

# Appendix 10

## Architectural Conservation Areas



Waterford  
City & County Council  
Comhairle Cathrach  
& Contae Phort Láirge

# **Waterford City and County Draft Development Plan 2022 – 2028**

## **Appendix 10**

### **Proposed Architectural Conservation Areas**

## List of contents

<b>Proposed Architectural Conservation Areas</b>	
<b>Settlements</b>	<b>Pages</b>
Aglish	2
Annestown	4
Ardmore	6
Ballyduff West	9
Copper Coast Bunmahon/ Knockmahon	11
Cappoquin	13
Cheekpoint	16
Clashmore	18
Clonea Power	19
Dunmore East	22
Kilmachtomas	26
Lismore	30
Passage East	34
Portlaw	38
Stradbally	42
Tallow	44
Tramore	48
Villierstown	53
Waterford City	56
<b>Existing Architectural Conservation Areas</b>	
Dungarvan	64
Waterford City Trinity within ACA	66
Waterford City South Quays ACA	67

## **Proposed Architectural Conservation Areas**

### **Aglish Architectural Conservation Area (ACA)**

#### **Description and Historical background**

The village of Aglish, “An Eaglais”, the Church, is located on lowlands on the Ballynaparka River which is a tributary of the River Blackwater. It is not laid out as a planned space but instead developed as a village around a “T” shaped Plan. The core of the village was established at the time of the First Edition Os Map in 1841. In recent times, Aglish has expanded on the approach roads to the village.

#### **Summary of special character**

The architectural character of Aglish is low key and modest. The historic houses are early 19<sup>th</sup> century small-scale single and low two storey dwellings. The rubblestone outbuildings located on the Presbytery Road, Aglish Road and Ballynicole Road also add to the informal rural character of the village. The houses along with the rubblestone outbuildings form a component of the vernacular heritage of County Waterford. Historic photographs indicate that the majority of the houses were originally thatched. This is perceptible today by the informal form and low massing, stepped arrangement of the roofs and the construction in locally-sourced materials. There is one thatched house remaining in the village while the Church of the Assumption forms an attractive focal point. On the periphery of the village there are 2 early 19<sup>th</sup> Century country houses, Aglish House and Ballynaparka House. The low stone walls and grass verges along the stream on the Ballynicole Road form an attractive approach into the village and form part of the public realm. Despite works in the twentieth century the core of the village retains much of its early character. It is considered that the ACA of Aglish of is historic and architectural merit.

#### **Location and Boundary of the ACA**

The boundary of the ACA follows that of the streetscape of distinctive character in the Waterford County Development Plan 2011 - 2017

#### **Development Management Standards, based on the assessment of special character of Aglish**

In conjunction with general development management guidelines, The Planning Authority will require development proposals to retain these particular features of architectural merit and avoid interference or removal; as such works would be deemed detrimental to the character of the ACA.

Walls	The majority of historic houses buildings within the ACA have a rendered finish whilst the rubblestone outbuildings remain unrendered. These original historic external finishes provide a sense of place to the village and should be retained.
Roofs	<p>The stepped roofscape forms part of the special character of the village. Historic roofs would have been thatched but now these have now been replaced with pitched slate roofs, usually natural slate, while the remaining outbuildings are clad in corrugated iron. Where works are proposed the original elements and roof profiles should be respected, retained/repared and reused rather than replaced.</p> <p>In this regard the removal of original roof and roofing material such as natural slate, corrugated iron, stone eaves, chimney-stacks, early terracotta or clay pots, cast-iron gutters and down-pipes should be avoided</p>
Doors, Windows	<p>The traditional door type is timber panelled door and the window type is timber single sliding sash or multipaned windows. Historic sliding sash timber windows are to be retained and repaired according to best practice as per the advice series of guidance published by the Department of Housing, Local Government and Heritage. With proposed replacement of uPVC windows, the Planning Authority would encourage owners to consider a more appropriate window material and glazing pattern which would be consistent with the character of the ACA.</p> <p>There is no tradition of the use of dormer windows on the front elevations of buildings within the ACA and their installation in historic buildings will be discouraged by the Planning Authority.</p>
Rubblestone walls and outbuildings	The historic rubblestone boundary walls evident on the approaches to the village and on some of the outbuildings within the village add to the special character of village. The Planning Authority will require development proposals to retain these particular features of architectural merit and avoid interference or their removal; as such works would be deemed detrimental to the character of the ACA.
Council services	Where opportunities arise, the Council will to seek the placing underground of all electricity, telephone and television cables within this Architectural Conservation Area.

## **Annestown Architectural Conservation Area (ACA)**

### **Description and historical background**

Annestown Village is located on a steep hill which slopes down to the River Anne. The picturesque back drop of the Copper Coast forms the setting for the village. The historic core of the village consists of a linear street with an east to west orientation. The settlement is most likely associated with Annestown House.

### Summary of special character

The village has a very unique character in that it is totally residential with no shops or public houses. The only public building is the Church of St John the Baptist (1822). The character of the village is low key and modest. The most dominant building is early 19<sup>th</sup> Century Annestown House and its range of rubblestone outbuildings. This along with the late 18<sup>th</sup> century Rock House and the Old Forge, form an attractive vista on the approach into the village from the East. The early 19<sup>th</sup> century small-scale single storey/dormer and low two storey rendered dwellings are picturesque and form an important component of the vernacular heritage. This is identified by the informal form and low massing of buildings, stepped arrangement of the roofs following the topography of the sloping site, and the construction in locally-sourced materials. One thatched house remains within the village. Features such as the limekiln, the freestanding 1880 cast iron water pump, 1940s post box, the Celtic style strap work design on the 1930s manhole cover, the high rubblestone walls along Annestown Road and lower rubblestone walls on the approaches into the village all contribute to the architectural heritage of the well-preserved picturesque character of the village. The panoramic views towards the sea and vistas on the approaches to the village greatly enhance the character of the ACA. It is considered that the ACA of Annestown of is historic and architectural merit.

### Location and Boundary of ACA

The boundaries of the streetscape of distinctive character in the Waterford County Development Plan 2011 – 2017 have been extended to the east to include the views and vistas on the approach road into the village, which contribute to its setting.

### Development Management Standards, based on the assessment of special character of Annestown

In conjunction with general development management guidelines, The Planning Authority will require development proposals to retain these particular features of architectural merit and avoid interference or their removal; as such works would be deemed detrimental to the character of the ACA.

Walls	The majority of the historic buildings within the Architectural Conservation Area of Annestown have a rendered finish whilst the rubblestone outbuildings remain unrendered. These original historic external finishes should be retained.
Roofs	The steeped roofscape of Annestown are part of its special character. Historic roofs were mainly pitched natural slate roofs. Original elements and profiles should be retained and repaired and reused rather than replaced. The removal of original roof and roofing material such as natural slate, thatch, stone eaves, paraging, clay ridge tiles, existing chimney-stacks, early terracotta or clay pots other features of the roofscape such as cast-iron gutters and down-pipes is not considered acceptable / not permissible by the Planning Authority.
Doors, Windows	The traditional door type is timber panelled door and the window type is timber single sliding sash or multipaned windows. Historic

	<p>sliding sash timber windows are to be retained and repaired according to best practice as per the advice series of guidance published by the Department of Housing, Local Government and Heritage. With proposed replacement of uPVC windows, the Planning Authority would encourage owners to consider a more appropriate window material and glazing pattern which would be consistent with the character of the ACA.</p> <p>There is tradition of historic single dormer windows on the front elevations of buildings within Annestown ACA and their removal and alteration is not considered acceptable. Any proposed new dormers on historic buildings should respect the existing size and design of the historic half dormers.</p>
Boundary walls	<p>Historic rubblestone boundary walls are evident on the approaches into the village and add to the special character of Annestown. Their removal would be detrimental to the character and therefore is discouraged. Planning permission will be required for their removal and /or the alteration of same.</p>
Council services	<p>Where opportunities arise, the Council will to seek the placing underground of all electricity, telephone and television cables within this Architectural Conservation Area.</p>

## **Ardmore Architectural Conservation Area (ACA)**

### **Description and Historical background**

The village of Ardmore (Aird Mhor) a great promontory or eminence is situated on the shore of a bay open to the east and protected on the south by Ardmore Head. Ardmore is considered to be one of the oldest ecclesiastical centres in Ireland, having been founded by St. Declan in 416 AD. This predates St Patrick’s arrival in Ireland and highlights the importance of Ardmore in the history of Christianity in Ireland. Between 1170 and 1210 Ardmore became a diocesan centre after which time the diocese was united with Lismore and the church became parochial.

In the 19<sup>th</sup> century the sheltered beach made Ardmore an attractive tourist destination and hence the expansion of the fishing village with the construction of houses, including large detached houses, on the roads winding uphill from the Main street. Ardmore continues to thrive as a tourist destination today.

### **Summary of special character**

The historic core of the village of Ardmore has a very distinctive character enhanced by its coastal setting. The village has 3 distinct phases of development,

- the ecclesiastical complexes at the Cathedral and St Declans
- the fishing village
- 19th century expansion

The most dominant feature is the skyline is the iconic 12th century Round Tower which is located on the hill overlooking the village. The Round Tower rises to a height of 98 feet (30m). The large monastic enclosure at this site also encompasses St. Declan's oratory, the graveyard and the Cathedral. St. Declan's Holy Well is located along the Cliff Walk overlooking Ardmore Bay. The ecclesiastical monuments at the Round Tower and at St Declans Well give Ardmore a unique archaeological and architectural character. Ardmore is identified as a National Monument due to its rich archaeological heritage.

Along the Main Street are modest single and two storeys rendered terraced houses that date mainly from the early 19<sup>th</sup> century. Many of the single storey houses would have been originally thatch as evidenced by the long low massing of the buildings. Two examples of urban thatch houses remain in the village. These are 2 of a cluster of 8 thatched houses in within 8 km of the village. From the core of the village and along Coffey Lane and Cliff Road there are early 19<sup>th</sup> century single storey fisherman's cottages, which despite some renovations have mainly retained their character. Some of the cottages on Cliff have their gardens on the other side of the road on the cliff. The undulating roof lines and modest vernacular detailing contribute to the character of the village.

On the hills around Ardmore, there are some fine examples of 19th century detached private residences with extensive grounds and mature planting. Along Dysart and Rocky Road there are dwellings such as Melrose House, a Tudor Revival style House and Dhucarraig. Public buildings include St Declan's Church which was constructed immediately prior to Catholic Emancipation in 1829 and St Pauls Church which was built in 1838.

Due to its strategic coastal position, several maritime buildings were constructed for defensive purposes. The watchtower is a Gothic style tower built around 1800. Its history is associated with the Napoleonic defense constructions along the coastline of Ireland in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries. Immediately adjacent is the Lookout post. This single storey, single room was constructed by the Irish Government in 1940 during the "the Emergency". The Coastguard Station was built in 1869. This is a terraced two and three storey building with a 3 storey square tower and is now in residential use.

The public realm consists of the fine sand beach and the area adjacent and the Cliff walk. The mature trees on the roads leading to the Round Tower, on the Rocky Road and within the various gardens of some of the larger houses also enhance the streetscape. As in many other towns and villages the rubblestone walls also add to the character of the village.

The views and vistas are on the approach roads into the village towards and from the Round Tower area/Cliff road/ Coastguard / Cliff walk

Ardmore has a special historic interest with retains a very representative collection of buildings spanning the centuries. From its beginnings as an early Christian centre to a fishing village to a tourist destination, the distinctive built heritage is a reminder of the past generations who have lived and worked here. It is considered that the ACA of Ardmore is of historic, social, cultural, archaeological and architectural merit.

**Location and Boundary of ACA**

The boundaries of the streetscape of distinctive character in the Waterford County Development Plan 2011 – 2017 have been extended to include the Cliff Walk and the setting of the Cathedral and Round Tower.

**Development Management Standards, based on the assessment of special character of Ardmore**

In conjunction with general development management guidelines, The Planning Authority will require development proposals to retain these particular features of architectural merit and avoid interference or their removal; as such works would be deemed detrimental to the character of the ACA.

Walls	The majority of historic buildings within the Architectural Conservation Area of Ardmore have a rendered finish. These original historic external finishes should be retained.
Roofs	The stepped roofscape of Ardmore is part of its special character. Historic roofs were mainly pitched slate roofs, usually Bangor Blue slate. Original elements and profiles should be retained and repaired and reused rather than replaced. The removal of original roof and roofing material such as natural slate, thatch, stone eaves, paraging, clay ridge tiles, existing chimney-stacks, early terracotta or clay pots other features of the roofscape such as cast-iron gutters and down-pipes is not considered acceptable / not permissible by the Planning Authority.
Doors, Windows	Many doorways of the medium to large houses have fanlight detailing. The traditional window type for smaller houses is timber single sliding sash and for the medium to larger house it is multipaned windows. Historic sliding sash timber windows are to be retained and repaired according to best practice as per Dept of Housing, Local Government and Heritage advice series. In the event of replacement of uPVC windows owners will be encouraged to consider a more appropriate window material and glazing pattern if they intend to change their windows in the future. There is no tradition of historic dormer windows on the front elevations of buildings within Ardmore ACA and their installation in historic houses will not be deemed appropriate by the local authority.
Boundary walls	Historic rubblestone boundary walls are evident on the approaches into the village and bounding historic properties and these add to the special character of Ardmore. Their removal would be detrimental to the character and therefore is discouraged. Planning

	permission will be required for their removal and /or alteration of same.
Height	The predominant height of existing buildings shall be respected and any proposals should harmonise with the existing streetscape in particular on Main street, Rocky Road Cliff Road, New Line
Developments within curtilage	Subdivision of the extensive gardens may negatively visually impact on the historic house and its setting. If new development is possible within these sites, it should respect the predominance of the main building on the site and the pattern of the historic urban grain.
Vistas and settings	The vistas and settings of the areas around the Cathedral and Round Tower, St Declans, and the Cliff Walk shall be maintained
Planting	To seek the retention of mature trees/significant planting (those in good condition)
Council services	Where opportunities arise, the Council will to seek the placing underground of all electricity, telephone and television cables within this Architectural Conservation Area.

## **Ballyduff West**

### **Description and Historical background**

The village of Ballyduff owes its existence to its location as a fording point on the River Blackwater. Ballyduff is located on the northern banks of the Blackwater bounded by hills to the north. The layout of the village is “T” shaped with the Towns park road turning south over the Blackwater at Ballyduff Bridge

### **Summary of special character**

The historic core of the village comprises early 19<sup>th</sup> century single and two storey rendered houses, some commercial sheds such as the Old Creamery and some stone outbuildings. Houses with half dormer windows, some with ornate rendered dressings are also a feature of Ballyduff. Some houses may have been thatched houses previously as the dormer style thatch can be found at nearby Balinlevane west and in North Cork. The vernacular architecture of the buildings is evident with their informal form and massing, stepped arrangement of the roofs and the construction in locally-sourced materials. Shopfronts such as An Sibin and J. Harris retain their rendered shopfronts. The River Action restaurant has a timber shopfront with classical proportioning. The character of Ballyduff is further enhanced by its riverside setting and mature trees along the approach roads into the village. For a settlement of its size it has very impressive public architecture. St Michaels Church is a Gothic Revival style church building built c.1850 and it is of National importance. The faux Tudor style Carnegie Library 1910, is one of 5 Carnegie Libraries in the County. The Scottish Baronial style constabulary Barracks (1869) complete with turrets and machicolations was a response to the growing political and agrarian unrest. It is located on an elevated site above the River. Ballyduff Bridge is one the earliest cast iron trestle

bridges in Ireland 1887. The lattice parapets are a distinctive characteristic and the Bridge coupled with the nearby Barracks and vernacular farm complex provide the village a strong architectural identity. It is considered that the ACA of Ballyduff has historic and architectural merit.

**Location and Boundary of ACA**

The boundaries of the streetscape of distinctive character in the Waterford County Development Plan 2011 – 2017 have been extended south to the bridge to the Barracks and the vernacular complex.

**Development Management Standards, based on the assessment of special character of the village**

In conjunction with general development management guidelines, The Planning Authority will require development proposals to retain these particular features of architectural merit and avoid interference or their removal; as such works would be deemed detrimental to the character of the ACA.

