



**Vico Road
Architectural Conservation Area
Dalkey**

Character Appraisal

Preface

"The assessment of the special character of the Vico Road Architectural Conservation Area was commissioned by Dún Laoghaire-Rathdown County Council and was carried out in 2011 by *Lotts Architecture and Urbanism*. It extends along a stretch of coast which runs from Dalkey Hill in the south west towards Sorrento Point in the north east. Sorrento Point projects into the sea as a headland and continues north to include two public parks.

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."

Table of Contents

| | | |
|------------|--|-----------|
| 1.0 | Introduction..... | 5 |
| 1.1 | Aim of Study..... | 5 |
| 1.2 | Existing ACA..... | 6 |
| 1.3 | Extent and Topography of Proposed ACA..... | 6 |
| 1.4 | Reasons for Expansion..... | 7 |
| 1.5 | Protected Structures and Land-Use Zoning Objectives within the Proposed ACA..... | 8 |
| 2.0 | Historical Development of the Area..... | 9 |
| 3.0 | Description of Historic Built Environment..... | 16 |
| 3.1 | Natural Features..... | 16 |
| 3.2 | Layout..... | 16 |
| 3.3 | Socio-economic Functions..... | 17 |
| 3.4 | Building Types..... | 17 |
| 3.5 | Materials and Architectural Details..... | 18 |
| 3.5.1 | Roofs..... | 18 |
| 3.5.2 | Elevations..... | 19 |
| 3.5.3 | Boundary Treatment..... | 19 |
| 3.5.4 | Windows and Doors..... | 20 |
| 3.6 | Open Space..... | 21 |

| | | |
|------------|--|-----------|
| 3.6.1 | Parks..... | 21 |
| 3.6.2 | Bathing Place and Access Path..... | 21 |
| 3.6.3 | Pedestrian Paths..... | 22 |
| 3.7 | Street Features and Materials | 23 |
| 3.7.1 | Paving and Lighting..... | 23 |
| 3.7.2 | Car Parking..... | 23 |
| 3.8 | Gardens and Built landscape Features..... | 23 |
| 3.8.1 | Trees..... | 23 |
| 3.8.2 | Retaining Walls..... | 24 |
| 3.9 | Views..... | 25 |
| 4.0 | Significance of the Proposed Vico Road ACA..... | 26 |
| 4.1 | Urban Design Significance..... | 26 |
| 4.2 | Architectural Significance..... | 26 |
| 4.3 | Historical Significance..... | 26 |
| 4.4 | Cultural Significance..... | 26 |
| 4.5 | Social Heritage Significance..... | 27 |
| 4.6 | Landscape Design Significance..... | 27 |
| 5.0 | Implications for Planning and Development..... | 27 |
| 5.1 | Implications of ACA Designation..... | 28 |

| | | |
|------------|--|-----------|
| 5.2 | Public Domain..... | 30 |
| 6.0 | De-exempted Development within the ACA..... | 30 |
| 6.1 | Guidance for New Development Works..... | 30 |
| 6.1.2 | External Walls..... | 31 |
| 6.1.3 | Roofs..... | 31 |
| 6.1.4 | Windows and Doors..... | 32 |
| 6.1.5 | Extensions..... | 32 |
| 6.1.6 | Internal Alterations..... | 33 |
| 6.1.7 | Amalgamation of Properties | 33 |
| 6.1.8 | Demolition..... | 33 |
| 6.1.9 | Boundary Treatments..... | 33 |
| 6.1.10 | Works to Public Realm..... | 34 |
| 6.1.11 | Views and Prospects..... | 34 |
| 7.0 | Policy Objectives..... | 34 |
| | Bibliography..... | 37 |

Appendices

- 1.0 Map of Existing Candidate ACA
- 2.0 Map of Proposed ACA

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 County Development Plan. These have now been assigned 'Candidate Architectural Conservation Area' 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”.

Vico Road ACA comprises of a coastal landscape of dramatic natural beauty which has provided the context for an ensemble of buildings and landscape design features. The proposed ACA contains a collection of historic suburban villas and terraced houses located on a dramatic sloped topography looking out to the sea. The natural topography and built features combine to form a coherent area of special architectural heritage and landscape architectural interest. The location has high scenic value and the architectural and designed landscape elements are significant examples of their kind.

The primary aim of this study is to:

- *identify the special character of the proposed Vico Road 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.*

1.2 Existing candidate ACA

Vico Road candidate ACA is located in Dalkey Commons and is about one kilometre south of Dalkey village. It lies along a stretch of coast which runs from Dalkey Hill in the south west towards Sorrento Point in the north east. Sorrento Point projects into the sea as a headland and the candidate ACA continues to the north of this to include an area of the coast that includes two public parks, Coliemore Park, known locally as Dillion’s park and Sorrento Park. Dalkey Island lies close to and east of Sorrento Point and is separated from the mainland by Dalkey Sound. (See Drawing No. PL-12-391 contained in Appendix 1).

1.3 Extent and Topography of Proposed ACA

The proposed ACA contains a one kilometre stretch of the Vico Road that runs close to the coast and continues to the south west. It also contains stretches of Sorrento Road that serve Sorrento Terrace and properties further inland. Coliemore Road connects Sorrento Terrace and the two public parks in the northern part of the ACA towards Dalkey in the north. Sorrento Court lies to the west of the northern portion of the railway line in the ACA and serves an historic house facing south east over

the sea. Parallel to this is Mount Salus Road which serves to connect two houses located on the southeast-facing slope.

A historic railway line runs along the coast and is located parallel to both Sorrento Road and Vico Roads. This forms the southern boundary of the ACA. The land slopes steeply down to the sea and the coastal roads are located on elevated positions. The roads provide access to the properties located on either side as well as to two coastal public parks, Sorrento Park and Coliemoire/Dillion's Park and a bathing place.



Vico Road aerial view from the south with Killiney hill in the west and Sorrento point in the east © 2011 Microsoft Corporation

Vico Road today retains many of the historic villas and terrace houses with their grounds that have established its special character over time. The houses and grounds retain many large mature trees and together define the visual character of most of the coast and headland either side of Vico Road and Sorrento Road. Important and dramatic views exist within the ACA and to the distant landscape and sea beyond.

1.4 Reasons for Expansion of Candidate ACA

Section 3.2.5 of the Architectural Heritage Protection Guidelines for Local Authorities states that 'the boundaries of a candidate ACA should make physical, visual and planning control sense', and recommends reference to the 'core characteristics of the area in order to establish the most appropriate boundary lines'.

