# APPENDIX 13

## Guidelines for Works in Architectural Conservation Areas

GUIDELINES

# FOR WORKS IN ARCHITECTURAL CONSERVATION AREAS

ACA

# REPLACEMENT OF EXISTING BUILDINGS

The reuse of existing buildings is preferable to replacement. Applications for demolition of buildings that contribute to the character of an ACA will only be granted in exceptional circumstances. The onus will be upon the applicant to justify the demolition of the building. The Council will always start from the premise that the structure should be retained.

Where replacement buildings are deemed acceptable in towns or villages, new buildings should take into account existing plots, where possible, in order to retain the existing grain, character and vibrancy of the ACA.

Where buildings have a negative impact on the character of an ACA, demolition of existing and replacement with buildings of more appropriate design may be desirable (the current condition arising from low levels of maintenance including fire damage will not normally be considered as a negative impact). The replacement buildings should respect their setting.

Where permission is sought for demolition on the grounds of structural defects or failure, a report containing photographs and drawing(s) either captioned to clearly identify the location, or cross referenced to plans, and prepared by a suitably qualified and experienced professional regarding the existing condition should be submitted. 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.

Details of the design including materials proposed for replacement building(s) will be required in any case where demolition is considered, proposals for a replacement building will be assessed as set out below as part of the consideration of an application for demolition.

Corner buildings in towns can provide identity and points of orientation, consideration will be given to allowing for appropriate designs to emphasise these locations, which may not be acceptable in other locations.

# REFURBISHMENT OR ALTERATION OF EXISTING BUILDINGS

- Retention of the original fabric of the building is preferable to replacement. Where replacement materials must be used they will be in the first instance in keeping with the predominant traditional materials used within the ACA, or alternatively as agreed with the conservation office of Louth County Council.

- Where new buildings or alterations at roof level are proposed, consideration should be given to the effect of the proposals on the character of the area with regard to roof shape, pitch, angle and length, height, and eaves details, such that they are in keeping with the character of the area.

- The provision of dormers, and roof lights may be acceptable where they are in keeping with tradition of the area and which contribute to the existing character. Roof lights should be located on hidden pitches where possible. Where used on roof slopes which are visible from public areas, roof lights, if permitted, should be conservation grade.

- Ventilation of roof spaces should be via eaves vents where possible.

- Where breaking through internally between adjacent buildings in an ACA, both fronts are to maintain an active function, the disruption of historic material is to be kept to a minimum such that the character is not negatively impacted upon, this is preferable to demolition of one or both structures.

# ROOF-SCAPE AND CHIMNEYS

- Roof extensions where deemed to be appropriate should always complement the appearance of the existing and adjacent buildings in keeping with the character as set out in the character appraisal or character statement for the ACA.
- Changes to roof pitch angle, ridge height and span of roof can have a significant impact on character, and would be unacceptable to existing buildings except where the changes involve the reinstatement or enhancement of character.
- Telecommunications equipment, ductwork, lift shafts, or other roof plant require planning permission. These should be sensitively located and must not adversely affect the character of the building or where appropriate the roofscape of the ACA.
- The use of modern roofing or recladding materials will not be acceptable where it impacts upon the character of the ACA.
- Chimney stacks and pots are intrinsic to the character of Irish towns and villages and should be retained.
- Where replacement buildings or substantial changes to roof structures are permitted within town and village ACAs the use of chimney stacks or other vertical elements in the design should be considered to retain existing patterns and to punctuate the roofscape.
- In cases where dormers are deemed to be in keeping with the character of an area and therefore acceptable, traditional forms in keeping with the character of the building and the ACA will be preferred.

# FAÇADES

- Where repairs are to be carried out to traditional renders, the material, its style and detailing should match the original as far as possible. See advice notes or seek advise from the conservation office of the Council for technical details. Sample panels may be requested to assess appropriateness.
- The stripping of render to expose the underlying stone is normally inappropriate and will be unacceptable within the ACA.
- Re-pointing of brick buildings require a method statement to be submitted to the council as part of the planning application and may require a sample panel for assessment by the conservation office.
- Replacement of traditional finishes with modern style materials will not be considered to be in keeping with the character and will therefore not be granted planning permission other than in exceptional cases.

## OVERHEAD WIRE-SCAPE AND DISTRIBUTION POLES

- The Council will facilitate where possible and support any initiatives to underground overhead services in the historic town and village centre ACAs.
- The removal of redundant services from the façades of buildings will be encouraged.

## EXTERNAL LIGHTING OF BUILDINGS AND FEATURES

All external lighting of buildings, trees and other feature illumination should be designed such that it does not contribute to general lighting, result in light pollution and negatively impact on the general rural character of Demesne or village ACAs.

Lighting of certain landmark buildings and structures would be acceptable to the council. The method of lighting i.e. type of fitting, fixing method and type of light would need to be specified by the applicant in seeking permission.

## ADVERTISEMENTS AND SIGNAGE

- Advertisements to the exteriors of structures within an ACA require planning permission. An application will provide details of impact on the character of the building to which they are attached, adjacent buildings and to the ACA in general. Details of the fixing method will also be required to ensure minimisation of irreversible impacts on the building in question as part of the planning application.
- Signage fixed flat to the façade of a building is normally preferable to those fixed on brackets perpendicular to the façade.
- Advertising on canopies will not generally be acceptable in an ACA.

# OPENINGS

Applications for alteration to existing opening sizes and proportions, or for additional openings in traditional buildings within ACAs will only be considered in exceptional circumstances and where they do not detract from the character of the area.

The replacement of timber windows and doors with modern materials such as PVC or aluminium will not be acceptable within an ACA.

Where original or old glass survives in windows it should be retained and/or incorporated into repaired/replaced windows.

Replacement of PVC and Aluminium window frames and doors with timber will be encouraged and facilitated where possible by the Council.

External roller shutters will not be permitted within the ACA's. Alternative methods of security should be used.

# SHOPFRONTS

## Detailed guidance notes on shopfront will be available separately

### USES:

Applications for change of use from residential to retail will be required to provide an assessment of the impact on the structure and its character, and the streetscape, particularly where breaking out ground floor front wall or the provision of signage forms part of the application.

Alterations such as the removal of original external limestone steps, railings or other external features, and provision of new openings for additional access to upper floors will be considered in relation to its impact on character.

# TRAFFIC, STREET FURNITURE, PLANTING

- Any changes to traffic management and parking within ACAs will take into account its designation as an ACA and will seek to retain or improve the character of the ACA in the design and provision of Pay and Display machines, signage, ramps, renewed surfaces, dished pavements etc.
- The Council will actively promote the retention of all surviving original kerbing and cobbles in the ACAs.
- Where agreement is reached with the Council for works to dish footpaths, original kerbs will not be removed, they will be lowered in full and not cut or removed.
- Post boxes, seats, water pumps and other street furniture where in keeping with the character of the ACA will be retained in-situ.
- New street furniture when being provided will be of high quality reflecting the area's status as an ACA, of appropriate (preferably local) materials co-ordinated within each ACA.

# DEMESNES

Development within Demesne ACAs should take into account the setting of structures within the Demesne, mature trees and the original landscape design intentions which are to be respected.

The location of Car parking facilities in Demesne ACAs should be carefully considered to avoid interruption of elements of the designed landscape such as original avenues or designed vistas, and should be screened with appropriate planting and landscaping.

GUIDELINES

# FOR WORKS IN ARCHITECTURAL CONSERVATION AREAS

If you have further queries regarding ACA designation please contact:


The Planning Section,
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