

## SCHEDULE 2

### ARCHITECTURAL CONSERVATION AREAS

#### THE “TRINITY WITHIN” ACA

##### **Architectural Character:**

The ACA is set on the north-eastern edge of promontory where the Suir once met the confluence of John’s Pill (now The Mall). This area would have been where the Viking *longphort* was founded. This would have been the lowest point of the landscape. Later Dundory Fort, which adjoined and included Reginald’s Tower, was built in this area providing us with the Viking Core of the City. This section of the Trinity Within ACA is the oldest continuously-populated urban area in Ireland. Therefore, the area is of particular Historical and Archaeological significance and falls wholly within the City’s Zone of Archaeological Potential. Archaeological excavations within this locality have revealed a wealth of artefacts and architectural features dating back to the Viking and Medieval periods. The name of the ACA is generated from its location in the Parish of Trinity Within.

The ACA has a high visual and social amenity value, affording views along the River Suir and good quality open space in the form of the William Vincent Wallace Plaza. This part of Waterford city has a quite diverse architectural character, with each sector being quite distinct from the other. There is also a variety of building types within the ACA – from Norman Towers, Medieval Town Walls, post-medieval window openings, fine Georgian churches and ecclesiastical residences to 18<sup>th</sup> and 19<sup>th</sup> century terraced houses and warehouses. The majority of the buildings are of rubble-stone construction, painted and rendered; however, a proportion, primarily the fine Georgian townhouses on The Mall, have brick facades. This lends a distinctive texture to the streetscapes that is unique to Waterford City.

## THE “SOUTH QUAYS” ACA

### **Architectural Character:**

The *South Quays ACA* forms an impressive façade to the ancient city of Waterford, overlooking the Suir River. The Quays present an unbroken line of tall buildings ranged like brightly-coloured soldiers along the river-side – the vibrant hues reflected in the water on sunny days. Fronting this impressive urban landscape is the quayside and campshire, along with its modern marina and vestiges of the city’s maritime past, including a striking crane on Custom House Quay. A footpath runs along the rivers-edge interspersed with young trees, not yet developed enough to interrupt views of the ACA from Rice Bridge and Ferrybank on the northern side of the Suir.

Like the *Trinity Within ACA*, the *South Quay ACA* is also of particular archaeological interest as much of the area falls within the City’s Zone of Archaeological Potential. The area east of Gladstone Street was originally contained within the Viking and Norman walled city. The Quays were formed c.1705 by the removal of large sections of the City Walls adjoining the River Suir, forming the basis of the familiar promenade. The Quays are particularly significant to Waterford city, as they formed the hub of the City’s prosperity and impetus for development. They were also they region’s link with the wider world and from where many emigrants left Ireland for a new life in North America.

The majority of the buildings on the South Quays are two-three bays in width and average 3-4 storeys in height. These are primarily late 18<sup>th</sup> and 19<sup>th</sup> century structures replacing earlier buildings on the sites, in particular gable-fronted “Dutch Billies”. The buildings follow a standard design format; shopfronts to the ground floor, some with separate entrances to the upper floors and carriage arches leading to the rear sites; painted rendered upper floors, the window heights diminishing in the higher storeys in line with Classical proportions, and the steep roofs partially concealed by parapet walls. The 18<sup>th</sup> century and earlier 19<sup>th</sup> century buildings tend to have unadorned upper floors, with decorative rendered details common in later 19<sup>th</sup> century structures.

Most of the buildings within the ACA were probably built as mixed-use living-over-the-shop structures, with a number having offices or residences to the upper floors. Most have shops to the ground floor, ranging from convenience stores to furniture, clothing and salons. There are three large hotels, *The Bridge Hotel*, *The Dooleys Hotel* on Merchant's Quay and *The Granville Hotel* on Meagher's Quay. Although made up of a number of originally separate buildings, the establishments have opted to visually unify their premises through strong paint schemes and shopfronts extending the length of the ground floor. The purpose-built commercial buildings, in particular the banks and the Post Office (former Customs House) have a distinctly different character as they are generally faced in stone, giving an air of stability and longevity. The most identifiable structure within the ACA is the Clock Tower, built in 1861, in the Gothic Revival idiom, and a landmark on the riverfront.