Walls	The majority of the historic buildings within the Architectural Conservation Area of Ballyduff have a rendered finish. Many of the buildings have robust plaster work detailing around the window and door openings. These original historic external finishes should be retained. Where historically the finish is ashlar stone or red brick or has a robust render details, the council would not be favourably disposed to the plastering/rendering of the external wall or the installation of external cladding which can obscure moulded plasterwork features.
Roofs	The roofscape of Ballyduff is part of its special character. Historic roofs may have been originally thatched but are now pitched slate roofs; usually Bangor Blue slate. Original elements and profiles should be retained and repaired and reused rather than replaced.  The removal of original roof and roofing material such as natural slate, stone eaves, paraging, clay ridge tiles, existing chimney-stacks, early terracotta or clay pots other features of the roofscape such as cast-iron gutters and down-pipes. Is not considered acceptable / not permissible by the Planning Authority.
Doors, Windows	The traditional door type is timber panelled door and the window type is timber single sliding sash windows. Historic sliding sash timber windows are to be retained and repaired according to best practice as per the advice series of guidance published by the Department of Housing, Local Government and Heritage. With proposed replacement of uPVC windows, the Planning Authority would encourage owners to consider a more appropriate window material and glazing pattern which would be consistent with the character of the ACA.  There is a tradition of historic dormer windows on the front elevations of buildings within Ballyduff ACA and their removal or alteration is not considered acceptable. Any proposed new dormers on historic buildings should respect the existing size and design

	of the historic half dormers
Shopfront	Original/early shopfronts should be retained or repaired according to best practice as per Dept of AHG advice series
Carriage arch	Carriage arch openings are a feature of the streetscape in Ballyduff. These openings should be retained with planning permission required for alterations.
Rubblestone outbuildings and Boundary walls	Historic rubblestone boundary walls and outbuildings are evident on the approaches into the village and within the village and add to the special character of Ballyduff. Their removal would be detrimental to the character and therefore is discouraged. Planning permission will be required for their removal and /or alteration of same.
Council services	Where opportunities arise, the Council will to seek the placing underground of all electricity, telephone and television cables within this Architectural Conservation Area. The Council will take note of existing shopfronts, cut stone steps when doing works to footpaths so that there is no damage caused to elements of the shopfronts such as the base of pilasters etc.

## **Copper Coast (Bunmahon/ Knockmahon) Architectural Conservation Area (ACA)**

### **Description and historical background**

The area now known as the Copper Coast has a history of copper mining from prehistoric times. Features of the 19<sup>th</sup> century mining activity are visible in the townlands around Knockmahon and Bunmahon. While there was an attempt at commercial mining in the area in the mid 18<sup>th</sup> century, mining became important from 1824 when four mining companies were set up in the area. By 1840 mining had become a profitable business. In 1843 alone, 4000 tonnes of ore were extracted. In 1875 the mines stopped production due to poor copper prices and cheaper foreign ores. The workers lived in very poor conditions, such as two families per two roomed cabin. Most of those buildings were demolished when the mines closed. Osborne Terrace where the management lived is still in situ.

### **Summary of special character**

The special character of the area relates to its 19<sup>th</sup> century industrial heritage, which is of technical, historical, and social interest. This does not only include the obvious industrial architecture such as the Engine house at Tankardstown, but features such as the Stage Cove with its mine shafts visible on the cliff top and cliff face, the slipway, which was used in transporting shipping copper ore, and the remains of a copper yard with a cobbled floor. Other elements in the area are mine shafts, mine heads and rubblestone walls which protected yards. The industrial heritage also includes elements of the social, economic and educational development of the mining community of Bunmahon, and Knockmahon, which during the mid 19<sup>th</sup> century had a population of 2000 people.

The most dominant building is Knockmahon Church, c.1820 now converted into use as a visitor centre, which is a reminder of the once-prosperous Church of Ireland community in the locality. It remains an important landmark in the area, the First Fruits tower punctuating the skyline. The adjacent Knockmahon National School established c.1845 of particular significance as one of the earliest-surviving educational facilities in the locality, is now a residence. St Mary’s Catholic Church (1842) was originally built as a Temperance Hall for the miners. The character of the historic residential properties is low key and modest. The two storey terraced houses at Osborne Terrace, built of simple materials in modest style, are an important component of the landscape. Middle sized houses include Bunmahon Glebe House and The Mine managers House. Within the village of Bunmahon there is a thatch house but there are several other thatch houses nearby in the townlands of Templevrick and Kilduane. Sections of rubble stone walls, associated with the mining heritage are evident at random sections throughout the ACA. Some of these are the remnants of yards or areas where the miner’s cabins were located.

Features of the built heritage and the rubblestone walls on the approach into the area all contribute to the architectural heritage of the picturesque character of the area. The panoramic views towards the sea and vistas along the Copper Coast greatly enhance the character of the ACA. It is considered that the ACA of Bunmahon of is historic, social, cultural, technical, archaeological and architectural merit.

**Location and Boundary of ACA**

The boundaries of the Architectural Conservation area extend from the entrance to the village in Bunmahon, in the townland of Templevrick, and include Knockmahon and sections of the townlands of Ballynasisla, Ballynagigla, Kilduane, Knockmahon and Tankardstown

**Development Management Standards, based on the assessment of special character of the village**

In conjunction with general development management guidelines, The Planning Authority will require development proposals to retain these particular features of architectural merit and avoid interference or their removal; as such works would be deemed detrimental to the character of the ACA.

Industrial heritage	It will be Council policy to seek retention of remnants of the historic copper mining heritage, which includes mine shafts, remnants of mine heads, stores, tracks, engine houses and residential buildings when considering any proposed development in the area
Boundary walls	Historic rubblestone boundary walls are evident on the approaches into the area and add to the special character. Their removal would be detrimental to the character and therefore is discouraged. Planning permission will be required for their removal and /or alteration of same.
Council, services	Where opportunities arise, the Council will to seek the placing underground of all electricity, telephone and television cables within this Architectural Conservation Area.

## **Cappoquin**

### **Description and Historical background**

Cappoquin (Ceapach Choinn) is located on the bend of the River Blackwater as it turns south towards the sea at Youghal Bay. Sheltered by a hill to the north, the character of the area is defined by its natural setting of the river and mature trees. From Cappoquin towards the sea the Blackwater is deeper and therefore easier for larger boats to navigate. The rich agriculture hinterland and woodlands provided goods for trade and export. The growth this trade contributed to the wealth and development of Cappoquin. It is reputed that a Castle was built by the Fitzgerald family in the 15<sup>th</sup> century but its whereabouts now is unknown. Richard Boyle built a wooden bridge at Cappoquin in 1630 and developed trade routes along the Blackwater. The centre of commerce in Cappoquin was located where the present building known as the Market house is located. The town was also had important military barracks the walls of which still remain. In the 18<sup>th</sup> and 19<sup>th</sup> century the town developed further and the number of shops reflects the period of expansion and in trade and retail. The presence of the Keane family at Cappoquin House and their investment in the town further influenced development.

### **Summary of special character**

The Main Street runs east west and in appearance is predominately early 19<sup>th</sup> century two and three storey buildings, many which had a commercial use on the ground floor as evidenced by the very fine shop fronts . Towards Barrack Street, the walls of what was the military barracks from 1725 remain. The street tapers to traditional terraced houses and single-storey workers, built of simple materials in modest style, which are an important component of urban streetscapes in Ireland. The Main Street is intersected by Cook Street and Castle Street. At this cross roads is the Market House with a small public square to the front. To the south is Cook Street which includes of a terrace of two storey redbrick houses c.1875. This leads to Mill Street which is early 19<sup>th</sup> century mainly terraced two and three storey houses. Located on this Street is the pre emancipation Catholic Church of St Marys and adjacent is St Anne's Church of Ireland Church .The houses on the north site of the Main Street have large curtilages to the rear there are also some carriage arches still extant.

The buildings are mainly rendered with the exception of terrace of brick house on Cook Street. Robust plaster detailing around the window and door opens provide a coherent and distinctive streetscape. The roofs are mainly natural slate with the three storey houses having projecting stone eaves. The windows were originally either multipaned or single sliding sash .Many good examples of original windows still exist. Traditional terraced houses and workers houses such as those in Cook Street and Barrack and built of simple materials in modest style, are an important component of urban streetscape. The use of materials such as stone, slate, timber windows and doors, and decorative render work are often vernacular in nature and reflect indigenous craftsmanship and resources. They often reflect the simplicity and modest scale used in the

execution of finishes to buildings. Their importance should not be underestimated they contribute to the makeup and aesthetic appearance of the ACA.

Cappoquin has the some of the finest traditional timber and molded render shop fronts in the County. This gives the historic core a predominantly commercial character. Shops such as Olden's, Kenny's have examples of raised lettering in plaster molding. There are also examples of timber shopfronts with Doric pillars and timber shutters which incorporate pilasters, moulded fascia supported by ornamental consoles, many with a shamrock motif, recalling in a vernacular manner Classical architecture.

On the hill overlooking the town is the impressively sited Cappoquin House and Demense. To the west is Avonmore Bridge a six-arch limestone ashlar road bridge over Blackwater River, built 1850. The Red Bridge opened in 1878 which is the remains of a cast iron bridge which was part of the Fishguard and Rosslare Railways and Harbours Company. Railway station house and the goods station still survive. Historic rubblestone boundary walls are evident on the approach road into the town some areas of the town and add to the special character of Cappoquin. It is considered that the ACA of Cappoquin of is historic, social and architectural merit. The built heritage of the town is a reminder the prosperity of the area in the 19<sup>th</sup> century and gives Cappoquin its unique character.

### **Location and Boundary of ACA**

The boundaries of the streetscape of distinctive character in the Waterford County Development Plan 2011 – 2017 have been extended to include the views and vistas on the approach road into the village, which contribute to its setting.

### **Development Management Standards, based on the assessment of special character for Cappoquin**

In conjunction with general development management guidelines, The Planning Authority will require development proposals to retain these particular features of architectural merit and avoid interference or their removal; as such works would be deemed detrimental to the character of the ACA.

Walls	The majority of the historic buildings within the Architectural Conservation Area of Cappoquin have a rendered finish. Many of the buildings have robust plaster work detailing around the window and door opes. These original historic external finishes should be retained. Where historically the finish is ashlar stone or red brick, the council would not be favourably disposed to the plastering/rendering of the external wall or the installation of external cladding which can obscure moulded plasterwork features such as shop signage
-------	---

Roofs	<p>The roofscape of Cappoquin is part of its special character in particular the projecting stone eaves. Historic roofs were mainly pitched slate roofs; usually using Bangor Blue slates some which are very large and fixed in diminishing courses .Original elements and profiles should be retained and repaired and reused rather than replaced.</p> <p>The removal of original roof and roofing material such as natural slate, stone eaves, paraging, clay ridge tiles, existing chimney-stacks, early terracotta or clay pots other features of the roofscape such as cast-iron gutters and down-pipes is not considered acceptable / not permissible by the Planning Authority.</p>
Doors, Windows	<p>The traditional door type is timber panelled door and the window type is timber single sliding sash or multipaned windows. Historic sliding sash timber windows are to be retained and repaired according to best practice as per the advice series of guidance published by the Department of Housing, Local Government and Heritage. With proposed replacement of uPVC windows, the Planning Authority would encourage owners to consider a more appropriate window material and glazing pattern which would be consistent with the character of the ACA.</p> <p>There is no tradition of historic dormer windows on the front elevations of buildings within Cappoquin ACA and their installation will not be deemed appropriate by the local authority.</p>
Shopfront	<p>The best examples and variety of traditional timber and moulded render shopfronts in Co Waterford are found in Cappoquin .Original/early shopfronts should be retained or repaired according to best practice as per Dept of HLG and H advice series</p>
Carriage arches	<p>Carriage arch openings are a feature of the streetscape in Cappoquin</p> <p>These openings should be retained with planning permission shall be required for alterations.</p>
Boundary walls	<p>Historic rubblestone boundary walls are evident on the approaches into the town and add to the special character of Cappoquin. Their removal would be detrimental to the character and therefore is discouraged. Planning permission will be required for their removal and /or alteration of same.</p>
Council services	<p>Where opportunities arise, the Council will to seek the placing underground of all electricity, telephone and television cables within this Architectural Conservation Area.</p> <p>The Council will take note of existing shopfronts, cut stone steps when carrying out works to footpaths so that there is no damage caused to elements of the shopfronts such as the base of pilasters etc</p>

## **Cheekpoint**

### **Description and Historical background**

**Cheekpoint** (*Pointe Na Síge*) is a village set on the confluence of the River Suir and the River Barrow. Lying beneath the 150 meter high Minaun Hill, the village has panoramic views of Waterford Harbours. Prior to the construction of the pier at Dunmore East, Cheekpoint was a thriving village, being the station at which the mail packets from England landed. In addition there were cotton, rope, and hosiery factories which disappeared when the mail packet station was transferred to Dunmore East on July 1, 1818. Cheekpoint was then only used as a fishery harbour in the 19th and 20th centuries and became famous for a certain type of small fishing craft called the Cheekpoint Prong which were used for long lining and salmon fishing.

### **Summary of special character**

The core of the ACA is around the quays and waterfront area. The historic fabric is a reminder of the thriving harbour which once existed there. The late 18<sup>th</sup> early 19<sup>th</sup> century quay and piers, even though there are modern interventions, are of particular significance for its role in the maritime activities that traditionally supported the economy of the village.

The row of 19<sup>th</sup> century single storey terraced cottages and the low two storey dwelling on either side of the approach road to the pier adds a picturesque quality to the village as they slope down to the River. Other structures of architectural interest include the mid 19<sup>th</sup> century rubblestone refuge, the rubblestone quays, the limekiln, the rubblestone boathouses and the Victorian post box all contribute to the architectural heritage and special character of the village. The Mount is a picturesque folly c. 1750 presenting an attractive feature in the townscape of Cheekpoint. Positioned overlooking the River Suir, it is possible that the folly was also originally intended as a form of navigational beacon

Outside the ACA is Daisybank House 1765 which operated as a hotel but may have been possibly intended to be a constabulary barrack due its proximity to the River and possible illegal activities such as smuggling. It is considered that the ACA of Cheekpoint of is historic, social and architectural merit.

### **Location and Boundary of ACA**

The boundaries of the streetscape of distinctive character the Waterford County Development Plan 2011 – 2017 have been extended to include various features along the shore such as The Rookery, the quays, the limekiln and the Mount.

### **Development Management Standards, based on the assessment of special character for Cheekpoint.**

In conjunction with general development management guidelines, The Planning Authority will require development proposals to retain these particular features of architectural merit and avoid interference or their removal; as such works would be deemed detrimental to the character of the ACA.

Rubblestone walls, buildings and features	Historic rubblestone boundary walls and features such as the refuge and add to the special character of Cheekpoint. Their removal would be detrimental to the character and therefore is discouraged. Planning permission will be required for their removal and /or alteration of same.
Quay walls and piers	Any intervention to the quay walls, piers and seawalls shall retain the historic rubblestone construction elements

### **Clashmore**

#### **Description and Historical background**

Clashmore (Clais Mor) - The great hollow or trench is located on the river Grenagh which is a tributary of the River Blackwater which lies 2 km to the east. St. Mochua founded a monastic settlement here in the 7th century, and the abbey later became the property of Sir Walter Raleigh in 1602. Clashmore Distillery was established in 1825 by Lawrence Dennehy and Robert Power Ronayne, who were both well known businessmen of the area. At one stage the distillery produced up to 20,000 gallons of whiskey annually, from malt and raw grain. The distillery ceased operating around 1840 and was used later as part of the large Flour Mill adjacent to it, which in turn ceased to operate c. 1897. The plan of the village is linear and the village continues up a gentle hill along the Clashmore Road where the road divides at the bridge. At this location there is terrace of early 19<sup>th</sup> century houses and the Catholic Church and a 19<sup>th</sup> century parish hall.

#### **Summary of special character**

The historic core of Clashmore is a neat single street with some new housing on the approaches. The buildings on the Main Street are mainly modest rendered two/three storey early 19<sup>th</sup> century houses. The predominant window type is timber sliding sash in one over one or two over two designs. The distillery complex is an important part of the architectural heritage of Clashmore, representing one of the final reminders of the industrialization of the village in the nineteenth century. The Distillery chimney survives as a landmark in the area, rising above the surrounding landscape and is distinguished by its unusual position over the Greagagh River, supported by a picturesque rubble stone footbridge. The construction of the arches and span, which have retained their original profile, identifies the civil engineering heritage significance of the structure. The bridge is distinguished by its original intended role, providing access to a chimney from the distillery (later a flour mill) on site.

Clashmore has two churches; the First Fruits Church of Ireland built 1813 is located at the top of the village and now a heritage centre. The church of St Cronan built in 1827 prior to the Catholic Emancipation has very fine timber paneled galleries and an intricate timber roof construction of technical significance. The adjacent Neo Tudor style National School (1887) is now for community activities.

The appealing small-scale houses of the village are of balanced proportions that retain most of the original form and early fabric, which contributes to the character of the streetscape. Shopfronts such as the rendered dressings on the Old Still, Kennedy's, The Decies and Beresford's are of particular interest incorporating traditional raised lettering, which is of artistic design merit, and which attests to high quality craftsmanship. Some other rendered shopfronts still remain but they are now in residential use. There is one thatch house in the village and on the outskirts of the village are Georgian style Clashmore Glebe House (1820) and the forty five bay farmyard complex built in 1830 which was associated with Clashmore House which is no longer extant.

