



Fingal County Council

Comhairle Contae Fhine Gall



Martello Terrace, Strand Road, Sutton

Architectural Conservation Area

Statement of Character



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Permission has been granted by the Map Library, Trinity College Library, Dublin for the reproduction of Figure 2 which is an extract of Bernard Scale's 1773 map of the *City and Suburbs of Dublin* and Figure 6 which is an extract from the second edition of the Ordnance Survey Maps, circa 1869.

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

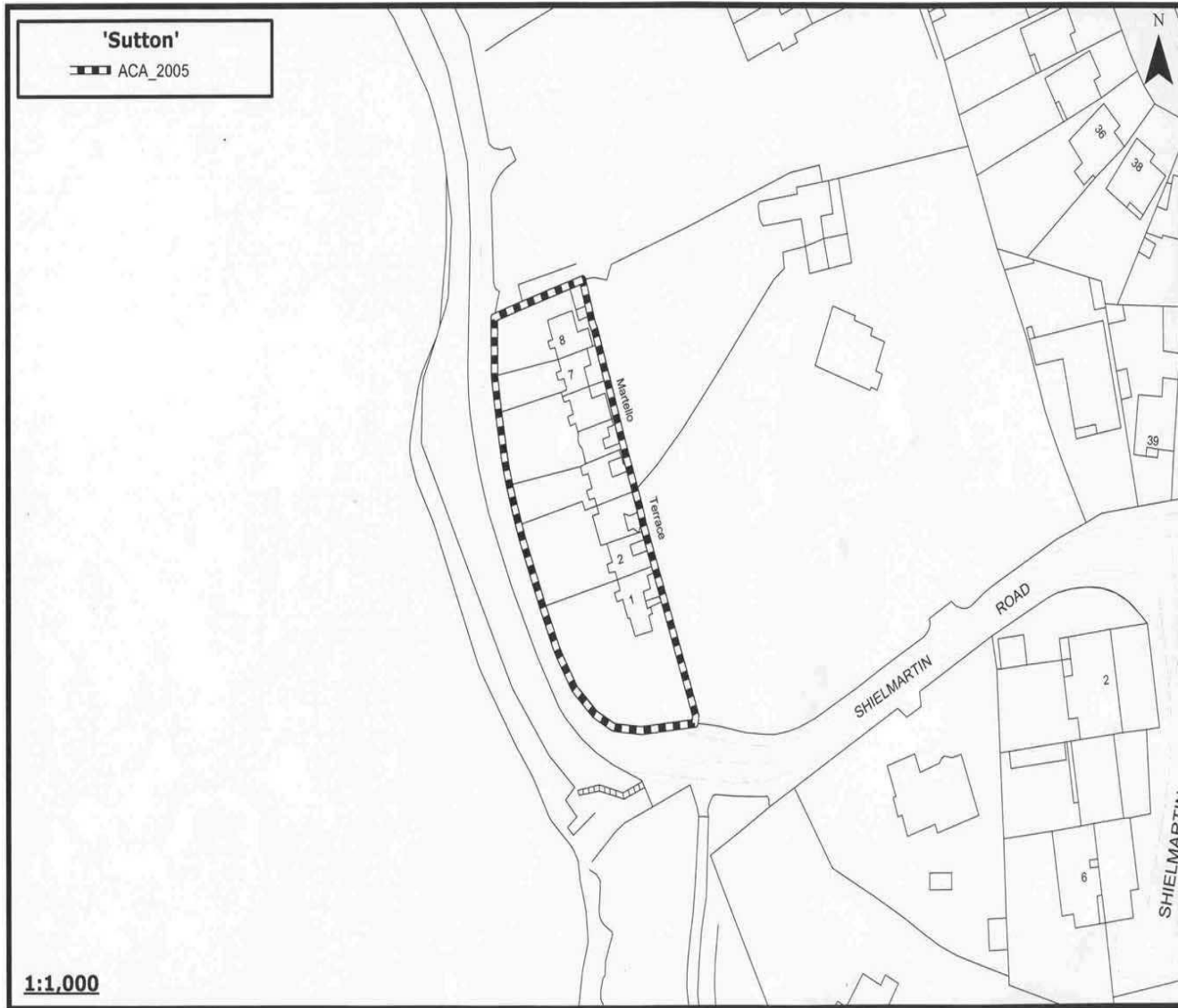
Strand Road, Sutton is located on the western side of the Howth Peninsula, which extends out from the north-eastern shore of Dublin Bay. Howth and Sutton themselves form part of Fingal's southern boundary with Dublin City Council.