#### **Issues:**

There are a number of issues which influence the development and growth within the *South Quays ACA* and *Trinity Within ACA*:

- Disrepair of older buildings.
- Vacancy and unused upper floors.
- Changing demands in residential accommodation from city dwelling to suburban living
- A diminishing sense of vibrancy towards the western section of the *South Quays ACA*.
- Site accumulation and unifying multiple plots into one unit; this is particularly evident on the South Quays due to the presence of large department stores and hotels.
- Lack of visual identity within the ACAs: while historically a largely homogenous area, this is not translated onto the modern streetscape. This is most obviously expressed through the varied paving and a lack of interplay between the buildings and the River Suir.
- Lack of visual interconnection between the *South Quays ACA* and the River Suir.

- Unsympathetic alterations to historic buildings.
- The need to adapt older buildings for new uses.
- 20<sup>th</sup> century infill buildings which are not in keeping with the character and appearance of the ACAs, interrupting the general building-height and vertical emphasis.
- Commercial pressures on proposed new build to supply maximum floorspace, which may not be wholly in keeping with the historic building plots, streetlines or rooflines.
- The necessity of accessibility for all.

**Policies:**

- Highlight the presence of the City Wall within the *Trinity Within* and *South Quays ACAs* and enhance its presence within the city. Where the line is no longer visible, develop a means of physically defining the line.
- Explore methods of visually unifying the area more effectively.
- Maintain landmark buildings and their attendant features and grounds to a high standard, to improve their character and ensure their longevity.
- Solutions to improve access into buildings by the disabled, which are sympathetic to the historic building stock, shall be explored.
- Encourage an improvement of the mixed-commercial spectrum within the zone where appropriate. Emphasis shall be placed on good-quality outlets that in turn enhance the character of the ACA and encourage more evening-time enterprises
- Improve residential occupancy within the ACAs, concentrating on good quality accommodation to encourage families and long-term residency. Particular emphasis shall be placed on improving accommodation above commercial premises; therefore separate access to the upper floors should be retained or provided where practicable to facilitate this. By increasing occupancy and vibrancy, the area would become a more attractive place to live and relax.

- Identify all vacant and under-utilised structures within the ACA and pinpoint potential new uses. Identify sites and inappropriate infill structures that do not enhance the character of the area as *Sites of Potential Development*.
- Target the regeneration of Protected Structures in need of repair, providing guidelines to the owners and occupiers on maintaining historic properties in a sustainable manner.
- Develop a policy of informing the occupants of the necessity of archaeological monitoring within the ACAs.
- A policy of retaining historic architectural features including sash windows, slate roofs and stucco decoration shall be promoted. Where replacement is necessary, a like for like policy shall be adopted. Where the historic features do not remain, their replacement with historically accurate examples in an appropriate natural material shall be undertaken. The use of synthetic materials and outward openings casement windows within the ACA is not encouraged.
- The retention of historic shopfronts and from the 19<sup>th</sup> and early 20<sup>th</sup> century and original plot boundaries is to be promoted. Where appropriate, the replacement of modern shopfronts with well-proportioned new designs, constructed of good-quality natural materials, is encouraged.
- Draft guidelines on new build detailing acceptable building heights, retention of historic plot boundaries, materials etc. Where appropriate, thoughtful modern design using quality materials should be preferred over mock-traditional “pastiche”. The retention of current building heights within the ACAs is of importance, as the integrity of the traditional skyline is important for the character of the City as a whole. The use of natural, historically-accurate materials for renovations and alterations to historic buildings within the area is preferred.
- A policy of improving the amenity value of the *Trinity Within* and *South Quays* ACAs shall be adopted, working with land owners within the areas. This shall include improvements to street furniture and paving and further “greening” of the areas.
- Licensing of utility companies to carry out sub-surface works shall be strictly monitored to maintain the quality of paving within the ACAs.