



**SYDENHAM VILLAS**  
**Architectural Conservation Area**

**Character Appraisal & Policy  
Framework**

**2014**

## **Preface**

The assessment of the special character of the Sydenham Villas Architectural Conservation Area was commissioned by Dún Laoghaire-Rathdown County Council and was carried out *Rob Goodbody BA(mod), Dip Environmental Planning, DipABRC, MA, MUBC, MIPI, MRTPI, of Historic Building Consultants, Old Bawn, Old Connaught, Bray.*

The Character Appraisal, which includes an edited version of the special character report, was prepared by the Conservation Division and Planning Department of Dún Laoghaire-Rathdown County Council.

## 1.0 Introduction

Dún Laoghaire-Rathdown contains a number of areas, which exhibit a distinct character and unique qualities based on their historic built form and layout. This character is often derived from the cumulative impact of an area's buildings, their setting, landscape and other locally important features developed gradually over time. These areas are an expression of our heritage and our identity and contribute significantly to the quality of our lives. These areas will continue to develop and change but their special character is of great value and worthy of protection.

The Planning and Development Act 2000, as amended, provides the legislative basis for the protection of such areas by facilitating their designation as Architectural Conservation Areas, or ACAs.

Under Part IV of this Act, an ACA is defined as a place, area, group of structures or townscape, taking account of building lines and heights, that:

- *is of special architectural, historical, archaeological, artistic, cultural, social or technical interest or value, or,*
- *contributes to the appreciation of Protected Structures.*

A wide variety of areas can be considered for designation as an ACA. For example, an ACA could be centered on an individual building, or a terrace of houses and it may be rural or urban. ACA designation forms the basis for policies to preserve or

enhance an area and provides an element of control over the external appearance of buildings, which make a positive contribution to the character of the area. Planning controls are more extensive with exempted development limited. Any works that in the opinion of the Planning Authority would have a material effect on the character of an ACA require planning permission.

Retaining the special character of an area is best achieved by managing and guiding change on a wider scale than the individual structure. Hence, the objective of the ACA designation is to guide change within an area and ensure future development is carried out in a manner sympathetic to its special character.

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

## 1.1 Aim of study

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

*A number of Conservation Areas were identified in the previous County Development Plan. The Council is committed to assessing these areas to determine if they meet the requirements and criteria for re-designation as Architectural Conservation Areas as set out in the Planning and Development Act, 2000 and the Department of the Environment, Heritage and Local Government's "Architectural Heritage Protection Guidelines for Planning Authorities.*

The primary aim of this study is to:

- *identify the special character of the proposed Sydenham Villas 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.*

## **2.0 Location and boundary**

Sydenham Road lies about three hundred metres to the east of the village of Dundrum, and is approximately parallel to the Main Street. In its original form it ran almost in a straight line southwards from Taney Road to its end close to Overend Way, crossing Upper Kilmacud Road at a slight angle. The southern section, from Upper Kilmacud Road, has been renamed Sydenham Villas in more recent times, leaving only the northern part known as Sydenham Road.

The ground level along the roadway at Sydenham Villas falls slightly towards the south, while the levels also fall across the road, with the properties on the eastern side above road level, and those on the western side slightly below.

### **2.1 Boundary of Candidate Architectural Conservation Area**

The boundary of the candidate Architectural Conservation Area is shown on Map 1 of the Dun Laoghaire-Rathdown County Development Plan 2010-2016. This shows the cACA as defined as including all four houses known as Gordon Ville, Huntersmoon, St Michael's and Pirton at the southern end of the road on the western side and no other properties. The side boundaries include the areas immediately adjacent to the houses, but do not take in the substantial site to the south of the southernmost house, and which is now potential development land. The cACA boundary penetrates back into the properties to the mid-point of the houses, and does not include the rear of the houses or the rear gardens. To the front the boundary is shown as including the public footway, but not the carriageway. The exact boundaries of the proposed ACA are delineated on the map no. PL-13-364 contained in Appendix 1.

