



## Architectural Conservation Areas

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### 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. Conservation areas are usually located in the older parts of our towns and villages. They are places whose surviving historic, architectural and locally distinctive features make them special. 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 way 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. ACA designation highlights the need to preserve and enhance these qualities. The Planning and Development Act, 2000 (as amended) provides the legislative basis for the protection of such areas, known as Architectural Conservation Areas, or ACAs.

ACAs recognise that the value of a historic area depends on much more than the quality, scale, material and detailing of individual buildings. It is also shaped by the layout and the vistas along streets and between buildings. Shop fronts, street furniture and hard and soft surfaces are also key elements of the historic character of the area. Consequently, ACAs are designed to conserve whole streetscapes.

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 value
- or that contributes to the appreciation of protected structures'(1) and whose character it is an objective of the Development Plan to preserve.

### Assessment of Architectural Conservation Areas

The following criteria have been used to assess the Architectural Conservation Area designations:

Ancient street pattern or overall form

Continuity of townscape quality

Presence of protected structures

Presence of coherent groups of buildings of reasonable integrity

Existence of links to the port and the village's connection with the port

Attractive townscape qualities including informal building groups, similar age, plot size, scale and proportions, picturesque views, importance to setting of protected structures or landmark buildings, important archaeological remains or of civic importance

ACA designation may be used to protect the following:

- a) groups of structures of distinctiveness or visual richness or historical importance
- b) the setting and exterior appearance of structures that are of special interest, but the interiors of which do not merit protection
- c) the setting of a protected structure when this is more extensive than its curtilage
- d) designed landscapes where these contain groups of structures as in, for example, urban parks, the former demesnes of country houses and groupings of archaeological or industrial remains
- e) groups of structures which form dispersed but unified entities, but which are not within the attendant grounds of a single dominant protected structure.

Planning controls are more extensive with exempted development limited. Any works that would have a material effect on the character of an ACA requires planning permission.



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 their character. The aim is to give guidance to owners/occupiers and developers as to the type of work that would require planning permission.

The objective of an Architectural Conservation Area is to prevent the erosion of our built heritage and to protect against demolition or inappropriate alterations through the careful control and management of change.

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 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 & Development Act 2000(as amended).

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 changes of original materials, such as windows, doors, wall finishes, boundary walls, roof materials, rainwater goods 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.

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

1. *External walls.*
  - Removal of render.
  - Changes to the original finish, or the addition of an applied layer of masonry, brick, wood or plaster.
2. *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 solar panels or dormer windows on front elevations, or on slopes visible from the public realm.
  - The removal of timber bargeboards and/or their replacement in a material other than the existing.
3. *Window and Door openings.*
  - Alterations to structural openings and creation of additional openings.
  - The installation of rooflights or dormer windows on front elevations or on slopes visible from the street. Where dormers are deemed to be permissible, these should fit in with the character of the structure, be of a modest size and should be constructed of natural materials.
  - 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.
4. *Rainwater goods.*
    - Removal of original cast iron hoppers, gutters and downpipes.
  5. *Extensions.*
    - Extensions and all new build that impacts on the street facing elevations of buildings within the ACA will require planning permission.
    - 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, should normally be located on the rear elevations of a property and appropriate materials should be used.
    - 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.
  6. *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 such as security shutters or grilles to the facades of commercial premises.
  7. *Plot widths/ Building lines.*
    - Any such alterations could impact negatively on the character of the area.
  8. *Amalgamation of sites /properties.*
    - Any such alterations could impact negatively on the character of the area.
  9. *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.
  10. *Backland Development.*
    - The height of any backland development should not exceed that of the existing building stock.
  11. *Demolition.*
    - **The demolition of any building in the ACA would have to be justified on the grounds of structural defects or failure. As part of the justification for demolition, details will be required 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.

### **Opportunities for Architectural Conservation Areas**

The designation of an ACA highlights the distinctive and special character of a place. It does not preclude development or infill proposals. It seeks to guide development to enhance the special existing character of a place. It is a positive designation and serves to highlight and promote an area's uniqueness; what makes it special above other places.

Kerry County Council recognises that by making provision for the protection of these areas, to retain the special character of an area, in many cases, this protection 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. The increased scale of development over the last decade has led to the loss of several more modest historic buildings and this has served to increase the value of what remains.

The County Council administers grants on behalf of the Department of Housing, Local Government and Heritage for conservation work to protected structures and to buildings located within designated



Architectural Conservation Areas. In addition, the Council has, in recent years, secured funding from the Heritage Council for capital works to buildings located within ACAs in Tralee and Listowel. The designation thus enables opportunities for investment in recognition of an ACA's special character.



## AN CLOCHÁIN



### ARCHITECTURAL CHARACTER

An Clocháin is a typical Kerry village with one main street. The buildings in the ACA are all two storeys with sloping slated roofs apart from a few outbuildings which are single storey with steeply pitched roofs. Walls are a mix of render and red sandstone, which was the primary local building material. The ACA retains some architectural features such as chimney stacks, cast iron rainwater goods, original timber sliding sash and quoin stone detailing and other ornamentation.

### HISTORICAL CONTEXT

According to Lewis' Topographical Dictionary of 1837 there were 222 inhabitants in the village at that time with 43 houses, most of which were thatched. Fishing and butter export were main employment industries. The village had a Protestant and a Roman Catholic Church and school, supported by the RC clergyman. Lewis describes the Church of Ireland as a neat edifice, erected in 1828, aided by the Board of First Fruits in its construction. Interestingly, the Roman Catholic chapel was located at the opposite end of the village and is described by Slater as a commodious slated building, erected in 1824.

### STATEMENT OF SPECIAL CHARACTER

The building form and vernacular components of this traditional village form part of its special character. The retention of these elements, including building materials, finish and decorative door surrounds, quoin stone detailing, timber sash windows, cast iron rainwater goods and ruled and lined render to the street façades are principal features of importance.

The varying building heights and streetscape views when entering the village are integral to the village's special character. The rhythm of terraces, plot pattern, scale and massing inform the historical evolution and architectural character of the ACA. Proposals for infill must respect the character and scale of the village core in terms of rhythm of solid to void, materials and massing. The removal of render to expose stone is damaging to buildings and visually detracts from the ACA's character and typically requires planning permission.



## ANASCAUL



### ARCHITECTURAL CHARACTER

Anascaul is a typical Kerry village with one main street and all services located on this one street. The buildings in the ACA are all two storeys with sloping slated roofs apart from a few outbuildings which are single storey with steeply pitched roofs. The building line is irregular. The building types are relatively homogenous, two storey terraced houses with pitched slate roof and smooth plaster or red sandstone facing. There are still some original window features, but most of the windows are either aluminium or uPVC. The buildings possess little ornament apart from some window and door surrounds. Quoin stone features help define plot pattern and strengthen the vertical emphasis to the terraces.

### HISTORICAL CONTEXT

According to Lewis' Topographical Dictionary of 1837 there were only eleven houses in the village at that time, in addition, it had a Post office and a Constabulary Barracks. The village had a Protestant and a Roman Catholic Church. Both these structures were in proximity to each other at the western edge of the village and are shown on the first OS map of 1841, although a new Catholic church had been constructed to the east of the old village in 1838. The old Catholic church was in the triangular space formed by the junction of the main road and the Maum road.

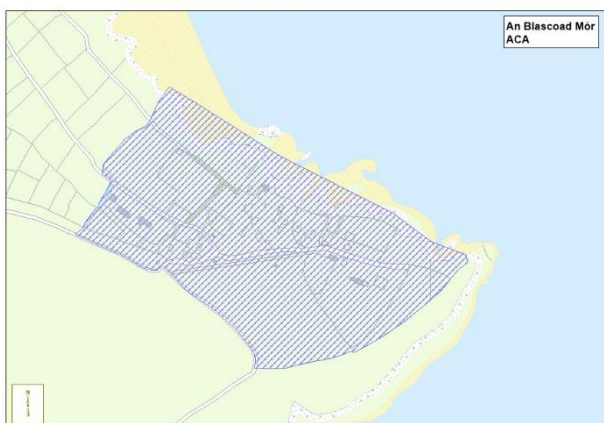
### STATEMENT OF SPECIAL CHARACTER

The building form and vernacular components of this traditional village form part of its special character. The retention of these elements, along with single storey outbuildings, cobble stones, building materials, finish and decorative door surrounds, quoin stone detailing, timber sash windows, cast iron rainwater goods are principal features of importance. There are also some fine façade embellishments that are quite distinctive.

The varying building heights and streetscape views when entering the village are integral to the village's special character. The rhythm of terraces, plot pattern, scale and massing inform the historical evolution and architectural character of the ACA.



**AN BLASCAOD MÓR**



**ARCHITECTURAL CHARACTER**

The village is designated as a large Architectural Conservation Area. This includes both the traditional upper and lower village and contains some 30 protected structures.

**HISTORICAL CONTEXT**

This ACA reflects the pattern of development typically associated with vernacular housing layout and siting on the Dingle peninsula. The location of the housing was designed to minimise the adverse impacts of climate and terrain and was closely connected to its maritime heritage. Habitation discontinued in 1952/53.

**STATEMENT OF SPECIAL CHARACTER**

Apply the following objectives within the Architectural Conservation Area to protect the village fabric and the elements forming it:

That roadways shall not be altered or surfaced. (Not withstanding maintenance and repairs).

That earth ditches shall not be altered or demolished. (Not withstanding maintenance and repairs).

That cabling and piping shall be underground. Any such work shall require planning permission.

That any underground works shall be undertaken with due archaeological supervision and shall not lead to alteration of any existing features, surfaces or ground levels after its completion. Any such work shall require planning permission.

That any fixed out-door technical equipment such as aerials, oil tanks, septic tanks and water tanks shall not be visible. Any such work shall require planning permission.

That out-door fixed electrical lighting shall be prohibited.

That insertion of any external element on any building shall respect the character of that building the Architectural Conservation Area and shall require Planning Permission

That out-door signage shall respect the character of That the erection of any permanent structure shall respect the character of any protected structure, the character of the Architectural Conservation Area and shall require planning permission.

That any new dwellings shall not be erected except for extensions and any such work shall require planning permission.



