

## **APPENDIX 2**

### **KILLORGLIN ARCHITECTURAL CONSERVATION AREA**

#### **Introduction**

Many of the towns and villages of County Kerry contain areas which exhibit a distinct character and intrinsic qualities, based on their historic built form and layout. This character is often derived from the cumulative impact of the area's buildings, their setting, landscape and other locally important features. The materials used and the manner in which they are used in the buildings all possess historical significance and render a sense of place and identity. These areas are an expression of our culture and our identity and constitute an important part of our heritage. The Planning and Development Act, 2000 provides the legislative basis for the protection of such areas, known as Architectural Conservation Areas, or ACAs and the objective is to protect the special character of the area.

An 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 or that contributes to the appreciation of a protected structure and whose character it is an objective of the Development Plan to preserve'.

A wide variety of areas can be considered for designation as an ACA. For example, an ACA could be centred on an individual building, or a terrace of houses; they may be rural or urban. ACA designation forms the basis for policies to preserve or enhance an area, and provides a basic control over the external appearance of buildings, or place, which make a positive contribution to the character of the area. Planning controls are more extensive with exempted development being limited. Notwithstanding normal planning exemptions, any works that would have a material effect on the character of an ACA require planning permission.

Kerry County Council recognises that the protection of these areas, in order to retain their special character, is best achieved by controlling and guiding change on a wider scale than the individual structure. The objective of the designation is to guide the processes of change within an area and ensure that all future developments are carried out in a manner sympathetic to the special character of the area.

This document is one of a series of appraisals aimed at identifying the special character of each ACA throughout the county, with specific conservation objectives and policies formulated to protect this character. The aim is to give guidance to owners/occupiers and developers on the type of work that would require planning permission.

Owners, occupiers or developers proposing to carry out works within the ACA should be aware that the normal exemption development regulations, will no longer apply.

Therefore, in its assessment of whether or not works constitute exempted development, the Planning Authority must have regard to not only the impact on the character of the structure itself and adjacent structures, as required under Section 4(1)(h), but must now also have regard to the impact on the overall character of the area, as required under Section 82(1) of the Planning and Development Act 2000.

The designation of ACA status therefore results in restrictions on certain works to the exteriors of structures, their settings and plot boundaries. For example, the construction of a small house extension or a boundary wall within an ACA may require planning permission, although such works may be exempted development elsewhere.

Owners, occupiers or developers proposing to carry out works within the ACA should be aware that in general, planning permission will be required for any new build to the front of structures and for any change of original materials, such as windows, wall finishes, boundary walls, roof materials etc. While new development and alterations to existing structures can still occur subject to planning, proposals should respect or enhance the area's special character. The key consideration for the Planning Authority will be to ensure that development proposals respect the special character and appearance of the area and contribute to its preservation and enhancement.

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

The proposed ACA encompasses the central core of the town as shown in Fig. 3 comprising Upper and Lower Bridge Street, Main Street, Market Street, Annadale Road and parts of Newline Road. There are some landmark buildings within the ACA such as St. James Catholic Church, the former St. James Church of Ireland and the four storey warehouse structure on Lower Bridge Street.