### **2.2 Proposed Architectural Conservation Area**

In the light of the assessment of the candidate ACA in this report it is found that these boundaries, in broad terms, are consistent in terms of the legibility and presentation of the area as a whole.

However one amendment is considered necessary so as to rationalise the boundary to include the rear plots to make greater physical sense.

### 3.0 Historical development

The village of Dundrum is of medieval origin, and by the beginning of the nineteenth century it had a population of about five hundred. For the most part these people lived along the Main Street, which was part of the road leading out from Dublin, through Milltown, and on to Powerscourt and County Wicklow. Some substantial houses of the gentry were built in the vicinity of Dundrum in the eighteenth century, and more in the early years of the nineteenth.

With the development and improvement of transport systems an increasing number of people began to move out of Dublin city to find more pleasant environments in which to live, and this became particularly significant due to the lower taxation through local rates that were payable in Dublin County. When the railway was constructed to Dundrum in 1854, with a railway station, the town managed to consolidate and a significant amount of reconstruction took place over the ensuing years.

The map extract in fig 1 shows Dundrum village as it was in 1843 at the time of the publication of the first edition Ordnance Survey six-inch map. To the east of the village Taney Road runs towards Goatstown, with Taney parish church and school adjacent, while Upper Kilmacud Road runs from the southern end of the village. The area to the south of Taney Road and Kilmacud

Road, where Sydenham Road and Villas were later developed was at that time in agricultural use.

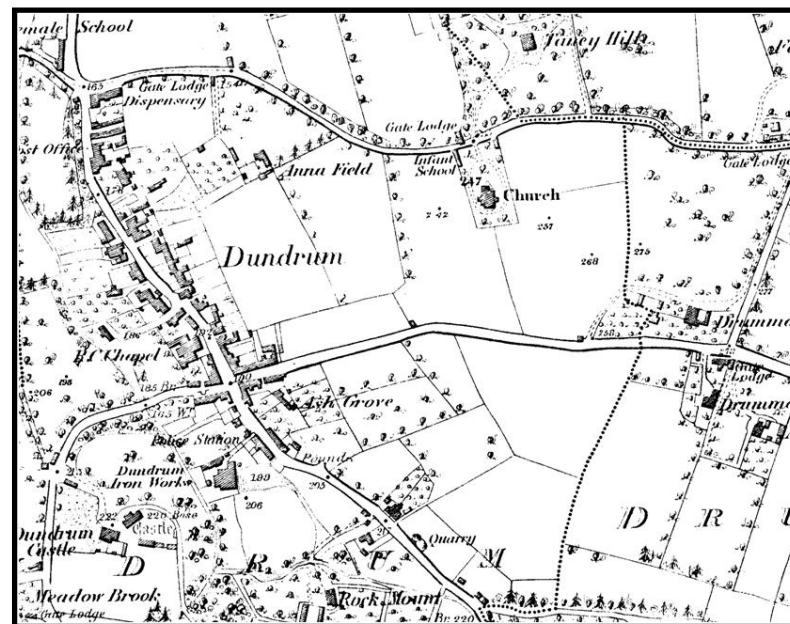


Figure 1: First edition Ordnance Survey six-inch map, Dublin sheet 22, 1843

The auctioneering family of Bentley, represented by William Bentley and his son John, saw an opportunity for development at Dundrum when the railway arrived. They took leases on property to the east of the town, not far from the station along Taney Road, and they laid out Sydenham Road and began to develop houses along it. This commenced at the Taney Road end, to the

north, and as construction was completed they extended the road across Upper Kilmacud Road and built Sydenham Road on the corner.



Figure 2: Detail of Ordnance Survey 1907 showing Sydenham Villas.

While the extension to the original road was laid out in 1863, Bentley and Son never developed any more houses along it. The houses that they had built proved difficult to let, and had a rapid turnover of tenants. More dramatically, they had also

commenced a development at a much larger scale in Foxrock, further along the same railway line, and this also failed to attract the residents that they had hoped for. By the late 1860s Bentley and Son were in financial trouble, and their properties in Dundrum were sold through the Landed Estates Court.

