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SAAO

In 1996 the Minister for the Environment directed Fingal County Council to make a Special Amenity Area Order for the coastal margins of Howth Head. The Council subsequently investigated a more extensive area of the peninsula for designation. The implications of this Order were the introduction of more stringent planning regulations which were designed to protect the visual and natural characteristics of the area as well as an environmental campaign to inform the public of this valuable amenity and the merits of protecting and managing it. This booklet is a part of that environment campaign and endeavours to inform the public of methods which can be used to both protect and enhance the unique characteristic environment of the SAAO when they are undertaking development in the area.

This booklet deals specifically with Schedule 3, part 1 and 2 of the Howth SAAO 1999. “For the purpose of effective and fair limitation and prevention of development within the SAAO, the area has been divided into two categories, Part 1 and Part 2 on Map A Howth SAAO.”

Schedule 3. Part 1. Howth SAAO 1999.

Development in residential areas. (as defined by map A)

Objectives 3.1, 3.2, 3.3

- to protect residential amenity
- to protect and enhance the attractive and distinctive landscape character of these areas
- to ensure that development does not reduce the landscape and environmental quality of adjacent natural, semi-natural and open areas.

Policy 3.1.1 - The Order applies a development control policy which restricts new development within an acceptable range of land use activities.*

Schedule 3. Part 2. Howth SAAO 1999.

Development in other areas. (as defined by Map A)




Objectives 3.4

- to preserve the beauty and distinctive character of the natural, semi-natural and other open spaces within the special amenity area.

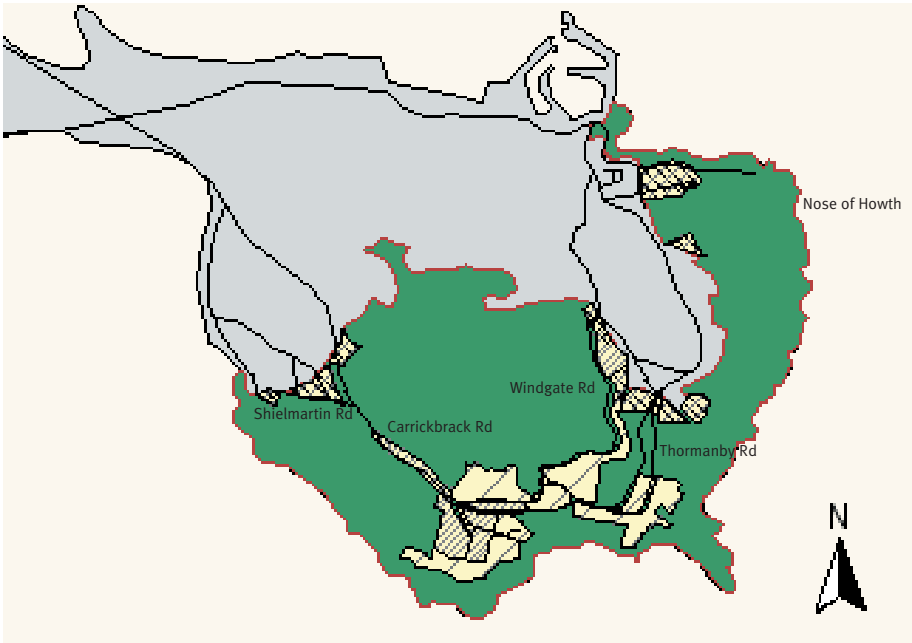
Policy 3.4.1 - A development control policy applies which restricts new development within an acceptable range of land uses.

**The tables on pages 38 and 41 of the Fingal County Council 1999, Howth SAAO handbook, detail the category of land use and control Policies for Part 1 and Part 2 respectively.*

Map A of Howth SAAO

Schedule 3 Part 1	
Development in residential areas (All within yellow areas)	
Development is not to exceed prevailing density	
Development is not to exceed 2 dwellings per hectare	
Development not to exceed 1 dwelling per hectare	

Schedule 3 Part 2	
Development in other areas	
SAAO boundary line	
Main roads	



Area designated under SAAO on Howth peninsula

Protecting our Landscape

Fingal County Council is responsible for the protection of the designated Howth SAAO. This document and the SAAO have been supported by an extensive public participation programme conducted by the SEMPA project, under the auspice of Fingal County Council and with the assistance of Howth-Sutton 2000.

The council considers landscape to be all that is visible when one looks across an area of land, it becomes obvious that anything placed in that landscape invariably becomes part of it and creates its sense of place identity.

In this context it is appropriate to question our interventions within the landscape and assess whether they are suitable and how their details can be improved to sensitively site them within the existing environment. To

protect and enhance an environment one must consider what exists there. In the case of Howth, it is its topography, its diverse habitats, its vernacular use of local materials and vegetation, its abundant vistas connected by its rambling paths all weaving together to create this unique peninsular fabric and sense of place.

The landscape of Howth is a resource which must be managed prudently, sustainably and with sensitivity, thereby safe guarding its beauty for the future.

It is a requirement of the SAAO to enhance the attractive and distinctive landscape character of this locality. Objectives of this order include the preservation of views from public footpaths and roads, the retention of existing boundary walls, the conservation of existing hedgerows and



Protecting our Landscape contd.

the preservation of the distinctive profile of the peninsula viewed from the local viewpoints and the shore lines of Dublin Bay and Baldoyle estuary.