The quality of the existing boundary is coherent in terms of the legibility and representation of the character of the ACA as a whole. However, it is proposed to make a few alterations to strengthen the boundary in terms of its architectural quality. These are positive changes which include the omission of modern apartments at Sorrento Heights 11(b) due to their lack architectural merit. It is also proposed to omit Monte Alverno and adjacent property on Sorrento Road 11(d) to allow the boundary to make more physical sense. Monte Alverno remains a designated Protected Structure (ref RPS 1589) and this is considered to provide adequate protection. Other changes where made solely to rationalise the ACA boundary such as the inclusion of a small parcel of land 11(c) which forms part of the land of a property on Sorrento Road. The ACA boundary has also been extended along Mount Salus Road to include Nos. 1 and 2, both are Protected Structures, which warrant inclusion as they contribute to the architectural character of the ACA. (See Drawing No. PL-12-366 contained in Appendix 2)

1.5 Protected Structures & Land Use Zoning Objectives within the Proposed ACA

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 Appendix C, Schedule 1 of the 2010-2016 Dún Laoghaire-Rathdown County Development Plan.

The inclusion of these structures on the record, affords these structures protection under the Planning and Development Act 2000, as amended. Under this Act, the obligation to preserve a Protected Structure applies to the structure and any element of that structure which contributes to its special interest.

Record of Protected Structures

Protected Structures contained within the proposed ACA are indicated in solid orange on Map No. 4, of the 2010 – 2016 Dún Laoghaire-Rathdown County Development Plan, contained within Appendix 3. This colouring does not however define the full extent of the protected site. By definition, a Protected Structure includes the land lying within the curtilage of the Protected Structure and other structures within that curtilage and their interiors. The notion of curtilage is not specifically defined by legislation, but is understood to be the parcel of land immediately associated with that structure, the landscape setting within which the structure stands and which contributes to the structures essential character.

There are 15 Protected Structures within the proposed boundary of the ACA. These are shown in the table below:

| | Location | Structure name | RPS No. |
|---|------------------|-------------------|---------|
| 1 | Sorrento Terrace | | 1609 |
| 2 | Sorrento Terrace | | 1608 |
| 3 | Sorrento Terrace | | 1607 |
| 4 | Sorrento Terrace | | 1605 |
| 5 | Sorrento Terrace | | 1604 |
| 6 | Sorrento Terrace | | 1603 |
| 7 | Sorrento Terrace | | 1601 |
| 8 | Sorrento Terrace | | 1600 |
| 1 | Mount Salus Road | | 1593 |
| 2 | Mount Salus Road | | 1594 |
| | Mount Salus Road | Mount Salus House | 1596 |
| | Vico Road | St Germans | 1627 |
| | Vico Road | Strawberry Hill | 1628 |
| | Vico Road | San Elmo | 1622 |
| | Vico Road | Tunnel, dart line | 1613 |

Land Use Zoning Objectives

The 2010-2016 Dún Laoghaire-Rathdown County Development Plan sets out the zoning objective for the area in which the proposed Vico Road ACA is located.

The majority of the proposed Vico Road ACA is contained within Zoning Objective A, which has a stated objective "To protect and improve residential amenity".

The parks and green areas at Sorrento Park and Coliemore/Dillon's Park located to the east of Coliemore Road, a green strip stretching south of the junctions of Sorrento Road and Vico Road to the sea and finally to the area of land north of the house known as 'San Elmo' on Vico Road, are all contained within Zoning Objective F, which has a stated objective "to preserve and provide for open space with ancillary active recreational amenities".

It should be noted that an area of land along Vico Road and Sorrento Road, including the area of land around Sorrento Terrace stretching westwards to the railway line is subject to the O/O Zoning Objective under which there is 'no increase in the number of buildings permissible".

In addition to this there are specific objectives along Vico Road, the boundary with Torca Road, Sorrento Road and Coliemore Road to "preserve views" and to "protect and preserve trees and woodlands".

Archaeological Sites

No archaeological sites, features or artefacts are listed in the Record of Monuments and Places (RMP) within the Dún Laoghaire-Rathdown County Development Plan 2010- 2016, within the ACA.

2.0 Historical Development of the Area

2.1 Origins and medieval period

The name Dalkey has its origin in medieval times and derives from the small island off its coast 'Deilg Inis', meaning 'thorn island'. After the Norman Conquest, the land of Dalkey was granted by the crown to Hugh de Lacy, Constable of Dublin and Justiciar of Ireland. Shortly later, in 1176, he gave the land to the Archbishop of Dublin who established a manor in Shankill from where he controlled the lands of Dalkey, Killiney and Shankill. In the early 13th century the archbishop owned thirty-nine tenancies in Dalkey in the form of burgages, narrow strips of land with cabins and cottages of the tenants. Outside the town was the commons, later the townland of Dalkey Common, which provided communal grazing and was described in 1768 by Peter Wilson "*although this common is remarkably rocky, it nevertheless affords most excellent pasture for sheep*"

In the same period the land on which the southern end of the Vico Road is located was granted to the Talbot family, included in their lands of Rochestown and Dalkey, in return for an annual rent of one goshawk, a large bird of prey formerly found in Dalkey. In 1369 Reginald Talbot was fined when his goshawk was found to be "*unsound, unfit, and of no value, and inasmuch as the same was a fraud on the Court, and a grievous damage to the King*".

Dalkey village flourished as a sea port town between the 12th and the 16th centuries due to the difficulty in navigating the shallow River Liffey into Dublin city. Passengers and cargo were disembarked and unloaded in Coliemore harbour or into smaller boats off the Dalkey coast before being transferred to Dublin. The fortified town was of great commercial importance with seven castles built by local merchants to protect and store goods prior to transportation to Dublin. Lewis in 1837, described the harbour at this time as *“extremely favourable to the commerce of the town”* and Dalton in 1828 described Dalkey as *“the principal emporium for the commerce of Ireland”*

2.2 Seventeenth and eighteenth centuries

Dalkey's golden era of prosperity was the fifteenth and sixteenth centuries. Its trading and commercial importance dwindled in the early seventeenth century when Ringsend became the principal port of Dublin.

John Roque's map of 1760 shows Dalkey as a small village largely unchanged since medieval times with several castles and buildings along its single main street. The principal road is depicted leading west to Bullock and Dunlary (Dún Laoghaire) south to Loughnanstown (Loughlinstown) and a smaller road to Sorrento Point, continuing in a south-westerly direction along the coastline in a similar alignment to the present-day Vico Road. The Dún Laoghaire-Rathdown County Council character appraisal of Killiney ACA asserts that Rocque's map is misleading as *“it was well known that this road runs directly to the river ford at Shanganagh Castle which is confirmed by the arrangement of early walling and field boundaries”*.

Former lead mines on Sorrento point where mining was discontinued before 1837 are also annotated on the map.

