

MOSS COTTAGES Architectural Conservation Area

Character Appraisal and Recommendations



February 2011

Moss Cottages Architectural Conservation Area

1.0 Introduction

Many of the towns and villages of Dun Laoghaire-Rathdown contain areas that exhibit a distinct character and intrinsic qualities, based on their historic built form and layout. This character is often derived from the cumulative impact of the area's buildings, their setting, landscape and other locally important feature. These areas are an expression of our culture and our identity and contribute significantly to the quality of our lives. The Planning and Development Act, 2000 provides the legislative basis for the protection of such areas, known as Architectural Conservation Areas, or ACAs.

Under Part IV of the Planning and Development Act, 2000, 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, scientific, social or technical interest or value, or
- contributes to the appreciation of protected structures.

A wide variety of areas can be considered for designation as an ACA. For example, an ACA could be centred on an individual building, or a terrace of houses; they may be rural or urban. ACA designation forms the basis for policies to preserve or enhance an area, and provides a basic control over the external appearance of buildings, which make a positive contribution to the character of the area. Planning controls are more extensive with exempted development limited. Any works that would have a material effect on the character of an ACA require planning permission.

Dún Laoghaire Rathdown County Council recognises that by making provision for the protection of these areas, in order to retain the special character of an area, in many cases, this protection is best achieved by controlling and guiding change on a wider scale than the individual structure. The objective of the designation is to guide the processes of change within an area and ensure that all future developments are carried out in a manner sympathetic to the special character of the area.

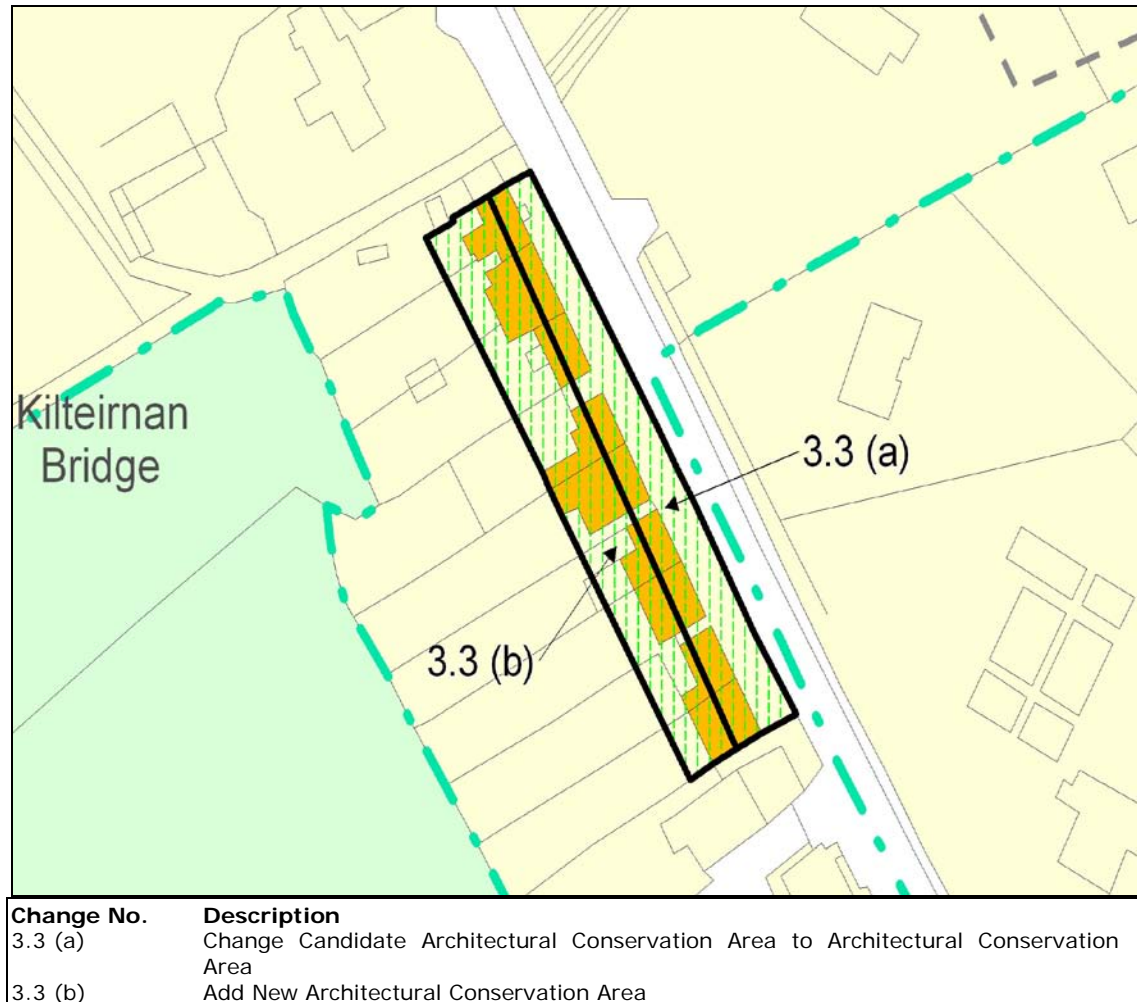
The aim of this document is to identify the special character of Moss Cottages and to formulate specific conservation objectives and policies to protect this character, and to give guidance to owners/occupiers and developers on the type of work that would require planning permission. It is one of a series of documents set out to identify the special character of each individual ACA.

