



**Fingal County Council**

Comhairle Contae Fhine Gall



**Baldoyle**

**Architectural Conservation Area**

**Statement of Character**



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Permission has also been granted by the National Library of Ireland to reproduce the late 19<sup>th</sup> century photograph of the Sisters of Charity Convent (Figure 4). Library Reference Number VAL 205173.

## Introduction

Many of the towns and villages of Fingal contain areas of architectural, historical, and/or cultural interest, which have a particular distinctive character considered worthy of retention and enhancement. Planning legislation allows a planning authority to include objectives in the County Development Plan to preserve the character of a place, area, group of structures or townscapes, taking account of building lines and heights, that:

- is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value or
- contributes to the appreciation of protected structures.

The title given to these areas or places is *Architectural Conservation Areas*, or ACAs for short. Currently, there are 28 ACAs designated in Fingal.

An ACA could encompass, for example, a terrace of houses, a whole streetscape, town centre, or a small cluster of structures associated with a specific building such as a mill or country house. Most structures in an ACA are important in how they positively contribute to the streetscape or character of an area. Therefore, in ACAs the protection relates to the external appearance of such areas or structures. **Any works that would have a *material effect* (i.e. impact) on the character of an ACA require planning permission**, even works that are outlined in the Planning Regulations as not normally needing planning permission, and known as Exempted Development. This does not prevent alterations, extensions or new build within ACA's but the designation seeks to ensure that any new development respects or enhances the special character of the area and is carried out in consultation with the Planning Department and Conservation Officer, usually through a planning application.

This document is one in a series that set out to identify the special character of each individual ACA and give guidance to homeowners, developers and planning professionals on the type of works that would require planning permission in that specific area.

## **Location and Boundary of the Conservation Area**

Baldoyle is located in a sheltered inlet along the northern coast of Dublin county, between Portmarnock and the Howth/Sutton peninsula. It is about 11 miles from Dublin City Centre, and is now virtually a suburb of the city.

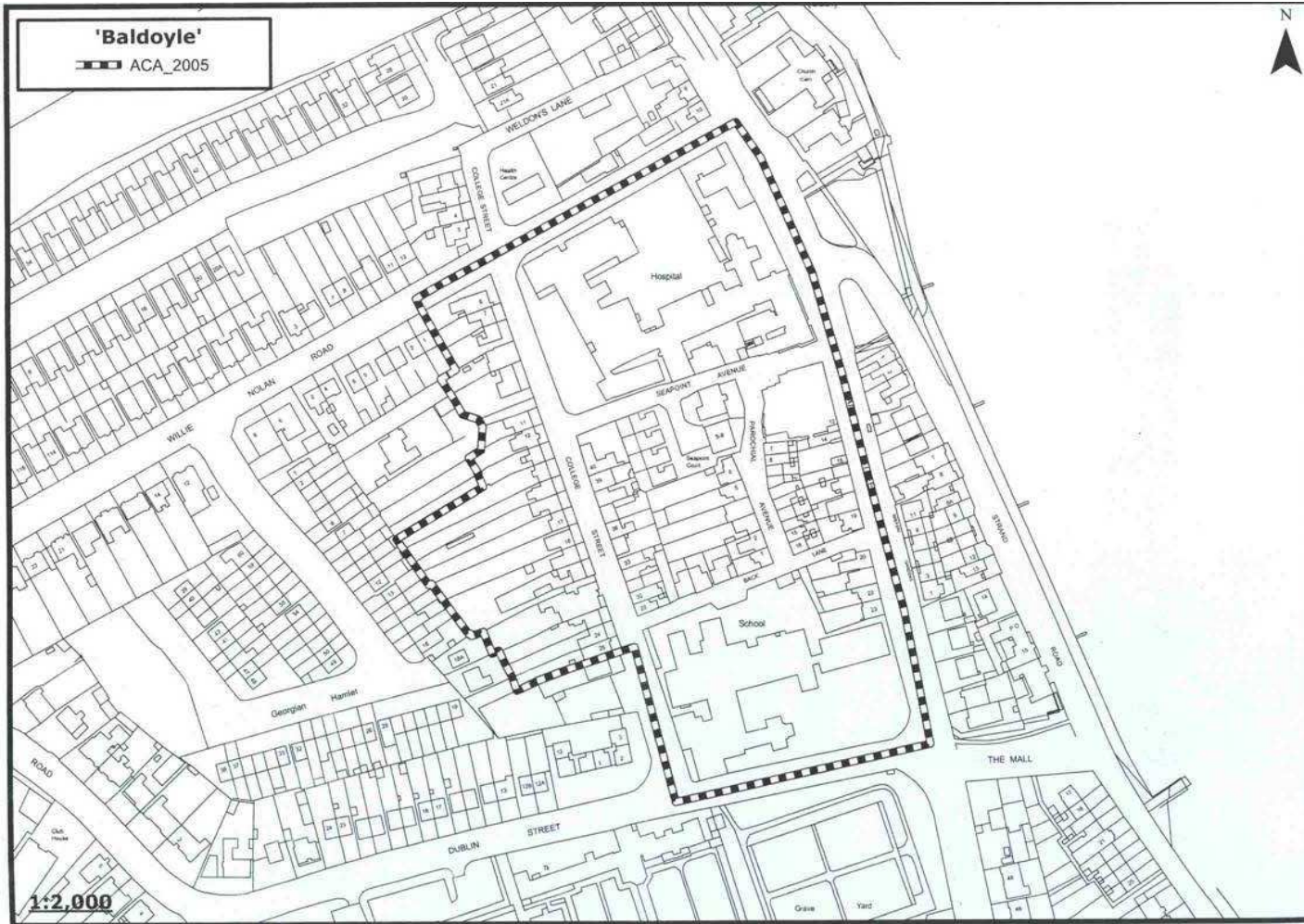
The ACA for Baldoyle encompasses the area bounded by Dublin Street, College Street, Willie Nolan Road and Main Street, which includes the institutional complexes of St. Mary's Hospital, St. Mary's Secondary School, and the Convent of the Sisters of Charity.