## ARDAMORE



### ARCHITECTURAL CHARACTER

Ardamore is a townland located to the north of Ballydavid, circa 400m of the coastline. The buildings represent the extant remains of a former clachan type settlement which would at one time have been very prevalent on the Dingle Peninsula, with close ties to fishing. The structures are single storey or with attic development of rubble sandstone construction with corrugated iron or slate roofs. They would have traditionally been thatched. The buildings are arranged in a dispersed pattern but are all orientated on a north east- south west axis with the north west gables facing the sea. The underlying geology is sandstone; this is reflected in the use of this material in the construction of the older vernacular buildings of the area. One of the structures has been modernised in recent years but there are still elements of the older structure within the fabric of the building. The structures are one room deep with lateral extensions.

### HISTORICAL CONTEXT

This group of buildings is shown in the first edition of the OS map (1841) and in the second edition (1896). A comparison of these maps also shows the impact of the famine on the field pattern and surrounding settlements which reflected changes to farming practices and the density of population in the peninsula. Ardamore was connected to other settlements by way of a network of paths and tracks linking the settlement and its interconnecting component structures.

### STATEMENT OF SPECIAL CHARACTER

The buildings are a significant part of the architectural heritage of the Dingle Peninsula and represent an important element of the vernacular tradition in the area. The parallel layout and form of this clustered settlement of dwellings and outbuildings is closely aligned to the climatic characteristics of its coastal location and is a dramatic and stark reminder of the harshness of life at the edge of the Atlantic.

The variety of roof heights, the rhythm of the plot pattern and the vernacular methods of construction are core elements of the ACA's special character. The uniformity of building material-old red sandstone and corrugated metal roofs – is intrinsic to the ACA's special character.





## ASDEE



### ARCHITECTURAL CHARACTER

A terrace of three houses located on the main street form a particularly coherent and attractive traditional frontage along the northside of the R551. The three houses are single storey four bay buildings with chimney stacks and some ornamentation in situ, including hood mouldings, raised plaster retailing to window and door opes and the use of corrugated metal sheeting as a roof covering.

### HISTORICAL CONTEXT

In the first edition of the OS map 1841/42 a group of buildings with a similar footprint is shown at this location. These buildings represent the historical core of the village of Asdee. A national school and RC chapel are also shown on the 1<sup>st</sup> edition OS map, although by the 2<sup>nd</sup> edition OS map, the national school had moved to its current location near the church. Asdee Castle was built in the late 12<sup>th</sup> century by one of the O'Connors of Carrigafoyle. There are no extant above ground remains of Asdee Castle, but it is reported that stones from the castle were used to construct some of the earlier houses in the village. Asdee's Church of Saint Mary was erected by the landlord, William Creagh Hickie for £1000 in 1862, on the site of a former church built by his grandfather.

### STATEMENT OF SIGNIFICANT CHARACTER

The special interest in the proposed ACA lies in the significance of this group of vernacular structures which are a very good representative example of the type of vernacular terraced structure which would have been common throughout the villages of north Kerry in the 19<sup>th</sup> and early 20<sup>th</sup> century. The variety of roof slope, finish and retention of features such as ope detailing and quoin stones, chimney stacks, in addition to rainwater goods are distinctive elements that should be retained.



## BAILE AN FHEIRTÉARAIGH/BALLYFERRITER



### ARCHITECTURAL CHARACTER

The ACA comprises a terrace of two storey traditional late 19<sup>th</sup> century structures with a variety of roof heights and slopes and plot widths. This variety of building and architectural rhythm adds interest and character to the overall village. The building types are relatively homogenous, two storey terraced houses with pitched slate roof and smooth plaster, which access directly onto the public footpath. The buildings possess little ornamentation apart from some window and door surrounds and signage. Only two properties retain natural slate roofs which present a soft purple hue. All original rainwater goods have been replaced with uPVC box profile gutters and downpipes.

### HISTORICAL CONTEXT

The buildings in this ACA were constructed in the late nineteenth century. This part of the village evolved around the Roman Catholic church, Saint Vincent's, which was constructed in c 1865. A smithy and school are shown in this area on the 2<sup>nd</sup> edition OS map, along with the houses in the ACA. The Church of Ireland and glebe house, are located to the west, set back from the main road with a long access road. These were not yet built when Samuel Lewis visited in 1837. Most residential development was in a large clachan to the west of the village and shown on the 1<sup>st</sup> edition OS map, directly adjacent to an early 19<sup>th</sup> century police barracks. The clachan disappeared following the famine.

### STATEMENT OF SPECIAL CHARACTER

The simplicity of the traditional two storey houses, their form and plot pattern, are the essential components of this ACA. The use of signage and colour is part of the attractive quality of the ACA. Variety of roof slope, extant chimneys stacks, lined and ruled render and building line are significant elements of the ACA that must be retained.



## BALLYLONGFORD



### ARCHITECTURAL CHARACTER

The Ballylongford ACA is focused on the central crossroads, comprising the north side of Bridge St., part of Quay St., Well Street and the southeast end of Bridge St. and includes both residential and commercial premises. There are several protected structures located within the ACA. The area comprises mostly rendered slated structures, with a variety of heights ranging from single storey to imposing three storey structures, which provide formality to the streetscape.

### HISTORICAL CONTEXT

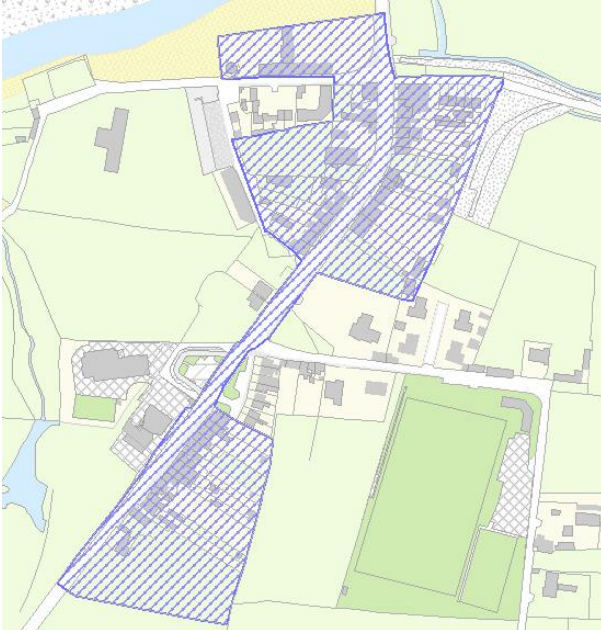
Ballylongford dates from the end of the 18th century, although a bridge existed there long before the development of the village dating back to Viking times. The Hiberno Romanesque church of St Michael designed by the renowned J.J. McCarthy and begun in 1871, replaced an earlier church on a nearby site. Other buildings in the area such as Carrigafoyle Castle built in 1490-1500 and Lislaughtin Abbey completed in the late 1400s are evidence of a long history of settlement in the area. The 1<sup>st</sup> and 2<sup>nd</sup> edition OS map show a linear pattern of development along the north and eastern approach roads to the village with a substantial amount of accommodation on Bridge Street. The very unusual three storey structure on Bridge Street retains the remains of a medieval tower house.

### STATEMENT OF SPECIAL CHARACTER

The special character of the ACA. relates to the retention of old shopfronts, the informality of the street layout, the variety of ridge heights and the prominent central location of the bridge. Features of particular significance include chimney stacks, original windows, cast iron rainwater goods, quoin stones and the variety created by a mix of pitched and hipped roofs throughout the ACA. The character of the ACA is defined by its traditional urban form, plot pattern and streetscape rhythm. The village epitomises a nineteenth century village landscape. Traditional shopfront arrangements should be retained.



## BLENNERVILLE



### ARCHITECTURAL CHARACTER

The Blennerville ACA includes Blennerville Windmill, part of Back Lane, buildings on both sides of the main street to the north of the village and the terrace of properties located to the south of the village. Buildings are formal and many retain elements such as decorative quoin stones, vertical slate on walls and hood mouldings. Substantial chimney stacks and boundary detailing to the N86 national route are part of its character.

### HISTORICAL CONTEXT

Blennerville was a village of the 17<sup>th</sup> and 18<sup>th</sup> centuries, defined by its windmill, large houses associated with the merchant gentry classes and port activities. By the 19<sup>th</sup> century, the windmill was in ruins, but the village had a national school, constabulary barracks, post office, railway line, Saint Annagh's Church of Ireland (1818) and parochial schoolhouse, located on the southern extremity of the village boundary. The quay, located to the western edge of the village, was the departure point for many famine ships that departed from Kerry.

### STATEMENT OF SPECIAL CHARACTER

The character of the ACA is essentially created by its landuse, physical form and buildings, along with its distinctive social character and the interrelationships that exist between these different components. All these fundamental elements have evolved organically and have combined to create a distinctive and unique area with its own character. Blennerville is of particular significance in that its setting, architecture, layout, form, massing and character are representative of its diverse history. The alignment of the street allows for an appreciation of the building stock and particularly its distinctive roofscape including roof material, chimney stacks and pots, rainwater goods and detailing at upper floors. The scale of the ACA's different building typologies offers a unique snapshot of Kerry's social and historical heritage as it incorporates fine merchant houses, industrial and maritime heritage structures, as well as the later single storey workers' houses. The use of vertical slate on several buildings is a distinctive architectural feature associated with the south west of the country and must be retained.



## BROSNA



### ARCHITECTURAL CHARACTER

The Brosna ACA is located within the centre of the village and is defined by a terrace of two storey structures, that align the public road. The buildings are simple rendered structures with little ornamentation. The variety in roof slopes, along with the puncturing of the skyline by the rhythm of chimney stacks, combine to create an attractive village centre. Several buildings retain natural slate roofs which add significant character and interest to the street.

### HISTORICAL CONTEXT

Brosna's evolution is closely tied to its ecclesiastical past, as evidenced by the church, glebe, chapel and burial ground shown on the pre-Famine 1<sup>st</sup> Ed OS map. By the end of the nineteenth century, the village had undergone substantial growth and by then boasted a constabulary barracks, courthouse, dispensary and several smithys, in addition to the linear development along the main street we see today. The impressive Presbytery had also been constructed, as well as new Roman Catholic church (1860s) designed by George Ashlin and the Church of Ireland church (1850s), designed by Joseph Welland. The Square features prominently and was home to the village's main public buildings.

