



Fingal County Council

Comhairle Contae Fhine Gall



Nashville Road and Park, Howth

Architectural Conservation Area

Statement of Character



Contents

- Introduction
- Location & Boundary of Architectural Conservation Area
- Historical Development of the Area
- Schedule of Protected Structures & Recorded Monuments
- Development Plan Zoning & Objectives
- Description of Existing Built Environment
- Summary of Special Character
- Implications for Planning and Development

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A copy of the early 20th century postcard of Nashville Park on the cover of this document was obtained from the Fingal County Archives of Fingal County Council.

Introduction

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

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

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

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

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

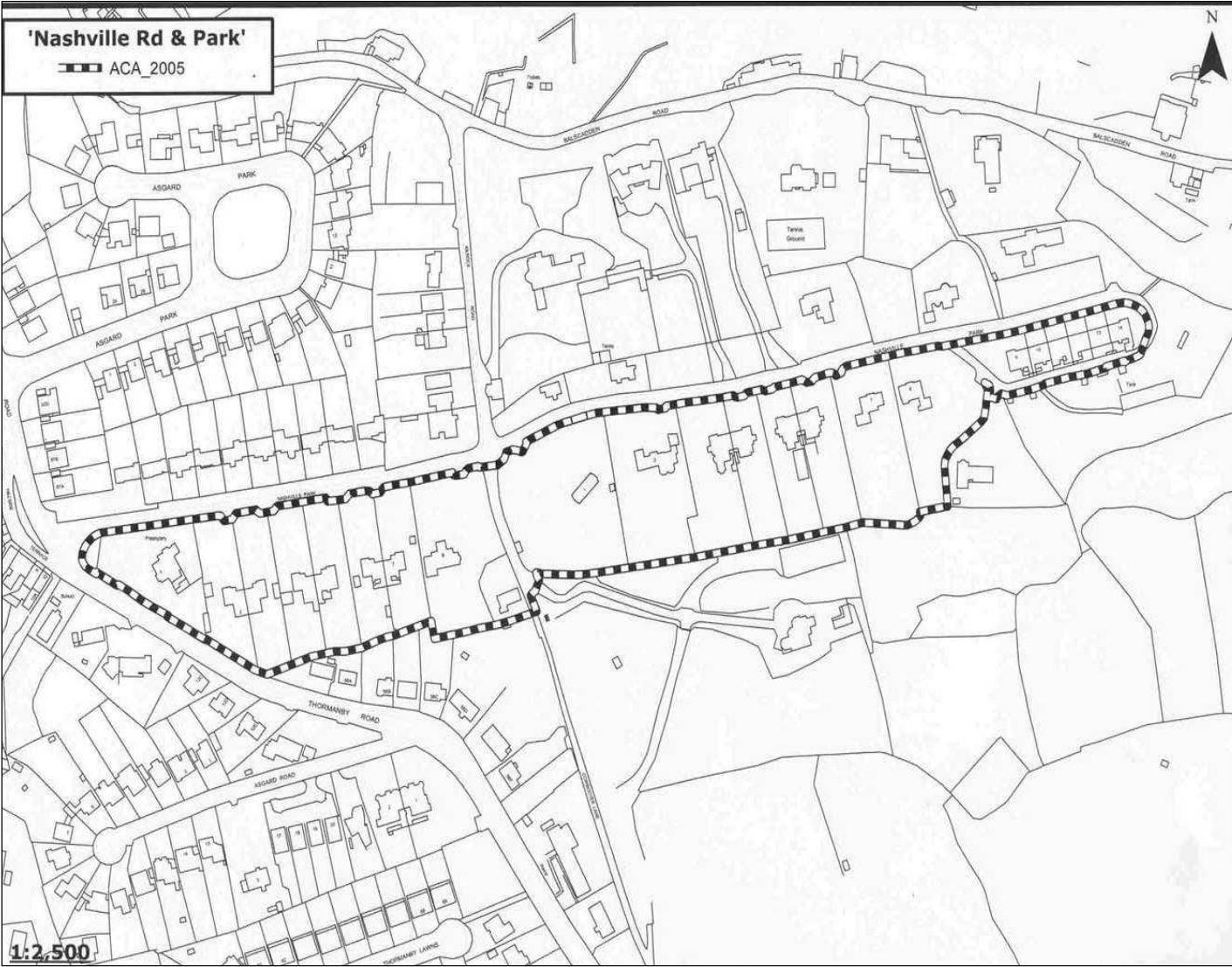
Location and Boundary of the Conservation Area

