



THE ARCHITECTURE OF MAIN STREET, BLACKROCK



BLACKROCK TIDY TOWNS COMMITTEE

SEPTEMBER 2008

An Chomhairle Oidhreachta
The Heritage Council





THE ARCHITECTURE OF MAIN STREET, BLACKROCK



AN ARCHITECTURAL STUDY OF MAIN STREET, BLACKROCK, COUNTY LOUTH



You may reproduce additional copies of this report for educational and information purposes, provided such copies stipulate that copyright remains with the publisher.

Anyone seeking to use information or images within this report for commercial use must obtain prior permission in writing from Blackrock Tidy Towns Committee.

Published by
Blackrock Tidy Towns Committee
10 Rock Court
Blackrock
Dundalk
Co. Louth
© Blackrock Tidy Towns Committee 2008

Blackrock Tidy Towns Committee wishes to acknowledge the support and assistance of Brendan McSherry, Heritage Officer, and Jill Chadwick, Conservation Officer, Louth County Council in the production of this report.

Photographs courtesy of Patricia Murphy, Noel Ross, Danny Hughes, John Mc Guinness and the Lawrence Collection.



This study has been prepared by Van Dijk Architects on behalf of Blackrock Tidy Towns Committee with support from The Heritage Council under the 2008 Local Heritage Grant Scheme.



The study is also supported by Louth County Council and The Louth Heritage Forum.



CONTENTS

Section		Page
1.	Introduction	6
2.	Assessment of existing urban form	11
3.	Appraising the essential character of the street	18
4.	Recommendations for future development	20
Appendix 1	Individual building record	28
Appendix 2	Blackrock Tidy Towns Colour Scheme leaflet	69

1.0 INTRODUCTION



Blackrock is a rapidly expanding village situated on the coast south-east of Dundalk. From its origins as a fishing village it developed into a popular seaside resort and valuable natural amenity for its wider hinterland because of its beach, shallow waters and spectacular views. In more recent times it has become a highly desirable residential area with a vibrant commercial centre consisting of shops, pubs, restaurants and cafes.

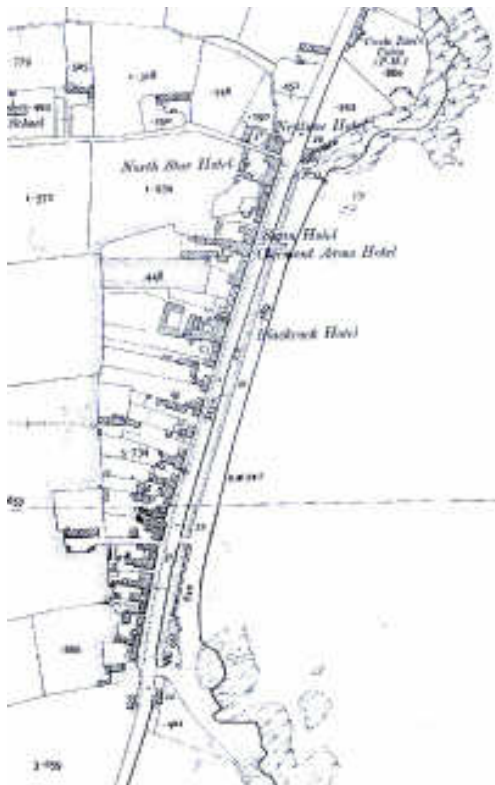
Although necessary and very welcome, the current and ongoing regeneration and redevelopment of properties on Main Street, resulting from the expansion of Blackrock, has the potential to significantly change the traditional seaside character and streetscape of the village centre. Blackrock Tidy Towns Committee, in accordance with their Village Plan 2006-2008, undertook to record the architectural character of Main Street at a current point in time and to develop proposals to inform new designs so that the intrinsic character of the street will not be lost while regeneration and redevelopment proceed for the benefit of the village and the community. In so doing it is hoped that Blackrock can avoid the type of inappropriate development that has occurred in a number of similar locations around the country.

The Terms of Reference for the project included:

- The compilation of a photographic record and description of each building
- An appraisal of the essential character of the street
- Recommendations on how future developments can contribute to the retention of this character



Blackrock 1835



Blackrock 1907

Blackrock has played a prominent part in the history of Dundalk and the surrounding hinterland, and was first noted as a village in 1752. Blackrock is particularly associated with the fifteenth of August, where it is tradition to visit the village having completed the annual visit to Ladywell Shrine in Dundalk. This tradition, still practised, was first noted in 1834.

The Ordnance Survey (OS) Map of 1835 shows Main Street with buildings concentrated adjacent to the shore, with long plots behind.

The first survey of the village was included in the Lewis Topographical Dictionary of Ireland (1837) which describes Blackrock thus:

... a village, in the parish of HAGGARDSTOWN, barony of UPPER DUNDALK, county of LOUTH, and the province of LEINSTER, 2 miles (E.) from Dundalk; containing 434 inhabitants. This place is situated on the bay of Dundalk, and contains about 80 houses, which are neatly built. The beach is smooth and soft, and peculiarly adapted to sea-bathing; and, if due accommodation were provided for visitors (sic), it might become a watering-place of general attraction. It is at present much frequented, during the summer season, by the farmers of the inland counties, both for the purposes of bathing and drinking the sea water.

By 1841 the population of Blackrock had reached 507 and the village contained 95 houses, mostly small thatched fishermen's cottages.

The OS Map of 1907 shows substantial development in the long plots behind the main street. Several hotels are indicated on this map as is the promenade as we would recognise it today.



In the early 1980's Blackrock and Haggardstown had a population (largely rural) of approximately 2,400 people. This has risen to approximately 7,000 to-day and is expected to be 10,000 by 2025 given current development rates.

The majority of development in this time has been residential, encompassing one off villas of architectural note and housing estates of generally high quality. The village has easy access to Dundalk for residents but opportunities still exist for the provision of local/ neighbourhood services within the village.

The character of Main Street and the promenade has changed from tourist related shops, hotels and bars to neighbourhood facilities to serve the expanded population.

The promenade must remain the "Main street" for what is essentially a small town while maintaining its traditional sea-side village heritage.

1.1 Historical Milestones in Blackrock's Development



1845: The intention of Thomas Fortescue to build a sea wall the length of Main Street was first documented and work commenced on this project in 1851. The plan executed comprised two walls, one at the edge of the carriageway and another further down the shore, with an esplanade in between.

1859: Lifeboat House established at south end of Main Street which remained in use until the service was relocated in 1900. A slipway is still in existence at this point and marks the southern end of the public promenade.

1899: North Star Hotel built. (Since demolished)

1922: Catholic Church (St. Oliver Plunkett's) built.

1925: Joe Halpenny established the "Violet" bus service from Dundalk to Blackrock, which continues to the present day. This service replaced the brake services that used to run along the same route.



1925: Development Association founded.

1929: Pavilion Dance Hall opened and remained in use until the 1980's.

1932: Main Street electrified and a new village sewerage scheme introduced following innumerable complaints over the previous years.

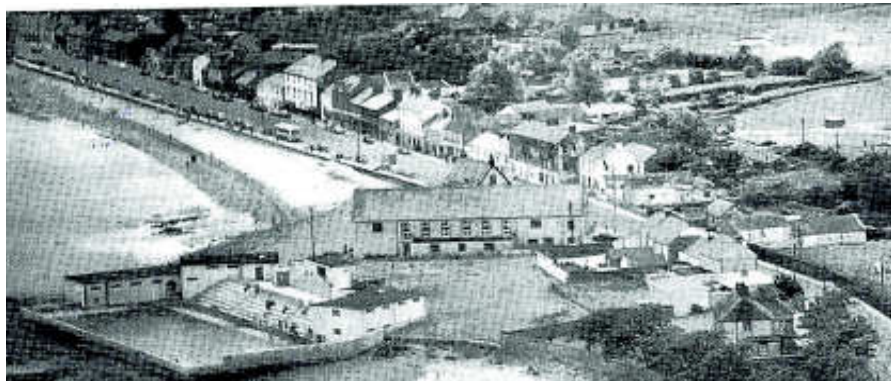
1939: Skating Hall opened, and remained in use until the 1980's.

1939-1944: During WWII the village proved increasingly popular with visitors from Northern Ireland. Anecdotal evidence suggests up to 150 buses parking around the village at weekends.

1947: Development Association prepared and opened an 18 hole Pitch & Putt course on Sandy Lane.

1952: Promenade wall reconstructed to accommodate the widening of Main Street to take account of increasing traffic levels.

1962: Blackrock outdoor swimming pool opened by Neil Blayney T.D., Minister for Local Government. The project had been completed over the preceding twelve months at a cost of £ 20,000.



2000: Dermot Ahern T.D., then Minister for Social, Community and Family Affairs, officially unveiled the Millennium Sundial at Blackrock Promenade.

2.0 ASSESSMENT OF THE EXISTING URBAN FORM.



2.1 Character of the Landscape Setting



Blackrock village is situated on the coast 7 km south-east of Dundalk. In common with a number of east coast locations, the beach has a very gentle gradient and the sea retreats about 5 km at low tide.