### STATEMENT OF SPECIAL CHARACTER

The rhythm of solid to void and the vertical emphasis created by the chimney stacks, punctuated by rainwater guttering, combine to form part of the ACA's special character. The unbroken curved building line, use of contours and the stepped character of the streetscape are integral elements of this ACA.

The varying building heights and streetscape views when entering the village combine to create to the village's special character. The rhythm of the terraces, plot pattern, scale and massing inform the historical evolution and architectural character of the ACA. New development should respect this character and traditional shopfronts and signage, where they remain, should be conserved in future development proposals.



**CAHERDANIEL**



**ARCHITECTURAL CHARACTER**

The architectural character of the Caherdaniel ACA is defined by two storey traditional pitched roof buildings that directly adjoin the public road. The low stone walls and use of natural materials including stone and slate to face several of the buildings combine to define a pattern distinctive of Kerry’s peninsulas. The use of ornamentation to rendered walls provides some interest, along with a variety of roof heights and slopes and the retention of original building elements present a very attractive streetscape.

**HISTORICAL CONTEXT**

The village takes its name from the nearby caher (fort), Cathair Donaill. The village developed around the cross-roads formed by the Derrynane/old Coad road and the main road around the Iveragh Peninsula. The first edition OS map (1842) shows a small settlement focused on the vicinity of the bridge. The RC chapel and a schoolhouse are also shown. By 1897, the second edition OS map shows the village had grown, and now included a constabulary barracks, a courthouse, post office, dispensary, a new school and the consolidation of the village core, evidenced by the buildings that today form the ACA.

**STATEMENT OF SPECIAL CHARACTER**

The varying building heights and streetscape views when entering this part of the village are integral to the ACA’s special character. The variety in the use of natural building materials, the integrity of historic fabric, the low stone walls by the bridge over the Coomnahorna River, all create a distinctive pattern of development. The ACA’s special character lies in the fact that it retains elements of Kerry’s traditional built landscape – vertical hanging slate, ruled and lined render, traditional style name plates, and traditional advertising, external facing stone, and a variety of roof heights and roof slopes. The direct access from the buildings that form the streetscape onto the public road is also a distinctive feature.



**CAHERSIVEEN**



**ARCHITECTURAL CHARACTER**

The detailing along Main Street shows the character and variety of buildings commonly found in many Irish towns. Cahersiveen has an interesting mix of house styles that enliven the streetscape. On the south side of Main Street, a terrace of three storey largely uniform buildings with rendered ruled and lined walls with decorative arched mouldings over the first floor window openings and flat mouldings over the second floor openings. In contrast the buildings opposite on the south side are non-uniform in design but still provide architectural interest. Traditional style shopfronts contrast with more formal classical style facades. The curved corner buildings add hugely to the character of the streetscape.

**HISTORICAL CONTEXT**

The completion of the first carriage road along the north coast of the Iveragh peninsula in 1821 provided the impetus that allowed for the expansion of Cahersiveen from a small village to town status. In the first edition of the OS map (1841/42) the west end of Main Street essentially terminates at the junction with High Street, and the east end terminates at Courcsey’s Cross. There was little urban development beyond those points, the urban structure was far less elongated than it is now. The Courthouse and the Bridewell were located along this stretch of Main Street. The opening of the Farranfore to Valentia Harbour railway line in 1893 provided a further boost to the growth of Cahersiveen.

**STATEMENT OF SPECIAL CHARACTER**

Cahersiveen’s ACA retains many of its historic fabric, including ruled and lined rendered finish, double height oriel windows, a neo-classical courthouse, timber sliding sash windows and cast-iron rainwater goods. The variety of building form and architectural styles, along with traditional decorative plasterwork are core elements of the area’s special character. The use of colour to emphasize architectural features and individual plots is also a distinctive feature of the town. Traditional shopfront glazing and signage should be retained where it remains.



## CASTLEGREGORY



### ARCHITECTURAL CHARACTER

The architectural character of the Castlegregory ACA is defined by the rhythm of plots, varying building heights and widths, the historic uses and names that to this day are still in use (Tailor's Row, New Road, Forge Road). Buildings comprise a mix of single and storey forms which adds interest and character to the overall village. The building types have pitched slate roofs or corrugated tin (sometimes erected over a previously thatched structure) and walls are plastered or limewashed over rubble stone walls. The buildings possess little ornamentation apart from some window and door surrounds and signage.

### HISTORICAL CONTEXT

Castlegregory is one of Kerry's few urban areas that did not evolve along a single main street. The First Edition OS map shows a compact village with a post office, coast guard station, school and chapel, police house, dispensary and extensive linear development visible on approach roads. The site of Gregory's castle is also clearly shown. By the 2<sup>nd</sup> Edition OS map, the New Road was constructed to the west of the chapel, a courthouse, constabulary barracks and the Tralee-Dingle railway line and station provide a glimpse into the village at the turn of the twentieth century. The smithy is also shown, located at the northern end of the Forge Road.

### STATEMENT OF SPECIAL CHARACTER

The Castlegregory ACA is defined by its distinctive architectural character incorporating a mix of single storey vernacular structures and more formal single and two storey traditional buildings with more formal ornamentation. The ACA's form, massing and character are representative of its diverse history and indeed, the street pattern itself. Views of the ACA from approach roads are important to maintain as well as the setting of existing structures within the ACA. The retention and adaptation of existing buildings should be encouraged in future development proposals for the ACA.





## CASTLEISLAND



### ARCHITECTURAL CHARACTER

The width of Main Street combined with the central location of what was the old market house has led to the creation of an impressive architectural set-piece. The Main Street is orientated north east /south west and is over 34 metres wide measured from the building line at some points. The southern end of the street, which encompasses part of the ACA, is dominated by three storey structures. While there is some mixture of building types in terms of material, heights, form and scale, the buildings are mainly three storeys with pitched slate roofs. The old market house with its prominent pedimented clock, parts of which date to the late 1700s, still dominates the Main Street. There are also much simpler structures such as the low two storey iron roofed vernacular dwelling house with wooden half door at the upper end of Main Street.

### HISTORICAL CONTEXT

The settlement at Castleisland dates from c1226 when the Normans established a castle on the banks of the Maine. The town is one of the oldest settlements in Kerry. The castle and surrounding lands were in the ownership of the Fitzgeralds, Earls of Desmond, up to the time of the Munster Plantation when the lands were transferred to English colonists. The town was granted a charter in 1601 which allowed for the establishment of weekly markets and fairs and permitted the collection of tolls on approach roads to the town. The market house which is still extant was completed in 1747. From 1822 onwards following the completion of a new road network by Richard Griffith, the town prospered.

### STATEMENT OF SPECIAL CHARACTER

The variety of building elements combine to create the ACA's special character. Along the Main street large robust chimneys dominate the skyline, some rendered some cut stone and some red brick. A small number of chimneys still retain terracotta chimney pots. Some fine stonework and plaster decoration create interest in the streetscape but most buildings, by virtue of their simplicity, scale and continuity, reflect more modest decoration. Rendered block and start quoins are a common feature in the ACA and are particularly prominent when highlighted as part of the painting regime, as is evident on many buildings on Main Street. Most walls have a painted smooth rendered finish. There are also some fine examples of coursed square stonework using local limestone. Some properties have ruled lines in the render to give the appearance of an ashlar stone building. Plaster was an economical substitute for cut stone to imitate all sorts of classical details and its use was widespread in Ireland. Such features as moulded rendered eaves with consoles are also a feature along Main Street and give a sense of continuity to the streetscape.



## CAUSEWAY



### ARCHITECTURAL CHARACTER

The character of this ACA is defined by its simple traditional style incorporating terraced structures with a mix of roof slopes, plot widths and a variety in architectural rhythm created by its buildings. Some buildings offer relief in the form of decorative plaster detailing to opes, shopfront detailing and decorative ridge tiles. While simple in character, the charm of this ACA is linked to the traditional arrangements of its buildings.

### HISTORICAL CONTEXT

Causeway was quite developed in the early nineteenth century with a cluster of buildings arranged around its crossroads. The early OS maps show that the village had a post office, fair green, a pound, RC chapel as well as a built-up network of buildings. Interestingly, the local Church of Ireland and glebe house was some distance away to the south west of the village. After the famine, the village continued to grow extending in all directions with a new courthouse and constabulary barracks reflecting the change in socio-political circumstances at the time.

### STATEMENT OF SPECIAL CHARACTER

The building form and vernacular components of this traditional village form part of its special character. The retention of these elements, along with the variety of roof height, building materials, finish and decorative door surrounds, quoin stone detailing and cast-iron rainwater goods are principal features of importance. There are also some fine façade embellishments that are quite distinctive.

The varying building heights and streetscape views when entering the village are integral to the village's special character. The rhythm of terraces, plot pattern, scale and massing inform the historical evolution and architectural character of the ACA.



## CÉ BHRÉANAINN



### ARCHITECTURAL CHARACTER

This ACA comprises two distinct parts and its character is intrinsically linked to its proximity to the sea with a small nucleus of buildings orientated towards the sea. The buildings are two storey pitched roof buildings, rendered with gable ended chimney stacks and steeply pitched slate roofs. Some traditional fascia nameplates remain along with raised plaster decorative detailing.

### HISTORICAL CONTEXT

Cé Bhréanainn evolved as a fishing village, centred around Brandon Quay. It was shown as Quay Village on the 1<sup>st</sup> edition map of the 1840s with a scattering of developments shown facing the sea. Alexander Nimmo was responsible for the design of the pier in 1822 which was replaced by one downstream designed by James Donnell. Donnell was harbour engineer who inspected Nimmo's piers and harbour works in hand. The village had grown by the end of the nineteenth century, perhaps in response to the construction of the new quay and the additional trade opportunities it brought.

### STATEMENT OF SPECIAL CHARACTER

The character of this ACA is linked to the topography, proximity the sea, relationship to the piers and the traditional two storey architectural form of the buildings. The character of the ACA is defined by pitched roof slated buildings, rendered finish, little ornamentation and gable ended chimney stacks. These elements, along with the plot pattern and dominant building north-south orientation are key components that create the ACA's special character. The two piers are also a core part of this ACA and their character, form and architectural features should be protected and enhanced in recognition of their role in the social and architectural fabric of the ACA. They are intrinsic to the maritime heritage and social history of the area.