2.0 Location & Boundary of Architectural Conservation Area

Moss Cottages is located on the west side of Enniskerry Road, and comprise nine single-storey cottages, laid out as three semi-detached pairs and a single terrace of three. The cottages are very similar in design and build, the main difference occurring between the semi-detached houses, which have stone dressing in a block-and-start pattern to windows and door openings, and the terrace of three, which has brick dressing to the openings. Facing east, the cottages are sited back from the road edge just south of Kiltiernan Bridge. All cottages have a rear yard and access to allotments beyond these to the west. The cottages are numbered historically from 1-9, beginning at the south end and ascending towards the north

end. A more recent postal numbering system allocated to the larger Kiltiernan area identifies the cottages as ascending from 258 to 266 from north to south end. Therefore No 1 Moss Cottages becomes 266 Kiltiernan Cottages and No 9 becomes No 258.

The boundary as proposed for Moss Cottages ACA incorporates all of the above and extends to the rear returns.



Map 1: Proposed Architectural Conservation Area Boundary and Protected Structures.

3.0 Historical Development

Kiltiernan or Cill Tiernan, meaning the church of Tiernan takes its name from an ancient church, which now lies ruined in a small graveyard on the road up to Glencullen. From earliest times the area between Dundrum and Enniskerry would appear to have been densely populated due to the high number of prehistoric tombs and burials which have been uncovered in the vicinity. In early Christian times monastic foundations were found at Kiltiernan, Kilgobbin and Rathmichael. After the Norman invasion much of the lands in this area came into the possession of the church or religious orders and other parts were held by lay grantees, who were expected to build stone defensive houses on their properties. There must have been a considerable amount of communication between various centres and a network of routes existed from early times.

We can see from cartographic evidence that the main route from Sandyford to Enniskerry was along the Barnaslingan Road over the eastern side of the scalp. It was not until 1770 that the new road, the present Enniskerry Road, was laid out starting at the Kiltiernan Bridge leading south directly through the scalp. The former post office, located just south of Moss Cottages, now the Kiltiernan Gallery, was once the focal point of Kiltiernan village.

In the early 1800s Kiltiernan and surrounding areas were largely occupied by dairy farms which supplied south Dublin with freshly delivered milk and the local inhabitants with employment. In addition to this granite, which can be seen all through the area in walls and stone built houses, was locally quarried and provided a livelihood for many families in the area.

The stream, which runs beneath the Kiltiernan Bridge, operated two separate mills in the area. The first was beside Kiltiernan Lodge and was in operation as a paper mill. This mill was started by Captain Anderson and passed hands a number of times before it closed for good in 1867. The millpond is still there and has been recently turned into a water garden.

The stream then flowed under the road past Kiltiernan Lodge and supplied another wheel to operate a cotton mill. This mill was first operated by Samuel Lawton and his son Jon. They had already set up a mill at Mountrath in 1797 but they had to leave during the rebellion. They set up another mill at Tibbradden in 1800 and in 1801 they took over 18 acres at Kiltiernan from Sir Compton Domville and began a new cotton mill.