Sutton has developed along the isthmus that connects the peninsula of Howth to the Dublin mainland. The core of Sutton Village is located at the crossroads of Station Road/Greenfield Road and Dublin Road/Howth Road. Strand Road is some distance south of this core and is actually located along the western coastline of the Howth peninsula, with the road itself running in a mostly north-south direction. This narrow coastal road has impressive views overlooking North Bull Island and Dublin Bay and out towards the southern suburbs of Dublin and the Wicklow Mountains. At Bottle Quay the road turns sharply eastwards where it becomes Shielmartin Road and heads uphill towards Sutton Castle Apartments. A pedestrian footpath and cliff walk continue along the coastline from Bottle Quay, past Sutton Martello Tower, towards Drumleck Point and The Summit, and ultimately to Howth Village.

Martello Terrace is located at the most southern end of Strand Road, opposite Bottle Quay, just before the corner where the road turns uphill and becomes Shielmartin Road. There are uninterrupted views from the terrace out across Dublin Bay towards the Wicklow Mountains. The dwellings are elevated slightly above the road surface with a front garden separating them from the road front. The boundary of the ACA includes the large front gardens but runs close to back of the houses as there is limited space to the rear of the properties.

The terrace was originally comprised of eight single-storey dwellings, however two of these (Numbers 5 and 6) have been combined into one unit. The numbering of the terrace still ranges from No. 1 to No. 8 and runs from south to north.

Fig. 1 Boundary of Martello Terrace ACA



Historical Development of the Area

Late 18th century maps of Howth show that there was relatively little development along the western edge of the peninsula or around modern day Sutton. However, it was during the 19th century that the settlement of 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 from John Rocque's Map of County Dublin 1773

Early 19th century maps for the area show some clusters of buildings on Strand Road, which was then known as Sutton Road. These groups of buildings are located north of the junction with St. Fintan's Road. The only structure south of this point on the road was Sorrento, now known as Sealawn.

Martello Terrace was originally built as a Coastguard Station and Cottages in the middle of the 19th century by the Commissioners of Public Works. The buildings were



Fig. 3 1856 Plan from OPW file

not constructed as one unit but in different stages as shown by the OPW file from the National Archives which contains seven drawings dating between 1856 and 1862. Initially plans were drawn up in 1856 for four houses with a watch tower for the Coast Guard force. It is noted on one of the plans that all porch doors are to be placed to the north. A common lawn area to the front appears

to be shared by the four properties with a central avenue. A later drawing with no date shows an additional fifth cottage with a porch to the side.



Fig. 4 Elevations and Plan for 5th cottage from OPW file

The final set of drawings and plans, dated 1862, are for a further three cottages and the porch of the fifth cottage is now located along the front elevation.

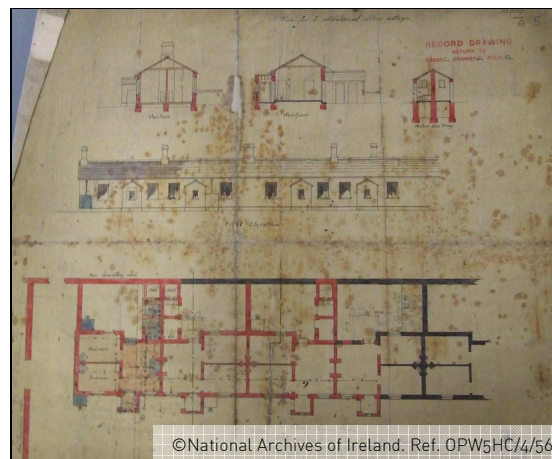


Fig. 5 1862 Plans from OPW file

The completed terrace of eight houses is included on the second edition of the Ordnance Survey Maps from 1869 with access through a central gateway, between No. 2 and No. 3, but each house appears to have its own individual garden plot. A flagstaff was located in the garden of No. 2.