The exposed seabed is a mixture of sand and mud flats. It is a suitable and fertile habitat for a variety of birds, including Brent Geese and Dunlins. The River Fane (to the south of Blackrock) enters the sea as a channel crossing from south to north in front of the promenade.

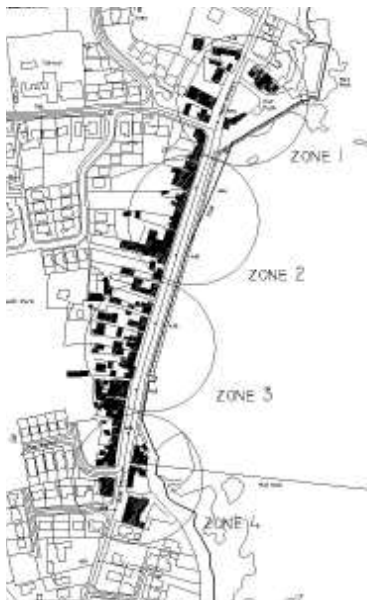


The primary focus of the street is the prospect east to the sea and to the mountains of the Cooley Peninsula. To the north, the tower of St Oliver Plunkett's church acts as a secondary focal point to the street.

The sea wall and seaward footpath give the street a strong pedestrian presence and act as a valuable public amenity.



2.2 Pattern and Shape



Village activity is centred on Main Street which runs on a North South axis.

The street can be broken down into four distinct zones:

Zone 1: This is centred around the northern car-park and has seen much regeneration in recent years. It has become a commercial focal point for the village.

Zone 2: This contains mainly larger scale commercial buildings containing many restaurants and shops.

Zone 3: With buildings generally smaller in scale, this zone has seen less development and has more residential use at ground level.

Zone 4: The southern end which has seen a mix of styles in recent years but less development.

The street frontage is extremely permeable with regular breaks in the building line with laneway access to the long linear plots behind Main Street.

This is a rather unique typological feature and presents an opportunity to improve variety of use and add interest to the streetscape. The plots to the rear of Main Street have been neglected in lieu of extensive suburban sprawl in recent years.



2.3 Buildings of Main Street.



Blackrock's Main Street offers a pleasant streetscape. The building line acts as a backdrop for the public amenity provided by the promenade. The street frontage has a coherent rhythm with an assortment of building heights, widths and scale, stepped eaves and ridge levels and this is especially noticeable when viewed from the beach and the sea.

The majority of the structures are regularly fenestrated terraced and semi-detached houses, many of which include commercial premises on the ground floor. To the northern end, there is a higher concentration of larger buildings, which served as hotels in earlier years. Although some structures have been modernised to facilitate twenty-first-century needs, the layout and building design is certainly eighteenth and nineteenth century in character.

Though the architecture varies in type its overall character is enhanced by common features which we endeavour to highlight for future development reference.

Age

Buildings vary in age from the early nineteenth century to the present day and exhibit an adherence to vernacular principles contemporary to their era of completion. These are buildings of utility with few stylistic or decorative flourishes. None of the buildings on Main Street has any specific architectural merit, but regarded as a whole, they exhibit a traditional sea-side village character that care should be taken to enhance and maintain.

Height

Buildings vary in height from two to three storeys.

The heights of the buildings vary from low two storey to higher two storey buildings, and a similar height range also exists for the three storey buildings. Ridge heights and eaves levels also vary significantly to produce quite a range of stepping along the full length of the street.

Scale

The buildings are generally small in scale reflecting the narrow plots to the rear. Some have been joined together to form larger buildings. Maintaining a variety of ridge heights has proved successful in these instances.

It must also be noted that generally the buildings to the northern end of the street are larger in scale.



Materials

Most buildings are rendered. The texture of render varies from smooth to a coarse wet dash. Horizontally the texture may change from smooth at the lower level and coarse above but indeed the reverse is also evident.

There is very little exposed brickwork or stonework in evidence to the facades, however the chimneys are predominantly constructed in red brick.

The roofs are mostly pitched in line with the street and finished with a blue/black slate. The use of gables to the street and metal cladding to the roof in a small number of buildings has added little to the overall streetscape.

There is a recent introduction of polished granite to the southern end amidst a small number of artificial rubble stone cladding buildings.

Original timber windows and doors have been replaced to a very large degree with white uPVC. Cast iron rainwater goods have also been mostly replaced by a uPVC substitute.

Colour

The buildings are a mix of painted and unpainted render and as such there is an overall greyness to the street. The coloured buildings are predominately in light pastel shades and therefore muted tones predominate. Two buildings have been very brightly painted but this had led to a slightly unbalanced effect overall. A colour scheme has been suggested for Blackrock in March 2008 by the Tidy Towns Committee (see appendix 2) in order to provide a cohesive visual unity to the street. The use of stronger colours to the reveals of the windows is prevalent and is to be encouraged.



Shop-fronts

The street retains a strong residential character, punctuated by clusters of commercial activity with traditional shop fronts. There is a marked distinction in street frontage along the course of the street, between the closed and insular nature of private houses and the more active frontage of buildings in public use such as shops, bars and restaurants. Shop-fronts vary from a single sign, a decorated window to a more traditional style in painted timber. Some plastic signs also exist. There is therefore no real coherence to the overall design.

Fenestration

Above the ground floor, windows are predominantly vertical in emphasis, though the more recent additions and renovations to the street incorporate broader windows. Original timber windows generally have been replaced by uPVC windows, some with lead-work inset. Modern additions include projecting bay windows.

Gables

As a result of the varying building heights, the gable ends of the buildings are very visible with few windows. Recent developments have begun to place windows on the corners of the gables to exploit the views north to the mountains. This is not in keeping with the overall character of the street.

Landscaping

Recent landscape works have improved the quality of the promenade and the Sundial provides an effective focal point, allowing people to congregate. Modern street light fittings with underground cabling have been a welcome addition to the streetscape. The sea wall performs the role of street furniture. Head on parking on this side of the street allows appreciation of the view from within a parked vehicle.

Laneways

The laneways leading from Main Street provide the opportunity to add interest and variety to the streetscape. It is unclear whether they are public or private areas with many dwellings having been constructed without any set order.



3.0 APPRAISING THE ESSENTIAL CHARACTERISTICS OF THE STREET

In order to conserve what is good and unique on Main Street, while accommodating necessary redevelopment and regeneration, it is imperative to establish what characteristics are essential to maintain the integrity of the street. From the review of the existing urban form and historical photographs of the street, the characteristics of Main Street that must be respected are the following:



- **The promenade overlooking Dundalk Bay and the Cooley Peninsula**

This is the main attraction in the village. Recent landscaping work has enhanced this walkway significantly. Buildings that obstruct sea and mountain views when viewed from the street, promenade or beach should be discouraged.



- **Varying heights, stepped eaves and ridge levels of the existing buildings**

There has never been any uniformity in height on the street as is evident from early photographs. The length of the street is broken up by the variation of building heights, number of storeys, ridges and gables. This presents a distinctive profile of the street, and allows the evening sun to shine on an otherwise shaded promenade. Roofs are pitched in line with the street. Gables facing the street are not in keeping the character of the street.



- **Narrow, well defined lot widths**

Although there are some larger scale buildings at the northern end of the street, in general the facades are narrow with a vertical emphasis.



- **Building finishes**

Cement render, blue/black slate roofs and red brick chimneys are the main components of the streetscape.



- **Traditional vertically orientated windows**

Windows are generally vertical in orientation and this characteristic should be maintained to conserve the unity of the streetscape.



- **Muted colours**

Where walls have been painted, the predominant colours have been pastels. Stronger colours to doors, windows, shop-fronts, window reveals and quoins are to be encouraged.

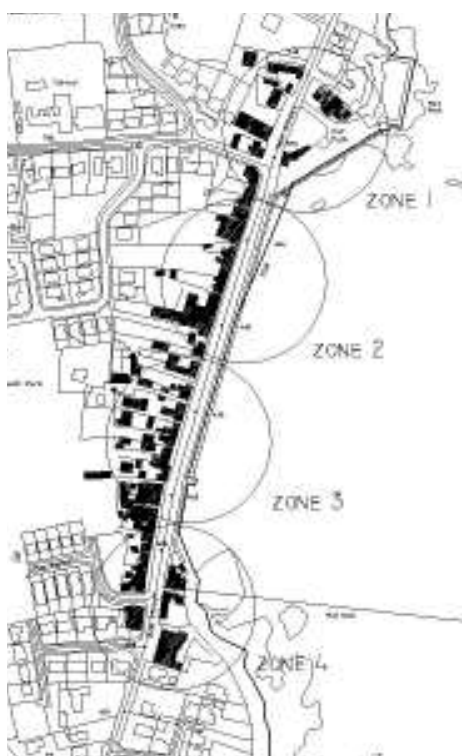


- **Permeable street frontage**

The building line is broken regularly by side lanes providing access to the rear plots and buildings. Many residences are accessed from these laneways. These lanes and spaces should be integrated more into Main Street.

