



**Fingal County Council**  
Comhairle Contae Fhine Gall



# **The Bawn, St. Sylvester's Villas and Parnell Cottages, Malahide**

## **Architectural Conservation Area**

### **Statement of Character**



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**PREFACE:**

The initial draft of this document was prepared by Keith Simpson & Associates on behalf of Fingal County Council in January 2008. The brief from the council required a Statement of Character to be prepared for Grove Road and The Rise Architectural Conservation Area (ACA) following site visits and research, in order to inform the ACA designation process. Subsequent amendments were made by the Conservation Officer of Fingal County Council to produce the final version of the document, which was agreed by Council in October 2008.

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## Section 1: 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 places, areas, group of structures or townscapes that:

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

Such areas or places are known as Architectural Conservation Areas, or for short, ACAs. Currently, there are 28 ACAs designated in Fingal.

An ACA could be a terrace of houses, a streetscape, a town centre, or a cluster of structures associated with a specific building such as an historic mill or country house. Most structures in an ACA are important in how they positively contribute to the character of the area. Historic building materials and features, heights and building lines, and the scale and arrangement of streets and open spaces all make a contribution to the character of an ACA. Therefore, it is the external appearance of structures and the appearance of the open space which are protected in an ACA. Planning permission is required for any works that would have a material effect, or impact, on the character of an ACA. Even works which in other locations would meet the criteria for Exempted Development as outlined in the Planning Regulations will require planning permission if they are within an ACA. This does not prevent alterations, extensions or new build within ACAs 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.

## **Section 2: Location & Boundary of Architectural Conservation Area**

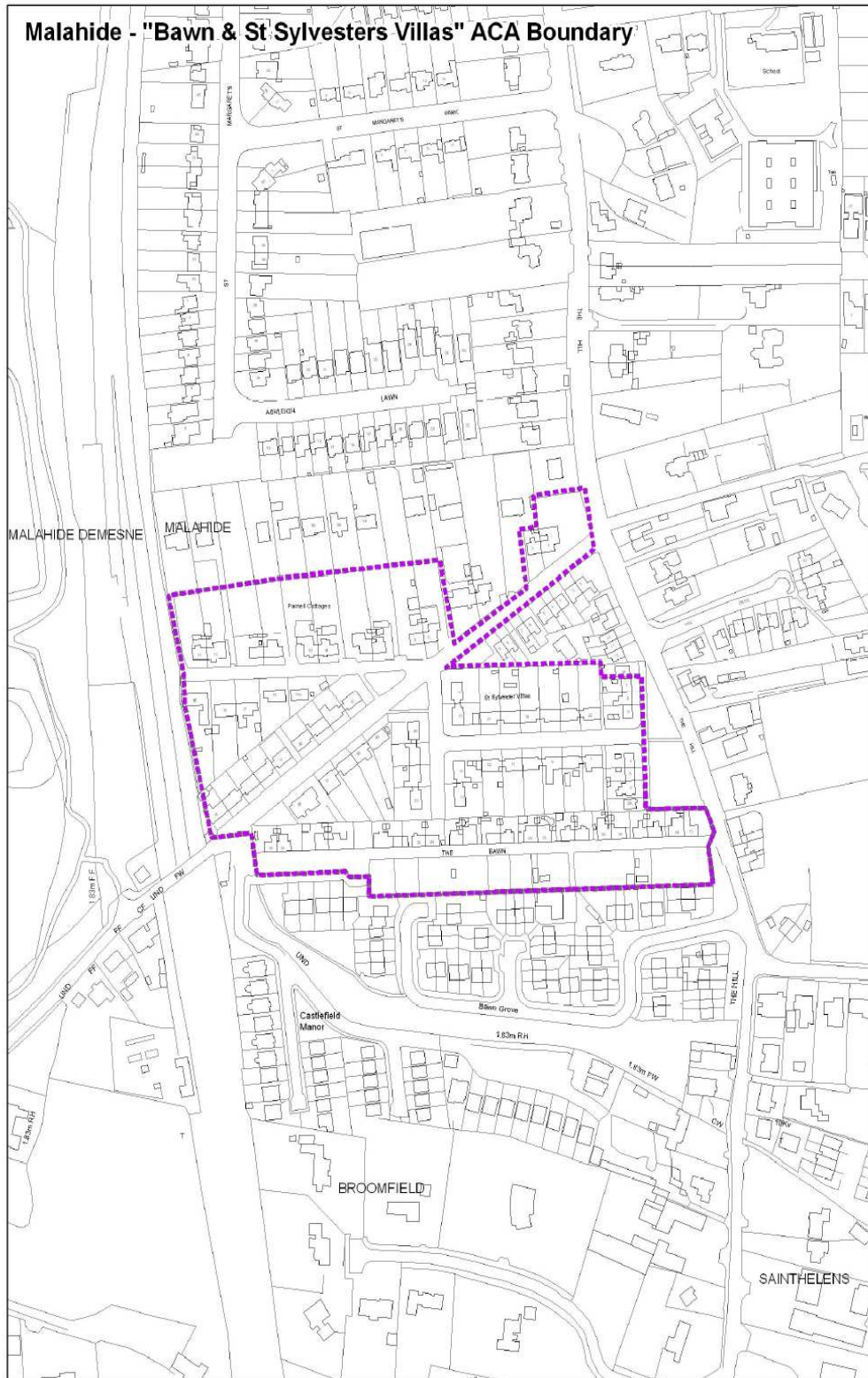
Malahide is situated on a shallow inlet of the Irish Sea, between Lambay Island, to the north, and Ireland's Eye and the promontory of Howth, to the south. It is one of a number of attractive coastal towns in Fingal, located approximately 8 miles north of Dublin City Centre, south of the Malahide Estuary inlet, at the point where it meets the Irish Sea.