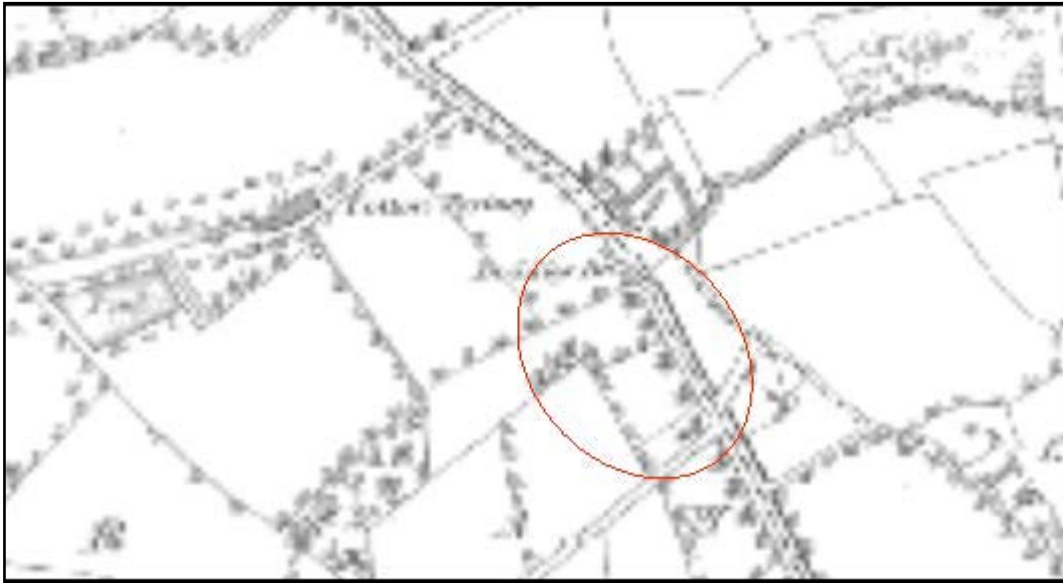
The father and son lived in a cottage on the land while they built the mill house. Once built, they were joined another son Samuel and a daughter Sarah. In 1806 Sarah married Samuel Mosse who had a cotton mill in Balbriggan. In 1817 Samuel and Sarah Mosse took over the running of the Kiltiernan mill residing first in the mill house and later in Kiltiernan Lodge close by. In 1838 five men and twenty women were employed in the mill. Samuel's son Sigismund, who resided at Balbriggan, came to Kiltiernan in 1850 and took over the running of the mill in 1863. In 1875 Kiltiernan Lodge and mill passed to Charles J Murphy and in 1902 the mills ceased operation. The mill house and dried out pond still exist.

Mosse Cottages are presumed to have been built by the Mosses for the mill workers but no documentary evidence could be found to confirm this. The cottages which are not represented on the 1837-9 Ordnance Survey are seen completed on the 1909 Ordnance Survey. However by this time the mill is shown to be disused. This information estimates the cottages to have been built circa 1870. There is no apparent reason for the last three terraced cottages to be different in architectural composition, being a terrace instead of semi-detached, and to have brick dressing instead of stone, but it is possible that they were built a decade or two later.

3.1 Cartographic History

The first Ordnance Survey map available for inspection for the area of Kiltiernan, the 1837 OS, depicts the land where Moss Cottages now lie to be open fields with tree coverage along the road edge. The fields where the houses currently stand are shown divided into two land parcels. The divide between the two parcels of land corresponds directly to the break between the terrace of three, on the northern end, and the three pairs of semi-detached houses on the southern end of Moss Cottages. This boundary change may indicate a variation in field ownership, which may have affected the timing of land acquisition and could

explain the different treatment between the north and south end of Moss Cottages.