4.0 RECOMMENDATIONS FOR FUTURE DEVELOPMENT

Generally redevelopment of the streetscape should be encouraged to upgrade and enhance the street which has not developed in line with the expansion of the village. A number of modern buildings are being proposed on the street. These and any future developments should be constructed with due consideration for the guidelines and recommendations outlined here to maintain the integrity of the character of this unique street frontage.



The following general aims relate to the four highlighted zones:

Zone 1: Any re-development should be in keeping with the traditional seaside character of the street

Zone 2: Any re-development of existing buildings should retain a mix of two and three storey buildings and maintain stepping to the ridge-line

Zone 3: Ensure a mix of two and three storey buildings and maintain stepping to the ridge-line

Zone 4: Re-development should be in keeping with the traditional seaside character of the street.

Buildings in any zone that obstruct sea or mountain views when viewed from the street, promenade or beach should be avoided.



Style

- All new buildings should be in harmony with existing buildings in terms of architectural style and should reflect the style and materials of the character of the older buildings within the street.



Height

- New developments and renovations should be a maximum of three storey.
- A mix of two and three storey buildings should be maintained along the length of the street. This will preserve the distinctive profile of the street and ensure late evening sunshine on an otherwise shaded promenade.



Scale

- If a particular development incorporates a number of existing buildings, varying building heights of two and three storeys with stepped eaves should be incorporated into the design.
- Banding which extends across several bays should be avoided to maintain the narrow lot widths and vertical emphasis of the street.
- A distinct divide between ground and upper storeys is an important feature of this streetscape and should be included in any new development.

Roofs/Gables



- Roofs should be pitched and should be finished in blue/ black natural slate. The pitch should be in line with the street. Chimneys if proposed should be constructed in red brick. There should be no gables to the street and no flat roofs.
- Windows to gables should only be incorporated where adjacent to laneways.

Materials

- New development should respect the material quality of adjacent buildings. Currently most buildings have a plaster finish.
- The use of uPVC windows and doors should be discouraged. Materials such as hard wood or powder-coated aluminium should be used instead.
- The use of uPVC gutters and down-pipes should be discouraged. Materials such as cast iron and aluminium should be used instead.
- External box shutters should not be allowed. If shutters are required they should be integral to the façade design
- Door furniture, exterior light fixtures and signage should be of high quality.



Slate

brick

stone

timber

glass

copper

plaster



Colour

- Colours should be muted to bring coherence to the street.
- Guidance should be taken from the "Colour Scheme Suggestions for Blackrock" as issued by Blackrock Tidy Towns Committee in March 2008 (see appendix 2) .

Shop-fronts

- Commercial uses should be encouraged at ground floor level to add vibrancy and interest to the street. Shop-fronts should be designed to be open and active, and cues should be taken from the more successful, traditional frontages along the street.



- Incorporation of artworks, sculptures, carved and moulded details in shop fronts and building frontages should be encouraged.



Fenestration

- Windows should generally have a vertical emphasis above ground floor level.
- The older buildings on the street exhibit deeper window reveals than modern interventions. A modern interpretation of this detail should be considered for any new development. Painted reveals in bold colours should be encouraged where appropriate.
- Sills should be designed so as to safely accommodate window box planters.

Landscaping

- Further landscaping to complement the recent works should be encouraged with street art, furniture and fittings where appropriate.
- Overhead networks should not be allowed.
- Satellite dishes should not be placed on front walls.





Development opportunities

Sensitive and innovative developments on the lands behind Main Street should be encouraged. Courtyard and narrow streets, suitably paved, perpendicular to Main Street are recommended to add variety and interest. Pedestrian links to the neighbouring developments should be strengthened and passive overlooking of existing routes should be incorporated into future designs.

4.1 Conclusion



Main Street, with its promenade and traditional streetscape, enforces a distinct and separate identity for Blackrock. The buildings are the backdrop to the essential character of the street, promenade, sea wall and beach. Through sensitive and contextual appreciation, new buildings and interventions can enhance and strengthen the traditional character without losing the historical and appropriate relationships between building and street, and building and neighbouring developments.

APPENDIX 1: INDIVIDUAL BUILDING RECORD



IMAGE



Building No: 1 "Amusements"

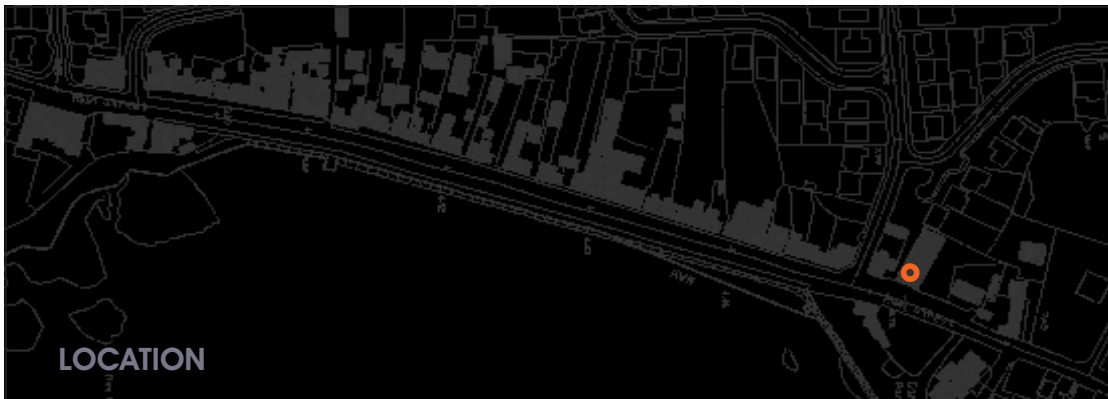
Type: Leisure

Height: One-storey

Description: Warehouse style building with rendered block façade. Arched timber windows. Textured plaster finish. Modern light fittings. Plastic signage.



ELEVATION



LOCATION

IMAGE



Building No: 2 "The Neptune"

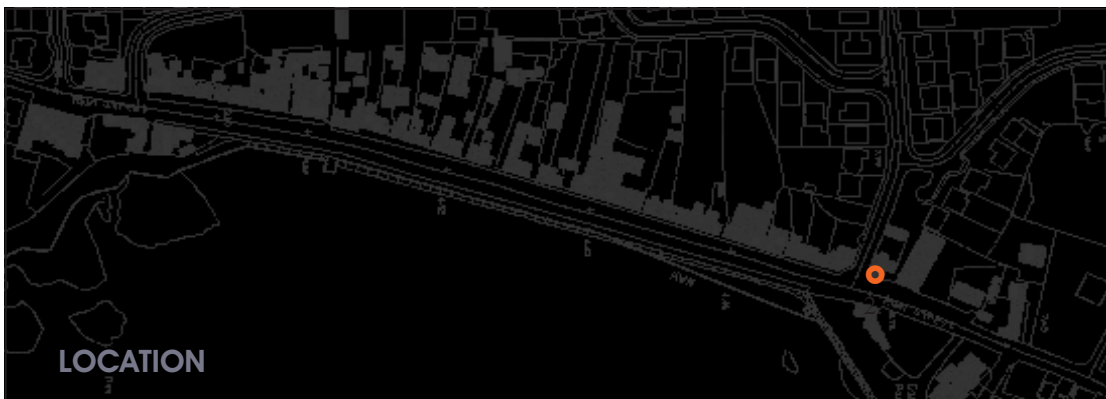
Type: Commercial/ Residential

Height: 2-storey

Description: Original superstructure from the early 20th century with extensions and modifications to the fenestration in keeping with the original style. Rendered construction with ornamental timber shutters. Timber/ uPVC windows. Traditional style light fittings. Painted signage.



ELEVATION



LOCATION

IMAGE



Building No: 3 "Farm Shop" etc.

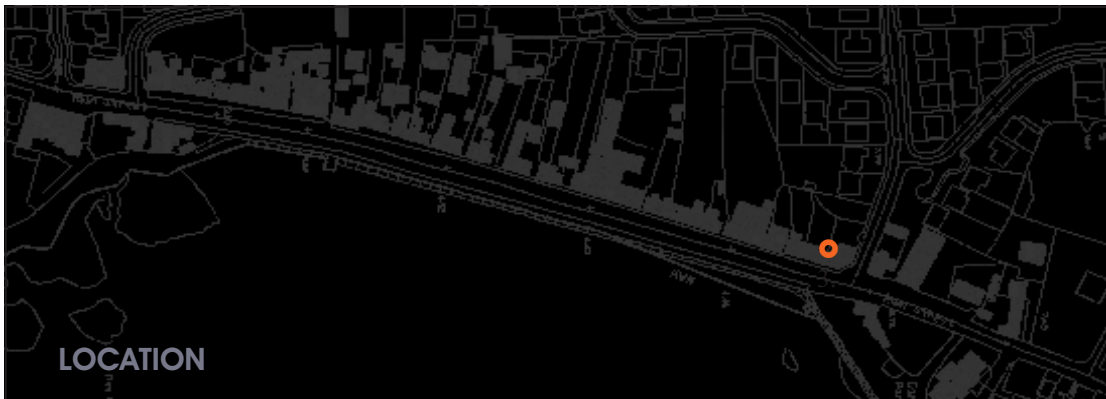
Type: Speciality food shop /surgery/
residential

Height: 3-storey

Description: Modern building located on the site of the North Star Hotel. This building incorporates two separate premises and contains a mix of architectural styles and features. Bay, arched and pointed windows. Unpainted wet dash finish. The timber shop-front with painted signage addresses the corner rather than the sea-front. White uPVC windows, concrete sills and aluminium gutters and down-pipes.



