



PROPOSED ARCHITECTURAL CONSERVATION AREA PLAN
for Galtrim Road, Wyndham Park, Adelaide Road,
Novara Avenue, Sidmonton and Meath Road Bray
(Plan No: 2 of 4)

Submitted By: Bray Tidy Towns





Contents

Introduction	2
Proposed Architectural Conservation Areas - Map.....	3
Historic Development.....	4
Character of the Proposed Architectural Conservation Area (ACA).....	5
1 List of Protected Structures.....	5
2 List of Surveyed Structures not on the Protected Structure List	6
3 Characteristics of Houses in the Proposed ACA area.....	7
3 (a) Specific Characteristics of other Houses in the Proposed area.....	9
Street-scape Settings and Features.....	10
Open Space Private and Public	13
Problems and Pressures	14
Objectives	15
Appendix (A) Profiles of Protected and Unprotected Structures	16
Appendix (B) Existing Designations/Zoning	25

Introduction

This is the second of four ACA submissions detailed on the attached Map at Appendix 3. As with the ACA submission for Quinsborough Road, Eglinton Road and Florence Road, this area was developed in Victorian times and contains many examples of well designed buildings by impressive, nationally accredited architects and engineers of the Victorian era.

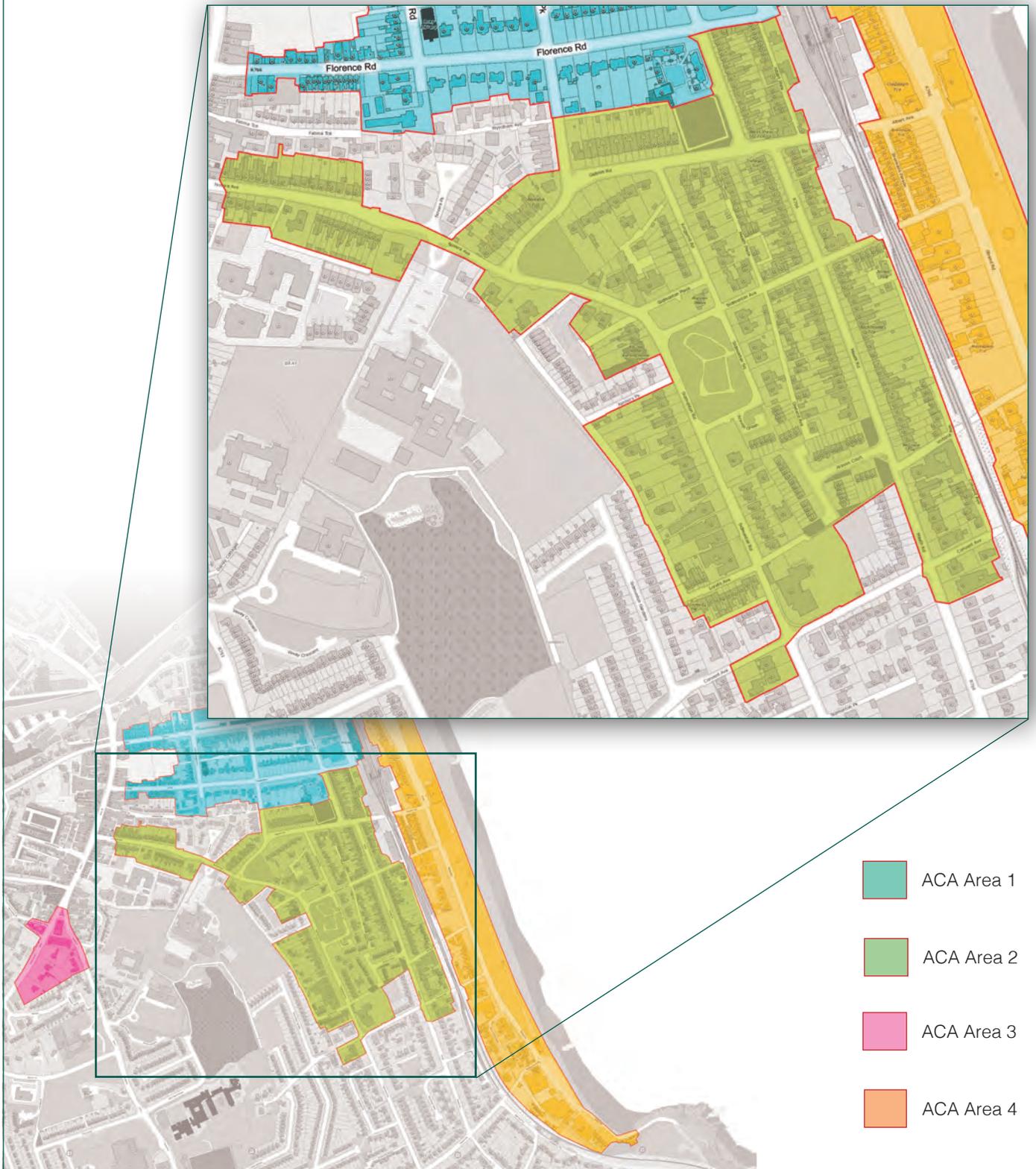
The population of Bray in 1841 before the arrival of the railway in 1854 was 3,169 and with the spurt of house-building which took place after 1854, by 1861 the population had grown by 325% to 4,182. From 1861 to 1901 the population grew to 7,424. In other words the population doubled in 60 years.