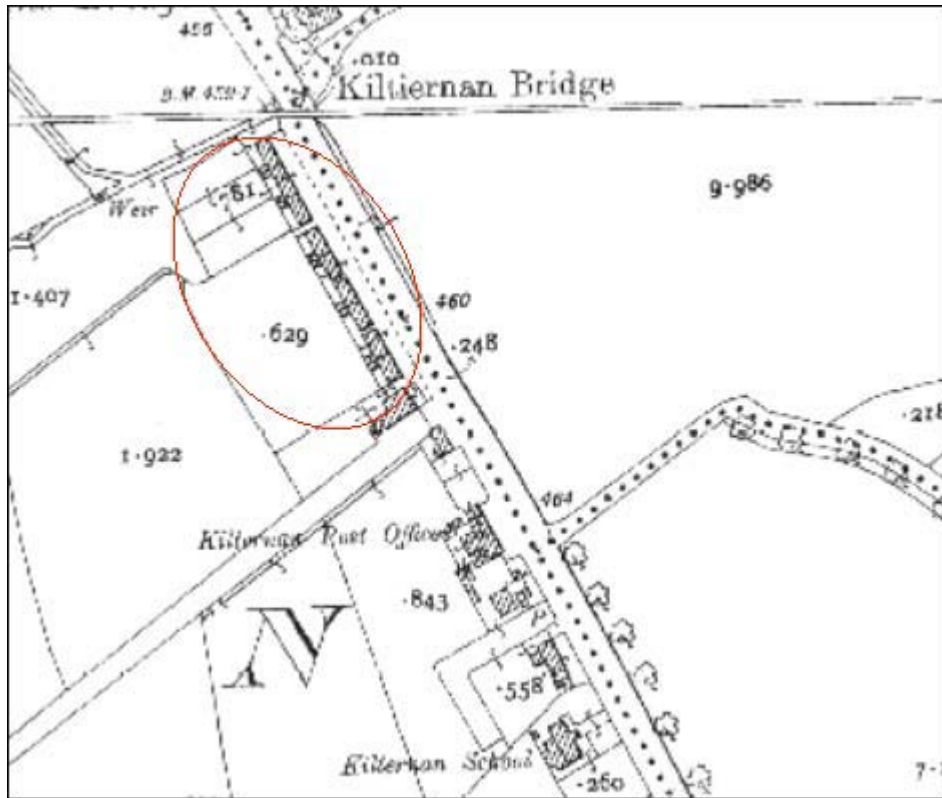


Map 2: 1837 OS Map showing fields undeveloped beside Buddies Bridge

The map shows that this area of Kiltiernan is mostly rural having a number of remote country estates such as Kingston Lodge, Kiltiernan House and St Cloud interspersed by open fields. Located to the north west of the Enniskerry Road a Cotton Factory is depicted with a pond and weir system running towards Kiltiernan Bridge which is labelled here as Buddies Bridge. Further to the west a Paper Mill is depicted. Considering that the cottages are typical of workers cottages, built throughout the country to provide housing for agricultural or factory workers it may have been one of these mills that provided the source of employment for the occupants of the cottages. It may have been the Cotton Mill as it is closer in distance than the Paper Mill. A Gravel Pit and an Old Quarry are also represented on the map and may have been a source of building material when the cottages were being built.

The next map available is the 1909 Ordnance Survey map, which depicts all nine houses. It shows them as being laid out in three pairs of semi-detached cottages to the south and a single terrace of three to the north, each having a small return and rear yard to the west. In addition to the yard, each house appears to have access to a more substantial sized plot. In the case of the semi-detached houses it is a communal plot stretching west to the adjacent field boundary and in the case of the terrace it is individual narrow plots, also extending west. These more substantial plots are thought to be allotments allocated to each resident for growing vegetables.

The lands lying around the cottages are still shown to mainly undeveloped with interspersed housing. A new school and post office are shown just south of the row of Moss Cottages. Oddly the Cotton Mill to the north west of the cottages is depicted as being disused. This may suggest that it was shut down shortly after the cottages were built or that it was never the source of employment for the occupant workers.



Map 3: Ordnance Survey Map 1909 showing the row of Moss Cottages.

By 1968 the Ordnance Survey shows some of the cottages to have been extended out to the rear and the majority of allotment plots to have been divided. More development has taken place in and around this area with another two schools and a church depicted to the north of Kiltiernan Bridge. The Cotton Mill that was shown to be disused in the last OS map is now labelled as Mill House, suggesting that it may be back up running again.