## DAINGEAN UÍ CHÚIS/DINGLE



### ARCHITECTURAL CHARACTER

The Dingle ACA encompasses the central town core with outliers along Goat Street, John Street, Strand Street and Emlagh Cottages. The variety of buildings includes vernacular buildings in the Colony and Lord Ventry's former grand townhouse on Green Street. The architectural character is a rich tapestry of style, finish and form. The asymmetrical design of a number of these buildings attracts the eye and enlivens the streetscape. Dingle probably has a greater mix of house styles and variations than any other town in the county and a unique urban form.

### HISTORICAL CONTEXT

The town originated in the Norman period with the development of port facilities. It received a royal charter in 1607 which allowed for the construction of town walls which encompassed a roughly rectangular area extending north-west south-east on both sides of what is now Goat Street, Main Street and John Street. Dingle was the only walled town in Kerry. The 'Colony' off Strand Street was established by Church of Ireland clergymen in the early 1840s to establish a strong Protestant community in the area. By the end of that decade however it was deemed a failure. Many local fishing families lived in the 'Colony'.

### STATEMENT OF SPECIAL CHARACTER

The street layout which preserves the old burgage plots and the older town buildings are an intrinsic element of the ACA's special character. Apart from the building line there is little uniformity otherwise, roof ridge levels vary, and window heights are different, individual design details highlight individual properties. The presence of unique features such as the stream flowing under the house at the north end of the Mall and landmark corner buildings add to the character of the ACA. Tall slender chimneys on very low structures like those off Strand Street are a unique feature. A small number of vernacular style dwellings in the Colony area are rendered with lime and sand and have a lime wash finish. Decorative plasterwork, the red sandstone finish, wall plaques on Green Street which evoke the antiquity of the area, kerbstones, railings and water pumps all contribute to the ACA's special character. The once common use of vertical hanging slate is still evident on the rear of buildings along Bridge Street.



## FENIT



### ARCHITECTURAL CHARACTER

The Fenit ACA comprises a terrace of six single storey dwellings and the old lifeboat building. The special character of the ACA lies in the significance of this group of buildings from a fishing, commercial and maritime heritage perspective. The terrace retains many of its original architectural features, including chimneys tacks and pots, boundary walls, gates, and windows.

### HISTORICAL CHARACTER

The origins of the settlement at Fenit coincides with the arrival of the railway in the latter half of the nineteenth century. Fenit Harbour was completed in 1880, the Post Office in 1884 and the railway opened for service in 1887. For a small settlement at the time, the amount of maritime and social/civic buildings is quite notable, as evident on the second edition Ordnance Survey map. This map shows a hotel, constabulary barracks, church, railway station, lifeboat house, coast guard station and post office in addition to housing.

### STATEMENT OF SPECIAL CHARACTER

The Fenit ACA's special character is intrinsically connected to its maritime heritage past and related activities. The scale, massing and street layout of the ACA are core elements of its character and should inform future development proposals. The retention of architectural fabric, including boundary wall details is of prime importance. Development potential should respect the single storey character of the terrace and the plan and form of the buildings. The orientation of the buildings facing the sea is also important and this development pattern should be retained in future development proposals. The lifeboat building retains distinctive architectural detailing and fine limestone masonry craftsmanship. Its character and setting should inform future development in its vicinity.



## KENMARE



### ARCHITECTURAL CHARACTER

The ACA at Kenmare is in the central town core area. It includes landmark protected structures, landlord estate terraces, town centre commercial buildings and institutional buildings. Cast and wrought iron historic railings, decorative rainwater hoppers, interesting stucco detailing on façades, and natural slate pitched roofs, combine to create a distinctively attractive streetscape.

### HISTORICAL CHARACTER

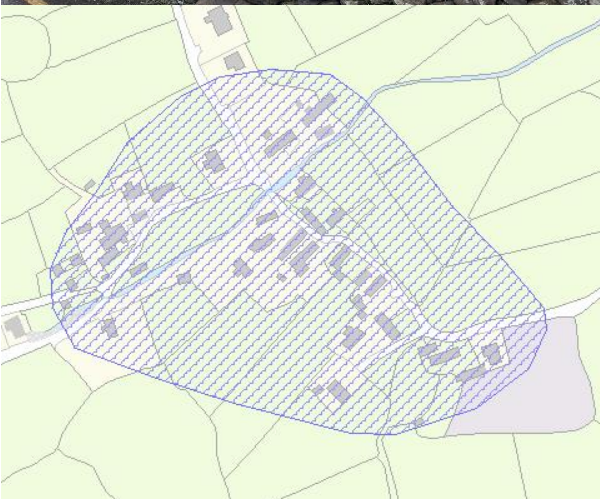
Kenmare did not evolve slowly over the centuries like most other towns in Kerry but was laid out systematically on behalf of the first Marquis of Lansdowne in the 1770s. The main public buildings were located on Shelbourne Street and commercial development was concentrated on Henry Street and Main Street. The figure of 8 layout allowed for the formation of a compact settlement. The planned layout gives the town a unique character and charm which has resulted in its designation as a Heritage Town. The carriage arches located on Henry Street are an important historical link to the past, and, unlike other towns in Kerry, have been retained to enable access to properties to the rear of those facing the main throughfare.

### STATEMENT OF SPECIAL CHARACTER

The ACA at Kenmare retains many of its architectural details including shopfront and signage, original timber sliding sash windows, chimney stacks and pots, cast iron rainwater goods, massing and scale of its nineteenth century building stock, as well as the distinctive residential landuse pattern of the structures at Emmet Place and Parnell Terrace. The retention of these elements, particularly in terms of the form, scale and remaining fabric, is of significance to ensure the character of Kenmare is maintained and enhanced by the Council. The use of paint and attractive modern shopfront lettering illustrates how best this character can be used to inform good interventions in the ACA. The streetscape and street pattern of Kenmare's town centre is also an important part of the ACA's special character and its morphology should inform any future development proposals.



## KILDURRIHY



### ARCHITECTURAL CHARACTER

Kildurrihy is comprised of a cluster of houses and is a good example of what is known as a clachan. In many instances former dwelling houses have now been converted to outhouses. The older structures are single storey of rubble sandstone construction with corrugated iron roofs, one of the structures has a sod/thatch roof. It is probable that a number of these structures were once used for human habitation as many are well constructed. Several existing dwellings are also comprised of older built fabric. The buildings are arranged in a distinctive parallel fashion, reflecting the contours of the surrounding landscape. The underlying geology is sandstone which is reflected in the use of this material in the construction of the older vernacular buildings of the area.

### HISTORICAL CONTEXT

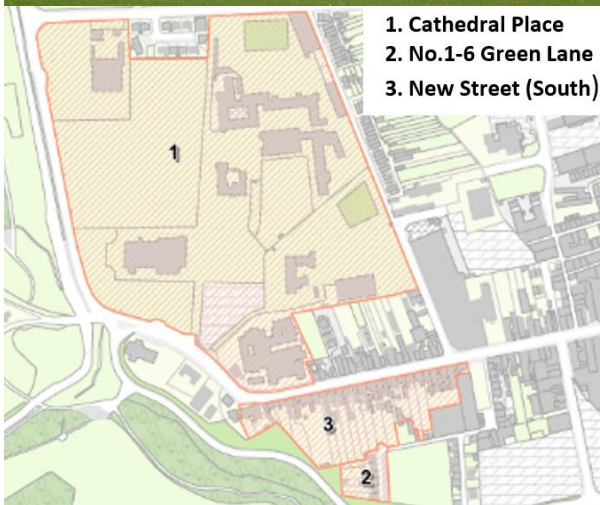
Kildurrihy (*Cill idir dá shruth*, the church between two streams) is the site of a *ceallúnach* or burial ground and of Templebeg, a small church of which very little remains, and which was probably of eighth or ninth century origin. The area is rich in archaeological remains, including holy well (St. Brendan's), an enclosure, cross inscribed stone and church site (Templebeg). The clachan was well developed before the famine, as evident in the 1<sup>st</sup> edition OS map. The village was slightly extended and consolidated during the nineteenth century, an interesting departure from the mass clearance of population from the peninsula post famine.

### STATEMENT OF SPECIAL CHARACTER

The remaining outbuildings and some elements of existing dwelling houses are a significant part of the architectural heritage of the Dingle Peninsula and represent an important element of the vernacular tradition in the area. The uniformity of building material, red sandstone and corrugated roofing, represents a tangible link to vernacular building traditions and techniques, unique to the Dingle peninsula as is a core part of the ACA's special character. The layout, massing, form and orientation are key elements of the ACA and are a significant heritage asset of the county.



## KILLARNEY: CATHEDRAL PLACE/PORT ROAD/MARY'S ROAD



### ARCHITECTURAL CHARACTER

This ACA is defined by the presence of limestone Gothic Revival style buildings with distinctive pitched slate roofs, profiled cast iron rainwater goods with decorative hoppers and some remaining historic joinery. Ashlar chimney stacks, clay ridge tiles, iron finials and pointed-arch openings combine to create a distinctive gothic architectural character in this ACA. Gateways, with cast iron gates, railings and rubble stone boundary walls add to the high quality of architectural significance of this ACA.

### HISTORICAL CONTEXT

This area was developed in the early to mid-nineteenth century when Bishop Egan (supported by Lord Kenmare) undertook the construction of a cathedral. The Cathedral was commenced shortly before the Famine and consecrated in 1855. The Presentation Monastery was also commenced before the Famine in 1837 (both designed by A.W. Pugin). Due to the Famine, other buildings within this religious complex were not completed until after the Famine. Other structures of note include the Bishop's Palace (1865), Saint Brendan's College (1860) and the Presentation Convent (1875). Lands adjacent to the monastery and cathedral were opened by the construction of a road which in the 1890s provided access to the newly constructed Saint Brendan's Seminary and Bishop's Palace, Presentation Convent and Saint Mary's School

### STATEMENT OF SPECIAL CHARACTER

This area is of special architectural, historical and social interest. The extent of open space, the relationship of buildings to each other within the landscape, the setting and vistas associated with the structures all combine to create a unique landscape within the built-up town. Boundary walls, mature trees, the walkways that historically connected the buildings to each other and the open space and gardens associated with the buildings should be retained and protected in future development proposals. Additional hard surfacing and loss of the character and setting associated with these buildings should not be encouraged.





