

## Chapter 7 Built Heritage and Archaeology

### 7.0 Introduction

Dungarvan has a unique and varied built heritage spanning many centuries. This heritage is a physical reminder of the culture, ideals and history of previous generations. Landmark buildings in the town include the Castle, Abbeyside, St Mary's Churches and many public buildings such as the Court House. However, structures such as the quays, the terraces of 19<sup>th</sup> century houses, the layout of the town square, the vistas, the 19<sup>th</sup> century ironwork and individual buildings such as the converted warehouses also contribute significantly to the special character of the Town. Our built heritage is a unique resource which, once lost or damaged, cannot be replaced.

### 7.1 Architectural Heritage

It is an objective of Town Council to identify, conserve and protect elements of the built heritage. This not only includes structures on the Record of Protected Structures (as outlined in Appendix A3) but also elements of the built heritage such as vernacular heritage, ironwork, plaques, street signage, and street furniture.

The use and function of buildings by their very nature change over time and conservation can be considered the management of change. Sympathetic maintenance, adaptation and reuse of buildings of architectural or historical merit have the potential to generate aesthetic, environmental and economic benefits for future generations whilst maintain the character. The Council will adopt a partnership approach with regard to the appropriate renovation and improvement of protected structures, vernacular heritage and historic buildings by offering practical advice. Owners of historic structures who wish to alter, extend or adapt their buildings are strongly encouraged to consult with the Council at pre-planning stage.

The Council is obliged to protect the built heritage under Part IV of the Planning Development Acts 2000-2010 as amended. To ensure best conservation practices are observed, the Planning Authority will take account of the conservation guidelines issued by the DoEHLG and other statutory bodies. In certain cases, an Architectural Heritage Impact Assessment may also be required. Information on compiling assessments and other planning matters regarding planning issues such as demolition, new build, declarations etc can be obtained from the DoEHLG publication; *Architectural Heritage*

*Protection – Guidelines for Planning Authorities.* (A summary of this document is available on Waterford County Council’s website [www.waterfordcoco.ie](http://www.waterfordcoco.ie) under the Built Heritage section).

Further guidance on protecting the Built Heritage and appropriate development is set out in Chapter 10 (Development Standards), on Waterford County Council’s website and in the following documents:-

- Guidelines for the Care, Conservation and Recording of Historic Graveyards in County Waterford;(2010)
- Thatch Houses Survey (2006);
- Burial Grounds Survey(2007);
- Industrial Heritage of County Waterford Survey (2008) and;
- FAQs about Protected Structures and details of relevant legislation, publications available on the Waterford County Council website.

#### **Policy BH 1**

It is a policy of Dungarvan Town Council to protect the built heritage and to encourage sensitive development or reuse of buildings to promote economic growth and regeneration.

#### **Policy BH 2**

It is the policy of the Dungarvan Town Council to administer incentives for the protection of the built heritage of the County through administration of the Conservation Grant Scheme or provide information on other relevant schemes

## **7.2 Protected Structures**

A Protected Structure or proposed protected structure is one that a Planning Authority considers to be of special interest under one of more of the following categories - architectural, historical, archaeological, artistic, cultural, scientific, social or technical. The protected structure designation refers to all parts of the structure, unless otherwise indicated. This includes the interior, exterior and curtilage associated with the structure. Details of Protected Structures are entered by the Council in its Record of Protected Structures (RPS). Any works, which in the opinion of the council, would materially affect the character of a Protected Structure, would require planning permission. However the inclusion of a structure on the RPS does not preclude change of use, refurbishment or development.

The Record of Protected Structure (RPS) is included in Appendix A3 of this Plan.

The National Inventory of Architectural Heritage (NIAH) carried out a survey in 2003, which identified 171 structures which the Minister for the Environment has recommended for addition onto the Record of Protected Structures (RPS)<sup>1</sup>, 125 of these structures are already on the RPS. It is proposed to add the remainder of the list to the RPS. Proposed additions onto the Record of Protected Structures is included in Appendix A3 of this Plan.

**Policy BH 3**

It is the policy of the Council to maintain a Record of Protected Structures within the Town to protect all the structures or parts of structures which are of historical, architectural, artistic, archaeological, social, scientific, technical and cultural interest.

**Policy BH 4**

Demolition of a Protected Structure can only be considered in exceptional circumstances and the onus will be on the developer to provide the strongest justification for such an action.

**7.3 Architectural Conservation Area (ACA)**

An architectural conservation area (ACA) is a place, area, group of structures, or townscapes taking account of building lines and heights, that is of special architectural historical, archaeological, artistic, cultural scientific, social or technical interest or that contributes to the character of an area. The physical expression of the significance of an area may consist of building lines and heights and patterns of material, construction systems or architectural elements that are repeated within the area and give it a sense of harmony.

Architectural heritage including ACAs is not a static environment but evolves over time. Designation of an ACA does not mean that there cannot be new developments, or growth within an area.