The Bawn and St. Sylvester's ACA encompasses the area bounded by the railway line and Malahide Castle Demesne on the west, The Hill on the east and housing developments to the north and south, and is entirely private housing.

The streets included in the ACA are:

- The Bawn
- St. Sylvester's Villas
- Parnell Cottages.

Parnell Cottages are numbered from 1-14 from east to west, and the newer houses on the other side of the road are numbered 15-18A. Houses in The Bawn are numbered 15-35 from east to west. The numbering of St. Sylvester's Villas is complex, beginning with the two-storey houses fronting onto The Hill, which are numbered 1-6A from north to south, and numbering extends westwards in a clockwise direction from 7-22, perpendicular to Nos. 1-6A. Nos. 23-26 are opposite nos. 13-16, and nos. 27-35 run from east to west along the north side of Back Road, while nos. 36-60 run from west to east along the south side.



### Section 3: Historical Development of Area

The name Malahide derives from the Irish name Mullach íde, meaning Sandhills of the Hydes, which refers to the Norman family from nearby Donabate. Evidence of habitation at Malahide dates back to c. 6000BC, and it is believed that St. Patrick visited the area in 432AD. However, it was not until 795AD, with the arrival of the Vikings, that a town was established, and Malahide Estuary was used as a base. From the twelfth century onwards, the town developed around Malahide Castle, the home of the Talbot family.

The town centre was laid out in the Georgian period, and the diamond-shaped crossroads at the centre of the town is similar to that in Slane, Co. Meath, which highlights their common origin as planned estate towns. At the turn of the nineteenth century, a small town centre had developed, which grew with the advent of the railway and the growth of the popularity of the town as a seaside resort and holiday destination. Some of the town's fine terraced townhouses were built in this period. The Grand Hotel, built in 1835, was constructed to accommodate the increasing numbers of visitors to the town. Many of the civic buildings in the town, such as the churches, date from the nineteenth century, although Malahide remained a small village until the 1960s, when it became a desirable suburb of the surrounding city, resulting in its substantial growth in the last forty years.

