PROPOSED ARCHITECTURAL CONSERVATION AREA PLAN
for Bray Seafront
(Plan No: 4 of 4)

Submitted By: Bray Tidy Towns

Contents

1. Introduction 2

2. Proposed Architectural Conservation Areas - Map 4

3. Architects and Engineers 5

4. Character of the Proposed Architectural Conservation Area (ACA) 7

    4.1. List of Protected Structures in ACA 5

    4.2. List of Surveyed Structures, not on Protected Structure list 8

    4.3. Architectural Features of Buildings 9

5. Street-scape Settings and Features 10

    5.1. Landscape/Streetscape settings and features 10

    5.2. Detailed Appraisals of Protected Structures from NIAH 10

    5.3. Detailed Appraisals of Unprotected Structures from NIAH 14

6. Problems 16

7. Objectives 17

Appendix (A) Profiles of Protected and Unprotected Structures 18

Appendix (B) Existing Designations/Zoning 23

1. Introduction

This is the third of four ACA submissions on Bray, in this case dealing with Bray Seafront as outlined on the attached Map at Appendix B. As with the ACA previous submissions this area was primarily developed in Victorian times and contains many examples of well designed buildings by impressive, nationally accredited architects and engineers of the Victorian era.

The basic original Bray Esplanade according to the National Inventory of Architectural Heritage (NIAH) was laid out between 1859-61 by William Dargan. The present concrete walled one described below was built by the Town in the 1880's. It comprises a slightly raised concrete walkway some four metres wide which separates and protects the gardens from the beach and sea. It has a tubular metal railing with ball finials to the seaward side and a low rendered wall with wrought iron sloping railing (all of which acts as a very long bench) to the western side. Various openings on either side give access to and from the beach and gardens. There are various structures to the garden side:

- One is the only surviving of three bandstands. It is octagonal in plan and has decorative cast-iron columns which support a copper clad roof.
- In addition there is a small rectangular plan shelter which is constructed in cast-iron and timber and has a replacement metal deck roof.
- Also there are a number of small kiosks which have copper clad roofs; these open on summer days for the sale of confectionery.

NLI - Esplanade, Bray, Co. Wicklow
by French, Robert, 1865-1914 photographer (Lawrence Collection)

Although conceived and constructed over 140 years ago this walkway is in regular use today for the purpose for which it was originally intended. It is a most valuable, useful and decorative Victorian legacy which complements the 19th century buildings of the promenade.

The coming of the railway sparked off a massive building boom and turned the town into a major seaside resort and commuter town for Dublin. The sea air was regarded as healthy and therefore many Dublin families moved to Bray for the Summer and many houses were rented.