Bentley and Son may not have developed the land further along the southern section of the road, but a site at the southern end was developed by a Dr. John Doake, with access onto the new road. Dr. Doake had four similar houses constructed on the western side of the road, each detached and in its own grounds. At first these houses were known as Sydenham Terrace, even though the first six houses built by Bentley and Son, at the northern end near Taney Road, were also called Sydenham Terrace. This issue was not sorted out until the 1870s, when the houses at the northern end ceased to be called Sydenham Terrace, and were addressed as 1 to 6 Sydenham Road, though the name was still officially in existence until the 1890s. The four houses at the southern end were known as 1 to 4 Sydenham Terrace until 1898, when they were renamed Sydenham Villas. The road itself continued to be called Sydenham Road until more recent years, when it was renamed Sydenham Villas.

While each of the four houses in Sydenham Villas has had some degree of alteration or addition over the years, there has been no significant change to the overall group of houses.

A pair of houses was added to the street in 1940, known as Crowthorne and Hillside. With the post-war expansion of the suburbs in the 1950s the remaining land on the western side of

the street was developed with two more pairs of semi-detached houses, completed in 1954. The eastern side of the street remained open until the late 1960s, when the Church of Ireland parish of Taney decided to build a new primary school. This school opened in 1970 and occupies the entire eastern side of the street to the south of the site of the former Sydenham House.

#### **4.0 Schedule of Protected Structures & Record of Monuments**

- Record of Protected Structures

There are no Protected Structures within the defined boundaries of the Proposed ACA. However two protected structures lie in the vicinity, Herbert Hill, which is to the west, on the opposite side of the railway cutting for the Luas line, and Airfield, which is at a distance of about 300 metres to the east, on the far side of the road at Overend Way.

- Record of Monuments and Places

There are no structures or sites within the Candidate Architectural Conservation Area are included in the Record of Monuments and Places. The nearest such sites are St. Naithi's Church, approximately 500 metres to the north west, and Dundrum Castle, about 400 metres to the west.

#### **5.0 Character appraisal**

There are four houses within the proposed Architectural Conservation Area at Sydenham Villas. To the north of these houses there are six more houses in the street, comprised of three pairs of semi-detached houses, all of which date from the mid-twentieth century. On the opposite side of the road there is a primary school dating from 1970.

##### **Public realm**

There are no remaining early features within the public areas in Sydenham Villas. The road itself dates from the period when the street was laid out and the first houses built, but all of the original features are now missing, along with any features that might have been introduced later in the nineteenth century or in the first half of the twentieth century. Hence there are no elements of historic paving, the granite kerb stones that are frequently found remaining in nineteenth century streets are absent here. There are no traditional lighting columns or street names or other street furniture. There are no open spaces or common areas other than the street itself.

Arising from this, all features of architectural heritage significance at Sydenham Villas are within the private spaces associated with the private houses.

### Private spaces

The four houses each lie within grounds of significant size, ranging from 700m<sup>2</sup> to 1300m<sup>2</sup> and with frontages of between 21 metres and 28 metres. Each of these is a private garden, most of which is not visible from the public road, with the exception of the areas to the front of the buildings, which extends back between six and ten metres from the road. The rear boundaries of the houses are at the edge of the Luas line, and as the Luas is in a cutting at this point the grounds are not visible from the passing trams.



*Plate 1: View towards vacant site at southern end of Sydenham Villas*

### Elements which enhance or detract from the character

This street is reasonably stable, with little occurring that would have an adverse effect on the character. The exceptions are the level of parking in the street, both residential parking and parking relating to the school on the eastern side of the street, and the vacant site at the southern end. The site is well screened from the street behind a hoarding that is painted and in good condition. Beyond the hoarding the site is overgrown, with extensive cover of Buddleia and other vegetation. The planting within the grounds of the houses is a significant positive factor contributing to the streetscape character.



*Plate 2: Original houses in Sydenham Villas, showing planting to front*



### Building typologies and materials

These four buildings date from the earliest period of the street's history and it seems likely that these four were virtually identical when first built. The general form of the buildings remains similar, though there have been some alterations over time.