The streets included with the ACA boundary are:

- Back Lane
- College Street
- Dublin Street
- Main Street
- Parochial Avenue
- Seapoint Avenue
- Willie Nolan Road

The houses on Back Lane have individual property names rather than street numbers. On College Street the numbering starts on the western side of the road at the junction with Weldon's Lane running southwards from No. 2 to the An Post building at No. 27. The numbering on the eastern side of College Street, from the junction with Back Lane to Seapoint Lane, runs northwards from No. 29 to No. 40. The terrace of houses on Parochial Avenue are numbered No. 1 to No. 6 on the western side from the junction with Back Lane northwards towards Seapoint House, and No. 7 to No. 16 on the eastern side in a north to south direction. On Main Street, the building numbers within the boundary of the ACA, start at Grainger's Pub at the junction with Seapoint Avenue, which is Nos. 12/13 on the western side of the road and continue southwards until No. 23 just before St. Mary's Secondary School and the junction with Dublin Street.

Fig. 1 Boundary of Baldoyle ACA



## Historical Development of the Area

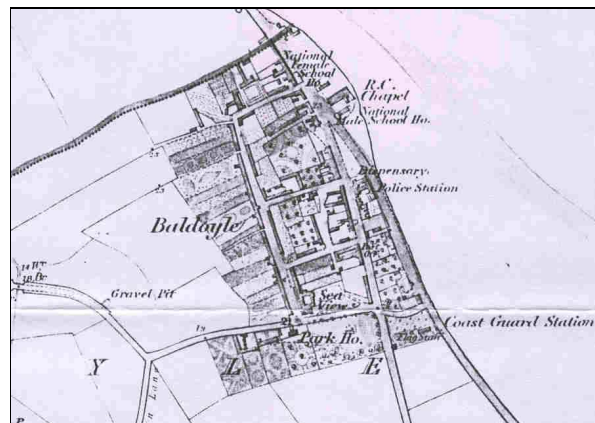
The name Baldoyle derives from the Irish *Baile Dubhgail* which translates as the town of Doyle or Dubhgall, a personal name which itself originates from the Gaelic for dark foreigner, a term used for the Danish Vikings, and a possible indication that Baldoyle was a viking settlement. In the late 12<sup>th</sup> century Dermot McMurrrough, King



**Fig. 2 Extract from Rocque's Map of County Dublin 1760**

of Leinster, gave the land of Baldoyle to the Priory of All Hallows, and the land was used as a grange (farm). A chapel was built on the Grange to serve as a parish church for the rural community, probably at the start of 14<sup>th</sup> century. This chapel was known as Grange Abbey, the remains of which are still visible off Grange Road. The Priory of All Hallows was dissolved at the start of the 16<sup>th</sup> century and the lands at Grange given to Sir Edward Fitzsimons.

The development of the village of Baldoyle appears to be closely tied to its maritime heritage, growing from a small fishing community to a Bathing Resort and Coastguard Station in the 19<sup>th</sup> century. Samuel Lewis in his Topographical Dictionary of the Parishes, Towns and Villages of Dublin City and County (1837) describes Baldoyle as being *"pleasantly situated on an inlet or creek of the Irish Sea, to the north of the low isthmus that connects Howth with the mainland: it comprises about 200 houses, and is much frequented in summer for seabathing. Some of the inhabitants are engaged in the fishery, which at the commencement of the present century employed nine wherries belonging to this place, averaging seven or eight men each."*