Howth village is located on a peninsula extending out from the north-eastern shore of Dublin Bay. The peninsula is dominated by the Hill of Howth, which rises to 560 ft at its highest point, and is one of the most prominent features of North County Dublin. Howth is about nine miles from Dublin City Centre, and is considered today to be a coastal suburb of Dublin City. Within Fingal it forms part of the southern boundary with Dublin City Council's area.

The main settlement of Howth village is located on the northern side of Howth Hill, with views to the north extending out over its 19th century harbour of Ireland's Eye, the northern coastline of County Dublin, and the Irish Sea. Nashville Road and Park occupy an elevated site, just to the east of the core of Howth Village, and overlook Kilrock, Balscadden Bay, Ireland's Eye, Asgard Park and parts of Howth Village. Nashville Road is accessed off Thormanby Road or Kilrock Road, as is Nashville Park, which terminates in a cul-de-sac.

The ACA for Nashville Road and Park comprises 22 dwellings located on the southern side of both roads. These structures are mainly a mix of late 19th century semi-detached and terraced houses of similar design with a number of later infill detached houses. Cowbooter Lane and Kilrock Road intersect with Nashville Road and provide the physical separation between Nashville Road and Nashville Park. The houses on Nashville Road are numbered 1 to 8, with the numbering running in a west to east direction. Nashville Park, which begins at the junction of Nashville Road with Cowbooter Lane, is also numbered in this manner. Nos. 1 to 8 Nashville Park comprise a mix of detached and semi-detached houses and Nos. 9 to 14 consist of a terrace of 6 dwelling units which form a stand-alone urban set-piece. It should be noted that No. 1 Nashville Road is a presbytery and is actually access off Thormanby Road. The majority of houses on Nashville Road and Park have individual house names, many of which are the original 19th century names for the properties.

Fig. 1 Boundary of Nashville Road and Park ACA



Historical Development of the Area

The earliest record of Howth is from the 2nd century on a map compiled by Ptolmey. Traces of the earliest settlers remain in the form of portal tombs and Iron Age promontory forts. During the 9th century Howth was one of the chief Viking settlements in Dublin. However, it was during the 19th century that Howth took the form that is recognisable today as a popular seaside destination, with the construction of the harbour and many of the large houses within the village itself and the surrounding environs.

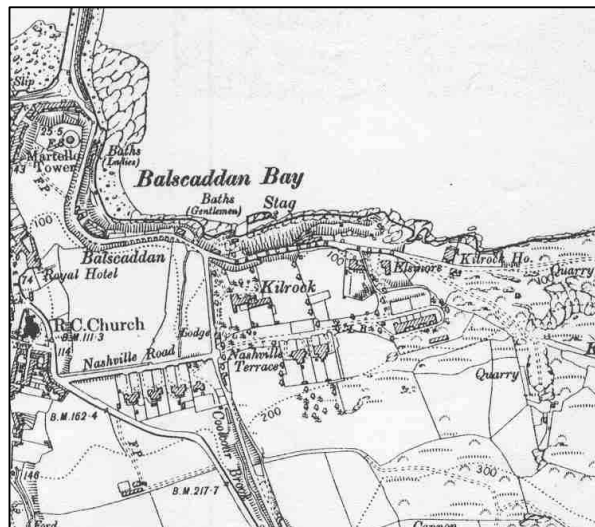


Fig. 2 Extract of Nashville Road and Park from Ordnance Survey Map 1909

Nashville Road and Park date from the late 19th Century, circa the early 1890's, with references to individuals residing on these roads in The Post Office Directory of Dublin of 1894. The houses have individual names rather than street numbers. The first appearance of these roads on Ordnance Survey mapping is on the 1909 edition, with the structures Nos. 2 to 8 Nashville Road, Nos. 3 to 6 Nashville Park and the long terrace of Nos. 9 to 14 Nashville Park clearly visible (See Fig. 2). No.1 Nashville Road, is a presbytery, which was constructed in the early 20th century, while the remaining detached houses within the ACA are late 20th century infills.