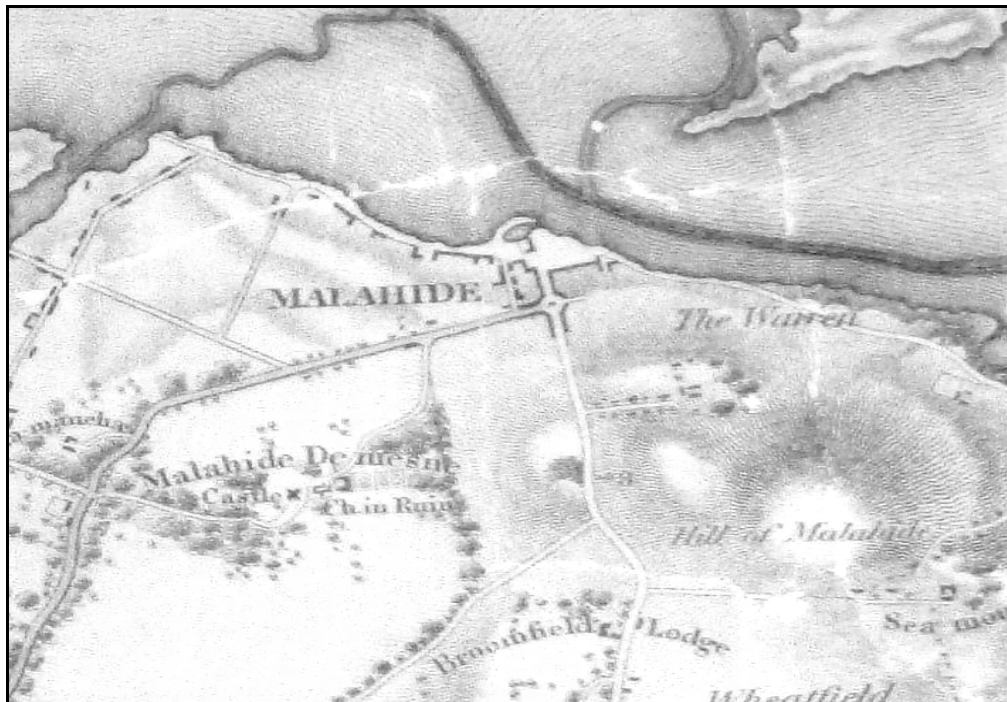


Fig. 1 Duncan's Map of Co. Dublin 1821, showing Malahide



**Fig. 2 1910 Date Plaque to western gable end of The Bawn**

An old road (known locally as “Back Road”) towards Malahide Castle demesne extends from the road south of Malahide, and this road forms the centre of the ACA. The first roads to extend from this road were Parnell Cottages and The Bawn. There is a date plaque to the western gable end of the terrace, with the date 1910 marked on it (see Fig. 2). Parnell Cottages and The Bawn appear in early 20<sup>th</sup> century editions of the Ordnance Survey maps (c. 1930). St. Sylvesters Villas does not appear until later editions of the Ordnance Survey Map, and is likely to date from the 1960s. St. Sylvester’s Villas runs along the old road itself before branching off at the central point, perpendicular to Parnell Cottages. As such, it creates an interesting street layout and allows for triangular landscaped areas around the centre. The two-storey houses face The Hill, although a small area of public open space exists as a buffer between the houses and the main road.



**Fig. 3 Ordnance Survey Map of Malahide c. 1837**



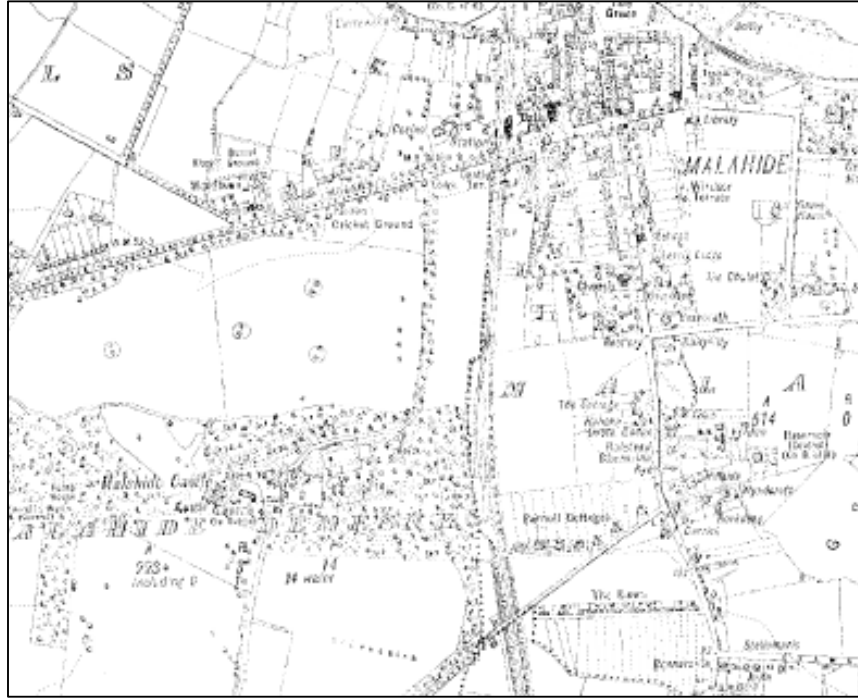


Fig. 4 Ordnance Survey Map of Malahide c. 1930

#### **Section 4: Schedule of Protected Structures & Recorded Monuments**

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

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

#### **Section 5: Development Plan Zonings & Objectives**

In the Fingal Development Plan 2005-2111 the land is zoned Objective RS – *To provide for residential development and to protect and improve residential amenity.* There are also specific objectives in the Development Plan to protect the three landscaped areas at the junction at the centre of the ACA. This land is zoned Objective OS – *To preserve and provide for open space and recreational amenities.*

Part X (Section 10.3) of the current Fingal Development Plan includes development objectives for Malahide, the following of which may be relevant to this ACA.

**Objective MALAHIDE 3** To develop the town as an important centre providing services both for the residential population and for tourists.

#### **Objective MALAHIDE 6**

To conserve and improve the pedestrian permeability of the town core through urban design initiatives.