The area of public realm is located along the river bank with St Mocuda walk and Holy Well. This is complemented by mature trees and hedging. The two cast iron pumps c.1910, iron vent pipe lower associated with the earlier industrialization, the Rubblestone Bridge, the rubble stone quay walls and walls on the approach into the village all contribute to architectural heritage and character of the village. Although the village has expanded over time the centre still retains its architectural, archaeological and historical character

**Location and Boundary of ACA**

The boundaries of the streetscape of distinctive character in the Waterford County Development Plan 2011 – 2017 have been extended to the east and south to include the views and vistas on the approach road into the village, which contribute to its setting.

**Development Management Standards, based on the assessment of special character for Clashmore**

In conjunction with general development management guidelines, The Planning Authority will require development proposals to retain these particular features of architectural merit and avoid interference or their removal; as such works would be deemed detrimental to the character of the ACA.

Walls	The majority of historic buildings within the Architectural Conservation Area of Clashmore have a rendered finish. Many of the buildings have robust plaster work detailing around the window and door openings. These original historic external finishes should be retained. The council would not be favourably disposed to the installation of external cladding which can obscure moulded plasterwork features such as shop signage
Roofs	The stepped roofscape of Clashmore is part of its special character. Historic roofs were mainly pitched slate roofs, usually Bangor Blue slate. Original elements and profiles should be retained and repaired and reused rather than replaced. The removal of original roof and roofing material such as natural slate, stone eaves, paraging, clay ridge tiles, existing chimney-

	stacks, early terracotta or clay pots other features of the roofscape such as cast-iron gutters and down-pipes is not considered acceptable / not permissible by the Planning Authority.
Windows	The traditional door type is timber panelled door and the window type is timber single sliding sash or multipaned windows. Historic sliding sash timber windows are to be retained and repaired according to best practice as per the advice series of guidance published by the Department of Housing, Local Government and Heritage. With proposed replacement of uPVC windows, the Planning Authority would encourage owners to consider a more appropriate window material and glazing pattern which would be consistent with the character of the ACA. There is no tradition of historic dormer windows on the front elevations of buildings within Clashmore ACA and their installation in historic buildings will not be deemed appropriate by the local authority
Shopfront	Original/early shopfronts should be retained or repaired according to best practice as per Dept of HLG and H advice series
Carriage arch	Carriage arch openings are a feature of the streetscape in Clashmore These openings should be retained with planning permission required for alterations.
Boundary walls Rubblestone quay walls	Historic rubblestone boundary walls are evident on the approaches into the town and around the boundary of the old Distillery and also along the riverbank. These walls add to the special character of Clashmore. Their removal/alteration would be detrimental to the character and therefore is discouraged. Planning permission will be required for their removal and /or alteration of same.

## Clonea Power

### Description and Historical background

The village of Clonea (Cluain Fhia) is located in a valley along the Clodaigh River. The historic core of the village of Clonea is centred on Clonea Bridge. The original settlement here would be associated with Clonea Castle to the south. Clonea was not laid out as a planned space but instead developed and evolved as a village on a fording point of the river. The present core of the village is evident on the First Edition OS 6 inch maps 1841

### Summary of special character

Prominently set in the centre of the village of Clonea, the Church of Saints Quan and Broghan (1860) form a landmark site in the locality. This building which is of National importance was designed by James Joseph McCarthy is a fine and monumental composition in the Gothic Revival style. The construction of the church attests to high quality stone masonry, particularly in the fine detailing throughout and to the window openings. The church retains its original fabric and fittings, including stained glass windows of artistic merit, produced by the Harry Clarke

studios. The gateway is of an ornate design and adds diversity of the street front. Scoil Cluain Fiaid Paorac Scoil Náisiúnta (1870) was constructed a muted Gothic style, which complements the appearance of the nearby Church.

There are three rubblestone bridges in the village. Clonea Bridge is the earliest dating to c. 1780. It is an attractive structure that retains its original form and character. The traditional construction in rubble stone serves to form a picturesque feature in the centre of the village, while the construction of the arches that have retained their original shape is of technical or engineering significance

The previously thatched house adjacent to the Church and attendant outbuildings forms an important vernacular farm complex in the centre of Clonea. The clusters of two storey buildings at the bridge which are late 18<sup>th</sup> century retain some of their original windows. Also of note is Clancy’s Pub with its rendered shopfront dating to late 19th century. The mature trees in the area around Clonea Bridge add to the Sylvan ambience of the village. Although modest in scale all these elements contribute to the historic character of the locality. It is considered that the ACA of Clonea Power is of historic and architectural merit.

**Location and Boundary of ACA**

The boundaries of the streetscape of distinctive character in the Waterford County Development Plan 2011 – 2017 define the ACA

**Development Management Standards, based on the assessment of special character for Clonea**

In conjunction with general development management guidelines, The Planning Authority will require development proposals to retain these particular features of architectural merit and avoid interference or their removal; as such works would be deemed detrimental to the character of the ACA.

Boundary walls	Historic rubblestone boundary walls are evident on the approaches into the town and add to the special character of Clonea. Their removal would be detrimental to the character and therefore is discouraged. Planning permission will be required for their removal and /or alteration of same.
Vernacular buildings	Vernacular farm complex to be retained.
New build/infill	In the cases of replacement buildings in the historic core new buildings should take into account existing location, plot size and direction where possible, in order to retain the existing grain, character and setting of the streetscape. All new buildings should contribute to the visual enhancement of the area while respecting its physical character. Buildings should follow the eaves heights, roof pitches and building lines which predominate in the streetscape and should employ windows of matching proportions and alignment. Materials should be of good visual quality and durability.

Council services	Where opportunities arise, the Council will to seek the placing underground of all electricity, telephone and television cables within this Architectural Conservation Area.
------------------	--

## Dunmore East

### Description and Historical background

Dunmore East (Dun Mor) the Great Fort, is located on the hill overlooking on the west side of Waterford Harbour. In 1640, Lord Power of Curraghmore, who owned a large amount of property in the area, built a castle on the cliff overlooking Dunmore Strand and today just one tower remains. In Smith's history of Waterford, the village was mentioned as being a fishing port about the year 1745. The fishermen's homes were situated in the Lower Village near the Strand Inn and boats were launched from the slip at Dunmore Strand before the harbour was built. There is mention of a fleet of fifty fishing boats working from Dunmore East in 1776. In 1814 Alexander Nomo the Scottish engineer commenced work on the new harbour at Dunmore to accommodate the packet station for ships which carried the Royal Mail between England and Ireland which was transferred from Cheekpoint to Dunmore East in 1818. The sheltered Harbour meant that Dunmore East was to gradually become an important fishing port.

In 1824 Dunmore East was described as “formally a place of resort for fishermen, but now a delightful and fashionable watering place” .This village developed as a resort in the 19<sup>th</sup> century with the construction of substantial holiday homes in the form of purpose built thatch houses for rent. There was also building of more extensive properties such as of large holiday villas such as Villa Marina (The Haven Hotel) designed by John Skipton Mulvaney for the Malcomsons of Portlaw

The historic core of the village is linear travelling uphill from Lower Village at Dunmore Strand past the Park and the terraces of thatch houses along Dock Road to the Harbour with side roads leading down Island road and Post office Lane.

### Summary of special character

The historic core of Dunmore East is linear along the hill overlooking the bay and mostly comprises of residential buildings which utilise the views over sea. Dunmore east combines the holiday ambience with the utilitarian aspect of a working harbour. One of the most notable architectural and photogenic features of Dunmore East is the terraces of thatch houses. The early 19<sup>th</sup> century thatch houses are located along Dock Road and there are some single thatch houses in the lower village area. The thatch houses form an integral component of the vernacular heritage of Dunmore East. In the early 19<sup>th</sup> century terraces of houses such as Wellington Terrace and Post Office Lane were constructed. These are well

composed modest scale two story rendered houses with slate roof and sliding sash windows that follow the incline of a hill. The houses on Glenville terrace were small-scale dwellings built for/by fishermen operating from the nearby strand and harbour. Later 19th century terraced houses with half dormer attic windows include Queens Terrace and Curraghmore Terrace which was sponsored by Lord Waterford as accommodation for his servants during visits to the locality

The terrace of houses across from St Andrews c.1835 are modest-scale two storey buildings that are of particular importance for its original intended role as part of a Royal Irish Constabulary barracks complex, representing one of the earliest purpose-built civic buildings in the locality, and which attests to the measures put in place to curtail illegal smuggling activities in Dunmore East in the early nineteenth century.

Villa Marina (1864) The Haven Hotel is an elegantly-composed, substantial villa-style house built for David Malcomson of Portlaw to designs prepared by John Skipton Mulvany. There are some fine examples of 19th century detached private residences with extensive grounds and mature planting such as Woodcliff House and Poolnalinnte. Harbour House (1820) was originally reputed to have been built as a seaside villa by the Marquis of Waterford but later became a hotel to accommodate travellers. It now houses apartments but retains its character as a landmark building occupying a prominent site near the pier. These larger houses represent an important element of the development of Dunmore East as a seaside village in the mid to late nineteenth century.

The pier and lighthouse are an integral part of the architectural and maritime heritage of Dunmore East. Both structures were built to designs prepared by Alexander Nimmo who designed a number of maritime structures along the Irish coast in the early 19<sup>th</sup> century. The pier was constructed in 1814 using the local old red sandstone conglomerate stone. Originally developed as a steam packet port it later became an important fishing port. The elegant lighthouse which takes the distinctive form of a Doric column was built in 1824 forms a prominent landmark in the harbour area

Other structures associated with the maritime history include the 1940s Pilot station overlooking the Harbour and the adjacent Lookout (1940) intended use as a watch tower during 'The Emergency', the 1820s Boathouse in the harbour and the coastguard station, c.1900 and coastguard houses on Dock Road

Public buildings in Dunmore include St Andrews which is a Board of First Fruits Church of Ireland church which was built 1817. The church forms a picturesque and prominent landmark in the townscape of Dunmore East, positioned on an elevated site at the junction of three roads, and is identified in the skyline by the elegant tower and spire. The Fishermans Hall c 1850 is well-composed meeting hall, sponsored by the Malcomson family, which is of particular significance in the locality as evidence of Quaker philanthropy, and for its associations with the maritime industry that has traditionally supported much of the economy of Dunmore East. It is now in community use.

Public realm includes the Beach and cove areas. Park na Bo Parc na mBo (1875) is of considerable interest as evidence of the development of Dunmore East as a seaside village in the mid to late nineteenth century. Of landscape design significance, the site juxtaposes features of natural and planned interest. The grounds incorporate important specimen planting, while the site is also a valuable Kittiwake colony. As in many other towns and villages the rubblestone walls also add to the character of the village but in the case of Dunmore East the use of the distinctive local conglomerate stone gives a distinctive character to the area. The mature trees in private dwellings and the woods add to the holiday ambience of the village. It is considered that the ACA of Dunmore East is of historic, technical, social and architectural merit.

**Location and Boundary of ACA**

The boundaries of the streetscape of distinctive character in the Waterford County Development Plan 2011 – 2017 have been extended to include Queens Terrace and the Harbour

**Development Management Standards based on the assessment of special character for Dunmore East**

In conjunction with general development management guidelines, The Planning Authority will require development proposals to retain these particular features of architectural merit and avoid interference or their removal; as such works would be deemed detrimental to the character of the ACA.

Walls	The majority of buildings within the Architectural Conservation Area of Dunmore East have a rendered finish. These original historic external finishes should be retained. Where historically the finish is ashlar stone or red brick, the council would not be favourably disposed to the plastering/rendering of the external wall.
Roofs	<p>The roofscape of Dunmore East is part of its special character in particular the thatch houses. Historic roofs were mainly pitched slate roofs, usually Bangor Blue slate. On the terraced houses the stepped arrangement should be retained. Original elements and profiles should be retained and repaired and reused rather than replaced.</p> <p>The removal of original roof and roofing material such as natural slate, thatch, stone eaves, paraging, clay ridge tiles, existing chimney-stacks, early terracotta or clay pots other features of the roofscape such as cast-iron gutters and down-pipes is not considered acceptable / not permissible by the Planning Authority.</p>
Windows	The traditional door type is timber panelled door and the window type is timber single sliding sash or multipaned windows. Historic sliding sash timber windows are to be retained and repaired according to best practice as per the advice series of guidance published by the Department of Housing, Local Government and Heritage. With proposed replacement of uPVC windows, the Planning Authority would encourage owners to consider a more appropriate window material and glazing pattern which would be consistent

	<p>with the character of the ACA.</p> <p>There is a tradition of historic half dormer windows on the front elevations of terraced buildings such as Queens Terrace and Curraghmore Terrace within Dunmore East ACA and their removal or alteration is not considered acceptable. Any proposed new dormers on historic buildings should respect the existing size and design of the historic half dormers.</p>
New build/infill	<p>In the cases of replacement buildings, new buildings should take into account existing location, plot size and direction where possible, in order to retain the existing grain, character and setting of the streetscape. Established views to and from local landmarks should be maintained.</p> <p>All new buildings should contribute to the visual enhancement of the area while respecting its physical character.</p> <p>☒ The elevational treatment of the new development should be well-proportioned and built having respect to its context.</p> <p>☒ Buildings should follow the eaves heights, roof pitches and building lines which predominate in the streetscape and should employ windows of matching proportions and alignment. Materials should be of good visual quality and durability.</p>
Boundary walls	<p>Historic rubblestone boundary walls of conglomerate stone are evident in the village and add to the special character of Dunmore East. Their removal would be detrimental to the character and therefore is discouraged. Planning permission will be required for their removal and /or alteration of same.</p>
Council services	<p>Where opportunities arise, the Council will to seek the placing underground of all electricity, telephone and television cables within this Architectural Conservation Area.</p>

## Kilmacthomas

### Description and Historical background

Kilmacthomas (Coill Mhic Thomáisín) is located on a steep hill at the base of the Comeragh Mountains. There was originally a castle belonging to the Poer family in the 15th century located in the area. Kilmacthomas developed since the 18<sup>th</sup> century due to the presence of the 3 mills which were powered by the River Mahon which bisects the town. The historic core of the town as it is today was extant in the First Edition OS Maps of 1841.

The skyline of Kilmacthomas is dominated by the Mahon Viaduct Bridge and the Union Workhouse which are visual reminders of the social, industrial and cultural history of Kilmacthomas. The street pattern of Kilmacthomas is linear as it leads down the main street over the bridge and under the Railway viaduct where road bifurcates.

## Summary of special character

The special character of Kilmacthomas is very evident in the industrial heritage. This heritage is due to two factors, the River Mahon which powered the mills and the railway which transported goods.

The Mahon Viaduct Bridge (1878) is an elegantly-composed 8 arch rubblestone railway viaduct, which forms a monument landmark dominating the skyline in the centre of Kilmacthomas. It is an excellent example of the high level of expertise in technical work engineering and stonemasonry practiced in railway construction. This viaduct, along with Kilmacthomas Railway Viaduct (1878) and the modest-scale railway station is a reminder of the development of the Great Southern and Western Railway line by the Waterford, Dungarvan, and Lismore Railway Company in the late nineteenth century, which promoted the economy of smaller urban areas, such as Kilmacthomas. All now form part of the Greenway

Three rubblestone mills still remain. The old Flour and Corn Mill has been converted into apartments and Flahavans Mills, which has been extended lies outside the town at Kilnagrange. The Kilmacthomas woollen mill is an extensive rubblestone building of a number of distinct periods of construction from the early 19th century onwards and with its location by the River, forms an imposing landmark in the townscape, and contributes to the character of the locality.

This weir is of importance as a reminder of the technical requirements necessitated by the presence of a water mill in the locality. Although now no longer serving its original use, the weir continues to have a picturesque impact in the centre of Kilmacthomas. These structures are particular importance as reminders of the industrial legacy of Kilmacthomas

The Union Workhouse (1850) is highly visible from the N25. This complex includes blocks of two storey and three storey rubblestone blocks in a symmetrical plan. It is similar in design to other workhouses around the country that were designed by George Wilkinson. The Workhouse is of significant architectural interest as many of the original building features still remain but it is also of cultural historic and social interest and a poignant reminder of the fate of Ireland's post famine poor.

The historic core of the town consists of a busy compact street of 19<sup>th</sup> century two storeys rendered terraced houses and shops. Comeragh veterinary and Kirwan's have historic molded rendered shopfronts. There are also other examples of such shopfronts on the main street which are now residential but the historic quality of the composition still remains. Keighery's still retains the historic timber shopfront. St Anne's Terrace are Local authority houses 1930s and of particular importance as a reminder of the emphasis placed on social houses following the establishment of the Independent State. The houses form an attractive feature on uniform appearance in the streetscape leading into the centre of Kilmacthomas. Some larger buildings in the vicinity include the Gothic-style Board of First Fruits Church of Ireland church, built 1831, the Ex Convent of Mercy c.1890 which is constructed in a pared-down Gothic style and has been converted into apartments and Rossmore House.