Killiney Castle owned by Captain Maunsell is depicted to the south of Dalkey. This castle was originally named Mount Mapas and built in c.1740 by the Mapas family who were the proprietors of Rochestown House for the previous centuries. The character of the castle and hill were shaped by a succession of owners over the decades including John Mapas who erected the obelisk in c.1740, Colonel Loftus who converted the barren hill into good meadow lands and cut a road around the hill and Lord Clonmel who constructed a deer park in c. 1790.



Extract from John Rocque's Map of 1760

2.3 Nineteenth century

The fortunes of Dalkey improved during the nineteenth century. At this time only three of the original seven castles survived in Dalkey village and the medieval church of St Begnet was in ruins. On Dalkey Island a second medieval church dedicated to St Begnet was also in ruins and a Martello tower was built at the beginning of the century on the highest point of the island which to this day is a prominent landmark viewed from the Vico Road. The opening of the massive granite quarries at Dalkey Hill, part of Dalkey Commons, in 1815, to provide granite for the construction of Dún Laoghaire Harbour was the first impetus for development in Dalkey village. Quarry workers built small cottages in the area and the quarrying activity boosted the local economy.

Dalton writing in 1828 described that Dalkey village *“a few years since, presented but the humble hovels of fishermen and stonecutters”*. However, during the early decades of the nineteenth century this small medieval village became transformed into a town surrounded by fine seaside villas. During this period Dalkey experienced a similar spread of suburban development as other coastal towns in south Co Dublin, whereby the middle-class citizens relocated from the city to embrace clean sea air away from the polluted, overcrowded and unhealthy living conditions of Dublin. By 1828 Dalton describes how *“terraces and villas of rural beauty.....are mingled with cottages to suit the humbler wishes or circumstances of the tradesmen and shopkeepers of the city”*

Lewis in 1837 records a population of 1,402 inhabitants, of which 544 lived in the village. He describes *“pleasing villas”* and *“pleasant cottages, commanding fine views of the sea”*. Many of the town’s institutions were built during this period including the school in 1824, the Church of the Assumption in 1840 as well as a police station and coast guard station. Sea bathing was a popular pastime with several bathing places, including the two commercial baths on Dalkey Sound and the public Vico bathing place.



Extract from the Ordnance Survey map of 1837 (original scale 6 to 1 mile)

The first-edition Ordnance Survey map of 1837 depicts Dalkey Village and a number of suburban villas extending along the coast in a northerly direction from Sorrento Point. Within the ACA, Sorrento Cottage, Mount Alverno and Sea View are depicted in locations commanding magnificent sea views. Sorrento Cottage was originally a single-storey cottage enlarged

with the addition of a storey and was lived in by Henry MacDonnell, one of the original Dalkey Commissioners of 1863. Mount Alverno was originally built in the 1830s as two semi-detached houses and was heavily remodelled to create a single house by Alexander Conan in the style of a Baronial castle in 1895. It is described by O'Flanagan in 1942 as being within "lovely wooded grounds". The Ordnance Survey map of 1837 shows there is no development on the site of the Vico Road with the exception of a building later called Vico Lodge and Vico Cottage.

The development of Dalkey as a seaside suburb accelerated during the 1840s, facilitated by the Dalkey Atmospheric Railway which was extended to Dalkey from Kingstown in 1844, and the standard railway which served Dalkey from 1856. Numerous houses and terraces were built and Dalkey was considered one of the most desirable and fashionable places in Ireland. Similar to nearby towns such as Dún Laoghaire and Blackrock, the Dalkey township was established in 1867, conferring a measure of local autonomy in areas such as lighting, roads etc.

Sorrento Terrace was one of the most ambitious housing developments in Dalkey. The land was owned by the MacDonnell family who ensured a high standard of construction by specifying a building cost of at least £1,000 per house. The original plans proposed 22 terraced houses eight houses of which were built over a 30 year period between 1845 and 1874, starting with No.1 known as Sorrento House in which the MacDonnell family lived. The terrace was designed by the architects Frederick Darley and Nathaniel Montgomery and

homogeneity was ensured in the row by stipulating that the residents of each house had to adhere to the design of architects and they were not allowed to alter the houses appearance by building, painting etc. Within the ACA and to the north of Sorrento Terrace is Sorrento Park. This small park described by O'Flanagan in 1942 as retaining its "*natural beauty of rock and furze*" was given as a gift to Dalkey town by the widow of Dr. Richard MacDonnell in 1867.

Vico Road is first recorded in Thom's Directory in 1853 and at this time, four houses are listed along the road, St. German's, Vico Lodge (as mentioned above), Strawberry Hill and Mount Henry. Vico Road in the mid-nineteenth century was composed of two separate unconnected sections, a private road near Dalkey village and an internal estate road within the former



View towards Vico Road (1880-1914) with Sorrento Park in the foreground, National Library of Ireland



Sorrento Terrace (1880-1914), National Library of Ireland

deerpark of Killiney Castle. The private road extended from the intersection with Sorrento Road, which was closed to the public by a gate beside Violet Hill house and extended along the coast to St German's, which marked the boundary of the Killiney Castle estate owned by the Warren family until 1872. The road was blocked at this point by a high wall which according to O'Flanagan from his discussion with Dalkey resident in 1942, was referred to as "the end of the world". On the opposite side of the wall was the Killiney Castle estate road that was known by residents as the "Green Road". This estate road, as shown on the first edition Ordnance Survey map of 1837, extended from the wall and continued around Killiney Hill, onto the road now known as Victoria Road, and was closed at the Killiney Village side by a gate in an archway that still exists near the village. The continuation of Vico Road around Mount Mapas and leading onto Station Road is a later extension and is shown on the Ordnance Survey map of 1869.

The Dalkey side of Vico Road experienced a huge building boom during the late 1850s and early 1860s. Sunnyside, Phoenix Mount (later La Scala), Violet Hill and Hanna Mount were built c.1860 and Cintra, Vico Terrace, Ventnor Terrace, Sorrento Villa, Wave View (later Wave Crest), Marine Villa (later Craighdu) and Fern Hill in c.1865. The latter four houses were



Archway near Killiney village, formerly with a gate that closed the south end of the Vico Road (now Victoria Road) (1880-1914). National Library of Ireland

developed by Henry Gonne, the first Town Clerk of Dalkey. An advertisement in the Irish Times on the 10th July 1873 lists

these houses as owned by the MacDonnell family and for auction in the Landed Estates Court.

San Elmo was built around 1870 by Henry Hayes slightly set back from Vico Road and within extensive grounds. Hayes also built a viewing tower for his daughter which was damaged in the late twentieth century. The remains of the tower adjoin a narrow walled passage with steps providing access between Torca Hill and the Vico Road known as the Cats Ladder. A few

original rocky character of Torca Hill is still evident in a small parcel of undeveloped land bordered by the east side of Torca Road and a narrow path providing pedestrian access between Torca Road and Mount Salus Road.