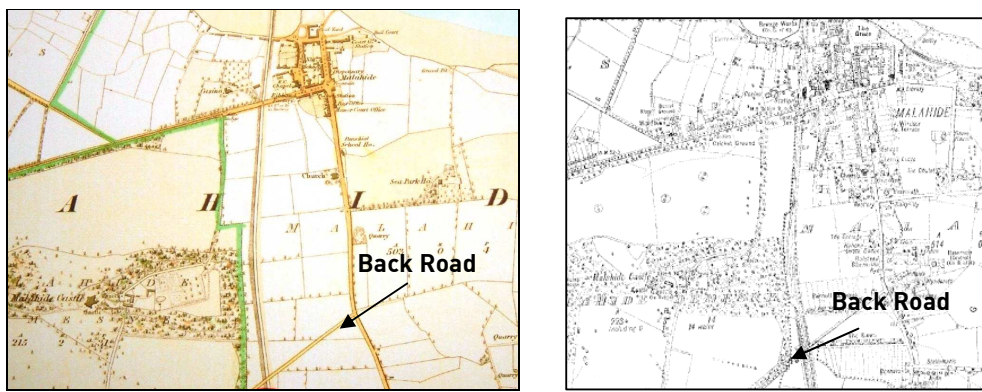
#### **Objective MALAHIDE 7**

To retain the existing centre with its mixed use and varied architectural character as the heart and focal point of Malahide.

## Section 6: Description of Existing Built Environment

- **Street pattern & materials**

The street pattern of this ACA is, in itself, interesting. The central point of intersection between the streets within the ACA is at an unusual angle. As can be seen from the nineteenth century Ordnance Survey maps, the main road into Malahide Castle Demesne forms the centre of the ACA, and Parnell Cottages and The Bawn were the first streets to be built, at 45 degree angles from the old road. The street surfaces are tarmacadam and the pavement surfaces are gravel, with a line of trees on each side of the road.



**Figs. 5 & 6 1<sup>st</sup> and 2<sup>nd</sup> Edition Ordnance Survey Maps, showing the road to Malahide Castle Demesne at the centre of the ACA (Back Road)**

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

Bawn and St. Sylvesters ACA is a private residential area with small, ancillary areas of public open space generated by leftover sites at the acute angle of the intersection of roads within the ACA. All of the houses have private open space with large gardens to the rear and smaller spaces to the fronts, except The Bawn (House Type 1C) which has no front garden and instead has immediate street frontage. Again, the unusual street pattern generates some unusually shaped plots. The green areas at the crossroads at the centre of the ACA are landscaped, and there is a green space between the two-storey houses and The Hill, outside the ACA boundary.

### **Socio-economic Functions**

The houses are generally in private ownership, in residential use and in a good state of repair.

- **Built Fabric**

Although the houses within this ACA are almost entirely modest bungalows, their special character is primarily defined by their uniformity, and their architectural detailing, such as the brick window surrounds and porches that are characteristic of the different types within the ACA. Parnell Cottages and The Bawn were the first to be built, and appear on the Ordnance Survey Maps c. 1930, and there is a date stone in one of the houses in The Bawn, dated 1910. St. Sylvester's Villas appear on later editions of the Ordnance Survey maps, and are likely to date from the 1960s.

There are three house types in the area:

- **Types 1A, B & C: Parnell Cottages & The Bawn** semi-detached three-bay single-storey cottages, with central entrance bay with projecting flat-roofed porch.



Fig. 7 House Type 1A - Parnell Cottages



Fig. 8 House type 1B - The Bawn



Fig. 9 House type 1C - The Bawn

- **Type 2: St. Sylvester's Two-Storey Houses** a terrace of two-storey houses combining detached and semi-detached houses with hipped and pitched roofs and hipped roof porches.

- **Types 3A, B & C: St. Sylvester's Villas Single Storey Houses**

**Type 3A:** Pitched interlocking concrete tile roof with projecting rendered porch incorporating front door and linear window

**Type 3B:** Pitched clay tile roof with stepped brick porch.

**Type 3C:** Hipped interlocking concrete tile roof with painted render door surround/porch



Fig. 10 House Type 2 - St. Sylvester's Villas



Fig. 11 House Type 3A - St. Sylvester's Villas



Fig. 12 House Type 3B - St. Sylvester's Villas



Fig. 13 House Type 3C - St. Sylvester's Villas

### **Type1 Houses (The Bawn & Parnell Cottages)**

Type 1A, B & C: Parnell Cottages and The Bawn originally had pitched roofs with timber fascias. Type A and B have slate roofs with redbrick chimneystacks, while Type C have clay tile roofs with render chimneystacks. However, some of these have been replaced with artificial slate and in some cases the chimneystacks have been rendered.

Type 1A and B houses originally had exposed coursed limestone walls with limestone or redbrick quoins and window and door surrounds. However, several of these have been subsequently rendered, mostly with a painted pebble dash. Type C houses have a painted render plinth and sill course.

Type 1A houses have projecting pitched and flat roof porches with a timber battened doors with glazed panel, although some of these have been replaced. Six-over-six pane sliding sash timber windows have been retained in some houses, although others have been replaced with uPVC. Type 1B & C houses have replacement uPVC windows, although it is likely that they originally were two-over-two pane timber sliding sash.