As part of this plan, the Council has prepared a set of Development Objectives for the future development of the town. As part of this strategy, areas with a unique character and which enhance an urban area or streetscape have been identified and designated as an *Architectural Conservation Area (ACA)*. The Plan has identified elements the town which should be protected, enhanced or strengthened. The Council's policies and objectives set out clear design principles for development in these areas, and hope to encourage appropriate development and to protection of the sense of place.

Owners of buildings within *Architectural Conservation Areas* , who wish to alter or renovate their properties or construct infill development, are strongly encouraged to consult with the Conservation Officer and Council at pre-planning stage. The Council will assist property owners by providing guidance on design, elements of the streetscape to be protected/replicated, appropriate uses, etc.

#### **Policy BH 5**

It is the policy of the Council to promote and retain original building fabric such as the original walls, lime mortar, slate, thatch, ironwork and joinery details such as timber sash windows, shopfronts, doorways and bargeboards. Where traditional features such as sliding sash windows have been removed, their reinstatement shall be encouraged.

#### **Policy BH 6**

Within *Architectural Conservation Areas* , it is the policy of the Council to:-

- Identify, protect and enhance the unique character of a streetscape by providing guidelines on appropriate development to retain its distinctive character;
- Protect elements of the streetscape such as rubblestone boundary walls, and street furniture such as paving, post boxes, historic bollards, basement grills, street signage/plaques, etc. which make a positive contribution to the built heritage;
- Promote sensitive reuse and/or alterations of buildings of historic character. Proposed works shall not detract from the building and shall make a positive contribution to the character of the building/streetscape or setting;
- Ensure that the design of new buildings within such a streetscape respects the established character of the area in height, scale and massing.

### **7.3.1 Improving the Public realm**

The term '*Public Realm*' incorporates all areas to which the public has open access including streets, public parks, civic buildings and facilities. Whilst this area extends beyond the specific areas identified above as Architectural Conservation Area, it is the same historic elements such as walls, quays, green areas located within the public realm which can contribute to the special interest and

distinct character of an area.

The Council will support the linking of the main retail areas and off-street car parks. In addition to enhancing pedestrian accessibility, it is anticipated that the resultant urban form (articulated streets, squares and other spaces) will enhance the attractiveness of the town centre.

It is anticipated that the continuing environmental upgrading of the town centre will encourage the provision of new residential uses here along with the upgrading of existing stock. The Council is particularly keen to see the reuse of vacant and under-utilised upper floors of commercial properties.

The upper floor levels of a significant number of the historic commercial properties within the town centre area are no longer used as residences, which has resulted in extensive neglect of these under-utilised areas. There is significant potential in the reuse of vacant upper floors for residential use, creating the possibility of accommodating an increase in population without displacing existing uses. The provision of accommodation on upper floors will also contribute to the revitalization of the Town Centre.

### **7.3.2 Vistas and Settings**

The location of a structure of special interest is often enhanced by its setting. With landmark buildings, the vista and approach are very important visual elements, which affect the harmony of the setting. Within Dungarvan such vistas would include:-

- The approach to/from Grattan Square from Devonshire Bridge and Mary St (and to a lesser extent from O'Connell Street and Parnell Street);
- The view from Abbeyside towards the Castle and the Quays;
- The view towards Abbeyside from the Quays; and
- The view towards Market House from the Square.

Any proposed new development should respect the existing character of its setting and blend in harmoniously. New developments should consider the existing building heights, vertical and horizontal lines, window size and fenestration in the vicinity, building materials and elevations of the existing structures. New developments should be sited and designed sympathetically so as not to detract from the setting.

**Policy BH 7**

It is the policy of the Council to promote a high standard of civic amenity and design and to respect existing open spaces, urban spaces, vistas and streetscape. The Council shall consider the receiving environment when erecting signage, undertaking road markings, parking spaces, planting and road and footpath access works, and ensures that all such works are sensitive to the character of the public realm

**Policy BH 8**

It is the policy of the Council and to encourage the sensitive redevelopment of vacant or derelict sites in the streetscape.

**Objective BH 1**

Establishing Grattan Square as a civic and amenity space for the town while integrating it with other main retail area and areas of visitor interest.

**Objective BH 2**

Promote the sustainable reuse and refurbishment of vacant upper floors of town centre buildings for residential use.

The Council will ensure that all future growth and investment in the town is achieved in a balanced and sustainable manner, whilst respecting the unique townscape and character of the town. High quality contemporary buildings in historic townscape settings will be accommodated, where they are well designed and respond sensitively to adjoining historic buildings.

