

SANDYCOVE Architectural Conservation Area

Character Appraisal and Recommendations

2012



SANDYCOVE POINT 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 features. 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.

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 Planning and Development Act 2000 (as amended).

The aim of this document is to identify the special character of Sandycove, 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.

1.1 The Aim of Study

A number of Conservation Areas were identified in the previous County Development Plan. These have now been assigned 'Candidate Architectural Conservation Areas under the current Dun Laoghaire Rathdown County Development Plan 2010-2016. Section 11.3.13. Policy AR10 on Candidate Architectural Conservation Areas states:

“that the Council is committed to assessing these areas to determine if they meet the requirements and criteria for re-designation as Architectural Conservation Areas as set out in the Planning and Development Act 2000 and the Department of the Environment, heritage and Local Government, “Architectural Heritage Protection Guidelines for Planning Authorities.”

The initiation of the Sandycove study arises from the 'Second Programme of ACA Formation' approved by Dun Laoghaire-Rathdown County Council on the 24th May 2007.

The primary aim of this study is to:

- Identify the special character of Sandycove 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.

Sandycove is deemed to have special architectural interest and accordingly it is proposed to re-evaluate the existing Candidate Architectural Conservation Area 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.

2.0 Location & Boundary of Architectural Conservation Area

Sandycove Point is a residential suburb located on a northerly projecting headland between Bullock Harbour and Glasthule. The area around the headland has an outstanding built heritage comprising a diverse collection of Victorian terraced and villa style residences, an acclaimed International Modernist house designed by Irish Architect Michael Scott, as well as varied maritime, defensive and bathing-associated buildings. The headland boasts a sheltered harbour on its western side as well as a park and a beach which provide recreational facilities for locals and visitors alike.

The Candidate Architectural Conservation Area as assessed stretches east from Otranto Place including Sandycove Park, the majority of Sandycove Avenue West, Sandycove Point Road and Sandycove Avenue East.

2.1 Existing Candidate Architectural Conservation Area

The existing boundary of the Candidate Architectural Conservation Area of Sandycove Point starts at the entrance to a residential house called 'The Cottage' located back from the street at the west end of Otranto Place, then extends east to include all structures from this point to Sandycove Avenue West including Sandycove Park. The proposed ACA then turns north to include all structures fronting onto Sandycove Avenue West towards the harbour. The boundary then extends towards the sea from Sandycove Avenue North including all areas of Sandycove Point. Mornington Avenue is included before the ACA boundary turns south down Sandycove Avenue East as far as No. 17 on the west side of the road and to the last house fronting onto the street on the east side of the road.

2.2 Proposed Architectural Conservation Area

The quality of this boundary is coherent in terms of the legibility and presentation of the site as a whole. However, a few alterations were made where it was felt that structures did not warrant inclusion due to lack of architectural merit. The omissions to the proposed ACA include four properties to the west of No's 1 and 2 Otranto Place 6.1(f) and the modern houses

on Sandycove Avenue East 6.1(i). Other small changes were made solely to rationalise the ACA boundary, these include removing portions of laneways and roads notably a section of Sandycove East Lane 6.1(h) and the southern tip of Sandycove Avenue West 6.1(m). Furthermore, non-coherent parcels of land were omitted notably the front garden of 'St Kilda' 6.1(g) with the exception of its boundary wall and gate piers and the garden of a house fronting Sandycove Avenue North 6.1(d).

Extensions to the ACA boundary where necessary to make greater physical sense, such as the inclusion of the rear plots and outbuildings to properties on Sandycove Avenue West 6.1(c) and Sandycove Avenue East 6.1(e), the full parcel of land to Sandycove Lodge 6.1(h) and Mornington House 6.1(n) together with the full length of the laneway to the rear of properties to Sandycove Avenue East 6.1(l). The ACA boundary has also been extended along Sandycove Avenue East to include No's 17-21 6.1(k).

3.0 Historical Development

Before the 19th century the Sandycove Area situated between the two small villages of Glasthule and Bullock was largely uninhabited. The land was rough and was described as being scattered with rocks and water-filled disused quarries. It was mainly popular as a local fishing spot and can be seen in old sketches as having humble cottages built in sheltered locations with timber fishing boats pulled up on the rocks to the foreground. A lifeboat service was established at Sandycove in 1803. The lifeboat was housed in a boathouse which is now part of Neptune Lodge.

The Martello Tower, of which there are 74 built around the coast of Ireland mainly in the south and east, for the purposes of resisting a much feared attack by Napoleon's French fleet, was erected between 1801 and 1804 and took around six months to build. Many Martello Towers, as in this case, were attached to a battery or fort. The stone towers were built forty feet high with eight-foot thick walls and the entrance door was usually positioned ten feet above the ground under a machicolation from which scalding water could be thrown down on the attacker. The tower in Sandycove is one of the most famous towers as James Joyce once resided here for a short period of time. The opening scene in *Ulysses* takes place on the gun platform of the Sandycove Martello Tower and hence the name The Joyce's Tower. It is since 1964 in use as a Joycean museum and visitor centre and is under the ownership of Dublin Tourism Enterprises.

The battery or fort which forms a massive cut stone bulwark was erected shortly after the Martello tower. The bedrock rises up through the fort to form its highest point. It is thought that a flag staff rose from the centre of the battery with which to communicate messages to the old telegraph station on Dalkey Hill, which had a similar mast. During the Second World War searchlights and guns were stationed on the battery. The battery is now part of a private house which was converted in 1955 from the existing garrison building. A total number of thirty-six artillery men were stationed here in its heyday.

The harbour was completed in 1864 to facilitate boating and fishing activities, but by the late 19th century the harbour was no longer in active use by Dublin Port and the Docks Board and was falling into disrepair. However the area around the harbour has always been popular as a bathing destination. Known locally as the Forty Foot, it is thought to have been the army presence at Sandycove Point which first established the all male bathing tradition. The origin of the name Forty Foot has attracted many theories, ranging from the presence of the fortieth foot regiment in the battery, to the forty foot wide Marine Road in Dun Laoghaire or that the sea is forty foot deep at this point. However according to Pearson it is most likely due to the fact that the place was called the Forty Foot Hole since about 1800. Many deep water pools around the Irish coast noted for their excellent fishing were referred to as holes.