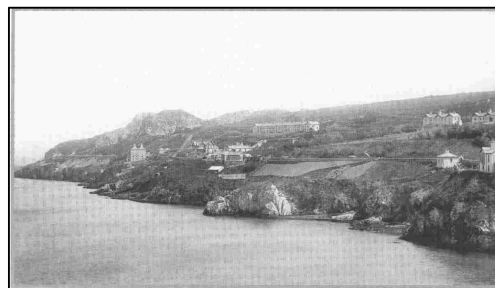


Fig. 3 Early photograph c.1890 with Nashville Park evident in background

Schedule of Protected Structures & Recorded Monuments

There are no Protected Structures within the boundaries of the Architectural Conservation Area. However, RPS No. 598 Kilrock House & Lodge, Kilrock Road, Howth immediately adjoin the area at the junction of Kilrock Road, Cowbooter Lane, Nashville Road and Park.

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

Development Plan Zoning & Objectives

In the Fingal Development Plan 2005 –2011 the land is zoned Objective RS - *To provide for residential development and to protect and improve residential amenity.* There are also specific objectives in the Development Plan to protect views, and to protect and preserve trees, woodlands and hedgerows on Nashville Park and Kilrock Road.

Nashville Park is within the boundaries of the Howth Special Amenity Area and is therefore subject to the policies and objectives of the management plan of the Howth Special Amenity Area Order (SAAO). This plan restricts certain types of development works and limits the density for new dwellings on Nashville Park to 5 dwellings per hectare. However, ACA designation may impose additional constraints on what works requiring planning permission and so the section in this document outlining the implications for development in an ACA should be consulted and may supersede some policies of the Howth SAAO in relation to the built environment.

Nashville Road falls within the Buffer Zone of the Howth Special Amenity and is therefore also subject to certain policies and objectives of the Howth SAAO management plan. The following policy from the SAAO relates to planning issues within the Buffer Zone.

Policy 1.3.1 The Council will designate a Buffer Zone for the special amenity area in the County Development Plan. In considering planning applications within the buffer it will be Council policy:

- *in respect of natural beauty, to preserve prospects of the Special Amenity Area and to preserve open views from the Special Amenity Area,*

- *in respect of special recreational value, a) to preserve existing rights of way leading to the special amenity area, and, where appropriate, to create additional rights of way, b) to allow development which utilises the recreational, tourism and educational potential of the special amenity area, provided that such development does not have a significant negative visual impact and that it conforms with the zoning objectives and other development standards of the development plan,*
- *in respect of nature conservation, to protect existing natural and semi-natural habitats and, where appropriate, to encourage the creation of new semi-natural habitats in order to enhance the habitat diversity of the peninsula.*

Description of Existing Built Environment

- **Street pattern & materials**

Both Nashville Road and Park are orientated in an east to west direction, although there is a slight angle so that the roads are not true east to west. The two roads are separated by the north – south intersection of Kilrock Road and Cowbooter Lane. Nashville Park terminates in a cul-de-sac, with the road looping behind the long terrace of Nos. 9 to 14 Nashville Park. Nashville Road rises slightly above its junction with Thormanby Road but dips near the junction with Kilrock Road and Cowbooter Lane before the road rises again this time more sharply as it changes to Nashville Park. The road and footpath materials are modern, using concrete and tarmacadam.

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

Nashville Road and Park are private residential streets with no public open space areas.

- **Socio-Economic Functions**

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

- **Built Fabric**

The houses on Nashville Road and Park are distinctive in the area and are proposed for inclusion within this ACA because of their physical form and detail and their contribution to the streetscape of the area when viewed as part of a group. The terraced dwellings on Nashville Park in particular form a unique urban streetscape in the area. They are homogeneous and have survived intact.