Fig. 6 Extract from 1869 Ordnance Survey Map

The current name for this terrace presumably derives from the nearby Martello Tower at Sutton, one of a number of similar coastal defences built during the Napoleonic Wars at the turn of the 19th century.

Schedule of Protected Structures & Recorded Monuments

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

There are also no known archaeological sites, features, artefacts, etc., listed as Recorded Monuments on the 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.*

Martello Terrace is also within the Buffer Zone of the Howth Special Amenity Area and is therefore subject to certain policies and objectives of the management plan of the Howth Special Amenity Area Order (SAAO). 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**

Martello Terrace is located along Strand Road, which has a north-south orientation. It is a coastal road with open views across Dublin Bay and structures only located on the eastern side, apart from Sutton Sailing Club. The road itself has a modern tarmac finish.



Fig. 7 Strand Road

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

Martello Terrace is a group of private residences, therefore there are no public open space areas within the boundaries of this ACA. When the houses were initially constructed a common lawn area fronted the 4 houses comprising the terrace providing private open space, which was accessed through large granite gateposts. These piers are still in



Fig. 8 Original Gate piers

existence between Nos. 2 and 3 but the common lawn area appears to have been subdivided early on (see Fig. 6) and currently functions as private front gardens with, in most cases, modern driveways to provide off-street parking. So while the houses occupy small plots they have relatively large front gardens, however there is limited private open space to the rear due to the proximity of the rear boundary wall to the cottages themselves.

- **Socio-Economic Functions**

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

- **Built Fabric**

Although the houses within this ACA are modest terraced cottages, the overall uniformity of design gives the area its distinctive character.



Fig. 9 Roof profile

The houses are three-bay single-storey brick structures with projecting central entrance porches. A shared pitched

roof runs the length of the terrace and is covered with slate tiles and clay ridge tiles, apart from the tower at No.1, which has been recovered in clay pan tiles. The chimneys are relatively tall and there is a shared stack between dwellings. There is a mix of rendered or brick chimneys along the terrace, some with decorative terracotta pots. Two of the rear returns have been



Fig. 10 Chimney stacks & pots

modified so that they protrude over the ridge height along the front elevation, detracting from the character of the area. No. 1 Martello Tower has a weather vane at the apex of the hipped roof, which was a feature of the original design (see Fig. 11).

On the original 1856 plans the original windows appear to have been multi-panelled casement windows, with a nine panel porch window.



Fig. 11 1856 Plans from OPW file

None of the current window glazing patterns match this plan in relation to the main windows. Nos. 1, 7 and 8 have retained the nine panel porch window, and No. 7 and 8 have two-over-two timber sash windows. However, the other cottages have replacement windows using modern materials such as PVC with a range of different glazing patterns.

No. 1 Martello Terrace has a two-storey rendered tower block attached to its southern end, which originally housed a store room at ground floor level and watch room on the first floor, which is accessed by external steps to the rear. The amalgamation of Nos. 5 and 6 has incorporated the removal of the projecting central porch of No. 5 and one of



Fig. 12 No. 1 Martello Tce

the window bays and their replacement with projecting french doors. No. 3 has expanded to the front with a flat roofed extension encompassing the central porch bay and southern window bay, which entailed the removal of the pitched roof over the porch.



Fig. 13 Nos. 5 & 6 Martello Terrace merged into one unit

Also, the creation of individual driveways and front garden areas has resulted in different boundary treatments, which detract from the original built form of the terrace due to the variety of materials used.

- **Views**

Impressive views extend out over Dublin Bay and the Bull Island across to the southern suburbs of Dublin and the Wicklow Mountains. These views contribute to the character of the area and it is important that new development in the area does not negatively impact on or obscure these views from this terrace.