Until the railway was constructed, Bray was an unimportant market town and small bathing resort. The coming of the railway sparked off a massive building boom which turned the town into a major seaside resort and commuter town for Dublin. Sea air was regarded as healthy and therefore many Dublin families moved to Bray for the Summer and many houses were rented. These Victorian houses in Bray were rented by people who did not have to travel into Dublin every day. Houses similar to those in Milward Tce. can be found in many Dublin suburbs including Rathmines. Similar houses to the two storey terraced houses can also be found in suburbs including those in Sth. Circular Road.

As was fashionable at the time many terraces, mainly redbrick, were erected along the Galtrim, Novara, Sidmonton and Meath Roads similar to other terraces which were built in other parts of the country but particularly in Dublin at the time.



Proposed Architectural Conservation Areas - Bray



Historic Development

The Quinsboro Road, was laid out in 1854, by the railway entrepreneur William Dargan who built the Bray to Dublin railway: he also laid out Bray Promenade at his own expense in 1859. As an able building contractor he built a number of roads including Dublin to Howth and Dublin to Blessington. He attracted a number of investors and architects to Bray including the famous George Wilkinson who designed the Bray Railway Station.

The town grew steadily in the fifteen years following the arrival of the railway indicated by the development, of the Quinsboro Road, its terraces, the two hotels the Royal Marine and the International, the Methodist Church 1859, the Presbyterian Church in 1860, Christchurch in 1863 and the Turkish Baths in 1859. The Florence Road followed and by 1860 other residential areas such as Sidminton Square and Novara Avenue were being developed. In 1857 a Town Commission was established, which was responsible for lighting, water supply and paving. Before 1854 according to Davies¹ there was “no lighting supply of any kind; paraffin lamps and candles were still the order of the day, even though Dublin had had gas street lighting since 1825”.

Bray continued to expand through the late nineteenth and early twentieth centuries in contrast to the majority of Irish towns, which ceased to grow by the end of the 19c. To emphasise the importance of Bray the famous architectural practice of Thomas Newenham Deane & Son designed a ‘grand Town Hall’ paid for by the Brabazons² (benevolent landlords of the greater part of the township of Bray)



*NLI - Wyndham Park and corner of Galtrim Road Bray, Co. Wicklow
by French, Robert, 1841-1917 photographer*

¹ Davies, Mary (2007) *That Favourite Resort*. Wordwell Limited.

² Garner, W. (1980) *Bray Architectural Heritage*. National Heritage Inventory Sponsored by The Heritage Trust.

Character of the proposed Architectural Conservation Area (ACA)

1. LIST OF PROTECTED STRUCTURES IN THE ACA:

1-7 WYNDHAM PARK

1-14 GALTRIM ROAD

1-8 WAVERLEY TERRACE, ADELAIDE ROAD*

1/7 NOVARA TERRACE

NOVARA AVENUE – BRAY PAROCHIAL HALL INCLUDING HOUSE

NOVARA AVENUE – FERNDALE

NOVARA AVENUE – WELLINGTON

NOVARA AVENUE –SIDMONTON COTTAGE*

NOVARA AVENUE – LAXTON

NOVARA AVENUE – NOVARA HOUSE

1/6 SIDMONTON SQUARE

SIDMONTON PLACE – TONER HOUSE (FRENCH SCHOOL)

MEATH ROAD – 1/8 MILWARD TERRACE

MEATH ROAD – RICHMOND TERRACE

MEATH ROAD – CLAREMONT TERRACE

MEATH ROAD - EARLSBROOK HOUSE

**Details not readily available for these houses.*

See profiles of the Protected Structures in Appendix (A).

2. LIST OF SURVEYED STRUCTURES, NOT ON PROTECTED STRUCTURE LIST (BUT RECORDED ON THE BUILDING SURVEY OF IRELAND NIAH).

MEATH ROAD – SHORELINE HOUSE AND ARDEEVAN HOUSE.

MEATH ROAD – WOJTYLA HOUSE

MEATH ROAD – ROSEVILLE HOUSE

MEATH ROAD – IVERAGH HOUSE

MEATH ROAD – KILLISK HOUSE

MEATH ROAD – HEYFORD HOUSE

MEATH ROAD – SLOAN TERRACE



*NLI - The Meath Road, built c. 1855, with Milward Terrace at left built 1864
by French, Robert, 1841-1917 photographer
Published / Created: [between ca. 1865-1914].*

3. CHARACTERISTICS OF HOUSES IN THE PROPOSED ACA AREA

Features on specific Terraces, Roads, Avenue and Square:

The characteristics of quite a number of the houses in this proposed ACA area are detailed by the Buildings of Ireland (NIAH) survey carried out by the Department of Arts Heritage and the Gaeltacht, <http://www.buildingsofireland.ie/Surveys> and can be found in Appendix (A). According to this survey, houses in the roads, avenues, terraces and squares in this proposed area have similar Victorian and Edwardian architectural features. These include Milward Tce, Novara Tce, Sidmonton Sq/Place, Claremont Tce, Richmond Tce, Novara Ave and Wayverley Tce.