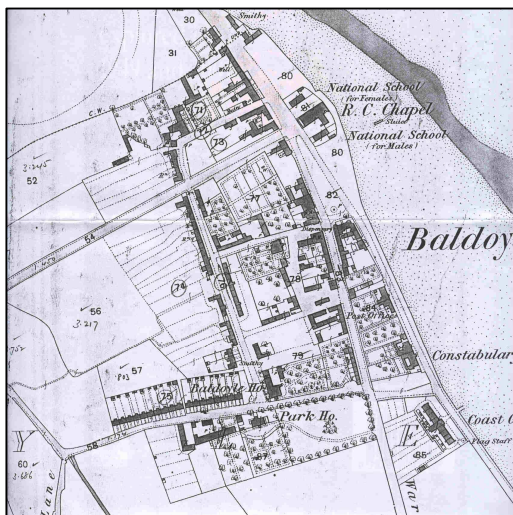
**Fig. 3 Extract from Ordnance Survey Map circa 1837-43**

The Catholic Church of St. Peter and St Paul dates to the early 1830s and the single-storey structures on either side (currently a dwelling and the parish centre) are the original local Boys' and Girls' National Schools dating to the same period. The Sisters of Charity established their convent in Baldoyle in 1869, while the Christian Brother novitate school was founded in 1885. Throughout the 20<sup>th</sup> century Baldoyle was chiefly known for its racecourse, which was established in 1860 but closed in the 1970's and is currently being developed for housing.



**Fig. 4 Late 19<sup>th</sup> century photo of the Sisters of Charity Convent**

The core of the ACA consists of the terraces of simple single-storey residences and the institutional buildings of the secondary school and hospital. St. Mary's Hospital was built in the mid-1950's, while the school, initially the Christian Brothers Novitate



**Fig. 5 Extract from Ordnance Survey Map 1869**

School founded in 1885, became a girls secondary school in 1972. The terraces of cottages along College Street, Main Street, and the west side of Parochial Avenue appear, based on the historic maps, to be mostly early to mid-19<sup>th</sup> century in date. As with the core of any settlement there have been changes to these buildings over the decades, with the infilling of gaps, demolition and rebuild, as well as alterations both externally and internally. However, the overall appearance of the streetscape of single-storey, two- to three-bay structures with slate roofs, brick chimneys and rendered stone walls has remained consistent, with the two large institutional complexes at either end of the area.



## **Schedule of Protected Structures & Recorded Monuments**

There are no Protected Structures within the boundaries of the Architectural Conservation Area.

There are also no archaeological sites, features, artefacts, etc., listed as Recorded Monuments on the Record of Monuments and Places, within the boundaries of the ACA.

## **Development Plan Zoning & Objectives**

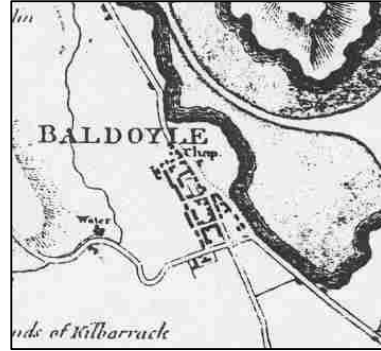
In the Fingal Development Plan 2005 –2011 the lands along Main Street, St. Mary’s Hospital, St. Mary’s Secondary School Complex, as well as Parochial House and the eastern side of Parochial Avenue are zoned Objective SC – *To protect and enhance the special physical and social character of major suburban centres and provide and/or improve urban facilities.*

The remaining lands within the ACA on College Street and the western side of Parochial Avenue are zoned Objective RS – *To provide for residential development and to protect and improve residential amenity.*

## Description of Existing Built Environment

- **Street pattern & materials**

The street pattern within Baldoyle still reflects the early morphology of the settlement. The one primary route visible on John Rocque's map of 1760 (see Fig. 2), appears to match the orientation and position of modern day Main Street. Most of the other streets within the ACA are apparent on Taylor's Map of the County from 1816 (see Fig. 5). However, Parochial Avenue seems to have developed slightly later with the western terrace of houses marked on the first edition of the Ordnance Survey Maps, circa 1837 but the terrace on the eastern side does not appear until the 1909 edition of the Ordnance Survey Maps.



**Fig. 6 Extract from Taylor's Map of the Environs of Dublin 1816**

There is no trace of historic street materials or furniture within the boundaries of this ACA, with concrete paths and tarmacadamed roads, modern road signage and metal bollards.

- **Form & arrangement of public and private open space**

There is no public open space within the boundaries of the ACA. The open space for the village is located south of St. Peter and Paul's Church and along the seafront, with a promenade on Strand Road. There are some trees planted along the streets in the area that soften the hard landscape. Willie Nolan Road has a number of trees on either side of the street between College Street and Main Street. There are trees in the open space at the southern end of College Street and a tree beside Parochial House.

The majority of properties within the boundaries of this ACA access directly onto the street, and therefore most private open space in the area is to the rear of the residential properties. Only the houses along the western side of College Street have limited space to the front of the properties that allow for small private front gardens.