According to Mary Davies who has written extensively on Bray's history

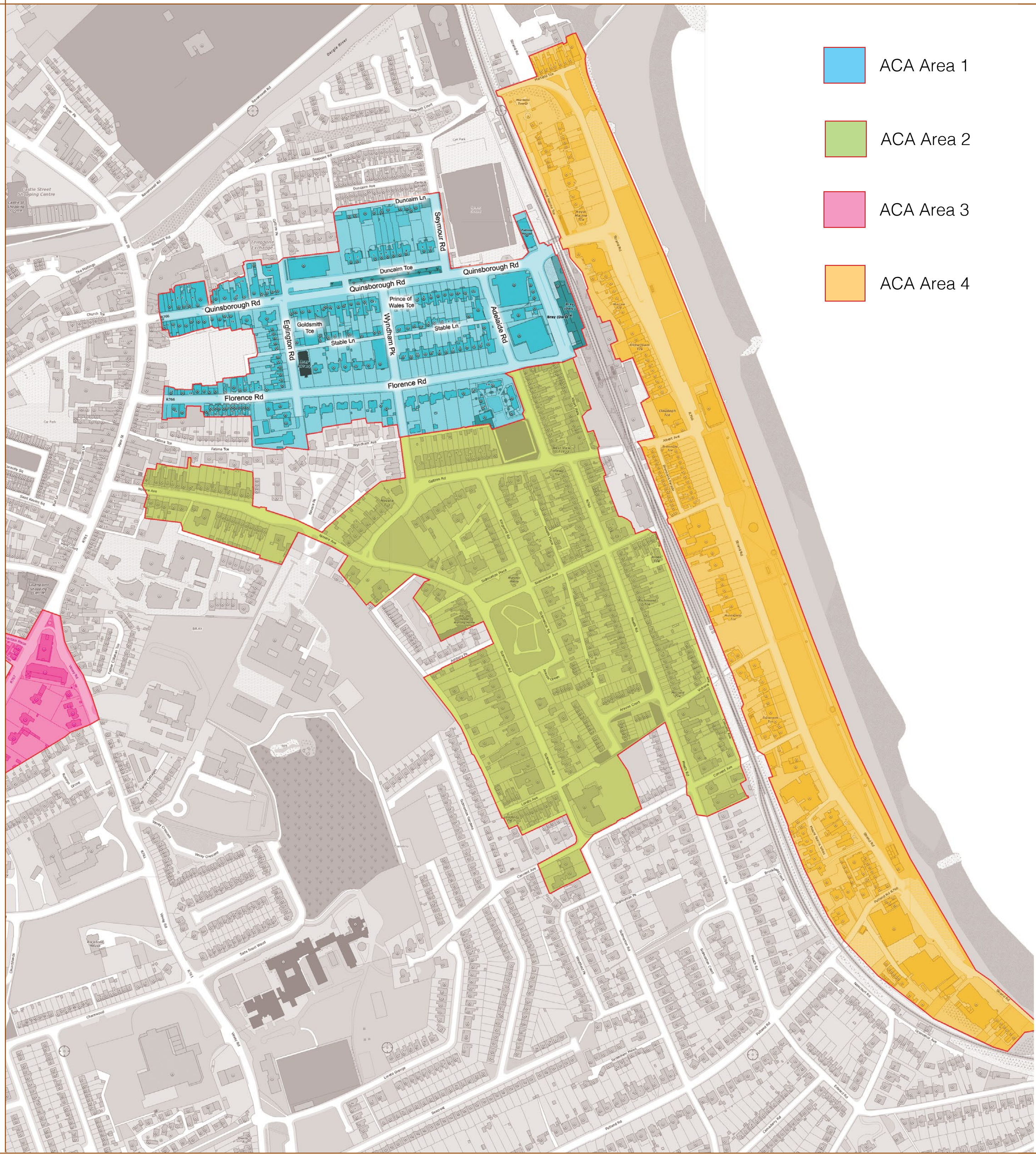
> *"In the late 18th century and early 19th centuries it blossomed into a successful resort, catering for invalids and for those seeking fresh air away from grimy Dublin, and forming a base for visitors to the beauty spots of Wicklow. This existing resort role was a factor in the deliberate choice of the town for development when the railway was built in the 1850's.*
>
> *As a planned town – albeit one planned by businessmen rather than by a great landowner – Bray is one of a small distinctive group of Irish towns designed; as a major Irish holiday resort on the British pattern it has a character all of its own.*
>
> *Although the general decline of the traditional seaside resort after 1970 has changed Bray's role yet again, the lengthy Esplanade, the long straight roads and the grand late-nineteenth century terraces and houses survive as a reminder of the town's special history".*[1]

Many famous people are associated with Bray seafront: James Joyce lived at 1, Martello Terrace, The Wilde Family lived in the Strand Hotel and built Kinvara House.

Many celebrities visited Bray: the Prince of Wales stopped off in Bray for a few hours on their way to Kilruddery in 1868; the Lord Mayor of London and Mayor of York visited in 1875; William Gladstone in 1877; the Queen of Romania in 1890 and Lord Lieutenants of Ireland on numerous occasions. Bray even had a perfumiere who boasted the patronage of the Prince of Wales [2].

1 Davies, Mary. (2007) That Favourite Resort: The story of Bray, Co. Wicklow.
2 Isolde Moylan The Development and Growth of Bray c 1750-1900 submitted to the Dept of Modern History. Trinity College. 1972.

2. Proposed Architectural Conservation Areas - Bray



3. Architects and Engineers

Most of the information below dealing with architects and engineers was sourced through the Dictionary of Architects www.dia.ie Bray Promenade was designed by Patrick Forstall Comber in 1884, who also worked on the Sea Wall and Bray Harbour. He was appointed surveyor to Bray Township in 1881 and lived in the Prince of Wales Terrace in Bray. He was responsible also for many water works and labourers' cottages in Bray. Outside that, his commissions included the building of the chapel, wards and nuns residences at Loughlinstown hospital and he also designed some of the buildings at Deans Grange cemetery.

> *"P.F Comber who was the Bray town surveyor, drew-up Plans for the Sea Wall and promenade, ornamental railings were put at the top. Six sets of steps led to the beach. The 18ft wide promenade was asphalted and sloped gently towards the sea for drainage. A dwarf wall was then built to protect this area and "on this wall wooden planks were to be placed and seating formed with ornamental backs". Seven places for steps only and four places with steps and ramps for invalid chairs were erected with ornamental gas lamps at either side. An Act of "Parliament authorized the building of Comber's sea wall and promenade was passed in 1881". Furthermore "Lord Brabazon was responsible for its quick passage through the commons. In 1884 tenders for the work were advertised and that of Mc Alpines of Glasgow were accepted". The "Lord Lieutenant Lord Carnarvon opened it. This was built in stages. Debenture stock financed the work. It was known as the Grand Marine Promenade".*[3]

Breslin's Royal Marine Hotel was added to by George Wilkinson (1859-63). He was also the architect for three railway companies and the railway stations he designed include Bray, Greystones, Harcourt Street, Dalkey, Athlone and Sligo. He was also the famous Poor Law Commission architect who designed several poorhouses around Ireland.