ELEVATION



LOCATION

IMAGE



Building No: 4 (two separate buildings)

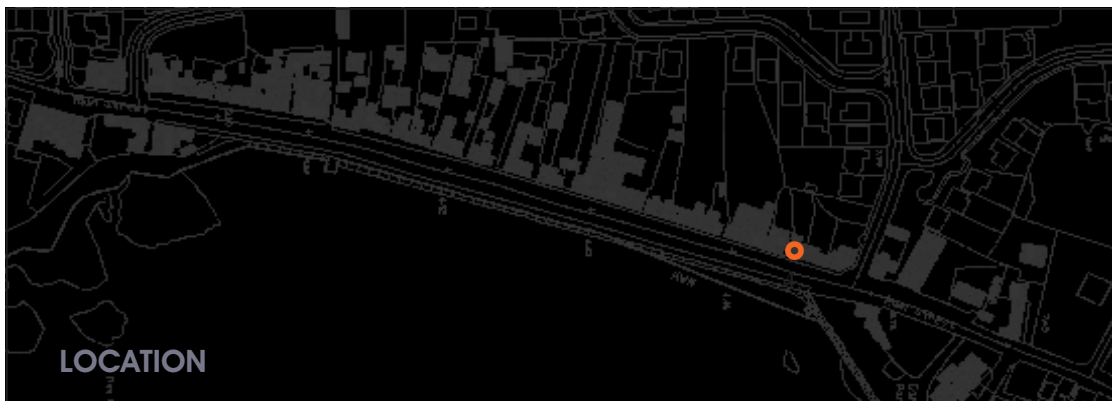
Type: Previously residential

Height: 2-storey

Description: Reconstruction required after façade collapsed in 2007. Original slate roof and red-brick chimneys still intact.



ELEVATION



LOCATION

IMAGE



Building No: 5 "Mc Quillan's Pharmacy"

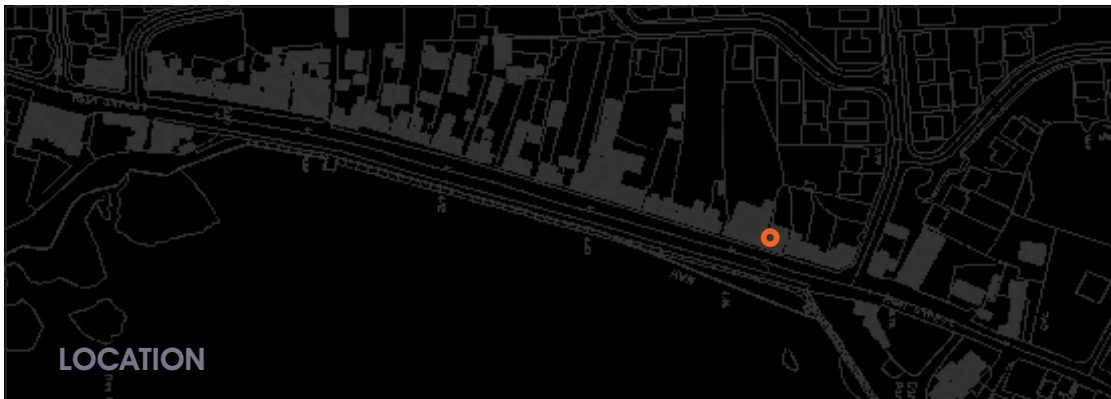
Type: Retail/ Commercial

Height: 3-storey with balcony to second and third level.

Description: Modern building with painted plaster render, slate roof and granite shop front. Backlit stainless steel signage.



ELEVATION



IMAGE



Building No: 6 "The Clermont Arms"

Type: Restaurant/ Residential

Height: 2 & 3-storey

Description: A traditional Irish vernacular building from the 19th century with well proportioned façade and shopfront featuring traditional style lamp fittings, quoins, mahogany sash windows, window boxes, slate roof and concrete ridge tile with boxed uPVC gutter and down pipes. Horse head sculpture over archway.



ELEVATION



LOCATION

IMAGE



Building No: 7

Type: Residential

Height: 2-storey

Description: Smooth plaster finish with etched out stone effect detail at ground floor and wet dash finish to upper level. Windows are white uPVC with lead detail on concrete sills. Roof finished in slate with a concrete ridge tile, brick chimney and uPVC gutter and down-pipe.



ELEVATION



LOCATION

IMAGE



Building No: 8

Type: Residential

Height: 2-storey

Description: Smooth plaster finish with protruding plaster band detail at first floor. Wet dash finish to first floor with smooth plaster quoins. Painted timber windows with deep reveals. Roof finished in slate with a concrete ridge tile, brick chimneys, uPVC gutter and down-pipe.



ELEVATION



LOCATION

IMAGE



Building No: 9 "Venus Designs" and "Soul Retreat"

Type: Retail/ Commercial

Height: 2-storey

Description: Smooth plaster finish with painted plaster band detail at first floor. Painted wet dash finish to first floor with smooth plaster quoins. Painted timber windows with deep reveals. Roof finished in slate with a concrete ridge tile, brick chimneys, uPVC gutter and down-pipe. Box shutter over entrance door. Artistic shop-front & signage. Separate entrance to first floor premises.



ELEVATION



LOCATION



IMAGE

Building No: 10 "Cora Flower Shop" and "Gut Feeling"

Type: Retail/ Residential

Height: 3-storey

Description: Two separate premises. Dormer windows in a painted plaster façade containing a mix of materials including aluminium and timber shopfronts, white uPVC door, painted timber windows and fascia with boxed aluminium gutter and downpipes. A canvas canopy shades one of the shopfronts. Separate first floor entrance.



ELEVATION



LOCATION



Building No: 11 "Mullens"

Type: Retail/ Residential

Height: 2-storey

Description: Smooth plaster finish with painted plaster band detail. Painted timber shop-front and signage with aluminium windows at first floor. Roof finished in slate with a concrete ridge tile, brick chimney, uPVC gutter and down pipe. Modern light fittings.

IMAGE



ELEVATION



LOCATION

IMAGE



Building No: 12 "The Brake"

Type: Restaurant / Residential

Height: 3-storey

Description: Painted wet dash finish to ground floor with smooth plaster finish to upper levels. Full length canopy over entrance level with banding details at upper levels, cornice detail and horse sculpture. Timber windows with lead detail. Roof finished in slate with a concrete ridge tile, brick chimneys, uPVC gutter and down-pipe. Modern light fittings. Metal signage.



ELEVATION



LOCATION

IMAGE



Building No: 13 "Lynch's Londis"

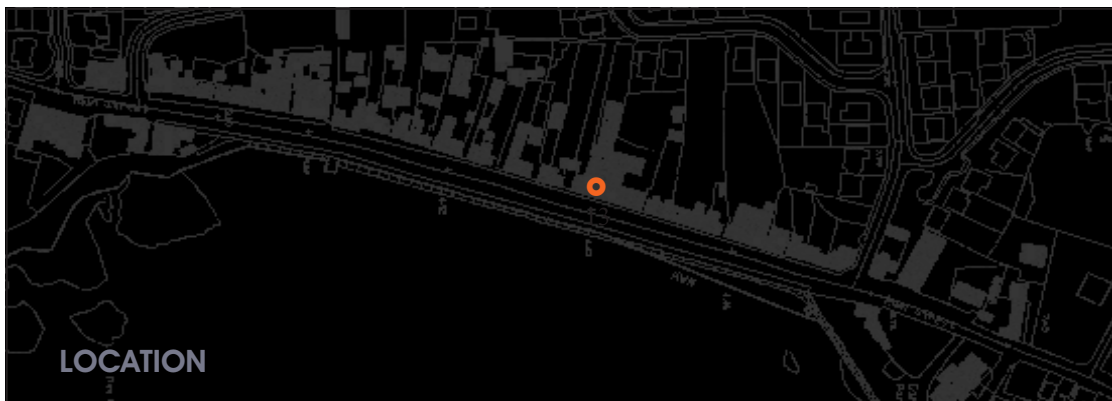
Type: Retail/ Residential

Height: 2-storey

Description: Smooth plaster finish to upper level. Painted timber shop-front with uPVC windows at first floor with galvanised steel detail. Roof finished in slate with a concrete ridge tile, uPVC gutter and down pipe. Modern light fittings. Separate access to first floor. Backlit franchise signage.