By 1995 boundary lines can be seen between each rear plot and the mill is still labelled Mill House. However no dramatic change is evident in the landscape from the previous map.

4.0 Schedule of Protected Structures & Recorded Monuments

A protected structure is a structure or part of a structure that a planning authority considers to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. The Record of Protected Structures (RPS) is contained in Schedule 1 of the Dún Laoghaire Rathdown County Development Plan 2010-2016.

Protected Structures within the ACA are indicated in solid orange on the County Development Plan Maps; however, this does not define the full extent of the protected site. By definition, a protected structure includes the land lying within the curtilage of the protected structure and other structures within that curtilage and their interiors. The notion of curtilage is not defined by legislation, but is understood to be the parcel of land immediately associated with that structure and which is (or was) in use for the purposes of the structure.

All nine cottages are listed in Schedule 1 The Record of Protected Structures and shown on Map 9 of Dun Laoghaire-Rathdown County Council's Development Plan

2010-2016. This affords all nine houses protection under Part IV of the Planning and Development Act 2000.

In addition to that above, Dun Laoghaire-Rathdown County Council have zoned the area where Moss Cottages lie as Zone Objective A: To protect and improve residential amenity.

5.0 Character Appraisal

5.1 Architectural Character Appraisal

a) Building Type

The character of Moss Cottages is a rural residential one. The structures are typical single-storey cottages built for mill or estate workers in Ireland around the turn of the nineteenth century. They comprise three-bay structures with centrally located entrance door flanked by windows. They are dressed with either stone and brick to both door and window openings. All cottages have rear access. This row of houses is set back from the road edge and the low height contrasts in a harmonious manner with the tall trees aligning the road to both sides before and beyond the cottages.



Photo 1: No's 265 & 266 or originally No's 1 & 2.

All of the cottages have been altered in some way since their original construction date. Changes have been made to the windows and doors and the treatment of front sites and chimneys. Although these inappropriate alterations are only small scale they have gradually made an impact and eroded the original intended architectural character. The intended harmony that would have once existed through the use of similar timber doors and sash windows has been lost over time through this piecemeal replacement and alteration. A porch was added onto No 258 (no.9), which interrupts the continuous symmetry of the façades. However many of these changes are not irreversible and could, with the right design advice, be reversed over time when replacement of windows and doors is again necessary. It is thought that no original windows survive and therefore it is difficult to know what the original design would have been. It is thought due to the date of the structures that the original windows would have comprised timber sash windows. However a photograph dating to 1974 (plate 68) shows the cottages as having two-pane fixed casement windows with top hung opening.

The condition of the cottages varies from good to poor. Certain essential elements have been neglected such as painting of timber and cast-iron. This is

necessary to prevent decay and corrosion. Cleaning of gutters is also required as many were noted to be blocked with detritus reducing the run off of water, which is essential to maintain a dry structure. However no significant structural decay is visually on initial inspection suggesting that repair and maintenance works may be sufficient to arrest decay and restore good condition to all cottages.

b) Prominent Materials & Architectural Detailing

Stone: The prominent building material of the area is Wicklow granite. The majority of structures including boundary walls and Kiltarnan Bridge constructed out of rubble or cut stone blocks of it. Wicklow granite has a grey stippled appearance with specks of black, white and silver. This grainy appearance lends great texture to the built environment of the locality. Many of the granite walls along the roadside have become overgrown with vegetation and ivy, which lends a rural undeveloped feel to the road.

Brick: is also represented but to a lesser degree. It is used in the construction of the cottage chimneys and again in the dressing of openings to the three terraced cottages. The brick, although rendered or painted over in some cases, introduces a slight urban sense to the terrace that is otherwise vernacular and rural in feel.



Photo 2: Slate roofs

Slate: Slate can be seen in the pitched roofs of the cottages. The retention of primary features such as slate and stone lend a natural feel to the grain of development.

Timber: Timber doors and windows compliment the rustic quality of the neighbourhood. Although some timber doors have been replaced with uPVC elements which are out of keeping with the character of these rural cottages.

Wrought-iron: This traditional material can be found in the rear access gates where vernacular farm style gates are located.