Type 1A houses, i.e. Parnell Cottages, originally appear to have had steel fencing and gates (see Fig. 8), however, almost all have been replaced with rendered or stone faced boundary walls. Type 1B & C houses along The Bawn front directly onto the street and so do not have a front boundary treatment. They do have gates at the side of the property, the originally type appears to have been a low metal gate, examples of which still exists. Land on the south side of the road is still associated with some of the properties, however there has been infill development on some of these sites recently.



**Fig. 14 House type 1A door - Parnell Cottages**



**Fig. 15 House Type 1B Porch - The Bawn**



**Fig. 16 House Type 1A Windows - Parnell Cottages**

### **Type 2 Houses (St. Sylvester's Villas Two-Storey Houses)**

Type 2: St Sylvester's Villas Two-Storey Houses (Nos. 1-6A) have pitched roofs with interlocking concrete tiles and concrete chimneystacks.

Type 2 houses have painted pebble dashed walls with cast-iron rainwater goods and a painted render string course.

Type 2 houses have projecting porches with hipped clay tile roofs and render surrounds. It is difficult to determine the design of the original windows and doors as most of these have been replaced. Potentially, the rectangular window openings originally had fixed pane windows below rectangular ventilators while the doors were a combination of glazed and timber panels.

Type 2 houses have render boundary walls with central pedestrian gates, although many of these have been altered to cater for car parking.



**Fig. 17 House Type 2 -St. Sylvester's Villas**



**Fig. 18 House Type 2 & 3C windows -St. Sylvester's Villas**



**Fig. 19 House Type 2 -Boundary wall & central pedestrian gate**

### Type 3 Houses (St. Sylvester's Single-Storey Houses)

Type 3A: St. Sylvester's Single-Storey Houses (Nos. 7-14; 23-26; 36-40) have pitched roofs with interlocking concrete tiles and render chimneystacks. The projecting porches are simple in design with a smooth render and enclose both the entrance door and a horizontal window. The window opes are fixed rectangular timber windows below rectangular ventilators.



Fig. 20 House type 3A porch



Fig. 21 House Type 3A windows

Type 3B: St. Sylvester's Single-Storey Houses (Nos. 15-22) have pitched clay-tiled roofs with render chimneystacks and stepped redbrick door surrounds with small projecting flat roofs. The original opes appear to consist of glazed timber doors and tripartite timber windows, although most of the originals have since been replaced with different materials and designs or glazing patterns



Fig. 22 House Type 3B door



Fig. 23 House type 3C door

Type 3C: St. Sylvester's Single-Storey Houses (Nos. 27-35) have hipped concrete interlocking tile roofs with rendered chimneystacks and painted render door surrounds. The original opes appear to have been glazed timber panelled doors and timber awning windows, again most have been replaced with different materials and designs or glazing patterns



Fig. 24 House Type 3B windows

Type 3A, B & C houses have painted pebble dashed walls with cast-iron rainwater goods, although in many cases

these have been replaced with uPVC.

Type 3 houses have low rendered boundary walls with central pedestrian gates, although many of these have been removed or altered to cater for off-street car parking. The original pedestrian gate is simple in design (see Fig. 25) while No. 35 has a traditional steel farm gate to the western side. However, many properties have altered the original boundary treatment to facilitate vehicular access.