ELEVATION



LOCATION

IMAGE



Building No: 14

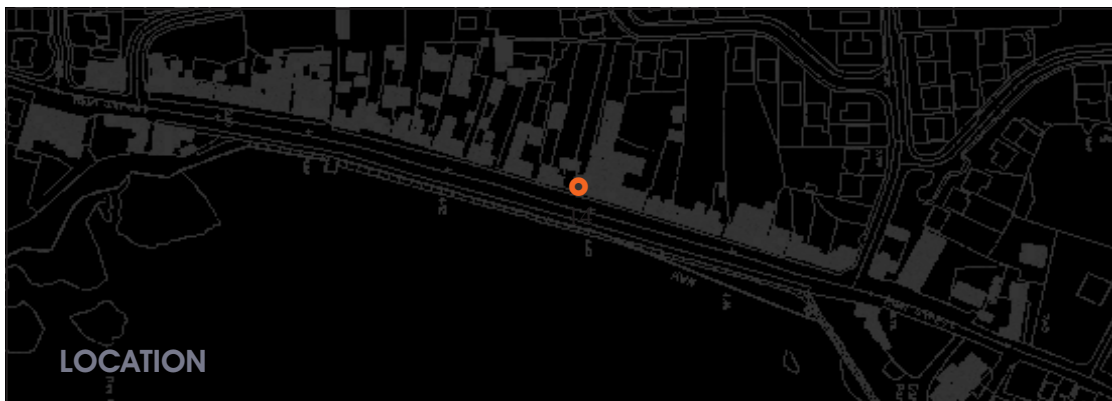
Type: Residential

Height: 2-storey

Description: Structure has been renovated over time to incorporate white uPVC windows/ gutters/ down-pipes. Roof is finished in slate with brick chimney. Building forms edge of a considerable gap in the street front.



ELEVATION



LOCATION

IMAGE



Building No: 15 "Punjab House"

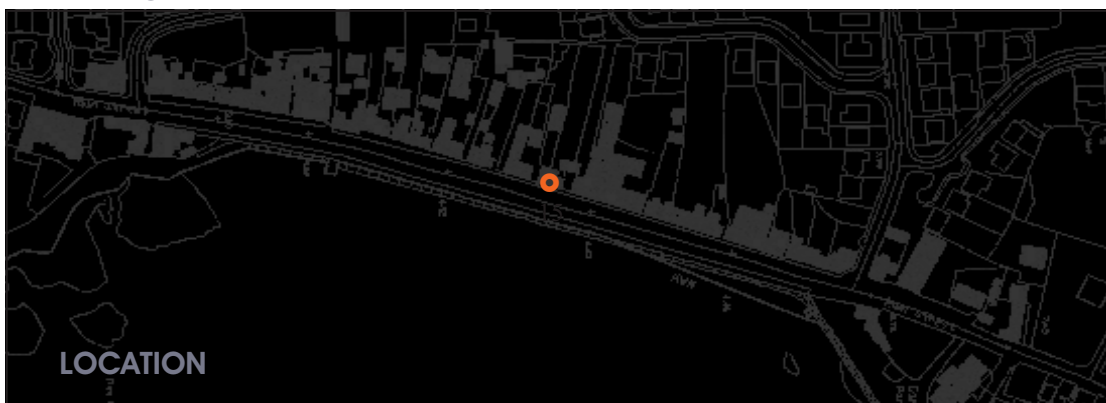
Type: Retail/ Residential

Height: 2-storey

Description: Structure has been renovated over time to incorporate white uPVC windows/ gutters/ downpipes. Coloured banding to upper windows. Painted sign over doorway. Signage in windows. Roof is finished in slate. Building forms edge of a considerable gap in the street front.



ELEVATION



LOCATION

IMAGE



Building No: 16

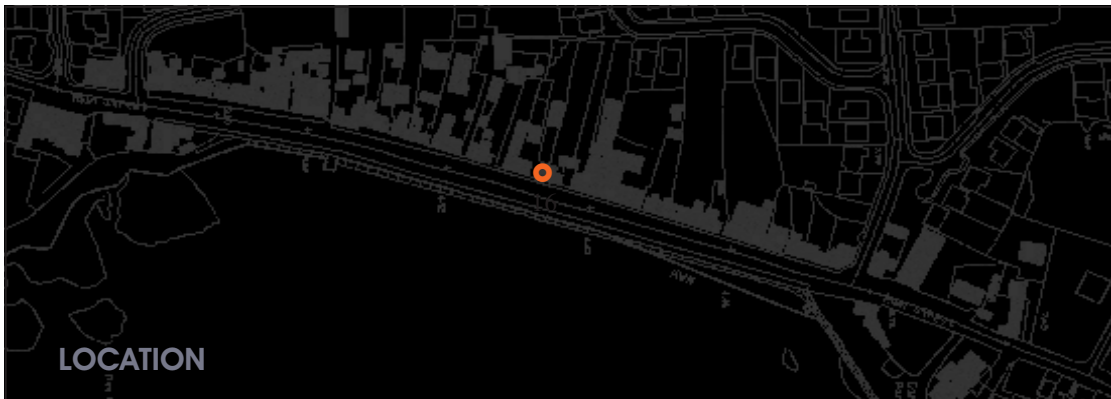
Type: Residential

Height: 2-storey

Description Wet-dash finish to street front. Stonework evident at gable with cast iron downpipe. Concrete tiled roof with new brick chimney. Timber sash windows.



ELEVATION



LOCATION

IMAGE



Building No: 17

Type: Residential

Height: 2.5-storey

Description: Stone-lined plaster finish with banded detail at first floor over one half of house. Mahogany windows. Roof finished in slate with a timber clad dormer window, plastered chimneys, uPVC gutter and down-pipe.



ELEVATION



LOCATION

IMAGE



Building No: 18

Type: Residential

Height: 2-storey

Description: Wet dash plaster finish with smooth plaster banding to timber windows. Roof finished in slate with a plastered chimney, painted gutter. End of terrace of houses perpendicular to the street.



ELEVATION



LOCATION

IMAGE



Building No: 19

Type: Residential

Height: 2-storey

Description: Smooth plaster finish with banding at first floor window and fascia level. UPVC windows with painted sills and timber panelled door. Roof finished in slate with a brick chimney, uPVC gutter and down-pipe.



ELEVATION



LOCATION

IMAGE



Building No: 20 "Home Bakery"

Type: Bakery/ Residential

Height: 2-storey

Description: Painted plaster finish with banded uPVC windows. Painted timber shop-front to both street front and gable with raised gold lettering. Roof finished in slate with a brick chimney, boxed uPVC gutter and fascia. Interesting vista up this laneway.



ELEVATION



LOCATION

IMAGE



Building No: 21 "Village House"
"Rock Racing"

Type: Retail/ Residential

Height: 2-storey

Description: Wet dash plaster finish, painted timber shop-front and uPVC door and windows at first floor. Roof finished in slate with a brick chimney, cast iron gutter and down-pipe. Tile detail in façade. Plastic signage.



ELEVATION



LOCATION

IMAGE



Building No: 22 "Moyra house"
"Mc Quillan's Pharmacy"
(temporary)

Type: Retail/ Residential

Height: 2-storey

Description: Wet dash plaster finish, painted timber shop-front with raised gold lettering and uPVC door and windows. Roof finished in concrete tiles with a brick chimney, uPVC gutter and down-pipe.



ELEVATION



LOCATION

IMAGE



Building No: 23

Type: Residential (with retail extension)

Height: 2-storey

Description: Wet dash plaster finish with smooth plaster painted reveals to timber windows and doors. Roof finished in concrete tile with brick chimneys, cast iron gutter and down-pipe.



ELEVATION



LOCATION

IMAGE



Building No: 24

Type: Residential

Height: 2-storey

Description: Wet dash plaster finish with smooth plaster painted reveals. Roof finished in concrete tile with brick chimneys, cast iron gutter and down-pipe. Raised plaster to plinth level.



ELEVATION



LOCATION

IMAGE



Building No: 25

Type: Residential

Height: 2-storey

Description: Wet dash plaster finish with smooth plaster painted reveals to timber windows and doors. Roof finished in slate with plastered chimney, uPVC gutter and down-pipe.



ELEVATION



LOCATION

IMAGE



Building No: 26

Type: Residential

Height: 2-storey

Description: Wet dash plaster finish with uPVC windows and timber door. Roof finished in slate with plastered chimneys, uPVC gutter and downpipe.



ELEVATION



LOCATION

IMAGE



Building No: 27 "Carroll"

Type: Retail/ Residential

Height: 2-storey

Description: Wet dash plaster finish with smooth plaster banded deep reveals to uPVC windows and timber door. Roof finished in slate with raised gable detail, brick chimneys, uPVC gutter and down-pipe. Large stone extension to the rear of the building.