*Plate 3: Huntersmoon, Sydenham Villas*

Huntersmoon is typical of the original style of these houses, and has retained much of its original external appearance to the street. It is a three-bay house, two-storey and detached, with a low-pitched slate roof. The house is double-pile, with the rear section slightly smaller than the front. Two chimney stacks rise from the valley between the two sections of the house, each with four pots.

The form of the rear section of the house varies, suggesting that the original plan forms of the houses may not have been identical, at least at the rear of the house. In all cases the original rear sections were narrower than the main house at the southern end. The variation occurs at the northern end. The rear section at Gordon Ville is slightly narrower than the front section at the northern end, sufficient for the rainwater downpipe to be concealed in the corner. At Huntersmoon the rear section projects slightly to the north of the front section, sufficient to have a narrow window facing to the front. This is similar at St. Michael's, but with a greater overlap, sufficient for a larger window. The original configuration at Pirton has been obscured by the later substantial extension.



*Plate 4: Rear section of St Michael's*

**Facades:** The front facade of Huntersmoon and St. Michael's seem to have undergone little change, and retain their original character. The facades are roughcast rendered, with the accumulation of paint over the years softening the roughness of the render. This is typical of the kind of render, or harling, used commonly in the eighteenth and early nineteenth century, using a fine pebble or coarse sand as the aggregate. The facade is framed between the two parallel quoins in smooth render.

The facing on the facades of Pirton House and Gordon Ville have been refaced with smooth render, ruled and lined and Gordon Ville has alternating quoins. The render to the front of Pirton appears to be of recent date, though the house was smooth rendered, ruled and lined prior to the recent refurbishment.

**Roofs:** The original roofs on the four houses were hipped, with shallow pitch, the front and rear sections of the houses separated by a valley. The roof covering was slate and with ceramic ridge and hip tiles. Similar slates were used on the roofs of the single-storey bays, but without the hip tiles. Some work has been carried out to the roofs over time, which is to be expected as the houses are almost 150 years old. Some slates have been clipped, though not many, suggesting that the roofs are in good condition. The roof covering of the main house at Gordon Ville has been replaced and the hip and ridge tiles are of fibre cement. Replacement fibre cement slates used for repairs are darker than the older slates and indicate where repairs have taken place. The hips on the bay have been repaired with an applied strip. The coach house at Gordon Ville has natural slates with ceramic ridge and hip tiles.



*Plate 5: Roof of Gordon Ville*

**Chimneys:** There are chimney stacks in the main valleys of all of the houses, and smaller stacks in the rear section. For the most part these stacks are rendered, though the stacks on St. Michael's are of brick. Some or all of the stacks have been rebuilt. Gordon Ville retains the traditional buff-coloured Dublin-style pots, seen in the photograph above. Pirton has Dublin-style pots, but there are recent, and have the darker, orange-tinged colour of the pots now available. Both St. Michael's and Huntersmoon have simple cylindrical pots that are probably of mid-twentieth century date.

**Windows:** The windows are symmetrically placed in the facade, with wide spacing, most notably between the outer windows and the quoins. The original windows, seen in three of the houses, were one-over-one timber sash windows having quadrant horns. The original window glass exhibits the slight rippling that is typical of glass of the period. The canted bays at ground floor level also have one-over-one timber sash windows and these bays have slate roofs. The windows in Gordon Ville have been replaced with uPVC casements and the bays rise up through both

floors, with roofs above eaves level in the main house. The bays to the front of Pirton appear to have been rebuilt as part of the recent refurbishment of the house.



*Plate 6: Detail of window, with rippling in glass, Huntersmoon.*

**Bay windows:** All four houses were built with bay windows to the front, probably single storey, which would accord with the style of the early 1860s. The bays are not discernable on the Ordnance Survey map of the 1860s, but this may have been a matter of detail in the scale of the map, as the unified approach to the houses suggests that the bays were original.