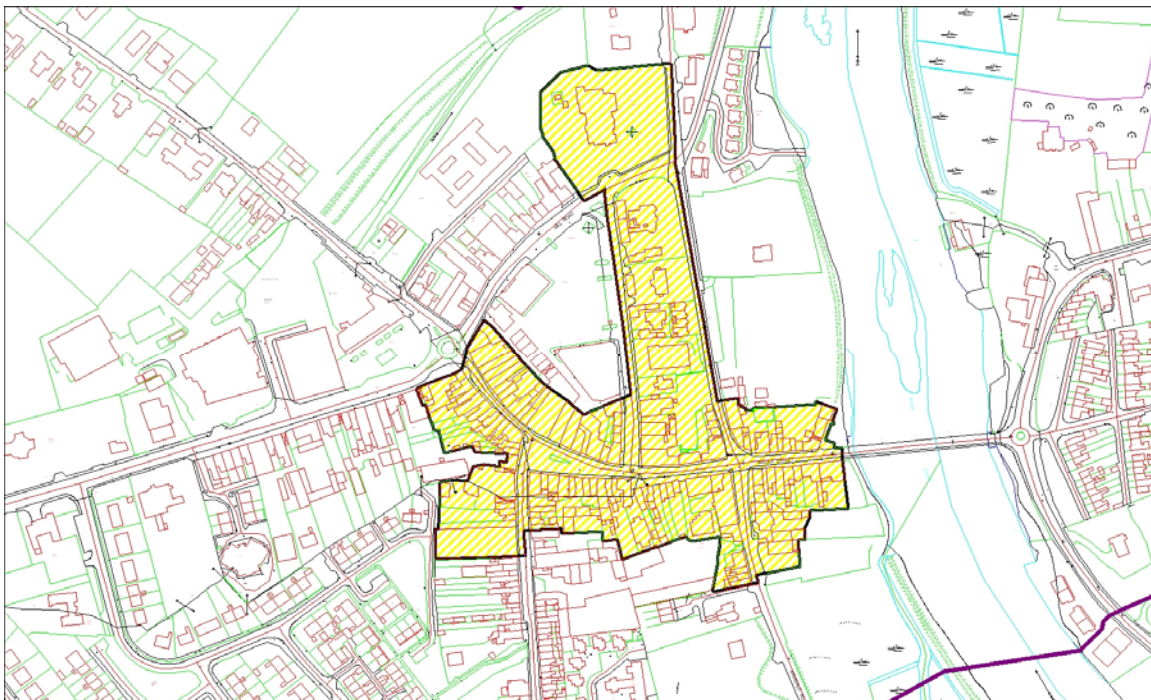


Fig. 1 ACA Boundary

### **Historical Development of the area**

Killorglin has evolved slowly over the years, the first OS map which was surveyed in the early 1840s shows the street pattern as it exists today. The street pattern has allowed for the development of quite a compact urban structure. The early settlement was concentrated around Lower Bridge Street, north of the junction with Annadale Road/Newline Road, Main Street, Upper Bridge Street, both sides of Mill Road and both sides of lower Sunhill Road which was previously known as Briar Lane. The arrival of the railway in the 1880s would have encouraged the extension of development along Iveragh Road.



Fig. 2 1842 O.S Map

There was little development at the eastern end of Upper Bridge Street or on the eastern side of Laune Bridge.

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

There are thirty two structures included in the Record of Protected Structures within the ACA.

- RPS Ref. No. 21400703	St. James Catholic Church
- RPS Ref. No. 21400705	St. James Church of Ireland (former)
- RPS Ref. No. 21400706	O'Sheas, Lower Bridge Street
- RPS Ref. No. 21400707	Jacks, Lower Bridge Street
- RPS Ref. No. 21400708	O'Donoghue's Bakery (former) Annadale Road
- RPS Ref. No. 21400709	Residence, Lower Bridge Street.
- RPS Ref. No. 214007010	O'Sullivan's, Main Street
- RPS Ref. No. 214007011	Furniture store, Lower Bridge Street
- RPS Ref. No. 214007012	Former Methodist Church, Market Street

- RPS KY -056-004	Former AIB building
- RPS KY -056-005	1 Ard na Launa, Newline Road
- RPS KY -056-006	2 Ard na Launa, Newline Road
- RPS KY -056-007	3 Ard na Launa, Newline Road
- RPS KY -056-008	4 Ard na Launa, Newline Road
- RPS KY -056-009	Nicks Restaurant, Lower. Bridge Street
- RPS KY -056-010	Kingdom Bar, Corner of Main St., & Market Rd.
- RPS KY -056-011	Dev's in the Square, Main Street.
- RPS KY -056-012	Aherns' Stationery, Main Street
- RPS KY -056-013	Rumours, Main Street.
- RPS KY -056-014	Moriarty's Hardware, Main Street
- RPS KY -056-015	Sheahan's Bar, Main Street.
- RPS KY -056-016	Eurospar, Main Street
- RPS KY -056-017	Eurospar, Main Street
- RPS KY -056-018	Garda Stn., Corner Main St., & Upper Bridge St.
- RPS KY -056-019	Boyle's hardware (former) Langford Street.
- RPS KY -056-020	Barber's Upper Bridge Street
- RPS KY -056-024	O'Grady's Upper Bridge Street
- RPS KY -056-025	Tangney, junction Upper Bridge St., & Mill Rd.
- RPS KY -056-026	Courthouse, Market Road
- RPS KY -056-027	Avalon, Market Road
- RPS KY -056-028	Former Library, Market Road.
- RPS KY -056-029	Bank of Ireland, Market Road.