Fingal County Council has produced this document as a guide to best practice. It has been produced to increase awareness of the natural and visual characteristics of the Howth SAAO and to provide information on the principles and methods of conservation and enhancement. It identifies the most common problems encountered when development proposals are considered in the SAAO and indicates the best solutions.

The Council would encourage applicants to seek professional expertise when undertaking development proposals, as certain sites will require specific solutions for problems which may arise.



Principles of Siting and Design

When positioning a new development on a site, there are a number of issues which can be taken into consideration. A primary consideration is how the development will appear on the landscape and not how the landscape or views will appear from the new development. The development must always be subordinate to the landscape. Good design solutions can be used to achieve both of these needs, but it must be re-emphasised that the dominant concern should be how the development appears in the surrounding landscape. Subordination of the

development to the landscape is generally not difficult to achieve and can be attained through the use of common sense. Traditionally houses in the countryside were positioned where the land would offer some protection from the elements. Coincidentally these sites also offered visual screens and homes were hidden within the folds of the land. These methods can be considered today as they provide increased shelter and thus reduce future energy costs, while at the same time they protect the visual quality of a landscape.

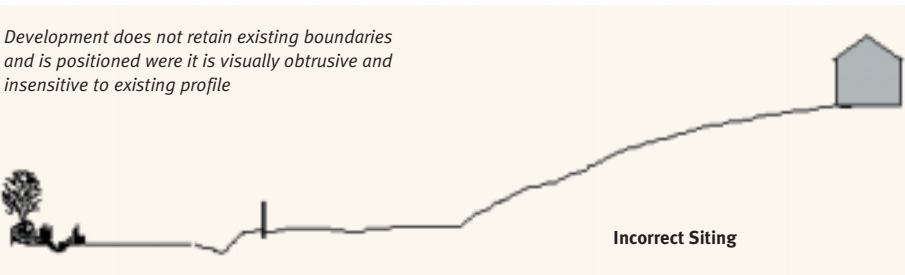
Choosing an appropriate site

Development retains existing hedgerows and uses reinforced boundary to provide visual screen



An unacceptable visual impact

Development does not retain existing boundaries and is positioned where it is visually obtrusive and insensitive to existing profile

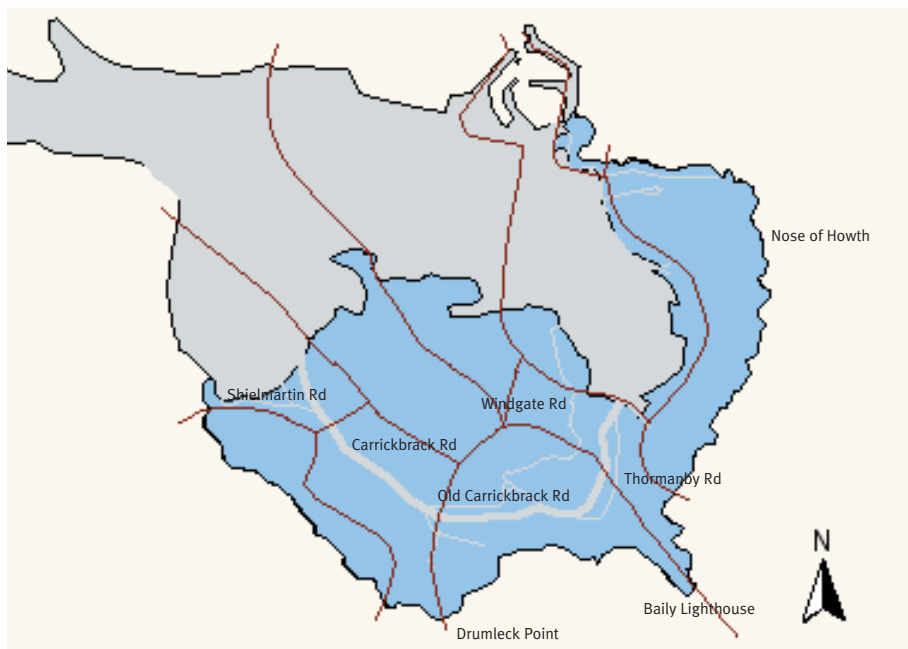


Principles of Siting and Design *contd.*

The SAAO can be sub-divided into visual zones, which are areas that are contained visually by ridges, headlands and horizons. These viewsheds are potentially useful for assessing the appropriateness of a development within the surrounding area. The results can be interpreted to provide a

better siting or mitigate visual problems which may occur through the proposed development. In practice ridgelines should always be avoided, as any development on or near them will disrupt the profile of that viewshed and therefore will produce an unacceptable visual impact.

Viewshed boundaries	
Primary routes	
SAAO area	




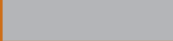
Howth peninsula with relevant viewsheds.

Produced by D. Conor Skeeahan, 1997 Studies of Outstanding Natural Beauty.

Principles of Siting and Design contd.

Another important point to consider is where the development will most likely be viewed from, ie public paths, roadways etc. On a steep exposed landscape like Howth, a badly sited development will have an unacceptable visual impact on views from these public

areas. If deemed appropriate by the planning authority a visual impact analysis should accompany a development application, as it will help in amending and foreseeing possible problems.

Footpaths designated under Howth SAAO	
Main roads	



Public foot paths and roads in the SAAO

Principles of Siting and Design contd.