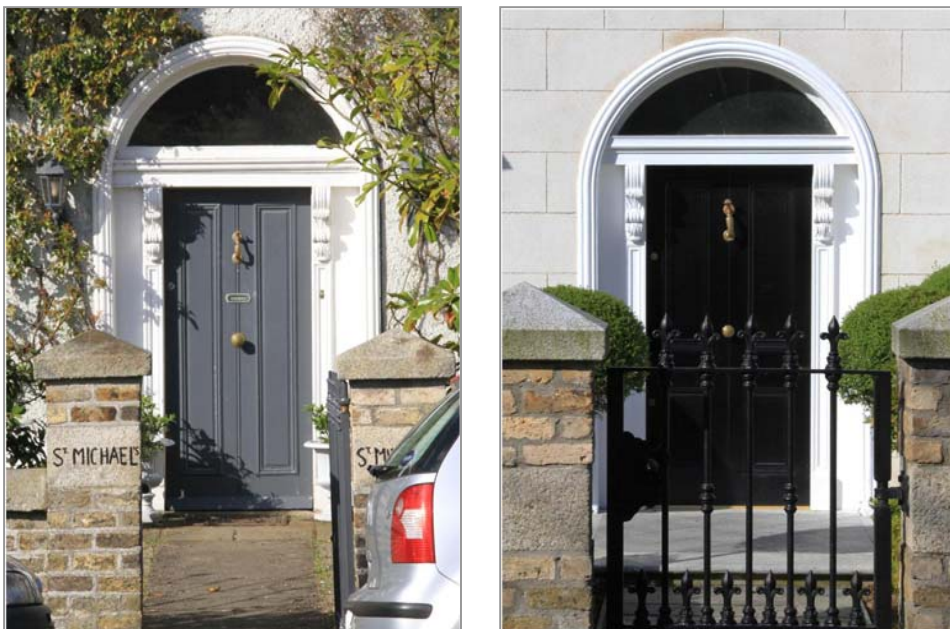
The bays at Huntersmoon, St. Michael's and Pirton are similar, with a timber frame carrying a large window to the front and

narrower windows to the sides. The roof is slated and projects slightly beyond the windows, with a fascia and no gutters. Before Pirton was refurbished the bays on that house had no significant fascias



*Plate 7: Bay window on St. Michael's and double bay to front of Gordon Ville*

The bays on Gordon Ville are of a different style. They rise through both floors and are of masonry construction. Stone sills run around the full extent of the bays on both floors. The windows are narrower and are of uPVC.



*Plate 8: Front door of St Michael's and Pirton House*

**Front doors:** The front doors of the four houses are panelled. The door on Huntersmoon is two-panelled, with vertical panels having semicircular heads. Pirton House has a four-panelled door and St. Michael's has a two-panelled door and both have square heads. The original doorway of Gordon Ville is concealed behind the porch. These doors were set in a timber frame with a cornice above the door, supported on scroll brackets. The areas on either side of the door were panelled rather than glazed, and there was a semicircular fanlight, probably being plain glazed from the outset. The entrance was framed in a simple plaster moulding

running around the head of the fanlight and down to ground level on either side.

**Porches:** The only one of the four houses to have a porch to the front is Gordon Ville, though Pirton had a porch until the recent refurbishment. In that case the porch was of timber construction with a glazed roof and was probably of mid-twentieth century origin. The porch to the front of Gordon Ville is of masonry construction with a slate roof and a small lucarne window with decorative ridge tiles. The porch is supported on two plain columns to the front. The door is glazed and there are uPVC windows to the sides.



*Plate 9: Porch to the front of Gordon Ville*

**Boundaries:** All four houses have low walls bounding their front gardens. Huntersmoon, St. Michael's and Pirton House have walls of yellow Dolphin's Barn brick, laid in Flemish bond, and capped with substantial granite copings with rounded upper surfaces. The gate piers are also of brick, and have a block of granite set in to the pier to carry the gate fixings. The walls and piers at Gordon Ville are sand and cement rendered, but this may conceal the original wall beneath. At Pirton House the low wall has been given an upper level of iron railings, while in the other three instances an additional height has been achieved with hedging.