- **Socio-Economic Functions**

There is a mix of uses within the area including residential, office, commercial and institutional. Commercial activity is located along a small section of Main Street, which is limited to a Cab Office, Betting Shop, Take-Away and pub.

- **Built Fabric**

As the boundary of the ACA encompasses the core of Baldoyle there is a mix of building types, materials, form, heights, scale and dates. All the streets within the boundary contain buildings that area a positive contribution to the character of the area. In general, the built fabric is in good condition but there are some individual properties in poor condition or boarded up.

### Main Street

Only the western side of Main Street between Willie Nolan Road and Dublin Street is included within the boundary of Baldoyle ACA. The section of Main Street from Willie Nolan Road to Seapoint Avenue is dominated by the Convent of the Sisters of Charity with two-storey buildings on either corner and a high boundary wall between these structures. The late 19<sup>th</sup> century convent building is a positive contribution to the streetscape with the decorative feature of polychromatic brickwork at eaves level and tall brick chimneys. The convent is set back slightly from the street by cast iron railings set into a stone plinth. The boundary wall has a rough dashed sand-and-cement render with a smooth band along the base and brick detailing at the top. A door within the boundary wall has “Sisters of Charity Convent” in lettering over the doorway.



**Fig. 7 Chimney & eaves detail of convent**



**Fig. 8 Sisters of Charity Convent, Main Street, Baldoyle**

South of the convent is a limited cluster of commercial premises serving the neighbourhood, consisting of a pub, take-away, bookies and cab office. Additional

shops and neighbourhood services are located on Brookstone Road, to the west of Dublin Street and outside of the ACA boundary. Adjoining the small commercial core on Main Street are two terraces of single-storey cottages, both containing four structures and separated by Back Lane. These are numbered Nos. 16 to 23 Main Street. Nos. 16 to 19 are three-bay cottages with a central doorway and gable-end brick chimneys. Nos. 20 to 23 are also three-bay cottages but have a different layout with the entrance door to one side and the chimney stacks in the centre of each house. No. 23 adjoins St. Mary's Secondary School, and the boundary of the school complex runs along the remaining stretch of Main Street to the junction with Dublin Street.



**Fig. 9 Nos. 19 to 16 Main Street**



**Fig. 10 Nos. 20 to 23 Main Street**

### Dublin Street

St. Mary's Secondary School is the only structure on Dublin Street within the boundary of the ACA, and occupies almost the whole block bounded by Dublin Street, College Steet, Back Lane and Main Street. The early 19<sup>th</sup> century historic maps show a house titled Seaview, later Baldoyle House, with a large garden on this site. There is also a row of cottages dating from this time along Main Street, which no longer exist. However, by the early 20<sup>th</sup> century the main house was now part of the noviciate for the Christian Brothers. A secondary school run by the Sisters of Charity currently occupies the site. The various buildings within this school complex vary in date. It is possible that the original early 19<sup>th</sup> century house, Seaview, still forms part of the site along the corner of College Street and Dublin Street but has been added to at the end of the 19<sup>th</sup> century by the Christian Brothers. The gable fronted building on Dublin Street with the bell-cote which forms an L-shaped two-storey range appears to date from the Christian Brothers period, with other additions in the late 20<sup>th</sup> century when the site was taken over by the Sisters of Charity.



**Fig. 11 St. Mary's Secondary School**

### College Street

A number of modifications have been made to the structures on College Street over the decades and infill development has occurred on certain sites but overall the appearance of the street is of opposing terraces of single-storey cottages. Currently the boundary does not include No. 2 to 5 College Street as they are separated from the rest of the street by the intersection of Willie Nolan Road. However, consideration should be given to extend the boundary to include these structures as they are of a similar style and scale of the majority of residences within the Baldoyle ACA.



**Fig. 12 College Street, looking northwards**

The houses on the western side of the College Street, apart from No. 09, have a small front garden area, while those on the eastern side open directly onto the street. The boundary treatments of these front garden areas vary but there is a group of houses,

from Nos. 12 to 17 (excluding No. 16) that have a common treatment of Howth Stone walls with rounded cement capping, central pedestrian gates with granite gate piers (see Fig. 14). This feature is a positive contribution to the streetscape and should be retained.



**Fig. 13 Boundary wall and gate on College Street**

Almost all the houses are three-bay structures, some with entrance doors in the central bay, others with the door to one of the side bays. They have pitched slate roofs with redbrick chimney stacks. While a few have replaced the slates on their individual properties, most roofs are still covered by older slates.

Originally, the walls of these houses would have been rendered. However, a number of properties have removed the render to reveal the rubble stone walls and brick reveals, or have changed the texture of the render on the exterior so instead of a smooth finish it is roughly-dashed or pebble-dashed. Some of the properties on the western side have also added porches in a variety of styles and sizes to the front of the houses. Nearly every house has replaced the original windows and most have changed the entrance door, so that there is a variety of materials, glazing patterns, and styles to the door and window openings along the street.