The present library was originally a small-scale courthouse (1880) and is of primary significance as one of the earliest-surviving, purpose-built civic facilities in Kilmacthomas. The pill box at the railway viaduct at the Railway Viaduct is a reminder of the structures of civil defence installed during 'The Emergency' and forms a picturesque and unassuming feature in the streetscape. Other features of the vernacular heritage are the rubblestone forge 1820 on the Old Road, the adjacent cast iron water pump (1860) and the rubblestone walls on the approaches to the town, forming parapets along the main street near the bridge and railway embankments. All these structures form attractive features of the streetscape and contribute to the character of the town

The back drop of the Comeragh Mountains provides a panoramic setting for Kilmacthomas most prominent views include

- Views towards Kilmacthomas Viaduct from N25
- Views towards the Union Workhouse from M25
- Views from the old railway line at Kilmacthomas Railway Station and along the Viaduct
- The setting of the mills by the river.

Public realm includes the Greenway and the park beneath the Viaduct. It is considered that the ACA of Kilmacthomas is of cultural, historic, social, technical and architectural merit.

**Location and Boundary of ACA**

The boundaries of the streetscape of distinctive character in the Waterford County Development Plan 2011 – 2017 have been extended to the south and north workhouse, railway line and the park and views and vistas on the approach road into the village, which contribute to its setting.

**Development Management Standards, based on the assessment of special character for Kilmacthomas**

In conjunction with general development management guidelines, The Planning Authority will require development proposals to retain these particular features of architectural merit and avoid interference or their removal; as such works would be deemed detrimental to the character of the ACA.

Walls	The majority of buildings within the Architectural Conservation Area of Kilmacthomas have a rendered finish. Many of the buildings have robust plaster work detailing around the window and door opes. These original historic external finishes should be retained. The council would not be favourably disposed to the plastering/rendering of the external wall or the installation of external cladding which can obscure moulded plasterwork features such as shop signage.
-------	--

Roofs	<p>The steeped roofscapes of Kilmacthomas is part of its special character. Historic roofs were mainly pitched slate roofs, usually Bangor Blue slate. Original elements and profiles should be retained and repaired and reused rather than replaced.</p> <p>The removal of original roof and roofing material such as natural slate, stone eaves, paraging, clay ridge tiles, existing chimney-stacks, early terracotta or clay pots other features of the roofscape such as cast-iron gutters and down-pipes is not considered acceptable / not permissible by the Planning Authority.</p>
Windows	<p>The traditional door type is timber panelled door and the window type is timber single sliding sash. Historic sliding sash timber windows are to be retained and repaired according to best practice as per the advice series of guidance published by the Department of Housing, Local Government and Heritage. With proposed replacement of uPVC windows, the Planning Authority would encourage owners to consider a more appropriate window material and glazing pattern which would be consistent with the character of the ACA.</p> <p>There is no tradition of historic dormer windows on the front elevations of buildings within Kilmacthomas ACA and their installation in an historic building will not be deemed appropriate by the local authority.</p>
Shopfront	Original/early shopfronts should be retained or repaired according to best practice as per Dept of AHG advice series.
Carriage archways	Carriage arch openings are a feature of the streetscape in Kilmacthomas. These openings should be retained with planning permission required for alterations.
Boundary walls	Historic rubblestone boundary walls are evident on the approaches into the town and add to the special character of Kilmacthomas. Their removal/alteration would be detrimental to the character and therefore is discouraged. Planning permission will be required for their removal and /or alteration of same.
New build/infill	<p>In the cases of replacement buildings in the historic core, new buildings should take into account existing location, plot size and direction where possible, in order to retain the existing grain, character and setting of the streetscape. Established views to and from local landmarks should be maintained.</p> <p>All new buildings should contribute to the visual enhancement of the area while respecting its physical character.</p> <ul style="list-style-type: none"> <li>☑ The elevational treatment of the new development should be well-proportioned and built having respect to its context.</li> <li>☑ Buildings should follow the eaves heights, roof pitches and building lines which predominate in the streetscape and should employ windows of matching proportions and alignment. Materials should be of good visual quality and durability.</li> </ul>
Vista	It is Council policy to protect and enhance the character and setting of the Railway and elements of the industrial heritage including millraces.
Council services	Where opportunities arise, the Council will to seek the placing underground of all electricity, telephone and television cables within

	this Architectural Conservation Area. The Council will take note of existing shopfronts, cut stone steps when doing works to footpaths so that there is no damage caused to elements of the shopfronts such as the base of pilasters etc
--	--

## **Lismore**

### **Description and Historical background**

Lismore is located on high ground overlooking the floodplain of the River Blackwater. St Carthage founded a monastery here in 636 A.D. which flourished in the Early Christian period. A market was in existence from the late 12<sup>th</sup> century and there were references to houses at that time. The initial settlement was probably around the Cathedral and the area now known as Main Street. During the Desmond rebellion the Cathedral and castle were burned. In 1590 Lismore was granted to Sir Walter Raleigh and in 1604 it passed to Sir Richard Boyle. By 1790s the Duke of Devonshire embarked on a programme of improvement. The street network emanates from the Main street Estate Maps by Scale (1774) indicate a layout similar to the present day.

### **Summary of special character**

Lismore town has a rich and varied architectural heritage which includes some fine civic buildings, some designed by pre eminent Irish architects, and sites of archaeological, ecclesiastical and historical interest.

Lismore Castle, overlooking the River Blackwater, with its battlemented towers and turrets, forms a dominant landmark and dates from medieval times. Its walled gardens are one of the oldest-surviving defended gardens in Ireland and date from the 1620s. The Castle is considered of National importance along with Lismore Cathedral, which dates from the monastic foundation associated with St Saint Carthages (Mochuda) in 635A.D. The Cathedral features many phases of work, with contributions from architects such William Robinson, Sir Richard Morrison and George and James Pain.

There are a variety of building types in the town from the Classical-style Courthouse (now also the Heritage Centre), to the Lombardo Romanesque-style of St Carthages Catholic Church, the faux Tudor Style railway station and Arts and Crafts style buildings such as the Red House Inn. The vernacular built heritage of the town can be found in the workers cottages and 19th century shop fronts, to the elegant town houses of South Mall. Some architectural features such as gabled dormer attic windows, decorative bargeboards, horizontal sash windows, gabled box oriel windows and the timber framed detailing are characteristic to the area. The use of workmen from the Devonshire estates may have introduced an English element to the building style that is not seen elsewhere in the county.

The Main Street consists of rendered terraced three storey buildings dating from the late 18<sup>th</sup> century onwards. The majority of the buildings on

the Main Street have or had commercial use on the ground floor. Many of the buildings have robust moulded render surrounds around the windows. Interesting shop fronts such as Greehy's, The Lismore Wine Vaults have a rendered fascia and rose lettering which represent a traditional Irish shopfront. The rendered detailing on buildings such as the Vault Café and the West End Bar are of considerable artistic design importance, and which serve to distinguish the composition in the streetscape. Remains of timber and render shopfronts remain along Main Street Chapel Street, Ferry Lane etc but the buildings are now in residential use. Another feature of the Main Street are the carriage arches which access the rear yards and which still have small courtyards within their long curtilage plots to the rear.

The late 18th and early 19th century small scale single storey terraced houses, along New Street, Chapel Street and Church Street were built by the Duke of Devonshire as accommodation for the workers on the Lismore Castle Estate. A feature of many is the gabled dormer attic windows and in some cases along Chapel street jettied box oriel windows.

On the South Mall there is early 19<sup>th</sup> century detached three bay two storey houses of Classical portions. These middle sized houses make a positive contribution to the streetscape value of South Mall, the avenue laid out under the supervision of the Duke of Devonshire in the early nineteenth century.

Other buildings of note include Classical style The Hall (1776) Lismore Villa (1840), The Union Workhouse complex (1841) and The Railway Station (1872).The wide tree lined approaches and fine stone walls form an intrinsic part of Lismore's character and the vistas have been kept relatively free from any unobtrusive building or development.

The elegant Spire of St Carthages Cathedral, the Clock Tower of the Heritage centre and the bell Tower of St Carthages Catholic Church punctuates the skyline. Views and vistas in the town include

- The view of Lismore Castle on the approach from Ballyduff and Cappoquin Roads
- The view along the avenue to Lismore Castle
- The approach to the Monument
- The view down the North Mall to Lismore Cathedral
- The North and South Mall both directions
- Views along the Main Street
- The approach roads into the town

Public realm includes the Park, walks along the River

All these factors combine to contribute to a well defined urban space, rich in historical architecture and archaeology and make of Lismore a town with a unique character. It is considered that the ACA of Lismore is of historic, social, archaeological and architectural merit.

**Location and Boundary of ACA**

The boundaries of the streetscape of distinctive character in the Waterford County Development Plan 2011 – 2017 have been extended to the east to include the views and vistas on the approach road into the village, which contribute to its setting.

**Development Management Standards based on the assessment of special character for Lismore**

In conjunction with general development management guidelines. The Planning Authority will require development proposals to retain these particular features of architectural merit and avoid interference or their removal; as such works would be deemed detrimental to the character of the ACA.

Walls	The majority of the historic buildings within the Architectural Conservation Area of Lismore have a rendered finish. Many of the buildings have robust plaster work detailing around the window and door opes. These original historic external finishes should be retained. Where historically the finish is ashlar stone or red brick, the council would not be favourably disposed to the plastering/rendering of the external wall or the installation of external cladding which can obscure moulded plasterwork features such as shop signage.
Roofs	<p>The roofscape of Lismore is part of its special character in particular the projecting stone eaves. Historic roofs were mainly pitched slate roofs; usually using Bangor Blue slates some which are very large and fixed in diminishing courses .Original elements and profiles should be retained and repaired and reused rather than replaced.</p> <p>The removal of original roof and roofing material such as natural slate, stone eaves, paraging, clay ridge tiles, existing chimney-stacks, early terracotta or clay pots other features of the roofscape such as cast-iron gutters and down-pipes is not considered acceptable / not permissible by the Planning Authority.</p>
Doors, Windows	The traditional window types in Lismore are timber single sliding sash, multipaned windows, horizontal side sliding sash and box oriels windows. Historic sliding sash timber windows are to be retained and repaired according to best practice as per the advice series of guidance published by the Department of Housing, Local Government and Heritage. With proposed replacement of uPVC windows, the Planning Authority would encourage owners to consider a more appropriate window material and glazing pattern which would be consistent with the character of the ACA.

	There is tradition of historic dormer windows mainly on single storey houses within Lismore and their removal or alteration is not considered acceptable. Any proposed new dormers on historic buildings should respect the existing size and design of the historic half dormers in the vicinity. Many doorways of middle sized houses have fanlight features are features to be retained and repaired according to best practice as per Dept of AHG advice series
Shopfront	Original and traditional shopfronts should be retained or repaired according to best practice as per Dept of HLG and H advice series
Carriage archways	Carriage arch openings are a feature of the streetscape in Lismore. These openings should be retained with planning permission required for alterations.
Boundary walls	Historic rubblestone boundary walls are evident on the approaches into the town and add to the special character of Lismore. Their removal would be detrimental to the character and therefore is discouraged. Planning permission will be required for their removal and /or alteration of same.
Extensions	<p>Traditional terraced houses and single-storey workers houses such as those in New Street, built of simple materials in modest style, are an important component of urban streetscapes.</p> <p>The following works require planning permission:</p> <ul style="list-style-type: none"> <li>• The raising of eaves levels, alteration of roof pitches or insertion of dormer windows. Such works may have the potential to negatively impact on the character of vernacular streetscape</li> <li>• Alterations or extensions to provide modern facilities. Such works should be carried out in a sympathetic manner which respects the form and function of the existing building.</li> <li>• Proposed extensions to the rear of single story workers houses should not extend over the existing ridge height of the original building.</li> </ul> <p>Extensions shall respect the existing height, scale and massing of the original building.</p>
New build/infill	<p>With new development a strong emphasis should be placed on sensitive integration into the existing character of the area.</p> <p>In the cases of replacement buildings, new buildings should take into account existing location, plot size and direction where possible, in order to retain the existing grain, character and setting of the streetscape. Established views to and from local landmarks should be maintained.</p> <p>All new buildings should contribute to the visual enhancement of the area while respecting its physical character of Lismore</p> <ul style="list-style-type: none"> <li>• The elevational treatment of the new development should be well-proportioned and built having respect to its context.</li> <li>• Buildings should follow the eaves heights, roof pitches and building lines which predominate in the streetscape and should employ windows of matching proportions and alignment. Materials should be of good visual quality and durability.</li> </ul>

Developments within curtilage	New development within these sites should retain the predominance of the main building on the site and should respect the pattern of the historic urban grain of Lismore.
Advertising/ Signage	To ensure the preservation of the character of an ACA when assessing proposals for advertising. New signage must not detract from the character of the ACA.
Council services	Where opportunities arise, the Council will to seek the placing underground of all electricity, telephone and television cables within this Architectural Conservation Area. The Council will take note of existing shopfronts, cut stone steps when doing works to footpaths so that there is no damage caused to elements of the shopfronts such as the base of pilasters etc

## Passage East

### Description and Historical background

Passage east is a small, scenic fishing village, centered on two interlinking open squares. Situated on flat ground at the base of high cliffs the village looks out into the estuary of two rivers - the Barrow and the Suir.

Passage east has an impressive history. Due to its strategic location it formed parts of the defences of Waterford City. In 1170, as part of the Norman invasion of Ireland, Richard de Clare, better known as Strongbow, landed in Passage East with an expeditionary force of 200 knights and 1000 armoured men. From there he went on to capture the city of Waterford. Prince John, who later became King John, was the first English King to land in Ireland, arrived at Passage East. The huge army of Richard 2<sup>nd</sup> arrived here in 1394. In the 15<sup>th</sup> Century the granting of lands to the Knights Templar and their development of the ferry gave Passage its name (Passagium).

A circular blockhouse was built before 1568 and only the remains of the circular corner tower remain. A settlement developed around it which included Aylward House.

New Geneva Barracks which is located 2 miles south of Passage East was identified as the proposed site for a planned colony for artisan and intellectual Genevan settlers, who had become refugees following a failed rebellion against a French and Swiss government in the city. Ireland had been granted a parliament separate from London in 1782 and it was thought that the creation of the colony would stimulate new economic trade with the continent. James Gandon, who designed the Custom House, was commissioned to create a masterplan for the site overlooking the Waterford Estuary. The plans for the colony eventually collapsed, however, when the Genevans insisted that they should be represented in the Irish parliament but govern themselves under their own Genevan laws. It then became a barracks following the United Irishmen Rebellion in 1798.

It is thought that some of the elements of the layout for Geneva Barracks such as Squares for parading were instead used in Passage East. The grid like pattern of the streets indicates a planned village and ostensibly the buildings appear late 18<sup>th</sup> early 19<sup>th</sup> century. However some of the buildings retain some earlier fabric and are possibly date from late medieval especially down by the Quay. Passage East is identified as a National Monument due to its rich archaeological heritage

### **Summary of special character**

The location of Passage East by the sea means that the quay area/harbour area is a very important element of the streetscape. Passage East is mainly composed of vernacular buildings with few commercial properties and the historic core is centered on the streets leading from the two main Squares, Parade Square and Post Office Square which are connected via the wide Barrack Street.

St Anne's Church of Ireland church, built 1746 occupies a prominent site on the steep cliff overlooking Passage East. The mix of late 18<sup>th</sup> century / early 19<sup>th</sup> century small two storey terraced houses juxtaposed with taller two and three storey houses with irregular arrangement of openings and roof heights give Passage East has an attractive streetscape. The two storeys rendered terraced houses on Post office Square, White Wall, Dobbyn Street has a pattern of window and door opes that are typical of eighteenth-century architecture, and which form an attractive feature in the streetscape. The low level and height of the windows, thickness of the walls on mainly corner buildings throughout the village indicate an even earlier date of construction

Parade Square is open on one side to the Quay and accommodates the cars waiting for the Ferry. This Square is a mix of terraced houses. This varies from two-bay two-storey houses, c.1840 which have an attractive small scale composition to a three-bay two-storey modest-scale house, c.1845 of balanced proportions and symmetrical appearance to the 18<sup>th</sup> century three storey houses including one which was previously a hotel. Post Office Square opens on one side to the sea. It is also a mix of terraced houses. Houses here are mainly late 18<sup>th</sup> century /early 19<sup>th</sup> century. The low height of the windows of the corner dwellings suggests an early construction date The house type varies from two-bay two-storey houses, which have an attractive small scale composition with informal openings to a three-bay two-storey house, balanced proportions and symmetrical appearance to a terraced five bay two storey house c1775 . Bastion House and the old Garda Barracks are three storey houses on Barrack Street are c.1830 well-composed, middle-size house of balanced proportions and symmetrical appearance with original multipaned windows. The houses form an integral component of the townscape of Passage East, introducing an element of formal architecture to the locality Furlongs Public House was possibly originally single-storey, and reputed to originally have been thatched, the building is of considerable age, as identified by features including the deep massing to the walls, the informal arrangement to the openings, and the battered section to the side elevation.