### **Description of Existing Built Environment**

*a) Street pattern.* The layout of the town has altered little since the town was first comprehensively surveyed as part of the preparation of the first OS map in 1841- 1842. The early focus of development was along Lower Bridge Street, Main Street, Upper Bridge Street and Lower Sunhill with sideshoots off Langford Street, Mill Road and Market Road. The area encompassed by the ACA is quite compact from Laune Bridge to the bottom of Sunhill is 350 metres approx. and from the extremity of the built up area on Annadale Road to St James Church is less than 350 Metres.

*b) Form and arrangement of public and private open space.* The main public open space in the centre of Killorglin is the Fairfield, which operates primarily as a carpark. The Fairfield adjoins but is not included within the ACA. All buildings along Lower Bridge Street, Main Street and Upper Bridge Street front directly onto the footpath. Ard na Launa which is comprised of a terrace of four dwellings on Newline Road has a sloping garden area to the front.

*c) Socio economic functions.* The vast majority of the buildings within the ACA would at one time have been in commercial use, but a number of properties have reverted to private use over the last number of years in particularly at the eastern end of the ACA.

*d) Built fabric-general description.*

There are a wide variety of building types within the ACA, from simple unadorned two storey town houses to much more ornate constructions such as the three storey former shop next to Daly's Lane on Lower Bridge Street (Photo 1) or the Bank of Ireland building on Market Road (Photo 2). While there is very little uniformity in building styles or use of materials and a distinct absence of terracing apart from Ard na Launa on Newline Road, it is this melange which gives the town centre its architectural interest.



Photo.1; Ornate Gable front, Daly's Lane



Photo.2; Market Road

e) *Roofs, ridges, bargeboards, chimneys.* There is a huge variation in roof ridge height throughout the ACA (Photo. 3 & 4) which adds variety to the streetscape. Simple robust unadorned rendered chimneys predominate but there are a few more elaborate examples such as those atop the former AIB building at the corner of Market Road and Lower Bridge Street (Photo. 5).



Photo.3; The Square, Iveragh Road



Photo.4; Varying Ridge Heights



Photo. 5; Chimneys on Market Rd.

f) *Walls.* The overwhelming majority of the buildings within the ACA have a smooth plaster finish. Rendered block and start quoins are a common feature in the ACA and are particularly prominent when highlighted as part of the painting regime (see Ph. 6). There are some decorative brackets (see Photo 8) but it is likely that many of these decorative elements have been removed over the years. There are some instances where the plasterwork has been removed to reveal the underlying rubble stonework, which in most instances only serves to detract from the overall appearance of the building. There are a few public buildings such as the courthouse and the former Wesleyan chapel which always had a stone finish. Moulded architraves to window openings and moulded cornices are also found such as on the Richard Boyle premises on Langford Street (Photo. 7).



Photo.6; Painted Quoins



Photo.7; Window Moulded Cornices

g) *Openings.* Some entrances and openings have been altered over the years to suit particular commercial or domestic circumstances but overall, window openings, doorways have remained relatively intact. Paired window openings are a common enough feature such as on the Garda Station (Photo. 9) and the former AIB building.



Photo.8; Decorative Bracket



Photo. 9; Paired Window Ope

h) *Boundaries*. There is an attractive iron railing atop a low stone wall fronting a number of properties on Market Road (Photo 10). This feature is an important element and serves to delineate the commercial end of Market Road from the more community orientated north end of the Road. There are some unusual features such as the stepped entrance to the corner building on Lower Bridge Street. (Photo 11) The stone wall along the west side of Newline Road is somewhat austere but is nonetheless part of the character of the area.



Photo.10; Cut Granite wall & Railing



Photo.11; Decorative Steps

i) *Rainwater Goods*. Some original cast-iron rainwater pipes and gutters remain but there has been replacement in a piecemeal manner. Cast iron is a resilient material and the retention of cast iron rainwater goods not only makes sense from an economic viewpoint but also enhances the heritage value of buildings.

j) *Views*. The vista looking south along Market Road towards Main Street is full of architectural interest (Photo 12). Similarly the view from the bridge west along Lower Bridge Street/Main Street is one of the most enthralling urban views in Kerry (Photo 13).