Although it was a well established bathing area, it did not have many facilities until 1880. It was around this time that the Sandycove Bathers' Association was formed. In 1909 the local authority won a case over the Bathers Association which forced them to spend nearly £2000 in making improvements at the Forty Foot. Dangerous rocks were removed, steps were carved into the rock-face, ladders affixed, screen walls built and winter storm damage repaired. Since this time it has been well maintained and it is now enjoyed equally by both male and female bathers. In addition to the Forty Foot open sea bathing area, reference has been made as early as 1838 to hot and cold water baths in Sandycove. They were originally under the ownership of Mr John Walsh and were first known as Walsh's Baths and then as the Sandycove Ladies' Baths. They now stand on the edge of the coast north of Sandycove Park. It was the extension of the railway to Dalkey in 1844 and the eventual building of a station at Sandycove that boosted the residential development and popularity of the district which coincided with Dun Laoghaire becoming a booming Victorian town facilitated by its new harbour. At this time land was sold to speculative builders. At one stage much of the lands in Sandycove belonged to the Proby Estate. The Proby estate at Sandycove and Dalkey came into existence following the marriage of a Proby to the heiress of the Allen estate in Stillorgan in the late 18th century. The Allens were builders in Dublin and at the time of Charles I they acquired much land in south County Dublin including that of Sandycove. In the beginning of the 19th century Admiral Proby

made five leases of coastal lands in Sandycove on which villas and terraced houses were built by speculator developers. The first Proby leases in Sandycove appear to date from 1803. Many houses built between 1830 and 1850 were let to summer visitors for high rents. Many of these visitors were middle class merchants or professionals living in terraced houses in the city centre who resided in the cleaner fresher air of a coastal town such as Sandycove for the summer months. After some time the freeholds of these houses were bought out by tenants from the original leaseholders and became permanent residences.

Although the majority of houses within the study area date to the time of speculative building in Victorian times there is an impressive diversity in the architectural styles from before and after the Victorian period. One such example is 'Geragh' built by Architect Michael Scott in 1936 as his own residence at Sandycove Point.

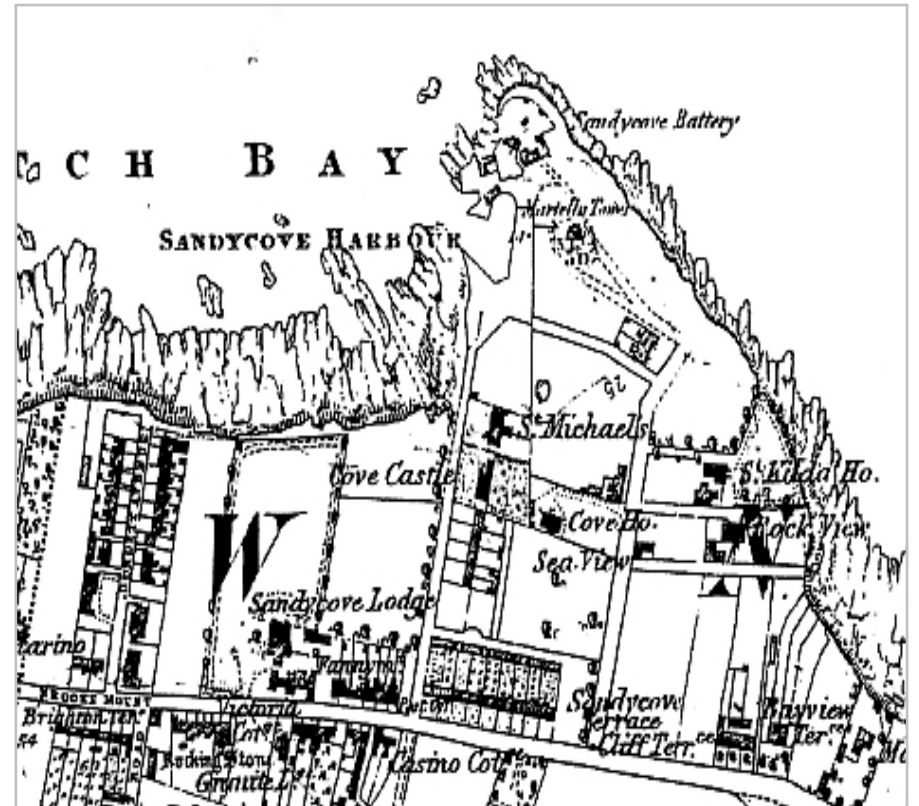
3.1 Cartographic History

The first Ordnance Survey map for the area of Sandycove Point, the 1837 OS, depicts the land prior to its main period of development. The harbour with its two piers is shown. The Martello Tower has been built as has the Battery and a number of buildings on the point, including 'Seaspray' and 'The Billows' to the east side of Sandycove Point Road. A number of houses on Sandycove West are present including the present day No's 4, 5,

6, 7 and 8. A structure labelled 'Cove Castle' sits in the same location as the present No. 9 but has since been demolished as No.9 is a 19th structure. On Sandycove Avenue East 'Ellerslie' and No. 14 are the only houses fronting onto the street that are indicated. 'St Kilda,' which has its entrance located within the proposed ACA back from Sandycove Avenue East is shown, having been built at one remove from the road. The map shows a building occupying the site of the former bath houses, however it is shown to have a different footprint, indicating it may be a former structure. Directly north of this, a clear and open channel through the shore rocks is shown, which can still be seen today.

Otranto Place, Sandycove Park and the road along the coast towards Marine Parade had not yet been developed. The land along the coast here appears to be in private ownership with one section being contained in the walled demise of Sandycove Lodge, which is shown to front onto Sandycove Road.