Other terraces of houses of small scale composition are the early 19th century houses located at Brookside. There are also early 19<sup>th</sup> century single storey houses along the Quay and at Blynd Quay; the pitch of some indicates they may have previously been thatched. Beresford Row is a terrace of 9 single-bay single-storey house with half-dormer attic, c.1870 typical small-scale residences built for local fishermen. Within the streetscape of Post Office Square and The Quay there are areas where buildings have been previously removed and there are now walls or storage garage areas which have a negative visual impact.

An important feature of the architectural heritage of Passage East, are the historic quay walls and piers dating from the at least the early 19<sup>th</sup> century, possibly earlier. There have been later interventions with works /extensions using reinforced concrete. The various phases of the pier highlight the evolution of the harbour over the years. These are of significance as an integral component of the continued development of the harbour that traditionally supported the economy of the locality. Within the village there are a number of rubblestone boundary and retaining walls. There is also a section of stone cobbling just off Post Office Square /White wall. The Pilot station c. 1850, the adjacent boathouse and the redbrick building now a community hall (previously used for smoking fish) are of a distinctive appearance that are of considerable significance for its associations with the fishing industry in Passage East.

Three freestanding cast-iron water pumps, c. 1880 represent important early-surviving artifacts in mass-produced cast-iron ware. The design in particular the lion mask spit, serve to enhance the artistic distinction, and reflect the equal emphasis placed on aesthetics as well as functionality. The water pumps are of particular significance as a reminder of the mechanisms put in place for the provision of clean drinking water in the period before mains water systems

The form and arrangement of public open space is around Parade Square and Post Office Square and the wide Barrack Street linking both. The Quays and the areas around the remains of the tower are also open spaces.

The views include the arrival from either approach road, and the vistas from the sea/quays looking back in at the village are particularly impressive. Whilst there is a formal quality to the layout of the village, the different construction dates of the terraced dwellings means that there is a mix of elevations and roof heights which gives the village a charming architectural appeal... It is considered that the ACA of Passage East has historic, social, archaeological and architectural merit.

### **Location and Boundary of ACA**

The boundaries of the streetscape of distinctive character in the Waterford County Development Plan 2011 – 2017 have been extended to include the harbour and quay area, views and vistas on the approach road into the village, which contribute to its setting.

### Development Management Standards based on the assessment of special character for Passage East

In conjunction with general development management guidelines, The Planning Authority will require development proposals to retain these particular features of architectural merit and avoid interference or their removal; as such works would be deemed detrimental to the character of the ACA.

Walls	The majority of buildings within the Architectural Conservation Area of Passage East have a rendered finish. These original historic external finishes should be retained. Where historically the finish is ashlar stone or red brick, the council would not be favourably disposed to the plastering/rendering of the external wall.
Roofs	<p>The varied height of the roofscapes of Passage East is part of its special character. Historic roofs are pitched slate roofs, usually natural slate. On the terraced houses the stepped arrangement should be retained. Original elements and profiles should be retained and repaired and reused rather than replaced.</p> <p>The removal of original roof and roofing material such as natural slate, stone eaves, paraging, clay ridge tiles, existing chimney-stacks, early terracotta or clay pots other features of the roofscapes such as cast-iron gutters and down-pipes is not considered acceptable / not permissible by the Planning Authority.</p>
Windows	<p>The traditional window type is timber single sliding sash and multipaned windows in the larger houses. Historic sliding sash timber windows are to be retained and repaired according to best practice as per the advice series of guidance published by the Department of Housing, Local Government and Heritage. With proposed replacement of uPVC windows, the Planning Authority would encourage owners to consider a more appropriate window material and glazing pattern which would be consistent with the character of the ACA.</p> <p>There is a tradition of historic dormer windows on the front elevations of small scale buildings within Passage East ACA and their removal is not considered acceptable. Any proposed new dormers on historic single storey buildings should respect the existing size and design of the historic half dormers.</p>
New build/infill	<p>In the cases of replacement buildings within the core of Passage East, new buildings should take into account existing location, plot size and direction where possible, in order to retain the existing grain, character and setting of the streetscape. Established views to the village should be maintained.</p> <p>All new buildings should contribute to the visual enhancement of the village and in particular the Squares, while respecting its physical character. The elevational treatment of the new development should be well-proportioned and built having respect to its</p>

	context. Buildings should follow the eaves heights, roof pitches and building lines which predominate in the streetscape and should employ windows of matching proportions and alignment. Materials should be of good visual quality and durability.
Boundary walls	Historic rubblestone boundary walls are evident in the village and add to the special character of Passage East. Their removal would be detrimental to the character and therefore is discouraged. Planning permission will be required for their removal and /or alteration of same.
Quay walls and piers	Any intervention to the quay walls, piers and seawalls shall retain the historic rubblestone construction elements.
Council services	Where opportunities arise, the Council will to seek the placing underground of all electricity, telephone and television cables within this Architectural Conservation Area.

## **Portlaw**

### **Description and Historical background**

Portlaw is located on the river Clodiagh - a small tributary of the River Suir. The town of Portlaw as we now know it was developed in the nineteenth century by the Quaker Malcomson family. It initially owes its existence to the establishment of a cotton mill by David Malcomson in 1825. The scale and technological achievement at the Mill represented a remarkable success for its time but it was the creation of Model Village is one of the most enduring and important aspects of the town and a testimony to the Quaker ideals of the Malcomson. At its peak, Portlaw had over 4,000 inhabitants and, by 1844, over 1,800 people worked at the Mill.

Prior to the development of the Model village, the initial settlement at Portlaw was located on Green Island and consisted of 72 houses. The Model village was developed to house the workers for the cotton factory. The village was built for the betterment of the workers and it was shaped by the religious beliefs of the founders. The workers were cared for from “cradle to grave” with schools, dispensary, courthouse and churches of several denominations. The family constructed 50 two storey and 250 single storey houses of uniform pattern. The quality of construction and level of comfort was superior to other workers houses of the time.

The Malcomsons’ firm collapsed in 1877. The Portlaw Spinning Company took over the mill, but it failed in 1897. By 1910 the town was desolate, but in 1935 it entered its second period of growth the opening of Irish Tanners Ltd. the tannery, reflected the protectionist policies of the Irish government following independence in 1922. The tannery was at one stage, was the largest in Europe, employing 600 people. The Tannery ceased in 1985 but some operations continued there until 1993.

## Summary of special character

The built heritage of Portlaw, within the Model town area, is a physical manifestation of past social, economic and cultural events. In its heyday, in terms of scale and sophistication, Portlaw would have matched other world renowned model towns such as Saltaire and New Lanark. Through marriage the Malcomsons were connected to Quakers who designed Bessbrook, the only other planned industrial town in Ireland. Portlaw was also thought to have been a model for Bourneville, which is considered the pinnacle of this form of social and urban planning. The layout of the model village inspired by the Baroque tradition of urban planning make it exceptional both in the context of Irish urban development as well as that of model village design.

The village of Portlaw still retains many of the features of the planned 19<sup>th</sup> Century industrial settlement. Four streets William Street, Brown Street, Bridge Street and Street radiate from the Square and the gateway of the Old Mill, which would have been the centre of all activity. Along these streets are the workers houses. They are single and two storey houses with a the distinctive curved roof constructed with a one inch by one inch of lattice timber truss, this in turn was originally covered by calico ~ a kind of cotton cloth -, manufactured in the factory, and then covered with tar. Nowadays it is usually felt. Substantial overhanging eaves also characterize the roof type. These types of roofs were unique to Portlaw and became known as "Portlaw roofs". These roofs were very durable and still are to be seen today in Brown Street, William Street and Bridge Street. These roofs were later copied in Carrick on Suir, Belfast and in Gelsenkirchen the Ruhr. John Skipton Mulvany who designed the large houses for the Malcomsons in Portlaw was the brother of William Thomas Mulvany an Irish mining entrepreneur in Germany so hence the presence of the "Portlaw roofs" in Germany. Some historic timber shopfronts remain around the Square and O'Connor's at Brown Street,

Central to Portlaw is the Old Cotton Mill/The Tannery site. The present layout of the factory buildings began in 1825 with the Cotton mill complex. The main block is a fifteen-bay five-storey rubble stone block originally detached, and was originally six-storey. The thirteen-bay five-storey rubble stone block, built 1837 - 1839, to north was originally six-storey. The factory was used for tanning from 1932 – 1985. The buildings were extensively extended, 1945, to accommodate its use as a tannery to include a 26 bay four storey concrete building with a flat roof. The pair of water wheel pits, the engine house, the redbrick chimney, weirs still remain. The site is now derelict, the fittings of technical or engineering interest now gone. The site is considered of national importance.

Around the town there are a variety of civic structures such as the Courthouse, the Schoolhouses and the Dispensary (now a Heritage Centre). Dwellings include the Classical style mansions such as Mayfield House (now derelict), Clodiagh House, Woodlock House and remains of Milfort

House estate (c.1850). All these estates are is of considerable significance as they were designed by John Skipton Mulvaney for various members of the Malcomson family.

There are 3 churches in the town Catholic, Church of Ireland and the now defunct Presbyterian Church. The gothic Revival Church of St Patricks (1858) was built to plans prepared by J.J. McCarthy and is of National importance. Holy Trinity Church Gothic Revival style Church (1851) was built to designs prepared by William Tinsley which includes a variety of details, including distinctive Hindu Gothic-style motifs . The First Fruits style Portlaw Presbyterian Church (c.1820) reminder of the once-prosperous Presbyterian community in the locality.

Just outside the town lies Curraghmore House which is of national importance and has one of the most intact Historic Demesnes in the country

In Portlaw the main vista and setting begins with the area around The Square but areas such as the approaches into the town along the Ballycahane Road overlooking the town, entrances to the key buildings such as Woodlock House, Curraghmore House etc. The rubblestone bridges, the remains of canal walls and the rubblestone walls on the approach into the village. All these structures form attractive features of the streetscape and contribute to the character of the town. The architectural conservation area is considered of historical, architectural, cultural, technical and social merit

### **Location and Boundary of ACA**

The boundaries of the streetscape of distinctive character in the Waterford County Development Plan 2011 – 2017 include the historic core of the village around the Square and the streets radiating from it Brown Street, George Street, William Street, Main Street and Queen Street, Clonegam Road and Factory Road have been extended to the east to include includes the Mill and along the canal and river banks.

### **Development Management Standards based on the assessment of special character for Portlaw**

In conjunction with general development management guidelines, The Planning Authority will require development proposals to retain these particular features of architectural merit and avoid interference or their removal; as such works would be deemed detrimental to the character of the ACA.

Walls	The majority of the historic buildings within the Architectural Conservation Area of Portlaw have a rendered finish. These original historic external finishes should be retained. Where historically the finish is ashlar stone or red brick, the council would not be favourably disposed to the plastering/rendering of the external wall or the installation of external cladding which can obscure moulded plasterwork features such as shop signage.
-------	--

Roofs	<p>The roofscape of Portlaw is part of its special character in particular distinctive Portlaw roof. Original elements and profiles should be retained and repaired.</p> <p>The removal of original roof and roofing material such as natural slate, paraging, clay ridge tiles, existing chimney-stacks, early terracotta or clay pots other features of the roofscape such as cast-iron gutters and down-pipes is not considered acceptable / not permissible by the Planning Authority.</p>
Doors, Windows	<p>The original windows style would be historic sliding sash with evidence of multipaned windows still in situ. . Historic sliding sash timber windows are to be retained and repaired according to best practice as per the advice series of guidance published by the Department of Housing, Local Government and Heritage. With proposed replacement of uPVC windows, the Planning Authority would encourage owners to consider a more appropriate window material and glazing pattern which would be consistent with the character of the ACA.</p>
Shopfront	<p>Original/early shopfronts should be retained or repaired according to best practice as per Dept of HLG and H advice series.</p>
Boundary walls	<p>Historic rubblestone boundary walls are evident on the approaches into the town and add to the special character of Portlaw. Their removal would be detrimental to the character and therefore is discouraged. Planning permission will be required for their removal and /or alteration of same.</p>
Extensions	<p>Traditional terraced houses and single-storey workers houses such as those in Brown Street, built of simple materials in modest style, are an important component of urban streetscapes.</p> <p>The following works require planning permission:</p> <ul style="list-style-type: none"> <li>• The raising of eaves levels, alteration of roof pitches or insertion of dormer.</li> <li>• Windows. Such works may have the potential to negatively impact on the character of vernacular streetscape.</li> <li>• Alterations or extensions to provide modern facilities. Such works should be carried out in a sympathetic manner which respects the form and function of the existing building.</li> <li>• Proposed extensions to the rear. Such works should not extend over the existing ridge height of the original building.</li> </ul> <p>Extensions shall respect the existing height, scale and massing of the original building</p>
New build/infill	<p>With new development a strong emphasis should be placed on sensitive integration into the existing character of the historic core of Portlaw. In the cases of replacement buildings, new buildings should take into account existing location, plot size and direction where possible, in order to retain the existing grain, character and setting of the planned streetscape. Established views to and from local landmarks should be maintained.</p>

	<p>All new buildings should contribute to the visual enhancement of the area while respecting its physical character.</p> <ul style="list-style-type: none"> <li>• The elevational treatment of the new development should be well-proportioned and built having respect to the context of the planned village.</li> <li>• Buildings should follow the eaves heights, roof pitches and building lines which predominate in the streetscape and should employ windows of matching proportions and alignment. Materials should be of good visual quality and durability.</li> </ul> <p>Regarding Milford House, any development of this area shall have regard to the topography and architectural heritage of the site, as identified by the NIAH.</p>
Developments within curtilage	New development within these sites should retain the predominance of the main building on the site and should respect the pattern of the historic urban grain of the planned village
Council services	Where opportunities arise, the Council will to seek the placing underground of all electricity, telephone and television cables within this Architectural Conservation Area.

## Stradbally

### Description and Historical background

The earliest settlement at Stradbally (A tSráidbhaile) was probably around the Medieval Church but today the centre of the village is associated with early 19<sup>th</sup> century planned village developed by the owners of the nearby Wood House Estate. It village is located on a hill near Stradbally Cove. The village has expanded along the approach roads with housing developments. One such estate consists of modern two storey thatch houses.

### Summary of special character

This planned estate village is centred on the Green. Terraces of rendered two storey, 3/4 bay terraces houses c. 1820 are located the west, north and eastern ranges of the green. Their character enhanced by the rendered and painted facades with simple classical window and door proportioning the undulating roof lines and modest vernacular detailing contribute to the character of the village.

Also on the eastern range the Garda station is three-storey house, c.1780, a prominent feature in the townscape of Stradbally, representing one of the earliest-surviving civic buildings in the locality. The Rectory Tudor-style rectory, c.1870, c 1820 and the adjacent house forms the remainder of the western range around the Green. Glenview House middle size house c 1820 forming a prominent and picturesque landmark in the townscape of Stradbally. The St James Church Board of First Fruits Church of Ireland church, built 1786 single-storey parochial national school, c.1820 are located on Nunnery Lane

There are two thatched houses one on Church lane and Cove cottage which is a cottage orne forming a prominent and picturesque landmark in the townscape of Stradbally. The long low massing of the previously thatched houses, some with corrugated iron roofs are still evident in Chapel Lane, Nunnery Lane, Monavud road. These are appealing, modest-scale dwellings that remain an important element of the vernacular history of the village.

Other features within the village include The Ball Alley is Chapel lane (c.1930) which remains in use, is a reminder of the cultural nation-building of the early Irish Republic, cast iron water pump the early 19<sup>th</sup> century rubblestone walls and in Stradbally cove is a freestanding two-bay single-storey rubble stone lime kiln, c.1800.

The public realm includes are area around the Green , the area next to the stream that runs into the sea at Stradballycove and the Cove area. The village is enhanced by mature trees in private dwellings and along the roadway down to the Cove . The Green formalises the village’s character and contribute to the setting of the architecture and the views to /from the Green and make an important contribution to the town.

Although the village has expanded over time the centre has not changed and remains strongly linked to its planned layout. It is considered that the ACA of Stradbally is of historic, social and architectural merit.

**Location and Boundary of ACA**

The boundaries of the streetscape of distinctive character in the Waterford County Development Plan 2011 – 2017 have been extended to extended down towards Stradbally Cove to include the bridge and the limekiln

**Development Management Standards, based on the assessment of special character of Stradbally**

In conjunction with general development management guidelines, The Planning Authority will require development proposals to retain these particular features of architectural merit and avoid interference or their removal; as such works would be deemed detrimental to the character of the ACA.