Existing boundaries of hedgerows and trees can be used to effectively alleviate adverse visual impacts, by utilising the established screen and positioning the development where it will achieve the greatest benefit. Hedgerows can also be reinforced and strengthened to improve the visual barrier.

Where possible existing entrances and driveways should be used or shared. There are specific requirements for entrances and driveways in Part 1 and 2 in the SAAO which will be dealt with in more detail later. Notwithstanding these requirements, scale, proportion, materials and character of entrance and driveway treatments should be suitable for the relevant site.

Design of a Development

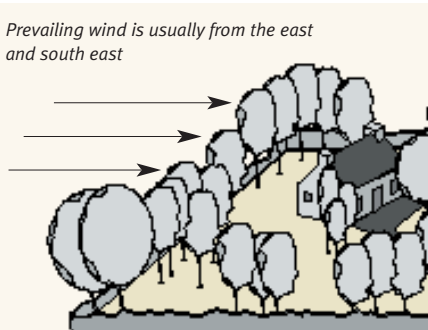
Any new development will have an impact on the profile of the landscape, the shape, (especially the roof) should therefore be given due consideration and generally be as inconspicuous as possible. Traditionally, houses in the area were built with all the main elements being in proportion to each other. The roof should be in proportion with the building and generally be slated with dark coloured natural slate, with no contrast or brightly coloured ridge tiles, The wall finishes should generally consist of rendered plaster and painted a lighter colour. Brick is generally not an acceptable wall finish in the

SAAO area. Window design is also particularly important. Traditionally windows should have a vertical emphasis and a specific proportional relationship to the rest of the building. The use of timber as window and door finishing is the preferred traditional material.

Design Guidelines for Site Planting

A vegetative analysis should be carried out on a site before design or construction begins. This analysis will provide information on the types of vegetation present, its size, health and value. Conservation of existing mature trees and hedgerows is a primary consideration within the SAAO. A plan for the protection of hedgerows and mature trees must be implemented before any on site work begins.

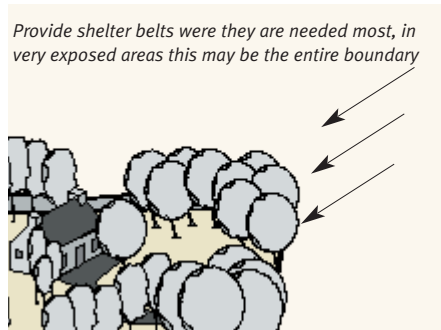
Shelter belts



Where site boundaries do not provide sufficient visual cover or shelter, additional planting should be provided. Shelter belts can be planted along the inner side of existing boundaries. They are most effective when planted on the southeast and east of a site and will protect from rain laden prevailing south westerly winds and colder winds from the east. Planting bare root whips in the dormant period between November and March is the most cost effective way of

planting shelterbelts. Semi-mature trees can be added if an immediate visual screen is needed. The plant species of choice should always be a mixture of mainly native species including evergreens and deciduous. This planting is essential if shelter and privacy are required and if mitigation is needed to blend the new development into the character of the surrounding area. Boundary planting such as shelter belts and hedgerows must be

Shelter belt



prioritised when planting plans are proposed for a site. They will provide the essential framework from which a future garden can be designed.

Preserved views in the Howth SAAO must be considered when a shelter belt is being planted. To accommodate the preservation of protected views, plant species of a suitable height must be used. Shelter belts and hedge rows must also be maintained at a specific

Design Guidelines for Site Planting contd.

Section of shelter belt

The edge of a hedgerow or shelter belt provides the most diversity and habitat, a lightly maintained diffused edge is best for local flora and fauna



height as their continued uncontrolled growth will obstruct a protected view from a public area.

A staggered formation of three lines of trees with a verticle height of 10 meters will provide a subsequent sheltered area of approximately 100 meters horizontally. Shrubs or smaller trees can be used along the edge of a shelter belt to provide additional shelter and seasonal interest. These shrubs and smaller trees will also diffuse the hard edge of the shelter belt while increasing its width and effectiveness. Wide shelter belts have an enormous capacity for sustaining wildlife if they are planted and maintained properly. Wildflowers, grasses and climbers should be encouraged within and at the edge of an established shelterbelt. By doing this both a home and a feeding area for local fauna and flora can be provided.

The newly planted areas must be kept weed free using best practice methods, for a period of about three years. This will enable the young trees and shrubs to establish without competition for nutrients and water from grass and other vegetation. After the hedgerow or shelter belt has become established, wild flowers grasses and climbers should be encouraged in and at the edges of the planted area.



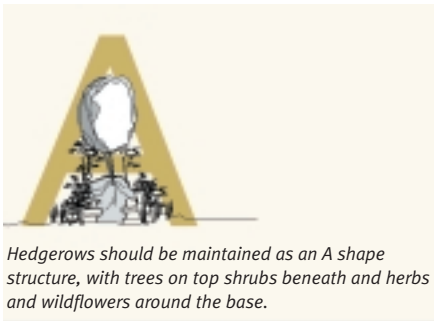
Hedgerow with edge of wild flowers and grasses

Design Guidelines for Boundaries

Design guidelines for boundaries apply to both Part 1 and Part 2 of Schedule 3 as seen on Map A of Howth SAAO.