**Fig. 25 Example of original pedestrian gate to St. Sylvester's Villas**

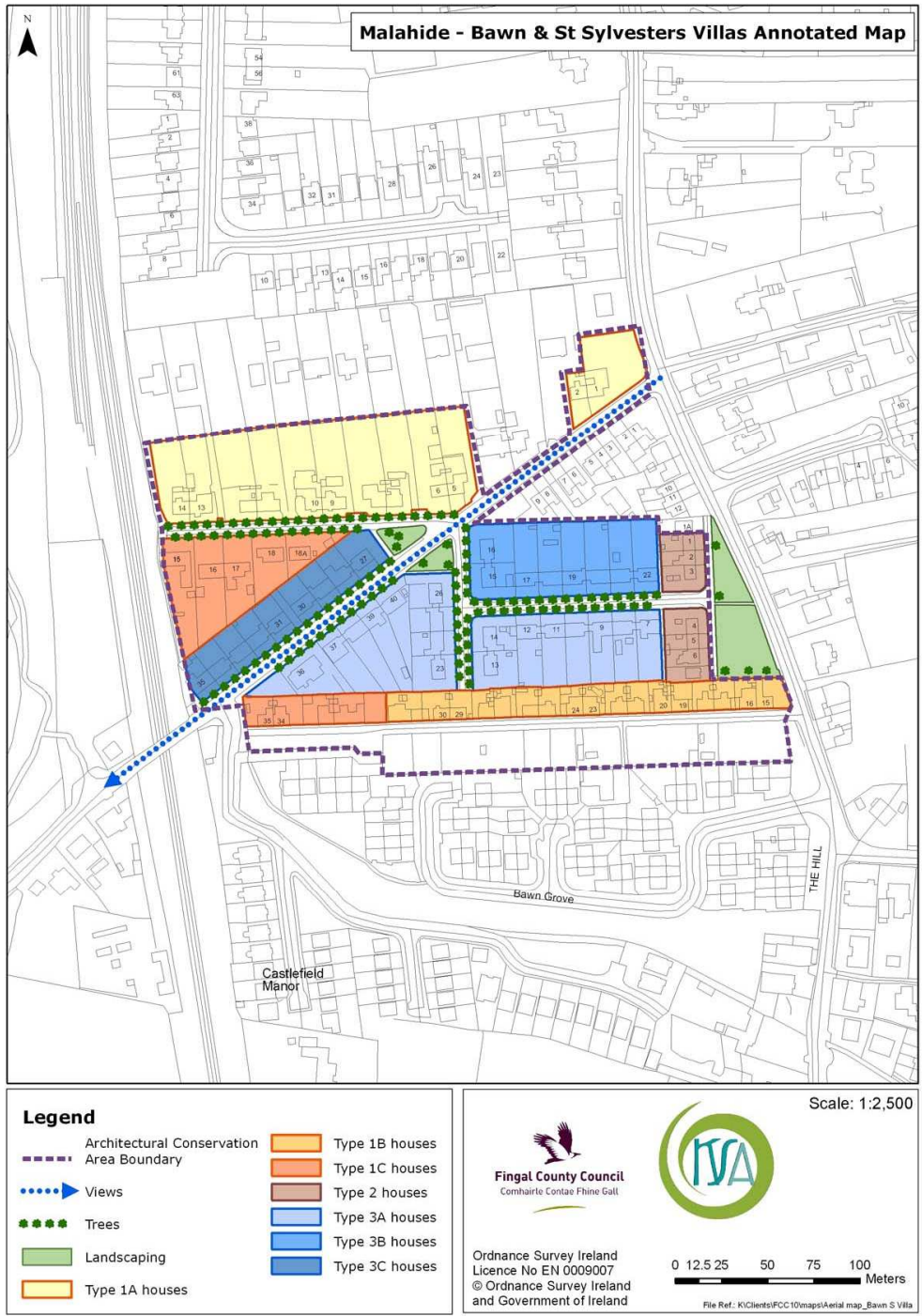
**Views:**

The view from The Hill towards the scenic backdrop of the mature trees of Malahide Demesne through St. Sylvester's Villas contributes positively to the character of the area and it is important that new development in the area does not negatively impact or obscure this view.



### **Section 7: Summary of Special Character**

While the houses in the ACA are modest, almost entirely single-storey houses, their modest nature and the overall uniformity and homogeneity of the groups of houses define their special character. This is complimented by the textural interest added by the variety of materials, ranging from stone and redbrick to pebble dash and smooth render. Although many doors and windows have been replaced, the general scale and external look of the buildings has generally been retained. A key distinctive feature of some of the house types are their small porches or wind breaks, as detailed earlier in the text. The interesting street layout, incorporating an old road in newer developments, adds to the special character of the area.



**Fig. 26 Annotated Map of The Bawn, St. Sylvester's Villas and Parnell Cottages ACA**

## Section 8: 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. The Planning & Development Act 2000 requires that planning permission be obtained for all development works except for those deemed to be exempted development, which Section 4(1)(h) of the Act defines as follows:

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

With regard to Architectural Conservation Areas, it is important to note that works, which would not under normal circumstances be inconsistent with the character of an area, may affect the particular character of an ACA and would therefore not be exempt. Section 82(1) and (2) of the Act defines exempted development in the context of an ACA:

*(1) Notwithstanding section 4 (1)(h), the carrying out of works to the exterior of a structure located in an architectural conservation area shall be exempted development only if those works would not materially affect the character of the area.*

*(2) In considering an application for permission for development in relation to land situated in an architectural conservation area, a planning authority, or the Board on appeal, shall take into account the material effect (if any) that the proposed development would be likely to have on the character of the architectural conservation area.*

Assigning ACA status to a streetscape, cluster of buildings, or a town or village core therefore results in considerable restrictions on works to the exteriors of structures within the boundary of the ACA. Planning permission is required for any new build works to visible sides of buildings or for changes to original materials, such as windows, wall finishes, boundary walls, roof coverings etc. New infill development and alterations to existing structures are subject to planning permission and only proposals which respect or enhance the special character of the area can be granted permission.

Protected structures: Planning permission is required for all works that would materially affect the character of a protected structure, or any element of the structure including its curtilage, which contributes to its special character. Works to a protected structure that

constitute essential repairs or maintenance require a declaration from Fingal County Council under Section 57 of the Planning & Development Act 2000. A declaration issued under this section sets out the type of works the Planning Authority considers would or would not affect the character of a structure or any elements which contribute to its special interest. However, there are no Protected Structures located within the boundaries of The Bawn, St. Sylvester's Villas and Parnell Cottages ACA.