By 1907, the Ordnance Survey shows that further development has been carried out to establish Sandycove Point and the lands around as a coastal residential area. The majority of buildings present today appear to have been built at this stage. The Forty Foot is labelled as Bathing Place and is shown to have a structure in place where the present day changing shelter is, and a caretaker's store. 'Seafort House' facing out to the harbour, 'Windward' and the adjacent structure facing out to sea along Sandycove Point Road are shown to have been built, as has



1837 Ordnance Survey Map depicting

Mornington Avenue with 'Carrig Na Chattan' house. 'Ballareena,' the first house on the north east side of Sandycove Avenue East and the terrace of houses to the south east side of the same road including No. 1 to 6 have been developed at this time. To the north west of this road No. 9 to 13 have been built.

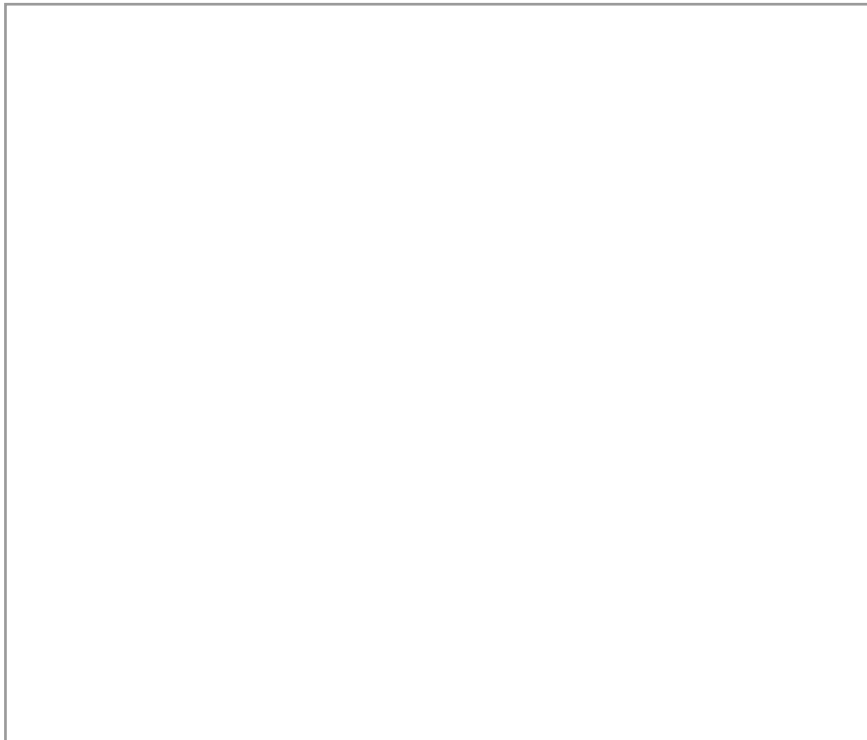


1907 Ordnance Survey Map depicting Sandycove Point



1937 Ordnance Survey Map showing Sandycove Point

On Sandycove Avenue West the terrace of houses No. 10 to 16 are depicted as are 'Ardeeven' and No. 24 to 30 on the west side of the road. A structure in the location of the former 'Cove Castle' now appears with a different footprint representing the present structure, which replaced the original castle. A new bathhouse, labelled 'Sandycove Baths' is shown to the north of Sandycove Park, which is now in existence. The park is represented as having paths crossing an open space in a diamond pattern. Otranto Place then called Otranto Avenue stretches west from Sandycove Avenue towards the east boundary of 'Sandycove Lodge'.



1974 Ordnance Survey Map showing Sandycove Point

The 1937 Ordnance Survey map shows two slips erected in the harbour and a number of houses located along Sandycove Avenue North developed. Otranto Place now joins up with Marine Parade to continue along the coast towards Dun Laoghaire.

The 1974 Ordnance Survey shows the area in great detail. 'Geragh', Michael Scott's International Modernist house (curiously not indicated on the 1937 map) has been built on the northern limit of Sandycove Point Road. The bathhouse in front of the park is now labelled Club House.

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 2010-2016; 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.

Protection/ Zoning Afforded

30 buildings contained within the proposed Sandycove ACA are listed in Schedule 1, The Record of Protected Structures of Dun Laoghaire-Rathdown County Council's Development Plan 2010-2016. This affords the buildings protection under Part IV of the Planning and Development Act 2000.

The area from high tide to low tide surrounding the coast is shown to be a Proposed Natural Heritage Area. This ensures the protection of the natural heritage of this coastal area under the remit of the Wildlife Act 2000.

In addition Sandycove Point is shown to include two sites of Archaeological Interest. These sites are listed in Schedule 2 of Dun Laoghaire-Rathdown's Record of Monuments and Places which is contained in the County Council's Development Plan 2010-2016.

RECORD OF MONUMENTS AND PLACES		
Structure name	Location	RMP No
Martello Tower	Sandycove Point	023-019
Battery Wall	Sandycove Harbour	023-062

These two structures are also defined as Protected Structures. Therefore they are protected under the National Monuments Act

RECORD OF PROTECTED STRUCTURES		
Structure name	Location	RPS No
St Anne's	1 Sandycove Avenue West	1242
	2 Sandycove Avenue West	1233
	3 Sandycove Avenue West	1223
	4 Sandycove Avenue West	1218
	5 Sandycove Avenue West	1211
	6 Sandycove Avenue West	1202
	7 Sandycove Avenue West	1192
The Cove	8 Sandycove Avenue West	1172
	10 Sandycove Avenue West	1123
	11 Sandycove Avenue West	1112
	12 Sandycove Avenue West	1103
	13 Sandycove Avenue West	1098
	14 Sandycove Avenue West	1088
	15 Sandycove Avenue West	1072
	16 Sandycove Avenue West	1060
	Ardeevin	23 Sandycove Avenue West
Bloom Cottage	24 Sandycove Avenue West	1196
Dysart	25 Sandycove Avenue West	1207
	26 Sandycove Avenue West	1215
	27 Sandycove Avenue West	1227
	28 Sandycove Avenue West	1239
	29 Sandycove Avenue West	1250
	30 Sandycove Avenue West	1255
Sandycove Harbour		1899
Geragh Haus		1015
Martello Tower (Joyce's Tower)		1027
Battery Wall		980
	1 Otranto Place	1186
	2 Otranto Place	1180
Carraig na Chattan	Mornington Avenue	1589

2004 and the Planning and Development Act 2000. The qualities of archaeological and architectural interests are not mutually exclusive and certain structures can have both qualities and be protected by both Acts.