Photo.12; Market Road



Photo. 13; Lower Bridge Street

### **Summary of Special Character**

#### ***The principle features of the built form are***

- variety of building form and architectural styles.
- its unique compact urban structure
- pitched roofs covered in slate or artificial slate
- roofs have variable ridge and eaves heights and mainly A type roofs with a few notable exceptions.
- simple rectangular shapes with a mixture of traditional and modern shopfronts
- traditional decorative plasterwork

#### ***Negative features***

- some unsympathetic alterations to historic features such as windows, the cumulative effect of which is damaging to its status as a conservation area.
- some poorly maintained buildings
- some unsympathetic modern development
- inappropriate replacement rainwater goods.
- inappropriate signage

### **Guidelines for development within the Conservation area.**

1. New buildings. All new buildings in a Conservation Area should be designed with reference to their surroundings and their impact on the character and appearance of the area. Special attention should be paid to form, height, bulk, materials (style and colour), proportion of openings and detailing of roofs, windows and doors.

2. Alterations and Extensions These should not dominate an existing building's scale or alter the composition of its main elevation. Any alterations including partial demolition should respect an existing building and its materials. All new work should complement the old in quality, texture and colour as well as method of construction. Artificial wall cladding and coatings or artificial roof slates will not generally be allowed on any elevation.

3. Materials. In certain circumstances planning permission will include conditions to ensure that traditional materials, appropriate to a particular building or site, are used.

4. Colour and Painting. The architectural unity of a Conservation Area, in whole or part, may depend on the use of specific colours for the decoration of external rendered walls, joinery or railings. Therefore original colour schemes should be retained. Walls and stone detailing which have traditionally not been painted should generally remain undecorated.

5. Advertisements. All advertisements within a Conservation Area should be sympathetic to its historic character. New advertisement displays will be strictly controlled and the removal of inappropriate signs pursued. There will be a presumption against internally illuminated projecting fascia signs and advertising above ground floor level. Advertisement hoardings of any description will not be appropriate.

6. Undoing Damage. The Council will use opportunities created through planning applications or other proposals to negotiate improvements which remove unsympathetic alterations or additions from existing buildings and which secure the proper repair or restoration of buildings.

7. Protected Structures. Some buildings in the Conservation area are included in the RPS. Any internal or external alterations to a Protected Structure may require planning permission. Elements such as doors, windows, cornices, consoles, cast iron gutters and decorative plaster hood mouldings are critical elements in determining the heritage character of the ACA. The fabric of the ACA, therefore, is made up of elements which themselves may be quite small, but when taken together are important in determining the character of the town. The accumulative effect of small changes to these elements whether by removal, crude repair or tactless additions can have a long-term detrimental effect on the character and visual amenity of the town. Whilst the fabric of the town is simple in detail, it reflects many years of local craftsmanship and is an important expression of the town's vernacular architecture.

### **Planning Implications**

#### **Works not affecting the character of the ACA (do not require planning permission provided no other restrictions on exemption apply)**

a) ***Maintenance and Repairs.*** Planning permission is not required for regular maintenance works and genuine repairs within the ACA (such as *roof, window repairs* or *rainwater goods*) as long as original materials are retained where they exist or where replacement is necessary that it is on a like-for-like basis. When repairing a building in a conservation area the original character of masonry and /or brickwork walls should be maintained.

*Roof- chimneys, dormer windows, satellite dishes.* The roof is one of the most important parts of a property as it makes the building wind and watertight and can bring harmony to a streetscape. Where possible the original roof material (such as natural slate) ridge tiles and hip tiles should be retained and repaired, or replaced on a like-for-like basis. Imitation slates are a poor substitute in quality and appearance for natural slate and detract from the character of a building. The conversion of loft space and the installation of inappropriate dormer windows and or roof-lights have a negative impact on the appearance of a building and detract from the character of a roofscape. In some areas dormer windows may be acceptable but they must be of a modest size, have pitched roofs and be built in traditional materials and designs.

The shape, height and variety of chimney stacks and other architectural details on buildings in a conservation area contribute greatly to the local character and should be retained and repaired. Aerials, satellite dishes and alarm boxes can have a detrimental impact on the appearance of a building. Where possible they should be situated inside or to the rear of a building or carefully located to minimise the impact on the character of the building.

*Window and Door openings.* Windows and doors are an important component of a building and any alteration or replacement can significantly alter the character and appearance of a house.