Several other significant houses within the ACA were built in the mid-nineteenth century including Clancara and Salzberg on Sorrento Road and Deep Well (later Mervue), Hill Side (later Auburn) and Combre House on Mount Salus Road. The former



The Vico Road with view of Obelisk on the summit of Killiney Hill. Irish Historical Picture Company

cottages are evident on the first edition Ordnance Survey map on present day Torca Hill but during the nineteenth century, these were replaced by more substantial houses including Torca Cottage in which George Bernard Shaw spent his childhood. The

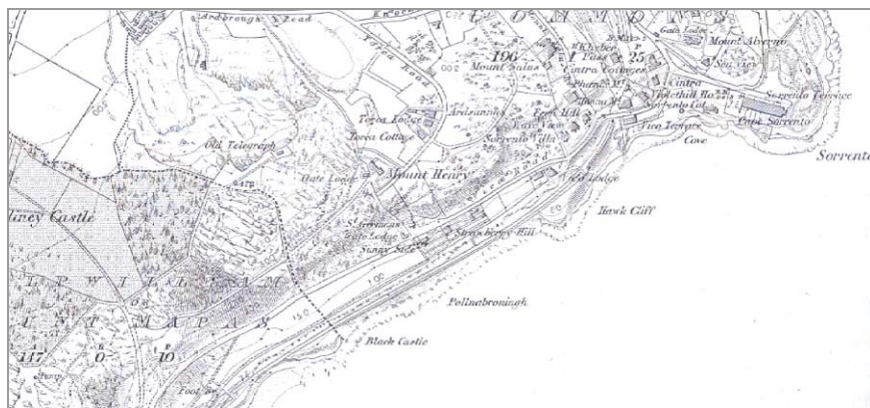


View of Dalkey Hill and Vico Road from Sorrento Park (1880-1914), National Library of Ireland

Khyber Pass Hotel built in c.1855 at the top of a steep narrow rock precipice overlooking the road was reputedly the home of

Charles Stewart Parnell for a period. The hotel was demolished in c.1990 and there are now apartments on the site.

According to the Dublin Builder, efforts were being made from 1861 to continue the Vico Road southward around Killiney Hill through the estate of Killiney Castle which was owned by the Warren family, in effect to join the private Vico Road with the Killiney Castle estate road. In c.1888 the private rights of Vico Road were bought by public subscription accomplished by the



Extract from the Ordnance Survey map of 1869. Map Library, Trinity College Dublin.

efforts of the Dalkey Town Commissioners and the Dalkey Vico Road Committee. The wall dividing the two roads was removed and the two roads connected by means of a steep slope that bridged the three-metre level difference. The road was officially opened by the Lord Lieutenant in 1889 who led a procession of carriages along the Vico Road, the largest ever seen in the

country at that time. The opening of the Vico Road was in conjunction with opening of Victoria Park (now Killiney Hill Park) in 1887 to celebrate Queen Victoria's golden jubilee. The park was formerly part of the demesne of Killiney Castle and was purchased by the Queen Victoria's Jubilee Memorial Association from the Warren family.



Vico Road with Ventnor Terrace in the foreground (1880-1914), National Library of Ireland

2.4 Twentieth century

Dalkey continued to grow as a residential town during the twentieth century and a number of individual houses were built on vacant plots along Vico Road including several in the wooded area to the north-west of St German's, formerly part of the Killiney Castle Estate. The Killiney side of the Vico Road has had little twentieth-century development and the Vico fields, formerly within the Killiney Castle demesne were bought by public subscription in 1926 to prevent future building and to

preserve their natural beauty. The views from Vico Road with the wide expanse of sea and sky and prominent natural and century and remain amongst the most picturesque in County Dublin.

3 Description of Historic Built Environment

The special character of the Vico Road ACA can be defined under the following distinctive attributes: Natural Features and Layout; Socio-economic functions; Building types and Materials; Quality and Treatment of open spaces.

3.1 Natural Features

The ACA is characterised by a topography that slopes steeply to the sea. The headland is composed of rock that is most evident along the shore and reappears intermittently in parks and gardens.

The high ground to the south of the ACA is dominated by Killiney Hill, the slope along the western part of Vico Road falls steeply to the sea and Sorrento Point marks the easternmost position of the headland. Beyond Sorrento Point Dalkey Island has a strong presence and can be glimpsed in views from the ACA. At the largest scale, the views south to the Wicklow coast are spectacular with a large stretch of sea bordered by bold mountain forms.

The site has a large numbers of mature trees, many of which are specimen pines and cedars. These were part of historic

manmade landmarks of Dalkey Island, Sorrento Terrace and the Killiney Hill obelisk are largely unchanged since the nineteenth planting strategies that continue to contribute a Mediterranean character to the ACA. The upper reaches of the western part of the site are characterised by groups of eucalyptus trees which also lend an exotic character to the area.

The natural sloped topography has been altered over time to provide flat surfaces for houses, gardens and roads. Retaining walls and reinforcement works of stone are evident throughout the ACA and contribute to its special character.

3.2 Layout

Vico Road, Sorrento Road and Coliemore Road are the result of a road network developed over time to provide access through the difficult terrain and serve to the houses located there. They are the principal access roads through the ACA.

Coliemore Road, Sorrento Road and Nerano Road link to the north towards Dalkey Village. Vico Road branches off Sorrento Road towards the southwest and runs parallel to the coast. Torca Road is connected to Vico Road by a stepped pedestrian link at the western end of the ACA that lies between the grounds of San Elmo and St.Germans. Torca Road continues to the west of the stepped link to Vico Road as a pedestrian route and runs roughly parallel to the coast. It also connects with a pedestrian route that cuts through the woodland north of San Elmo and connects to a cul-de-sac south of Knock-Na-Cree Road. East of this Mount Salus Road stretches southeast from Knock-Na-Cree Road into the ACA as a cul-de-sac.

Most properties lie close to and parallel to the roads. Sorrento Terrace has an urban character similar to the many historic terraces along the coast to the north. Some properties require sloping connection roads to overcome differences in height from the main roads and the houses. These often serve more than one property and act as shared private roads.

Though houses for the most part stand close to roads, the layout appears scattered and informal. Many houses are not easily seen from the street space due to the topography and trees. They appear and disappear at different distances and from different viewpoints. The overall layout is one of dramatic and picturesque effect.



View south over the Vico Road towards Killiney Hill

3.3 Socio-economic Functions

Vico Road ACA retains its residential suburban character. The houses continue to function as dwellings and have not been converted to office or other uses. No institutional or religious functions have existed historically in the ACA. The residential character is one of exclusive dwellings.

The area still offers recreational facilities to residents and non-residents with the historic Sorrento Park and Coliemore/Dillion's Park in the east of the ACA as well as an historic bathing facility below Vico Road.