The overall condition of the majority of structures is good. Cast-iron elements are painted regularly, as is evident from the absence of corrosion especially considering the high level of salt present in the air, which increases the likelihood of rust. No significant structural decay is visually apparent suggesting that repair and maintenance works are being carried out on a regular basis. Open joints are visible in the granite piers and walls surrounding the harbour, however the construction of these piers employs such heavy massing that the open joints are not necessarily destabilising for the piers in the short term. However prudent maintenance of the quay walls will be necessary.

In addition, Sandycove is contained within Zone Objective A: To protect and/or improve residential amenity. The open space areas are contained within Zone Objective F: To preserve and provide for open space with ancillary active recreational amenities.

The following Development Plan Objectives apply also to Sandycove and are illustrated on Map 3 and Map 4.

- 'To preserve Views'.

- 'Public Right of Way'.
- 'O/O' designation which refers to 'No increase in the number of buildings permissible' for the northern portion of the ACA.

Specific Local Objectives

- Objective no. 77, To prepare a Local Area Plan for Dun Laoghaire.
- Objective no. 93, To promote the development of the Sutton to Sandycove (S2S) Proenade and Cycleway.



Joycean Museum Martello Tower

5.0 Character Appraisal

5.1 Architectural Character Appraisal

a) Building Type

The majority of structures in the proposed ACA are residential houses of a higher socio-economic type, built by speculative developers in Victorian times. They are not built to uniform specification and vary from one to the next although there are distinct characteristics which reoccur in the locality.

The main types of residential houses include two to three-bay, single to two-storey over open-basement terraced and semi-detached rendered houses with stucco mouldings to window and door openings and roofs hidden behind parapet walls. Centrally located entrances flanked by canted bay windows are common. The majority of houses are set back from the road with small front gardens bounded by granite plinth walls surmounted by cast-iron railings. Pedestrian gates supported on granite or rendered piers give access to the sites. Parking is predominately on street as the majority of houses have retained their original front gardens with pedestrian entrance only.

Outside of this type, the building typology becomes more diverse with an eclectic mix of marine, defence and modernist structures of note including the Martello Tower, the Battery Wall,



Arts and
Crafts style
detached
house



Terraced,
three-storey
over
basement



Terraced
single-story

Sandycove Harbour, The Forty Foot bathing area and Geragh, Michael Scott's International Modernist house.

Many of the structures have not been altered substantially since their original construction date. Accretions such as entrances porches, canted bay windows and returns have been added. Minor alterations and incidental replacement of historic materials have also been carried out including uPVC replacement of cast-iron rainwater goods, cement tile replacement of slate roofs, modern timber doors replacing original panelled doors and replacement of a number of original sash window with timber casement or uPVC windows.

The overall condition of the majority of structures is good. Cast-iron elements are painted regularly, as is evident from the absence of corrosion especially considering the high level of salt present in the air, which increases the likelihood of rust. No significant structural decay is visually apparent suggesting that repair and maintenance works are being carried out on a regular basis. Open joints are visible in the granite piers and walls surrounding the harbour, however the construction of these piers employs such heavy massing that the open joints are not necessarily destabilising for the piers in the short term. However prudent maintenance of the quay walls will be necessary.



Bath houses



Sandycove harbour



Forty Foot Bathing Area

b) Building Material & Architectural Detailing

Stone: The predominant material used in footpath edging, sills, steps, walls and piers is granite as it is the natural stone of the area and was quarried in Dalkey. Dalkey granite has a light grey/beige stippled appearance with specks of black, white and silver. It is a hard-wearing igneous stone that does not easily weather therefore it is ideal for use in road edging and steps. In some cases walls and steps have been rendered over with cement. This diminishes the character of the textured stone and should be avoided. In many cases stone steps or walls require re-pointing with a suitable mortar.

Brick: Chimneystacks have been constructed out of brick and in many cases rendered over with cementitious mortar to prevent against weathering. It has been used in the construction of structures such as the Bath House and others but in many cases the brick structures have been rendered over for extra protection from the harsh seaside elements.

Slate: Many of the roofs in the proposed ACA are hidden behind parapet walls. Hidden roofs were a common style in Dublin dating back to Georgian times. A variety of different materials are seen used for roof coverings in Sandycove including slate, which was used commonly during the construction of the terraced houses during the 19th century. The slate was imported

from Bangor in Wales and was blueish in colour lending them the name Bangor Blues.



Typical cement-rendered chimneystacks

Timber: The majority of windows in the proposed ACA comprise timber sash windows, commonly single or double panes set into timber frames. Canted-bay and oriel windows are seen but in many cases were a later addition to the houses. Timber is still widely used and replacement of sashes with timber replica windows is more common here than the insertion of inappropriate uPVC windows. Exposed timber can be seen in the construction of 'Carrick' and 'Killbarron' facades on Otranto Place and Rockfort on Sandycove Point Road

Cast-iron: Evident in rainwater goods including hoppers, gutters and downpipes. It is also used for railings surmounted on granite

plinth walls seen bounding sites to the road sides and also for pedestrian and vehicle gates. Some of the cast-iron work is decorative as well as functional. In cases where the cast-iron has suffered heavy exposure to the elements, especially the salt present in the sea air, it has corroded. In areas of the Forty Foot where ladders and rails are made of cast-iron they have become corroded and in the worst cases require replacement.



Cast-iron detail within the ACA



Concrete: Prominent in the construction of structures such as 'Geragh' and the bathing shelters of the Forty Foot which were constructed in the first half of the 20th century. Cast concrete can also be seen in footpath and road surfaces. Many houses and boundary walls throughout the area are also rendered with cement-based renders. Cement roof tiles are also common but these are more recent and have replaced many original slates roofs throughout the twentieth century when they became cheaper to use than slate.

uPVC: is used in gutters and downpipes and also but to a much lesser extent in replacement windows and doors. The use of this modern material is uncharacteristic of the area and should be discouraged.