Conservation of Existing Boundaries

Naturalised hedgerows provide vital habitats for local flora and fauna, and are important for the visual quality of an area. They are the most important factor in the successful integration of a building into the landscape. For these reasons it is important to minimise any destruction of these habitats when undertaking development. Old over grown hedges can be maintained by selectively cutting back vegetation in late winter and strimming the bottom of the hedgerow in Late August or September. This will strengthen the visual and sheltering attributes of the hedge while minimising disturbance to resident fauna. Existing trees and new saplings should be allowed to grow and climbers and wild flowers should not be removed. This will add to its diversity and interest. Stone work can be revealed and improved to add to the visual character of the boundary.

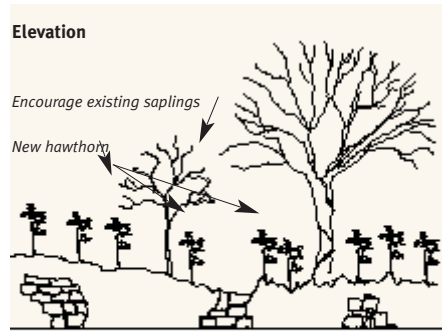


Hedgerows should be maintained as an A shape structure, with trees on top shrubs beneath and herbs and wildflowers around the base.

Reinforcement of Existing Boundaries

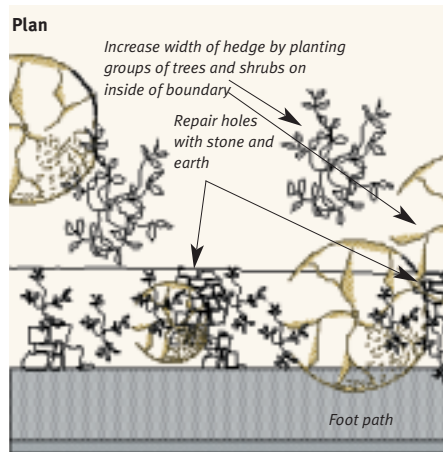
In some cases it may be necessary to reinforce a naturalised boundary, for visual reasons or for reasons of shelter. Traditional hedgerows

Reinforcing an existing boundary



Plant hawthorn among existing shrubs in hedgerow, always dig in lots of well rotted manure to provide long term nutrients. Climbers and wildflowers should not be removed.

Increasing width of a boundary



Design Guidelines for Boundaries contd.

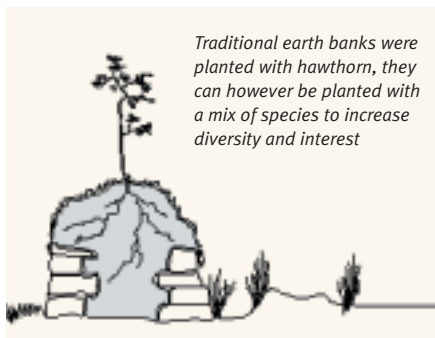
will usually be 1m-1.5m wide. The width can be increased indefinitely when reinforcing with new planting, although an increase of 1-5m will usually suffice. It is important to choose plant species carefully, always avoid non-natives when planting boundaries and choose locally occurring species which are best suited to the soils of the area. The use of locally occurring species will reduce future maintenance and increase the effectiveness of the boundary. Non-native species grow and blend well in the surrounding landscape. However, they should not be substituted for the native species as they generally do not sustain equal populations of our native fauna.

Vegetated Earth Banks

Existing boundaries in rural or semi-rural areas will usually be vegetated earth banks or ditches. These are raised banks of earth usually faced with stone and planted with a hawthorn hedge. They are common in parts of Howth specifically in the agricultural area along Carrickbrack road. As well as blending into a rural environment, they provide important habitats for wildflowers and birds and are easy and cheap to construct. Earth is piled up both behind and on top of a small dry stone wall to give an overall height of 1.2m. The stone wall can be mortared when the boundary lies adjacent to a road or a driveway. Traditionally a hawthorn hedge was planted on top or in the side of the

bank. This serves to both stock-proof the barrier and provide shelter and privacy. Climbers or other species of suitable hedging

Traditional earth bank with hedge



can be added to the bank to provide variety. (See Suitable Species List page 17-19). In situations where the bank is prone to drying out, ie (exposed coastal inclines) the plants will have to be watered regularly until the hedge is well established.

Establishing New Boundaries

Hedgerows

Where a vegetative boundary does not exist, it is generally preferable to establish a hedge or hedgerow. There are many different types and forms of hedges available. It is important to choose a type that will be suitable. The following factors should be considered when making that choice.

- The area of the site and its ability to accommodate the eventual size of the hedge

Design Guidelines for Boundaries contd.

- The eventual dimensions of the hedgerow, (height, width, proportionality)
- The purpose of the hedge, ie security, privacy, shelter.
- The form of the hedge - formal or informal. (Informal being more appropriate for the SAAO)
- The species mix - mixed or mono-culture, native or non native. Mixed natives are more desirable as they will increase diversity and the hedgerow will be less susceptible to diseases.
- The future maintenance requirements. Native mixed hedgerows will require the least maintenance in the long term.

Remember a hedgerow is a long term project, so it is vital to make the right decision when choosing what species to plant. It must be suited to the site conditions, ie climate, soil and surrounding landscape. The use of the non native X *Cuprocyparis leylandii*, a quick growing evergreen hedge sold in all garden centres, should always be avoided. It is a cross between the Californian *Cupressus macrocarpa* and the North American *Chamaecyparis nootkatensis* and although the parent plants display some favourable attributes, the resulting hybrid do not, they age badly are very prone to severe wind damage, and require excessive maintenance when established. Moreover, they generally fail to rejuvenate if cut back hard and rarely harmonise effectively with the surrounding landscape. Consequently in the long term replacement usually becomes necessary. The use of locally recurring and other native species are considered to be the most appropriate form of boundary planting.