Vico Road has featured in the work of authors such as Flann O'Brien, James Joyce and Hugh Leonard. George Bernard Shaw resided for part of his life at Torca Cottage on Torca Road.

3.4 Building Types

The quality of the historic building stock in Vico Road ACA reflects its historic, architectural and social heritage significance and consolidates its character, despite removal of some of the historic buildings and the addition of recent developments built with unsympathetic architectural scale, size and expression.

The historic villa houses range in size but are generally two-storey. These stand as detached structures, some with basements and outbuildings in planted grounds, each arranged according to site arrangements on the sloped topography. They have grand and sometimes eclectic architectural expressions and are generally classical and Italian in style. Examples include San Elmo, St.Germans and Strawberry Hill.

The historic row of houses at Sorrento Terrace belong to the eighteenth and nineteenth tradition of terrace houses found on the coast south of Dublin. As with the villa-houses these were created for the well-to-do classes that once resided in squares and streets in the city centre and left in exchange for the clean air and green settings beyond the metropolis. Examples include Montpelier, Haddington and Victoria Terraces among others. The terraces follow more or less the same scheme of a united architectural expression with houses of two or three-storey over basement. Elevation finishes were generally of painted plaster and the architectural expression is classical.

Other historic structures include solitary two storey structures; these reflect the reduced classical style of the double and terraced houses. Smaller structures include row and solitary cottages of one and two storeys.

Modern structures stand amongst their historic counterparts. These vary in date and style, some bear a modernist approach and others have traditional pitched roofs.

3.5 Materials and Architectural Details

3.5.1 Roofs

The majority of roofs are natural Welsh slate or modern equivalents. Generally little expression is given to the roof form in the more classical influenced terrace and semi-detached structures. Here chimneys are presented as repetitive elements that reflect the repetition and rhythm of elements in the elevations below.



View of Sorrento Terrace from Sorrento Park



The roofs of some of the later stand-alone houses are given richer architectural expression reflecting more complex plan arrangements and stylistic desires, intended to eschew the earlier reduced classical architectural approach. In these houses rich expression in detail is given to chimneys, roof ridges and elements such as towers. In addition to slate, materials such as clay tiles and metal are used.



Top left: high visibility of roofs on Vico Road
Top right: Arts & Crafts influenced house with clay tiles and tower copper roof
Bottom: decorative clay ridge tiles and stone chimneys with complex elevation composition and decoration

3.5.2 Elevations

The painted terrace and villa house facades are a typical characteristic for seaside locations where the use of brick is less prevalent. The rendered elevations of the structures in the ACA range from plain facades on simple volumes with little decoration and profiling, to complex elevational compositions and decoration. Examples of the latter include bay windows,

balconies and verandas as well as cornices, banding, balustrades and projecting eaves.

3.5.3 Boundary Treatment

Some properties such as Sorrento Terrace address the street space directly with small front gardens and cast iron railings typical of more urban settings. Many other houses are located further away from the main road and may not be visible to the public. They mark their boundary to the road with walls and entrance gates. Some of the remaining gates are quite elaborate. The sloped topography means that the boundary treatment is varied according to different situations, in some places retaining walls are required in others free standing walls suffice. Many boundary treatments traditionally emphasised a strong sense of privacy and the need to restrict access by the public.



Cast iron double gates to San Elmo on the Vico Road



Example of fleur-de-lis railings used as boundary treatment.

3.5.4 Windows and Doors

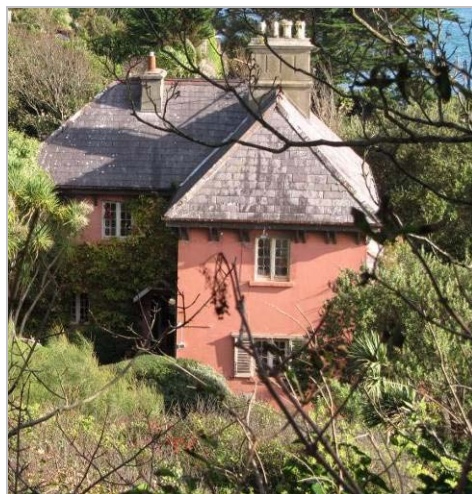
Windows and doors vary throughout the ACA. In the classically influenced houses of the early nineteenth century, window and door openings are regular and repeated in different formats throughout the building elevations. Emphasis is placed on repetition of window elements and decoration is kept to a minimum. Window formats are vertical with sash windows that range from one-over-one to six-over-six divisions. Openings are framed with simple plaster profiles and some have projecting hoods set on decorative plaster brackets. This arrangement is reflected in the door openings which have rectangular openings with fan- and side-lights integrated into the door screens.



Classical and regular arrangement of windows and doors



In other houses window and door openings reflect the use of eclectic historic styles and more complex elevation compositions. These include the use of Tudor style plaster hoods, Gothic arches and columns to openings or lead tracery in casement windows. The use of such elements also allowed house owners to distinguish their homes from other properties in contrast to the earlier wish for conformity.



Top left: Gothic arches and columns to door and window openings on Vico Road

Top right: Arts & Crafts influence in the use of octagon and diamond glass panes in casement windows

Bottom: Tudor hoods to upper windows and use of rounded corner heads

3.6 Open Space

3.6.1 Parks

Sorrento Park affords panoramic views of the Sorrento headland and coast to the south. It retains a historic band stand and path

system. The park has fine retaining walls and two pairs of cast iron gates onto Sorrento Road as well as one pair onto steps off Coliemore Road. The planting is for the most part small scale and of recent origin.

Coliemore Park, known locally as Dilion's park on Coliemore Road affords fine views to Dalkey Island from a large grassed area that slopes to the shore. Mature trees stand near the shore and frame views as well as adding a Mediterranean character to the park. The park allows access to the water and has a small viewing pergola in a corner to the south end of the grassed area beside Coliemore Road.

3.6.2 Bathing Place and Access Path

The bathing location on the coast is historic and belongs to a long tradition of bathing along Dublin's coast. The path from Vico Road is modest with remnants of stone steps in the upper reaches of the approach. An open area near the railway with a bench affords views to the sea and coast. Railings are of metal and are of simple design. The southern end of the pedestrian bridge over the railway retains a riveted cast-iron gate and some railings. The bridge itself has had many utilitarian additions and little is evident of its historic fabric. The bathing place has a utilitarian open shelter of concrete and the steps and approaches to the water are also of concrete.



Stone retaining wall to Sorrento Park



Viewing seat from top of Sorrento Park



Bandstand in Sorrento Park

3.6.3 Pedestrian Paths

A pedestrian path exists between Vico Road and Torca Road. This runs up a steep slope from Vico Road and perpendicular to the coast. The entrance at the lower end is marked with stone walls in a setback in the retaining wall to San Elmo. The steps, platforms and railings are of recent construction and of poor quality.