Walls	The majority of buildings within the Architectural Conservation Area of Stradbally have a rendered finish. These original historic external finishes should be retained.
Roofs	The roofscape of Stradbally is part of its special character. Historic roofs were mainly pitched slate roofs, usually Bangor Blue slate. Original elements and profiles should be retained and repaired and reused rather than replaced.  The removal of original roof and roofing material such as natural slate, thatch, stone eaves, corrugated iron paraging, clay ridge tiles, existing chimney-stacks, early terracotta or clay pots other features of the roofscape such as cast-iron gutters and down-pipes is not

	considered acceptable / not permissible by the Planning Authority.
Doors, Windows	<p>The traditional door type is timber panelled door and the window type is timber single sliding sash or multipaned windows. Historic sliding sash timber windows are to be retained and repaired according to best practice as per the advice series of guidance published by the Department of Housing, Local Government and Heritage. With proposed replacement of uPVC windows, the Planning Authority would encourage owners to consider a more appropriate window material and glazing pattern which would be consistent with the character of the ACA.</p> <p>There is no tradition of historic dormer windows on the front elevations of buildings within Stradbally ACA and their installation on historic buildings will not be deemed appropriate by the local authority.</p>
Carriage archways	Carriage arch openings are a feature of the streetscape in Stradbally. These openings should be retained with planning permission required for alterations.
Boundary walls	Historic rubblestone boundary walls are evident in the village and on the approaches into the village and add to the special character of Stradbally. Their removal would be detrimental to the character and therefore is discouraged. Planning permission will be required for their removal and /or alteration of same.
Council services	Where opportunities arise, the Council will to seek the placing underground of all electricity, telephone and television cables within this Architectural Conservation Area.

## Tallow

### Description and Historical background

Tallow is located on a low lying level floodplain to the south of the River Bride. Little is known of the early development of Tallow, there are references of a church possibly pre Norman times was settlement in the 13<sup>th</sup> century but did not have the status of a town. By the time of Desmond Rebellion 1579-84 there was a garrison of 120 men stationed here. The town was burnt by the Irish in 1598. There are connections with Sir Walter Raleigh and Richard Boyle who acquired Raleigh's lands in 1604 and established ironworks in the area. This was the source of the town's prosperity and growth in the early 17<sup>th</sup> century. Tallow was given a Charter in 1614 by James 1<sup>st</sup>. Under the terms of the Charter, the returned two members to the Irish Parliament in College Green, Dublin an indicator of the wealth and importance of the town. The town lost this privilege in 1800, with the Act of Union.

When iron smelting came to an end other industries such as wool combing and milling continued to give employment. By 1835, the principal trade was the export of grain on boats down the Bride to Youghal and then England from fertile hinterland of North Cork. There was a large ale brewery of Anthony and Terry, and a flourmill owned by the Hannon family. There was also a lace industry.

Today most of the towns fabric in the historic core dates to the eighteenth and nineteenth centuries when it was part of the Duke of Devonshire's Estate. The town developed as a planned market town and has a cruciform layout centered on a crossroads. It has a strong industrial heritage which is apparent in the surviving mill buildings and was a prosperous town as evidenced in the number of shops.

### **Summary of special character**

The quality of the buildings attests to the wealth of the town in the early 19<sup>th</sup> century. This is evident in industrial heritage, the number of middle size houses, the number of shops indicate the commerce of the area.

The four main approaches into the town are lined initially by early 19<sup>th</sup> century single storey terraced houses. Some of these rendered dwellings have half dormer windows. The "twin" chimneys associated with these houses has an artistic quality. These houses have retained their long curtilage plots to the rear which is also a feature of the two storey terraced houses.

At the crossroads along West Street and Barrack Road are well proportioned three storey rendered terraced houses with historic shopfronts to the ground floor. Some of the earliest shopfronts in Waterford are still in evidence in Tallow. Many of these are now residential but the remaining shopfronts still remain and enhance the visual appeal of the streetscape. Along West Street, Cunningham's has a bowed shopfront dating from the 18<sup>th</sup> century. Also in West Street are fine Classically-detailed shopfronts of artistic design distinction such as Hartigan's, Healy Crowley, Ann Tobin. Lynches is a particularly fine example in residential use now and the raised lettering and classically detailed door case are of artistic merit. Other shop front of merit includes the timber shop front at TJ Keniry's and the Chinese restaurant on Convent Street.

Large detached three storey houses dating from the late 18<sup>th</sup> early and 19<sup>th</sup> century such as the Old Rectory (1840) is located along West Street includes such features as Classical style Doric doorcases. In Barrack Street the Old Parochial House has a pediment breakfront and fine channeled door case.

The Devonshire Hotel (1840) is a well-proportioned substantial building incorporating Classically-derived features, including Venetian-style and Diocletian window openings, which enhance the architectural value of the composition, and which serve to distinguish the site in the street scene. The building remains of particular importance in the locality on account of its associations with commercial travel in the mid to late nineteenth century, having been purpose-built as a hotel for visitors to Tallow.

The numerous warehouses are a reminder of the extent of the industrial activities practiced in Tallow throughout the nineteenth century. They form a prominent feature in the streetscape, and contribute to the character of Tallow. Hannon's Mills was originally built as part of a corn/flour mill complex and was at various stages a barracks in the late 18<sup>th</sup> century, and an auxiliary workhouse in the mid 19<sup>th</sup> century. The building forms a neat group with associated ancillary buildings in the immediate curtilage. Even in its derelict state it is of considerable importance and forms a dominant landmark on the road leading out of Tallow to the south. The mills on Convent Street have been converted into apartments. One of the gable fronted warehouses in West Street has been converted in to a Community centre. The Glenaboy River flows parallel with Barrack Street and along this river would have powered the historic saw mills, corn store; remains of these buildings still remain etc

The Carnegie Library (1910) was one of 5 libraries sponsored in County Waterford by Andrew Carnegie. It is still in use as a library .The Church of the Immaculate Conception built in 1836 has highly ornate Gothic-style reredos of considerable artistic design distinction. St Paul's First Fruits Church (1775) with its very decorative plasterwork originally had an entrance off West Street hence the presence of the Rectory, parish Hall and Parochial School on this street dating from early 19<sup>th</sup> century. The graveyard also has a variety of grave stones and tombs dating from the 18<sup>th</sup> century

Boyce's Almshouses are picturesque small-scale terrace of houses which retain the original form and massing, together with substantial quantities of the original fabric an appealing feature in the streetscape on the road leading from Tallow to the south-east.

The special character of Tallow is very evident in the industrial and vernacular streetscape and is reflection of the prosperity of the town in the 18<sup>th</sup> and 19<sup>th</sup> centuries. It is considered that the ACA of Tallow is of historic, social and architectural merit.

**Location and Boundary of ACA**

The boundaries of the streetscape of distinctive character in the Waterford County Development Plan 2011 – 2017 have been extended to the east to include the Glenaboy River and remains of millrace which contribute to its setting.

**Development Management Standards, based on the assessment of special character of the village**

In conjunction with general development management guidelines, The Planning Authority will require development proposals to retain these particular features of architectural merit and avoid interference or their removal; as such works would be deemed detrimental to the character of the ACA.

Walls	The majority of the historic residential buildings within the Architectural Conservation Area of Tallow have a rendered finish. Many of the buildings have robust plaster work /or stone detailing around the window and door opes. These original historic external finishes should be retained. Where historically the finish is ashlar stone, the council would not be favourably disposed to the
-------	--

	plastering/rendering of the external wall or the installation of external cladding which can obscure moulded plasterwork features such as shop signage.
Roofs	<p>The varied roofscape of Tallow is part of its special character in particular the projecting stone eaves. Historic roofs were mainly pitched slate roofs, usually Bangor Blue slates some which are very large and fixed in diminishing courses Original elements and profiles should be retained and repaired and reused rather than replaced.</p> <p>The removal of original roof and roofing material such as natural slate, stone eaves, paraging, clay ridge tiles, existing chimney-stacks, early terracotta or clay pots other features of the roofscape such as cast-iron gutters and down-pipes is not considered acceptable / not permissible by the Planning Authority.</p>
Doors, Windows	<p>The traditional door type is timber panelled door and the window type is timber single sliding sash or multipaned windows. Historic sliding sash timber windows are to be retained and repaired according to best practice as per the advice series of guidance published by the Department of Housing, Local Government and Heritage. With proposed replacement of uPVC windows, the Planning Authority would encourage owners to consider a more appropriate window material and glazing pattern which would be consistent with the character of the ACA.</p> <p>There is a tradition of historic dormer windows on the front elevations of single storey buildings within Tallow ACA and their removal/alteration is not considered acceptable. Any proposed new dormers on historic buildings should respect the existing size and design of the historic half dormers.</p>
Shopfront	Some of the earliest shopfronts in Waterford are still in evident in Tallow .Original/early shopfronts should be retained or repaired according to best practice as per Dept of AHG advice series.
Carriage archways	Carriage arch openings are a feature of the streetscape in Tallow. These openings should be retained with planning permission required for alterations.
Warehouses	The retention of warehouses is encouraged. Such buildings could be converted into residential and community use.
New build/infill	<p>In the cases of replacement buildings, new buildings should take into account existing location, plot size and direction where possible, in order to retain the existing grain, character and setting of the historic core of Tallow. Established views to and from local landmarks should be maintained.</p> <p>All new buildings should contribute to the visual enhancement of the area while respecting its physical character. The elevational treatment of the new development should be well-proportioned and built having respect to its context. Buildings should follow the eaves heights, roof pitches and building lines which predominate in the streetscape of Tallow and should</p>

	employ windows of matching proportions and alignment. Materials should be of good visual quality and durability.
Boundary walls	Historic rubblestone boundary walls are evident on the approaches into the town and add to the special character of Tallow. Their removal would be detrimental to the character and therefore is discouraged. Planning permission will be required for their removal and /or alteration of same.
Council services	Where opportunities arise, the Council will to seek the placing underground of all electricity, telephone and television cables within this Architectural Conservation Area. The Council will take note of existing shopfronts, cut stone steps when doing works to footpaths so that there is no damage caused to elements of the shopfronts such as the base of pilasters etc

## Tramore

### Description and Historical background

The seaside town of Tramore (Tra Mhor) is located on the north- western corner of Tramore Bay on a hill that slopes down to the Strand. In 1785 this one-time fishing hamlet with thatched cottages along an irregular street now known as Main Street and along Strand Street, was transformed into a tourist resort by Bartholomew Rivers, a wealthy Waterford merchant. In the 19<sup>th</sup> century Lord Doneraile invested in the town's infrastructure and the early settlement spread west hugging the line of the bay.

The opening of the Waterford and Tramore Railway Line in 1853 was a tremendous boost to tourism in the resort. The line provided a quick and easy way of getting to the seaside and resulted in becoming the main resort for sea-bathing by the inhabitants of Waterford and of the adjacent counties. Anyone building a house in the town had the building material carried at a reduced rate by the Railway Company. As a result of this incentive, imposing terraced houses such as Bellevue and Gurteen Terrace were constructed. On purchasing houses in Tramore the owners were provided with a first class free Railway passes for 5 years.

The town began to expand rapidly both as a seaside resort and a dormitory town for Waterford City. The construction of Harney's seawall in 1893 further increased the tourism potential for Tramore and many of the buildings in the core of the town catered for the visitors until the late 20<sup>th</sup> century

## Summary of special character

Tramore Town is a quintessential Victorian seaside resort. The street pattern of Tramore is determined by the topography. The earliest part of the town is the narrow Main Street which travels uphill from Strand Street. The modest two storey traditional terraced houses along these streets were built of simple materials in modest style, with their stepped roof lines are an important component of urban streetscape. Many were adapted to accommodate the tourist business. In the adjacent area there are some modest single storey terraced dwellings and the walls of the Market. From the Main Street and along Lower Branch Road, the terraces of Victorian houses are positioned on the hill to maximise the views of the Bay. The best views of the terraces of houses and detached villas can be appreciated from the Beach area. Holy Cross Church forms a dominant feature on the skyline whilst Christ Church is also located on the hill.

Streets and terraces of Victorian houses within the historic core include Atlantic View, Endsleigh Terrace, Doneraile Terrace Richmond Terrace, Tivoli Terrace, Eaton Terrace, Queens Street, Upper Branch Road Bellevue Terrace, Marine Terrace, Lyon Terrace. The vehicular/ pedestrian access to some of the terraces such as Bellvue Terrace and Atlantic Terrace divides the gardens from the houses. Along Church Road there are large detached houses set within landscaped gardens or pairs of larger houses. Almost all the houses are rendered. The main roof type is pitched slate with clay ridge tiles. In and around Main Street the roof pitches of what were commercial buildings are low and obscured by low parapets. There are very few examples of traditional shopfronts left in Tramore. Crokes and Victoria House are some of the few examples of a moulded rendered shopfront.

The mix of structures from modest single storey terraced houses to large Victorian three storey pairs or terraced houses such as Marine Terrace or Gurteen Terrace mark the evolution of the Tramore from a small fishing village to a popular seaside resort. The majority of the Victorian terraced houses still retain their rendered finishes, casement windows and doorways which include details of moulded plasterwork, fanlights and sidelights.

The main civic buildings in the town include the Railway station, The Coastguard Station, Christ Church, Tramore House and Gardens and the Quaker Hall. Holy Cross Church designed by J.J McCarthy is considered of National importance and is a landmark building of on the horizon of the town. The old Railway Station visible on the approach into the Town. A striking feature of the streetscape of Tramore is the rubblestone walls.

Vistas and settings include

- The approach into the town on the Waterford Road
- The view from the Beach uphill towards the town
- Views onto and from the Doneraile Walk
- View up and down Train Hill
- View up Main Street
- Views from the Coastguard Station towards the Metalman and Brownstown Head
- Terraces of houses such as Atlantic Terrace and Gurteen Terrace

Public realm includes the Beach area, Doneraile Walk and The Square. To a lesser extent parts of the Main Street and the area next to the railway station could also be considered. The mature planting in Bookey Woods and in the gardens of the larger detached houses contributes to the character of the streetscape.

The mix of building types and the many good examples of Victorian residential architecture, the long lengths of rubblestone walling, the street furniture such as post-boxes, bollards, kerbing etc and the fine examples of wrought iron works in railings and gates around the town, most notably along Church Road, Upper Branch Road all contribute to the special character of the historic core of Tramore ACA. It is considered that the ACA of Tramore has historic, social and architectural merit.

#### **Location and Boundary of ACA**

The ACA encompasses the main historic core. This area is bounded by Lower Branch Road, Turkey Road, up from Strand to Main Street and encompassing Market Street, The Square, Queen Street and Upper Branch Road.

#### **Development Management Standards, based on the assessment of special character of Tramore**

In conjunction with general development management guidelines, The Planning Authority will require development proposals to retain these particular features of architectural merit and avoid interference or their removal; as such works would be deemed detrimental to the character of the ACA.

Walls	<p>The majority of buildings within the Architectural Conservation Area of Tramore have a rendered finish. Many of the buildings have robust plaster work detailing around the window and door opes. These original historic external finishes should be retained. Where historically the finish is ashlar stone or red brick, the council would not be favourably disposed to the plastering/rendering of the external wall or the installation of external cladding which can obscure moulded plasterwork features such as shop signage.</p>
Roofs	<p>The roofscape of Tramore is part of its special character in particular the stepped arrangement of the rooflines along Main Street and Strand Street... Historic roofs were mainly pitched slate roofs, usually Bangor Blue slate. Original elements and profiles should be retained and repaired and reused rather than replaced.</p> <p>The removal of original roof and roofing material such as natural slate, stone eaves, paraging, clay ridge tiles, existing chimney-stacks, early terracotta or clay pots other features of the roofscape such as cast-iron gutters and down-pipes is not considered acceptable / not permissible by the Planning Authority.</p>
Doors Windows	<p>The traditional door type is timber panelled door and the window type is timber single sliding sash or multipaned windows. Historic sliding sash timber windows are to be retained and repaired according to best practice as per the advice series of guidance published by the Department of Housing, Local Government and Heritage. With proposed replacement of uPVC windows, the Planning Authority would encourage owners to consider a more appropriate window material and glazing pattern which would be consistent with the character of the ACA.</p> <p>There is no tradition of historic dormer windows within the Tramore ACA and their installation will not be deemed appropriate by the local authority.</p>
Boundary walls	<p>Historic rubblestone boundary walls, pillars some with the house name engraved on them are evident in most areas of the town and add to the special character of Tramore. Their removal can be detrimental to the character and therefore is discouraged. Planning permission will be required for the part demolition and /or alteration of same. Any proposals to convert front gardens for use as off street parking will not be permitted.</p>
Cast iron	<p>A characteristic of the streetscape of Tramore is the survival of some fine ironwork, in the form of railings and gateways to Victorian and Edwardian houses, and the bollards on Train Hill. Original elements should be retained, and repaired according to best practice as per Dept of AHG advice series rather than replaced.</p>
Developments within curtilage	<p>Division of long curtilages associated with Victorian terraces will not be facilitated as it would impact on the vista and setting of the terraces.</p>

Infill	<p>In the cases of replacement buildings, new buildings should take into account existing location, plot size and direction where possible, in order to retain the existing grain, character and setting of the streetscape of Tramore. Established views to the bay area from the Victorian terraces should be maintained.</p> <p>All new buildings should contribute to the visual enhancement of the area while respecting its physical character.</p> <ul style="list-style-type: none"> <li>• Pastiche or replication of historic design is not always appropriate and high quality contemporary architectural design is acceptable in some cases.</li> <li>• The elevational treatment of the new development should be well-proportioned and built having respect to its context to the existing streetscape of Tramore.</li> <li>• Buildings should follow the eaves heights, roof pitches and building lines of the Victorian terrace houses which predominate in the streetscape of the core and should employ windows of matching proportions and alignment. Materials should be of good visual quality and durability.</li> </ul>
Height	<p>The predominant height of existing buildings shall be respected and any proposals should harmonise with the existing streetscape in particular on Main street, and the existing Victorian terraces.</p>
Street furniture	<p>It will be Council policy to retain historic items of street furniture such as bollards, post boxes, grills to basement levels, kerbing as they contribute to the character of the ACA.</p>
Vistas	<p>It is Council policy to protect and enhance the vistas and settings of Tramore which include</p> <ul style="list-style-type: none"> <li>• The approach into the town on the Waterford Road</li> <li>• The view from the Beach uphill towards the town</li> <li>• Views onto and from the Doneraile Walk</li> <li>• View up and down Train Hill</li> <li>• View up and down Main Street</li> <li>• Views from the Coastguard Station towards the Metalman and Brownstown Head</li> <li>• Terraces of houses such as Atlantic Terrace and Gurteen Terrace</li> </ul> <p>To seek the retention of mature trees/significant planting (those in good condition) which contribute to the character of the ACA?</p>
Council services	<p>Where opportunities arise, the Council will to seek the placing underground of all electricity, telephone and television cables within this Architectural Conservation Area.</p>

## **Villierstown**

### **Description and Historical background**

The Irish name for Villierstown, An Baile Nua alludes to its foundation as a planned settlement. The village of Villierstown was founded in the 1740s by John Villiers, the first Earl of Grandison to accommodate linen weavers from Lurgan Co Armagh. He lived in Dromana House which lies 2 km to the north of the village. The settlement was planned around an Anglian Church, a school, a rectory, a police station and 24 dwellings all constructed from local sandstone. The village was substantially complete by 1750. The historic village is linear with an open space known as the Green located mid way along the village. This would originally have led to the quay on the River Blackwater 500m to the west. The linen industry died out by the mid 19<sup>th</sup> century but the majority of residents would have been employed by the Dromana Estate.