*Plate 10: Front boundary of Pirton House*

**Additions and extensions:** Most of the houses have additions of some form to the rear and these are not the concern of this study, which examines only what is visible from the street. Gordon Ville and Pirton House have prominent additions on the northern side. The addition to Gordon Ville is a coach house, which was not depicted on the Ordnance Survey map of 1864, but was added in 1869 and it would appear that this is when the bays to the front were extended up to the full height of the house. There is a substantial vehicular access leading in to the property to the front of the coach house and the area to the front is surfaced with concrete paviers.

The extension to the side of Pirton House is recent, and was carried out along with a number of other alterations to the property. There is a broad vehicular access to the front of this extension, with steel gates fashioned in the style of the railings on top of the boundary walls.



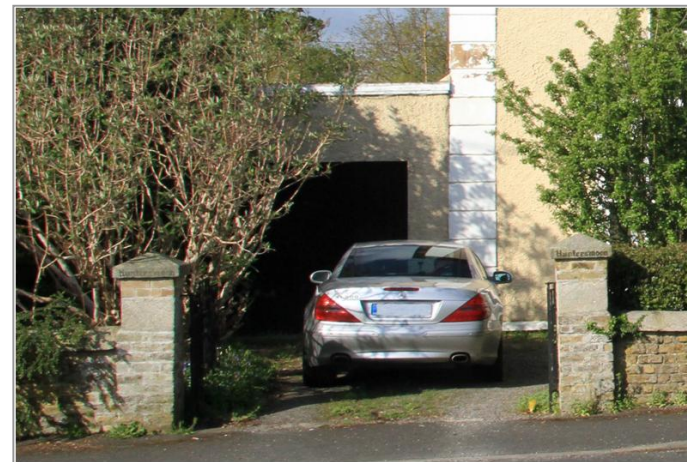
*Plate 11: Coach House at Gordon Ville*

The vehicular accesses and their piers to Gordon Ville and Pirton are in keeping with the front walls adjacent.



*Plate 12: Extension to side of Pirton House*

**Vehicular entrances and garages:** Few other alterations have been carried out that affect the character of these houses as seen from the street. All of the houses have vehicular entrances of some kind. A garage was added to the side of St. Michael's in the inter-war period, and it blends with the character of the house. The gate piers match the piers elsewhere along the frontage, and may be original, as there appears to be a vehicular entrance shown on the Ordnance Survey map of 1864. Huntersmoon also has a garage to the side, in line with the facade of the main house. The gate piers are in keeping with the walls and piers along the frontage. There are wrought iron gates.



*Plates 13 and 14: Garage and entrance to side of St Michael's (above) and that to Huntersmoon*

## **6.0 Threats and opportunities**

### **Negative elements**

The four houses at Sydenham Villas have retained a great deal of their original character, but this has not been entirely unscathed. Some unsympathetic alterations have taken place, including the uPVC windows in Gordon Ville and the use of fibre cement slates in the roof repairs. The vehicular access to the front of Pirton is particularly wide, which has, in turn, led to the fitting of gates that are out of proportion with the rest of the road frontage.

Some issues of maintenance arise. A number of the brick boundary walls are in need of attention where brick is spalling. It is likely that this is due to a combination of the use of cement in the repointing of the brick together with the splashing of rainwater from the pavement. Ivy and other vegetation growing from the brick and coping stones are likely to cause breaking up of the masonry.

The vacant site at the end of the street, adjoining Pirton, does not enhance the character of the area. For the time being its existence is probably inevitable, though the adverse effects can be minimised by the proper maintenance of the screen fence.

Telephone and electricity services come down this street on poles and the resulting wirescape detracts from the character of the street.

The parking in the street detracts from the houses, both the parking directly to the front and the substantial area of parking on the opposite side of the road in the vicinity of the school.

### **Positive elements**

The survival, for the most part, of the original character of these houses is a major factor in the attractiveness of the street. This is particularly seen in St. Michael's and Huntersmoon, which retain the original harling on the front elevation. While Gordon Ville and Pirton have had smooth render applied this is not a significant detractor from the character of the buildings. Similarly, the survival of the original brick walls along the frontage of the houses has contributed to the character, and where modifications have been made, such as to fit new piers, these have been done in keeping with the original work. The timber sash windows that remain on three of the houses contribute greatly to the character and appearance, and these retain the original style with quadrant horns on the sashes.