Tarmac: Footpaths and roads are constructed mainly out of tarmac.

c) Key building RPS

Each individual structure in the terrace is included on the Dun Laoghaire-Rathdown County Council's Record of Protected Structures, which is contained in the Development Plan 2010-2016. It is recommended that once Moss cottages is designated as an ACA, the inclusion of each structure separately on the RPS be reconsidered.

The ACA designation is considered to be an adequate means of protecting the architectural integrity of the terrace, as their interest lies solely on their external character and form. Internally the buildings have been heavily modified and

retain little features of architectural merit. In this instance, the adoption of an ACA and their exclusion from the Record of Protected Structures is deemed to be an appropriate and justified planning measure. The ACA designation will continue to protect their external features such as roof, walls, windows, boundary treatment etc.

5.2 Townscape Character Appraisal

a) Visual Character

Kiltarnan is situated at the foothills of the Dublin Mountains and although only 13kms from Dublin city centre it is very much a rural community. The overall visual character of Enniskerry Road, south of Kiltarnan Bridge is one of a long linear wide country road flanked by mature deciduous trees with a pleasant enclosed feel to it. Few breaks are visible in the blanket of greens and browns that rise high above the road. Intersecting roads are even concealed from obvious sighting by tree coverage. The road, although rural, projects itself as a determined route on a north south axis linking the Wicklow and Dublin Mountains. The impression given by the road and its context is very much a definite through road leading from one destination to another.



Photo 3: External character of Moss Cottages looking north

Although located at the foot of the Dublin Mountains the topography of this road is relatively a flat one, with only undulating slopes breaking otherwise level terrain. Most of the road is bounded by granite rubble walls overgrown by green vegetation cover which then blends into the trees rising behind. At the time of the survey, mid-summer, the green coverage flanking the road was very dense limiting views into surrounding fields or houses. Few elements of street furniture were evident. A cast-iron cylindrical green painted letterbox is located to the corner of Enniskerry Road and Barnaslingan Lane, opposite the former post office and beside the former post office, now in use as a gallery, sits a modern phone box abutting a granite wall.

b) Plots and Boundaries

The cottages front onto a wide footpath surfaced with tarmac, which has a concrete drain that runs parallel with the terrace and is terminated to the road edge by a raised concrete lip. There is rear access afforded to each house through a passageway located to one end or between semidetached structures. The majority of rear yards have been built in giving the houses extra internal space in the shape of returns. Beyond the original yard space each house has access to a larger rear plot. There is no development seen in the rear plots only to the rear yards.



Photo 4: Tarmac surfacing to front of cottages

c) Density/ Building Use

All nine cottages are in residential use. The immediate area comprises low density, low rise residential development. The present population of Kiltarnan is only one thousand, which indicates the slow growth that has taken place here over the years. Piecemeal development of mainly detached private houses has been seen but many of these are built back from the road with tree-lined avenues shading them from view. The population is predicted to grown to ten thousand in the near future as Dublin expands beyond the city limits. This will have a major effect on the rural quality of life and low-density residential development evident here at present

d) Street Furniture & Surfacing

There is little street furniture along this stretch of road. A free-standing cast-iron post box is located close to the original post office which is now in use as the Kiltarnan Art Gallery. The road and footpath here are constructed out of tarmac. The footpath has concrete edging fronting onto the road side.

e) Vistas

The view south from Kiltarnan Bridge stretches quite far into the distance with tall greenery terminating the vista of the road beneath a backdrop of the Wicklow Mountains. The view north is terminated by the curve of Kiltarnan Bridge turning west with tree coverage beyond.

5.3 Landscape Character Appraisal

a) Open space

There is little open space in the surrounding locality that can be identified as public. Private lands are hidden from view from the road edge by walls and tree coverage. The former post office has a large car park area to the side and rear but it is under ownership of the structure that is now in use as the Kiltarnan Art Gallery and is used by the clients of the gallery. Each structure has a rear plot which stretches west beyond the immediate yard space.

6.0 Threats & Opportunities

Negative Elements

- Television aerials and satellite dishes attached to chimneystacks or gable ends appear disordered and untidy. They interrupt the intended roofscape of the terrace.
- Painting granite, although sometimes carried out to disguise failed surfaces, diminishes the natural grain of the material. In addition to this it reduces the porosity of the stone surface which decreases the rate of natural evaporation from the structure. The brick window surrounds on 7, 8 and 9 are also painted over; however this may have been the original intention in order for them to mimic the rendered surrounds of numbers 1-6.