### **Summary of special character**

The planned estate village of Villierstown has a unique architectural character. The layout of the village today retains the original formal plan with the wide Main Street flanked by houses.

Villierstown Church forms an important element of the townscape of Villierstown, as suggested by the prominent site in the centre of the village. Finely detailed, Classical proportioning and a distinctive bellcote, contribute significantly to the architectural design quality of the building. The church has been converted to a community hall; on its grounds is the Villiers-Stuart's family burial vault where many of its ancestors are buried. The Church closes the vista from The Green.

The buildings on the main street are mainly two storey residential detached or in pairs with access to large garden plots to the rear. Houses on either side of the Church and the Lodge have gabled dormer windows. On the Green are a terrace of 6 three bay two storey houses and the remains of cottages which are possible early 19<sup>th</sup> century. Tracey's Bakery retains the rendered shop front signage.

Villierstown House (The Parsonage) c. 1800 is a classically proportioned, middle-size house located within its own grounds to the north of the village and was associated with the Church of Ireland Church

The influence of the Villiers Stuarts of nearby Dromana House is evident in not only the name of the village but also The Celtic Cross Villiers monument (1874) The memorial fountain (1910) These occupy a prominent site in the centre of Villierstown,

There are 3 cast-iron pumps dating 1875 to 1900 which are of particular importance as evidence of the mechanisms installed for the provision of clean drinking water before mains water systems

On the approach roads in there are rubblestone walls and the road north leads through an elegant gateway comprising of limestone ashlar piers which an appealing feature at the entrance to Villierstown, and is of additional significance for its associations with the continued development of the village by the Dromana House estate in the mid to late nineteenth century.

The setting is enhanced by the mature trees in private properties around the village and the formal entrance into the village via the gateway to the north. The public realm includes the area known as The Green and the area around Villierstown Quays

It is considered that the ACA of Villierstown of is historic, social and architectural merit.

### **Location and Boundary of ACA**

The boundaries of the ACA follow the streetscape of distinctive character in the Waterford County Development Plan 2011 – 2017 and extended to include the historic quay on the River Blackwater

### **Development Management Standards, based on the assessment of special character of the village**

In conjunction with general development management guidelines, The Planning Authority will require development proposals to retain these particular features of architectural merit and avoid interference or their removal; as such works would be deemed detrimental to the character of the ACA.

Walls	The majority of buildings within the Architectural Conservation Area of Villierstown have a rendered finish. Many of the buildings have robust plaster work detailing around the window and door opes. These original historic external finishes should be retained.
Roofs	<p>The roofscape of Villierstown is part of its special character in particular the projecting stone eaves. Historic roofs were mainly pitched slate roofs, usually Bangor Blue slate. Original elements and profiles should be retained and repaired and reused rather than replaced.</p> <p>The removal of original roof and roofing material such as natural slate, stone eaves, paraging, clay ridge tiles, existing chimney-stacks, early terracotta or clay pots other features of the roofscape such as cast-iron gutters and down-pipes is not considered acceptable / not permissible by the Planning Authority.</p>
Doors, Windows	The traditional door type is timber panelled door and the window type is timber single sliding sash or multipaned windows. Historic sliding sash timber windows are to be retained and repaired according to best practice as per the advice series of guidance published by the Department of Housing, Local Government and Heritage. With proposed replacement of uPVC windows, the Planning Authority would encourage owners to consider a more appropriate window material and glazing pattern which would be consistent

	<p>with the character of the ACA.</p> <p>There is a tradition of historic dormer windows on the front elevations of buildings within Villierstown ACA and their removal is not considered acceptable. Any proposed new dormers on historic buildings should respect the existing size and design of the historic half dormers.</p>
Carriage arches	Carriage arch openings are a feature of the streetscape in Villierstown. These openings should be retained with planning permission required for alterations.
Boundary walls	Historic rubblestone boundary walls are evident on the approaches into the town and add to the special character of Villierstown. Their removal would be detrimental to the character and therefore is discouraged. Planning permission will be required for their removal and /or alteration of same.
New build/infill	<p>In the cases of replacement buildings, new buildings should take into account existing location, plot size and direction where possible, in order to retain the existing grain, character and setting of the streetscape of the planned village. Established views to and from local landmarks should be maintained.</p> <p>All new buildings should contribute to the visual enhancement of the area while respecting its physical character. The elevational treatment of the new development should be well-proportioned and built having respect to its context of the streetscape of Villierstown. Buildings should follow the eaves heights, roof pitches and building lines which predominate in the streetscape and should employ windows of matching proportions and alignment. Materials should be of good visual quality and durability.</p>
Council services	Where opportunities arise, the Council will to seek the placing underground of all electricity, telephone and television cables within this Architectural Conservation Area.

## **Proposed ACAs Waterford City**

### **1. Catherine Street**

#### **Historic Development**

Catherine Street is a wide street which extends from The Mall to St John's Pill. The name is derived from St Catherine's Priory, a medieval Augustinian foundation, the ruins of which were demolished when the Courthouse was constructed in 1849. The street developed as a fashionable residential area after the development of the Mall and the bowling green in the early 18<sup>th</sup> century and it contains some large houses which remain mainly in residential use. The main buildings of civic interest are the classical style Courthouse and the Italianate style St Catherine's Hall (1860) designed by Abraham Denny, which was originally a Church Hall and Sunday School. The redbrick and limestone Baptist Church (1910) with its stained glass windows and decorative terracotta detailing and the Masonic Hall in Waterside, Barrett's garage which was the first motor garage to be established in Ireland in 1900, are evidence of a vibrant and varied community.

#### **General Character**

The special categories of architectural, social, artistic and historic interest that justify the designation of Catherine Street as an Architectural Conservation Area are as follows:

- This street forms part of the Georgian expansion of the city and the majority of the buildings on this street are of architectural interest, with some being of artistic, historical and social interest. Two buildings on the street are of National importance – The Courthouse and St Catherine's Hall. Buildings of social and historic interest include the Courthouse, St Catherine's Hall, the Baptist Church and Masonic Lodge, Barrett's garage.
- On the east side of the street, the Georgian dwellings form terraces of three houses or pairs. These consist of 3 storey or three storey houses over basement with rendered walls, pitched slate roof, and sliding sash windows, some of which are multipaned windows.
- There is little or no curtilage to the front of the buildings and many of the buildings are accessed via limestone steps. Doors are typically Georgian with spoked fanlight, some with decorative pilasters. Side hung slating remains on only one building. Boots capers are also a feature of houses on both sides of the street.
- On the west side of the street there is one large 3 storey over basement house (c.1820) with multipaned timber sliding sash windows, accessed via a flight of limestone steps. The doorway of this building is impressive with decorative fanlight and timber paneled doorcase

with console. The remainder of the houses on the street consists of terraces of modest early 19<sup>th</sup> century two storey rendered houses with single sliding sash windows. Many have limestone steps, and spoked fanlight over the doors.

- There is rear access to some of the houses on either side of the street
- Of particular interest is the variety of cast iron railings on the street from the simple railings at the Courthouse and to the front of the terraced houses on the east side of the street to the robust railings at St Catherine's Hall,
- The streetscape retains its historic character with new interventions harmonizing with the existing buildings. This is especially notable with the new Courthouse extension

The distinctive features which enhance the architectural design quality of the street are natural slate roofs, tall chimneys, weather slating detailing, the multipaned and single sliding sash windows, spoked fanlights, pilaster detailing around doorways, limestone steps, carriage guard stones, and various styles of wrought and cast iron railings and boot scrapers.

## **2. Lower Newtown**

### **Historic Development**

The residential buildings in this area are part of the expansion of the city suburbs in the late 19<sup>th</sup> century and early 20<sup>th</sup> century. This is reflected in the various styles of two and three storey mainly terraced houses, some which have garden areas to the front. Percy Terrace, built between 1888-1890 by Cox Brothers, consists of a terrace of sixteen attractive, modest-scale houses that are distinguished by the use of red brick vitrified blue brick dressings. Grosvenor terrace was constructed 1896 by George Nolan, building contractor. Sweetbriar Terrace (1909) consists of six identical houses with a distinctive canted bay window, and a shared canopy design. St Declan's Terrace was constructed in 1885 by Captain Nicholas Sinnott. Many houses on Lower Newtown have square and canted bays.

### **General Character**

The special architectural and historic interest that justifies the designation of Lower Newtown as an Architectural Conservation Area is derived from the following features:

- It forms part of the expansion of the suburbs dating from the 19<sup>th</sup> century that characterize the development of the city.
- The attractive scale, proportions and detailing is typical of late Victorian and Edwardian architecture.
- Some earlier 19<sup>th</sup> century houses are modest and well proportioned and retain features such as multipaned windows, fanlight, cut limestone steps and wrought iron railings

- The strong visual quality of the terraced red brick buildings with vitrified blue /brick dressings of Percy Terrace
- Details such as canted bay windows, and a shared canopy, add to the architectural interest of the design of the houses on Sweetbriar Terrace.
- Robust plaster detailing around window and door opes.
- The architectural value of the composition of the Terraces and pairs of buildings provide an attractive built environment.

The distinctive features which enhance the architectural design quality of the area are details such as canted and box bays, robust render details, timber sliding sash windows, gabled dormer windows, variety of styles of cast iron railings, the red brick and vitrified blue/ brick detailing of Percy Terrace. The flagstones and stone kerbs forming the pavement of public streets are highly distinctive.

### 3. Daisy Terrace/Gracedieu/Summerhill

#### Historic Development

The area forms part of the Victorian suburbs that characterize the development of the city from the 1890s. Daisy Terrace and Morley Terrace are located on an elevated site off the west side of Summerhill, on ground formerly known as Milward's Field. This name derived from the Waterford merchant family of Milward, who owned property here, and who established the bacon curing business lower down the street in about 1820 which was later to become Summerhill Bacon Factory of Francis E. Barnes. Daisy Terrace dates from 1892 and is named after the daughter of its developer, T.J. Farrell, Daisy Brady. The terrace consists of eleven two storey houses facing eastwards and overlooking the street (Summerhill). Features, including a canted bay window dressed in red brick. Morley Terrace is named in honor of John Morley an advocate of Irish Home Rule. Morley Terrace consists of 15 two bay two storey houses constructed around 1890. Features included round headed door opening with moulded rendered surrounds and 2/2 timber sash windows. To the front the original simple wrought iron railings enhance the houses and streetscape. The houses follow the topography of the slightly sloping site through the gradient of the roof line.

#### General Character

The special architectural, social and historic interest that justifies the designation of Summerhill as an Architectural Conservation Area is as follows:

- The general character of the area is terraces of Victorian two bay two storey houses constructed around the early 1890s as part of the expansion of the city to the suburbs
- The attractive scale, proportions and detailing is typical of late Victorian and Edwardian architecture.

- Some earlier 19<sup>th</sup> century houses are modest and well proportioned and retain features such as single and double sliding sash windows, fanlight, and simple wrought iron railings
- Details such as canted bay windows, add to the architectural interest of the design of the houses on Daisy Terrace
- Terraces of earlier 19<sup>th</sup> century buildings on Gracedieu Road provide a rhythmic architectural pattern and are an addition to the attractive built environment.

The distinctive features which enhance the architectural design quality of the streetscape include the natural slate roofs, canted bay windows with brick detailing, the historic plasterwork detailing around windows and doors, 2/2 sliding sash windows, historic dormer windows, sloping rooflines on Gracedieu Road, rubblestone walls and stone steps.

ACA encompasses 1-35 Morley Terrace and 18-29 Daisy Terrace, Gracedieu Villas, 104-144, Gracedieu Road, 1-9 Summerhill

#### **4. Griffith Place. Morrison's Road**

##### **Historic Development**

Morrison's Road was originally called Artillery Street because of its proximity to The Barrack. It became Morris' Road by the mid 19<sup>th</sup> century and by 1870 it became Morrison's Road. The distinctive stone fronted dwellings along 94-114 Morrison's Road and 1-20 Griffith Place were constructed in 1922 by Waterford Corporation. This was the result of massive government investment in local authority housing after Independence. Griffith Avenue is named after the political leader Arthur Griffith. The houses here are similar in design and materials to those on Morrison's Road.

##### **General Character**

The special categories of architectural, social, and historic interest that justify the designation of Griffith Place and Morrison's Road as an Architectural Conservation Area are as follows:

- It forms part of the expanding suburbs dating from 1922 that characterize the expansion of the city after Independence.
- The strong visual quality of the terraced rubble stone fronted buildings with rendered dressings and brick chimneys produce an attractive textured effect.
- The wrought iron railings to the front of the property emphasise the historic quality of the group.

The distinctive features which enhance the architectural design quality of the area are details such as the rubblestone elevations, cut stone detailing around window and door openings, red brick chimneys, timber sliding sash windows, stone sills and cast iron railings. A section of stone kerbing remains on Morrison's Road.

## **5. City Centre: O' Connell Street/ Great Georges Street/ Broadstreet/ Michael Street/ John Street**

### **Historic Development**

The variety, scale and types of buildings within this ACA reflect the different social and economic factors influencing the city over the centuries. This area of the city expanded outside the Viking centre in medieval times and there is a long history of markets and industry in the area. The buildings and curtilages became larger as the city expanded over the centuries. John Street is mentioned in records as early as 1302 and was the location of mills and tanneries in the mid 17<sup>th</sup> century and narrow medieval curtilage plots are evident along John and Michael Street. The late medieval Market Cross, which was located at the junction of Patrick Street / Peters Street, was removed in 1750 and the site of the Guildhall/Thosel and Town Hall would have been located to the west of Peter Street. Broad Street widens to a triangular shaped open space and functioned as a market place in the Anglo Norman era. Arundel Square was extended into an area previously known as the "Milkstreet" which was in existence in 1577. This would have connected with High Street which would have been located within the old Viking Town. The Applemarket was laid out in 1824 following the demolition and clearance of an island of houses there. In the 18<sup>th</sup> and 19<sup>th</sup> century the city expanded outside the city walls and the centre of commerce and banking extended along Great Georges Street and O' Connell Street with the construction of landmark buildings such as the Port of Waterford building and the various banks.

John Street would have been one of the main approaches into the city and the steep roof pitches of some of buildings such as 32/33 John Street indicate late 17<sup>th</sup> and early 18<sup>th</sup> century buildings. Steep roof buildings are also evident on Michael Street. A pre Norman Church survives just off Michael Street and the street is mentioned in texts from 1449. Building heights vary from low massing 2 and 3 storey buildings to 4 storey, and consist of paired or terraced building. Almost all have commercial uses on the ground floor and some retain residential use on the upper floors. Some buildings such as the 17<sup>th</sup> century 10, Michael Street, and 18, Michael Street, which is one of the few 18<sup>th</sup> century brick buildings in the city, were built as detached houses. At that time they would have been substantial buildings on the streetscape, an indicator of wealth derived from trade and commerce. Medieval fabric still remains in buildings such as 17, Broad Street.