Esplanade Terrace/ Kinvara House, was probably designed by the architect and engineer Isaac Farrell who was also responsible for several well known buildings in Dublin and elsewhere including the Presbyterian Church, Adelaide Road, the National Bank in College Green and the Methodist Church in St. Stephens Green.

The Esplanade Pavillion, was designed by William Mansfield Mitchell in 1883 he was also responsible for additions to Christ Church, Park Road, Dunlaoghaire (new tower), Church of Ireland, Monkstown (new chancel), Glenart Castle (additions to) and gate lodge for Dunlaoghaire Park.

3 Isolde Moylan The Development and Growth of Bray c 1750-1900 submitted to the Dept of Modern History. Trinity College. 1972

The Bray Head Hotel, previously the Bethel Hotel Ltd, was added to by the architect William Henry Byrne in 1901. He was very prolific and worked on changes and additions to many chapels, churches, and parochial houses, in Dublin and in the rest of Ireland. Some of his interior decoration work included working on the transepts, apses, pulpit, sacristy and communion rail of the Holy Redeemer Church in Bray from 1894 – 1898 . He also built the curates house in Bray for Dr. Donnelly, Bishop of Carea.

Brennans Terrace and The Wavecrest (now known as the Porterhouse), were designed by the architect John Joseph Lyons in 1859, he was the founder of the Dublin Builder. Lyons was also responsible for many works including the Circular Oratory in Glasnevin cemetery, houses at Sorrento Terrace, side altars at the Pro-Cathedral, St. Augustine's Church Galway to name but a few.

Brennans Terrace - Photo Google Maps

4. Character of the proposed Architectural Conservation Area (ACA)

4.1. LIST OF PROTECTED STRUCTURES IN THE ACA:

ESPLANADE HOTEL/ LACYS
BELLA VISTA
1/8 MARTELLO TERRACE
MARTELLO TOWER
1/5 MARINE TERRACE
1/12 BRENNANS TERRACE
THE WAVECREST (PORTERHOUSE)
JIM DOYLE'S
SEANCHARA – TULLYRA
1/4 ESPLANADE TERRACE – KINVARA HOUSE
STRAND HOTEL
DUNLUCE **
TREE OF IDLENESS **
ALTONA
NEPTUNE HOUSE
KELLY'S BATH HOUSE
1/ 4 MOUNT NORRIS VILLAS
BRAY HEAD HOTEL
1/6 FONTENOY TERRACE
THE BATTERY **
ST. MARY'S TERRACE **

*** Details not readily available for these houses.*
See profiles of the Protected Structures in Appendix (A).

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

BRENNANS PARADE
COASTGUARD COTTAGES **
FITZWILLIAM TERRACE/MALBOROUGH TERRACE
MARINE TERRACE
ST. CANICE'S/SEADECO TWO OF THE ART DECO HOUSES AT HARBOUR END OF SEAFRONT
ST. TERESA'S NURSING HOME

*** Details not readily available for these houses.*

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

Mount Norris Villas - Photo Patrick Comerford 2016

4.3. ARCHITECTURAL FEATURES OF BUILDINGS

Most of the buildings in the proposed ACA for the seafront area were built in the Victorian era and have some or all of the following features:

Entrances

- Front gardens with cast-iron railings and stone plinths.
- Granite stone steps
- Iron railings usually in with one of the two main filial designs namely 'fleur the lis' and 'palmette'.

Doors

- Panelled front doors with segmental, or semi-circular fanlights and jams with decorative brackets
- Rectilinear over-lights.
- Front doors with side-lights.
- Decorative wrought-iron balconies
- Front entrances are set within projecting porticos

Windows

- Timber sashed windows
- Granite window sills
- Bay windows
- Moulded quoins surrounding openings
- Segmental pediments in brackets above the windows

House Finish

- Different colours in the façade of the brick houses and
- Parapet structures
- Brick detail
- Natural slate
- Boundary walls of brick, granite (with a chamfered edge to promote the run off of water) or a mix of both.
- Cast-iron rainwater goods.

Entrance

Windows

Doors

House Finishes

Railings

Photos: Google Earth

5. Streetscape settings and features

5.1. LANDSCAPE/STREETSCAPE SETTINGS AND FEATURES:

The landscaping of the seafront is quite specific and unique and attention is constantly given to the upgrading and re-creation of the promenade area, the seating area and the park area together with the facilitation of the necessary road and cycle access while paying attention to the setting of the houses along the Strand Road.

Apart from the houses, the design of the 'Bray Promenade Railings', the sensitively restored 'Victorian Seat Backs', the recently added street furniture and granite pathways, the Martello Tower at the Harbour-end and the dominating presence of Bray Head creates a theatre of interest which consistently engages the imagination of the public, poets, writers, artists, musicians, filmmakers and photographers.

The seafront is also used daily by walkers, dog-walkers, runners, athletes, cyclists, swimmers, fishermen, wheel-chair users, diners, picnickers, sailors, scouts and guides to name but a few.