Photo 5 and 6: Exposed granite quoins in original state and later painted quoins

- Alteration of openings. Window openings being altered from their original proportions directly affects the façade composition. A front entrance porch has been added to No 9 Moss Cottages, the most northern cottage. The porch interrupts the intended architectural composition of the cottage and alters the symmetry of the terrace.
- Piecemeal replacement of doors and windows, in varying styles and materials different from the original design, reduces the architectural merit of the cottages in terms of diminished primary material. It can also have a negative impact on the intended visual composition and symmetry of the row of cottages.



Photos 7-10: Enlarged window openings and later entrance doors.

- The residents of the cottages have no designed vehicle space, as when originally built the cottage occupants would have probably been within walking distance of work and would not have been able to afford carriages, therefore the wide footpath to the front of Moss Cottages is used by the residents as a space to park their cars. Although the closeness of parking is functional and practical for the residents, the presence of cars parked outside each cottage substantially weakens the intended architectural composition and neat linear character of these low-rise cottages.

Positive Elements

- The condition of the row of cottages appears good. No structural damage is obvious. Roofs are intact, certain repairs are necessary to replace fallen and slipped slates and ridge tiles and maintenance is required on rainwater goods and chimneys

- The majority of the cottages have managed to retain a substantial amount of original fabric including stone and brick quoins, granite window sills and door steps, original roofing material including slates, brick chimneystacks and cast-iron rainwater goods. Policies for the ACA should recommend retention as well as repair and maintenance of existing historic material over replacement.



Photos 11-12: Original slates and granite threshold to entrance

- No cottages are derelict. All cottages appear lived in and maintained, at least, to a minimum level. Front sites are looked after and presentation appears important to the residents.
- There is little new development in the area. The majority of buildings are historic or hidden from view by distance from the main road and tree coverage. This offers the opportunity to introduce design guidance in terms of material, scale, density and height prior to the development pressure that is predicted for this area in the coming years.
- Although many piecemeal changes have been made to the houses, such as replacement of original windows and doors and painting over of brick and stone detailing, most of the changes are incidental and reversible. This offers the Council the opportunity to develop objectives and give design guidance in relation to restoration of character. For example future replacement of failed existing windows and doors may be done with replicas of the original style and material.

7.0 Assessment of ACA in terms of Categories of Special Interest

Architectural Interest

Moss Cottages receive architectural merit as they are an exemplar of a building type typical of workers or estate cottages at the turn of the 19th century. Architectural interest is also attributed for the positive contribution that the row of cottages has on its setting and streetscape. The symmetry of the nine cottages lends a harmonious and pleasing aspect to the character of this rural area.

Historical Interest

Historical special interest is afforded due to the connection that the cottages have with the mill that provided work for the occupants when first built. The mill played an important part in the development of this part of Kiltarnan.

Social Interest

Social merit is attributed to Moss Cottages as the row of houses was originally built to accommodate labourers working in the local Moss Mill. This is significant as it illustrates the social philosophy of a past age when philanthropically-minded industry owners occasionally built accommodation for their workforce. Social merit is also afforded to the presence of the wrought iron vernacular gate that guards the access to the rear plots between No. 6 and 7 Moss Cottages.

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

8.0 Implications for Planning and Development

The aim of designating Moss Cottages an Architectural Conservation Area is to protect the special external expression of the buildings by managing change in a positive manner.

In general terms, there is a requirement under the Planning and Development Act 2000 that planning permission be sought for all development works except those considered exempted development. The regulations governing exempted development are set out in the Planning and Development Regulations 2001.

Section 4 (1)(h) of the Planning and Development Act 2000 also lists developments which constitute exempted development, it states:

"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 uncertainty 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, on payment of the prescribed fee, request in writing from the Planning Authority, a Declaration in relation to the query.

Implications of ACA Designation

Section 82(1) and (2) of the Planning and Development Act 2000 states: -

- (1) *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.*
- (2) *In considering an application for permission for development in relation to land situated in an ACA, a planning authority, or the Board on appeal, shall take into account the material effect (if any) that the proposed*

development would be likely to have on the character of the architectural conservation area.