## KILLARNEY: EMMETT'S TERRACE



### ARCHITECTURAL CHARACTER

This row of terraced houses is set back from the public road with bay windows to ground floors. The coursed limestone external finish with exposed brick surrounds is a very attractive feature of the terrace. Vertical emphasis to the plot rhythm is afforded by the substantial rendered chimney stacks and down pipes which define each plot.

### HISTORICAL CONTEXT

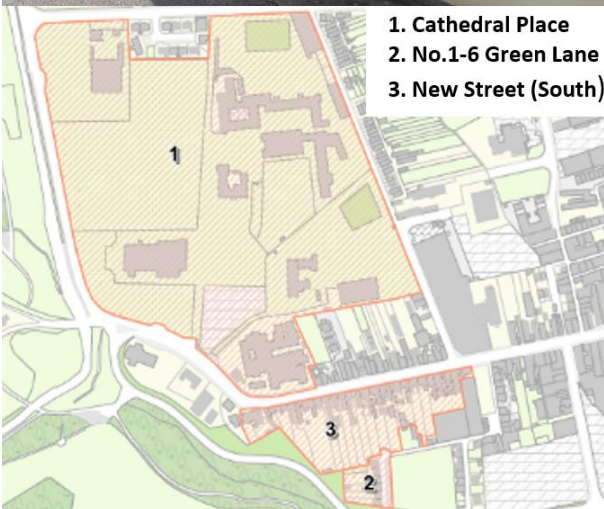
This terrace is one of Killarney's older housing schemes and is reflective of the architectural character of its time. This early scheme, like others, was provided with allotment gardens, which remain in situ today. The terrace was built at the turn of the 20<sup>th</sup> century on what would have been the outskirts of the built-up urban area. It reflects the beginning of a widespread improvement of residential accommodation in the town.

### STATEMENT OF SPECIAL CHARACTER

The uniformity of finish, the brick detailing and the substantial chimney stacks create a harmonious terrace that create a distinctive special residential character. The pedestrian pathways with low limestone walls and surviving cast iron gates create a strong boundary to the street. These features in addition to the exterior detailing of the houses should be conserved as part of the area's contribution to Killarney's architectural character. The creation of vehicular entrances to the front of the terrace should not be permitted. The retention of chimney stacks and cast-iron rainwater goods should be encouraged. Where new developments are proposed, the use of uPVC should not be permitted.



## KILLARNEY: GREEN LANE



1. Cathedral Place
2. No.1-6 Green Lane
3. New Street (South)

### ARCHITECTURAL CHARACTER

The dwellings on Green Lane are single storey three bay structures with pitched roofs. Chimney stacks are located at gable ends. The front door is centrally located for each dwelling and access is directly from the public footpath to the front of the terrace. Many original features have been lost but the character is defined by plot pattern and building form.

### HISTORICAL CONTEXT

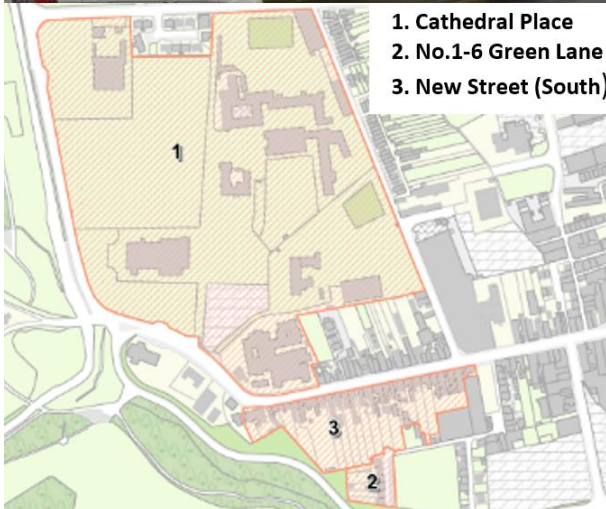
A terrace of six structures is shown on the 2<sup>nd</sup> Edition Map when the area was called Back Lane. The density of development and small plot size can be easily compared against that of New Street, located to the immediate north. The houses had small rear gardens with outbuildings to the rear. Three of the houses had a small return to the rear. All were accessed directly from the street to the front.

### STATEMENT OF SPECIAL CHARACTER

This terrace is of special architectural interest given the uniformity of design and the contribution to the character of the area. The terrace reflects the type of dwellings that were once common on Killarney's back lanes and dense network of streets. A lot of the simpler vernacular architecture of the town's laneways has been demolished, particularly in the mid to late twentieth century or has been altered to such an extent that the simple vernacular style is no longer visible. It is considered this development is a good intact example of late nineteenth century housing. The single storey design, direct connection to the street in addition to the location of chimney stacks all contribute to the special character of the ACA and should inform future development proposals.



**KILLARNEY: NEW STREET (SOUTH)**



- 1. Cathedral Place
- 2. No.1-6 Green Lane
- 3. New Street (South)

**ARCHITECTURAL CHARACTER**

The southern side of New Street is very impressive architecturally, both within the context of Killarney and indeed of the wider Kerry area. These buildings are of mid-late Georgian architectural style and collectively contribute to the streetscape and architectural character of the area. The buildings are mostly three storeys with pitched roofs and gable ended chimney stacks. Many retain historic joinery and cast-iron rainwater goods. Plot widths vary and some retain carriage arches within their plan.

**HISTORICAL CONTEXT**

When Charles Smith visited Killarney in the 1750s, he spoke of a new street which was being designed to accommodate a commodious inn and travellers to the area, and some of the structures on the street date to this time. The southern side of New Street also provides a visual reminder of Killarney’s wealth in the latter half of the eighteenth century, when Thomas Browne, the 4<sup>th</sup> Lord Viscount of Kenmare, invested hugely in developing Killarney’s tourism industry, transforming the town from a market town to a tourism town. The rise of a wealthy middle class in Killarney at this time coincided with investment in inns, housing, boating facilities, road and industry. Arising from increased wealth was an increased demand for larger properties. The buildings on New Street were predominantly used as single residences with owners’ wealth displayed in the decorative doorcases and fanlights still evident today.

**STATEMENT OF SPECIAL CHARACTER**

The special character of this ACA is defined by substantial plot widths which are a mix of two, three, four and five bay houses. The retention of carriage arches along the street is also an important link to the street’s history and heritage, linking to a past when this access was an important part of the workings of the house. The distinctive square headed doorcases, in addition to decorative fanlights and doorways, a feature not evident to such an extent elsewhere within the town, are part of the ACA’s special character. The conservation of remaining historic joinery and rainwater goods, in addition to roof profile and plot pattern should be protected and incorporated into future proposals for the street.



**KILLARNEY: SUNNYHILL LOWER**



**ARCHITECTURAL CHARACTER**

This terrace is significant as it remains largely intact in terms of its architectural style. The three bay dormer houses comprise limestone external finish, exposed brick surrounds to opes, pedestrian access to the front with low stone walls. Windows were originally timber sliding sash, probably six over six, in arrangement. Some original cast iron rainwater goods remain in situ. Chimneys are coursed brick chimneys which remain in situ.

**HISTORICAL CONTEXT**

The terrace was constructed in the first decade of the 1900s and was built with slate roofs (rather than thatch). This terrace is one of Killarney’s older housing schemes and is reflective of the architectural character of its time. This early scheme, like others, was provided with allotment gardens, which remain in situ today.

**STATEMENT OF SPECIAL CHARACTER**

This terrace of houses is an excellent exemplar of high-quality housing developments that occurred in Killarney at the end of the nineteenth and early twentieth century. The excellent stonework to the exteriors and simplicity of detailing are core components of the ACA’s special character. Development proposals should retain the simplicity of style and palette, form and massing to ensure the unifying features of this terrace are protected and enhanced into the future. It retains many of its features such as external facing materials, low front boundary wall, chimney stacks and brick detailing, that collectively, contribute to the ACA’s character.



**KILLARNEY: SUNNYHILL UPPER**



**ARCHITECTURAL CHARACTER**

Numbers 1-11 Sunnyhill Upper are two storey two bay houses with pitched slate roofs, some of which retain original natural slate and clay ridge tile. Walls are simply decorated with ornamentation provided by raised plaster banding to ground floor opes. Some retain circular profile cast iron rainwater goods and half round gutters. Chimney stacks are of brick construction and are rendered.

**HISTORICAL CONTEXT**

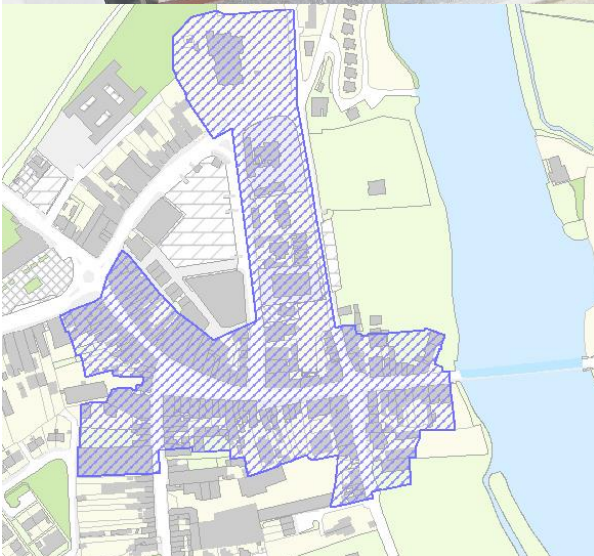
This terrace was constructed in the early decades of the twentieth century and the houses had long back gardens, accessed via a passageway to the rear of the housing plots. It forms part of a wider scheme of housing developments that occurred in the town during the late nineteenth and early twentieth century in response to the need to provide for additional accommodation. These housing developments were constructed in attempt to improve living conditions for people of Killarney town.