Establishing a new hedge

Elevation

The dimensions for planting will vary with the size and species of a particular plant and the required distances should be established at the time of purchase



Reinforcing new hedge with additional planting

Plan



Temporary Screens

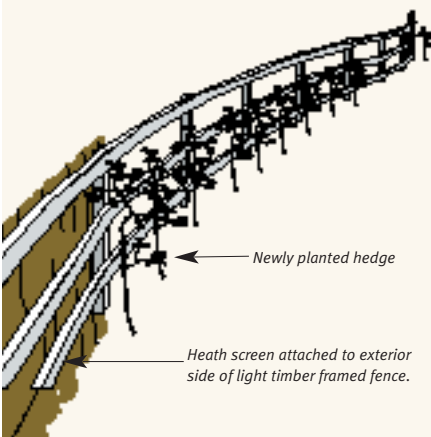
On occasions where it is necessary to erect a temporary screen to provide privacy and shelter while a hedgerow is being established, it is important to make every effort to harmonise the screen with its natural

Design Guidelines for Boundaries contd.

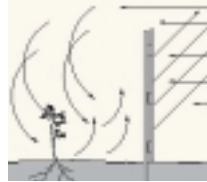
surroundings, this can be done by mounting a traditional vegetative heath screen on a timber frame. This will provide privacy and filter the wind to provide a sheltered

Temporary heath screen

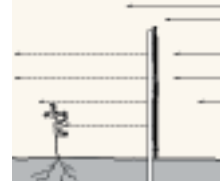
A natural heath screen will provide an acceptable temporary boundary while a hedge is being established



environment for the establishing hedgerow. Timber products such as weather sheeting and timber lath fencing are not suitable for temporary screens as they do not easily blend into the surrounding landscape. They are also unsuitable because their impenetrable surface causes wind turbulence, which creates an unsuitable environment for establishing a young hedgerow. The use of such screening should be avoided in the Special Amenity Area.



Wind turbulence caused by solid timber lath fence



Heath screen reduces wind impact by filtering

Stock Proof Fencing

Concrete posts and wire fencing and other forms of wire fencing are acceptable where there is a need for stock proof fencing provided that the fence is inside a hedge or wall which is in accordance with the guidelines.

Suitable Species for Planting in the SAAO

Botanical Name (Common Name)	Native	Naturalised	Maritime Tolerant	Evergreen	Height 10yrs-20yrs	Comment
Trees					Mts	
Alnus glutinosa (<i>Alder</i>)	●	●	●		8-15	Suitable for damp areas
Acer pseudoplatanus (<i>Sycamore</i>)		●	●		10-15	Suitable for exposed coastal sites
Betula pendula (<i>Silver birch</i>)	●	●			8-18	Graceful habit with silver bark
Betula pubescens (<i>Downy birch</i>)	●	●			6-9	Suitable for damp areas
Carpinus betulus (<i>Hornbeam</i>)		●	●		7-11	Plant with hawthorn for hedgerow
Crataegus monogyna (<i>Hawthorn</i>)	●	●	●		4-6	Fairy tree, excellent in hedgerows
Corylus avellana (<i>Hazel</i>)	●	●			4-6	Hazel nuts, good for wildlife
Fagus sylvatica (<i>Beech</i>)		●			6-10	Very suitable for hedgerows
Fraxinus excelsior (<i>Ash</i>)	●	●	●		8-11	Suitable for exposed coastal sites
Ilex aquifolium (<i>Holly</i>)	●	●	●	●	4-6	Dense habit, good for security
Malus sylvestris (<i>Crab apple</i>)	●	●			4-9	Fruit can be used for crab apple jelly
Pinus sylvestris (<i>Scot's pine</i>)	●	●	●	●	8-12	Native red squirrel feeds on seeds
Populus tremula (<i>Aspen</i>)	●	●	●		8-12	Leaves rattle in the wind
Prunus avium (<i>Wild cherry</i>)	●	●			8-14	Autumn colour and attractive bark
Prunus padus (<i>Bird cherry</i>)	●	●			6-13	Attractive tree, flowers and cherries
Quercus petraea (<i>Sessile oak</i>)	●	●			6-12	Best for poor acid soils
Quercus robur (<i>Pedunculate oak</i>)	●	●			6-11	Attractive specimen tree
Salix caprea (<i>Willow</i>)	●	●	●		8-10	Excellent for wildlife

Suitable Species for Planting in the SAAO contd.