It is also the setting for charity, musical and spectacular events from the award winning "Air-Show" through to triathlon participants, to Sumo Runners and many others. It is truly a rich resource shared by all segments of the population.

5.2. DETAILED APPRAISALS FOR PROTECTED STRUCTURES FROM NIAH:

The Buildings of Ireland (NIAH) survey carried out by the Department of Arts Heritage and the Gaeltacht, http://www.buildingsofireland.ie/Surveys, has made the following comments in relation to the following protected structures and streetscapes in this area (see table on page 8)

Fuller versions of these comments are in the attached Appendix A

NLI - Esplanade, Bray, Co. Wicklow
by French, Robert, 1860-1920
Photographer (Lawrence Collection)

Bella Vista and Esplanade Tce (Kinvara)
Photo - Google Earth

Esplanade Hotel – a well-preserved late Victorian hotel which retains much of its original detailing and all of its original grandeur. Its proportions add considerably to the streetscape of the sea front.

Bella Vista - Memorable, late Victorian eclectic, house which makes a unique contribution to the sea front.

1/8 Martello Terrace - one of Bray's earliest, best preserved, and most distinctive seafront terraces; it is also of some historical value due to the fact that James Joyce lived in one of the properties between 1887 and 1891.

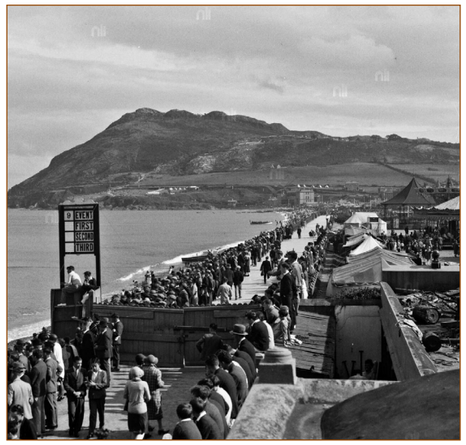
Martello Terrace - Photo, NIAH

Martello Tower - A good example of a Martello tower which has found a new use. Originally Bray had two such towers but that to the east of Strand Road was demolished in 1884. This is an important example of comprehensive sea defences which were erected around the British Isles in the early 19th century to resist the threat of invasion by the French.

2/5 Royal Marine Terrace - well preserved mid 19th-century houses, which are in very good condition. Their imposing design and setting add much the 19th-century character and streetscape of the promenade. They are unusual in that they face a private cul-de-sac and have a very public elevation to the promenade.

Hibernia Inn – 1, Royal Marine Terrace - although it was radically altered in the early 20th century this structure remains a good example of a conversion of a house to commercial use. It is well preserved and in good condition and its character and detailing adds much to the rhythm of this mainly 19th century street.

Hibernia Inn - Google Maps



NLI - Swimming Event, Esplanade, Bray, Co. Wicklow Eason photograph Collection 1900 - 1939

1/12 Brennans Terrace - one of Bray's earliest and most complete seafront terraces. It is of considerable importance in terms of local heritage and makes a positive contribution to the streetscape.

Wavecrest/ Porterhouse - Although it was much altered in the later 20th century, this remains a good example of a conversion of a house to commercial use. It is well preserved and in good condition and its character and detailing add much to the rhythm of this mainly Victorian promenade.

Jim Doyle's - Although it was much altered in the later 20th century this remains a good example of a conversion of a house to commercial use. This flamboyant Edwardian free style design is well preserved and in good condition and its design adds variety and rhythm of this mainly 19th century promenade.

Seanchara/Tullyra - this delightful former house is otherwise in excellent condition and adds much variety to the promenade. It is in marked contrast to many of the adjacent tall houses.

1/4 Esplanade Terrace - Somewhat austere but with much site presence this group make a valuable contribution to Bray's sea front. Despite many replacement windows this property has retained many original features.

Elsinore/Strand Hotel - A well preserved example of an early but quite modest hotel which recalls the Victorian love of the seaside. It forms an important part of the promenade which is comprised of mainly Victorian houses. Sir William and Lady Jane Wilde built Esplanade Terrace and Elsinore (now the Strand Hotel) as an investment. Oscar Wide inherited the properties in 1876 and sold them in 1878.

Altona - A well preserved example of an early semi-detached dwelling which recalls the Victorian love of the seaside and forms an important part of the promenade's set of mainly Victorian houses.

Fontenoy Terrace - Photo, Google Maps

Neptune House - A well preserved example of an early semi-detached dwelling which recalls the Victorian love of the seaside and forms an important part of the promenade's set of mainly Victorian houses.

Kelly's Bath House - Despite changes of material and loss of detail, this modest bath house is nevertheless an extremely rare example of building genre in the later 19th century once relatively common in coastal resorts. It shares with, and contributes to, the group value of the promenade and Strand Road.

1/4 Mount Norris Villas – The houses are somewhat altered but still retain much of their charm.