Fig. 4 Terrace of Houses at No. 9 to 14 Nashville Park

There are clear stylistic similarities between the houses on Nashville Road and Park, regarding building height, materials, window to door ratio, style and form, in particular Nos. 2 to 8 Nashville Road (3 pairs of semi-detached and one detached house) and Nos. 3 to 6 (2 pairs of semi-detached houses) and Nos. 9 to 14 (terrace) Nashville Park.



Figs. 5, 6 & 7 Similarity of design of semi-detached houses on Nashville Road & Nashville Park, and terrace on Nashville Park

The following description of materials and setting relates to the terraced and semi-detached units along Nashville Park and Road. No. 8 Nashville Road, also known as Thulla Lodge, is a detached house with some similar characteristics, however it has a slightly different plan form and roof arrangement and so will be discussed separately. The other detached dwellings on these roads each have an individual style, form, layout and use of materials specific to each house and are therefore excluded from the generic descriptions below.

Roofs: The roofs are double pitched roofs with breakfront gables. The pairs of semi-detached houses on Nashville Park have an additional central breakfront. The roofs are covered with original natural slate, which appears to be in good condition on all front pitches.



Fig. 8 Pitched slate roofs with breakfront gables & central section

Ridges: The ridges of the semi-detached houses have ornate cast iron cresting, which is an attractive decorative detail and adds to the character of these dwellings. However, sections of it on a number of the properties are missing or damaged. Where such elements need to be replaced, every effort should be made to replicate them accurately.



Fig. 9 Cast iron cresting



Fig. 10 Missing or damaged cresting

Bargeboard: In addition to the cresting detail, the ornamental bargeboards with finials on the breakfronts contribute significantly to the architectural character of the area. There appears to be a specific design for each grouping; a circular design for the pairs of houses on Nashville Road, a spoked design for the semi-detached houses on Nashville Park, and a triangular design for the terrace on Nashville Park. There appears to be a consistent white colour scheme, apart from one property, No. 5 Nashville Road, which has painted it black.



Figs. 11, 12 & 13 Different Bargeboard designs

Chimneys: The chimneys on the Nashville Park terrace are redbrick with decorative oversailing redbrick detailing and lead flashing at the roof junction. Terracotta pots line each stack (approximately 8 pots per stack in two lines of four) and there is a shared stack between each house. There are television aerials attached to many of the stacks.



Fig. 14 Redbrick chimneys

The chimneys on the semi-detached units are rendered in sand and cement with decorative detailing around the stack. There is an over-sailing concrete capping with original clay chimney pots throughout, some with ornate decoration.



Fig. 15 Rendered chimney

Rainwater goods: Some original cast-iron rainwater pipes and gutters remain but there has been replacement in a piecemeal manner.

Walls: The terraced and semi-detached houses are rendered throughout in a hard sand and cement render, which has not been painted. The breakfront gable ends have been rendered to give the appearance of irregular quoins. Within the terrace of houses at Nos. 9 to 14 Nashville Park the division of each property is indicated by rendered regular quoins along the front elevation. Some properties have ruled lines in the render to give the appearance of an ashlar stone building. Nos. 4 & 5 Nashville Road have a creeper covering much of the façade. The facades appear to be in good condition well maintained.



Fig. 16 No. 9 Nashville Park is part of the terrace of houses and so has irregular quoins to gable ends, regular quoins separating it from No. 10, up-and-down timber sash windows, canted bay windows, double window, and decorative front door surround

Openings: The original proportions of the openings to the front elevation have been retained throughout the properties. It would appear that the original windows were one-over-one up-and-down timber sash windows, and the majority of the houses still have this –pattern. However, some properties have replaced the timber windows with one-over-one top-hung PVC windows. The entrance doors on Nashville Road are

contained in a small single-storey flat-roofed section that projects forward of the front elevation, but is flush with the breakfront. The original doors appear to be timber panelled double doors with a plain semi-circular fanlight overhead. Nos. 4 to 7 Nashville Road have a set of steps leading up to the entrance. The two pairs of semi-detached houses on Nashville Park have entrances in projecting single-storey flat-roofed sections to the side.