ELEVATION



LOCATION

IMAGE



Building No: 28 "Café Acqua"

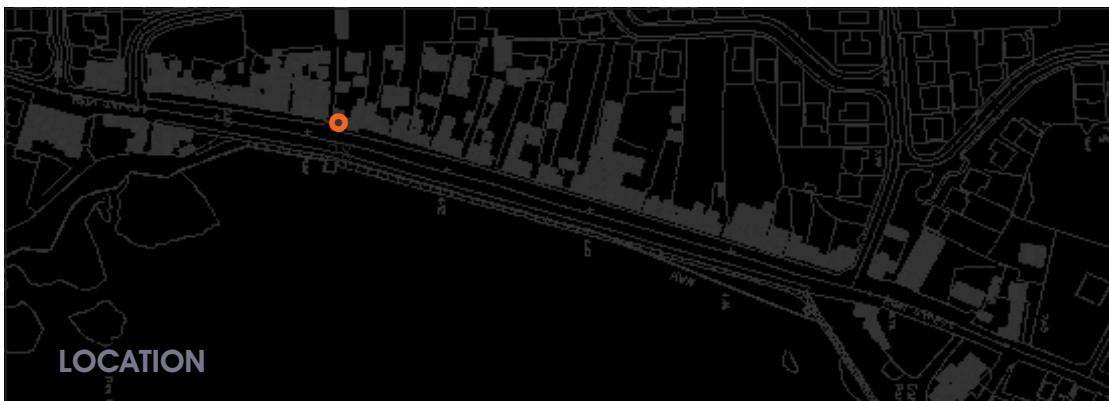
Type: Café/ Residential

Height: 2-storey

Description: Stone effect cladding finish with boxed out windows of plaster and painted timber effect. Roof finished in slate with uPVC gutter, fascia and down-pipe. Raised plaster to plinth level. Large open timber shop-front which returns the corner to encourage development down the laneway. Separate entrance to first floor. Raised silver lettering.



ELEVATION



IMAGE



Building No: 29 " Danny Hughes & Son"

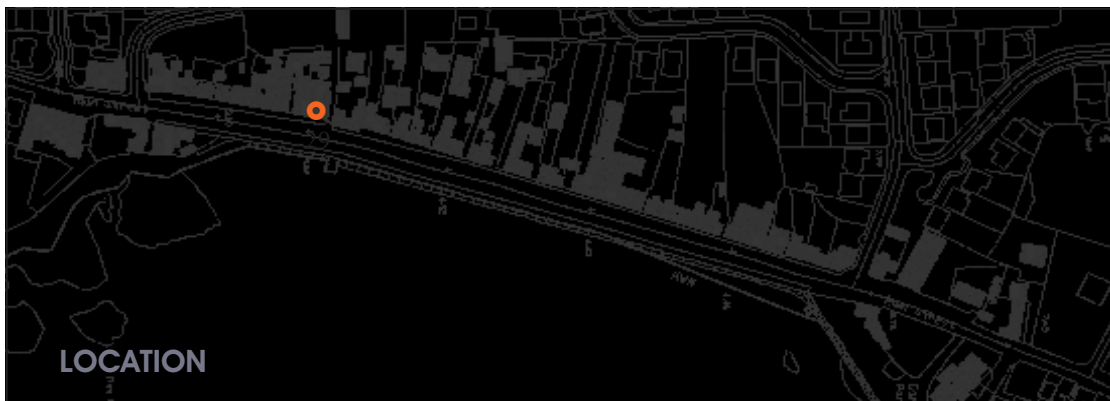
Type: Retail.

Height: 2-storey

Description: This brightly painted building incorporates an unusual amalgamation of two buildings. One half dutch style gable meets a metal clad flat roof. Painted timber shop-front unites the two buildings with white uPVC windows to the first floor. Raised painted wooden signage. Two separate shop entrances.



ELEVATION



IMAGE



Building No: 30 "Bayview Inn"

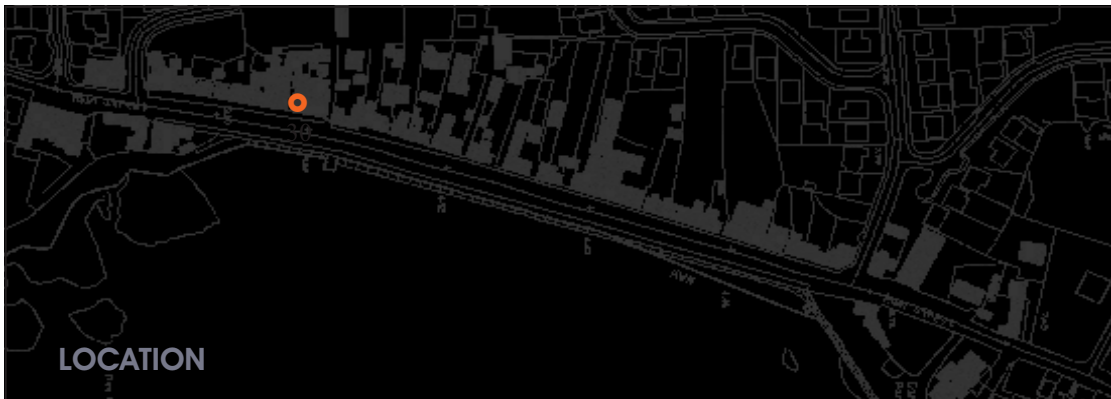
Type: Commercial/ Residential

Height: 2-storey

Description: Low pitch gable façade of painted plaster finish with black uPVC windows and painted timber shopfront. Window boxes and traditional style light-fittings prominent. Raised gold signage.



ELEVATION



IMAGE



Building No: 31 "The Stone House"

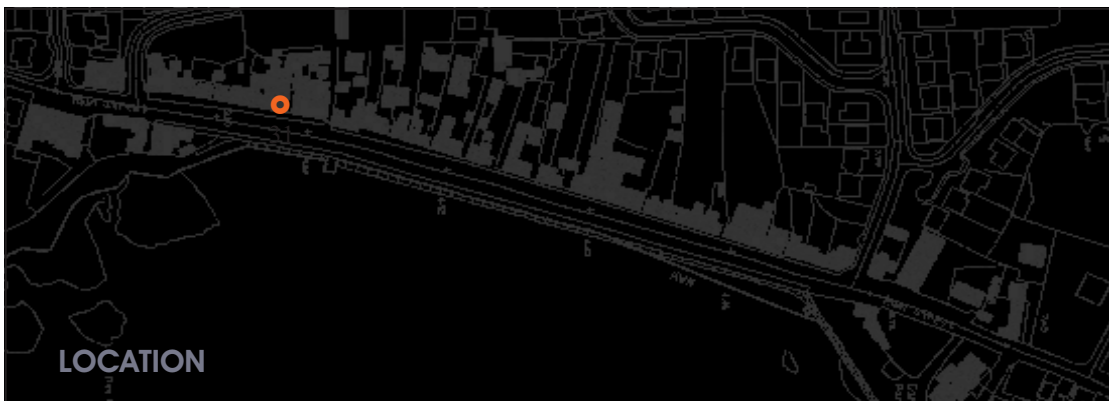
Type: Restaurant

Height: 2-storey

Description: Horizontally split façade of exposed stone and brick arched windows to lower level with smooth plaster finish to first floor. Undulating painted parapet detail contains a central weather-vane. White uPVC windows throughout. Raised black lettering.



ELEVATION



IMAGE



Building No: 32 " BHK Credit Union"

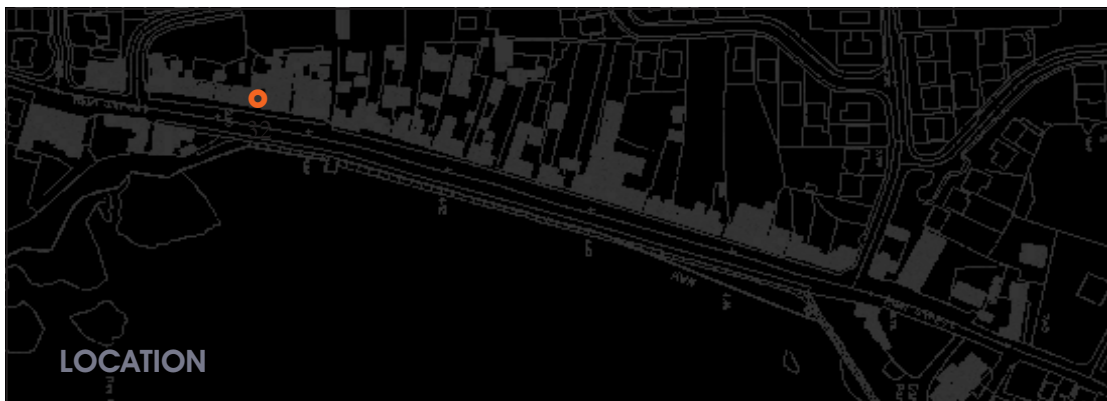
Type: Commercial

Height: 2-storey

Description: Modern intervention on the street with polished granite cladding to street front and pigmented render finish at first floor. Windows are generally vertical in emphasis with one projecting bay window of powder-coated aluminium to match the gutters and down-pipes. Slate roof contains roof-lights. Aluminium back-lit signage.