Botanical Name (Common Name)	Native	Naturalised	Maritime Tolerant	Evergreen	Height 10yrs-20yrs	Comment
Trees						Mtrs
Sorbus acuparia (<i>Mountain ash</i>)	●	●			8-12	Creamy flowers ripen to red berries
Sorbus aria (<i>Whitebeam</i>)	●	●			5-9	Tough reliable tree
Taxus bacata	●	●		●	2-5	Needs some shelter for best result
Ulmus glabra (<i>Wych elm</i>)	●	●			6-9	Susceptible to Dutch elm disease
Shrubs						
Cytisus scoparius (<i>Broom</i>)	●	●			1.5-2	Rich yellow flowers produced May
Euonymus europaeus (<i>Spindle</i>)	●	●			1.5-2	Rose red capsules after flower
Juniperus communis (<i>Juniper</i>)	●	●	●	●	1.5-2	Suitable for exposed sites
Prunus spinosa (<i>Blackthorn</i>)	●	●			2-3	Good for hedgerows
Sambucus nigra (<i>Elder</i>)	●	●			3-3.5	Excellent for wildlife
Viburnum opulus (<i>Guelder rose</i>)	●	●			2-3	Needs damp site
Fushia ricortonii		●	●	●	2-2.5	Attractive pendulous flowers
Escallonia macrantha		●	●	●	1.5-2	Resistant to salt laden gales
Olearia traversii		●	●	●	2-2.5	Resistant to salt laden gales
Berberis sp.		●	●	●	1.5-2	Dense habit, orange flower
Eleagnus sp.		●	●	●	2-3	Tolerant of coastal exposure
Hebe sp.		●	●	●		Various resistant to salt laden gales

Suitable Species for Planting in the SAAO contd.

Botanical Name (Common Name)	Native	Naturalised	Maritime Tolerant	Evergreen	Height 10yrs-20yrs	Comment
Climbers						
Hedra helix (<i>Ivy</i>)	●	●	●	●	15-30	Berries important food for birds
Lonicera periclymenum (<i>Honey suckle</i>)	●	●			4-6	Heavily scented flowers borne July Excellent for hedgerows
Rosa canina (<i>Dog rose</i>)	●	●	●		1.5-2	Interesting addition to any hedgerow
Rubus fruticosus (<i>Bramble</i>)	●	●	●		2-3	Very vigorous

Plant Species to Avoid within the Howth SAAO

	Comment
Acer pseudoplatanus (<i>Sycamore</i>)	Invasive and casts very dense shade
Rhamnus cathartica (<i>Purging Buckthorn</i>)	Over vigorous may become invasive
Ulex europaeus, gallii (<i>Gorse</i>)	Potential fire hazard in Howth residential areas
Griselinia littoralis	Susceptible to disease, not suitable to character of area
Cupressus spp.	Cupressus hedges will diminish traditional character of an area
Cuprocyparis leylandii	Leylandii hedges will diminish traditional character of an area
Prunus laurocerasus (<i>Laurel</i>)	Laurel hedges will diminish traditional character of an area

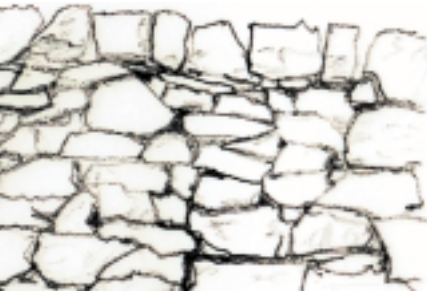
Howth Stone Walls

If considering a stone wall it is important to realise that besides choosing an appropriate material ie Howth stone, it is just as important to choose an appropriate style and technique of construction. The red quartz rock of Howth contributes to the unique character of the area as it differentiates it from the surrounding areas of Dublin which predominantly use Wicklow granite and limestone. New stone walls can blend effortlessly into surrounding landscape if they are constructed using the local stone and local traditional methods.

Dry Stone Walls

Each area in the country has its own style of dry style walling which is determined by geology, skill and function. In Howth the traditional methods can be seen

Howth dry stone wall



predominately around the old roads of Ceannchor, Windgate and the old Carrickbrack road. The advantages of dry

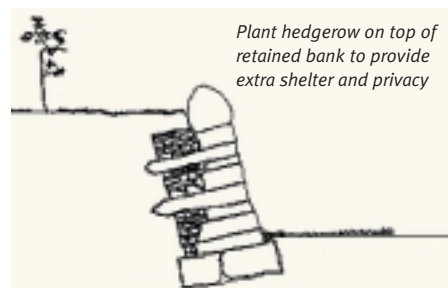
stone walls are that they are quicker to build than mortar walls and do not require a foundation. They require little maintenance and do not suffer from frost heave or attack. If built well they can be very beautiful and are best suited to boundaries as their raw and natural character blend effortlessly with the landscape.

Retaining Dry Stone Walls

Retaining dry stone walls are quite common in Howth, and are necessary in many situations due to the areas varied topography. They are used effectively to retain banks of earth where level changes occur particularly along roadsides. It is important to note that retaining walls over 1.5m high require the services of a structural engineer and should not be attempted by an unqualified person as they may collapse.

Single Dry Stone Retaining Walls

The earth bank to be retained should be cut back to allow work to proceed safely.



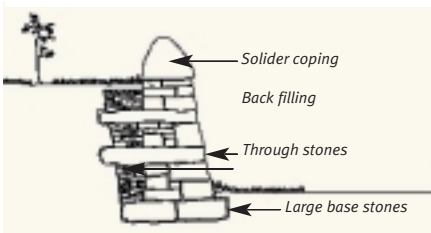
Howth Stone Walls contd.

Different soils have different angles of repose at which they will sit comfortably without any further slippage. The volume of soil which a retaining wall holds back is the difference between the angle of the wall and the angle of repose of the particular soil. Well drained earth banks will hold the shape permanently at an angle of 33 degrees.