The area previously known as Barranstroon, Barrystrand, Berronstround, and now Barronstrand Street is mentioned from documents from 1476. The buildings back onto what were the walls of Viking enclosure of the city, and part of the city walls evident in Penny's. From 1784 Wide Street Commissioners works included the widening of Barronstrand Street. The buildings on Barronstrand Street, are predominately 3 and 4

storey, 19<sup>th</sup> century, in appearance with some modern infill buildings. There are some unique style buildings such as Arts and Crafts style (Dunne's stores), the mansard roof and decorative moulded dressings of the Book centre, or the gable fronted building on 9, Barronstrand Street (Boots) and the old Burtons building.

Great Georges Street would have been located within the Medieval City Walls. Late medieval fabric is still evident in buildings such as TH Doolan's. The demolition of the medieval quay walls began in 1705 thus facilitating the expansion of the city along the quays and outside the confines of the city walls. A distinctly Georgian planned streetscape emerged, which developed from the City Walls onwards especially down O'Connell Street. John Roberts, architect, designed the Catholic Cathedral, but also the Port of Waterford Building. The Georgian proportions, distinguished by the fine plaster work to the interiors attests to high quality local craftsmanship, and the artistic design quality of the buildings. The streetscape is dominated by buildings of National importance such as the Port of Waterford (1785), the imposing limestone Old Allied Irish Bank (1910) (now the South East Regional Assembly), the Classical style Old Waterford Savings Bank (Assembly House) (1841) and St Saviours Dominican Church (1872). Other notable buildings include the Venetian Gothic red brick ex National Bank (1887), the Catholic Cathedral Presbytery, Garter Lane Theater (formerly Friends Meeting House), and pairs of 4 storey houses. The scale of the buildings diminishes towards the western end of the street as they become mainly residential in use. The deep plots connected to the buildings fronting the quays were able to accommodate yards and warehouses. The Quaker families such as Penrose's, Whites and Jacobs lived here and had enterprises in the area which all contributed to its development.

Important historic shopfronts in the Georges Street/ O'Connell Street area include public houses such as J&K Walsh, TH Doolan and Thomas Maher, Frank English, Leo Murphy, Delany Florist, and the Modernist façade of 9' O'Connell Street.,

### **General Character**

The special architectural and historic interest that justifies the designation of O'Connell Street/Great Georges Street/ Broadstreet/Michael Street/ John Street as an Architectural Conservation Area is derived from the following features:

- The development of the city can be clearly read through the expression of its buildings and streets from the narrow plots of John Street/ Michael Street to the planned Georgian streetscapes and buildings of O'Connell Street and associated deep curtilage plots.
- The mix of building types which vary from modest two storey buildings to buildings of National importance, dating from the 17<sup>th</sup> to 20<sup>th</sup> Century.
- Variety of design from vernacular, Neo Classical, Georgian, Victorian, Mock Tudor, Venetian Gothic, Arts and Crafts, and Modernist to contemporary building types.

- The mix of building uses from commercial, civic to residential buildings
- Historic shopfronts such which vary from traditional historic to modernist.
- The streetscapes which include narrow streets, wider areas such as the Applemarket, Barronstrand street, to Georgian streetscapes,
- Views and vistas along the Applemarket, towards and from the quays, along, Great Georges Street/O'Connell Street,

The distinctive features which enhance the architectural design quality of the street are natural slate roofs, tall chimneys, weather slating detailing, rendered and brick walls, the multipaned and single sliding sash windows dating from 18<sup>th</sup> century onwards , spoked fanlights, pilaster detailing around doorways, rendered detailing around doors and windows, limestone steps, carriage archways, carriage guard stones, and various styles of wrought and cast iron railings and boot scrapers and historic flagstones along O'Connell Street and St John's Avenue. The deep curtilage plots along O'Connell Street / High Street and the back of the Quays which include some historic warehouse buildings/yards. The variety of historic shopfronts from traditional such as 37a and 37 b John Street, J&K Walsh, TH Doolan and Thomas Maher and shops such as Frank English and modernist facades such as Burtons and 9, O'Connell Street.

## **6. Ballybricken Green/ Trinity Square/ Old Infantry Barracks**

### **Historical background**

Ballybricken is one of the oldest and most historic parts of Waterford City. It is centered around Ballybricken Green which is an open space which is located on an elevated part of the city overlooking the River Suir. It was known as Baile Bhric-Ghein meaning homestead or townland of the family or tribe and was located on the historic main route into the city from Dungarvan, Cork and Grannagh ferry. The Great Green is indicated on the Down survey Map and there is reference to a market in 1680. It was a thriving part of Waterford City with a collection of smaller scale commercial development and largely residential area. It had monthly fairs and hiring fairs also. It became the centre of the livestock and bacon-curing industry, and by the early 19<sup>th</sup> century Waterford became the largest producer and exporter of bacon and pork in Ireland. By the mid 20<sup>th</sup> Century however the meat industry in Waterford was in decline. In 1937 Matterson's Bacon Factory in the Glen was converted to the Regal Cinema Deluxe. In the mid 1970s the mart was relocated outside the city bounds and now the last surviving monument to the livestock industry is the bull post within the Green. More recently a bandstand has been placed in the Green.

For National and local politics Ballybricken was also a location for a number of prominent rallies and demonstrations during the 19<sup>th</sup> and 20<sup>th</sup> century with great orators such as Daniel O'Connell, Charles Steward Parnell, and John Redmond addressing large gatherings.

There was also a military aspect to the Ballybricken area. In the 1590s work commenced on St Patrick's Fort, which was located north east of the Green, bounding the city walls. This was replaced by the old Waterford jail built in 1727. The jail was rebuilt in 1861 and continued to be used as a prison until 1939. The Garda Headquarters is now located in the area with some of the prison walls are still in situ. Construction work on the Infantry Barracks was commenced in 1798. This was an extensive military complex which was surrounded by high rubblestone walls and with impressive limestone gateways. It is to be noted that the development of modern houses of Mount Sion Crescent and Military Barracks has had a negative effect of the sense of place of the former Barracks. However enough of the walls, gates and some of the original buildings still remain as an historical, social and cultural reminder of past generations.

Ballybricken has a collection of single and two storey terrace houses radiating out from Ballybricken Green, including streets such as Grattan Terrace, Francis Street and Trinity Square. The urbanisation of the Liberties began in 1720s and the gardens and parks on St Thomas Hill were developed with the laying out of Francis Street and adjacent streets which began in 1805. Development of the area was not completed until 1840s. Francis and Barker Street derived their names from the Barker family who included Samuel Barker and alderman and wealthy businessman. Towards the end of the 19<sup>th</sup> century, the Corporation began developing housing schemes which were terraces on houses on small plots of land. The first development of two storey houses on Green's Lane (now Green Street) in 1877. St Peters Square, Shortcourse, is a terrace of 7 two storey redbrick buildings constructed in 1896. Trinity Square a scheme of 38 single storey houses around a central open square and was constructed between 1915-1917.

The house are mainly modest single and two storey rendered buildings with pitched slate roofs and this homogeneity of materials gives areas within Ballybricken such as Francis Street and Trinity Square a strong architectural pattern. The buildings facing onto The Green are mainly commercial with some overhead residential use.

### **General Character**

An architectural conservation area (ACA) is a place, area, group of structures or townscape, taking account of building lines and heights, that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. The special architectural, cultural social and historic interest that justifies the designation of Ballybricken as an Architectural Conservation Area are as follows:

- The social, cultural and historical importance of the area known as Ballybricken Green in the history of Waterford City from its origins as a Market, to a meeting place for hiring fair and political rallies.
- The influence of the industrial past and the need for workers houses evident in the terraces of dwellings that radiates out from the historic core of the Green including areas such as Francis Street, Trinity Square, St Peters Square, Shortcourse.
- The strong visual qualities of the terraces of 19<sup>th</sup> and early 20<sup>th</sup> century buildings provides a rhythmic architectural pattern and are an addition to the attractive built environment.

- The terrace houses provide a strong sense of community and residential presence.
- The Infantry Barracks - The survival of the walls, gateways and some of the historic buildings are of socio-historic interest and great importance as a reminder of the military presence in the locality.

The distinctive features which enhance the architectural design quality of the street are natural slate roofs, the multipaned and single sliding sash windows, plaster detailing around windows and doors in Francis Street and Ballybricken Green, redbrick houses of St Peters Square, limestone steps, raised paths, flagstones on Francis Street. The remains of the rubblestone boundary walls of the Infantry Barracks, limestone gateways, section of parade grounds, and some of the historic buildings which still evident.

## **Existing Architectural Conservation Areas**

### **Dungarvan**

#### **Description and Historical background**

Dungarvan is located on the banks of the Colligan River. The original Irish name of the town; Dun Garbhan (Garbhan's Fort) takes its name from Saint Garbhan, who founded a church there in the seventh century. The town is flanked by hills to the north and south and the open maritime setting of the harbour and bay defines the town. Possible evidence of an earlier settlement has been found at Shandon. Dungarvan expanded and became a royal town under Henry II in 1175 and in 1215 King John granted a charter to Dungarvan. It was also at this time construction work on the Castle began and the town walls. The walls extended south from the Castle along to seafront to Jacknell Street and west to St Augustine St and north toward Davitt's Quay area. Areas around Quay Lane were developed in the mid 18<sup>th</sup> century. An early nineteenth-century urban planning project initiated by the Duke of Devonshire centred on Grattan (originally Market) Square and the streets adjoining streets such as St Mary's Street, O' Connell Street, Parnell Street and T.F Meagher Street. Devonshire bridge and the Causeway were constructed.

#### **Summary of special character**

Dungarvan has a strong and distinctive architectural character spanning many centuries. This heritage is a physical reminder of the culture, ideals and history of previous generations.

The Castle and the adjoining quays signify the importance of the town as an important medieval port and walled town which later developed into a major market town. The Castle was built c.1209 to safeguard the entrance to Dungarvan Harbour. The polygonal shell keep, a rare building type in Ireland, is the earliest structure on the site. It was used by the British Army and the Royal Irish Constabulary until 1922. During the Irish Civil War Dungarvan Castle was destroyed by the Anti-Treaty IRA. It was subsequently refurbished and served as the Headquarters of the local Garda Síochána. The medieval core of the town is evident in the street pattern and the area around the Castle and Church Street. The remains of a church mentioned in the 13<sup>th</sup> century are evident in St Marys. Elements of late medieval have been found within buildings in Church Street and Garvan's Church is a medieval town house. The remains of the early 17<sup>th</sup> century building which was previously a town hall are thought to be within the fabric of the present Market House Arts Centre.

It has been noted that while most Irish towns expanded randomly, Dungarvan was developed in accordance with enlightened ideals of the late Georgian period. The streetscape survives as one of the most ambitious and successful examples of formal town planning in Ireland. The axial layout of Michel Street, Grattan Square and Mary Street with its flanking side arteries of O' Connell Street and Main Street indicate classical

town planning. This is predominately the result of the rebuilding and expansion of the town, an urban planning project initiated by the Duke of Devonshire. The majority of the buildings on the core streets consists of rendered terraced three storey buildings dating from the early 19<sup>th</sup> century onwards and have or had commercial use on the ground floor. Many of the buildings have robust moulded render surrounds around the windows and shop fronts. Another feature of the streetscape are the carriage arches which access the rear yards and which still have small courtyards within their long curtilage plots to the rear, some with outbuildings which historically had commercial uses.

The town centre is characterised by simplicity and a unity of scale construction, materials and detailing. The building stock is formed by the mainly two and three storey terraced buildings with some historic low four storey buildings. Another noticeable characteristic in the town is the ironwork which is evident in buildings such as St Mary's Church railings and gates, the Bandstand in the Park, window cill guards and the bollards on the quays. The terraces of 19<sup>th</sup> century houses in the town and Abbeyside, the layout of the town square and quays contribute significantly to the special character of the Town.

The civic character of Meagher Street with the Courthouse and Banks and the wide streets of the formal town contrasting with the narrow laneways associated with the medieval town. Landmark buildings in the town include the Castle, Abbeyside Church, both the Catholic and Church of Ireland St Mary's Churches and public buildings such as the Court House and the Town Hall. The architectural character of the harbour area adds to the vibrancy of the area. Public realm includes Walton Park and the Town Park nears the Lookout.

The setting of the town contributes to the vista and setting of the planned townscape. The nearby hills form a constant link between the surrounding landscape and the town especially from St Marys Church down Mary Street down towards the Square and onwards towards Devonshire Bridge. Dungarvan has a distinctive 19<sup>th</sup> century character with Grattan Square (originally Market Square) providing the commercial and retail focus.

With landmark buildings, the vista and approach are very important visual elements, which affect the harmony of the setting. Within Dungarvan such vistas 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.

All these factors combine to contribute to a well defined urban space, rich in historical architecture and archaeology and make Dungarvan a town with a unique character. It is considered that the ACA of Dungarvan is of historic, social, archaeological and architectural merit.

**Location and Boundary of ACA**

The boundaries of ACA have been extended to encompass Abbeyside and the areas around the Park and St Marys to include the views and vistas on the approach road into the town which contribute to its setting.

**Development Management Standards based on the assessment of special character of Dungarvan**

In conjunction with general development management guidelines, The Planning Authority will require development proposals to retain these particular features of architectural merit and avoid interference or their removal; as such works would be deemed detrimental to the character of the ACA.

Walls	The majority of the historic buildings within the Architectural Conservation Area of Dungarvan have a rendered finish. Many of the buildings have robust plaster work detailing around the window and door opes. These original historic external finishes should be retained. Where historically the finish is ashlar stone or red brick, the council would not be favourably disposed to the plastering/rendering of the external wall or the installation of external cladding which can obscure moulded plasterwork features such as shop signage.
Roofs	The roofscape of the historic core of Dungarvan is part of its special character in particular the projecting stone eaves. Historic roofs were mainly pitched slate roofs, usually using Bangor Blue slates some which are very large and fixed in diminishing courses. Original elements and profiles should be retained and repaired and reused rather than replaced.  The removal of original roof and roofing material such as natural slate, stone eaves, paraging, clay ridge tiles, existing chimney-stacks, early terracotta or clay pots other features of the roofscape such as cast-iron gutters and down-pipes is not considered acceptable / not permissible by the Planning Authority.
Doors, Windows	The traditional window types in Dungarvan are timber single sliding sash, multipaned windows, Historic sliding sash timber windows are to be retained and repaired according to best practice as per the advice series of guidance published by the Department of Housing, Local Government and Heritage. With proposed replacement of uPVC windows, the Planning Authority would encourage owners to consider a more appropriate window material and glazing pattern which would be consistent with the character of the ACA.

	Many doorways of middle sized houses have fanlight features are features to be retained and repaired according to best practice as per Dept of AHG advice series.
Shopfront	Original and traditional shopfronts should be retained or repaired according to best practice as per Dept of HLG and H advice series
Carriage archways	Carriage arch openings are a feature of the streetscape in Dungarvan especially along St Marys Street, Parnell Street and O' Connell Street. These openings should be retained with planning permission required for alterations.
Long Garden Plots or Curitlages.	Many of the buildings within the historic core have long garden plots or curitlages. New development within these sites should retain the predominance of the main building on the site and should respect the pattern of the historic urban grain and reuse any other structures on site
Streetscape	Around Grattan Square and some of the surrounding streets there are access/ windows opening at street level, from the public footpath to a basement. These areas are usually covered by a grill. These are to be retained as they are part of the character of the building and streetscape invaluable for the ventilation of a building.
Ironwork	Dungarvan also has some fine ironwork, in the form of railings such as those at St Mary's, gates, the Bandstand in the Park, window cill guards and bollards on the quays. Original iron works elements shall be retained and repaired and not removed.
Council services	Where opportunities arise, the Council will to seek the placing underground of all electricity, telephone and television cables within this Architectural Conservation Area. The Council will take note of existing shopfronts, cut stone steps when doing works to footpaths so that there is no damage caused to elements of the shopfronts such as the base of pilasters etc

### **Waterford City 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 18th and 19th century terraced houses and warehouses. The majority of the

buildings are of rubble-stone construction, painted and rendered; however, some such as the fine Georgian townhouses on The Mall, have brick facades. This lends a distinctive texture to the streetscapes that is unique to Waterford City. It is considered that City Trinity within ACA is of historic, social, archaeological and architectural merit.

### **Waterford City 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 river’s 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 which was originally contained within the Viking and Norman walled city. The Quays were formed c.1705 by the removal of large sections of walls of the City Walls adjoining the River Suir. 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 the 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 18th and 19th century structures replacing earlier buildings on the sites, in particular gable-fronted “Dutch Billies”. Elements late medieval buildings have been found in the fabric of ostensibly later buildings. 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 18th century and earlier 19th century buildings tend to have unadorned upper floors, with decorative rendered details common in later 19th 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.. There are three large hotels, *The Bridge Hotel*, *The Dooley’s 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 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. It is considered that the South Quays ACA is of historic, social, archaeological and architectural merit.