Above all, the continued occupation of the houses and their maintenance ensures that they are kept in good condition and is to be welcomed.

## **7.0 Assessment of special interest**

The planning act defines eight categories of special interest under which a building or other structure may be added to the Record of Protected Structures. These are architectural, historical, archaeological, artistic, cultural, scientific, social or

technical interest or value. Section 81(1) of the Planning and Development Act 2000 provides for the declaration of a planning authority of an architectural conservation area where there are buildings that are of special interest under any of these eight categories, or where the conservation of the area would contribute to the appreciation of protected structures. As there are no protected structures within the immediate vicinity of the four houses in Sydenham Villas, the designation of the area as an architectural conservation area would only be appropriate if the buildings or other structures in the area are of interest under one or more of those eight categories.

Under a strict definition of each of these categories, only one category would apply to Sydenham Villas that being architectural interest.

### **Architectural interest**

The architectural merit of Sydenham Villas derives from the quality of the four houses and their original features, including the front walls along the street. This reflects a style of house that is representative of the suburban houses for the professional classes in the Dundrum area in the 1860s. Their architectural interest would also derive from the positive impact that the houses have on the streetscape. The interest of the buildings is further enhanced by the subtle differences between them, despite their presumed original similarity, and for the most part these differences are harmonious with the overall character of the houses.

### **8.0 Development Control within Sydenham Villas ACA**

The objective of the ACA is to protect the special character of an area through the careful control and positive management of change of the built environment. Section 82(1) of the Planning and Development Act 2000 (as amended) indicates that;

*“Notwithstanding paragraph (a), (h), (i), (ia), (j), (k), or (l) of section 4(1), or any regulations made under Section 4(2) 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”*

For the purpose of the Sydenham Villas ACA development prescribed under 4(1)(h) of the Planning and Development Act 2000 (as amended) and Classes 1, 4, 5, 7, 9 and 11 of Schedule 2 (Part 1) of the Planning and Development Regulations 2001 (as amended) are considered to potentially materially affect the character of the ACA.

**Where a question arises as to what works is, or is not exempted development, any person may, under Section 5(1) of the Planning and Development Act 2000 (as amended), on payment of the prescribed fee, request in writing from the Planning Authority, a declaration of that question.**



Owners, occupiers or developers proposing to carry out works within the ACA should be aware that the normal exemptions from seeking planning permission, will no longer apply where the Planning Authority considers that the works will materially affect the character of the Architectural Conservation Area. 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) and Schedule 2 of the Planning and Development Regulations 2001 (as amended), 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, as amended.

The designation of ACA status therefore results in restrictions on certain works to the exteriors of structures, their settings and plot boundaries. For example, the construction of a small house extension or a boundary wall within an ACA will require planning permission, whereas such works may be exempted development elsewhere.

The purpose of Section 8.1 of this ACA document is 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. The following is not a definitive list of all works, in all circumstances, that require planning permission, but identifies those works, which would

impact on the character of the ACA. It should also be noted that some of the following works already constitute development regardless of ACA designation and would require planning permission.

### **8.1 Development that may materially affect the character of the Sydenham Villas ACA.**

The following exempted development classes will not apply to Sydenham Villas ACA as they are considered to potentially materially impact on the character of the area.

Planning and Development regulations 2001 (as amended) Schedule 2, Part 1- Exempted Development – General, including the following classes:

CLASS 1, 4, 5, 6, 7, 9, 11.

- Extensions (Class 1) – It is Council policy to ensure that planning permission is required for domestic extensions within ACA.
- Dish type antenna (Class 4) – It is Council policy to ensure that planning permission is required for dish type antenna within the ACA.
- Boundary treatment (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).
- Alterations to or erection of a gate or gateway (Class 9) – It is Council Policy to ensure that planning permission is required for dish type entrance within the ACA.
- Alteration to or construction of boundary and wall or fence (Class 11) – It is Council Policy to ensure that planning permission is required for alteration or construction of boundary wall or fence.