Another path connects Torca Road with Mount Salus Road and runs in a large arc through a wooded area. A granite stone wall marks the southern boundary to this path. A cast iron turnstile stands at the easternmost end.



Coliemore/Dillion's Park (top). Stone steps on walkway to bathing place on Vico Road (left) and Entrance to stepped walk between Vico Road and Torca Road



3.7 Street Features and Materials

3.7.1 Paving and Lighting

Most of the treatment to the road spaces is modern and no historic surface treatment remains visible. At Sorrento Terrace the footpath retains some of the historic metal coal covers set in granite pavers. The paths here and in some other locations are bordered with granite kerbstones. Public lighting is of utilitarian character and of recent type.



Left: coal covers in footpaths to basements in Sorrento Terrace
Right: coal covers in stone garden paths in Sorrento Terrace

3.7.2 Car Parking

Car parking takes place as parallel parking in the street space, restrictions in other areas are marked with double yellow lines. Otherwise car parking is located on individual properties and in most cases out of view.

3.8 Gardens and Built Landscape Features

3.8.1 Trees

Vico Road ACA retains significant groups and individual mature trees throughout. These were part of historic planting strategies to provide shelter and privacy as well as to add to the picturesque qualities of the buildings and their settings. The use of pines, cedars and exotics add a strong Mediterranean character to the area. These trees contribute significantly to the special character of the ACA.



Pine trees along Vico Road to the boundary of San Elmo

3.8.2 Retaining walls

Stone retaining walls contribute significantly to the special character of the ACA and the spaces they define. They retain ground modified on the sloped topography for gardens, roads and houses. Some of these are given an architectural expression as in the case of San Elmo where the north wall along the approach drive retains ground to a garden at higher level and is adorned with castellations and a turret lookout.

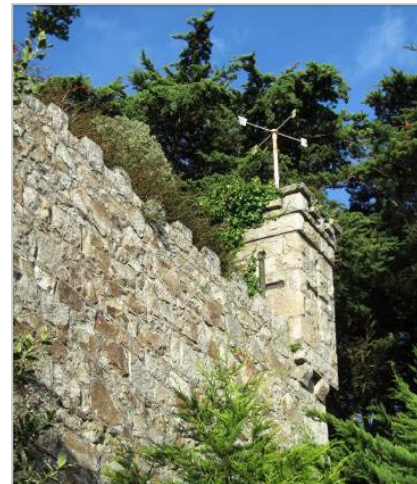


Left: eucalyptus area along the pedestrian route from Torca Road to Mount Salus Road

Right: pine trees and outbuildings along the approach to San Elmo



Stone walls, metal-wood gate and pavilion with veranda on Vico Road



Left: decorative elements to a garden retaining wall in San Elmo

Right: retaining wall with service spaces below St. Germans on the Vico Road

3.9 Views

It is Council policy to protect and encourage the enjoyment of views and prospects of special amenity value or special interest.

The most significant views in the ACA are:

View 1: the view along Coliemore Road looking south towards Sorrento Terrace. This includes the treed approach to the junction with Nerano road with large villa type houses and gardens to both sides. It then leads to the first glimpse of Sorrento Terrace framed on either side by stone boundary and retaining walls.

View 2: the view from Coliemore Park looking east to Dalkey Island. This is bordered on the north side by the end of a row of large villas and attached houses. Mature trees close the southern side of the view and the prospect to Dalkey Island is partially screened by mature trees near the shore.

View 3: the panoramic view from the high ground in Sorrento Park. This affords a wide view that includes Dalkey Island, Sorrento Terrace and the sloping ground and coast running south to Killiney Hill and far beyond.

View 4: the view along Sorrento Road looking west to the road junction with Vico Road. It is framed on the south side by trees and on the north side by planting and retaining walls to Sorrento Park and the grounds of Monte Alverno. It is closed to the west by three-storey double houses on the bend of Sorrento Road.

View 5: the view along Sorrento Road looking to the northwest from the junction with Vico Road and the reverse view looking to the southeast from further up Sorrento Road. This includes fine houses, trees, gardens and boundary treatment on sloping topography.

View 6: View along Vico Road looking west from the junction with Sorrento Road and the reverse view from the railway bridge further up the Vico Road looking east. This also affords views to the surrounding landscape and sea.

View 7: a sequence of views looking in both directions along the long straight stretch of the Vico Road between the railway bridge in the east and the border of the ACA to the west.

View 8: intermittent views along the sequence in View 7 from the Vico Road looking out to sea, to Sorrento Terrace and south to Wicklow. This includes foreground views down to houses below Vico Road.



View 8: one of the views from the Vico Road looking east to Sorrento Terrace with the railway and houses below

View 9: the sequence of views along the path approach to the bathing place looking east to Sorrento Terrace, south to the sea and bathing facility and west along the coastal strip beside the railway towards Dalkey and Killiney Hills.

4 Significance of the Proposed Vico Road ACA

4.1 Urban Design Significance

- Vico Road represents good examples of eighteenth and nineteenth century suburban development south of the city that includes many villa-type houses, a very significant formal terrace of houses and a range of attached houses.

4.2 Architectural Significance

- The ACA contains a collection of different historic building types, styles and sizes. The various houses and developments have strong individual expression. The arrangement of these structures relative to one another is an important characteristic of the ACA.
- As the area has long provided residences for prosperous citizens, the houses are generously laid out and are good examples of their architectural type.
- The use of repetitive terrace house types and elevation treatment with imposing symmetrical layout gives Sorrento

Terrace a sense of scale and monumentality characteristic of the terrace type.

- The survival of many original features, materials and details are characteristic of the ACA.
- The use of materials and detailing in the construction of the buildings is of importance as representative of structures from the eighteenth and nineteenth centuries.

4.3 Historical Significance

- The changing form of the Vico Road and improvements carried out by the Dalkey township together with the diversity of building types, contribute to understanding of the history of the wider area during the course of the nineteenth century.

4.4 Cultural Significance

- The area has a number of literary associations and is found in the work of prominent Irish writers of the twentieth century for example James Joyce, Flann O'Brien, Hugh Leonard and Maeve Binchy.
- George Bernard Shaw, Irish dramatist and Nobel Laureate spent his boyhood in the area.

4.5 Social Heritage Significance

- The intact nature of much of the dwelling fabric of Vico Road ACA, the continuity of use of the houses and gardens for domestic purposes provide continuity to the social history of the area.
- The continuity in use of the bathing facility on the coast below the Vico Road represents an important tradition associated with this part of coastal Dublin.