**STATEMENT OF SPECIAL CHARACTER**

The simplicity of detailing around the ground floor opes, high quality architectural fabric such as limestone steps to the front door and the rhythm of the design and plot pattern of the terrace are core components of the ACA’s special character. Development proposals should retain the simplicity of style and palette, form and massing to ensure the unifying features of this terrace are protected and enhanced into the future. The retention of chimney stacks will ensure the vertical emphasis of the terrace is maintained.



## KILLORGLIN



### ARCHITECTURAL CHARACTER

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 or the Bank of Ireland building on Market Road. While there is very little uniformity in building styles or use of materials and a distinct absence of terracing apart from Árd na Launa on Newline Road, it is this melange which gives the town centre its architectural interest. 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. Most buildings have a smooth plaster finish.

### HISTORICAL CONTEXT

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.

### STATEMENT OF SPECIAL CHARACTER

There is a huge variation in roof ridge height throughout the ACA which adds variety to the streetscape. Rendered block and start quoins are common and are particularly prominent when highlighted as part of the painting regime. The simplicity of rendered finishes must be retained as it is part of this ACA's special character. There are a few public buildings such as the courthouse and the former Wesleyan chapel which always had a stone finish, and this feature makes these buildings significant. Moulded architraves to window openings and moulded cornices where they remain are also part of the ACA's special character. Decorative iron railings should be conserved and retained in situ.



**KNIGHTSTOWN**



**ARCHITECTURAL CHARACTER**

Knightstown has a rich architectural heritage and has a higher concentration of Protected Structures than any other settlement in the county. The buildings within the proposed ACA are either two storey or one and a half storey, except for St Derercas Hall which is single storey. Several the buildings have simple traditional style open porches. One of the buildings within the ACA, Knightstown Coffee House, has one of the finest examples of shopfront craftsmanship in the county. The two terraces within the ACA are comprised of attractive vernacular style buildings simpler and less elaborate than some of the other terraces in Knightstown.

**HISTORICAL CONTEXT**

The Scottish engineer, Alexander Nimmo was responsible for the layout of Knightstown, having been commissioned to carry out the task by the Knight of Kerry in the early 1830s. In the 1<sup>st</sup> edition (1842) and the 2<sup>nd</sup> edition (1897) of the OS maps, Peter Street is referred to as Coastguard Street and the terrace of six buildings on the west side of the street is referred to as Coast Guard Station. In the first edition the only buildings shown on the north side of Market Street are the Post Office and adjoining building and the nearby terrace of four buildings referred to on the map as Police Barracks. In the second edition five additional structures are shown on the north side of Market Street including what is now the Knightstown Coffee House and adjoining building.

**STATEMENT OF SPECIAL CHARACTER**

Most structures within the ACA do not front directly onto the footpath but have an area of private open space. An interesting feature connecting the properties forming the four unit terrace on Market Street is the use of a slate slab over the water channel. The vista looking east along Market Street towards the waterfront, with the clock tower in the forefront and the harbour and Reenard in the background is one of the iconic views associated with this part of south Kerry. The ACA is defined by its traditional urban style dating from the later 19<sup>th</sup> and early 20<sup>th</sup> century, the simplicity of finish, the use of Valentia slate in boundary detailing, the retention of many original building features and the variety of roof height and eaves, respecting the contours of the ACA.



## KNOCKNAGOSHEL



### ARCHITECTURAL CHARACTER

The building types are relatively homogenous, two storey terraced houses with pitched slate roof and smooth plaster finish. There is still a high percentage of original window features. Simple robust chimneys, little barge or ridge detailing, the treatment of the roof on the corner building is an interesting detail. Some of the buildings on Main Street retain attractive detailing to their frontages including signage, plaster fascia board, lettering and quoin stone detailing.

### HISTORICAL CHARACTER

One of the earliest references to Knocknagoshel is a census report for 1659 which states that 'Cnocknegassel townland' had twenty-five households. It wasn't until Richard Griffith undertook his road building projects in the early nineteenth century that Knocknagoshel figures more prominently. Parnell's visit to the village in 1891 was widely publicised and a plaque located on a building within the ACA commemorates this occasion. The 1842 Ordnance survey map shows a scattering of buildings in the vicinity of the church. This church which was built in 1834 was replaced by the current church in 1905. The 1898 OS map shows the configuration of the village as it exists today, with a constabulary barracks school, smithy and water pump anchoring the settlement around the road network. The pump remains in situ.

### STATEMENT OF SPECIAL CHARACTER

The special character of the Knocknagoshel ACA is defined by its street layout, principally the triangular layout of the village centre and its resultant vistas. The traditional building forms and finishes, including smooth rendered walls, pitched roofs, prominent chimney stacks and timber sliding sash windows, combine to present an attractive traditional Kerry streetscape. The curved building line is also part of the ACA's special character and should be retained. The terminal vista afforded by the RC Church and the buildings that align the street create an attractive view which should be protected in any future development proposals.





**LISTOWEL**



**ARCHITECTURAL CHARACTER**

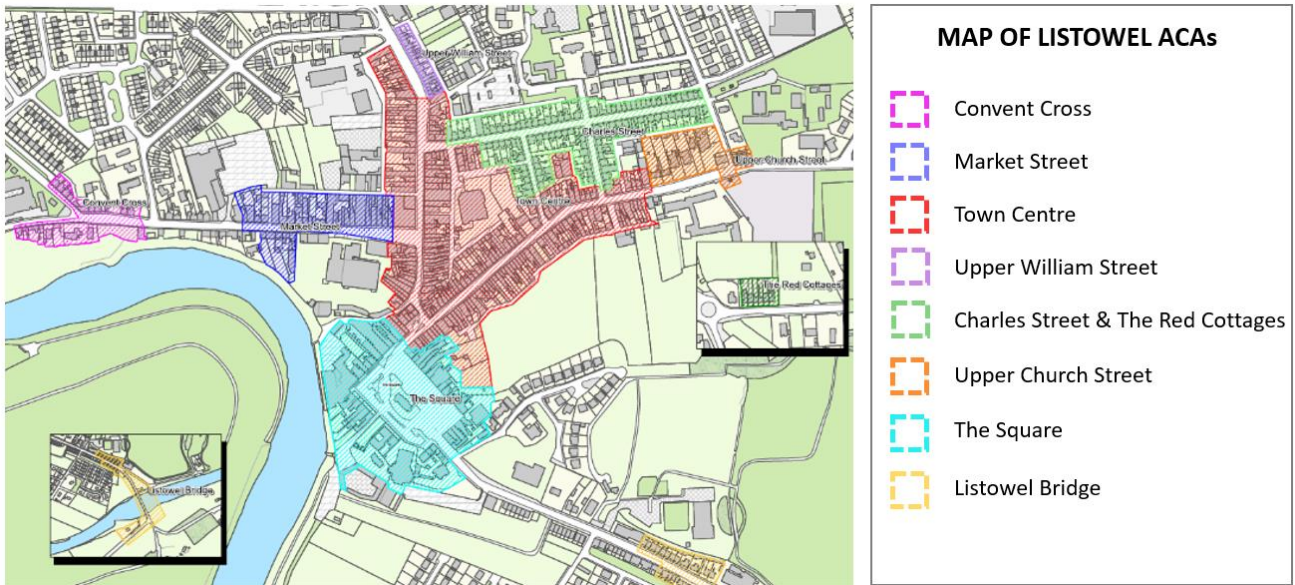
Listowel’s architectural character is defined by traditional building forms, materials and position within the streetscape. Buildings are mostly terraced, a mix of two and three storey, rendered with pitched roof, with many retaining chimney stacks and classical shopfront details. Listowel is unique for its shopfront embellishments and planned streets; one of only a few planned urban spaces in Kerry. Listowel retains a wealth of fine architectural elements including historic railings, fine bank buildings, fanlights, timber sliding sash windows, stuccowork, boot scrapers, natural slate roof and cast-iron rainwater goods. The tooled, coursed and snecked limestone of buildings on Charles Street along with the form, height and scale of the buildings combine to create a distinctive architectural character, so different to the Church Street, William Street and Market Street areas.

**HISTORICAL CHARACTER**

Listowel Castle occupied an important defensive location on a bend of the River Feale for centuries. Following the Munster plantation, Listowel belonged to Thomas FitzMaurice, 1st Earl of Kerry (1668 - 1741). It was around the 1690S when the layout of the town’s main streets and square was planned. The square was the point from which the other streets in the town emanated, namely William Street and Church Street. Listowel’s role as an agricultural market town within the wider region was firmly established when Listowel Bridge was constructed in 1829, across the River Feale, linking the town with the butter road leading to Cork and the port.

**STATEMENT OF SPECIAL CHARACTER**

Listowel, without doubt, is one of Kerry’s finest towns. It retains many of its historic shopfronts and streetscapes. Its special character is intrinsically linked to its highly decorated shopfronts and commercial frontages, its unique simplicity seen in residential Charles Street. The Square includes a variety and typology of architectural styles that showcases the best of Kerry’s buildings, dating from the castle up to turn of the twentieth century bank architecture. Particularly significant too is the painting of Listowel’s shopfronts and town buildings – the sign writing, lettering, colouring and the attention to picking out architectural elements in paint, is a vital and living component of the ACAs.



**Listowel ACA’s Historic Shopfronts**

It is from the early twentieth century that the shopfronts and commercial frontages of Listowel were renovated by the master craftsman Pat McAuliffe and others. According to Sean Rothery, “the strongest tradition of exterior decoration in plaster is in the south western part of Ireland...The most famous plasterworker-designer whose work is still to be seen...was Pat McAuliffe” (p.68, *The Shops of Ireland*). Rothery further describes his works as “excellent lettering which is highly individual and innovatory, shows strong influences of Art Nouveau. He has often been described, or rather dismissed, as a naïve artist, but there are features about his work which show him to be a genuine designer working in the new exotic and exciting decorative phase of the late nineteenth century...His decorations on buildings were often rather out of scale but there is no denying his genuine desire to turn ordinary dull town buildings into sculptural and textural art objects” (p.68, *The Shops of Ireland*).