At the northern end of the street, St. Mary's Auxiliary Orthopaedic Hospital occupies a large site bounded by Willie Nolan Road, College Street and Seapoint Avenue. The hospital building dates from the 1950's and is typical of the style of architecture for institutional buildings in Ireland in the mid-20th century, with flat roofs and rough-dash rendered walls. It is set well back from the street by a private car parking area to the front of the hospital which is enclosed by railings set in a plinth.



**Fig. 14 St. Mary's Hospital, College Street**

### Parochial Avenue

Parochial Avenue appears to have been developed later than the surrounding streets within the ACA. The houses on the western side, Nos. 01 to 06, were built during the 19<sup>th</sup> century. However the houses on the eastern side, Nos. 07 to 16, first appear on an early 20<sup>th</sup> century map. Nos. 01 to 06 are a single-storey terrace of three-bay cottages, with the entrance door in the central bay, and a continuous hipped slate roof. No. 6 has been altered and extended so that it is now four-bays long. Nos. 07 to 16 are much smaller in scale, as they are only two-bay cottages. They also have a continuous slate roof. The terrace angles slightly at No. 10 to facilitate the curve in Parochial Avenue. Like the terraces on College Street, a number of alterations and modifications have been made to most of the properties. Some have been extended, some amalgamated, most have had their original windows and doors changed, and external renders have been removed. Yet, overall there is an uniformity to the scale, mass and proportions of the structures along this street.



**Fig. 15 Nos. 01 to 06 Parochial Avenue**



**Fig. 16 Nos. 16 to 11 Parochial Avenue**

Parochial House is situated at the northern end of Parochial Avenue. Presumably this was the house for the priests of the parish but has now been converted into offices. It



**Fig. 17 Parochial House**

is probably early to mid-19<sup>th</sup> century in date and is a five-bay two-storey over basement structure with a central projecting entrance porch, which is accessed via a short flight of steps. A cast-iron boot scraper survives to the right of the entrance door. Parochial House is a very prominent structure in an area dominated by single-storey cottages.

### Back Lane

There are only three small cottages fronting onto Back Lane, as the southern side is dominated by the St. Mary's Secondary School complex. These cottages consist of the renovation of an old cottage and the construction of new build on either side. The scale, proportions and design of these building respects the character of the properties on the adjoining streets of Parochial Avenue and College Street.

### Seapoint Avenue

No buildings directly front onto Seapoint Avenue. Those structures abutting this street have already been discussed in the sections on Main Street, Parochial Avenue and College Street. Seapoint Court which is accessed off this street is a development of two-storey townhouses and apartments.



**Fig. 18 Properties on Back Lane**

### Willie Nolan Road

The boundary of Baldoyle ACA runs along this road, which is dominated by the side elevation of St. Mary's Hospital and has already been dealt with in the section on College Street. The street itself has trees planted on either side and a vista that is terminated by St. Peter and Paul's Church.



**Fig. 19 Vista on Willie Nolan Rd**



- **Views and Vistas**

There are a few views or vistas within the boundaries of Baldoyle ACA either of seaviews or landmark structures that should be preserved. This are highlighted on the annotated map (see Fig. 23).

- The northern end of Main Street, were it meets Strand Road, has sea views across to Portmarnock Point, Ireland's Eye and Howth Head.
- Dublin Street also has a view eastwards, via The Mall, of the sea and Ireland's Eye.
- Willie Nolan Road is terminated by the vista of St. Peter and Paul's Church
- College Street is terminated to the south by a view of the Christian Brother building Naomh Mhuire