Double Dry Stone Retaining Wall

These walls are more stable and should be used where possible. The wall should usually be built with a batter of 1:5 or 1:6, which is greater than the 1:8 recommended for ordinary non-retaining walls. Where a retaining wall is necessary it is recommended that the wall be built by a professional stone waller.

Double dry stone retaining wall

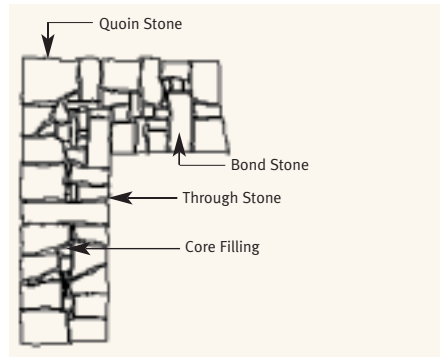


Bonding

Bonding is the name given to the system of arranging stones within a wall. It provides structural stability as well as affecting the overall appearance and balance of the finished wall. There are two categories of

bonding, Bed Bonding and Face Bonding. Correct bed bonding is essential to the structural stability of the wall, it requires the

Plan of bed bonding



use of through stones which travel across the width and prevent splitting, core slip, bulging and collapse. One through stone should be used at 1m square intervals and should be staggered as the wall ascends. Bond stones are similar to through stones, but they do not span the full width of the wall. Generally they should span 2/3's of the width, they can be used where through stones are not available. Quoin stones are the decorative corner stones used at wall ends and are usually cut to size to allow vertical joints to be broken and not be in alignment over each other. Core fill is the stone used to fill the interior of the wall. It should always be placed flat to avoid a wedging action which will lead to lateral pressures and consequently bulging in the wall. Good face bonding will enable even the crudest of

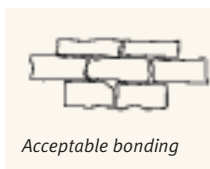
Howth Stone Walls *contd.*

stone to look well. The simple rule to follow is to “Break all vertical joints as often as possible and to make the overlaps above the joints as long as possible.” In short “One on two and two on one”. The challenge is to construct a wall that appears balanced, this will be the most aesthetically pleasing but it also distributes the over-head weight applied to each stone as equally as possible.

Face bonding



Acceptable bonding



Acceptable bonding



Not-acceptable bonding

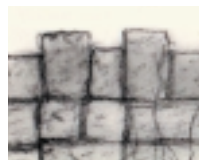
Coping

Similarly to material and technique, coping also usually displays a distinctive local style. It is the capping or final layer of stone laid on the wall and serves a number of functions. As well as being decorative it has the practical function of protecting the wall from weather and colonising plants. It will also provide stability by preventing other stones from being dislodged. Traditionally coping was always used on mortared walls as it

prevented the lime mortar in the wall from being washed out. However modern concrete filling which does not wash out easily, has made coping unnecessary. Due to the coastal setting of Howth it is advisable to provide suitable wall coping, as it will prevent adverse effects from efflorescence of salt blown inland from the sea. A typical traditional coping evident in Howth is a projecting soldier coping level on top and with its face in range. This coping is probably the easiest to achieve with Howth stone. The projection gives protection and will throw attractive shadows along the face. Another style evident is a projecting coping crenellated on top and known as ‘cow and calf’.



Solider coping



Cow and calf coping

Using Lime Mortars

The use of lime mortars for building stone walls are usually more favourable than rigid materials such as cement and concrete. They have become increasingly popular over the last decade. However training is required in the use of these products and a qualified person should be consulted if they are to be used. Advantages are their flexibility and

Howth Stone Walls *contd.*

better workability. They are easy to undo for conservation purposes and they are sacrificial, ie they will fail before the stone.

Pointing

Pointing is the replacement of surface mortar, which has been lost through weathering. This work is at times done incorrectly and insensitively. Before deciding to complete such a task an assessment should be undertaken as to whether it is actually required and to what degree it is needed. If there are many recesses and holes with loose stones evident, re-pointing would be recommended. However, if the wall is intact but the existing mortar is soft and friable re-pointing may not be required. An assessment should be made as to necessity for corefilling particularly if copings are missing from the wall.

Use a flat jointing bar for pointing walls

Use an appropriately sized flat steel jointing bar in conjunction with a hawk to point a wall



There are specific tools available for pointing a wall and these should not be substituted by other inappropriate tools, as this will invariably affect the quality of the finished product. The plugging chisel is used to remove old mortar to a required depth, an ordinary sweeping brush can then be used to remove any smaller particles from the joints. This should be followed by a light spraying from a garden hose to dampen down the wall and prepare it for pointing. A flat steel jointing bar, of an appropriate size is then used in conjunction with a hawk to point the joints. A finishing sweep to the right can be

Tools for pointing



Plugging chisel



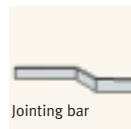
Soft brush



Deck brush



Hawk



Jointing bar



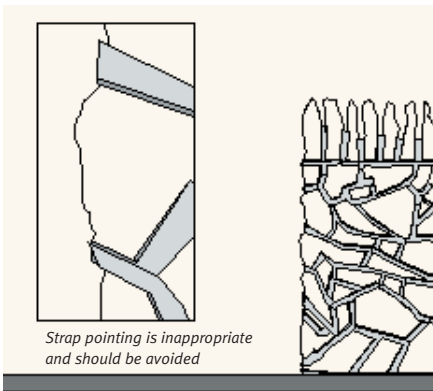
Lump hammer

used to ensure all new material is joined and compressed into original material. The mortar should be recessed slightly into the face of the wall to expose the original joint. When the mortar is hardened, it should be brushed with a bristle brush that is narrower than the joint, this will avoid staining the face. Insert small stones or pinnings into the

Howth Stone Walls contd.

joints were necessary and protect the wall from rain, sun, and wind while allowing for some ventilation.