It is from this unique vernacular tradition that Listowel’s built heritage is of exceptional value, in terms of its contribution to Irish decorative art, craftsmanship, culture and the concept of using a building as a canvas. Displaying symbols of Irish nationalism, particularly at a time of political upheaval, was also a key feature of McAuliffe’s work (Maid of Erin, the rising sun, the harp etc). The historic shopfronts and façades of Listowel town centre remain an extraordinary legacy and render the town unique in an Irish context. Listowel continues to proudly maintain its stucco detailing. Even today, the use of paint is carefully chosen to highlight the detailing so expertly applied over a hundred years ago. The painter is now too an artist and part of the living art of the building.



## MILLTOWN



### ARCHITECTURAL CHARACTER

The Milltown ACA retains many features of significance including intact Georgian shopfronts, six over six timber sliding sash windows, imposing chimney stacks and a distinctive plot pattern and rhythm that originated with the town's planned beginnings. Buildings are rendered and a mix of single, two and three storeys in height. Decorative detail such as string courses, cornicing, cobblestones, is simple and unassuming.

### HISTORICAL CHARACTER

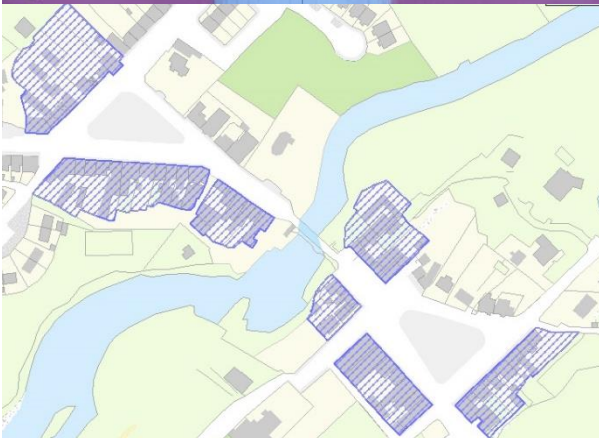
Milltown developed as a planned estate town which was laid out by Captain John Godfrey in the 1750s. There may have been an earlier village in the vicinity of Killagha Abbey but there are no extant remains. The Square contains some of the oldest buildings in Milltown and it is probable that this was developed before the rest of the village because of its proximity to the estate gates. The main street was designed on an axis with the main gate into Kilcoleman Abbey, with churches, schools and the religious houses sited by the family on lands adjacent to this street. The remains of the historic demesne and Milltown's wider cultural landscape are intrinsic to the character of the ACA, are core elements of its setting and wider sphere of influence.

### STATEMENT OF SPECIAL CHARACTER

The special character of the proposed ACA lies in the significance of this group of buildings from a historical, architectural and cultural perspective. It is the plot pattern, the rhythm of the buildings and their collective relationship to the site of the former Kilcoleman Abbey, that is of most significance. The early Georgian formal layout of the Square and main street, as well as the historical significance of the backlands and buildings that align Bridge Street, are integral to the ACA's special character. Development proposals should seek to retain this street pattern, the classical architecture and its historical significance in new proposals.



## SNEEM



### ARCHITECTURAL CHARACTER

Most of the buildings are two storeys with a few exceptions including a small number of two and a half storey structures and a few single storey buildings. Overall, the built fabric is in good condition with little if any evidence of dereliction. Buildings are of traditional structure, incorporating pitched roofs, gable ended chimney stacks and classical proportioning. Some original window and cast-iron rainwater goods are retained, although uPVC is becoming quite prevalent. The loss of original fabric will incrementally combine to detract from the character of the area.

### HISTORICAL CHARACTER

The footprint of the village as shown in the 1841/42 OS map is very similar to today. The village at this time had a chapel and protestant church (circa 1790), a fair green, dispensary and police barracks. Development was mostly located to the north of the village. By the close of the nineteenth century, the village had undergone significant growth with schools, a hotel, a forge and a large new RC church begin in 1863 of 'Italian character' in addition to new development to the north and south of the village fair green. A new quay was constructed in 1897 and tenders for a new garda station issued in 1926 for the Commissioners of Public Works.

### STATEMENT OF SPECIAL SIGNIFICANCE

The layout of the village is unique, with not just one, but two large triangular public open spaces within the ACA. Although referred to as squares, these spaces are triangular in form. These well maintained public open spaces set off the streetscape and provide an added dimension to the overall living area. The retention of traditional signage, double leaf timber doors, original windows and roofing are all integral to the ACA's special character. The arrangement of the buildings around the two greens has remained unaltered for over 150 years. The views, setting and traditional pattern of development must be retained in future development proposals to enhance the ACA.



## TARBERT



### ARCHITECTURAL CHARACTER

The Tarbert ACA comprises a terrace of three two storey buildings on Church Street and two terraced two storey buildings on Chapel Street. The buildings are simple in ornamentation with raised plaster detailing to window and door openings as well as detailing to quoin stones. The roofs are pitched with chimney stacks located to the gable end of the individual plots.

### HISTORICAL CHARACTER

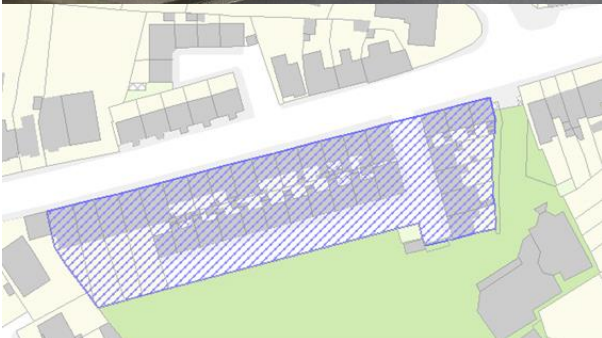
The Leslie family who occupied nearby Tarbert House completed in 1720, were instrumental in the early development of Tarbert in the mid-1700s. Tarbert had developed into a thriving commercial port by the early 1800s; exporting agricultural produce from the surrounding countryside. In 1831 when the bridewell was built it had 148 houses, a hotel, a large corn store, Protestant and Catholic churches and a Wesleyan meeting house and work was commencing on the coastguard station and the lighthouse.

### STATEMENT OF SPECIAL SIGNIFICANCE

The special character of the ACA relates to the variety of ridge heights, chimney stacks, cast iron rainwater goods, decorative quoin stones throughout the ACA. The character of the ACA is defined by its traditional urban form, plot pattern and streetscape rhythm. The village epitomises a nineteenth century village landscape. Traditional shopfront arrangements should be retained. Scale, massing and rhythm of existing buildings should inform future development proposals. The decoration above the opes on the terraced buildings



## TRALEE: CAHERINA COTTAGES



### ARCHITECTURAL CHARACTER

The buildings in the ACA have a distinctive vernacular quality. They primarily comprise a mix of rendered and dashed finishes, some with brick detailing around door and window reveals and stone sills. Several properties also retain original natural slate roofs and cast-iron rainwater goods. The ACA's character is influenced by the strong vertical rhythm of chimneys and the uniformity of the roofscape.

### HISTORICAL CHARACTER

The development was constructed by the Urban District Council for the purposes of providing housing (or "Workmen's Dwellings" as per drawing details dated 1913 and signed by the Council surveyor, Oswald G. Tough and Chairman Jeremiah O'Keeffe). The houses were originally designed with two bedrooms, a living space, a small scullery and WC and coal shed to the rear. A fireplace is shown in each of the two bedrooms and a range is shown in the living room.

### STATEMENT OF SPECIAL SIGNIFICANCE

The terrace reflects the type of dwellings that were reflect improvements to the housing stock of Tralee at the turn of the twentieth century. It is considered this development is a good intact example of early twentieth century housing. The single storey design, direct access to the street, cast iron rainwater goods, chimney stacks and the brick detailing to opes are integral elements of the ACA's special character. Where new developments are proposed, the use of uPVC should not be permitted and rooflights should be placed on the rear roof slope to maintain the integrity of the design.



**TRALEE: EDWARD STREET, ASHE STREET, CASTLE STREET**



**ARCHITECTURAL CHARACTER**

Many of the ACA’s structures display extensive moulded stucco decorations, moulded quoins, decorative hood mouldings at upper floor levels and projecting cornices. The front elevation of many of the buildings display a high level of detailing which is often used to highlight the building’s importance and the wealth of the original builder. The buildings in the ACA were mostly originally finished in a smooth plaster finish and many now have painted lined and ruled nap render. Some key buildings punctuate the streetscape interrupting the otherwise uniformity established by three storey terraced buildings.

**HISTORICAL CHARACTER**

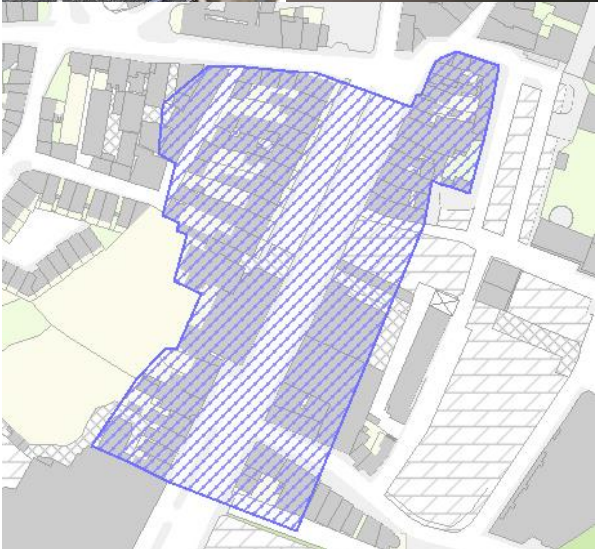
Castle Street was one of the main spinal routes in the town centre and predates Edward Street and Ashe Street. The Big River flowed down towards Castle Street and The Mall. Several laneways are evident on Smith’s 1756 Map which allow for access to backland areas and provide for perimeter bocks for developments accessed from Castle Street. These areas were typically high density with a much tighter urban grain. Tralee Court house was designed by Sir Richard Morrison and built in 1835 and the Tralee Post Office was constructed in c 1911.

**STATEMENT OF SPECIAL SIGNIFICANCE**

The ACA retains much historic fabric including wrought iron railings, timber sliding sash windows with historic glass, chimney stacks and classical shopfronts and pub fronts. There are also some fine examples of coursed square stonework using local limestone. Some properties have ruled lines in the render to give the appearance of an ashlar stone building. The Courthouse and its precinct remain an important part of this ACA, influencing the plot pattern, landuses and retaining a strong visual presence and link with the wider judicial function of Tralee town.