**Fig. 20 View from Open Space at junction of Strand Road and Main Street**

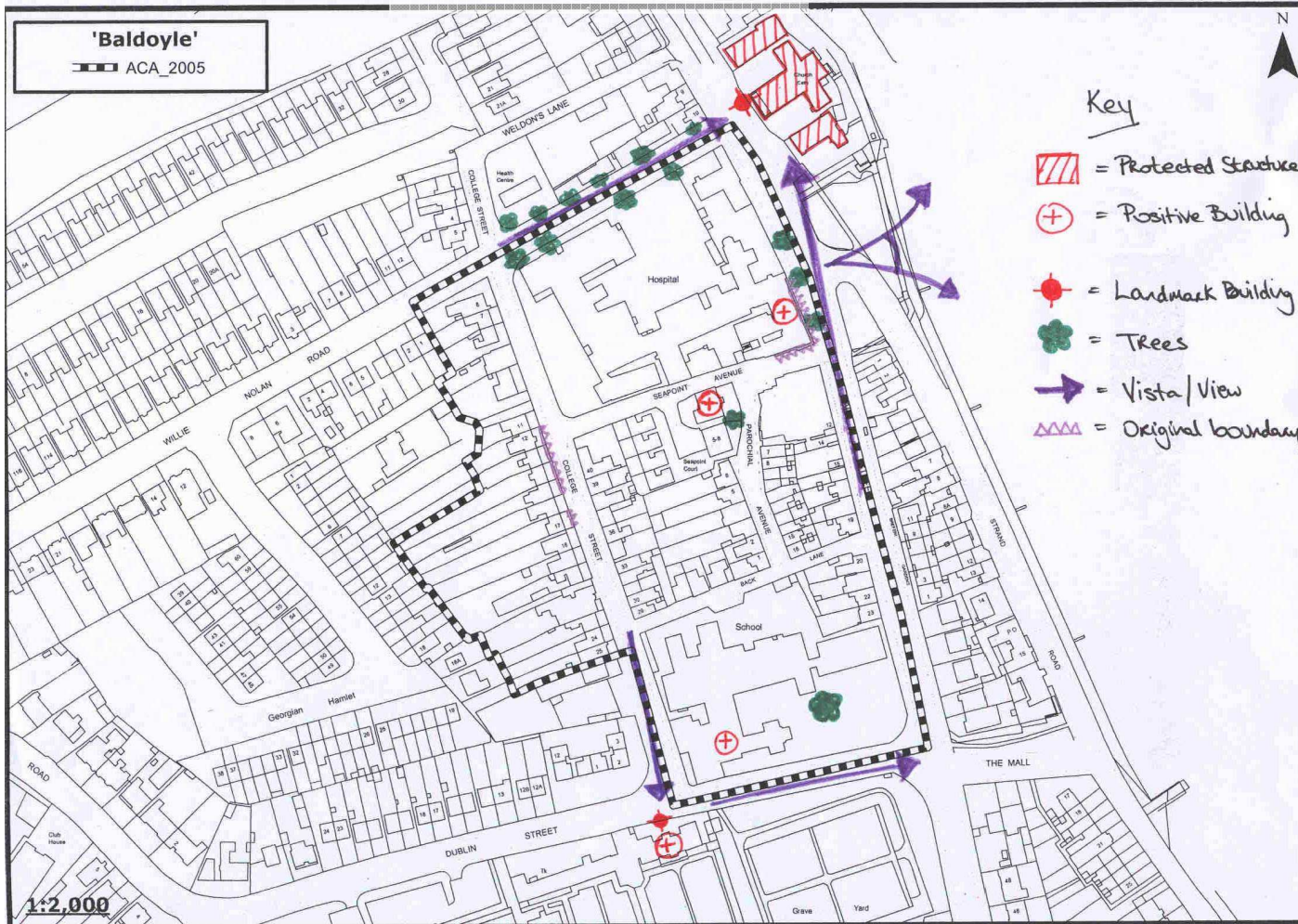
### **Summary of Special Character**

The core of Baldoyle village is dominated by large institution structures or complexes such as: St. Mary's Secondary School; St. Mary's Hospital; the Sisters of Charity convent; and the Christian Brother complex including St. Patrick's Nursing Home. Whereas, the majority of residences within this core are small, single-storey terraced cottages. The modest nature of these cottages, along with the overall uniformity of their simple design, has resulted in a distinctive homogenous appearance along these streetscapes, despite alterations and modifications over the years. This juxtaposition of large institutional or community buildings alongside the low rise, small scale residential streets forms the special character of Baldoyle, reflecting the mainly 19<sup>th</sup> century layout and development of the village.



**Fig. 21 Aerial view of ACA area**

Fig. 24 Annotated Map



## **Implications for Planning and Development**

The objective of Architectural Conservation Area designation is to protect the special character of an area through the careful control and positive management of change of the built environment. Therefore, the assigning of ACA status on a streetscape, cluster of buildings, or a town/village core results in **restrictions on certain works to the exteriors of structures** within the boundary of the ACA. Owners, occupiers, or developers proposing to carry out works within an ACA should be aware that in general, planning permission will be required for any new build to the front of the structure and changes of original materials, such as windows, wall finishes, boundary walls, roof coverings etc. While new development and alterations to existing structures can still occur subject to planning, proposal should respect or enhance the area's special character.

More detailed direction is given overleaf on the type of works that do and do not impact on the character of the ACA for Baldoyle and therefore will or will not require planning permission. As Seapoint Court is a modern infill development it is not subject to the restrictions outlined overleaf for alterations to the external appearance of the structures. However, any proposed works must still adhere to the general provisions of the Planning and Development Acts 2000-2002 relating to works that do require planning permission, and if there are any proposals for the demolition and rebuild of a residence in Seapoint Court the design and scale of the proposed replacement structure should take direction from the character of the surrounding streets.

Works to the public realm e.g. foot paths, street furniture, parking schemes, etc., are required to consider the special character of the area as identified in this document.