Bray Head Hotel - Though now somewhat altered this hotel still retains much of its late Victorian grandeur and forms a fitting end to Bray's largely 19th-century seafront.

1/6 Fontenoy Terrace - a palace-fronted terrace of c.1860 whose proportions add grandeur to the streetscape.

5.3. DETAILED APPRAISALS FOR UNPROTECTED STRUCTURES FROM NIAH:

The NIAH has the following comments to make in relation to the following unprotected structures along Strand Road (see table 1a above):

The Buildings of Ireland (NIAH) has made the following comments in relation to the following unprotected structures and streetscapes in this area (see table 1 above):

Fuller versions of these comments are in the attached Appendix A

Brennans Parade - a uniform mews terrace of fourteen, something of a rarity within Bray. The property has been altered somewhat with the replacement of the window frames, however as part of this unique terrace, it remains of some value.

St. Canice - This is a good example of a modern movement design of the early 20th century with mild Art Deco overtones. It was built as a pair with the other house set to the south side. This adds considerable variety to the streetscape and is an increasingly rare example of the genre.

Seadeco House - This is a good example of a modern movement design of the early 20th century with mild Art Deco overtones. It was built as a pair with the other house set to the north side. This adds considerable variety to the streetscape and is an increasingly rare example of the genre.

Brennans Tce - Brennans Parade - Google Earth

Marine Terrace - Google Maps

Marine Terrace - one of Bray's earliest seafront terraces- a terrace whose simple, well-mannered, relatively low two-storey proportions, set it apart from many of its neighbours yet allow it to make a valuable contribution to the streetscape.

St. Teresa's Nursing Home - Although it was altered in the later 20th century, this remains a good example of a conversion of a house to "commercial" use. It is well preserved and in good condition and its character and detailing adds much to the quality of this mainly 19th century street.

Fitzwilliam/Marlborough Terrace - In relation to loss of detail, this terrace now suffers from the "significance of small effects". That said, it is still a prominent and important part of the 19th century fabric within what is essentially a 19th century town. It maintains the flow of tall detached and terraced properties along the promenade.

6. Problems and Pressures

- Small incremental changes can erode the historic buildings in particular the use of uPVC windows and door frames.
- There are a number of gap sites on the seafront leading to the understandable pressure to maximize the use of these sites which can lead to a tipping point between this and retaining the character of the area.
- Front extensions to buildings, are sometimes insensitive to its character.
- Repairs are sometimes not in keeping with the character of the buildings.
- Painting of previously unpainted brick or stone surfaces can negatively impact on the whole structure.
- Cheap or temporary signage can overpower neighbouring non-commercial streetscapes. Such signage when allowed to stay unchecked can create a precedent.
- Additions to buildings can be excessively out of character with the area and the immediate neighbouring buildings.
- Bin-storage, necessitated by sub-divided units, leads to deterioration of visual appearance.
- Pressure will mount on the Bray Head Hotel to change some of the protected parts of its original structure. Though this building is arguably in a bad condition it is none the less desirable that the site and general building layout of the apartments will take into consideration the Victorian seafront context of this building in respect of:
  - Colour
  - Site layout – building well set back from the road.
  - Mounted railings on road boundary wall.
  - Protected parts of the current structure.
- Altering the shape of window and door openings especially in some of the Victorian Terraces can compromise the integrity of the entire terrace.
- Alterations to porches, extensions, roof and chimney alterations can have a detrimental effect of the overall 'feel' of the buildings and terraces.
- Curtilages and attendant areas of protected structures are not always fully considered when improvements are made to structures.

7. 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 Victorian Terraces. The importance of the houses in this area lies in their streetscape value.

It is desired that guidelines for development will carry significant weight in determining applications for planning permission within the ACA. It is also desirable that unnecessary controls are avoided while ensuring that new developments will accord with the proposed ACA designated area. 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, green areas, public walking and cycling areas and streetscapes.
- Ensuring that any developments, modifications, alterations or extensions affecting a structure within the proposed ACA area complies with planning standards, are sited/designated appropriately and are not detrimental to the general character of the ACA.
- To encourage the removal of redundant or unsightly signage which detract from the visual quality of the visual realm.
- Discouraging the abolition of front gardens in favour of off street parking.
- To encourage the reinstatement of original features.
- To ensure that any works carried out are of the highest standards and do not add clutter to or detract from the character of the area.
- To avoid the demolition of the removal of protected structures and to encourage the maintenance so that structures do not fall into disrepair.