- **Sidmonton Square** are single-storey over basement houses and according to NIAH this design takes advantage of the sloping site and adds considerable interest.
- **Novara Terrace** - some of the balconies have Regency style cast-iron guard rails.
- Most of the Edwardian Houses on **Galtrim Road** have recessed porches.
- **Alexandra Terrace**, Novara Avenue Nos. 1-6 have decorative moulded keystones in the form of the 'Prince of Wales' feathers.
- **Milward Terrace**, the upper floors have granite quoins, sills and string course. Each house has a broad flight of granite steps with wrought-iron guard rails.



Sidmonton Square



Novara Terrace



Galtrim Road



Alexandra Terrace



Milward Terrace

Most of the Terraced houses in the proposed ACA area have the following features:

- Front gardens with cast-iron railings and stone plinths.
- Slate hipped roofs sometimes behind parapets
- Panelled front doors with segmental, or semi-circular fanlights and jams with decorative brackets
- Timber sashed windows
- Brick details
- Rectilinear overlights.
- Front doors with side lights.
- Original crown and cylinder glass survives on some of the houses which adds to their character.

Victorian houses in the ACA area have:

- Granite stone steps
- Cast-iron rainwater goods
- Decorative wrought-iron balconies
- Granite window sills
- Bay windows
- Moulded quoins surrounding openings
- Terracotta tiling at entrances
- Some front entrances are set within projecting porticos
- Segmental pediments in brackets above the windows
- Different colours in the façade of the brick houses and different shapes of brick in some cases.
- Parapet structures
- Natural slate
- Gothic arches made of mixed red and yellow brick.
- Boundary walls of brick, granite (with a chamfered edge to promote the run off of water) or a mix of both.

3 (A) SPECIFIC CHARACTERISTICS OF OTHER HOUSES IN THIS ACA PROPOSAL INCLUDE:

Laxton House on Novara Avenue has a door opening which according to the NIAH is dressed with “distinctive block and start quoins”. There is also a Regency style screen sitting in front of the door which raises to support a small balcony.



Laxton House, Novara Avenue - Photo: Mary Hargaden

Killisk House – Meath Road. According to the NIAH “This late Victorian house has an original veranda”.



Street-scape settings and features:

Along with the Victorian and Edwardian Houses and buildings dealt with below there are a number of well designed terraces which are not protected or which are not on the Buildings of Ireland (NIAH) survey, carried out by the Department of Arts Heritage and the Gaeltacht. These houses are in keeping with good design and streetscapes. An ACA will give weight to the assessments of developments in regard to this area as a whole and encourage the development of the street-scape with appropriate street furniture and landscape.

The incremental loss of seemingly small elements such as street furniture, original doors and windows, paving and other architectural elements, has a significant effect on the character of an area. All efforts should be made to retain the existing fabric and to aim for the reinstatement of any architectural element, which it has been lost.

The Buildings of Ireland (NIAH) has made comments about the street-scapes in this area which include the following (fuller versions of these comments can be found in Appendix A):

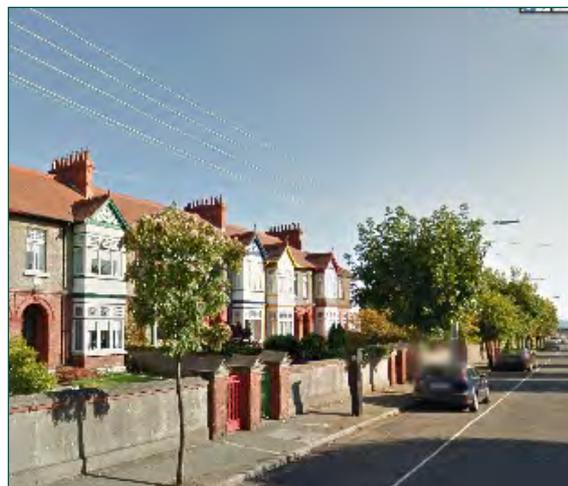
TONER HOUSE, Sidmonton Place – (Old French School) According to NIAH “this Ruskinian Gothic style former terrace introduces a mildly Venetian appearance to the street-scape..... this building has retained much of its original charm and character. This is now an increasingly rare example of the genre”.

GALTRIM ROAD is, according to NIAH “one of the most complete and most attractive terraces in Bray”

SIDMONTON SQUARE - According to the NIAH “This small group of houses is distinctive well preserved and has retained much of its original character. The single-storey over basement design takes advantage of the sloping site and adds considerable interest to the street-scape”.