WORKS NOT AFFECTING THE CHARACTER OF THE ACA (DO NOT REQUIRE PLANNING PERMISSION)

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- **MAINTENANCE & REPAIRS**

Planning permission is not required for regular maintenance works and genuine repairs within this ACA (such as roof, rainwater goods or window repairs) as long as original materials are retained where they exist, or where replacement is necessary that it is on a like-for-like basis.

- **INTERNAL ALTERATIONS**

ACA designation for Baldoyle core does not prevent internal changes or re-arrangements, as none of the houses are Protected Structures, and as long as these changes do not impact on the exterior of the structure.

- **RESTORATION OF CHARACTER**

Where original materials have been removed and replaced with modern or inappropriate alternatives, the restoration or reinstatement of these features will not require planning permission where the method, materials and details for the works have been agreed with the Conservation Officer.

- **WORKS TO THE PUBLIC REALM**

In general, works to the public domain will be carried out by Fingal County Council or the major utility and service providers, and may be exempt from planning permission. However, consultation with the Conservation Staff of Fingal County Council will be required before any works commence to ensure that these works enhance and improve the character of the area and do not negatively impact on it, such as: traffic management & parking schemes; undergrounding of overhead wiring and services; public lighting schemes; urban improvement schemes.

## WORKS IMPACTING ON THE CHARACTER OF THE AREA (WORKS REQUIRING PLANNING PERMISSION)

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- **EXTERNAL WALLS**

**The cladding of external walls with different finishes, such as stone or timber cladding.** The special character of residential streets within this ACA is associated with the uniformity of the design of the terraces. The original external finish along the front elevation was a rendered finish. Thus, any proposals to alter this finish by the addition of external cladding would be deemed to negatively impact on the character of the area.

**The removal of external plaster/render to expose rubble stone work or brickwork,** as the render or plaster provides a water-resisting surface that protects the building from decay. The majority of structures in Baldoyle are rendered and so the removal of this external finish would generally be deemed unacceptable.

**The painting of unpainted render finished structures.** Some structures within the ACA have a sand and cement render finish, such as the convent or school buildings, that was always meant to be left unpainted. The use of modern paints can be detrimental to these structures.

- **ROOF**

**The removal of the original slate roofing material or chimneys,** and their replacement with modern materials, or the taking down of chimney stacks permanently. Original elements should be retained where possible as they can generally be repaired and reused and they contribute to the character of the area.

**The installation of roof lights or dormer windows on the front elevations of the terraces.** Roof lights should be placed on hidden pitches of a roof and any planning applications for dormer windows should be to rear elevations.

**Changes to the roof pitch angle, ridge height, span of roof.** Many of the streetscapes with the ACA boundary consist of terraces of houses with similar roof pitches, heights etc and so the alteration of the profile of just one structure could have an impact on a number of adjoining structures

**Installation of satellite antenna, TV aerials and other communications devices.** The addition of these to the front elevations or roofs of the terrace would be considered to have a negative impact on the character of the area and should be avoided. Satellite dishes should not be visible on the front elevation of buildings. Where possible, less

visible methods for getting TV reception, such as cable, should be used and where the existing aerials have become redundant they should be removed.

- **WINDOW & DOOR OPENINGS**

**The alteration of window openings and external doors**, namely the enlargement of openings or the removal of original windows, doors, sills and doorsteps, and/or the replacement of original features with materials such as PVC or aluminium. Unfortunately, only a few structures within the ACA still have their original windows or doors. Where windows have already been altered prior to the ACA designation, owners will be encouraged to consider a more appropriate window material and glazing pattern if they intend to change their windows in the future. With regard to most of the terraced cottages the suggested form and design for replacement windows would a timber up-and-down sash in a two-over-two pattern. With other buildings in the ACA they have a variety of window types and so replacement windows will be dealt on a case by case basis.

- **PORCHES**

**The addition porches to the front façade of buildings.** Only the houses on the western side of College Street have the ability to facilitate porches as they do not directly front onto the street. A number of houses along this side have already had small porches added to the front elevation. However, there has been a variety in the style and materials used. While, the precedent has already been established on this street regarding small front porches, planning permission will be required for the addition of any porches in the future and should be simple in design and subservient to the main house.

- **EXTENSIONS**

**Extensions and all new build that impacts on the front elevations of the buildings within the ACA will require planning permission.** Due to the limited plot sizes within this ACA most extensions will only be possible to the rear of buildings. Extensions to the rear should be careful not to extend above the existing ridge line of the roof. They should be subsidiary in size and design to the main building and of an appropriate scale. Where extensions are proposed within the institution complexes located within the ACA care and consideration should be given to how the elevations of the proposed

addition will address the various streetscapes, as these sites are visible from a number of streets.

