level and at first floor cill level. As with Nos. 1 to 10 Vesey Place, there is a strong, simple frieze, cornice, and parapet treatment at the top of the front elevation. Rear façades are left unpainted.

Finishes to Willow Bank houses are indented lightly to resemble stonework but are not painted.

Windows and Doorways

Timber sash windows were used almost universally in buildings of the mid-nineteenth century, as they had been in the eighteenth century. Improved availability of glass, due to both technology changes and taxation policy, lead to the introduction of larger window panes around this time, replacing the typical *Georgian* small panes of the previous era. The development of De Vesce Terrace and Vesey Place was carried out around the time this change in fenestration occurred and it can be seen in the buildings.



No. 7 Vesey Place



Oriel window and doorway De Vesce Terrace

De Vesce Terrace and Vesey Place contain a variety of timber, double – hung, sliding sash windows. Some contain their original glazing patterns of six panes over six while others contain one of one plate glass sashes. Oriel windows of the type seen on De Vesce Terrace are characteristic of the mid-nineteenth century.

Doors and Fanlights

The use of decorative brackets to each side of the doorways supporting strong, but simple cornices over, in Nos. 11 to 21 Vesey Place, is typical of this type of nineteenth century architecture. The more elaborate treatment of the doorways in the houses of Nos. 1 to 10 Vesey Place and of De Vesce Terrace is less common in the Dublin area. Fanlights are fitted to all front doorways, typically rectangular, but those of Nos. 1 to 10 Vesey Place are round headed. Doors are panelled solid timber types.

Railings and Plinth Walls

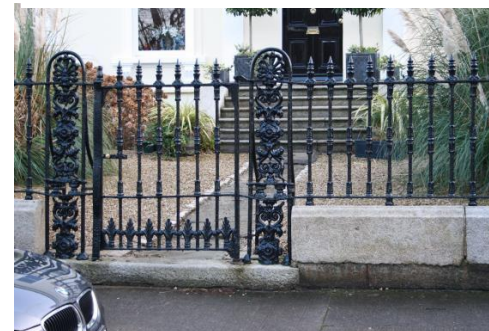
Within the proposed ACA the railings separating the front gardens from the public realm follow a range of design types. On De Vesce Terrace they stand on a granite capstone, over a substantial rendered wall. On Vesey Place, the railings sit on a low wall dressed granite plinth and the gates are flanked by ornate cast iron panels.



Vesey Place doorways



Railings and plinth wall De Vesce Terrace



Railings and plinth wall Vesey Place

Walls to Boundaries

A feature of the overall development of the Longford-De Vesce lands is the use of rubble-built granite walls. These align the laneway to the rear of Vesey Place and the boundary of York Road with Vesey Gardens and the rear and side gardens of Nos. 19 to 21 Vesey Place.

A good quality boundary treatment is visible along the site of the former house 'Gortleitragh', which is now occupied by a modern apartment development.

There is a substantial retaining wall consisting of disparate finishes to the rear of De Vesce Terrace along the boundary with the VEC lands. This is visible from the public realm in Cumberland Street.



Wall to Vesey Mews- view from Knapton Lawn



Retaining wall to rear De Vesce Terrace- view from VEC lands



Wall to site of apartment scheme on site of Gortleitragh- view from Vesey Gardens

3. Streetscape Character and Appraisal

3.1 Visual Character

The residential character of the proposed ACA has changed little since the Longford-De Vesce Estate originally developed the land.

De Vesce Terrace and Vesey Place are unified architectural compositions, of significant scale. De Vesce Terrace is approximately 125metres long and the two terraces of Vesey Place taken together are over 200metres, from end to end. Both display strong, classical designs facing onto substantial areas of parkland, which act as foils to the general formality of the buildings. This visual interplay is an important characteristic of these fine residential developments.

The replacement of *Gortleitrigh and The Slopes* with blocks of apartments and infill housing in the 1960s and 1970s represent the only major interventions into the Victorian architecture of the proposed Architectural Conservation Area. De Vesce Gardens continue to be managed by a committee of residents and Dún Laoghaire Rathdown County Council maintains Vesey Gardens.

3.2 Plots and Boundaries

The plot sizes of the houses on De Vesce Terrace are substantial, but modest in relation to the scale of the houses. The plots are

approximately 35metres deep by 12metres wide including the site of the mews house.

The plot sizes of Nos. 1 to 10 Vesey Place are considerably larger. They vary slightly in depth, being about 67metres deep on average (including the mews) and are about 12metres wide. The plots of Nos. 11 to 21 Vesey Place are significantly narrower at about 7.5metres width. The depth of the plots of numbers 11 to 18 Vesey Place is generally similar to that of Nos. 1 to 10, but Nos. 19 to 21 have shallow plots, which taper on plan where they meet the boundary with York Road.

Boundary treatment to the front consists of metal railings (wrought and cast iron) on a granite plinth wall. The boundary to the rear is defined by a range of walls types, finishes to out-office or garage structures.

3.3 Density and Building Use

De Vesce Terrace has a net density of about seventeen houses per hectare (not counting the mews buildings as separate dwellings). Building use within the terrace is residential. Vesey Place has a net density of approximately fifteen houses per hectare, not counting the mews buildings as separate dwellings. Building uses in the two terraces are predominantly residential but include some small-scale office activity.