Steel: Metal windows at 'Geragh', while not all original, are representative of the material and style prevalent during the modernist era, where metal windows were considered to be much more sleek and functional compared to heavier timber frames. Timber is a more practical material.

Terracotta: Chimney pots and ridge tiles are made from terracotta.

c) Key Building RPS

The following buildings are protected individually by inclusion on The Record of Protected Structures. However every other structure located within the ACA boundary is significant in terms of their architectural heritage, albeit to various levels. It is our opinion that the ACA designation will offer adequate protection to all architecturally significant structures in the ACA. Therefore no further structures have been recommended for inclusion on the RPS.

- Numbers 1 and 2 Otranto Place,
- Numbers 1-8, 10-16 and 23-30 Sandycove Avenue West,
- Geragh and the Joycean Tower, Sandycove Point Road,
- Carrig na Chattan on Mornington Avenue.
- The Martello Tower
- Battery Wall
- Sandycove Harbour



Geragh, Sandycove Point Road



No's 1+2
Otranto
Place



23-30
Sandycove
Ave West



Martello
Tower

5.2 Townscape

Character Appraisal

a) Visual Character

Sandy Cove Point is visually diverse and comprises different characteristics including that of a Victorian terraced residential neighbourhood, whose physical form comprises a rocky coastal headland with a sheltered harbour and popular bathing place. Each road and distinct area, has been examined in terms of its character.

Sandy Cove Avenue West: Residential Avenue & Through Road. This area is characterised as a Victorian seaside residential avenue, with elegant rendered two-storey over basement terraced houses on the east side of the road facing single-storey rendered houses on the west side of the street. All houses are set back from the road edge with roofs hidden behind parapet walls and steps ascending to front entrances. Front gardens are bounded by rubble stone or rendered walls surmounted by cast-iron railings. Access is gained to the majority of properties through cast-iron pedestrian gates supported by rendered or cut stone piers. Concrete footpath extends from the property boundary to the road edge. Double yellow lines restrict parking to the east side of the road while the absence of parking restrictions allows residents to park on the west side of the road.



Sandy Cove Ave
West looking
towards harbour



Junction
between
Sandy Cove Ave
East, North, and
Mornington Ave



Sandy Cove Ave
East

Sandycove Avenue North: Through road with access to residential properties.

This street is different in character to the east and west avenues as it was developed in the mid 20th-century. The houses along this street are not included in the proposed ACA but the street frontage is included. This is felt to be an acceptable arrangement as, although the architecture along the street does not merit inclusion, omission of the street in its entirety may result in it being overlooked in terms of aesthetic improvements. This street begins and ends with substantial side elevations of the corner houses fronting onto Sandycove Avenue East and West. The street frontage in between comprises boundary walls of varying materials with timber doors and vehicular gates giving access to houses that are set back from the road, some completely hidden from view behind high rendered walls. This street is always busy, exacerbated by cars parked by those using the Forty Foot bathing area. Double yellow lines to the south side restrict parking to this side.

Sandycove Point Road: Access Road & Scenic Route.

This concrete road extends from Sandycove Avenue West around the peninsula to Sandycove Avenue East. It offers access to Sandycove Harbour and its beach, the Forty Foot bathing area, the Martello Tower in use as a Joycean Museum, Michael Scott's International Modernist structure 'Geragh', the former battery



Sandycove Point Road looking east

and garrison building, now in use as a house, and a small number of residential houses. The visual character of this road is diverse with varying styles of structures and building materials. In addition to this, the road level varies from close to sea level at the harbour to the elevated point where the Martello Tower looks out to sea. Disabled parking is provided in front of the harbour and space for a number of cars is provided for close to the Forty Foot. However a sign requesting the public to 'please allow for ambulance emergency access' restricts cars parking along most of the narrow concrete road.

Otranto Place: Seaside Residential Street.

This road comprises semi-detached and detached houses set back from the south side of the road edge overlooking Sandycove Park, which slopes northwards down to the coast offering views across the bay from Dun Laoghaire to the Forty Foot. This road is less enclosed than other streets in the area, as there is no built development on the north side, only the park descending down to the bathhouses. Double yellow lines on both sides of the road prohibit car parking along this stretch of the coast.

Sandycove Park: Recreational Park.

The park, which lies to the north of Otranto Place, is a late 19th-century park having meandering lanes and randomly located modern concrete, timber seating and two commemorative sculptures. The park fronting onto Otranto Place at its southern boundary is elevated, however it gradually slopes downhill to its northern boundary, which is terminated by the red brick bath house. As the park is sloping southwards, views out across the bay from Dun Laoghaire Harbour to Sandycove Point can be enjoyed from most locations. The planting in the park appears organic and uncontrolled, little structure is seen in the choice of plants which appears more to have evolved naturally than to have been planted purposely. In addition there are a number of evergreen trees and laurel hedges. Meandering tarmac paths give the park a permeable character, however the visual journey afforded to the walker is poor, with badly maintained edging,

seating and planting. The park is under-valued considering its location, the views and the potential to reuse the bathhouse.

Although diverse in building style, use and material, and varied in both natural and man-made landscapes, the area of Sandycove Point manages to combine all characteristics harmoniously into what has become a picturesque Victorian seaside residential location, thriving bathing place and a cultural tourist destination.



Sandycove Park

b) Plots and Boundaries

The majority of plots of the houses laid out in the 19th-century by speculative builders are similar in width and length, most houses being set back from the road edge with a garden to the front and rear yard or garden to the back. The plot boundaries forming the road corridors define the streetscape in the area. The plots of houses located on Sandycove Point and to the northeast side of Sandycove Avenue East are larger than elsewhere in the proposed ACA area. This is due to the houses pre-or post-dating the speculative building period where plots were laid out to standard, smaller specifications.