Whenever possible the original windows and doors should be retained and repaired in order to keep the integrity of the original design, so preserving the character and proportions of the house. The efficiency (thermal capacity) and soundproofing of the windows can be increased through the use of appropriate secondary glazing. Imitation replacement window styles and inappropriate replacement window materials (such as uPVC) are poor alternatives for traditional timber vertical sliding sash windows. uPVC windows have thicker cruder frames than timber windows. These unsuitable styles and materials impact on the proportions and overall appearance of a window and a building. The character of a house is then changed which has a detrimental impact on the overall appearance of a townscape and a conservation area.

*Rainwater goods.* Original cast iron rainwater goods such as gutters on brackets, downpipes and hoppers contribute to the character and appearance of buildings in a conservation area. uPVC rainwater goods attached to fascia boards have a negative impact on the appearance of a traditional house. Where possible original rainwater goods should be retained and repaired or replaced on a like-for-like basis.

b) ***Internal Alterations.*** ACA designation does not prevent internal changes or rearrangements (save in the case of Protected Structures) as long as these changes do not impact on the exterior of the structure.

c) ***Restoration of Character.*** Where original materials have been removed and replaced with inappropriate alternatives, the restoration or reinstatement of such features will not require planning permission where the method, materials and details for the works have been agreed with *Kerry County Council*

d) ***Works to the Public Domain.*** It is the aim of the Council to improve the pedestrian environment in Killorglin. To this end the Council will encourage the removal of incongruous items of street furniture, including poles, public signage, or other items which add to the visual clutter and detract from the streetscape and pedestrian safety.

#### **Works impacting on the character of the area (works requiring planning permission)**

a) ***External walls.***

Removal of render.

Changes to the original finish, or the addition of an applied layer of masonry, brick, wood or plaster.

b) ***Roof- chimneys, dormer windows, satellite dishes.***

The removal of the original roofing materials such as natural slate and its replacement with modern materials such as fibre cement tiles.

The removal of existing chimney stacks and early terracotta, or clay pots or other features of the roofscape.

The installation of rooflights or dormer windows on front elevations, or on slopes visible from the public domain.

**c) *Window and Door openings.***

Alterations to structural openings, and creation of additional openings. Replacement of doors or windows in a style, material, or method of opening other than the existing.

The replacement of single glass panes with double glazed units, reinforced glass or textured glass.

Removal of features such as fanlights, overlights, sidelights and door ironmongery

**d) *Rainwater goods.***

Removal of original cast iron hoppers, gutters and downpipes.

**e) *Extensions.***

Extensions and all new build that impacts on the street facing elevations of buildings within the ACA will require planning permission. Normal planning criteria apply to extensions to the rear of buildings.

Proposals for the alteration or extension of properties within the ACA will normally be acceptable where they are sensitive to the existing building, in keeping with the character and appearance of the area and will not compromise the amenities of adjacent properties.

Any proposals for extensions should be subsidiary in size and design to the main building and of appropriate scale, use appropriate materials and should normally be located on the rear elevations of a property.

Very careful consideration will be required for alterations and extensions affecting the roof of a property as these have the potential to significantly impact on the character and appearance of the ACA.

**f) *Commercial frontages.***

The alteration of frontages of shops or other commercial premises within the ACA, the installation of new signage and the installation of additional external elements to the facades of commercial premises.

**g) *Plot widths/ Building lines.***

Any such alterations could impact negatively on the character of the area.

**h) *Amalgamation of sites /properties.***

Any such alterations could impact negatively on the character of the area.

**i) *New build / Replacement***

Developers will be required to demonstrate that any new build reflects the established character of the buildings in the ACA, developers need to take account of such aspects as roof line, overall proportions and external finish.

**j) *Backland Development.***

The height of any backland development should not exceed that of the existing building stock.

**k) Demolition.**

The demolition of any house in the ACA would have to be justified on the grounds of structural defects or failure. As part of the justification for demolition a report from a structural engineer will be required which gives details of repairs/or remedial works normally used in such circumstances and an explanation as to why they are not suitable in this case.

The developer will also be required to submit a comprehensive photographic survey of the structure to be demolished.

**l) Views.**

Existing views need to be maintained.

**m) Landscaping.**

The original pattern of gardens and grounds and the presence of trees can contribute greatly to the character of a conservation area and should be retained.

**n) Colour and Painting.**

Any painting scheme should complement the existing colour regime.