Tullyra/Seanchara

Appendix A - Profiles of Protected & Unprotected Structures

PROTECTED STRUCTURES

Where available, the details of the designing architects was added, and this information 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/Structure
Esplanade Hotel/ Lacys
Bella Vista
1/8 Martello Terrace
Martello Tower
1/5 Marine Terrace
1/12 Brennans Terrace
The Wavecrest (Porterhouse)
Jim Doyle's
Seanchara – Tullyra
1/4 Esplanade Terrace – Kinvara House
Strand Hotel
Dunluce **
Tree of Idleness **
Altona
Neptune House
Kelly's Bath House
1/ 4 Mount Norris Villas
Bray Head Hotel
1/6 Fontenoy Terrace
The Battery **
St. Mary's Terrace**

*** Details not readily available for these houses.*
See fuller profiles of the Protected Structures in Appendix A.

PROFILES FOR PROTECTED STRUCTURES - NIAH

Esplanade Hotel – *According to NIAH this a detached multiple bay 3 storey Gothic style hotel built in 1900. It is constructed in red brick with ground floor finished in smooth render. The façade consists of cantered bay windows, which have hipped, gabled or spire like slated roofs. The door opening is set within a Gothic arched opening with sandstone dressing. This opening is framed with painted pilasters. There are timber sashed windows throughout and cast-iron rainwater goods.*

Bella Vista – *A three-storey terraced over basement house built c 1890. The building is rendered with moulded decoration. There is a large canted projecting bay window on one side. There are steps to the front entrance with a decorated guard rail. The part panelled door has a canopy supported on moulded brackets with a plain fanlight. There is a cast iron balcony on the first floor. The chimney stacks have corbelled caps and the house is set back from road behind decorative wrought-iron railings. Bella Vista was built in 1890 for the Lord Mayor of Dublin – Joseph Meade.*

Martello Terrace – *Two two-bay three-storey houses, row of eight, built in 1860. A veranda and first floor Regency style balcony spans the front of the buildings, continuing across the whole grouping. The verandas have low rendered wall with simple railings and steps, and slender iron columns with brackets support the balcony. The balconies have decorative geometric Chinoiserie railings. The entrances consist of timber and glazed doors with narrow sidelights and segmental-headed fanlight. The windows have timber sash frames. Glazed doors to the first floor leads onto the balconies. Windows have painted stone sills. The houses have cast-iron rainwater goods. The properties face onto Bray's grass-covered esplanade, but is separated from it by a small private space now mainly used for car-parking. James Joyce lived in one of the properties in this terrace between 1887 and 1891.*

Esplanade Terrace Kinvara House – *A terraced six-bay three-storey over basement pair of former houses, built c.1870, now amalgamated as an old peoples' home. The building is reached by a pair of "sweeping stairs with wrought-iron railings" leading to a platform. Doors have semi-circular headed sidelights set within semi-circular headed opening. Windows have sash frames. The first floor have canted oriel windows with panelled bases. Chimney stacks have "corbelled caps and clay pots" Houses are set back behind wrought-iron railings.*

Wavecrest/Porterhouse - *This is a detached four-bay three-story public house, built c. 1860. This was originally two semi-detached houses. The building has a pedimented parapet and is framed with giant order pilasters. Window openings are dressed with moulded surrounds and some have blocking courses with projecting cornices. The roof is finished with natural slate and cast-iron rainwater goods. The former front garden is now in use as a beer garden. Although much modified it is a good example of a conversion of a house to commercial use.*

Jim Doyle's – *This is a detached two-bay three-storey former house, built c.1900 in Jacobean style. The building is finished with render and the tall bays are constructed in ashlar granite. To either side of the front east elevation is a three-storey canted bay with a copper clad domed roof; each bay sits on a three-storey bay with a Jacobean gable. Windows have timber sash frames. The roof is finished with natural slate.*

Marine Terrace 1 to 4 – *This is a terrace of largely identical three-bay two storey houses built in 1862. The façade has moulded quoins and a projecting eaves course. Entrances consist of panelled timber doors, segmental fan lights and decorative brackets supporting a "plain entablature". The houses face on to the road but are separated from it by a garden which is enclosed by a wall with cast-iron gates.*

Brennans Terrace – *According to Davies "John Brennan had in 1859 built the terrace of twelve houses that bears his name, another terrace which has survived remarkably intact to the present. This terrace, and the other houses southwards along the Strand Road, have the benefit of being set further back from the road than is Fitzwilliam Terrace, with front gardens some ten metres long. When built they were at the very edge of the fields, with their flights of front steps touching the divide between pasture and strand….Although they had good front gardens the houses of Brennans terrace had only modest yards at the rear, given that Brennans Parade with its small terraced dwellings had been fitted in behind next to the railway track and engine house"[1].*

Neptune/Altona – *According to NIAH these are Semi-detached two-bay two-storey over basement houses, built c.1880. The building are finished in render with a Tyrolean finish. "Paired and curved dogleg stairs rise to the broad shared stair which rises to the raised ground floor"; they have "decorative wrought-iron guard rails. The panelled doors have plain fanlights and sit within a semi-circular arched opening which in turn is set within a semi-circular arched recess with twisted rope decoration. Window openings have segmental arch heads to the ground floor with flat-headed openings elsewhere and have one over one timber sash windows". They each have "a two-storey over basement canted bay. The roof is obscured by a high parapet with a heavy moulded cornice. Chimney stacks are rendered and have corbelled caps; cast-iron rainwater goods. The house sits at the south end of the promenade behind a rendered wall with square gate pillars with pyramidal caps and looks out to sea". Ground floor window in Neptune has been replaced with French windows.*