Fig. 17 Entrance doors on Nashville Road

The terrace of houses on Nashville Park has a number of distinctive characteristics to its openings that contribute significantly to the character of the area. The windows on the breakfront gable-ends of the terrace have decorative keystone square-headed moulded surrounds. The entrance doors also have moulded surrounds, comprising of Doric pilasters, with key-stone semi-circular arches (see Fig. 12). The entrance doors themselves were recessed back with plain semi-circular fanlight but some properties have installed a door flush with the front elevation. On the first floor directly above the door is a double window. On either side of the front door, apart from the breakfronts, are two-storey three-sided canted bay windows.

Materials of Detached Houses:

No. 8 Nashville Park is of a very similar style to the original semi-detached and terraced houses and appears to have been built at the same time but is slightly larger in scale and with a different form and plan. However, in general the materials are the same, apart from the fact that its rendered exterior has been painted white and the bargeboard and quoins painted black.



Fig.18 No. 8 Nashville Road

The other detached dwellings on Nashville Road and Park were built at a later date and the style, form and design of these structures varies somewhat from house to house. No. 1 Nashville Road is a presbytery and was built sometime in the first half of the 20th century, it also had a sand & cement render finish, slate roof and redbrick

chimneys. The driveway of this structure actually accesses onto Thormanby Road. Nos. 1 & 2 Nashville Park are more modern buildings and are long linear structures. No. 1 has unusually brick chimneys with a projecting band every fourth course, while No. 2 had a projecting central section with long narrow vertical windows. Nos. 7 & 8 Nashville Park have a similar design with hipped slate roof, projecting central section, brick detailing to entrance porch and to band along base of house.



Figs. 19 & 20 No 1 Nashville Road (Presbytery)



Fig. 21 No. 1 Nashville Park



Fig. 22 No. 2 Nashville Park



Fig. 23 No. 17 Nashville Park



Fig. 24 No. 8 Nashville Park

Boundaries: There are a variety of boundary treatments along both roads. The terrace of houses has a simple cast-iron railing with a pedestrian gate centred on the front door. A number of these pedestrian gates have been altered and some of the railings replaced but overall there is a homogeneous appearance to this boundary

treatment. No. 1 Nashville Park has a highly unusual boundary along Cowbooter Lane of Howth stone with crenellation, huge stone piers, arrow loops and arched pedestrian gate. Unfortunately the majority of this wall along Cowbooter Lane collapsed and required rebuilding but a section of the original remains at the corner with Nashville Park. The property on the opposite corner, No. 8 Nashville Road, also has a crenellated boundary wall of simpler construction, rendered and painted white. The majority of boundaries along Nashville Road and Park have low retaining walls, with circular gate piers.



Figs. 25, 26, 27, & 28 Different boundary treatments

Setting: Nashville Road and Park are located on the northern slope of Howth Head, overlooking Balscadden Bay. The dwellings on Nashville Road are set back on elevated sites from the road with large front gardens with high hedges and mature planting which generally obscure views of the front elevations and contribute to the very private residential feel to the area. Long driveways lead to a formalised entrance, some with granite steps up to the hall door, forming a major feature of the façade. The semi-detached dwellings on Nashville Park are located closer to the road, however their entrances are less obvious as access is via a side porch feature and it appears that these dwellings are intended to be read as part of a group. The detached houses along Nashville Park are on more elevated sites than the pairs of semi-detached houses and again planting helps to obscure them from the public road and provide some privacy. Although, the terrace of houses have a relatively small private open space area to the front, they appear to terminate Nashville Park, though the road does loop up around the rear of these properties. The fact that Nashville Park ends in a cul-de-sac also adds to the secluded feel to this area. The very private front gardens and



Fig. 29 Nashville Rd long entrance avenues & mature front gardens

number of mature trees along both roads emphasises the fact that this is a well-established older residential area.