Fig. 14 Nos. Views across Dublin Bay

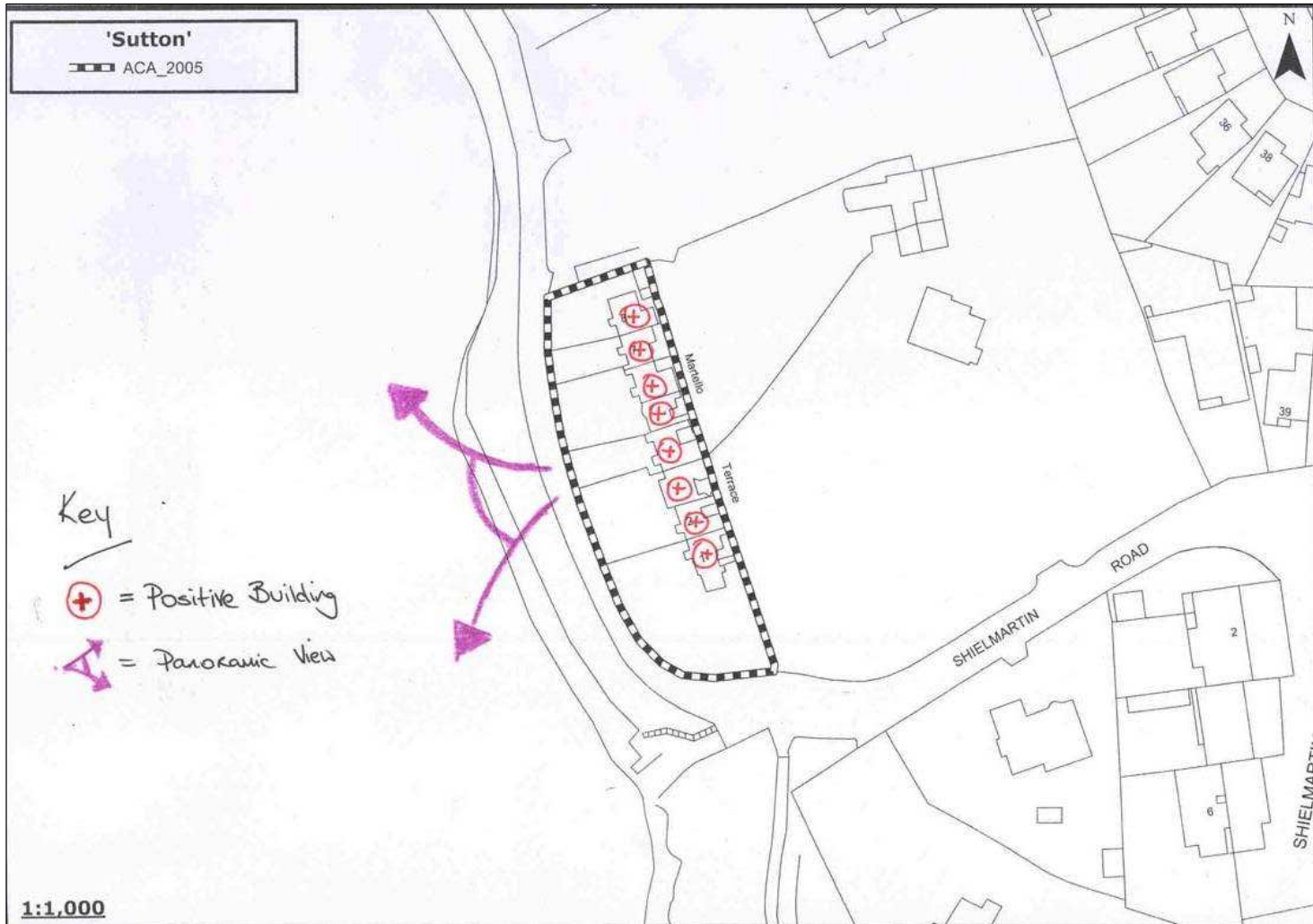
Summary of Special Character

The special character of this ACA is directly linked to the mid 19th century terrace of Coastguard cottages and watchtower. Although some alterations have occurred to the external appearance of the terrace and the boundary treatments, the overall nature of this area has remained fundamentally unchanged since the construction of these houses. The modest nature of these mid 19th century cottages, along with the overall uniformity of their simple design, has resulted in a distinctive homogenous character. The siting of the terrace with uninterrupted views across Dublin Bay also adds to its appeal, even though this element of the design was utilitarian in nature rather than aesthetic, due to the original function of the properties as a Coastguard Station.



Fig. 15 Aerial view of ACA area

Fig. 16 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 at Martello Terrace, Strand Road, Sutton and therefore will or will not require planning permission.