*Toner House,
Sidmonton Place - Google Earth*



Galtrim Road - Google Earth

LAXTON HOUSE, Novara Avenue - NIAH states that this is a “well preserved mid 19c house which is in good condition and which retains its original setting. Despite the addition of rough-cast render, this building maintains the Victorian character of the street-scape”.

ALEXANDRA TERRACE, NOS. 1-6, Novara Avenue - According to NIAH this is “one of Bray’s more distinctive later Victorian terraces, the grouping contributing much to the street-scape and the unusual keystones lifting the whole row that little bit above the ordinary”.

FERGUSLEA HOUSE AND ROSSLEA HOUSE – Waverley Terrace - Adelaide Road. According to NIAH “These two houses are flamboyant and well preserved examples of Edwardian Tudor style houses, they have retained their original setting and add to the historic character of the street in a most dramatic way”.



*Wellington House,
Novara Avenue
- Building Survey of Ireland.*



*The Parochial Hall and Caretakers House,
Novara Avenue
- Google Earth*

WELLINGTON HOUSE – Novara Avenue. According to NIAH this is “a striking example of an early Edwardian House built with mild Tudor overtones which adds diversity and richness to the rhythm of the street-scape”.

THE PAROCHIAL HALL & CARETAKERS HOUSE – Novara Avenue, was built in 1886 by Thomas P. Figgis. To his credit are thirteen stations on the Northern Line subway in London and he was also an adviser to the Presbyterian Church in England.

BEECHFIELD HOUSE - Novara Avenue was built c1880 and is according to the NIAH “in very original condition and is well preserved. It adds to the historic character of the street-scape”.



*Beechfield House, Novara Avenue
- Google Earth*



*Richmond Terrace, Meath Road
- Google Earth*

RICHMOND TERRACE , Meath Road –The terrace according to NIAH “is all in very original condition. Each house adds character and quality to the street-scape but with a group as complete as this, the overall effect is greater than the sum of the parts”.

MILWARD TERRACE, Meath Road – According to NIAH this is a “well preserved terrace” the terrace “makes a major contribution to the street-scape”.

CLAREMONT TERRACE, Meath Road – NIAH this is a “well preserved terrace” the terrace “makes a major contribution to the street-scape”.

EARLSBROOK HOUSE, Meath Road - According to NIAH “this is a very decorative late Victorian house whose distinctiveness adds variety to the street-scape”.

RAHEEN HOUSE, ARDVEEN HOUSE, SHORELINE HOUSE, IVERAGH HOUSE, SLOAN TCE, WOJTYLA HOUSE, KILLISK HOSE, ROSEVILLE HOUSE, ARD BEAG and HEYFORD HOUSE, on the Meath Road, though not on the ‘Protected Structures list’ according to the NIAH add rhythm, variety and distinctiveness, contributing greatly to the 19c street-scape

Open Space-Private and Public

SIDMONTON SQUARE PARK – PUBLIC

In the 2011-2017 Bray Town Development Plan Section 8.4.5.2 it was stated that “It is the policy of the Council to consider making Architectural Conservation Areas to preserve the character of areas of special interest” and “Having regard to the requirements of Part IV of the Planning and Development Act 2000 as amended, the Council will investigate the designation of A.C.A.’s for” “Sidmonton Square”

This important amenity is defined by continuous fencing and has an entrance at Sidmonton Square. Tree planting is concentrated within the park boundaries and apart from having a good stock of original trees, new ones have been planted by volunteers and residents. The park is under the control of Bray Municipal District with the cooperation of local residents. It also has a selection of playground furniture and well placed seating.

BOWLING GREEN - ADELAIDE ROAD

This is used by the Bray Bowling Club and is leased from Bray Municipal District.

NOVARA TERRACE PARK – PRIVATE

Residents of Novara Terrace hold keys to this park, which is well maintained and contains quite a number of deciduous trees and adds to the character of the area.



Sidmonton Square Park layout, Aerial Shot - Google Earth

Problems and Pressures

The uniformity of terraces is dependent on continuous horizontal lines and vertical divisions achieved by planned alignment as well as by parapet walls and the repetition of the stucco detailing, each finely balanced against the other. Incremental changes can quickly erode the appearance of historic buildings in particular the use of uPVC windows and door frames.

Altering the shape of window and door openings especially in some of the Victorian Terraces can compromise the integrity of the entire terrace. Bin-storage and car parking spaces, necessitated by sub-divided units, leads to deterioration of visual appearance. Porches, extensions, roof and chimney alterations need to take into consideration the historic nature of the area.