Figs. 30 & 31 Trees, hedges and planting along Nashville Park and Road

- **Views**

Due to the elevated nature of Nashville Road and Park, and the low-rise developments on the northern side of the roads, all of the houses enjoy dramatic views over Bascadden Bay and Ireland's Eye. The Fingal Development Plan 2005-2011 contains objectives to preserve the views along Nashville Park, but the views from the houses on Nashville Road should also be preserved and protected, as the spectacular sea views were almost certainly the impetus for the original late 19th century development of these roads, and the siting and orientation of the houses.



Fig. 32 View of Ireland's Eye and Bascadden Bay

Summary of Special Character

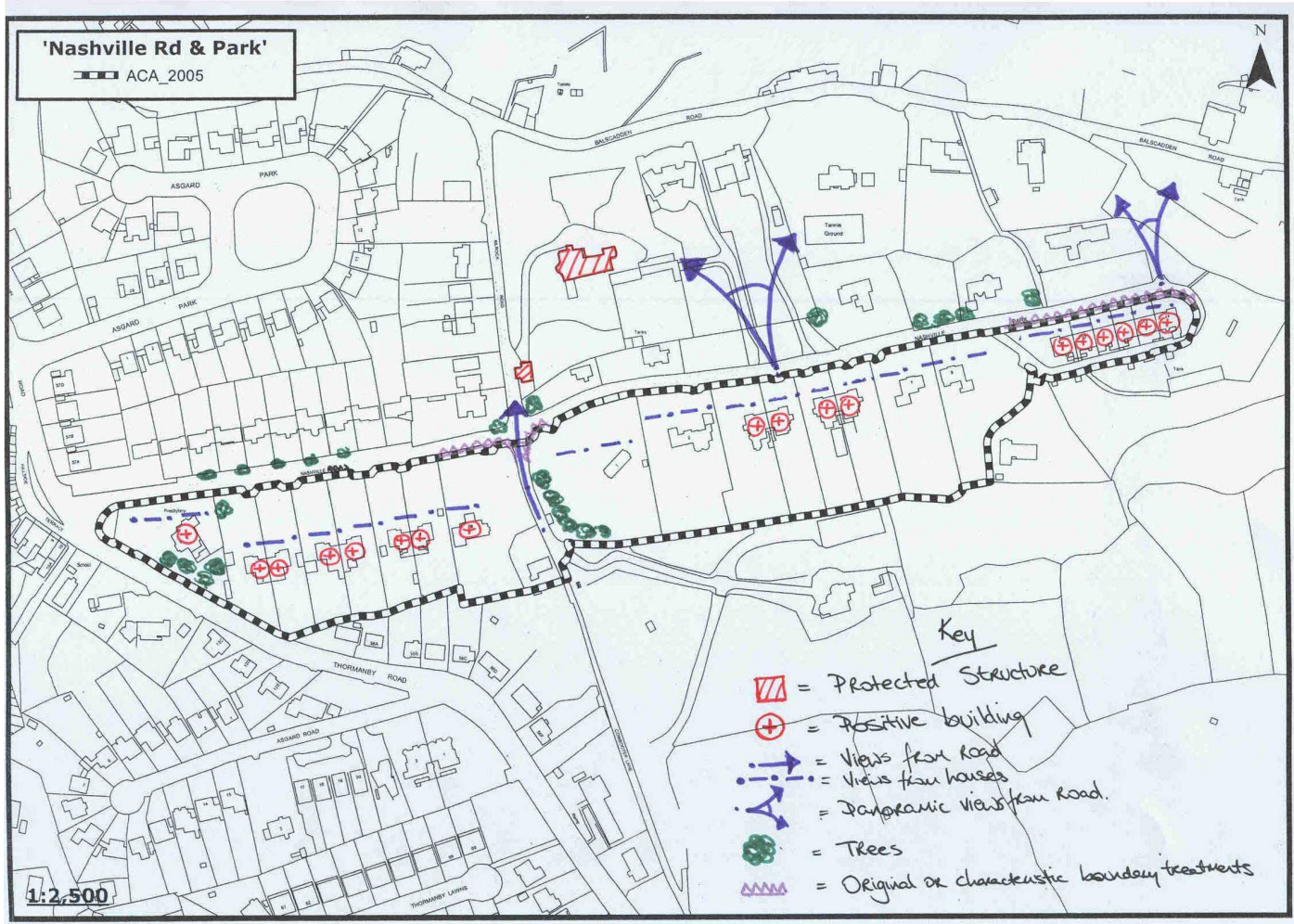
The late 19th century development of Nashville Road and Park is of a completely different scale and character to that prevailing within Howth Village. There is a very private settled residential feel to the area as a result of the large plot sizes, setback from the road, and mature trees and planting. The special character of the area is primarily associated with the late 19th century semi-detached and terraced houses along the southern side of both roads. These houses are distinctive because of the homogeneity of their architectural styles and decorative detailing. However, deeper analysis shows that carefully consideration has been given to their design to incorporate slight variations of details so that there are three distinctive groupings.