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 Martello Terrace, Sutton 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: parking management scheme for seaside of road; repair of railings on seaside of road; 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 cladding or plastering of the external brick walls with different finishes or the painting of the bricks. The special character of this area is associated with the uniformity of the design of this terrace of brick cottages. Any proposals to alter this finish by the addition of external cladding, render or plaster, or to paint the brickwork would be deemed to negatively impact on the character of the area. The exception to this is the tower at No. 1 Martello Terrace as it is rendered and this finish should be retained.

- **ROOF**

The removal of the original slate roofing material or chimneys, and their replacement with modern materials, or the taking down of chimney stacks permanently. 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. However, the slope of the roof line of this terrace is probably too low to facilitate dormers.

Installation of satellite antenna, TV aerials and other communications devices. The addition of any of these and other devices to the front elevations or roofs of the terrace 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 this terrace. A number of structures have very tall television aerials attached to the chimney stack, which indicates a difficulty with obtaining reception in the area. 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 window openings and external doors, namely the enlargement of openings or the removal of original windows, doors, sills and doorsteps, and/or the replacement of original features with materials such as PVC or aluminium. Unfortunately, only a few structures within the terrace still have the nine panel porch

windows and all of the houses appear to have changed the pattern of the original windows, even though two still retain up-and-down timber sash windows. Where windows have already been altered prior to the ACA designation, owners will be encouraged to consider a more appropriate window material and glazing pattern if they intend to change their windows in the future.

- **PORCHES**

The removal or alteration of the projecting porches on the front façade. The projecting porches with their pitched roofs and north-facing doors are an important characteristic of this terrace and should be retained as initially designed and not enlarged or removed.

- **EXTENSIONS**

Extensions and all new build that impacts on the front elevations of the terrace will require planning permission. As the character of this area is associated with the uniformity of the simple original design the addition of elements to the front elevation would be considered to have a negative impact on this character. Extensions to the rear should be careful not to extend above the existing ridge line of the roof. Their and should be subsidiary in size and design to the main building and of an appropriate scale. It is noted that there is a restricted amount of space to the rear of the terrace and so innovative and well-designed solutions may be required to maximise the potential of this space. Only No. 1 and No. 8 Martello Terrace have the space for extensions to the side. While, an appropriately scaled side extension in matching materials could be accommodated at No.8 Martello Terrace, it would be preferred if any proposed extensions could be confined to the rear of the property. However, the proportions of the terrace would be irrevocably changed if an extension were attached to the side of No. 1 Martello Terrace as the tower structure provides a definitive termination to the terrace. Again, any need for an increase in floor space should be provided by an extension to the rear of the property

- **AMALGAMATION OF SITES/PROPERTIES**

The amalgamation of structures requires planning permission irrespective of whether located in an ACA or not, unless it involves reversing the subdivision of what had originally been a single dwelling. Two properties have been amalgamated prior to ACA designation. If any other houses in the terrace propose to carry out similar

works to merge properties, the proportions of the original front elevations of the structures should be kept, which includes the retention of the front porches.

- **INFILL**

Due to the constrained rear and side plots of this ACA, there is limited opportunities for infill sites.

- **DEMOLITION**

Demolition of any building within the ACA. As this ACA consists of a terrace of houses, the demolition of any one house in this group would have a very significant detrimental affect on the area, and therefore it is highly unlikely that permission for demolition would be granted. Where permission is sought for demolition on the grounds of structural defects or failure, a report containing photographs and drawing(s) indicating locations of photographs will be required, produced by a suitably qualified and experienced professional regarding the existing condition. As part of the justification for any demolition within the ACA on structural grounds, details will be required of repairs/remedial works normally used in similar circumstances and details of why they are not suitable in that instance.

- **BOUNDARY WALLS & PARKING**

Creation of driveways and off- street parking. Planning permission is required under normal circumstances for the creation of a new driveway. However, the majority of properties along this terrace have already created private off-street parking spaces prior to the ACA designation. The variety of materials and finishes detract from the uniformity of the design of the terrace itself. Any future alterations to the boundary walls and parking areas should consider a design that is in keeping with the brick terrace. The gatepiers at Nos. 2 & 3 Martello Terrace should be retained

- **VIEWS**

Preservation of views. The key seaviews across Dublin Bay, the Bull Island, and of the Wicklow Mountains should be preserved and any works within the ACA should not adversely impact or block these views.

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.