Non-protected structures: Owners and occupiers of non-protected structures located within The Bawn, St. Sylvester's Villas and Parnell Cottages Architectural Conservation Area should be aware that works, which in the opinion of the Planning Authority would materially affect the character of the Architectural Conservation Area will require specific grant of planning permission under Section 82(1) of the Planning & Development Act 2000.

Public Domain: Agencies and service-providers carrying out works to the public realm e.g. footpaths, planting, street furniture, parking schemes, public lighting, etc., are required to consider the special character of the area as identified in this document, and should consult with the Planning Department and Conservation Officer of Fingal County Council.

More detailed direction is given overleaf on the type of works that do and do not impact on the character of The Bawn, St. Sylvester's Villas and Parnell Cottages ACA, and therefore will or will not require planning permission.

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

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Much of the direction given below relates to works that would impact on the four distinctive house types or the other individual buildings that positively contribute to the ACA which are identified earlier in this document. Some of the works listed in this section require planning permission whether a property is located within an ACA or not. Also this list is not exhaustive, and consultation with the Conservation Officer is recommended prior to the commencement of works to ensure that works are permissible.

### **EXTERNAL WALLS**

**1 To oppose changes to the original wall finishes such as the removal, in whole or in part, of external render or the plastering over of stone walls and brick surrounds from the external elevations of the distinctive building types within the ACA. Any remedial works, whether repairs or alterations, should be carried out in a correct scholarly manner, under proper supervision, by specialist labour where appropriate**

The special character of the ACA is associated with the uniformity of the design of the three distinct house types. The original external finishes of Parnell Cottages and The Bawn are exposed limestone, while St. Sylvester's Villas are roughcast render. Thus, any proposals to alter these finishes by the addition of external cladding would be deemed to negatively impact on the character of the area. As the render or plaster provides a water-resisting surface that protects the building from decay, if the exposed stone was not the original finish. The rendering of exposed stone in Parnell Cottages and The Bawn would detract from the character of the buildings, which were originally exposed, and thus would require planning permission.

### **PLOT WIDTHS / BUILDING LINES AND ROOFSCAPE**

**2 To preserve and enhance those aspects of architecture and urban form which contribute to the local distinctiveness and character such as plot widths, building lines and roofscape**

The streetscapes with the ACA boundary consist of groups of houses with similar roof pitches, heights etc and the alteration of the profile of just one structure could have a negative impact on a number of adjoining and nearby structures. This is particularly

important in a group of semi-detached or terraced houses, where the special character is defined by the uniformity of these features. The interesting street layout identified earlier in this document is a significant part of the character, and it is important that it is retained. The building heights and lines are significant aspects of the character, particularly in the single-storey semi-detached cottages in The Bawn and Parnell Cottages.

**3 To oppose the removal of any original chimneys or roofing materials. In cases where the removal of such items is required due to public safety issues, a satisfactory replacement scheme must be submitted and approved in writing by the Council prior to the commencement of any demolition / reinstatement works**

Original elements should be retained where possible, as they can generally be repaired and reused, and they contribute to the character of the area. This is particularly important in this ACA where the character is defined by the uniformity of styles, features etc within the three distinctive house types, as identified earlier in the document. Original roof materials in St. Sylvester's Villas are interlocking concrete tiles with rendered chimneystacks, while roofs in Parnell Cottages and The Bawn were originally slate with redbrick chimneystacks.

**4 To oppose the introduction of dormer windows or roof lights on the front elevations of the houses.**

Roof lights should be placed on hidden pitches of a roof and any planning applications for dormer windows should be to rear elevations. New roof lights should not protrude above the general roofline and the use of conservation style rooflights is encouraged.

**5 To limit the insertion of any new satellite dishes, TV antennas and other external communications devices on the front, side and above rooflines of distinctive or positive buildings in the ACA**

Planning permission is required for satellite dishes to the front elevation of any property whether in an ACA or not. The addition of these to the front elevations or roofs of the houses would be considered to have a negative impact on the character of the area and should be avoided. Where possible, less intrusive methods for obtaining TV reception,

such as cable, should be used, and where the existing aerials have become redundant they should be removed.

**6 To control the amalgamation of properties and sites.**

The amalgamation of properties 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. If any 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, including the porches, should be kept.

Any proposed development of a group of sites, particularly in The Bawn, will need to respect the scale, mass, height and design of surrounding existing buildings. This does not exclude modern design, but it must be of good quality and make a positive contribution to the area.

**7 To control the alteration of original boundary treatments**

There is a degree of uniformity to the boundary treatments in St Sylvester's Villas with their central pedestrian metal gates and rendered low uncapped boundary walls, as identified earlier in the document. While several of the properties within the area have already made changes in the past using a variety of materials and finishes, where it is proposed to insert a new vehicular entrance from this point on then where possible the central pedestrian gate should be retained with the vehicular gate placed to one side of it and following a similar simple design. Any proposals to change boundary treatments on other streets in the ACA should respect the height, scaling and detailing of the original boundary walls or railings and gates. It should be noted that planning permission is required for the widening or creation of a new vehicular entrance, whether in an ACA or not.