In addition the following works are considered to potentially impact on the character of the ACA and therefore are not exempt.

#### **Roofs:**

- The removal, or partial removal, of original roofing materials such as quarry slates and ceramic ridge and hip tiles, and their replacement with modern materials such as fibre cement slates or tiles
- The removal or replacement of existing chimney stacks and original terracotta or clay chimney pots
- The installation of solar panels or roof lights visible to the front
- The erection of communications antennae, dishes or support structures for such equipment in such a way as to be visible from the street
- The removal of original rainwater goods such as gutters, hoppers, brackets and downpipes and their replacement with modern materials such as uPVC to the front elevation.

#### **External walls:**

- The removal or replacement of external render, including rendered quoins.

#### **Openings:**

- The removal, alteration or enlargement of original window openings in the front elevation and the replacement of timber sash windows with inappropriate modern materials such as uPVC or aluminium, or inappropriate styles such as casement windows

- The replacement of original glass in the windows and the replacement of any glass, whether or not original, with reinforced or textured glass in the front elevation
- Replacement of the front door in an inappropriate style, material or method of opening or the removal or replacement of any of the elements of the front door assemblage, including mouldings, brackets or fanlights
- Reconstruction of the bays to the front of the houses other than as an exact replica of the originals in form and materials.

**Porches:**

- Any significant alteration in the appearance of the porch to the front of Gordon Ville
- The construction of a porch to the front of any of the houses.

**Boundary treatment:**

- Alteration to the height of the front walls
- The provision of a new opening or widening of an existing opening in the front boundary
- Repointing of the front walls using a cement-based mortar
- Rendering of the front walls or the application of any consolidant to the brickwork.
- Placing of railings on the top of the front walls.

**Extensions:**

- The construction of any extension to the buildings that would be visible from the front of the property, or from the street.

**8.2 Works not affecting the character of the Sydenham Villas ACA**

**Maintenance and repairs:**

- All original or early features and materials should be retained and repaired where possible, as these contribute to the character of the ACA in a positive way. Where replacement is necessary they should be carried out using similar materials and styles to those being replaced, unless they are replacing later inappropriate works.
- Repointing of brickwork on chimney stacks or front boundary walls, providing it is carried out using a suitable lime-based mortar that is softer and more porous than the brickwork.

**Internal alterations:**

- Internal alterations to the houses in Sydenham Villas would not normally require planning permission provided they do not impact on the external character of the building.

### Restoration of character:

- Where original materials have been lost or have been replaced with inappropriate alternatives the reinstatement of these features would not be considered to have an adverse effect on the character of the ACA except where their removal would cause damage to the fabric, such as the removal of a cement-based mortar from brickwork. Should the reinstatement of timber sash windows be considered in place of uPVC the sashes should be one-over-one with quadrant horns similar to those on the original timber sashes
- The removal of railings from the top of front boundary walls would not require planning permission.

### Extensions

- Extensions to the rear of the properties that are not visible from the street
- Where extensions are sought they should be sensitive and subsidiary to the main structure. Proposals affecting the roof profile shall be carefully considered.
- Works in the grounds to the rear of the houses, including boundary treatment, landscaping and garden sheds and greenhouses.

### Services:

- The positioning or replacement of external services should respect the character of the houses and the ACA, placing all cables or boxes in such a way as to cause minimal disruption to the visual qualities of the ACA. Running cables alongside rainwater goods, or along eaves should be achieved where possible
- Removal of existing or redundant services from the faces of the buildings is to be encouraged.

*NOTE: The guidance given above is not in itself a comprehensive list of all works, in all circumstances, that require planning permission, but identifies those works that would impact on the character of the ACA. Development must adhere to the general provisions of the Planning and Development Act 2000 (as amended), and the policies and objectives within the Dún Laoghaire-Rathdown County Development Plan. The Area Planner and Conservation Officer of Dún Laoghaire-Rathdown County Council can be consulted if there is any doubt as to whether planning permission is required or not.*

**Appendix 1:**

Proposed Architectural Conservation Area Boundary

(Drawing No. PL-13-364)