The front boundaries in this locality vary from site to site, however there is a traditional boundary treatment which fronts the majority of terraced and semi-detached Victorian residences on Sandycove Avenue East and West, and which comprises a rubble stone plinth wall surmounted by cast-iron railings with a cast-iron pedestrian gate supported by granite or rendered piers. Commonly hedgerows are grown behind the boundary wall or railing. In many cases the rubble stone walls, which may have been originally rendered with lime render, have been re-rendered with cement render. A number of cast-iron decorative gates and railings have been replaced by mild steel gates and/or timber fencing in more recent times. In certain cases, occupants have removed the front boundary altogether allowing cars to be parked. The incremental removal or replacement of original material reduces the group impact that the common boundary

treatment has on the streetscape and should be avoided. Sites located along Sandycove Point Road and Otranto Place differ only in as much as most have vehicular access.



Cement-rendered boundary walls broken only by pedestrian gate



Granite rubble boundary wall

Sandy Cove Avenue North has a different treatment. Along this road, boundaries to the south side of the road comprise rendered walls with brick piers supporting mild steel vehicle gates. The houses along this side of the road, which are not contained within the boundary of the ACA, are modern houses built in the mid 20th century. It is noticeable that little stone or cast-iron was being used at this time, with people favouring the use of concrete, brick and steel for economic reasons. The opposite side of the road comprises the rear boundary walls of properties fronting onto Sandy Cove Point Road. This side comprises high rendered walls with pedestrian doorways and vehicle gates, which block any view into the properties.

c) Density Building Use

The grain of the development within the proposed ACA is characterised by average sized terraced and semi-detached houses with medium sized gardens. This is clear on maps where plots are quite formal and similar in size within the speculatively developed areas. These houses occupy plots of on average one eighth of an acre.

In surrounding areas a number of houses and larger gardens have seen new development of modern apartment blocks but this is not the case within the proposed ACA area. The majority of structures located in the proposed ACA are in residential use. However there is a variety of maritime, recreational and cultural

uses between the harbour, the Forty Foot bathing area, Sandy Cove Park and the Joycean Museum.

d) Street Furniture & Surfacing

There are a number of interesting elements of historic street furniture within the ACA, including stone posts on the south pier, granite kerb stones, plinth walls and cast-iron railings throughout the entire area, an old lamp standard in the park (off Otranto Place), a cast-iron post box on Sandy Cove Avenue East. Many historic maritime related elements are present as well, which enhance the character of the area greatly. These include a cast-iron mooring ring embedded in a granite slab in front of the slip, cast-iron ladders and cut-stone granite cantilevered steps in the harbour.



Modern street furniture to Sandy Cove pier area

In the park modern granite plaques and benches commemorating local individuals appear randomly placed. The majority of street-signs and lamp-standards are contemporary and functional in design, post-dating the 1950s. There does not appear to be a standard lamp-post type as they vary from one contemporary style to another. Lamp-posts in some cases double up as electricity pylons. This minimises the amount of pylons needed, which reduces the impact on the streetscape and skyline. However many existing metal poles are corroded due to the high level of salt in the air. New poles have been erected beside existing corroded ones pending removal of the older poles.

e) Prominent Vistas

There are a number of important vistas in and out of Sandycove Point. The picturesque headland of Sandycove Point can be seen from Otranto Place, Sandycove Park and from the east along Sandycove Point Road. Several different views offer interestingly distinct aspects of the rocky headland together with its impressive collection of buildings. The view out from the Point, west to Dun Laoghaire and Howth and east to Bullock Harbour are equally impressive. Dun Laoghaire town and harbour has a distinct and recognisable skyline with two church steeples rising above the terraced seafront houses with the long extending arms of the harbour stretching eastwards. The view of Dun Laoghaire can also be seen framed between a pair of granite posts when looking from Sandycove Avenue North west.



View from Otranto Place across Scotsman's bay towards the Forty Foot



View of Martello Tower with C20th 'Geragh'



View from Sandycove Park to Dun Laoghaire

5.3 Landscape Character Appraisal

a) Private/Public Space

There are four main public recreational areas within this proposed ACA including Sandycove Park, The Harbour, The Forty Foot, and an area to the east of Sandycove Point Road which comprises a grass verge dropping down to a pebble beach.

Sandycove Park

The park, located on the seaside of Otranto Place, comprises a relatively open green space with meandering paths. The land slopes downhill from Otranto Place to the bath houses fronting onto the coast. The park is not fully presented in a legible manner: the paths, although they lend permeability to the space, tend not to lead the walker on a visually interesting journey. They are poorly maintained, with tarmac failing in places leaving surfaces uneven and difficult to navigate. The paths are edged with rubble granite stones secured poorly into place by cement and earth. Many stones have become displaced leaving edges uneven and poorly presented. Grass verges are scruffy. The area in front of the bath houses is particularly run-down and dilapidated, leaving the walker with an unsafe and isolated feeling. The majority of vegetation comprises native wild plants such as common ivy and brambles, which gives the park an under-maintained scrubland appearance. Concrete seating has deteriorated over the years and exists today in a poor state with cracks and chips evident. No obvious pattern to the type and

location of planting, the location of memorials or the treatment and orientation of pathways is evident. Notwithstanding these observations, the park has huge potential due to its location and orientation.



Pathway to forty foot bathing area with the bathhouses adjacent Sandycove Park

Harbour/Beach

The harbour and sheltered beach are well presented and although many of the metal elements are corroded and require replacement the overall presentation and legibility are good. The harbour, although built for functional use, is today more commonly used for recreational purposes such as swimming, kayaking and by scuba divers who gain entry into the sea by way of the protected harbour. The seating area on the north pier is well maintained and functions well and is used commonly by bathers.



Sandy Cove Harbour

Forty Foot

The Forty Foot bathing area is well maintained and supervised. It is still a very popular bathing area and is used throughout the

year by hardy swimmers who brave the elements. The steps cut into the natural granite, together with the rails and the shelter provided for swimmers, all function well. The cast-iron railings however are suffering from corrosion. These require repainting and maintenance and in extreme cases replacement.