**7.4 Archaeology**

The Archaeological Heritage of Dungarvan is unique and a special resource, which forms a distinctive element of the landscape and local identity. The archaeological heritage of the Town is composed of structures, constructions, groups of buildings, developed sites, all recorded monuments as well as their contexts, and moveable objects, situated both on land and under water.<sup>2</sup> This includes:-

- Recorded sites and features of historical and archaeological importance included in the Record of Monuments and Places;
- Major sites of archaeological importance in state ownership and guardianship;

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<sup>2</sup> The European Convention for the Protection of Archaeological Heritage, Valetta, 1992

- National Monuments which are the subject of preservation orders in County Waterford;
- All previously unknown archaeology that becomes known (e.g. through ground disturbance, fieldwork or the discovery of sites underwater).

The National Monuments Acts 1930-1994 provides for the protection of the archaeological heritage. Dungarvan's pre-1700 archaeological heritage includes an early settlement site at Shandon, a Norman motte at Gallows Hill, the 12<sup>th</sup> century Castle, Augustinian Abbey dating from 1290, as well as buildings, which incorporate medieval features such as those in Church Street.

#### **7.4.1 Record of Monuments and Places**

The Record of Monuments and Places (RMP) consists of a county by county set of marked-up Ordnance Survey maps and a manual listing basic information in relation to each monument or area included. Structures, features, sites or objects listed in the RMP are known as Recorded Monuments.<sup>3</sup> There are currently 39 archaeological sites in the record of monuments and places, such sites in the jurisdiction of Dungarvan Town Council, highlighting the wealth of archaeology to be found in the Town both above and below ground.

#### **7.4.2 Area of Archaeological Potential**

Dungarvan is designated an historic town and an area of Archaeological potential (See *Heritage Map 2*). This zone covers the area, which corresponds to the Medieval town, the late Georgian planned town and extends to Abbeyside. This area also includes the town's coastal and inter-tidal zone. The Annual Excavations Bulletin accessible at [www.excavations.ie](http://www.excavations.ie) gives a brief account of excavations conducted in Dungarvan and is an indicator to the potential for occurrence of subsurface archaeology.

Archaeology has the potential to be destroyed in many ways. New developments may unknowingly obliterate archaeological strata. Renovation works on older buildings especially around the area of medieval Dungarvan often reveal earlier remnants of archaeology (Pre-1700). Areas of archaeological potential may exist outside the known RMPs therefore extra vigilance is required regarding development works within the zone of archaeological potential, which approximately corresponds to the medieval/early 19<sup>th</sup> century town centre.

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<sup>3</sup> The Record of Monuments and Places is published by the Archaeological Survey of Ireland and the Department of the Environment, Heritage and Local Government and is available for inspection in council offices and county libraries. The most up to date information is available on [www.archaeology.ie](http://www.archaeology.ie)

**Policy BH 9**

It is the policy of the Council to protect, conserve and preserve the integrity of archaeological monuments and their settings and archaeological objects within the county, and those buildings, sites and which have been identified on the RMP.

**Policy BH 10**

It is the policy of the Council to secure the preservation 'in situ' of archaeological remains and settings in accordance with government of all archaeological monuments included in the Record of Monuments (Amendment) Act, 1994 and sites, features and objects of archaeological interest generally. In securing such preservation, the Planning Authority will fully take into account the advice and recommendations of the Department of Environment, Heritage and Local Government, both in respect of whether or not to grant permission and in respect of the conditions to which permission, if granted, should be subjected.

**Policy BH 11**

It is a policy of the Plan to ensure that development in the vicinity of a site of archaeological interest shall be designed and sited sympathetically and shall not be detrimental to the character of the archaeological site or its setting by reason of its location, scale, bulk or detailing.

**Policy BH 12**

When considering development in the vicinity of all archaeological sites including remnants of the town walls, the planning authority will require the preparation of an archaeological assessment detailing the potential impact of any development on upstanding structures, buried structures and

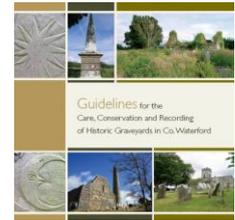
deposits. The report will also include a visual impact assessment to ensure adequate consideration of any potential visual impact the proposed development may have on any upstanding remains.

**Policy BH 13**

Promote public awareness of the rich archaeological and architectural heritage of Dungarvan by providing signage

**7.4.3 Historic Graveyards**

Historic graveyards include all graveyards and burial grounds used prior to the 20<sup>th</sup> century. A distinction is made between the terms “burial grounds” and “graveyards” where burial grounds are areas of land used for burials while graveyards are burial grounds associated with churches. There are over one hundred historic graveyards located in the County three of which are in Dungarvan. Graveyards dating from pre1700 A.D. are given statutory protection under the National Monuments Act 1930-2004.

**Policy BH 14**

It is the policy of the Council to apply best practise in the care and management of historic graveyards as detailed in the guidance document on the “ Care, Conservation and Recording of Historic Graveyards in County Waterford” published by Waterford County Council in 2009 and the department of Arts, Heritage and the Gaeltacht website :

[www.pobail.ie/en/publications/HeritagePublications/NationalMonumentsPublications](http://www.pobail.ie/en/publications/HeritagePublications/NationalMonumentsPublications).