ISSUES INCLUDE:

- Damage or loss of Iron Work.
- Removal of front boundary railings.
- The loss of original sash windows or bay windows.
- Damage or loss of original wall brickwork.
- Extensions which are clearly not in keeping with the spirit of the original designs and using inappropriate materials.
- Electric wiring clutter on some buildings.
- Removal of roof parapets.
- Wall renders being unsympathetic to the other houses in the street-scape.
- Some of the 'curtilages' of the protected structures need to be considered when allowing car-parking spaces to be built especially for the buildings designed by highly regarded architects such as Toner House and Wellington House which were designed by Thomas Newenham Deane.



Objectives

ACA designation will give significant statutory protection to the houses in this area. The designation aims to protect the special character of a place and in this instance this area contains many of the Victorian Terraces outside the seafront in Bray. The importance of the houses in this area lies in their street-scape value.

It is desired that guidelines for development will carry significant weight in determining applications for planning permission within the ACA. Possible outcomes of the acceptance of this ACA submission include:

- Encouraging the retention of original features such as roofs, walls and wall renders, windows, doors, railings, trees street-scapes.
- Ensuring that any developments, modifications, alterations or extensions affecting a structure within the proposed ACA area complies with planning standards and are sited/designed appropriately.
- Discouraging the abolition of front gardens in favour of off street parking.

NOTE: The Conservation Grants Scheme for Protected structures allow for the careful repair of some of the features of these structures including windows, roofs and railings.

http://www.citizensinformation.ie/en/housing/building_or_altering_a_home/protected_structures.html



*Gardens and railings intact - Novara Terrace
Inset: Preserved features - Sidmorton Square
- Google Earth*

Appendix A - Profiles of Protected & Unprotected Structures

PROTECTED STRUCTURES

Where available the details of the architects responsible for the design of the buildings was sourced from the Dictionary of Architects in Ireland <http://www.dia.ie/>.

Details of the characteristics of the buildings were mainly sourced from the Building Survey of Ireland – National Inventory of Architectural Heritage <http://buildingsofireland.ie/Surveys/Buildings>

Name of Area	References	Approximate Date Built
1-8 Waverley Terrace, Adelaide Road	Structures including gates and railings. Ref No. 1	1910
Culloden, Wyndham Parkw	Structure. Ref No. 107*	
1-7 Wyndham Park	Structure and railings. Ref No. 108*	
Galtrim Road 1-14	Structure. Ref No. 19	1907
1/7 Novara Terrace	Structure railings and remaining balconies. Ref No. 57	1862
Novara Avenue – 1-11 Alexandra Terrace	Structure. Ref No. 57	1880
Novara Avenue – Bray Parochial Hall including House	Structure. Ref No. 61	1886
Novara Avenue – Ferndale	Structure. Ref No. 60*	
Novara Avenue – Wellington,	Structure. Ref No. 58	1905
Novara Avenue – Sidmonton Cottage	Structure. Ref No. 59*	
Novara Avenue - Novara House		
Novara Avenue – Laxton	Structure. Ref No. 62	1858
Sidmonton Square – 1/6	Structure	1870
Sidmonton Place – Toner House (French School)	Structure. Ref No. 78	1868
Meath Road – 1/8 Milward Terrace	Structure. Ref No. 53	1864
Meath Road – Richmond Terrace	Structure. Ref No. 54	1890
Meath Road – Claremont Terrace	Structure. Ref No. 55	1880
Meath Road – Dargan Court,	Structure. Ref No. 51*	
Meath Road - Earlsbrook House.	Structure. Ref No. 52	1875

**Profiles not included as details not available in the NIAH Building Survey of Ireland*

UNPROTECTED STRUCTURES

Buildings - not on the Protected Structure list but recorded on the Building Survey of Ireland. They are considered good examples of Victorian/Edwardian buildings in the NIAH Survey.

Name of Area
Meath Road – Shoreline House and Ardeevan House.
Meath Road – Wojtyla House
Meath Road – Roseville House
Meath Road – Iveragh House
Meath Road – Killisk House
Meath Road – Heyford House
Meath Road – Sloan Terrace

Profiles for Protected Structures

ADELAIDE ROAD 1-8 WAVERLEY TERRACE. REF NO. 1

Built by Edward Breslin the businessman and John Brennan the builder who gave his name to Brennan's Parade and Brennan's Terrace. He named Adelaide Road after his daughter.

WAVERLEY TERRACE – FERGUSLEA HOUSE AND ROSSLEA HOUSE ADELAIDE ROAD. REF NO. 1

Houses here were built c 1910 and were constructed in red brick with mock half timbering. Stone steps lead to the panelled front door with plain sidelights and a fanlight set within a semi-circular arched opening with moulded keystones. Window frames are a mix of casement and top hung. The roof is finished with cast-iron rainwater goods, serrated clay ridge tiles and bracketed overhanging eaves. The house is set back behind a rendered wall with elaborate cast-iron railings and gate. According to NIAH *"These two houses are flamboyant and well preserved examples of Edwardian Tudor style houses, they have retained their original setting and add to the historic character of the street in a most dramatic way"*.