Modern pointing methods, such as ribbon pointing, which use weather struck and strap pointing should be avoided. They have



Inappropriate pointing

no traditional value and are quite insensitive to the natural character of the stone and the original workmanship. Ribbon pointing usually uses a sand and cement mix to achieve the appearance of a uniform joint across the face of the entire wall. This type of pointing camouflages narrow joints and introduces artificial ones in an attempt to make each stone appear the same width. This method ignores the natural fabric of a wall and is an unnecessary addition which generally disimproves the aesthetic of the boundary.

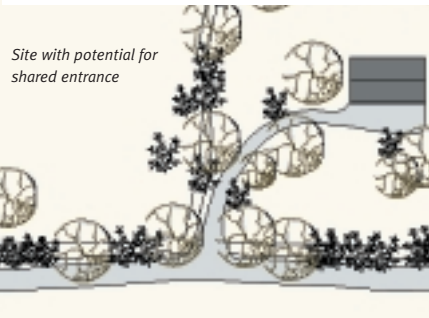
Design Guidelines for Entrances

The design guidelines for entrances discussed below, apply to both Part 1 and Part 2 of Schedule 3 as seen on Map A of the Howth SAAO.

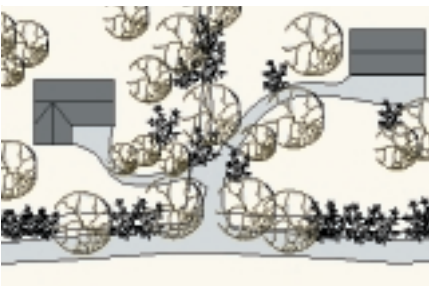
Entrances

The entrance is usually the most visible element of a development and requires a sensitive approach to its design. The creation of new vehicular entrances and widening of existing entrances reduce the rural character of an area and are generally undesirable. Sharing an existing entrance must be considered before proposals for a new one are submitted. Where this is not a feasible

Typical entrance



Shared entrance



option, a new entrance may be permitted provided that it is in keeping with the scale and character of existing roadside boundaries. The conservation and improvement of existing boundary structures is a primary consideration within the SAAO. Where there is an existing boundary



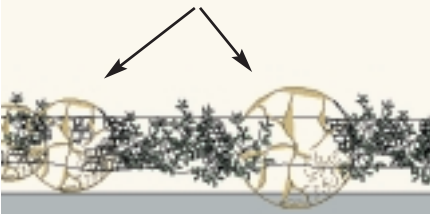
An entrance which adds to the character of the area

structure the wing walls at a new entrance or revised entrance shall not exceed the height of the existing boundary wall or hedge. Otherwise the height of a boundary wall shall not exceed 1.2m. Gate piers shall not be more than 0.2m higher than the adjacent wing wall or other boundary structure and shall not have a cross section area greater than 0.8m squared. Proposals which involve substantial changes to existing boundaries in order to achieve greater visibility at an entrance will not be permitted by the Council.

Design Guidelines for Driveways and Car Parking Areas

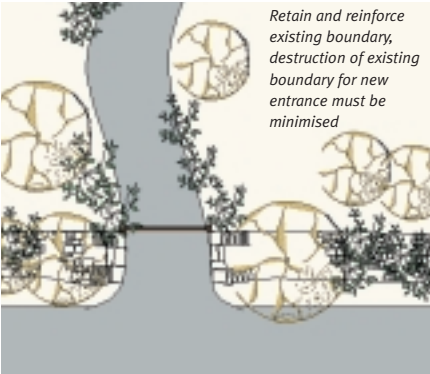
Boundary before construction of entrance

Where possible use existing planting to frame an entrance, gates and pillars should be simple and in character with the existing roadside boundary



Boundary after construction of entrance

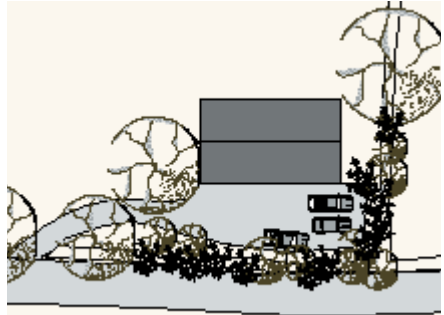
Retain and reinforce existing boundary, destruction of existing boundary for new entrance must be minimised



gradient of a driveway to be greater than 1:8.

Mitigation is required where a driveway or carparking area is located adjacent to a public roadway or footpath or adjoining

Planting used to mitigate large parking areas



property and would cause an unacceptable visual intrusion on the surrounding area. The mitigation must be in accordance with the design guidelines for boundary treatments as specified in this document.

Driveways and Car Parking Areas

The use of appropriate gravel or shingle on driveways and carparking areas in the zones designated Other Areas, (Non residential areas), Map A, Howth SAAO, are generally favoured. Blacktop and concrete finishes will be permitted if the council determines the



An attractive gravel driveway

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