4.6 Landscape Design Significance

- Sorrento Park and Coliemore Park afford fine views of the dramatic coastline in the ACA and beyond. The parks retain original planting, boundary treatment, retention walls and structures such as a band stand.
- The ACA retains many fine specimen trees that were part of an historic approach to enhance the picturesque landscape character of the area. Many of these are non-native species and were intended to giving the area a Mediterranean character.
- The boundary walls and retention walls, gates and railings that mark the limits of the properties are important features that are often visible in and from the streetscape.
- The individual gardens include terraces and alterations of slopes to provide flat ground. Some of these modifications of the topography include service spaces or have decorative elements such as balustrades or look-out-turrets of architectural interest.

5.0 Implications for Planning and Development

In general terms there is a requirement under the Planning and Development Act 2000, as amended, to obtain planning permission for all development works, which do not constitute exempted development. The regulations governing exempted development are set out in the Planning and Development Regulations 2001, as amended. These regulations set out the classes of development, which constitute exempted development together with relevant conditions and limitations.

Section 4 of the Planning and Development Act 2000, as amended, lists developments, which constitute exempted development, for the purposes of the Act. Section 4(1)(h) is of particular relevance. It states that the following shall be exempted development for the purposes of the Act:

“Development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures”

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

5.1 Implications of ACA designation

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 section 4(1)(h), the carrying out of works to the exterior of a structure located in an Architectural Conservation Area shall be exempted development only if those works would not materially affect the character of the area”

Owners, occupiers or developers proposing to carry out works within the ACA should be aware that the normal exemptions from seeking planning permission, as outlined above, will no longer apply where the Planning Authority considers that they 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), 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 may require planning permission, whereas such works may be exempted development elsewhere.

The purpose of this Section of the 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.

Protected Structures

Owners and occupiers of Protected Structures are advised that planning permission is required for all works, which would materially affect the character of a Protected Structure, or any element of the structure, including its curtilage, which contributes to its special character. Owners and occupiers proposing to carry out any works to a Protected Structure including essential repair and maintenance works, are advised to request a declaration from the Planning Authority under Section 57 of the Planning and Development Act 2000, as amended. A declaration issued under this section sets out the type of works the Planning Authority considers would or would not materially affect the character of the structure or of any element of that structure, which contributes to its special interest.

Non-Protected Structures

Owners and occupiers of non-Protected Structures located within the Architectural Conservation Area should be aware that works which, in the opinion of the Planning Authority, would materially affect the character of the ACA, will require planning permission under Section 82 (1) of the Planning and Development Act 2000, as amended. Such works are likely to include the following:

- *Extensions and new building works that impact on street-facing elevations of buildings or which would be visible from the public realm.*
- *The demolition of any structure or part thereof.*
- *Re-pointing in a style or manner other than existing.*
- *Removal or alteration of original architectural features on the main facades of non-Protected Structures including:*
 - a. *The painting of previously unpainted surfaces.*
 - b. *The rendering of any façade not previously rendered.*
 - c. *The removal of existing render or material finish of a structure and its replacement with another material or detail, including the removal of any previously rendered/stuccoed surfaces to expose otherwise inferior stonework underneath.*
- *Formation of parking spaces.*
- *The removal of the original roofing materials such as natural slate or clay tiles and their replacement with modern materials such as fibre cement tiles.*
- *The removal of existing chimney-stacks and early terracotta or clay pots or other features of the roofscape.*
- *The removal of timber bargeboards and/or their replacement in a material other than the existing.*
- *The installation of solar panels and roof-lights on visible slopes.*
- *The erection of, or alterations to, externally mounted signs and advertisements, including banners.*
- *The provision of awnings, canopies, flags and flagpoles.*
- *The provision of any security shutters or grilles, and associated casings and fittings, on the face of a building or in front of a window display area.*
- *The erection of communications antennae or support structures for same.*
- *The removal or alteration of traditional stone walls or railings, including historical plot boundaries.*

The above list is not definitive. Owners/occupiers are advised to consult with the Planning Authority prior to undertaking any development including any physical works or change of use.

Where there is uncertainty as to a particular case the Planning Authority would advise that a Section 5 declaration should be sought.

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

5.2 Public Domain

Agencies and service providers carrying out works to the public realm, for example, footpaths, planting, street furniture, parking schemes, public lighting etc., are required to consider the special character of the area as identified in this document and should consult with the Planning Department of Dún Laoghaire-Rathdown County Council prior to the carrying out of any works.

6.0 De-Exempted Development within the ACA

In summary the de-exempt development classes for Vico Road 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 1,3,5,6,7,9, 11,31d, 50b.

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

- Garages/sheds etc (Class 3) - It is Council Policy to ensure that planning permission is required for domestic garages, glasshouses, sheds etc. within Vico Road 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).

6.1 Guidance for New Development Works

New development should contribute to the visual enhancement and vibrancy of the area whilst respecting its existing physical character. Below are guidelines for the carrying out of works within the Architectural Conservation Area boundary:

6.1.2 External Walls

Removal of Render: The buildings in Vico Road ACA have rendered facades characteristic of seaside locations. The loss of external render to these houses damages the authentic character of the ACA and removes a water-resisting surface that protects these buildings from decay.

Painting: Structures originally constructed with exposed cut-stone were not intended to be painted and later removal of such paint can damage the external surface of the material. Painted finishes may be visually acceptable for certain buildings, however the use of modern chemical based paints can have a detrimental effect on historic buildings by trapping moisture in the building causing dampness and decay. For this reason any external paints used in historic buildings must be breathable.

Cleaning: Abrasive cleaning methods such as sandblasting damage the external surface of natural building materials and is not advised. This type of work often removes the hand-tooled surface from stonework or the protective fired surface from bricks, leading to porosity and harmful water ingress.

External Cladding/Insulation: Historic terraced houses, villa houses and cottages of this period in this area tend to have a rendered finish. The alteration of the original finish by cladding external walls will affect the special character of the ACA. Original historic external finishes must always be retained.



Examples of painted plaster elevations and slate roofs of Sorrento Terrace

6.1.3 Roofs

Roofing Materials: The removal of the original roofing material, ridge tiles, chimneys, bargeboards, eaves details, cast-iron gutters and downpipes, and their replacement with modern materials can seriously damage the character of the ACA. Original coverings and elements can generally be repaired and reused and should always be retained as they are essential to the character of the area. Where original roofing materials have been lost, replacement with historically correct materials will be encouraged.

Roof Lights/Solar Panels: The installation of roof lights or solar panels can fundamentally alter the visual character of the

architectural setting. It is important to remember that roof pitches may be hidden from ground level but are visible from elevated surrounding locations and an assessment of such should be made.

Dormer Windows: There is little or no tradition of dormer windows within the Vico Road ACA. Dormers would fundamentally change the special character of the ACA and are therefore not acceptable.

Eaves Fascias, Soffits and Bargeboards: Buildings within the ACA were built with parapets and without timber eaves details. Verge details at gable ends sometimes have no bargeboards and render extends to the underside of the roof slates, forming a neat junction characteristic of such terrace houses. This detail should always be retained. Projecting eaves or verges should be avoided for these structures.