3.4 Vistas

De Vesce Gardens overlook Dublin Bay with excellent views of the bay from the upper windows of the houses. But the main views from the houses in De Vesce Terrace are onto the Gardens. Vesey Place enjoys a view over Vesey Gardens. There are also limited views into the area from York Road.

3.5 Street Furniture and Surfacing

Wired services, particularly electrical, are a prominent feature along Vesey Place and De Vesce Terrace. Connections consist of crude fixings directly into the facades of houses, the visual impact of which is negative.

Parking control signs and parking ticket vending machines exist and have a negative visual impact. There are a number of benches both timber and iron within De Vesce Gardens, a number of which were installed when the gardens were originally set out including iron seating in a leafy style one of which has been incorporated into a sheltered arbour. The remnants of gas street lighting can be seen at De Vesce Terrace.

Footpaths are concrete with little use of traditional materials, with the exception of some granite kerbstones along De Vesce Terrace.



View to Dublin Bay from De Vesce Gardens



Gas lit street lamp minus lantern – De Vesce Terrace



Iron seat in De Vesce Gardens

4. Landscape Character and Appraisal

4.1 Open Spaces

The proposed ACA is unusually well provided with two open spaces of high quality in the form of De Vesci Gardens and Vesey Gardens. Both include an extensive collection of mature trees.

De Vesci Gardens is a private park containing fine planting, pathways, and seating. There is a tennis club, with four, all-weather courts, which have flood lighting. Access to De Vesci Gardens is limited to residents and other key holders, particularly members of the tennis club.

Vesey Gardens is a public open space, the boundaries of which are delimited by a low, granite rubble wall. Much of the land now forming the open space was the scene of gravel pit operations in the early nineteenth century, leaving a landscaped hollow within the park.



De Vesci Gardens



Vesey Gardens



Stone seat in De Vesey Gardens

5. THREATS AND POSITIVE FACTORS

5.1 Negative Elements

Original buildings within the ACA are generally well maintained with the houses on De Vesce Terrace retaining their original use as single-family residences. The houses on Vesey Place had mixed fortunes, with some being sub-divided into multi-unit residential use. While this had some negative impact, many of these houses have since reverted to single family use.

A possible threat to the integrity of Vesey Place is the formation of vehicular entrances, with off-street parking, in the front curtilages of the houses. There is one example of this on the terrace to date.

The wire-scape to the front of both Vesey Place and De Vesce Terrace is a negative visual factor. In particular, the crude fixing of connections to the façades of the buildings is regrettable.

To the rear of De Vesce Terrace and Vesey Place the laneways have been maintained to a generally high standard. There is some negative impact due to fragmented treatment of the properties onto Vesey Mews Lane at its eastern end and the use of the lands to the rear of Nos. 18 to 21 Vesey Place, as a builder's yard does not add to the residential amenity of the area. Use of this area seems to have been unresolved historically, as shown by the 1870 OS Second Edition map.



Wired services Vesey Place



Vesey Mews Lane- East

The redevelopment of properties in the environs of the ACA, on the sites of 'Gortleitragh' and 'The Slopes', has had a negative impact on the architectural integrity of this area of nineteenth century buildings. It is important that any future developments on lands in the vicinity are of high architectural standard, executed in a manner, which is not detrimental to the integrity of the ACA.

5.2 Positive Elements

The location of the area on the edge of Dún Laoghaire and close to the many amenities of the town, is a positive factor in terms of the future of the ACA, as it remains a desirable place to live. The principal buildings are well built, and most are well maintained, the mews buildings less so. The standard of finish of the houses is high, the apparent affluence of the area also provides a financial underpinning of its architectural heritage.



Site of Gortleitragh



De Vesci Mews

6. ASSESSMENT OF SPECIAL INTEREST

6.1 Architectural Interest

The mid-nineteenth century saw the appearance of residential terraces along, and adjacent to, the coast of south County Dublin. De Vesce Terrace and Vesey Place are fine examples of such classical terraces, with stucco finish and Greek Revival details. They are architectural compositions of quality and scale, which merit inclusion on the record of protected structures. It is considered that the terraces are of regional interest in architectural heritage terms. The Willow Bank houses are also good examples of a later type, but arguably of less significance in architectural heritage significance.

The mews buildings to the rear of the main houses in De Vesce Terrace and Vesey Place are of significance, firstly, as part of the overall nineteenth-century composition and as they contain original built fabric. They were generally constructed to a lower standard than the houses, but those to the rear of Nos. 1 to 10 Vesey Place are of particularly good quality in design and finish.

6.2 Cultural Interest

The type of development represented by De Vesce Terrace and Vesey Place of large, classically designed, stucco faced terraces constructed for the upper middle classes ceased to be built later in the nineteenth century. De Vesce Terrace and Vesey Place represent a brief, late flowering of the Regency style in Irish architecture.

6.3 Historical Interest

In addition to the architectural significance of Vesey Place and De Vesce Terrace, the development is also of relevance to the history of the large, land-owning class in Ireland. Unlike many of their, the Longford and De Vesce families were fortunate to have the opportunity of developing lands along the new railway line for residential use close to Dublin City. This development provided both families with new sources of income at a time when other rural landlords were coming under increasing economic and political pressure, leading ultimately to the loss of their estates and the demise of their class.