ELEVATION



LOCATION

IMAGE



Building No: 33

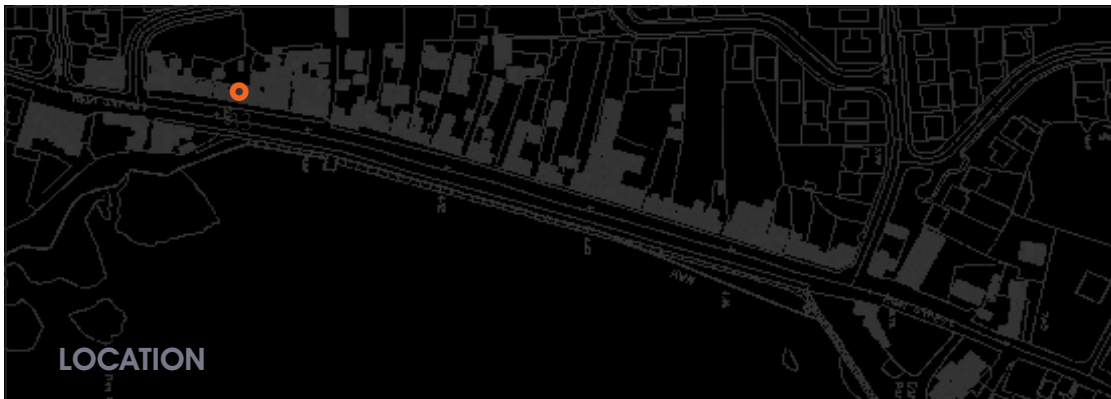
Type: Residential

Height: 2-storey

Description: Wet dash plaster finish with smooth plaster banded deep reveals to uPVC windows. Roof finished in slate with brick chimneys. Side access.



ELEVATION



IMAGE



Building No: 34

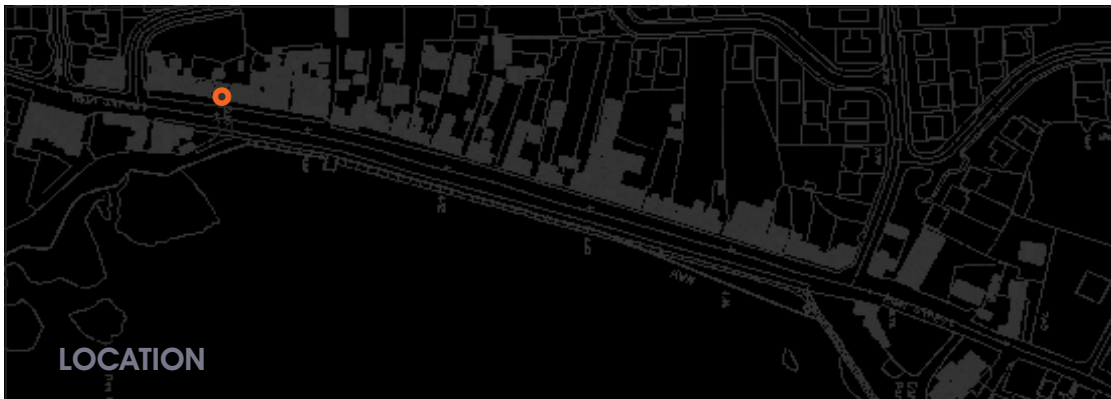
Type: Residential

Height: 2-storey

Description: Smooth painted plaster finish with white uPVC windows and roof finished in slate with terracotta ridge tile and brick chimneys, uPVC gutter, fascia and down pipe. Side access.



ELEVATION



IMAGE



Building No: 35

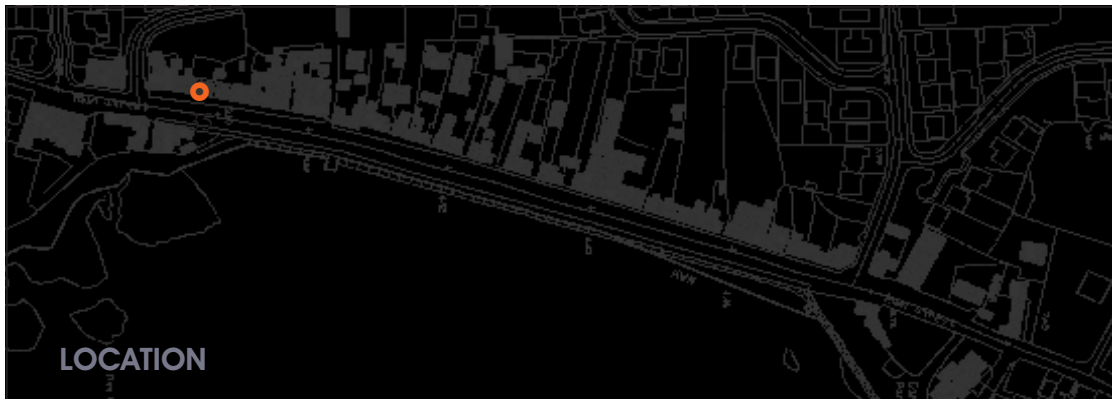
Type: Residential

Height: 2-storey

Description: Pebble dash finish, timber windows, concrete sills uPVC fascia and down-pipes.



ELEVATION



LOCATION

IMAGE



Building No: 36 "South Beach Medical Centre"
& "Paradise"

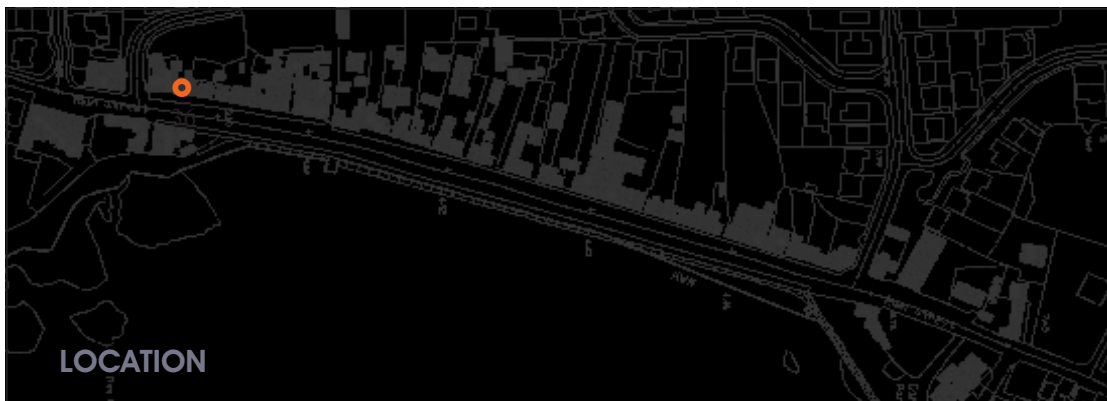
Type: Commercial/ residential

Height: 2-storey

Description: Two separate buildings with wet dash plaster finish with smooth plaster projected band at upper sill level to white uPVC windows. Roof finished in slate with terracotta ridge tile, brick chimneys, cast iron gutter and down-pipes.



ELEVATION



LOCATION

IMAGE



Building No: 37

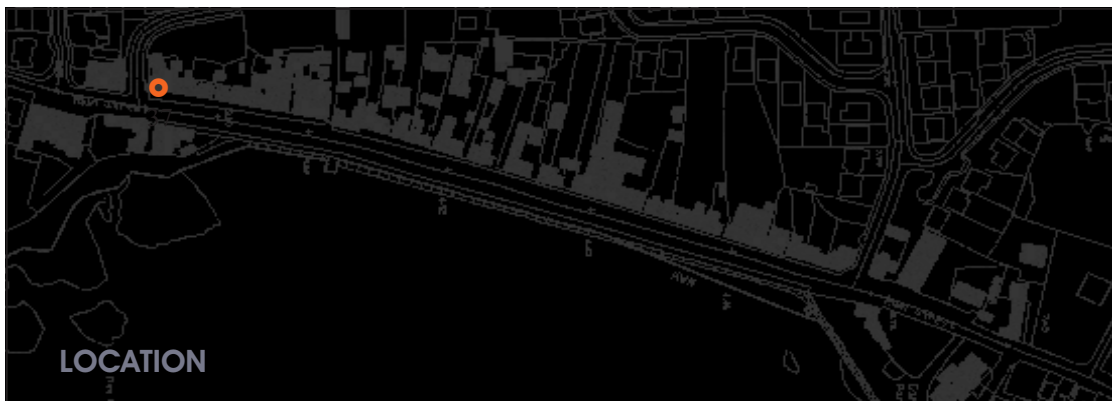
Type: Commercial

Height: 2-storey

Description: Wet dash plaster finish with smooth plaster projected band at upper sill level. Deep reveals to timber windows. Roof finished in slate with brick chimneys. Concrete parapet detail to gables.



ELEVATION



LOCATION

IMAGE



Building No: 38

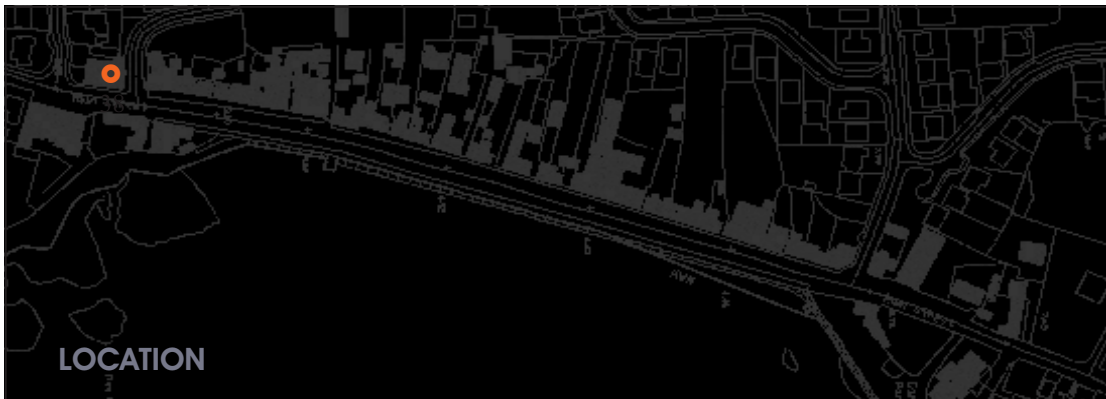
Type: Retail/ Residential

Height: 2-storey

Description: Modern terrace of houses & retail units with brown brick façade and chimneys, timber windows, uPVC rainwater goods and concrete tiled roof.