MORNINGTON HOUSE - GALTRIM ROAD NO. 1. REF NO. 19

This was built in 1907 It has a *"typical Edwardian asymmetrical front elevation with a five-sided, full height, hipped roof, corner bay to the west side, and a full-height canted bay, topped with a gable. Entrance consists of a semi-circular headed opening with moulded archivolt, behind which is a recessed porch area, with a part glazed timber door screen."* The windows are of various sizes and have mullioned and transomed timber frames with small panes to the upper lights. House has cast-iron rainwater goods. House is separated from the street by rendered wall and hedging. It is, according to NIAH a *"well preserved Edwardian House, which along with the equally well preserved contemporary terrace, is a good asset to the street-scape"*.

GALTRIM ROAD 2 - 14.

According to the NIAH the Edwardian Houses built in 1907 on Galtrim Road were built as a uniform row of thirteen properties and are *“one of the most complete and most attractive terraces”* in Bray. The entrances consist of semi-circular headed openings with moulded archivolt fronting a recessed porch *“.....the windows are flat headed and have mullioned and transformed timber frames, with casement and top-hung openings.....Cast iron rainwater goods”*. *The tiled pitched roof has a slight overhang with exposed rafter ends and plain barge-boards, decorative ridge tiles and brick chimneys-tacks with corbelling”* Some of the windows have upper lights which are filled with small panes and some are leaded.

KILADREENAN HOUSE – 14, GALTRIM ROAD

This house has an asymmetrical front elevation with a recessed, veranda-like porch to the east side with a small first floor balcony area directly above it. The entrance consists of a mainly glazed timber door screen, with decorative leaded panes. Above the porch is a balcony with plain railings and posts which support the overhang of the main roof. The windows have timber frames and stone sills and cast iron rainwater goods are used for drainage. The house is separated from the street by a garden which has a decorative wrought-iron gate with square brick piers. According to NIAH *“This house is not as architecturally interesting, nor ads well preserved as its near neighbours, however, it is still an important part of the grouping and as such is still of value”*.

NOVARA TERRACE

Built in 1862 According to the National Inventory of Architectural Heritage (NIAH) Novara Terrace on Galtrim Road is *“a quite well preserved and complete terrace of the mid 19th century; its rhythm adds richness to the area and its age contributes a sense of permanence to the street-scape”*. Some of the balconies have Regency style cast-iron guard rails and some of the rainwater goods are cast-iron. They are slightly set back from the road behind hedges.

NOVARA AVENUE - ALEXANDRA TERRACE NOS 1-6

The six identical houses in Alexandra Terrace were built in 1880. They have decorative moulded keystones in the form of the ‘Prince of Wales’ feathers. Most of the houses have cast-iron rainwater goods. The houses front on to the street but are separated by small gardens with wrought iron gates with rendered piers.

According to NIAH these properties constitute *“one of Bray’s more distinctive later Victorian terraces, the grouping contributing much to the street-scape and the unusual keystones lifting the whole row that little bit above the ordinary”*.

NOVARA AVENUE - ALEXANDRA TERRACE NOS. 7-11

These houses have original cast iron rain water goods, original fanlights and wrought-iron gates. These two-bay three-storied houses were built in 1865 as part of a group of five similar properties. According to NIAH these houses remain a *“valuable part of the street-scape”*.

NOVARA AVENUE – THE PAROCHIAL HALL. REF NO. 61

The Parochial Hall was built in 1886 by Thomas P. Figgis who was based in England. To his credit are thirteen stations on the Northern Line subway in London and he was also an adviser to the Presbyterian Church in England.

BEECHFIELD HOUSE NOVARA AVENUE

This was built c1880 and is according to the NIAH *“in very original condition and is well preserved. It adds to the historic character of the street-scape”*.

NOVARA AVENUE – WELLINGTON HOUSE. REF NO. 58

Detached three bay two and a half storey house, built c 1905. According to NIAH this house is built in red brick with granite dressings. Front door has a plain fanlight and is set below a stone balcony with turned balusters supported on a column and anta pilasters all of Tuscan order. Windows have block and start dressings, some are mullioned and transomed. The pitched roof is covered with rosemary tiles and clay ridge tiles, the eaves are bracketed and the chimney-stacks are brick with slightly corbelled caps with clay pots. Rainwater goods are cast-iron. The gate pillars have decorative pyramidal caps and support a wrought-iron gate. According to NIAH this is *“a striking example of an early Edwardian House built with mild Tudor overtones which adds diversity and richness to the rhythm of the street-scape”*.

NOVARA AVENUE – LAXTON HOUSE. REF NO. 62

This two storey three bay house was built in 1858. The NIAH states that the panelled door is flanked by pilasters and has a semi-circular headed fanlight. The door opening is dressed with *“distinctive block and start quoins”*. A wrought-iron Regency Style screen sits in front of the door and raises to support a small balcony. Windows have timber sash frames and a *“French window opens from first floor onto the balcony”*. Eaves are overhanging and rainwater goods are cast-iron. House has wrought-iron gates set in a mature garden. According to NIAH this is a *“well preserved mid 19c house which is in good condition and which retains its original setting. Despite the addition of rough-cast render, this building maintains the Victorian character of the street-scape”*.