The Forty Foot

Sandy Cove Point East Beach

The cliff edge requires reinforcement through the planting of specific native plants that increase the stability of the cliff by knitting the earth together. This helps the cliff to protect and rebuild itself against the encroaching coastal erosion. Access to the sea is gained here through a gap in a rubble stone wall. The cement road and footpath at this location is poorly presented

having many cement repairs to both the road and footpath surface rendering them uneven and unsightly.

Private Open Space

Open space beyond these areas is contained under private ownership. It comprises mainly front and rear gardens. Many of the gardens in Sandycove which were laid out by speculative builders are relatively small to the rear of the houses with most open space being laid out to the front of the house fronting onto the street. A certain number of private homes that were not built under the speculative building phase have larger gardens. These include the houses on Sandycove Point and on the east side of Sandycove Avenue East. The majority of gardens appear well maintained.

b) Natural Features

Sandycove Point is characterised as much by its natural environment as it is by its built environment. Natural rock outcrops have remained prominent in the harbour area where they were integrated into the design to form the piers, steps and slips. There are few mature tall trees as gardens are small and shrubs and hedges are more common than the larger tree types. One of the most common larger tree types is the palm tree, which was popular in Victorian times. The majority of houses have hedgerows planted behind front boundary.

6.0 Opportunities and Threats

Negative Elements

- Piecemeal replacement of original doors and windows with different styles and material often reduces the architectural merit of a structure. It can also have a negative impact on the intended visual composition and symmetry of a terrace or semi-detached structure.
- In some cases plinth walls and railings have been removed to allow for parking of vehicles to front sites. Taking into consideration the collective character of the present treatment of front sites with granite plinth walls, cast-iron railings and pedestrian gates, any removal of these diminishes the integrity of the streetscape character.
- In certain cases, lack of repair and maintenance was noted to plinth walls and cast-iron railings and rainwater goods. Overall the majority of houses are well maintained but a certain number require standard repair and maintenance work.
- Lamp post and electricity poles in the area are corroded and appear unsightly. Many poles have a multitude of wires spanning out in numerous directions creating a

chaotic skyline. The presence of duplicate poles lends a sense of untidiness to the streetscape and skyline.

- Footpaths and road surfaces have suffered from incidental repair works where various service operators have necessitated the digging up and relaying of roads and footpaths to access water and gas supplies. The inconsistent surfaces and varying material lends a disorderly appearance to the streetscape.
- Coastal erosion is occurring to the north of Sandycove Point Road, encroaching into the land on the seaside of the road. This requires attention before the land destabilises the road and the foundations of houses.
- Sandycove Park is not used to its full capacity. An overhaul of the park, its planting scheme, path orientation and presentation would improve and enhance the amenity greatly.
-

Positive Elements

- The condition of the majority of structures is good: Roofs are generally in good condition, subject to minor repairs.
- The majority of the structures retain a good percentage of original fabric including granite window sills and door steps, sash windows and timber doors, stucco work to surrounds of windows and doors and cast-iron rainwater goods and railings.
- The majority of structures appear lived-in and well-maintained. Front gardens are looked after and well presented by the residents.
- Although certain piecemeal changes have been made to houses, such as replacement of original windows and doors, most of the changes are incidental and reversible.
- As the majority of houses have no parking space within their plots, residents with vehicles are required to park on the street. The majority of roads have double yellow lines to one side and unrestricted parking to the other. Although on-street parking is not the most attractive element when considering streetscape presentation it is more desirable than the alternative of front garden parking. On-street parking also acts as a traffic-calming measure.

7.0 Assessment of ACA in terms of Categories of Special Interest

Architectural: The area of Sandycove Point is of architectural merit for the impressive variety of architectural heritage, ranging from Victorian terraced houses to Michael Scott's International Modernist house 'Geragh', to the Martello Tower and the harbour itself. The architecture within the ACA is diverse in style, function and material. This diversity lends an interesting quality to the area. In contrast however to the diversity there is a common symmetry, building line and architectural treatment within the terraced houses, which lends a quality of homogeneity to the streetscape.

Historical: Historical merit is afforded to the area for its defensive and maritime associated structures including the Martello Tower, the Harbour, the Battery and the Forty Foot. It has had a long and interesting maritime history with what is thought to be the first established lifeboat service in the world being set up here in 1803. In addition to this, Sandycove Point is also a good example of a Victorian seaside town, which became popular with city dwellers in the early nineteenth century in Dublin when the middle classes became aware of healthier living and chose to move to the seaside for a number of months a year.

Social: Social merit is attributed for the past and present day function of a public bathing area. The Forty Foot has been a

popular place for people to bathe and socialise for over a century and a half. Many bathers are regular daily swimmers that brave the weather to swim everyday of the year. A popular activity associated with the Forty Foot is also the annual Christmas Day swim where hundreds of people swim for charity.

Archaeological: There is archaeological interest in two National Monuments located within the proposed ACA site. The Battery Wall and the Martello Tower are both contained on the Record of Sites and Monuments for Dun Laoghaire-Rathdown County Council Development Plan.

Technical: Technical interest is awarded for the construction of the Martello Tower, the harbour and the battery. All three structures have been constructed using heavy granite blocks which were hewn from local quarries. The quarrying of the stone blocks and the building of these structures is impressive on such a scale.

8.0 Implications for Planning and Development Section 82(1) and (2) of the Planning and Development Act 2000 states:

The aim of designating Sandycove 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

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) 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. **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) of the Planning and Development Act 2000.

The designation of ACA status therefore results in restrictions on certain works to the exteriors of the 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 ACA. It should also be noted that some of the following works already constitute development regardless of ACA designation and would require planning permission.

Protected Structures

At present there are 30 Protected Structures within the ACA, the majority of which, 23, are located on Sandycove Avenue West. 2 on Otranto Place with the Martello Tower, Battery Walls and Geragh and the Harbour on Sandycove Point Road, with the other Protected Structure on Mornington Avenue. The

obligations on owners of these building differ from the majority of those non-Protected Structures contained within the proposed ACA.