Although some alterations have occurred to the external appearance of the terrace and the boundary treatments, the built fabric of the houses has remained fundamentally unaltered since their construction. The layout and proportion of these properties has an appealing variety of scale as one moves from Nashville Road to the cul-de-sac of Nashville Park and this is reaffirmed by their attractive position overlooking Balscadden Bay.



Fig. 33 Aerial view of Nashville Road and Nashville Park, and Balscadden Bay

Fig. 34 Annotated Map



Implications for Planning and Development

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

More detailed direction is given overleaf on the type of works that do and do not impact on the character of the ACA for Nashville Road and Park and therefore will or will not require planning permission. These restrictions apply to Nos. 2 to 7 Nashville Road, Nos. 3 to 6 Nashville Park, and the terrace from Nos. 9 to 14 Nashville Park due to the similarity of the design and characteristics of the structures and also to No. 1 & No. 8 Nashville Road as they positively contribute to the character of the area. The other properties within the ACA are later infill structures and are not subject to the restrictions outlined overleaf for alterations to their external appearance. However, any proposed works must still adhere to the general provisions of the Planning and Development Acts 2000-2002 relating to works that do require planning permission and to the recommendations regarding demolition and new build within the ACA outlined in the following section.

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

- **MAINTENANCE & REPAIRS**

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

- **INTERNAL ALTERATIONS**

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

- **RESTORATION OF CHARACTER**

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

- **WORKS TO THE PUBLIC REALM**

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

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

- **EXTERNAL WALLS**

The removal of the external render to expose rubble stone work or brickwork or the cladding of the external walls with different finishes. As the render finish is one of the special characteristics of these structures as well as providing a water-resisting surface that protects the buildings from decay, this type of work would be deemed unacceptable.

The painting of the render finish of the houses. The external finish of these structures is an unpainted sand and cement render of greyish colour that has quoin detailing to give the impression of a stone finish. These houses, though individually grouped in pairs or as a terrace, form a set piece along these roads so the painting of one exterior would have a significant impact on the character of the area. The painting of any of the exterior walls of these structures would be deemed inappropriate and unlikely to be granted planning permission. The detached house, No. 8 Nashville Road, which is of a similar style to the semi-detached and terraced houses, had its exterior painted white sometime prior to the designation of the area as an ACA, and therefore cannot be subject to this objective.

The change of consistent colour schemes of certain features such as bargeboard and window surrounds. Although all the houses have a similar style and design, slight variations of architecture detailing, as noted in the text, would indicate three different house types along the roads. However, the homogeneous character of the area has been aided by the consistent colour scheme for these details followed by most owners in the area. This relates to the bargeboard decoration, moulded window and door surrounds to the terrace, railings of the terrace, which all generally tend to be painted white. Changes to the colour scheme, especially when just one individual structure in a pair or group, would detract from the character of the area. Therefore, if changes to the colour of these features are sought, both semi-detached houses in a pair or all houses along the terrace would have to agree to follow the same colour scheme and preference would be given to a uniform colour for all three house types. Consideration should be given to having a consistent colour for gutters and downpipes along the front elevation. However, this objective does not seek to control the colour of individual front doors.

- **ROOF**

The removal of the original slate roofing material, ridge tiles, cast-iron cresting, chimneys, chimney pots, bargeboards, cast iron gutters and downpipes, and their replacement with modern materials. Original elements should be retained where possible as they can generally be repaired and reused and they contribute to the character of the area.