- **COMMERCIAL FRONTAGES**

**The alteration of frontages of shops, pubs, and other commercial premises.** There is limited commercial activity within the ACA. The few shopfronts or pubfronts that exist are not of any particular significance. Planning permission is required for the alteration of commercial frontages whether the structure is within an ACA or not. However, these alterations within the ACA boundaries will also be assessed on the impact of the proposed design on surrounding structures, having regard to scale, proportions, materials and detailing. This does not preclude good modern design. New or extended commercial frontages that connect internally through adjoining buildings should maintain an active function to all the structures, where possible, so as to avoid dead street frontage. New or extended frontages should never obscure architectural details of the original building such as sills, stringcourses, windows, doorways, etc.

**Installation of new signage.** While outdoor advertising is essential to commercial activity in the core of Baldoyle village, care should be taken that it does not detract from the overall character and visual amenity of the area. In Baldoyle the signage consists either of flat fascia boards or surface mounted lettering. There are few vertical projecting signs in the area. New signage on structures in the ACA should be of an appropriate design to complement or enhance the structure, and should not be overtly dominant on the streetscape. Internally illuminated and plastic fascia boxes are not suitable in the ACA. Standard corporate signage can detract from the visual amenity of the ACA but can be adapted so that it is more in keeping with the area. Appendix C of the Fingal Development Plan 2005-2011 provides additional design guidance for shopfronts in general.

**Installation of additional external elements to the façades of commercial premises,** such as roller shutters, canopies, awnings, newspaper receptacles, vending machines, etc. While security is an important issue, the design of security shutters should complement the structure rather than negatively impact on it. Heavy-boxed metal roller blinds are not acceptable within the ACA boundaries. Shutters can be positioned discreetly behind the fascia board or lattice grills positioned behind the shop window. Security shutters should not cover the whole commercial frontage but only the vulnerable glazed areas, and should be painted or finished in colour to



complement the rest of the exterior. If it is agreed by planning authority to allow external shutter to be used it should be an open mesh design in preference to a solid screen. If permission is granted for canopies/awnings in the ACA they should be made of heavy-duty cotton and not plastic. Planning permission will be required for external vending machines, ATMs, newspaper receptacles, storage bays etc. Commercial premises should attempt to limit the clutter of temporary external retail furniture, such as external heaters, bins, menu-boards, seating and ensure that their design complements or enhances the area.

- **AMALGAMATION OF PROPERTIES/SITES**

**The amalgamation of structures** requires planning permission irrespective of whether located in an ACA or not, unless it involves reversing the subdivision of what had originally been a single dwelling. Some residences have been amalgamated prior to ACA designation, to provide large living accommodation. If any other houses in the ACA propose to carry out similar works to merge properties, the proportions of the openings of the original front elevations of the structures should be kept.

**The amalgamation of sites.** Any proposed development of a group of sites within this ACA, especially at an increased density, will need to respect the scale, mass, height, and design of not just the adjoining buildings but of the whole streetscape. This does not preclude modern design but it must be of good quality and positively contribute to the area.

- **INFILL**

There are some opportunities within this ACA for the development of infill sites. Again, the scale, mass, height and design needs to respect the adjoining buildings and streetscape.

- **DEMOLITION**

**Demolition of any building within the ACA.** With regard to the terraces of houses, the demolition of any one house in this group would have a very significant detrimental effect on the area, and therefore it is highly unlikely that permission for demolition would be granted. Where permission is sought for demolition on the grounds of structural defects or failure, a report containing photographs and drawing(s) indicating locations of photographs will be required, produced by a suitably qualified and experienced professional regarding the existing condition. As part of the

justification for any demolition within the ACA on structural grounds, details will be required of repairs/remedial works normally used in similar circumstances and details of why they are not suitable in that instance.

- **BOUNDARY WALLS**

The original boundary treatments at Nos. 12 to 15 and No. 17 College Street should be retained, as should the railings and boundary wall to the Sisters of Charity Convent on Main Street and Seapoint Avenue.

- **EXTERNAL LIGHTING.**

The proposal for the illumination at night of certain buildings and features within the ACA would need to be agreed with Fingal County Council. The method of lighting i.e. type of fitting, fixing method and type of light would need to be specified by the applicant in seeking permission and should be designed so that it does not contribute to general lighting, result in light pollution, or negatively impact on other structures in the ACA.

- **VIEWS & VISTAS**

**Preservation of views and vistas.** The key views and vistas identified earlier in the document on Main Street, College Street and Willie Nolan should be preserved and any works within the ACA should not adversely impact or block these views.

**NOTE:**

Some of the works listed above require planning permission irrespective of whether the area is protected or not, but are included to highlight the need for careful consideration of the design of the proposed works to ensure that they do not impact negatively on the character of the area. The above list is not in itself a comprehensive list of all works, in all circumstances, that require planning permission, but identifies those works that would impact on the character of the ACA. Development works would still have to adhere to the general provisions of the Planning and Development Acts 2000-2002 and Planning Regulations. The Area Planner and Conservation Officer of Fingal County Council can be consulted if there is any doubt as to whether planning permission is required or not.