**TRALEE: HOLY CROSS DOMINICAN CHURCH, DAY PLACE, GODFREY PLACE, PRINCE'S QUAY**



**ARCHITECTURAL CHARACTER**

Many of the ACA's structures display stucco decoration and hood mouldings at upper floor levels. Doorways are predominantly timber panelled doors with rectangular over lights or top lights. Doors on Day Place, Prince's Quay and Godfrey Place are particularly ornate including Ionic columns and decorative radial fanlights. Chimney stacks are mostly a mix of render, brick and vertical slate which contribute to the architectural rhythm of the ACA. The predominant window type is timber sliding sash, usually with limestone sills. Other features include wrought iron railings, cast iron rainwater goods and hoppers, boot scrapers, limestone steps, and chimney pots.

**HISTORICAL CHARACTER**

The ACA study area is dominated by the Big river, now culverted, which flows from the town centre towards the River Lee down Prince's Quay. The river was an important transport and trade route linking the town with the port at Blennerville. Day Place, Staughton's Row and Godfrey Place are predated by High Street and Island of Geese. The only catholic chapel in Tralee was located on High Street until the chapel was constructed on Lower Castle Street. Day Place was constructed c 1805 and the Holy Cross Dominican Church, designed by George Ashlin opened in 1871.

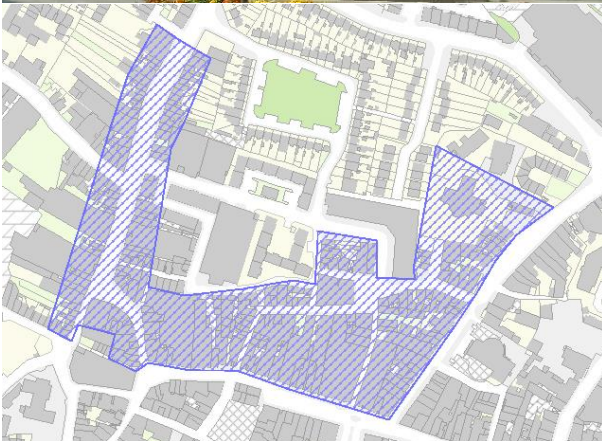
**STATEMENT OF SPECIAL SIGNIFICANCE**

The character of this ACA is defined by its former riverside location, on the edge of the former Dominican Abbey precinct, located to the east of the ACA. It is the historic built fabric, the integrity and condition of its buildings, as well as the views into and from the ACA, that are particularly significant. The relationship of buildings to each other within the landscape, the setting and vistas associated with the structures all combine to create a unique landscape within the built-up town. Boundary walls, mature trees, and the open space and gardens associated with the buildings should be retained and protected in future development proposals.





## TRALEE: ROCK STREET, ASHE STREET



### ARCHITECTURAL CHARACTER

The buildings are predominantly three storey terraced Victorian buildings, most of which date from the early to the mid nineteenth century. The plot pattern on the streets is mostly characterised by narrow frontages with a mix of two and three storey buildings. While buildings are mostly rendered, some retain their stucco embellishments and coursed limestone buildings. Rock Street retains some fine examples of early twentieth century Celtic revival stucco detailing.

### HISTORICAL CHARACTER

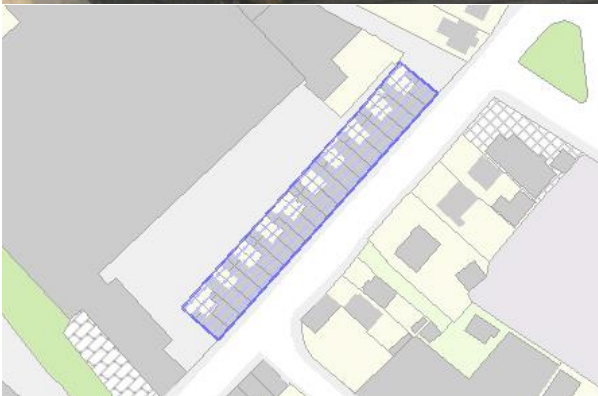
Rock Street got its name from an outcrop of limestone behind the buildings on the western side of the street. Until the opening of the Listowel road in 1844, Rock Street was the main entry point into Tralee from the north and was an important connection between the town's market and its wider agricultural hinterland. The laneways and streets to the north of the Mall were important links between Tralee's main spinal route and the church (Saint John's Church of Ireland). The Mall was a busy commercial street with many diverse occupiers.

### STATEMENT OF SPECIAL SIGNIFICANCE

The ACA's character is defined by the variety of streetscape elements. Original architectural features including shopfront details, chimneys, rainwater goods, boundary railings, carriage stops, windows and window sills, slates, chimney pots, decorative moulding and cornicing are key to protecting and enhancing this area's special character. The urban grain and dense plot pattern represent the area's socio-economic and landuse character which should be retained.



### TRALEE: URBAN TERRACE, ROCK STREET



#### ARCHITECTURAL CHARACTER

Urban Terrace comprises twenty terraced two storey houses with pitched roofs. The building line directly adjoins the public footpath, and the terrace forms a strong edge to the street at this location. The houses retain decorative brick detailing to chimneys stacks, limestone step at the front door with encaustic tiling. The plot pattern is defined by downpipes which divide each property from its neighbour.

#### HISTORICAL CHARACTER

The terrace was constructed in circa 1906 and was constructed by the Council for the purposes of providing housing. Historic Indentures regarding the purchase of the properties from Tralee Urban District Council state that the properties may be used only for private dwelling houses, that occupiers cannot allow any stalls or displays of any kind in front of the premises, cannot carry out any trade, business or manufacture and that the properties must be maintained and cleaned regularly.

#### STATEMENT OF SPECIAL SIGNIFICANCE

This ACA is a fine example of early twentieth century housing, built by the Urban district Council to improve living conditions in Tralee town. The use of brick detailing is a feature of the housing produced around this time and should remain as a highlighted feature in the ACA's buildings. The chimney stacks, rainwater goods and uninterrupted views along the roof planes are of special significance in this ACA as they create and define the plot pattern rhythm.



## TRALEE: TOWN PARK/DENNY STREET/SAINT JOHN'S CHURCH AREA, THE SQUARE & PRECINCT



### ARCHITECTURAL CHARACTER

Buildings are predominantly three storeys with varying widths interspersed with religious buildings which are primarily located towards the eastern edge of the ACA. They are mostly rendered, some with embellishments including quoin stones, moulded stucco decoration, projecting cornicing, hood mouldings, fanlights and pitched roofs with substantial chimney stacks. Buildings have traditional slate A roofs. Most buildings in the area date from the early to mid-nineteenth century, although many of the educational and religious buildings to the east of the ACA dated from the late nineteenth and early twentieth centuries. Key protected structures include the Thomas Ashe Memorial Hall located as a terminal vista at the southern end of Denny Street, Saint John's Church and the Presentation Convent and schools.

### HISTORICAL CHARACTER

This ACA was the centre of activity during eighteenth and nineteenth century Tralee. Tralee Castle was located at the northern end of Denny Street and its demesne was located to the south. The Square was in existence as a marketplace in the 1730s. The plot pattern of Denny Street was quite orderly and defined, integral to its origins as a planned street, whereas that to the west was a little more haphazard in its origin.

### STATEMENT OF SPECIAL SIGNIFICANCE

The special character of this ACA is defined by the rhythm of its terraced buildings, the expanse of space afforded by the town park and prominent protected structures within its sphere of influence. The conservation of remaining historic joinery and rainwater goods, in addition to roof profile and plot pattern should be protected and incorporated into future proposals for the street. The setting and character of this ACA, the mixed landuses of institutional, residential and commercial, in addition to views into and from the ACA, are a core part of its interest.



## VALENTIA: TRANS-ATLANTIC CABLE STATION ACA



### ARCHITECTURAL CHARACTER

The character of the structures in this ACA are reflective of the late nineteenth century. The Cable Station and adjoining workers' houses are two storeys and set back from the public road. They retain decorative detailing and some of the housing retains vertical slate as a weathering aid. The houses are rendered with hipped roofs to the gable ends.

### HISTORICAL CHARACTER

The Cable Station was designed by Thomas Deane in 1868 with workers houses built around the same time. The relay station building in the Cable Field is of special historical interest in its role in the significant global event that initiated cross-frontier communications to all parts of the globe.

### STATEMENT OF SPECIAL SIGNIFICANCE

This ACA retains its close connection to its social and historical heritage. It is an extraordinary complex of related structures that not only are impressive for their architectural integrity (historic windows, yellow clay chimney pots, natural Valentia slate, boot scrapers, limestone steps), but also as they represent a tangible link with the Trans-Atlantic Cable story. The open space, setting and boundary elements that offer a link with the historic uses of the site, are all critical importance to the ACA's integrity. The components of this ACA are unique in Kerry in that they combine to create a most distinctive special character.



## WATERVILLE



### ARCHITECTURAL CHARACTER

The ACA includes West View Terrace and South View Terrace. West View Terrace comprises two terraces. No. 1-7 is uniform in character, but the individual units are not uniform. The central unit is a flat fronted three bay structure. The two end units are two bays with hipped ends. The other four units are two bays with single bay gabled breakfronts. No 8-17 includes five paired three bay units each with a single bay gabled breakfront. South View Terrace comprises five units and is quite similar in overall design to No. 1-7 West View Terrace but without the two end units. The boundary of the ACA encompasses the entire footprint of the terraces including the front and rear garden spaces.

### HISTORICAL CHARACTER

The nucleus of the village developed during the first half of the nineteenth century. The development of the cable station in the latter half of the 1800s promoted the expansion of the village, with the construction of several new buildings associated with the cable station. By the late 1890s it had adopted its current the layout including the development of terraced housing associated with the Commercial Cable Company. West View Terrace was completed in 1900 as staff housing for the Commercial Cable company.

### STATEMENT OF SPECIAL SIGNIFICANCE

The remaining historic fabric including boundary detailing, cast and wrought iron lamp standards, railings and gates, as well as the buildings themselves and their setting are the core elements of significance of this ACA. The plot pattern, roofscape, and residential character of the Waterville ACA should also be considered in any future development proposals. They are intact uniform terraces with a high proportion of original features.