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

Changes to the roof pitch angle, ridge height, span of roof of the semi-detached pairs or houses within the terrace. As these properties are joined to another with a similar roof pitches, heights etc then the alteration of the profile of one of the structures could have a negative impact on its matched pair or a whole terrace.

Installation of satellite antenna, TV aerials and other communications devices. Although, a number of structures already have television aerials attached to the chimney stack, the addition of any of these and other devices to the front or prominent elevations or roofs of structures within the ACA would be considered to have a negative impact on the character of the area and should be avoided. Satellite dishes should not be visible on the front elevation of buildings. Where possible, less visible methods for getting TV reception, such as cable, should be used and where the existing aerials have become redundant they should be removed.

- **WINDOW & DOOR OPENINGS**

The alteration of original fenestration and external doors, namely the enlargement of openings or the removal of original timber windows, sills and doorsteps, fanlights or original doors and their replacement with modern artificial materials such as PVC or aluminium. Original elements should be retained where possible as they can generally be repaired and reused and they contribute to the character of the area. The installation of new doors on the terrace so that they are flush with the front façade would require planning permission, as the original design has a recessed entrance door.

- **EXTENSIONS**

Extensions and all new build, including porches, that impact on the front elevations of the buildings within the ACA will require planning permission. Extensions should

generally be located to the rear of the properties and should be careful not to extend above the existing ridgeline of the roof. They should be subsidiary in size and design to the main building and of an appropriate scale.

- **DEMOLITION**

Demolition of any building within the ACA. With regard to Nos. 1 to 8 Nashville Road, Nos. 3 to 6 Nashville Park and Nos. 9 to 14 Nashville Park, the demolition of any of these structures would have a significant detrimental affect on the area, and therefore it is highly unlikely that permission for demolition would be granted. Where permission is sought for demolition on the grounds of structural defects or failure, a report containing photographs and drawing(s) indicating locations of photographs will be required, produced by a suitably qualified and experienced professional regarding the existing condition. As part of the justification for any demolition within the ACA on structural grounds, details will be required of repairs/remedial works normally used in similar circumstances and details of why they are not suitable in that instance. Planning permission is required, irrespective of ACA status, for the demolition of any habitable house, terraced structure, or a structure abutting another in separate ownership.

- **INFILL**

There are limited opportunities for infill development within this ACA, due to density restrictions imposed by the Howth SAAO on Nashville Park. On Nashville Road the large plot and house sizes, deep set-back of the building line from the public road, mature trees and planting all contribute to the character of the ACA, and so the subdivision of sites or backland development would detract from and impact negatively on this character. It is therefore unlikely that planning permission would be granted for such works.

- **NEW BUILD**

Designation as an ACA puts on onus on prospective developers to produce a very high standard of design, which respects or enhances the particular qualities of the area. However, new build does not need to directly imitate earlier styles, but should take direction from the existing built environment. Therefore sympathetic modern designs that are complimentary to the character of the ACA may be acceptable. It is important that any new build on these elevated sites does respect the existing

building lines and follow the pattern set historically of two-storey structures on the southern side of both Nashville Park and Road.

- **BOUNDARY WALLS**

Changes to the boundary treatment of the removal of original railings, boundary walls, etc. There have been some changes to the boundary treatments in this area, however, where original or unusual features still exist they should be retained, such as the simple iron railings to the terrace or the small remaining section of crenellated boundary wall at the corner of Cowbooter Lane and Nashville Park.

- **VIEWS & TREES**

Preservation of views. The key seaviews of Balcadden Bay, Ireland's Eye, and the eastern coastline of North County Dublin should be preserved and development on the lower slopes of the southern side of the roads should not adversely impact on the ACA or block these views

Preservation of trees. There are a number of mature trees within the ACA. Although no Tree Preservation Orders exist in this area, there is an objective within the Fingal Development Plan 2005-2011 for the preservation of trees in the Nashville Park area. It is an objective of this document to protect and preserve any mature trees located within the Nashville Road area as well as Nashville Park.

NOTE:

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