In affect, ACA designation assigns significant restrictions on works to the exteriors of structures within the boundary of the ACA.

Presently all buildings comprising Moss Cottages are Protected Structures. However, it is the intention of the Conservation Division to delist No's 258-266 Moss Cottages while designating an Architectural Conservation Area. The obligations of owners and occupiers of Moss Cottages will vary according to the status of the buildings, they are as follows:

Protected Structures

If the buildings remain designated Protected Structures, owners and occupiers 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 and its interior, which contributes to its special interest. Owners and occupiers proposing to carry out any works to a protected structure including essential repair and maintenance works, are advised to request a declaration from the Planning Authority under Section 57 of the Planning and Development Act 2000. A declaration issued under this section sets out the type of works the Planning Authority considers would or would not materially affect the character of the structure or of any element of that structure, which contributes to its special interest.

Non-Protected Structures

If the buildings are removed from the Record of Protected Structures, owners and occupiers should be aware that works which, in the opinion of the Planning Authority, would materially affect the *external* character of the Moss Cottages ACA will require planning permission. Clearly this will depend on details of each proposal, but it is likely to include the following:

Works likely to affect the character of the ACA.

Roofs:

- The removal of the original roofing materials and their replacements with modern material such as fibre cement tiles.
- The removal of existing chimneystacks and early terracotta or clay pots.
- The installation of solar panels, roof-lights and dormer windows to the front pitch
- The erection of communications antennae or support structures for same to the front elevation.
- The removal of original rainwater goods such as the gutters and downpipes and their replacement with modern material such as uPvc to the front elevation.

External Walls (Front elevation)

- The removal of the external render, in whole or in part, or the plastering over of exposed granite detailing to the surrounds and quoins.
- The external painting of previously unpainted surfaces.

Openings (Front elevation)

- The alteration or enlargement of original window openings. The installation of aluminium and uPvc windows are not considered appropriate.
- Replacement of entrance doors in an inappropriate style, material or method of opening.

Boundary Treatment:

- Much of the original boundary treatment that historically demarked Moss Cottages notably the setts to the front site has been sadly lost. The front site which is used for parking and private open space should be managed in a manner that retains a consistent finish with only high quality materials used that are sensitive to the setting of the terrace. Any new physical boundaries to the front site that are not in keeping with the setting and character of Moss Cottages may require planning permission if considered inconsistent with the overall appearance of the ACA. Any future landscaping proposals or changes to the front site which currently serves as off street parking should possibly include the reinstatement of the granite setts.

New Extensions:

- The majority of the buildings already have a rear extension. Any proposed new additions should aim to minimise the impact of the extension by considering the following; planning restrictions, sensitivity of the setting and the distinctive palette of materials. A contemporary high-quality design should be encouraged.
- The construction of entrance porches are not considered appropriate and would be inconsistent with the uniform character of the terrace.

Amalgamation of properties:

- Planning permission is required for the amalgamation of properties whether they are located within an ACA or not ,under the terms of the Planning and Development Act 2000. If permission were to be granted for such works, the original proportions of the front elevation should be kept.

Works not affecting the character of the ACA.**Maintenance & Repairs:**

- All original or early features/materials should be retained and repaired where possible, as these positively contribute to the character of the terrace and enhance the uniformity of the terrace. Where replacement is necessary, it should be on a like for like basis.

Internal alterations:

- It is the intention of the Conservation Division to delist No's 258-266 Moss Cottages from the Record of Protected Structures. As non-protected structures any internal alterations or re-arrangements would not require planning permission providing they do not impact on the external character of the building.

Restoration of Character:

- Where original features have been lost or replaced with inappropriate alternatives, the reinstatement of these features do not require planning permission for example the reinstatement of historically accurate timber sash windows and entrance doors.

Services:

- The positioning of security alarm boxes, electrical boxes, wires and cables should be placed in the most discreet locations in an effort to reduce any visual impact. Where there are any unused services such as these, they

should be removed to enhance the overall appearance and character of the terrace. Electrical and telecommunication wires should utilise any vertical architectural lines i.e. channelling the wires along rainwater good and vertical mouldings.