**WINDOW & DOOR OPENINGS**

**8 To control the removal, alteration, or enlargement of original window and door openings on the front elevations of the distinctive house types or buildings that contribute positively to the ACA**

Unfortunately, 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 Parnell Cottages, the suggested form and design for replacement windows would be a timber sliding sash in a six-over-six pattern, and the suggested replacement windows for St Sylvester's Villas two-storey houses (Nos. 1-6A) and nos. 27-35 is a vertical-emphasis fixed timber window below two vertical ventilators, while nos. 7-26 and 36-40 had timber awning windows, as demonstrated earlier. Suggested replacements doors for Parnell Cottages and The Bawn would be timber battened doors with a glazed panel and St. Sylvester's Villas would be glazed timber panelled doors, as demonstrated earlier.

### **EXTENSIONS (and porches)**

#### **9 To allow extensions where they do not affect the character of the streetscape**

Extensions within the ACA should not detract from the character of the main building. Extensions to the rear of properties which remain below the existing roof ridge line and are not visible from the front elevation will be subject to normal planning considerations and exemptions. Where extensions will be visible from the street then planning permission will be required and careful consideration must be given to the proposed design of any side extensions. The materials, proportions, fenestration and scale should be sympathetic to those of the existing structure. Side extensions should be careful not to unbalance the symmetry of semi-detached buildings within the ACA.

The various small projecting porches to the houses, identified earlier in this document, are a distinctive attractive feature, and one of the aspects of the uniformity of the buildings within the three house types. 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.

### **BACKLAND DEVELOPMENT**

**10** Where there is scope for backland development within the ACA it will be subject to normal planning considerations. While proposed backland development will be assessed on a case by case basis to determine the appropriateness of the proposed design and scale, proposals should establish or follow an overall consistency in height, mass, building line and materials. The height of any backland development in this ACA should not exceed that of existing building stock and proposals should also have regard to the protection of the amenity of the area.



**Parnell Cottages:** Many of the substantial plots to the rear of this group of houses have already been developed. Any new development should be small in height and scale, reflective of the houses in this group, and should have regard to the continuity of scale and mass of existing buildings, and their details, materials, texture and colour. It should not detract from the character of the houses, especially if visible from the road. Development will only be permitted where access clearly meets all relevant regulations.

### **INFILL DEVELOPMENT**

**11 Where the potential for infill development exists, the new build should conform to the existing building lines and overall scale and character of the area**

Where the size of individual sites provides the opportunity for infill development, any proposals should respect the proportions, scale and mass of the existing dwellings and not dominate the site. In relation to this specific ACA, there is little possibility for development, except in the gardens in The Bawn.

**The Bawn:** Development in the gardens opposite the houses in The Bawn should be sensitive to their surroundings. The height, scale and finish of any new development should not detract from the existing houses. Some sites will be more visible than others and will require a high standard of design for both front and side elevations. New development should have regard to the rhythm, height, scale and mass of existing buildings, as well as the traditional materials, details, textures and colours, as identified in this document. For these reasons, only low-density single-storey houses are likely to be permitted. Development will only be permitted where access clearly meets all relevant regulations.

### **DEMOLITION**

**12 To oppose the demolition of the three distinctive building types within the ACA, except in extreme cases where detailed evidence of structural defects or failure is given.**

With regard to the distinct groups of houses, the demolition of any one house in the group would have a very significant detrimental affect 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.

**13 To encourage the appropriate design of replacement buildings within the ACA.**

If demolition is permitted, it is important that all new build reflects the established character of the buildings within the ACA. Instead of being an exact copy, high quality contemporary design will be encouraged, although new buildings should be sensitive to the rhythm, height, scale, mass and finish of the existing buildings, to ensure continuity within the streetscape, and to use traditional building materials and building methods where possible.

**VIEWS AND VISTAS**

**14 To protect and enhance strategic views and vistas, particularly the strategic view of Malahide Castle Demesne from The Hill**

Areas of historic interest, such as the strategically important view of the Malahide Castle Demesne should be protected from obtrusive development.

**LANDSCAPING**

**15 To retain and support additional landscaping of the public realm and open spaces within the ACA with trees and planting**

The areas and features identified earlier in the document should be retained. Tree planting along St Sylvester's Villas creates a tree-lined avenue from The Hill towards Malahide Castle Demesne.

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 and, where replacement is necessary, that it is on a like-for-like basis.

- **INTERNAL ALTERATIONS**

ACA designation for The Bawn and St. Sylvester's Villas, Malahide does not prevent internal changes or re-arrangements, as none of the houses are Protected Structures, providing 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 these 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 and parking schemes, undergrounding of wiring and services, public lighting schemes and urban improvement schemes.

**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.