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 occupants 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

For the vast majority of the buildings within Sandycove ACA, owners and occupiers should be aware that works which, in the opinion of the Planning Authority, would materially affect the external character of the 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 replacement 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 on the front elevation.
- 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:

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

Openings:

- The removal, alteration or enlargement of original window openings and the replacement of original timber sash



windows with inappropriate modern insertions. The installation of aluminium and uPvc windows are not considered appropriate, as too are casement windows where they are not original.

- The replacement of clear glass panes with reinforced glass or textures glass to the front elevation.
- The introduction of new bay windows to prominent elevations.

- Replacement of entrance doors in an inappropriate style, material or method of opening.

Porch:-

- Erection of entrance porches are not considered appropriate.



Boundary Treatment:

- The removal of any original boundary walls, gate piers or cast-iron railings.
- Any modifications to the width of the entrances.

New Extensions:

- Extensions and all new build that impact on the street-facing elevations of buildings, or would be clearly visible from the public realm.

- A contemporary high-quality design will be encouraged.



Well designed contemporary extensions within the ACA

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

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 ACA, where replacement is necessary; it should be on a like for like basis.

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.

Openings:

- The repair and maintenance of entrance doors and windows and servicing of same.



Range of timber doors within Sandycove ACA

- **Restoration of Character:**

Where original features have been lost or replaced with inappropriate alternatives, the reinstatement of these features do not require planning permission.

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.

9.0 New Development Works

New developments 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.

GENERAL POLICY OBJECTIVES

- The Council will ensure that development in Sandycove 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 Sandycove ACA 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 be encouraged where appropriate 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 a continuous re-development building operation.
- The Council will seek to prohibit the demolition of structures that positively contribute to the character of Sandycove Road ACA, except in very exceptional circumstances in accordance with the current Development Plan policy AR12. Where demolition of a building/structure/item is considered, within the ACA, an

assessment of the impact of the replacement building on the essential character of the ACA will be required.

- The designation of Sandycove ACA will not necessarily preclude the sub-division of dwellings into apartments, extensions, or for 'sensitive infill' – in accordance with the land-use zoning objective O/O of the current Development Plan, or 'change of use' proposals where appropriate, and the re-use of existing entrances/maintenance of original boundary walls where appropriate in order to maintain the essential character of Sandycove ACA.

NEW BUILD –Policy

- The Council will seek to ensure that any development including modifications and/or alterations or extensions affecting structures within the Sandycove 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 (where appropriate) the development of new buildings in Sandycove ACA in accordance with current 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.

- The Council will encourage a sensitive design approach 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.

ALTERATIONS AND EXTENSIONS

- The Council will seek to encourage appropriately scaled extensions and alterations to properties within Sandycove 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 profile of a property shall be carefully and sensitively considered.
- The Council will seek to encourage the retention of original features where appropriate, including windows, doors, renders, roof coverings, and other significant features of buildings and structures within Sandycove Road ACA whether protected structures or otherwise,

whilst simultaneously encouraging a continued diversity of sensitively scaled contemporary and energy efficient designs.



Inappropriate replacement windows.

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:

- Works to the public realm, which includes footpaths, street furniture, parking provision etc, will have to have due regard to the special character of the ACA in line with Policy AR6. Future traffic control measures will have due regard to the context of the Historic landscape/essential character as outlined in this document.
- 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.
- 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 Sandycove ACA seeks to protect buildings, structures and items of architectural interest and will also seek to protect and enhance the spatial quality of the area, 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 views and prospects from insensitive development including landscaping/boundary treatments.

DE-EXEMPTED DEVELOPMENT WITHIN ACA

In summary the de-exempt development classes for Sandycove ACA (with reference to the Planning and Development Regulations 2001 (as amended) are;

Schedule 2, Part 1- Exempted Development – General, including the following classes;

CLASS 1,3,4,5,6,7,9, 11, 50b.

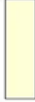





- Extensions (Class 1) – It is Council policy to ensure that planning permission is required for domestic extensions within Sandycove ACA.

- Garages/sheds etc (Class 3) - It is Council policy to ensure that planning permission is required for domestic garages, glasshouses, sheds etc. within Sandycove ACA.
- Signage and pillars (Class 5) – It is Council policy that planning permission is required for alterations to boundary treatments to residential plot boundaries, including entrance gates and pillars and associated signage, on public and private roads within the ACA.
- Landscaping works (including hard surface areas), to domestic plots (Class 6) - It is Council policy to ensure that planning permission is required for such works.
- Domestic porches (Class 7) - It is Council policy that planning permission be required for the addition of porches outside any external door of a dwelling house (also including canopies and awnings).






























Detached two-storey over basement castellated house c1917, Sandycove Avenue West.

USE ZONING OBJECTIVES

- Objective A  To protect and/or improve residential amenity.
- Objective NC  To protect, provide for and/or improve mixed-use neighbourhood centre facilities.
- Objective MTC  To protect, provide for and/or improve major town centre facilities.
- Objective F  To preserve and provide for open space with ancillary active recreational amenities.
- Objective TLI  To facilitate, support and enhance the development of third level education institutions.
- Objective W  To provide for waterfront development and harbour related uses

OTHER OBJECTIVES

- 6 Year Road Proposal  _____
- 6 Year Motorway Proposal  _____
- Proposed Quality Bus/Bus Priority Route  _____
- Public Right of Way   _____
- Proposed Walkway/Cycleway-Sutton to Sandycove (Alignment Indicative Only)   _____
- Proposed Natural Heritage Areas   _____
- Protected Structures  _____
- Record of Monuments and Places (For Areas of Archaeological Potential)   _____
- Architectural Conservation Area  _____
- Candidate Architectural Conservation Area  _____
- To preserve Views   _____
- To preserve Prospects   _____
- To protect and preserve Trees and Woodlands  _____
- To increase in the number of buildings permissible  _____
- Boundary of Local Area Plan  _____
- Specific Local Objective  _____
- To provide accommodation for the Travelling Community   _____
- County Council Housing Programme Site   _____
- To protect and/or provide for Institutional Use in open lands  _____

Legend for County Development Plan 2010-2016