SIDMONTON SQUARE NOS. 1-6 REF NO. 79

These consist of three pairs of semi-detached three-bay single-storey over basement houses built c 1870. Each house has granite stone steps and panelled front doors which have plain sidelights and fanlights set within segmental arch headed openings with moulded keystones and surrounds. Windows have timber sash frames. Rainwater goods are a mixture of uPVC and cast-iron. The houses face the road and are slightly set back behind low walls with, in most casts, original cast-iron gates. According to the NIAH *“This small group of houses is distinctive well preserved and has retained much of its original character. The single-storey over basement design takes advantage of the sloping site and adds considerable interest to the street-scape”*.

SIDMONTON PLACE – TONER HOUSE REF NO. 78 (OLD FRENCH SCHOOL)

The four houses in Sidmonton Place were built by the famous architect Thomas Newenham Deane c 1868 who was also responsible for building the Town Hall and Market Square at the Vevay Road end of the Main Street in Bray. Deane was also responsible for works on Christ Church College in Oxford, Portumna Castle Co. Galway, St. Canice's cathedral in Co. Kilkenny, St. Anne's in Dawson Street, the Museum Building in Trinity College, Westland Road Railway Station among many others. House is finished in red brick with straw-coloured brick dressings in Ruskinian Gothic style. The doors are recessed within Gothic arched porches. Window openings have shallow Gothic openings with timber sash frames. Two of the houses have first floor oriel windows supported on brackets. The roof is finished with slate and cast-iron rainwater goods. The building is slightly set back from the road. According to NIAH this group of houses is *“prominently sited at the junction of Sidmonton Place and Novara Avenue, this Ruskinian Gothic style former terrace introduces a mildly Venetian appearance to the street-scape. Despite the two changes of use, this building has retained much of its original charm and character. This is now an increasingly rare example of the genre”*.

MEATH ROAD – MILWARD TERRACE. REF NO. 53

Milward Terrace houses were built in 1864. Basement constructed in squared rubble granite with brick dressings. Upper floors have granite quoins, sills and string course. Each house has a broad flight of granite steps with wrought-iron guard rails and the front door is flanked with panelled pilasters which support a cornice above which is a plain fanlight all of which is *“set within a semi-circular headed opening which is in itself recessed within a semi-circular headed open porch”*. The porch arch is dressed with radial brick of contrasting colours. Cast-iron rainwater goods are used. The low granite garden wall has square brick gate pillars with granite caps. Some of the houses have *“oriel bay”* windows, which have *“one over one timber sash frames”*. According to the NIAH this is a *“well preserved terrace”* which *“makes a major contribution to the street-scape”*.

MEATH ROAD – RICHMOND TERRACE. REF NO. 54

These houses were built c. 1890 and were constructed *“in red brick with straw and grey coloured brick decoration. The front panelled door is flanked by panelled pilasters with console brackets which support a projecting cornice with a plain fanlight; all is set within a semi-circular headed opening with radial brick decoration”*. Window openings are *“segmental arch-headed with radial brick decoration; each one has a one over one timber sash frame. The pitched roof is slated with cast-iron rainwater goods. The house faces the road and is slightly set back behind wrought-iron railings”*. This is a group of six similar houses. The terrace according to NIAH is all in very original condition. *“Each house adds character and quality to the street-scape but with a group as complete as this, the overall effect is greater than the sum of the parts”*.

MEATH ROAD - CLAREMONT TERRACE. REF NO. 55

Similar to other red brick houses on this road this house was built c 1880. Panelled front door has a plain fanlight set within a segmental arch headed opening, each opening has a raised brick surround. Window openings have one over timber sash frames and the house has cast-iron rainwater goods. According to NIAH *“the houses are substantially complete and compliment the street-scape within this 19th century area of townscape”*.

MEATH ROAD – EARLSBROOK HOUSE. REF NO. 52

This was built c 1875 is designed with free classical detailing. Panelled front door with plain sidelights, semi-circular fanlight and flanked panelled pilasters with moulded capitals supporting a segmental arched pediment. Windows are segmented headed with eared moulded segments with keystones. Windows are *timber sash*. The roof is hidden behind a high parapet moulded coping with rise to centre of parapet. Very decorative wrought-iron front gate. According to NIAH *“this is a very decorative late Victorian house whose distinctiveness adds variety to the street-scape”*.

VICTORIAN PILLAR BOXES

Junction of Sidmonton Road and Loreto Avenue. Junction of Sidmonton Road and Novara Terrace. Ref No. 44

Profiles for Unprotected Structures

Houses - not on the Protected Structure list but recorded on the Building Survey of Ireland. They have features which are considered good examples of Victorian/Edwardian housing.