ELEVATION



LOCATION

IMAGE



Building No: 39

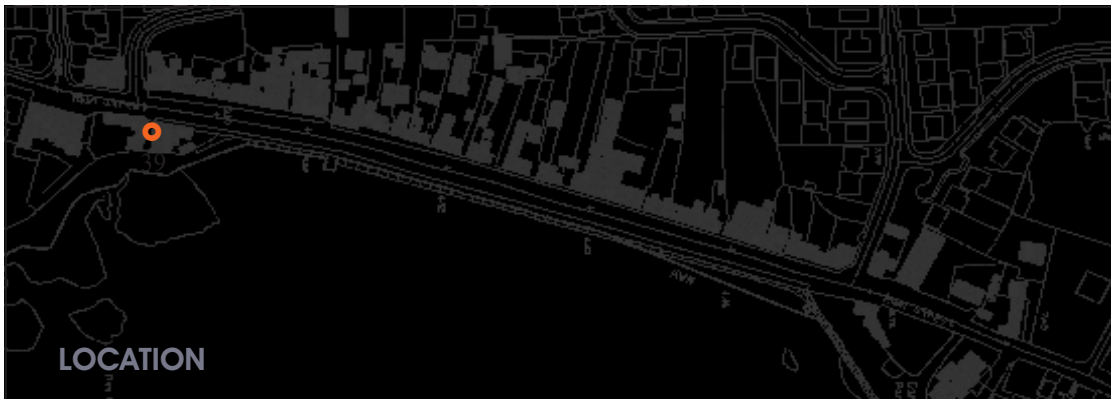
Type: Commercial / Residential

Height: 2-storey

Description: Painted wet dash finish, White uPVC windows with painted sills. Decorative fascia detail to slate roof.



ELEVATION



LOCATION

IMAGE



Building No: 40 "The Rock Fruit & Veg" and "New Ocean"

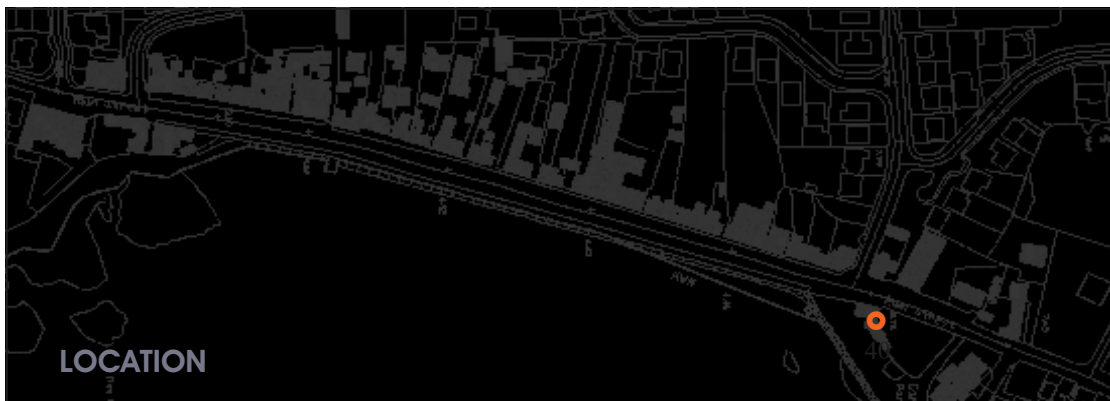
Type: Commercial/ Residential

Height: Dormer bungalow with side extension and residence to rear

Description: Three separate retail units. Natural slate roof, red brick chimneys. Painted wet dash plaster finish with smooth quoin detail to openings. Timber windows and doors.



ELEVATION



LOCATION

APPENDIX 2:

Colour Scheme Suggestions For Blackrock



Blackrock Tidy Towns - Colour Chart

Blackrock Tidy Towns Committee would like to support residents and businesses in preserving the traditional character of Blackrock. This colour chart has been compiled as a guide to anyone considering painting their premises on Main Street in particular, and also the approaching roads. It is intended as a suggestion and guide only, the aim being to maintain a cohesive visual unity for buildings which will be in keeping with the Victorian seaside nature of the village. The visual unity suggested here will contribute to the appearance of Blackrock, making it more attractive and enjoyable for both residents and visitors.

Today paint manufacturers have a wide range of colours available. However if many colours are used on a streetscape the effect can be garish. A harmonious effect can be achieved where a palette of related colours is used. All manufacturers produce white as well as a variety of creams. These can also be cheaper to buy than other colours.

Traditionally, where walls have been painted in Blackrock, the predominant colours have been whites and creams. Light shades of pink, blues and greens have been used successfully also. Gloss paint in bright colours has been used for doors and window frames. Hardwood is often varnished. The use of modern materials such as PVC for windows can present its own challenges. White walls with white windows can look very pale and characterless. In such instances the possibility of painted reveals could be explored.

We suggest the use of whites and creams from the following range of colours for masonry, and gloss paint in bright colours for windows and doors. This would allow for a wide variety of options and possibilities, while still ensuring the overall aim of a cohesive visual unity for the centre of the village.

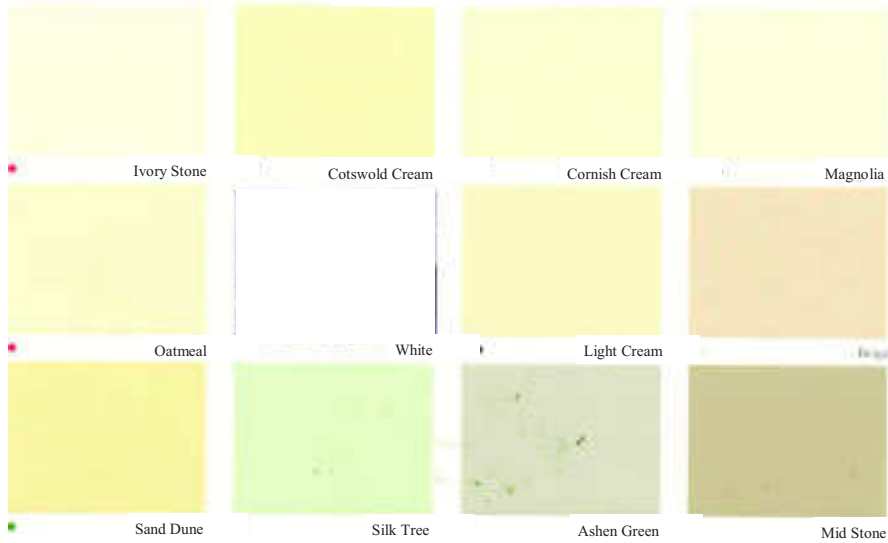


The suggested range of masonry colours are as follows:

Sandtex: Ivory Stone, Cotswold Cream, Cornish Cream, Magnolia, Oatmeal, White, Light Cream, Beige, Sand Dune, Silk Tree, Ashen Green and Mid Stone.

Dulux Weathershield range: White, Gardenia, Magnolia, Honeydew, Buttermilk, Country Cream, Desert Light, Fresco, Amber Sky, Golden Summer, Autumn Stone.

Sandtex Colours



Dulux Colours



Please note that the colours printed here are only an approximation of the actual colour.
Please consult the manufacturers card for accurate colours



FURTHER INFORMATION

British Standards Institution, BS6 150, Code of Practice for the Painting of Buildings. Porter, T. Colour Outside, Architectural Press, London, 1982. Porter, T. and Mikellides, B. Colour for Architecture, Studio Vista, London, 1976. Prizemann, J. Your House - The Outside View, Hutchinson, London, 1975.

<http://www.boards.ie/vbulletin/archive/index.php/t-2054852334.html>

<http://www.enfo.ie/leaflets/as7.htm>

<http://www.clarelibrary.ie/eolas/coclare/history/dwelling.htm>

<http://www.teagasc.ie/advisory/environment/pressarticles/2002/20020817.htm>

<http://www.dulux.ie/brands/weathershield.html>

<http://www.sandtex.ie/planning/masonry.html>

<http://www.crowntrade.co.uk/en/Products/High+performance/Stronghold+Textured+Masonry+Paint/>

<http://www.keimpaints.co.uk/>

<http://www.fleetwood.ie/index.htm>

© Blackrock Tidy Towns Committee 2008