Tree of Idleness and Dunluce – *These are similar in style to Neptune and Altona but are not included in the Building Survey of Ireland.*

Bray Head Hotel - *This is a detached multiple-bay part three part four-storey hotel, built c.1860 and extended in the later 19th and early 20th centuries. The building has moulded quoins and decorative balustraded parapet. The central section is three-storey with mansard roof and gabled dormer windows. To the south side is a large three-storey projecting bay while to the north is a large four-storey projecting squared bay which in turn has a two-storey projecting squared bay. The ground floor of the central and northern sections are enclosed with a replacement porch / conservatory. To first floor of the central and northern sections is a balcony with decorative wrought-iron guardrail directly above the porch; to the central section there is a further balcony at second floor and this has a plain guard rail on which the hotel name is painted. The windows have timber sash frames. The mansard roof is slated with mainly cast-iron rainwater goods. The hotel is set behind a rendered wall with decorative wrought-iron railings. The Bray Head Hotel was the flagship of the Seafront hotels; it had white gloved waiters and did not allow any sand on the carpets.*

Fontenoy Terrace Nos. 1/6 - *These are terraced two-bay two-storey houses, built c.1860. They form part of a palace-fronted terrace. They have giant order panelled pilaster between the houses. The panelled doors are framed with panelled pilasters with console brackets and is set within a semi-circular headed opening; the door sits in a projecting two-storey bay. The ground floor window has a projecting cornice which is supported on console brackets while other windows have broad surrounds. The high parapet partly obscures the roof which is pitched and slated. The chimney stack is rendered with a corbelled cap and clay pots. The terrace sits at the south end of the sea front slightly set back from a rendered wall with wrought-iron railings.*

UNPROTECTED STRUCTURES

List of Structures, not on the Protected Structure list but recorded in the Building Survey of Ireland.

Name of Area
Brennans Parade
Coastguard Cottages **
Marine Terrace
Fitzwilliam Terrace/Malborough Terrace
St. Canice's/Seadeco two of the Art Deco Houses at Harbour end of the seafront
St. Teresa's Nursing Home

PROFILES FOR UNPROTECTED STRUCTURES - NIAH

Martello Tower – *This coursed granite tower was built in 1804. It comprises of a high battered granite wall with small plain defensive openings. It is now surmounted by a glazed 'drum' with a glazed conical roof. It overlooks the shoreline and is built on a bailey like mound circled by a stone wall.*

Mount Norris Villas – *Houses have timber front doors with plain fanlights surmounted by projecting cornices supported by console brackets. Windows have timber sash frames. The single window is modelled like the front door and there is a projecting square bay window on the opposite side of the front door with decorative pilasters.*

Coastguard Cottages - *This is a detached multiple-bay two-storey coastguard station, built in 1877, now in use as six private dwellings. The building is constructed in semi-coursed rubble granite with brick dressings and a slightly battered base course. Five of the houses are entered from a rear private yard to which there was no public access; the sixth has a small porch projection with a sheeted side door and sits on the south side. The pitched roof is slated and rainwater goods are cast-iron; the stone eaves course is bracketed. Chimney stacks are rendered with corbelled caps and clay pots. The building sits on a slight rise behind promenade; a narrow lane way extends across the east side. The station was converted to an army barracks in 1922 and then to private dwellings in 1925.*

1 *Davies, Mary. (2007) That Favourite Resort: The story of Bray Co. Wicklow. Wordwell Press, Bray, Co. Wicklow.*

Royal Marine Terrace No.1 Hibernian Inn - *This is a detached three-bay three-storey former house, built 1861, converted to a hotel c.1920 and now in use as a public house. The top is constructed in brick with granite quoins and moulded pilasters and the ground floor is finished in rusticated render. To the east and west elevations there is a recent uPVC conservatory. The panelled double front door is framed with a recent projecting pedimented door surround with paired columns. The south elevation is framed with giant order pilasters with floor height pilasters between windows. Window openings to the south have a variety of moulded pedimented dressings, with a moulded string course. The roof is finished with natural slate with cast-iron rainwater goods; the overhanging eaves are bracketed with cast-iron rainwater goods. There have been several alterations carried out on the building but it still identifiable as a Victorian house.*