In cases of the historic structures that have original projecting eaves, the historic timber detail should be kept as well as any decorative wall brackets or other such elements. UPVC fascias or bargeboards are inappropriate.

Roof pitch: The alteration of the roof profile affects the character of the building and changes to the angle, ridge height, eaves level or span of roofs and would therefore adversely affect the character of the ACA.

6.1.4 Windows & Doors

Alteration of Openings: Enlargement of window or door openings or the removal of stone sills or doorsteps can alter the

prevailing proportions of the structures, and result in incremental loss of historic materials on whose texture and authenticity the special character to the ACA relies.

Replacement of Windows or External Doors: Original timber windows, doors and fanlights are key features which enrich the character of the ACA. Examples of authentic historic fenestration and external doors are crucial to the preservation of the character of the ACA. Where windows and doors have been altered or replaced prior to ACA designation, their reinstatement will be encouraged,



Unsympathetic alteration of window formats and addition of surface mounted pipes.

6.1.5 Extensions

Extensions should be designed to minimise their visibility from any public area in the ACA, they should be subsidiary to the

main building, of an appropriate scale, and should follow the guidance for new infill buildings given above. This also applies to detached and permanent structures in gardens such as sheds, gazebos and habitable spaces. A contemporary high-quality design will be encouraged over pastiche in order to maintain the authenticity of the fabric of the buildings.

6.1.6 Internal Alterations

For buildings which are not designated 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.

6.1.7 Amalgamation of Properties or Sites

Amalgamation of Structures: Joining buildings together into one functional unit requires planning permission irrespective of whether located in an ACA or not. Any proposals for the amalgamation of properties within the ACA will be considered to be detrimental to its character.

Amalgamation of Plots: The existing plot structure is to be retained to express the existing grain which is an important determining factor of the special character of the ACA. Amalgamation of plots will be deemed to be unacceptable.

6.1.8 Demolition

Demolition of any building visible within the ACA which is deemed to contribute to the ACA, whether it is a Protected Structure or not, will require planning permission. Demolition

will only be permitted where the structure makes no material contribution to the character or appearance of the area, or does not have the potential to do so through reinstatement of historic features. There will be a presumption in favour of retaining any structure that makes a positive contribution to the character of the ACA.

6.1.9 Boundary Treatments

Alteration or removal of historic railings, boundary walls, piers, gates, etc. always requires planning permission. These are integral features contributing the character of the ACA and should be retained, where possible.



Unsympathetic engineering works to retaining walls

6.1.10 Works to the Public Realm

Unsympathetic works can have a detrimental impact upon the character of the ACA. In this instance, any planned works to the public realm should be respectful of the special character of the area and enhance the appreciation and setting of the streetscape in line with Policy AR6 of the 2010-2016 Dún Laoghaire-Rathdown County Development Plan.

Future alterations to paving and street furniture should be in keeping with the visual simplicity of the ACA. Where historic evidence of street furniture does not survive, new elements should be of a high quality and low-key. Conspicuous arrays of litter bins or bollards should be avoided to minimise clutter. The impact of necessary items should also be mitigated by well considered positioning.

Overhead electricity supply and telephone cables and poles detract strongly from the character of the ACA. Any initiatives to place overhead services underground and the removal of redundant services from the facades of building would be encouraged within the historic ACA.

6.1.11 Views and Prospects

There is an objective “to preserve views” in the 2010-2016 Dún Laoghaire-Rathdown County Development Plan within the proposed boundary of the proposed ACA, (as indicated by blue arrows on Drawing No. PL-12-391 contained in Appendix 1).

There are key views along Vico Road, the boundary with Torca Road, Sorrento Road, and Coliemore Road which enhance the

character of the Architectural Conservation Area and therefore should be protected from intensive development (Refer to Section 3.9).

7.0 Policy Objectives

General

- The Council will ensure that development within the 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 the Architectural Conservation Area 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 the Architectural Conservation Area, except in very exceptional circumstances, in accordance with Policy AR12 of the 2010 – 2016 Dún Laoghaire-Rathdown County Development Plan. Where the demolition of a building/structure/item is proposed within the Architectural Conservation Area, one of the key considerations that will be taken into account is the quality of any replacement structure and whether it enhances / contributes to the unique character of the area.
- The re-use and maintenance of existing entrances and original boundary walls where appropriate will be strongly encouraged in order to maintain the essential character of the Architectural Conservation Area.

New Build

- The Council will seek to ensure that any development including modifications and/or alterations or extensions affecting structures within the 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 an imaginative, high quality, passive design for new buildings, which should provide 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.
- Throughout the ACA generally, the Council will encourage a sensitive design approach for any development proposals in order 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 the ACA that are generally sensitive to the main structure and subsidiary (to the main structure), particularly in the case of Protected Structures and positioned generally to the rear or lesser elevation.

- All proposals to extend properties within the ACA involving/affecting the roof of a property 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 the ACA whether Protected Structures or otherwise, whilst simultaneously encouraging a continued diversity of sensitively scaled contemporary and energy efficient designs.

Works to the Public Realm

- The Council will actively promote the retention of all surviving original kerbing, paving, and items of street furniture, which contribute to the special character of the ACA, in line with Policy AR6 of the 2010-2016 Dún Laoghaire-Rathdown County Development Plan.

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

Bibliography

Historical Sources:

- Samuel Lewis, A topographical dictionary of Ireland, London 1837
- Peter Pearson, Between the Mountains and the Sea, The O'Brien Press 1998
- Joseph Brady and Anngret Simms, Ed., Dublin Through Space & Time, Four Courts Press 2001
- Séamus Ó'Maitiú, Dublin's Suburban Towns 1834-1930, Four Courts Press 2003
- Francis Elrington Ball, A History of the County Dublin - The people, parishes and antiquities from the earliest times to the close of the 19th century, 1902-1920
- John Dalton, A History of the County of Dublin, 1838
- Irish Times Articles 31 Aug 1861, 23 Jun 1873, 10 July 1873, 9 Mar 1888, 12 Mar 1888, 20 Jul 1888, 27 May 1889, 3 Jun 1889 and 6 Oct 1954
- The Dublin Builder, 1st Nov 1862, 15th Apr 1863, 1862, 1st March 1874
- Thom's Dublin Street Directory 1850-1950
- Varieties of Irish history: from ancient and modern sources and original documents, Gaskin, James J. , Dublin 1869
- Excursions through Ireland, Thomas Kitson Cromwell, London 1820
- Dalkey, County of Dublin, The Irish Penny Journal, Vol. 11, No. 83. Feb. 15, November 21, 1834
- Flann O'Brien, The Dalkey Archive, Dalkey Archive Press, 1997