NOVARA ROAD - NOVARA HOUSE

“Novara House, an early beach lodge, lying at the southern end of Novara Avenue, dates from this time, though it has been extensively modernised. Originally known as Bay View, it is sited a half mile inland from the seafront itself.” This house dates from the early 18c.¹ *“The façade and gateposts of the early bathing lodge survive.”*²

MEATH ROAD – SHORELINE HOUSE AND ARDEEVAN HOUSE.

Both of these were built c 1880. Feature wrought iron railings, timber sash frames and some cast-iron rainwater goods. The front door has projecting cornices and set in a semi-circular arch-headed opening with matched notching and has a plain fanlight. According to NIAH these well preserved late Victorian houses, *“retain much of their original character and are in good condition. The houses add variety and rhythm to the street-scape though setting is weakened by the loss of the front gardens”*.

¹ xxharrison. *Just another WordPress.com site* <https://xxharrison.wordpress.com/2015/03/23/bray-a-short-history/>

² Davies, Mary. *Author of That Favourite Resort: The story of Bray Co Wicklow*

MEATH ROAD – WOJTYLA HOUSE.

This house was built c 1880 similar to other houses along this road the panelled front door is flanked with Panelled pillars with console brackets supporting a projecting cornice with a plain fanlight all set within a segmental-arched opening with moulded surrounds. To either side is a canted single-storey bay with a hipped roof. Windows have timber sash frames and the roof is finished with cast-iron rainwater goods. The house is slightly set back behind wrought-iron railings and gates. According to NIAH the house is *“set within an area of historic character is well preserved and maintains the 19c feel of the street-scape”*.

MEATH ROAD - ROSEVILLE HOUSE

This house was built c 1890. It has two projecting bay windows with a gable. It has its original roofing on the main building of black-blue slate with green slate over the bay windows. The chimney stacks are panelled and rendered with corbelled caps and clay pots. The house still has its original square gate pillars with wrought iron gate. According to NIAH *“this is a good example of an imposing late Victorian house which adds much to the built heritage of the area”*.

MEATH ROAD - IVERAGH HOUSE

This house was built c 1880 and has a panelled front door with a plain fanlight set within a semi-circular headed opening with twisted rope decoration flanked with panelled pilasters with console brackets supporting a projecting cornice. There are two storey canted bay windows, a slated roof with cast-iron rain-water goods. The chimneys are rendered with corbelled capstone and clay pots. The original square gate pillars have pyramidal caps and support wrought-iron gates. According to NIAH this is *“a well-preserved original late Victorian house, which retains much of its original charm and character: its properties add*

greatly to the street-scape”.

MEATH ROAD - KILLISK HOUSE

This house was built circa 1883 in redbrick with projecting base, eaves and decorative saw-tooth course. It has a plaque stating *“Killisk House 1883”*. The house has a plain front door, a fanlight set in a semi-circular headed opening. The inner screens has decorative sidelights and fanlight. The North window is a cantred bay and the South window is a square bay. The veranda is slated and supported by plain timber posts with a decorative timber fascia. The timber sash windows are segmental arch-headed. The upper windows have margin panes. Roof is slated with barge-boards. There is a granite and brick wall with cast-iron gates. According to NIAH this is a *“good and well-preserved example of a distinctive late Victorian House with an original veranda. This house adds much to the 19c feel of the street-scape”*.

MEATH ROAD - HEYFORD HOUSE.

This is a semi-detached, two-bay two-storey house, built c.1880. The panelled front door has *“panelled pilasters with console brackets and plain fanlight, all within a semi-circular headed opening with moulded surround. To the south is a two-storey cantred bay. Window openings are all flat-headed with two over two timber sash frames. The pitched roof is slated with cast-iron rainwater goods and projecting eaves. An original chimney-stack is rendered with corbelled caps and clay pots; a second rendered replacement chimney-stack is small and plain. The house is slightly set back behind a low rendered wall with a small pedestrian wrought-iron gate”*. According to the NIAH this is *“one of a pair of modest but well preserved houses of the later Victorian period, whose plain proportions fit well with the 19th-century feel of the street-scape”*.

MEATH ROAD – SLOAN TCE.

According to NIAH, these are semi-detached two-bay two-storey houses, built c.1880. They have panelled front doors with panelled pilasters with console brackets supporting projecting cornices; above is a plain fanlight and all is set within a semi-circular headed arched opening with a moulded surround. They have timber sash windows and the roof is finished with slate and cast-iron rainwater goods. The chimney-stacks have corbelled caps and clay pots. The house has decorative wrought-iron railings on a low wall with square gate pillars and pyramidal caps. The NIAH states that these are *“well preserved houses which remain very much intact. A very typical design which adds greatly to the 19th-century street-scape”*.

Appendix B - Existing Designations/Zonings



Most of this area is zoned **RE1** which is residential.

The Novara Terrace Private open space is zoned **OS1**.

There is no zoning on Sidmorton Park or Adelaide Road Bowling Green



BRAY TOWN DEVELOPMENT PLAN 2011 - 2017
MAP NO. 3

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Scale: 1:5000
Date: 10/5/11