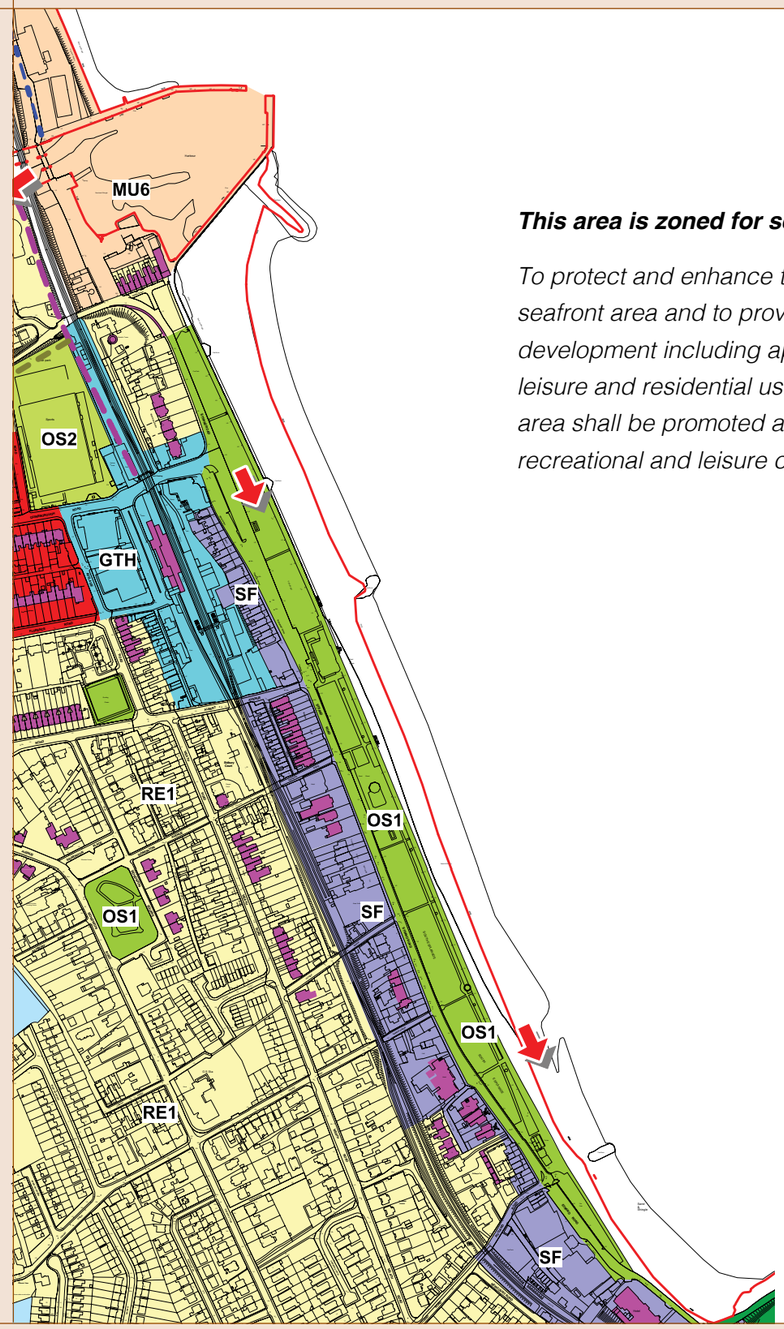
Royal Marine Terrace 2/5 – *These are a set of four semi-detatched, three bay, two storey over basement houses built in 1862. They are constructed in brick with moulded quoins. Short flight of steps lead up to a panelled front door with free standing columns and pilasters supporting a cornice. Door has plain fanlight with semi-circular headed opening in a recessed bay. Roof has natural slate and a mixture of uPVC and cast-iron rainwater goods. Overhanging eaves have moulded brackets. Houses are accessed from short cul-de-sac.*

St. Canice's and Seadeco Houses, Harbour end of the seafront. - *These art deco influenced single story detached houses were built in 1937. The front door is flanked by two wide multiple pane windows, set within a recessed bay with a plain flat roofed concrete porch roof supported by two separate columns. Seadeco has been recently sympathetically renovated.*

St. Teresa's Nursing Home - *This Terraced four-bay three-storey former house was built c.1870. A short flight of steps, with cast-iron guard rails, rises to the panelled front door; this is flanked by panelled pilasters with console brackets which support a projecting cornice. Sidelight and the fanlight are plain and all is set within a semi-circular-headed opening which has a raised moulded surround which in turn has a projecting cornice with console brackets. To one side is a canted bay, which is single-storey over basement. The pitched roof is finished with slate and has cast-iron rainwater goods and a bracketed overhanging eaves. The building is road fronted.*

Fitzwilliam Terrace/Malborough Terrace - *These terraces of eight four-bay two-storey over basement houses, were built 1863. The houses are finished in render with moulded dressings. Each pair of houses share a wide stair with cast-iron guard rails raising to the panelled front door which is flanked with panelled pilasters with console brackets; above is a plain fanlight and all is set within a semi-circular arched headed opening. To one side is a single-storey over basement canted bay. Some chimney stacks are missing but those remaining are rendered with clay pots. The terrace is road fronted. Many of the houses along this terrace have been altered but are are still identifiable as Victorian Houses.*

Appendix B - Existing Designations/Zonings



This area is zoned for seafront uses:

To protect and enhance the character of the seafront area and to provide for mixed-use development including appropriate tourism, leisure and residential uses The seafront area shall be promoted as the primary tourist, recreational and leisure centre of the town.